

GARRISON STREET OCEANSIDE

TOWNHOMES

OCEANSIDE, CA
TRUE LIFE



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A0.00 COVER SHEET

CIVIL - TENTATIVE MAP

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CIVIL - CONCEPTUAL GRADING PLAN

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LANDSCAPE

CL-1.1	CONCEPTUAL LANDSCAPE PLAN
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CL-2.1	CONCEPTUAL EXISTING VEGETATION DISPOSITION PLAN

ARCHITECTURE

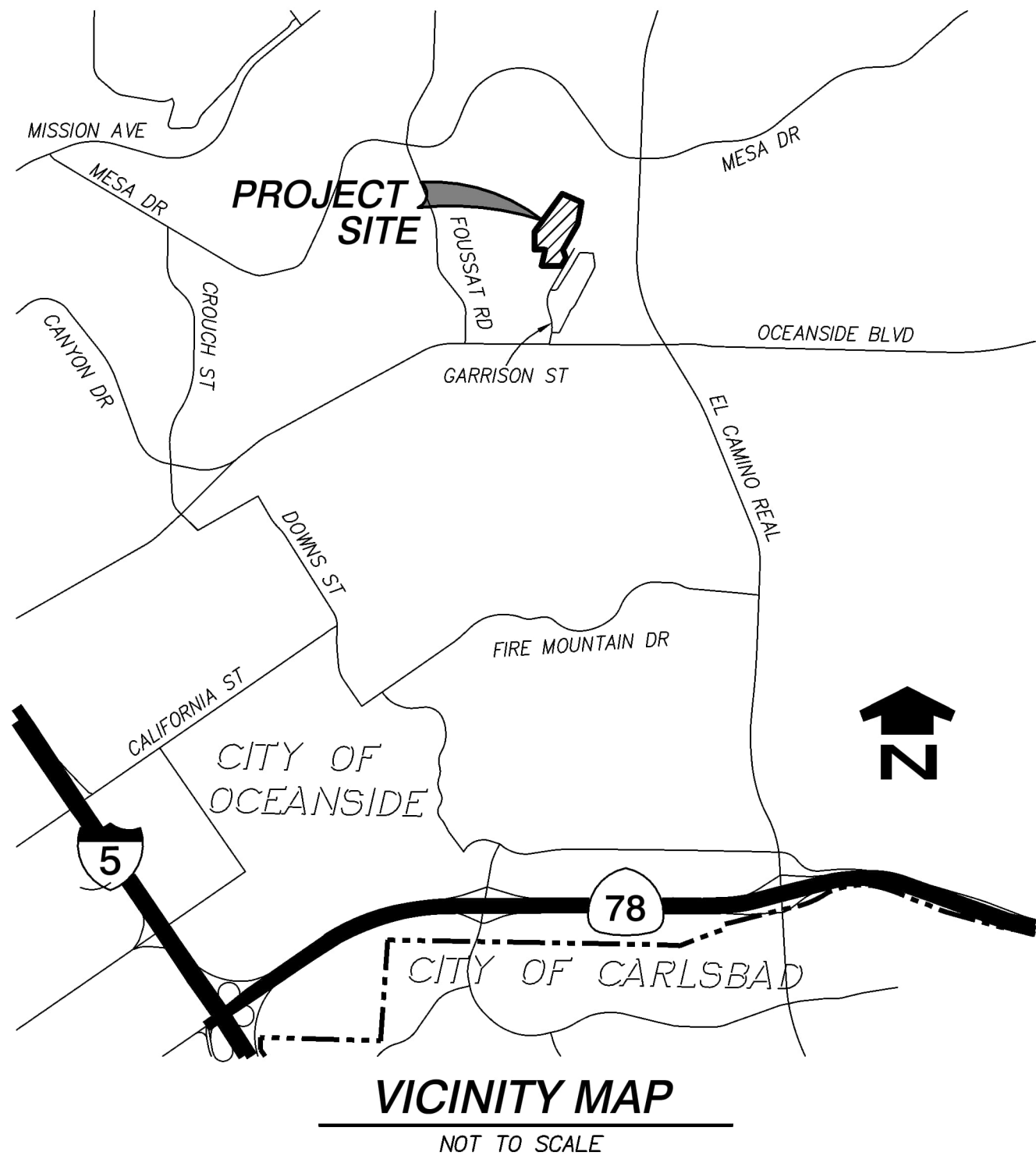
A1.00	SITE PLAN
A2.20	TOWNHOMES - ELEVATIONS
A2.21	TOWNHOMES - ELEVATIONS
A2.22	TOWNHOMES - ELEVATIONS
A2.23	TOWNHOMES - ELEVATIONS
A2.24	TOWNHOMES - ELEVATIONS
A2.25	TOWNHOMES - ELEVATIONS
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A3.01	TOWNHOMES - BUILDING PLANS
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A3.05	TOWNHOMES - BUILDING PLANS
A4.00	TOWNHOMES - UNIT PLANS
A4.01	TOWNHOMES - UNIT PLANS
A4.02	TOWNHOMES - UNIT PLANS
A4.03	TOWNHOMES - UNIT PLANS
A4.04	TOWNHOMES - UNIT PLANS
A4.05	TOWNHOMES - UNIT PLANS

Entitlement # : GPA24-00002, ZA24-00001, T24-00002, and D24-00010

TENTATIVE MAP/ DEVELOPMENT PLAN

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, CALIFORNIA



LEGEND

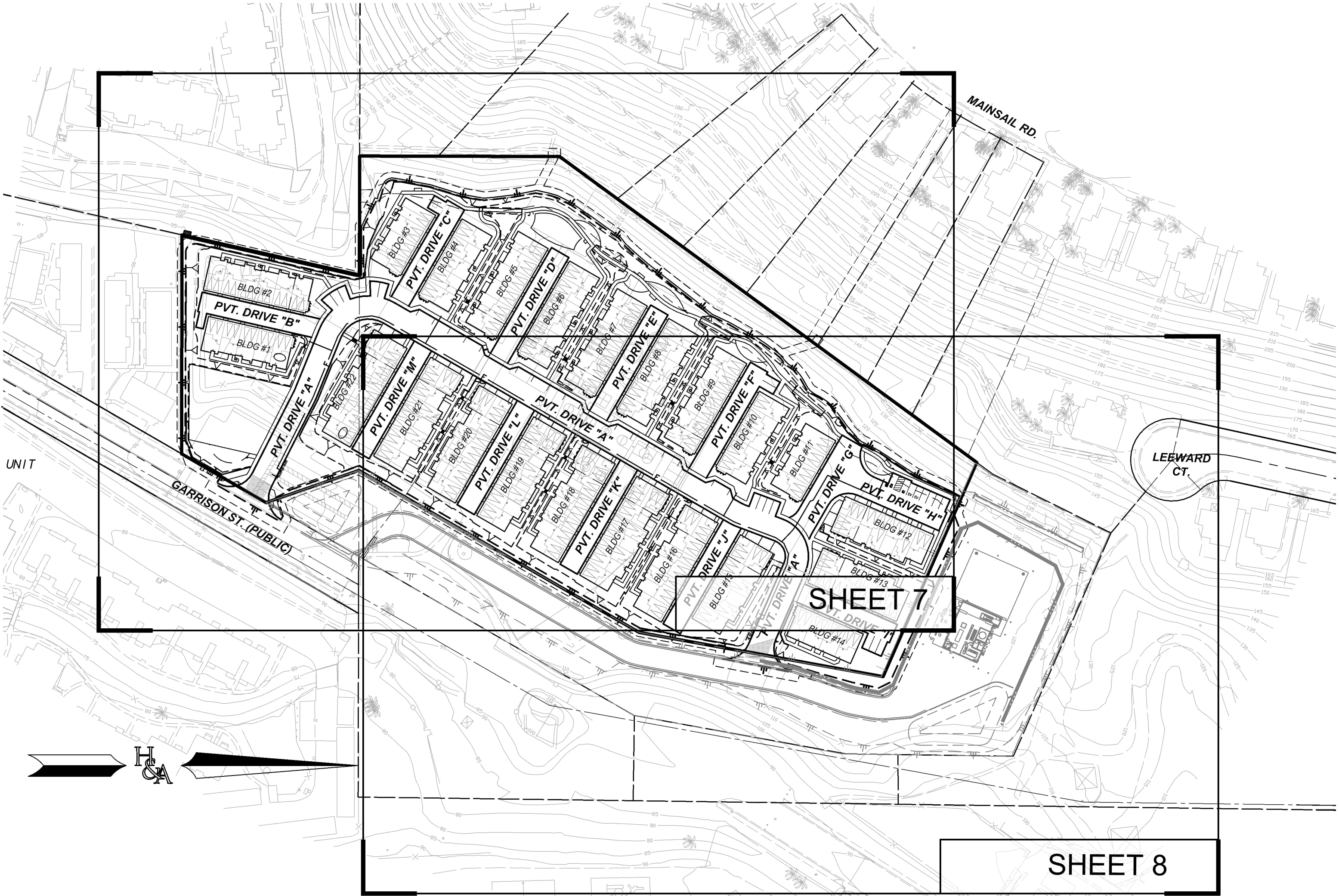
PROJECT BOUNDARY	PAVERS - SPECS T.B.D.
EXISTING TOPO CONTOUR	ACCESSIBLE ADAPTABLE UNIT
BUILDING NUMBER	DOWNSPOUT LOCATIONS
UNIT NUMBER	AC UNIT LOCATIONS
FINISH FLOOR ELEVATION	
PAD ELEVATION	
SLOPE (2:1 MAX)	
DAYLIGHT LINE	
PERCENT OF GRADE	
STREET ELEVATION	
SEWER INVERT ELEVATION	
STORM DRAIN INVERT ELEVATION	
6"-8" PVC PRIVATE SEWER MAIN W/ MANHOLE	
4"-8" PVC PRIVATE WATER MAIN	
10" PVC PRIVATE FIRE WATER MAIN	
PUBLIC WATER METER WITH POCKET EASEMENT	
PRIVATE DOUBLE CHECK DETECTOR ASSEMBLY	
FIRE HYDRANT (EXISTING PUBLIC/SHADED PROPOSED ARE PRIVATE/SOLID)	
18" PRIVATE HDPE STORM DRAIN*	
*UNLESS SHOWN OTHERWISE ON PLAN	
24" PUBLIC BYPASS HDPE STORM DRAIN*	
*UNLESS SHOWN OTHERWISE ON PLAN	
RETAINING WALL*	
*PER OCEANSIDE STANDARD DRAWINGS	
TOP OF WALL ELEVATION/ FINISH GRADE	
ST. LIGHT	
EASEMENT LINE	
TRANSFORMER	
FUSE BOX	
BROW DITCH PER SDRS D-75	

PARKING SUMMARY

USE	PARKING STANDARD	# OF UNITS	REQUIRED	PROVIDED
ATTACHED RESIDENTIAL	2 spaces / two or more bedroom units	140	280	280
GUEST PARKING	Minimum amount equal to 1 Space plus 20% of the total dwelling units	140	29	38
	SUBTOTAL	140	309	318

DISABLED ACCESS REQUIREMENTS

Total Parking Spaces Provided	Min. Accessible Parking Spaces Required	# Accessible Parking Spaces Provided	Min. Van Accessible Parking Spaces Required	# Van Accessible Parking Spaces Provided
38	2	2	2	1



BENCHMARK

POINT 1063. 2.5" BRASS DISK IN CURB INLET WITH TRIANGLE/PUNCH STAMPED "LS 7854" PER CITY OF OCEANSIDE CONTROL NETWORK AS ESTABLISHED BY R.O.S. NO. 21787. NAVD 88 ELEVATION 101.72'

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BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD83 EPOCH 2011.00, AS DETERMINED LOCALLY BY A LINE BETWEEN STATION 1020 AND 1063 AS SAID COORDINATES ARE PUBLISHED IN RECORD OF SURVEY 21787. I.E. N48°37'25"W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

TOPOGRAPHY SOURCE

TOPOGRAPHY USED FOR THIS TENTATIVE MAP WAS FLOWN ON NOVEMBER 10, 2022 BY PHOTO GEODETIC CORPORATION. CONTROL PROVIDED BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. ON APRIL 1, 2025 WHICH VALIDATED THE DATUM AND CONFIRMED THE ACCURACY OF THE TOPOGRAPHIC MAPPING PROVIDED PER SAID FLIGHT. NO SUBSTANTIAL VARIATIONS OR CHANGES IN FIELD CONDITIONS WERE WITNESSED DURING THE PERFORMANCE OF THE FIELD VERIFICATION.



CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

Alisa S. Vialpando
ALISA S. VIALPANDO
R.C.E. 47945
DATE

LEGAL DESCRIPTION

SEE SHEET 10

EASEMENTS

SEE SHEET 10

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS IS 140.

GENERAL NOTES

- EXISTING GROSS SUBDIVISION AREA: 8.317 AC
- PROPOSED SUBDIVISION AREA: 8.317 AC
- NET PROJECT AREA: 7.391
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF UNITS: 140
- ASSESSOR PARCEL NUMBER: 162-020-26-00
- EXISTING GENERAL PLAN: CIVIC INSTITUTIONAL
- PROPOSED GENERAL PLAN: MDC-R MEDIUM DENSITY-C RESIDENTIAL
- EXISTING ZONING: PUBLIC/SEMI PUBLIC
- PROPOSED ZONING: PD PLANNED DEVELOPMENT
- PROPOSED DENSITY: 16.9 DU/AC (140 DU's/8.317 AC)
- TOPOGRAPHIC CONTOUR INTERVAL: 1/5 FOOT
- MAXIMUM SLOPE GRADIENT: 2:1
- AREA/PERCENT OF TOTAL BUILDING COVERAGE: 2.52 AC. (30.3%)
- AREA/PERCENT OF PROJECT IN STREETS, DRIVEWAYS & DRIVE AISLES: 1.95 AC (23.4%)
- AREA/PERCENT OF SIDEWALKS & WALKWAYS: 0.59 AC. (7.0%)
- AREA/PERCENT OF LANDSCAPING: 3.26 AC (39.2%)
- GRADING QUANTITIES: RAW CUT: 83,065 C.Y. RAW FILL: 80,681 C.Y.
- GRADED AREA: 7.391 AC

DESIGN NOTES

- ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AS REQUIRED BY THE CITY ENGINEER.
- EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUNDED AND EASEMENTS PROVIDED.
- GEOTECHNICAL INVESTIGATION PREPARED BY: GEOTEK, DATED NOVEMBER 14, 2022.
- THE DEVELOPER SHALL INSTALL STREET LIGHTS PER THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT TRAFFIC DIVISION, THE STREET LIGHT DESIGN MANUAL AND THE CITY OF OCEANSIDE STANDARD DRAWING NO. M-4. STREET LIGHT LOCATIONS MAY VARY IN FINAL DESIGN.
- ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE.
- THE PROPOSED SEWER SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS. ALL ON-SITE SEWER IS PRIVATE.
- THE PROPOSED WATER SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS. ALL ON-SITE WATER IS PRIVATE.
- FINISH GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP WITH APPROVAL FROM THE CITY ENGINEER AND PLANNING DIRECTOR.
- ALL FUTURE DRIVEWAYS AND GEOMETRIC DESIGN SHALL BE DESIGNED IN COMPLIANCE WITH THE CITY OF OCEANSIDE ENGINEERS DESIGN STANDARDS.
- THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY FLOODING THAT OCCURS ON THIS SITE AND FLOODING THAT MAY BE DISCHARGED FROM THIS SITE INTO ADJACENT PROPERTIES.
- ALL SIDEWALK AND PATHWAYS SHALL BE ADA COMPLIANT.

PROPERTY ADDRESS

333 GARRISON ST
OCEANSIDE, CA 92054

APPLICANT

TTLIC OCEANSIDE GARRISON, LLC
4350 VON KARMAN AVE
SUITE 210
NEWPORT BEACH, CA 92660
(949) 474-0440

PRELIMINARY
APPLICANT
DATE

OWNER

OCEANSIDE UNIFIED SCHOOL DISTRICT
2111 MISSION AVE
OCEANSIDE, CA 92058
(760) 966-4000

PRELIMINARY
OWNER
DATE

PREPARED BY:



HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH(858)558-4500- FX(858)558-1414

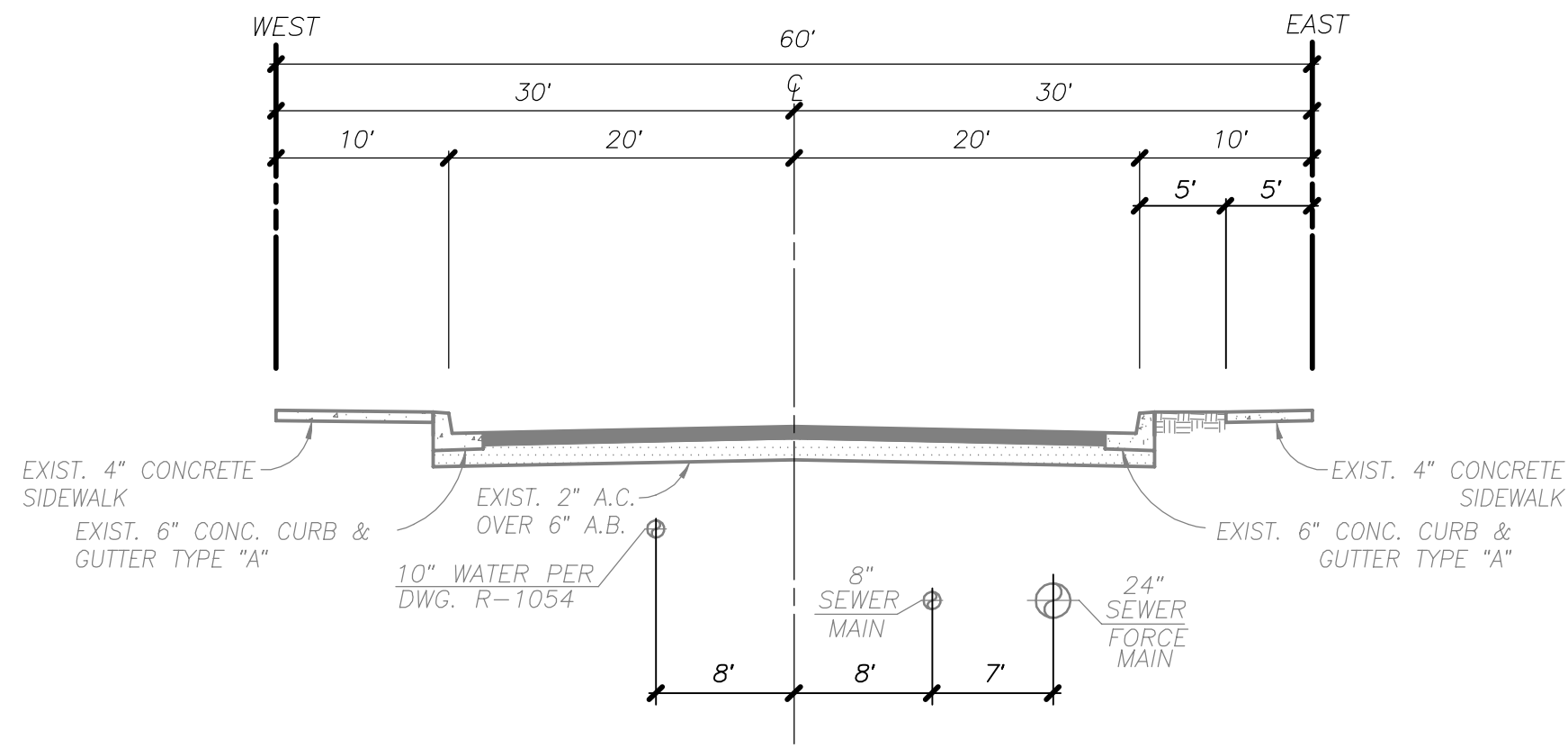
NO.	REVISIONS	DATE	BY
1	1st SUBMITTAL	MAY 13 2024	H&A
2	2nd SUBMITTAL	JULY 3 2024	H&A
3	3rd SUBMITTAL	NOV. 18 2024	H&A
4	4th SUBMITTAL	APR. 2024	H&A
5			
6			
7			
8			
9			
10			

TENTATIVE MAP / DEVELOPMENT PLAN

GARRISON ELEMENTARY SCHOOL

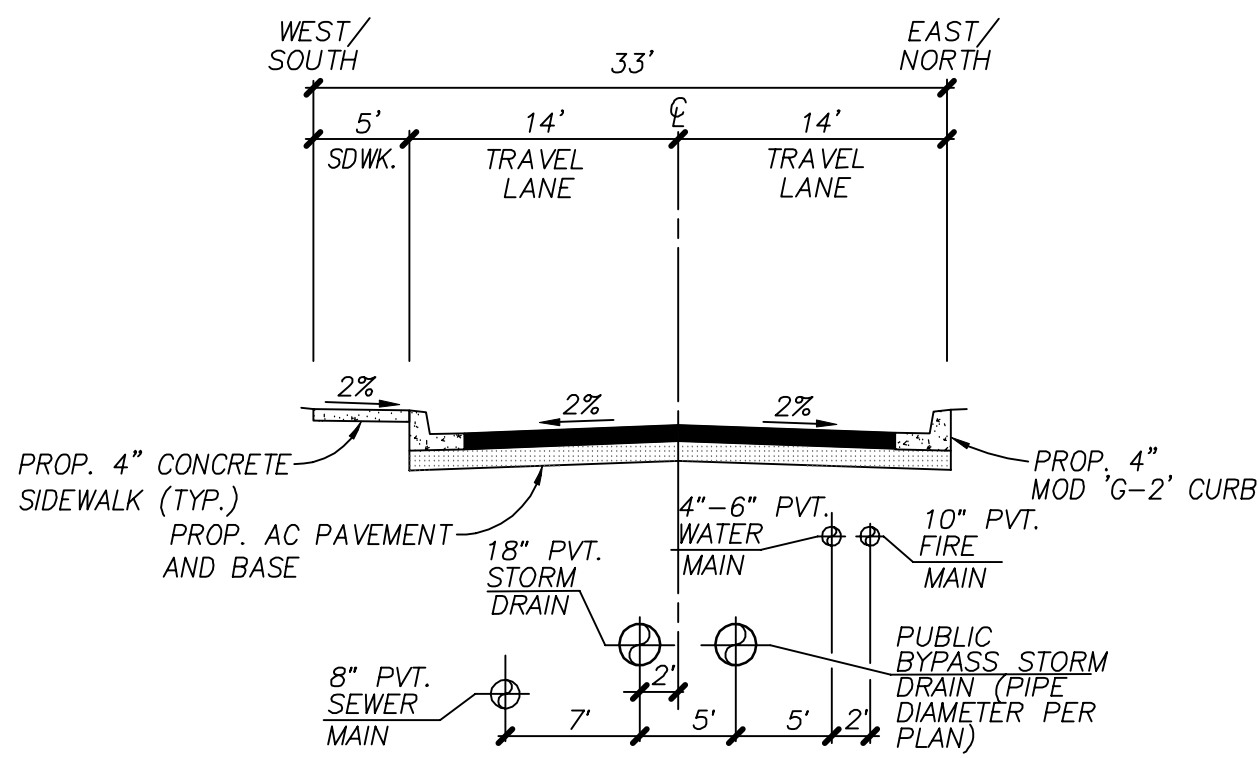
CITY OF OCEANSIDE, CALIFORNIA

SHEET
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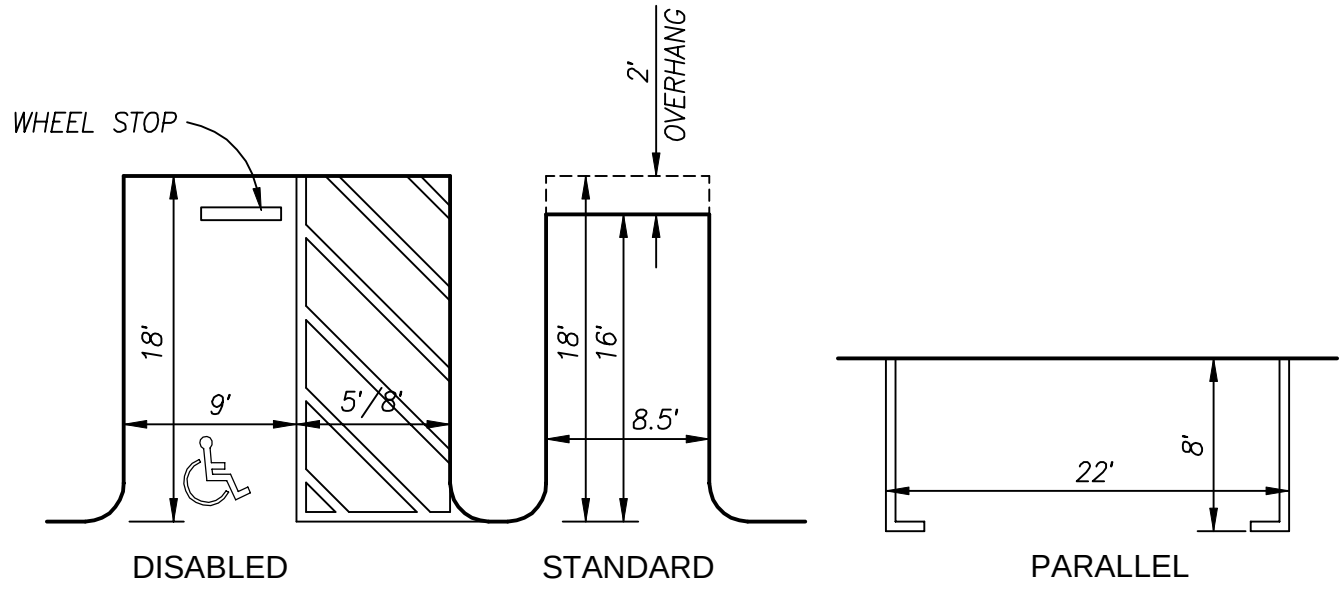
EXISTING GARRISON STREET

NOT TO SCALE



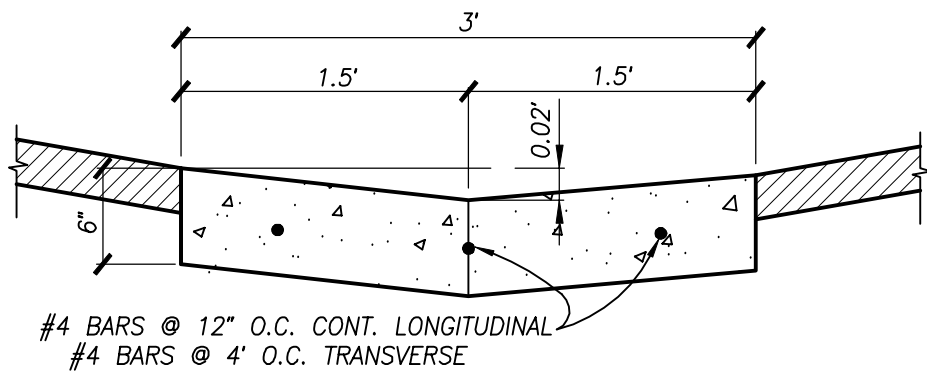
POR. OF PROPOSED PVT. DRIVE 'A'

NOT TO SCALE



TYPICAL PARKING DETAIL

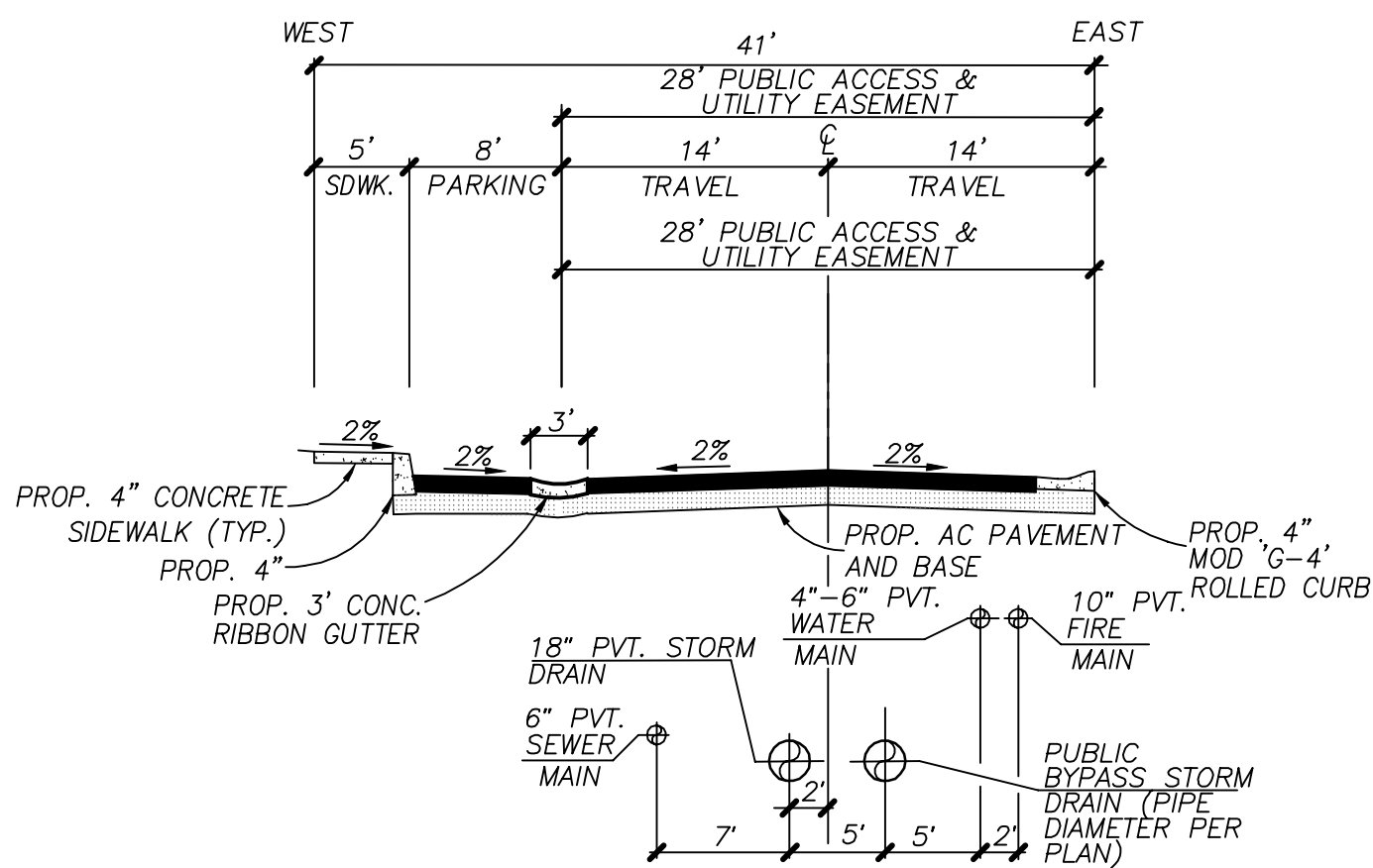
NOT TO SCALE



3' CONCRETE RIBBON GUTTER

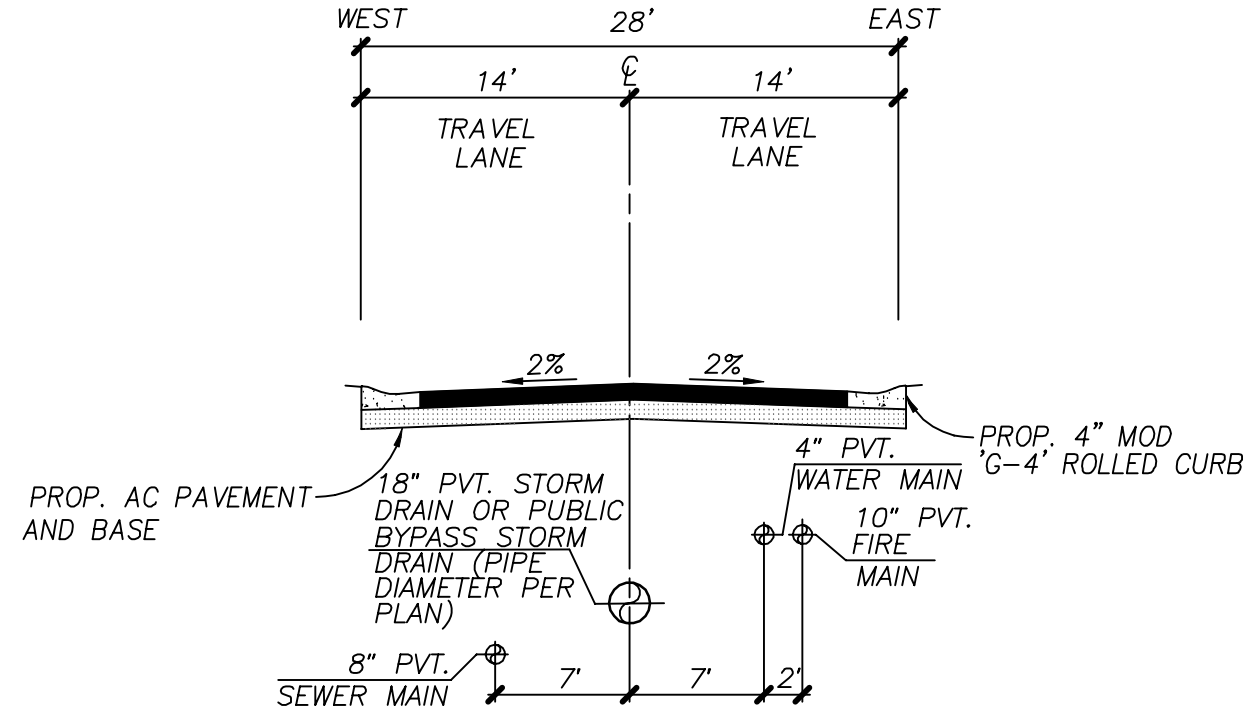
NOT TO SCALE

NOTES:
6" OF CLASS II AGGREGATE BASE
REQUIRED BENEATH ALL CURB,
AND SIDEWALK.



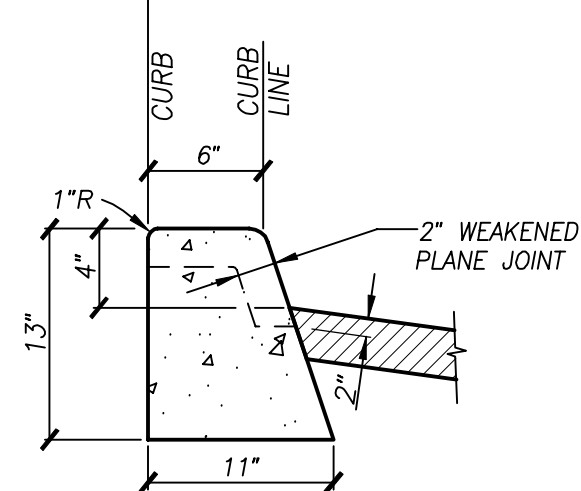
POR. OF PROPOSED PVT. DRIVE 'A'

BETWEEN PVT. DRIVE 'M' AND 'J'
NOT TO SCALE



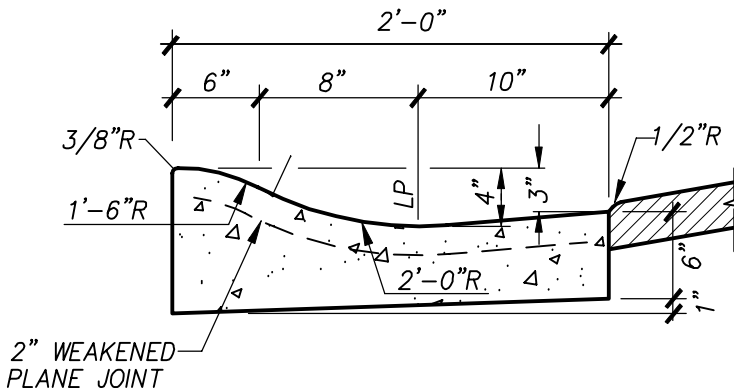
PROPOSED PVT. DRIVE 'B'

NOT TO SCALE



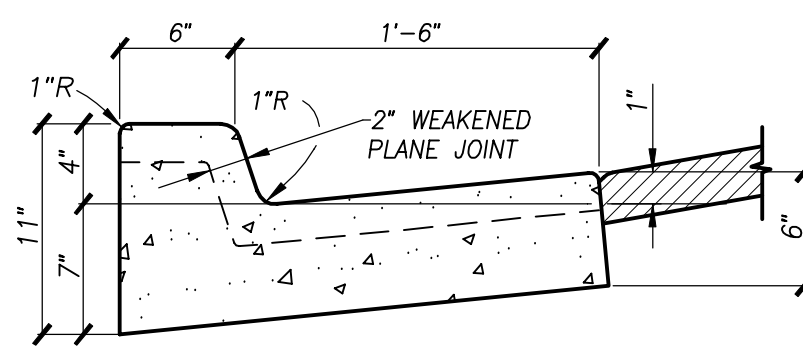
4" MOD. 'G-1' CURB

NOT TO SCALE



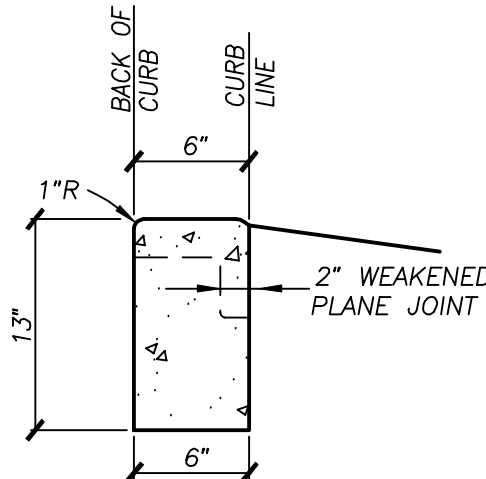
4" MOD. 'G-4' ROLLED CURB

NOT TO SCALE



4" MOD. 'G-2' CURB & GUTTER

NOT TO SCALE

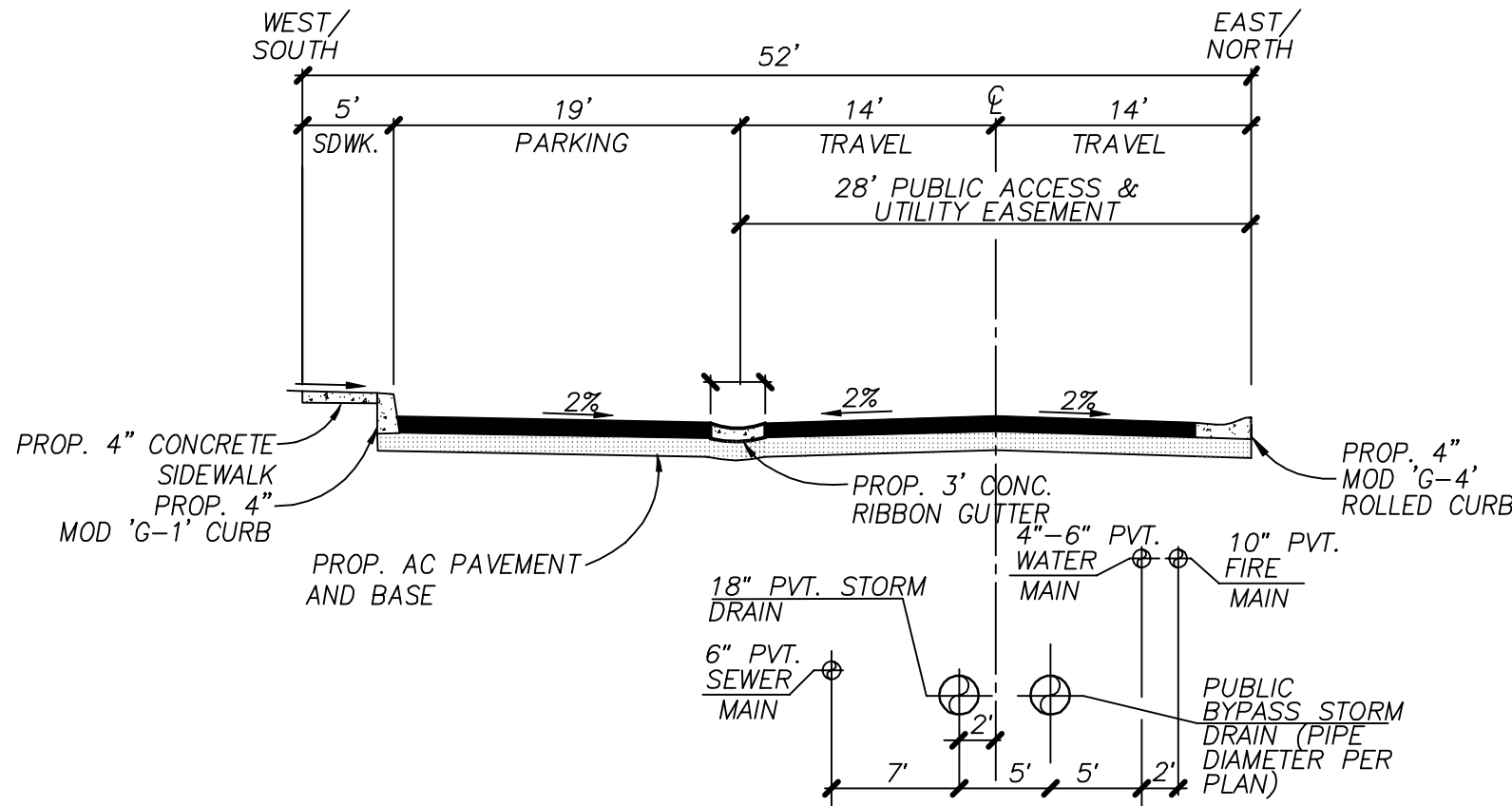


0" MOD. CURB

NOT TO SCALE

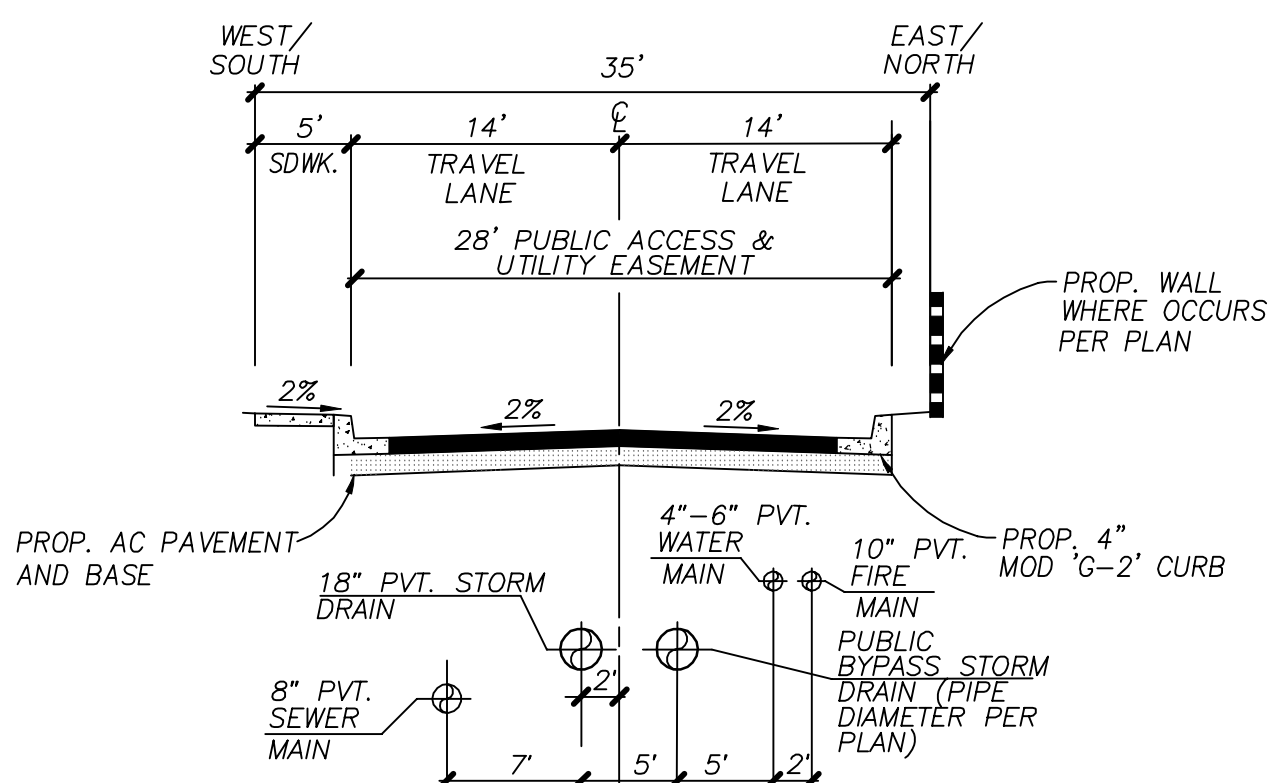
PRELIMINARY MINIMUM PAVEMENT SECTION		
Traffic Index	Thickness of Asphalt Concrete (inches)	Thickness of Aggregate Base (inches)
5.0	3.0*	8.0
6.0	4.0*	9.0

*City of Oceanside minimum requirement.



