NOTES

1. A 10' LENGTH MINIMUM OF 24" DEEP ROOT BARRIER SHALL BE INSTALLED WHERE TREES ARE WITHIN 10' OF ANY HARDSCAPE.
2. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
3. ALL SHRUB AND GROUNDCOVER AREAS WITH A SLOPE OF 3:1 OR LESS SHALL RECEIVE A 3" DEPTH LAYER OF ORGANIC, SHREDDED BARK MULCH TO CONSERVE WATER, LOWER SOIL TEMPERATURE AND REDUCE WEED GROUTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY.
4. ALL QUANTITIES SHOWN FOR PROPOSED PLANTING ARE APPROXIMATE AND CONCEPTUAL.
5. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.

CONCEPTUAL PLAN NOTES

1. NATURAL ROCK OUT CROPPINGS OUTSIDE LIMITS OF GRADING SHALL BE PROTECTED IN PLACE. NO GRADING SHALL BE DONE TO DISTURB AREA AROUND THE NATURAL ROCK OUT CROPPINGS.
2. FOR EXISTING TOPOGRAPHY SEE PLANS PREPARED BY CIVIL ENGINEER
3. FOR DETAILED PROPOSED SLOPE GRADIENTS SEE PLANS PREPARED BY CIVIL ENGINEER
4. ALL REQUIRED LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE PUBLIC RIGHTS-OF-WAY (PARKWAYS) ON N. PARK RIVER ROAD (SHALL BE MAINTAINED BY THE OWNER, HIS ASSIGNS, SUCCESSOR OF THE PROJECT, OR HOMEOWNER ASSOCIATION IN PERPETUITY.
5. SEE PLAN FOR WALKS, FENCES AND WALLS.
6. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
7. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
8. FOR ALL DRAINAGE SWALES REFER TO PLANS PREPARED BY CIVIL ENGINEERS.

PLANTING/IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS 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.
2. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

TREE SPACING NOTES

ALL TREES SHALL BE LOCATED:
- 8' FROM TRANSFORMERS, CABLE, AND PULL BOXES
- 5' FROM MAILBOXES
- 5' FROM HYDRANTS (ALL SIDES)
- 10' FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER,WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS)
- 10' FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10' FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10' FROM TRAFFIC AND DIRECTIONAL SIGNS
- 15' MIN FROM STREETLIGHTS, OTHER UTILITY POLES

STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT OF WAY IF THE RIGHT OF WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER;S APPROVAL

LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER

MINIMUM 15' STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS

SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

NOTES:

1. SITE DOES NOT CONTAIN TRASH ENCLOSURES
2. THERE ARE NO EXISTING TREES ONSITE, THEREFORE, A TREE SURVEY, SCHEDULE OF TREE REPLACEMENT, OR OTHER MITIGATION REQUIREMENTS WAS NOT INCLUDED IN THE PLAN SET.



CONCEPT PLANT SCHEDULE

EVERGREEN SITE TREES		260	
ARBUTUS X `MARINA` / ARBUTUS STANDARD			24"BOX, L
LOPHOSTEMON CONFERTUS / BRISBANE BOX			24"BOX, M
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA			24"BOX, M
OLEA EUROPAEA `SWAN HILL` / SWAN HILL OLIVE			24"BOX, L
PODOCARPUS GRACILIOR / FERN PINE			24"BOX, M
DECIDIOUS SITE TREES		589	
CERCIS OCCIDENTALIS / WESTERN REDBUD			24"BOX, L
LAGERSTROEMIA X `TONTO` / TONTO CRAPE MYRTLE			24"BOX, M
SLOPE TREES		7	
STREET TREES		225	
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE			24"BOX, L
LIQUIDAMBAR ST. `PALO ALTO` / PALO ALTO SWEET GUM			24"BOX, M
PODOCARPUS GRACILIOR / FERN PINE			24"BOX, M
PYRUS C. `ARISTOCRAT` / ARISTOCRAT FLOWERING PEAR			24"BOX, M
QUERCUS AGRIFOLIA / COAST LIVE OAK			24"BOX, VL
RHUS LANCEA / AFRICAN SUMAC			24"BOX, L
PALM TREES		18	
PHOENIX DACTYLIFERA `MEDJOOL` / DATE PALM			16` BTH, L
FLAT AREA		247,696 SF	
BACCHARIS PILULARIS / DWARF COYOTE BRUSH	257,415		FLAT, L
CARISSA MACROCARPA `PROSTRATA` / PROSTRATE NATAL PLUM	257,399		FLAT, L
GAZANIA X `BURGUNDY` / GAZANIA	257,397		FLAT, L
ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	114,362		FLAT, L
SENECIO MANDRALISCAE / BLUE CHALK STICKS	64,324		1 GAL, L
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	257,251		FLAT, M
TURF AREA		7,302 SF	
TURF MARATHON III / MARATHON III			SOD, H
BARK MULCH		10,066 SF	
BARK MULCH / PET FRIENDLY			N/A
SLOPES		6,682 SF	

SHEET INDEX:

L-1	OVERALL LANDSCAPE CONCEPT PLAN
L-2 - L-05	SITE PLAN ENLARGEMENTS
L-06 - L-07	CONCEPT ENLARGEMENTS
L-08 - L-11	FENCE & WALL PLAN

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OVERALL LANDSCAPE CONCEPT

TRUMARK HOMES
450 NEWPORT CENTER DR., STE. 300, NEWPORT BEACH, CA 92660

150 75 0 150 300 450
SCALE: 1"=150'-0"

