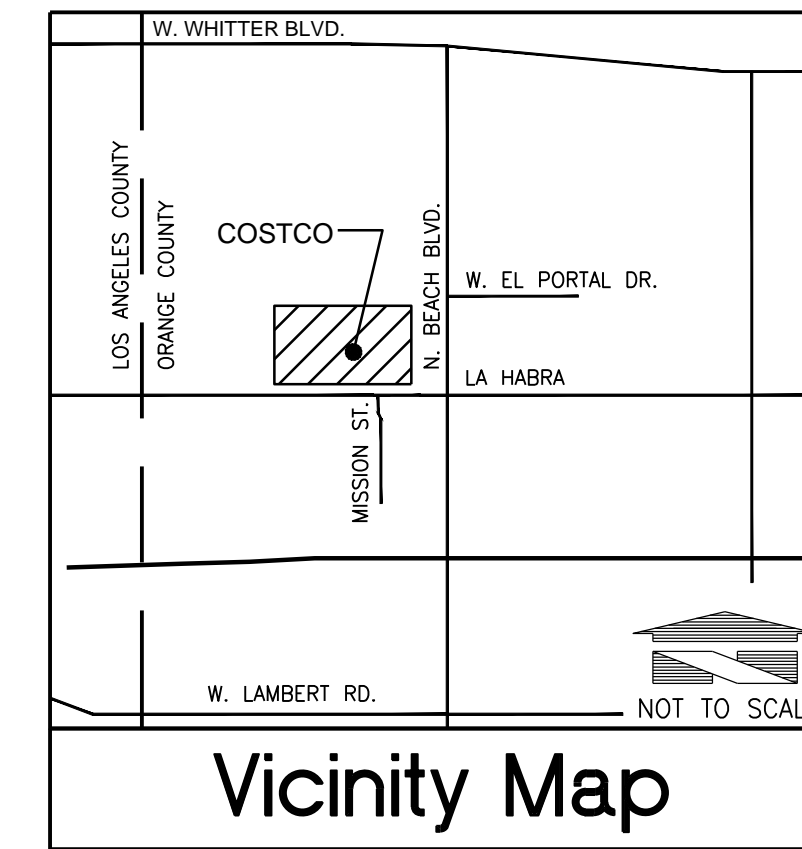
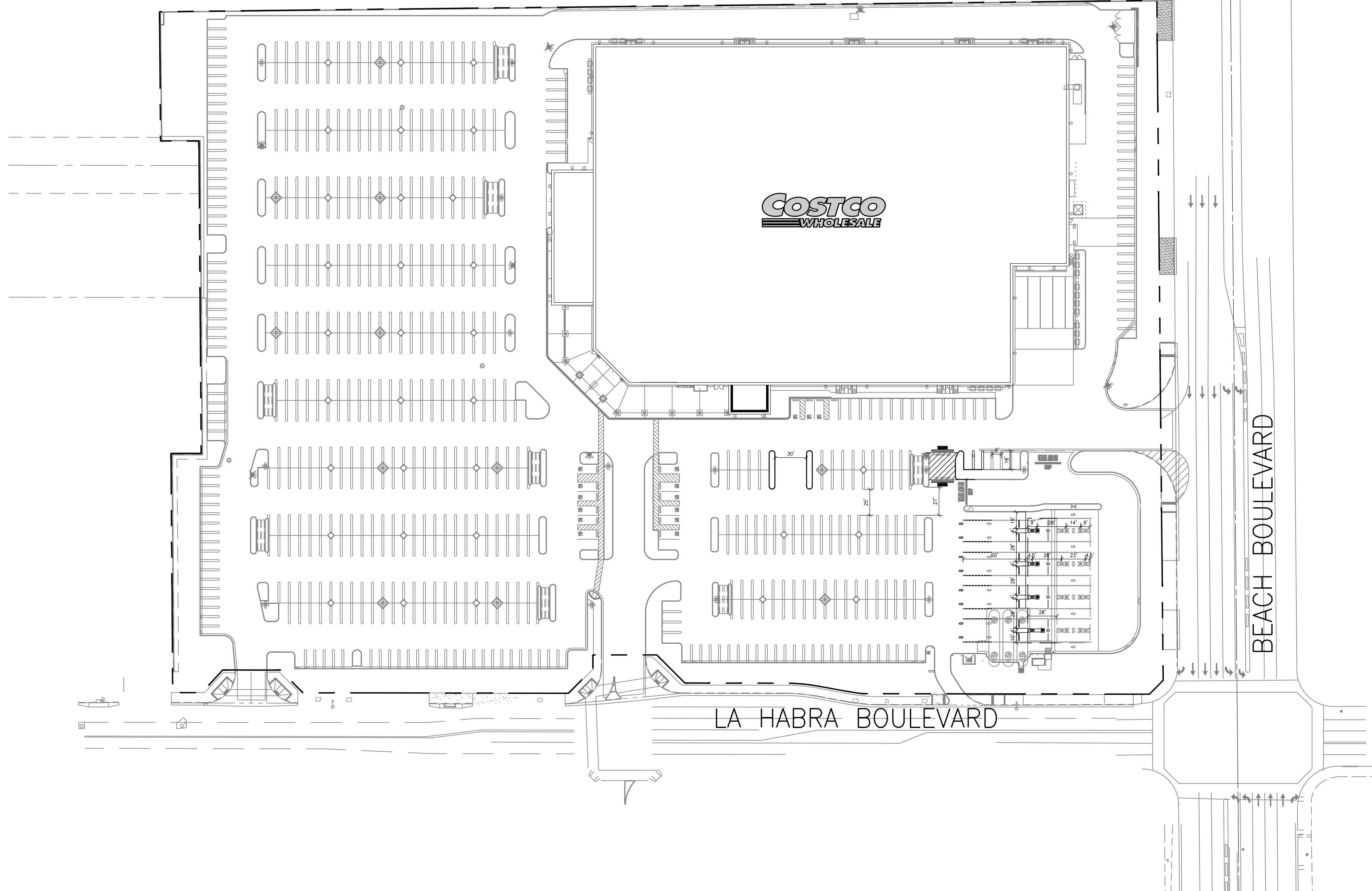


