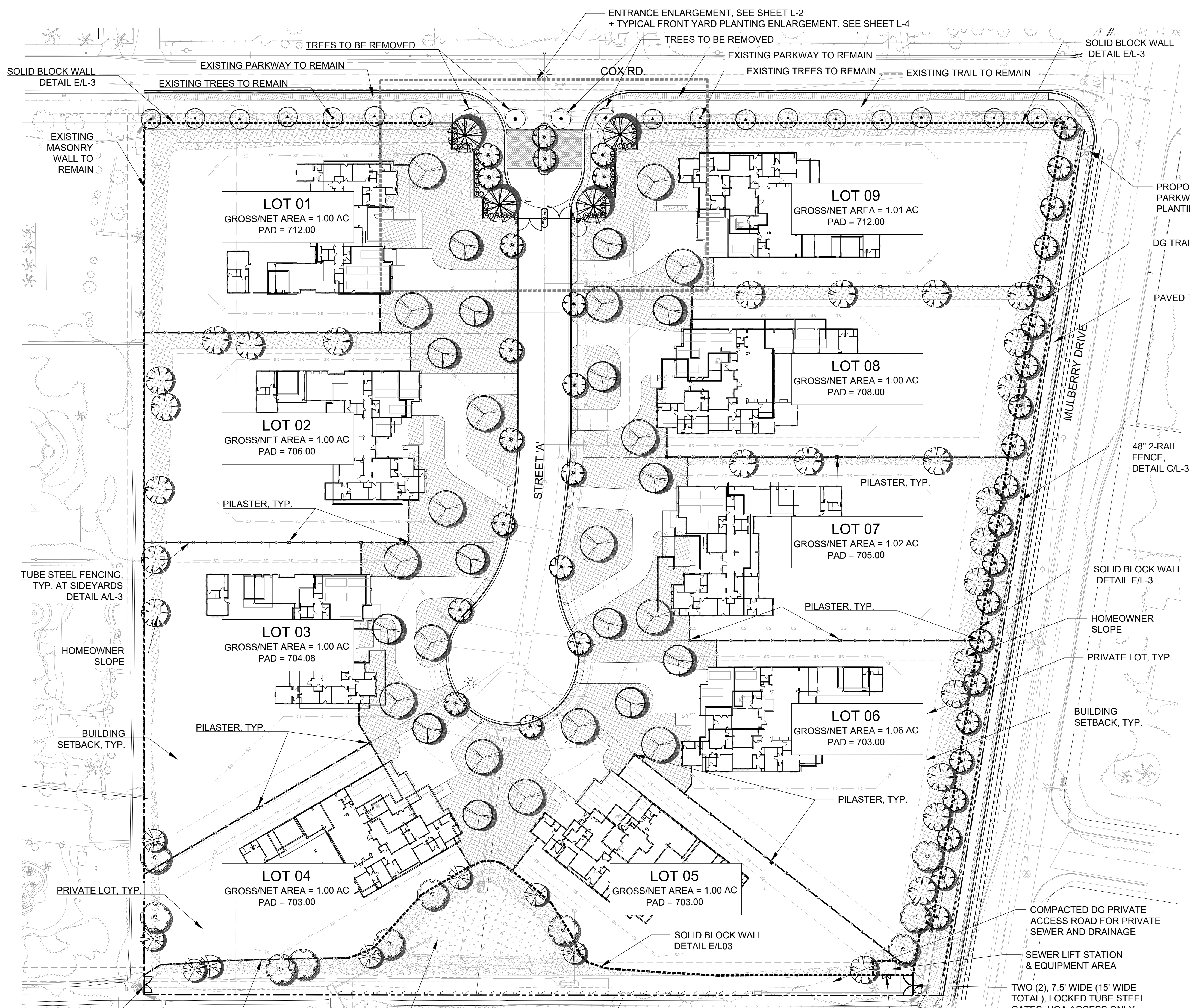


## **ATTACHMENT E**

## **LANDSCAPING PLANS**





**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 WILL BE DESIGNED IN COMPLIANCE WITH THE CITY OF SAN MARCOS WATER EFFICIENT LANDSCAPE ORDINANCE, IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

**PLANTING NOTES**

- 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 DEPTH OF 4 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

**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.

**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.

THE EXISTING LANDSCAPING ALONG COX RD. & PROPOSED LANDSCAPING ON MULBERRY DR. SHALL BE MAINTAINED BY THE CITY CFD. ON SITE LANDSCAPING SHALL BE MAINTAINED BY EITHER THE HOMEOWNER OR PROJECT HOA.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN MARCOS LANDSCAPE REGULATIONS, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE; THE CORE SUB-AREA DESIGN MANUAL; AND ALL OTHER STATE STANDARDS.

**MINIMUM TREE SEPARATION DISTANCE**

- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAY (ENTRIES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

**ADDITIONAL NOTES**

1. LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY OF SAN MARCOS WATER EFFICIENCY LANDSCAPE ORDINANCE (WEL) CHAPTER 20.330
2. TOTAL S.F. OF PROPOSED HOA LANDSCAPE AREA: 21,672 S.F.

L-1

**COMPLIANCE STATEMENT**

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

8/19/24  
DATE

SIGNATURE:

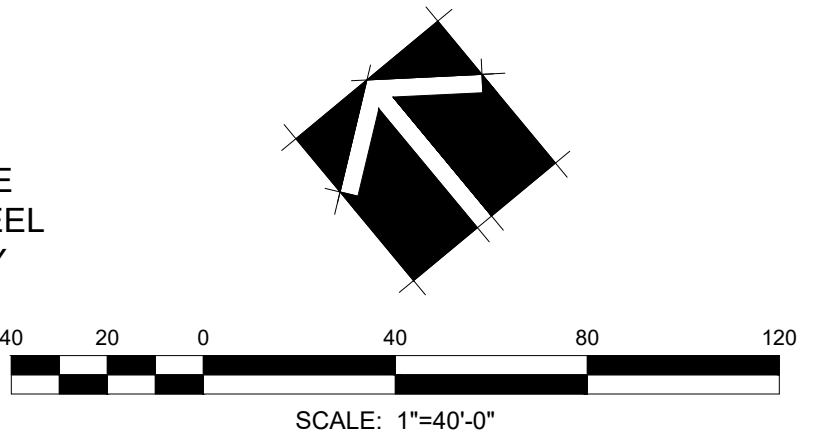
REGISTRATION NO. 3503 EXP: 02-2025



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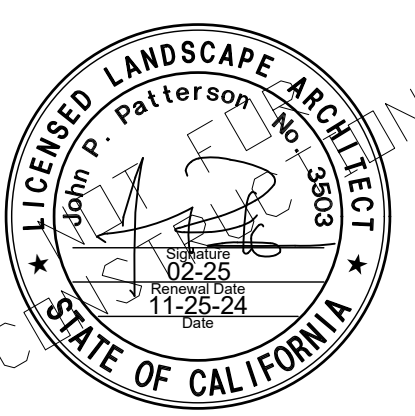
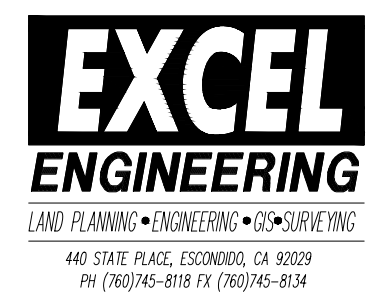
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**LANDSCAPE  
ARCHITECTURE  
& PLANNING**