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L-01

PLOT DATE: August-18-2025

CONCEPT PLANT SCHEDULE

	EVERGREEN SITE TREES	259	
	ARBUTUS X `MARINA` / ARBUTUS STANDARD		24"BOX, L
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24"BOX, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
	OLEA EUROPAEA `SWAN HILL` / SWAN HILL OLIVE		24"BOX, L
	PODOCARPUS GRACILIOR / FERN PINE		24"BOX, M
	DECIDIOUS SITE TREES	589	
	CERCIS OCCIDENTALIS / WESTERN REDBUD		24"BOX, L
	LAGERSTROEMIA X `TONTO` / TONTO CRAPE MYRTLE		24"BOX, M
	SLOPE TREES	7	
	STREET TREES	225	
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		24"BOX, L
	LIQUIDAMBAR ST. `PALO ALTO` / PALO ALTO SWEET GUM		24"BOX, M
	PODOCARPUS GRACILIOR / FERN PINE		24"BOX, M
	PYRUS C. `ARISTOCRAT` / ARISTOCRAT FLOWERING PEAR		24"BOX, M
	QUERCUS AGRIFOLIA / COAST LIVE OAK		24"BOX, VL
	RHUS LANCEA / AFRICAN SUMAC		24"BOX, L
	PALM TREES	18	
	PHOENIX DACTYLIFERA `MEDJOOL` / DATE PALM		16` BTH, L
	FLAT AREA	247,696 SF	
	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	257,415	FLAT, L
	CARISSA MACROCARPA `PROSTRATA` / PROSTRATE NATAL PLUM	257,399	FLAT, L
	GAZANIA X `BURGUNDY` / GAZANIA	257,397	FLAT, L
	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF ROSEMARY	114,362	FLAT, L
	SENECIO MANDRALISCAE / BLUE CHALK STICKS	64,324	1 GAL, L
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	257,251	FLAT, M
	TURF AREA	7,302 SF	
	TURF MARATHON III / MARATHON III		SOD, H
	BARK MULCH	10,066 SF	
	BARK MULCH / PET FRIENDLY		N/A
	SLOPES	6,682 SF	



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LANDSCAPE CONCEPT PLAN

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L-02

PLOT DATE: August-18-2025

CONCEPT PLANT SCHEDULE

	EVERGREEN SITE TREES	259	
	ARBUTUS X `MARINA` / ARBUTUS STANDARD		24"BOX, L
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24"BOX, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
	OLEA EUROPAEA `SWAN HILL` / SWAN HILL OLIVE		24"BOX, L
	PODOCARPUS GRACILIOR / FERN PINE		24"BOX, M
	DECIDIOUS SITE TREES	589	
	CERCIS OCCIDENTALIS / WESTERN REDBUD		24"BOX, L
	LAGERSTROEMIA X `TONTO` / TONTO CRAPE MYRTLE		24"BOX, M
	SLOPE TREES	7	
	STREET TREES	225	
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		24"BOX, L
	LIQUIDAMBAR ST. `PALO ALTO` / PALO ALTO SWEET GUM		24"BOX, M
	PODOCARPUS GRACILIOR / FERN PINE		24"BOX, M
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	QUERCUS AGRIFOLIA / COAST LIVE OAK		24"BOX, VL
	RHUS LANCEA / AFRICAN SUMAC		24"BOX, L
	PALM TREES	18	
	PHOENIX DACTYLIFERA `MEDJOOL` / DATE PALM		16` BTH, L
	FLAT AREA	247,696 SF	
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	TURF AREA	7,302 SF	
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	BARK MULCH / PET FRIENDLY		N/A
	SLOPES	6,682 SF	



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LANDSCAPE CONCEPT PLAN

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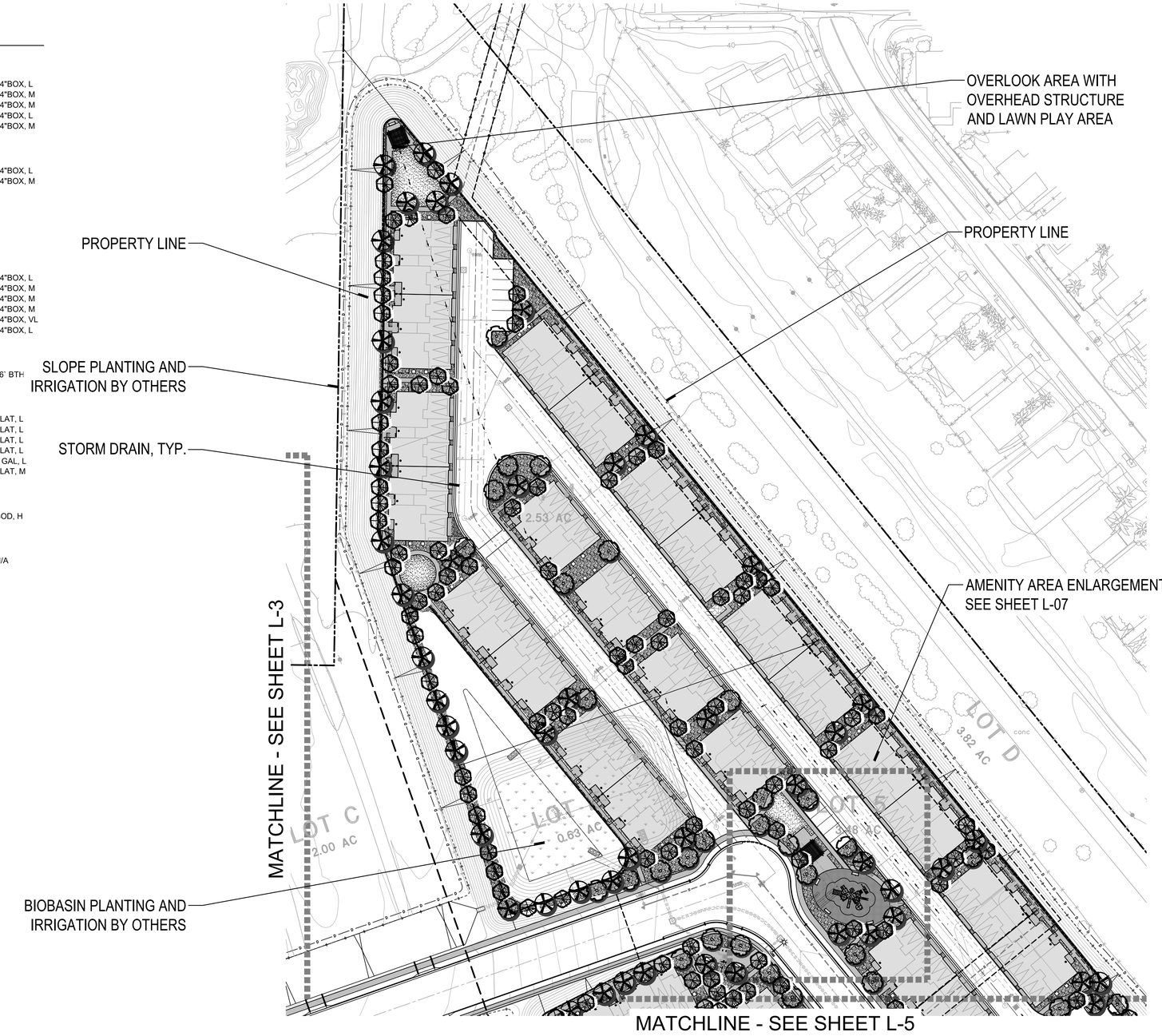
SHEET 03 OF 11

