

LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE, CHAPTER 20.82



FRONT YARD PLANS:

FRONT AND REAR YARD CONSTRUCTION IRRIGATION AND PLANTING PLANS SHALL BE PREPARED BY THE HOMEOWNER AND/OR THEIR CONSULTANT FOR REVIEW AND APPROVAL BY THE MURAI HOA. ALL PLANS SHALL MEET THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OF THE CITY OF SAN MARCOS, THE SITE BRUSH MANAGEMENT ZONES, AND ALL OTHER CITY AND HOA APPLICABLE STANDARDS AND GUIDELINES. PLANS SHALL BE REVIEWED BY A LICENSED LANDSCAPE ARCHITECT FOR COMPLIANCE TO THE REQUIREMENTS LISTED ABOVE. THE HOA APPROVAL OF THE INDIVIDUAL HOMEOWNER LOT PLANS SHALL BE FOR IRRIGATION AND PLANTING ONLY. ANY ANCILLARY STRUCTURES REQUIRING PERMITTING SUCH AS BUT NOT LIMITED TO OVERHEADS OR GAS BBQ COUNTERS, WILL REQUIRE PERMITTING BY THE CITY OF SAN MARCOS AND ARE NOT PART OF THE LANDSCAPE PLAN APPROVAL.

A MASTER PERMIT PLAN SHALL BE PROVIDED TO THE CITY IDENTIFYING THE CONSTRUCTION PHASING OF DEVELOPMENT AND WILL BE USED AS A BASIS FOR CONFIRMING THAT EACH LOT COMPLIES WITH THE WELO REQUIREMENTS OF THE STATE. SUBMITTAL OF A MATRIX OF HOA APPROVED LANDSCAPE PLANS FOR EACH PHASE WILL BE PROVIDED TO THE CITY TWICE YEARLY AND WILL IDENTIFY THE LOTS WITHIN THAT PHASE THAT HAVE BEEN APPROVED BY THE HOA. THE TOTAL SQUARE FOOTAGE OF IMPROVED LANDSCAPE AREA ON EACH LOT WILL BE PROVIDED FOR USE BY THE CITY

EXISTING LANDSCAPE IN CFD AREA TO REMAIN. ANY LANDSCAPE DAMAGED IN CONSTRUCTION PROCESS SHALL BE REPLACED IN KIND.

ALL NON CFD LANDSCAPE AREAS SHOWN SHALL BE MAINTAINED BY THE PROJECT HOA AND/OR THE INDIVIDUAL HOMEOWNER(S).

ENTRY MONUMENT OUTSIDE OF ROW, IN HOA MAINTAINED AREA (SEE NOTE AND SEE DETAIL G/SHEET 10)

ALL CFD MAINTENANCE BOUNDARIES SHALL BE ESTABLISHED BY APPROPRIATE MEANS OF SEPARATION IN THE FIELD.

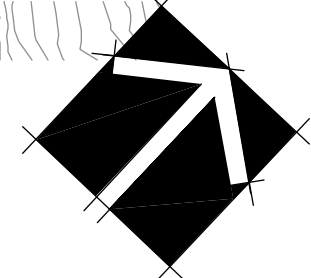
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LANDSCAPE CONCEPT PLAN

ColRich 444 West Beech St., Suite 300
San Diego, CA 92101

80 40 0 80 160 240
SCALE: 1" = 80'

1ST SUBMITTAL: 10/7/15
2ND SUBMITTAL: 3/10/16
3RD SUBMITTAL: 6/1/16
4TH SUBMITTAL: 10/11/16
5TH SUBMITTAL: 3/30/17
6TH SUBMITTAL: 03/13/17



SHEET 1 OF 11 SHEETS
GMP JOB #15-052



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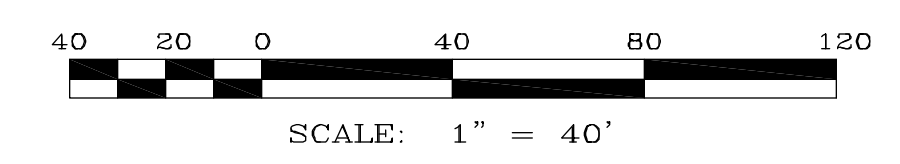
SHEET 2 OF 11 SHEETS

GMP JOB #15-052

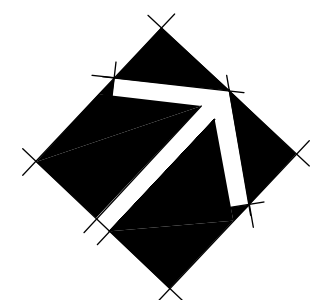
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LS CONCEPT PLAN - ENLARGEMENT 1

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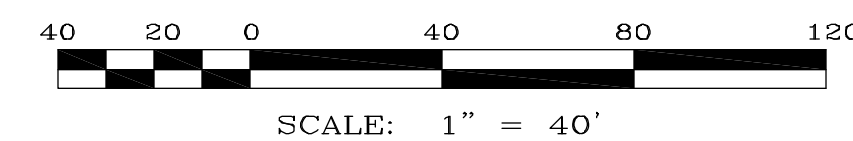
SHEET 3 OF 11 SHEETS

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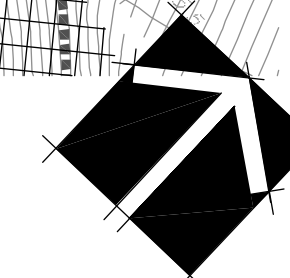
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4TH SUBMITTAL: 10/11/16
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6TH SUBMITTAL: 05/13/17

07/25/18



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FUEL MODIFICATION ZONES
PER CIVIL ENGINEER,
SEE SHEET 9 FOR FUEL
MODIFICATION ZONE
PLANTING

PARK C SOUTH (ACTIVE SPACE),
SEE ENLARGEMENT - SHEET 6
PARK C NORTH (ACTIVE SPACE),
SEE ENLARGEMENT - SHEET 7

EXISTING LANDSCAPE IN CFD AREA TO
REMAIN. ANY LANDSCAPE DAMAGED IN
CONSTRUCTION PROCESS SHALL BE
REPLACED IN KIND.

ALL NON CFD LANDSCAPE AREAS SHOWN
SHALL BE MAINTAINED BY THE PROJECT
HOA AND/OR THE INDIVIDUAL
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ALL CFD MAINTENANCE BOUNDARIES SHALL
BE ESTABLISHED BY APPROPRIATE MEANS
OF SEPARATION IN THE FIELD.

DETENTION BASIN
PER CIVIL

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

SHEET 4 OF 11 SHEETS

GMP JOB #15-052

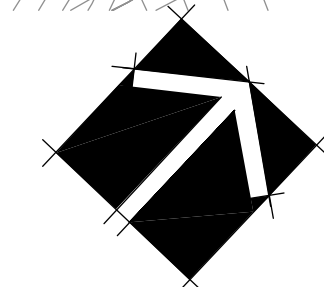
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LS CONCEPT PLAN - ENLARGEMENT 3

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SCALE: 1" = 40'

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6TH SUBMITTAL: 05/13/17
07/25/18



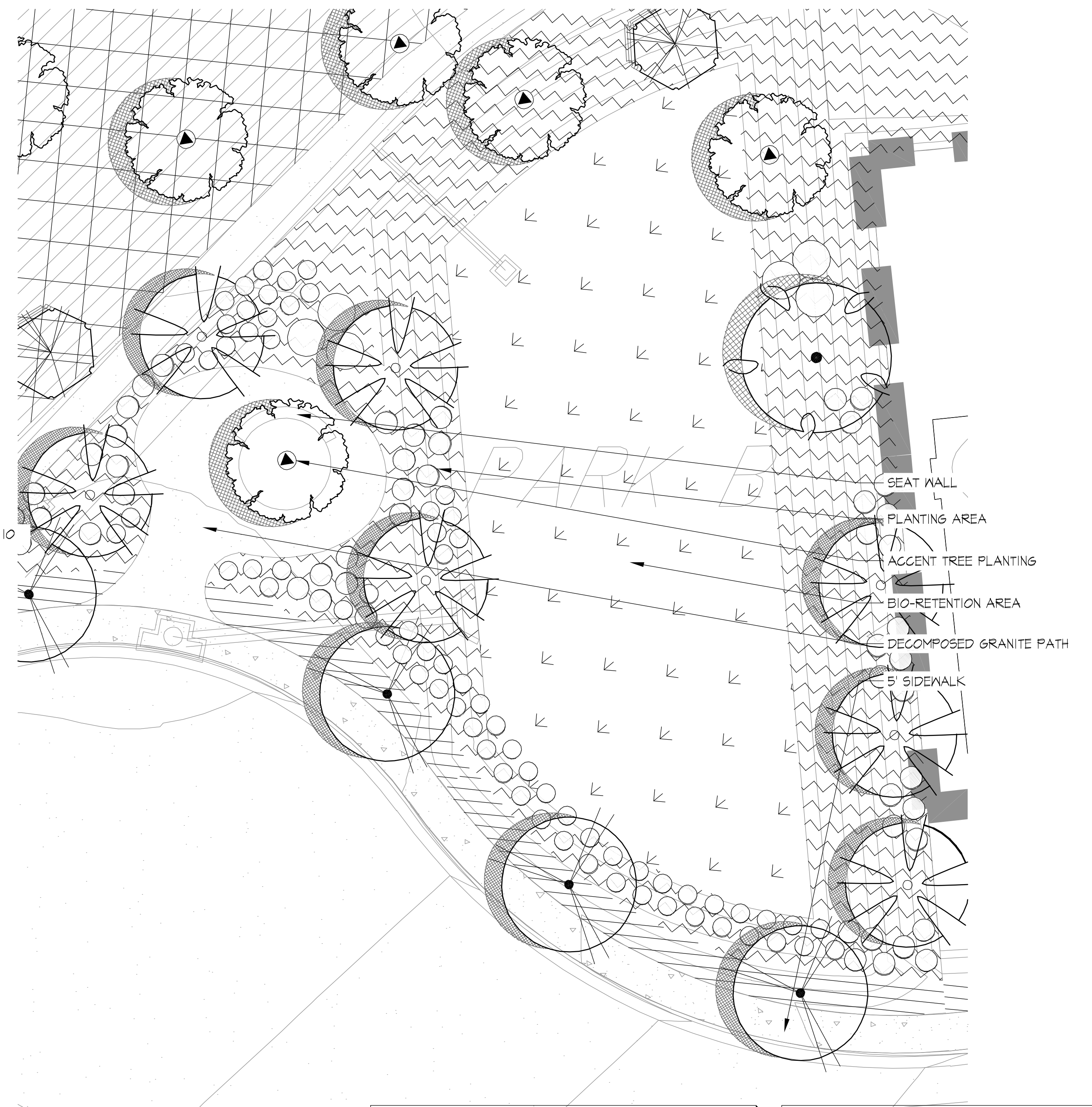
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PARK A (PASSIVE SPACE)