**CONCEPT PLAN**

DATE	REMARKS
01/01/01	PLANNING SUBMITTAL



SHEET 01 OF 5 SHEETS  
**TITLE SHEET**

REVISIONS

1ST SUB.	12-01-21
2ND SUB.	03-07-22
3RD SUB.	08-19-24

GMP JOB NO. 21-066  
SCALE SEE SHEET

**MANNING HOMES**  
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COX ROAD / MULBERRY DR, SAN MARCOS CA

G:\21-PROJECTS\21-066-01\LandArch\Concept\21-066\_Cox & Mulberry Concept.dwg 11/29/2024 9:50 AM ORIGINAL PLOT SIZE: -----



# PLANTING LEGEND

CFD TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	EXISTING TREE TO REMAIN	-	-	-
	EXISTING TREE TO BE REMOVED	-	-	-
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	M
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M

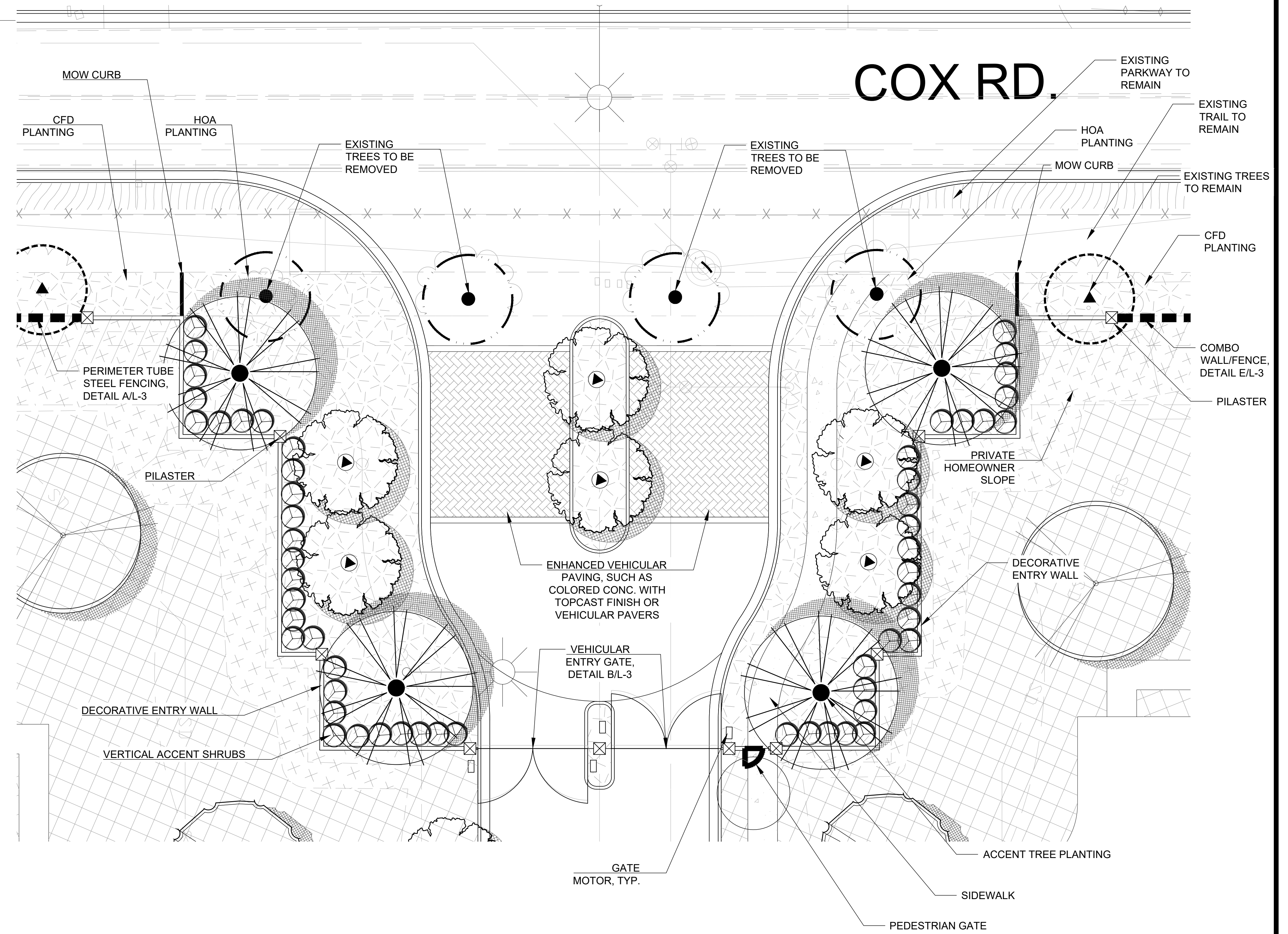
HOA	TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
		LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	M
		LAURUS NOBILIS	BAY LAUREL	24" BOX	M
		OLEA EUROPEA WILSONII	FRUITLESS OLIVE	24" BOX	L
		PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M
		PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M
		PITOSPORUM TENUIFOLIUM SILVER SHEEN	SILVER SHEEN KOHUHU	15 GAL	M
		QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L
		TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	M

GROUND COVER SUCH AS:	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	CAREX TUMULICOLA (BASIN PLANTING)	BERKELEY SEDGE	1 GAL	L 24" O.C.
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	FLAT	L 12" o.c.
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	1 GAL	M 18" O.C.

SHRUBS SUCH AS:	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	BUXUS MICROPHYLLA	BOXWOOD	5 GAL	M
	CISTUS X PURPUREUS	ORCHID ROCK ROSE	5 GAL	L
	CALLISTEMON LITTLE JOHN	LITTLE JOHN BOTTLE BRUSH	5 GAL	L
	DIANELLA LITTLE REV	LITTLE REV FLAX LILY	5 GAL	L
	ENCELIA CALIFORNICA	CALIFORNIA SUNFLOWER	5 GAL	L
	FESTUCA SISKIYOU BLUE	SISKIYOU BLUE FESCUE	1 GAL	L
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	L
	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL	L
	LANTANA X NEW GOLD	LANTANA	5 GAL	L
	LIGUSTRUM JAPONICUM	PRIVET	5 GAL	M
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL	L
	NERIUM OLEANDER	OLEANDER	5 GAL	L
	PENNISSETUM SETACEUM PURPUREA	PURPLE FOUNTAIN GRASS	1 GAL	L
	PIITOSPORUM TOBIRA	MOCK ORANGE	5 GAL	M
	RHAPHIOLEPSIS INDICA DEEP PINK	PINK INDIAN HAWTHORNE	5 GAL	M
	ROSA X ICEBERG	ICEBERG ROSE	5 GAL	M
	ROSMARIUNUS OFFICINALIS	ROSEMARY	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	L
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
	XYLOSMA CONGESTA	SHINY XYLOSMA	5 GAL	M