L-03

PLOT DATE: August-18-2025

CONCEPT PLANT SCHEDULE

	EVERGREEN SITE TREES	259	
	ARBUTUS X `MARINA` / ARBUTUS STANDARD		24"BOX, L
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24"BOX, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
	OLEA EUROPAEA `SWAN HILL` / SWAN HILL OLIVE		24"BOX, L
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	TURF AREA	7,302 SF	
	TURF MARATHON III / MARATHON III		SOD, H
	BARK MULCH	10,066 SF	
	BARK MULCH / PET FRIENDLY		N/A
	SLOPES	6,682 SF	



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LANDSCAPE CONCEPT PLAN

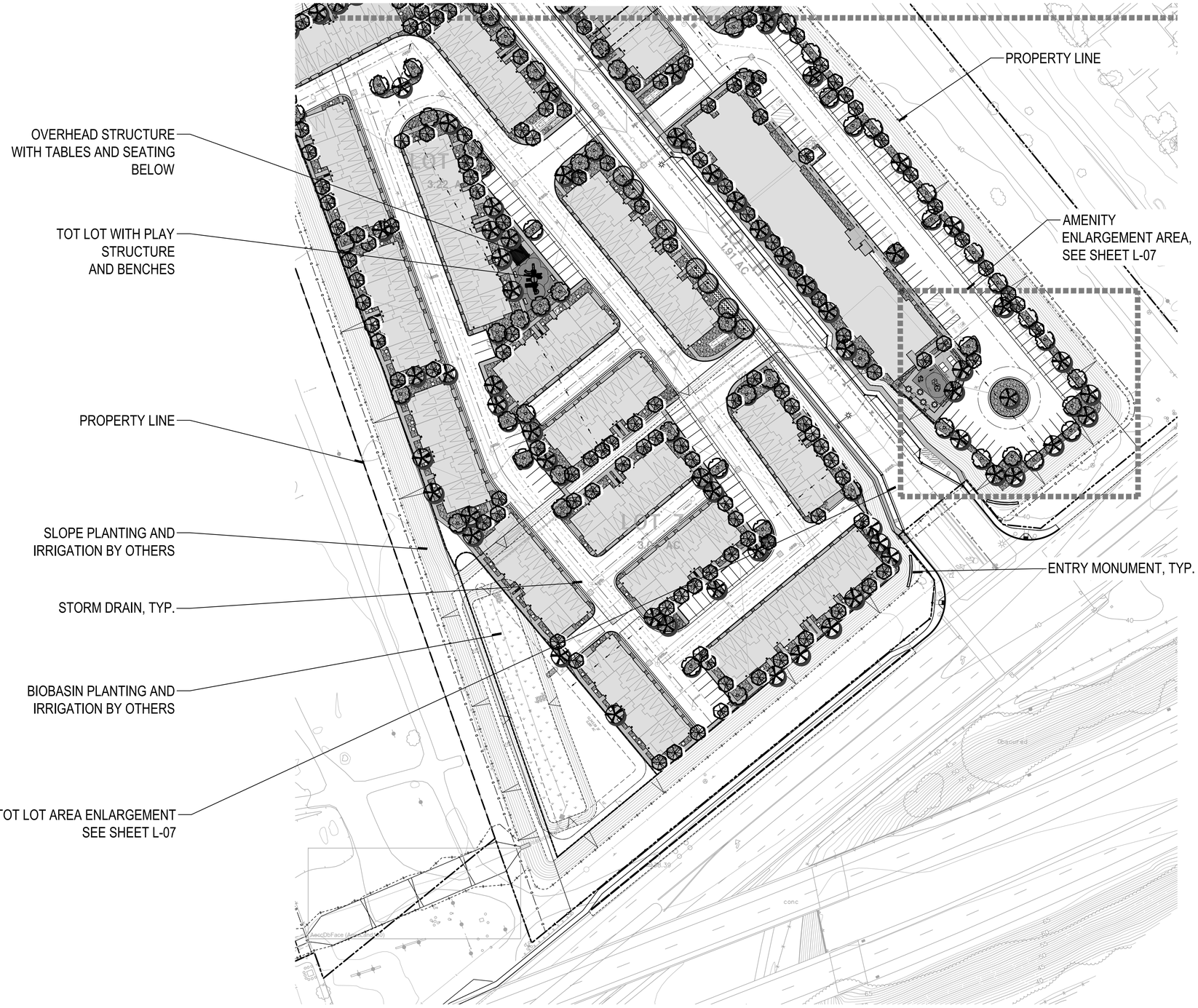
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MATCHLINE - SEE SHEET L-3