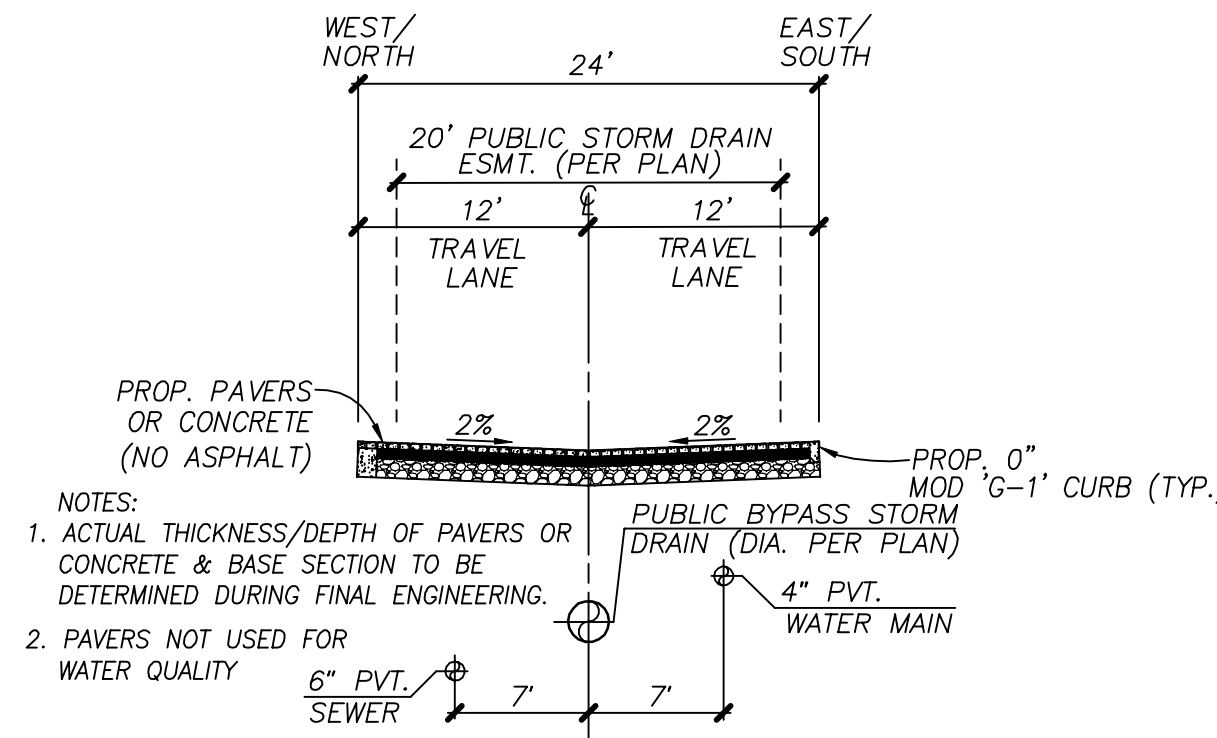
POR. OF PROPOSED PVT. DRIVE 'A'

BETWEEN PVT. DRIVE 'B' AND 'M' AND PVT DRIVE 'J' AND 'G'
NOT TO SCALE



POR. OF PROPOSED PVT. DRIVE 'A'

BETWEEN GARRISON AND PVT. DRIVE 'B' AND GARRISON AND PVT DRIVE 'G'
NOT TO SCALE



PROPOSED PVT. DRIVES 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M'

* POR. OF 'G' MUST MEET H2O LOADING
NOT TO SCALE

PREPARED BY:



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SECTIONS / DETAILS

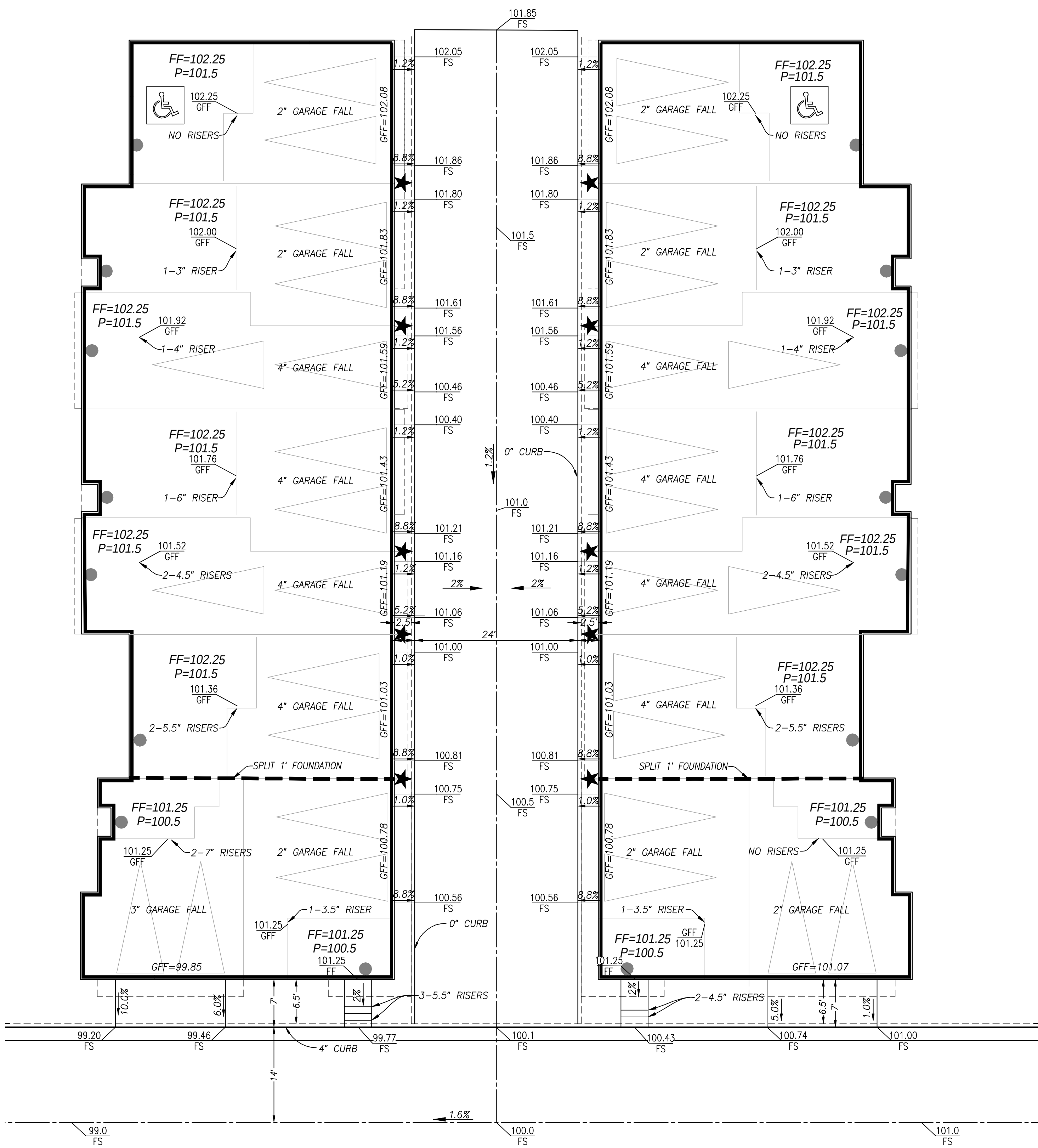
GARRISON ELEMENTARY
SCHOOL

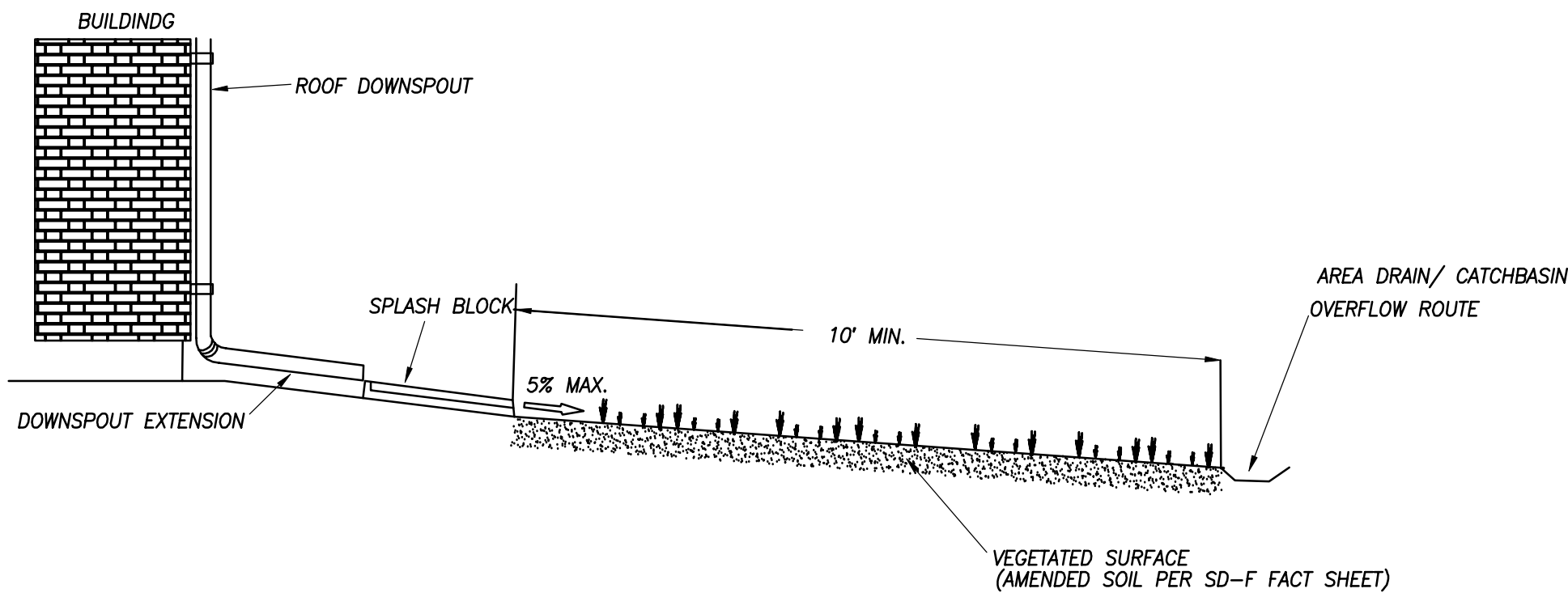
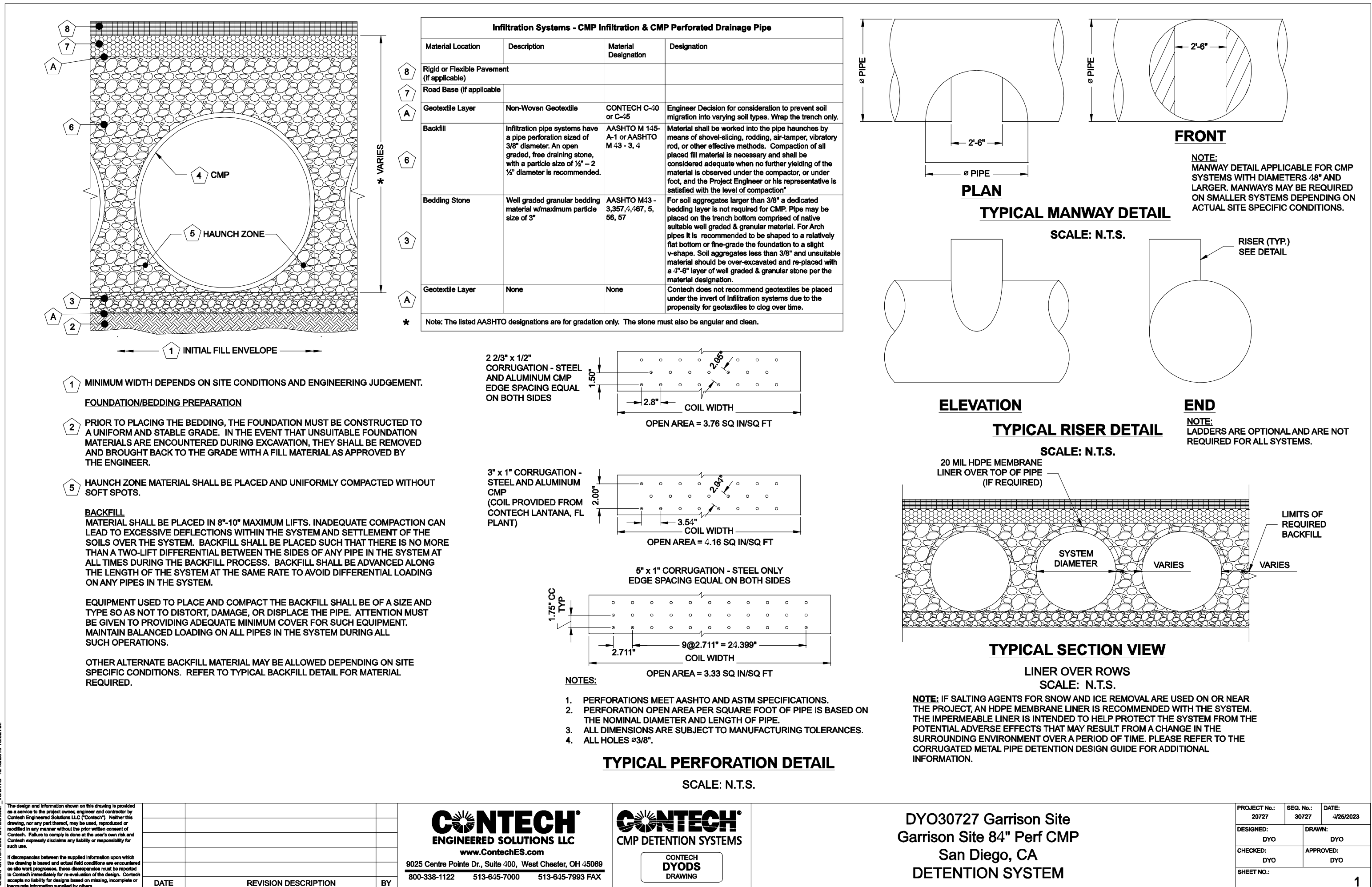
CITY OF OCEANSIDE, CALIFORNIA

SHEET

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WD # 3214-0002





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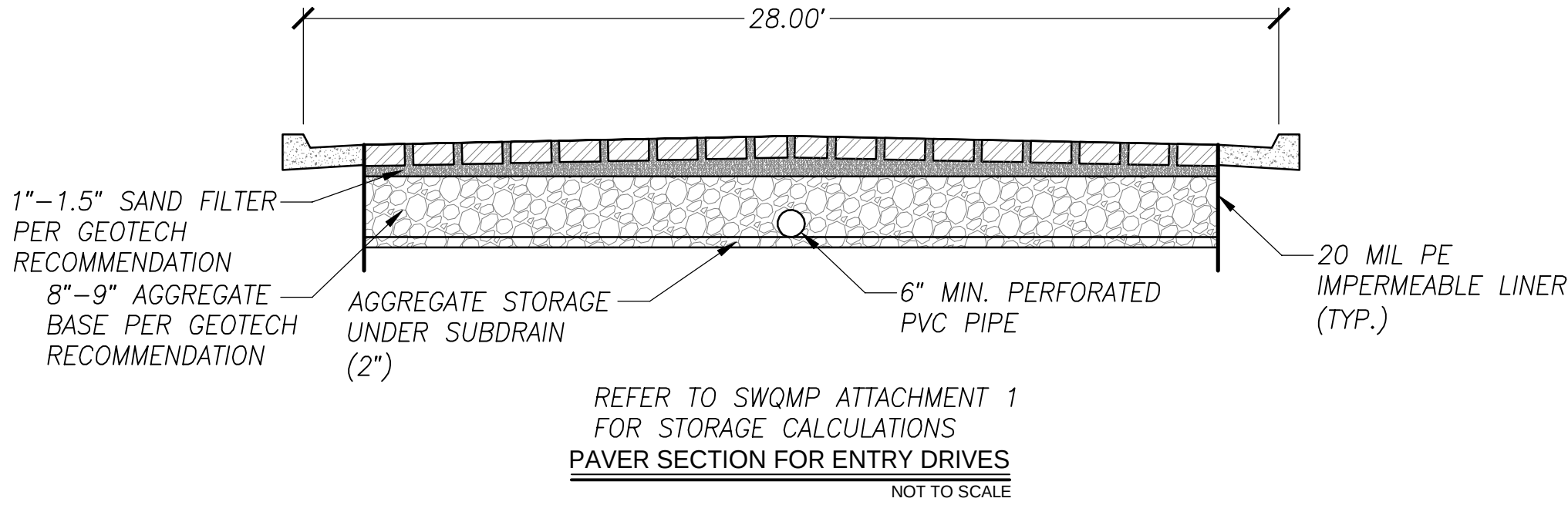
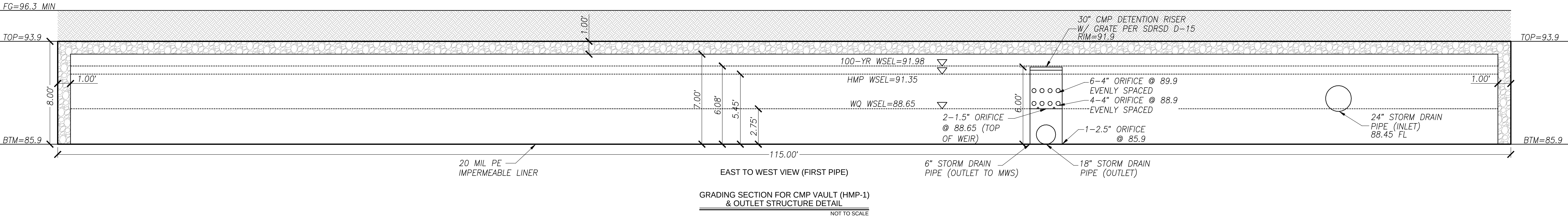
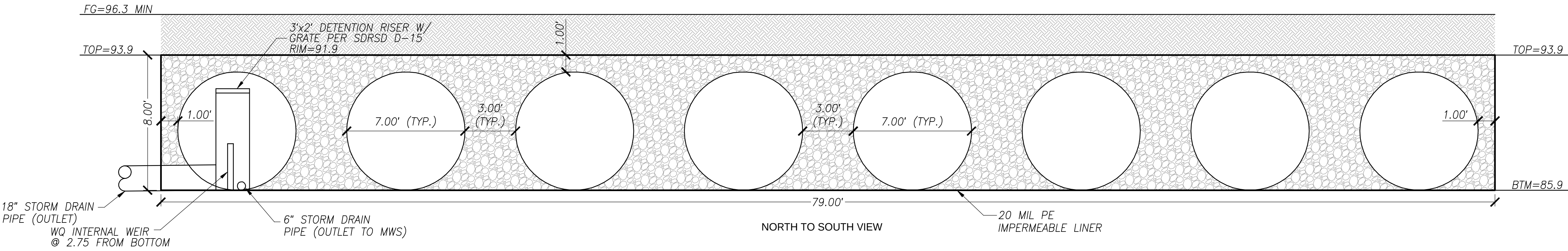
SWQMP DETAILS

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET

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SWQMP DETAILS

**GARRISON ELEMENTARY
SCHOOL**

CITY OF OCEANSIDE, CALIFORNIA

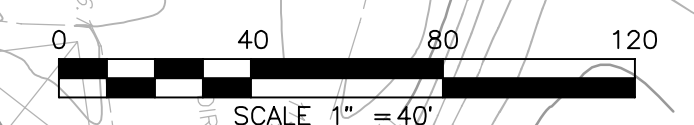
SHEET

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9 AN EASEMENT FOR THE CONSTRUCTION, OPERATION, INSPECTION, MAINTENANCE, REPLACEMENT, REMOVAL OR DESTRUCTION OF TELECOMMUNICATION FACILITIES ("FACILITIES"), INCLUDING BUT NOT LIMITED TO AIRTEL COMMUNICATION FACILITIES CONSISTING OF POLES, ANCHORS, GUYS, CABLES, WIRES, CROSSARMS, TERMINALS, TERMINAL EQUIPMENT CABINETS, SERVICE BOXES, ASSOCIATED ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO FIBER OPTICS (EXCLUDING CELLULAR OR OTHER MOBILE COMMUNICATION INFRASTRUCTURES) FOR ANY PUBLIC OR PRIVATE COMMUNICATION, VIDEO AND/OR INFORMATION SERVICES, OR ANY OTHER SERVICES NECESSARY FOR SUCH FACILITIES TO SERVE THE GRANTOR'S SCHOOL PROJECT AND INCIDENTAL PURPOSES, REQUIRED OCTOBER 1, 1990 AND AS FURTHER EXTENDED BY THE ORDER OF THE SUPERIOR COURT OF THE COUNTY OF LOS ANGELES, IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, DOING BUSINESS AS AT&T CALIFORNIA, AND ITS ASSOCIATED AND AFFILIATED COMPANIES, ITS AND THEIR SUCCESSORS, ASSIGNS, LESSEES AND AGENTS

AFFECTS: AS DESCRIBED THEREIN TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

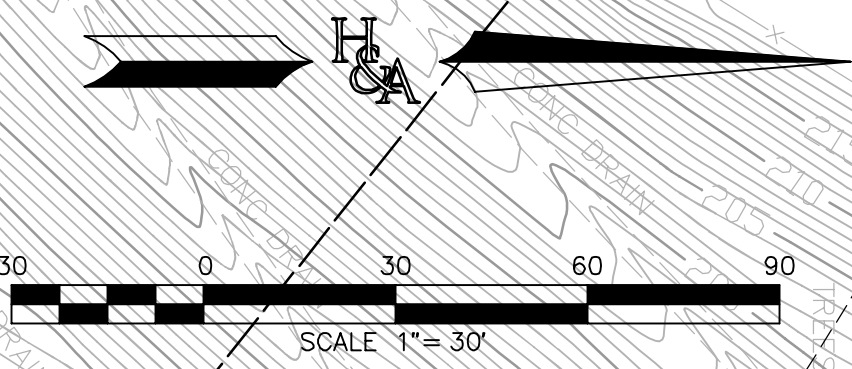
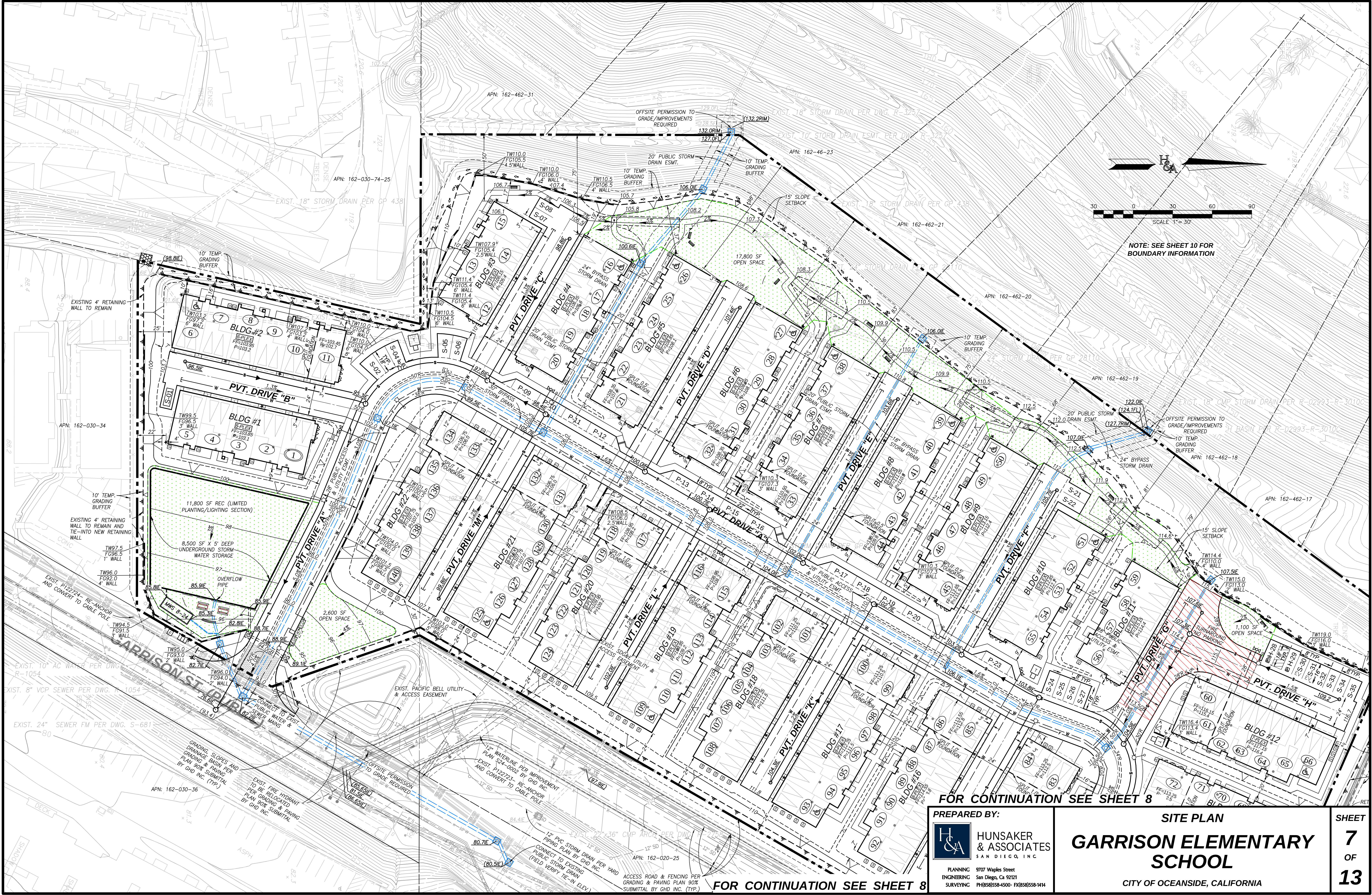
ALL EXISTING BUILDINGS, RETAINING WALLS AND STORM DRAIN, WITH THE EXCEPTION OF:
'STORM DRAIN TO REMAIN'
'RETAINING WALL TO REMAIN'
NOTED ON THIS SHEET TO BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.



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ENGINEERING San Diego, Ca 92121
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**GARRISON ELEMENTARY
SCHOOL**

SHEET
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OF
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NOTE: SEE SHEET 10 FOR BOUNDARY INFORMATION

FOR CONTINUATION SEE SHEET 8

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

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ENGINEERING: San Diego, Ca 92121
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SITE PLAN

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET

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OF

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BUILDING TYPES AND PRIVATE OPEN SPACE			
PRODUCT TYPE	BUILDING TYPE	# BLDGS	PRIVATE OS (SF)
A	4-PLEX	1	Per ARCH.
B	7-PLEX	3	Per ARCH.
C	8-PLEX	7	Per ARCH.
D	4-PLEX	2	Per ARCH.
E	5-PLEX	3	Per ARCH.
F	6-PLEX	6	Per ARCH.
	TOTAL	22	11,692



11,800 SF INDICATES LIMITS OF COMMON OPEN SPACE

USEABLE OPEN SPACE REQUIRED FOR PROJECT	42,000 S.F.
Comprised of Private & Common Open Space Areas 300 S.F./ Unit @ 140 Units	
COMMON USEABLE OPEN SPACE PROVIDED	33,300 S.F.
PRIVATE USEABLE OPEN SPACE PROVIDED	11,692 S.F.
Townhome Balconies	
TOTAL USEABLE OPEN SPACE PROVIDED	44,992 S.F.

PREPARED BY:



HUNSAKER
& ASSOCIATES
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PLANNING

ENGINEERING

SURVEYING

9707 Waples Street
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OPEN SPACE & BUILDING TYPES

GARRISON ELEMENTARY
SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

TITLE REFERENCE

THIS SURVEY IS BASED ON THE PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. OSA-6905088 DATED AS OF NOVEMBER 7, 2024 (UPDATED NOVEMBER 13, 2024).

ASSESSOR PARCEL NO.

162-020-26-00

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE LAND DESCRIBED IN CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 30, 2022 AS INSTRUMENT NO. 2022-0453728 OF OFFICIAL RECORDS, AS MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, SAID POINT BEING ON THE EAST AND WEST CENTER LINE OF SAID SECTION, DISTANT THEREON NORTH 89°30' 30" EAST 690.81 FEET FROM THE CENTER OF SAID SECTION, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO A.O. ELSTAD, ET UX, RECORDED MARCH 15, 1961 AS DOCUMENT NO. 46030 OF OFFICIAL RECORDS; THENCE ALONG SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 THE FOLLOWING COURSES:

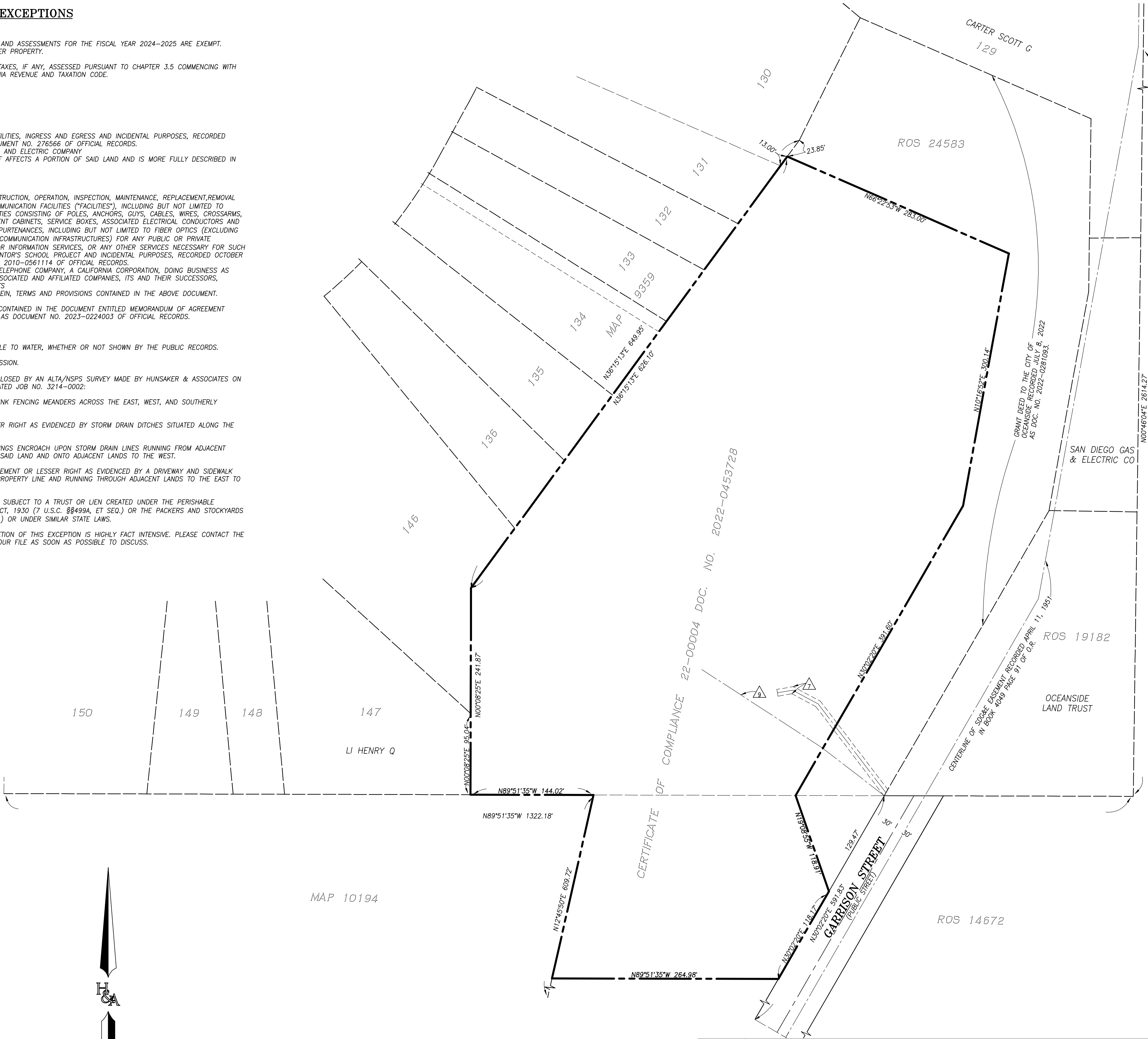
CONTINUING ALONG SAID EAST AND WEST CENTER LINE, NORTH 89°30'30" EAST, 340.12 FEET TO THE NORTHWESTERLY LINE OF THAT 60.00 FEET EASEMENT DESCRIBED IN DEED TO RAY A. WILCOX, ET AL, RECORDED JANUARY 25, 1960 AS DOCUMENT NO. 15744 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE, NORTH 29°25'43" EAST 385.59 FEET TO A LINE DRAWN PARALLEL WITH AND 6.00 FEET NORTHWESTERLY FROM THE CENTER LINE OF THAT EASEMENT DESCRIBED IN DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 11, 1951 IN BOOK 4049, PAGE 91 OF OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE, NORTH 9°51'43" EAST 255.66 FEET TO A LINE DRAWN PARALLEL AND 60.00 FEET WESTERLY AT RIGHT ANGLES FROM THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 0°16'43" EAST ALONG SAID PARALLEL LINE 205.00 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 66°52'17" WEST 295.00 FEET; THENCE SOUTH 25°44'30" WEST, 160.00 FEET; THENCE SOUTH 35°44'30" WEST, 23.85 FEET TO A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606; THENCE LEAVING SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, ALONG SAID PARALLEL LINE SOUTH 66°52'17" EAST 283.00 FEET TO A LINE PARALLEL WITH AND 100.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, HAVING A BEARING OF NORTH 9°51'43" EAST; THENCE ALONG SAID PARALLEL LINE SOUTH 9°51'43" WEST 297.82 FEET TO A LINE PARALLEL WITH AND 90.00 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, HAVING A BEARING OF NORTH 29°25'43" EAST; THENCE ALONG SAID PARALLEL LINE SOUTH 29°25'43" WEST 392.01 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 AND THE NORTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946; THENCE LEAVING SAID NORTH AND SOUTH LINES SOUTH 19°47'10" EAST, 118.86 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946; THENCE ALONG SAID EASTERLY LINE NORTH 29°25'43" EAST 129.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 162-020-26-00

TITLE REPORT EXCEPTIONS

- INTENTIONALLY DELETED
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025 ARE EXEMPT. AFFECTS: THE LAND AND OTHER PROPERTY.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 1974 AS INSTRUMENT NO. 276566 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
- INTENTIONALLY DELETED
- AN EASEMENT FOR THE CONSTRUCTION, OPERATION, INSPECTION, MAINTENANCE, REPLACEMENT,REMOVAL OR DESTRUCTION OF TELECOMMUNICATION FACILITIES ("FACILITIES"), INCLUDING BUT NOT LIMITED TO AERIAL COMMUNICATION FACILITIES CONSISTING OF POLES, ANCHORS, GUYS, CABLES, WIRES, CROSSARMS, TERMINALS, TERMINAL EQUIPMENT CABINETS, SERVICE BOXES, ASSOCIATED ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO FIBER OPTICS (EXCLUDING CELLULAR OR OTHER MOBILE COMMUNICATION INFRASTRUCTURES) FOR ANY PUBLIC OR PRIVATE COMMUNICATION, VIDEO AND/OR INFORMATION SERVICES, OR ANY OTHER SERVICES NECESSARY FOR SUCH FACILITIES TO SERVE THE GRANTOR'S SCHOOL PROJECT AND INCIDENTAL PURPOSES, RECORDED OCTOBER 19, 2010 AS INSTRUMENT NO. 2010-0561114 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, DOING BUSINESS AS AT&T CALIFORNIA, AND ITS ASSOCIATED AND AFFILIATED COMPANIES, ITS AND THEIR SUCCESSORS, ASSIGNS, LESSEES AND AGENTS. AFFECTS: AS DESCRIBED THEREIN, TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT RECORDED AUGUST 17, 2023 AS DOCUMENT NO. 2023-0224003 OF OFFICIAL RECORDS.
- INTENTIONALLY DELETED
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.
- THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY HUNSAKER & ASSOCIATES ON DECEMBER 12, 2022, DESIGNATED JOB NO. 3214-0002:
 - THE FACT THAT CHAIN LINK FENCING MEANDERS ACROSS THE EAST, WEST, AND SOUTHERLY PROPERTY LINES.
 - AN EASEMENT OR LESSER RIGHT AS EVIDENCED BY STORM DRAIN DITCHES SITUATED ALONG THE WESTERLY PROPERTY LINE.
 - THE FACT THAT 5 BUILDINGS ENCROACH UPON STORM DRAIN LINES RUNNING FROM ADJACENT LANDS TO THE EAST ACROSS SAID LAND AND ONTO ADJACENT LANDS TO THE WEST.
 - AN ENCROACHMENT, EASEMENT OR LESSER RIGHT AS EVIDENCED BY A DRIVEWAY AND SIDEWALK SITUATED ON THE EASTERLY PROPERTY LINE AND RUNNING THROUGH ADJACENT LANDS TO THE EAST TO GARRISON STREET.
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS.



PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 - FX(858)558-1414

BOUNDARIES & ENCUMBRANCES

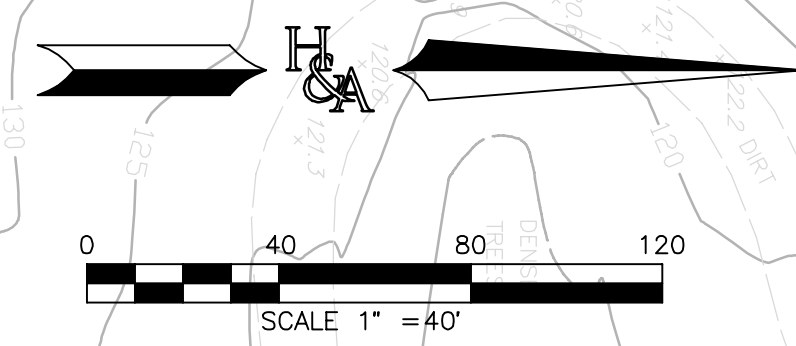
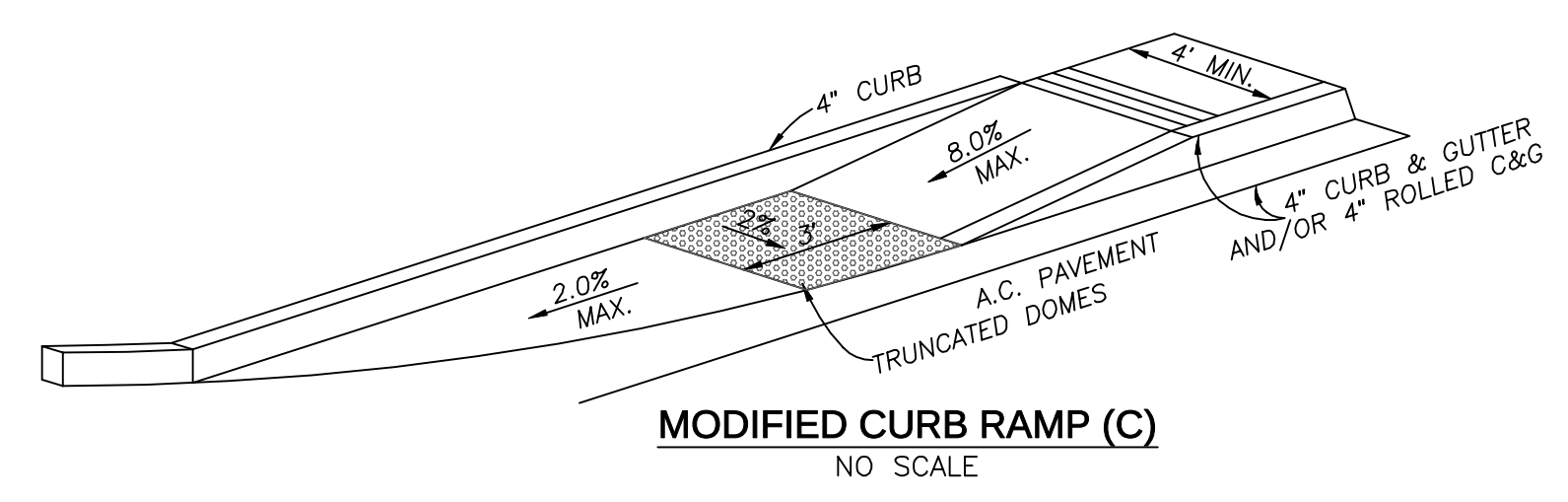
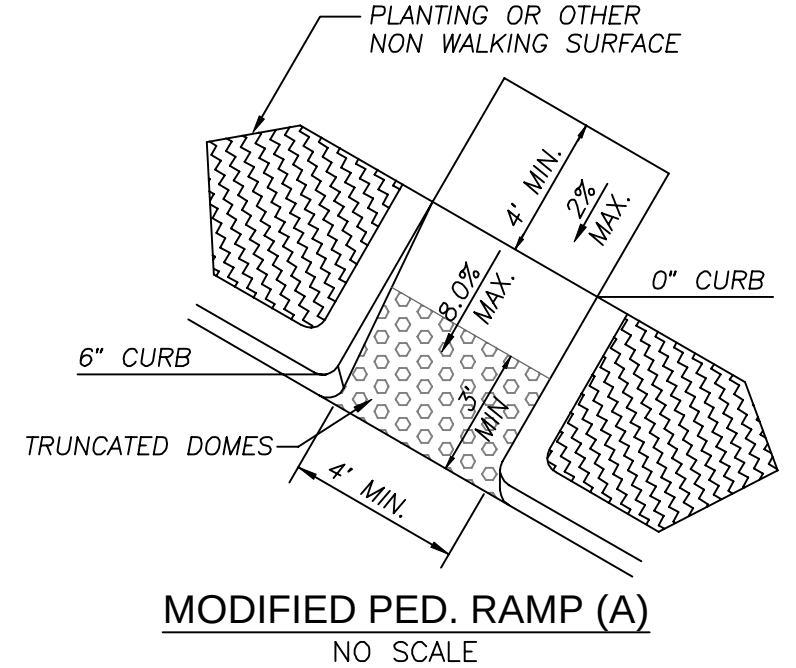
**GARRISON ELEMENTARY
SCHOOL**

CITY OF OCEANSIDE, CALIFORNIA

SHEET

**10
OF
13**

WO # 3214-0002



LEGEND

..... PROPOSED ACCESSIBLE ROUTE

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ACCESSIBLE PATHS

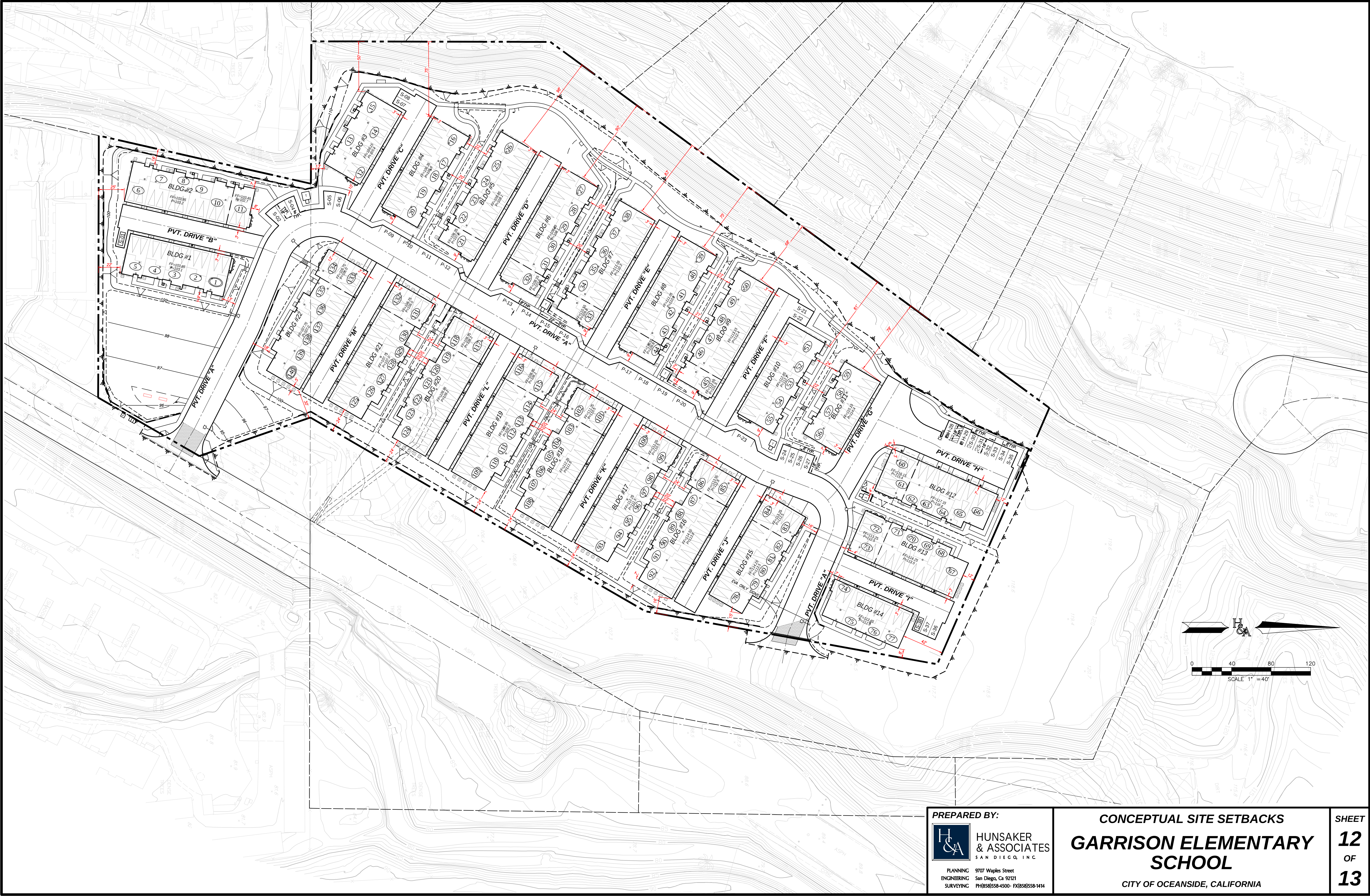
**GARRISON ELEMENTARY
SCHOOL**

CITY OF OCEANSIDE, CALIFORNIA

SHEET

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OF
13

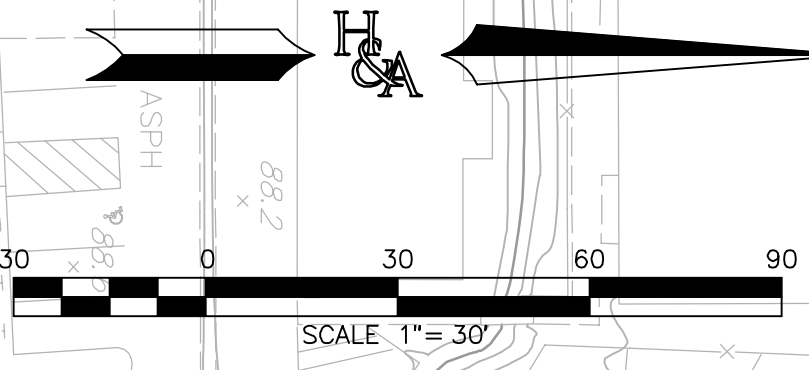
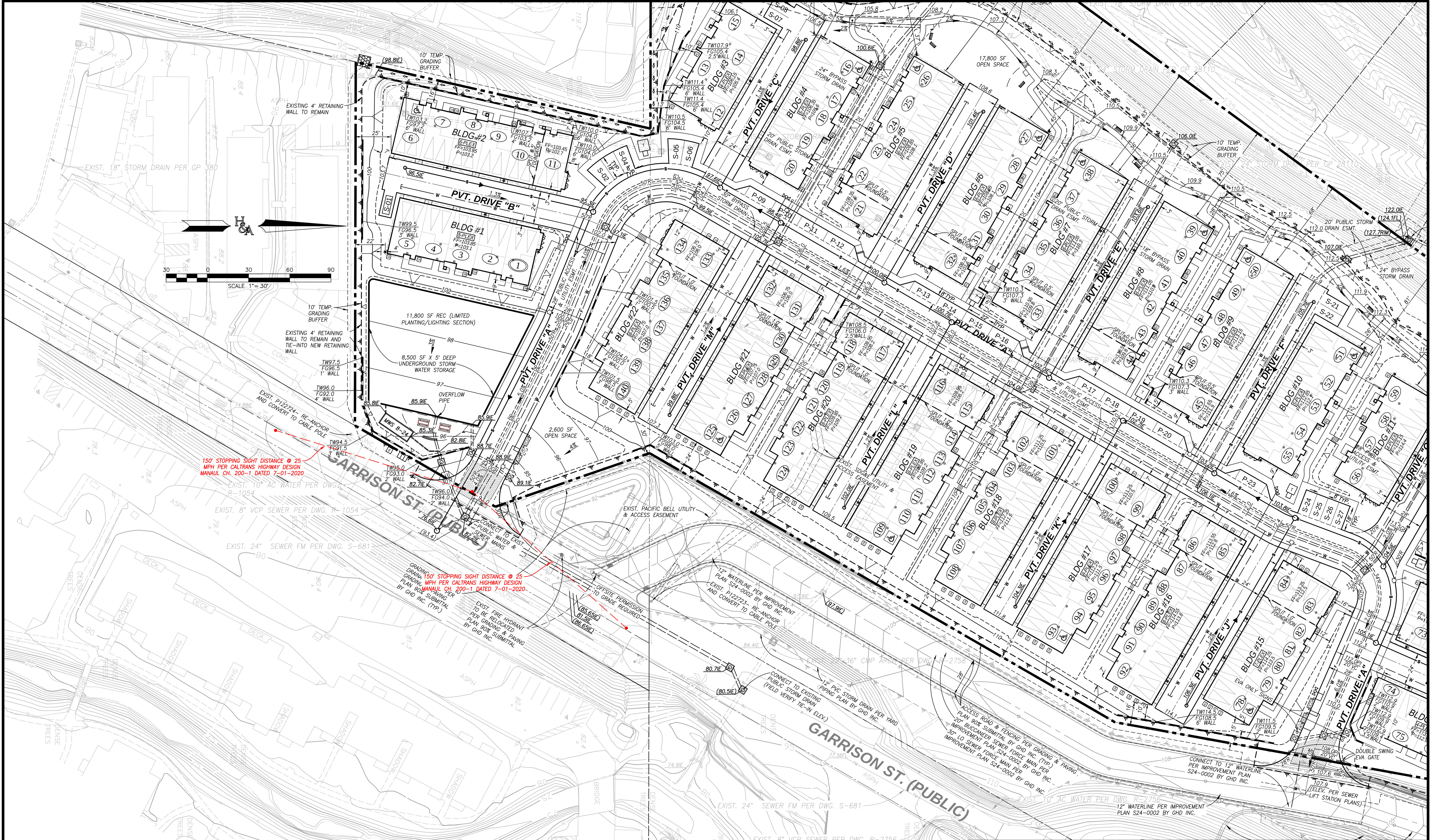
WD # 3214-0002



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CONCEPTUAL SITE SETBACKS
GARRISON ELEMENTARY SCHOOL
CITY OF OCEANSIDE, CALIFORNIA

SHEET
12
OF
13
WO # 3214-0002



150' STOPPING SIGHT DISTANCE @ 25 MPH PER CALTRANS HIGHWAY DESIGN MANUAL CH. 200-1 DATED 7-01-2020

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SIGHT DISTANCES

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET

13

OF

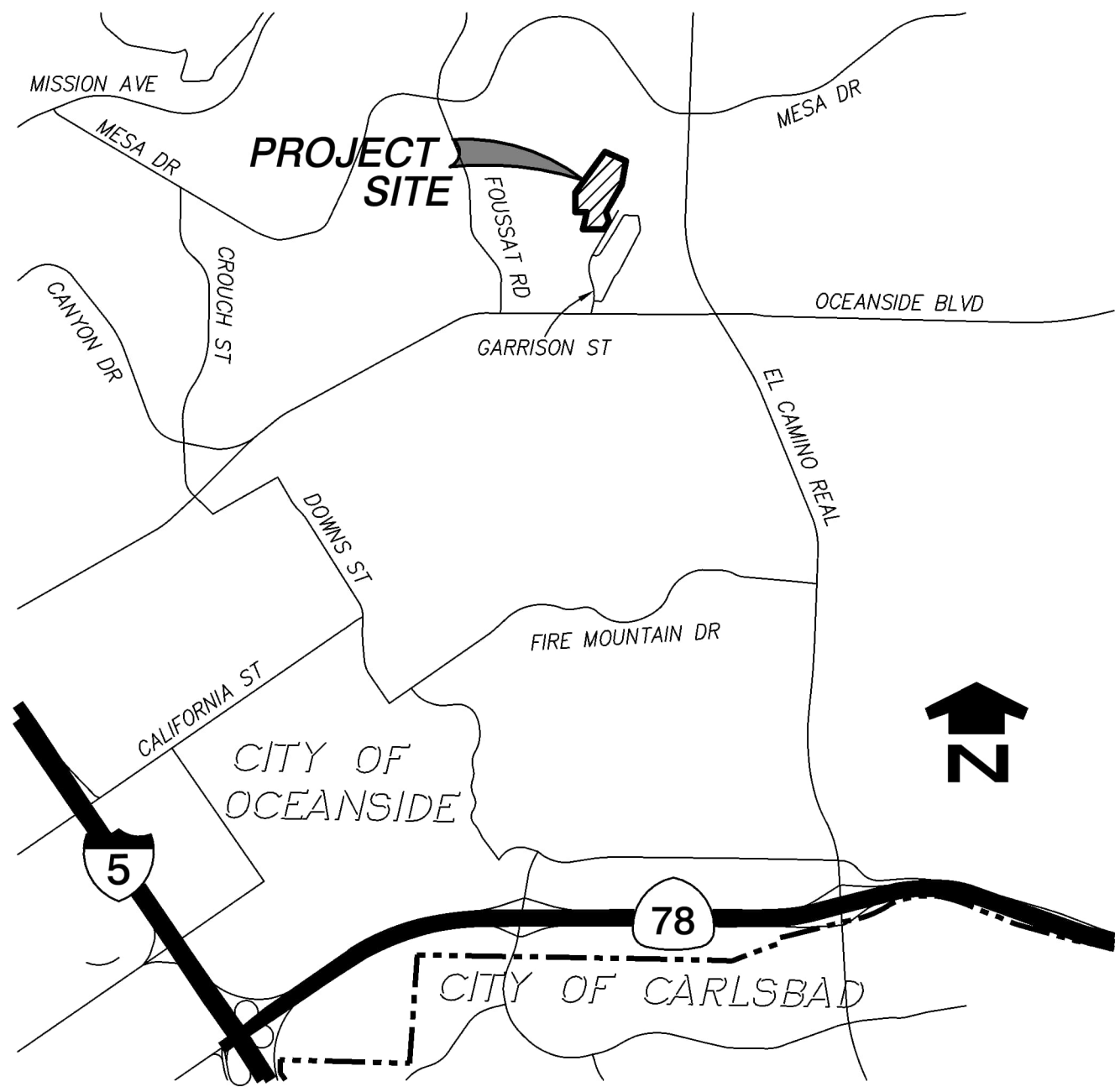
13

WD # 3214-0002

CONCEPTUAL GRADING PLAN

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, CALIFORNIA

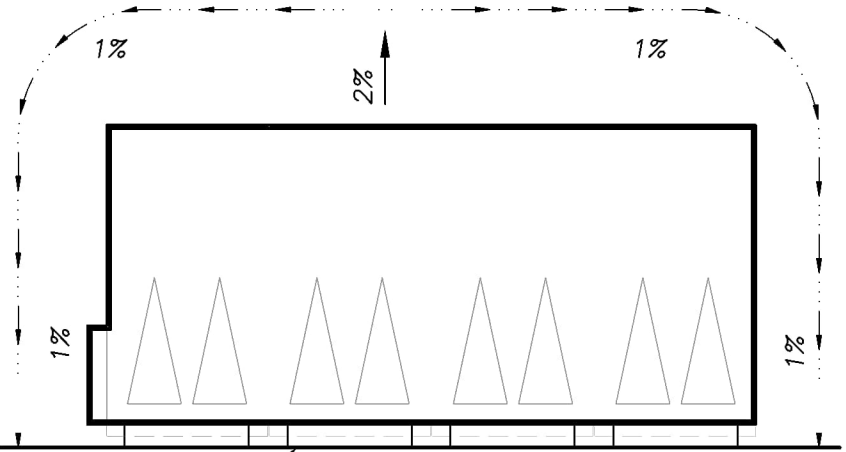


VICINITY MAP

NOT TO SCALE

LEGEND

PROJECT BOUNDARY	
EXISTING TOPO CONTOUR	
SLOPE (2:1 MAX)	
DAYLIGHT LINE	
PERCENT OF GRADE	
STREET ELEVATION	
SEWER INVERT ELEVATION	
STORM DRAIN INVERT ELEVATION	
6"-8" PVC PRIVATE SEWER MAIN W/ MANHOLE	
4"-8" PVC PRIVATE WATER MAIN	
10" PVC PRIVATE FIRE WATER MAIN	
PUBLIC WATER METER WITH POCKET EASEMENT	
PRIVATE DOUBLE CHECK DETECTOR ASSEMBLY	
FIRE HYDRANT (EXISTING PUBLIC/SHADED PROPOSED ARE PRIVATE/SOLID)	
18" PRIVATE HDPE STORM DRAIN* *UNLESS SHOWN OTHERWISE ON PLAN	
24" PUBLIC BYPASS HDPE STORM DRAIN* *UNLESS SHOWN OTHERWISE ON PLAN	
RETAINING WALL* *PER OCEANSIDE STANDARD DRAWINGS	
TOP OF WALL ELEVATION/ FINISH GRADE	
ST. LIGHT	
EASEMENT LINE	
BROW DITCH PER SDRSD D-75	
ACCESSIBLE ADAPTABLE UNIT	



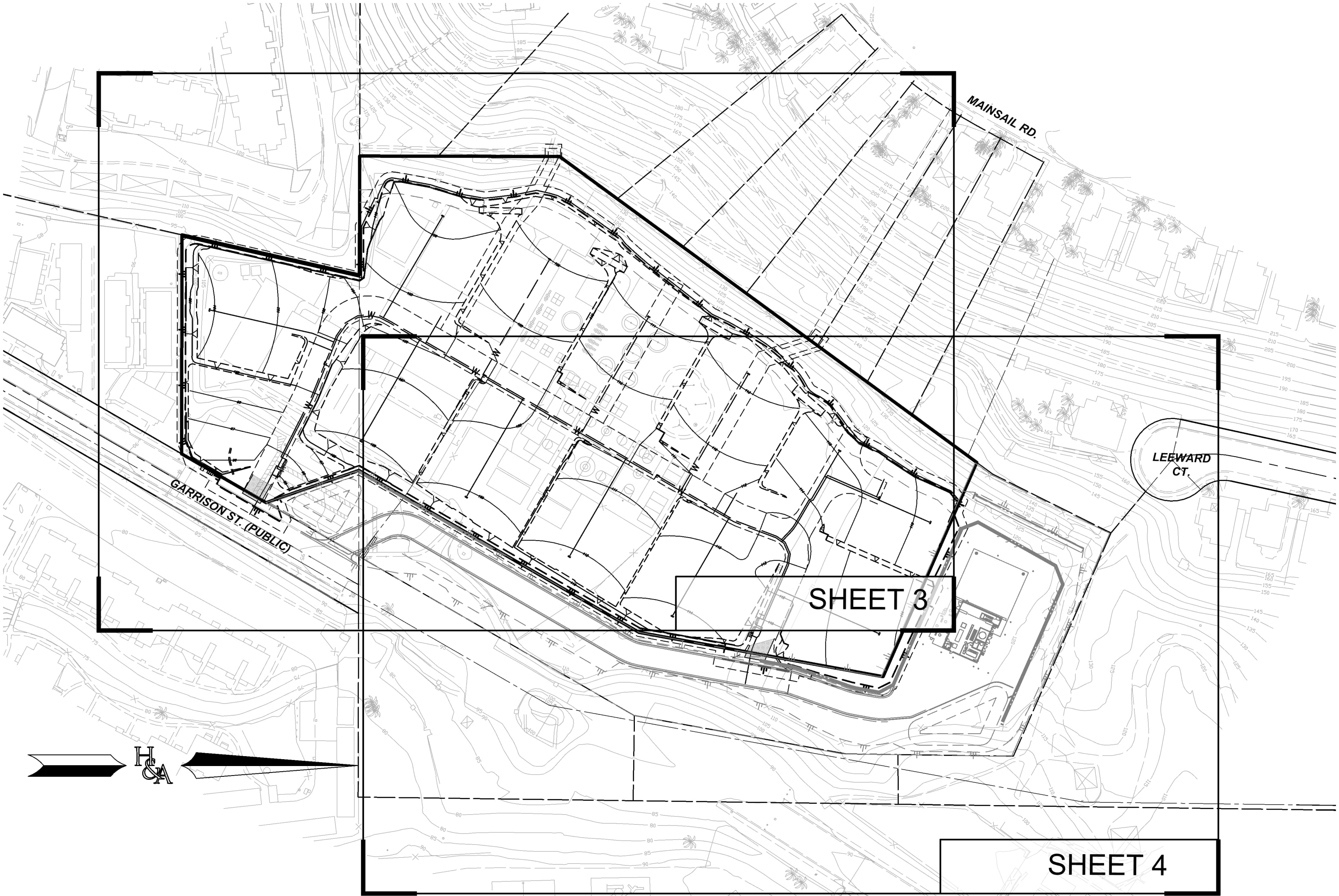
TYPICAL BUILDING DRAINAGE SWALE DETAIL

APPLICABLE TO ALL BUILDING TYPES

NOT TO SCALE

SECTION 1804.4 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

DESIGN WAIVER REQUEST TO ALLOW TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% AWAY FROM HOUSE (PER BLDG. CODE 1804.4) TO 2% AWAY FROM HOUSE. ALLOW LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.



KEY MAP

NOT TO SCALE

PRELIMINARY GRADING PLAN NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY APPROVAL TO PERFORM ANY GRADING SHOW HERON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

EARTHWORK

GRADED AREA: 7.545 ACRES
RAW CUT: 21,873 CYS + 60,000 CYS ALLUVIUM REMOVALS (5') = 81,873 CYS TOTAL
RAW FILL: 11,490 CYS + 2,883 CYS AVG. 12.5% LOSS ALLUVIUM + 60,000 CYS ALLUVIUM REMOVALS (5') + 7,500 COLLUVIUM/TOPSOIL @ 12.5% LOSS = 81,873 CYS TOTAL

GRADING QUANTITIES SHOWN INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT DATED 11-14-2022.

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - EXISTING DETAILS
- SHEET 3 - CONCEPTUAL GRADING PLAN
- SHEET 4 - CONCEPTUAL GRADING PLAN
- SHEET 5 - BOUNDARIES & ENCUMBRANCES

BENCHMARK

POINT 1063. 2.5" BRASS DISK IN CURB INLET WITH TRIANGLE/PUNCH STAMPED "LS 7854" PER CITY OF OCEANSIDE CONTROL NETWORK AS ESTABLISHED BY R.O.S. NO. 21787. NAVD 88 ELEVATION 101.72'

PAVING QUANTITY

APPROXIMATE PAVED AREA: 76,600 SF

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD83 EPOCH 2011.00, AS DETERMINED LOCALLY BY A LINE BETWEEN STATION 1020 AND 1063 AS SAID COORDINATES ARE PUBLISHED IN RECORD OF SURVEY 21787. I.E. N48°37'25"W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

TOPOGRAPHY SOURCE

TOPOGRAPHY USED FOR THIS TENTATIVE MAP WAS FLOWN ON NOVEMBER 10, 2022 BY PHOTO GEODETIC CORPORATION. CONTROL PROVIDED BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. A FIELD VERIFICATION WAS PERFORMED BY HUNSAKER & ASSOCIATES SAN DIEGO, INC. ON APRIL 1, 2025 WHICH VALIDATED THE DATUM AND CONFIRMED THE ACCURACY OF THE TOPOGRAPHIC MAPPING PROVIDED PER SAID FLIGHT. NO SUBSTANTIAL VARIATIONS OR CHANGES IN FIELD CONDITIONS WERE WITNESSED DURING THE PERFORMANCE OF THE FIELD VERIFICATION.

GENERAL NOTES

- EXISTING GROSS SUBDIVISION AREA: 8.317 AC
- PROPOSED SUBDIVISION AREA: 8.317 AC
- NET PROJECT AREA: 7.391
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF UNITS: 140
- ASSESSOR PARCEL NUMBER: 162-020-26-00
- EXISTING GENERAL PLAN: CIVIC INSTITUTIONAL
- PROPOSED GENERAL PLAN: MDC-R MEDIUM DENSITY-C RESIDENTIAL
- EXISTING ZONING: PUBLIC/SEMI-PUBLIC
- PROPOSED ZONING: PD PLANNED DEVELOPMENT
- PROPOSED DENSITY: 16.9 DU/AC (140 DU's/8.317 AC)
- TOPOGRAPHIC CONTOUR INTERVAL: 1/5 FOOT
- MAXIMUM SLOPE GRADIENT: 2:1
- AREA/PERCENT OF TOTAL BUILDING COVERAGE: 2.52 AC. (30.3%)
- AREA/PERCENT OF PROJECT IN STREETS, DRIVEWAYS & DRIVE AISLES: 1.95 AC (23.4%)
- AREA/PERCENT OF SIDEWALKS: 0.59 AC. (7.0%)
- AREA/PERCENT OF LANDSCAPING: 3.26 AC (39.2%)
- GRADING QUANTITIES: SEE EARTHWORK NEAR BOTTOM LEFT OF PAGE
- GRADED AREA: 7.391 AC

DESIGN NOTES

- ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AS REQUIRED BY THE CITY ENGINEER.
- EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUNDED AND EASEMENTS PROVIDED.
- GEOTECHNICAL INVESTIGATION PREPARED BY: GEOTEK, DATED NOVEMBER 14, 2022.
- THE DEVELOPER SHALL INSTALL STREET LIGHTS PER THE CITY OF OCEANSIDE ENGINEERING DEPARTMENT TRAFFIC DIVISION, THE STREET LIGHT DESIGN MANUAL AND THE CITY OF OCEANSIDE STANDARD DRAWING NO. M-4. STREET LIGHT LOCATIONS MAY VARY IN FINAL DESIGN.
- ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE.
- THE PROPOSED SEWER SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS. ALL ON-SITE SEWER IS PRIVATE.
- THE PROPOSED WATER SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS. ALL ON-SITE WATER IS PRIVATE.
- FINISH GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
- MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP WITH APPROVAL FROM THE CITY ENGINEER AND PLANNING DIRECTOR.
- ALL FUTURE DRIVEWAYS AND GEOMETRIC DESIGN SHALL BE DESIGNED IN COMPLIANCE WITH THE CITY OF OCEANSIDE ENGINEERS DESIGN STANDARDS.
- THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY FLOODING THAT OCCURS ON THIS SITE AND FLOODING THAT MAY BE DISCHARGED FROM THIS SITE INTO ADJACENT PROPERTIES.
- ALL SIDEWALK AND PATHWAYS SHALL BE ADA COMPLIANT.

PROPERTY ADDRESS

333 GARRISON ST
OCEANSIDE, CA 92054

APPLICANT

TTLIC OCEANSIDE GARRISON, LLC
4350 VON KARMAN AVE
SUITE 210
NEWPORT BEACH, CA 92660
(949) 474-0440

PRELIMINARY
APPLICANT _____ DATE _____

OWNER

OCEANSIDE UNIFIED SCHOOL DISTRICT
2111 MISSION AVE
OCEANSIDE, CA 92058
(760) 966-4000

PRELIMINARY
OWNER _____ DATE _____

CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500



Alisa S. Vialpando
ALISA S. VIALPANDO R.C.E. 47945 DATE 04/23/25

LEGAL DESCRIPTION

SEE SHEET 5

EASEMENTS

SEE SHEET 5

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH(858)558-4500 · FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1st SUBMITTAL	MAY 13 2024	H&A
2	2nd SUBMITTAL	JULY 3 2024	H&A
3	3rd SUBMITTAL	NOV. 18 2024	H&A
4	4th SUBMITTAL	APR. 2024	H&A
5			
6			
7			
8			
9			
10			

CONCEPTUAL GRADING PLAN

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET 1 OF 5

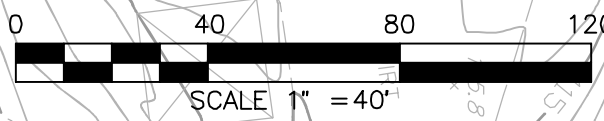
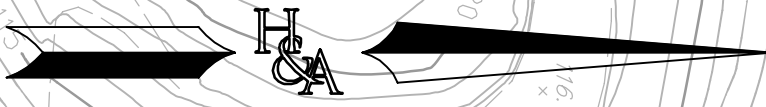
TITLE REPORT EXCEPTIONS

- 7

AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 1974 AS FILE/PAGE NO. 274566 OF OFFICIAL RECORDS.
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
- 9

AN EASEMENT FOR THE CONSTRUCTION, OPERATION, INSPECTION, MAINTENANCE, REPLACEMENT, REMOVAL OR DESTRUCTION OF TELECOMMUNICATION FACILITIES ("FACILITIES"), INCLUDING BUT NOT LIMITED TO AERIAL COMMUNICATION FACILITIES CONSISTING OF POLES, ANCHORS, GUYS, CABLES, WIRES, CROSSARMS, TERMINALS, TERMINAL EQUIPMENT CABINETS, SERVICE BOXES, ASSOCIATED ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO FIBER OPTICS (EXCLUDING CELLULAR OR OTHER MOBILE COMMUNICATION INFRASTRUCTURES) FOR ANY PUBLIC OR PRIVATE COMMUNICATION, VIDEO AND/OR INFORMATION SERVICES, OR ANY OTHER SERVICES NECESSARY FOR SUCH FACILITIES TO SERVE THE GRANTOR'S SCHOOL, PROJECT AND INCIDENTAL PURPOSES, RECORDED OCTOBER 19, 2010 AS FILE/PAGE NO. 2010-0561114 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, DOING BUSINESS AS AT&T CALIFORNIA, AND ITS ASSOCIATED AND AFFILIATED COMPANIES, ITS AND THEIR SUCCESSORS, ASSIGNS, LESSEES AND AGENTS
AFFECTS: AS DESCRIBED THEREIN TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

NOTE: SEE SHEET 5 FOR
BOUNDARY INFORMATION



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HUNSAKER
& ASSOCIATES
SAN DIEGO, INC.

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EXISTING CONDITIONS

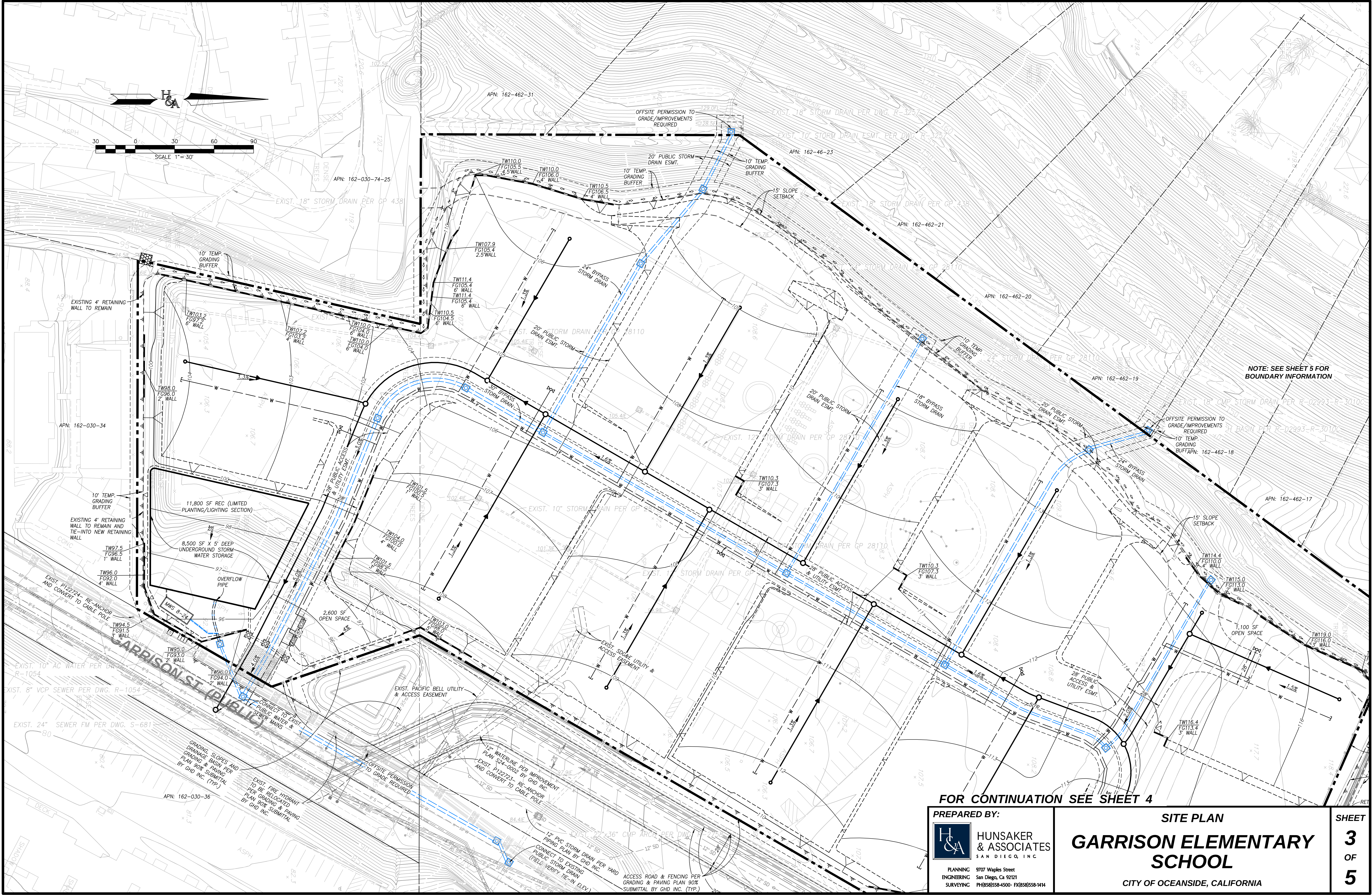
GARRISON ELEMENTARY
SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET

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OF
5

WD # 3214-0002



NOTE: SEE SHEET 5 FOR
BOUNDARY INFORMATION

FOR CONTINUATION SEE SHEET 4

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SITE PLAN

GARRISON ELEMENTARY
SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET

3
OF
5



TITLE REFERENCE

THIS SURVEY IS BASED ON THE PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. OSA-6905088 DATED AS OF NOVEMBER 7, 2024 (UPDATED NOVEMBER 13, 2024).

ASSESSOR PARCEL NO.

162-020-26-00

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE LAND DESCRIBED IN CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 30, 2022 AS INSTRUMENT NO. 2022-0453728 OF OFFICIAL RECORDS, AS MORE FULLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 27, 1870, DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 TOGETHER WITH THAT PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946, BOTH RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, SAID POINT BEING ON THE EAST AND WEST CENTER LINE OF SAID SECTION, DISTANT THEREON NORTH 89°30' 30" EAST 690.81 FEET FROM THE CENTER OF SAID SECTION, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO A.O. ELSTAD, ET UX, RECORDED MARCH 15, 1961 AS DOCUMENT NO. 46030 OF OFFICIAL RECORDS; THENCE ALONG SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 THE FOLLOWING COURSES:

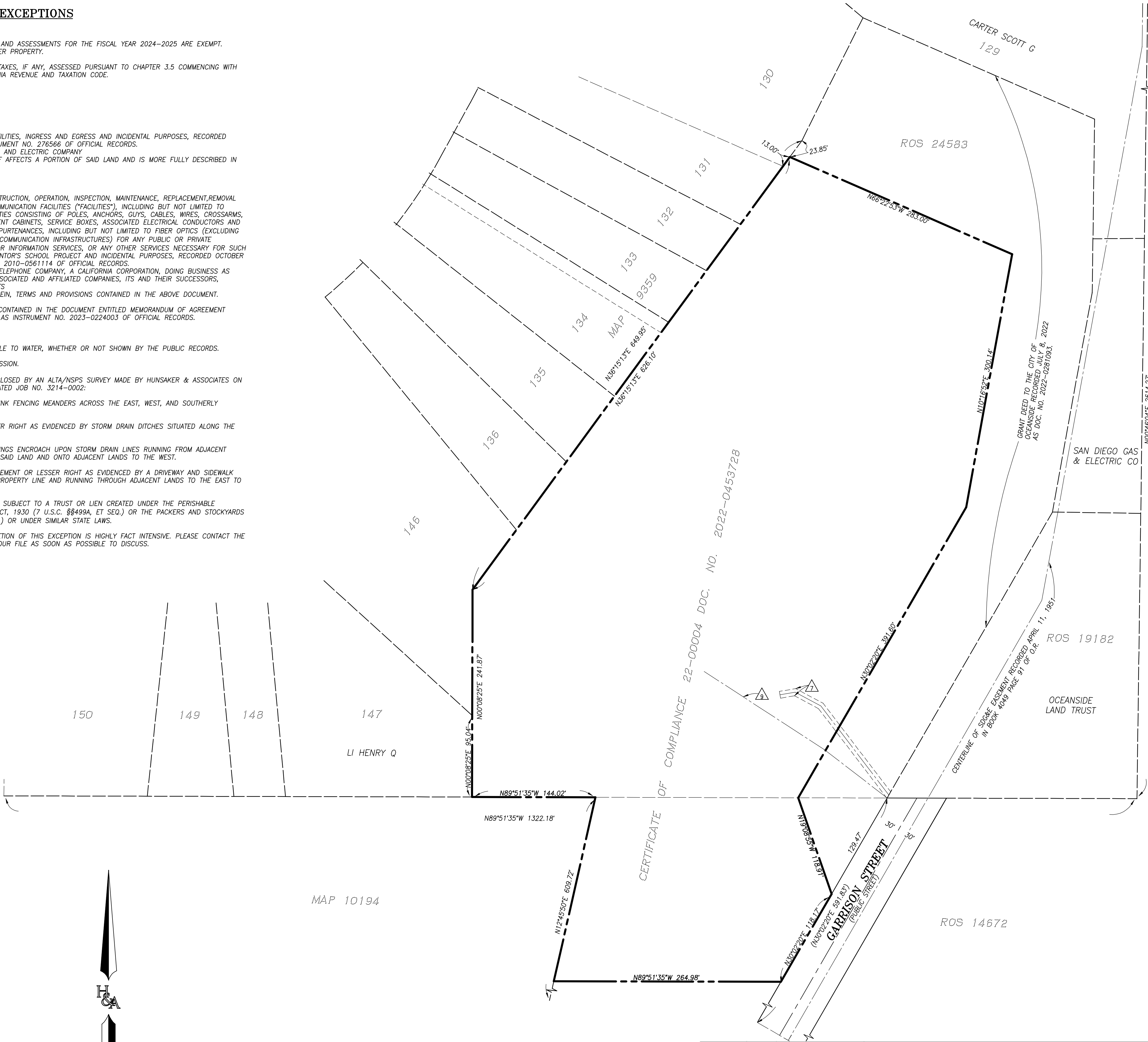
CONTINUING ALONG SAID EAST AND WEST CENTER LINE, NORTH 89°30'30" EAST, 340.12 FEET TO THE NORTHWESTERLY LINE OF THAT 60.00 FEET EASEMENT DESCRIBED IN DEED TO RAY A. WILCOX, ET AL, RECORDED JANUARY 25, 1960 AS DOCUMENT NO. 15744 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF SAID NORTHWESTERLY LINE, NORTH 29°25'43" EAST 385.59 FEET TO A LINE DRAWN PARALLEL WITH AND 6.00 FEET NORTHWESTERLY FROM THE CENTER LINE OF THAT EASEMENT DESCRIBED IN DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 11, 1951 IN BOOK 4049, PAGE 91 OF OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE, NORTH 9°51'43" EAST 255.66 FEET TO A LINE DRAWN PARALLEL AND 60.00 FEET WESTERLY AT RIGHT ANGLES FROM THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 0°16'43" EAST ALONG SAID PARALLEL LINE 205.00 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 66°52'17" WEST 295.00 FEET; THENCE SOUTH 25°44'30" WEST, 160.00 FEET; THENCE SOUTH 35°44'30" WEST, 23.85 FEET TO A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606; THENCE LEAVING SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, ALONG SAID PARALLEL LINE SOUTH 66°52'17" EAST 283.00 FEET TO A LINE PARALLEL WITH AND 100.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, HAVING A BEARING OF NORTH 9°51'43" EAST; THENCE ALONG SAID PARALLEL LINE SOUTH 9°51'43" WEST 297.82 FEET TO A LINE PARALLEL WITH AND 90.00 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLE TO, THAT COURSE DESCRIBED IN SAID GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606, HAVING A BEARING OF NORTH 29°25'43" EAST; THENCE ALONG SAID PARALLEL LINE SOUTH 29°25'43" WEST 392.01 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED FEBRUARY 20, 1962 AS FILE/PAGE NO. 29606 AND THE NORTH LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946; THENCE LEAVING SAID NORTH AND SOUTH LINES SOUTH 19°47'10" EAST, 118.86 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN GRANT DEED RECORDED MAY 7, 1962 AS FILE/PAGE NO. 77946; THENCE ALONG SAID EASTERLY LINE NORTH 29°25'43" EAST 129.44 FEET TO THE TRUE POINT OF BEGINNING.

