# GARRISON STREET OCEANSIDE

# TOWNHOMES

OCEANSIDE, CA TRUE LIFE



### SHEET INDEX

A0.00 COVER SHEET

### **CIVIL - TENTATIVE MAP**

TM / DEVELOPMENT PLAN SECTIONS / DETAILS

SITE DETAILS / DRIVEWAY DETAILS

SHEET 4 SWQMP DETAILS SHEET 5 SWQMP DETAILS

**EXISTING CONDITIONS** 

SHEET 7 SITE PLAN SHEET 8 SITE PLAN

OPEN SPACE & BUILDING TYPES **BOUNDARIES & ENCUMBRANCES** 

ACCESSIBLE PATHS

CONCEPTUAL SITE SETBACKS

SHEET 13 SITE DISTANCES

### **CIVIL - CONCEPTUAL GRADING PLAN**

CONCEPTUAL GRADING PLAN SHEET 2 **EXISTING CONDITIONS** 

SHEET 3 SITE PLAN

SHEET 4 SITE PLAN

**BOUNDARIES & ENCUMBRANCES** 

### LANDSCAPE

CONCEPTUAL LANDSCAPE PLAN CL-1.1 CONCEPTUAL WALL & FENCE PLAN CONCEPTUAL PLANT PALETTE CONCEPTUAL AMENITIES PLAN 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

A3.00 TOWNHOMES - BUILDING PLANS

A3.01 TOWNHOMES - BUILDING PLANS A3.02 TOWNHOMES - BUILDING PLANS

A3.03 TOWNHOMES - BUILDING PLANS

A3.04 TOWNHOMES - BUILDING PLANS 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

APRIL 4, 2025

# 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 <b> </b>
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

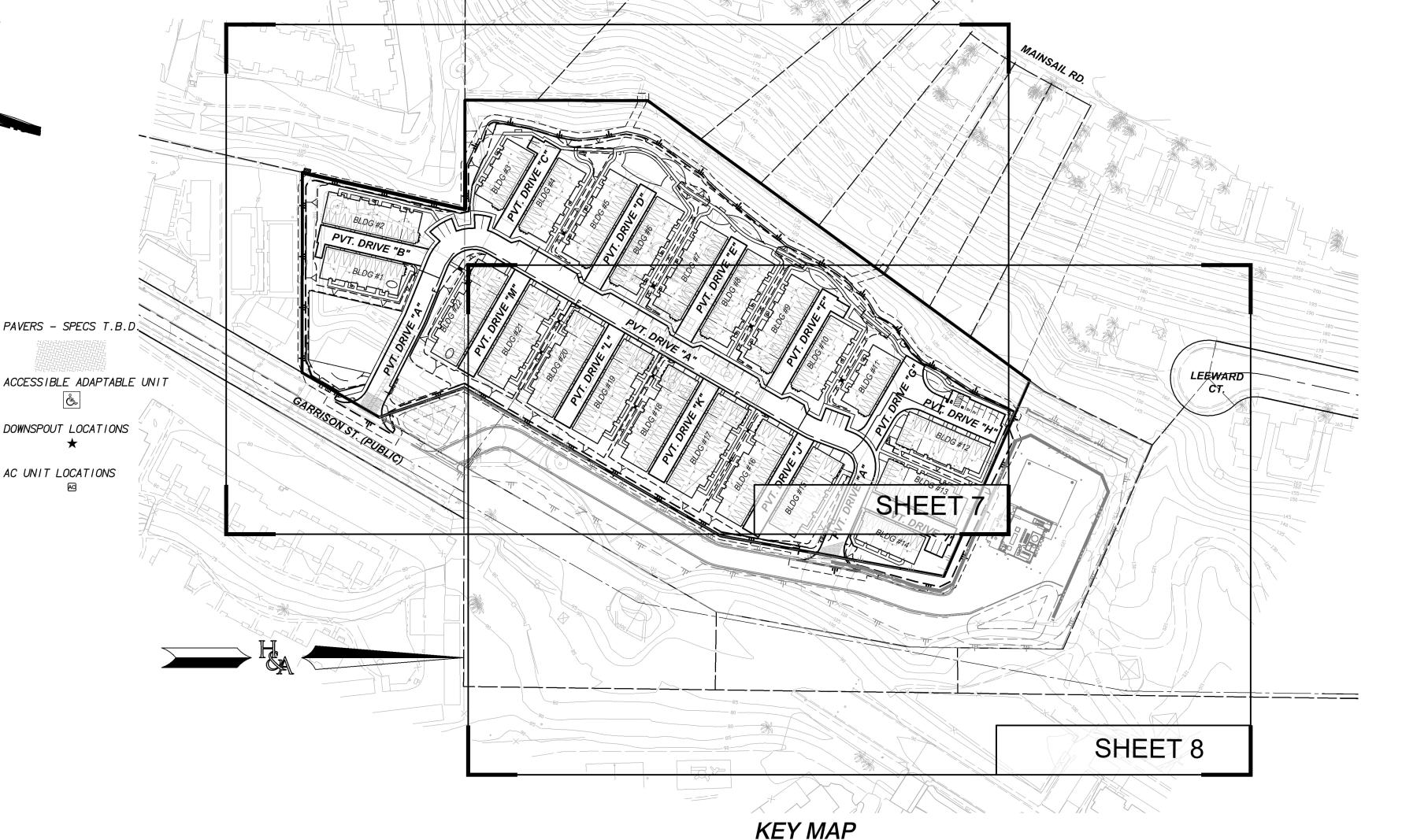
USE	PARKING STANDARD	# OF UNITS	REQUIRED	PROVIDED
ATTACHED RESIDENTIAL	2 spaces / two or more bedroom units	140	280	280
GUEST PARKING	Minimum amount equal to 1 Space plus 20% of the total dwelling units	140	29	38
	SURTOTAL	140	309	318

### DISARI ED ACCESS REQUIREMENTS

DIOADEED ACCESS TIE QUITEWENTS				
<b>Total Parking</b>	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'

### SHEET INDEX

SHEET 1 - TITLE SHEET

SHEET 2 - SECTIONS / DETAILS

SHEET 3 - SITE DETAILS / DRIVEWAY DETAILS

SHEET 4 - SWQMP DETAILS

SHEET 5 - SWQMP DETAILS SHEET 6 - EXISTING CONDITIONS

SHEET 8 - TM / DEVELOPMENT PLAN

SHEET 7 - TM / DEVELOPMENT PLAN

SHEET 9 - OPEN SPACE & BUILDING TYPES

SHEET 10 - BOUNDARIES & ENCUMBRANCES SHEET 11 - ACCESSIBLE PATHS

SHEET 12 - SITE SETBACKS

SHEET 13 - SIGHT DISTANCES



### 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

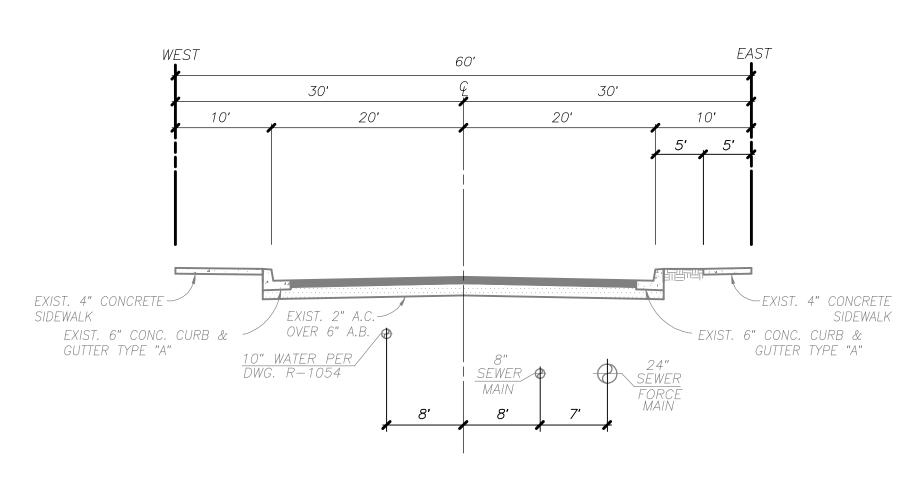
DATE BY

MAY 13 2024 H&/

JULY 3 2024 H&A

NOV. 18 2024 H&A

APR. 2024 H&A



### **EXISTING GARRISON STREET**

NOT TO SCALE

PROP. 4" CONCRETE

SIDEWALK (TYP.)

PROP. 4"

PROP. 4"

PROP. 3' CONC.

RIBBON GUTTER

18"

PVT. STORM

DRAIN

PUBLIC

ACCESS &

UTILITY EASEMENT

PROP. 4"

PROP. ACCESS &

UTILITY EASEMENT

PROP. 4"

AND BASE

4"

B" PVT. STORM

DRAIN

PUBLIC

BYPASS STORM

DRAIN

BYPASS STORM

DRAIN

BYPASS STORM

DRAIN

BYPASS STORM

BYPASS STORM

BYPASS STORM

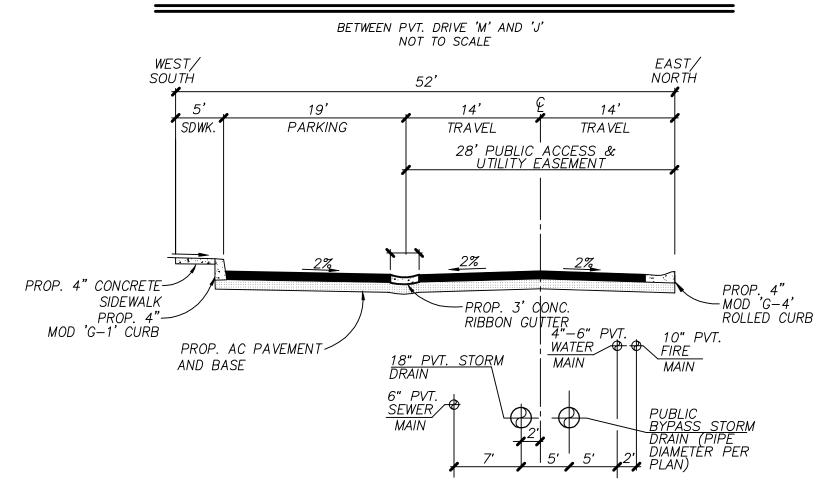
BYPASS STORM

BYPASS STORM

BYPASS STORM

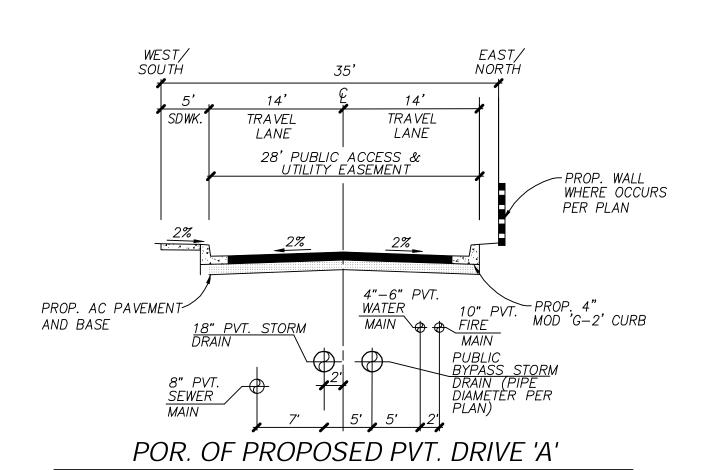
B

### POR. OF PROPOSED PVT. DRIVE 'A'



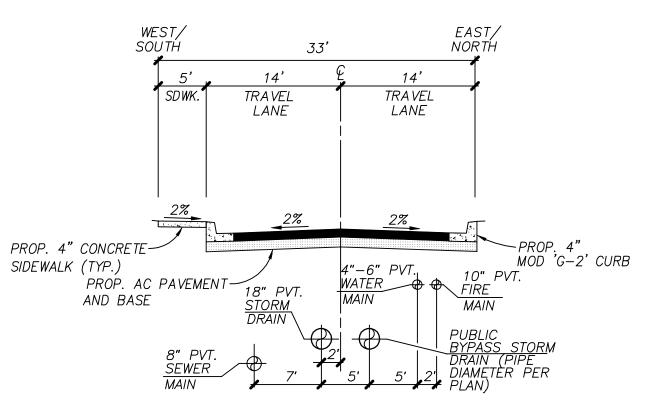
### POR. OF PROPOSED PVT. DRIVE 'A'

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)

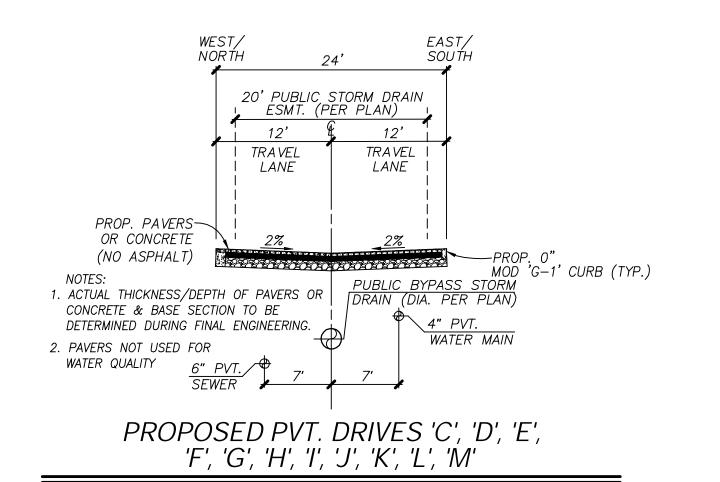
BY PVT. C

### PROPOSED PVT. DRIVE 'B'

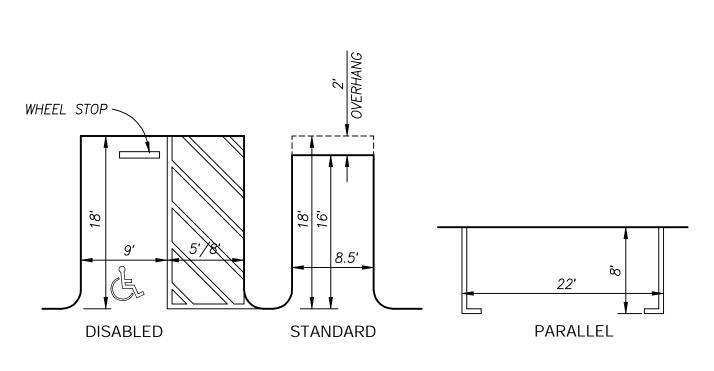
NOT TO SCALE

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.

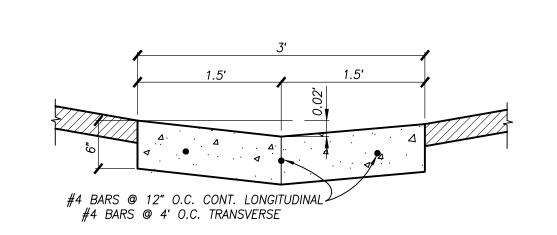


\* POR. OF "G" MUST MEET H20 LOADING NOT TO SCALE



### TYPICAL PARKING DETAIL

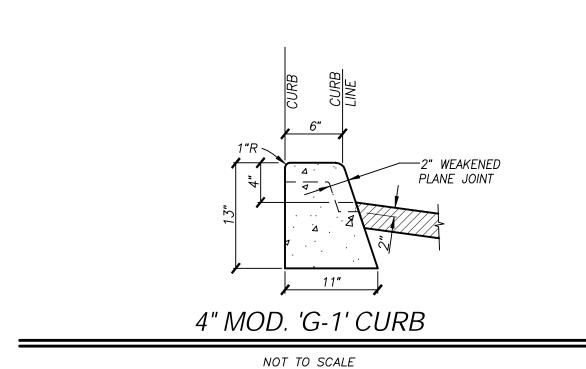
NOT TO SCALE

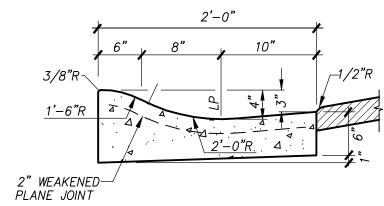


### 3' CONCRETE RIBBON GUTTER

NOT TO SCALE

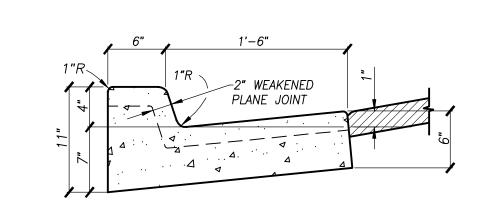
NOTES: 6" OF CLASS II AGGREGATE BASE REQUIRED BENEATH ALL CURB, GUTTER, AND SIDEWALK.





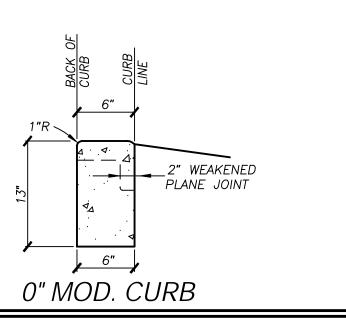
### 4" MOD. 'G-4' ROLLED CURB

NOT TO SCALE



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

NOT TO SCALE



NOT TO SCALE

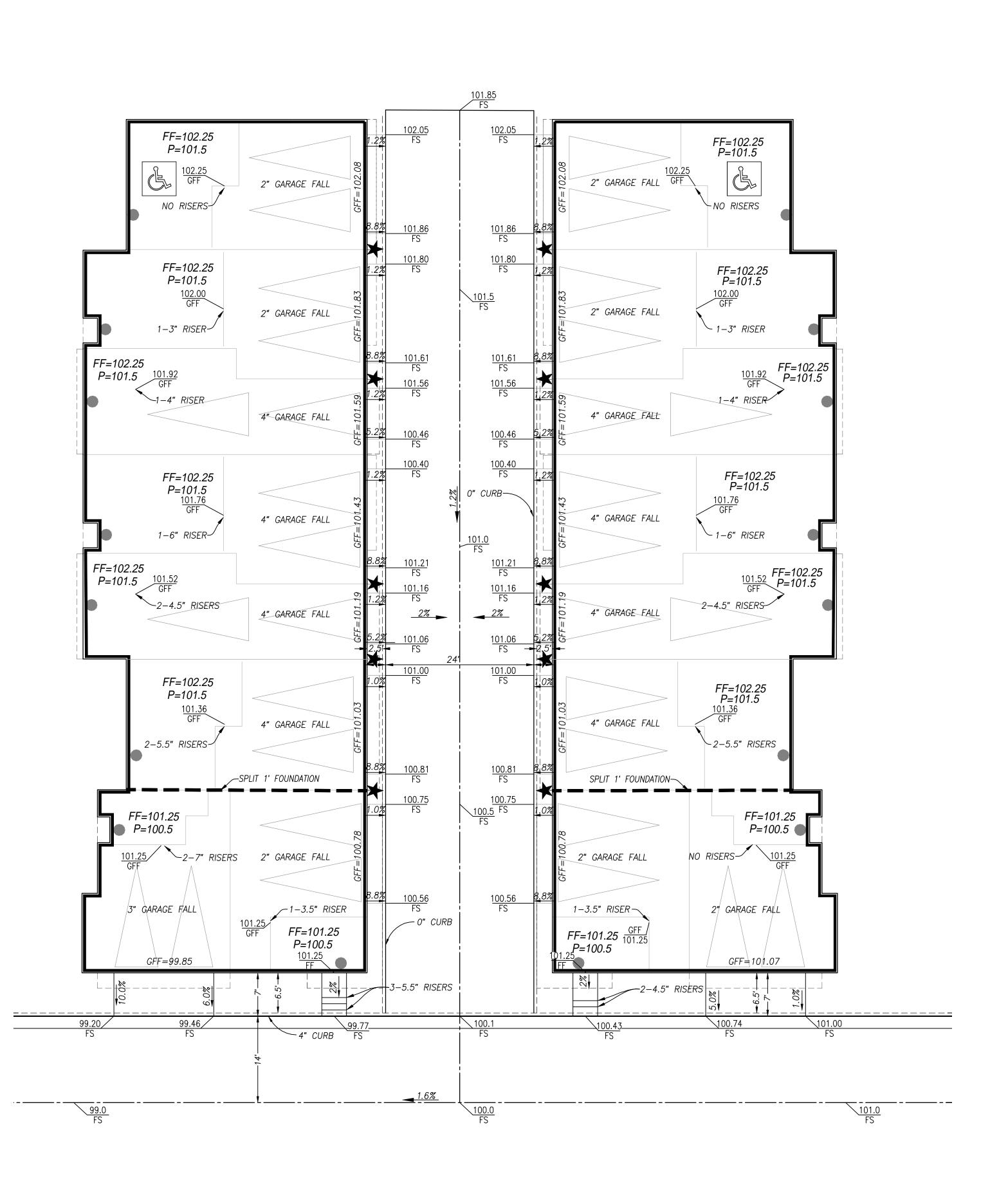


SECTIONS / DETAILS

## GARRISON ELEMENTARY SCHOOL

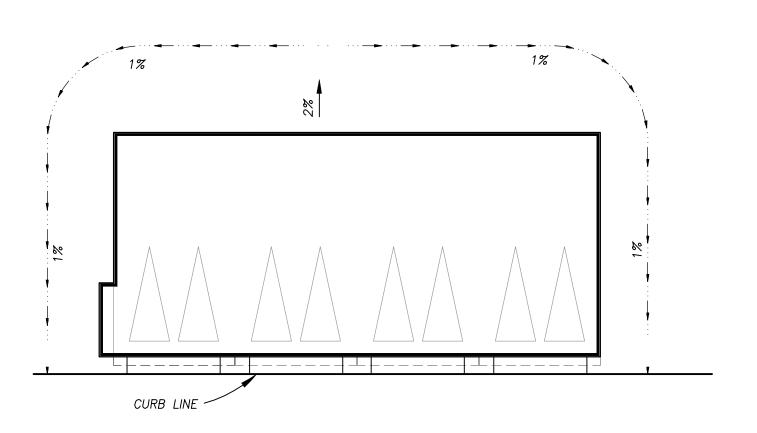
CITY OF OCEANSIDE, CALIFORNIA

2 of 13



### TYPICAL 8-PLEX DRIVEWAY/GARAGE DETAIL

NOT TO SCALE



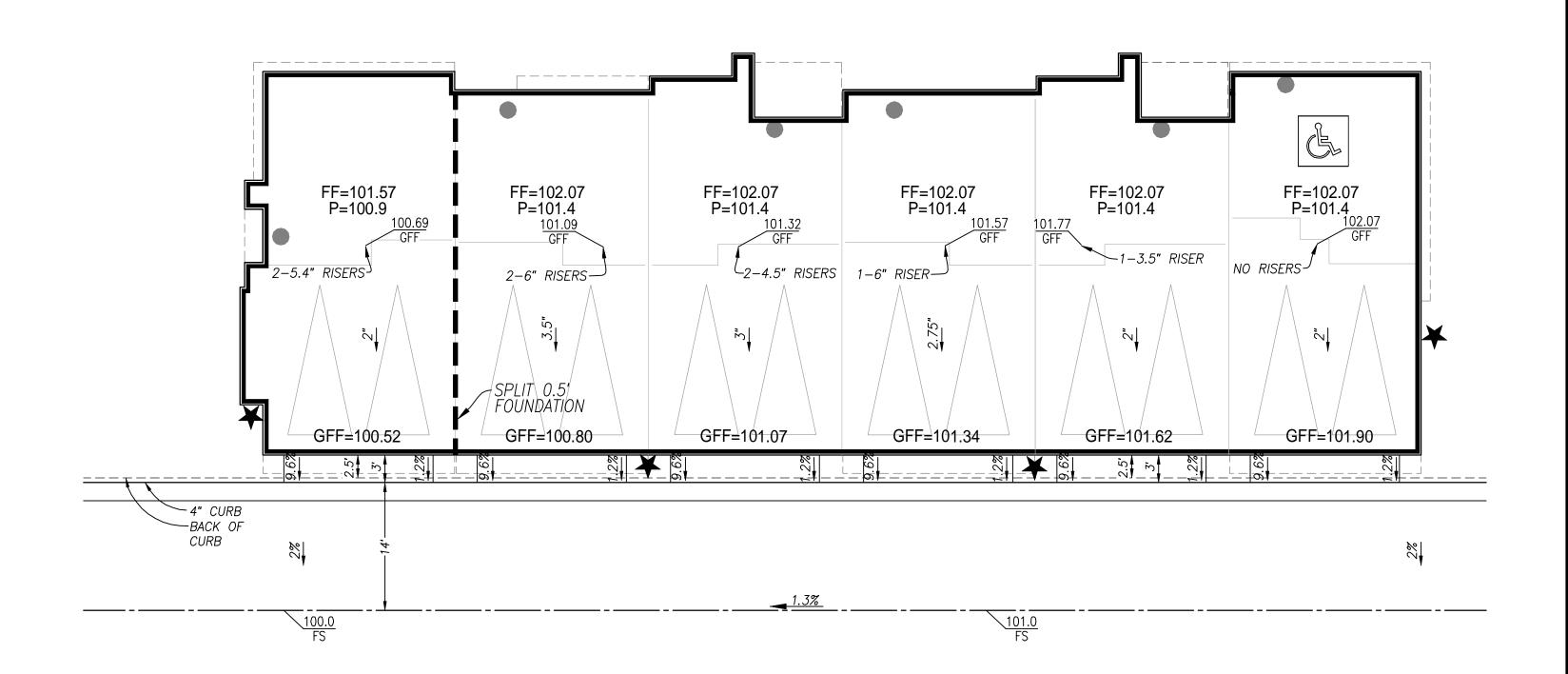
### TYPICAL BUILDING DRAINAGE SWALE DETAIL

