LANDSCAPE NOTES

GENERAL PLANTING NOTES:
- All planting and irrigation to be in strict conformity to Ventura County Landscaping Standards and Codes and City of Moorpark Landscaping Standards.
- All trees and shrubs must be approved by the City of Moorpark before installation.
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PLANTING NOTES:
- Existing tree - protect in place
- 6'-4" H. WELDED WIRE FENCE per metrolink standard
- CHIP SEAL PARKING

PLANT PALETTE

SHRUBS:
- PROPOSED STREET TREES
- BOTANICAL NAME: AGARITA SPECIES    AGARITA
- COMMON NAME: "HALLIANA"  JAPANESE HONEYSUCKLE
- COMMON NAME: PRUNUS CAROLINIANA   CAROLINA LAUREL CHERRY
- COMMON NAME: OLEA EUROPAEA 'WILSONII'   FRUITLESS OLIVE
- COMMON NAME: ARBUTUS MENZIESII   MADRONE
- COMMON NAME: AGONIS FLEXUOSA    PEPPERMINT TREE
- COMMON NAME: 48" BOX

BUSHES:
- PROPOSED STREET TREES
- BOTANICAL NAME: SALVIA SPECIES    SAGE
- COMMON NAME: PARISIAN SAGE
- COMMON NAME: LONICERA JAPONICA "HALLIANA"  JAPANESE HONEYSUCKLE
- COMMON NAME: PARTHENOCISSUS QUINQUEFOLIA  VIRGINIA CREEPER
- COMMON NAME: 6'-4" H. WELDED WIRE FENCE per metrolink standard

TREES:
- PROPOSED STREET TREES
- BOTANICAL NAME: RHAMNUS CALIFORNICA   CALIFORNIA COFFEEBERRY
- COMMON NAME: CALIFORNIA COFFEEBERRY
- COMMON NAME: GREVILLEA SPECIES    GREVILLEA
- COMMON NAME: CRIMSON SPOT ROCKROSE
- COMMON NAME: CISTUS LADANIFER    CRIMSON SPOT ROCKROSE

LAVENDER
- COMMON NAME: LAVANDULA SPECIES   LAVENDER
- COMMON NAME: IRIS DOUGLASIANA    DOUGLAS IRIS
- COMMON NAME: HELICTOTRICHON SEMPERVIRENS  BLUE OAT GRASS
- COMMON NAME: FESTUCA OVINA GLAUCA   BLUE FESCUE
- COMMON NAME: ESCHSCHOLZIA CALIFORNICA   CALIFORNIA POPPY
- COMMON NAME: CISTUS SALVIIFOLIUS   SAGELEAF ROCKROSE

FOREGROUND SHRUBS & GROUNDCOVERS/ACCENTS
- PROPOSED STREET TREES
- BOTANICAL NAME: JUNCUS PATENS    CALIFORNIA GRAY RUSH
- COMMON NAME: CALIFORNIA GRAY RUSH
- COMMON NAME: BACCHARIS DOUGLASII   MARSH BACCHARIS
- COMMON NAME: SISYRINCHIUM BELLUM   BLUE EYED GRASS
- COMMON NAME: ROSMARINUS SPECIES   ROSEMARY
- COMMON NAME: PYRACANTHA 'SANTA CRUZ'   FIRETHORN
- COMMON NAME: PUNICA GRANATUM 'NANA'   DWARF POMEGRANATE
- COMMON NAME: MUHLENBERGHIA RIGENS   DEER GRASS
- COMMON NAME: LEYMUS CONDENSATUS 'CANYON PRIDE' WILD RYE

PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.
PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.
BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE
PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS.  PLANTS SHALL
ORIENTATION AND EXPOSURE.
TO BE EFFECTIVE AND FEASIBLE.  IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO
AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY.  DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED
TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EF
WATER CONSERVATION STATEMENT

SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE DETENTION AND PERCOLATION.  PLANTED BEDS
PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.
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WATER CONSERVATION STATEMENT

2. ALL SHRUBS AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF SHREDDED WOOD MULCH.
1. ALL TREES WITHIN 5' OF ANY HARDSCAPE SHALL RECEIVE ROOT BARRIERS.

COMMUNITY GREEN
- see sheet L.3
- a new mixed use development in Moorpark California

COMMERCIAL
- see sheet L.5
- a new mixed use development in Moorpark California

COMMERCION
- see sheet L.6
- a new mixed use development in Moorpark California

COMMERCION
- see sheet L.6
- a new mixed use development in Moorpark California

COMMERCION
- see sheet L.6
- a new mixed use development in Moorpark California
High Street Depot

A new mixed use development in Moorpark California

COMMUNITY GREEN
- existing pepper tree canopy
- synthetic turf (50' X 100')
- seat wall
- lawn games
- movie night
- landscape buffer at high street
- extended paving for outdoor dining
- monument sign or art in public (separate submittal)

THE SILO
- repurposed steel shade structure
- outdoor dining
- access "tank"
- access to game / picnic area to the South

UNSTRUCTURED GAME AREA WITH MOVEABLE FURNITURE

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET IMPROVEMENTS
a new mixed use development in Moorpark California

High Street Depot

The Daly Group
31255 Cedar Valley Drive, Suite 323
Westlake Village, CA 91361
Contact: Vince Daly  805.309.6100

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET IMPROVEMENTS

COMMERCIAL ENTRANCES
- eclectic design for each entry including: linear concrete pavers, brick pavers, concrete paving and pottery
- widened sidewalk
- access to ground level commercial
- native planting

COMMERCIAL

BIKE RACKS

RELACED MEMORIAL PLAQUE, EL CAMINO REAL BEL & BRICK PAVING

RELOCATED EXISTING GAZEBO

CONNECTION TO SIDEWALK

WATER QUALITY PLANTER (TYP.)

Existing Ash Tree - Protect In Place

CHIP SEAL PARKING

WELDED WIRE FENCE WITH VINES PER MTA

PROJECT ENTRY
- paver crosswalk
- accent trees with up lighting
- native planting

COMMERCIAL ENLARGEMENT - L.4

WATER QUALITY PLANTER (TYP.)

PROJECT ENTRY
- paver crosswalk
- accent trees with up lighting
- native planting

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET IMPROVEMENTS

WATER QUALITY PLANTER (TYP.)

NOTE:
SEE EXHIBIT L.8 FOR HIGH STREET IMPROVEMENTS

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COMMERCIA
High Street Depot
a new mixed use development in Moorpark California