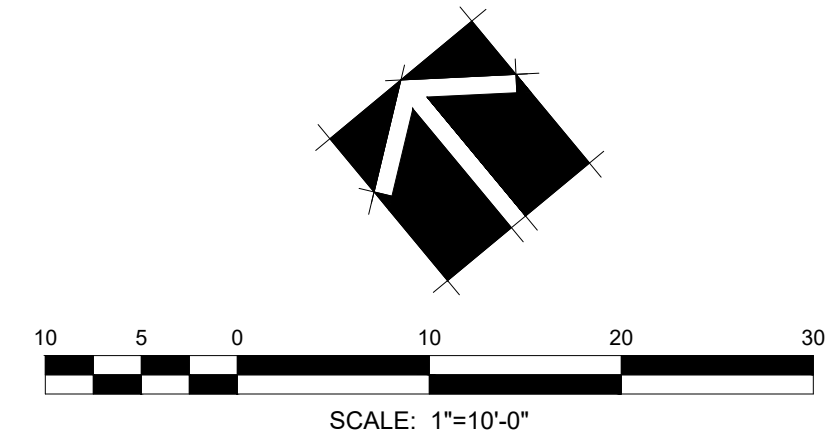


FOR HOMEOWNER  
PLANTING LEGEND,  
PLEASE SEE SHEET L-4

L-2

REVISIONS	DATE
1ST SUB.	12-01-21
2ND SUB.	03-07-22
3RD SUB.	08-19-24
GMP JOB NO.	21-066
SCALE	SEE SHEET

SHEET 02 OF 5 SHEETS  
TITLE SHEET



## CONCEPT PLAN

DATE	REMARKS
01/01/01	PLANNING SUBMITTAL

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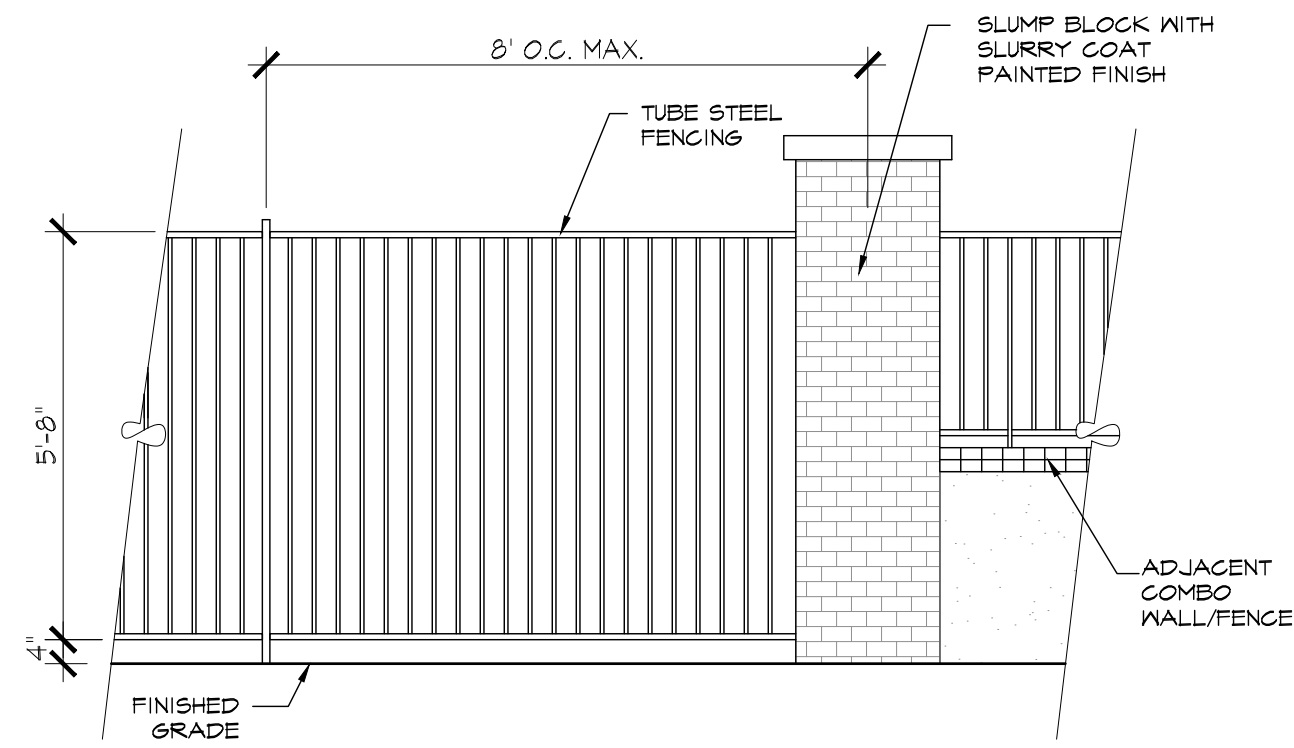
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PH (925) 455-8118 FX (925) 455-8154