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

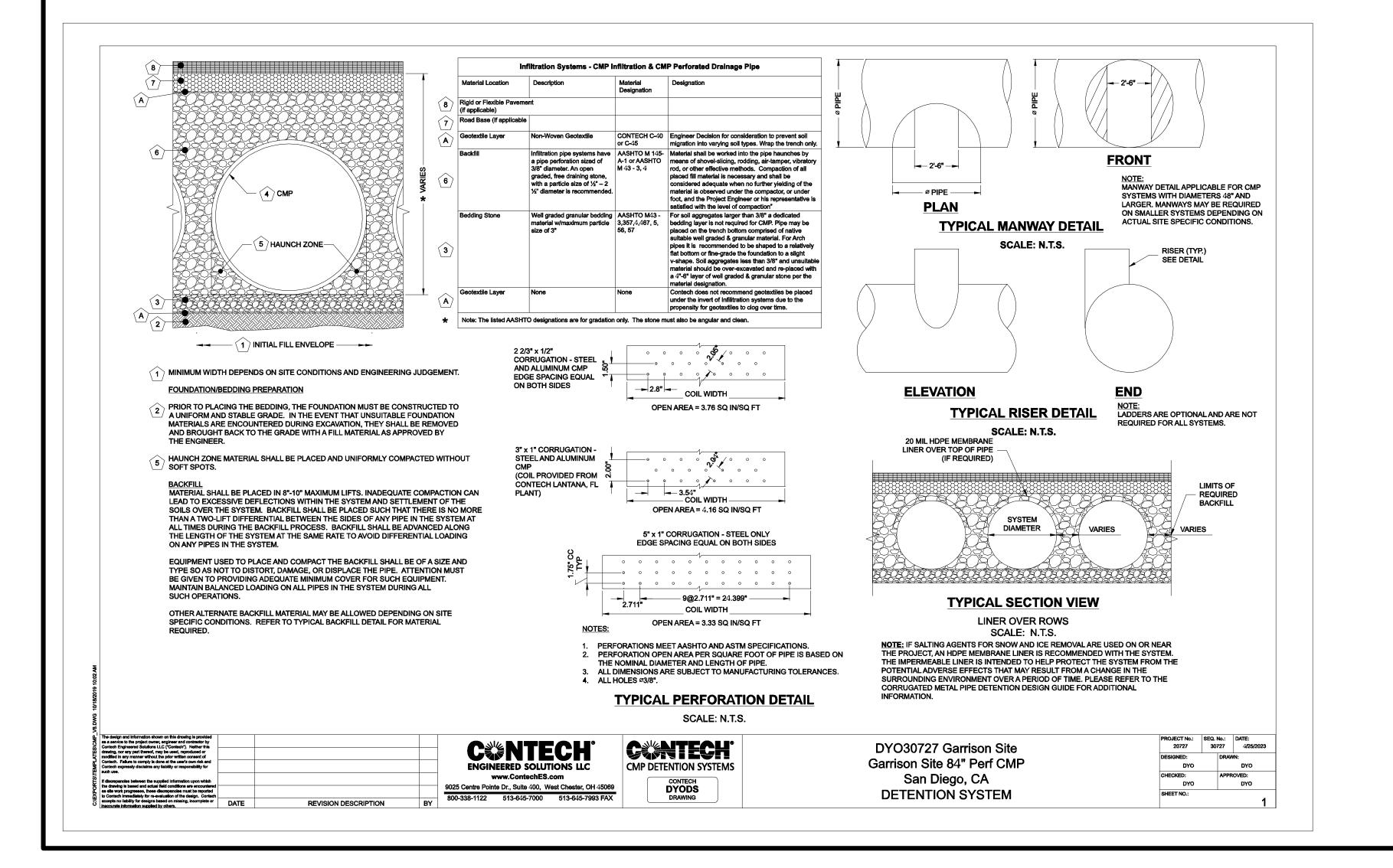


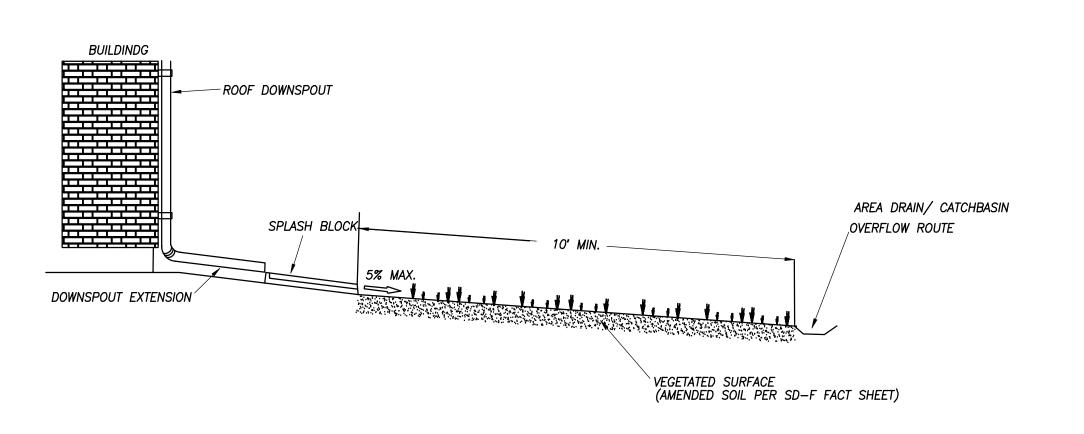
SITE DETAILS / DRIVEWAY DETAILS

### GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

3 of 13





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

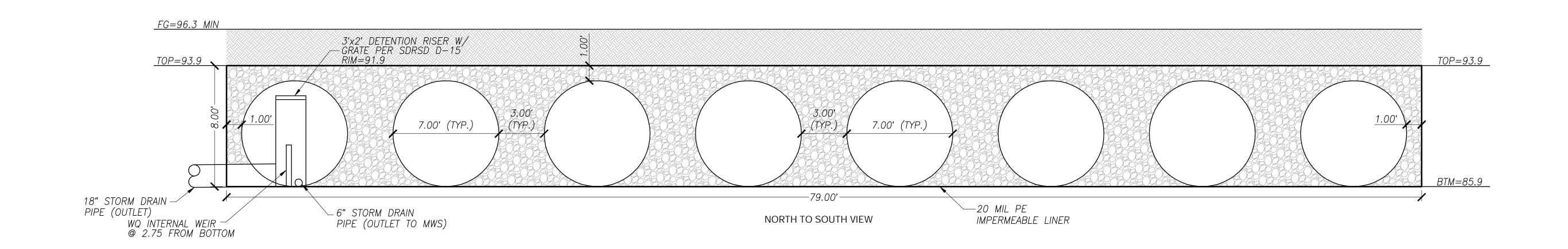


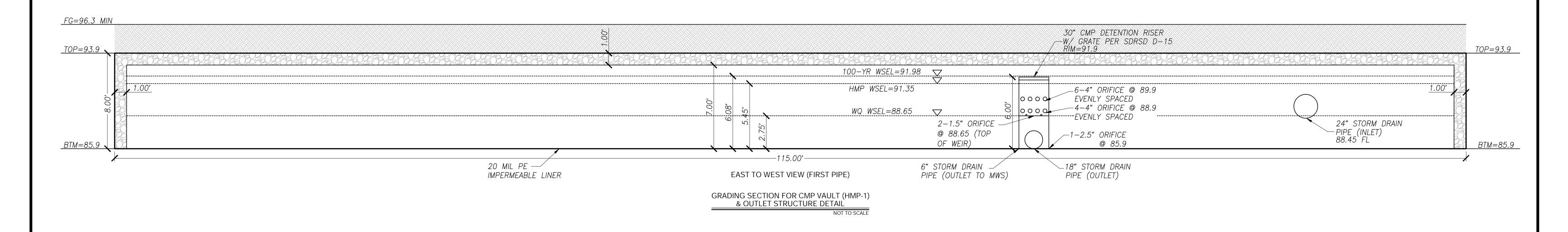
ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 · FX(858)558-1414 SWQMP DETAILS

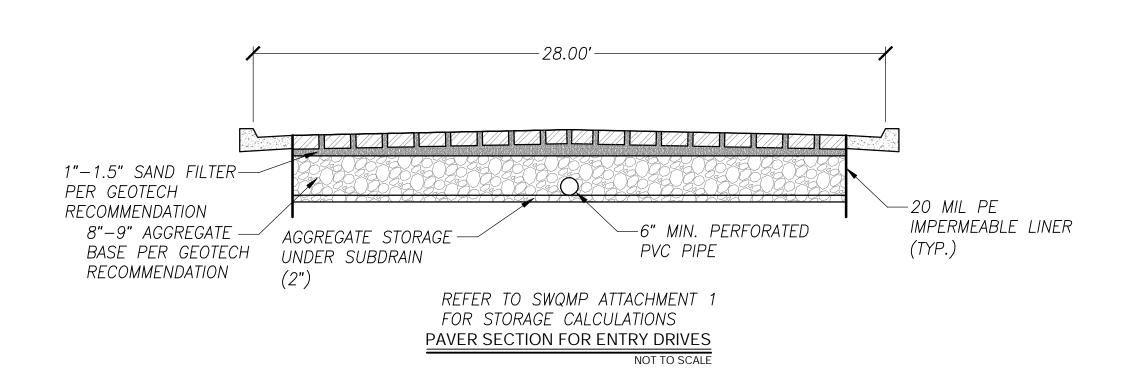
GARRISON ELEMENTARY SCHOOL

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

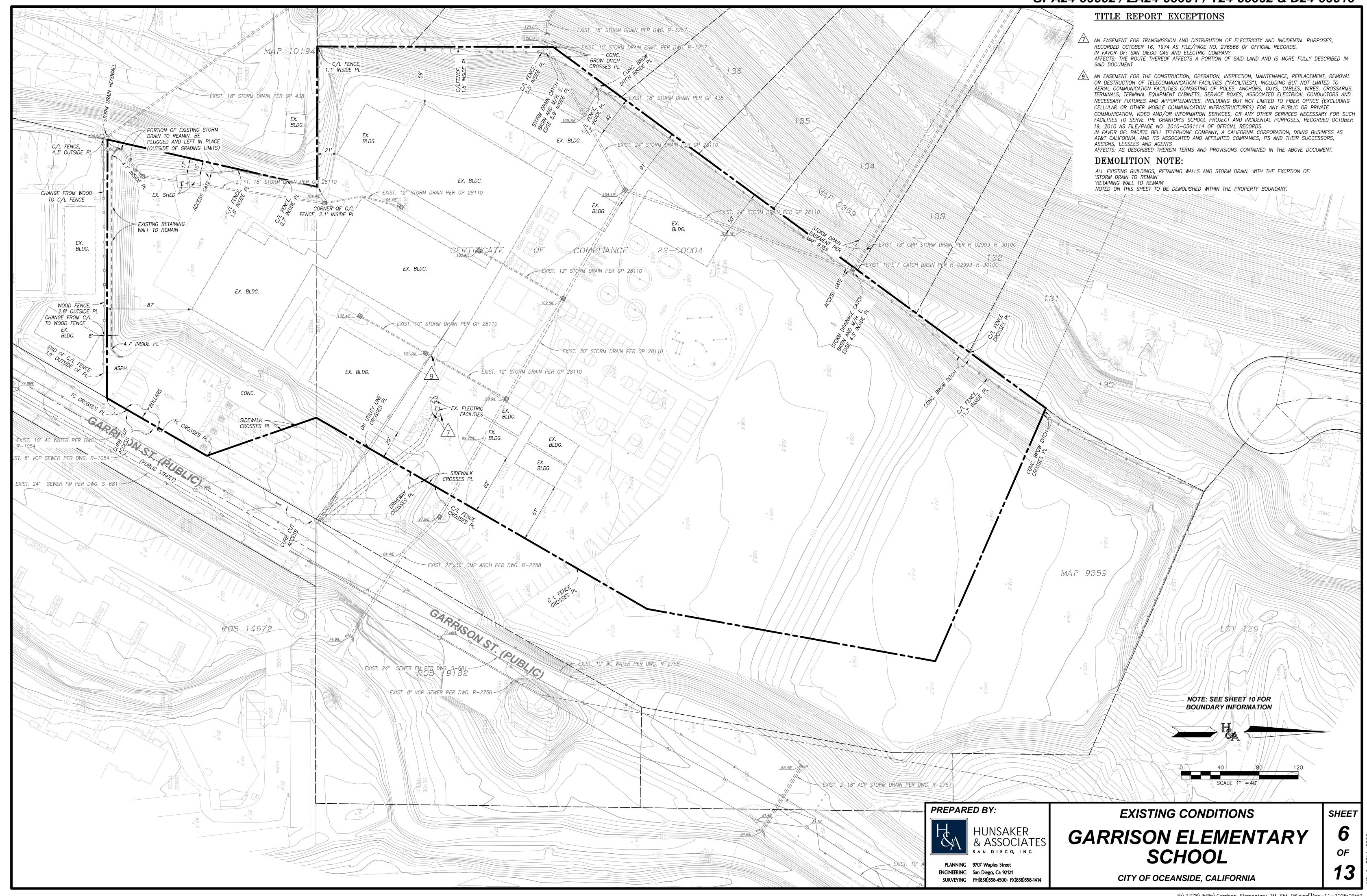
SURVEYING PH(858)558-4500 FX(858)558-1414

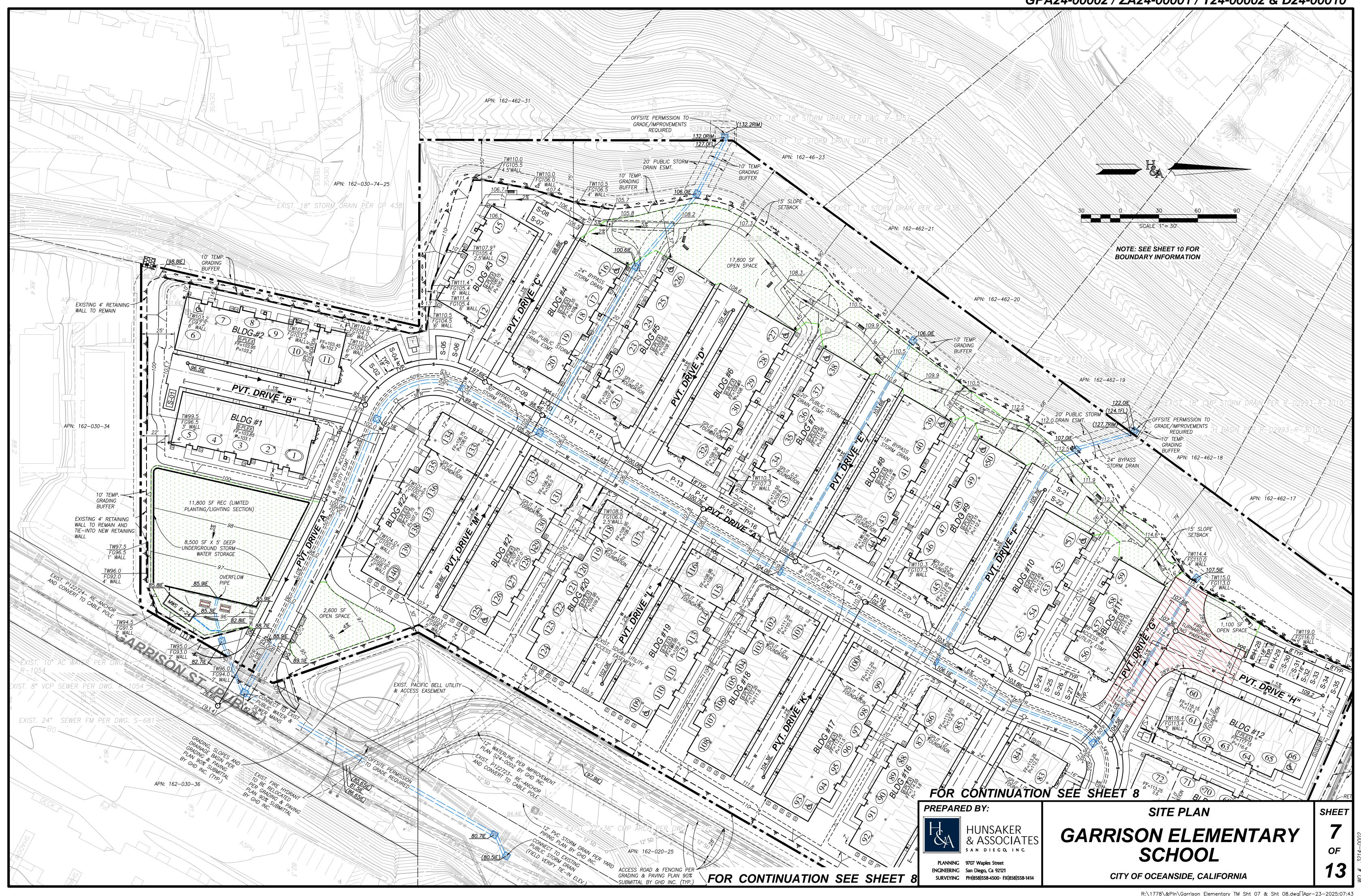
SWQMP DETAILS

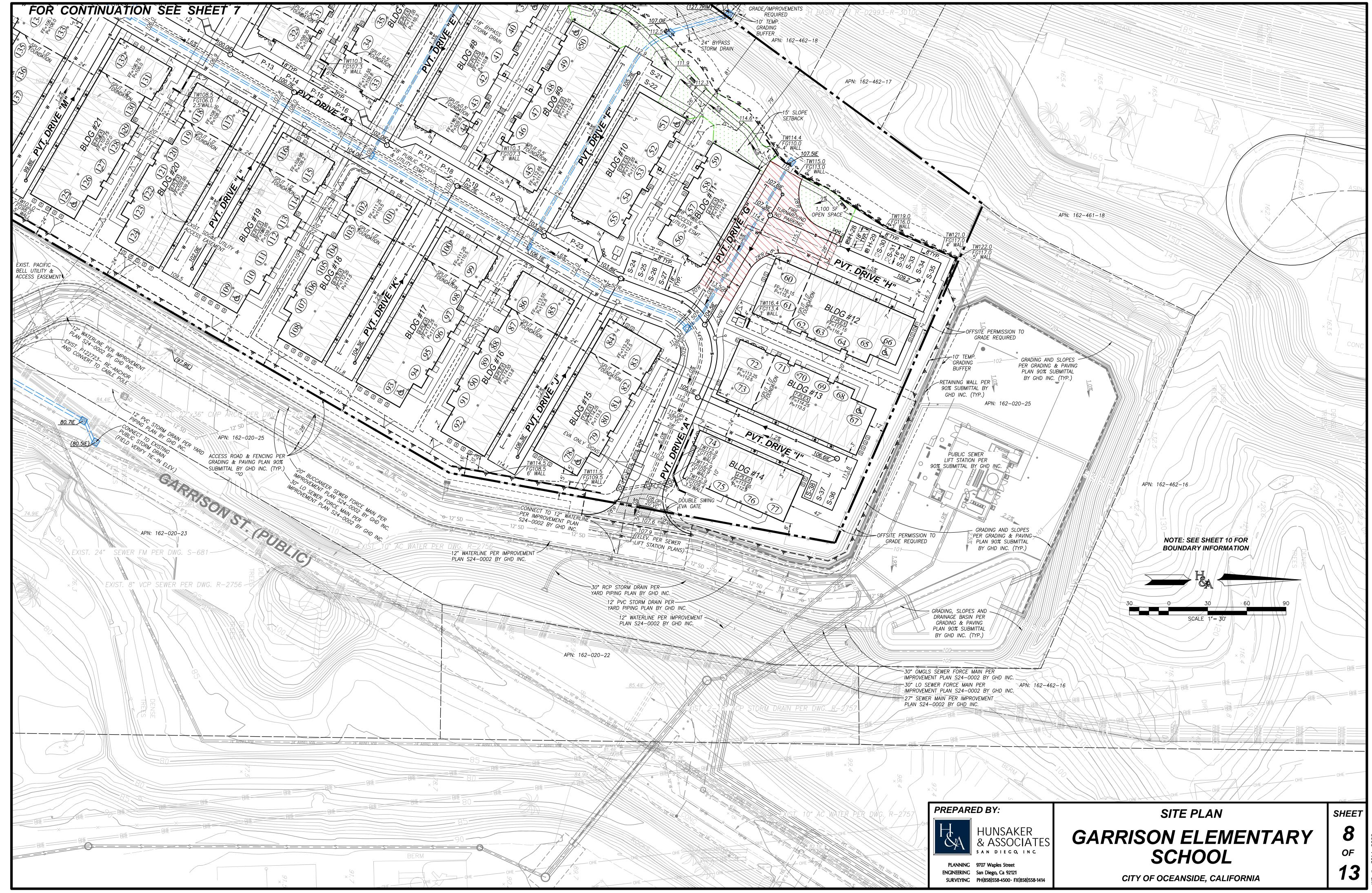
# GARRISON ELEMENTARY SCHOOL

CITY OF OCEANSIDE, CALIFORNIA

5 of 13







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.

