GARRISON STREET OCEANSIDE

TOWNHOMES

OCEANSIDE, CA TRUE LIFE



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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

OCEANSIDE BLVD FIRE MOUNTAIN DR

I FGEND

PROJECT BOUNDARY	
EXISTING TOPO CONTOUR	
BUILDING NUMBER	BLDG #1
JNIT NUMBER	7
FINISH FLOOR ELEVATION	FF=106.75
PAD ELEVATION	P=106.0
SLOPE (2: 1 MAX)	2:1
DAYLIGHT LINE	
PERCENT OF GRADE	2%
STREET ELEVATION	106.0
SEWER INVERT ELEVATION	_94.9IE /
STORM DRAIN INVERT ELEVATION	92.9IE
6"-8" PVC PRIVATE SEWER MAIN W/ MANHOLE	_s
4"-8" PVC PRIVATE WATER MAIN	w
10" PVC PRIVATE FIRE WATER MAIN	— —F— —
PUBLIC WATER METER WITH POCKET EASEMENT	
PRIVATE DOUBLE CHECK DETECTOR ASSEMBLY	DCDA
FIRE HYDRANT (EXISTING PUBLIC/SHADED PROPOSED ARE PRIVATE/SOLID)	
18" PRIVATE HDPE STORM DRAIN* *UNLESS SHOWN OTHERWISE ON PLAN	<u> </u>
24" PUBLIC BYPASS HDPE STORM DRAIN* *UNLESS SHOWN OTHERWISE ON PLAN	<u> </u>
RETAINING WALL* *PER OCEANSIDE STANDARD DRAWINGS	
TOP OF WALL ELEVATION/ FINISH GRADE	TW95.0 FG93.0
ST. LIGHT	2' WALL Ö──•
EASEMENT LINE	
TRANSFORMER	T
FUSE BOX	F

PARKING SUMMARY

BROW DITCH PER SDRSD D-75

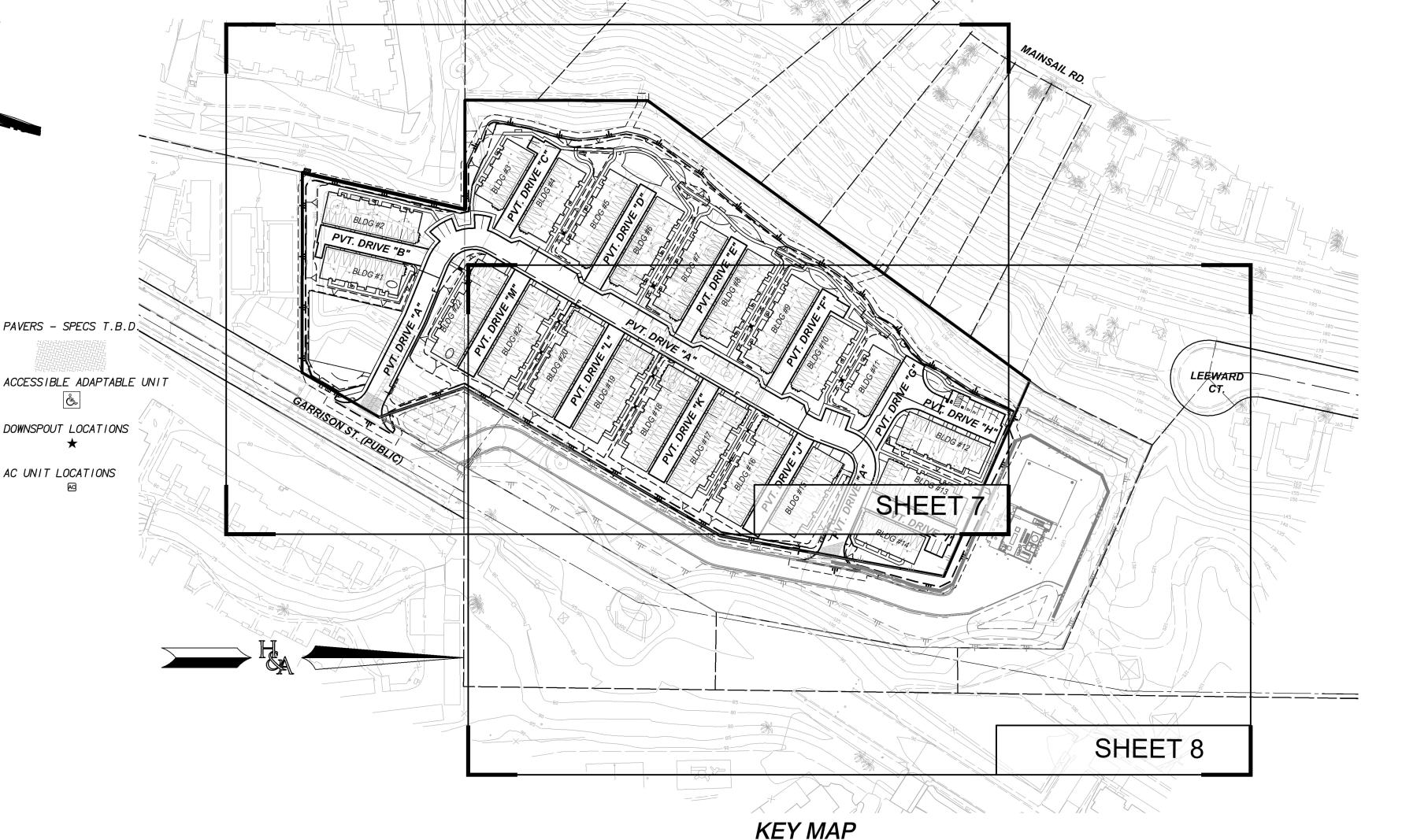
USE	PARKING STANDARD	# OF UNITS	REQUIRED	PROVIDED
ATTACHED RESIDENTIAL	2 spaces / two or more bedroom units	140	280	280
GUEST PARKING	Minimum amount equal to 1 Space plus 20% of the total dwelling units	140	29	38
	SURTOTAL	140	309	318

DISARI ED ACCESS REQUIREMENTS

DIOADL	LD ACCL	JO HE GOH	ILIVILIATO	
Total Parking	Min. Accessible	# Accessible	Min. Van	# Van Accessible
Spaces	Parking Spaces	Parking Spaces	Accessible Parking	Parking Spaces
Provided	Required	Provided	Spaces Required	Provided
20	2	2		

TENTATIVE MAP/ DEVELOPMENT PLAN GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, CALIFORNIA



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

NOT TO SCALE

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.

CIVIL ENGINEER

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

04/23/24 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

- 1. EXISTING GROSS SUBDIVISION AREA: 8.317 AC
- PROPOSED SUBDIVISION AREA: 8.317 AC NET PROJECT AREA: 7.391
- 4. TOTAL NUMBER OF EXISTING LOTS: 1 TOTAL NUMBER OF PROPOSED LOTS: 1
- TOTAL NUMBER OF UNITS: 140
- ASSESSOR PARCEL NUMBER: 162-020-26-00 3. EXISTING GENERAL PLAN:CIVIC INSTITUTIONAL
- 9. PROPOSED GENERAL PLAN: MDC-R MEDIUM DENSITY-C RESIDENTIAL
- 10. EXISTING ZONING: PUBLIC/SEMIPUBLIC
- 11. PROPOSED ZONING: PD PLANNED DEVELOPMENT
- 12. PROPOSED DENSITY: 16.9 DU/AC (140 DU's/8.317 AC)
- 13. TOPOGRAPHIC CONTOUR INTERVAL: 1/5 FOOT
- 14. MAXIMUM SLOPE GRADIENT: 2:1
- 15. AREA/PERCENT OF TOTAL BUILDING COVERAGE: 2.52 AC. (30.3%)
- 16. AREA/PERCENT OF PROJECT IN STREETS, DRIVEWAYS & DRIVE AISLES: 1.95 AC (23.4%)
- 17. AREA/PERCENT OF SIDEWALKS & WALKWAYS: 0.59 AC. (7.0%) 17. AREA/PERCENT OF LANDSCAPING: 3.26 AC (39.2%)
- 18. GRADING QUANTITIES: RAW CUT: 83,065 C.Y. RAW FILL: 80,681 C.Y.
- 19. GRADED AREA: 7.391 AC

DESIGN NOTES

- 1. 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
- 6. ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE
- 8. THE PROPOSED WATER SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS. ALL ON-SITE
- 9. FINISH GRADES ARE APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN. 10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP WITH APPROVAL FROM THE CITY ENGINEER
- 11. ALL FUTURE DRIVEWAYS AND GEOMETRIC DESIGN SHALL BE DESIGNED IN COMPLIANCE WITH THE CITY OF OCEANSIDE ENGINEERS DESIGN STANDARDS
- 12. 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
- 13. ALL SIDEWALK AND PATHWAYS SHALL BE ADA COMPLIANT.

PROPERTY ADDRESS

333 GARRISON ST OCEANSIDE, CA 92054

APPLICANT

TTLC OCEANSIDE GARRISON, LLC 4350 VON KARMAN AVE SUITE 210

(949) 474-0440

NEWPORT BEACH, CA 92660

PRELIMINARY APPL I CANT DATE

OWNER

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

PRELIMINARY

PREPARED BY:

OWNER DATE

	1	1	1st SUBMITTAL
ſΤ		2	2nd SUBMITTAL
[h]	HUNSAKER	3	3rd SUBMITTAL
$\triangle M$	$ S_{\tau} \Delta SSOOIATES $	4	4th SURMITTAL

Q ASSOCIATES SAN DIEGO, INC.

PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121

SURVEYING PH(858)558-4500 · FX(858)558-1414

NO. REVISIONS

TENTATIVE MAP / DEVELOPMENT PLAN

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET

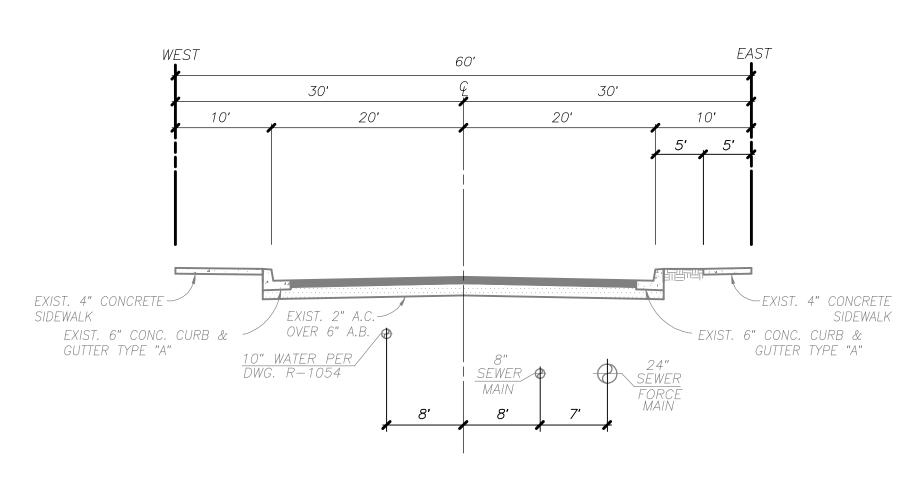
DATE BY

MAY 13 2024 H&/

JULY 3 2024 H&A

NOV. 18 2024 H&A

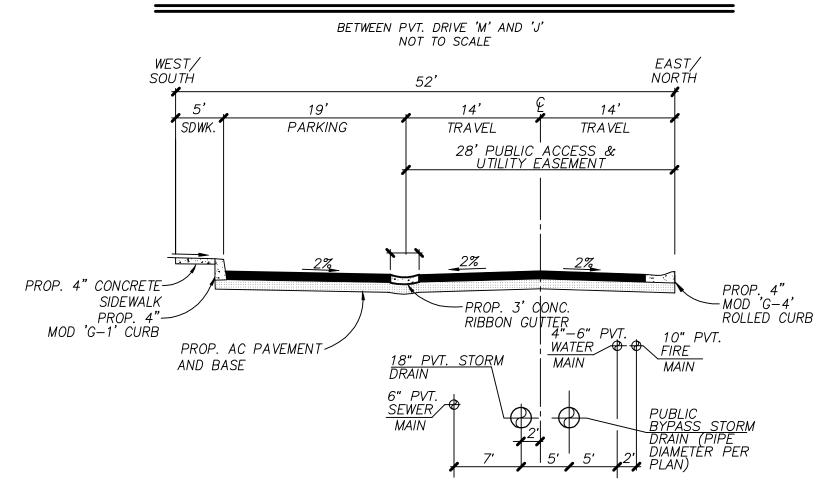
APR. 2024 H&A



EXISTING GARRISON STREET

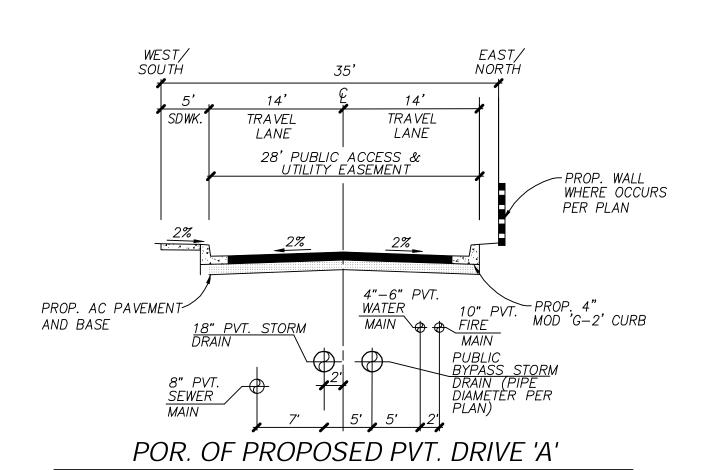
NOT TO SCALE

POR. OF PROPOSED PVT. DRIVE 'A'



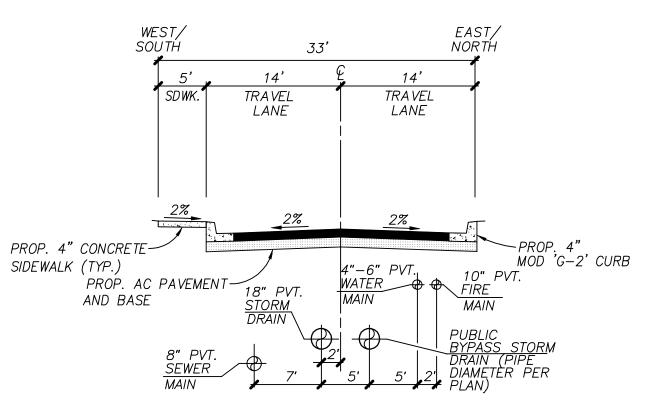
POR. OF PROPOSED PVT. DRIVE 'A'

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



BETWEEN GARRISON AND PVT. DRIVE 'B' AND GARRISON AND PVT DRIVE 'G'

NOT TO SCALE



POR. OF PROPOSED PVT. DRIVE 'A'

NOT TO SCALE

PROP. AC PAVEMENT

DRAIN OR PUBLIC AND BASE

PROP. AC PAVEMENT

DRAIN (PIPE DIAMETER PER PLAN)

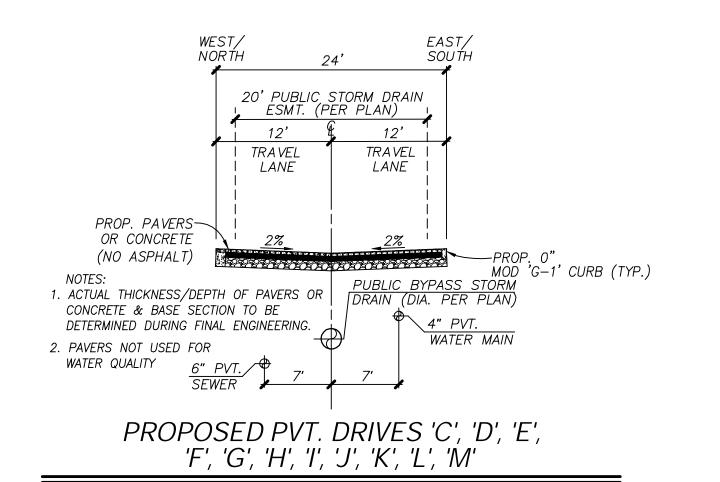
BY PVT. C

PROPOSED PVT. DRIVE 'B'

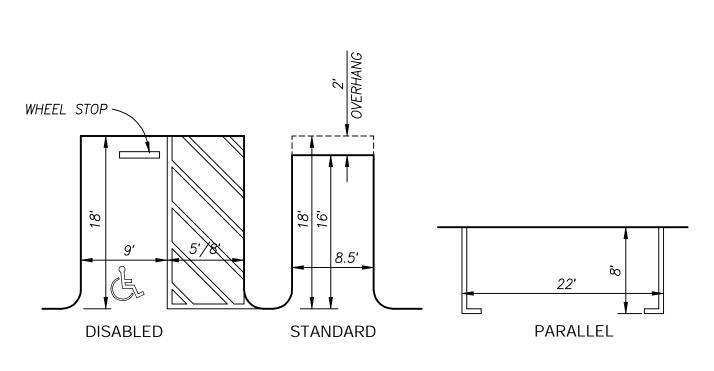
NOT TO SCALE

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.

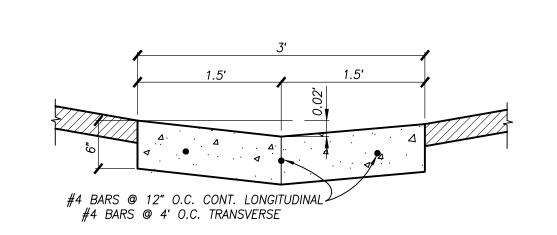


* POR. OF "G" MUST MEET H20 LOADING NOT TO SCALE



TYPICAL PARKING DETAIL

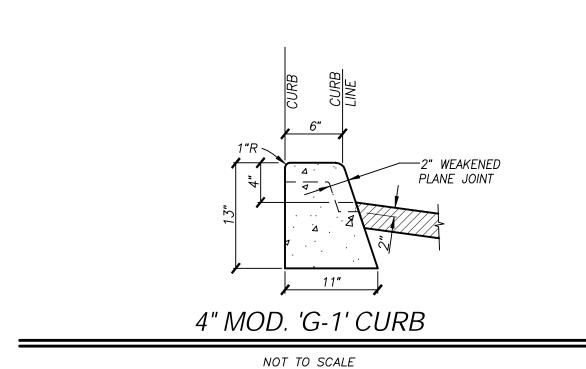
NOT TO SCALE

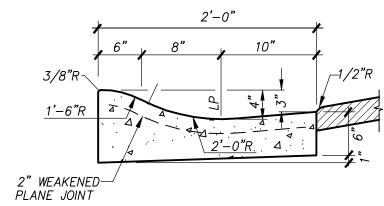


3' CONCRETE RIBBON GUTTER

NOT TO SCALE

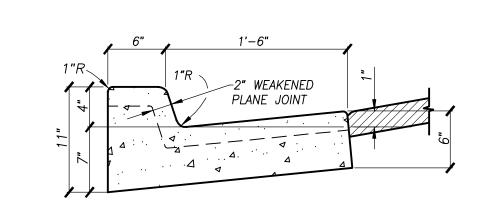
NOTES: 6" OF CLASS II AGGREGATE BASE REQUIRED BENEATH ALL CURB, GUTTER, AND SIDEWALK.





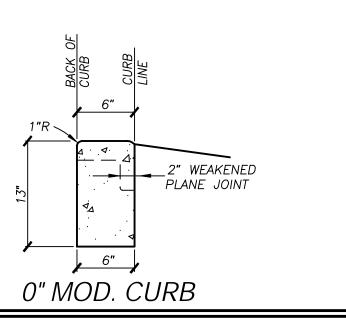
4" MOD. 'G-4' ROLLED CURB

NOT TO SCALE



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

NOT TO SCALE



NOT TO SCALE

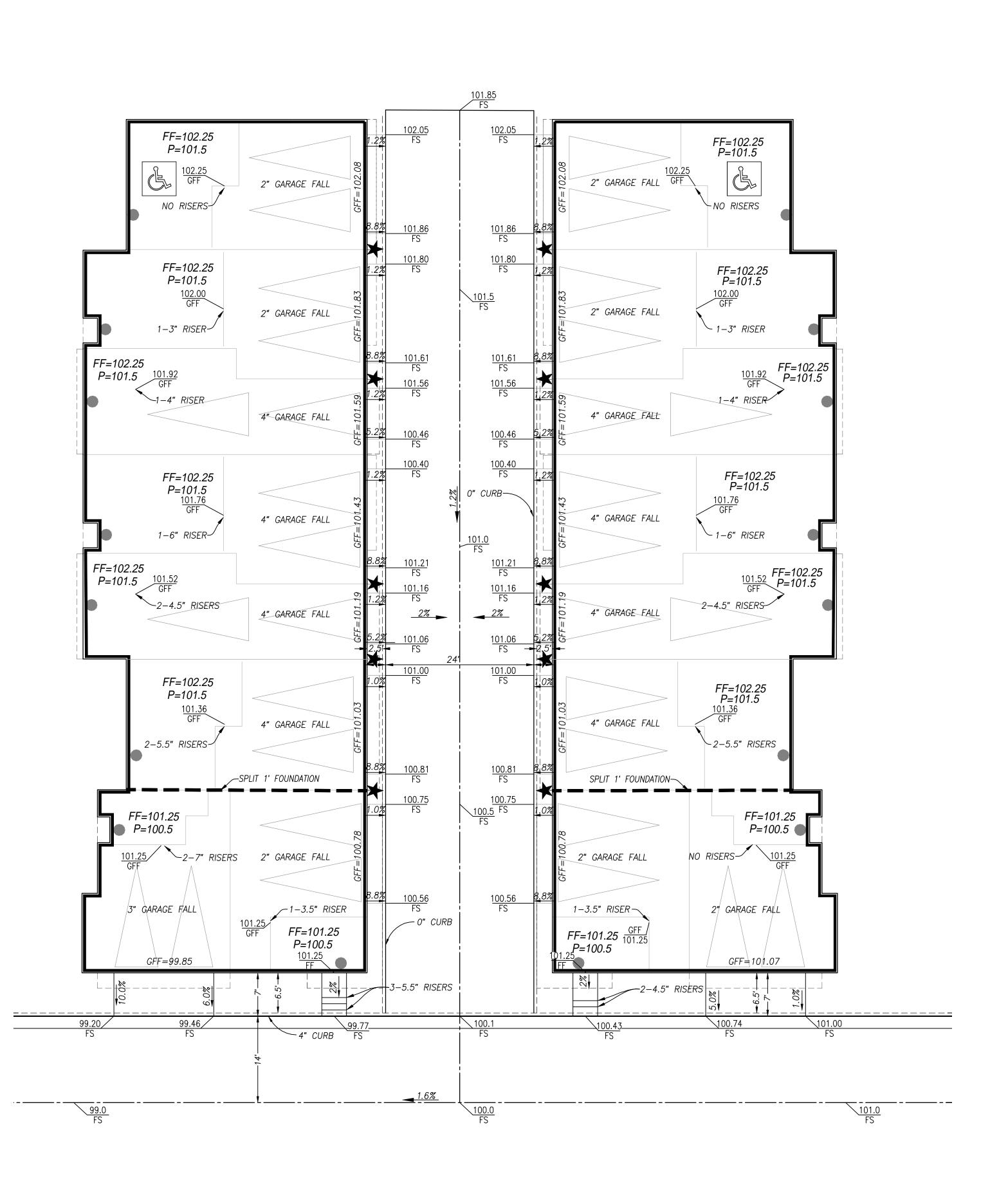


SECTIONS / DETAILS

GARRISON ELEMENTARY SCHOOL

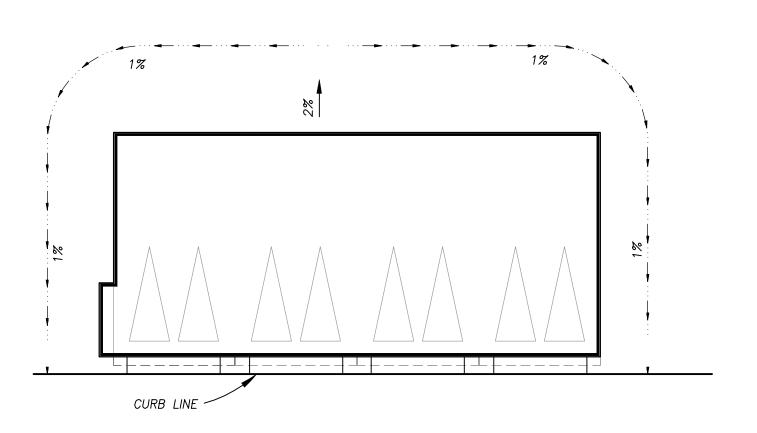
CITY OF OCEANSIDE, CALIFORNIA

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TYPICAL 8-PLEX DRIVEWAY/GARAGE DETAIL

NOT TO SCALE



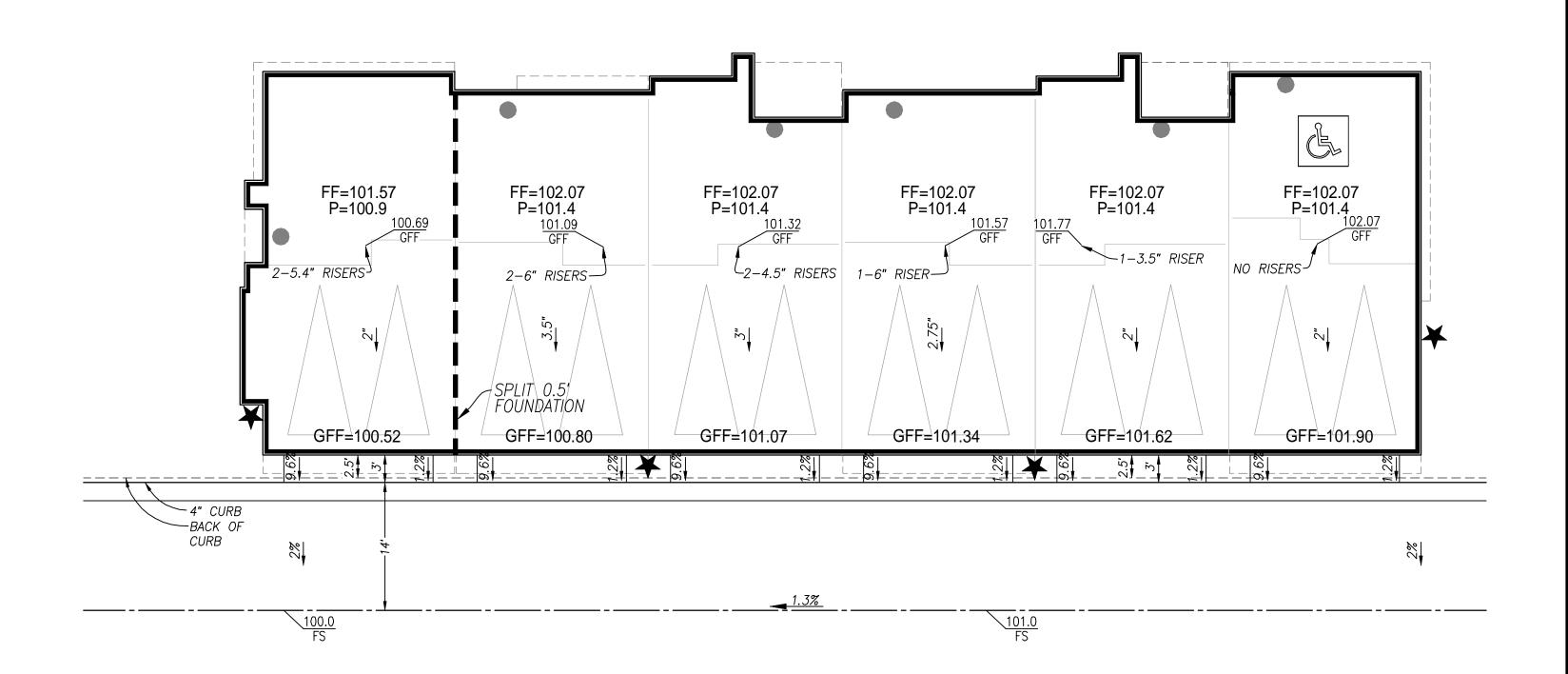
TYPICAL BUILDING DRAINAGE SWALE DETAIL

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%.



