



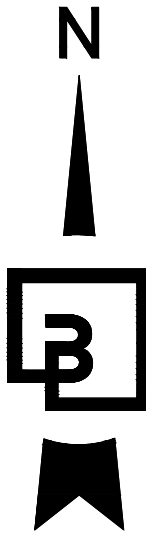
ATTACHMENT E

LANDSCAPING PLANS



Know what's below.
Call before you dig.
Dial 811
Or 1-800-422-4133

20 15 0 30 60
1" = 30'



CONCEPTUAL LANDSCAPE EXHIBIT

COSTCO WHOLESALE FUEL FACILITY #1581

150 SOUTH BENT AVENUE, SAN MARCOS, CA 92078

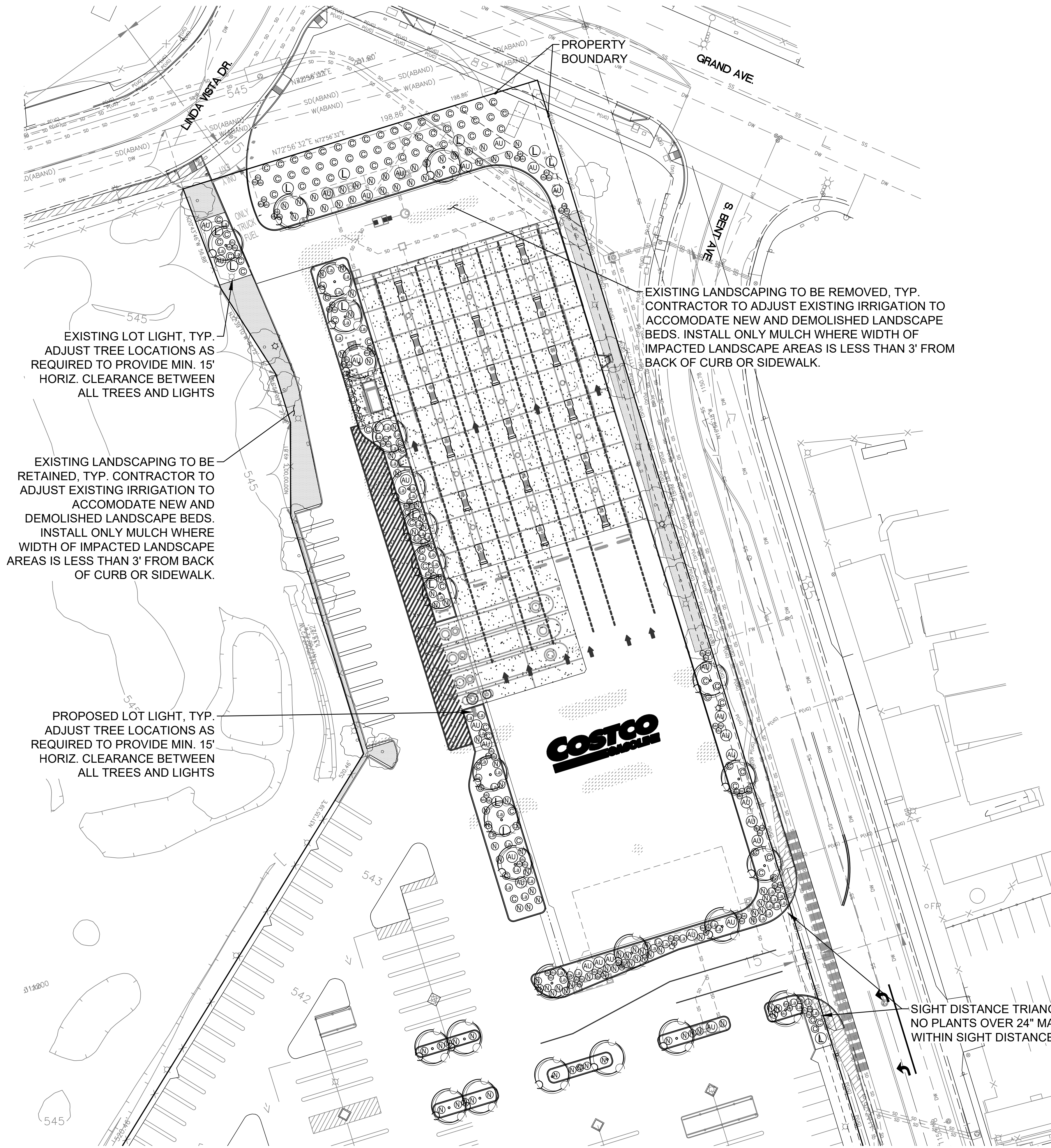
I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF
SAN MARCOS MUNICIPAL CODE CHAPTER 20.330 AND
APPLIED THEM FOR THE EFFICIENT USE OF WATER IN
THE LANDSCAPE DESIGN PLAN

JW

5/8/2024

NAME

DATE



EXISTING LOT LIGHT, TYP.
ADJUST TREE LOCATIONS AS
REQUIRED TO PROVIDE MIN. 15'
HORIZ. CLEARANCE BETWEEN
ALL TREES AND LIGHTS

EXISTING LANDSCAPING TO BE
RETAINED, TYP. CONTRACTOR TO
ADJUST EXISTING IRRIGATION TO
ACCOMMODATE NEW AND
DEMOLISHED LANDSCAPE BEDS.
INSTALL ONLY MULCH WHERE
WIDTH OF IMPACTED LANDSCAPE
AREAS IS LESS THAN 3' FROM BACK
OF CURB OR SIDEWALK.