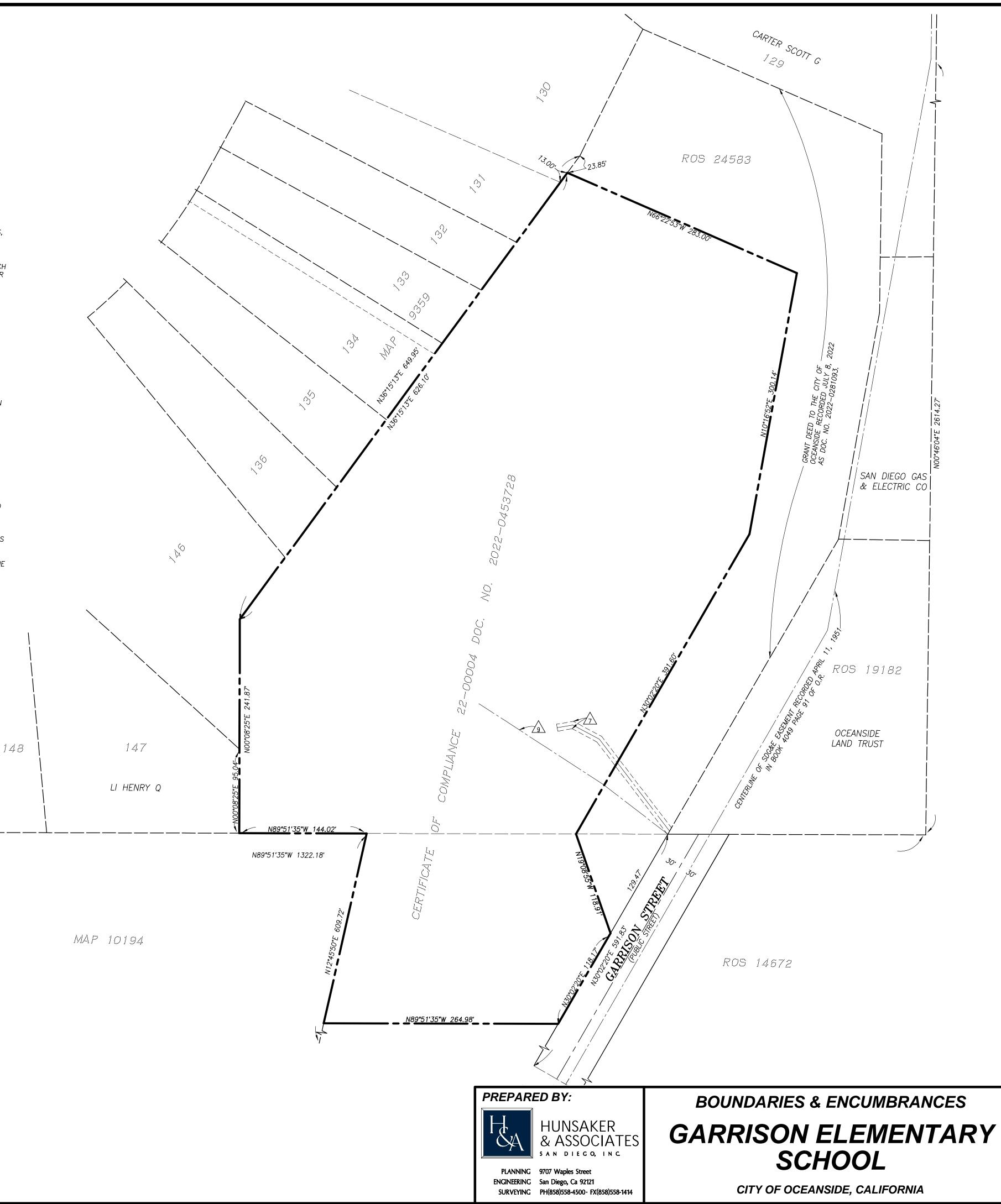
C. THE FACT THAT 5 BUILDINGS ENCROACH UPON STORM DRAIN LINES RUNNING FROM ADJACENT LANDS TO THE EAST ACROSS SAID LAND AND ONTO ADJACENT LANDS TO THE WEST.

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

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.

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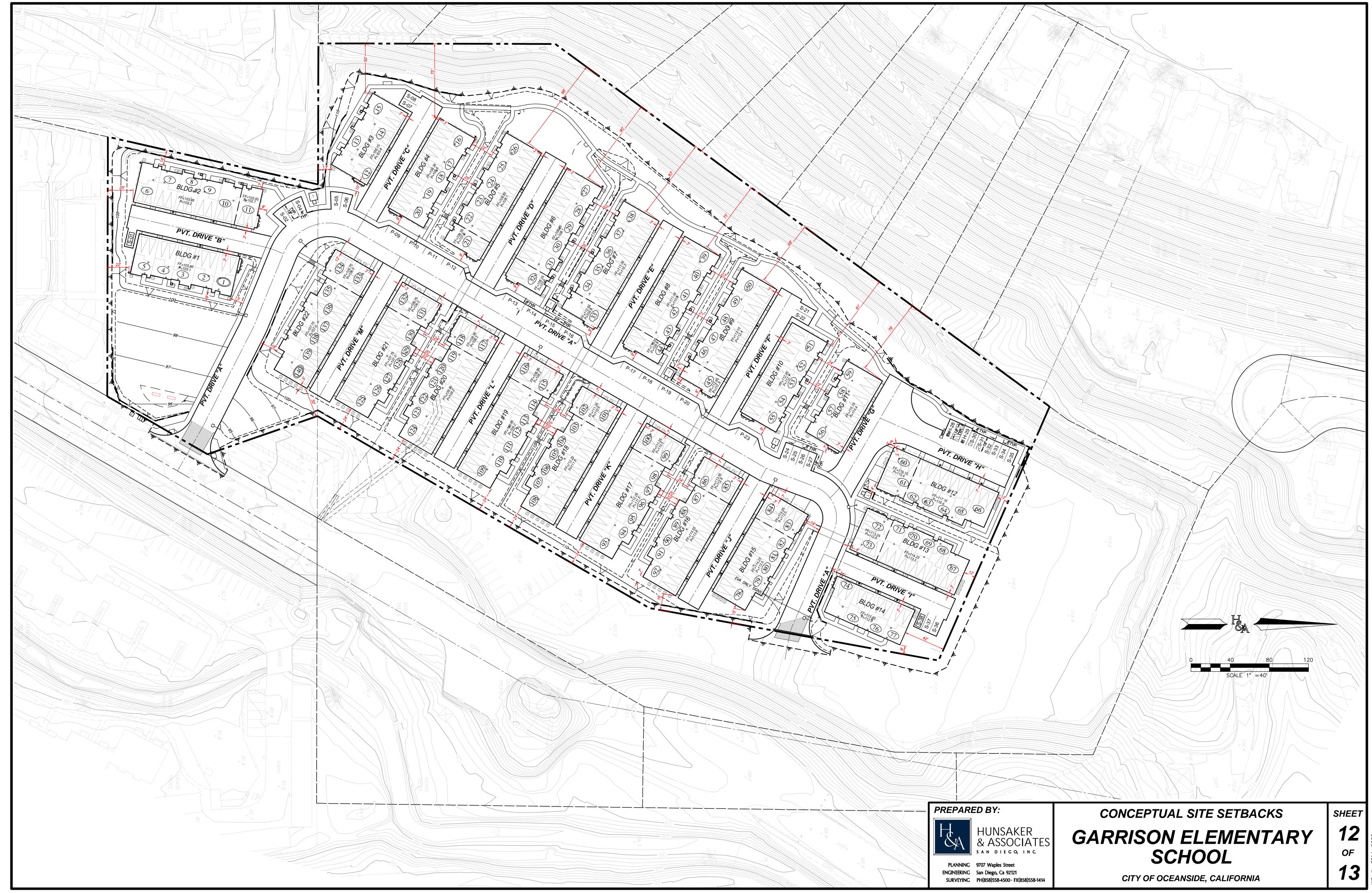
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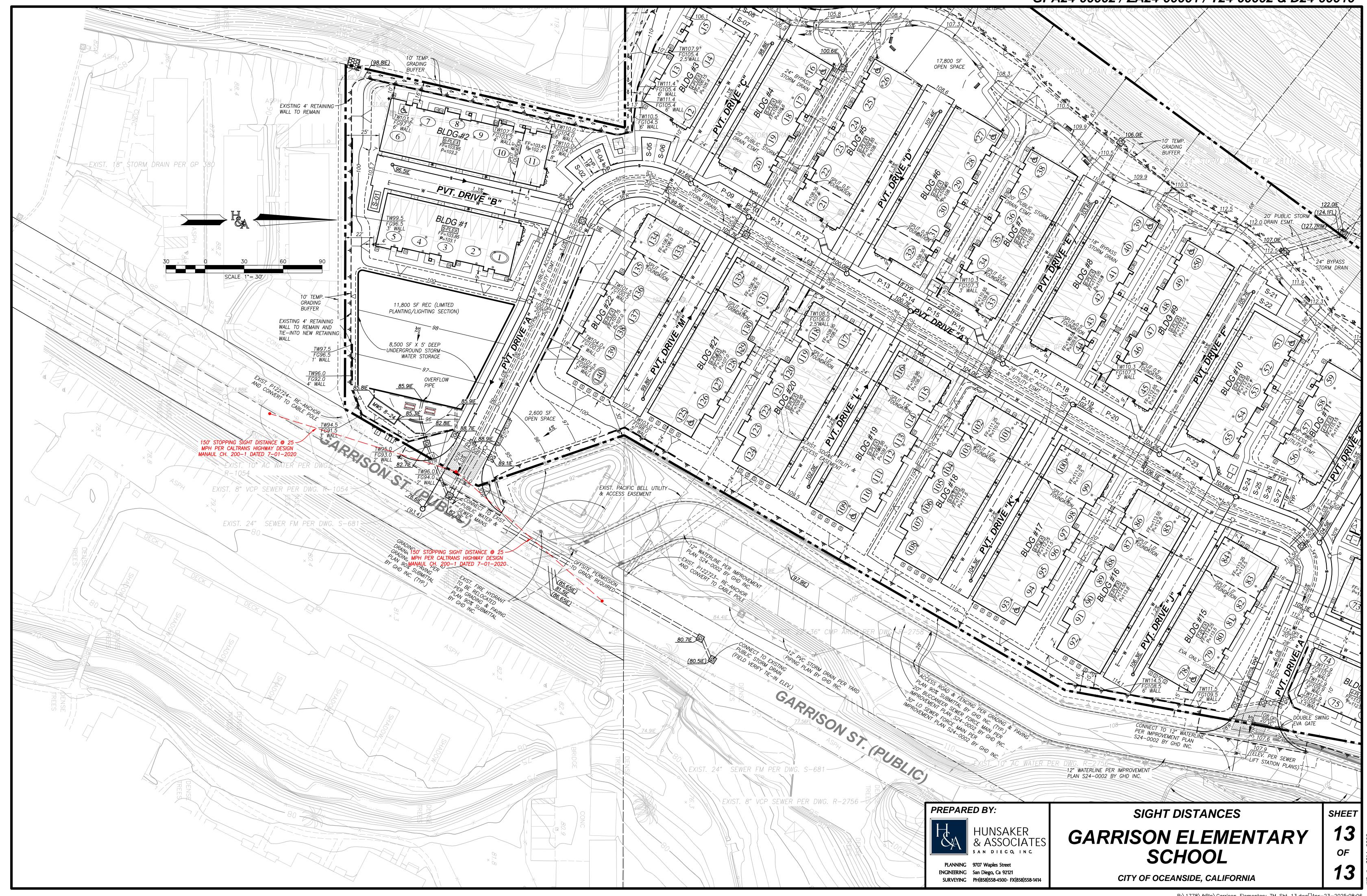


SHEET

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

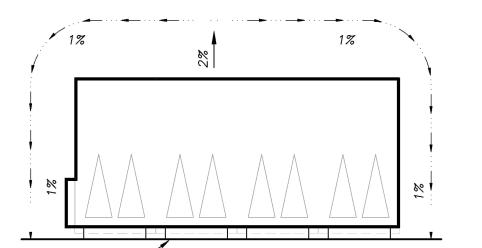
18" PRIVATE HDPE STORM DRAIN\* \*UNLESS SHOWN OTHERWISE ON PLAN 24" PUBLIC BYPASS HDPE STORM DRAIN\*

\*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

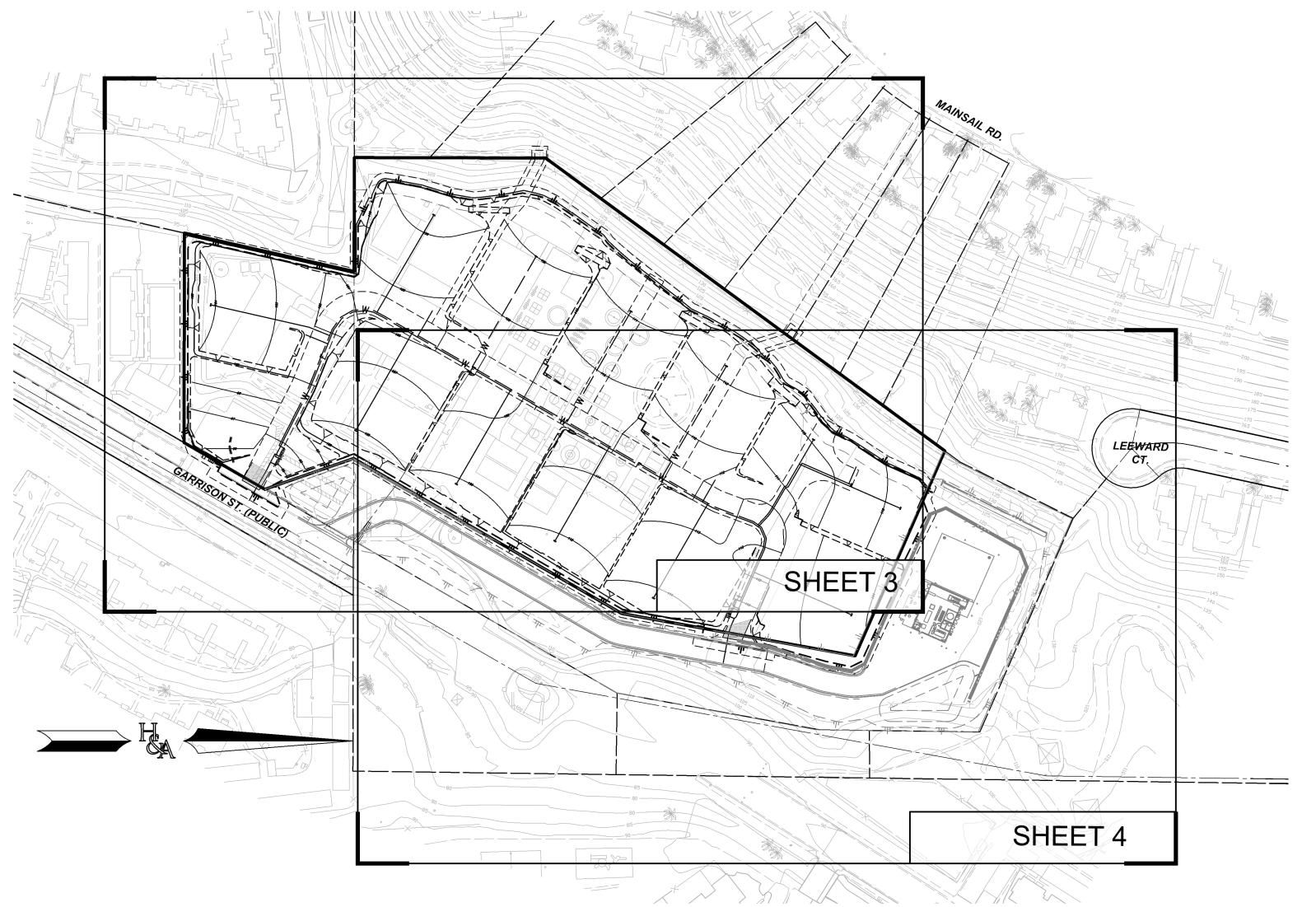
SECTION 1804.4 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 5% SLOPE AWAY FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SWALE GRADE TO BE REDUCED FROM 2% TO 1%.

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

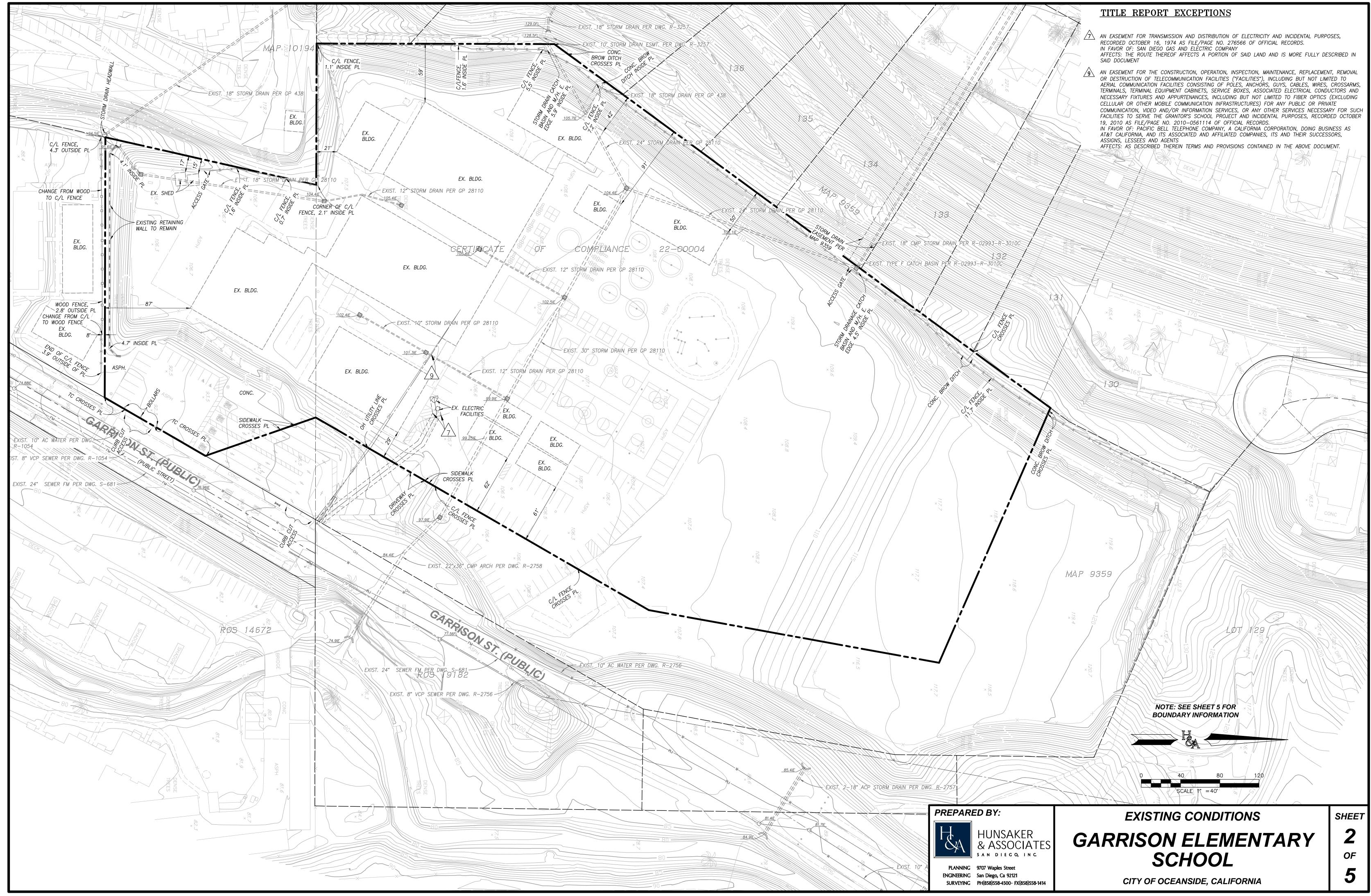
PREPARED BY:		NO.	REVISIONS	DATE	BY
		1	1st SUBMITTAL	MAY 13 2024	H&A
TT		2	2nd SUBMITTAL	JULY 3 2024	Н&А
$\Box \Box A$ . $\Box$	HUNSAKER	3	3rd SUBMITTAL	NOV. 18 2024	H&A
	& ASSOCIATES	4	4th SUBMITTAL	APR. 2024	H&A
	S A N D I E G O, I N C.	5			·
V V		6			
PLANNING	9707 Waples Street	7			
ENGINEERING	0 ,	8			
SURVEYING	PH(858)558-4500 · FX(858)558-1414	9			

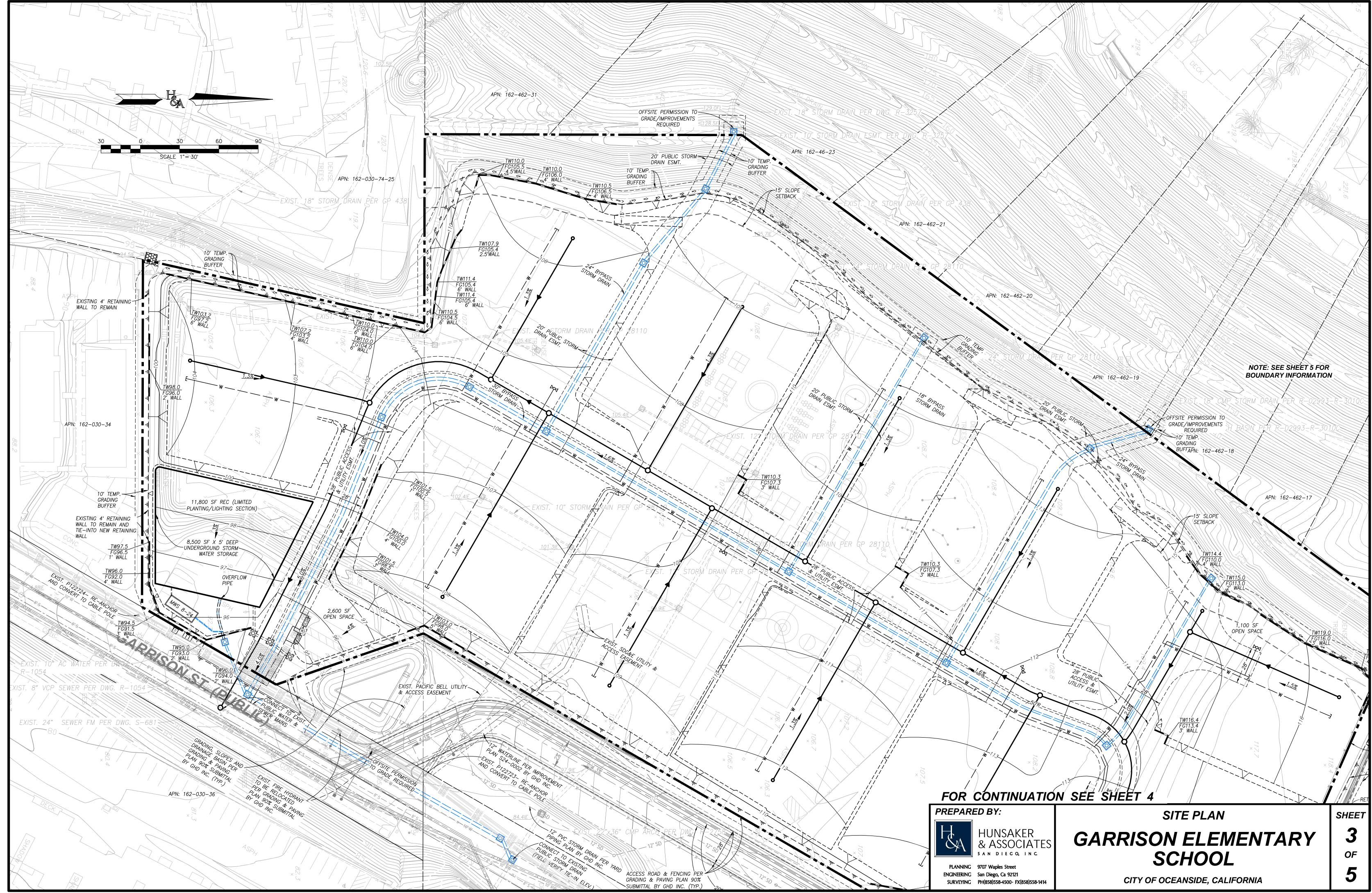
CONCEPTUAL GRADING PLAN

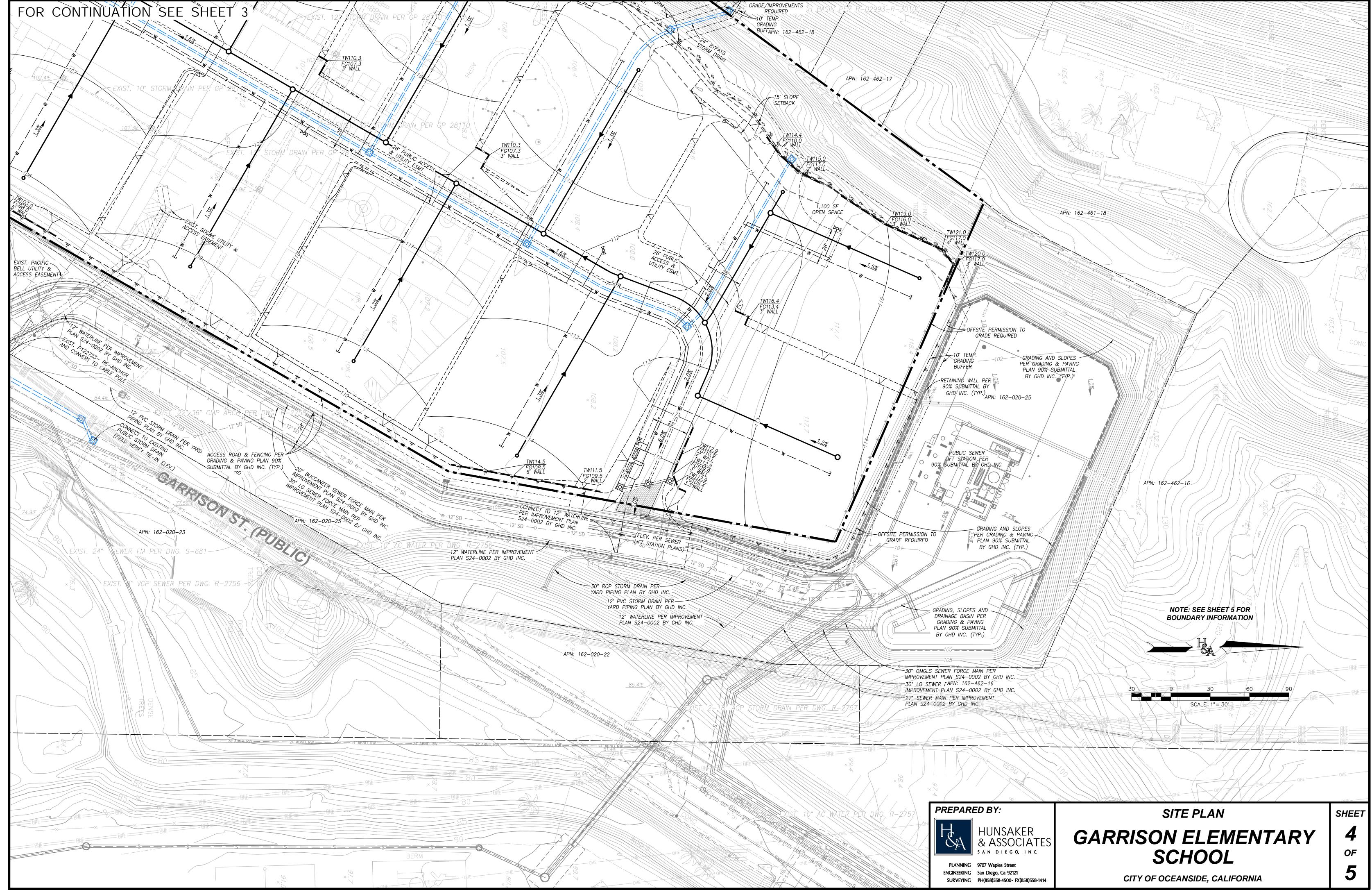
### GARRISON ELEMENTARY SCHOOL

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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- 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.
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- 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