TYPICAL 6-PLEX DRIVEWAY/GARAGE DETAIL

NOT TO SCALE

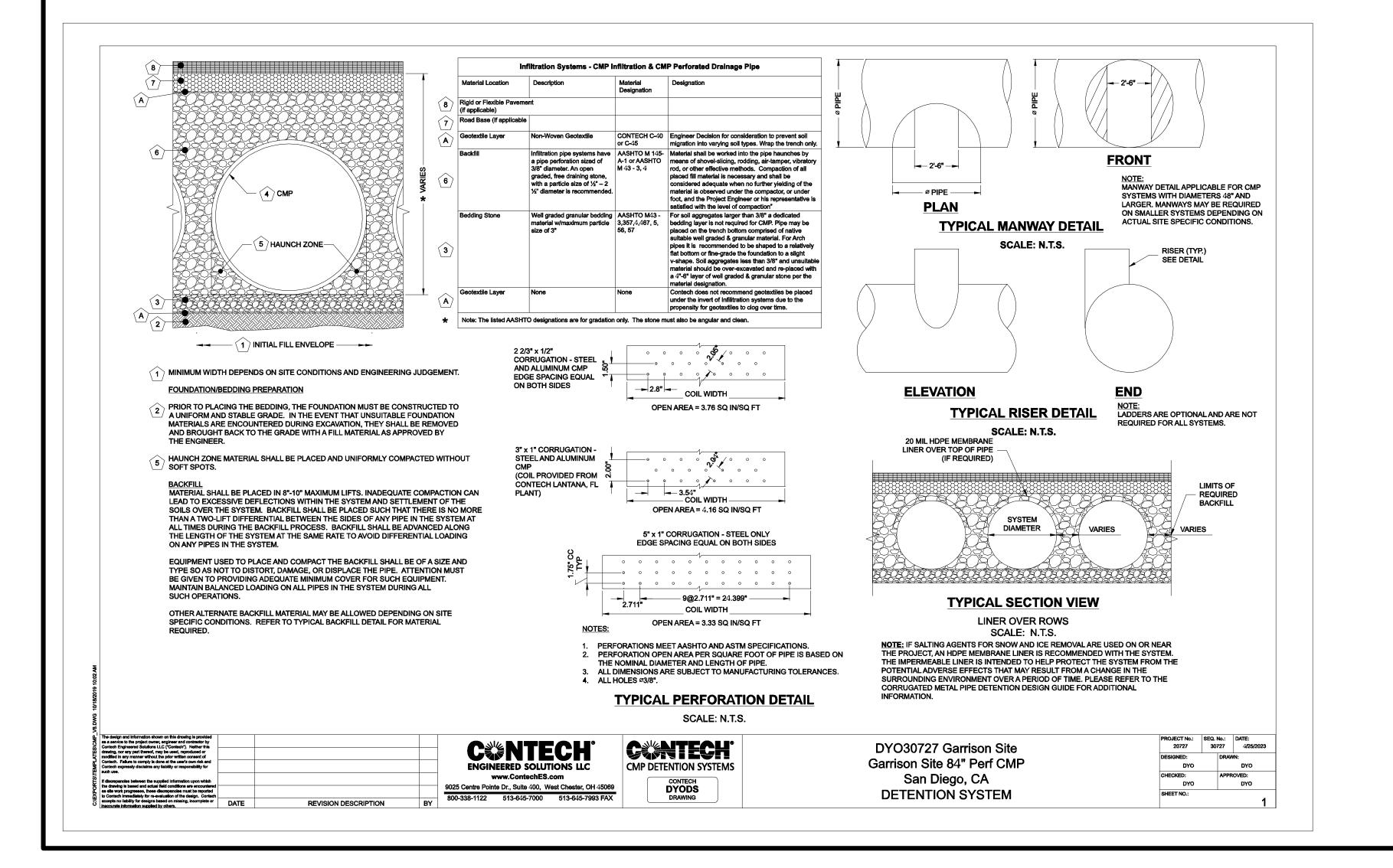


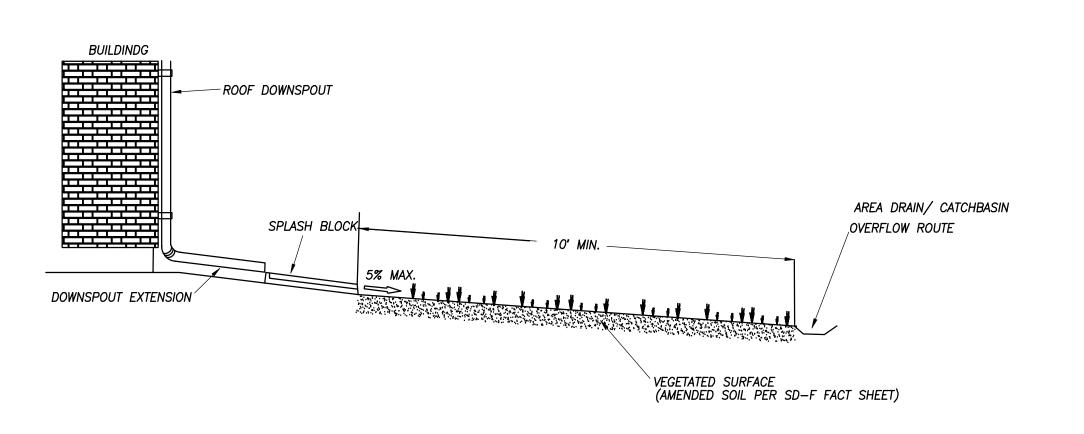
SITE DETAILS / DRIVEWAY DETAILS

GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

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TYPICAL SECTION VIEW FOR AN IMPERVIOUS AREA DISPERSSION BMP (SD-5 PER BMPDM)

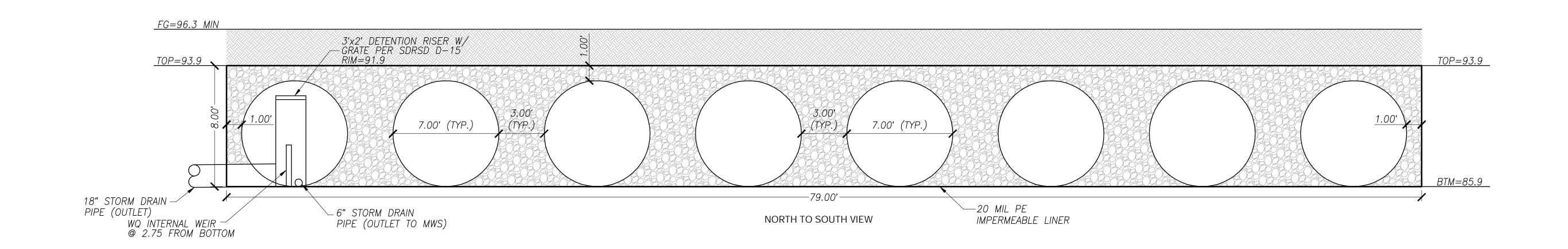


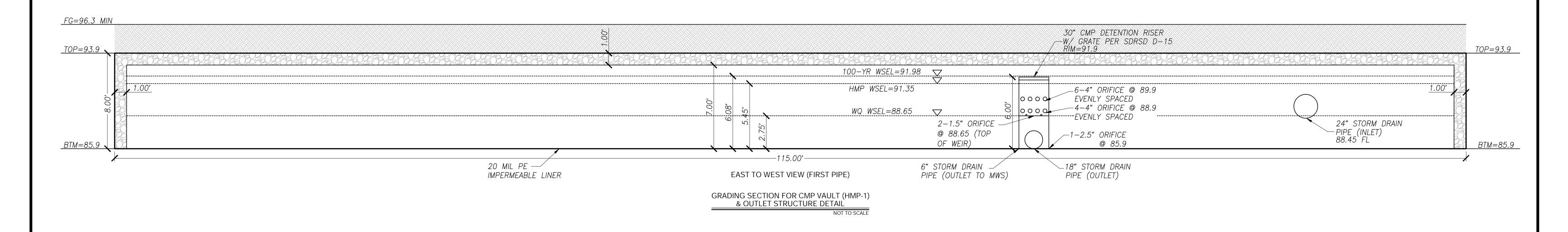
ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 · FX(858)558-1414 SWQMP DETAILS

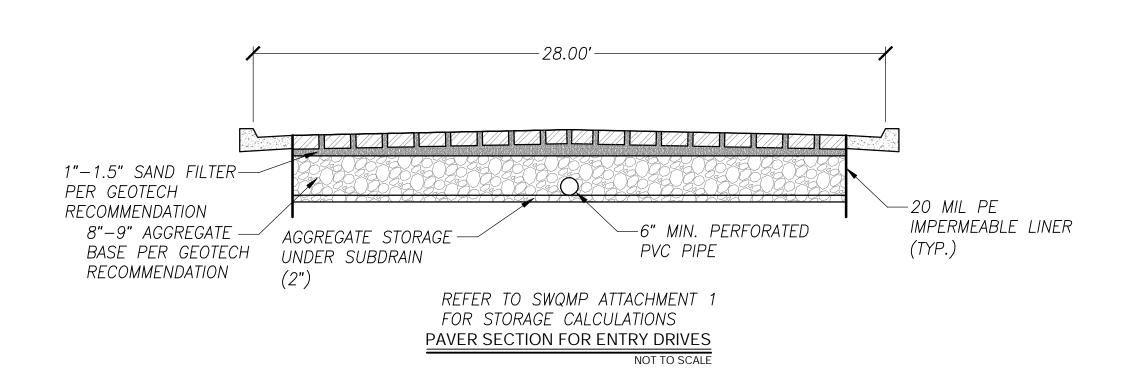
GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET







PREPARED BY:

HUNSAKER

& ASSOCIATES

S A N D I E G O, I N C.

PLANNING 9707 Waples Street

ENGINEERING San Diego, Ca 92121

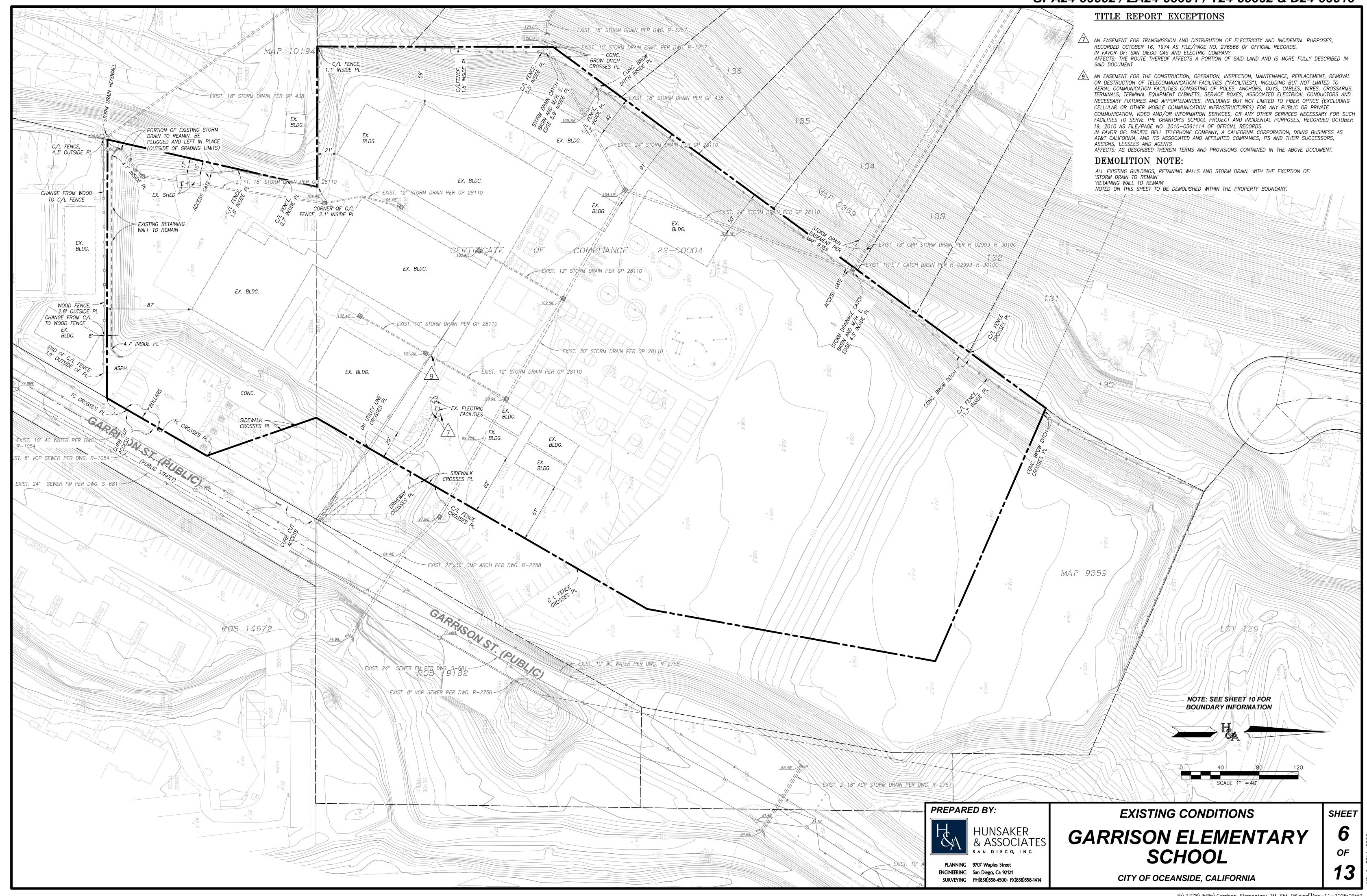
SURVEYING PH(858)558-4500 FX(858)558-1414

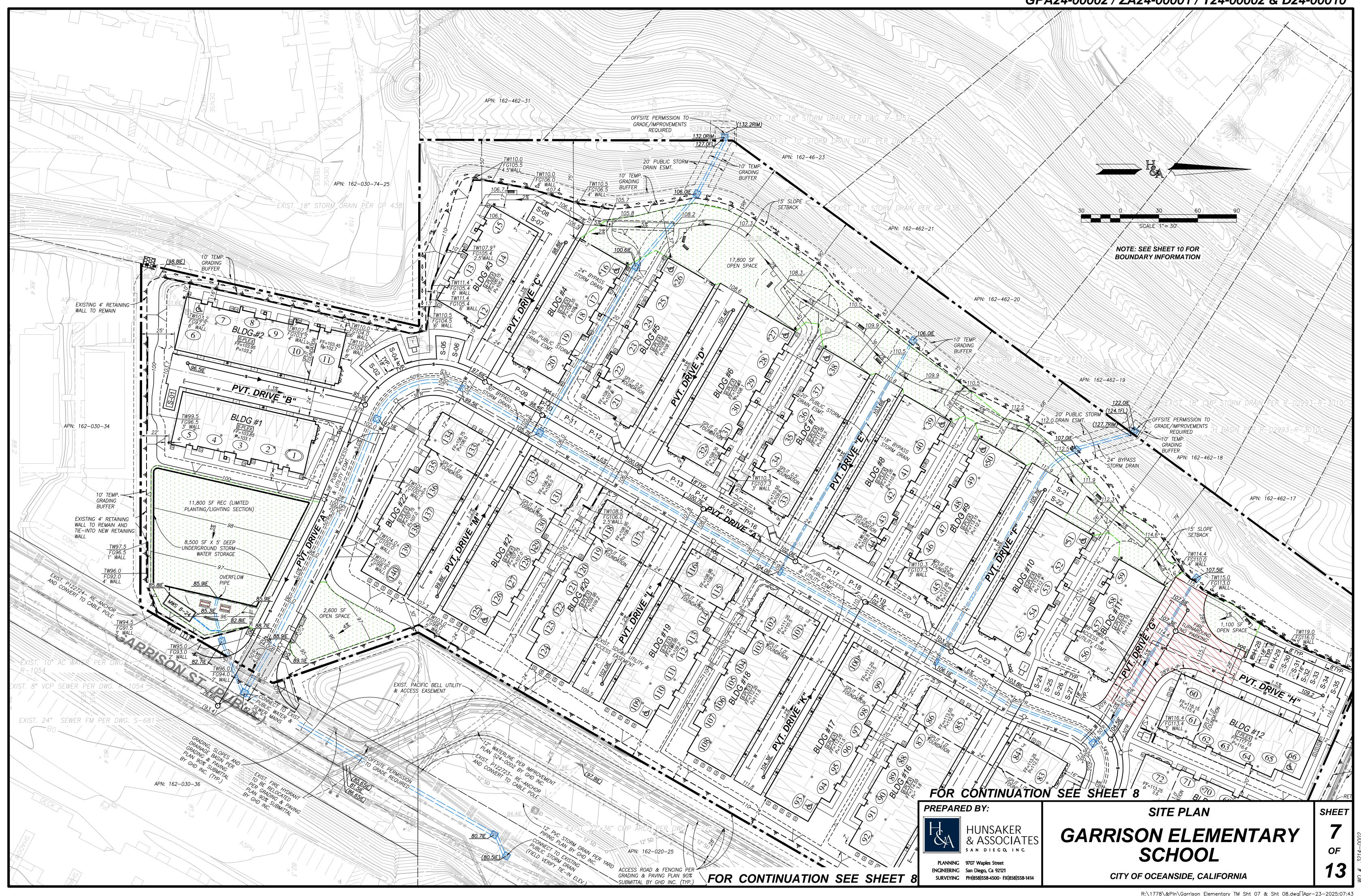
SWQMP DETAILS

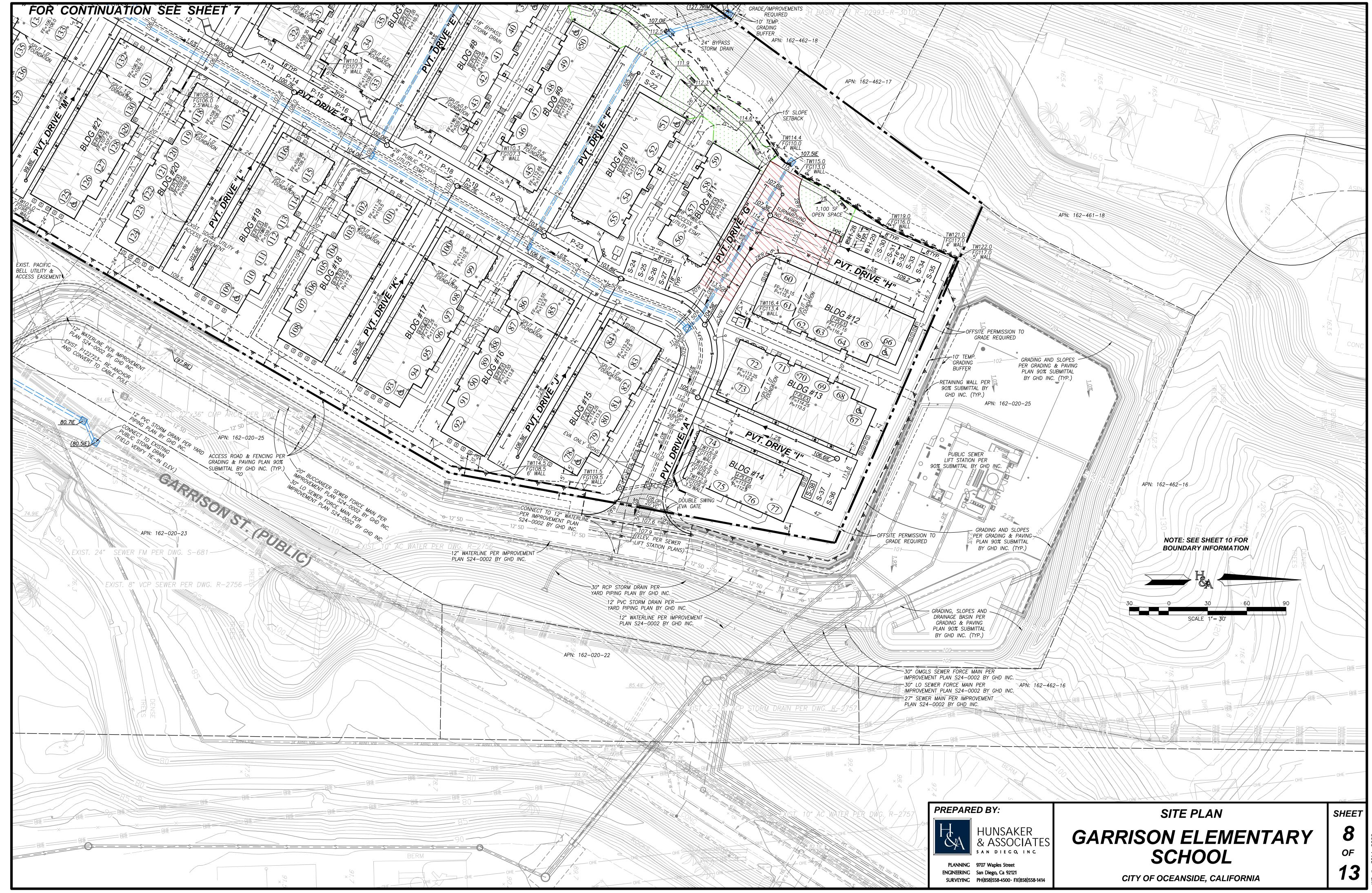
GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

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CITY OF OCEANSIDE, CALIFORNIA

PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121

SURVEYING PH(858)558-4500 FX(858)558-1414

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 "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
- 7. 777277707778227 2222722
- 5. INTENTIONALLY DELETED
- 6. 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
- 8. 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,
- 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 DOCUMENT 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

B. AN EASEMENT OR LESSER RIGHT AS EVIDENCED BY STORM DRAIN DITCHES SITUATED ALONG THE WESTERLY PROPERTY LINE.

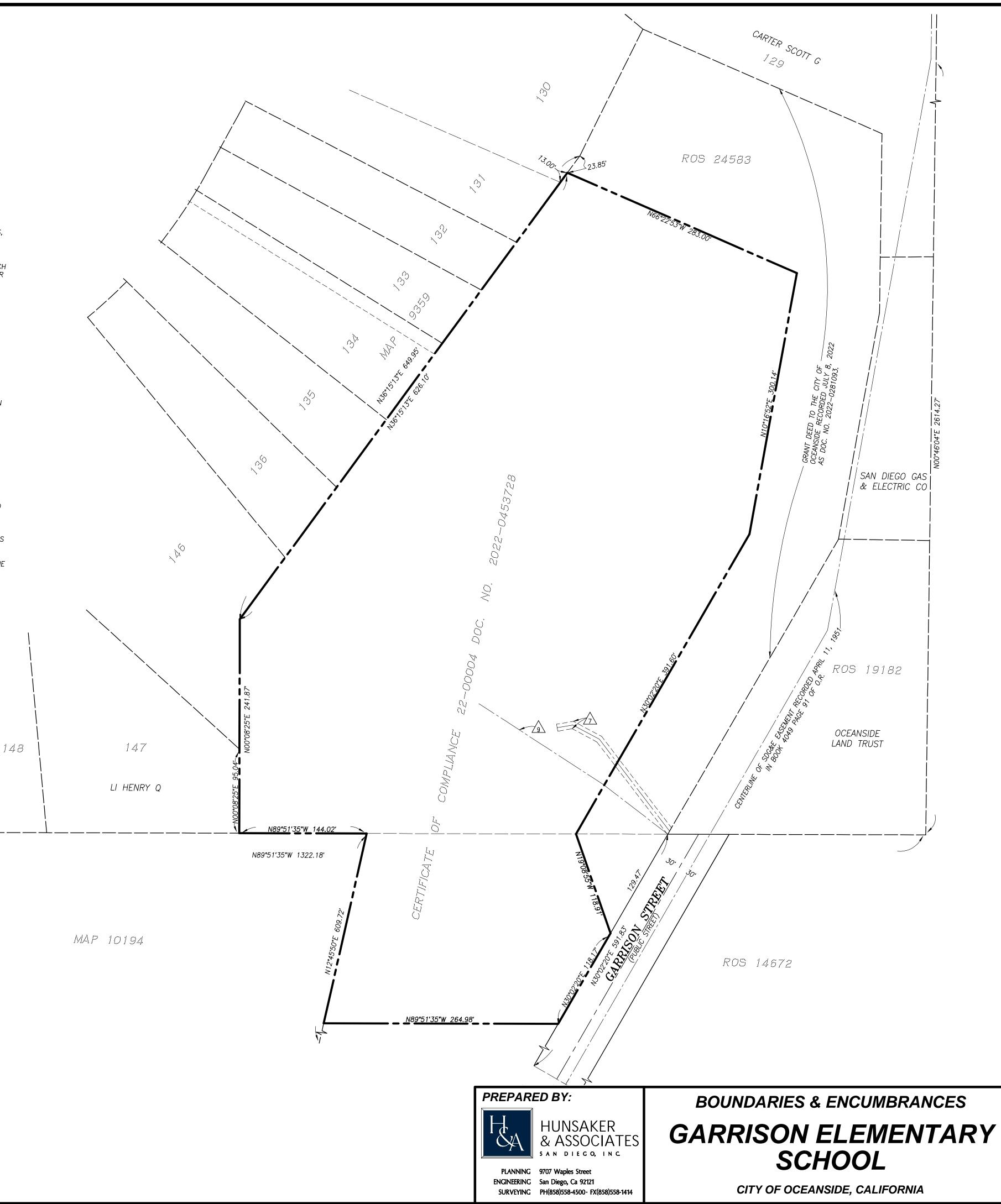
C. THE FACT THAT 5 BUILDINGS ENCROACH UPON STORM DRAIN LINES RUNNING FROM ADJACENT LANDS TO THE EAST ACROSS SAID LAND AND ONTO ADJACENT LANDS TO THE WEST.