SCALE: 1"=60'



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 103 N. BEACH BOULEVARD
LA HABRA, CA 90631

ZONING: C-2 GENERAL COMMERCIAL

SITE AREA: 14.49 ACRES (631,184 S.F.)

AREA OF 20' LANDSCAPE BUFFER: .66 ACRES (28,919 S.F.)

JURISDICTION: CITY OF LA HABRA

SETBACKS: BEACH BLVD. 20' LANDSCAPE
LA HABRA: 20' LANDSCAPE

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING PROPERTY LINE SURVEY PROVIDE BY FUSCOE ENGINEERING ON 3/5/2002.

EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	143,463 S.F.
EXIST. TIRE CENTER	5,200 S.F.
EXIST. FOOD SERVICE	1,124 S.F.
TOTAL WAREHOUSE AREA:	149,787 S.F.

RACK COUNT:	
EXIST. GROCERY AREA	162
EXIST. CENTER SECTION	21,448 S.F.
EXIST. HARDLINE RACKS	172

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

LANDSCAPE DATA:	
LANDSCAPE PROVIDED	53,929 S.F.

PARKING DATA:	
PARKING PROVIDED:	
① 10' WIDE STALLS	519 STALLS
② 9' WIDE STALLS	197 STALLS
③ HANDICAP STALLS	15 STALLS
TOTAL PARKING	4.88 STALLS/ 1000 731 STALLS

PARKING REQUIRED: 149,787 S.F. X 4/ 1000 = 599 STALLS

NOTES

- THIS PRELIMINARY SITE PLAN IS BASED ON PROPERTY LINE SURVEYS BY FUSCOE ENGINEERING, INC. DATED, 4/20/2018 & 4/23/2021.
- THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.