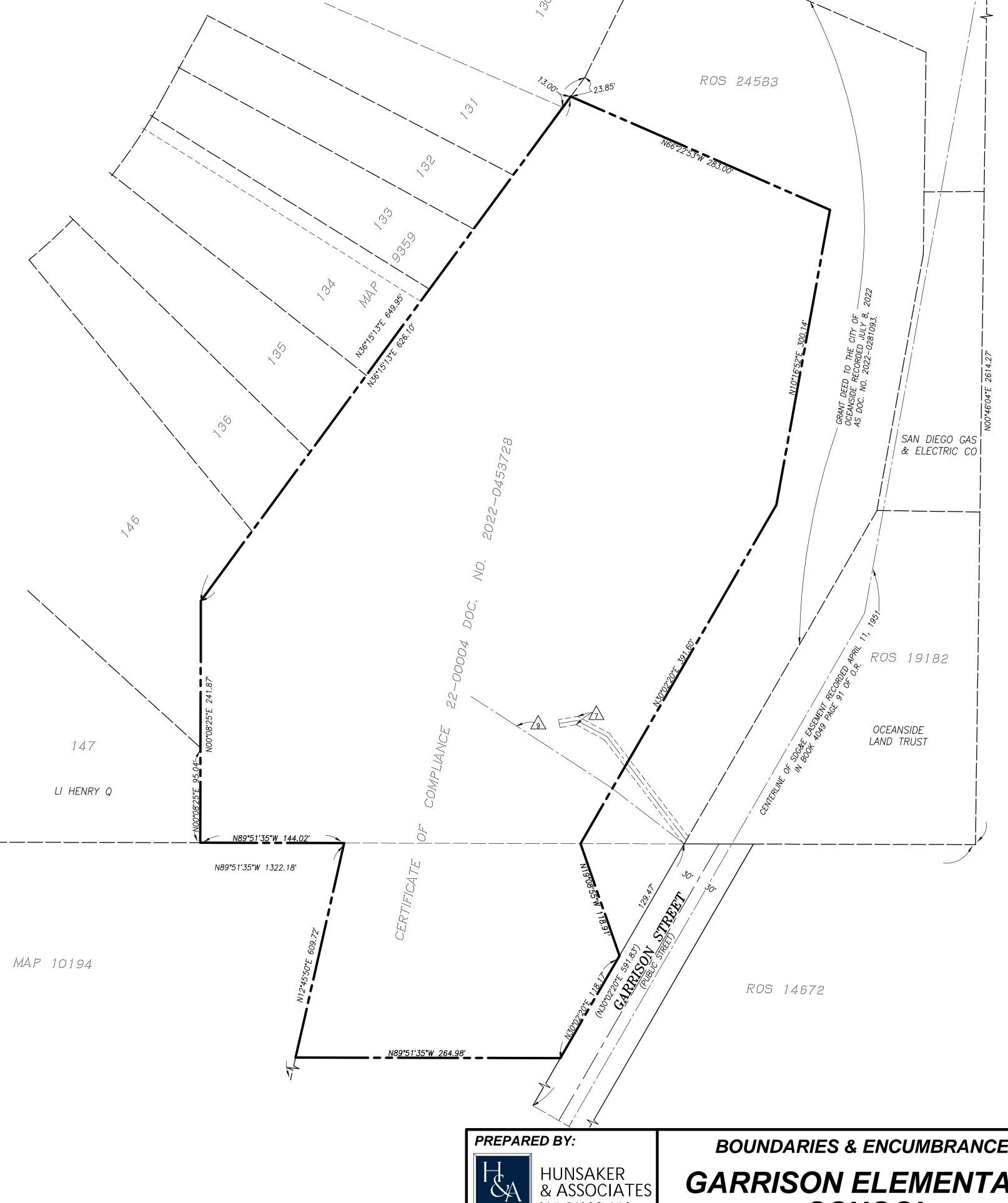
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D. AN ENCROACHMENT, EASEMENT OR LESSER RIGHT AS EVIDENCED BY A DRIVEWAY AND SIDEWALK SITUATED ON THE EASTERLY PROPERTY LINE AND RUNNING THROUGH ADJACENT LANDS TO THE EAST TO

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.

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148

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:** 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 **LIGHTING NOTE:** EXTERIOR LIGHTING ALONG WESTERN SLOPE OF THE PROJECT SHALL BE DARK-SKY COMPLIANT (DOWN-SHIELDED, ETC.) AND WILDLIFE-FRIENDLY (2200K TO 2700K COLOR TEMPERATURE RANGE). PVT. DRIVE "B"

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.

4. 10 FEET FROM CENTERLINE OF ALL UTILITY LINES WITHOUT

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.

EASEMENTS (SEWER, WATER, STORM DRAINS, DOUBLE CHECK

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

FIRE DEPARTMENT NOTES:

LANDSCAPE IMPROVEMENT PLAN SET

AND INSTALLATION ARE REQUIRED TO

STANDARDS AT THE TIME OF PROJECT

IMPLEMENT APPROVED FIRE DEPT.

2. ALL FIRE HYDRANTS, DOUBLE CHECK

VALVES, AND FIRE DEPARTMENT

CONNECTIONS SHALL BE PROVIDED

WITH A 3-FOOT CLEARANCE AROUND

ALL TREES AT MATURITY SHALL MEET

ALL ROADWAYS FROM CURB TO CURB.

HORIZONTAL ROADWAY CLEARANCE

FOR A ONE-STORY BUILDING IS

4. ALL TREES AT MATURITY SHALL MEET

A VERTICAL CLEARANCE OF 14-FEET

FROM THE TOP OF THE ROADWAY TO

A HORIZONTAL CLEARANCE ALONG

DETECTORS, POST INDICATING

ALL FIRE APPARATUSES.

THE LOWEST BRANCHES.

REGULATIONS, CODES, AND

APPROVAL.

28-FEET WIDE.

STREET TREES AND OTHER TREES SHALL BE SPACED:

DETECTORS, AIR RELIEF VALVES, AND GAS).

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)

### **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. 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 AND ARBORIST'S REPORT. GRADING TO REMAIN, TYP 15' SLOPE SETBACK-EXISTING TREE TO BE -PRESERVED. SEE CL-2.1 AND ARBORIST'S REPORT SCRUB (RECON FFFFFFF 11/12/2024). PROTECT IN PLACE WHERE POSSIBLE. PROPOSED BROW-DITCH. TYP., REFER TO CIVIL ENGINEER'S PLANS

**PLANTING NOTE:** 

THE SELECTION OF PLANT MATERIAL IS BASED

CONSIDERATIONS. ALL PLANTING AREAS SHALL

AMENDMENTS, FERTILIZERS, AND APPROPRIATE

SUPPLEMENTS BASED UPON A SOILS REPORT

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

ALLOWED TO GROW IN THEIR NATURAL FORMS

THE CITY OF OCEANSIDE GUIDELINES.

REDUCE WEED GROWTH. THE SHRUBS SHALL BE

ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW

ON CULTURAL, AESTHETIC, AND MAINTENANCE

BE PREPARED WITH APPROPRIATE SOIL

FROM AN AGRICULTURAL SUITABILITY SOIL

SAMPLE TAKEN FROM THE SITE. GROUND

COVERS OR BARK MULCH SHALL FILL IN

**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. EXISTING TREE TO BE PRESERVED. SEE CL-2.1 AND ARBORIST'S REPORT. EX. DIEGAN SAGE-

PLANT LEGEND WATER SF CANOPY **BOTANICAL NAME COMMON NAME** <u>CONT</u> ARBUTUS X 'MARINA' ARB MAR 13 STANDARD, DOUBLE STAKE. 2" CALIPER, MARINA STRAWBERRY TREE STANDARD 24"BOX 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 SWAN HILL FRUITLESS *O*LIVE 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) X CHITALPA TASHKENTENSIS 'PINK DAWN' STANDARD, DOUBLE STAKE. 2" CALIPER. PINK DAWN CHITALPA 24"B0X LOW 4,398.24 20' CANOPY (314.16 SF). 64,847.76 SF NOTE: 321" OF NEW CALIPER TREES PROPOSED. WATERTOTAL **BOTANICAL NAME COMMON NAME** GROUND COVERS MARATHON II FESCUE

> LOT COVERAGE: REFERENCE NOTES LEGEND CODE CATEGORY % COVER NEW LANDSCAPING NATURAL LANDSCAPING 46,194 12.8 PAYING (ROADS, WALKS) 110,406 30.4 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

DECOMPOSED GRANITE

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

PLAY AREA: PLAYGROUND STRUCTURE \$ CONCRETE CORNHOLE GAMES

POTENTIAL DIEGAN COASTAL SAGE SCRUB MITIGATION AREAS. AS REQUIRED

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

### 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.

CONCEPTUAL EXISTING VEGETATION DISPOSITION PLAN



Of 5 APN 162-020-26 GPA24-00002, ZA24-00001, T24-00002, D24-00010 Job N<sup>o.</sup> 1906

**CL-1.1** 

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ANDSCAPE

4/30/2027 EXP. DATE

Drawn By <u>KIT</u>

Sheet



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

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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

11/14/2025 City Council

5/10/2024

Date

Revisions

### 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 PAYING (BOTH DECORATIVE AND STANDARD) SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE AMERICAN DISABILITY ACT.

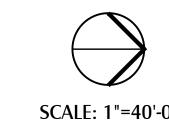
PICNIC TABLES

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

ACTIVE TURF AREA, 100' × 60'

DOG WASTE STATION

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



CONCEPTUAL LANDSCAPE PLAN

FES MAR 9,810 SF FESTUCA ARUNDINACEA 'MARATHON II' PROPOSED BROW DITCH .-

TYP., REFER TO CIVIL

POTENTIAL DIEGAN-

COASTAL SAGE SCRUB

ENGINEER'S PLANS

MITIGATION AREAS,

YP., AS REQUIRED

ANDSCAPING

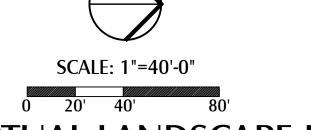
\*\*SEE LOT COVERAGE; TOTAL

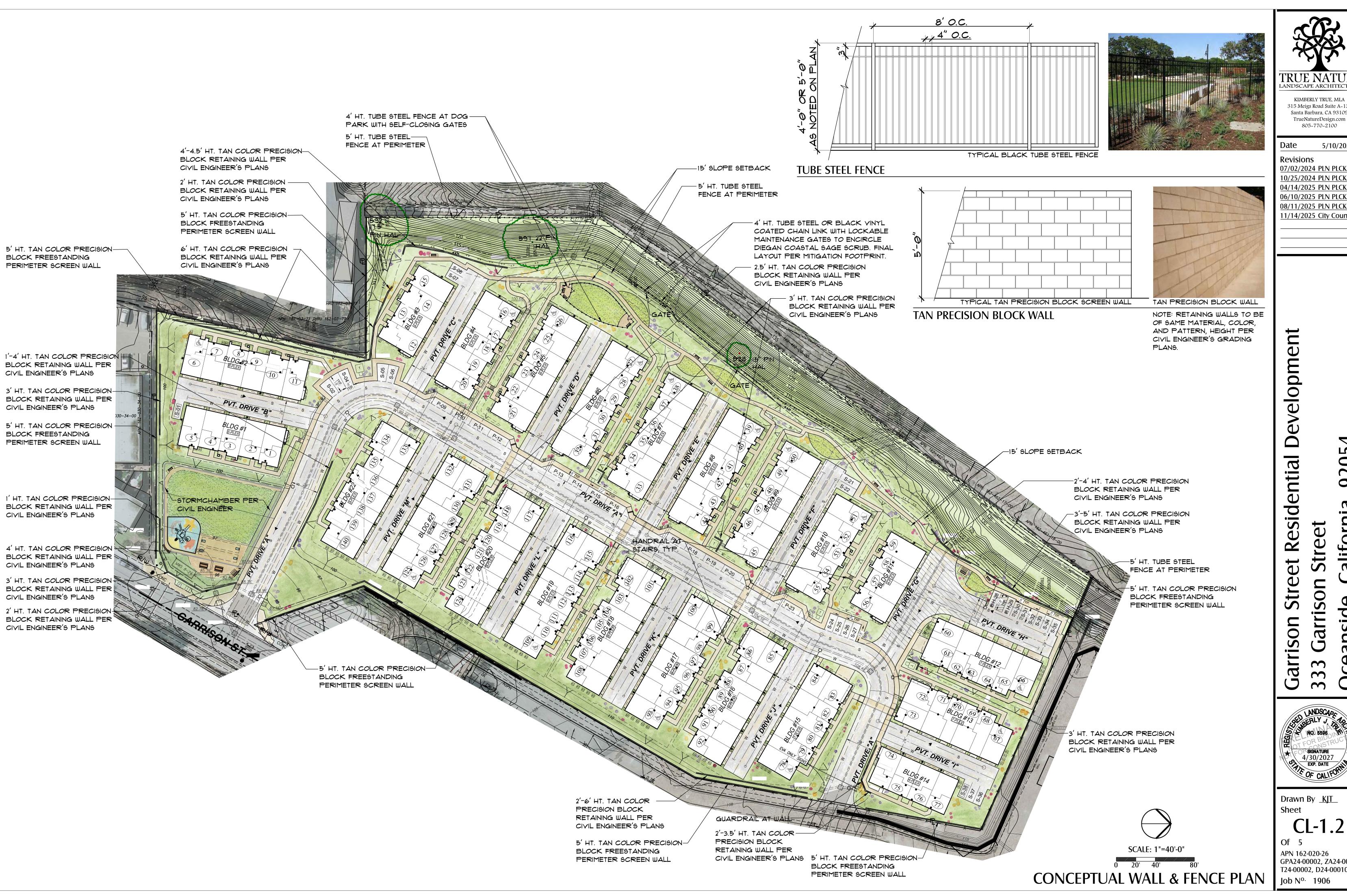
INCLUDES NEW AND NATURAL

BIKE PARKING

### **SHEET INDEX**

DESCRIPTION CONCEPTUAL LANDSCAPE PLAN CONCEPTUAL WALL \$ FENCE PLAN CONCEPTUAL PLANT PALETTE CONCEPTUAL AMENITIES PLAN





TRUE NATURE LANDSCAPE ARCHITECTURE

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 11/14/2025 City Council

> 6 aliforni Street Garrison

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

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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

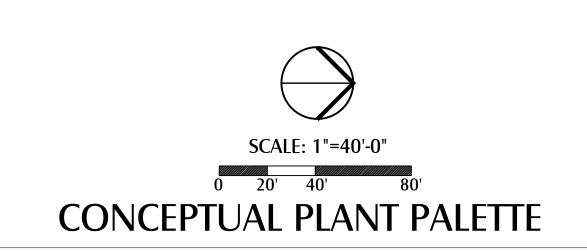
FAIRY CRASSULA

PACIFIC MIST MANZANITA

CAMPFIRE CRASSULA

### CONCEPTUAL PLANT PALETTE

SYMBOL TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	REMARKS
TREES	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE STANDARD	24"B <i>O</i> ×	L <i>O</i> W	STANDARD, DOUBLE STAKE. 2" CALIPER, : CANOPY (106.86 SF).
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24" \$ 36" BOX	LOW	1.5" CALIPER, 10' CANOPY (78.54 SF). CA NATIVE
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24"B <i>O</i> ×	L <i>O</i> W	STANDARD, DOUBLE STAKE. 2" CALIPER, : CANOPY (490.81 SF).
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36"B <i>O</i> X	LOW	MULTI. 3" CALIPER.20' CANOPY (314.16 SF)
	PARKINSONIA × 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36"B <i>O</i> X	LOW	STANDARD, DOUBLE STAKE. 3" CALIPER. CANOPY (380.13 SF).
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	L <i>O</i> W	STANDARD, DOUBLE STAKE. 1.5" CALIPER CANOPY (962.11 SF) CA NATIVE
	X CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24"B <i>O</i> X	LOW	STANDARD, DOUBLE STAKE. 2" CALIPER. : CANOPY (314.16 SF).
_	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	<u>REMARKS</u>
SHRUBS	AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	5 GAL	LOW	
	AGAVE WEBERI 'ARIZONA STAR'	YARIEGATED WEBER'S AGAYE	5 GAL	LOW	
	AGAVE X `BLUE FLAME` ALOE ARBORESCENS	BLUE FLAME AGAVE TREE ALOE	5 GAL 5 GAL	L <i>O</i> W L <i>O</i> W	
	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' BOUTELOUA GRACILIS 'BLONDE AMBITION'	JOHN DOURLEY MANZANITA BLUE GRAMA	5 GAL 1 GAL	L <i>O</i> W L <i>O</i> W	CA NATIVE CA NATIVE
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW	CA NATIVE
	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' GREVILLEA X 'PEACHES AND CREAM'	FIRECRACKER ISLAND SNAPDRAGON PEACHES AND CREAM GREVILLEA	5 GAL 15 GAL	L <i>O</i> W L <i>O</i> W	CA NATIVE
	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' MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	PLATINUM BEAUTY® VARIEGATED MAT RUSH PINK MUHLY	5 GAL 1 GAL	L <i>O</i> W L <i>O</i> W	
	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' SALVIA X 'ALLEN CHICKERING'	SANTA BARBARA MEXICAN BUSH SAGE ALLEN CHICKERING SAGE	1 GAL 5 GAL	LOW LOW	CA NATIVE
	TAGETES LEMMONII	COPPER CANYON DAISY	1 GAL	LOW	
	VERBENA LILACINA 'DE LA MINA'	LILAC YERBENA	1 GAL	LOW	CA NATIVE
//NEO	WESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	1 GAL	LOW	
<u>VINES</u>	DISTICTIS × 'RIVERS'	ROYAL TRUMPET VINE	5 GAL	LOW	
	FICUS PUMILA MINIMA	CREEPING FIG	1 GAL	MEDIUM	STAKED.
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER' PYROSTEGIA VENUSTA	HAPPY WANDERER LILAC VINE ORANGE FLAME VINE	5 GAL 5 GAL	LOW LOW	
	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	REMARKS
GROUND CC	<u> ACHILLEA MILLEFOLIUM 'ISLAND PINK'</u>	ISLAND PINK COMMON YARROW	1 GAL	L <i>O</i> W	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 CRASSULA CAPITELLA 'CAMPFIRE'	OO-LA-LA BOUGAINVILLEA CAMPFIRE CRASSULA	IGAL IGALOR 6" POT	L <i>O</i> W L <i>O</i> W	
	CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL	LOW	
	FESTUCA ARUNDINACEA 'MARATHON II'	MARATHON II FESCUE	SOD	HIGH	
	LANTANA CAMARA `YELLOW TRAILING` MYOPORUM X 'PUTAH CREEK'	YELLOW SPREADING LANTANA PUTAH CREEK MYOPRORUM	1 GAL	LOW	
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL 1 GAL	L <i>O</i> W L <i>O</i> W	CA NATIVE
	SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP	I GAL OR 6" POT	LOW	
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	4"P <i>O</i> T	LOW	
DIEGAN COA	ASTAL SAGE SCRUB	DEERWEED	1.641	1 011	CANATIVE
	ACMESPON GLABER ARTEMISIA CALIFORNICA	DEERWEED CALIFORNIA SAGEBRUSH	1 GAL 1 GAL	LOW LOW	CA NATIVE CA NATIVE
	BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW	CA NATIVE
	CLEOMELA ARBOREA ENCELIA CALIFORNICA	BLADDERPOD CALIFORNIA BUSH SUNFLOWER	1 GAL 1 GAL	LOW LOW	CA NATIVE CA NATIVE
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	LOW	CA NATIVE
	HAZARDIA SQUARROSA	SAWTOOTH GOLDENBUSH	1 GAL	LOW	CA NATIVE
	ISOCOMA MENZESII MALACOTHAMNUS FASCICULARIS	COASTAL GOLDENBUSH CHAPARRAL MALLOW	1 GAL 1 GAL	LOW LOW	CA NATIVE CA NATIVE
		STICKY MONKEYFLOWER	1 GAL	LOW	CA NATIVE
	MIMULUS AURANTIACUS				
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS	1 GAL	LOW	CA NATIVE
		PURPLE NEEDLEGRASS LEMONADEBERRY	IGAL IGAL IGAL	LOW LOW LOW	CA NATIVE
	NASSELLA PULCHRA RHUS INTEGRIF <i>O</i> LIA	PURPLE NEEDLEGRASS	1 GAL	LOW	





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

Date 5/10/2024

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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
11/14/2025 City Council

Residential Development

Street

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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<sup>o.</sup> 1906



### REFERENCE NOTES LEGEND

DESCRIPTION

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

RETAINING WALLS PER CIVIL ENGINEER'S PLANS

EDITION OF THE AMERICAN DISABILITY ACT.

PICNIC TABLES

DECOMPOSED GRANITE

DOG WASTE STATION

PLAYGROUND STRUCTURE WITH FALL SURFACING

CONCRETE CORNHOLE GAME AREA

GFI OUTLET TO CHARGE E-BIKES

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

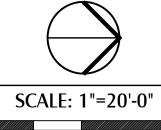
• 1098 SF TOT LOT (PLAYGROUND STRUCTURE)

• 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.