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

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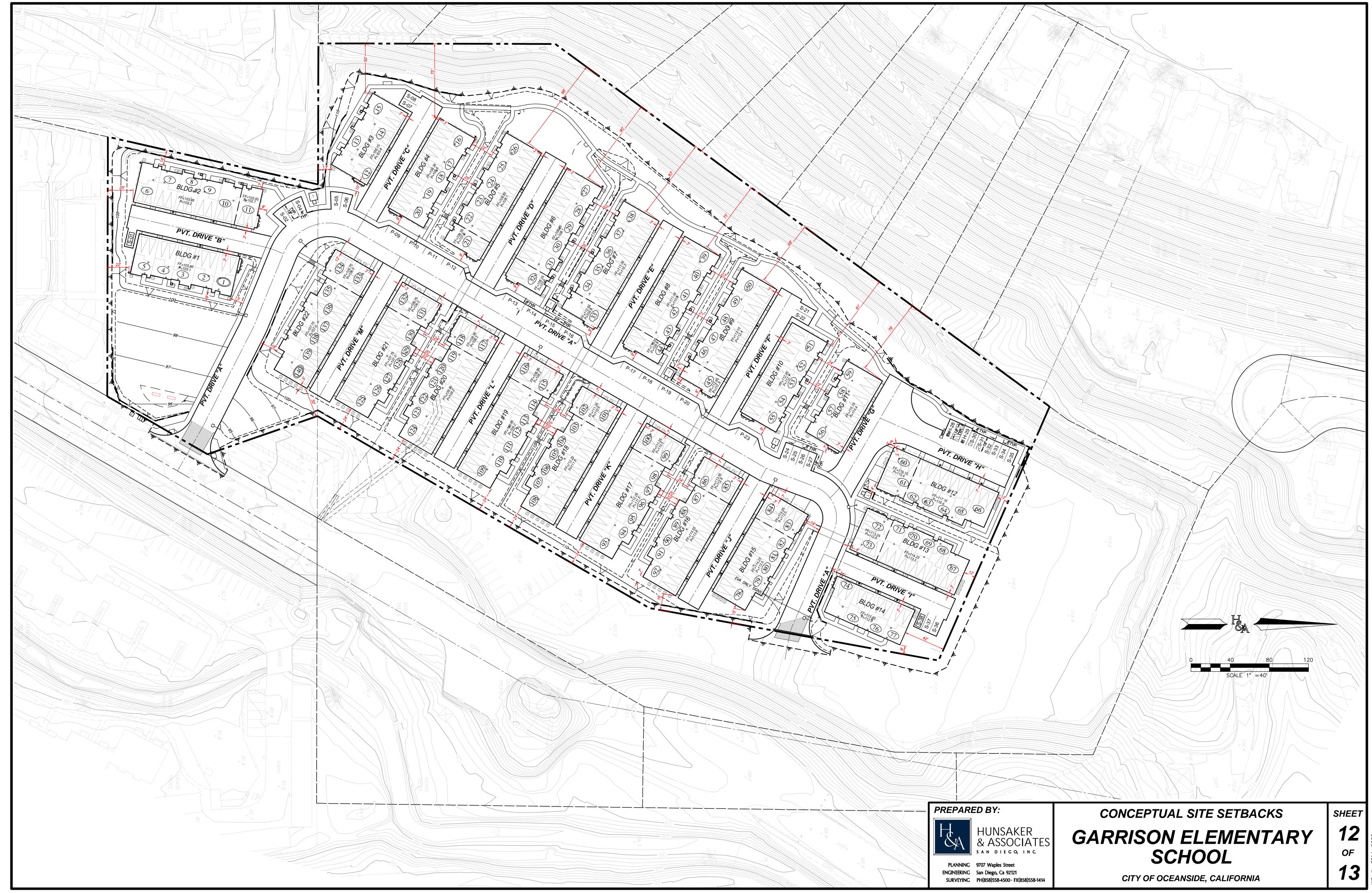
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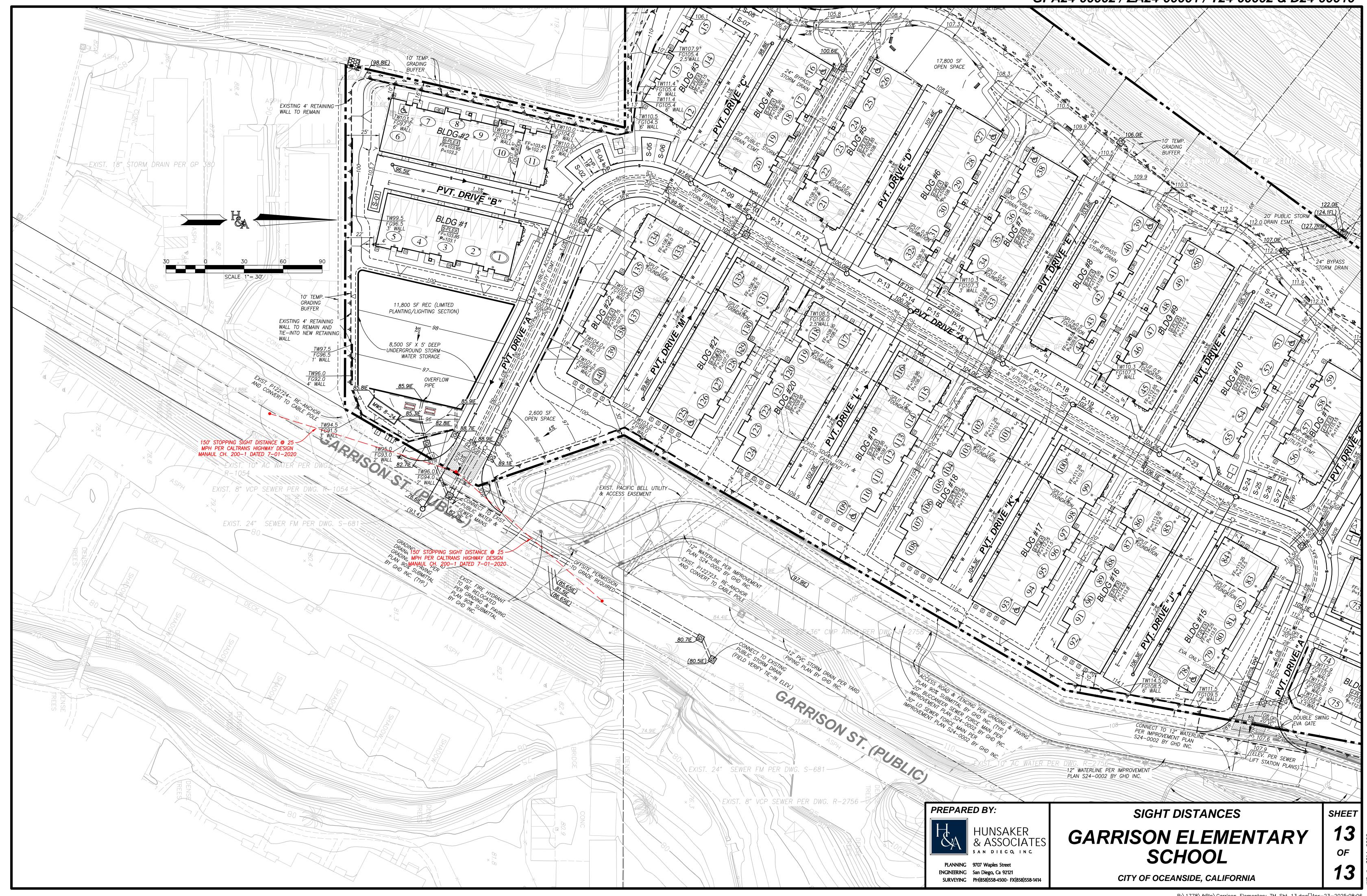


SHEET

GPA24-00002 / ZA24-00001 / T24-00002 & D24-00010







DAYLIGHT LINE __ & _ _ & _ _ PERCENT OF GRADE STREET ELEVATION SEWER INVERT ELEVATION STORM DRAIN INVERT ELEVATION

2%

_94.9IE/

DCDA

2' WALL

6"-8" PVC PRIVATE SEWER MAIN W/ MANHOLE 4"-8" PVC PRIVATE WATER MAIN 10" PVC PRIVATE FIRE WATER MAIN

PRIVATE DOUBLE CHECK DETECTOR ASSEMBLY FIRE HYDRANT (EXISTING PUBLIC/SHADED PROPOSED ARE PRIVATE/SOLID)

PUBLIC WATER METER WITH POCKET EASEMENT

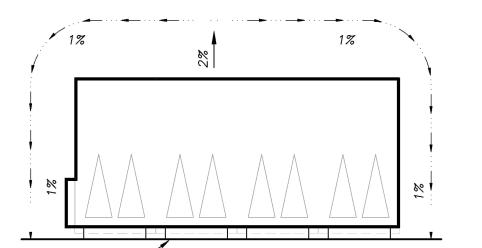
18" PRIVATE HDPE STORM DRAIN* *UNLESS SHOWN OTHERWISE ON PLAN 24" PUBLIC BYPASS HDPE STORM DRAIN*

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

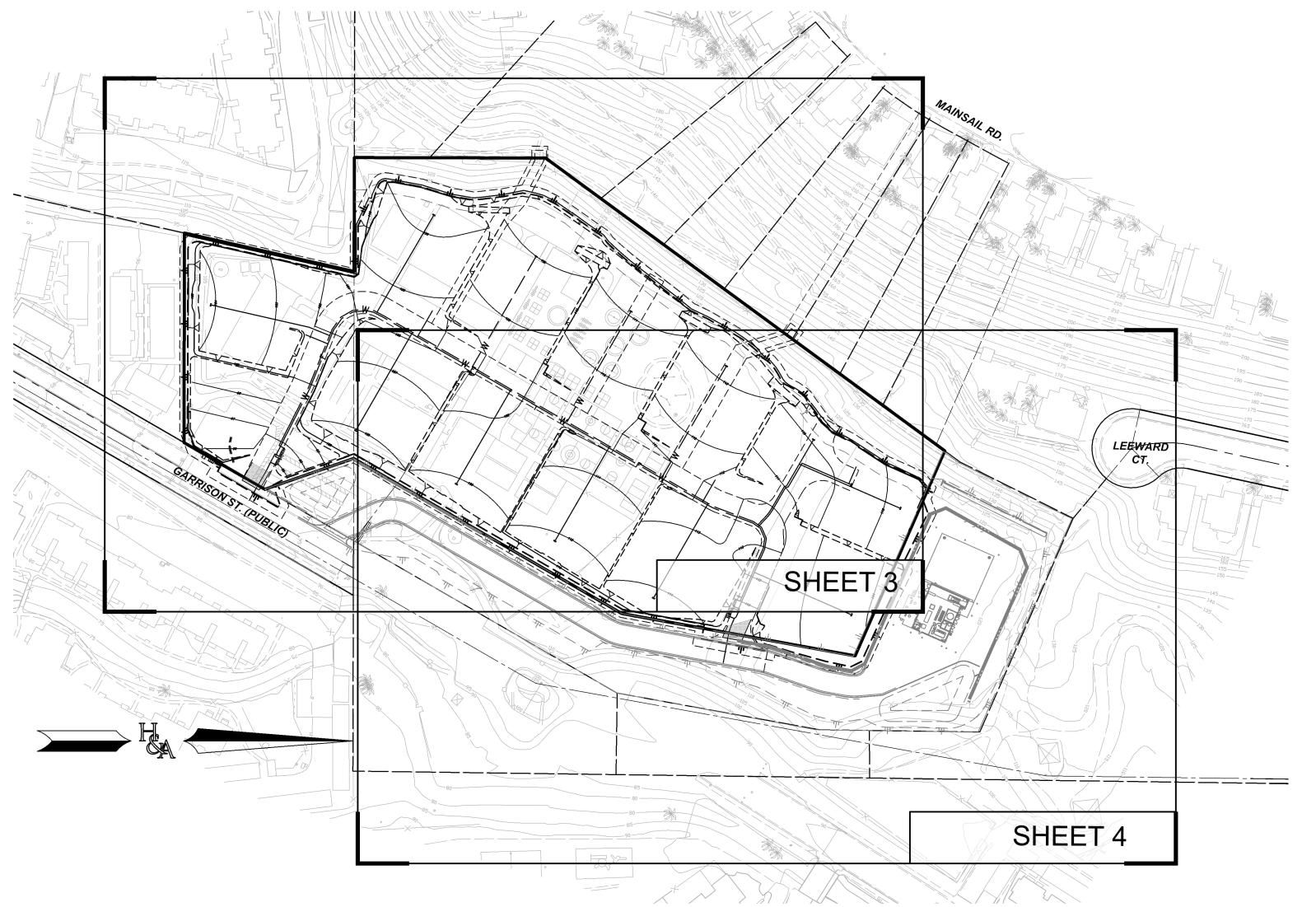
SECTION 1804.4 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

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%.

CONCEPTUAL GRADING PLAN

GARRISON ELEMENTARY SCHOOL GENERAL NOTES

CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, CALIFORNIA



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 I.E. N48°37'25"W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN

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 DIÉGO. 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



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

LEGAL DESCRIPTION

SEE SHEET 5

EASEMENTS

SEE SHEET 5

- 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 P. PROPOSED GENERAL PLAN: MDC-R MEDIUM DENSITY-C RESIDENTIAL
- 10. EXISTING ZONING: PUBLIC/SEMIPUBLIC
- 11. PROPOSED ZONING: PD PLANNED DEVELOPMENT
- 12. PROPOSED DENSITY: 16.9 DU/AC (140 DU's/8.317 AC)
- 13. TOPOGRAPHIC CONTOUR INTERVAL: 1/5 FOOT
- 14. MAXIMUM SLOPE GRADIENT: 2:1 15. AREA/PERCENT OF TOTAL BUILDING COVERAGE: 2.52 AC. (30.3%)
- 16. AREA/PERCENT OF PROJECT IN STREETS, DRIVEWAYS & DRIVE AISLES: 1.95 AC (23.4%)
- 17. AREA/PERCENT OF SIDEWALKS: 0.59 AC. (7.0%)
- 17. AREA/PERCENT OF LANDSCAPING: 3.26 AC (39.2%) 18. GRADING QUANTITIES: SEE EARTHWORK NEAR BOTTOM LEFT OF PAGE
- 19. GRADED AREA: 7.391 AC

DESIGN NOTES

- 1. ALL STREET DESIGN SHALL CONFORM TO THE CITY OF OCEANSIDE DESIGN STANDARDS AS
- 2. 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
- 6. ALL RETAINING WALLS IN EXCESS OF 4 FEET SHALL BE PLANTABLE
- 7. THE PROPOSED SEWER SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS. ALL ON-SITE
- 8. THE PROPOSED WATER SHALL BE INSTALLED PER CITY OF OCEANSIDE STANDARDS. ALL ON-SITE
- 9. 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
- 11. ALL FUTURE DRIVEWAYS AND GEOMETRIC DESIGN SHALL BE DESIGNED IN COMPLIANCE WITH THE CITY OF OCEANSIDE ENGINEERS DESIGN STANDARDS 12. THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE CITY OF OCEANSIDE,

DATE

- 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
- 13. ALL SIDEWALK AND PATHWAYS SHALL BE ADA COMPLIANT.

PROPERTY ADDRESS

333 GARRISON ST OCEANSIDE, CA 92054

APPLICANT

TTLC OCEANSIDE GARRISON, LLC 4350 VON KARMAN AVE SUITE 210 NEWPORT BEACH, CA 92660

PREL IMINARY

(949) 474-0440

APPL I CANT

OWNER

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

PRELIMINARY

DATE OWNER

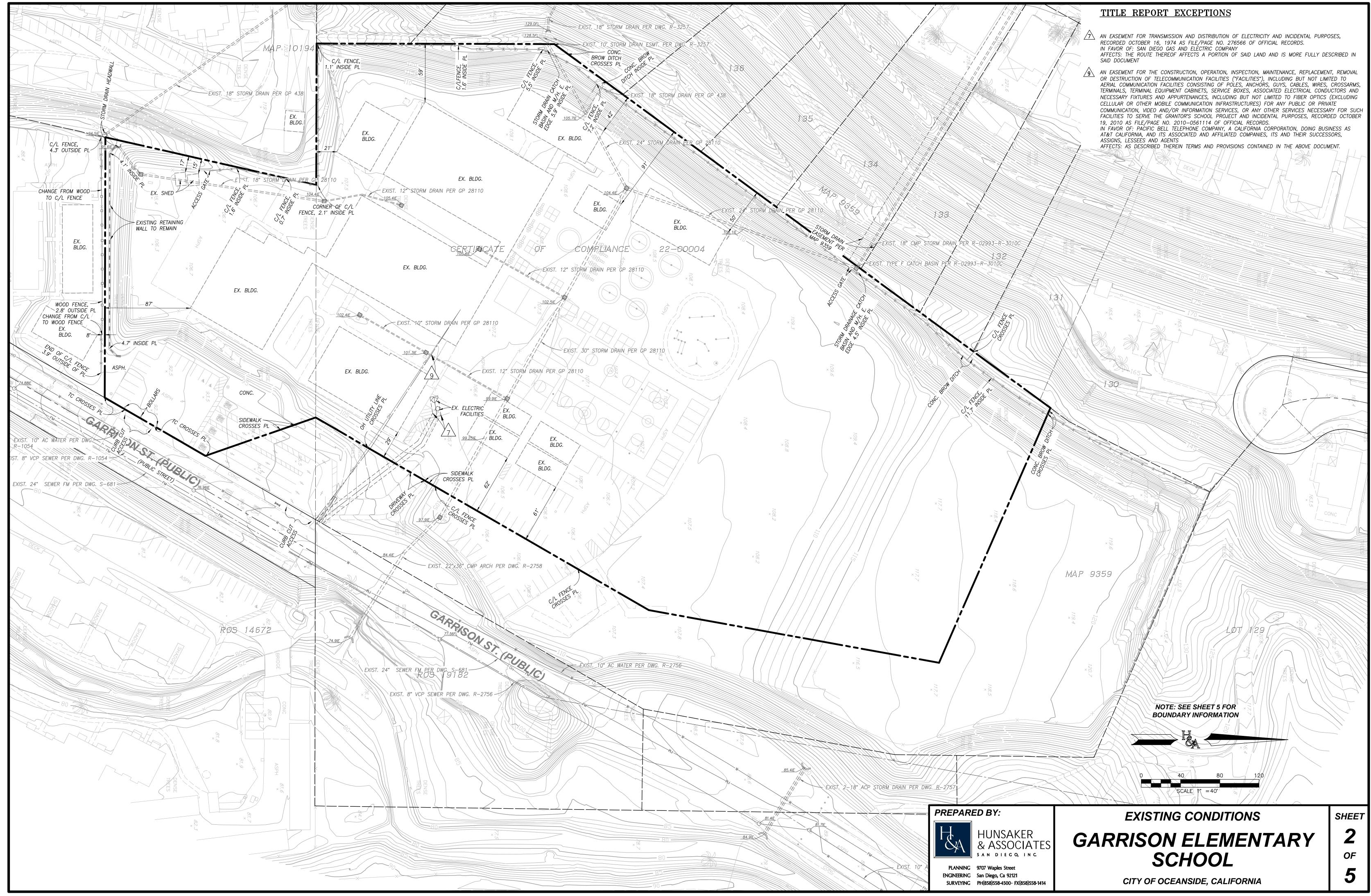
PREPARED BY:		NO.	REVISIONS	DATE	BY
		1	1st SUBMITTAL	MAY 13 2024	H&A
TT		2	2nd SUBMITTAL	JULY 3 2024	Н&А
$\Box \Box c$	HUNSAKER	3	3rd SUBMITTAL	NOV. 18 2024	H&A
	& ASSOCIATES	4	4th SUBMITTAL	APR. 2024	H&A
	SAN DIEGO, INC.	5			·
V V		6			
PLANNING	9707 Waples Street	7			
ENGINEERING	San Diego, Ca 92121	8			
SURVEYING	PH(858)558-4500 · FX(858)558-1414	9			

