



Conceptual Landscape Plan Requirements

City of Oceanside - Engineering Division

Conceptual Landscape Plans for projects requiring a landscape plan as determined by the Planning Department shall be submitted to the Planning Department at the time of the project application.

The following items are required for a Conceptual Landscape Plan (CLP):

Landscape Conceptual Plans shall clearly indicate:

1. All proposed vegetation for designated planting areas.
2. All existing vegetation to be accurately located on plan within the property boundaries such as: native, naturalized, or ornamental trees, shrubs and herbaceous areas including the right-of-way street trees, and other parkway plantings.
3. Show all existing trees to be relocated or removed, clearly labeled with tree type (name), quantities, and caliper size or brown trunk height (BTH) for palms. *This may require a tree survey, schedule of tree replacement, or other mitigation requirements.*
4. Existing topography.
5. Proposed slope gradients. *Ex. 2:1, 4:1 etc.*
6. Clearly designate all trails, walks, fences, walls, retaining walls, plantable, and non-plantable walls.
7. Accurately represent the most current architectural footprint and parking configuration (if applicable), as well as engineering slopes, walls, and grades (if applicable) at the time of submittal.

If you have any Questions please contact Harry Grove

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Refer to reverse/ next page(s) for additional submittal requirements.

Additional submittal requirements include, but are not limited to the following:

- All items on plan are subject to review.
- Conceptual Landscape Plans are to be drawn on “D” size sheets (24”x36”). “E” size sheets (30”x42”) may be acceptable (subject to the discretion of the landscape plan checker).
- Conceptual Landscape Plans shall contain an accurate north arrow. All print (typewritten or lettering) shall be 1/8” or larger. Plans shall be drawn at the scale of 1”=40’ or larger. Difficult or complex areas to read may be requested to be shown at a larger scale.
- Conceptual Landscape Plans shall contain a conceptual plant list complete with ‘Botanical’ and ‘Common’ names including container sizes and/or brown trunk height (BTH), accurately coordinating planting symbols on the proposed site with planting symbols on legend.
- Clearly show and call out all property lines, sight distances, utility lines as well as utility, sewer, and storm drain easements. All easements shall be designated with dimension lines.
- General notes to be located on plan such as but not limited to:
 - a. Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.
 - b. Landscape Architect shall verify utility, sewer, storm drain easement and place planting locations accordingly to meet City of Oceanside requirements.
 - c. All required landscape areas shall be maintained by owner. The landscape areas shall be maintained per City of Oceanside requirements.
- Irrigation note to be located on plan such as, but not limited to: An automatic irrigation system shall be installed to provide coverage for all 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. 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.
- Planting note to be located on plan such as, but not limited to: The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3” depth to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.

- Trash enclosures (if applicable) are to be covered through either a detail or a descriptive note stating the design, types of materials, and finishes to be used.
- A conceptual detail of fences, gates, walls, retaining walls, and plantable walls (where applicable) showing specifically layout and height. Obtain planning department approval for these items in the conditions or application stage prior to 1st submittal of working drawings.
- The Conceptual Landscape Plan is to be checked by the *Licensed Professional of Work* for consistency, accuracy, clarity, and conformity with city standard specifications, standard drawings, manuals, ordinances, and design criteria before submission for approval. If the submittal/ plans are found to be incomplete during initial review by the City of Oceanside, the submittal/ plans will be returned to the *Licensed Professional of Work* for compliance prior to re-submittal / plan check.