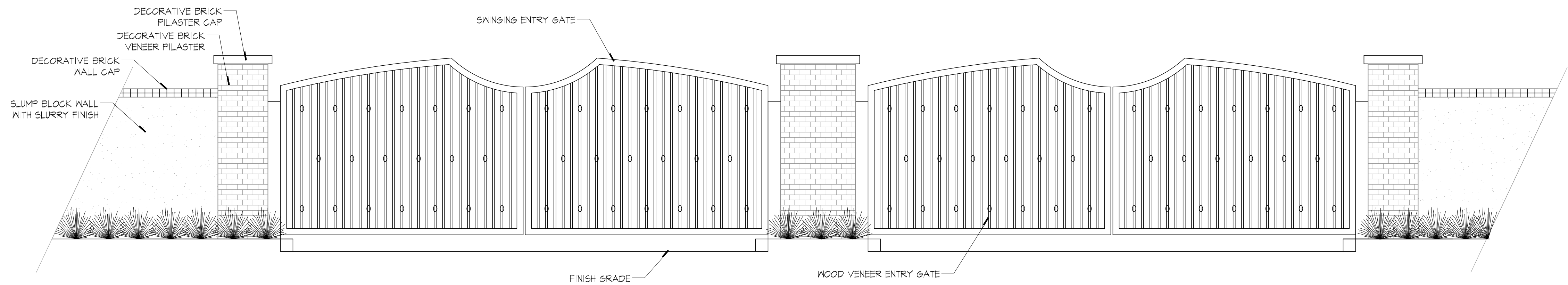
**MANNING HOMES**

APN 182-131-14-00  
COX ROAD / MULBERRY DR, SAN MARCOS CA

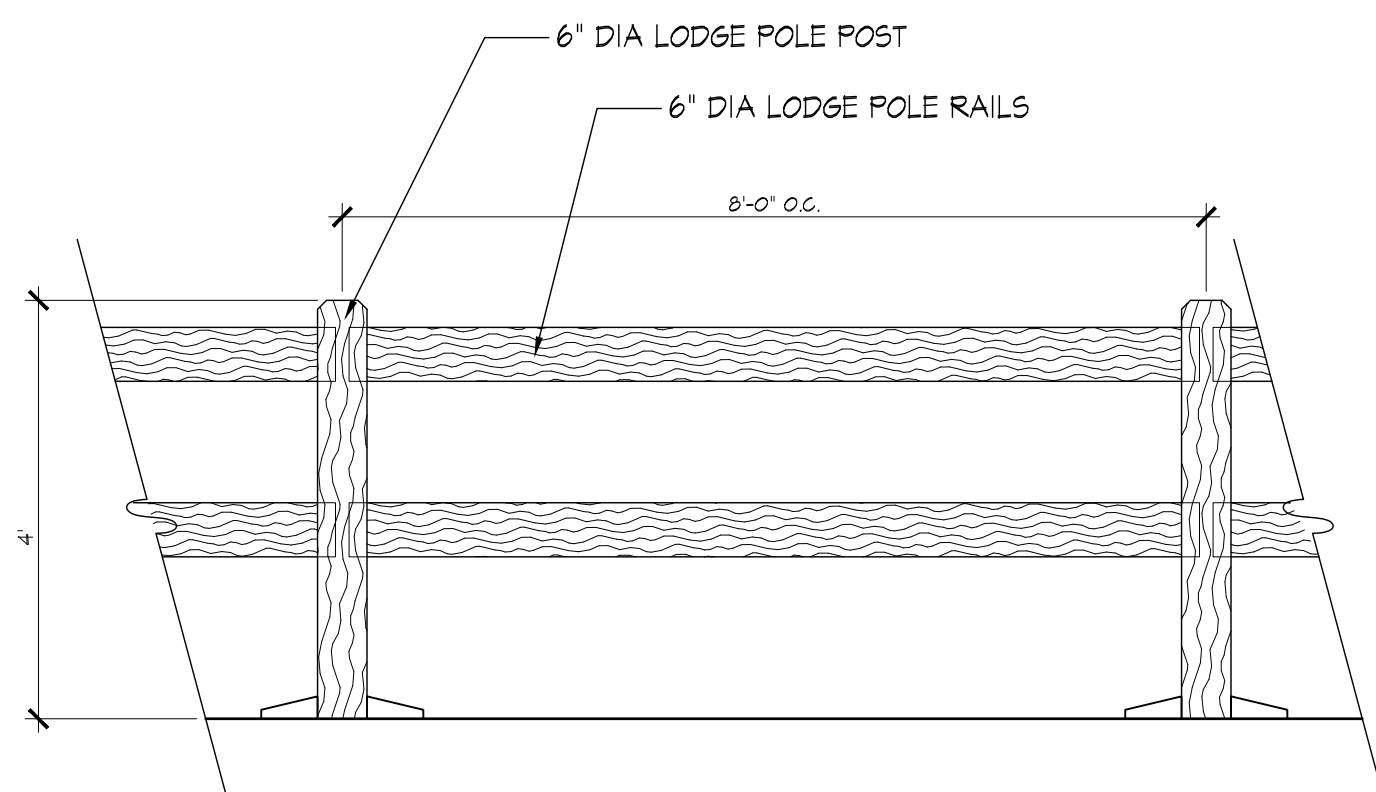




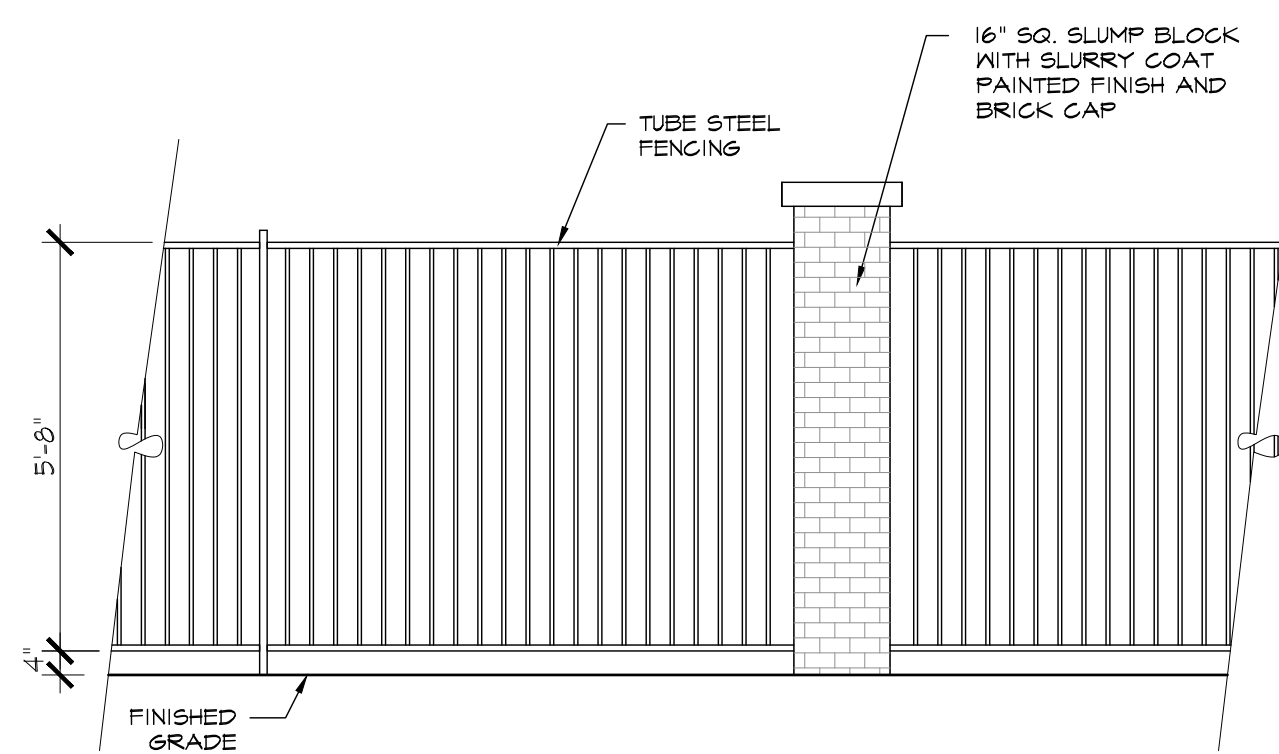
**A** TUBE STEEL FENCING



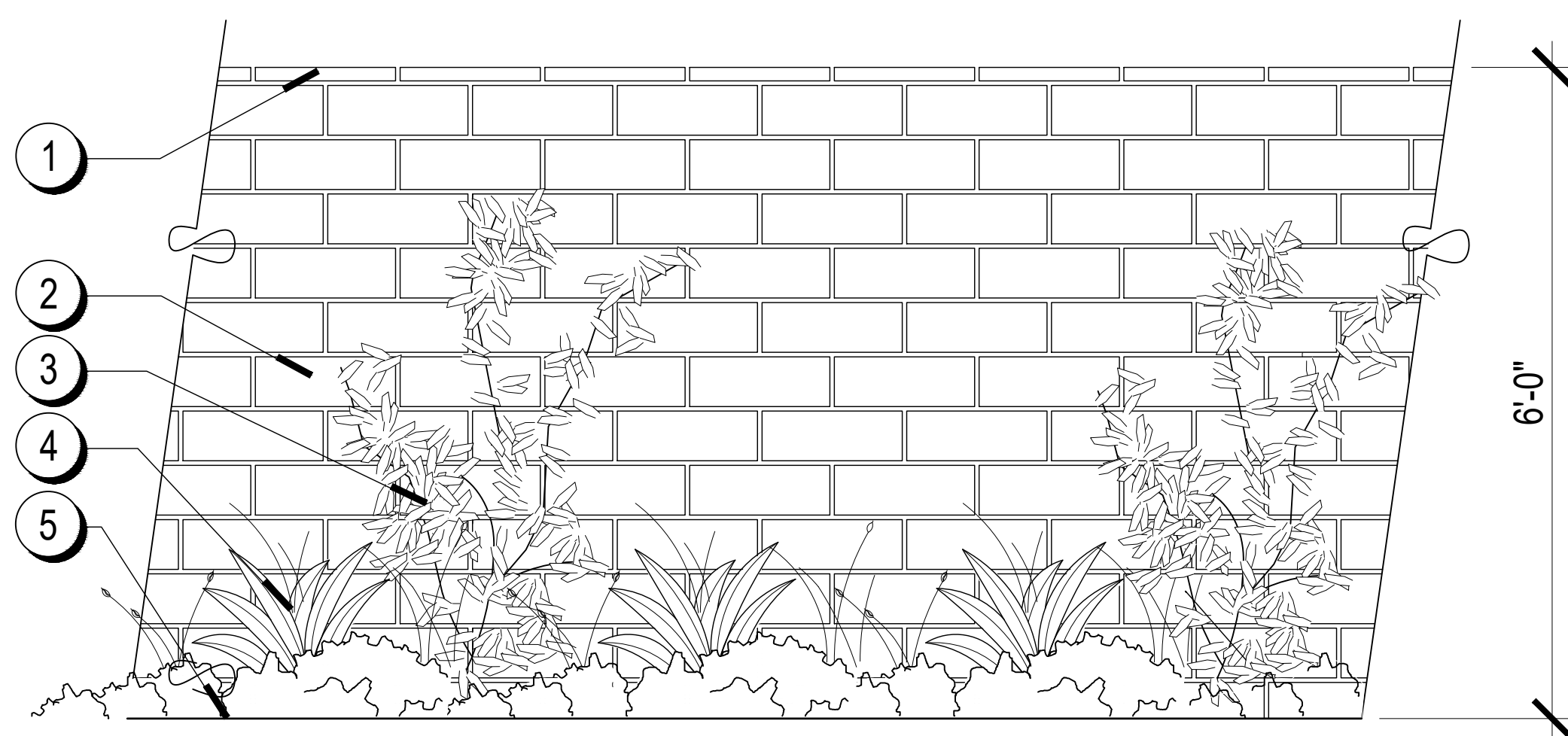
**B** PROJECT ENTRY GATE ELEVATION <sup>N.T.S.</sup>



**C** 48" 2-RAIL FENCE CFD PARKWAY



**D** SIDERYARD FENCING AND PILASTER



- DETAIL LEGEND**
- 1 CHAMFER RECISSION BLOCK CAP
  - 2 SLUMP BLOCK WALL
  - 3 SCREENING VINE
  - 4 SCREENING SHRUBS
  - 5 FINISH GRADE

**E** MASONRY WALL

### HOA

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) **49.7**

Hydrozone # / Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>							
MODERATE/DRIP	.5	DRIP	.81	.61	12,911	7,875	242,682
LOW/DRIP	.3	DRIP	.81	.37	11,286	4,175	47,600
MODERATE/SPRAY	.5	SPRAY	.75	.66	4,243	2,800	56,944
					<b>Totals</b>	<b>28,440</b>	<b>14,850</b>
<b>Special Landscape Areas</b>							
					1		
					1		
					1		
					<b>Totals</b>	<b>(C)</b>	<b>(D)</b>
						<b>ETWU Total</b>	<b>347,226</b>
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup></b>	<b>367,242</b>

<sup>a</sup>Hydrozone #/Planting Description  