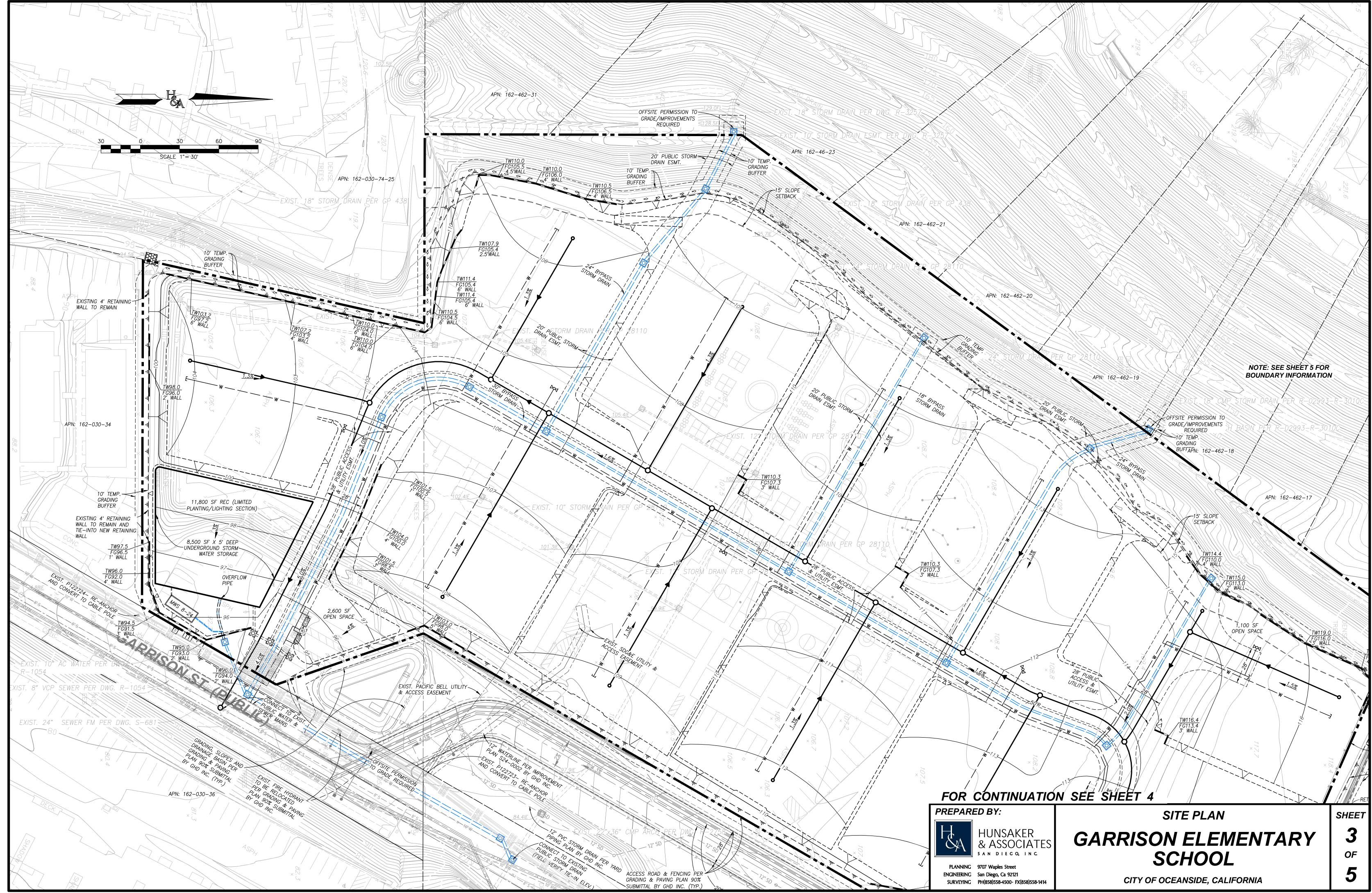
CONCEPTUAL GRADING PLAN

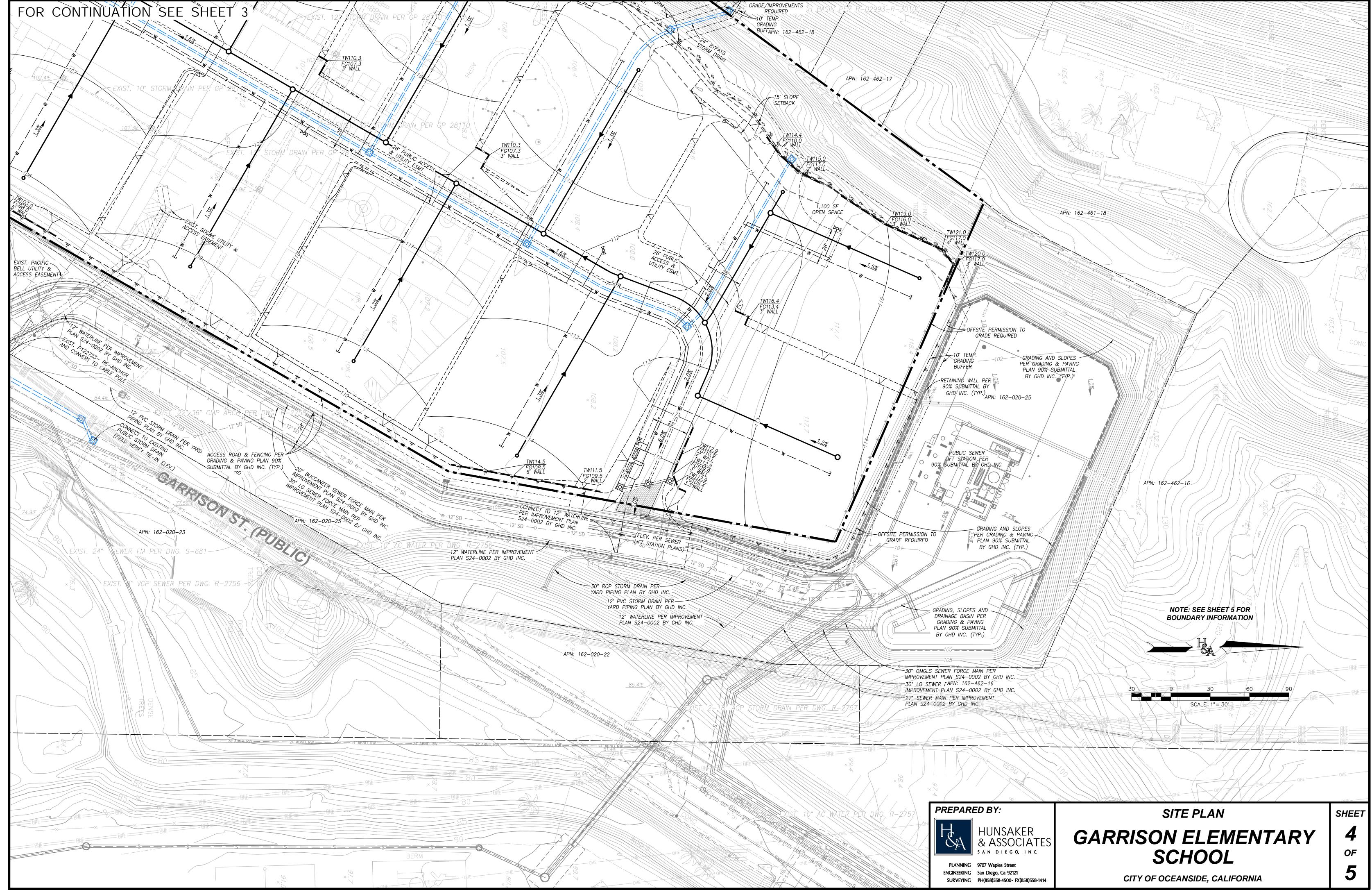
GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

SHEET







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

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

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 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
- 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
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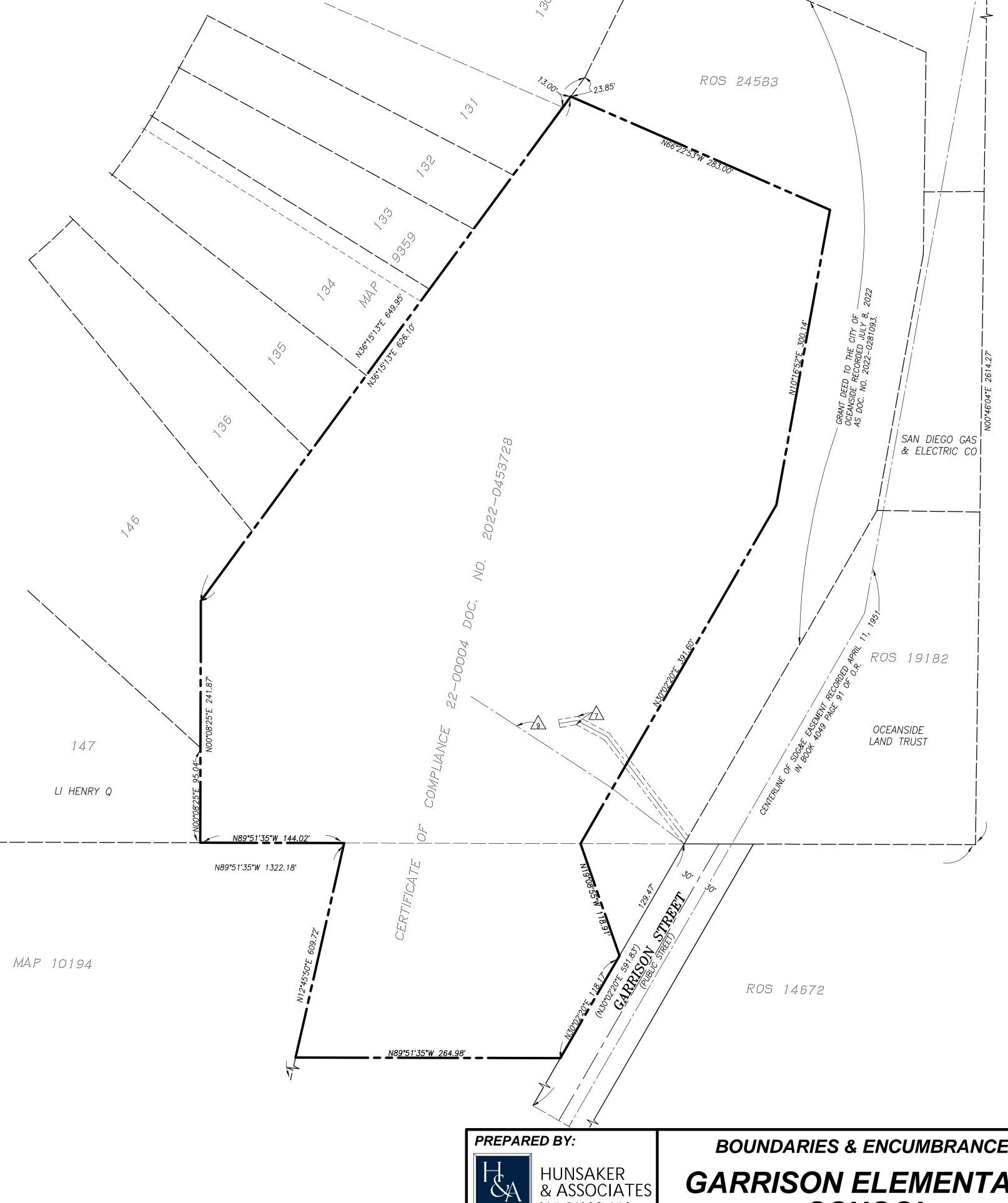
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D. AN ENCROACHMENT, EASEMENT OR LESSER RIGHT AS EVIDENCED BY A DRIVEWAY AND SIDEWALK SITUATED ON THE EASTERLY PROPERTY LINE AND RUNNING THROUGH ADJACENT LANDS TO THE EAST TO

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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

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 ALOWED. NO MECHANICAL EQUIPMENT OR TRENCHING WITIN 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:

VINES ON WALL

GARRISON STREET RIGH

PROPERTY LINE (PL)

150' STOPPING SIGHT -

ENGINEER'S PLANS

2. 5' FROM MAILBOXES.

DISTANCE @ 25 MPH PER

CALTRANS HIGHWAY DESIGN

7-01-2020, REFERENCE CIVIL

STREET TREE & TREE SPACING NOTE:

8 FEET FROM TRANSFORMERS, CABLE, AND PULL BOXES.

5. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM

DETERMIEND BY THE TRAFFIC DIVISION TO BE OTHERWISE)

8. 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES,

9. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF

10. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS

THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE

SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER.

INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.

MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR

STREET TREES AND OTHER TREES SHALL BE SPACED:

DETECTORS, AIR RELIEF VALVES, AND GAS).

6. 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS

A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET

12. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY

CLEARANCE DETERMINED BY SPECIFICATIONS.

3. 5 FEET FROM FIRE HYDRANTS, ALL SIDES

DRAINS, ACCESS OR OTHER UTILITIES).

7. 10' FROM TRAFFIC AND DIRECTIONAL SIGNS.

(DETERMINED BY SPECIFICATIONS)

CITY ENGINEER'S APPROVAL

REQUIREMENTS.

MANAUL CH. 200-1 DATED

OF WAY (R/W)

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAYING 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 GROUNDCOYERS.
- LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, AND STORM DRAIN EASEMENTS AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
- 3. 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.
- 4. NO TRASH ENCLOSURES ARE PROPOSED; TRASH BINS TO BE STORED IN PRIVATE GARAGES. REFERENCE TRASH DAY PLAN BY ARCHITECT.
- 5. ALL STREET TREES SHALL COMPLY WITH STREET TREE STANDARD 211A.

EXISTING VEGETATION ABOVE-EXISTING TREE TO BE -PRESERVED. SEE CL-2.1 RETAINING WALLS \$ LIMIT OF GRADING TO REMAIN, TYP EXISTING TREE TO BE -PRESERVED. SEE CL-2.1 AND ARBORIST'S REPORT

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.

IRRIGATION NOTE: EXISTING TREE TO BE PRESERVED. SEE CL-2.1

PLANT LEGEND WATER SF CANOPY **BOTANICAL NAME COMMON NAME** <u>CONT</u> ARBUTUS X 'MARINA' STANDARD, DOUBLE STAKE. 2" CALIPER, MARINA STRAWBERRY TREE STANDARD 24"BOX ARB MAR 13 LOW 9,189.18 30' CANOPY (706.86 SF). CERCIS OCCIDENTALIS CER WES WESTERN REDBUD MULTI-TRUNK 24" \$ 36" BOX LOW 1.5" CALIPER, 10' CANOPY (78.54 SF). GEIJERA PARVIFLORA STANDARD, DOUBLE STAKE. 2" CALIPER, AUSTRALIAN WILLOW LOW 1.570.80 25' CANOPY (490.81 SF). OLEA EUROPAEA 'SWAN HILL' LOW 8,168.16 MULTI. 3" CALIPER.20' CANOPY (314.16 SF) PARKINSONIA X 'DESERT MUSEUM' PAR DES 13 STANDARD, DOUBLE STAKE. 3" CALIPER. DESERT MUSEUM PALO VERDE 36"BOX LOW 4,941.69 22' CANOPY (380.13 SF). QUERCUS AGRIFOLIA STANDARD, DOUBLE STAKE, 1.5" CALIPER. COAST LIVE OAK QUE AGR 15 GAL LOW 11,545.32 35' CANOPY (962.11 SF)

BOTANICAL NAME GROUND COVERS FES MAR

REFERENCE NOTES LEGEND

COMMON NAME

CODE

MARATHON II FESCUE

% COVER BUILDINGS 109,750 30.3 362,289 100.0 TOTAL:

CAP ITEM 3049: PERCENTAGE TREE CANOPY COVER*: 17.9%

PERCENTAGE SITE PERMEABLE COVER**: 39.3% *SEE CANOPY COVER ON PLANT LEGEND **SEE LOT COVERAGE; TOTAL

DECOMPOSED GRANITE

PICNIC TABLES

BENCH WITH BACK

LAWN PLAY AREA

DOG PARK ENCLOSED WITH 4' HEIGHT TUBE STEEL FENCE AND SELF-CLOSING GATES

ACTIVE TURF AREA, 100' × 60'

5' HEIGHT TUBE STEEL FENCE, BLACK, SEE CONCEPTUAL WALL AND FENCING PLAN

24"BOX

5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE

CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM

DECORATIVE AND STANDARD) SHALL COMPLY WITH THE

MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

BROOM FINISH. ALL PEDESTRIAN PAYING (BOTH

CONCEPTUAL WALL AND FENCING PLAN

LOW 4,398.24

WATERTOTAL

64,847.76 SF

DOG WASTE STATION

RETAINING WALL PER CIVIL ENGINEER'S PLANS. ALL WALLS OVER 4' IN HEIGHT TO BE PLANTED WITH VINES OR SCREEN

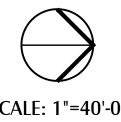
PLAY AREA: PLAYGROUND STRUCTURE \$ CONCRETE

REFER TO CIVIL ENGINEER'S PLANS FOR ALL DRAINAGE SWALES, EXISTING AND PROPOSED GRADES, UTILITIES, AND EASEMENT INFORMATION.

ALL PROPOSED LANDSCAPE SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY DEVELOPER ASSOCIATION (HOA), AT WHICH TIME ALL LANDSCAPE MAINTENANCE DUTIES WILL BE PERFORMED BY THE NEW HOA. MAINTENANCE DUTIES INCLUDE MOWING, ADJUSTMENTS AND REPAIRS.

DESCRIPTION

CONCEPTUAL LANDSCAPE PLAN CONCEPTUAL WALL \$ FENCE PLAN



APN 162-020-26 GPA24-00002, ZA24-00001, T24-00002, D24-00010 Job N^{o.} 1906



FIRE DEPARTMENT NOTES:

- LANDSCAPE IMPROVEMENT PLAN SET 4. 10 FEET FROM CENTERLINE OF ALL UTILITY LINES WITHOUT AND INSTALLATION ARE REQUIRED TO EASEMENTS (SEWER, WATER, STORM DRAINS, DOUBLE CHECK IMPLEMENT APPROVED FIRE DEPT.
 - STANDARDS AT THE TIME OF PROJECT APPROVAL.

REGULATIONS, CODES, AND

- 2. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATING VALVES, AND FIRE DEPARTMENT CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
- 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.
- 4. 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 COYERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION 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 1572 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.

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TRUE NATUR

LANDSCAPE ARCHITECTU

KIMBERLY TRUE, MLA

315 Meigs Road Suite A-131

Santa Barbara, CA 93109

TrueNatureDesign.com

805-770-2100

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

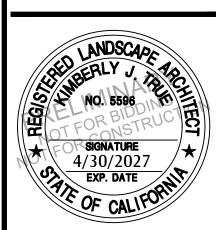
09/29/2025 City Council

5/10/2024

Date

Revisions

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Drawn By <u>KIT</u>

CL-1.1 Of 5

Sheet

PROPOSED BROW-DITCH. TYP., REFER TO CIVIL ENGINEER'S PLANS

PVT. DRIVE "B"

15' SLOPE SETBACK-DIEGAN COASTAL SAGE-SCRUB MITIGATION, 0.42

AND ARBORIST'S REPORT.

AND ARBORIST'S REPORT.

EX. DIEGAN SAGE-SCRUB. PROTECT

POSSIBLE.

IN PLACE WHERE

PROPOSED BROW-

DITCH, TYP., REFER

ENGINEER'S PLANS

TO CIVIL

X CHITALPA TASHKENTENSIS 'PINK DAWN' STANDARD, DOUBLE STAKE. 2" CALIPER. PINK DAWN CHITALPA 20' CANOPY (314.16 SF).

NOTE: 321" OF NEW CALIPER TREES PROPOSED.

9,810 SF FESTUCA ARUNDINACEA 'MARATHON II'

LOT COVERAGE:

CATEGORY NEW LANDSCAPING NATURAL LANDSCAPING 46,194 12.8 PAYING (ROADS, WALKS) 110,406 30.4

INCLUDES NEW AND NATURAL

CORNHOLE GAMES

DIEGAN COASTAL SAGE SCRUB MITIGATION, 0.42 ACRES TOTAL ON SLOPE

LANDSCAPE MAINTENANCE:

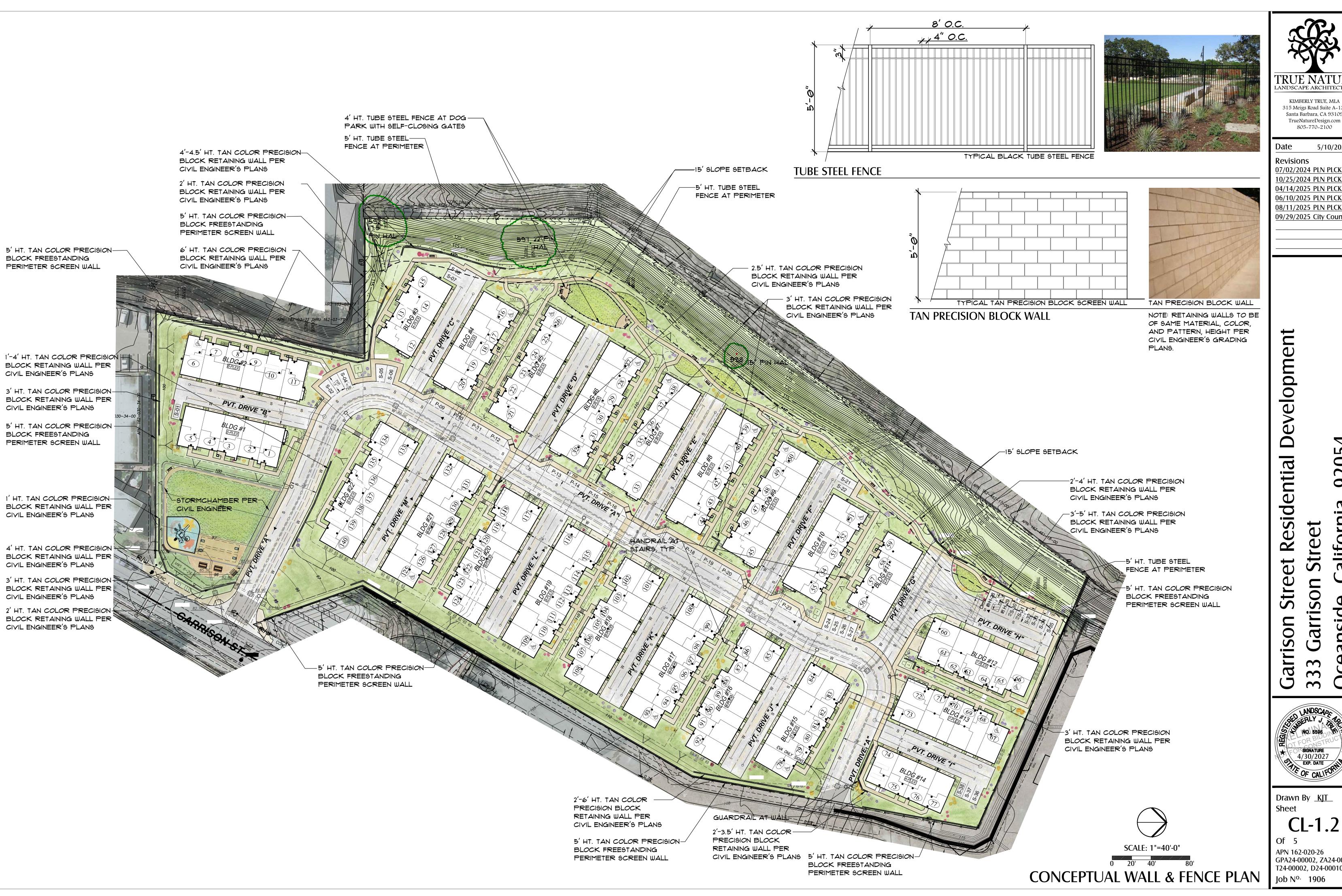
UNTIL THE FORMATION OF A NEW HOMEOWNER'S TRIMMING GROUNDCOVER, BUSHES, AND TREES, WEEDING, TRASH REMOVAL, IRRIGATION, AND ROUTINE IRRIGATION SYSTEM REVIEWS AND