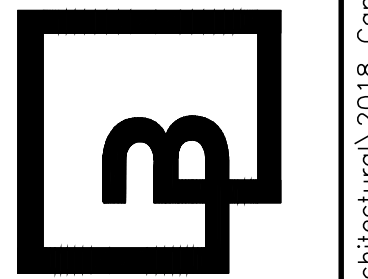
Revision
Appr.
Cltd.
By
Date

OVERALL SITE PLAN
103 N. BEACH BLVD.
LA HABRA, CA 90631
LOCATION #777

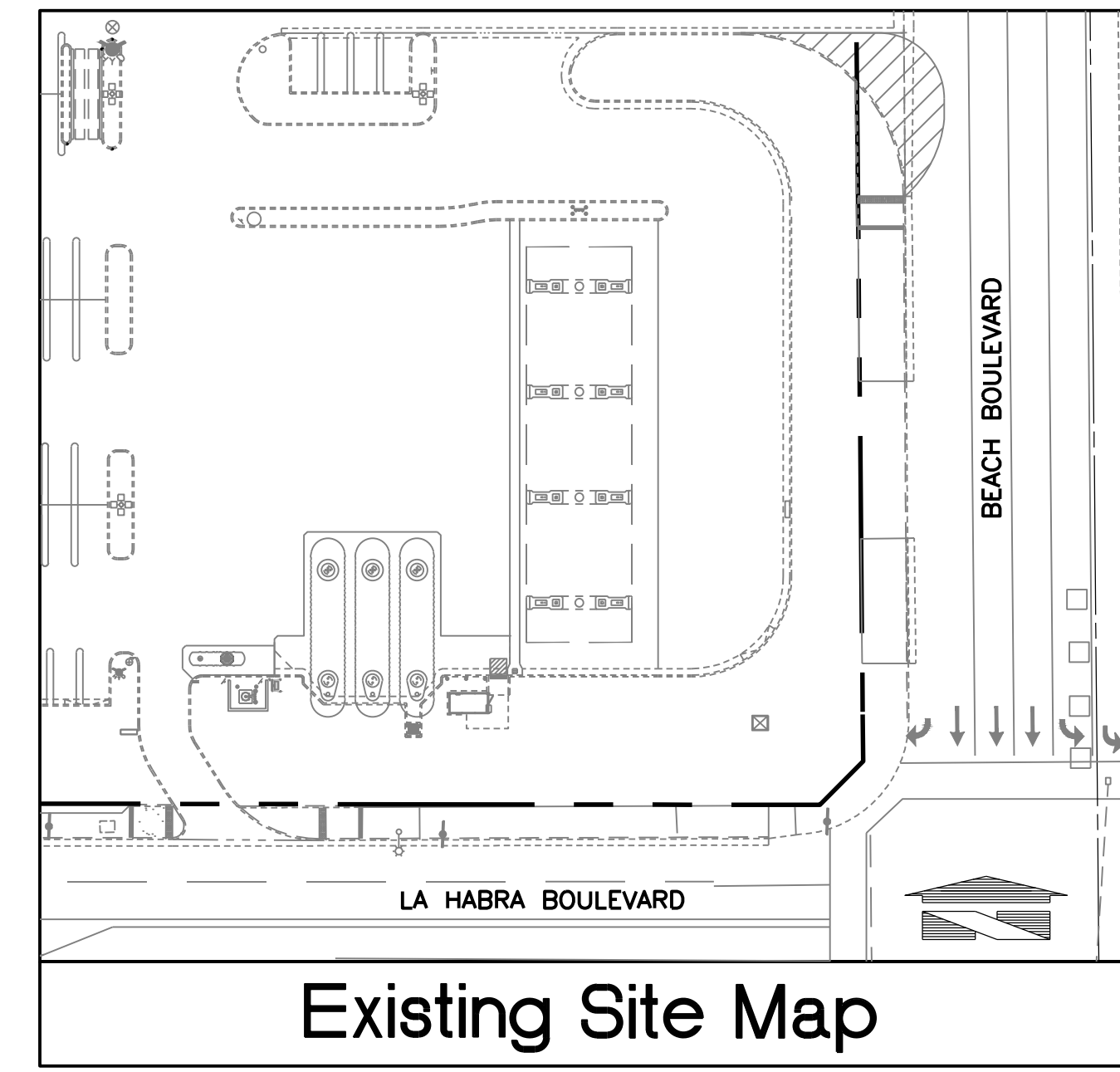