PROPOSED LOT LIGHT, TYP.
ADJUST TREE LOCATIONS AS
REQUIRED TO PROVIDE MIN. 15'
HORIZ. CLEARANCE BETWEEN
ALL TREES AND LIGHTS

EXISTING LANDSCAPING TO BE REMOVED, TYP.
CONTRACTOR TO ADJUST EXISTING IRRIGATION TO
ACCOMMODATE NEW AND DEMOLISHED LANDSCAPE
BEDS. INSTALL ONLY MULCH WHERE WIDTH OF
IMPACTED LANDSCAPE AREAS IS LESS THAN 3' FROM
BACK OF CURB OR SIDEWALK.

TOTAL EXISTING TREES TO BE REMOVED = 23

LANDSCAPE AREA CALCULATIONS

EXISTING LANDSCAPE AREA	13,446 SF
LANDSCAPE AREA TO BE REMOVED	2,428 SF (18% OF EXISTING)
LANDSCAPE AREA TO BE RETAINED	10,961 SF (82 % OF EXISTING, 60% OF TOTAL PROPOSED)
NEW LANDSCAPE AREA	7,188 SF (40% OF TOTAL PROPOSED)
TOTAL PROPOSED LANDSCAPE AREA	18,149 SF
PROPOSED LANDSCAPE AREA IS 4,703 SF GREATER THAN EXISTING (35% GREATER)	

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE
TREES					
	28	CERCIDIMUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	B & B	24" BOX	VERY LOW
SHRUBS					
	28	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL.	LOW	
	90	CISTUS X 'DORIS HIBBERSON' / PINK ROCKROSE	5 GAL.	LOW	
	69	LANTANA X 'MONET' / SPREADING SUNSET LANTANA	5 GAL.	LOW	
	14	LEPTOSPERMUM ROTUNDIFOLIUM 'MANNING'S CHOICE' / ROUNDLEAF TEA TREE	5 GAL.	LOW	
	90	MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK MUHLY GRASS	5 GAL.	LOW	
	112	NERIUM OLEANDER 'PETITE SALMON' / OLEANDER	5 GAL.	LOW	

LANDSCAPE LEGEND

- EXISTING TREE TO BE RETAINED.
PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPING TO REMAIN
PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPING TO BE REMOVED

SIGHT DISTANCE TRIANGLE, TYP.
NO PLANTS OVER 24" MATURE HT.
WITHIN SIGHT DISTANCE TRIANGLES

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Revision

2 15/8/24 TCR JW PER SITE PLAN

No. Date By Appr.

Title:

LANDSCAPE PLAN
150 SOUTH BENT AVENUE
SAN MARCOS, CA 92078
COSTCO WHOLESALE FUEL FACILITY #1581

For:



Scale:

Horizontal

1" = 30'

Vertical

N/A

Designed

Drawn

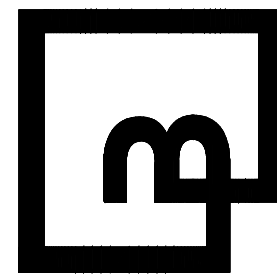
Checked

Approved

Date

5/8/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



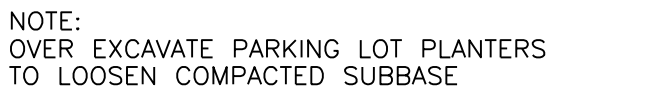
Job Number

21780

Sheet

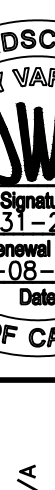
L1 of 6

NOT TO SCALE



NOT TO SCALE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATOR @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF EXISTING UTILITIES ON THESE PLANS ARE BASED UPON THE RECORD DRAWING AND PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Job Number 21780	Sheet L2 of 6	 Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Designed TCR Drawn TCR Checked JMV Approved JMV Date 5/8/24		Scale: Horizontal N/A Vertical N/A	For: COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027	Title: LANDSCAPE NOTES AND DETAILS 150 SOUTH BENT AVENUE SAN MARCOS, CA 92078 COSTCO WHOLESALE FUEL FACILITY #1581	Revision				
			No.	Date	By			Cd.	Appr.	PER SITE PLAN		
0/0/0 OF 0/0/0		2		5/8/24	TCR	JMV	JMV	Appr.				

CONSTRUCTION RELEASE