SHEET INDEX

CONCEPTUAL PLANT PALETTE

CONCEPTUAL AMENITIES PLAN CONCEPTUAL EXISTING VEGETATION DISPOSITION PLAN

CONCEPTUAL LANDSCAPE PLAN





KIMBERLY TRUE, MLA 315 Meigs Road Suite A-131 Santa Barbara, CA 93109

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

Street Garrison

6

aliforni

side

33 LANDSCAPE SIGNATURE
4/30/2027
EXP. DATE
OF CALIFORNIA

Drawn By <u>KJT</u>

CL-1.2

APN 162-020-26 GPA24-00002, ZA24-00001, T24-00002, D24-00010

PIGEON POINT COYOTE BRUSH

BLUE CHALKSTICKS

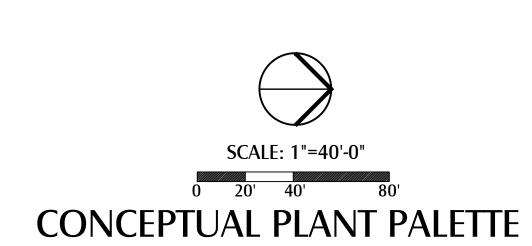
FAIRY CRASSULA

PACIFIC MIST MANZANITA

CAMPFIRE CRASSULA

CONCEPTUAL PLANT PALETTE

SYMBOL					
	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	REMARKS
TREES					
May Su					
5 . 3	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE STANDARD	24"B <i>O</i> X	LOW	STANDARD, DOUBLE STAKE. 2" CALIPER, 3 CANOPY (106.86 SF).
12 2 3/2					CANOP 1 (106.86 SF).
•	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24" \$ 36" B <i>O</i> ×	LOW	1.5" CALIPER, 10' CANOPY (18.54 SF).
3					CA NATIVE
Crambon .					STANDARD, DOUBLE STAKE. 2" CALIPER, 2
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24"B <i>O</i> X	LOW	CANOPY (490.81 SF).
Share and the same of the same					CANOF 1 (430.81 5F).
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36"BOX	LOW	MULTI. 3" CALIPER.20' CANOPY (314.16 SF)
	PARKINSONIA × 'DESERT MUSEUM'				STANDARD, DOUBLE STAKE. 3" CALIPER. 2
	PARRINSONIA X DESERT MUSEUM	DESERT MUSEUM PALO VERDE	36"B0X	LOW	CANOPY (380.13 SF).
					STANDARD, DOUBLE STAKE. 1.5" CALIPER.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	LOW	CANOPY (962.11 SF) CA NATIVE
Y War					
			<i>!!-</i>		STANDARD, DOUBLE STAKE. 2" CALIPER. 2
	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24"B <i>O</i> X	LOW	CANOPY (314.16 SF).
	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
<u>HRUBS</u>	AGAVE ATTENUATA 'NOVA'	BUILT FONTAIL ACANE	E CAI	LOW	
	AGAVE WEBERI 'ARIZONA STAR'	BLUE FOXTAIL AGAVE VARIEGATED WEBER'S AGAVE	5 GAL 5 GAL	LOW 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	
	ANIGOZANTHOS X 'HARMONY'	HARMONY YELLOW KANGAROO PAW	5 GAL	LOW	
	ARBUTUS UNEDO 'ELFIN KING'	ELFIN KING STRAWBERRY 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' CEANOTHUS X 'JULIA PHELPS'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW	CANATIVE
	DIANELLA REVOLUTA 'BIG REV'	JULIA PHELPS WILD LILAC BIG REV FLAX LILY	5 GAL 1 GAL	LOW LOW	CA NATIVE
	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	C A MATINE
	MUHLENBERGIA RIGENS OLEA EUROPAEA 'MONTRA'	DEER GRASS LITTLE OLLIE® OLIVE	5 GAL 5 GAL	LOW LOW	CA NATIVE
	PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO PITTOSPORUM	5 GAL	LOW	
		SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	LOW	
	SALVIA LEUCANTHA 'SANTA BARBARA'		5 GAL	LOW	CA NATIVE
	SALVIA LEUCANTHA SANTA BARBARA SALVIA X 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE		1	
		ALLEN CHICKERING SAGE COPPER CANYON DAISY	1 GAL	LOW	
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA `DE LA MINA`	COPPER CANYON DAISY LILAC VERBENA	1 GAL	LOW	CA NATIVE
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII	COPPER CANYON DAISY			CA NATIVE
/INES	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA `DE LA MINA`	COPPER CANYON DAISY LILAC VERBENA	1 GAL	LOW	CA NATIVE
<u>'INES</u>	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA `DE LA MINA`	COPPER CANYON DAISY LILAC VERBENA	1 GAL	LOW	CA NATIVE
<u>′INES</u>	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG	1 GAL 1 GAL	LOW LOW	CA NATIVE STAKED.
<u>'INES</u>	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE	1 GAL 1 GAL 5 GAL	LOW LOW LOW MEDIUM LOW	
<u>'INES</u>	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG	1 GAL 1 GAL 5 GAL 1 GAL	LOW LOW LOW MEDIUM	
<u>′INES</u>	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE ORANGE FLAME VINE	1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 5 GAL	LOW LOW MEDIUM LOW LOW	STAKED.
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA BOTANICAL NAME	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE	1 GAL 1 GAL 5 GAL 1 GAL 5 GAL	LOW LOW LOW MEDIUM LOW	STAKED.
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA BOTANICAL NAME	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE ORANGE FLAME VINE COMMON NAME	1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 5 GAL	LOW LOW MEDIUM LOW LOW WATER USE	STAKED. REMARKS
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA BOTANICAL NAME OVERS ACHILLEA MILLEFOLIUM 'ISLAND PINK'	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE ORANGE FLAME VINE COMMON NAME ISLAND PINK COMMON YARROW	I GAL I GAL 5 GAL 5 GAL 5 GAL CONT	LOW LOW MEDIUM LOW LOW WATER USE	STAKED. REMARKS CA NATIVE
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA BOTANICAL NAME OVERS ACHILLEA MILLEFOLIUM 'ISLAND PINK' ARCTOSTAPHYLOS X 'PACIFIC MIST'	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE ORANGE FLAME VINE COMMON NAME ISLAND PINK COMMON YARROW PACIFIC MIST MANZANITA	1 GAL 1 GAL 5 GAL 5 GAL 5 GAL CONT	LOW LOW MEDIUM LOW LOW WATER USE	STAKED. REMARKS CA NATIVE CA NATIVE
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA BOTANICAL NAME OVERS ACHILLEA MILLEFOLIUM 'ISLAND PINK' ARCTOSTAPHYLOS X 'PACIFIC MIST' BACCHARIS PILULARIS 'PIGEON POINT'	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE ORANGE FLAME VINE COMMON NAME ISLAND PINK COMMON YARROW PACIFIC MIST MANZANITA PIGEON POINT COYOTE BRUSH	I GAL I GAL 5 GAL 5 GAL 5 GAL CONT I GAL I GAL I GAL	LOW LOW MEDIUM LOW LOW WATER USE LOW LOW LOW	STAKED. REMARKS CA NATIVE
	SALVIA X 'ALLEN CHICKERING' TAGETES LEMMONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'BLUE GEM' DISTICTIS X 'RIVERS' FICUS PUMILA MINIMA HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA BOTANICAL NAME OVERS ACHILLEA MILLEFOLIUM 'ISLAND PINK' ARCTOSTAPHYLOS X 'PACIFIC MIST'	COPPER CANYON DAISY LILAC VERBENA BLUE GEM COAST ROSEMARY ROYAL TRUMPET VINE CREEPING FIG HAPPY WANDERER LILAC VINE ORANGE FLAME VINE COMMON NAME ISLAND PINK COMMON YARROW PACIFIC MIST MANZANITA	1 GAL 1 GAL 5 GAL 5 GAL 5 GAL CONT	LOW LOW MEDIUM LOW LOW WATER USE	STAKED. REMARKS CA NATIVE CA NATIVE
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KIMBERLY TRUE, MLA 315 Meigs Road Suite A-131 Santa Barbara, CA 93109 TrueNatureDesign.com 805-770-2100

oate 5/10/2024

09/29/2025 City Council

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

Residential Development

Street

GALLISON SIGNATURE 4/30/2027 EXP. DATE PROJECT AND SCAPE AND SIGNATURE 4/30/2027 EXP. DATE PROJECT AND SCAPE AND SCA

Drawn By <u>KJT</u> Sheet

CL-1.3

Of 5
APN 162-020-26
GPA24-00002, ZA24-00001,
T24-00002, D24-00010
Job N^{o.} 1906



REFERENCE NOTES LEGEND

5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN

CURVED BENCH



CONCRETE WALKS - NATURAL GREY COLOR, MEDIUM BROOM FINISH. ALL PEDESTRIAN PAYING (BOTH DECORATIVE AND STANDARD)

SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

PICNIC TABLES

DECOMPOSED GRANITE

DOG WASTE STATION

PLAYGROUND STRUCTURE WITH FALL SURFACING CONCRETE CORNHOLE GAME AREA

RETAINING WALLS PER CIVIL ENGINEER'S PLANS

AMENITY AREA 1 - ACTIVE TURF & PLAY AREA

DECOMPOSED GRANITE PATH

BENCH WITH BACK

BIKE PARKING

• 11,800 SF RECREATION AREA, COMMON OPEN SPACE

• 5,485 SF ACTIVE TURF LAWN (~100' × 60')

• TWO (2) PICNIC TABLES, ONE ADA ACCESSIBLE

ACCESSIBLE D.G. PICNIC AREA SURFACING

CURYED 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.





REFERENCE NOTES LEGEND

DESCRIPTION

5' HEIGHT TAN PRECISION BLOCK SCREEN WALL, SEE CONCEPTUAL WALL AND FENCING PLAN

BENCH WITH BACK

LAWN PLAY AREA

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

PICNIC TABLES

DECOMPOSED GRANITE

DOG PARK ENCLOSED WITH 4' HEIGHT TUBE STEEL FENCE AND SELF-CLOSING GATES

5' HEIGHT TUBE STEEL FENCE, BLACK, SEE CONCEPTUAL

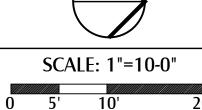
WALL AND FENCING PLAN

ACTIVE TURF AREA, 105' × 88'

DOG WASTE STATION

- 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



Drawn By <u>KJT</u> Sheet

Of 5

APN 162-020-26 GPA24-00002, ZA24-00001, T24-00002, D24-00010 Job N^{o.} 1906

KIMBERLY TRUE, MLA 315 Meigs Road Suite A-131 Santa Barbara, CA 93109 TrueNatureDesign.com 805-770-2100

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

Revisions

Development

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B

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Street

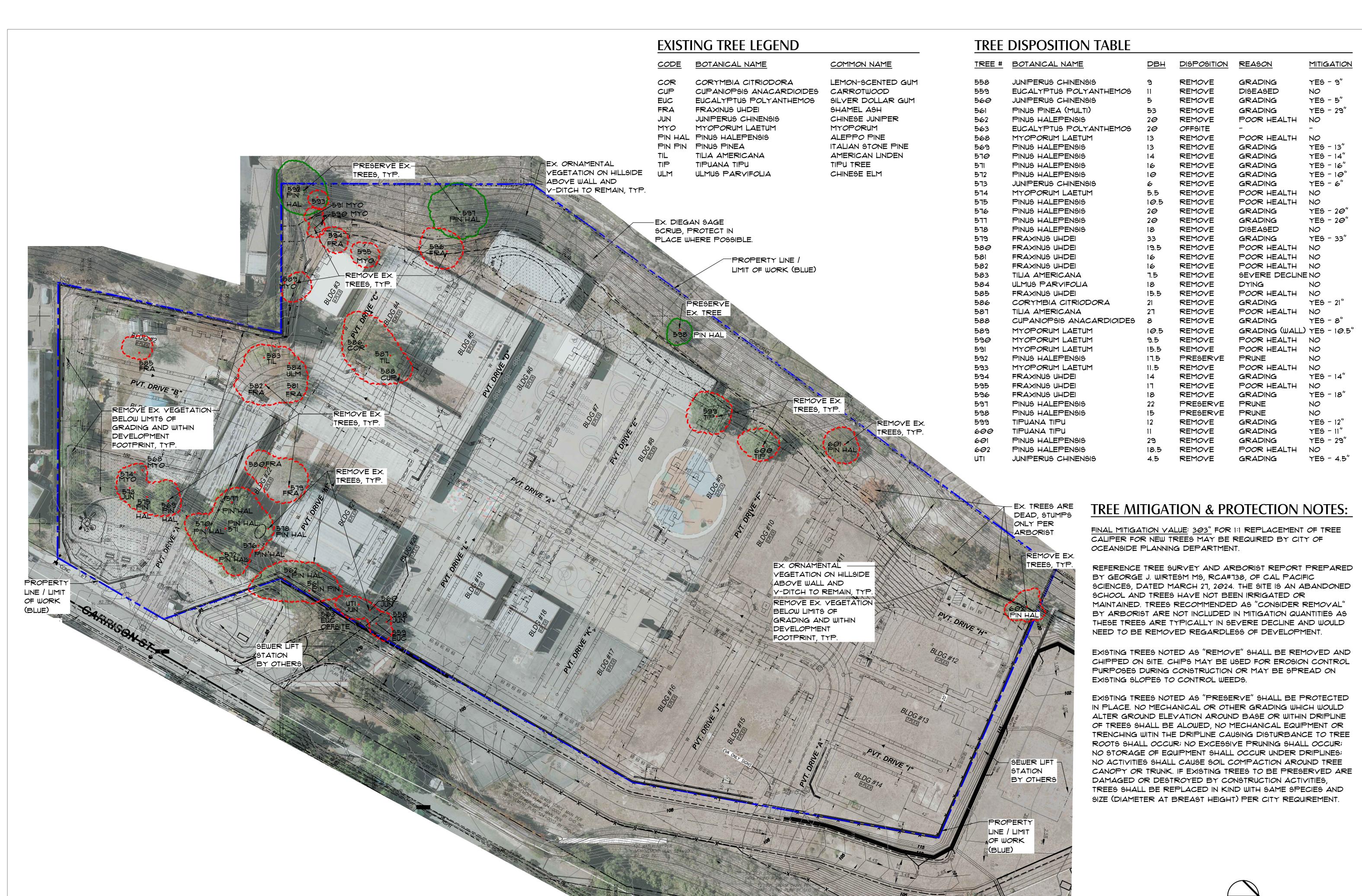
Garrison

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SIGNATURE
4/30/2027
EXP. DATE
OF CALIFORNIA

5/10/2024





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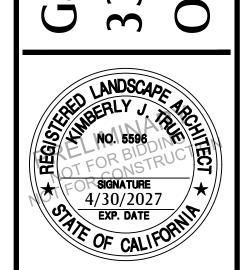
Date 5/10/2024

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

Developme esidenti Street arriso Garrison

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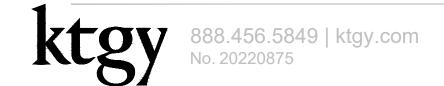
Drawn By <u>KIT</u>

Sheet **CL-2.1**

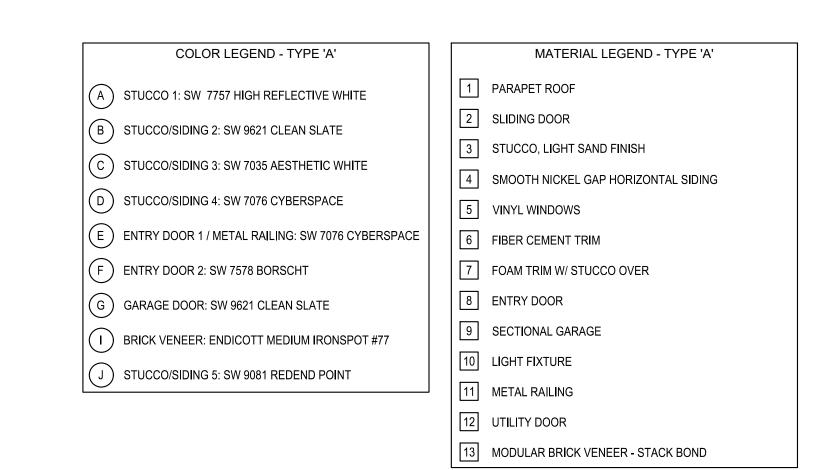
Of 5 APN 162-020-26 GPA24-00002, ZA24-00001, T24-00002, D24-00010 Job N^{o.} 1906

CONCEPTUAL EXISTING VEGETATION DISPOSITION PLAN





TRUE LIFE







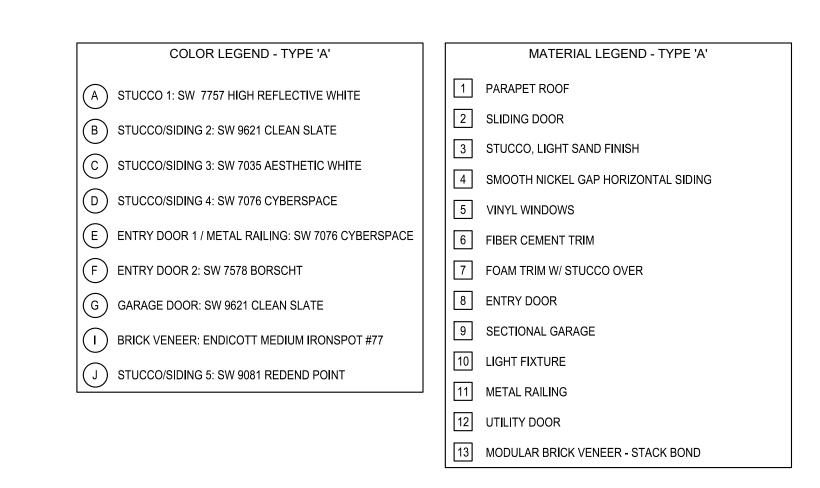
LEFT



TRUE LIFE



REAR







LEFT

FRONT

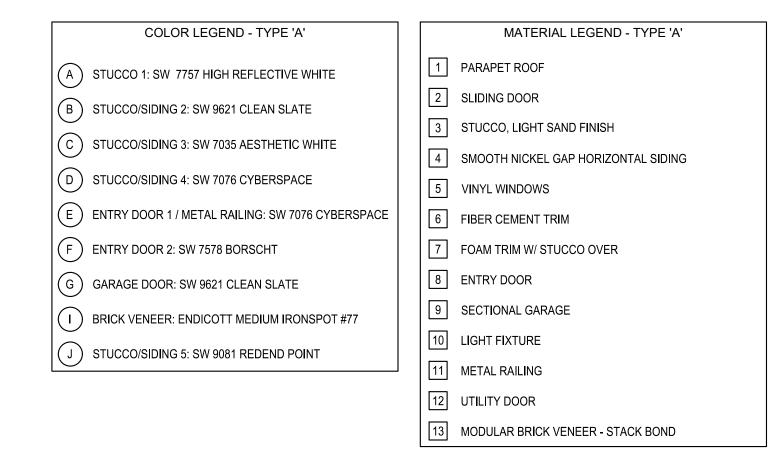


TRUE LIFE



RIGHT

REAR





LEFT(ENHANCED)



FRONT

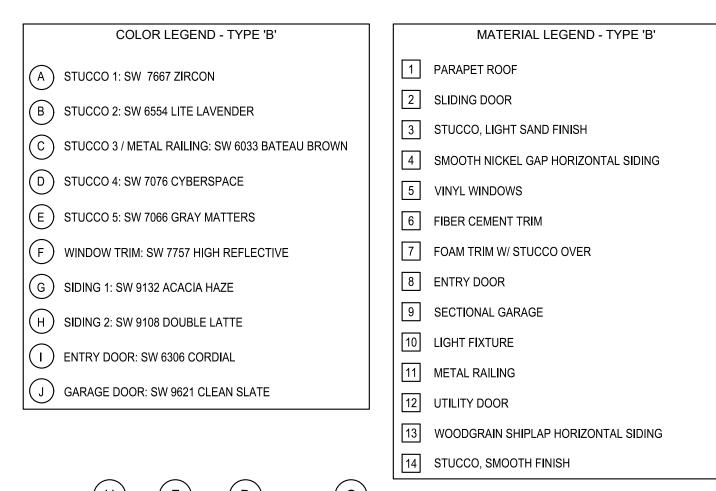


TRUE LIFE



RIGHT

REAR







LEFT

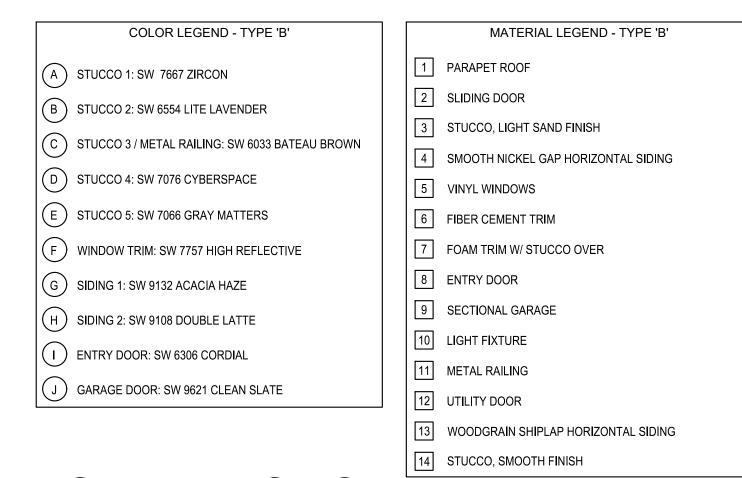


TRUE LIFE



REAR

FRONT







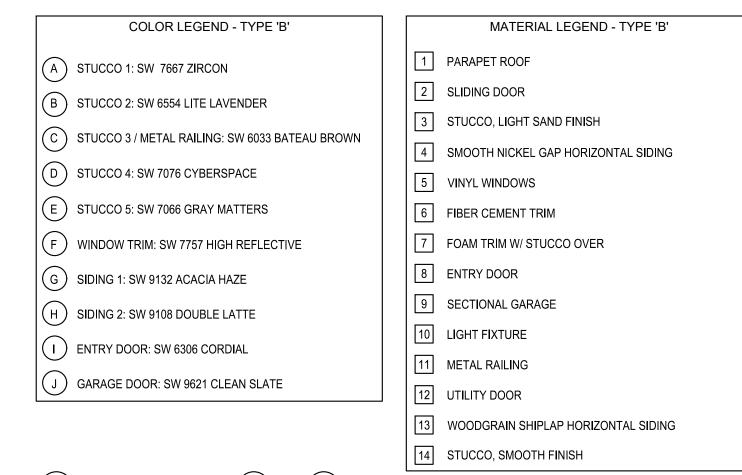
TRUE LIFE



REAR

FRONT

RIGHT





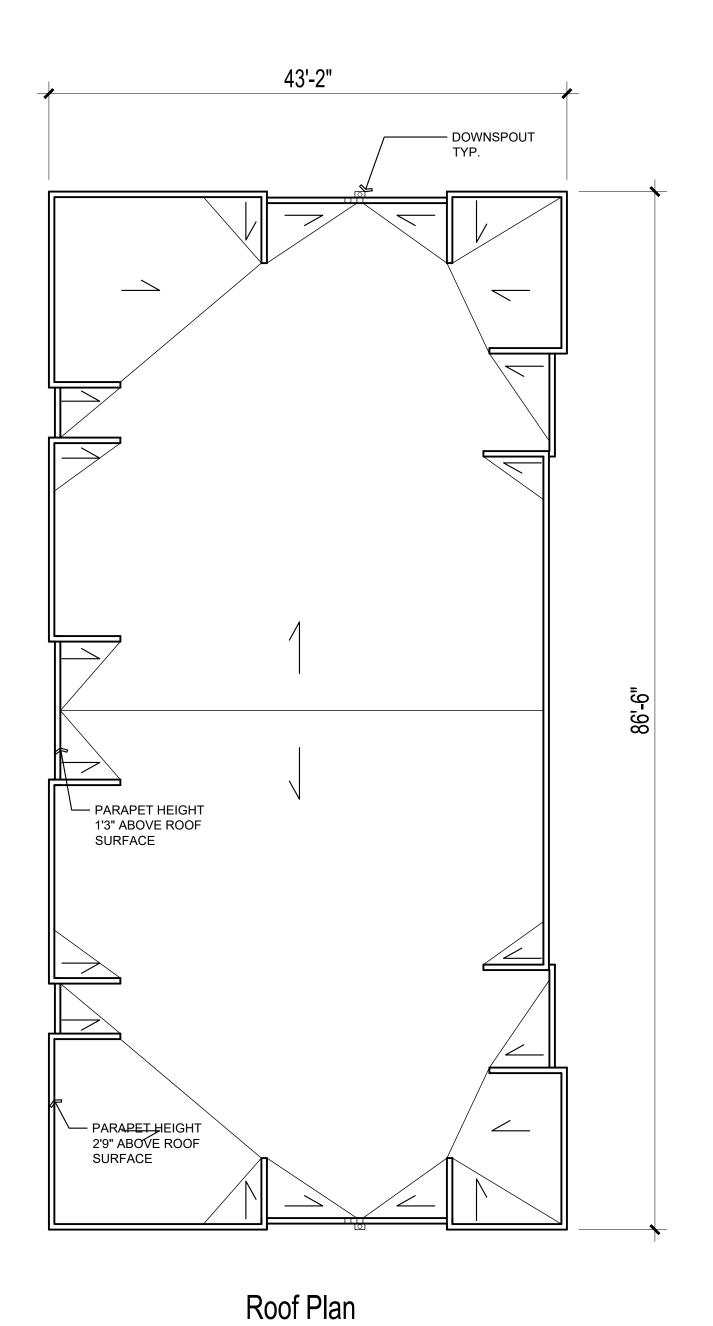
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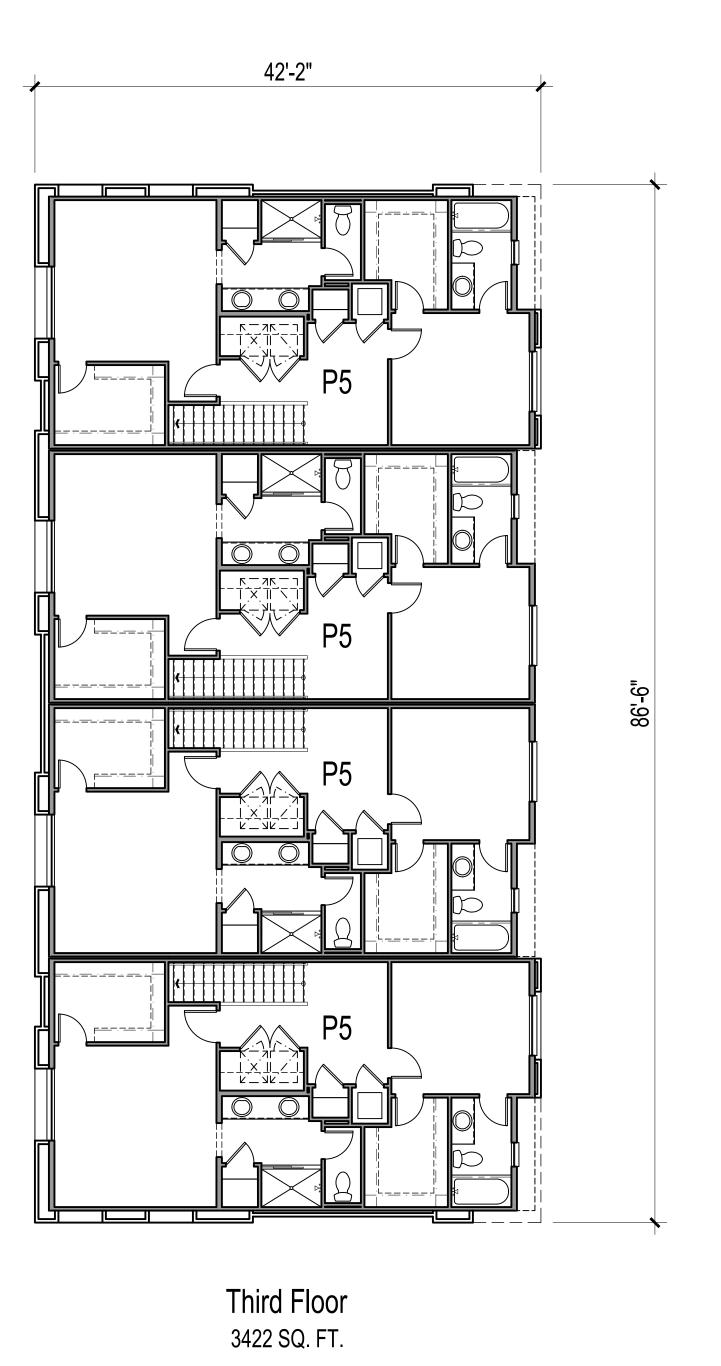