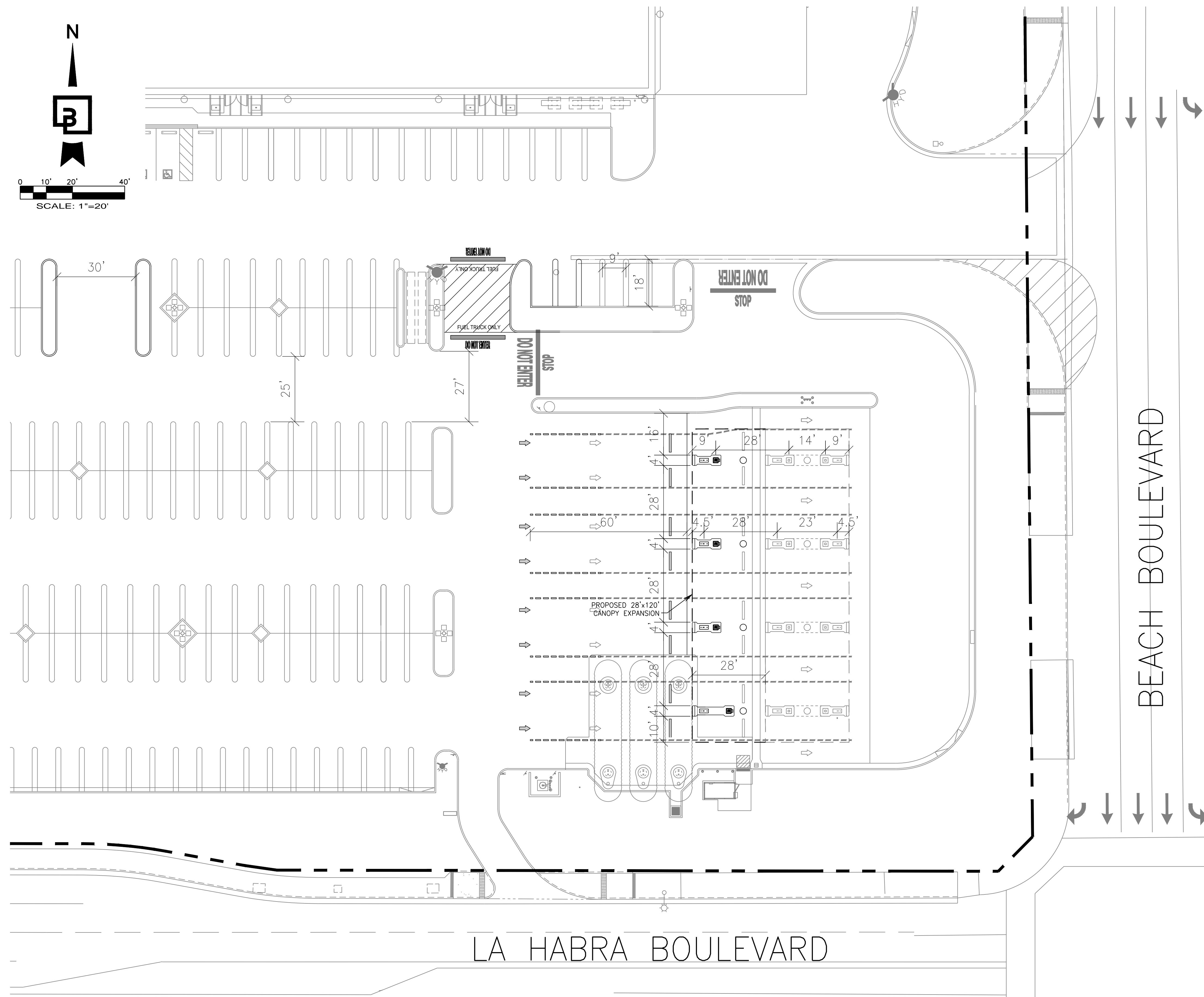
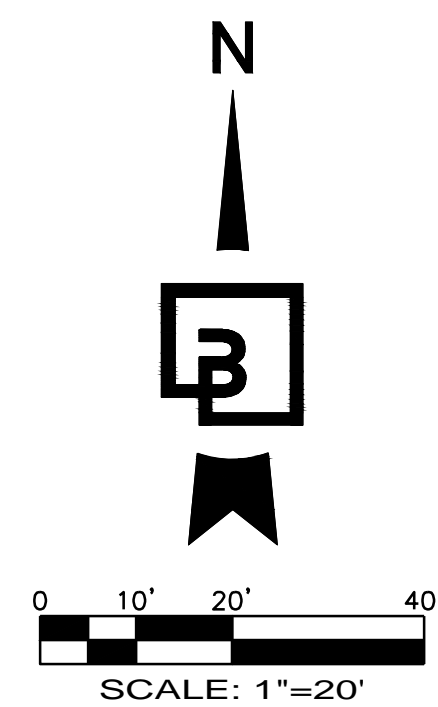
Costco GASOLINE
For: COSTCO GASOLINE GAS STATION ADDITION
999 LAKE DRIVE
ISSAQUAH, WA 98027