PARK B (PASSIVE SPACE)

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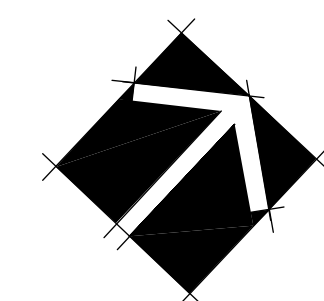
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PARK A & B ENLARGEMENTS - HOA MAINTAINED

SHEET 5 OF 11 SHEETS

GMP JOB #15-052

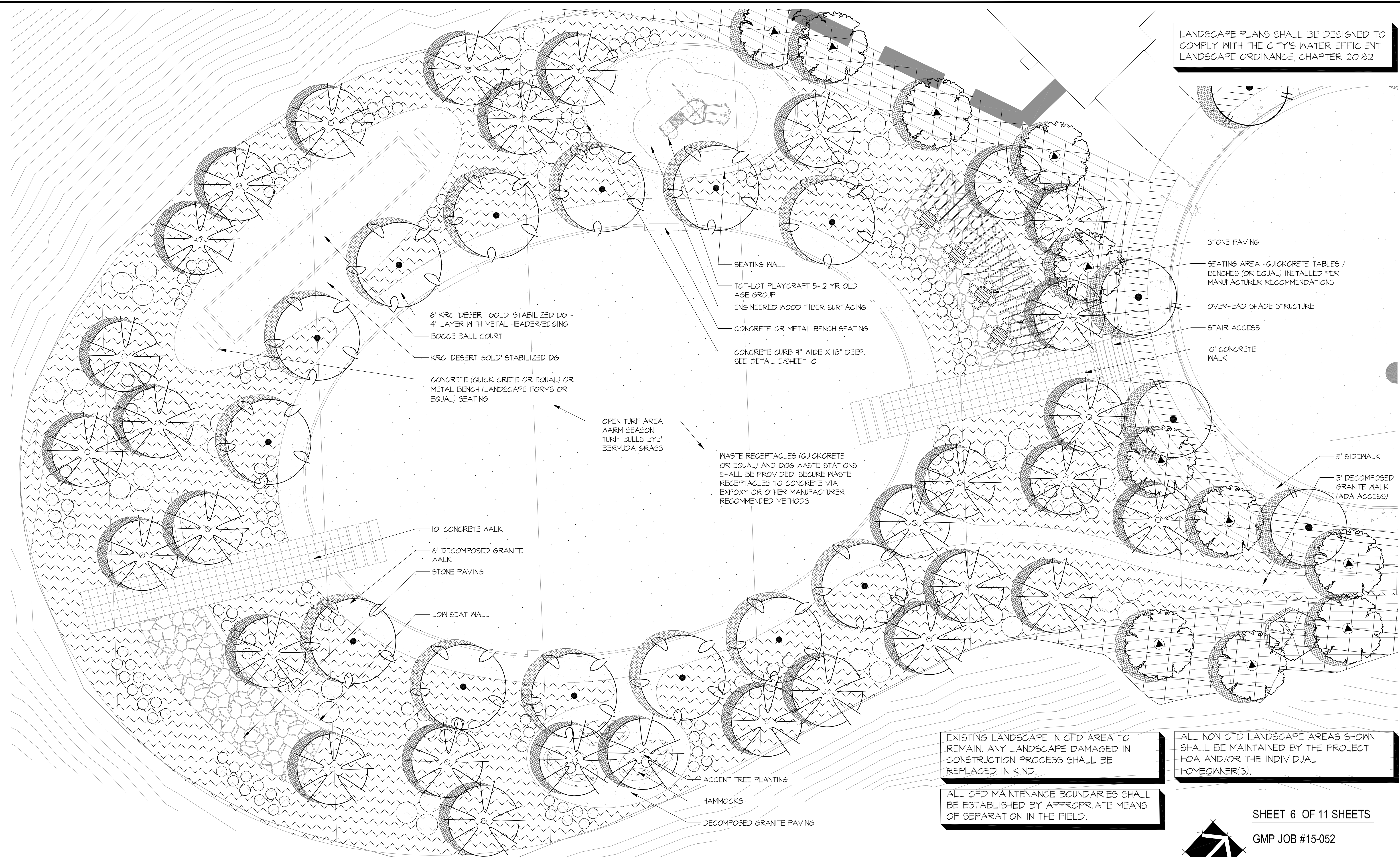


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SHEET 6 OF 11 SHEETS

GMP JOB #15-052

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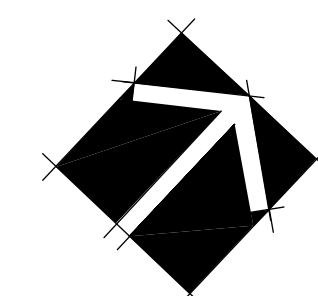
PARK C ENLARGEMENT - SOUTH - HOA MAINTAINED

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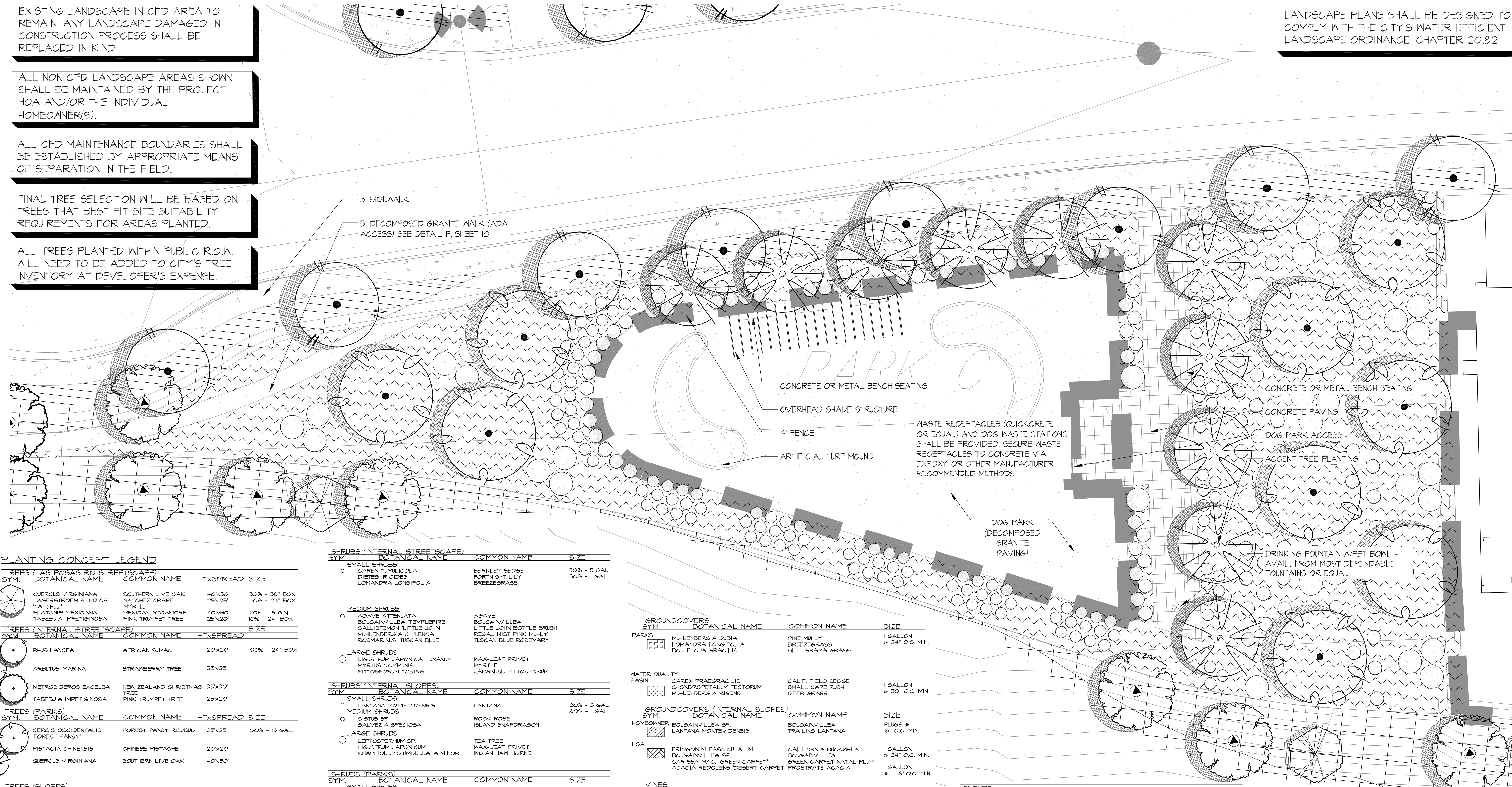
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FINAL TREE SELECTION WILL BE BASED ON TREES THAT BEST FIT SITE SUITABILITY REQUIREMENTS FOR AREAS PLANTED.

ALL TREES PLANTED WITHIN PUBLIC R.O.W. WILL NEED TO BE ADDED TO CITY'S TREE INVENTORY AT DEVELOPER'S EXPENSE.