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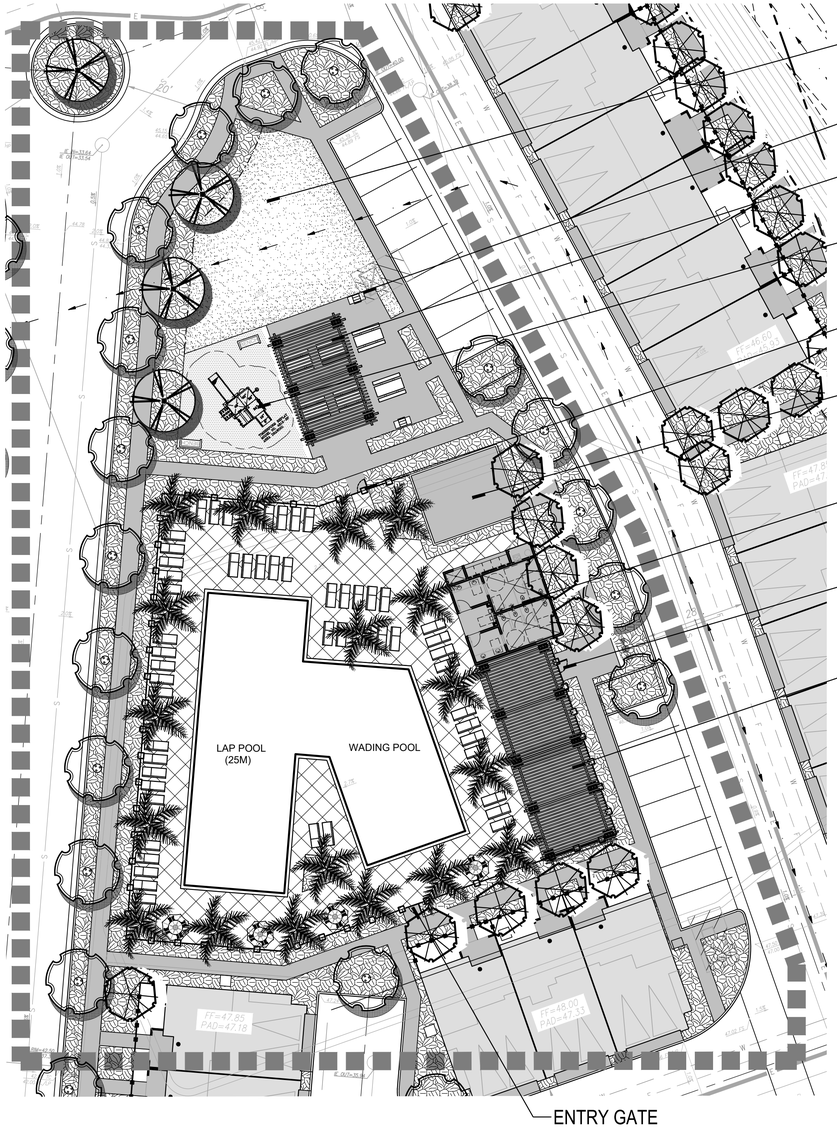
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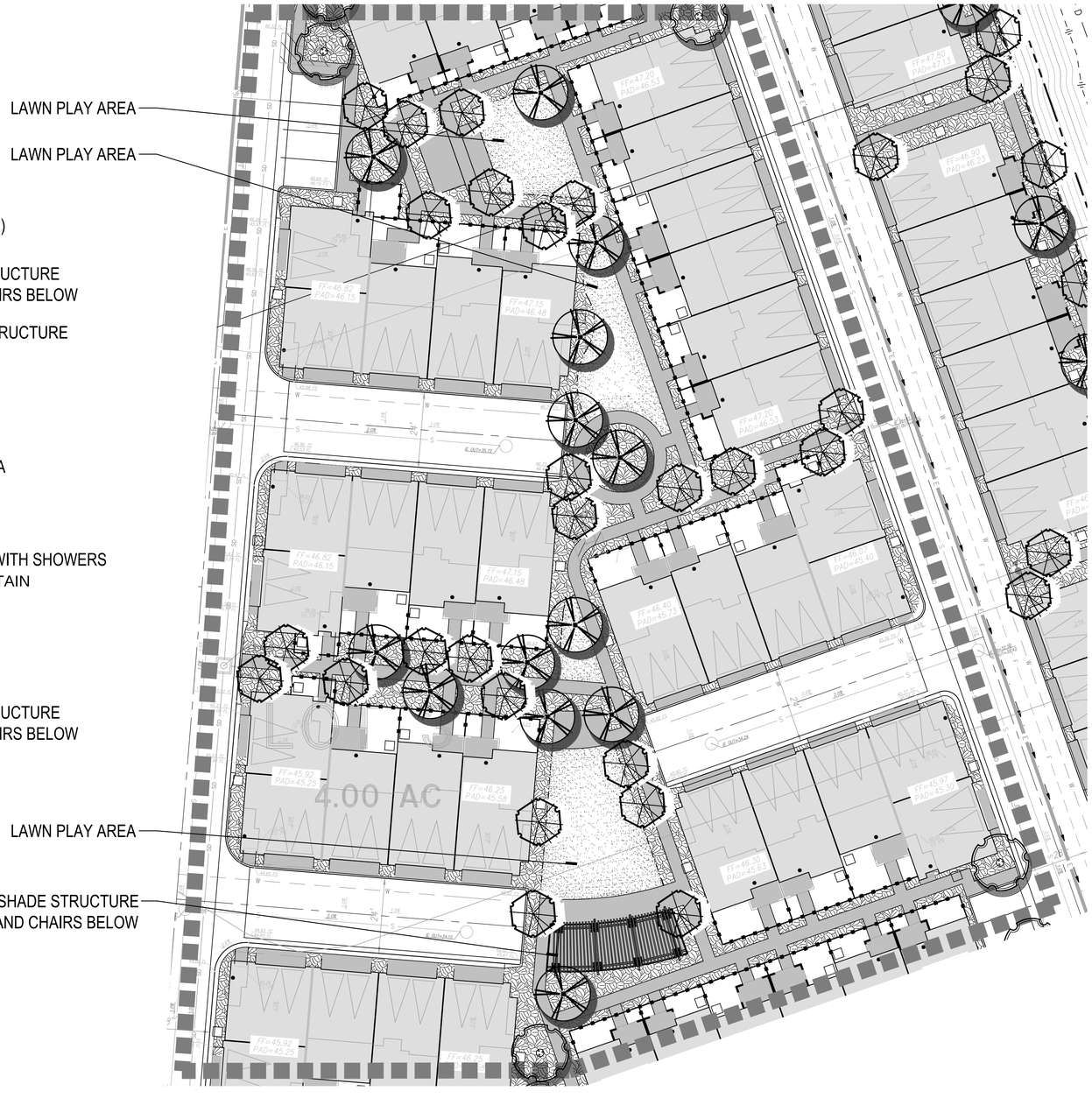
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PLOT DATE: August-18-2025