E.g. 1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

<sup>b</sup>Irrigation Method  
overhead spray  
or drip

<sup>c</sup>Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

<sup>d</sup>ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup>MAWA (Annual Gallons Allowed) = (Eto / 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA) ]  
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas	
Total ETAF x Area	11,005
Total Area	21,672
Average ETAF	.51

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

YEARLY Eto = 49.7  
ETAF = .41  
(.5 PF and .81 IE)

LOT #	LOT (SF)	LANDSCAPE (SF)	BLDG/ HARDSCAPE (SF)	FRONT YARD (SF)	TOTAL MAWA FOR LOT (GAL/YEAR)	FRONT YARD MAWA FOR LOT (GAL/YEAR)	REMAINING MAWA (GAL/YEAR)
1	43,562.25	35,537	8,025	9,828	448,965	124,164	324,801
2	43,569.48	33,034	10,535	9,656	417,343	121,991	295,352
3	43,580.61	33,498	10,083	6,364	423,205	80,401	342,804
4	43,581.72	34,860	8,722	5,387	440,412	68,058	372,354
5	43,673.94	34,700	8,974	7,238	438,391	91,443	346,948
6	46,099.03	36,775	9,324	7,808	464,606	98,644	365,962
7	44,395.74	34,029	10,367	8,053	429,914	101,740	328,174
8	43,586.42	33,698	9,888	7,466	425,732	94,324	331,408
9	43,699.03	34,275	9,424	8,022	433,021	101,348	331,674