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PLANTING CONCEPT LEGEND

TREES (LAS POSAS RD STREETSCAPE)				
SYM.	BOTANICAL NAME	COMMON NAME	HTxSPREAD	SIZE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x30'	30% - 36" BOX
	LASERSTROEMIA INDICA	NATCHEZ GRAPE	25'x25'	40% - 24" BOX
	PLATANUS MEXICANA	MYRTLE	40'x30'	20% - 15 GAL.
	TABEBUIA IMPETIGINOSA	MEXICAN SYCAMORE	25'x20'	10% - 24" BOX
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	25'x20'	10% - 24" BOX
TREES (INTERNAL STREETSCAPE)				
SYM.	BOTANICAL NAME	COMMON NAME	HTxSPREAD	SIZE
	RHUS LANCEA	AFRICAN SUMAC	20'x20'	100% - 24" BOX
	AREBUTUS MARINA	STRAWBERRY TREE	25'x25'	
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	95'x30'	
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	25'x20'	
TREES (PARKS)				
SYM.	BOTANICAL NAME	COMMON NAME	HTxSPREAD	SIZE
	CERCIS OCCIDENTALIS	FOREST FANSY REDBUD	25'x25'	100% - 15 GAL.
	PISTACIA CHINENSIS	CHINESE PISTACHE	20'x20'	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x30'	

TREES (SLOPES)				
SYM.	BOTANICAL NAME	COMMON NAME	HTxSPREAD	SIZE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	50'x45'	100% - 24" BOX
	QUERCUS AGRIFFOLIA	COAST LIVE OAK	50'x70'	
	RHUS LANCEA	AFRICAN SUMAC	25'x25'	
SHRUBS (LAS POSAS RD STREETSCAPE)				
SYM.	BOTANICAL NAME	COMMON NAME	HTxSPREAD	SIZE
	BOUTELOUA BLONDE AMBITION	BLUE GRAMA GRASS	10'x5'	10% - 5 GAL.
	AGAVE ATTENUATA	AGAVE	10'x5'	30% - 1 GAL.
	CISTUS PURPUREA	ORCHID ROCKROSE	10'x5'	
	CARISSA 'GREEN CARPET'	NATAL PLUM	10'x5'	
	CHONDROPETALUM TECTORUM	CAPE RUSH	10'x5'	
	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	10'x5'	
	RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN	10'x5'	

SHRUBS (INTERNAL STREETSCAPE)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	CAREX TUMULCOLA	BERKLEY SEDGE	10% - 5 GAL.
	DIETES RIOIDES	FORTNIGHT LILY	30% - 1 GAL.
	LOMANDRA LONGIFOLIA	BREEZEGRASS	

SHRUBS (INTERNAL SLOPES)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	AGAVE ATTENUATA	AGAVE	
	BOUSAINVILLEA 'TEMPLE FIRE'	BOUSAINVILLEA	
	LITTLE JOHN BOTTLE BRUSH		
	MULLENBERGIA C. 'LENGA'	REGAL MIST PINK MUHLY	
	ROSEMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	
	LIGUSTRUM JAPONICUM TEXANUM	MAX-LEAF PRIVET	
	MYRTUS COMMUNIS	MYRTLE	
	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	

SHRUBS (INTERNAL SLOPES)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	LANTANA MONTEVIDENSIS	LANTANA	20% - 5 GAL.
	CISTUS SP.	ROCK ROSE	80% - 1 GAL.
	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	
	LEPTOSPERMUM SP.	TEA TREE	
	LIGUSTRUM JAPONICUM	MAX-LEAF PRIVET	
	RHAPHIOLEPIS UMBELLATA MINOR	INDIAN HAWTHORNE	

SHRUBS (PARKS)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	LANTANA MONTEVIDENSIS	LANTANA	10% - 5 GAL.
	DIETES RIOIDES	FORTNIGHT LILY	30% - 1 GAL.
	LOMANDRA LONGIFOLIA	BREEZEGRASS	

SHRUBS (PARKS)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	CISTUS SP.	ROCK ROSE	
	GALLANDORA CALIFORNICA	BAJA FAIRY DUSTER	
	MULLENBERGIA C. 'LENGA'	REGAL MIST PINK MUHLY	
	LEPTOSPERMUM SP.	TEA TREE	
	PHOENIX DATE PALM	BIRD OF PARADISE	
	STRELITZIA REGINAE	YELLOW BELLS	
	TEGONA STANS 'GOLD STAR'	ROYAL CAPE PLUMBAGO	
	PLUMBAGO AURICULATA	ROYAL CAPE PLUMBAGO	

GROUNDCOVERS (PARKS)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	MULLENBERGIA DUBIA	PINE MUHLY	1 GALLON
	LOMANDRA LONGIFOLIA	BREEZEGRASS	24" O.C. MIN.
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	

GROUNDCOVERS (INTERNAL SLOPES)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	CAREX PRAEGRACILIS	CALIF. FIELD SEDGE	1 GALLON
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	30" O.C. MIN.
	MULLENBERGIA RIGENS	DEER GRASS	

GROUNDCOVERS (INTERNAL SLOPES)			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	BOUSAINVILLEA SP.	BOUSAINVILLEA	PLUGS @ 18" O.C. MIN.
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	

HOA			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON
	BOUSAINVILLEA SP.	BOUSAINVILLEA	24" O.C. MIN.
	CARISSA MAC 'GREEN CARPET'	GREEN CARPET NATAL PLUM	
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GALLON @ 6" O.C. MIN.

VINES			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	CALYSTEGIA MACROSTEGIA	CALIFORNIA MORNING GLORY	15 GAL.
	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS	

ALTERNATIVE ZONE A PLANTING (FIRST 50' OF DEFENSIBLE SPACE) IN THE EVENT IRRIGATION IS UNAVAILABLE DUE TO DROUGHT RESTRICTIONS

TREES			
SYM.	BOTANICAL NAME	COMMON NAME	HTxSPREAD SIZE
	HETEROMELES ARBUTIFOLIA	TOYON	10'x15' 100% - 15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x50'

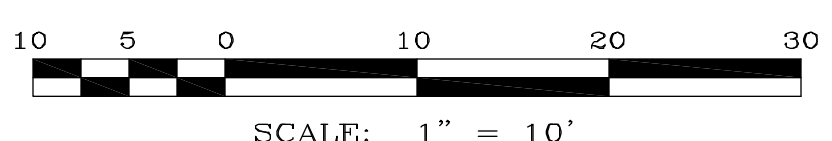
SHRUBS			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	ACHILLEA MILLEFOLIUM	YARROW	20% - 5 GAL.
	AGAVE ATTENUATA	AGAVE	30% - 1 GAL.
	CISTUS PURPUREA	ORCHID ROCKROSE	
	EPILOBUM CALIFORNICA	CA FUCHSIA	
	RHUS OVATA	SUGAR BUSH	
	PLUMBAGO AURICULATA	ROYAL CAPE PLUMBAGO	
	ROYAL CAPE		

GROUNDCOVERS			
SYM.	BOTANICAL NAME	COMMON NAME	SIZE
	ACACIA REDOLENS	PROSTRATE ACACIA	1 GAL. @ 6" O.C. MIN.
	DESERT CARPET		
	DELLOSPERMA ALBA	DISNEYLAND ICE PLANT	PLUGS @ 18" O.C. MIN.

NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF HARDSCAPE. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL AND SHALL EXTEND 10' ON EITHER SIDE OF TREE. REFER TO CITY STANDARD NOTES FOR BIO-BARRIER REQ. FOR TREE PLANTING.