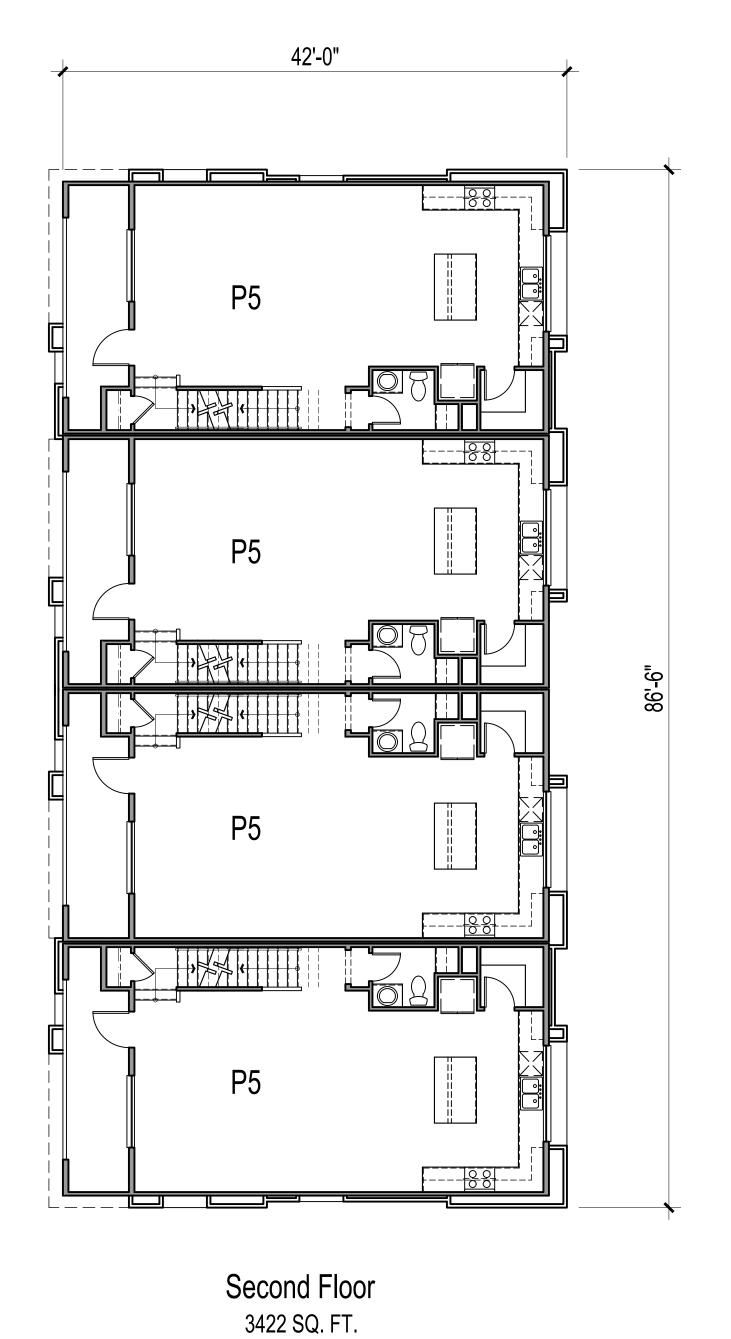


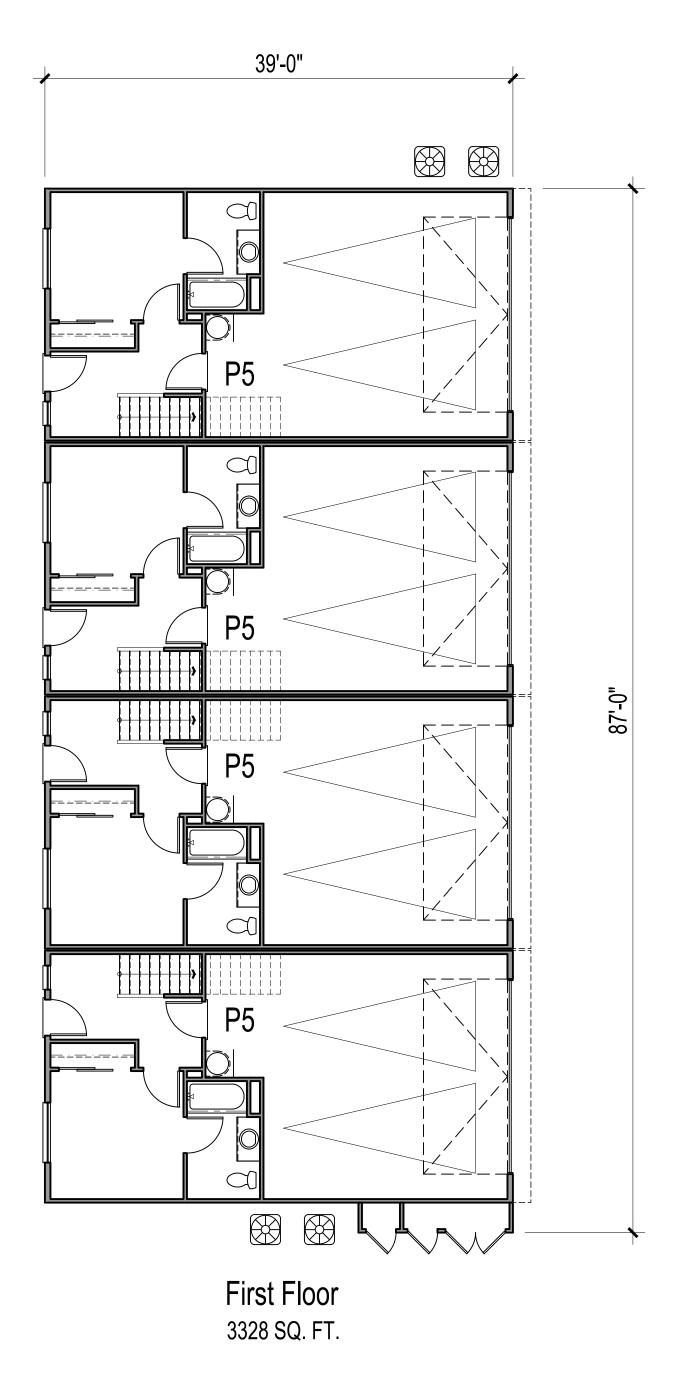
REAR

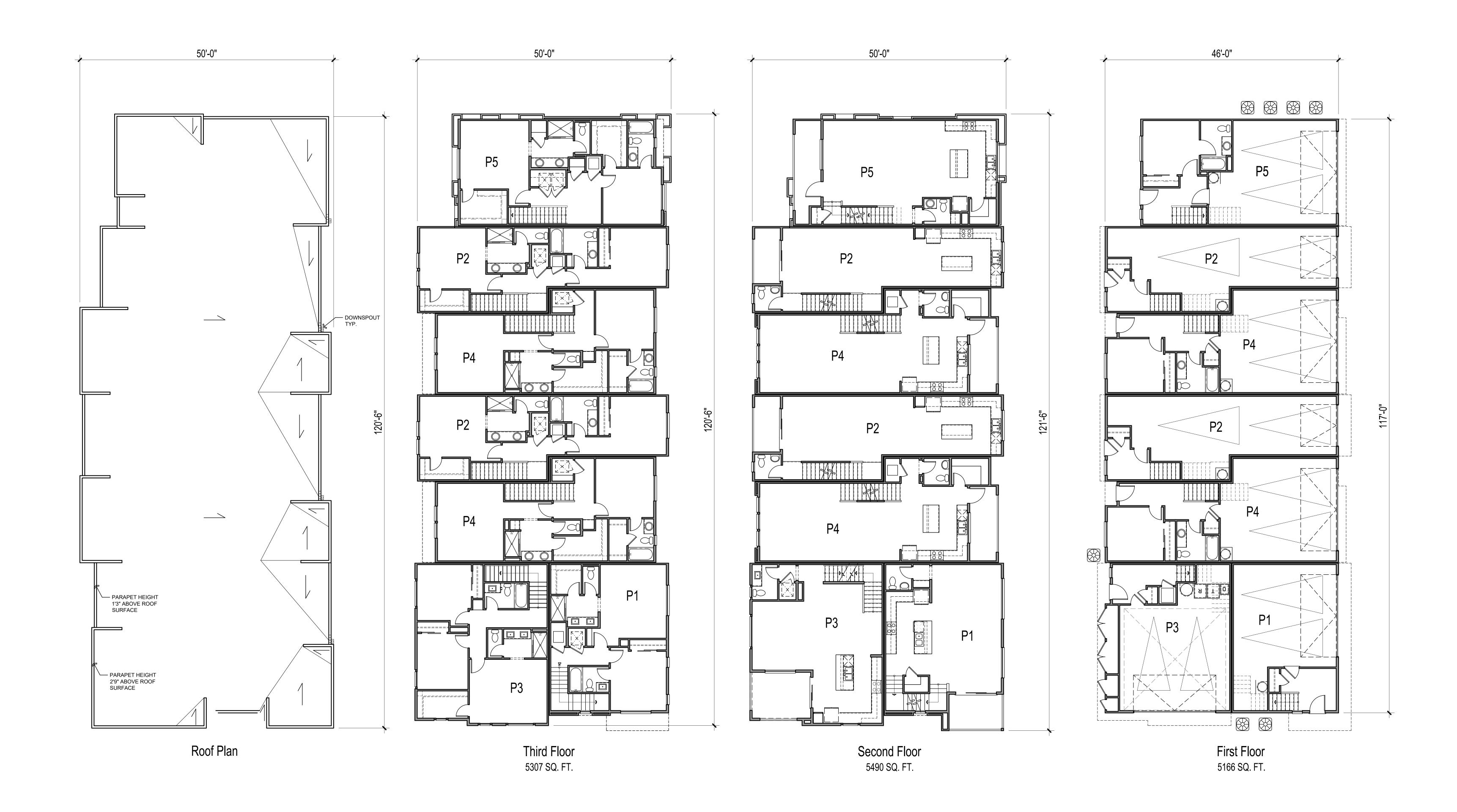
FRONT



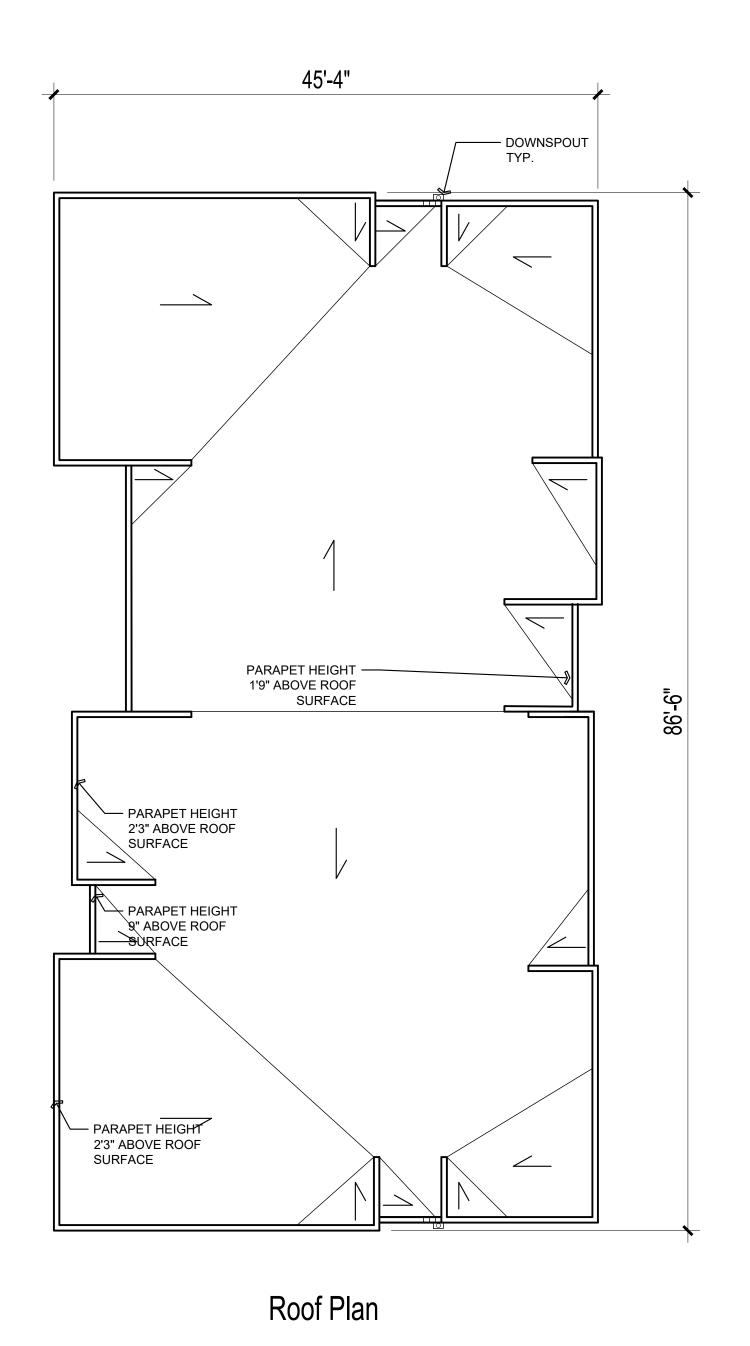


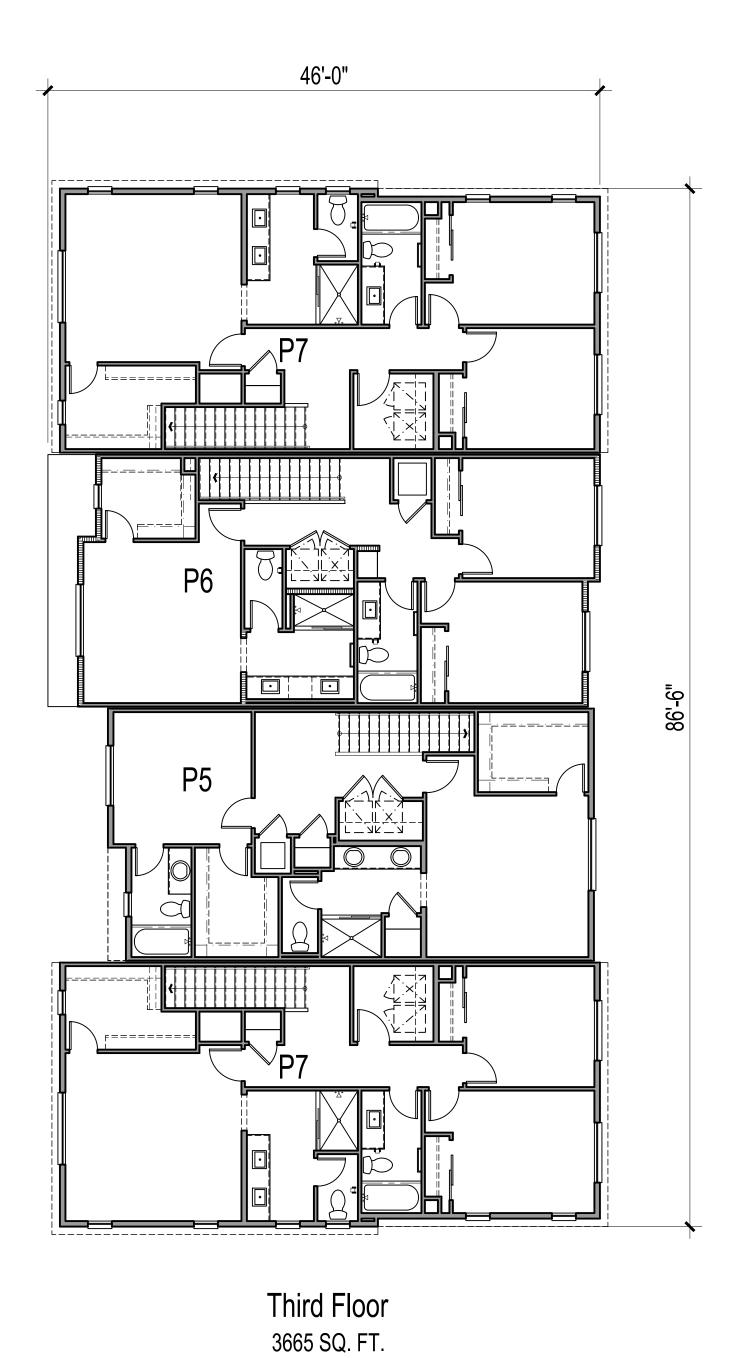


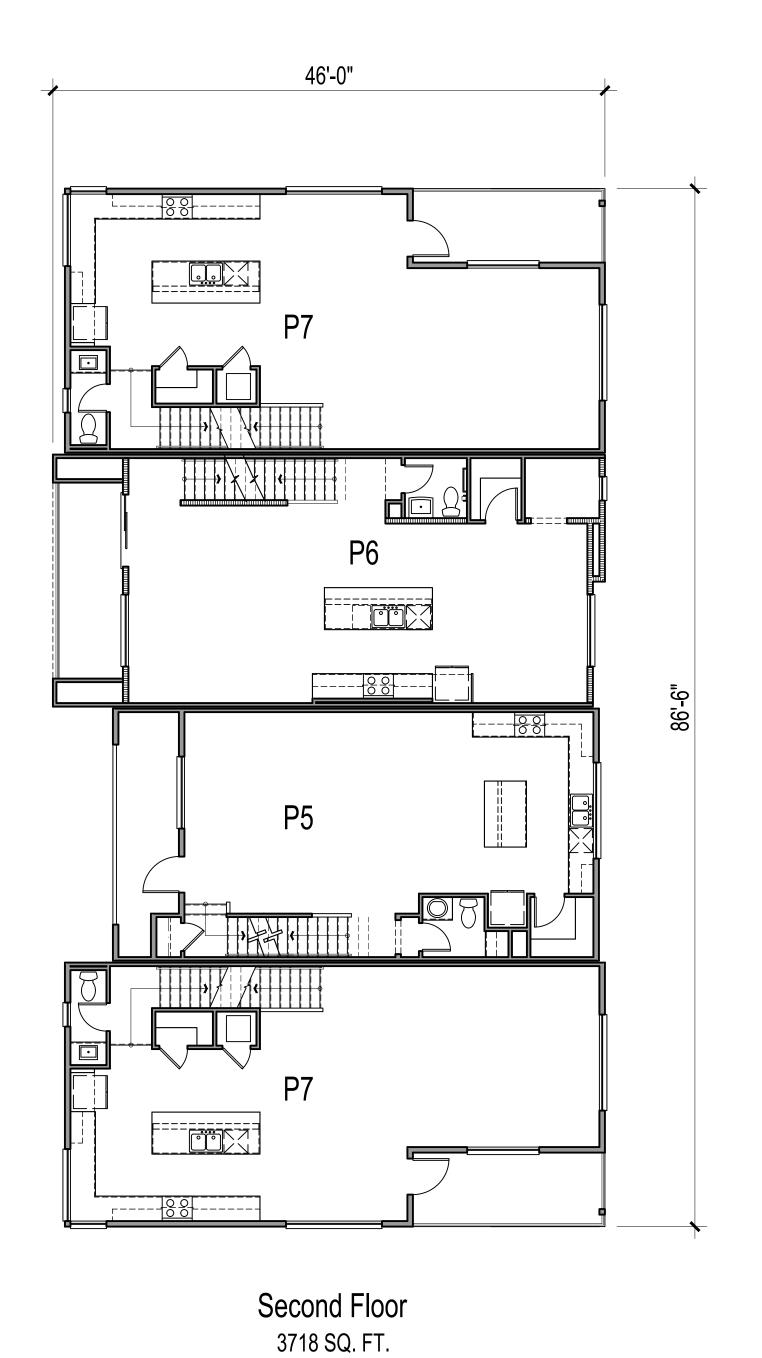


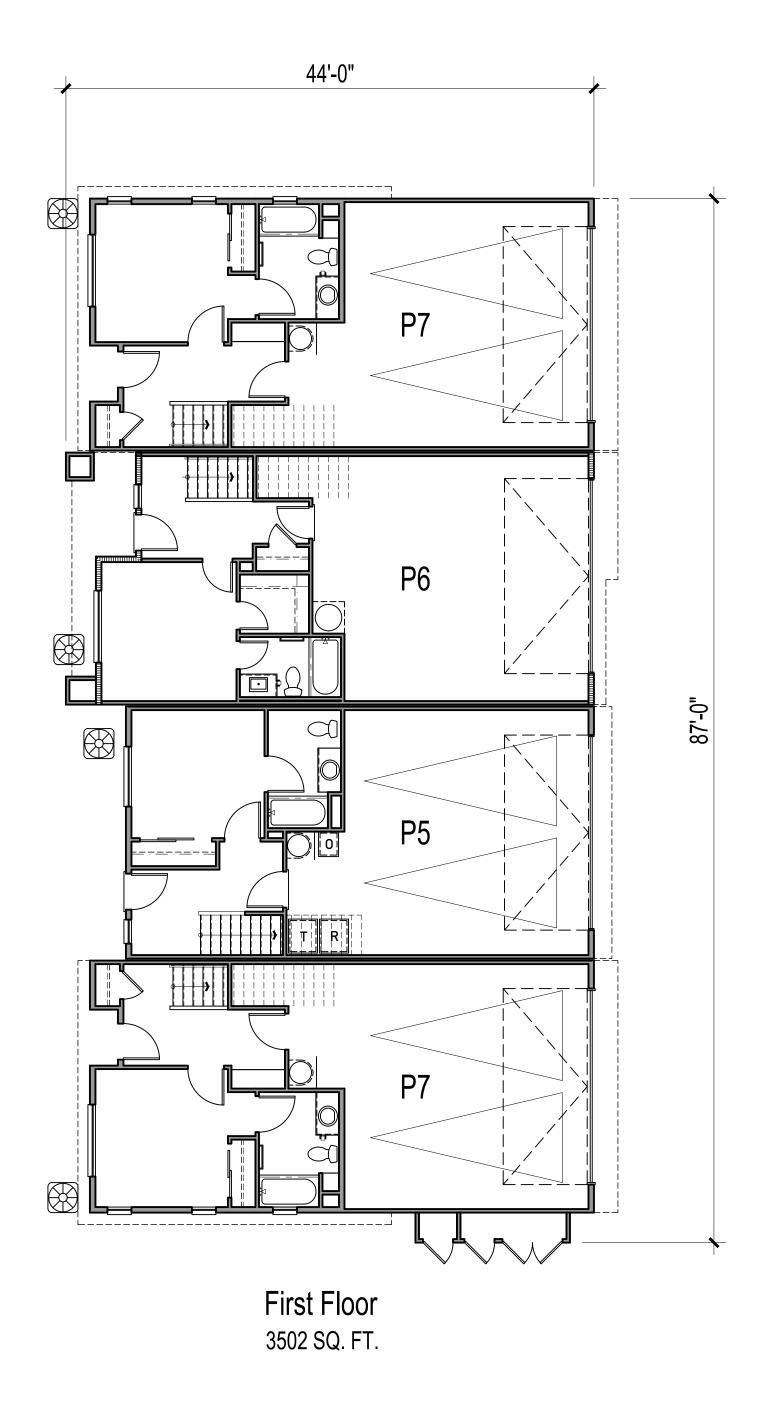




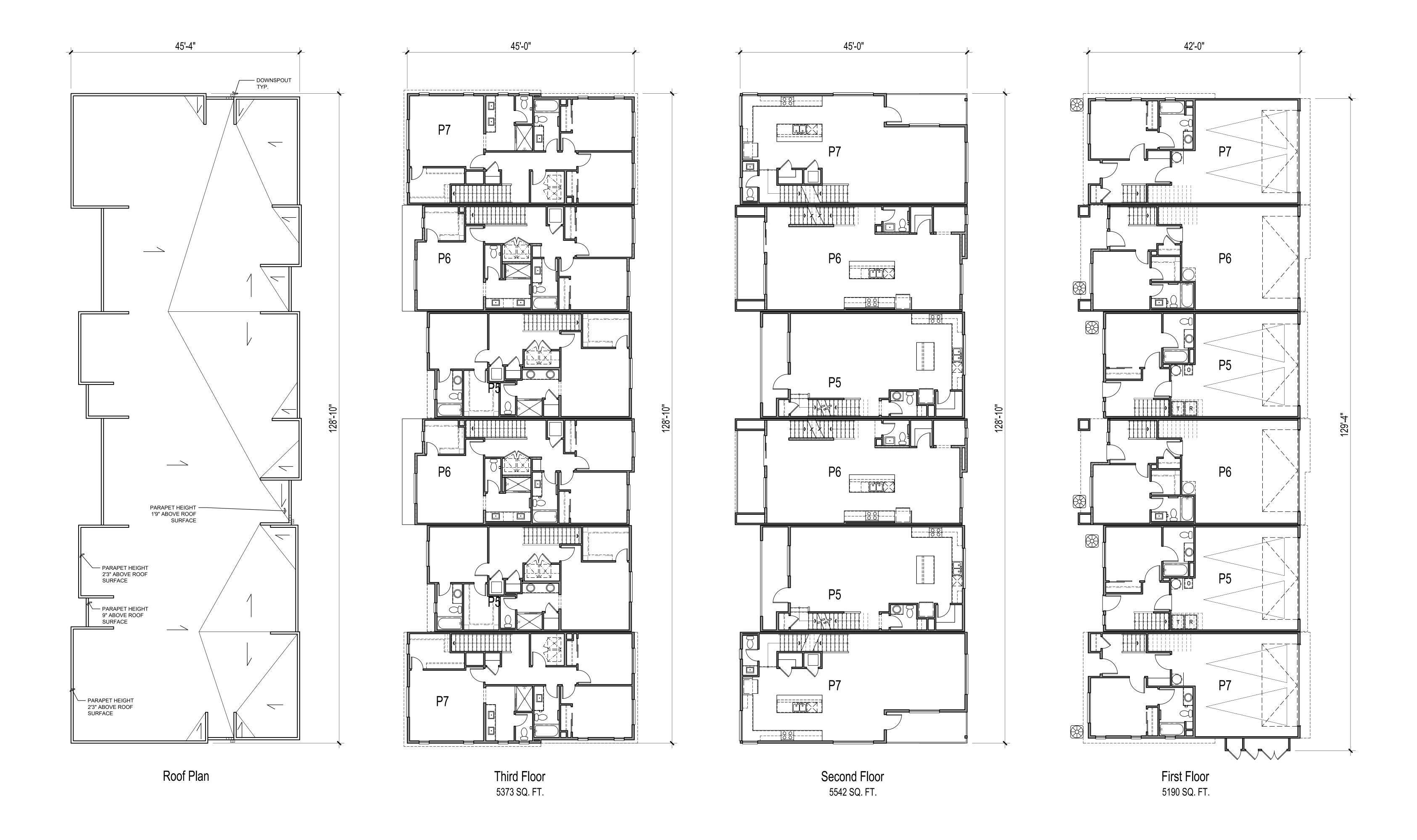




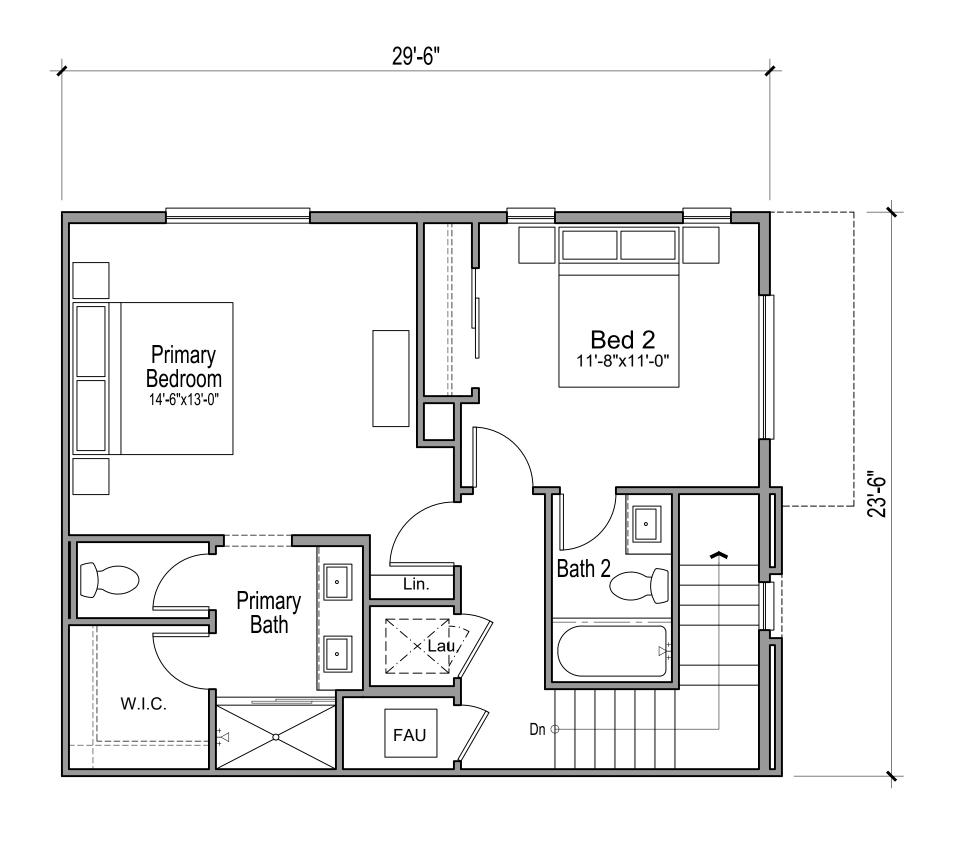


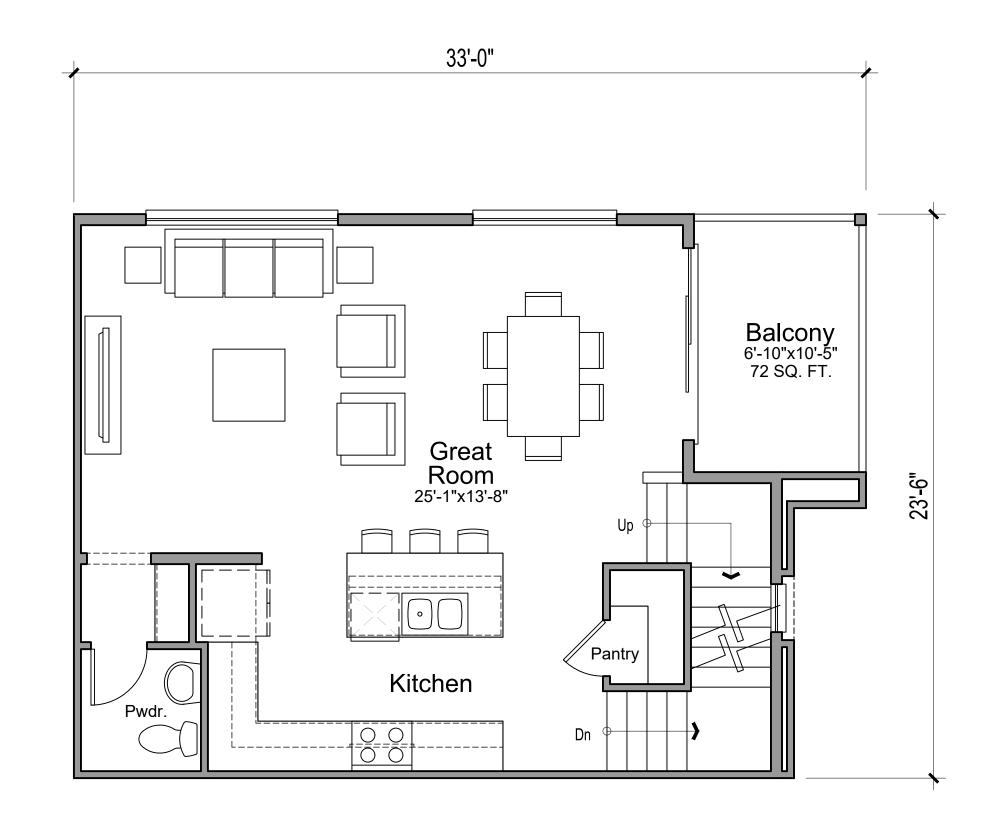


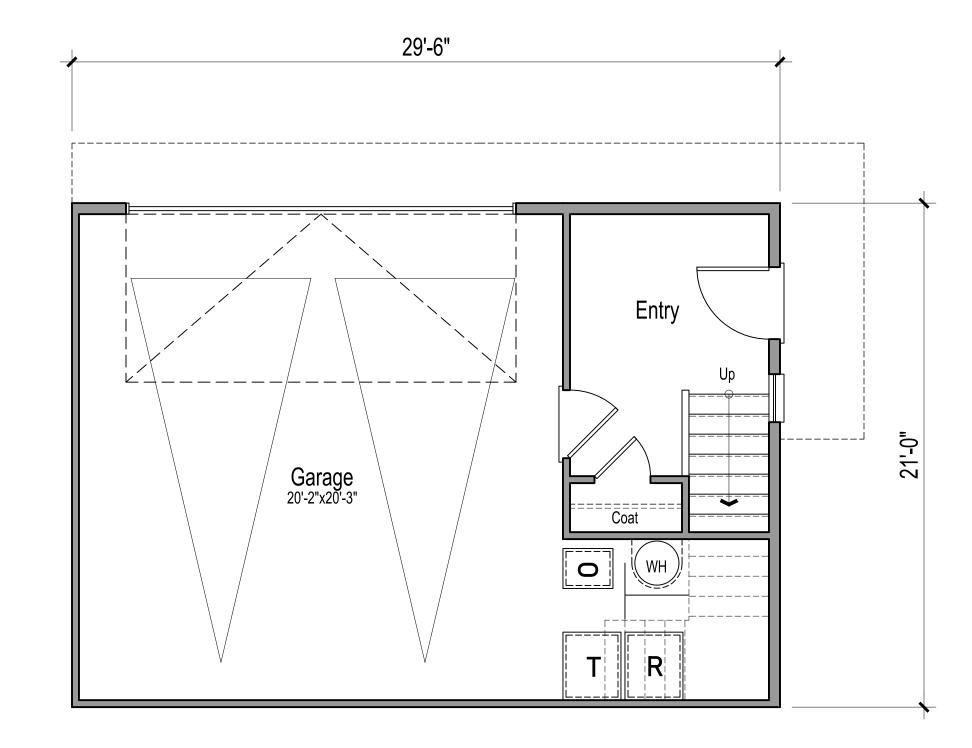




TRUE LIFE







Third Floor
Second Floor
First Floor

 PLAN 1 (2 BED / 2.5 BATH) - NET

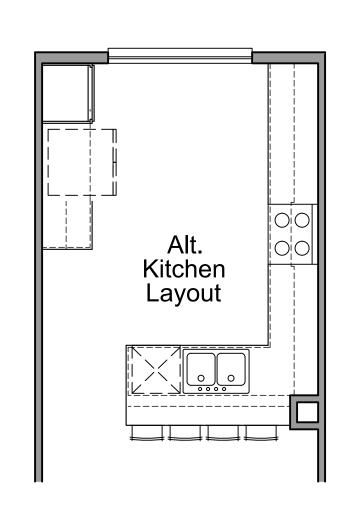
 FIRST FLOOR
 150 SQ. FT.

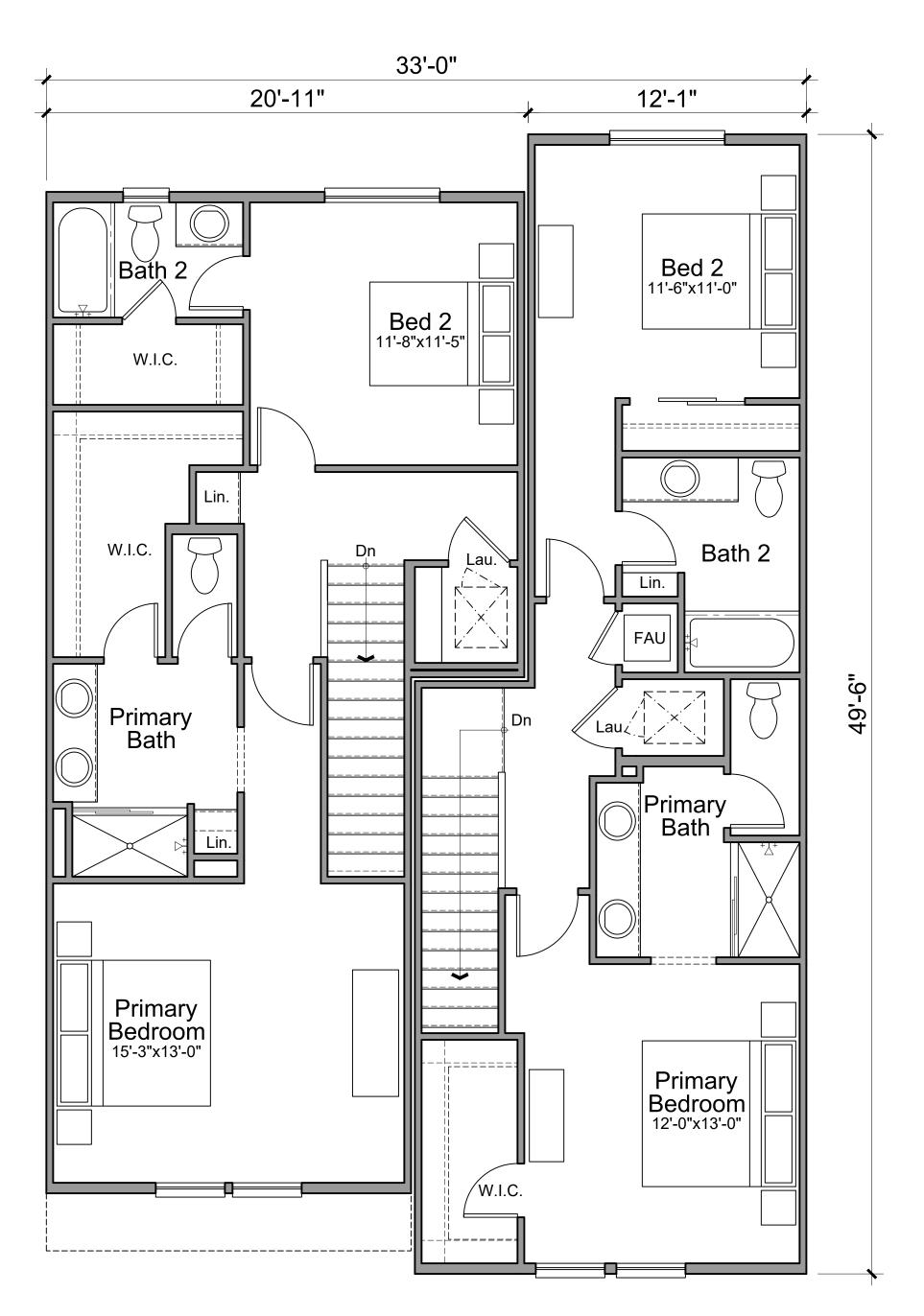
 SECOND FLOOR
 615 SQ. FT.

 THIRD FLOOR