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L-3

REVISIONS

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CONCEPT DETAILS

DATE	REMARKS
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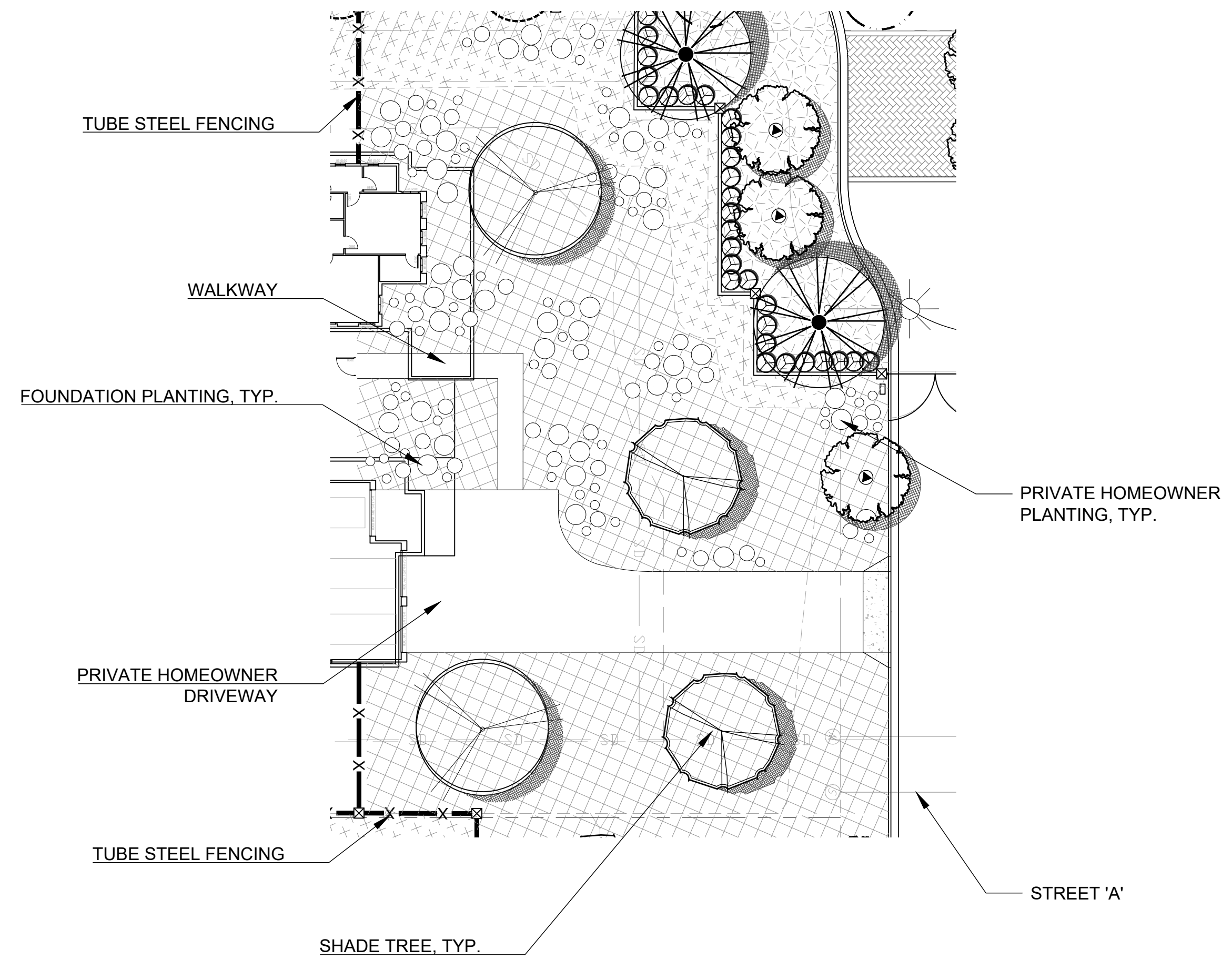


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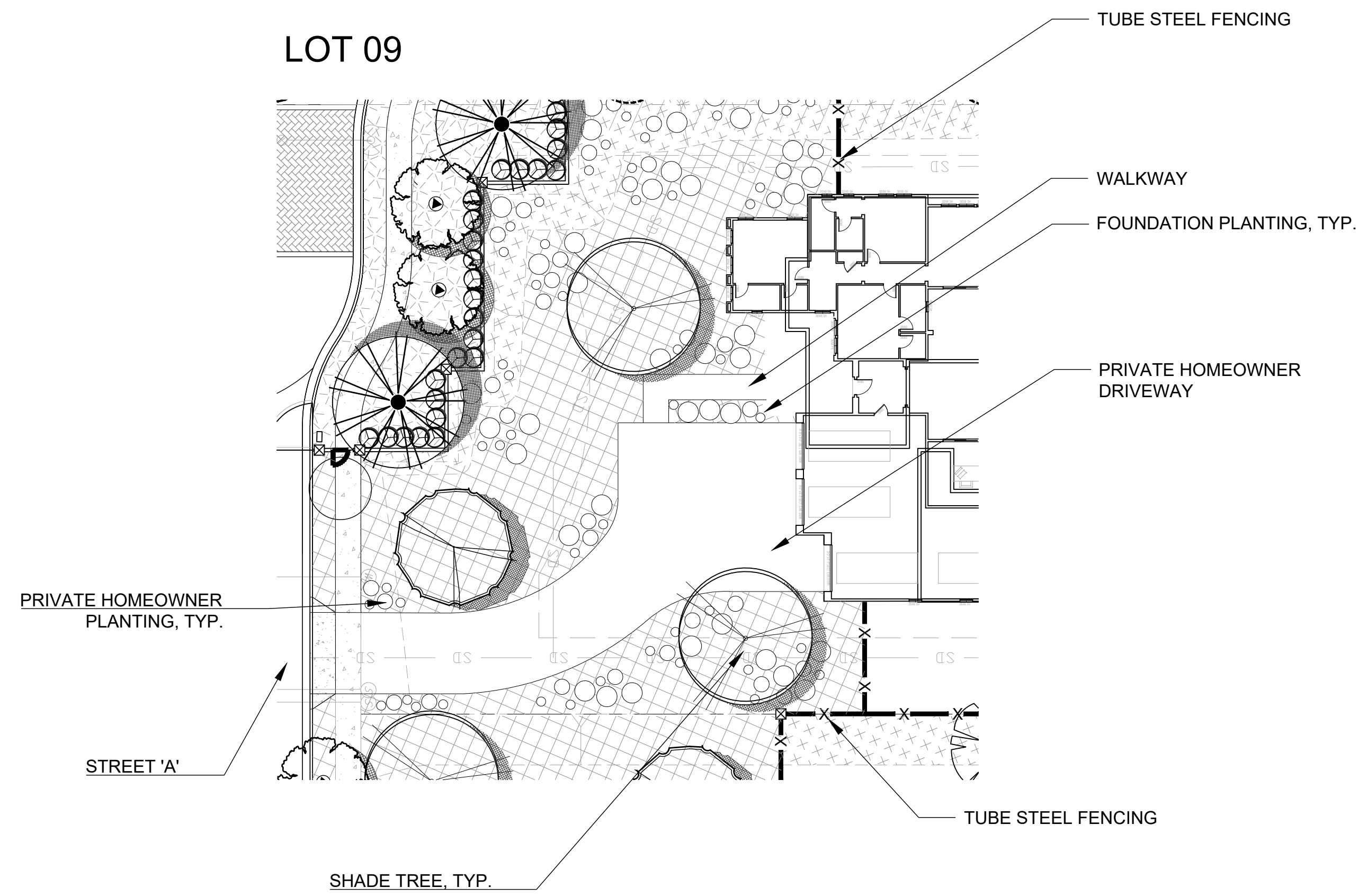
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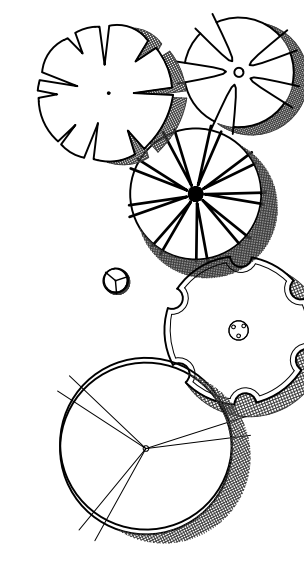