### AMENITY AREA 1 - ACTIVE TURF & PLAY AREA





### REFERENCE NOTES LEGEND

### DESCRIPTION



4' HEIGHT TUBE STEEL OR BLACK VINYL COATED CHAIN LINK HABITAT PROTECTION FENCE TO ENCIRCLE DIEGAN COASTAL SAGE SCRUB, SEE CONCEPTUAL WALL AND FENCING PLAN



BENCH WITH BACK

LAWN PLAY AREA



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



DRAINAGE EASEMENT DECOMPOSED GRANITE



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



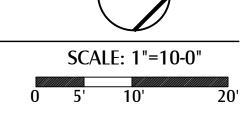
4' HEIGHT LOCKING MAINTENANCE GATE, SEE CONCEPTUAL WALL AND FENCING PLAN. 5' HEIGHT TUBE STEEL FENCE, BLACK, SEE CONCEPTUAL

DOG WASTE STATION

WALL AND FENCING PLAN

- 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.





TRUE NATURE LANDSCAPE ARCHITECTURE

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

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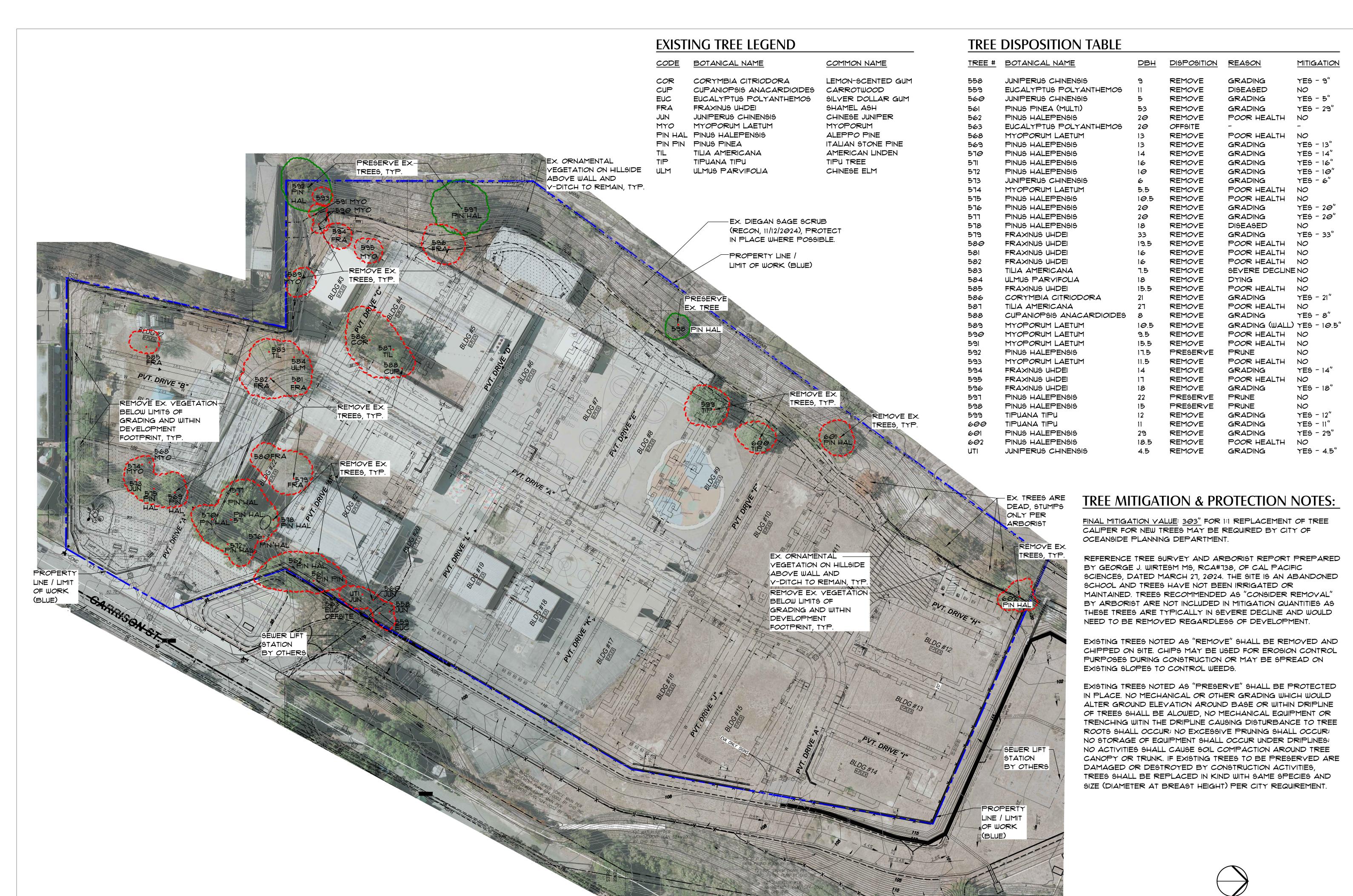
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OF CALIFORNIA

Drawn By <u>KJT</u> Sheet

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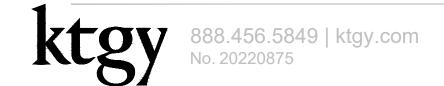
Drawn By <u>KJT</u>

Sheet CL-2.1

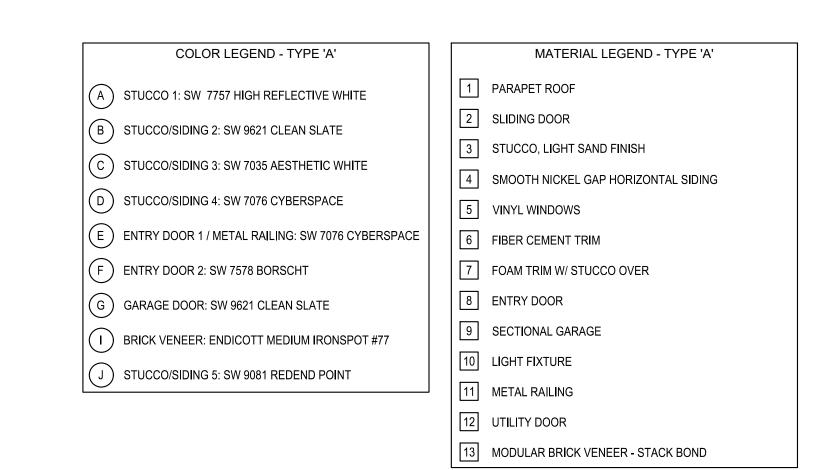
Of 5
APN 162-020-26
GPA24-00002, ZA24-00001,
T24-00002, D24-00010
Job No. 1906

CONCEPTUAL EXISTING VEGETATION DISPOSITION PLAN





TRUE LIFE







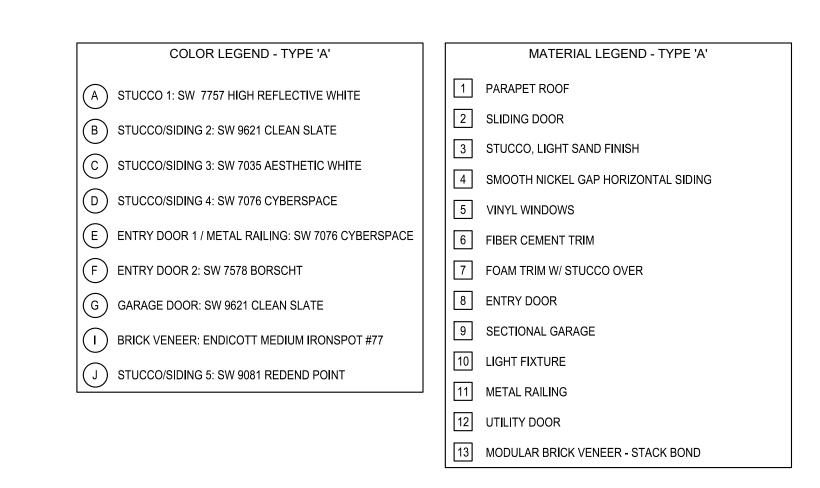
LEFT



TRUE LIFE



REAR







LEFT

FRONT

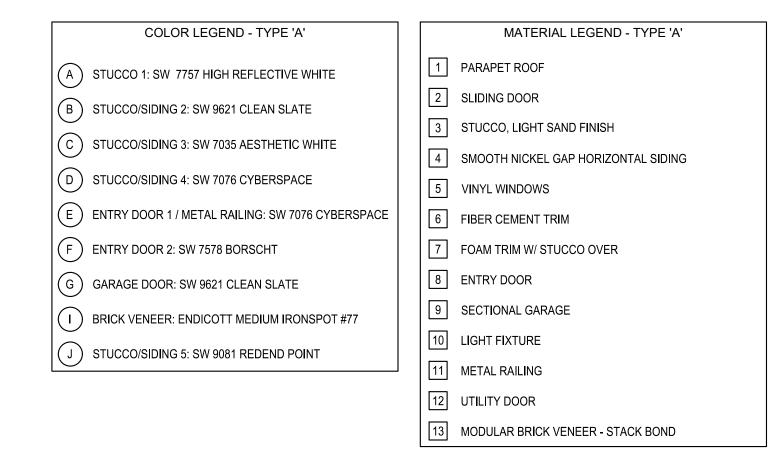


TRUE LIFE



RIGHT

REAR





LEFT(ENHANCED)