 599 SQ. FT.

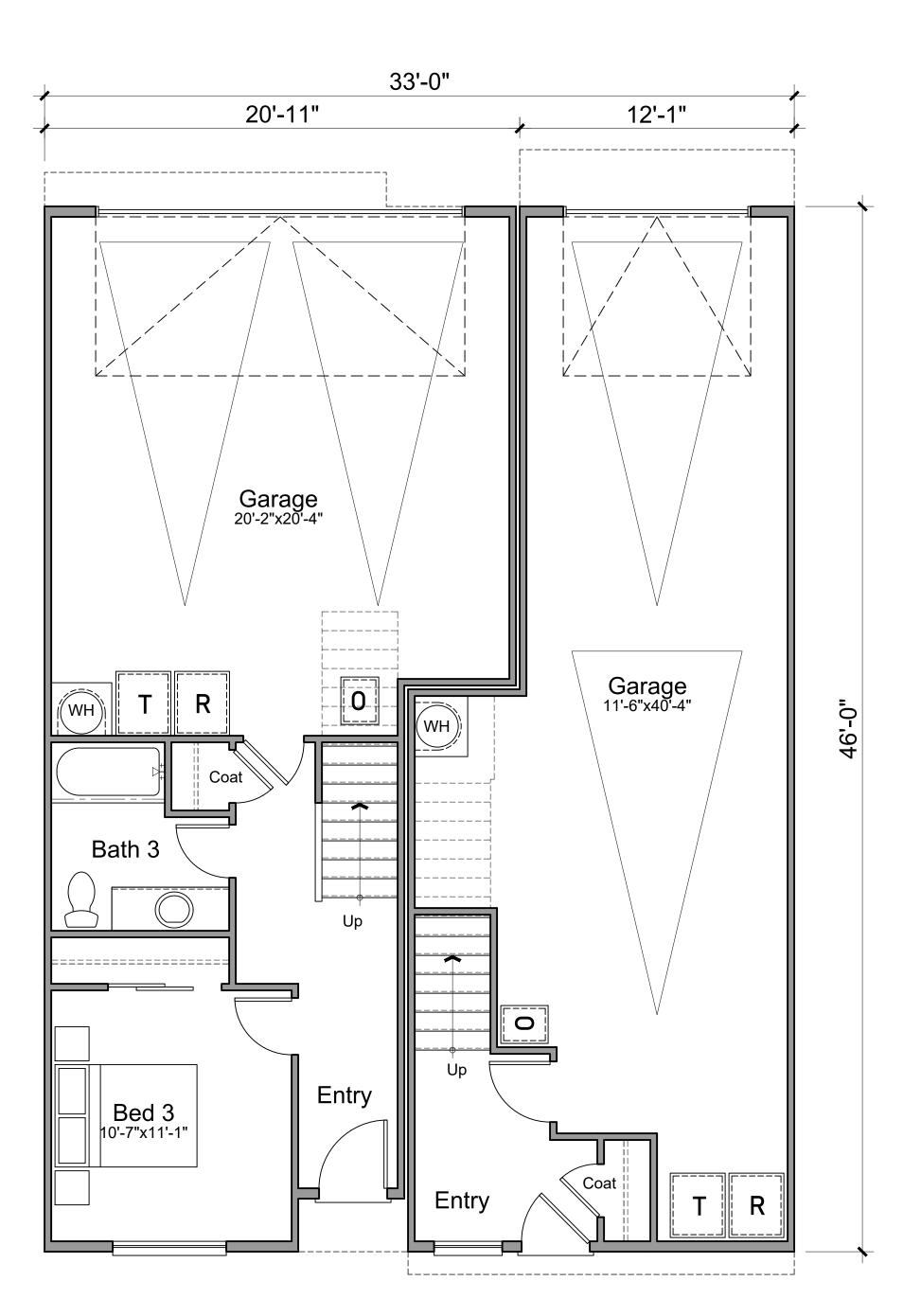
 TOTAL
 1,364 SQ. FT.

TRUE LIFE



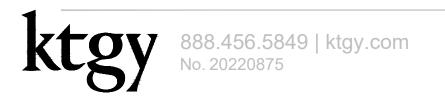


33'-0" 20'-11" 12'-1" Balcony 14'-7"x5'-4" 78 SQ. FT. Kitchen Pantry Kitchen ========== Great Room 12'-10"x25'-9" Great Room 15'-3"x27'-7" Balcony 12'-10"x5'-1" 64 SQ. FT.

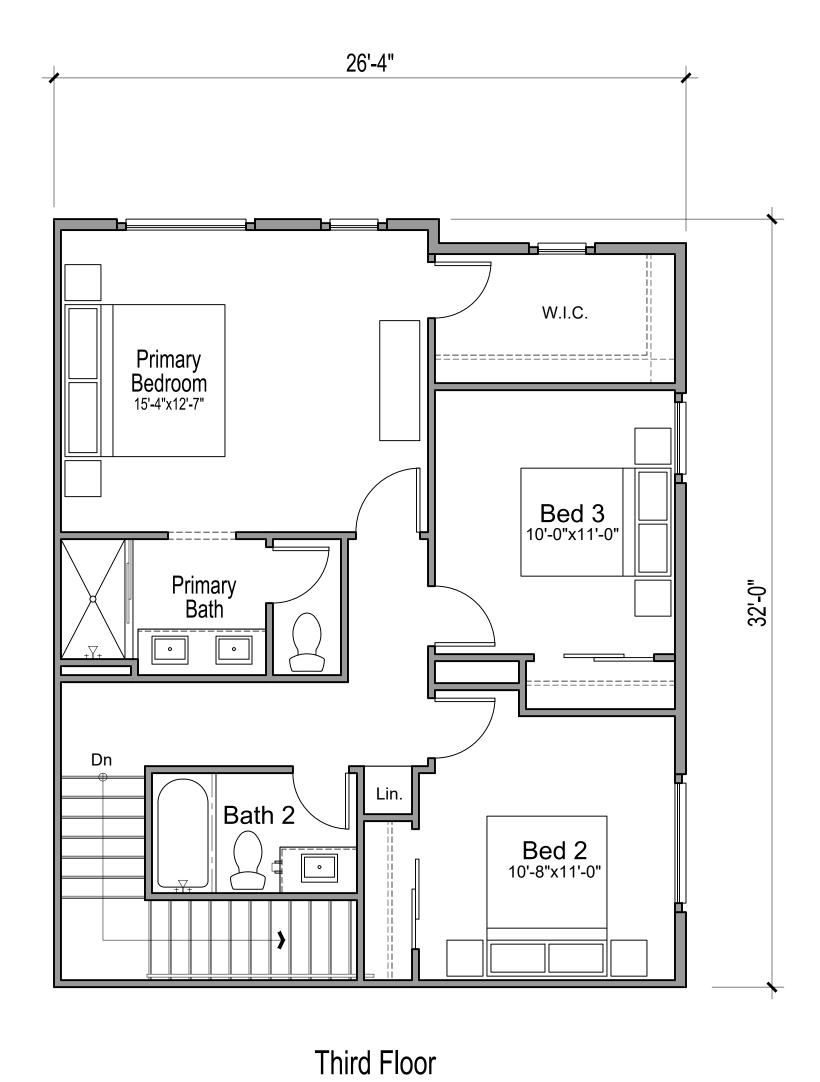


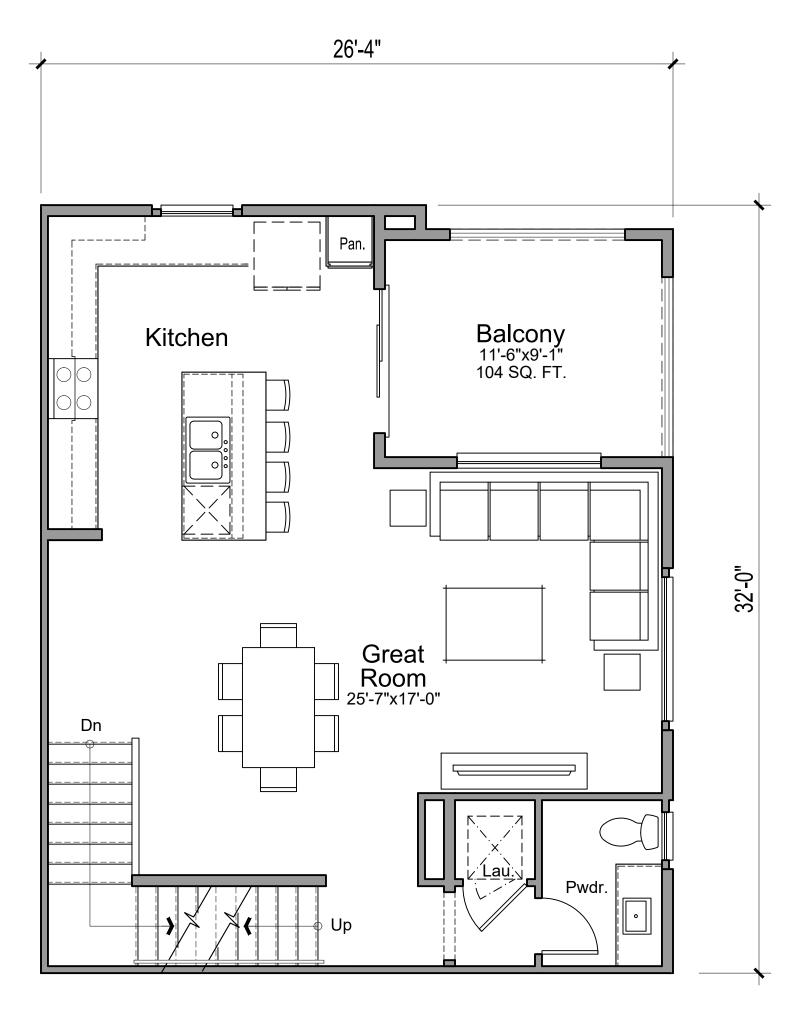
Third Floor
Second Floor
First Floor

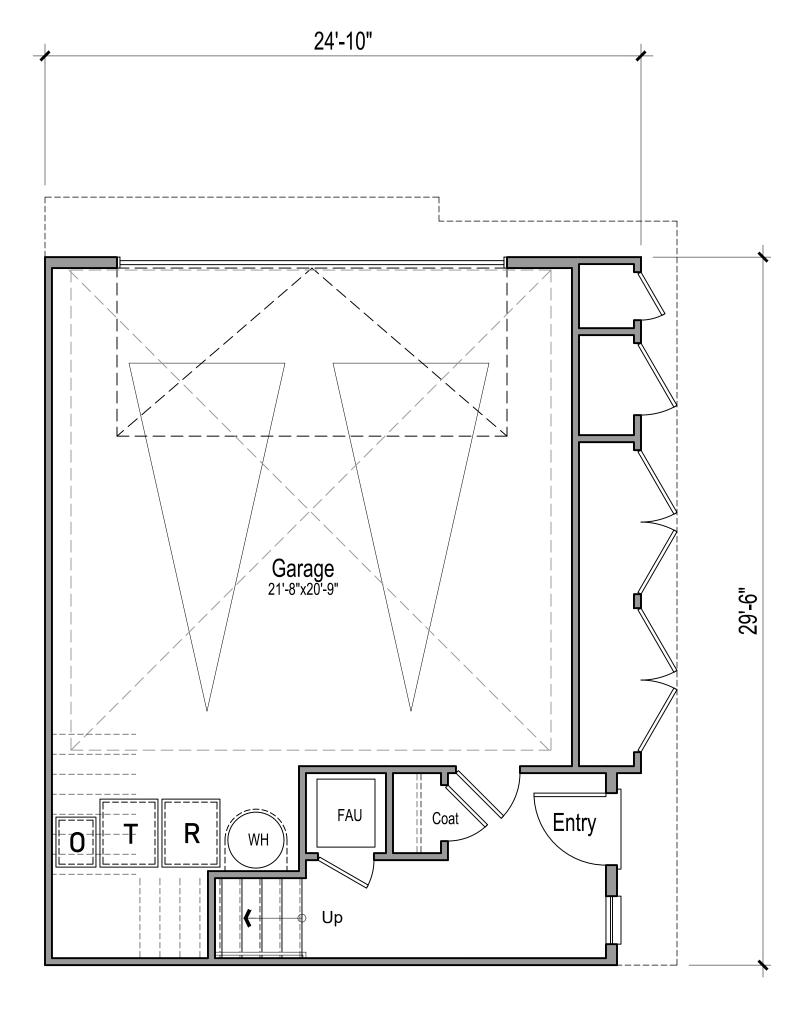
	PLAN 4 (3 BED / 3.5 BA	ATH)-NET	PLAN 2 (2 BED / 2	.5 BATH) - NET
F	FIRST FLOOR	347 SQ. FT.	FIRST FLOOR	128 SQ. FT.
5	SECOND FLOOR	698 SQ. FT.	SECOND FLOOR	619 SQ. FT.
-	THIRD FLOOR	702 SQ. FT.	THIRD FLOOR	631 SQ. FT.
=	TOTAL	1,747 SQ. FT.	TOTAL	1,378 SQ. FT.