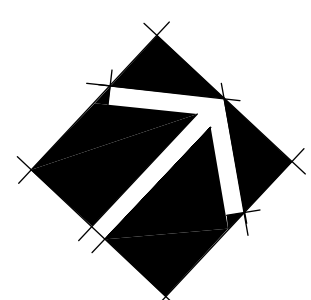
MURAI | SAN MARCOS, CA PARK C ENLARGEMENT - NORTH - HOA MAINTAINED

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6TH SUBMITTAL: 06/13/17

07/25/18



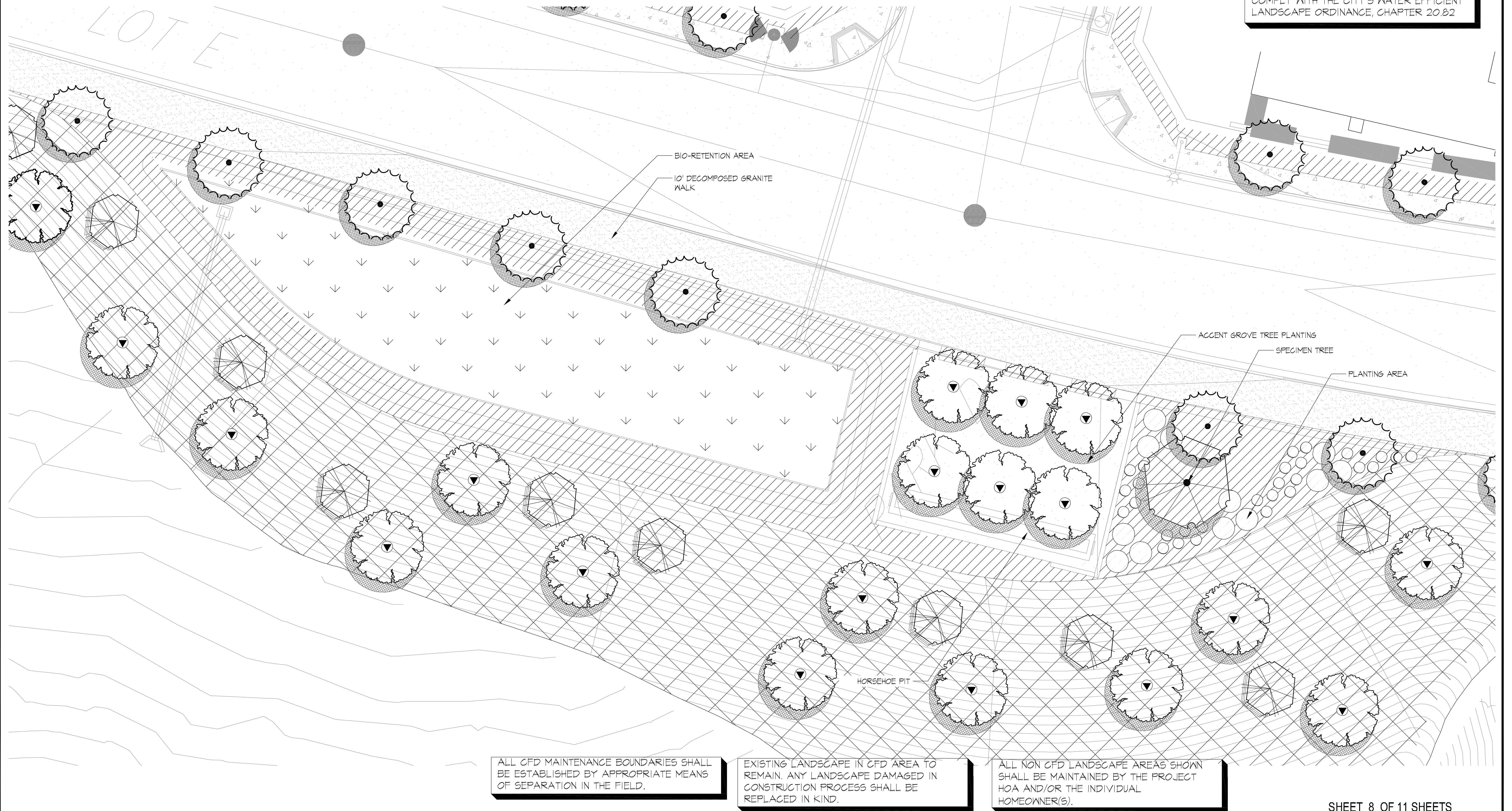
SHEET 7 OF 11 SHEETS

GMP JOB #15-052



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SHEET 8 OF 11 SHEETS

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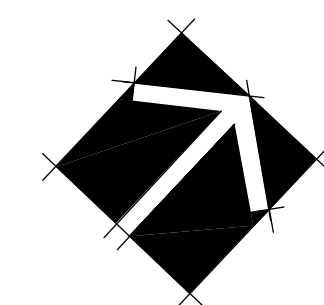
PARK D ENLARGEMENT - HOA MAINTAINED

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10 5 0 10 20 30
SCALE: 1" = 10'

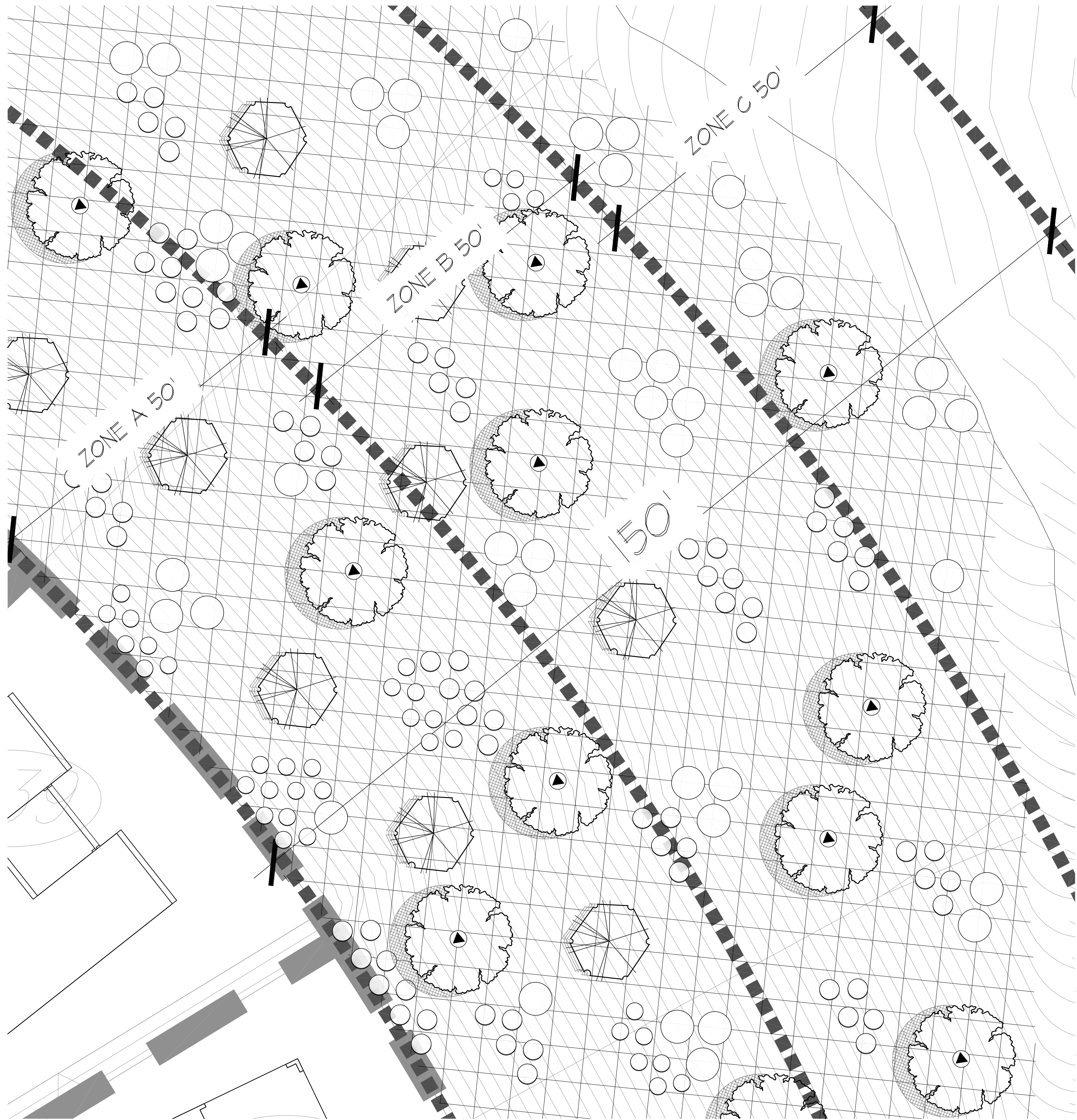
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FUEL MODIFICATION ZONES PER CIVIL ENGINEER

PLANTING CONCEPT LEGEND

TREES (LAS POSAS RD STREETSCAPE)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x50'	30% - 36" BOX
	LAGERSTROEMIA INDICA	NATCHEZ CRAPE	25'x25'	40% - 24" BOX
	NATCHEZ	MYRTLE	40'x30'	20% - 15 GAL.
	PLATANUS MEXICANA	MEXICAN SYCAMORE	25'x20'	10% - 24" BOX
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	25'x20'	

TREES (INTERNAL STREETSCAPE)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	RHUS LANCEA	AFRICAN SUMAC	20'x20'	100% - 24" BOX
	AREBUTUS MARINA	STRAWBERRY TREE	25'x25'	
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	35'x30'	
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	25'x20'	

TREES (PARKS)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	CERCIS OCCIDENTALIS	FOREST PANSY REDBUD	25'x25'	100% - 15 GAL.
	PISTACIA CHINENSIS	CHINESE PISTACHE	20'x20'	
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x50'	

TREES (SLOPES)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	50'x45'	100% - 24" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	50'x10'	
	RHUS LANCEA	AFRICAN SUMAC	25'x25'	

SHRUBS (LAS POSAS RD STREETSCAPE)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	SMALL SHRUBS			
	BOUTELOUA ELONDE AMBITION	BLUE GRAMA GRASS	10% - 5 GAL.	30% - 1 GAL.
	MEDIUM SHRUBS			
	AGAVE ATTENUATA	AGAVE		
	CISTUS PURPUREA	ORCHID ROCKROSE		
	CARISSA 'GREEN CARPET'	NATAL PLUM		
	LARGE SHRUBS			
	CHONDROPETALUM TECTORUM	CAPE RUSH		
	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM		
	RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN		

SHRUBS (INTERNAL STREETSCAPE)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	SMALL SHRUBS			
	CAREX TUMULICOLA	BERKLEY SEDGE	10% - 5 GAL.	30% - 1 GAL.
	DIETES IRIODES	FORTNIGHT LILY		
	LOMANDRA LONGIFOLIA	BREEZEGRASS		

SHRUBS (PARKS)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	MEDIUM SHRUBS			
	AGAVE ATTENUATA	AGAVE		
	BOUSAINVILLEA 'TEMPLEPIRE'	BOUSAINVILLEA		
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH		
	MULLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY		
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY		
	LARGE SHRUBS			
	LIGUSTRUM JAPONICA TEXANUM	WAX-LEAF PRIVET		
	MYRTUS COMMUNIS	MYRTLE		
	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM		

SHRUBS (INTERNAL SLOPES)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	SMALL SHRUBS			
	LANTANA MONTEVIDENSIS	LANTANA	20% - 5 GAL.	30% - 1 GAL.
	MEDIUM SHRUBS			
	CISTUS SP.	ROCK ROSE		
	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON		
	LARGE SHRUBS			
	LEPTOSPERMUM SP.	TEA TREE		
	LIGUSTRUM JAPONICUM	WAX-LEAF PRIVET		
	RHAPHIOLEPIS UMBELLATA MINOR	INDIAN HAWTHORNE		

SHRUBS (PARKS)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	SMALL SHRUBS			
	LANTANA MONTEVIDENSIS	LANTANA	20% - 5 GAL.	30% - 1 GAL.
	DIETES IRIODES	FORTNIGHT LILY		
	LOMANDRA LONGIFOLIA	BREEZEGRASS		
	MEDIUM SHRUBS			
	CISTUS SP.	ROCK ROSE		
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER		
	MULLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY		
	LARGE SHRUBS			
	LEPTOSPERMUM SP.	TEA TREE		
	PHOENIX ROEBELII	PGMY DATE PALM		
	STRELITZIA REGINAE	BIRD OF PARADISE		
	TEGOMA STANS GOLD STAR	YELLOW BELLS		
	PLUMBAGO AURICULATA	ROYAL CAPE PLUMBAGO		
	ROYAL CAPE			

GROUNDCOVERS				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	MULLENBERGIA DUBIA	PINE MUHLY	1 GALLON	@ 24" O.C. MIN.
	LOMANDRA LONGIFOLIA	BREEZEGRASS		
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS		

WATER QUALITY BASIN				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	CAREX PRAEGRACILIS	CALIF. FELD SEDGE	1 GALLON	@ 30" O.C. MIN.
	CHONDRUPETALUM TECTORUM	SMALL CAPE RUSH		
	MULLENBERGIA RIGENS	DEER GRASS		

GROUNDCOVERS (INTERNAL SLOPES)				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	BOUSAINVILLEA SP.	BOUSAINVILLEA	PLUGS @ 18" O.C. MIN.	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA		
	ERIOSOLUN FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON @ 24" O.C. MIN.	
	BOUSAINVILLEA SP.	BOUSAINVILLEA		
	CARISSA MAC. 'GREEN CARPET'	GREEN CARPET NATAL PLUM		
	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GALLON @ 6" O.C. MIN.	

LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE, CHAPTER 20.82

NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF HARDSCAPE. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL AND SHALL EXTEND 10' ON EITHER SIDE OF TREE. REFER TO CITY STANDARD NOTES FOR BIO-BARRIER REQ. FOR TREE PLANTING.

VINES				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	CALYSTEGIA MACROSTEGIA	CALIFORNIA MORNING GLORY	15 GAL.	
	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS		

ALTERNATIVE ZONE A PLANTING (FIRST 50' OF DEFENSIBLE SPACE)

TREES				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	HETEROMELES ARBUTIFOLIA	TOYON	10'x15'	100% - 15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x50'	

SHRUBS				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	SMALL SHRUBS			
	ACHILLEA MILLEFOLIUM	YARROW	20% - 5 GAL.	30% - 1 GAL.
	MEDIUM SHRUBS			
	AGAVE ATTENUATA	AGAVE		
	CISTUS PURPUREA	ORCHID ROCKROSE		
	EPILOBUM CALIFORNICA	GA FUCHSIA		
	LARGE SHRUBS			
	RHUS OVATA	SUGAR BUSH		
	PLUMBAGO AURICULATA	ROYAL CAPE PLUMBAGO		
	ROYAL CAPE			

GROUNDCOVER				
SYM	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
	ACACIA REDOLENS	PROSTRATE ACACIA	1 GAL.	@ 6" O.C. MIN.
	DESERT CARPET			
	DELOSPERMA ALBA	DISNEYLAND ICE PLANT	PLUGS @ 18" O.C. MIN.	

ALL CFD MAINTENANCE BOUNDARIES SHALL BE ESTABLISHED BY APPROPRIATE MEANS OF SEPARATION IN THE FIELD.

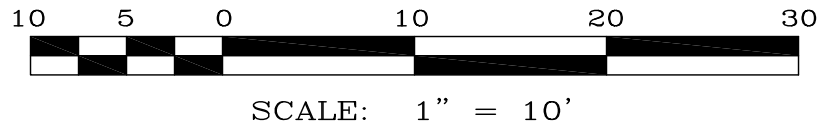
EXISTING LANDSCAPE IN CFD AREA TO REMAIN. ANY LANDSCAPE DAMAGED IN CONSTRUCTION PROCESS SHALL BE REPLACED IN KIND.

ALL NON CFD LANDSCAPE AREAS SHOWN SHALL BE MAINTAINED BY THE PROJECT HOA AND/OR THE INDIVIDUAL HOMEOWNER(S).

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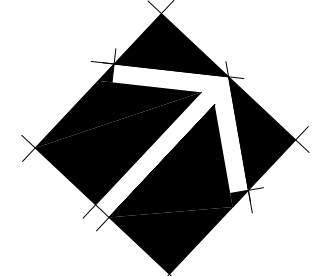
TYP. BMZ PLANTING ENLARGEMENT

ColRich 444 West Beech St., Suite 300
San Diego, CA 92101



1ST SUBMITTAL: 10/7/15
2ND SUBMITTAL: 3/10/16
3RD SUBMITTAL: 6/1/16
4TH SUBMITTAL: 10/11/16
5TH SUBMITTAL: 3/30/17
6TH SUBMITTAL: 06/13/17