LOT 09

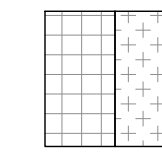


HOMEOWNER

TREES

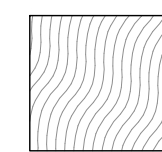


GROUND COVER SUCH AS:



SHRUBS SUCH AS:

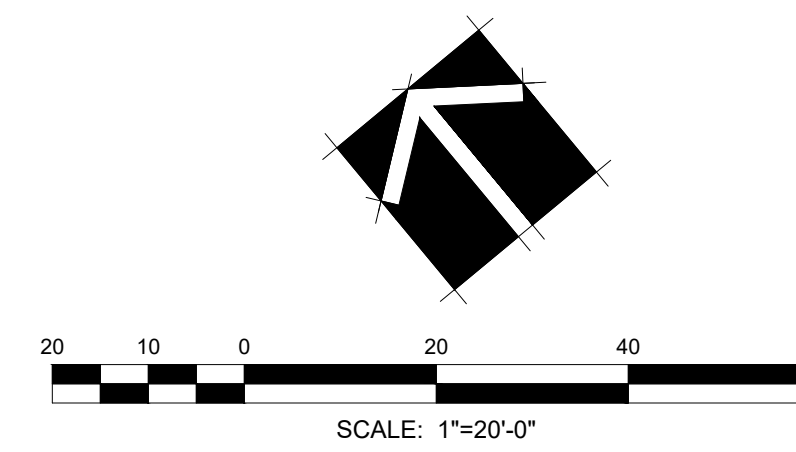
CFD



LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	M		
LAURUS NOBILIS	BAY LAUREL	24" BOX	M		
OLEA EUROPEA WILSONII	FRUITLESS OLIVE	24" BOX	L		
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	M		
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	M		
PITTOSPORUM TENUIFOLIUM SILVER SHEEN	SILVER SHEEN KOHUHU	15 GAL	M		
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L		
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	M		
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	L	18" O.C.	
ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	FLAT	L	18" O.C.	
CISTUS X PURPUREUS	ORCHID ROCK ROSE	5 GAL	L		
CALLISTEMON LITTLE JOHN	LITTLE JOHN BOTTLE BRUSH	5 GAL	L		
DIANELLA LITTLE REV	LITTLE REV FLAX LILY	5 GAL	L		
ENCELIA CALIFORNICA	CALIFORNIA SUNFLOWER	5 GAL	L		
FESTUCA SISKIYOU BLUE	SISKIYOU BLUE FESCUE	1 GAL	L		
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	L		
JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL	L		
LANTANA X NEW GOLD	LANTANA	5 GAL	L		
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L		
MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL	L		
NERIUM OLEANDER	OLEANDER	5 GAL	L		
ROSMARIUNUS OFFICINALIS	ROSEMARY	5 GAL	L		
SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	L		
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L		