APN: 162-020-26-00

TITLE REPORT EXCEPTIONS

1. INTENTIONALLY DELETED
2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025 ARE EXEMPT. AFFECTS: THE LAND AND OTHER PROPERTY.
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
4. INTENTIONALLY DELETED
5. INTENTIONALLY DELETED
6. INTENTIONALLY DELETED
7. AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 1974 AS INSTRUMENT NO. 276566 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY. AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
8. INTENTIONALLY DELETED
9. AN EASEMENT FOR THE CONSTRUCTION, OPERATION, INSPECTION, MAINTENANCE, REPLACEMENT, REMOVAL OR DESTRUCTION OF TELECOMMUNICATION FACILITIES ("FACILITIES"), INCLUDING BUT NOT LIMITED TO AERIAL COMMUNICATION FACILITIES CONSISTING OF POLES, ANCHORS, GUYS, CABLES, WIRES, CROSSARMS, TERMINALS, TERMINAL EQUIPMENT CABINETS, SERVICE BOXES, ASSOCIATED ELECTRICAL CONDUCTORS AND NECESSARY FIXTURES AND APPURTENANCES, INCLUDING BUT NOT LIMITED TO FIBER OPTICS (EXCLUDING CELLULAR OR OTHER MOBILE COMMUNICATION INFRASTRUCTURES) FOR ANY PUBLIC OR PRIVATE COMMUNICATION, VIDEO AND/OR INFORMATION SERVICES, OR ANY OTHER SERVICES NECESSARY FOR SUCH FACILITIES TO SERVE THE GRANTOR'S SCHOOL PROJECT AND INCIDENTAL PURPOSES, RECORDED OCTOBER 19, 2010 AS INSTRUMENT NO. 2010-0561114 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, DOING BUSINESS AS AT&T CALIFORNIA, AND ITS ASSOCIATED AND AFFILIATED COMPANIES, ITS AND THEIR SUCCESSORS, ASSIGNS, LESSEES AND AGENTS. AFFECTS: AS DESCRIBED THEREIN, TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT RECORDED AUGUST 17, 2023 AS INSTRUMENT NO. 2023-0224003 OF OFFICIAL RECORDS.
11. INTENTIONALLY DELETED
12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
13. RIGHTS OF PARTIES IN POSSESSION.
14. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY HUNSAKER & ASSOCIATES ON DECEMBER 12, 2022, DESIGNATED JOB NO. 3214-0002:
 - A. THE FACT THAT CHAIN LINK FENCING MEANDERS ACROSS THE EAST, WEST, AND SOUTHERLY PROPERTY LINES.
 - B. AN EASEMENT OR LESSER RIGHT AS EVIDENCED BY STORM DRAIN DITCHES SITUATED ALONG THE WESTERLY PROPERTY LINE.
 - C. THE FACT THAT 5 BUILDINGS ENCROACH UPON STORM DRAIN LINES RUNNING FROM ADJACENT LANDS TO THE EAST ACROSS SAID LAND AND ONTO ADJACENT LANDS TO THE WEST.
 - D. AN ENCROACHMENT, EASEMENT OR LESSER RIGHT AS EVIDENCED BY A DRIVEWAY AND SIDEWALK SITUATED ON THE EASTERLY PROPERTY LINE AND RUNNING THROUGH ADJACENT LANDS TO THE EAST TO GARRISON STREET.
15. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS.



PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500- FX(858)558-1414

BOUNDARIES & ENCUMBRANCES

**GARRISON ELEMENTARY
SCHOOL**

CITY OF OCEANSIDE, CALIFORNIA

SHEET

**5
OF
5**

WD # 3214-0002

TREE MITIGATION & PROTECTION NOTES:

FINAL MITIGATION VALUE: 303" FOR 1:1 REPLACEMENT OF TREE CALIPER FOR NEW TREES MAY BE REQUIRED BY CITY OF OCEANSIDE PLANNING DEPARTMENT. 321" OF NEW CALIPER TREES PROPOSED.

EXISTING TREES NOTED AS "PRESERVE" SHALL BE PROTECTED IN PLACE. NO MECHANICAL OR OTHER GRADING WHICH WOULD ALTER GROUND ELEVATION AROUND BASE OR WITHIN DRIPLINE OF TREES SHALL BE ALLOWED. NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIPLINE CAUSING DISTURBANCE TO TREE ROOTS SHALL OCCUR; NO EXCESSIVE PRUNING SHALL OCCUR; NO STORAGE OF EQUIPMENT SHALL OCCUR UNDER DRIPLINES; NO ACTIVITIES SHALL CAUSE SOIL COMPACTION AROUND TREE CANOPY OR TRUNK. IF EXISTING TREES TO BE PRESERVED ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES, TREES SHALL BE REPLACED IN KIND WITH SAME SPECIES AND SIZE (DIAMETER AT BREAST HEIGHT) PER CITY REQUIREMENT.

ROOT BARRIER NOTE:

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE A MINIMUM 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.

CITY OF OCEANSIDE PLAN NOTES:

- FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
- LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, AND STORM DRAIN EASEMENTS AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER OR AS STATED IN ANY LEGAL DOCUMENT SUCH AS BUT NOT LIMITED TO A LEASE AGREEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
- NO TRASH ENCLOSURES ARE PROPOSED; TRASH BINS TO BE STORED IN PRIVATE GARAGES. REFERENCE TRASH DAY PLAN BY ARCHITECT.
- ALL STREET TREES SHALL COMPLY WITH STREET TREE STANDARD 211A.

EXISTING VEGETATION ABOVE RETAINING WALLS & LIMIT OF GRADING TO REMAIN, TYP.

EXISTING TREE TO BE PRESERVED. SEE CL-2.1 AND ARBORIST'S REPORT.

EXISTING TREE TO BE PRESERVED. SEE CL-2.1 AND ARBORIST'S REPORT.

15' SLOPE SETBACK

DIEGAN COASTAL SAGE SCRUB MITIGATION, 0.42 ACRES TOTAL ON SLOPE

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PROPOSED PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF AND TIME SCHEDULED. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS, ONSITE WEATHER SENSOR, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER SF CANOPY
TREES						
	ARB MAR	13	ARBUTUS X 'MARINA' STANDARD, DOUBLE STAKE 2" CALIPER, 30' CANOPY (106.86 SF)	MARINA STRAWBERRY TREE STANDARD	24" BOX	LOW 9,193.18
	CER WES	20	CERCIS OCCIDENTALIS 1.5" CALIPER, 10' CANOPY (18.54 SF)	WESTERN REDBUD MULTI-TRUNK	24" & 36" BOX	LOW 25,034.31
	GEI PAR	51	GEUEIRA PARVIFLORA STANDARD, DOUBLE STAKE 2" CALIPER, 25' CANOPY (490.81 SF)	AUSTRALIAN WILLOW	24" BOX	LOW 1,570.80
	OLE SWA	26	OLEA EUROPAEA 'SWAN HILL' MULTI. 3" CALIPER 20' CANOPY (314.16 SF)	SWAN HILL FRUITLESS OLIVE	36" BOX	LOW 8,169.16
	PAR DES	13	PARKINSONIA X 'DESERT MUSEUM' STANDARD, DOUBLE STAKE 2" CALIPER, 22' CANOPY (380.13 SF)	DESERT MUSEUM PALO VERDE	36" BOX	LOW 4,341.63
	QUE AGR	12	QUERCUS AGRIFOLIA STANDARD, DOUBLE STAKE 1.5" CALIPER 35' CANOPY (962.11 SF)	COAST LIVE OAK	15 GAL	LOW 11,545.32
	CHI PIN	14	X CHITALPA TASHKENTENSIS 'PINK DAWN' STANDARD, DOUBLE STAKE 2" CALIPER, 20' CANOPY (314.16 SF)	PINK DAWN CHITALPA	24" BOX	LOW 4,338.24
NOTE: 321" OF NEW CALIPER TREES PROPOSED.						64,841.76 SF
BOTANICAL NAME						WATER TOTAL
GROUND COVERS						
	FES MAR	9,810 SF	FESTUCA ARUNDINACEA 'MARATHON II'	MARATHON II FESCUE	80D	HIGH

LOT COVERAGE:

CATEGORY	SF	% COVER
NEW LANDSCAPING	95,939	26.5
NATURAL LANDSCAPING	46,194	12.8
PAVING (ROADS, WALKS)	110,406	30.4
BUILDINGS	103,150	30.3
TOTAL:	362,289	100.0

CAP ITEM 3049:

PERCENTAGE TREE CANOPY COVER: 17.3%

PERCENTAGE SITE PERMEABLE COVER: 39.3%

*SEE CANOPY COVER ON PLANT LEGEND

*SEE LOT COVERAGE: TOTAL INCLUDES NEW AND NATURAL LANDSCAPING

REFERENCE NOTES LEGEND

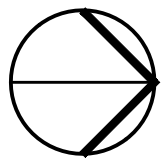
CODE	DESCRIPTION
1	5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN
2	BENCH WITH BACK
3	LAWN PLAY AREA
4	CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM BROOM FINISH. ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
5	PICNIC TABLES
6	DECOMPOSED GRANITE
7	DOG PARK ENCLOSED WITH 4' HEIGHT TUBE STEEL FENCE AND SELF-CLOSING GATES
8	ACTIVE TURF AREA, 100' X 60'
9	5' HEIGHT TUBE STEEL FENCE, BLACK, SEE CONCEPTUAL WALL AND FENCING PLAN
10	DOG WASTE STATION
11	RETAINING WALL PER CIVIL ENGINEER'S PLANS. ALL WALLS OVER 4' IN HEIGHT TO BE PLANTED WITH VINES OR SCREEN SHRUBS.
12	PLAY AREA: PLAYGROUND STRUCTURE & CONCRETE CORNHOLE GAMES

LANDSCAPE MAINTENANCE:

ALL PROPOSED LANDSCAPE SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY DEVELOPER UNTIL THE FORMATION OF A NEW HOMEOWNER'S ASSOCIATION (HOA). AT WHICH TIME ALL LANDSCAPE MAINTENANCE DUTIES WILL BE PERFORMED BY THE NEW HOA. MAINTENANCE DUTIES INCLUDE MOWING, TRIMMING GROUNDCOVER, BUSHES, AND TREES, WEEDING, TRASH REMOVAL, IRRIGATION, AND ROUTINE IRRIGATION SYSTEM REVIEWS AND ADJUSTMENTS AND REPAIRS.

SHEET INDEX

SHEET	DESCRIPTION
CL-1.1	CONCEPTUAL LANDSCAPE PLAN
CL-1.2	CONCEPTUAL WALL & FENCE PLAN
CL-1.3	CONCEPTUAL PLANT PALETTE
CL-1.4	CONCEPTUAL AMENITIES PLAN
CL-2.1	CONCEPTUAL EXISTING VEGETATION DISPOSITION PLAN



SCALE: 1"=40'-0"

0 20' 40' 80'

CONCEPTUAL LANDSCAPE PLAN

STREET TREE & TREE SPACING NOTE:

STREET TREES AND OTHER TREES SHALL BE SPACED:

- 8 FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.
- 5' FROM MAILBOXES.
- 5 FEET FROM FIRE HYDRANTS, ALL SIDES.
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES WITHOUT EASEMENTS (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS).
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES).
- 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10' FROM TRAFFIC AND DIRECTIONAL SIGNS.
- 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS).
- STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
- LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
- MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
- SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

FIRE DEPARTMENT NOTES:

- LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
- ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3'-FOOT CLEARANCE AROUND ALL FIRE APPARATUS.
- ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28- FEET WIDE.
- ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14- FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

PLANTING NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

RECREATIONAL LAWNS:

PROJECT SHALL BE CONSISTENT WITH AB 1512 AND HAVE NO NON-FUNCTIONAL TURF AREAS IN HOA COMMON AREAS. ALL TURF/LAWN AREAS PROPOSED IN RECREATIONAL OPEN SPACE AREAS AND ARE OF SIZES TO MAKE THEM FUNCTIONAL.

WATER METER:

ALL COMMON AREAS WILL BE IRRIGATED BY A DEDICATED IRRIGATION METER MANAGED AND PAID FOR BY THE HOA.



KIMBERLY TRUE, M.L.A.
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Date 5/10/2024

Revisions
07/02/2024 PLN PLCK 1
10/25/2024 PLN PLCK 2
04/14/2025 PLN PLCK 3
06/10/2025 PLN PLCK 4
08/11/2025 PLN PLCK 5
09/29/2025 City Council

Garrison Street Residential Development
333 Garrison Street
Oceanside, California, 92054



Drawn By KJT
Sheet

CL-1.1

Of 5
APN 162-020-26
GPA24-00002, ZA24-00001,
T24-00002, D24-00010
Job No. 1906



TRUE NATURE
LANDSCAPE ARCHITECTURE

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805-770-2100

Date 5/10/2024

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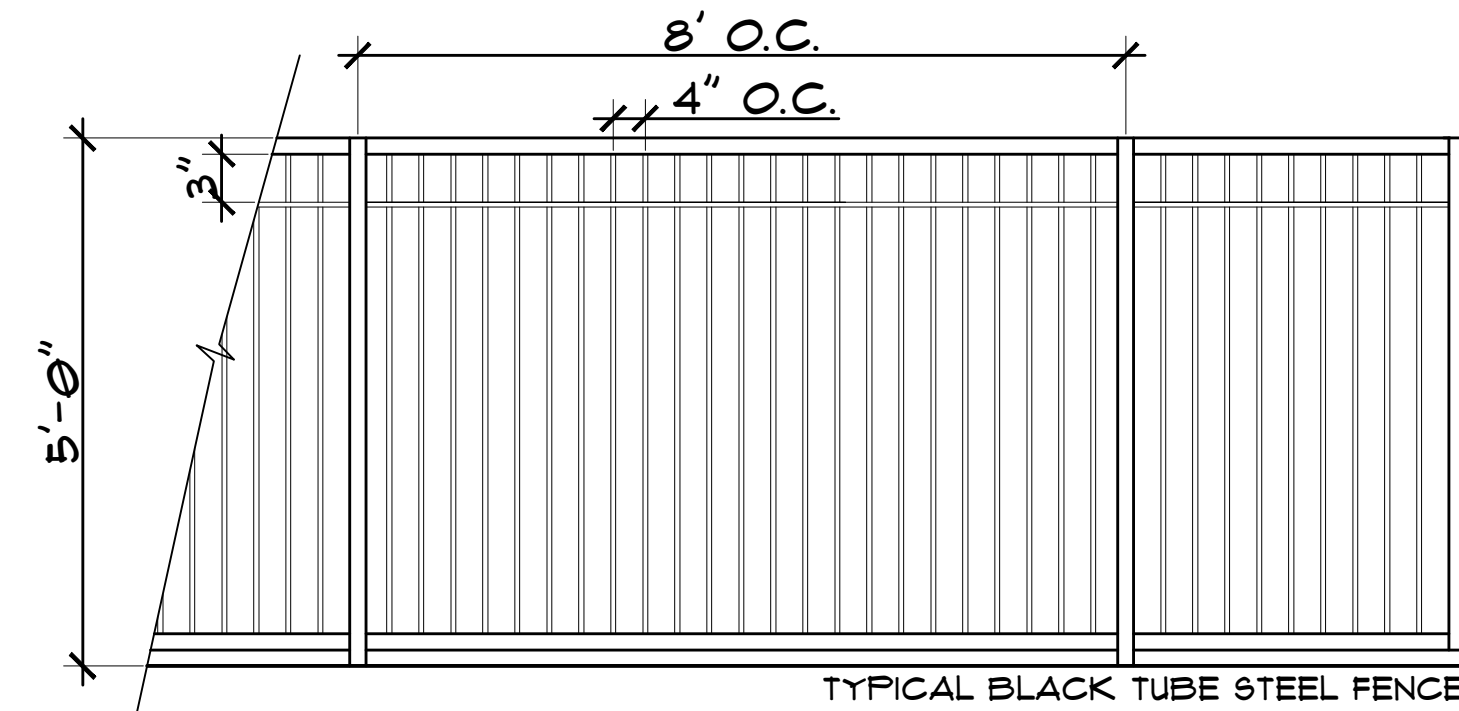
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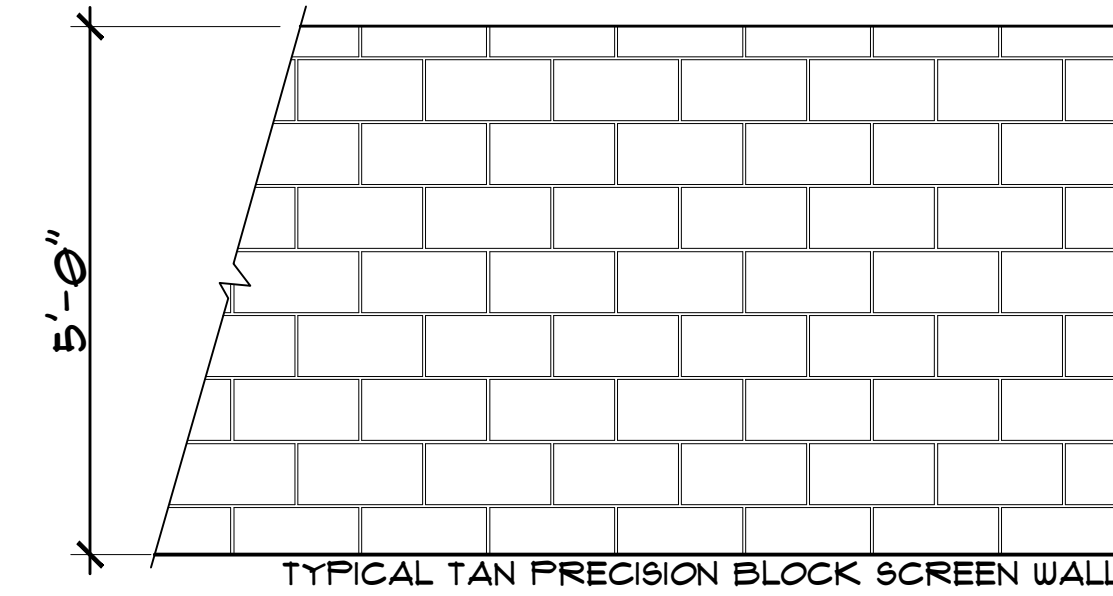
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CL-1.2

Of 5
APN 162-020-26
GPA24-00002, ZA24-00001,
T24-00002, D24-00010
Job No. 1906



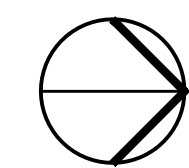
TUBE STEEL FENCE



TAN PRECISION BLOCK WALL



NOTE: RETAINING WALLS TO BE OF SAME MATERIAL, COLOR, AND PATTERN, HEIGHT PER CIVIL ENGINEER'S GRADING PLANS.



SCALE: 1"=40'-0"
0 20' 40' 80'

CONCEPTUAL WALL & FENCE PLAN



ARBUTUS MARINA



AUSTRALIAN WILLOW



SWAN HILL FRUITLESS OLIVE



DESERT MUSEUM PALO VERDE



COAST LIVE OAK



PINK DAWN CHITALPA



PINK MELALEUCA



AGAVE BLUE FLAME



TREE ALOE



RED ALOE



HARMONY KANGAROO PAWS



DWARF BOTTLEBRUSH



JULIA PHELPS WILD LILAC



PEACHES AND CREAM GREVILLEA



BLUE GRAMA



JESTER CONEBUSH



SAFARI GOLDSTRIKE CONEBUSH



SAFARI SUNSET CONEBUSH



LITTLE OLLIE



ALLEN CHICKERING SAGE



COPPER CANYON DAISY



BLUE GEM COAST ROSEMARY



ORANGE FLAME VINE



ROYAL TRUMPET VINE



PACIFIC MIST MANZANITA



CAMPFIRE CRASSULA



PIGEON POINT COYOTE BRUSH



BLUE CHALKSTICKS



FAIRY CRASSULA

CONCEPTUAL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	REMARKS
TREES					
	ARBUTUS X 'MARINA'	MARINA STRAUBERRY TREE STANDARD	24" BOX	LOW	STANDARD, DOUBLE STAKE. 2" CALIPER, 30' CANOPY (100.86 SF).
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24" 3/8" BOX	LOW	1.5" CALIPER, 10' CANOPY (10.54 SF). CA NATIVE
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	LOW	STANDARD, DOUBLE STAKE. 2" CALIPER, 25' CANOPY (490.81 SF).
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX	LOW	MULTI. 3" CALIPER 20' CANOPY (314.16 SF)
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	LOW	STANDARD, DOUBLE STAKE. 3" CALIPER. 22' CANOPY (300.13 SF).
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	LOW	STANDARD, DOUBLE STAKE. 1.5" CALIPER. 35' CANOPY (362.11 SF) CA NATIVE
	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	LOW	STANDARD, DOUBLE STAKE. 2" CALIPER. 20' CANOPY (314.16 SF).

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
SHRUBS				
AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	5 GAL	LOW	
AGAVE WEBERI 'ARIZONA STAR'	VARIEGATED WEBER'S AGAVE	5 GAL	LOW	
AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	LOW	
ALOE ARBORESCENS	TREE ALOE	5 GAL	LOW	
ALOE CAMERONII	RED ALOE	5 GAL	LOW	
ANGIOZANTHOS X 'HARMONY'	HARMONY YELLOW KANGAROO PAW	5 GAL	LOW	
ARBUTUS UNEDO 'ELFIN KING'	ELFIN KING STRAUBERRY TREE	5 GAL	LOW	
ARCTOSTAPHYLOS X 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	5 GAL	LOW	CA NATIVE
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	LOW	CA NATIVE
CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW	
CEANOTHUS X 'JULIA PHELPS'	JULIA PHELPS WILD LILAC	5 GAL	LOW	CA NATIVE
DIANELLA REVOLUTA 'BIG REV'	BIG REV FLAX LILY	1 GAL	LOW	
GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER ISLAND SNAPDRAGON	5 GAL	LOW	CA NATIVE
GREVILLEA X 'PEACHES AND CREAM'	PEACHES AND CREAM GREVILLEA	15 GAL	LOW	
LEUCADENDRON X 'JESTER'	JESTER CONEBUSH	5 GAL	LOW	
LEUCADENDRON X 'SAFARI GOLDSTRIKE'	SAFARI GOLDSTRIKE CONEBUSH	5 GAL	LOW	
LEUCADENDRON X 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	5 GAL	LOW	
LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY® VARIEGATED MAT RUSH	5 GAL	LOW	
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	PINK MUHLY	1 GAL	LOW	
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	CA NATIVE
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL	LOW	
PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO PITTOSPORUM	5 GAL	LOW	
SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	LOW	
SALVIA X 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL	LOW	CA NATIVE
TARGETS LEMONII	COPPER CANYON DAISY	1 GAL	LOW	
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL	LOW	CA NATIVE
WESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	1 GAL	LOW	

VINES				
DISTICTIS X 'RIVERS'	ROYAL TRUMPET VINE	5 GAL	LOW	
FIGUS FUMILA MINIMA	CREeping FIG	1 GAL	MEDIUM	STAKED.
HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	HAPPY WANDERER LILAC VINE	5 GAL	LOW	
PYROSTEGIA VENUSTA	ORANGE FLAME VINE	5 GAL	LOW	

BOTANICAL NAME	COMMON NAME	CONT	WATER USE	REMARKS
GROUND COVERS				
ACHILLEA MILLEFOLIUM 'ISLAND PINK'	ISLAND PINK COMMON YARROW	1 GAL	LOW	CA NATIVE
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	LOW	CA NATIVE
BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	LOW	CA NATIVE
BOUGAINVILLEA X 'OO-LA-LA' TM	OO-LA-LA BOUGAINVILLEA	1 GAL	LOW	
CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE CRASSULA	1 GAL OR 6" POT	LOW	
CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL	LOW	
PESTUCA ARUNDINACEA 'MARATHON II'	MARATHON II FESCUE	SOD	HIGH	
LANTANA CAMARA 'YELLOW TRAILING'	YELLOW SPREADING LANTANA	1 GAL	LOW	
MYOPORUM X 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL	LOW	
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW	CA NATIVE
SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP	1 GAL OR 6" POT	LOW	
SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	4" POT	LOW	

DIEGAN COASTAL SAGE SCRUB				
ACMESON GLABER	DEERWEED	1 GAL	LOW	CA NATIVE
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	1 GAL	LOW	
BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW	CA NATIVE
CLEOMEA ARBOREA	BLADDERFOD	1 GAL	LOW	CA NATIVE
ENCELIA CALIFORNICA	CALIFORNIA BUSH SUNFLOWER	1 GAL	LOW	CA NATIVE
ERIOGONUM FASCICULATUM	STICKY MONKEYFLOWER	1 GAL	LOW	CA NATIVE
HAZARDIA SQUARROSA	SAWTOOTH GOLDENBUSH	1 GAL	LOW	CA NATIVE
ISOCOMA MENZESII	COASTAL GOLDENBUSH	1 GAL	LOW	CA NATIVE
MALACOTHAMNUS FASCICULARIS	CHAPARRAL MALLOW	1 GAL	LOW	CA NATIVE
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW	CA NATIVE
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	1 GAL	LOW	
RHUS INTEGRIFOLIA	LEMONADEBERRY	1 GAL	LOW	CA NATIVE
SALVIA MELIFERA	BLACK SAGE	1 GAL	LOW	CA NATIVE
SAMBUCUS MEXICANUS NIGRA SSP. CAERULEA	ELDERBERRY	1 GAL	LOW	CA NATIVE

DIEGAN COASTAL SAGE SCRUB SPECIES MAY BE ALTERED BY PROJECT BIOLOGIST



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Date 5/10/2024

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10/25/2024 PLN PLCK 2
04/14/2025 PLN PLCK 3
06/10/2025 PLN PLCK 4
08/11/2025 PLN PLCK 5
09/29/2025 City Council

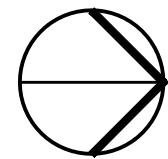
Garrison Street Residential Development
333 Garrison Street
Oceanside, California, 92054



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Sheet

CL-1.3

Of 5
APN 162-020-26
GPA24-00002, ZA24-00001,
T24-00002, D24-00010
Job No. 1906



SCALE: 1"=40'-0"

0 20' 40' 80'

CONCEPTUAL PLANT PALETTE



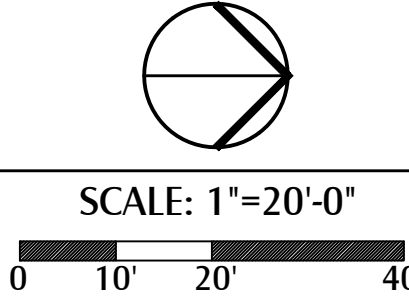
REFERENCE NOTES LEGEND

CODE	DESCRIPTION
1	5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN
2	CURVED BENCH
3	ACTIVE TURF PLAY AREA (5,485 SF)
4	CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM BROOM FINISH. ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
5	PICNIC TABLES
6	DECOMPOSED GRANITE
7	RETAINING WALLS PER CIVIL ENGINEER'S PLANS
8	DOG WASTE STATION
9	PLAYGROUND STRUCTURE WITH FALL SURFACING
10	CONCRETE CORNHOLE GAME AREA
11	DECOMPOSED GRANITE PATH
12	BENCH WITH BACK
13	BIKE PARKING

- STATISTICS:
- 11,800 SF RECREATION AREA, COMMON OPEN SPACE
 - 5,485 SF ACTIVE TURF LAWN (~100' X 60')
 - TWO (2) PICNIC TABLES, ONE ADA ACCESSIBLE
 - ACCESSIBLE D.G. PICNIC AREA SURFACING
 - CURVED BENCH WITH BACK
 - 6' BENCH WITH BACK
 - 275 LF D.G. PATH
 - BIKE PARKING
 - WATERWISE LANDSCAPE PERIMETER
 - 1098 SF TOT LOT (PLAYGROUND STRUCTURE)
 - TWO (2) CORNHOLE GAMES

TURF PROPOSED OVER STORMWATER CHAMBER SYSTEM. TREES PROPOSED CLEAR OF STORM DRAIN LINES (SPECIES DO NOT HAVE INVASIVE ROOTS). DAYTIME USE ONLY. 4 PARKING SPACES PROVIDED NEARBY.

AMENITY AREA 1 - ACTIVE TURF & PLAY AREA

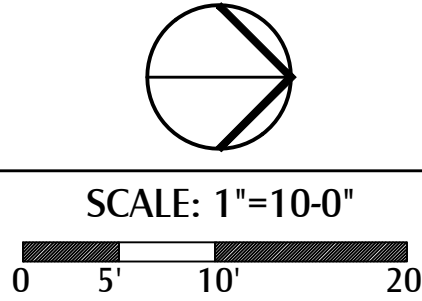


REFERENCE NOTES LEGEND

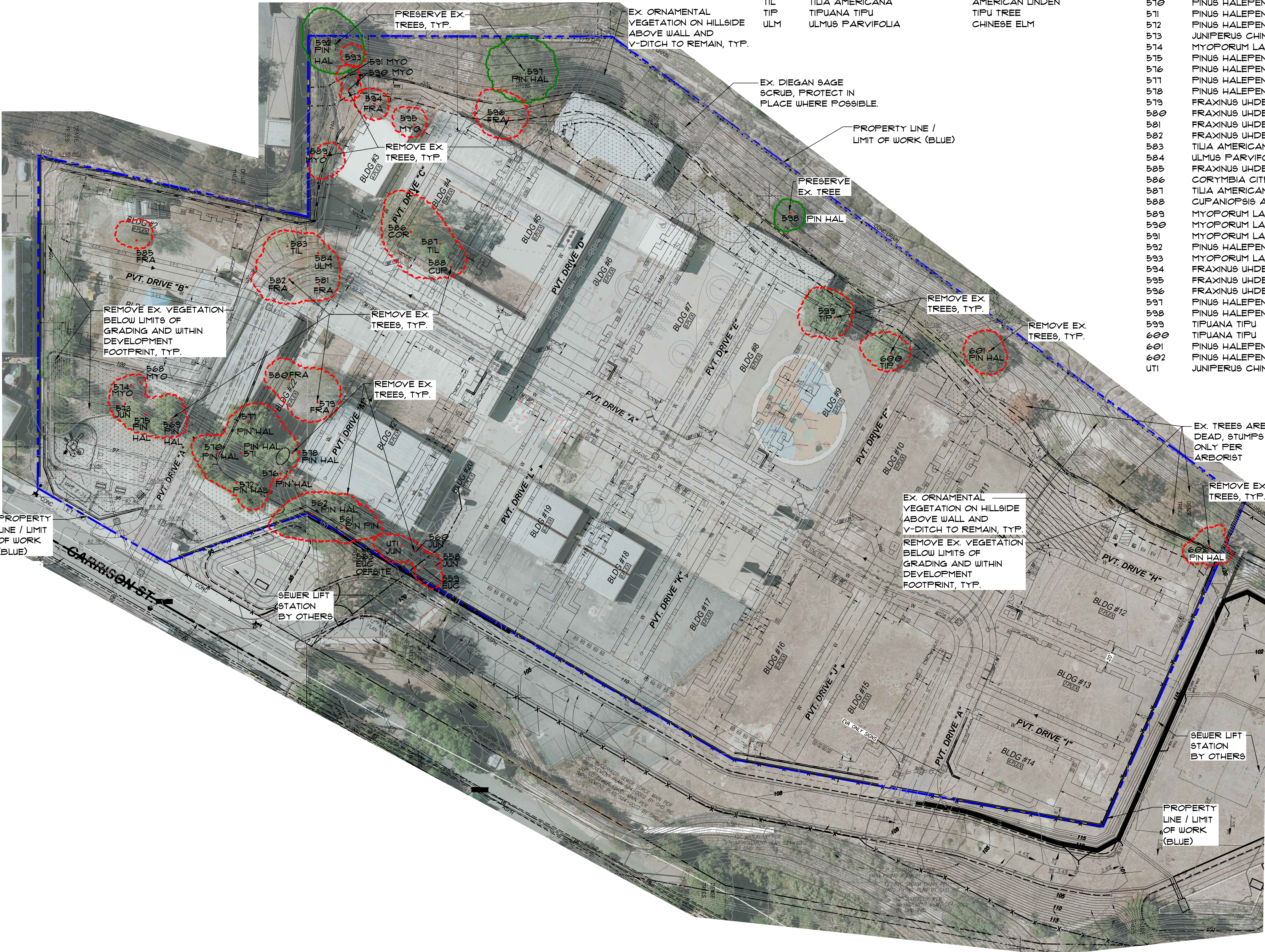
CODE	DESCRIPTION
1	5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN
2	BENCH WITH BACK
3	LAWN PLAY AREA
4	CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM BROOM FINISH. ALL PEDESTRIAN PAVING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.
5	PICNIC TABLES
6	DECOMPOSED GRANITE
7	DOG PARK ENCLOSED WITH 4' HEIGHT TUBE STEEL FENCE AND SELF-CLOSING GATES
8	ACTIVE TURF AREA, 105' X 88'
9	5' HEIGHT TUBE STEEL FENCE, BLACK, SEE CONCEPTUAL WALL AND FENCING PLAN
10	DOG WASTE STATION

- STATISTICS:
- 16,800 SF RECREATION AREA, COMMON OPEN SPACE
 - 1,600 SF LAWN FOR DOG RUN, REAL OR ARTIFICIAL TURF
 - THREE (3) BENCHES WITH BACK AT DOG RUN
 - ENCLOSURE FENCE WITH SELF-CLOSING GATES
 - DOG WASTE STATION
 - WATERWISE LANDSCAPE PERIMETER
 - LINEAR PARK OPEN SPACE WITH FIVE LAWN AREAS AND BENCHES ALONG BASE OF SLOPE, SEE CL-1.1 FOR ENTIRE OPEN SPACE LAYOUT.

AMENITY AREA 2



CONCEPTUAL AMENITIES PLAN



EXISTING TREE LEGEND

CODE	BOTANICAL NAME	COMMON NAME
COR	CORYMBIA CITRIODORA	LEMON-SCENTED GUM
CUP	CUPANIOF916 ANACARDIODES	CARROTWOOD
EUC	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM
FRA	FRAXINUS UHDEI	SHAMEL ASH
JUN	JUNIPERUS CHINENSIS	CHINESE JUNIPER
MYO	MYOPORUM LAETUM	MYOPORUM
PIN HAL	PINUS HALEPENSIS	ALEPPO PINE
PIN PIN	PINUS PINEA	ITALIAN STONE PINE
TIL	TILIA AMERICANA	AMERICAN LINDEN
TIF	TIPUANA TIPU	TIPU TREE
ULM	ULMUS PARVIFOLIA	CHINESE ELM

TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	DBH	DISPOSITION	REASON	MITIGATION
558	JUNIPERUS CHINENSIS	9	REMOVE	GRADING	YES - 9"
559	EUCALYPTUS POLYANTHEMOS	11	REMOVE	DISEASED	NO
560	JUNIPERUS CHINENSIS	5	REMOVE	GRADING	YES - 5"
561	PINUS PINEA (MULTI)	53	REMOVE	GRADING	YES - 29"
562	PINUS HALEPENSIS	20	REMOVE	POOR HEALTH	NO
563	EUCALYPTUS POLYANTHEMOS	20	OFFSITE	-	-
568	MYOPORUM LAETUM	13	REMOVE	POOR HEALTH	NO
569	PINUS HALEPENSIS	13	REMOVE	GRADING	YES - 13"
570	PINUS HALEPENSIS	14	REMOVE	GRADING	YES - 14"
571	PINUS HALEPENSIS	16	REMOVE	GRADING	YES - 16"
572	PINUS HALEPENSIS	10	REMOVE	GRADING	YES - 10"
573	JUNIPERUS CHINENSIS	6	REMOVE	GRADING	YES - 6"
574	MYOPORUM LAETUM	5.5	REMOVE	POOR HEALTH	NO
575	PINUS HALEPENSIS	10.5	REMOVE	POOR HEALTH	NO
576	PINUS HALEPENSIS	20	REMOVE	GRADING	YES - 20"
577	PINUS HALEPENSIS	20	REMOVE	GRADING	YES - 20"
578	PINUS HALEPENSIS	18	REMOVE	DISEASED	NO
579	FRAXINUS UHDEI	33	REMOVE	GRADING	YES - 33"
580	FRAXINUS UHDEI	19.5	REMOVE	POOR HEALTH	NO
581	FRAXINUS UHDEI	16	REMOVE	POOR HEALTH	NO
582	FRAXINUS UHDEI	16	REMOVE	POOR HEALTH	NO
583	TILIA AMERICANA	7.5	REMOVE	SEVERE DECLINE	NO
584	ULMUS PARVIFOLIA	18	REMOVE	DYING	NO
585	FRAXINUS UHDEI	15.5	REMOVE	POOR HEALTH	NO
586	CORYMBIA CITRIODORA	21	REMOVE	GRADING	YES - 21"
587	TILIA AMERICANA	27	REMOVE	POOR HEALTH	NO
588	CUPANIOF916 ANACARDIODES	8	REMOVE	GRADING	YES - 8"
589	MYOPORUM LAETUM	10.5	REMOVE	GRADING (WALL)	YES - 10.5"
590	MYOPORUM LAETUM	9.5	REMOVE	POOR HEALTH	NO
591	MYOPORUM LAETUM	15.5	REMOVE	POOR HEALTH	NO
592	PINUS HALEPENSIS	17.5	PRESERVE	PRUNE	NO
593	MYOPORUM LAETUM	11.5	REMOVE	POOR HEALTH	NO
594	FRAXINUS UHDEI	14	REMOVE	GRADING	YES - 14"
595	FRAXINUS UHDEI	17	REMOVE	POOR HEALTH	NO
596	FRAXINUS UHDEI	18	REMOVE	GRADING	YES - 18"
597	PINUS HALEPENSIS	22	PRESERVE	PRUNE	NO
598	PINUS HALEPENSIS	15	PRESERVE	PRUNE	NO
599	TIPUANA TIPU	12	REMOVE	GRADING	YES - 12"
600	TIPUANA TIPU	11	REMOVE	GRADING	YES - 11"
601	PINUS HALEPENSIS	29	REMOVE	GRADING	YES - 29"
602	PINUS HALEPENSIS	18.5	REMOVE	POOR HEALTH	NO
UT1	JUNIPERUS CHINENSIS	4.5	REMOVE	GRADING	YES - 4.5"

TREE MITIGATION & PROTECTION NOTES:

FINAL MITIGATION VALUE: 303" FOR 1:1 REPLACEMENT OF TREE CALIFER FOR NEW TREES MAY BE REQUIRED BY CITY OF OCEANSIDE PLANNING DEPARTMENT.

REFERENCE TREE SURVEY AND ARBORIST REPORT PREPARED BY GEORGE J. WIRTS91 M5, RCA#138, OF CAL PACIFIC SCIENCES, DATED MARCH 27, 2024. THE SITE IS AN ABANDONED SCHOOL AND TREES HAVE NOT BEEN IRRIGATED OR MAINTAINED. TREES RECOMMENDED AS "CONSIDER REMOVAL" BY ARBORIST ARE NOT INCLUDED IN MITIGATION QUANTITIES AS THESE TREES ARE TYPICALLY IN SEVERE DECLINE AND WOULD NEED TO BE REMOVED REGARDLESS OF DEVELOPMENT.

EXISTING TREES NOTED AS "REMOVE" SHALL BE REMOVED AND CHIPPED ON SITE. CHIPS MAY BE USED FOR EROSION CONTROL PURPOSES DURING CONSTRUCTION OR MAY BE SPREAD ON EXISTING SLOPES TO CONTROL WEEDS.