07/25/18

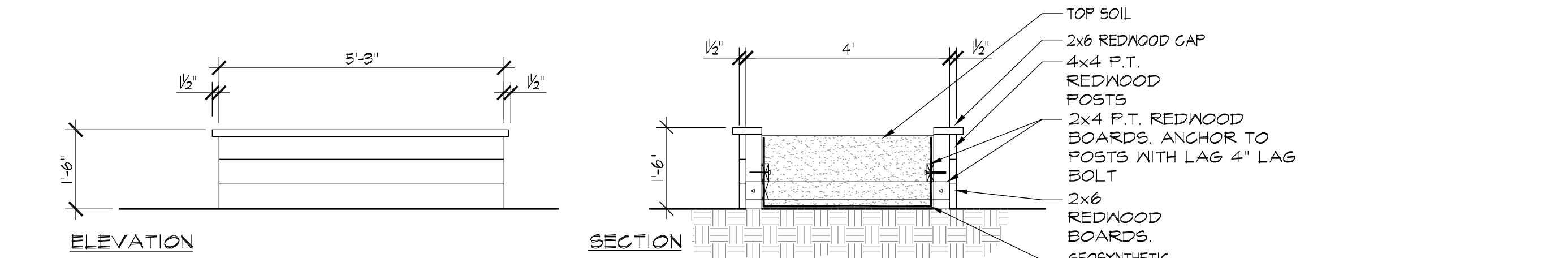


SHEET 9 OF 11 SHEETS

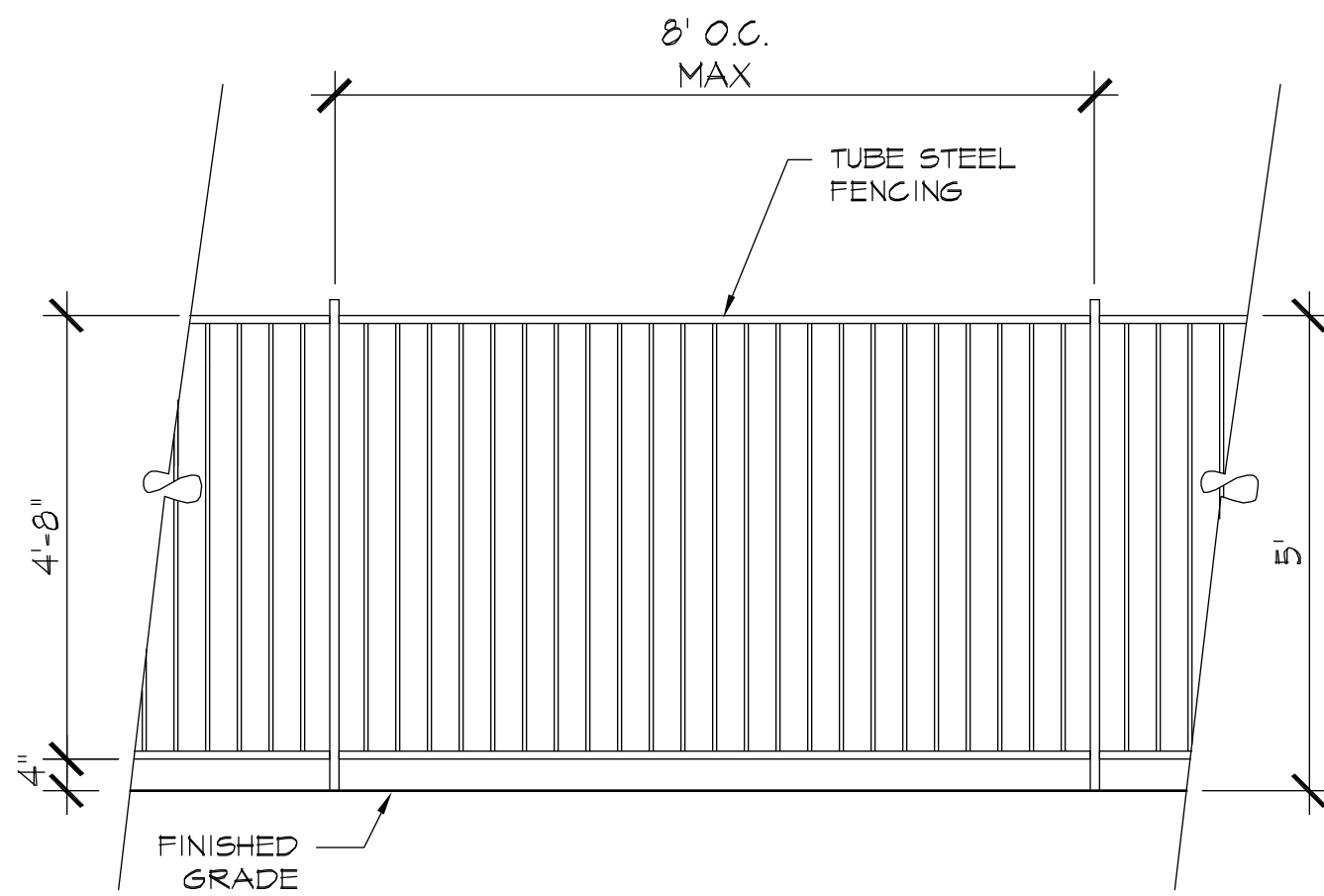
GMP JOB #15-052



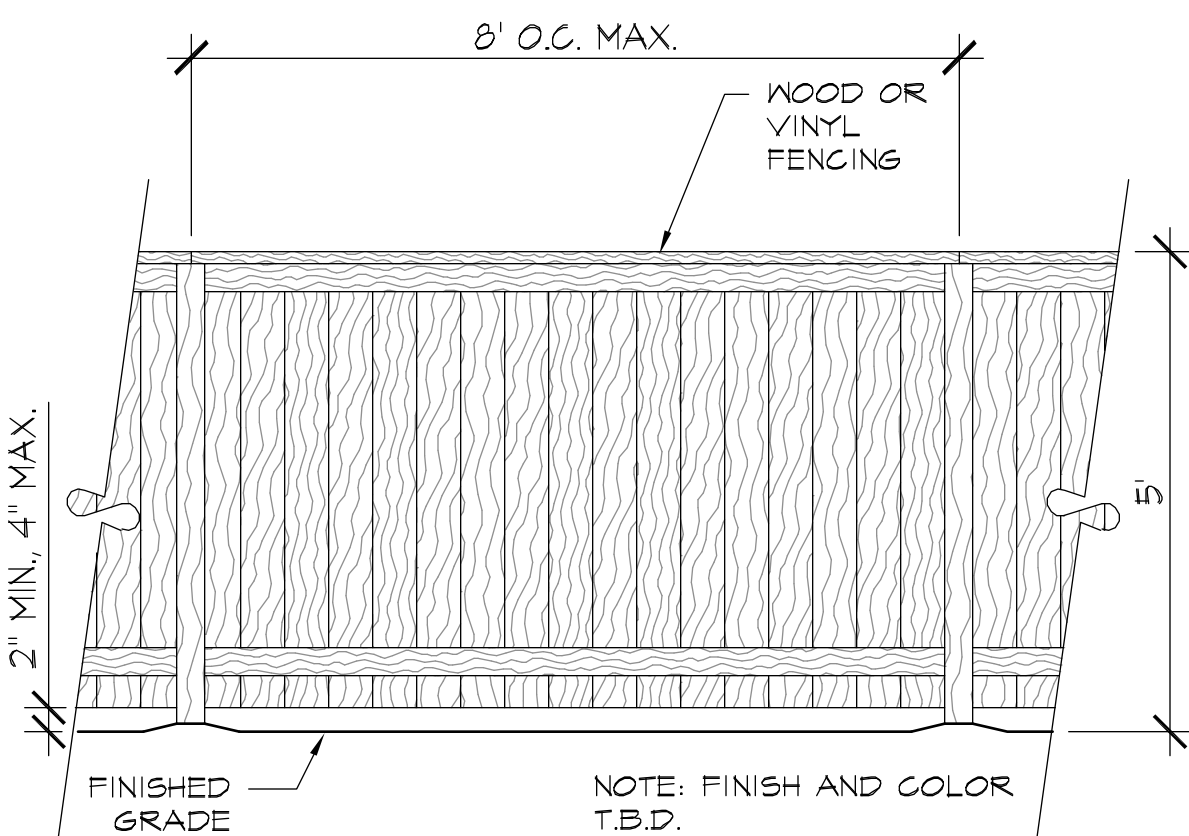
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San Diego, CA 92121
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T 858 558 8977
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& PLANNING