AMENITY AREA ENLARGEMENT



AMENITY AREA ENLARGEMENT

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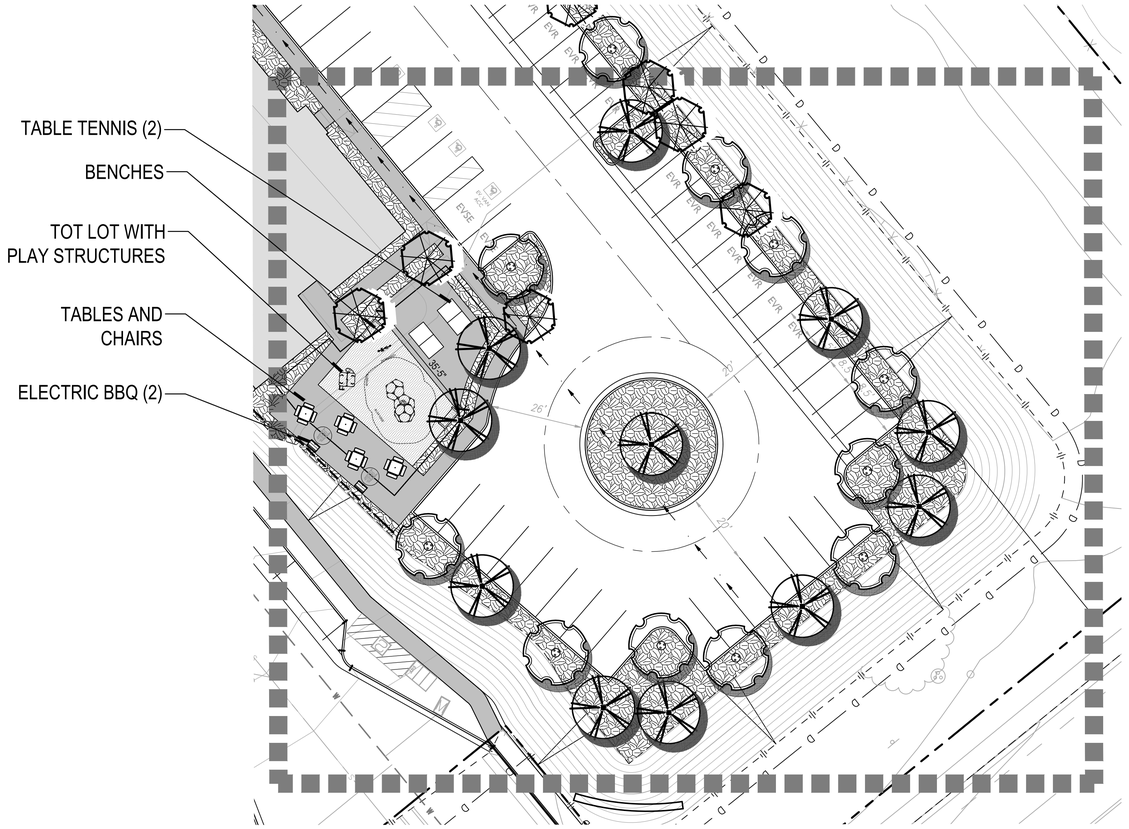
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06 OF 11

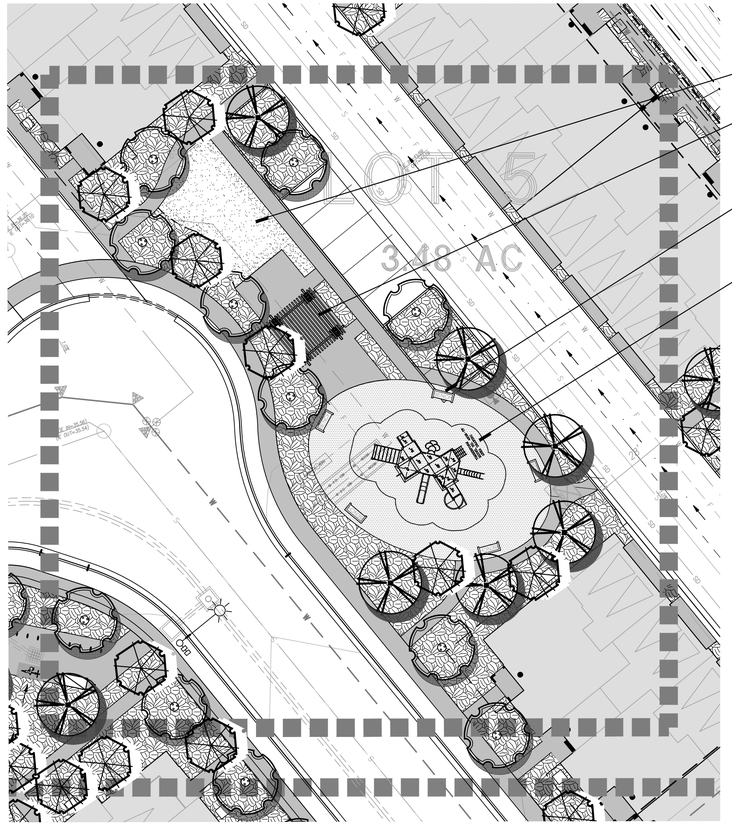
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AMENITY AREA ENLARGEMENT