EXISTING TREES NOTED AS "PRESERVE" SHALL BE PROTECTED IN PLACE. NO MECHANICAL OR OTHER GRADING WHICH WOULD ALTER GROUND ELEVATION AROUND BASE OR WITHIN DRIPLINE OF TREES SHALL BE ALLOWED. NO MECHANICAL EQUIPMENT OR TRENCHING WITHIN THE DRIPLINE CAUSING DISTURBANCE TO TREE ROOTS SHALL OCCUR. NO EXCESSIVE PRUNING SHALL OCCUR. NO STORAGE OF EQUIPMENT SHALL OCCUR UNDER DRIPLINES. NO ACTIVITIES SHALL CAUSE SOIL COMPACTION AROUND TREE CANOPY OR TRUNK. IF EXISTING TREES TO BE PRESERVED ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES, TREES SHALL BE REPLACED IN KIND WITH SAME SPECIES AND SIZE (DIAMETER AT BREAST HEIGHT) PER CITY REQUIREMENT.

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Date 5/10/2024

Revisions
07/02/2024 PLN PLCK 1
10/25/2024 PLN PLCK 2
04/14/2025 PLN PLCK 3
06/10/2025 PLN PLCK 4
08/11/2025 PLN PLCK 5
09/29/2025 City Council

Garrison Street Residential Development
333 Garrison Street
Oceanside, California, 92054

Drawn By KJT
Sheet
CL-2.1
Of 5
APN 162-020-26
GPA24-00002, ZA24-00001,
T24-00002, D24-00010
Job No. 1906



<u>Site Summary</u>			
Gross Site Area:	±8.3 Acres		
Dwelling Units:	140 Units		
Density:	17 du/ac		
Lot Coverage:	30.3%		
<u>3 Story Townhomes A:</u>			
Plan	Type	Area	Quantity
P1	2 Bed/ 2.5 Bath	1364 sf Net	10 du
P2	2 Bed/ 2.5 Bath	1378 sf Net	20 du
P3	3 Bed/ 2.5 Bath	1561 sf Net	10 du
P4	3 Bed/ 3.5 Bath	1747 sf Net	20 du
P5	3 Bed/ 3.5 Bath	1788 sf Net	41 du
P6	4 Bed/ 3.5 Bath	1948 sf Net	17 du
P7	4 Bed/ 3.5 Bath	2093 sf Net	22 du
Total:			140 du
<u>3 Story Townhomes Building Summary:</u>			
Bldg Type	Description	Quantity	
Bldg A	4-Plex	1	
Bldg B	7-Plex	3	
Bldg C	8-Plex	7	
Bldg D	4-Plex	2	
Bldg E	5-Plex	3	
Bldg F	6-Plex	6	
<u>Parking Required:</u>			
2+ Bed: 140 x 2/du	280 Spaces		
Guest: 140 x 0.2 + 1	29 Spaces		
Total Required:		309 Spaces	
<u>Parking Provided:</u>			
Garages:	280 Spaces		
Open parking:	38 Spaces		
Total Provided:		318 Spaces (2.27/Unit)	
<u>Open Space Required:</u>			
140 du x 300 sf:	42,000 sf		
<u>Open Space Provided:</u>			
Private Townhome Balconies:	11,692 sf		
Common Usable Open Space:	33,300 + sf		
Total:		44,992 sf	
		314 sf / du	
<u>Additional Development Standards (RM-C)</u>			
Density Required: 15.1-20.9 du/ac			
Density Provided: 17 du/ac			
Setbacks Required: Front - 15', Side - 5'/10', Corner Side - 10', Rear - 15'			
Setbacks Provided: Front - 10' min., Side - 7' min., Corner Side - 10' min., Rear - 15' min.			
Max Height: 36'-0"			
Max Height Provided: 36'-0"			
NOTE: Buildings to be equipped with NFPA 13D sprinkler systems			
EV	EV Space with Charger		

COLOR LEGEND - TYPE 'A'	
(A)	STUCCO 1: SW 7757 HIGH REFLECTIVE WHITE
(B)	STUCCO/SIDING 2: SW 9621 CLEAN SLATE
(C)	STUCCO/SIDING 3: SW 7035 AESTHETIC WHITE
(D)	STUCCO/SIDING 4: SW 7076 CYBERSPACE
(E)	ENTRY DOOR 1 / METAL RAILING: SW 7076 CYBERSPACE
(F)	ENTRY DOOR 2: SW 7578 BORSCHT
(G)	GARAGE DOOR: SW 9621 CLEAN SLATE
(I)	BRICK VENEER: ENDICOTT MEDIUM IRONSPOT #77
(J)	STUCCO/SIDING 5: SW 9081 REDEND POINT

MATERIAL LEGEND - TYPE 'A'	
1	PARAPET ROOF
2	SLIDING DOOR
3	STUCCO, LIGHT SAND FINISH
4	SMOOTH NICKEL GAP HORIZONTAL SIDING
5	VINYL WINDOWS
6	FIBER CEMENT TRIM
7	FOAM TRIM W/ STUCCO OVER
8	ENTRY DOOR
9	SECTIONAL GARAGE
10	LIGHT FIXTURE
11	METAL RAILING
12	UTILITY DOOR
13	MODULAR BRICK VENEER - STACK BOND



LEFT



FRONT



RIGHT



REAR

COLOR LEGEND - TYPE 'A'	
(A)	STUCCO 1: SW 7757 HIGH REFLECTIVE WHITE
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LEFT



FRONT



RIGHT



REAR

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7	FOAM TRIM W/ STUCCO OVER
8	ENTRY DOOR
9	SECTIONAL GARAGE
10	LIGHT FIXTURE
11	METAL RAILING
12	UTILITY DOOR
13	MODULAR BRICK VENEER - STACK BOND



LEFT(ENHANCED)



FRONT



RIGHT



REAR

COLOR LEGEND - TYPE 'B'	
(A)	STUCCO 1: SW 7667 ZIRCON
(B)	STUCCO 2: SW 6554 LITE LAVENDER
(C)	STUCCO 3 / METAL RAILING: SW 6033 BATEAU BROWN
(D)	STUCCO 4: SW 7076 CYBERSPACE
(E)	STUCCO 5: SW 7086 GRAY MATTERS
(F)	WINDOW TRIM: SW 7757 HIGH REFLECTIVE
(G)	SIDING 1: SW 9132 ACACIA HAZE
(H)	SIDING 2: SW 9108 DOUBLE LATTE
(I)	ENTRY DOOR: SW 6306 CORDIAL
(J)	GARAGE DOOR: SW 9621 CLEAN SLATE

MATERIAL LEGEND - TYPE 'B'	
1	PARAPET ROOF
2	SLIDING DOOR
3	STUCCO, LIGHT SAND FINISH
4	SMOOTH NICKEL GAP HORIZONTAL SIDING
5	VINYL WINDOWS
6	FIBER CEMENT TRIM
7	FOAM TRIM W/ STUCCO OVER
8	ENTRY DOOR
9	SECTIONAL GARAGE
10	LIGHT FIXTURE
11	METAL RAILING
12	UTILITY DOOR
13	WOODGRAIN SHIPLAP HORIZONTAL SIDING
14	STUCCO, SMOOTH FINISH



LEFT



FRONT



RIGHT



REAR

COLOR LEGEND - TYPE 'B'	
(A)	STUCCO 1: SW 7667 ZIRCON
(B)	STUCCO 2: SW 6554 LITE LAVENDER
(C)	STUCCO 3 / METAL RAILING: SW 6033 BATEAU BROWN
(D)	STUCCO 4: SW 7076 CYBERSPACE
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LEFT



FRONT



RIGHT



REAR

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(I)	ENTRY DOOR: SW 6306 CORDIAL
(J)	GARAGE DOOR: SW 9621 CLEAN SLATE

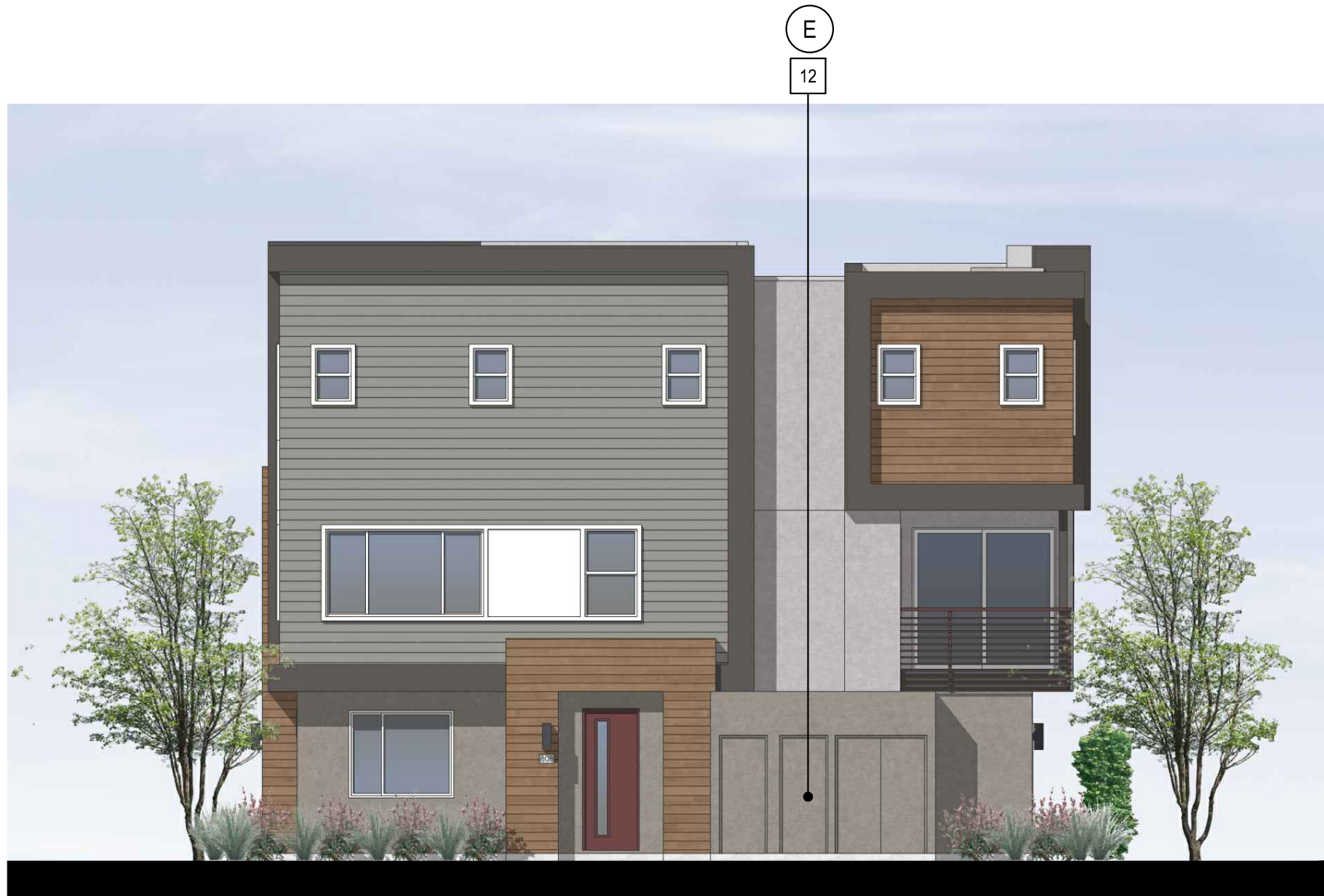
MATERIAL LEGEND - TYPE 'B'	
1	PARAPET ROOF
2	SLIDING DOOR
3	STUCCO, LIGHT SAND FINISH
4	SMOOTH NICKEL GAP HORIZONTAL SIDING
5	VINYL WINDOWS
6	FIBER CEMENT TRIM
7	FOAM TRIM W/ STUCCO OVER
8	ENTRY DOOR
9	SECTIONAL GARAGE
10	LIGHT FIXTURE
11	METAL RAILING
12	UTILITY DOOR
13	WOODGRAIN SHIPLAP HORIZONTAL SIDING
14	STUCCO, SMOOTH FINISH



LEFT



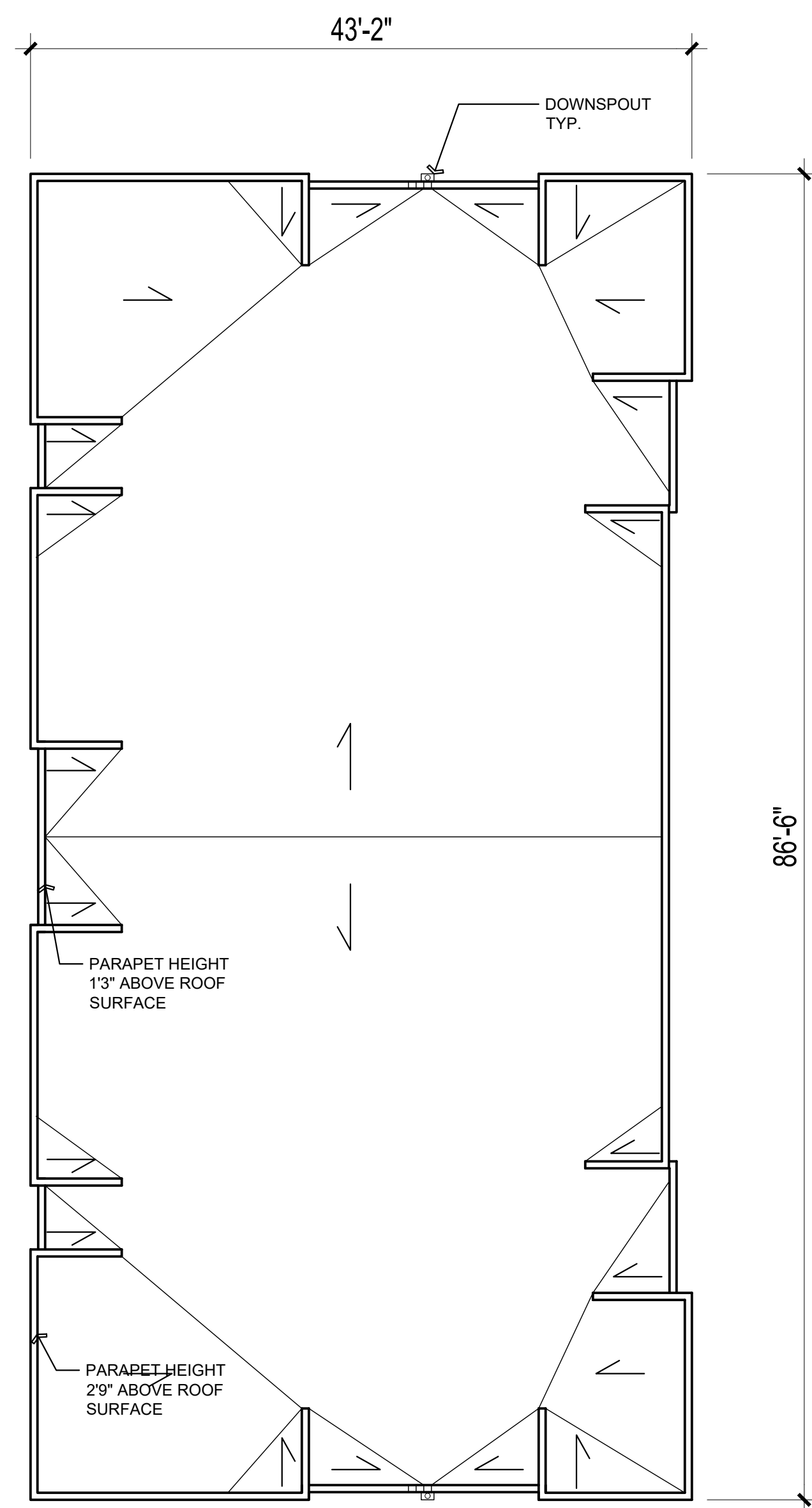
FRONT



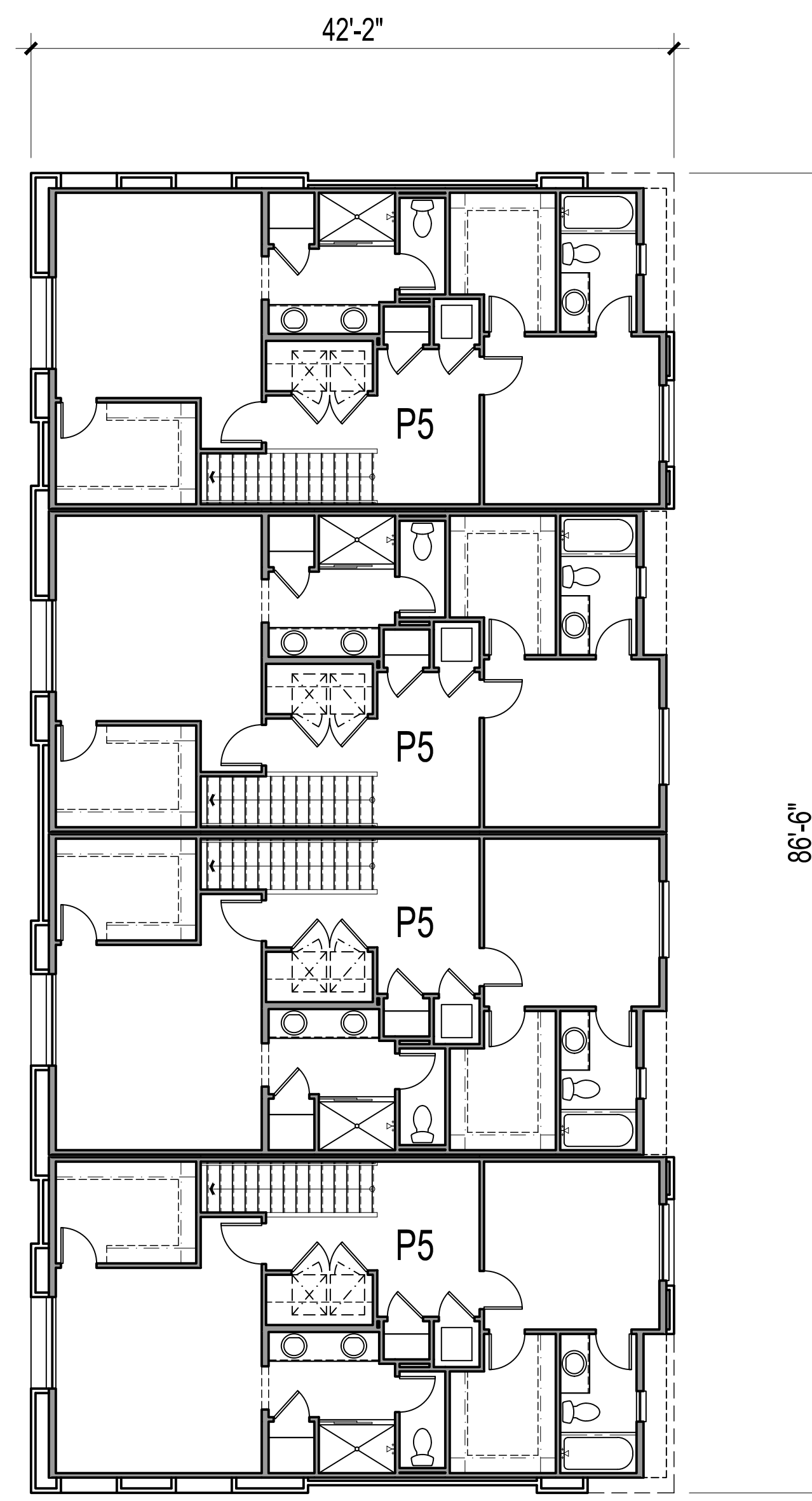
RIGHT



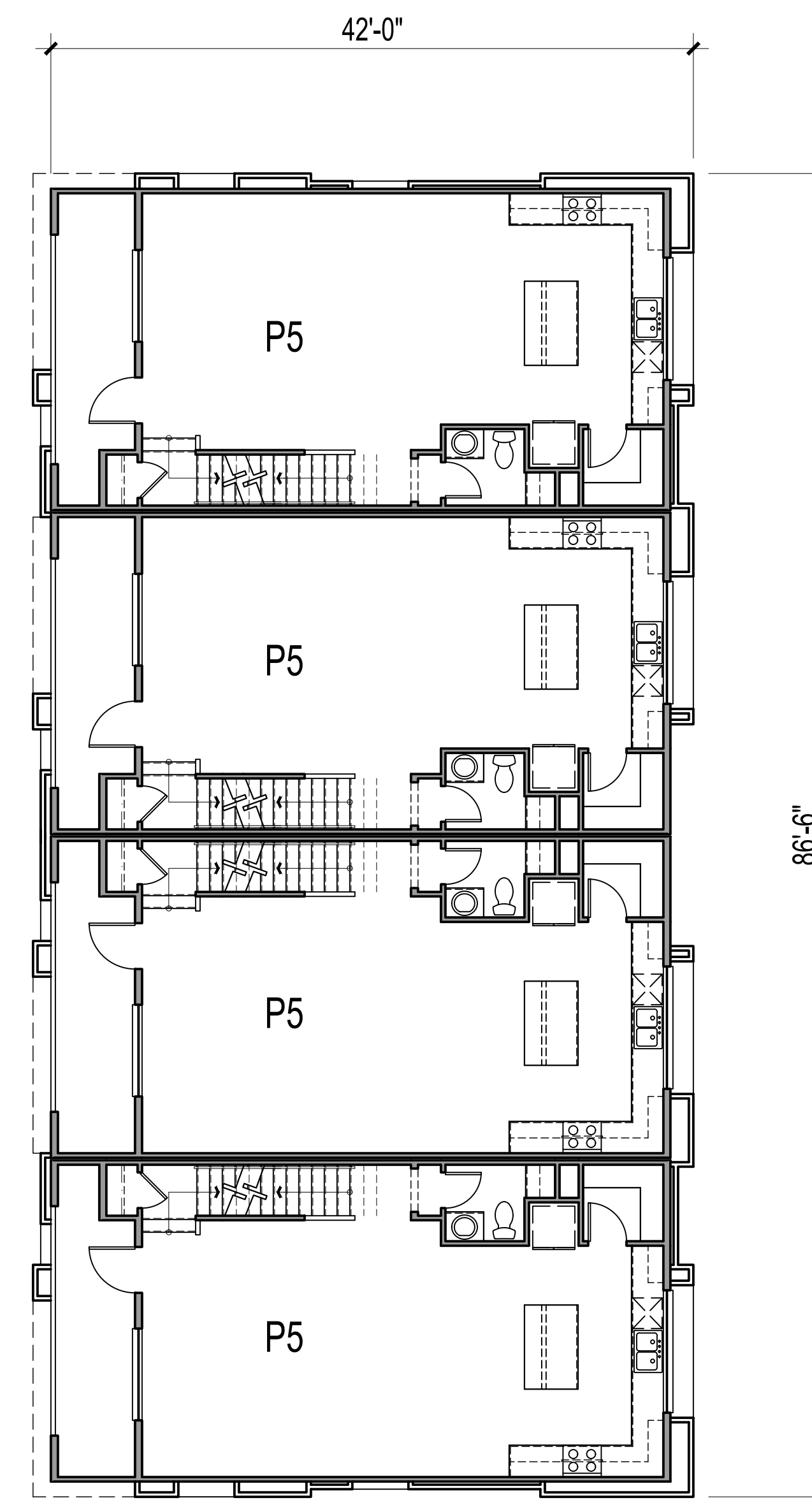
REAR



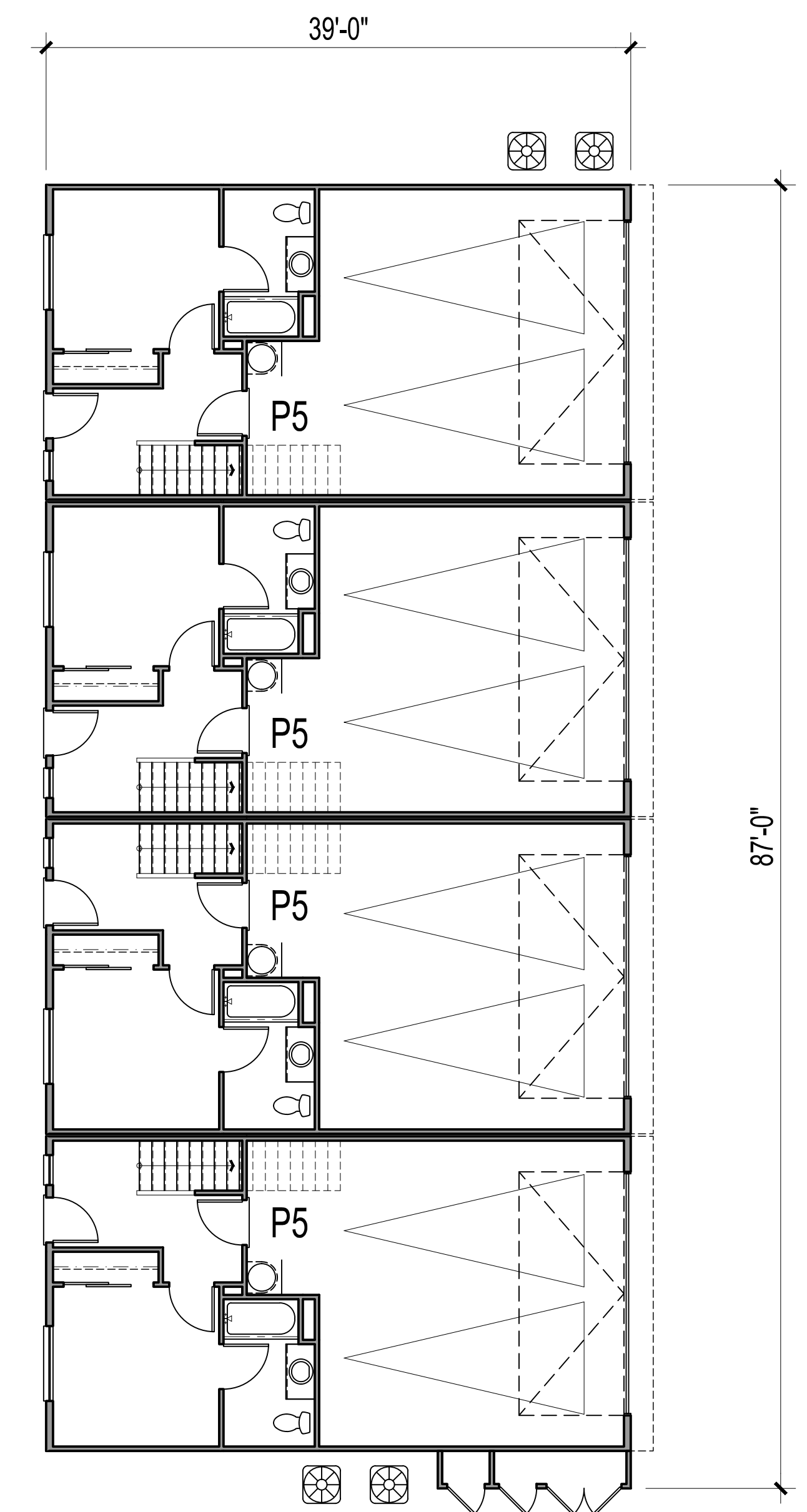
Roof Plan



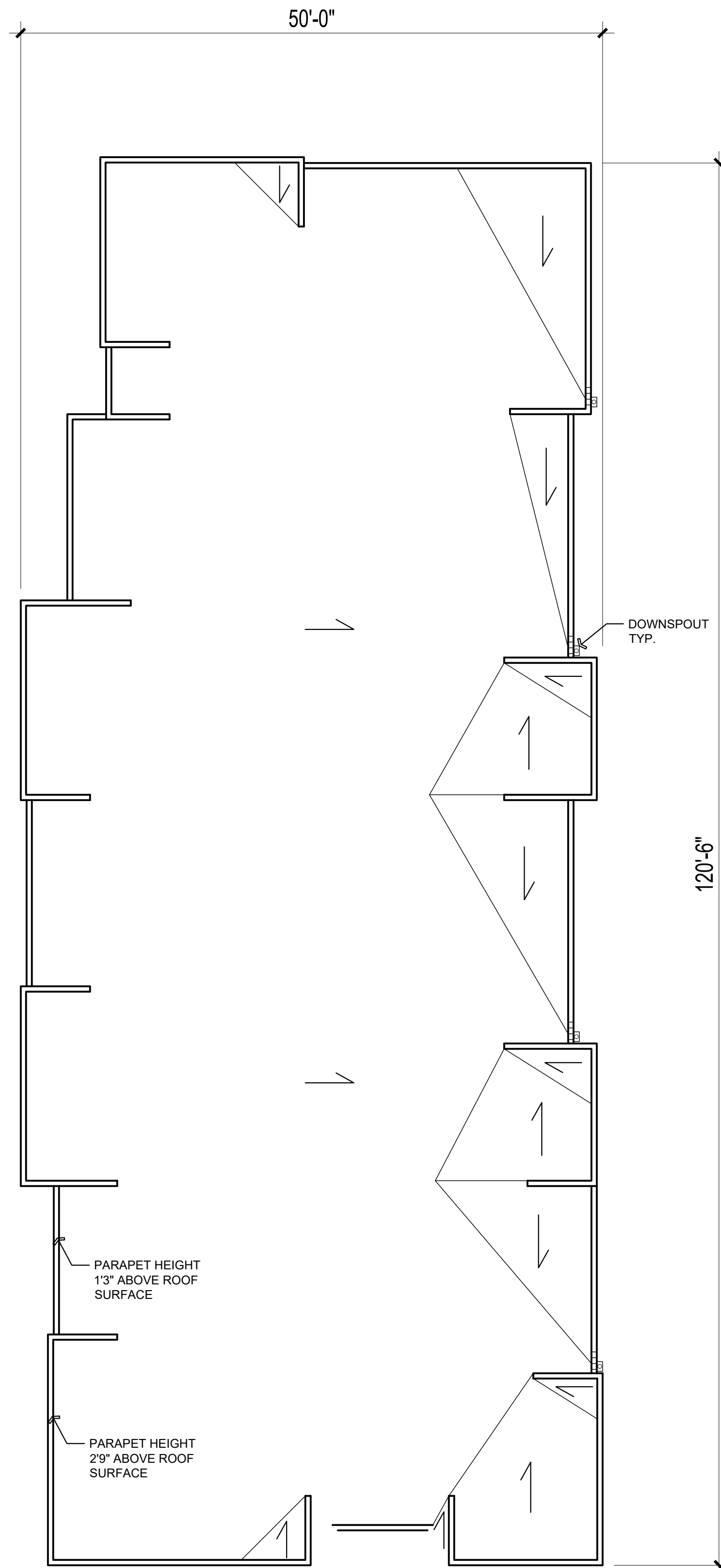
Third Floor
3422 SQ. FT.



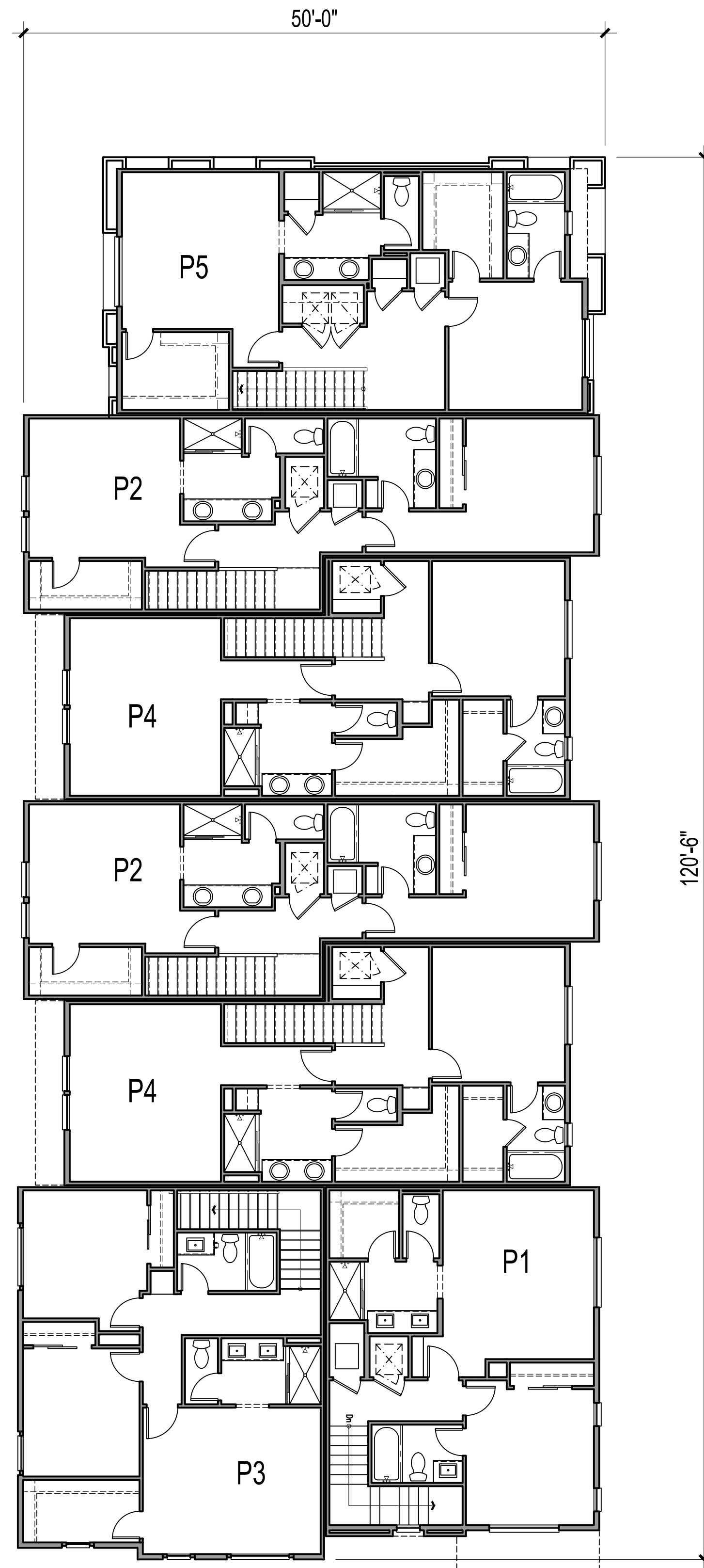
Second Floor
3422 SQ. FT.



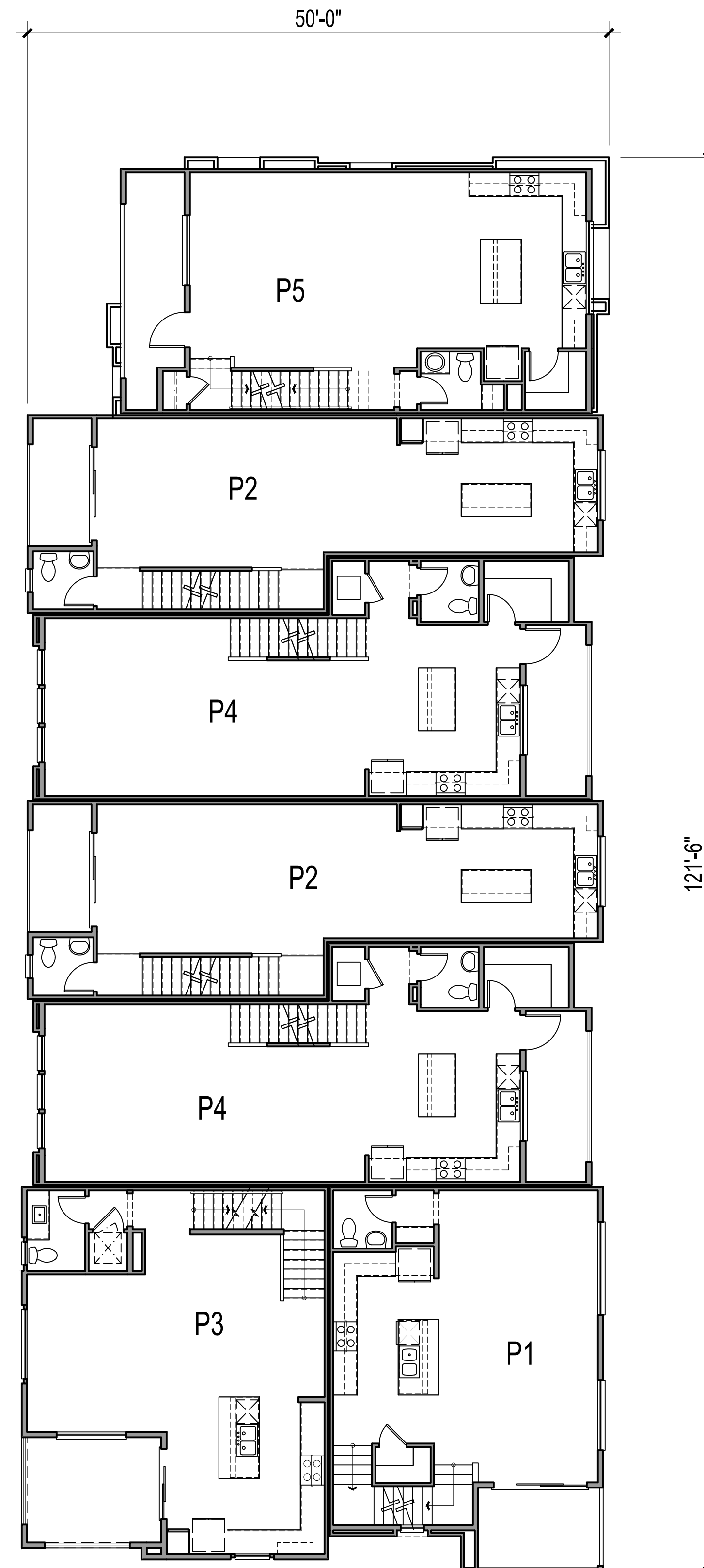
First Floor
3328 SQ. FT.