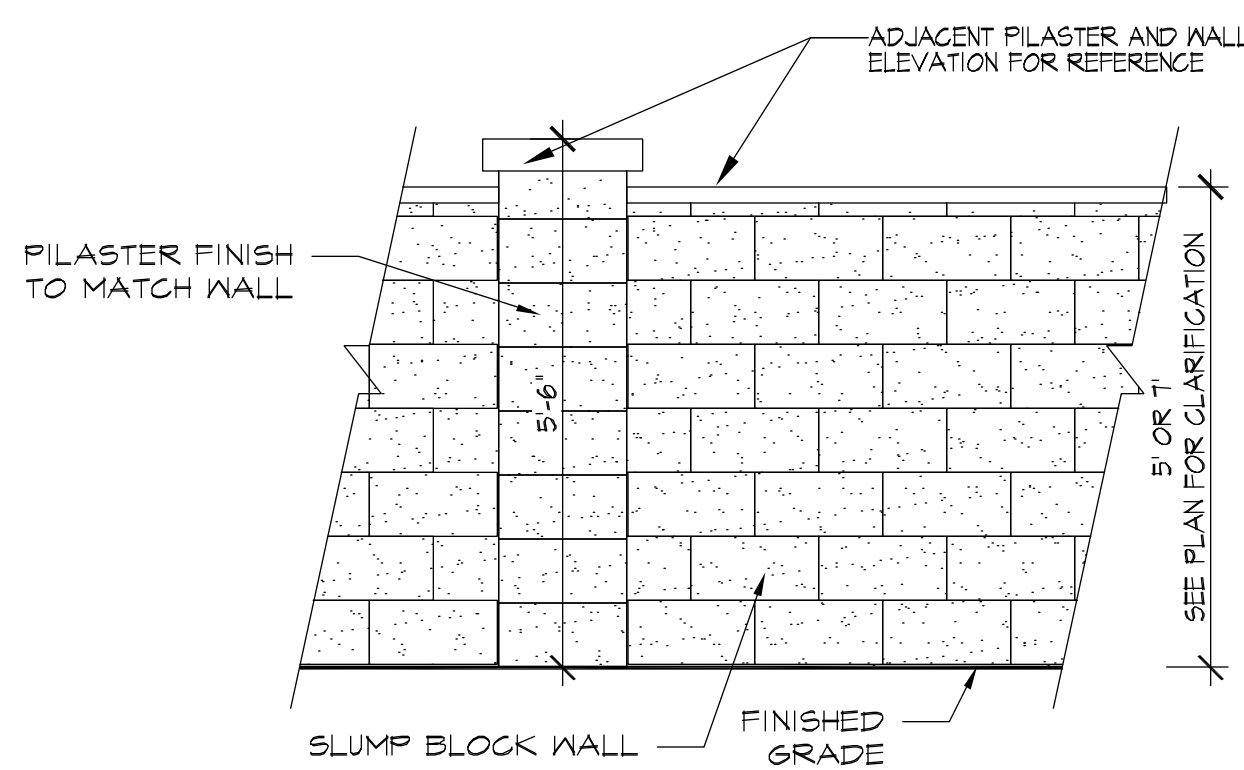
(A) RAISED VEGETABLE GARDEN BOX



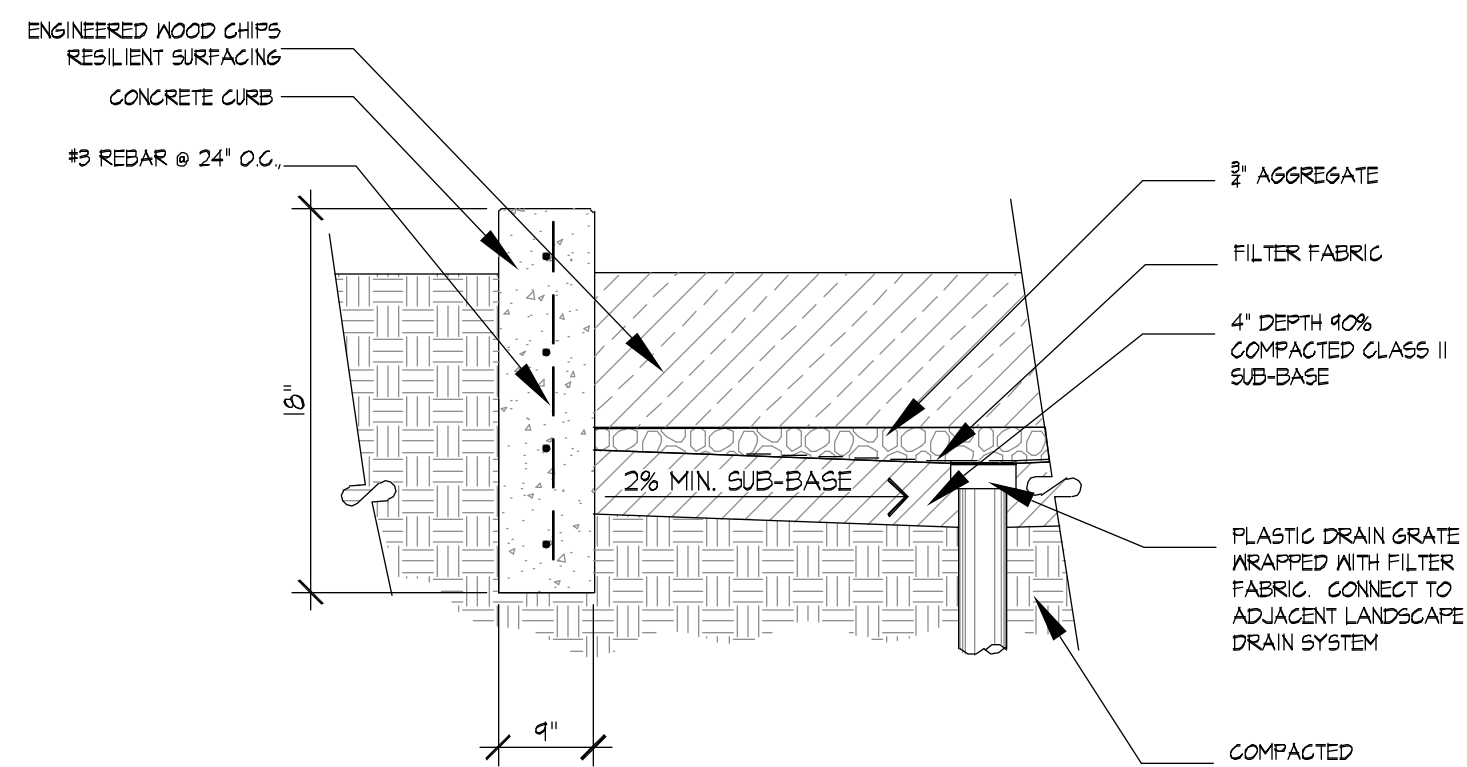
(B) 5' TUBE STEEL FENCING



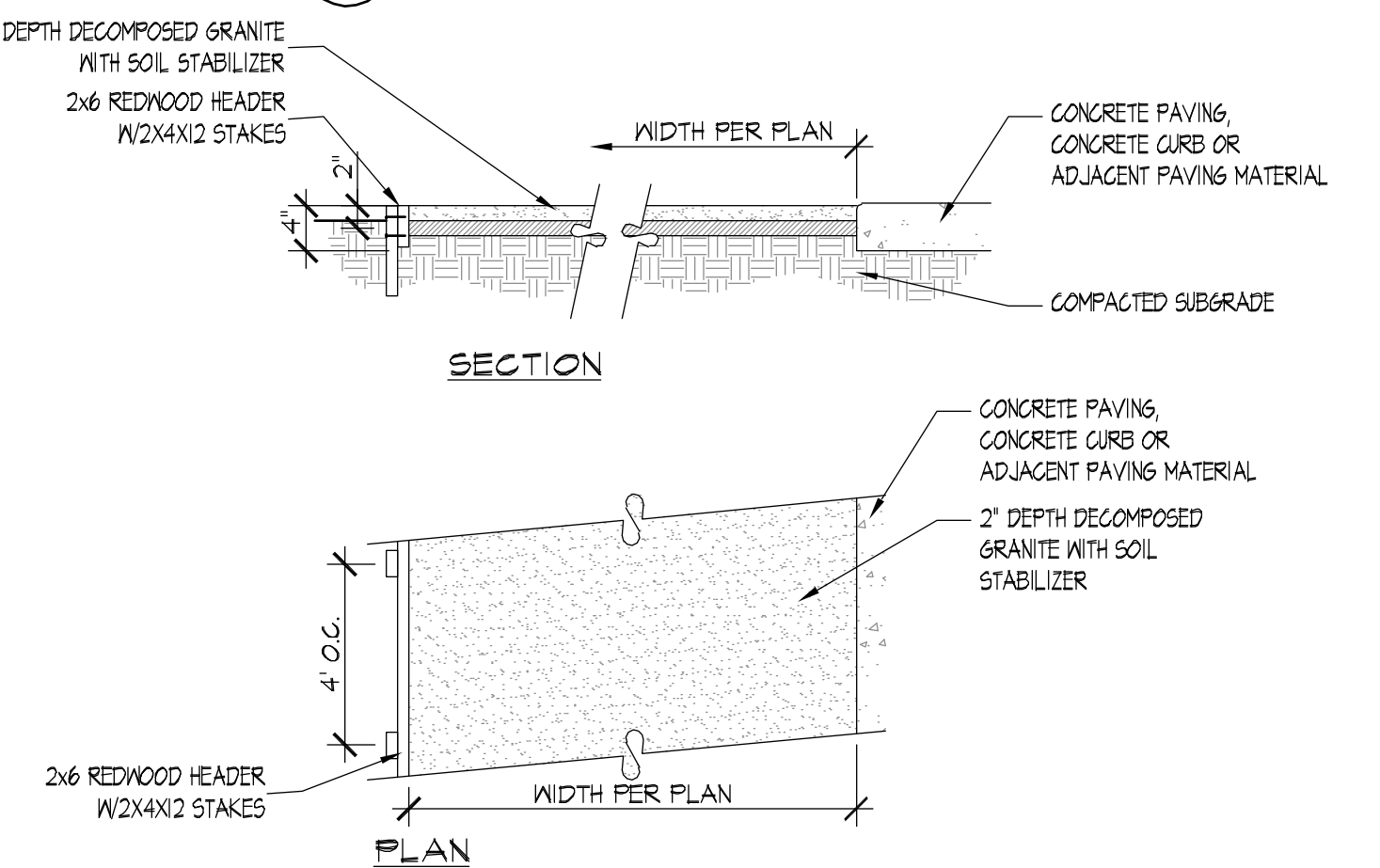
(C) 5' WOOD/VINYL FENCING



(D) MASONRY WALL



(E) TOTLOT SURFACING



(F) D.G. TRAIL - STABILIZED

DESIGN INTENT STATEMENT
THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE DONE SO FOR THEIR LOW WATER USE QUALITIES. ADDITIONALLY THE IRRIGATION SYSTEM PROVIDED WILL USE A RAIN SENSING CONTROLLER AND WILL BE DESIGNED TO BE HIGHLY EFFICIENT AND WILL BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

PLANTING NOTES
NOTE:
NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.

MULCH
ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 4 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER.

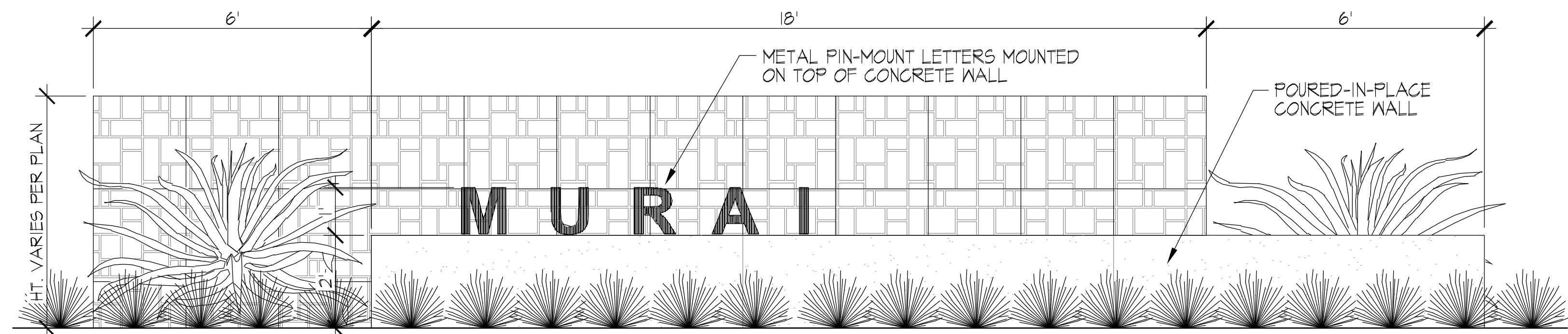
NOTE:
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL. ROOT BARRIER SHALL EXTEND 10' ON EITHER SIDE OF TREE.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION OR HOMEOWNER AS SET UP BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN MARCOS' LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE CORE SUB-AREA DESIGN MANUAL, AND ALL OTHER CITY AND REGIONAL STANDARDS.

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVENWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



(G) ENTRY MONUMENT

PLANTING CONCEPT LEGEND

TREES (LAS POSAS RD STREETSCAPE)

SYM.	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
○	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x50'	30% - 36" BOX
○	LAGERSTROEMIA INDICA	NATCHEZ GRAPE	25'x25'	40% - 24" BOX
○	PLATANUS MEXICANA	MYRTLE	40'x50'	20% - 15 GAL.
○	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	25'x20'	10% - 24" BOX

TREES (INTERNAL STREETSCAPE)

SYM.	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
○	RHUS LANCEA	AFRICAN SUMAC	20'x20'	100% - 24" BOX
○	ARBUTUS MARINA	STRAWBERRY TREE	25'x25'	
○	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	35'x30'	
○	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	25'x20'	

TREES (PARKS)

SYM.	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
○	CERCIS OCCIDENTALIS	FOREST PANSY REDBUD	25'x25'	100% - 15 GAL.
○	PISTACIA CHINENSIS	CHINESE PISTACHE	20'x20'	
○	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x50'	

TREES (SLOPES)

SYM.	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
○	LOPHOSTEMON CONFERTUS	BRISBANE BOX	50'x45'	100% - 24" BOX
○	QUERCUS AGRIFFOLIA	COAST LIVE OAK	50'x70'	
○	RHUS LANCEA	AFRICAN SUMAC	25'x25'	

SHRUBS (LAS POSAS RD STREETSCAPE)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	SMALL SHRUBS		
○	BOUTELOUA 'BLONDE AMBITION'	BLUE GRAMA GRASS	10% - 5 GAL.
○	MEDIUM SHRUBS		30% - 1 GAL.
○	AGAVE ATTENUATA	AGAVE	
○	CISTUS PURPUREA	ORCHID ROCKROSE	
○	CARISSA 'GREEN CARPET'	NATAL PLUM	
○	LARGE SHRUBS		
○	CHONDROPETALUM TECTORUM	CAPE RUSH	
○	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	
○	RHAPHIOLEPIS UMBELLATA	INDIAN HAWTHORN	

SHRUBS (INTERNAL STREETSCAPE)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	SMALL SHRUBS		
○	CAREX TUMULCOSA	BERKLEY SEDGE	10% - 5 GAL.
○	DIETES IRIODES	FORTNIGHT LILY	30% - 1 GAL.
○	LOMANDRA LONGIFOLIA	BREEZEGRASS	

SHRUBS (PARKS)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	SMALL SHRUBS		
○	AGAVE ATTENUATA	AGAVE	
○	BOUGAINVILLEA 'TEMPLEPIRE'	BOUGAINVILLEA	
○	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	
○	MULLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY	
○	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	

SHRUBS (INTERNAL SLOPES)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	SMALL SHRUBS		
○	LANTANA MONTEVIDENSIS	LANTANA	20% - 5 GAL.
○	MEDIUM SHRUBS		30% - 1 GAL.
○	CISTUS SP.	ROCK ROSE	
○	GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	
○	LARGE SHRUBS		
○	LEPTOSPERMUM SP.	TEA TREE	
○	LIQUSTRUM JAPONICA	MAX-LEAF PRIVET	
○	MYRTUS COMMUNIS	MYRTLE	
○	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	

SHRUBS (PARKS)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	SMALL SHRUBS		
○	LANTANA MONTEVIDENSIS	LANTANA	10% - 5 GAL.
○	DIETES IRIODES	FORTNIGHT LILY	30% - 1 GAL.
○	LOMANDRA LONGIFOLIA	BREEZEGRASS	
○	MEDIUM SHRUBS		
○	CISTUS SP.	ROCK ROSE	
○	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	
○	MULLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY	
○	LARGE SHRUBS		
○	LEPTOSPERMUM SP.	TEA TREE	
○	PHOENIX ROEBELIENII	PYGMY DATE PALM	
○	STRELITZIA REGINAE	BIRD OF PARADISE	
○	TEGOMA STANS GOLD STAR	YELLOW BELLS	
○	PLUMBAGO AURICULATA	ROYAL CAPE PLUMBAGO	

*NOTE: MONUMENT ENTRY WALL SHALL BE LOCATED OUTSIDE OF ROW AND IN HOA MAINTAINED AREA.