FRONT

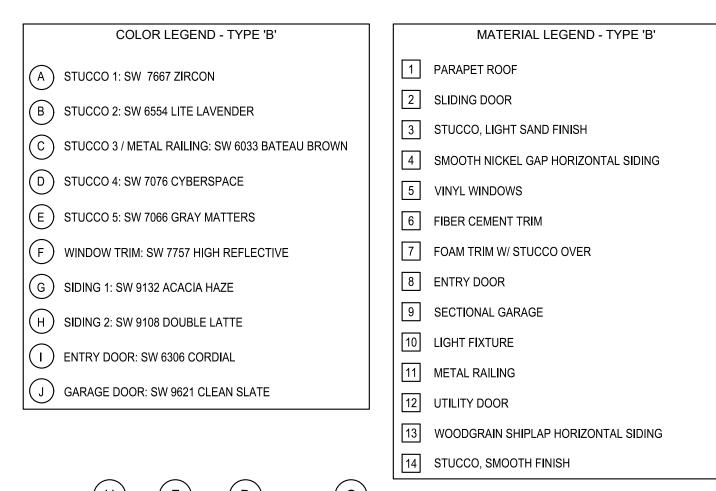


TRUE LIFE



RIGHT

REAR







LEFT

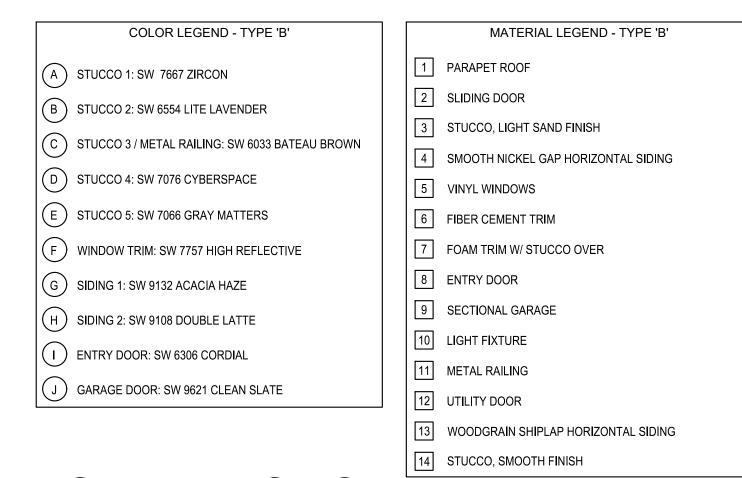


TRUE LIFE



REAR

FRONT







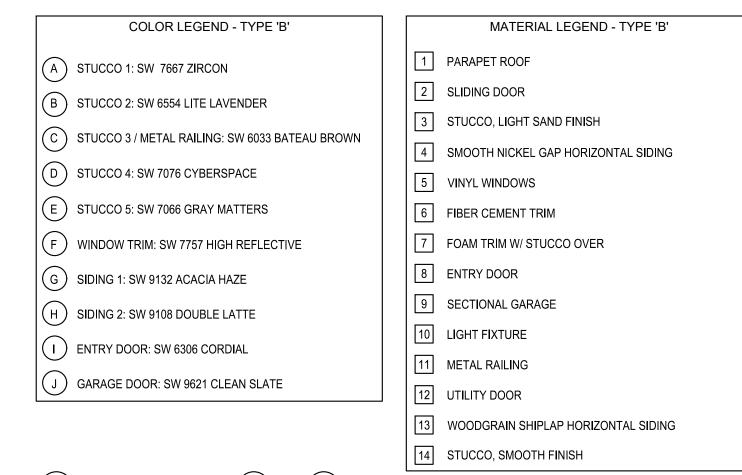
TRUE LIFE



REAR

FRONT

RIGHT





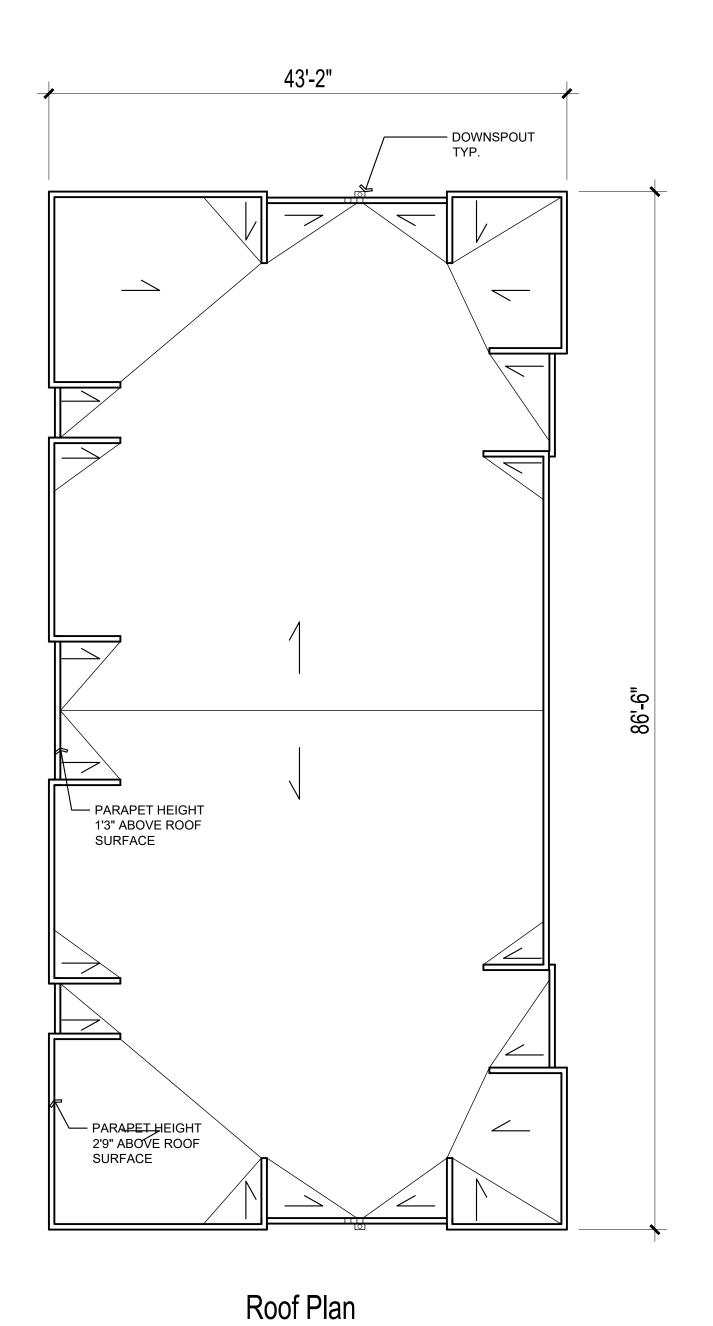
LEFT

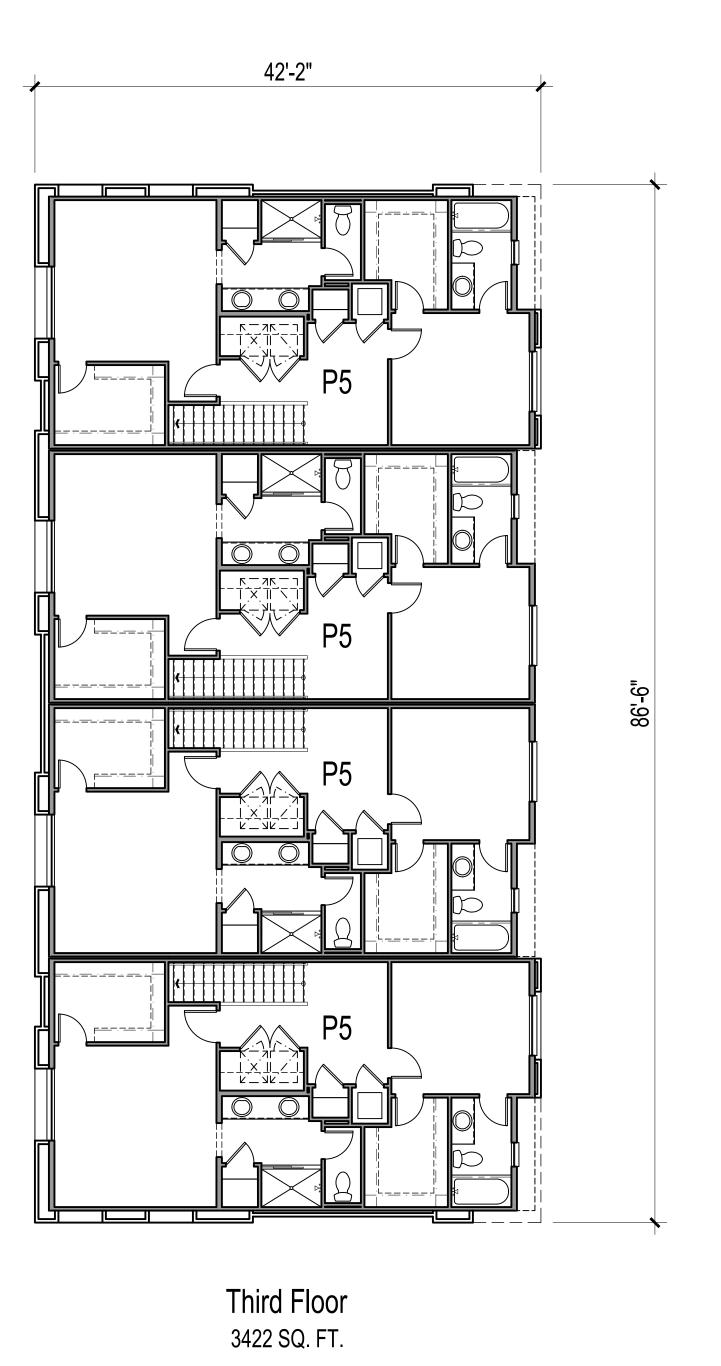


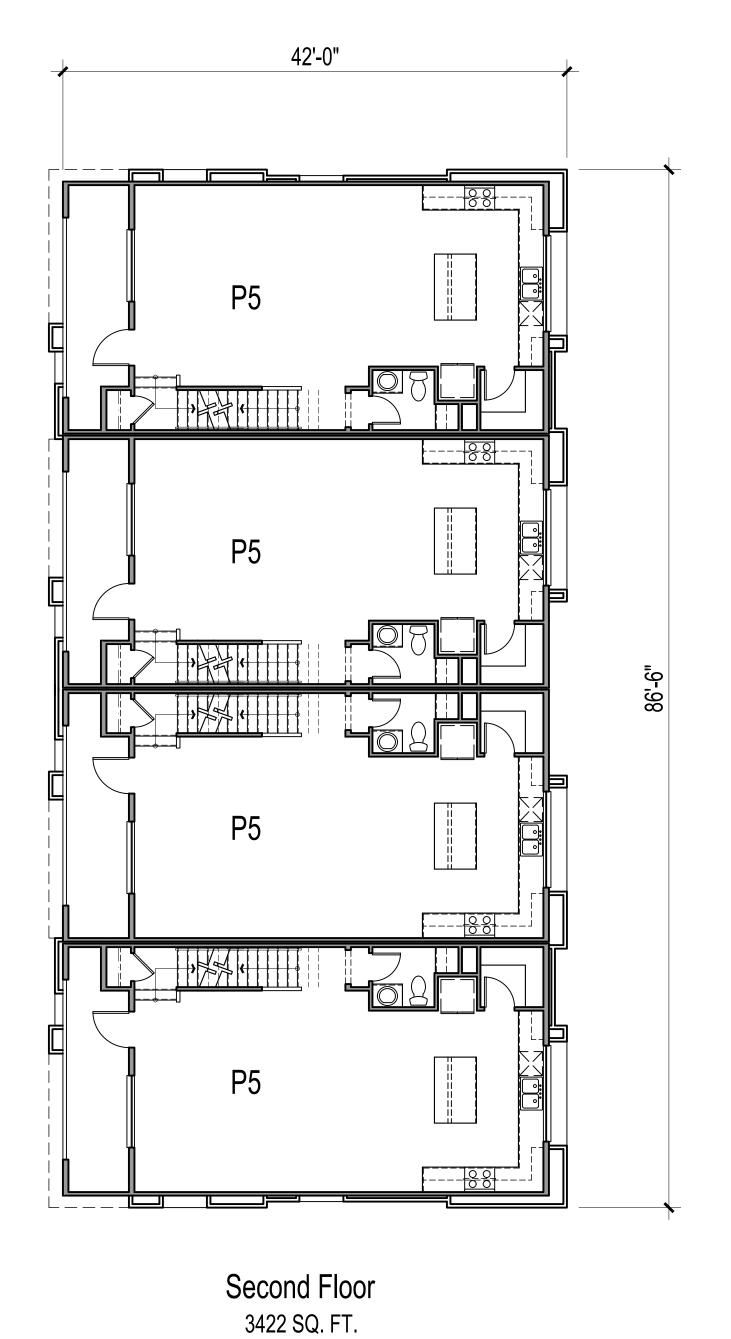


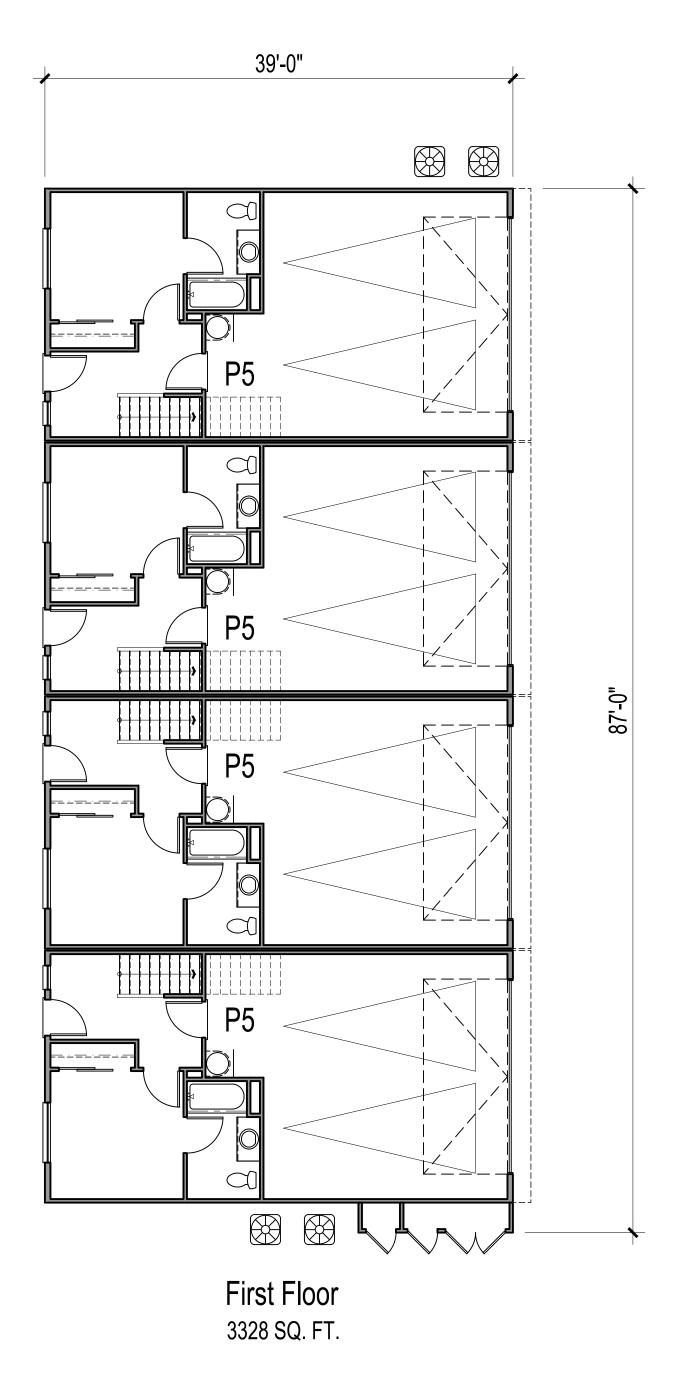
REAR

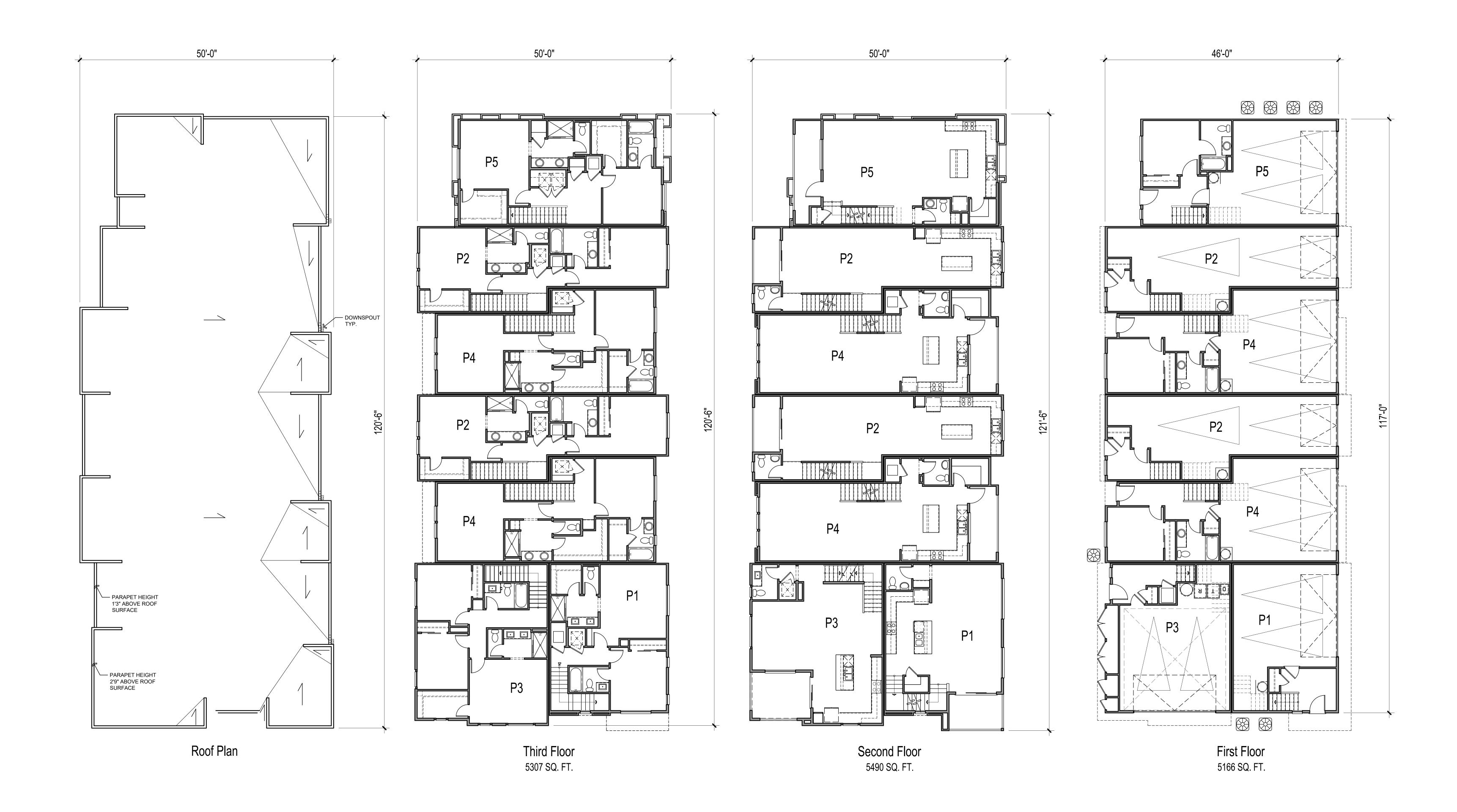
FRONT



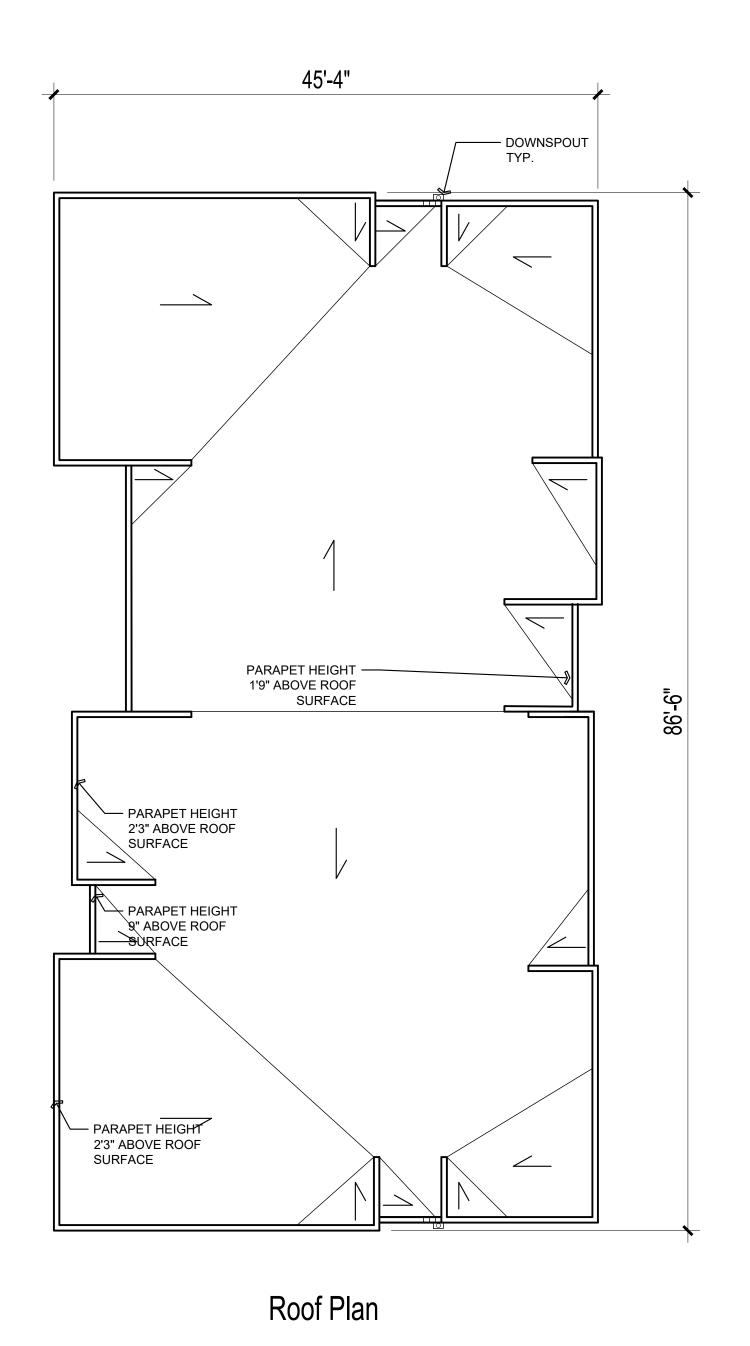


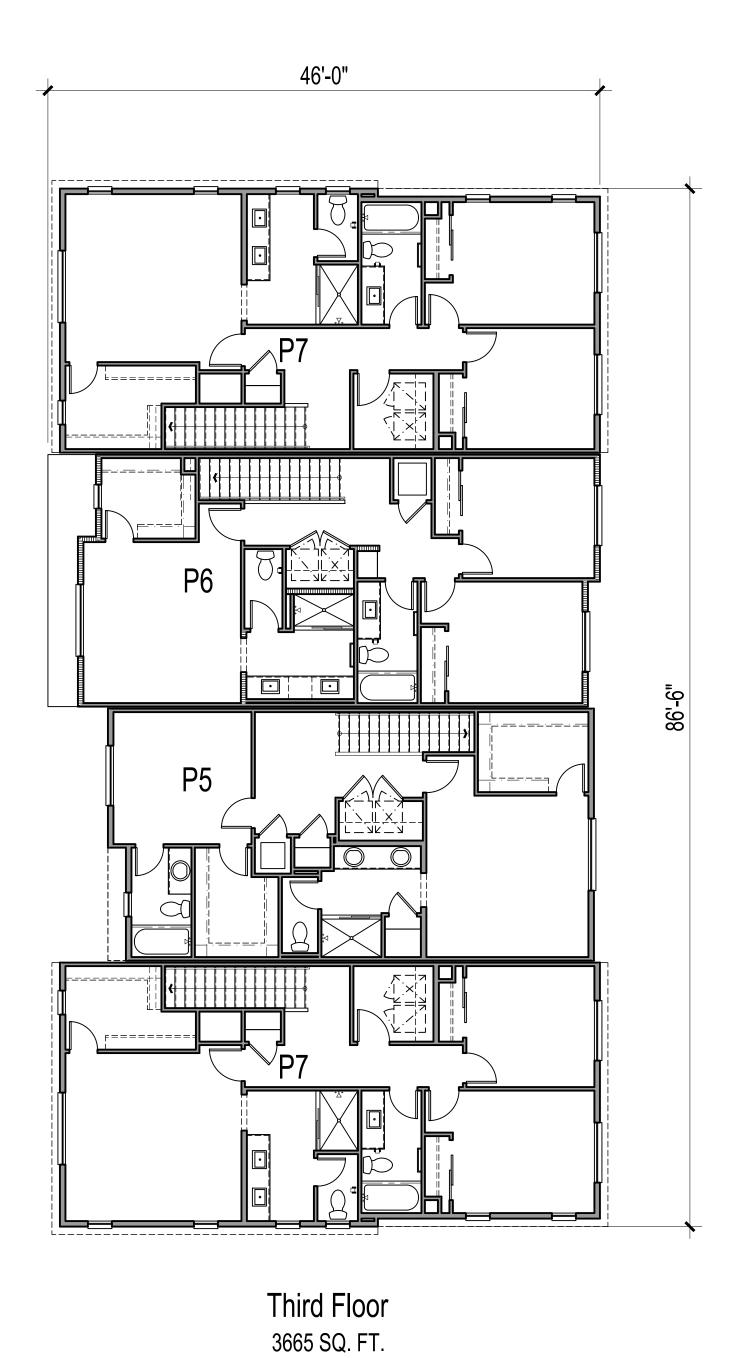


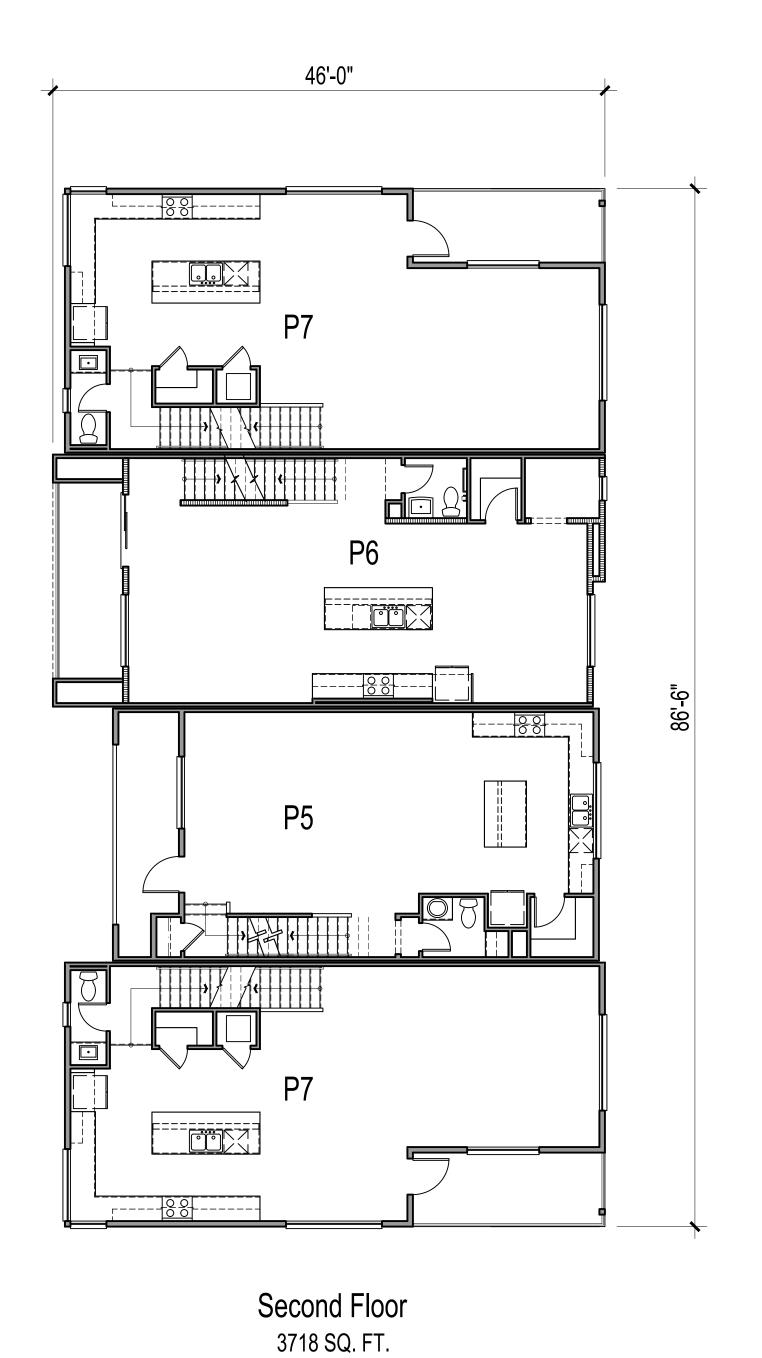


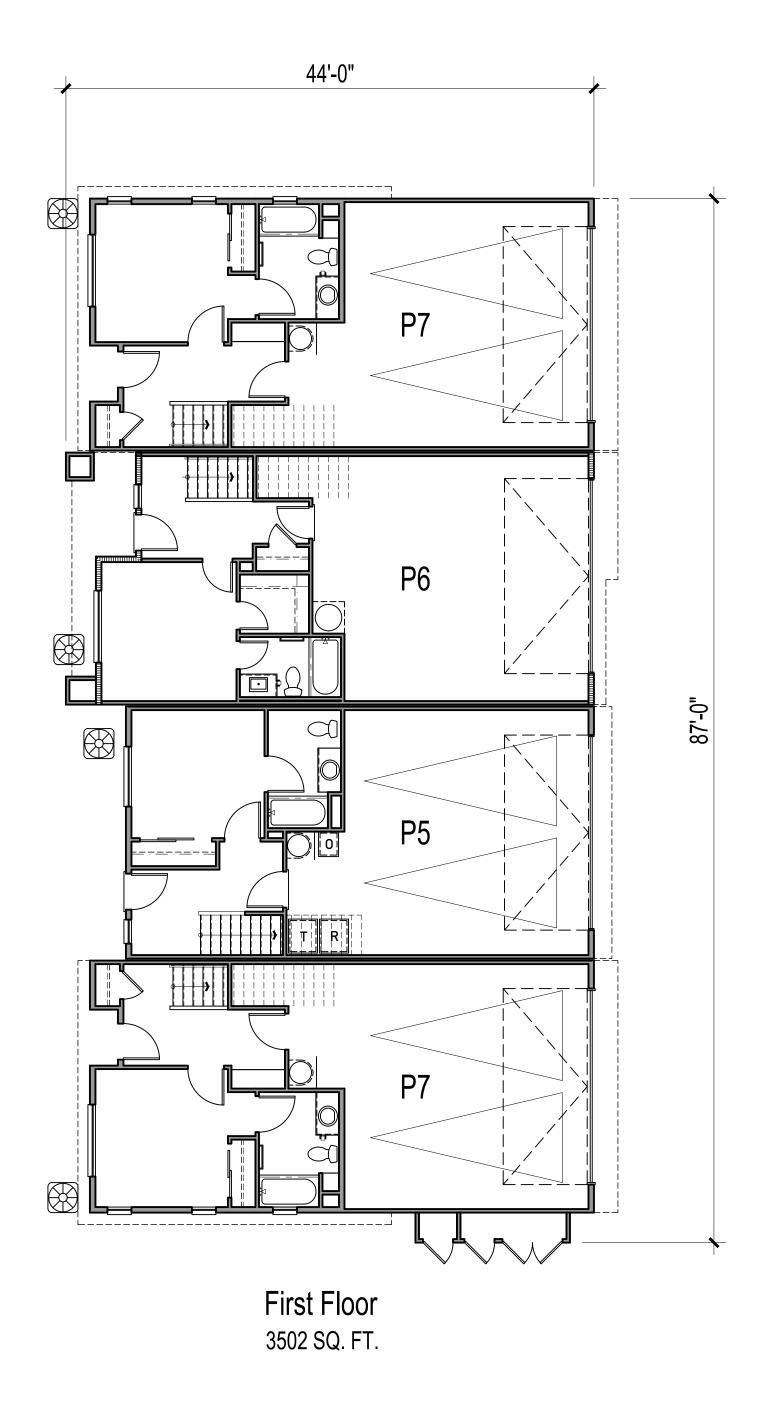




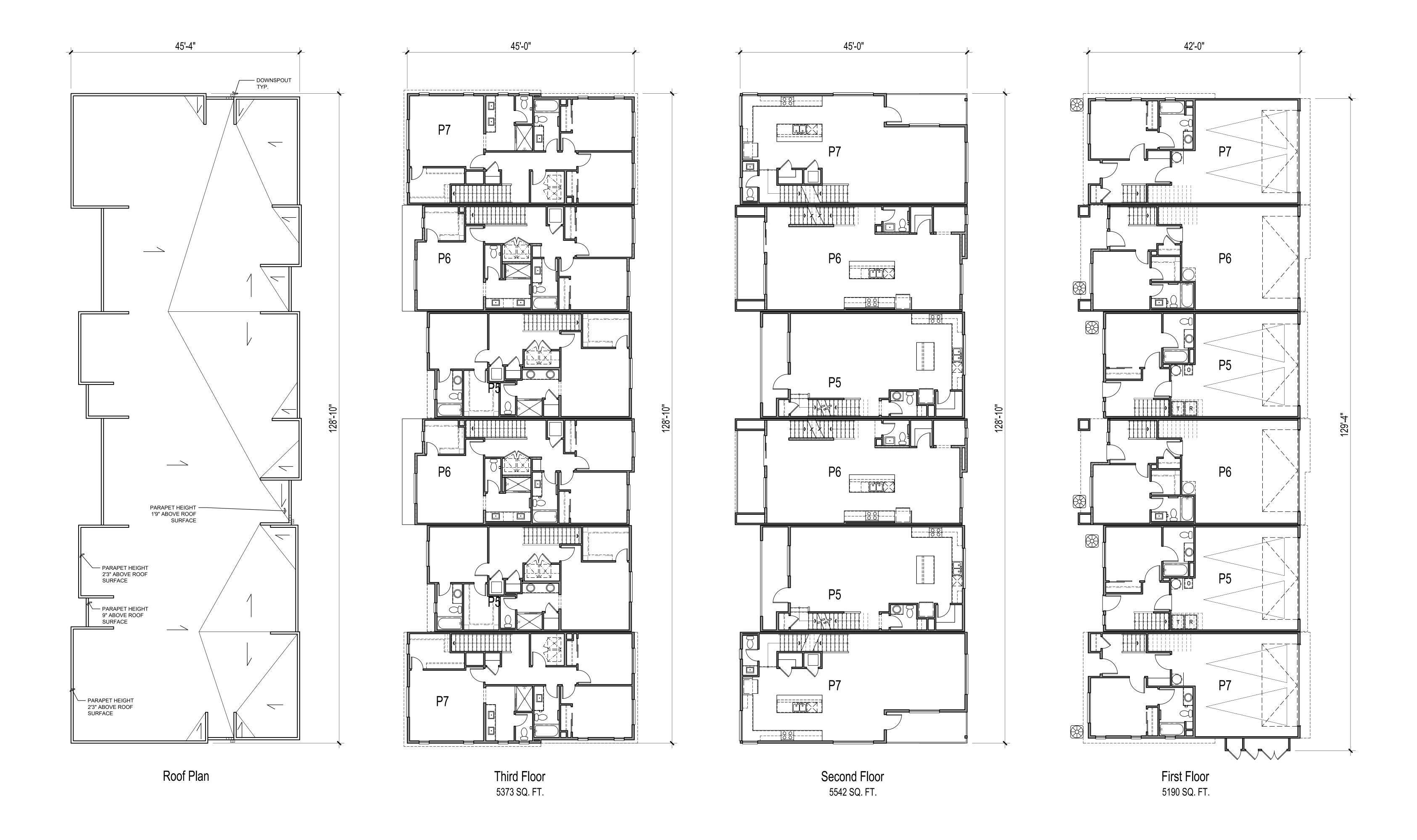




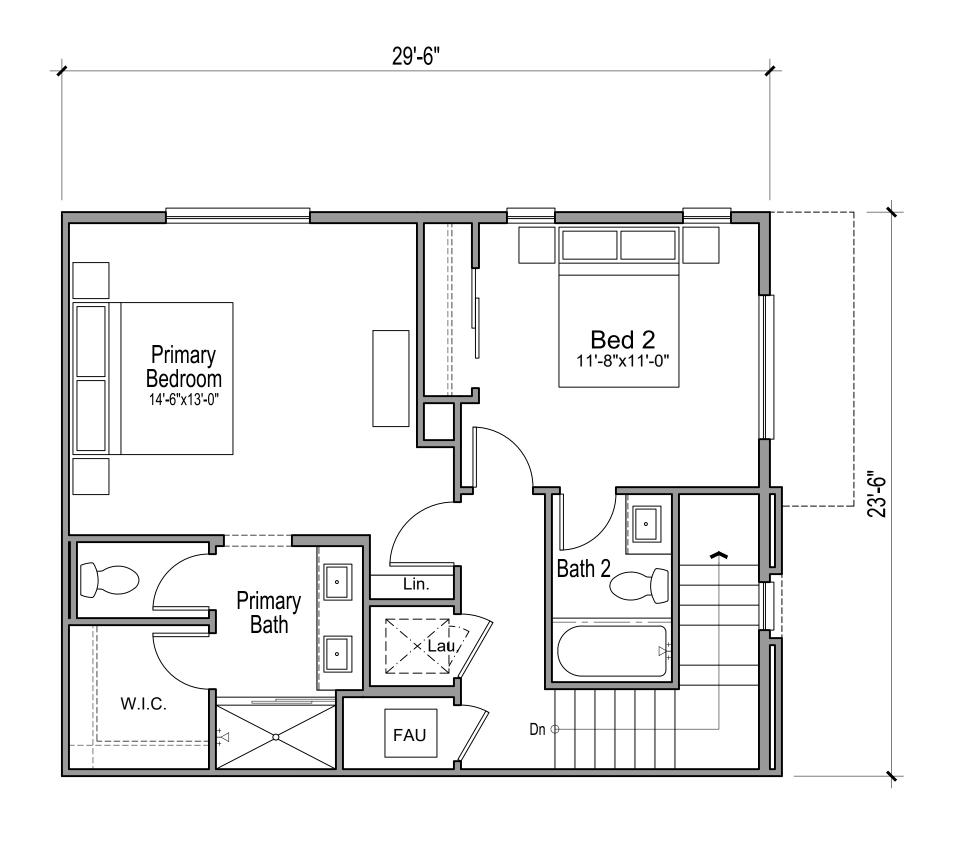


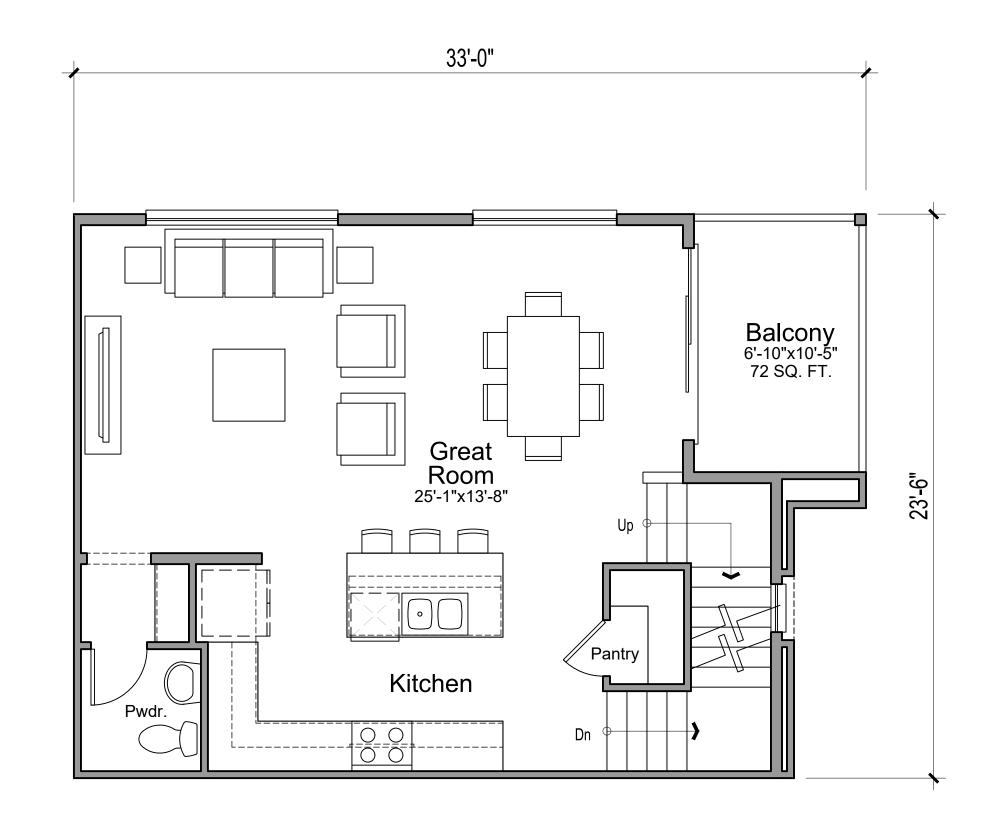


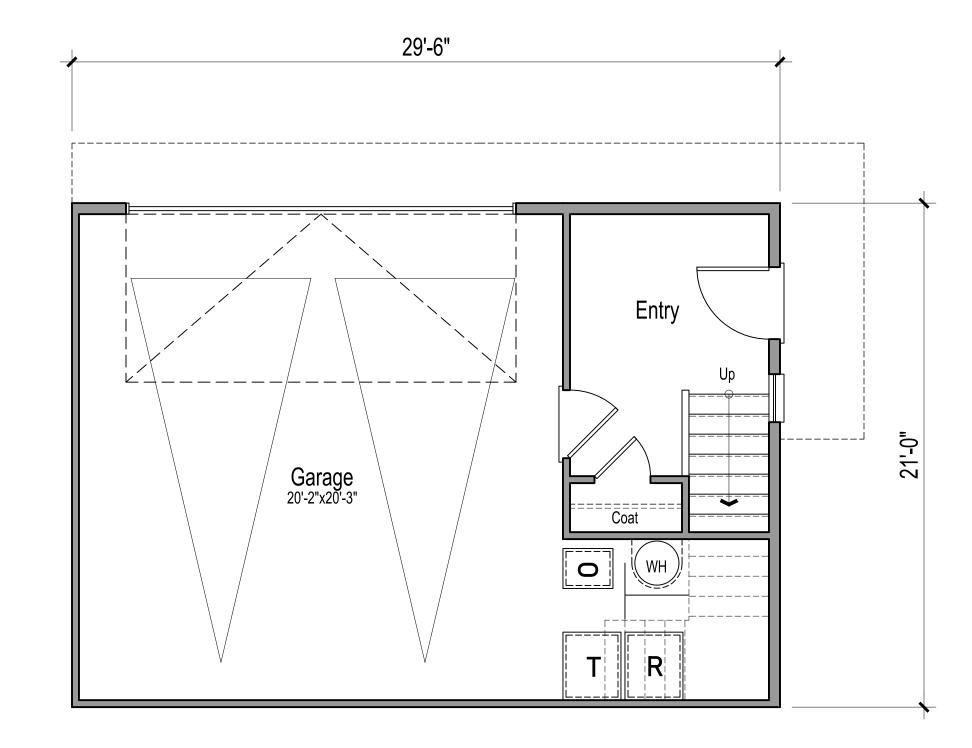




TRUE LIFE







Third Floor
Second Floor
First Floor

 PLAN 1 ( 2 BED / 2.5 BATH ) - NET