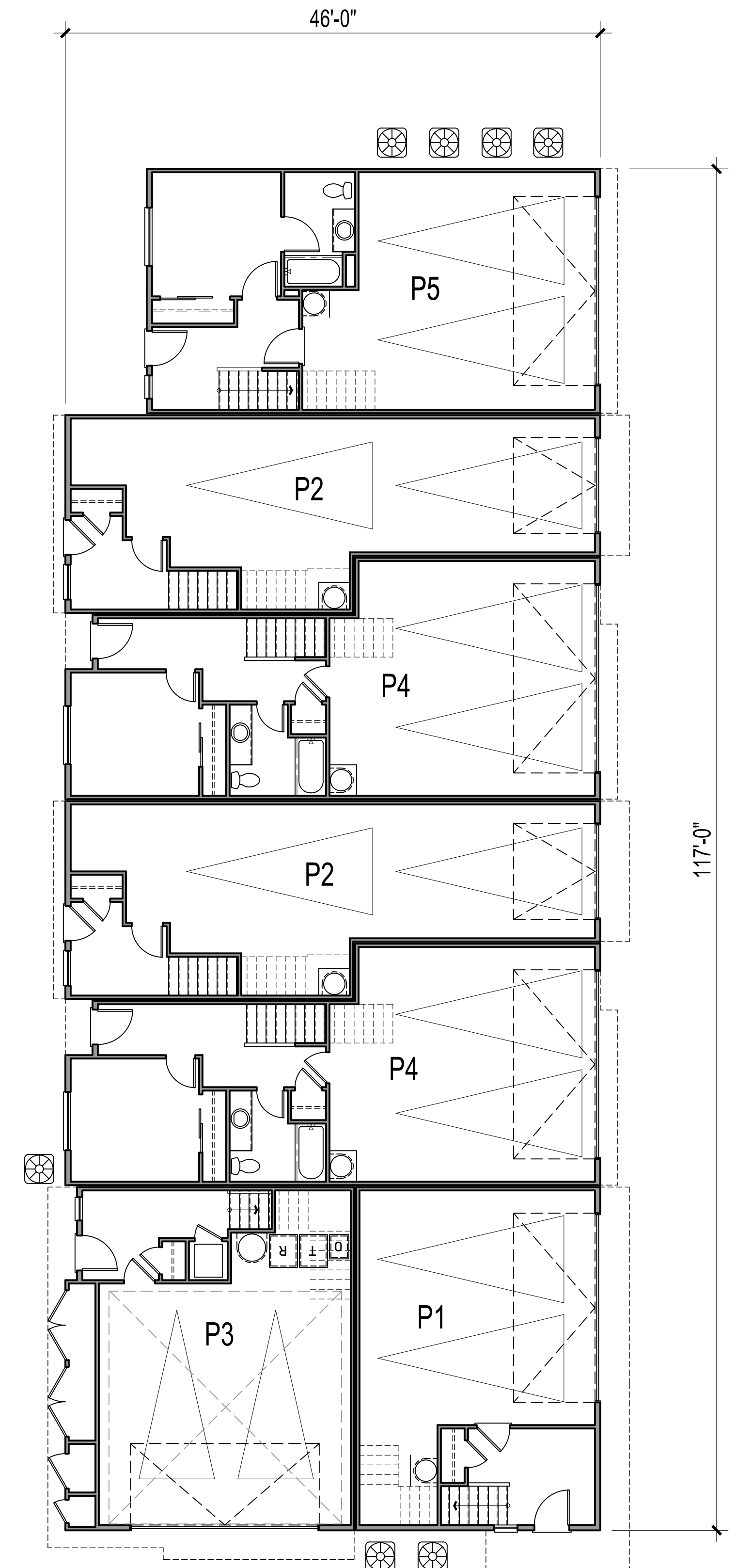
Roof Plan



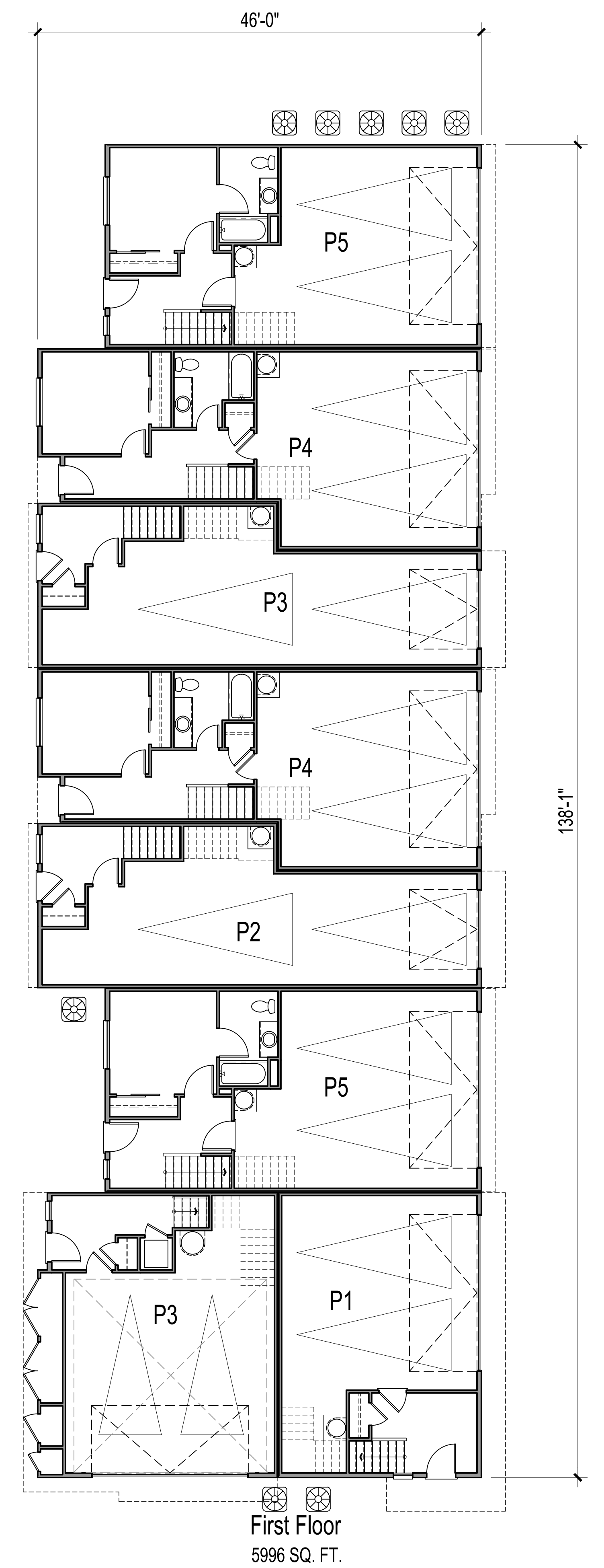
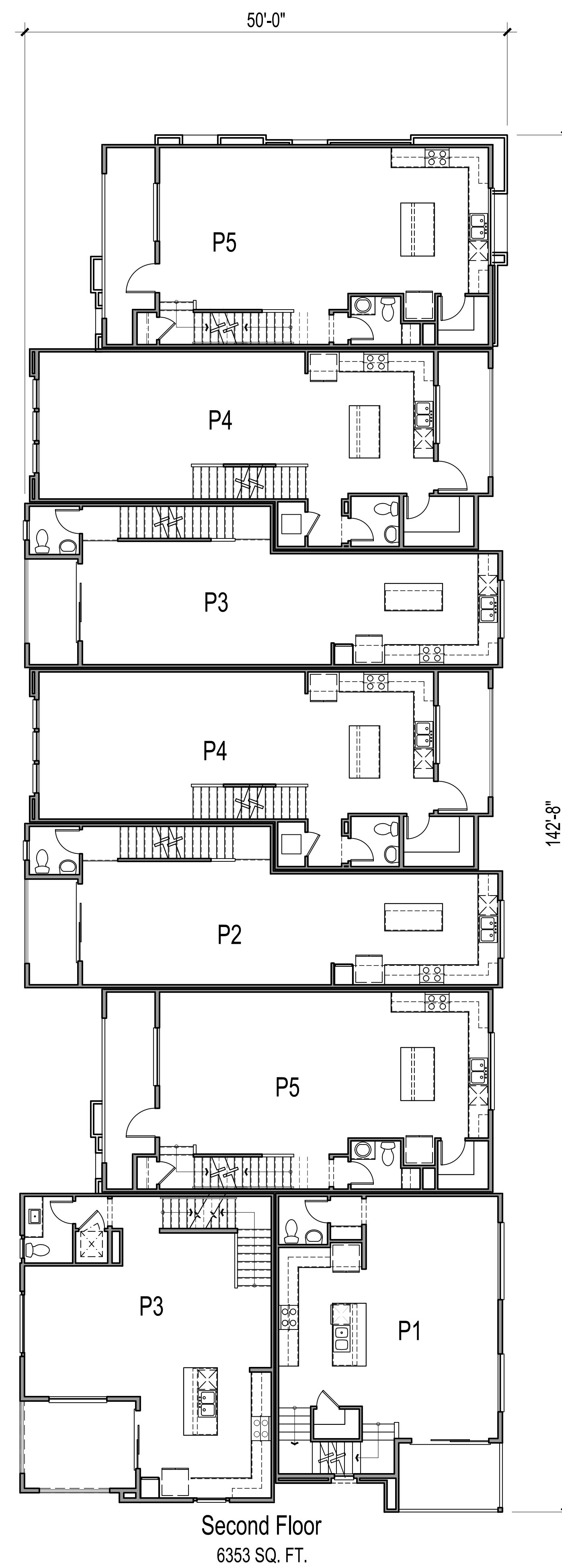
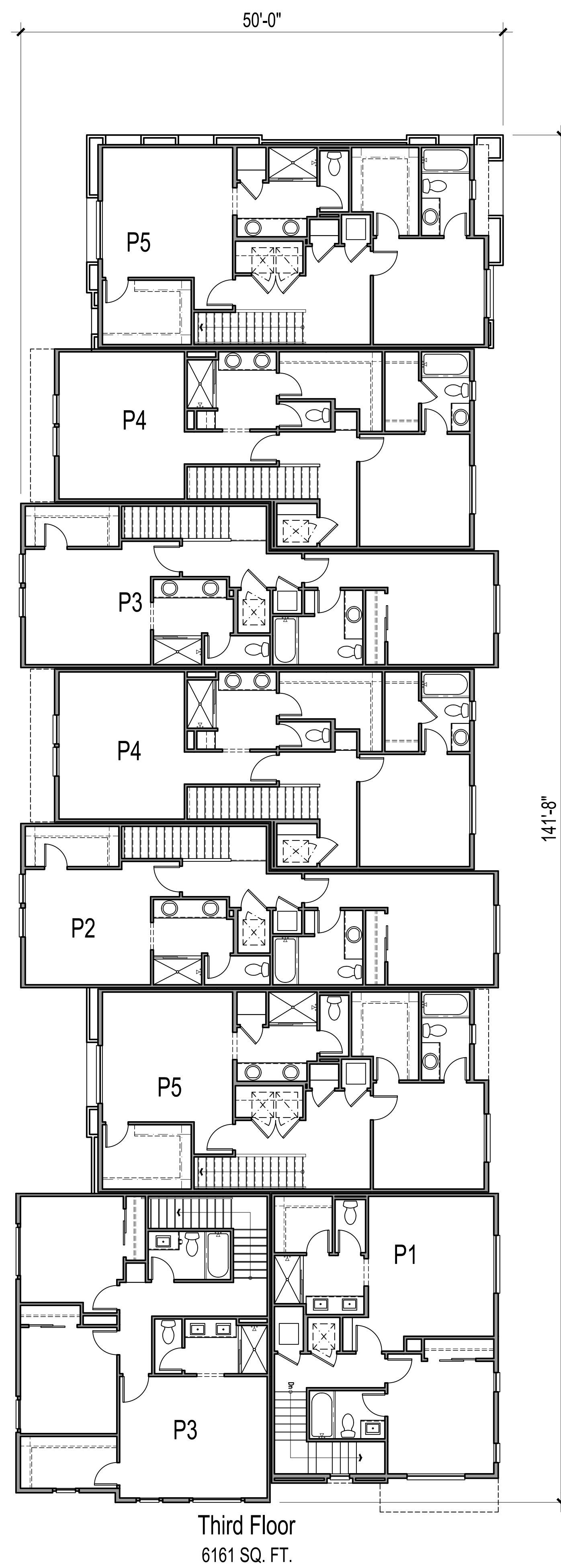
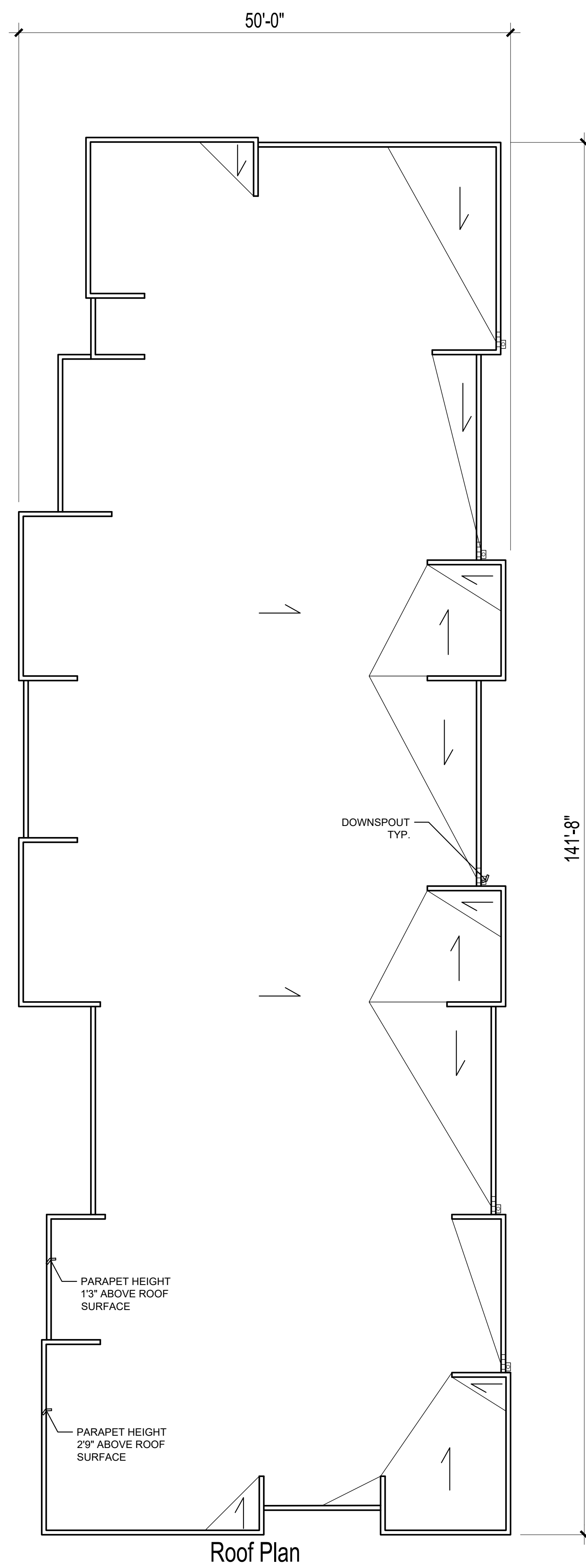
Third Floor
5307 SQ. FT.

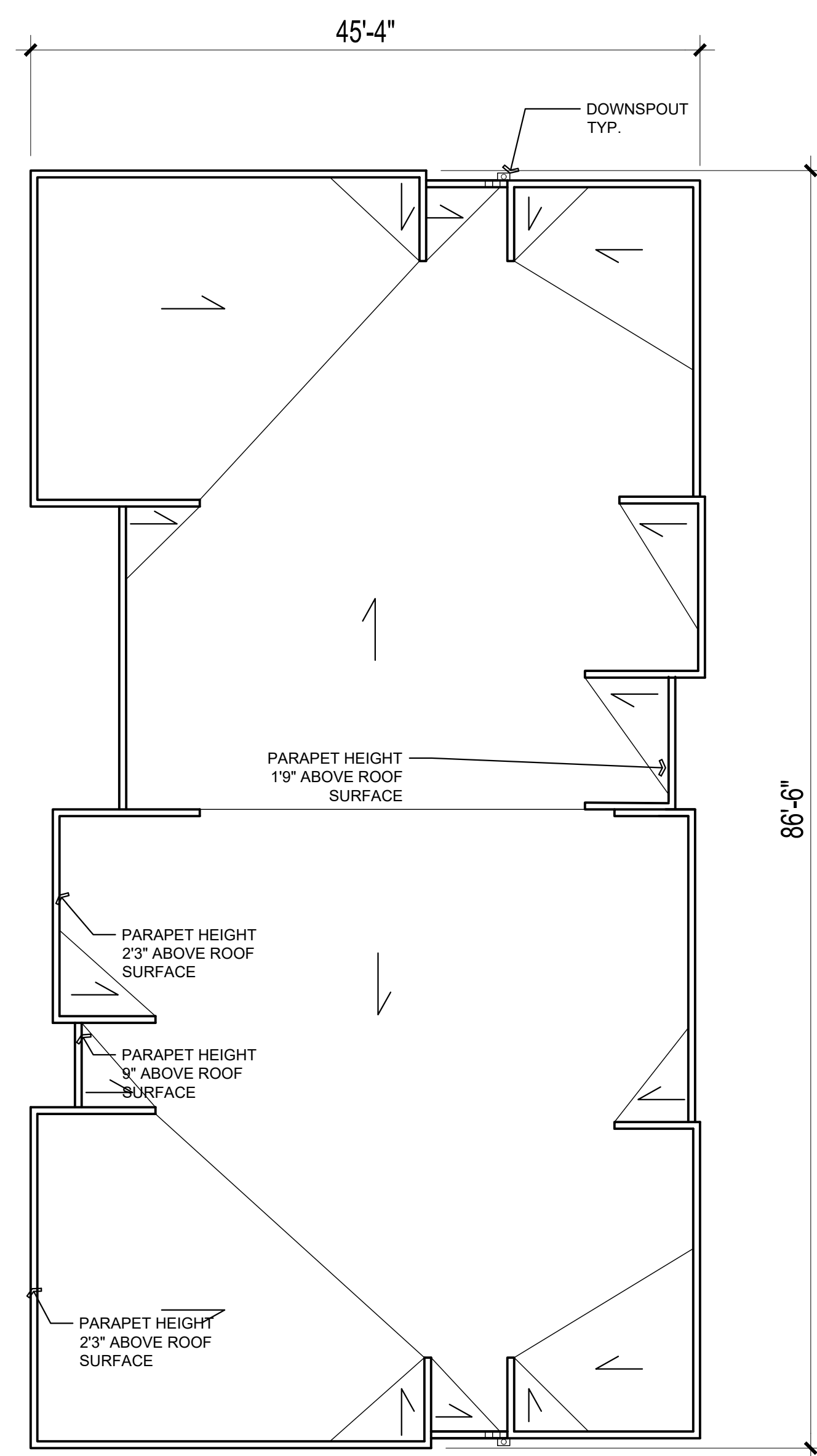


Second Floor
5490 SQ. FT.

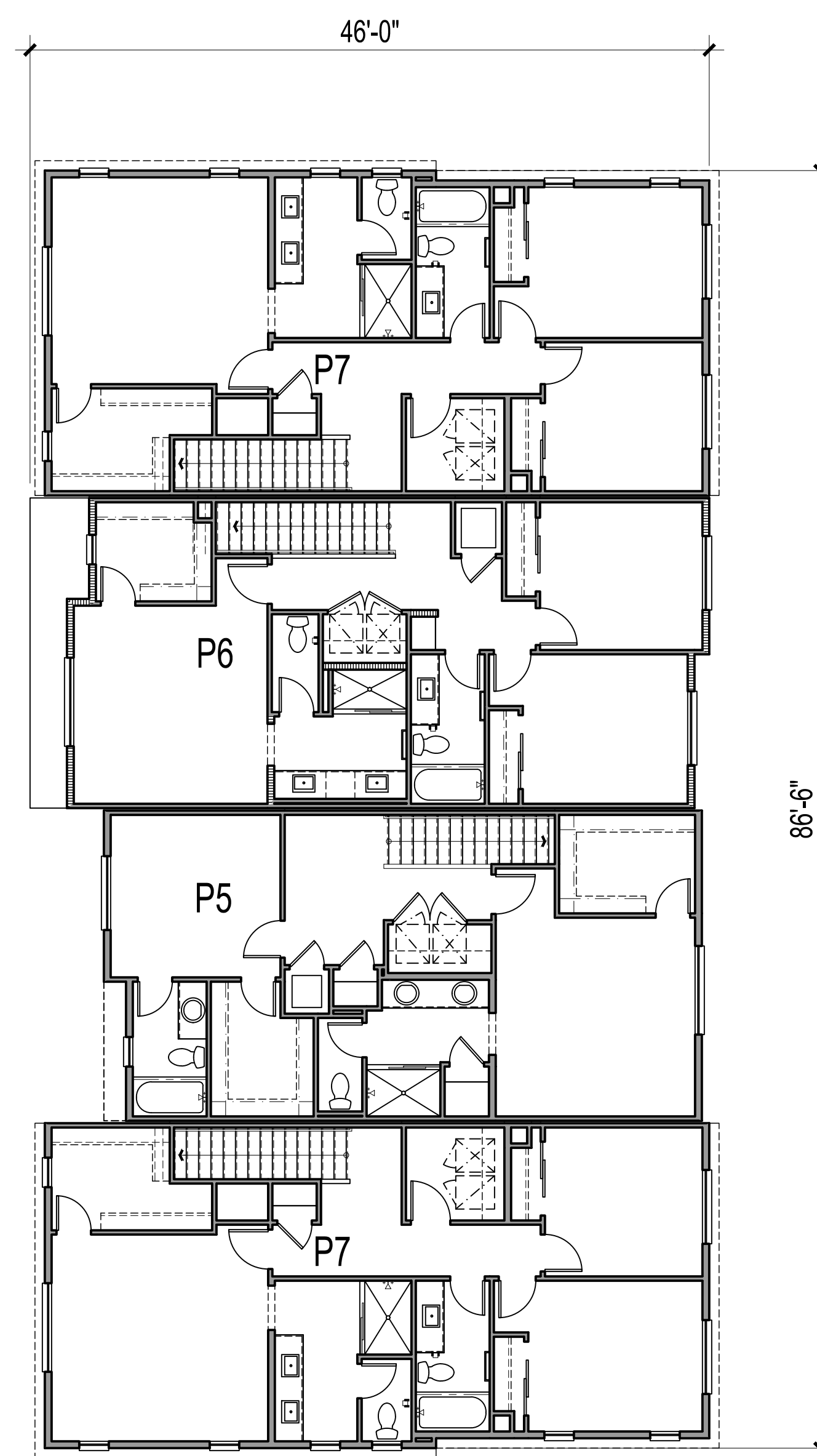


First Floor
5166 SQ. FT.

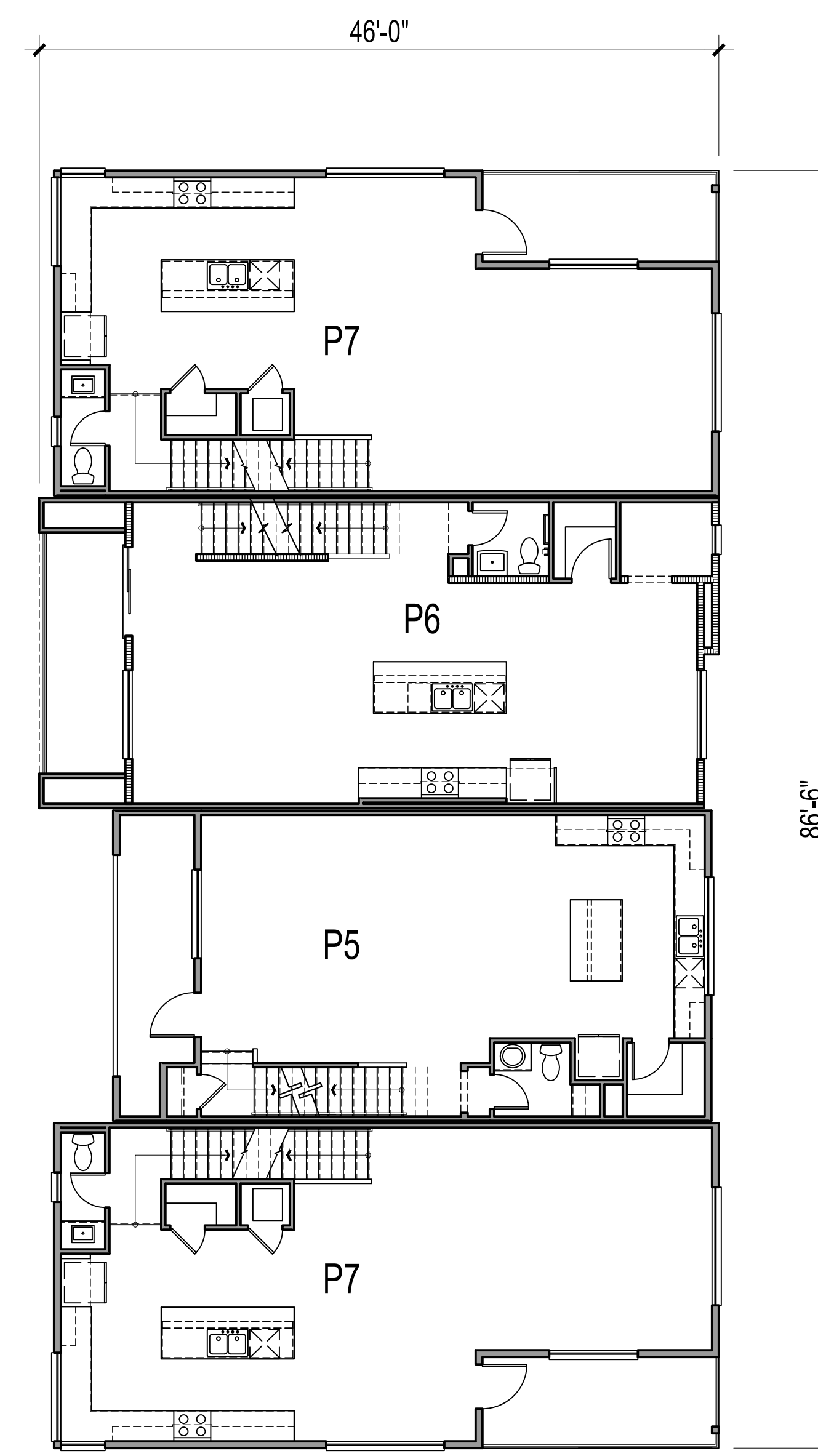




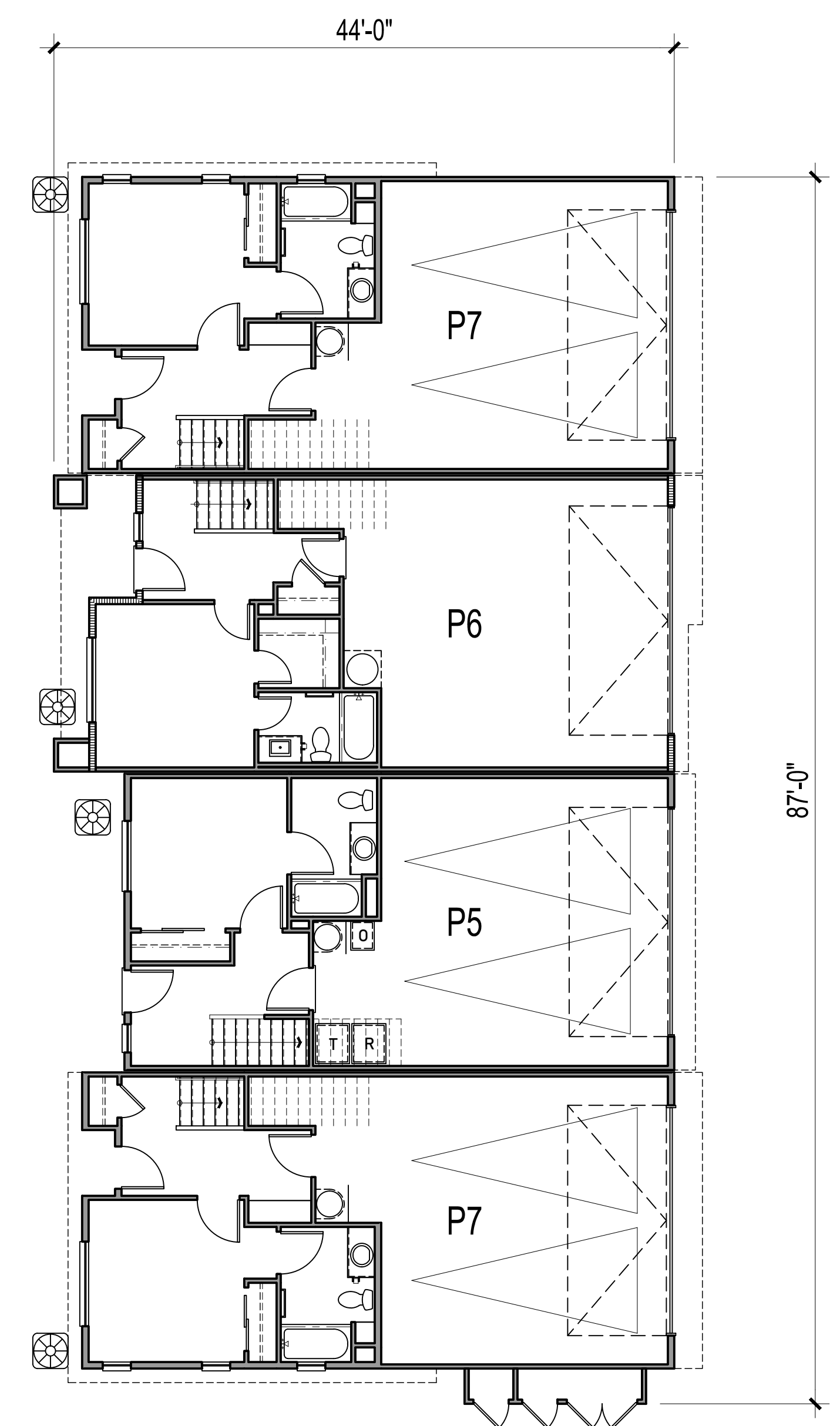
Roof Plan



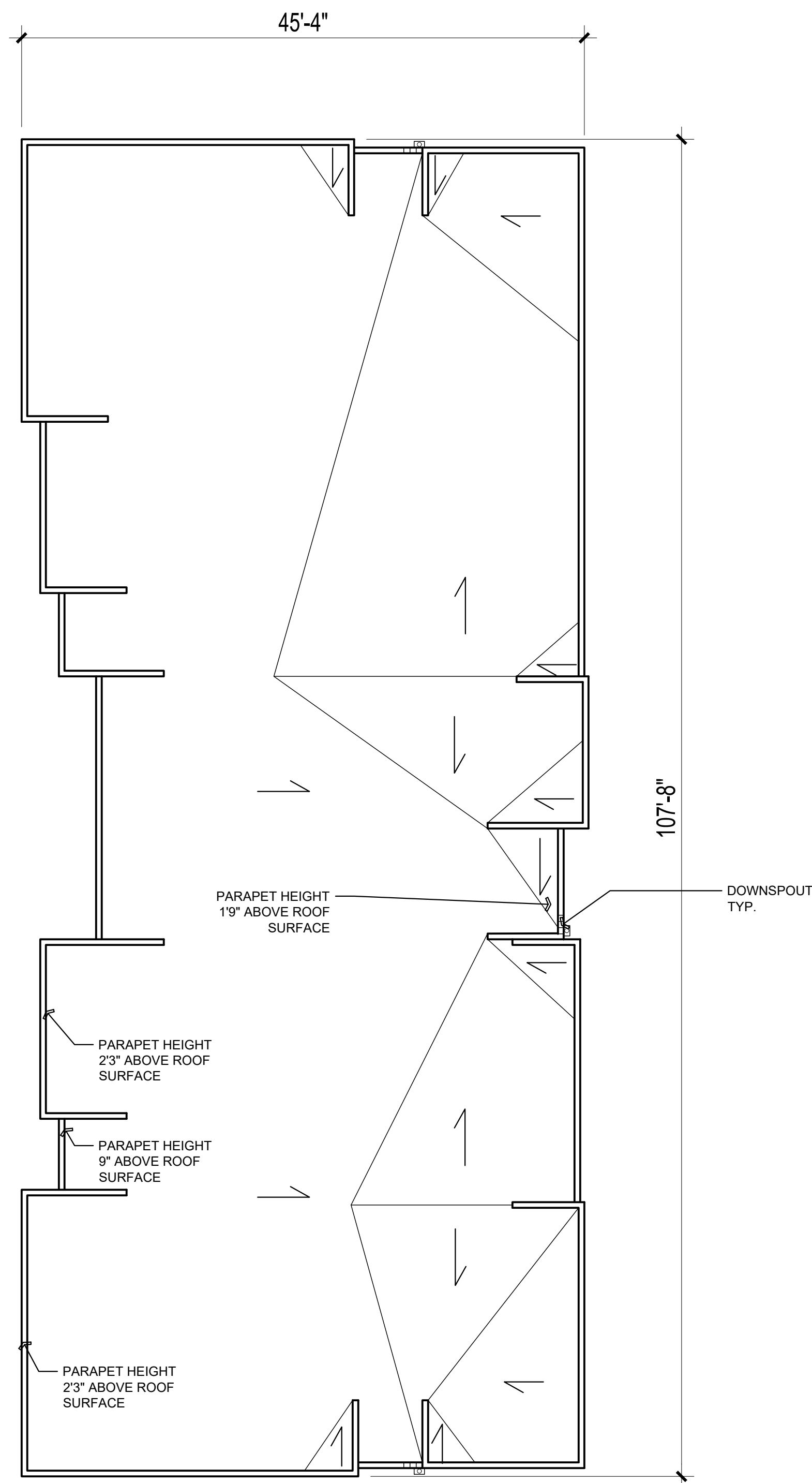
Third Floor
3665 SQ. FT.



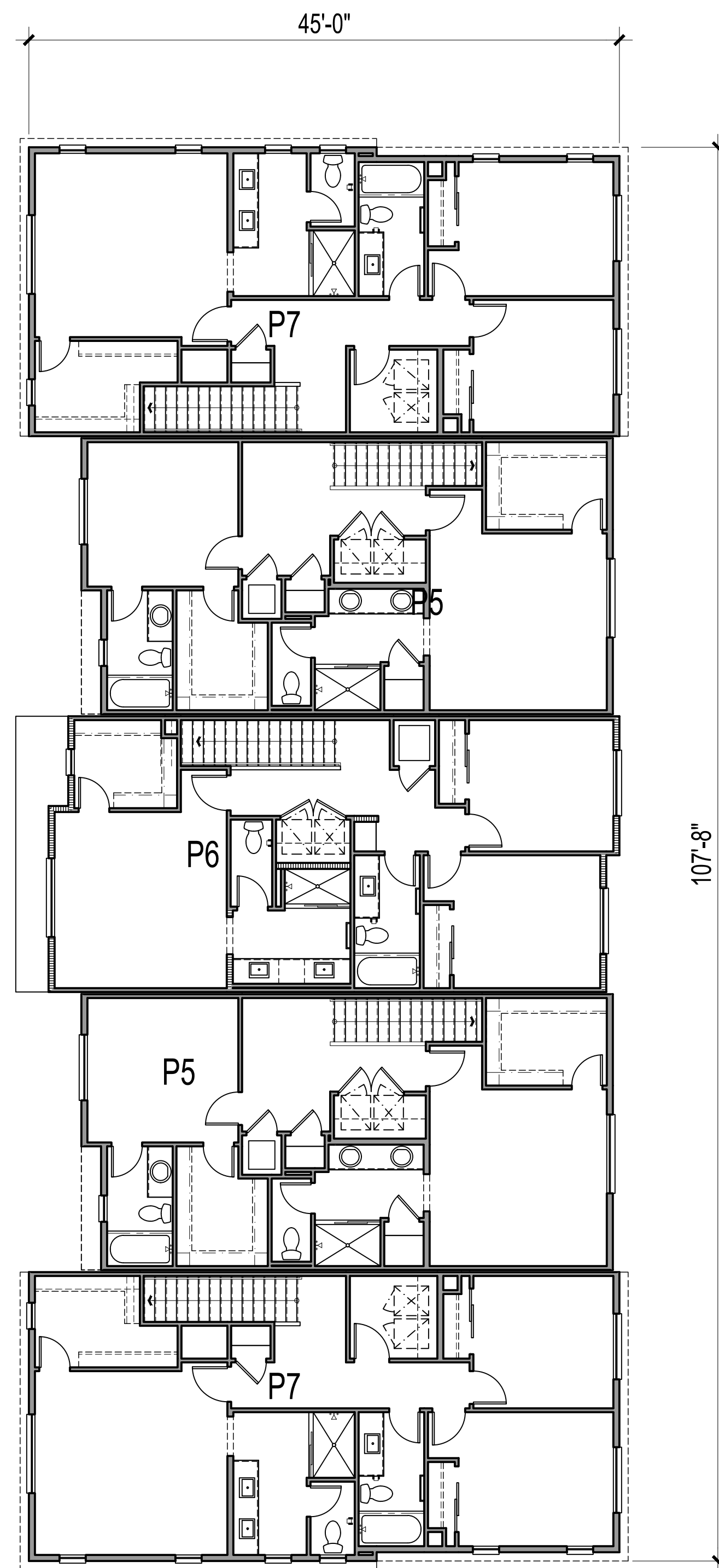
Second Floor
3718 SQ. FT.



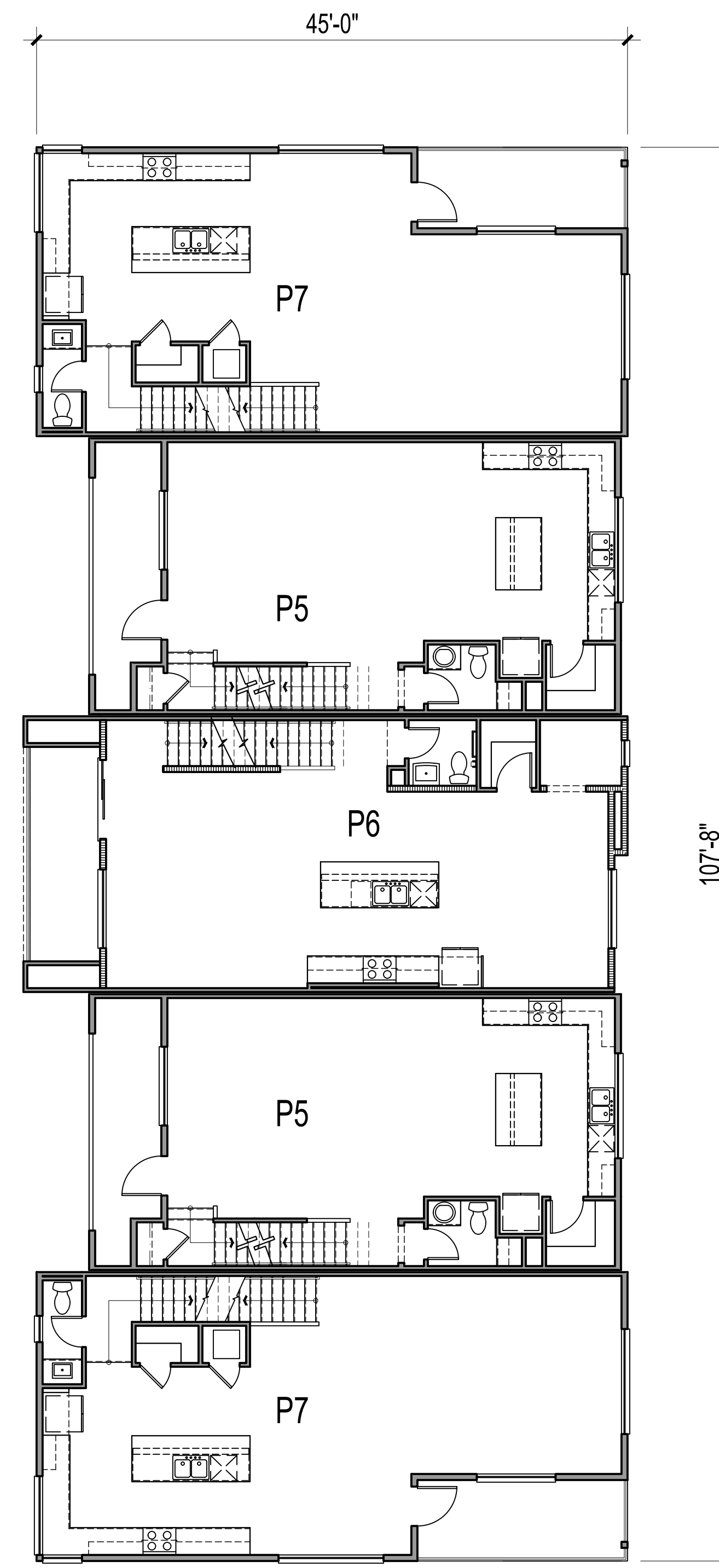
First Floor
3502 SQ. FT.



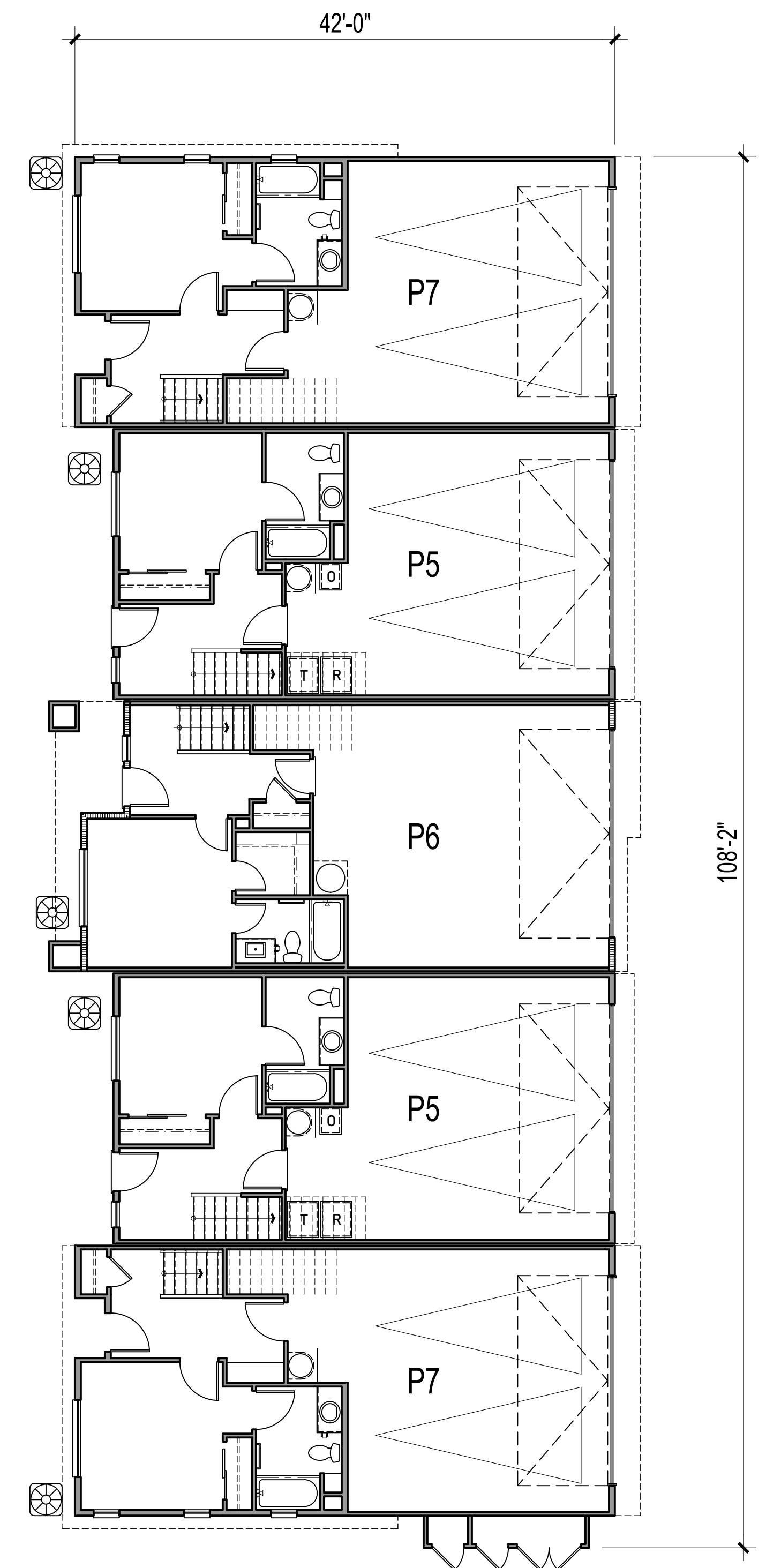
Roof Plan



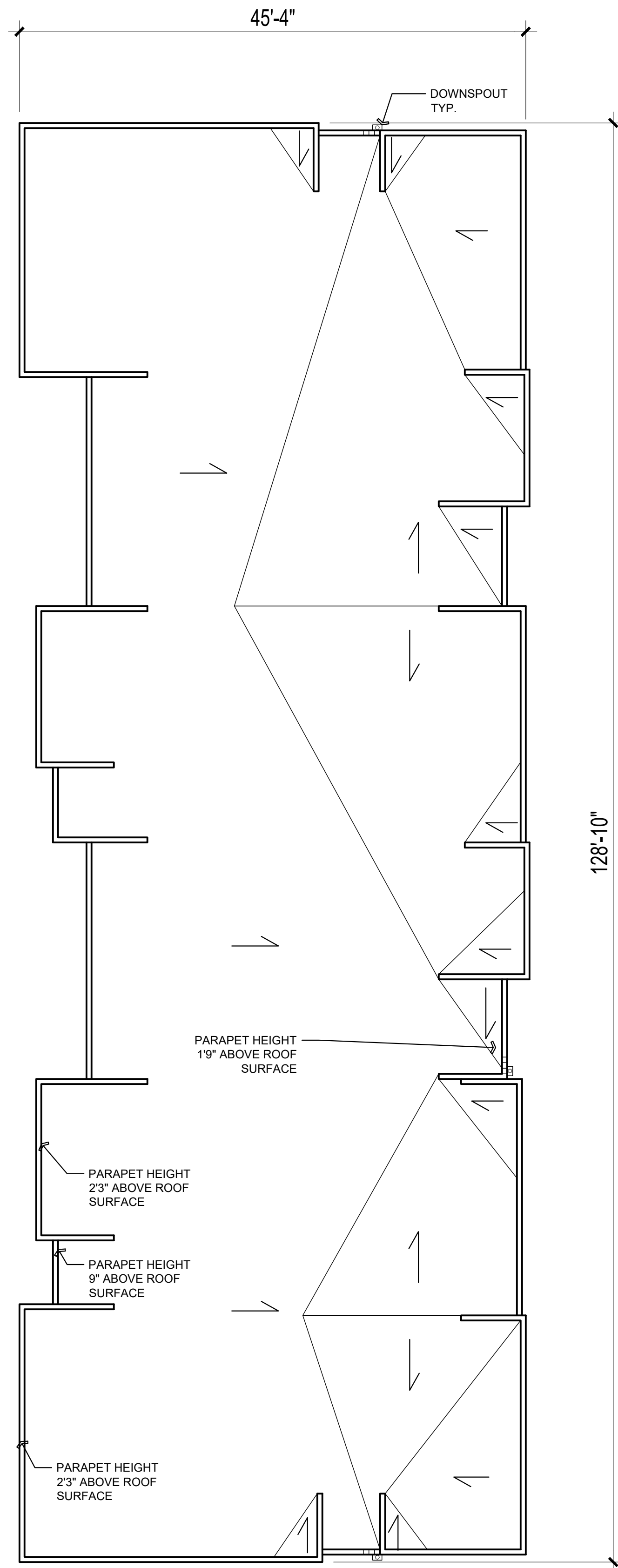
Third Floor
4520 SQ. FT.