GROUNDCOVERS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	MULLENBERGIA DUBIA	PINE MUHLY	1 GALLON
○	LOMANDRA LONGIFOLIA	BREEZEGRASS	@ 24" O.C. MIN.
○	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	

WATER QUALITY BASIN

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	CAREX PRAEGRACILIS	CALIF. FIELD SEDGE	1 GALLON
○	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	@ 30" O.C. MIN.
○	MULLENBERGIA RIGENS	DEER GRASS	

GROUNDCOVERS (INTERNAL SLOPES)

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	BOUGAINVILLEA SP.	BOUGAINVILLEA	PLUGS @ 18" O.C. MIN.
○	LANTANA MONTEVIDENSIS	TRAILING LANTANA	

HOA

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	ERIOSONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON
○	BOUGAINVILLEA SP.	BOUGAINVILLEA	@ 24" O.C. MIN.
○	CARISSA MAC 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GALLON
○	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	@ 6" O.C. MIN.

VINES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	CALYSTEGIA MACROSTEGIA	CALIFORNIA MORNINGS GLORY	15 GAL.
○	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS	

ALTERNATIVE ZONE A PLANTING (FIRST 50' OF DEFENSIBLE SPACE)
IN THE EVENT IRRIGATION IS UNAVAILABLE DUE TO DROUGHT RESTRICTIONS

TREES

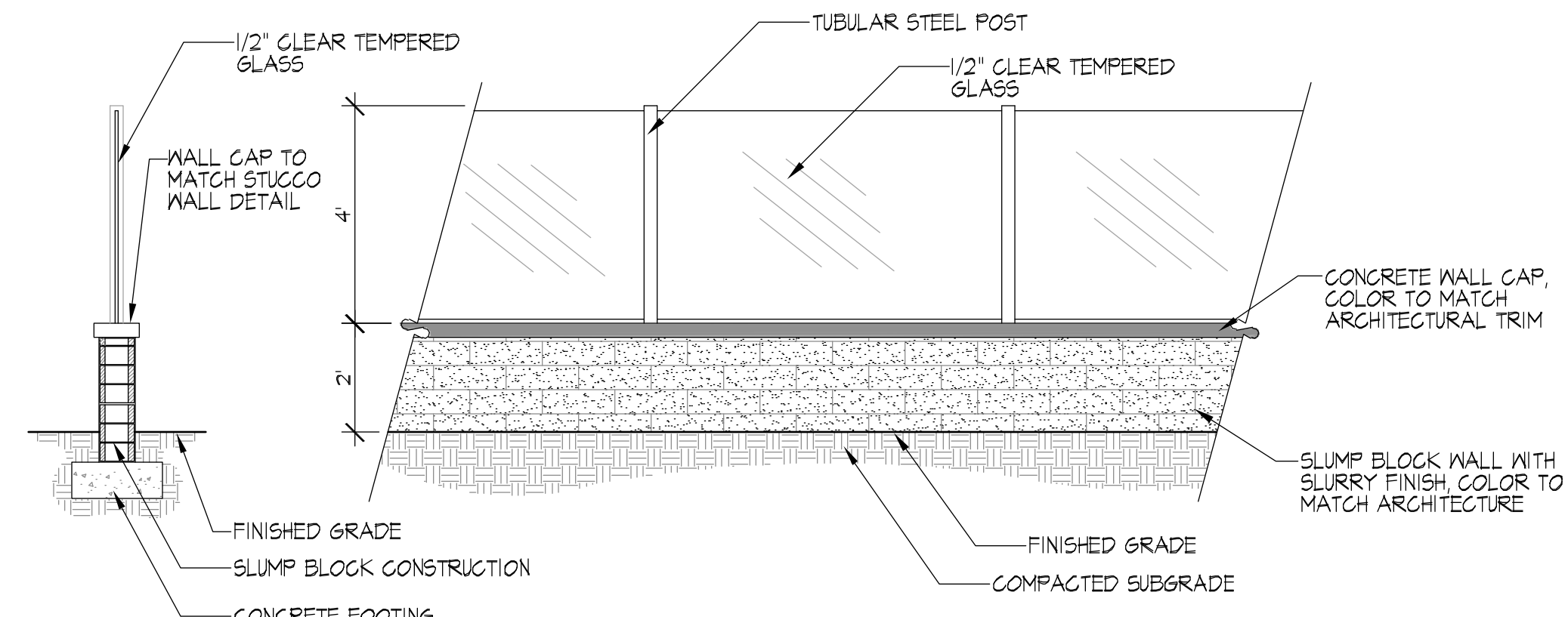
SYM.	BOTANICAL NAME	COMMON NAME	HTXSPREAD	SIZE
○	HETEROMELES AREUTIFOLIA	TOYON	10'x15'	100% - 15 GAL.
○	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	40'x50'	

SHRUBS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	SMALL SHRUBS		
○	ACHILLEA MILLEFOLIUM	YARROW	20% - 5 GAL.
○	MEDIUM SHRUBS		30% - 1 GAL.
○	AGAVE ATTENUATA	AGAVE	
○	CISTUS PURPUREA	ORCHID ROCKROSE	
○	EPILOBUM CALIFORNICA	CA FUCHSIA	
○	LARGE SHRUBS		
○	RHUS OVATA	SUGAR BUSH	
○	PLUMBAGO AURICULATA	ROYAL CAPE PLUMBAGO	

GROUNDCOVER

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
○	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL.
○	DELOSPERMA ALBA	DISNEYLAND ICE PLANT	PLUGS @ 18" O.C. MIN.



(H) NON-COMBUSTIBLE GLASS VIEW FENCE

SHEET 10 OF 11 SHEETS

GMP JOB #15-052

MURAI | SAN MARCOS, CA

ColRich 444 West Beech St., Suite 300
San Diego, CA 92101

CONCEPTUAL LEGEND & DETAILS

1ST SUBMITTAL: 10/7/15
2ND SUBMITTAL: 3/10/16
3RD SUBMITTAL: 6/1/16
4TH SUBMITTAL: 10/11/16
5TH SUBMITTAL: 3/30/17
6TH SUBMITTAL: 03/13/17

gmp
4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmplandarch.com
T 858 558 8977
LANDSCAPE
ARCHITECTURE
& PLANNING

- 1 RETAINING WALL. HEIGHT VARIES FROM 1' TO 10'. AVERAGE EXPOSED HEIGHT IS 7'.
- 2 RETAINING WALL. HEIGHT VARIES FROM 1' TO 5'. AVERAGE EXPOSED HEIGHT IS 4'.
- 3 RETAINING WALL. HEIGHT VARIES FROM 1' TO 5'. AVERAGE EXPOSED HEIGHT IS 3'.
- 4 3' MAXIMUM RETAINING WALL.
- 5 RETAINING WALL. HEIGHT VARIES FROM 1' TO 13'. AVERAGE EXPOSED HEIGHT IS 8'.
- 6 RETAINING WALL. HEIGHT VARIES FROM 1' TO 5'. AVERAGE EXPOSED HEIGHT IS 4'.
- 7 RETAINING WALL. HEIGHT VARIES FROM 1' TO 7'. AVERAGE EXPOSED HEIGHT IS 5'.

ALL LOTS, EXCEPT LOTS 7 AND 80, HAVE A VARYING WIDTH LANDSCAPE SEPARATION BETWEEN RETAINING WALLS AND LOT WALLS/FENCING.

EXCEPTIONS:

LOT 7 HAS A COMBINATION RETAINING WALL (4' HIGH, 33' IN LENGTH) AND FREESTANDING MASONRY WALL (5'-7' HIGH) ABOVE . MASONRY WALL AT THE TOP OF SLOPE IS REQUIRED AS PART OF THE CONDITIONS FOR HOMES ADJACENT TO THE FIRE BUFFER ZONE

LOT 80 HAS A COMBINATION RETAINING WALL (1'-4' HIGH, 23' IN LENGTH) AND FREESTANDING TUBULAR STEEL FENCE (5' HIGH) ABOVE IN THE REAR YARD OF THE LOT. THE RETAINING WALL FACES THE RESIDENTIAL UNIT AND IS NOT VISIBLE TO THE PUBLIC.



ALL NON CFD LANDSCAPE AREAS SHOWN
SHALL BE MAINTAINED BY THE PROJECT
HOA AND/OR THE INDIVIDUAL
HOMEOWNER(S).

1-1/2" sloping backfill or 250 psf live load surcharge

1-1/2" sloping backfill or 250 psf live load surcharge

TYPICAL SECTION
3'-8" max

ELEVATION
Horizontal reinf. not shown

DIMENSIONS AND REINFORCING STEEL			
H (max)	5'-4"	3'-8"	
T (min)	0'-10"	0'-8"	
W (min)	3'-10"	2'-9"	
Ⓐ Bars	#4@16"		
Ⓑ Bars	#5@16"	#4@16"	
Max Toe Pressure	2,000 psf	1,400 psf	

NOTES:

- See C-7 and C-8 for additional notes and details.
- Fill all block cells with grout.

Revision	By	Approved	Date
ORIGINAL	Parkinson	2/95	
Add Metric	T. Stanton	03/03	
Delete Metric	S.S. T. Shell	03/11	

SAN DIEGO REGIONAL STANDARD DRAWING

MASONRY RETAINING WALL TYPE 6
(LIVE LOAD SURCHARGE OR SLOPING BACKFILL)

RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARDS COMMITTEE

[Signature] 1/16/2016
Christopher R.C.E. 19246 Date

DRAWING NUMBER C-6

FENCE & WALL EXHIBIT

80 40 0 80 160 240

SCALE: 1" = 80'

1ST SUBMITTAL: 10/7/15	07/25/18
2ND SUBMITTAL: 3/10/16	
3RD SUBMITTAL: 6/1/16	
4TH SUBMITTAL: 10/11/16	
5TH SUBMITTAL: 3/30/17	
6TH SUBMITTAL: 06/13/17	