AMENITY AREA ENLARGEMENT

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CONCEPT ENLARGEMENTS

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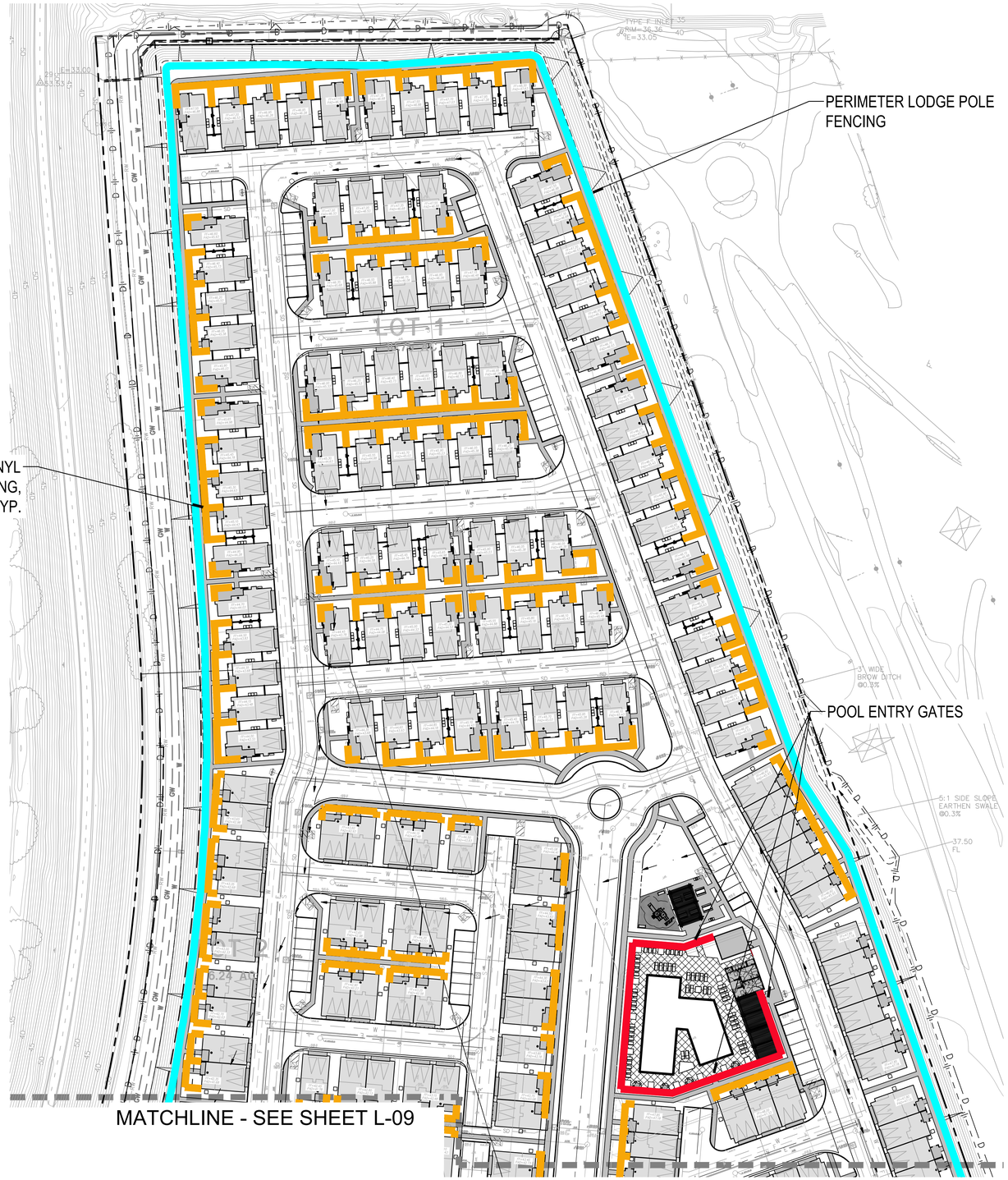
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L-07