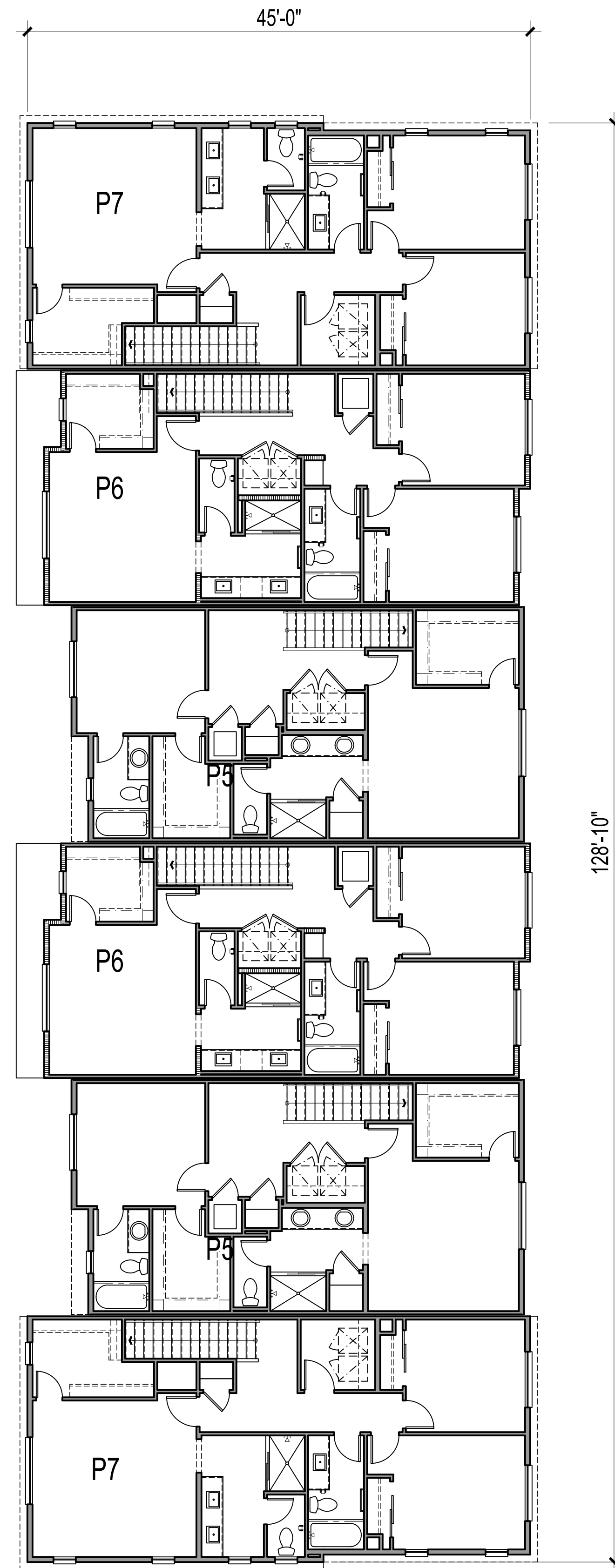
Second Floor
4613 SQ. FT.



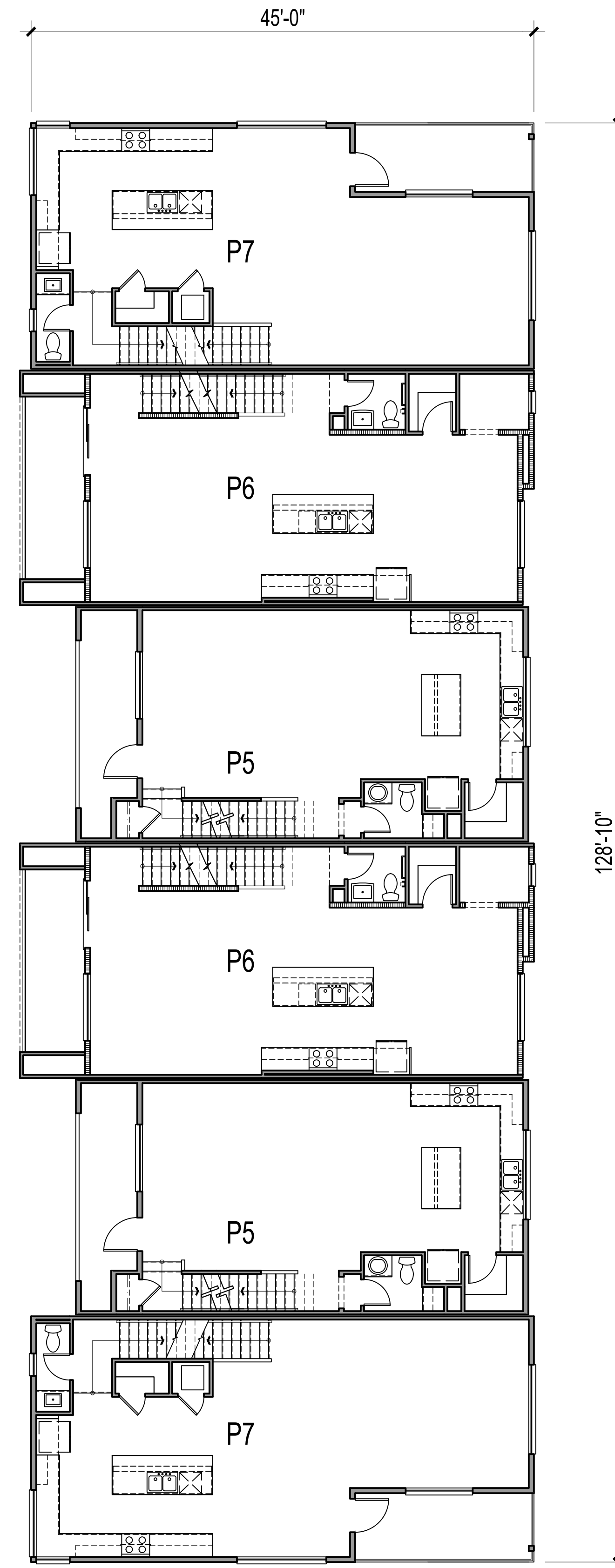
First Floor
4349 SQ. FT.



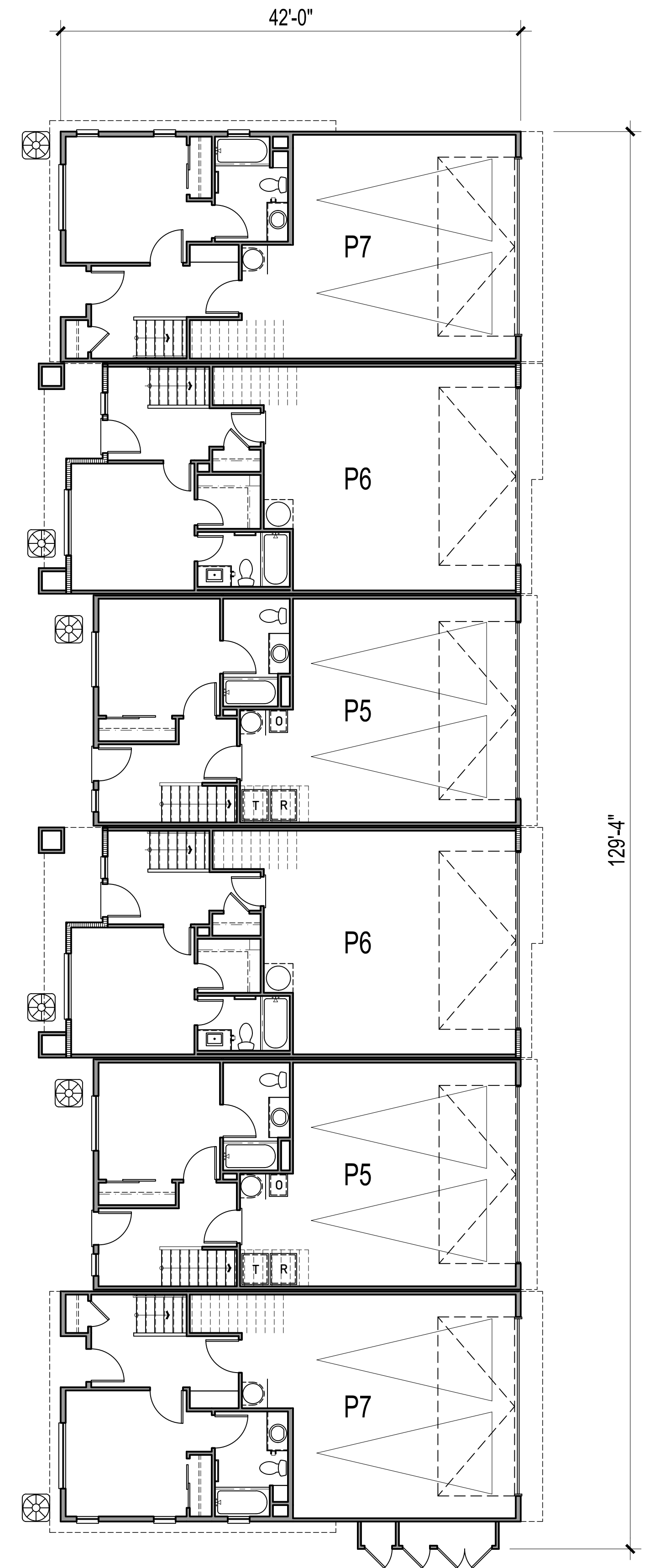
Roof Plan



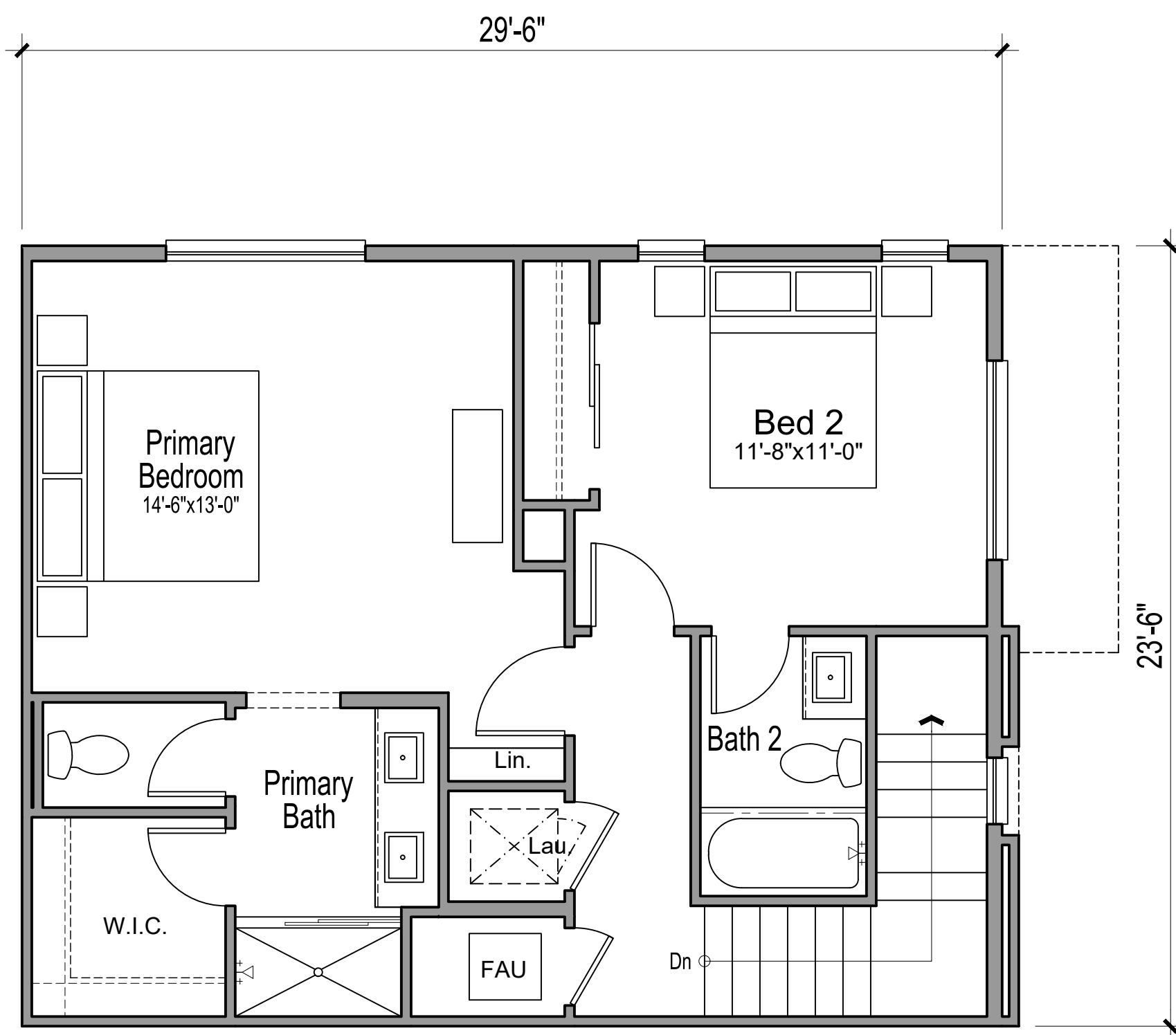
Third Floor
5373 SQ. FT.



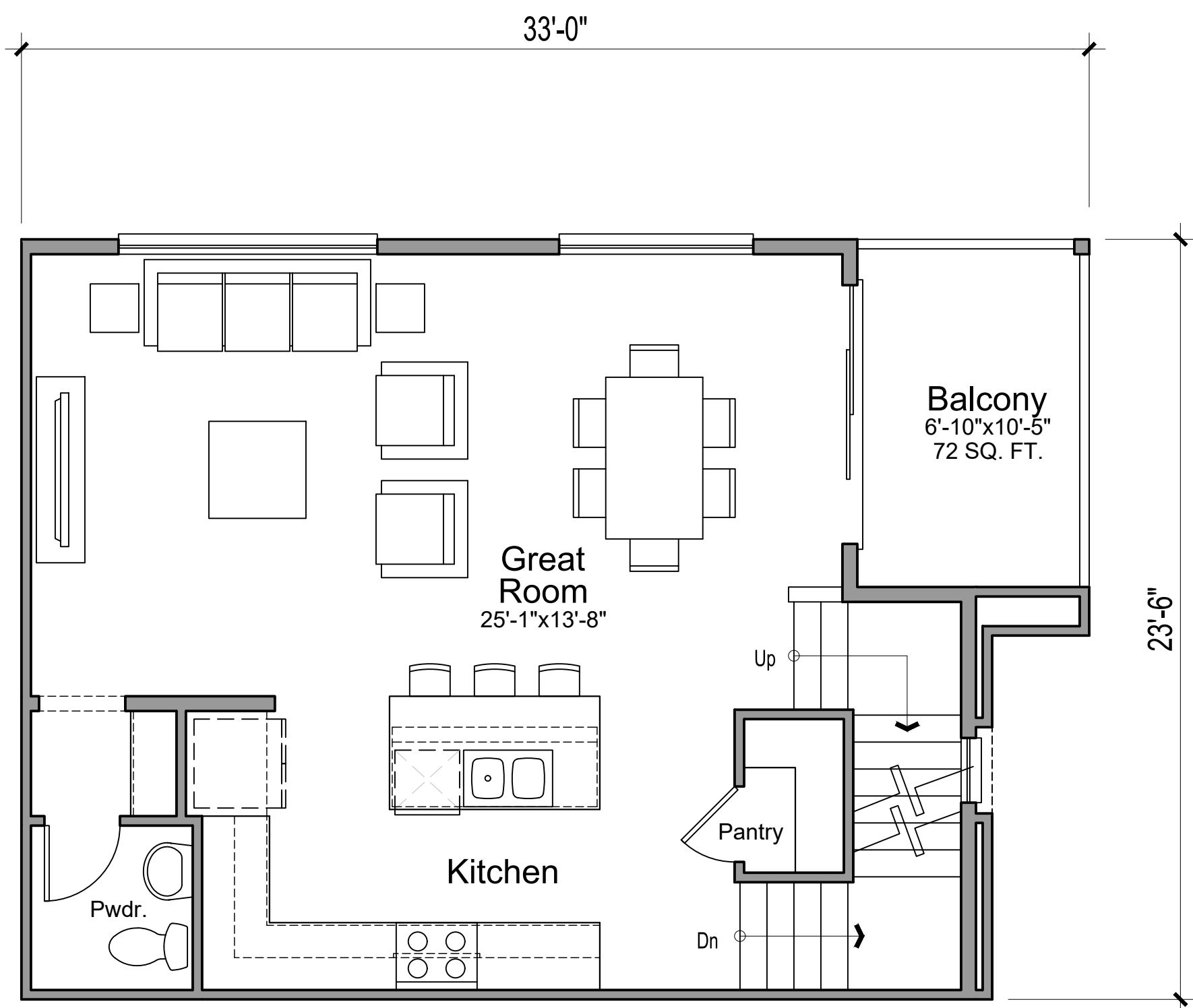
Second Floor
5542 SQ. FT.



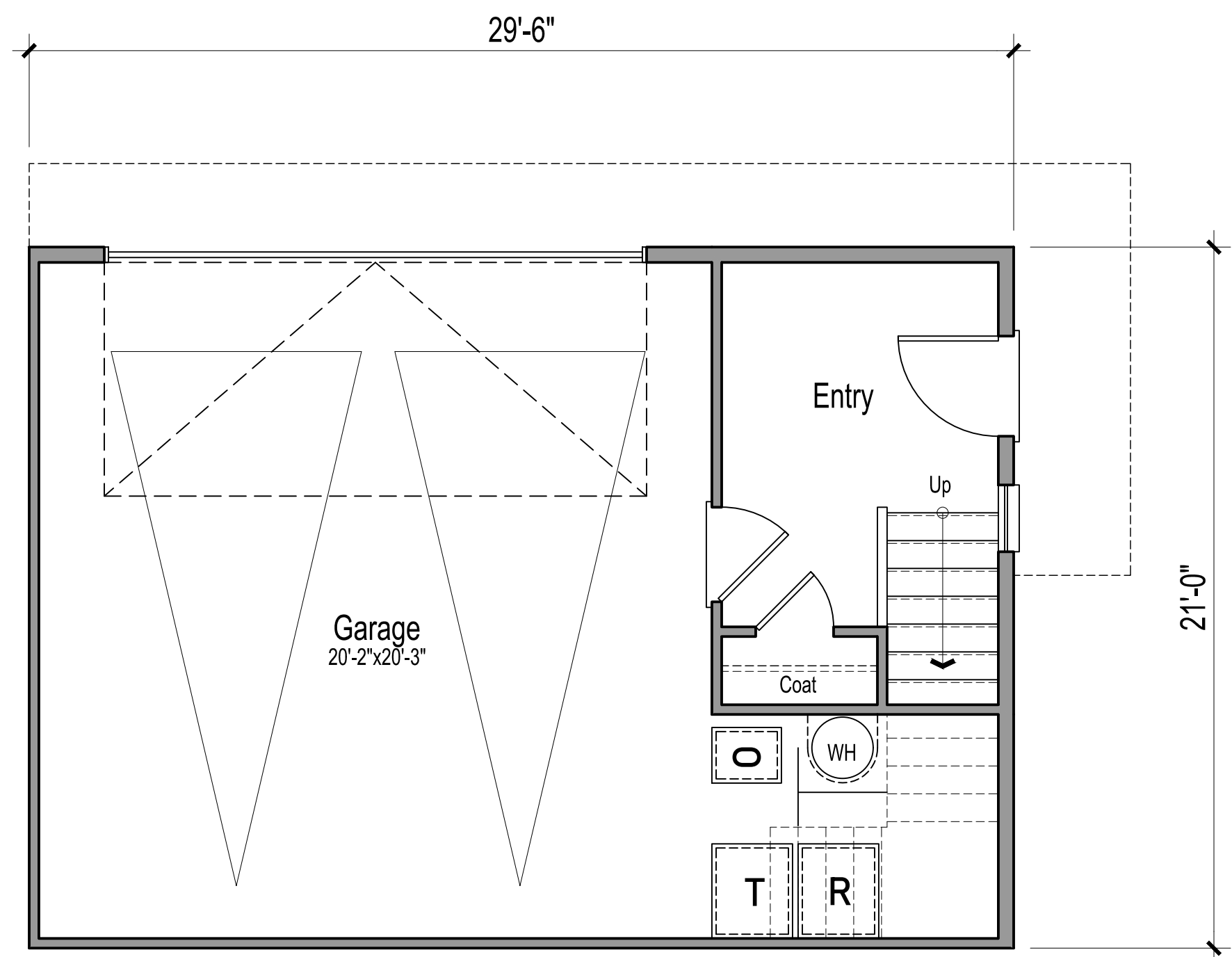
First Floor
5190 SQ. FT.



Third Floor

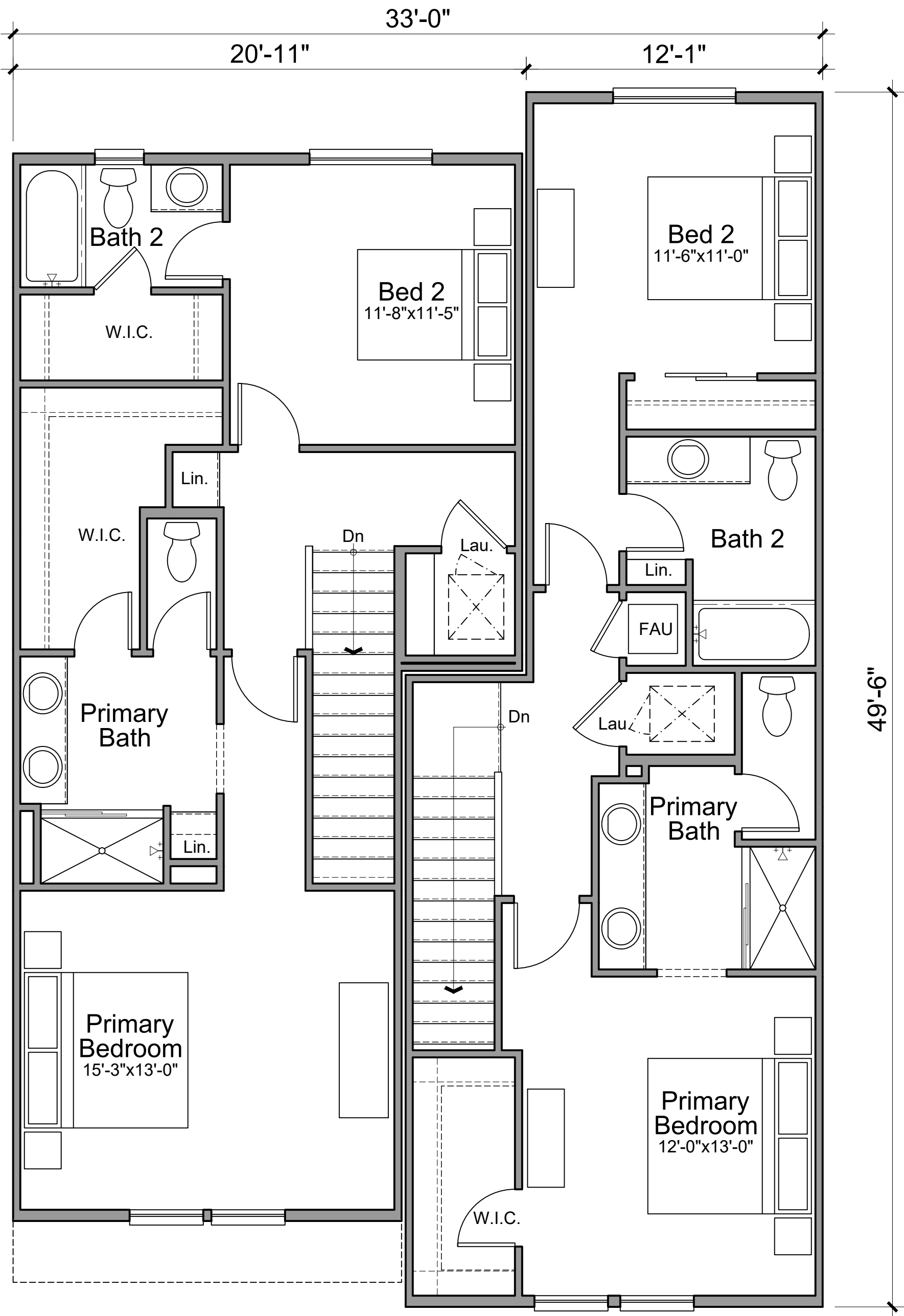
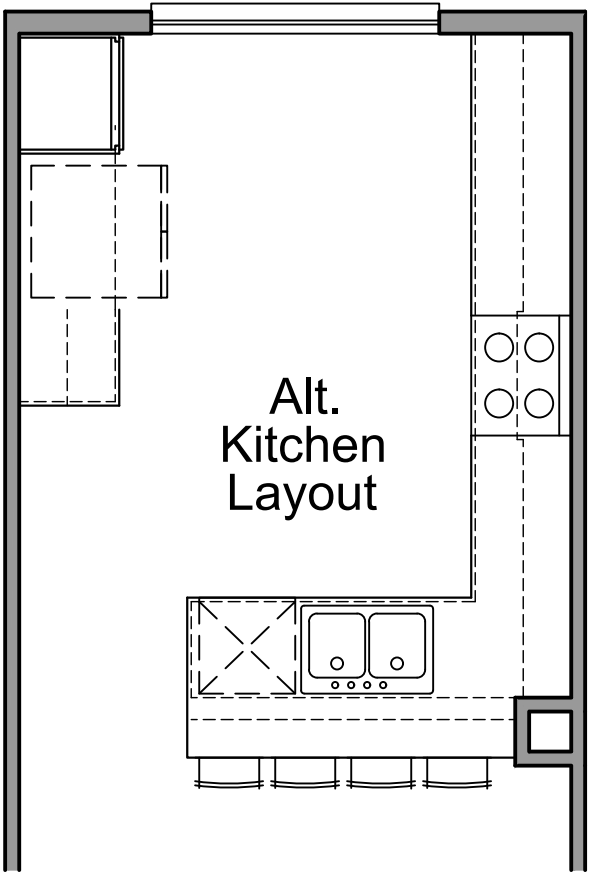


Second Floor

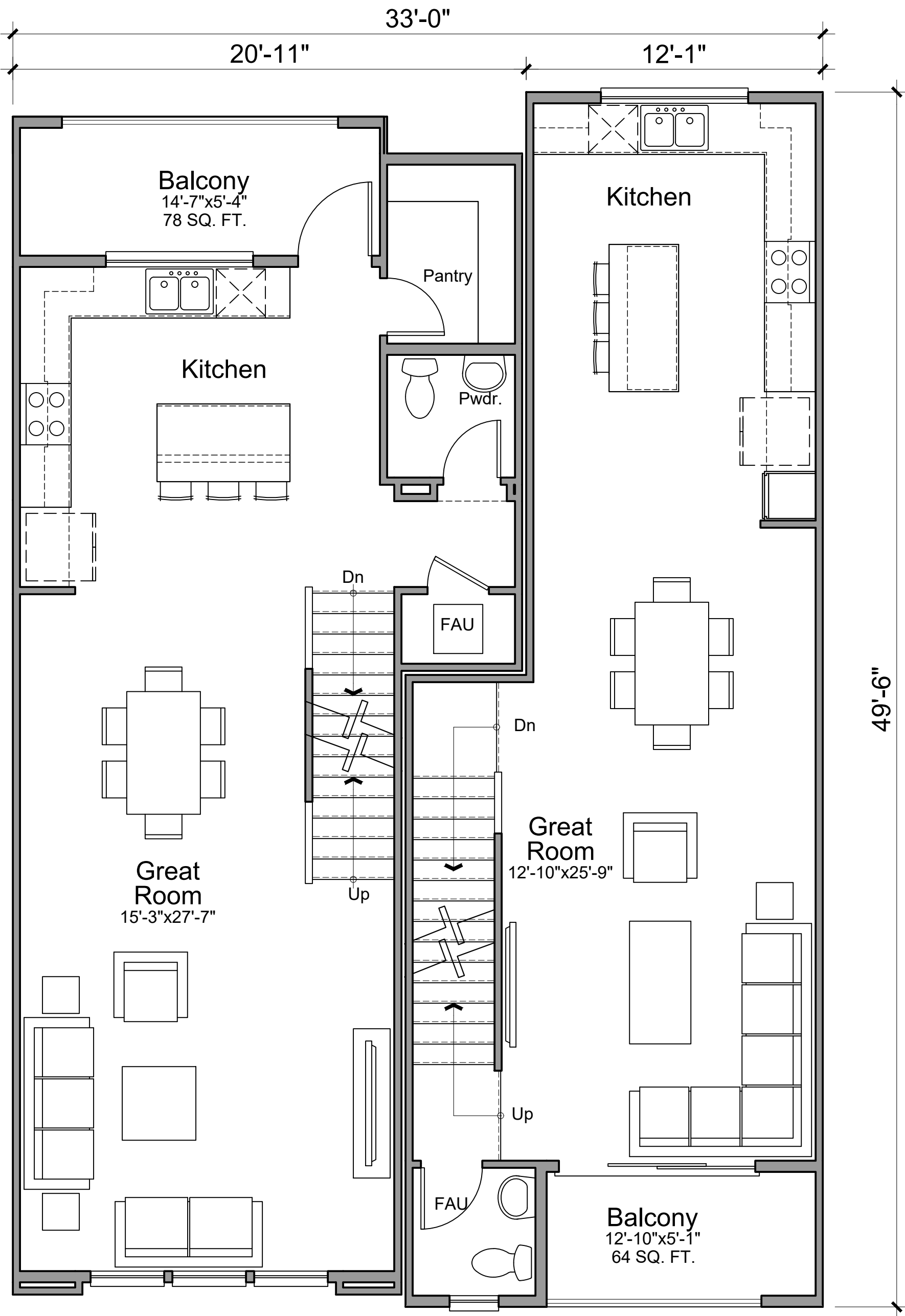


First Floor

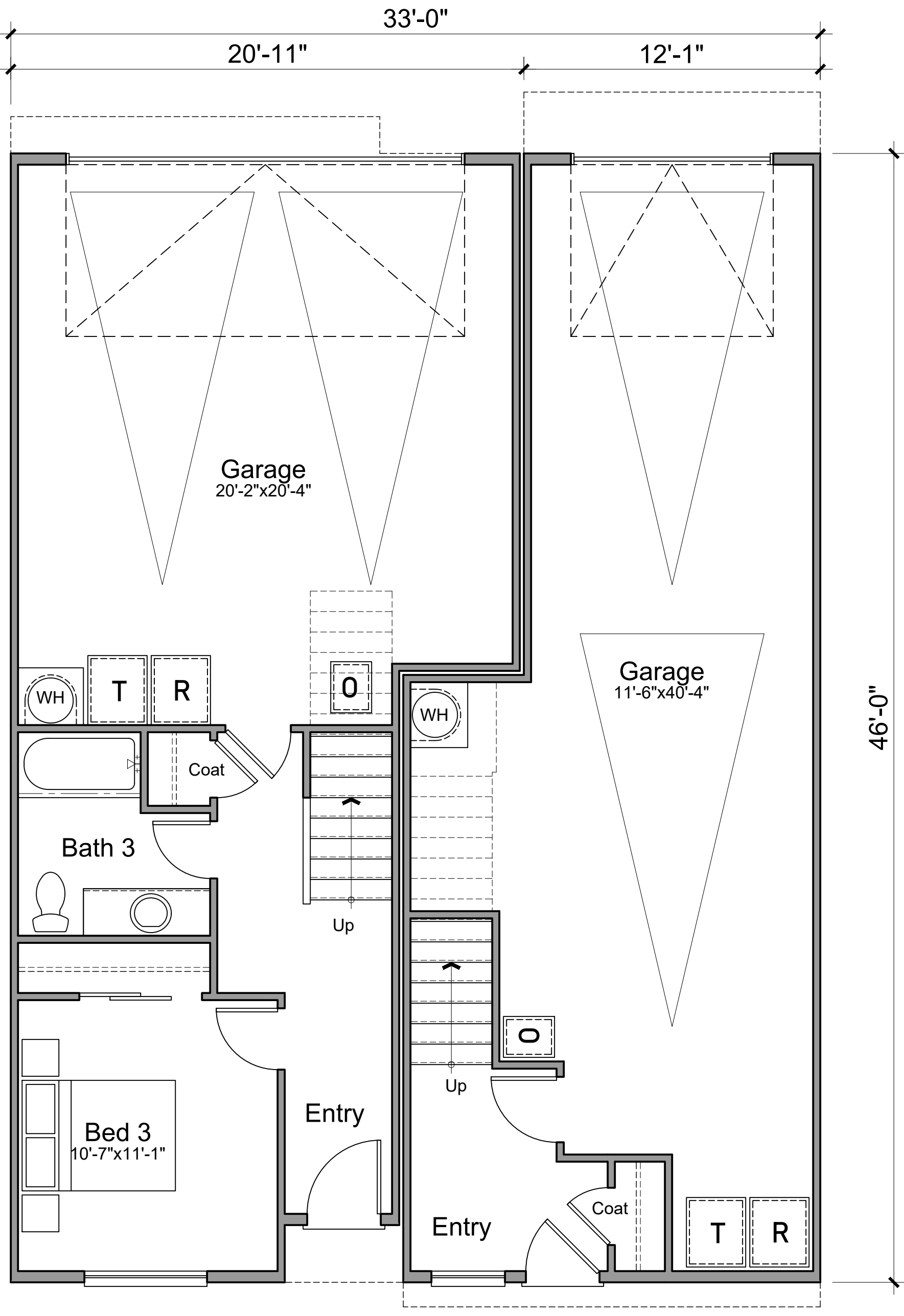
PLAN 1 (2 BED / 2.5 BATH) - NET	
FIRST FLOOR	150 SQ. FT.
SECOND FLOOR	615 SQ. FT.
THIRD FLOOR	599 SQ. FT.
TOTAL	1,364 SQ. FT.