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
EXISTING TO REMAIN				

EXAMPLE  
TYPICAL  
FRONT YARD  
LAYOUT

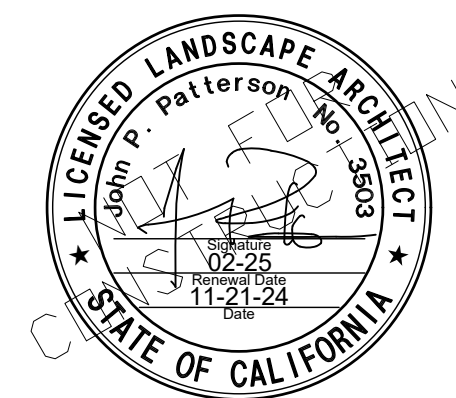


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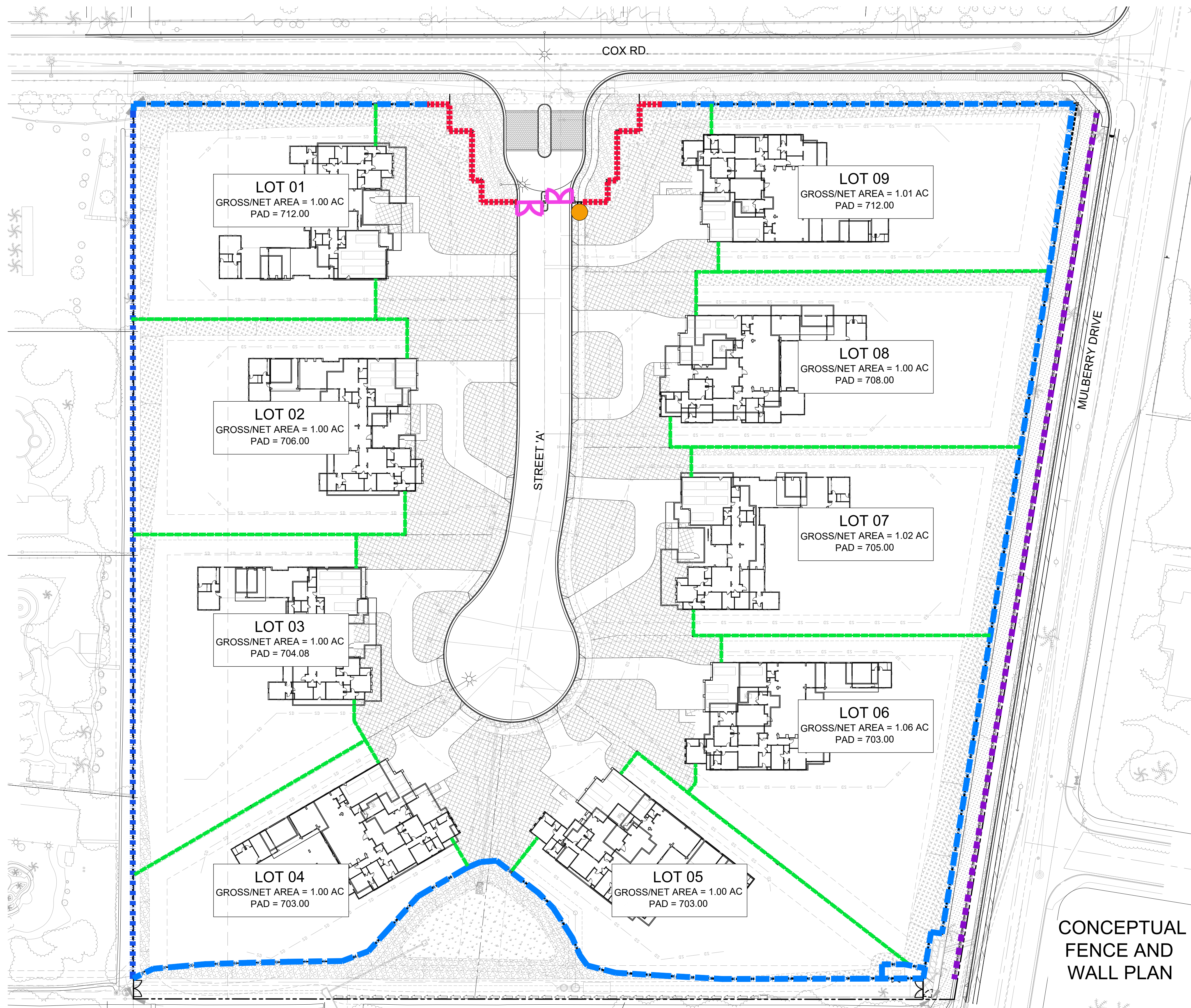
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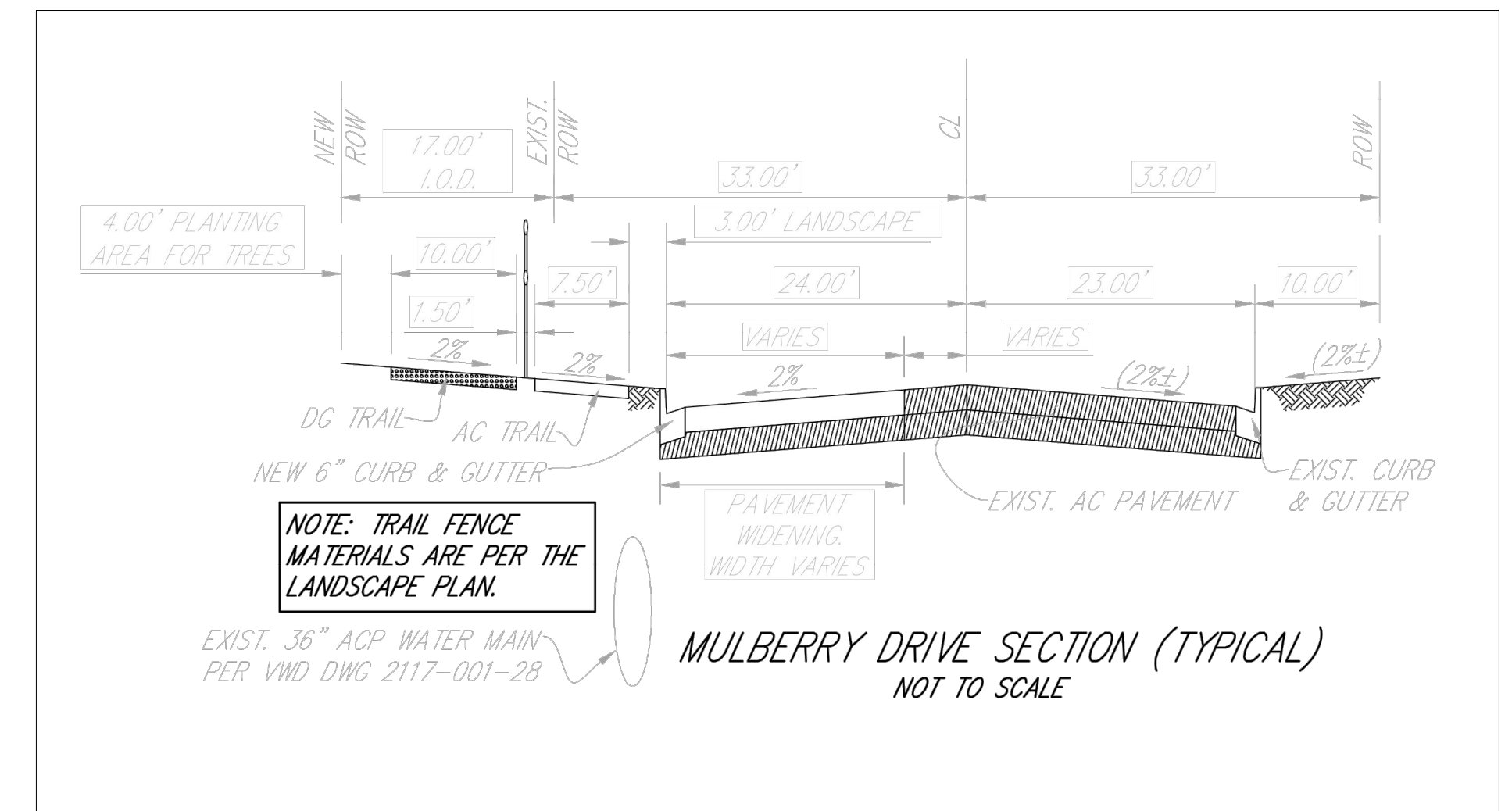
L-4





CONCEPTUAL FENCE AND WALL LEGEND

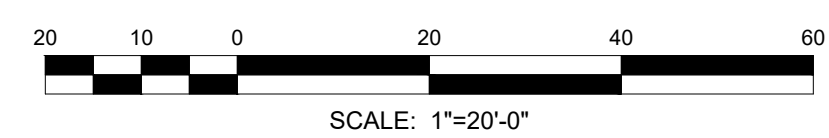
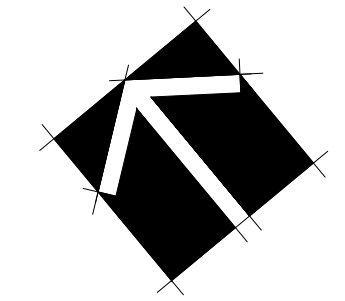
- - - - - ENTRY WALL
- - - - - 6" MASONRY WALL WITH CAP
- - - - - 5'-8" TUBE STEEL RESIDENTIAL FENCE
- - - - - 48" 2-RAIL CFDF PARKWAY FENCING
- - - - - EXISTING FENCING TO REMAIN
- VEHICULAR ENTRY GATE
- PEDESTRIAN GATE



CROSS SECTION SHOWN FOR REFERENCE: FOR ADDITIONAL INFORMATION PLEASE REFER TO CIVIL ENGINEERS PLANS

L-5

CONCEPTUAL FENCE AND WALL PLAN



REVISIONS

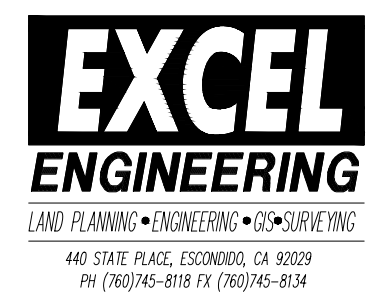
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