PLOT DATE: August-18-2025

FENCING LEGEND

- 5' HEIGHT TUBULAR STEEL FENCE
- WOOD LODGE POLE FENCE
- 42" HEIGHT TUBULAR STEEL FENCE
- 42" HEIGHT VINYL FENCE



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FENCE AND WALL CONCEPT

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SHEET 08 OF 11

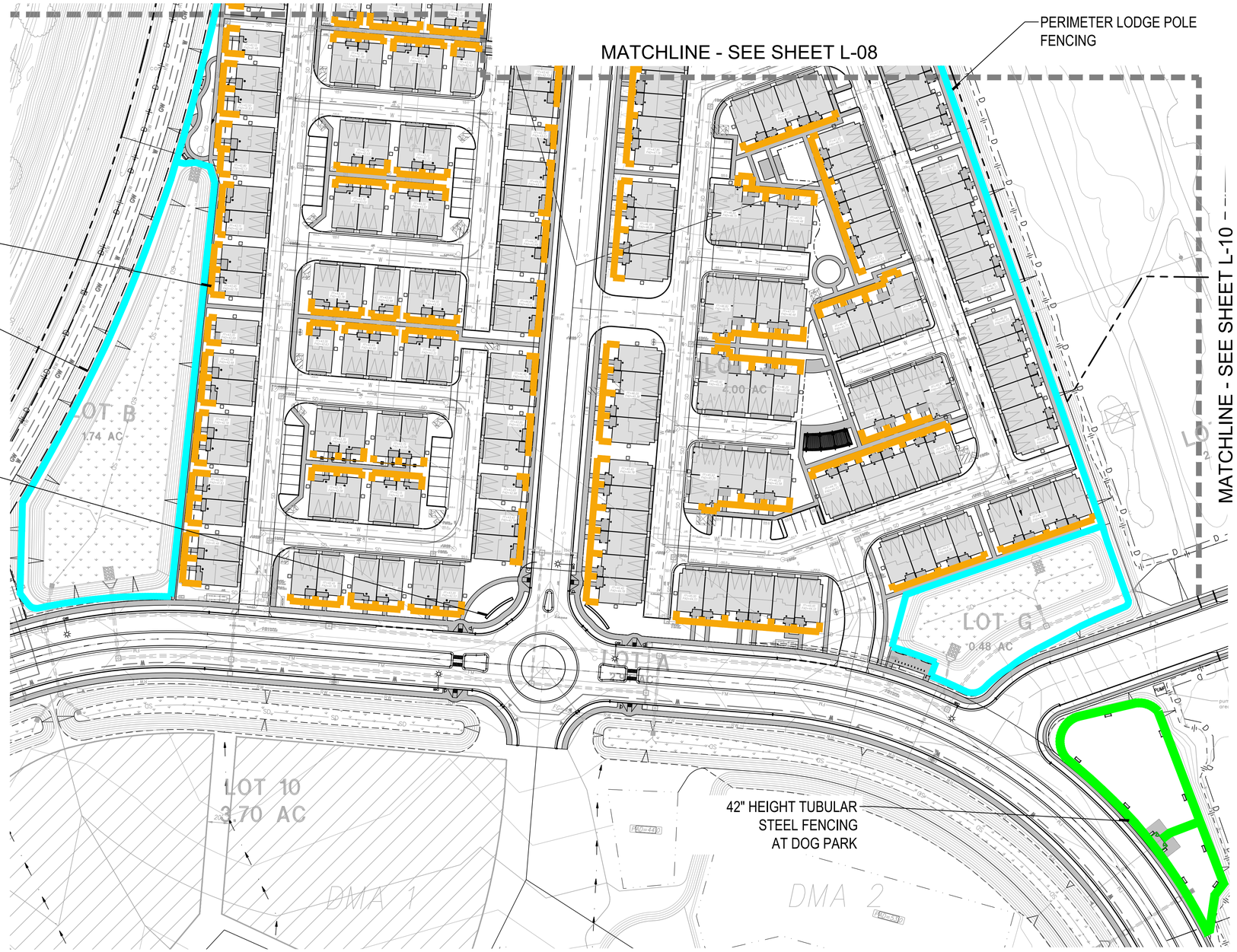
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L-08

PLOT DATE: August-18-2025

FENCING LEGEND

- 5' HEIGHT TUBULAR STEEL FENCE
- WOOD LODGE POLE FENCE
- 42" HEIGHT TUBULAR STEEL FENCE
- 42" HEIGHT VINYL FENCE



PROJECT ENTRANCE, DOG PARK AND POOL AREA ENLARGEMENT

OCEAN KAMP CONCEPT

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FENCE AND WALL CONCEPT

TRUMARK HOMES
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SHEET 09 OF 11

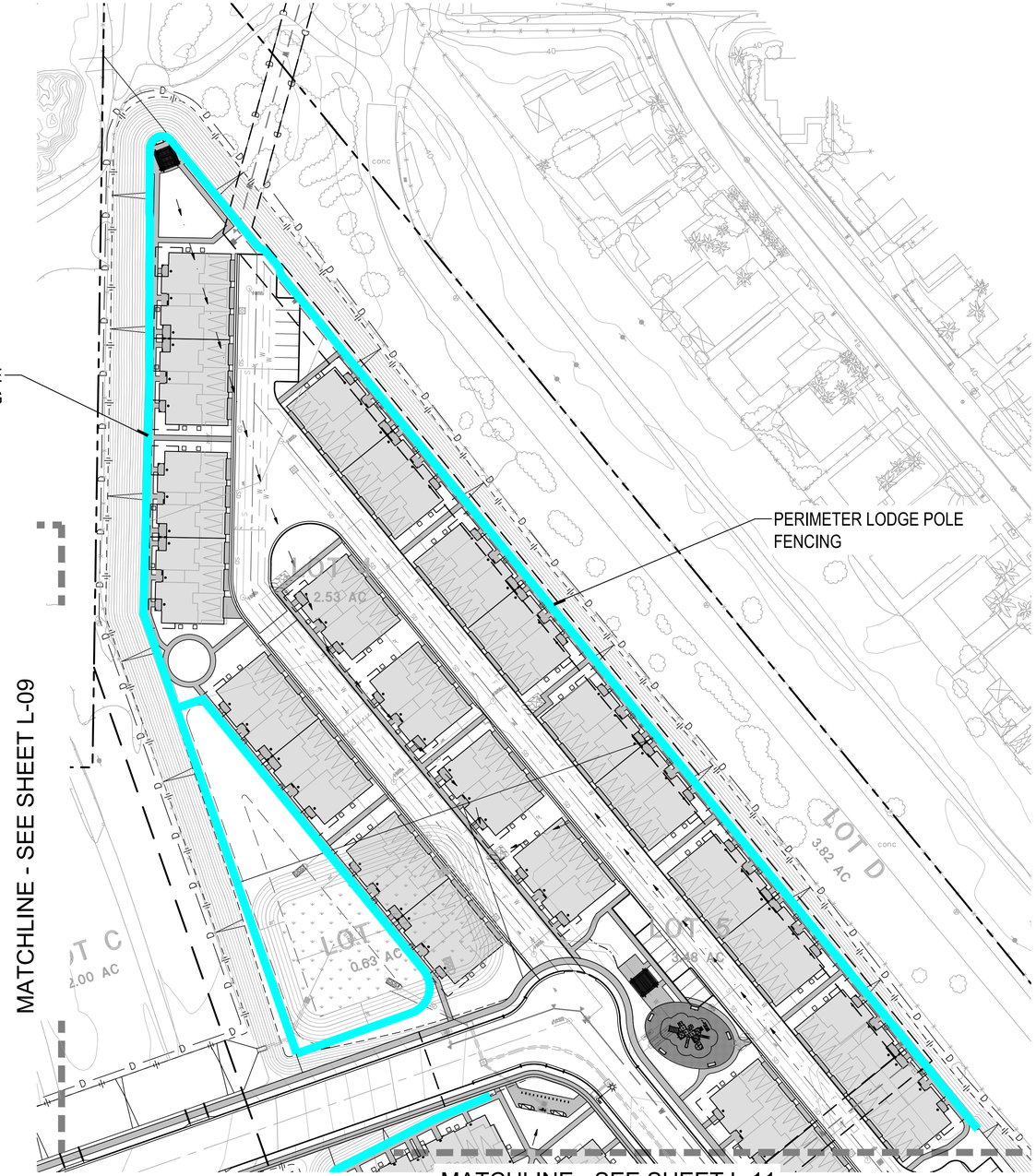
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L-09