Third Floor

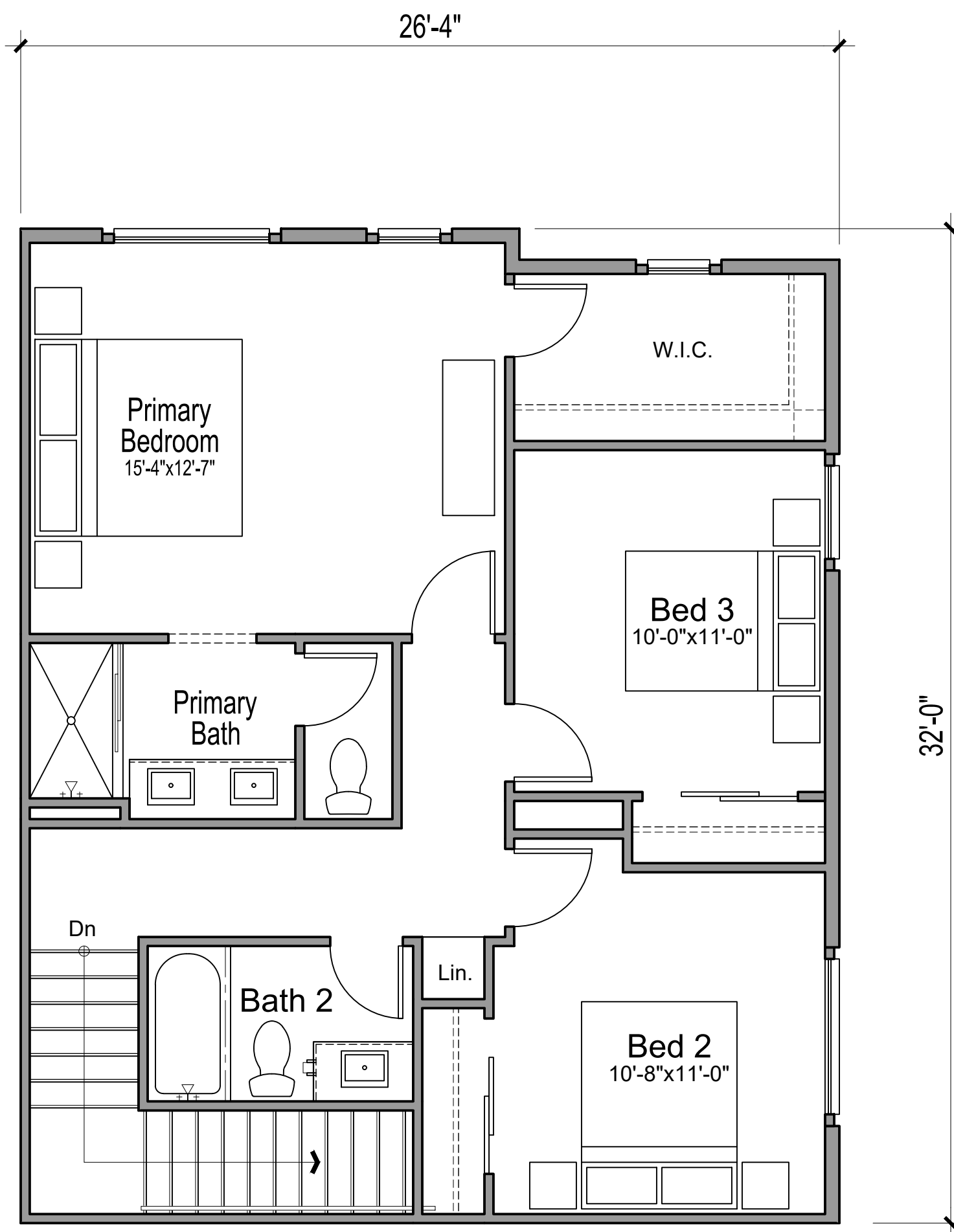


Second Floor

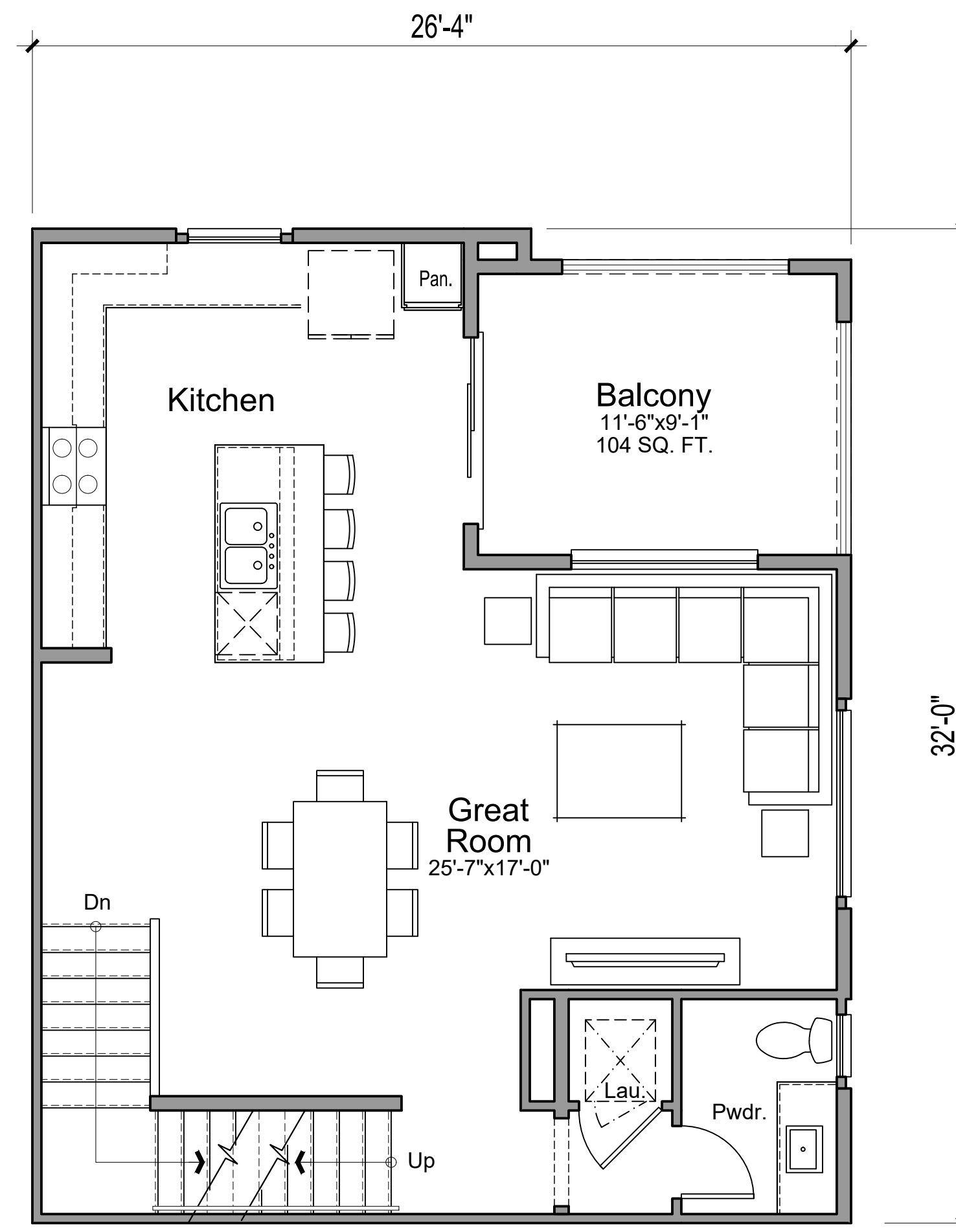


First Floor

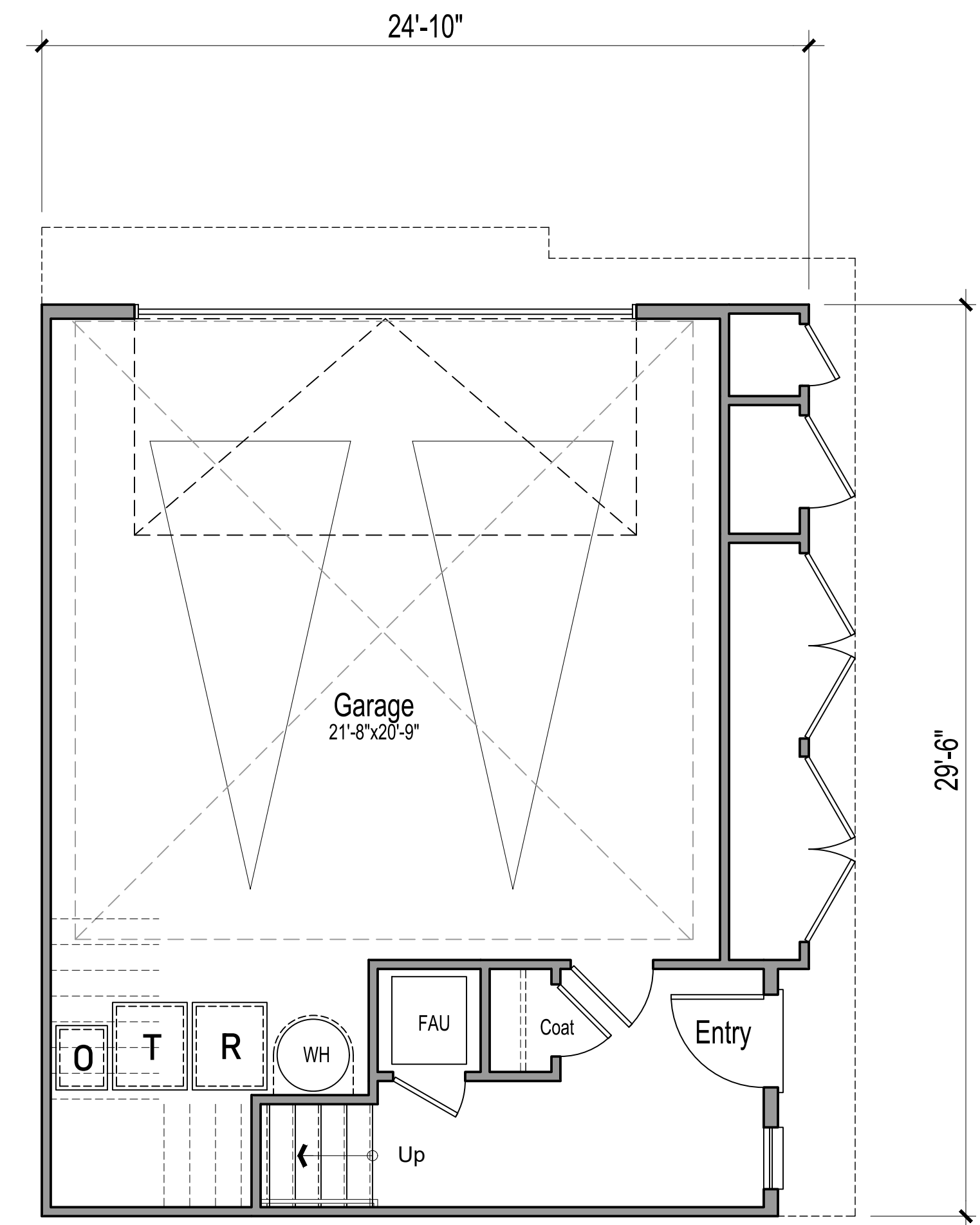
PLAN 4 (3 BED / 3.5 BATH) - NET		PLAN 2 (2 BED / 2.5 BATH) - NET	
FIRST FLOOR	347 SQ. FT.	FIRST FLOOR	128 SQ. FT.
SECOND FLOOR	698 SQ. FT.	SECOND FLOOR	619 SQ. FT.
THIRD FLOOR	702 SQ. FT.	THIRD FLOOR	631 SQ. FT.
TOTAL	1,747 SQ. FT.	TOTAL	1,378 SQ. FT.



Third Floor

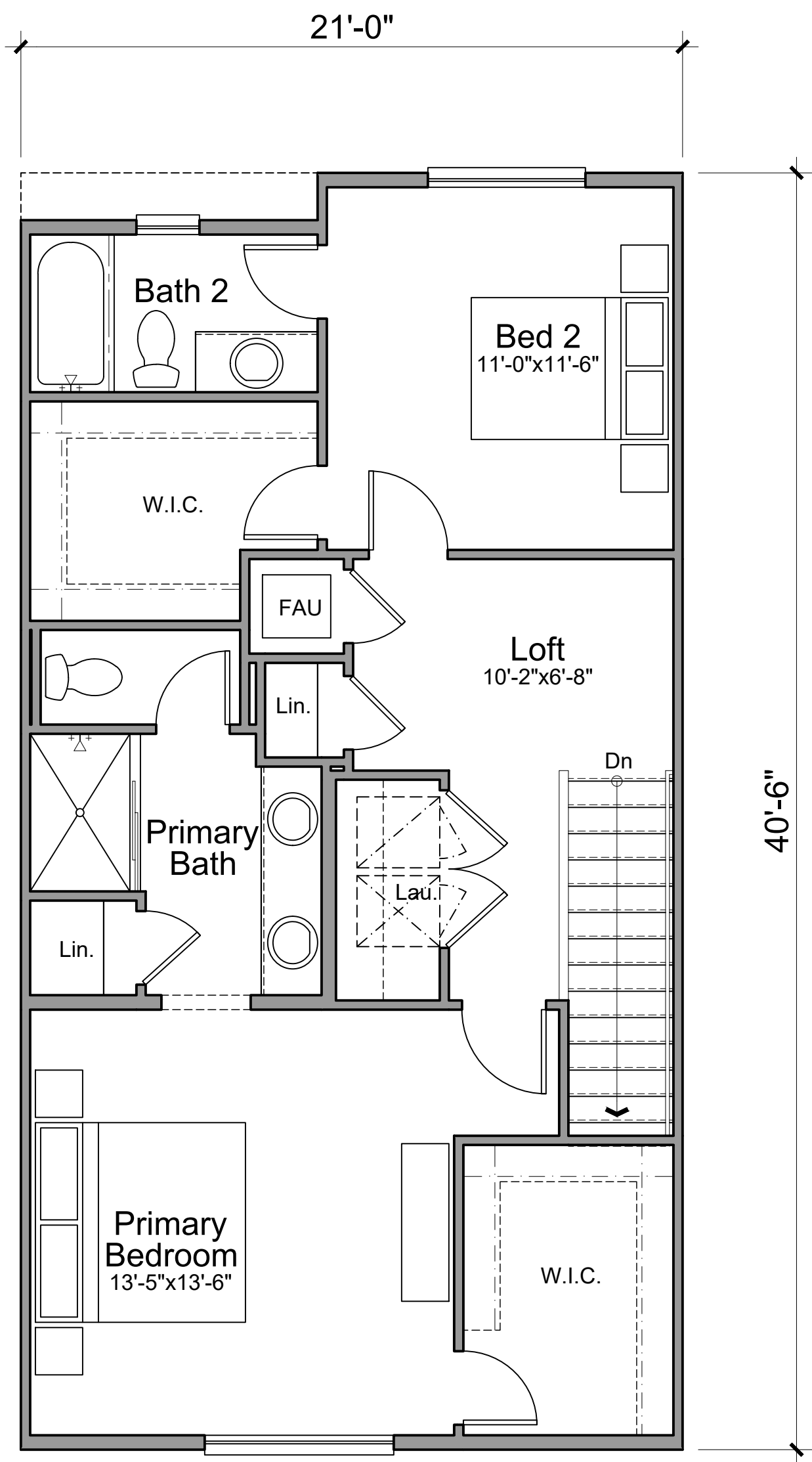


Second Floor

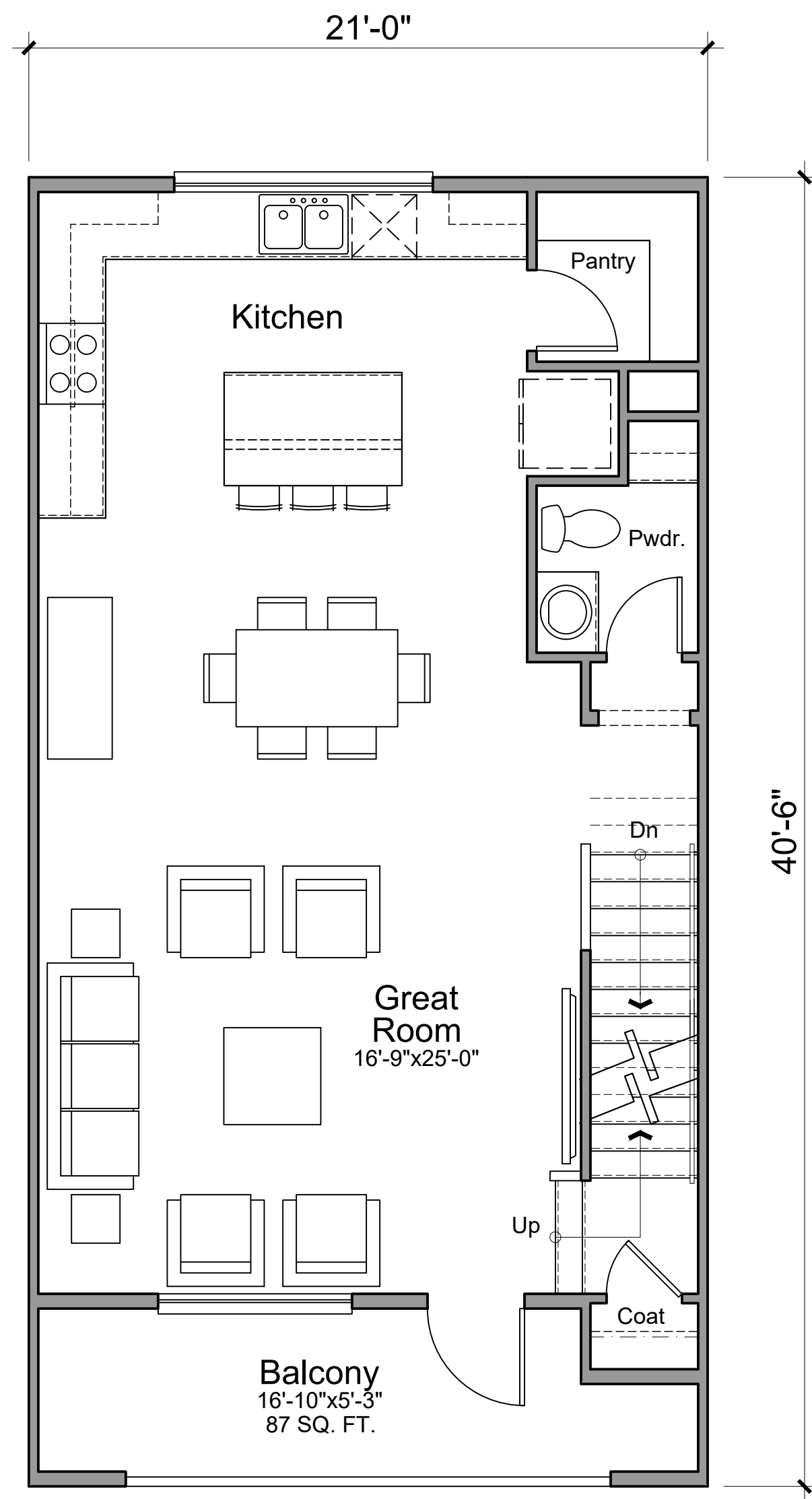


First Floor

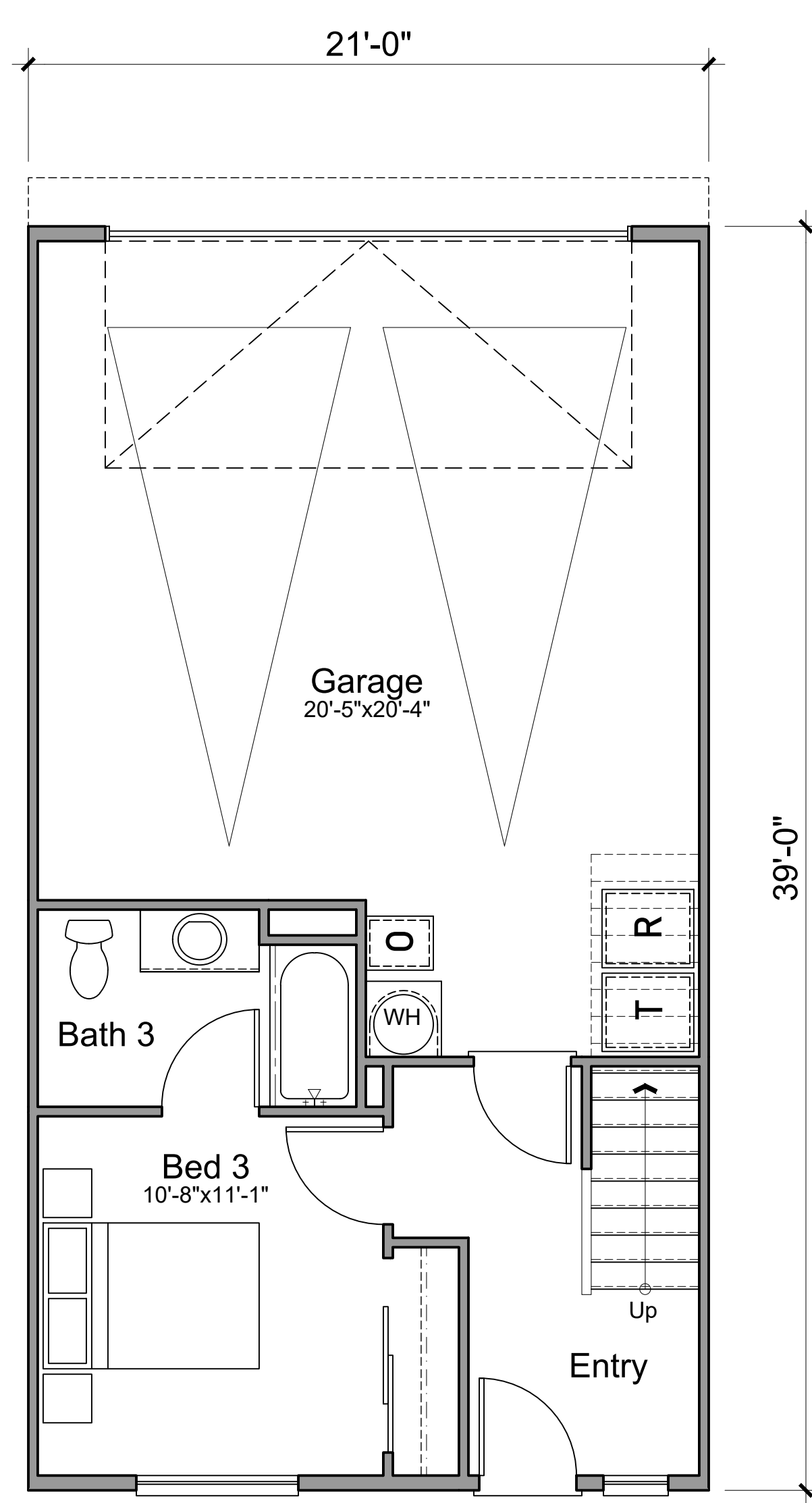
PLAN 3 (3 BED / 2.5 BATH) - NET	
FIRST FLOOR	158 SQ. FT.
SECOND FLOOR	673 SQ. FT.
THIRD FLOOR	730 SQ. FT.
TOTAL	1,561 SQ. FT.



Third Floor

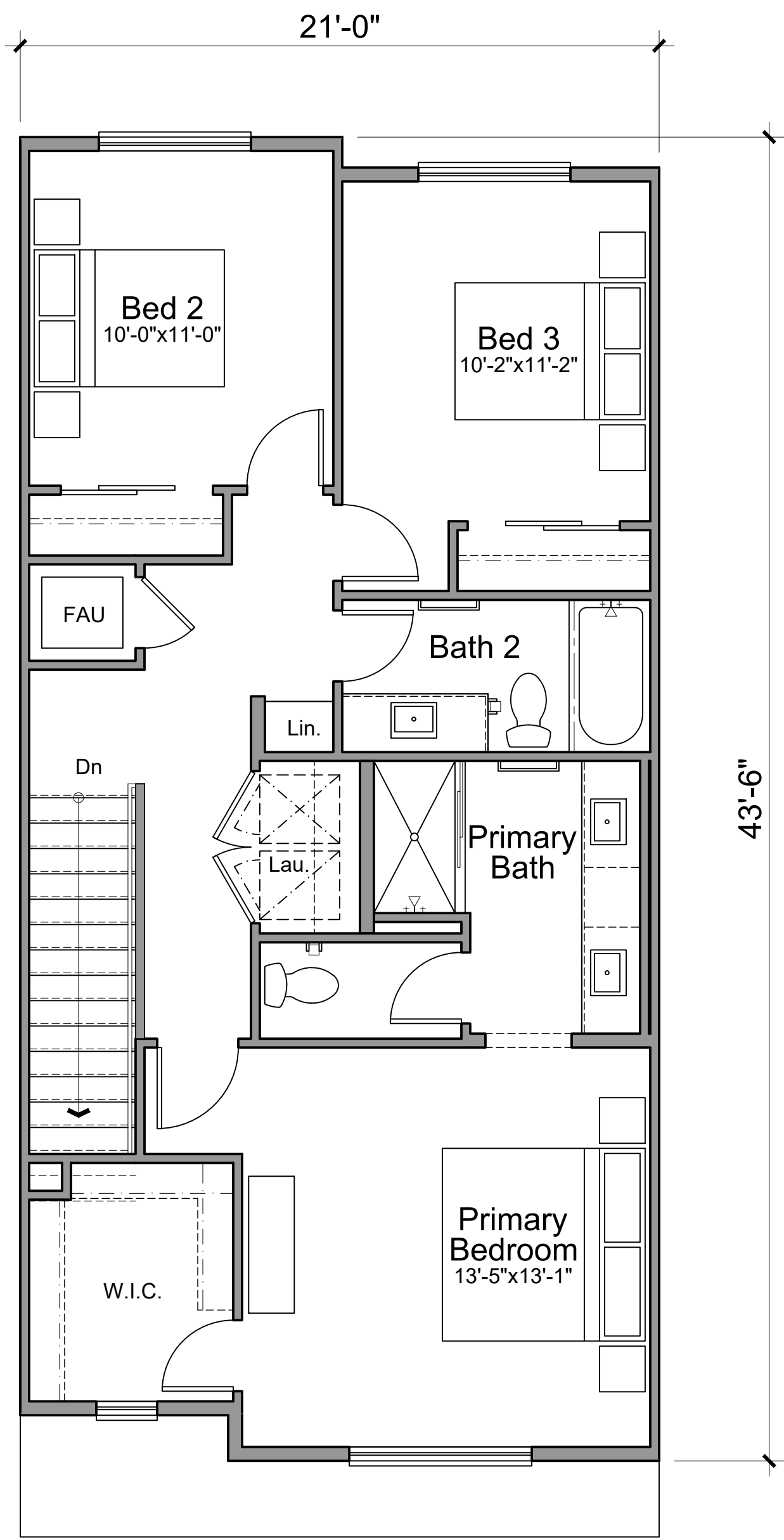


Second Floor

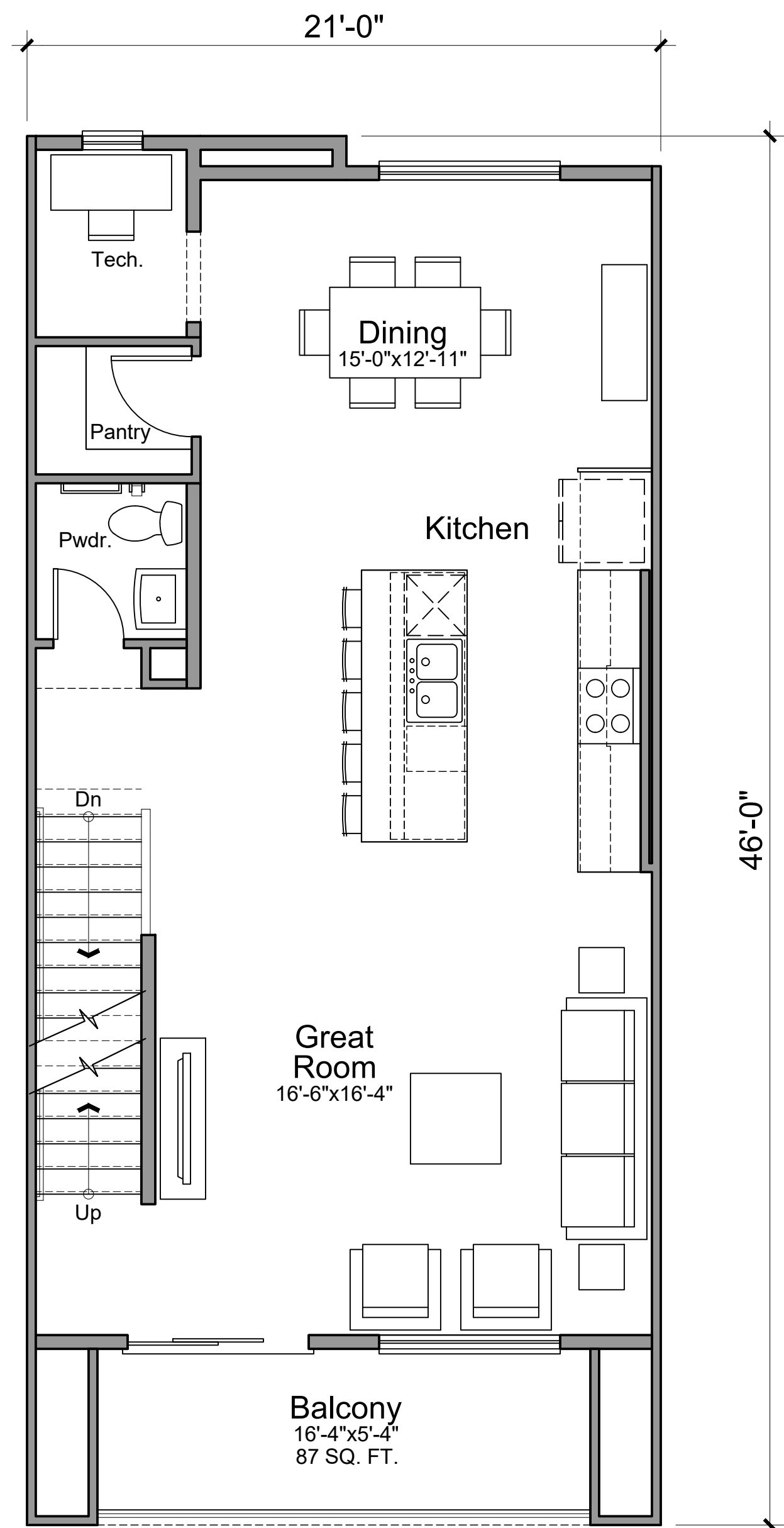


First Floor

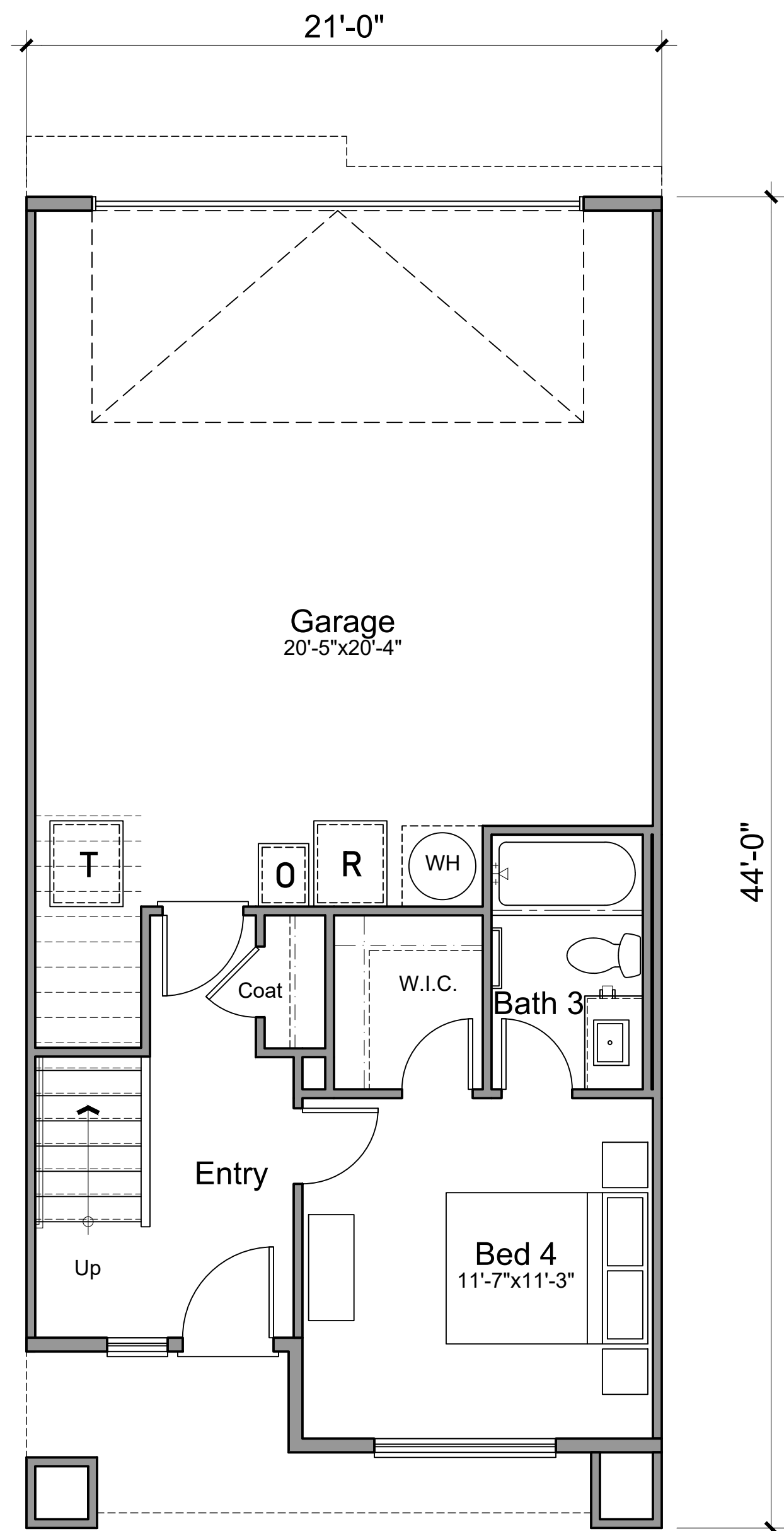
PLAN 5 (3 BED / 3.5 BATH) - NET	
FIRST FLOOR	333 SQ. FT.
SECOND FLOOR	698 SQ. FT.
THIRD FLOOR	756 SQ. FT.
TOTAL	1,788 SQ. FT.



Third Floor

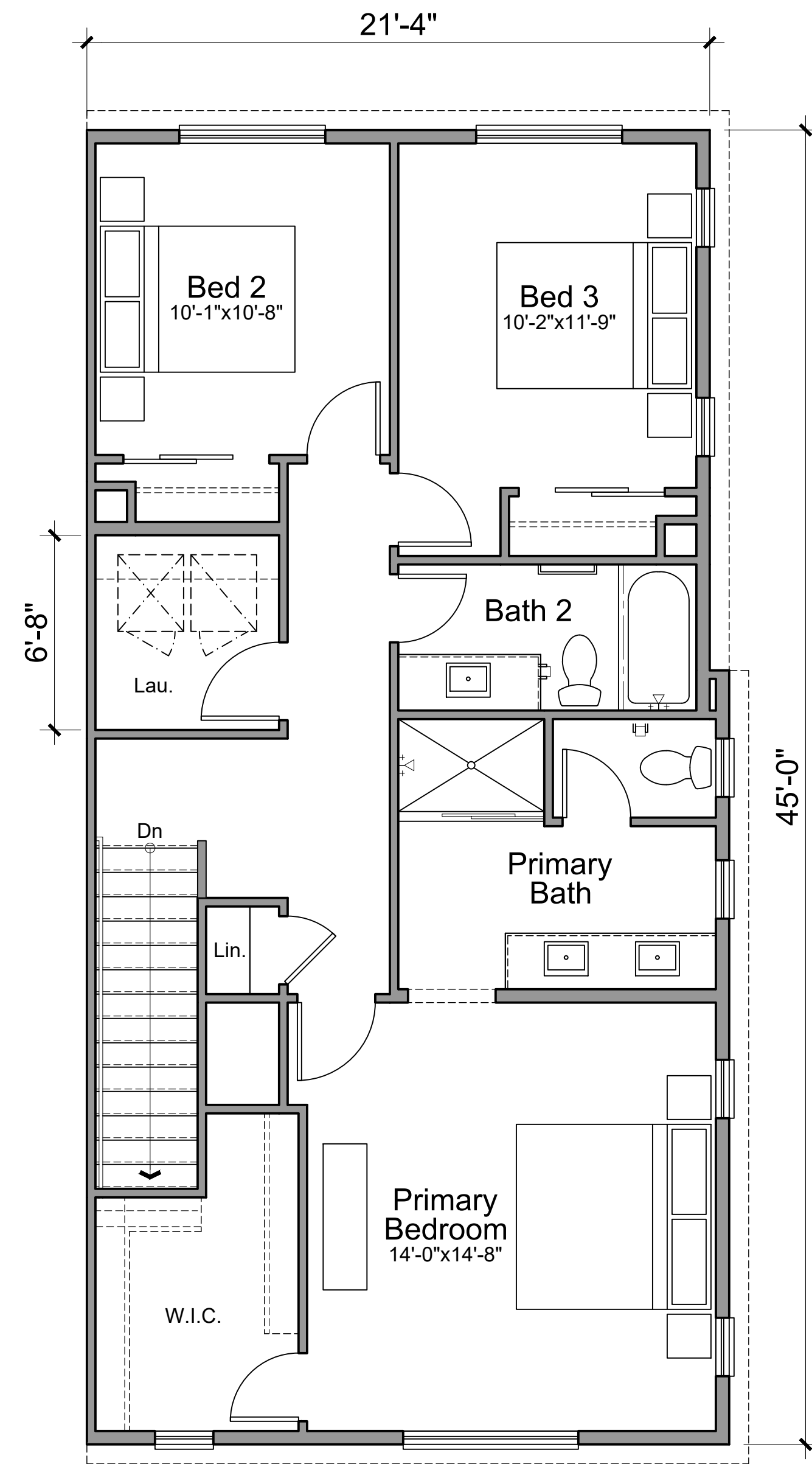


Second Floor

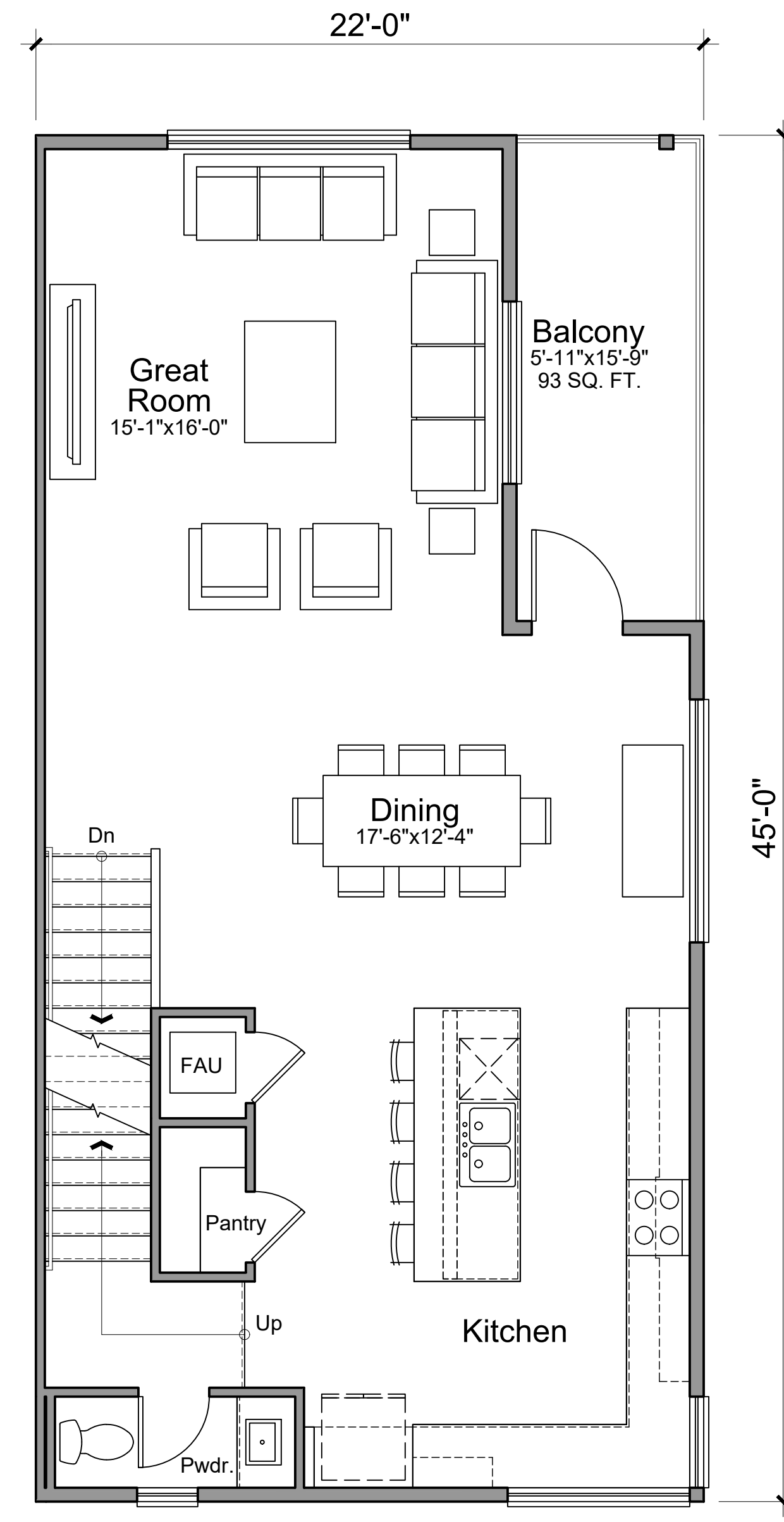


First Floor

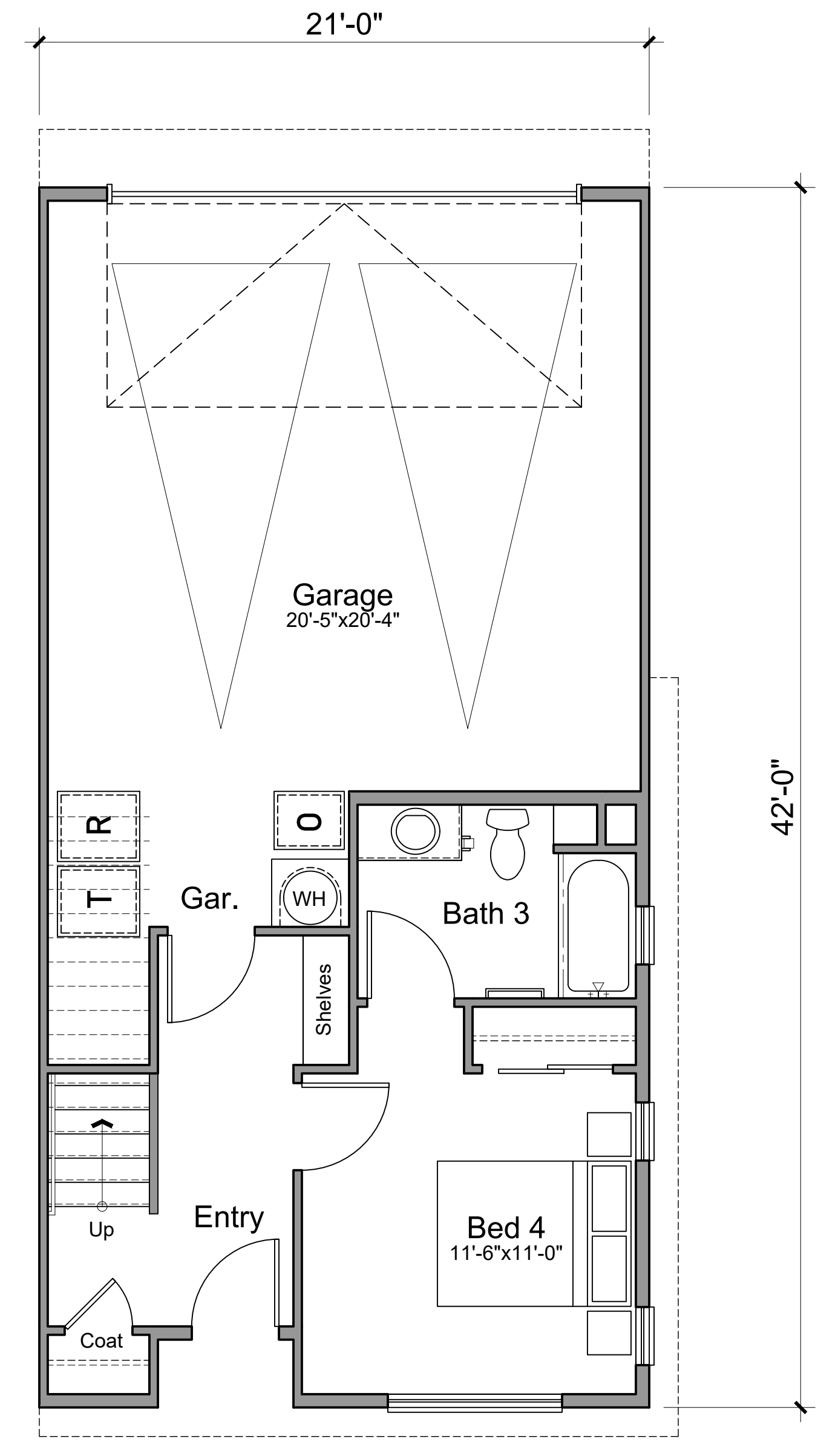
PLAN 6 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	355 SQ. FT.
SECOND FLOOR	786 SQ. FT.
THIRD FLOOR	807 SQ. FT.
TOTAL	1,948 SQ. FT.



Third Floor



Second Floor



First Floor

PLAN 7 (4 BED / 3.5 BATH) - NET	
FIRST FLOOR	373 SQ. FT.
SECOND FLOOR	838 SQ. FT.
THIRD FLOOR	883 SQ. FT.
TOTAL	2,093 SQ. FT.