TRUE LIFE





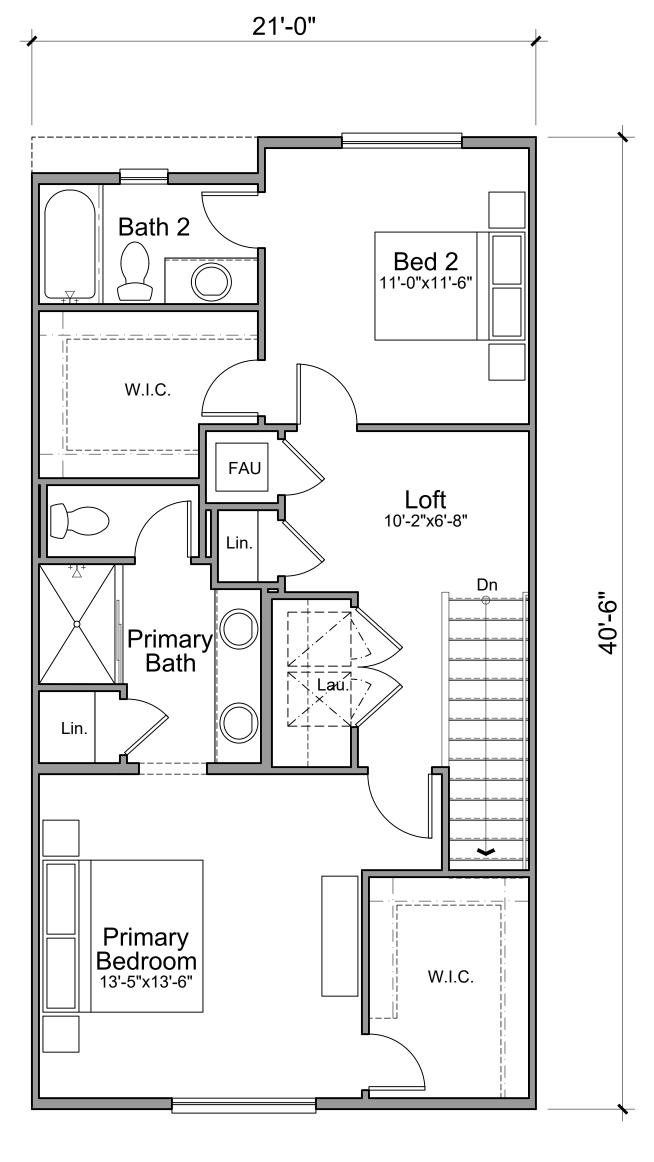


First Floor

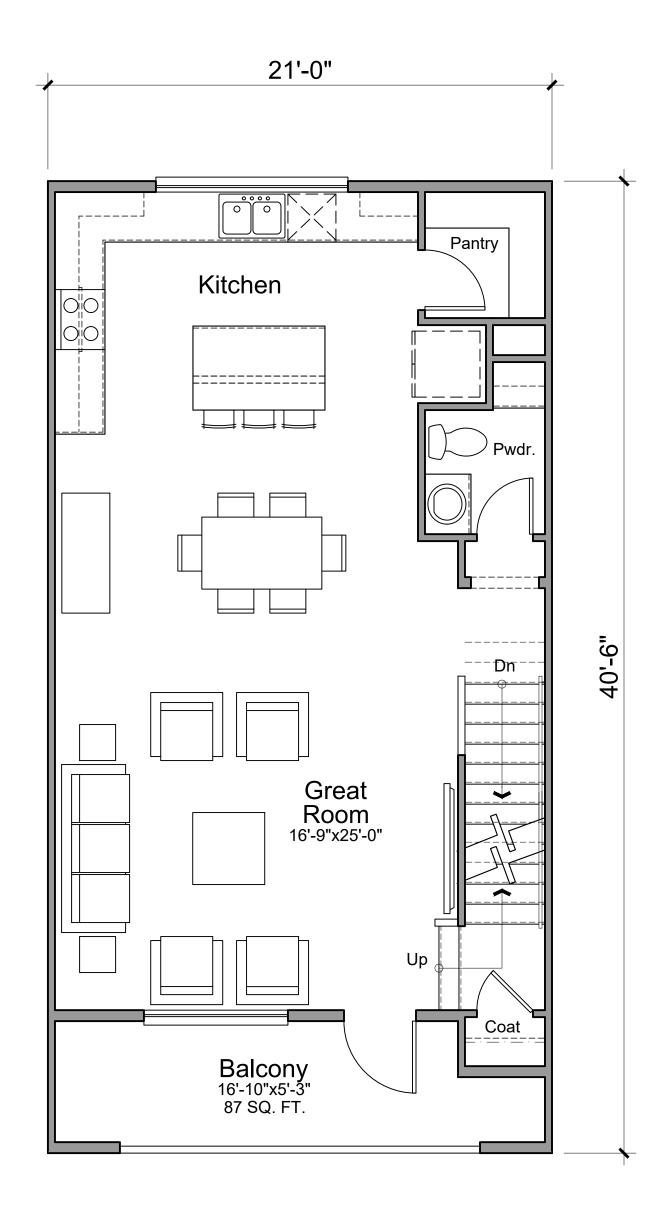
PLAN 3 (3 BED / 2.5 BATH) - NET	
FIRST FLOOR	158 SQ.
SECOND FLOOR	673 SQ.
THIRD FLOOR	730 SQ.
TOTAL	1,561 SQ.

Second Floor

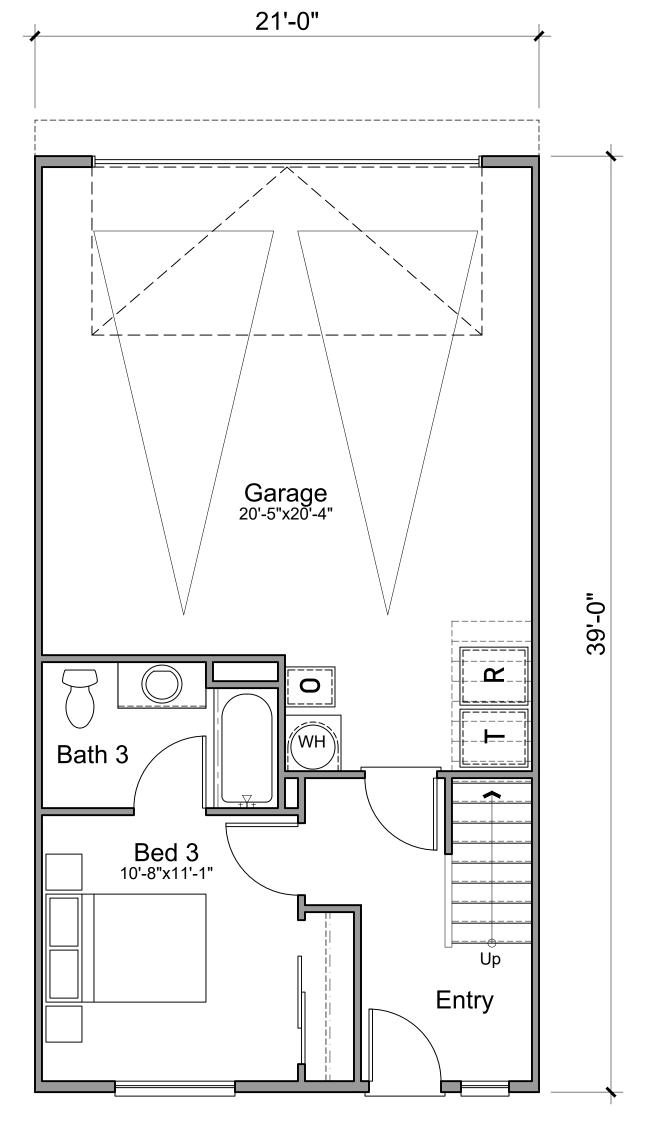
TRUE LIFE





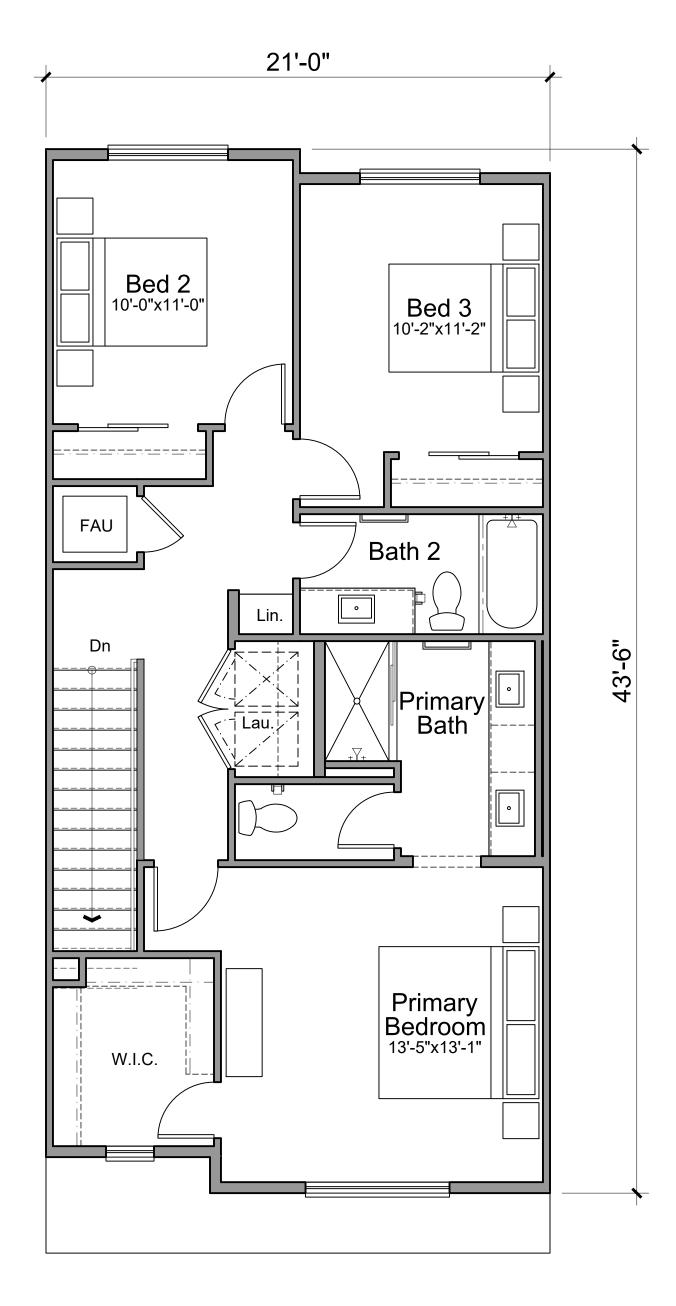


Second Floor

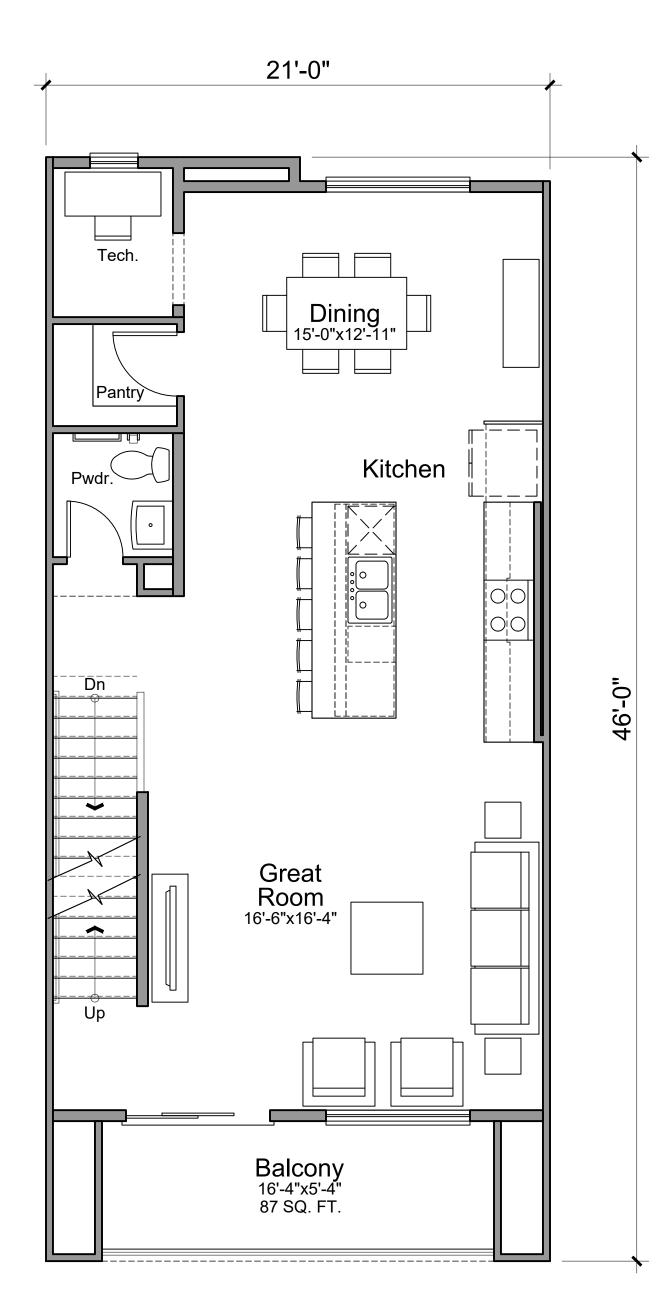


First Floor

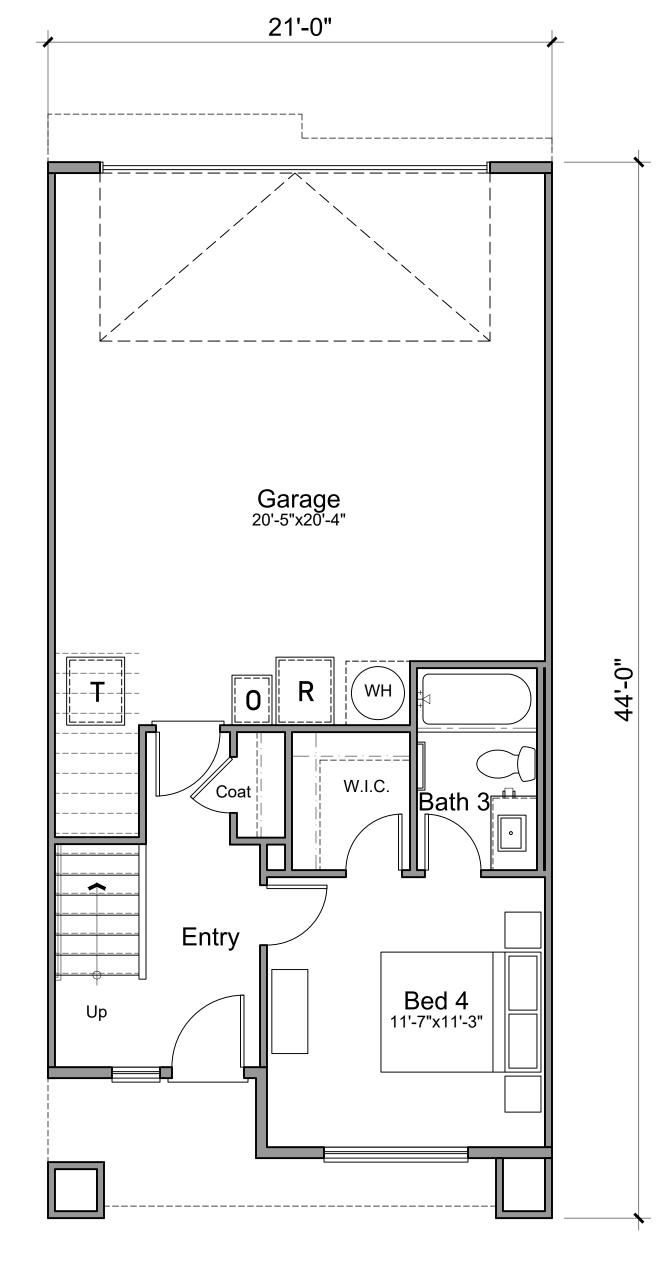
PLAN 5 (3 BED / 3	3.5 BATH) - NET
FIRST FLOOR	333 SQ. F
SECOND FLOOR	698 SQ. F
THIRD FLOOR	756 SQ. F
TOTAL	1,788 SQ. F





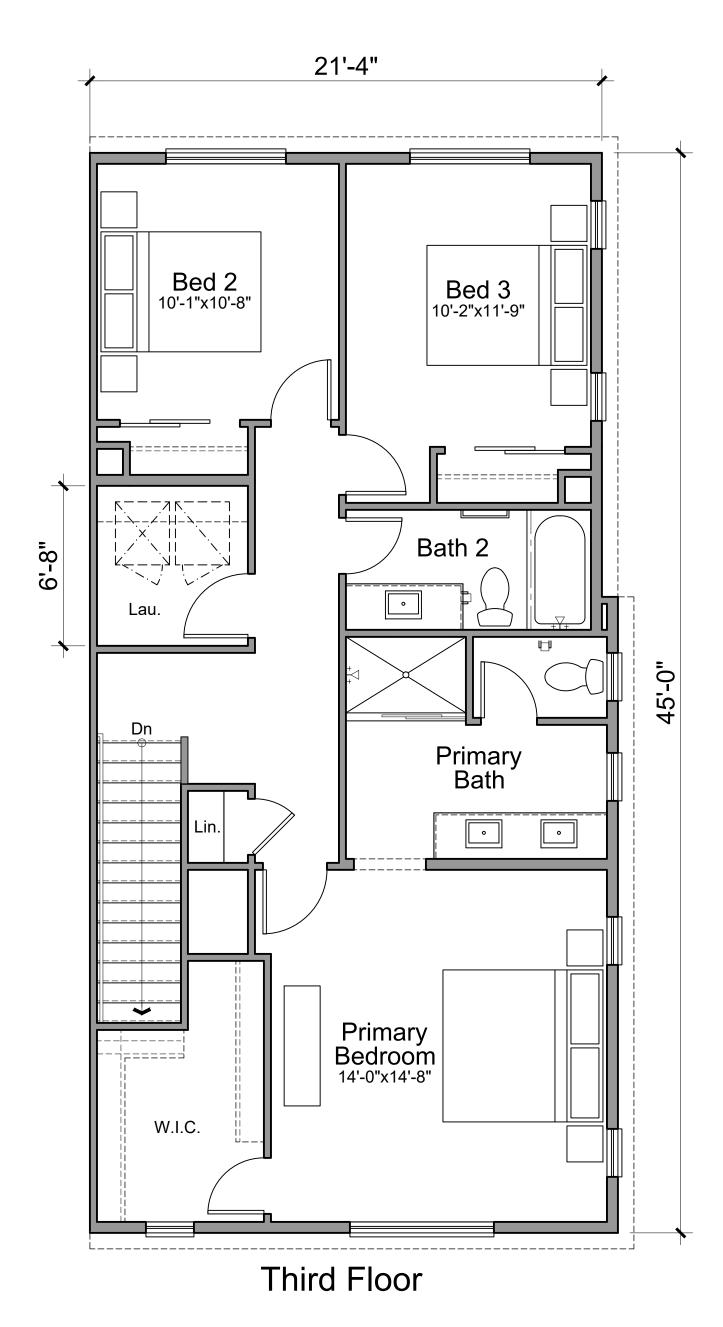


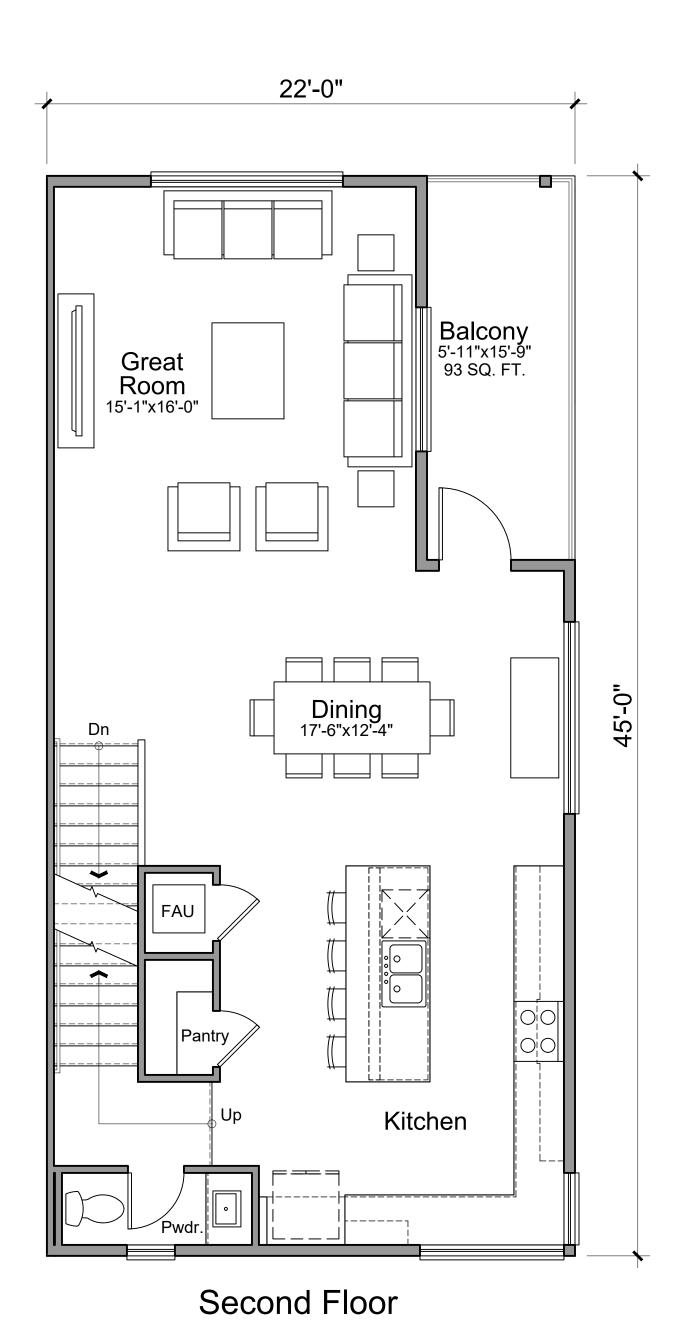
Second Floor

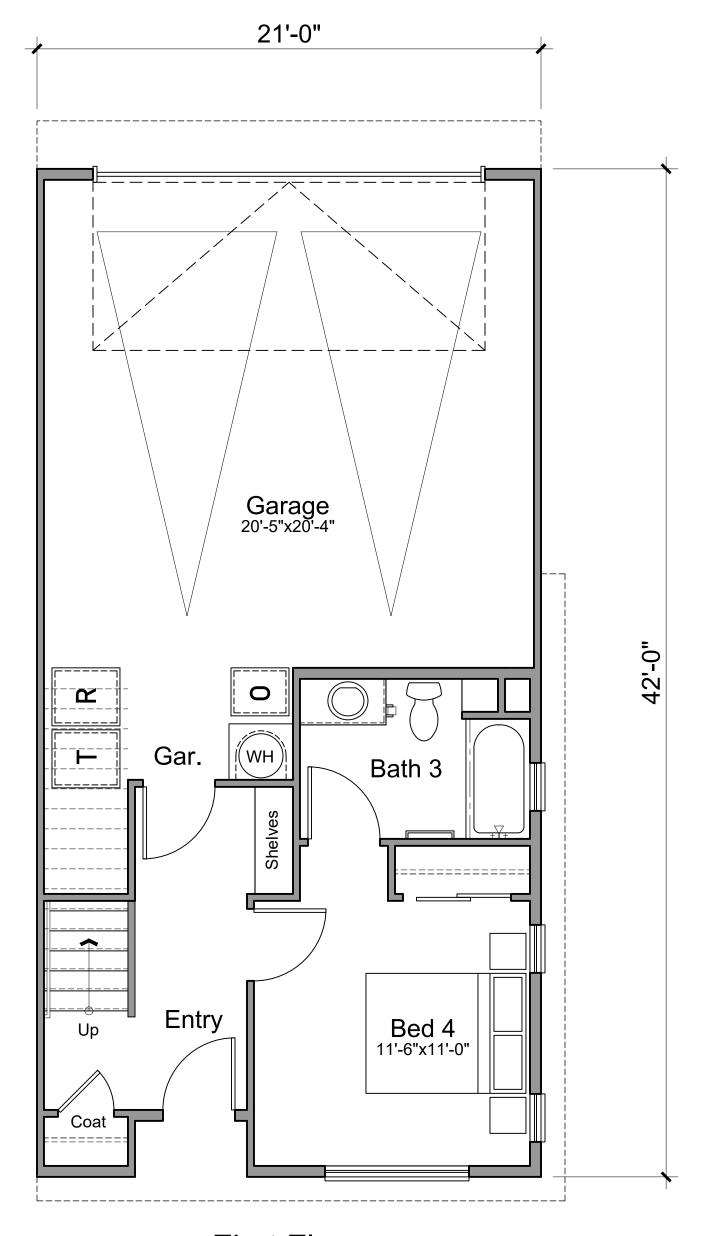


First Floor

PLAN 6 (4 BED / 3	3.5 BATH) - NET
FIRST FLOOR	355 SQ. F
SECOND FLOOR	786 SQ. F
THIRD FLOOR	807 SQ. F
TOTAL	1,948 SQ. F







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.

TRUE LIFE