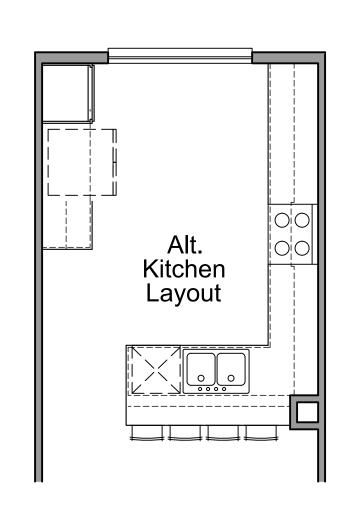
 FIRST FLOOR
 150 SQ. FT.

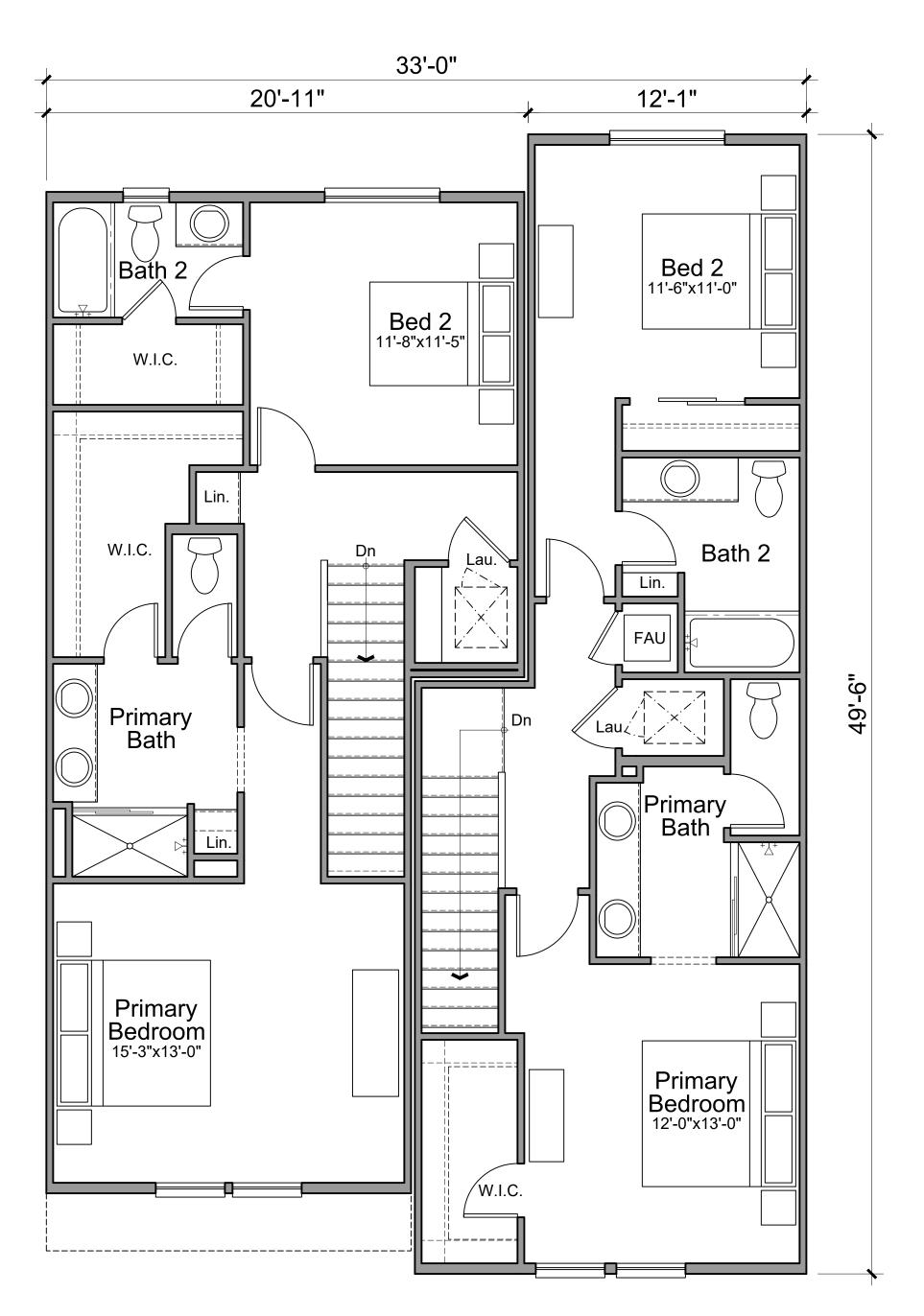
 SECOND FLOOR
 615 SQ. FT.

 THIRD FLOOR
 599 SQ. FT.

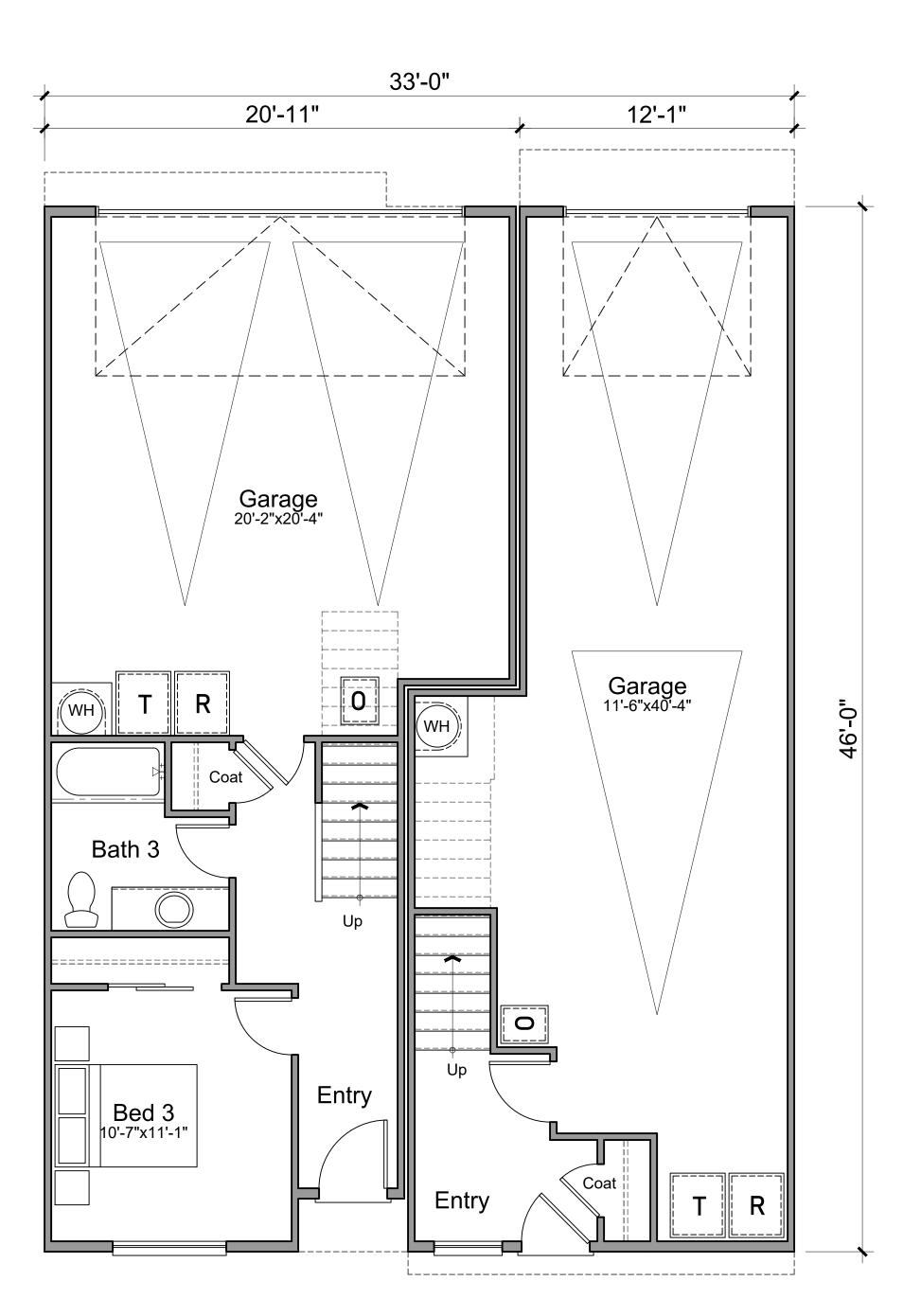
 TOTAL
 1,364 SQ. FT.

TRUE LIFE



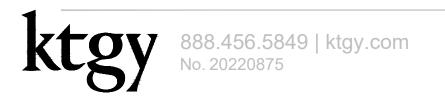


33'-0" 20'-11" 12'-1" Balcony 14'-7"x5'-4" 78 SQ. FT. Kitchen Pantry Kitchen ========== Great Room 12'-10"x25'-9" Great Room 15'-3"x27'-7" Balcony 12'-10"x5'-1" 64 SQ. FT.

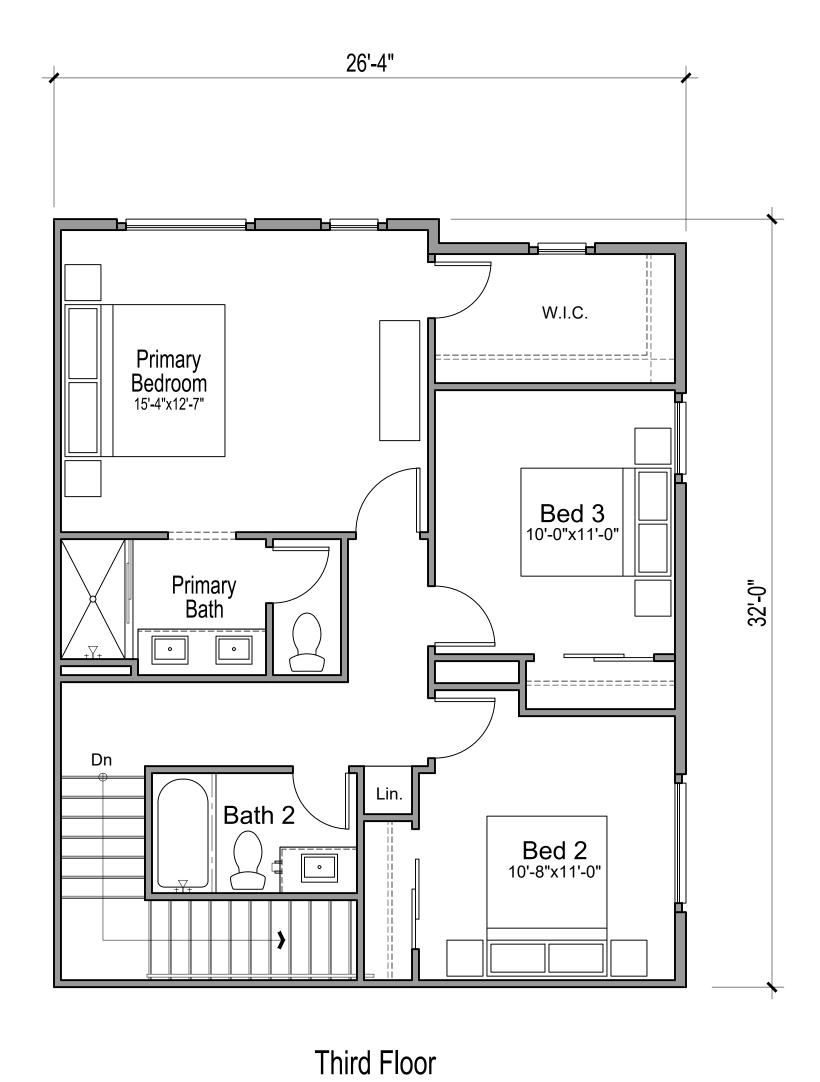


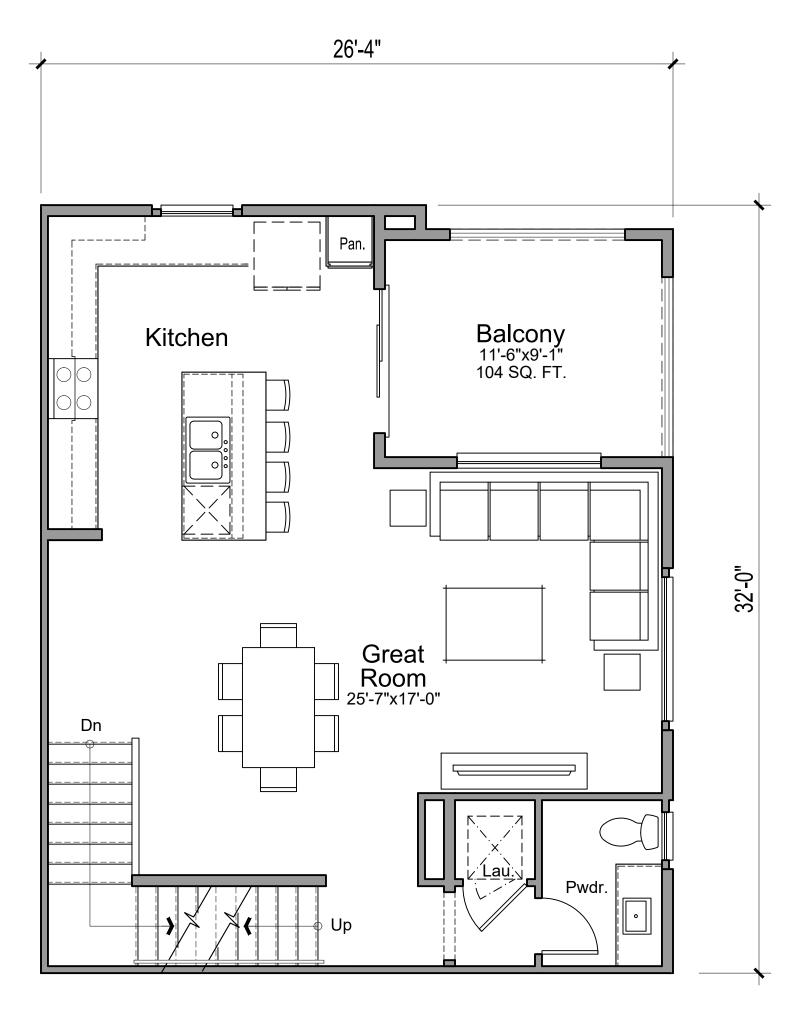
Third Floor
Second Floor
First Floor

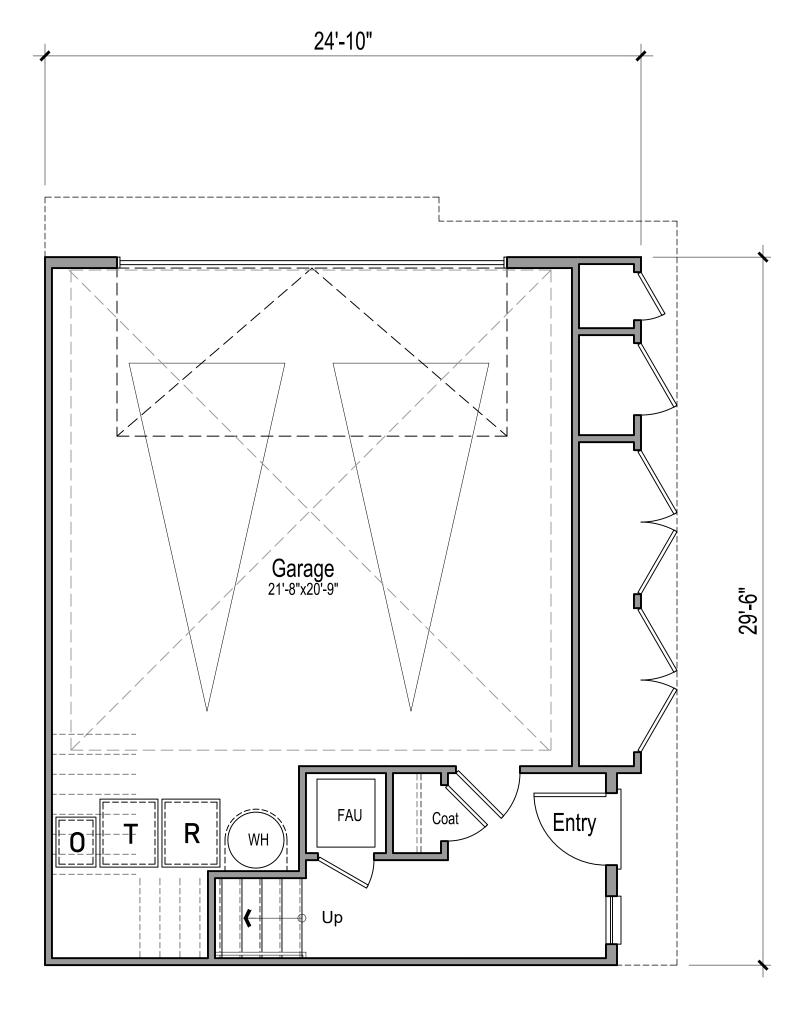
	PLAN 4 ( 3 BED / 3.5 BA	ATH)-NET	PLAN 2 ( 2 BED / 2	.5 BATH ) - NET
F	FIRST FLOOR	347 SQ. FT.	FIRST FLOOR	128 SQ. FT.
5	SECOND FLOOR	698 SQ. FT.	SECOND FLOOR	619 SQ. FT.
-	THIRD FLOOR	702 SQ. FT.	THIRD FLOOR	631 SQ. FT.
=	TOTAL	1,747 SQ. FT.	TOTAL	1,378 SQ. FT.