PLOT DATE: August-18-2025

FENCING LEGEND

- 5' HEIGHT TUBULAR STEEL FENCE
- WOOD LODGE POLE FENCE
- 42" HEIGHT TUBULAR STEEL FENCE
- 42" HEIGHT VINYL FENCE



OCEAN KAMP CONCEPT

OCEANSIDE, CA

FENCE AND WALL CONCEPT

TRUMARK HOMES
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SCALE: 1"=50'-0"

SHEET 10 OF 11

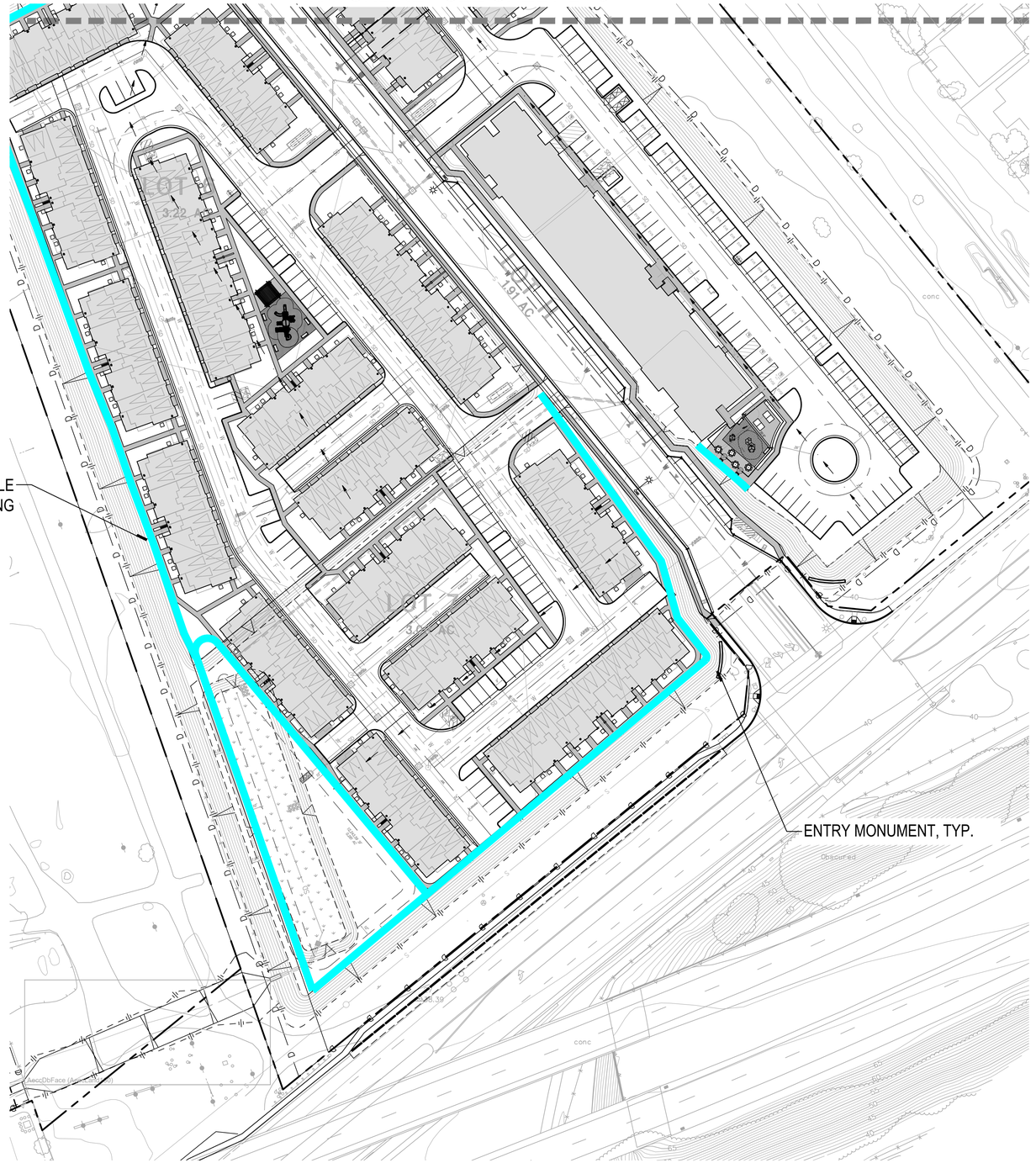
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L-10

PLOT DATE: August-18-2025

FENCING LEGEND

- 5' HEIGHT TUBULAR STEEL FENCE
- WOOD LODGE POLE FENCE
- 42" HEIGHT TUBULAR STEEL FENCE
- 42" HEIGHT VINYL FENCE



OCEAN KAMP CONCEPT

OCEANSIDE, CA

FENCE AND WALL CONCEPT

TRUMARK HOMES
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50 25 0 50 100 200
SCALE: 1"=50'-0"

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11 OF 11

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