TRUE LIFE





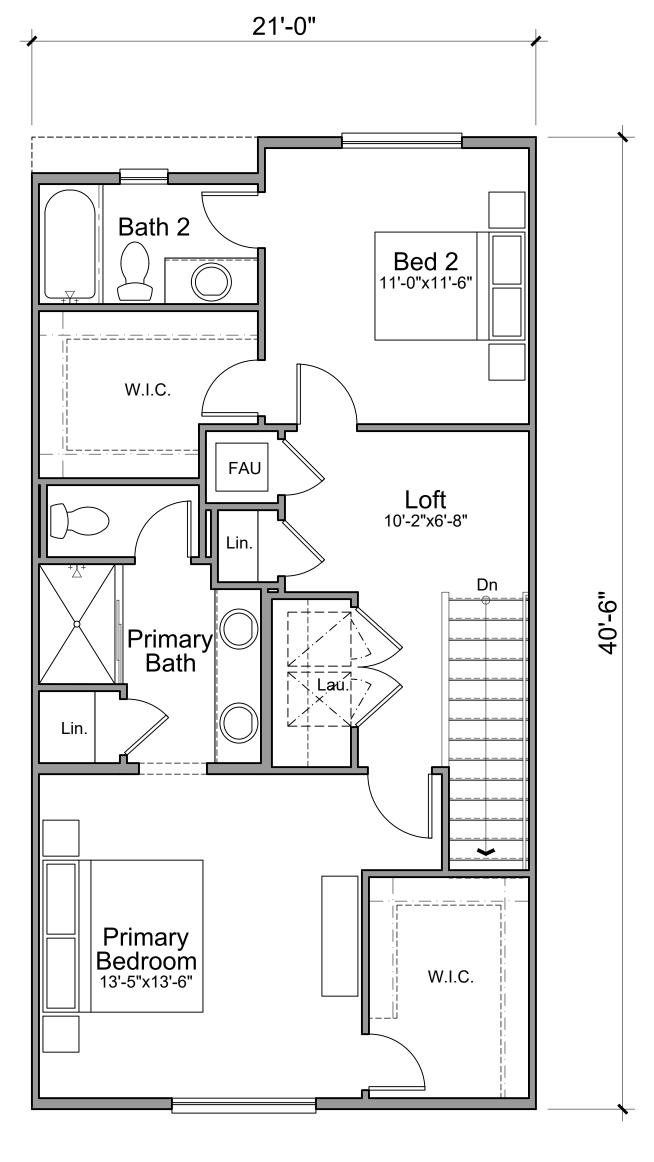


First Floor

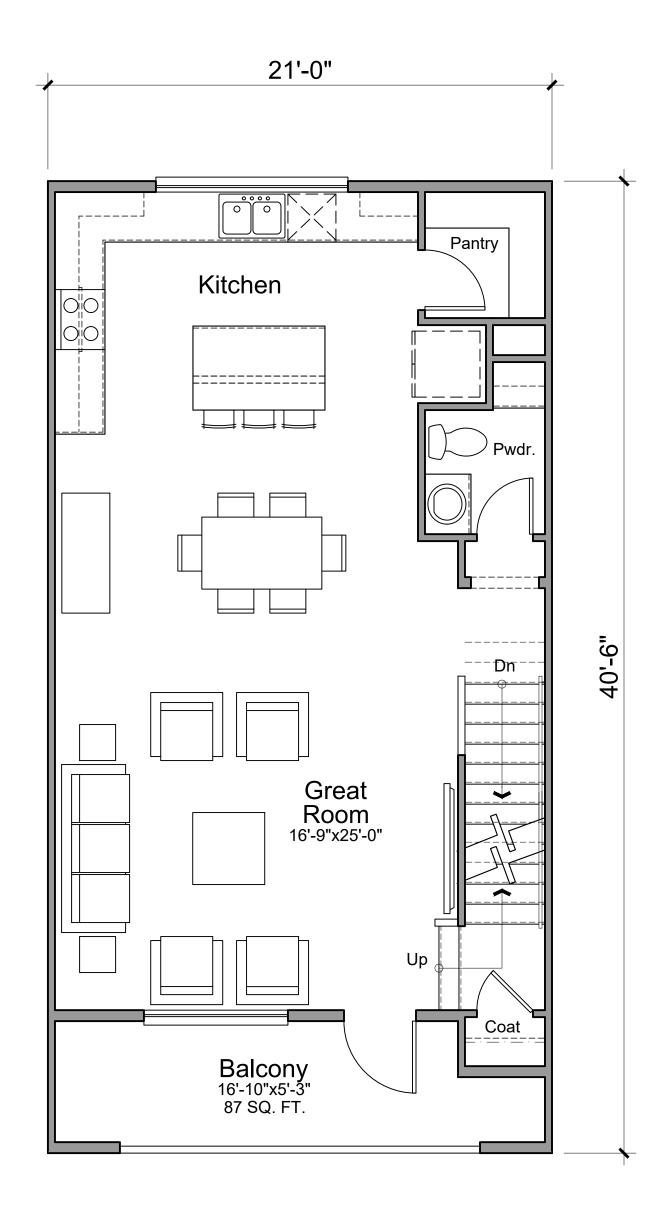
PLAN 3 ( 3 BED / 2.5 BATH ) - NET	
FIRST FLOOR	158 SQ.
SECOND FLOOR	673 SQ.
THIRD FLOOR	730 SQ.
TOTAL	1,561 SQ.

Second Floor

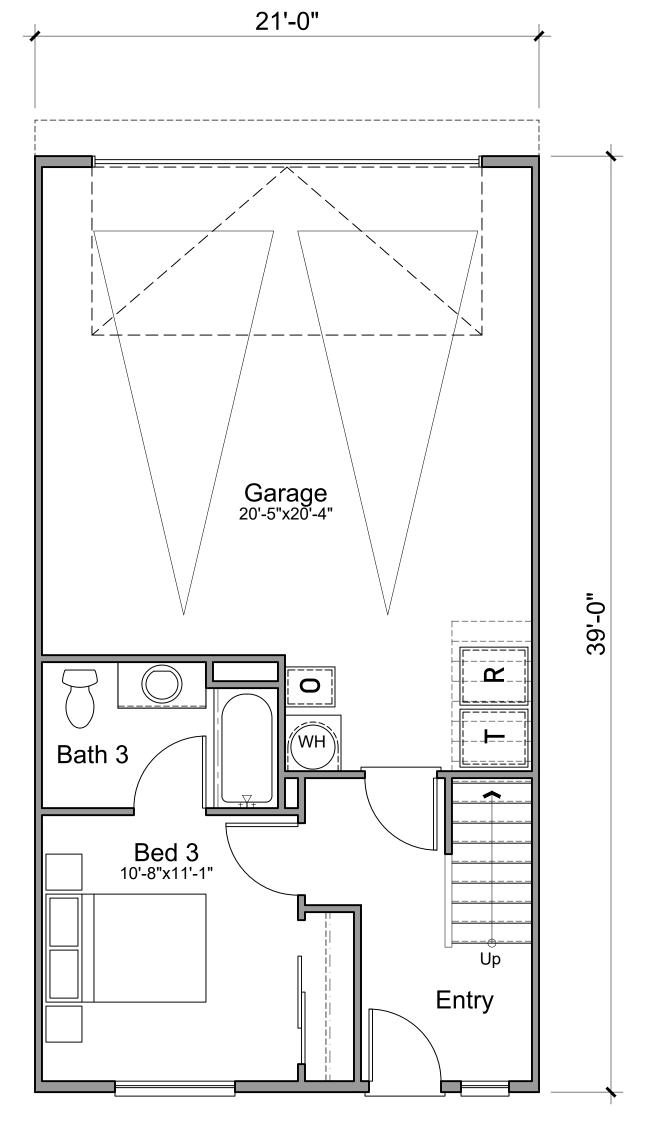
TRUE LIFE





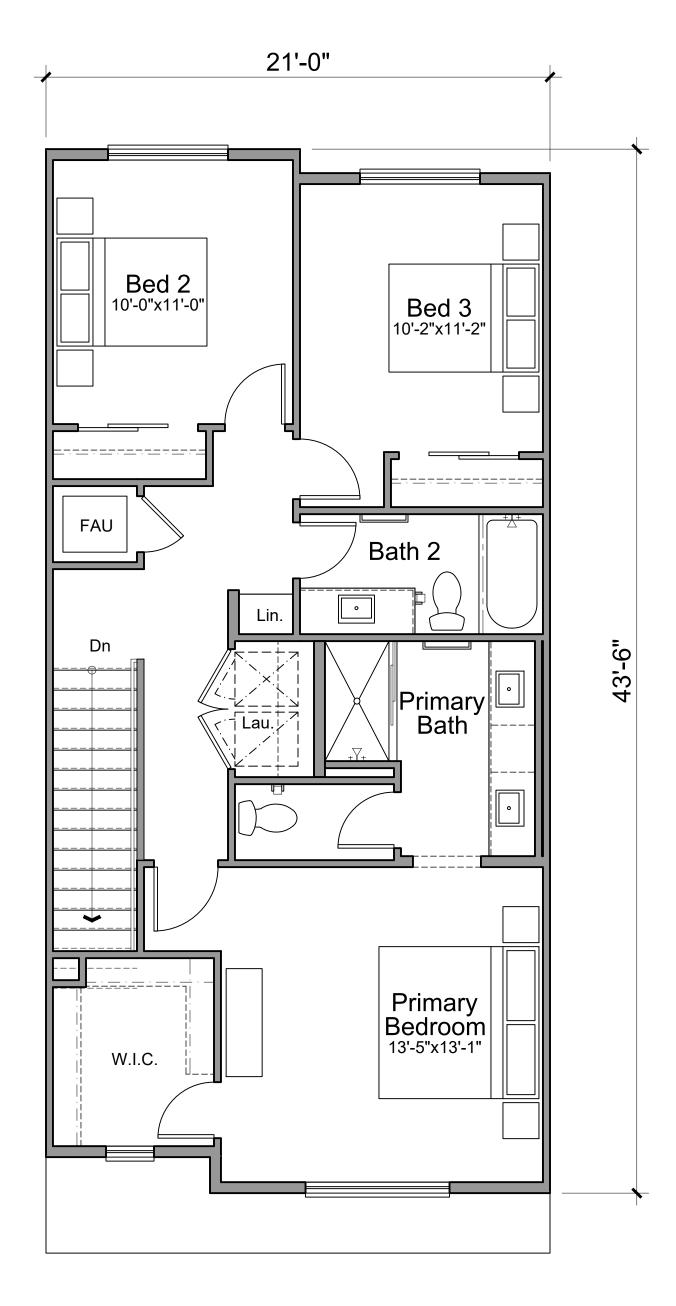


Second Floor

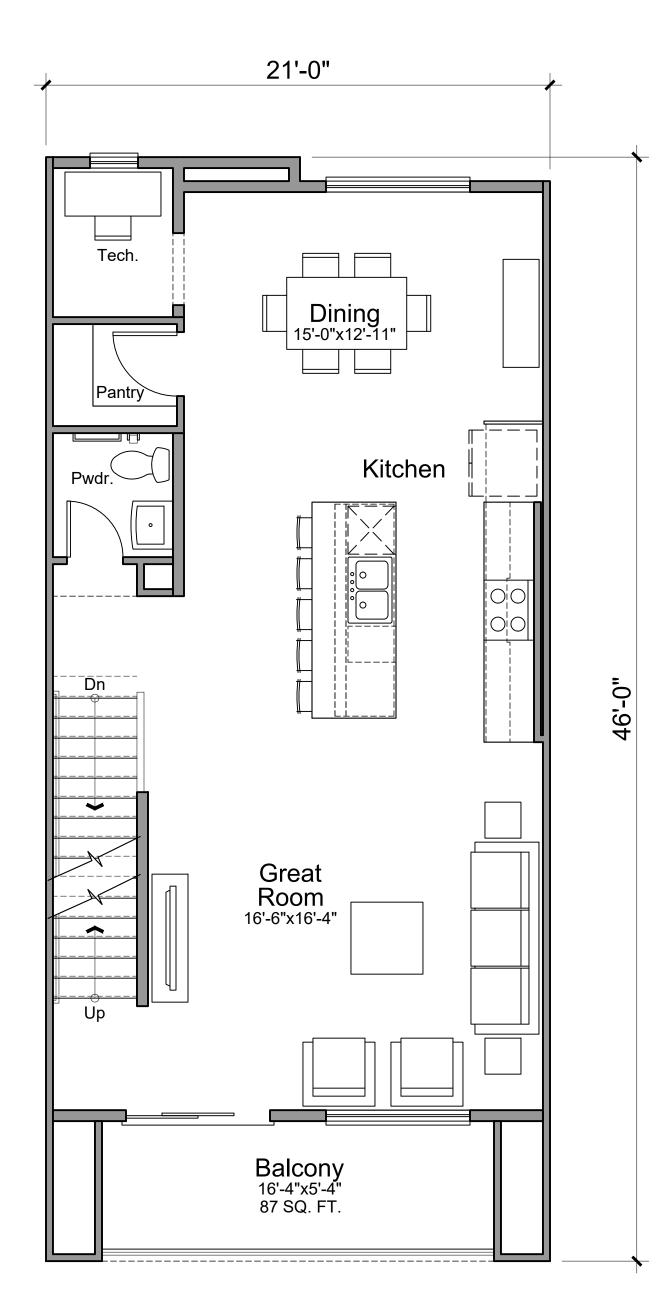


First Floor

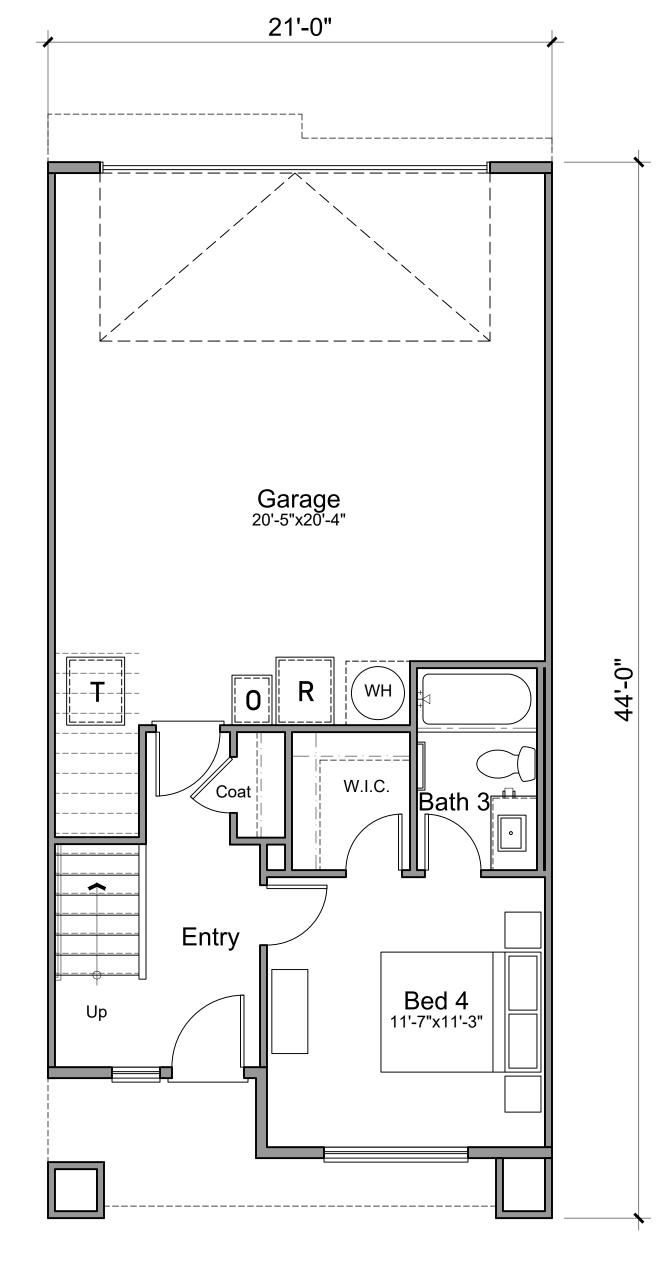
PLAN 5 ( 3 BED / 3	3.5 BATH ) - NET
FIRST FLOOR	333 SQ. F
SECOND FLOOR	698 SQ. F
THIRD FLOOR	756 SQ. F
TOTAL	1,788 SQ. F





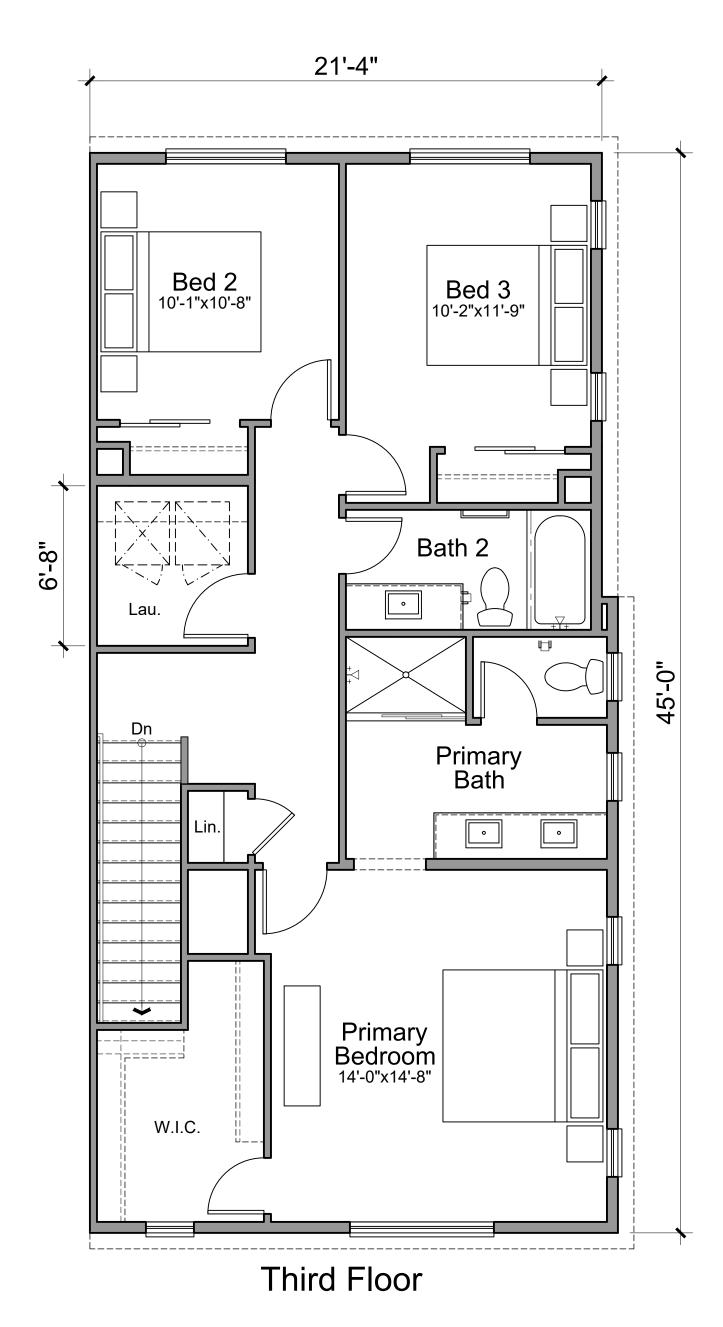


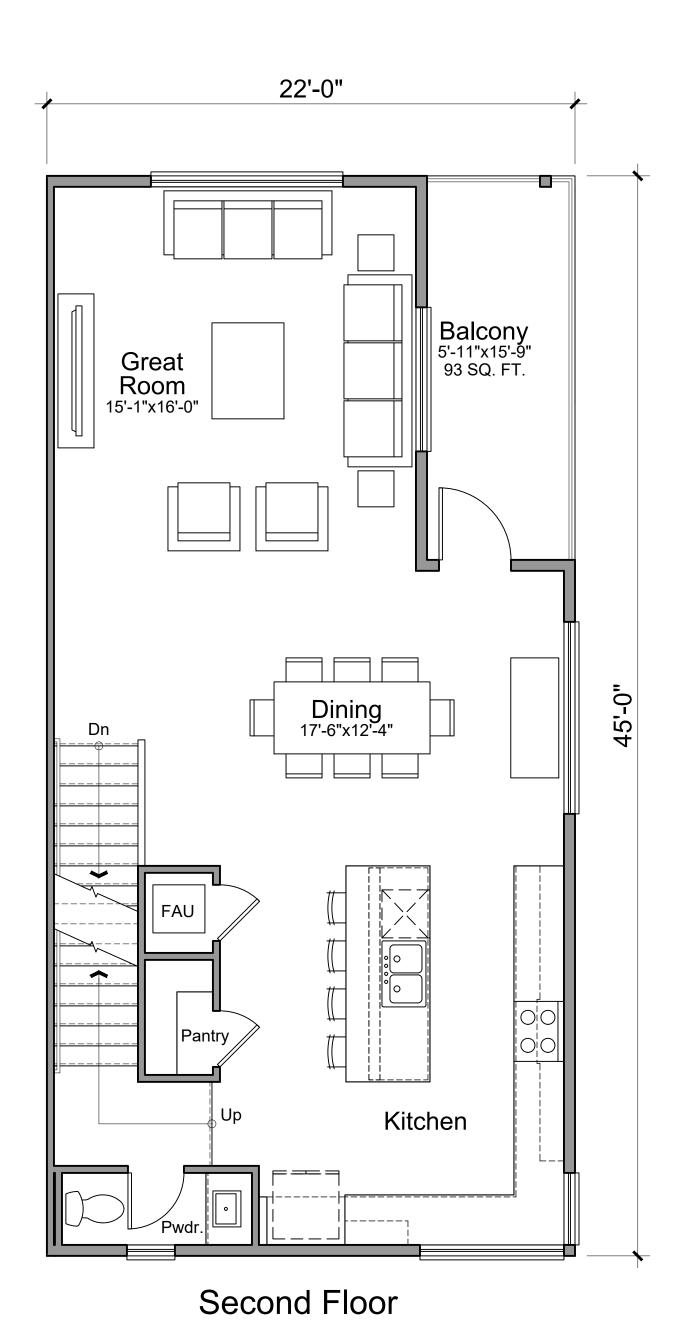
Second Floor

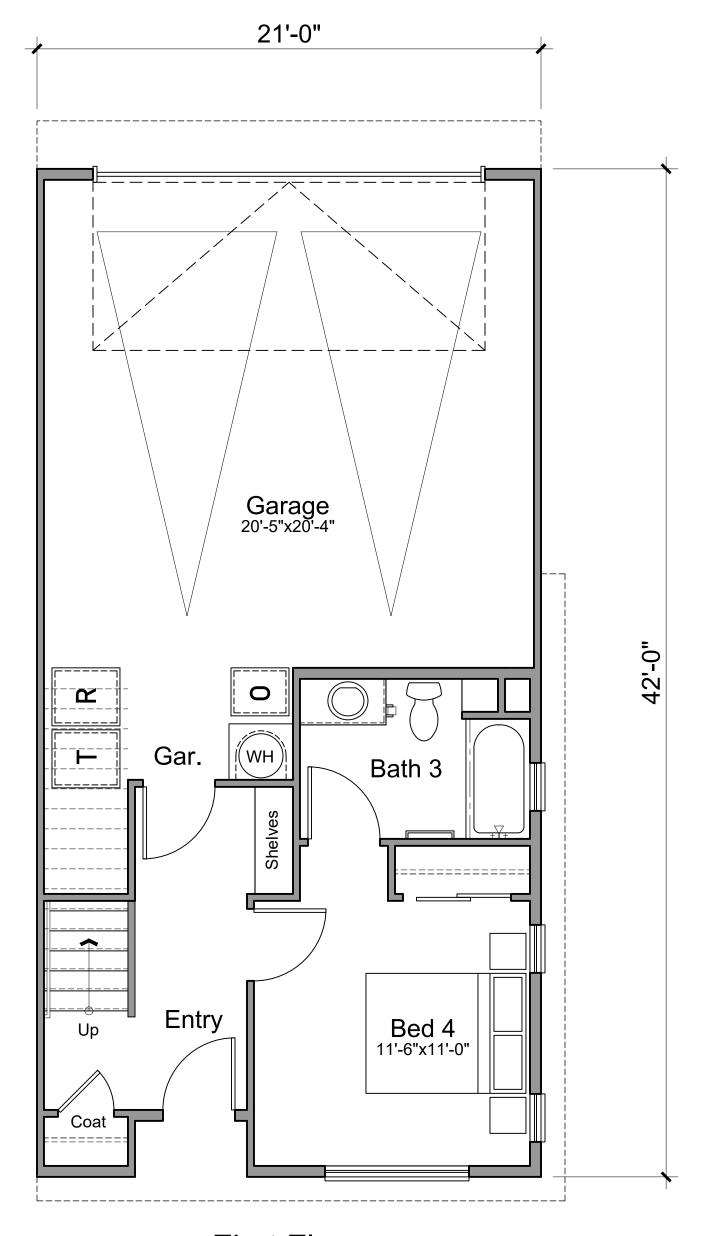


First Floor

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