Scale:
Horizontal
Vertical
Designed
Drawn
Checked
Approved
Date 09/03/21

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



Job Number
10426
Sheet
DD-1



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 103 N. BEACH BOULEVARD
LA HABRA, CA 90631

ZONING: C-2 GENERAL COMMERCIAL

SITE AREA: 14.49 ACRES (631,184 S.F.)

AREA OF 20' LANDSCAPE BUFFER: .66 ACRES (28,919 S.F.)

JURISDICTION: CITY OF LA HABRA

SETBACKS: BEACH BLVD. 20' LANDSCAPE
LA HABRA: 20' LANDSCAPE

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NOTES:
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PARKING PROVIDED:	
⑩ 10' WIDE STALLS	519 STALLS
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TOTAL PARKING	731 STALLS
PARKING REQUIRED:	149,787 S.F. X 4 / 1000 = 599 STALLS

NOTES

1. THIS PRELIMINARY SITE PLAN IS BASED ON PROPERTY LINE SURVEYS BY FUSCOE ENGINEERING, INC. DATED, 4/20/2018 & 4/23/2021.
2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.

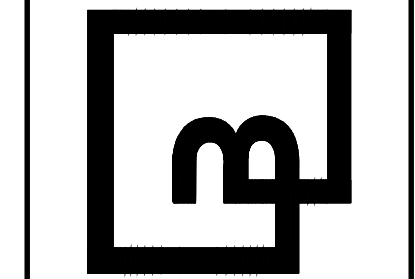
No.	Date	By	Chd.	Appr.	Revision

Title:
DETAILED SITE PLAN
103 N. BEACH BLVD.
LA HABRA, CA 90631
LOCATION #777

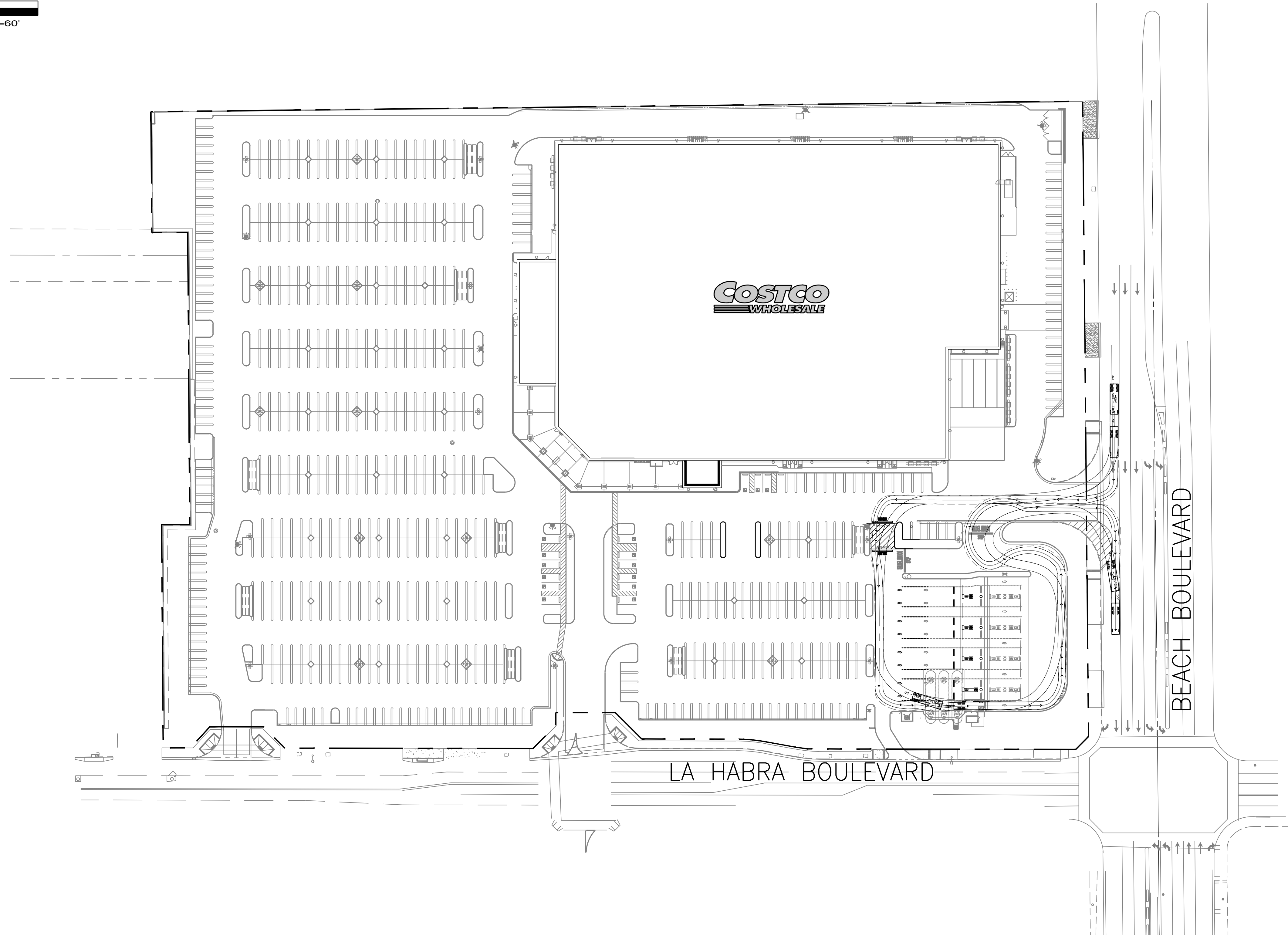
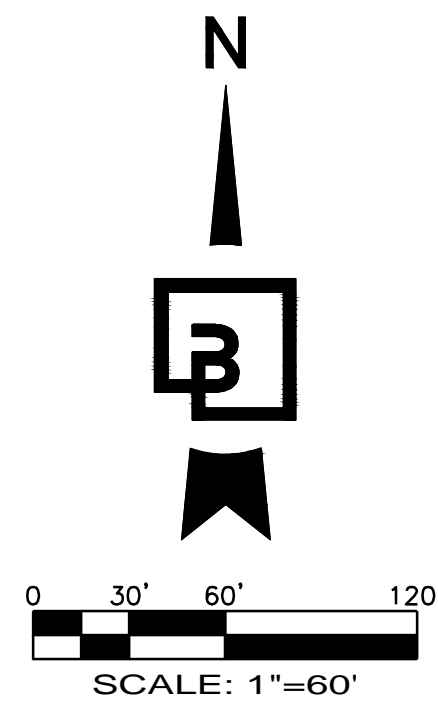
For: **Costco GASOLINE**
COSTCO GASOLINE GAS STATION ADDITION
999 LAKE DRIVE
ISSAQUAH, WA 98027

Scale:	
Horizontal	Vertical

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

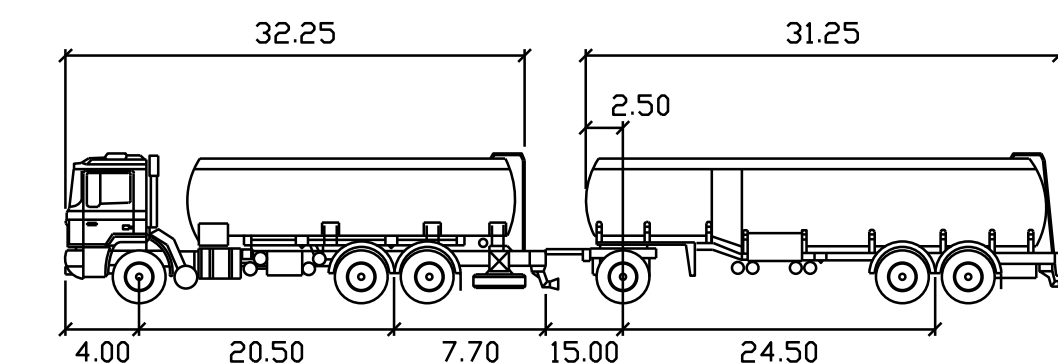


Job Number
10426
Sheet
DD-2



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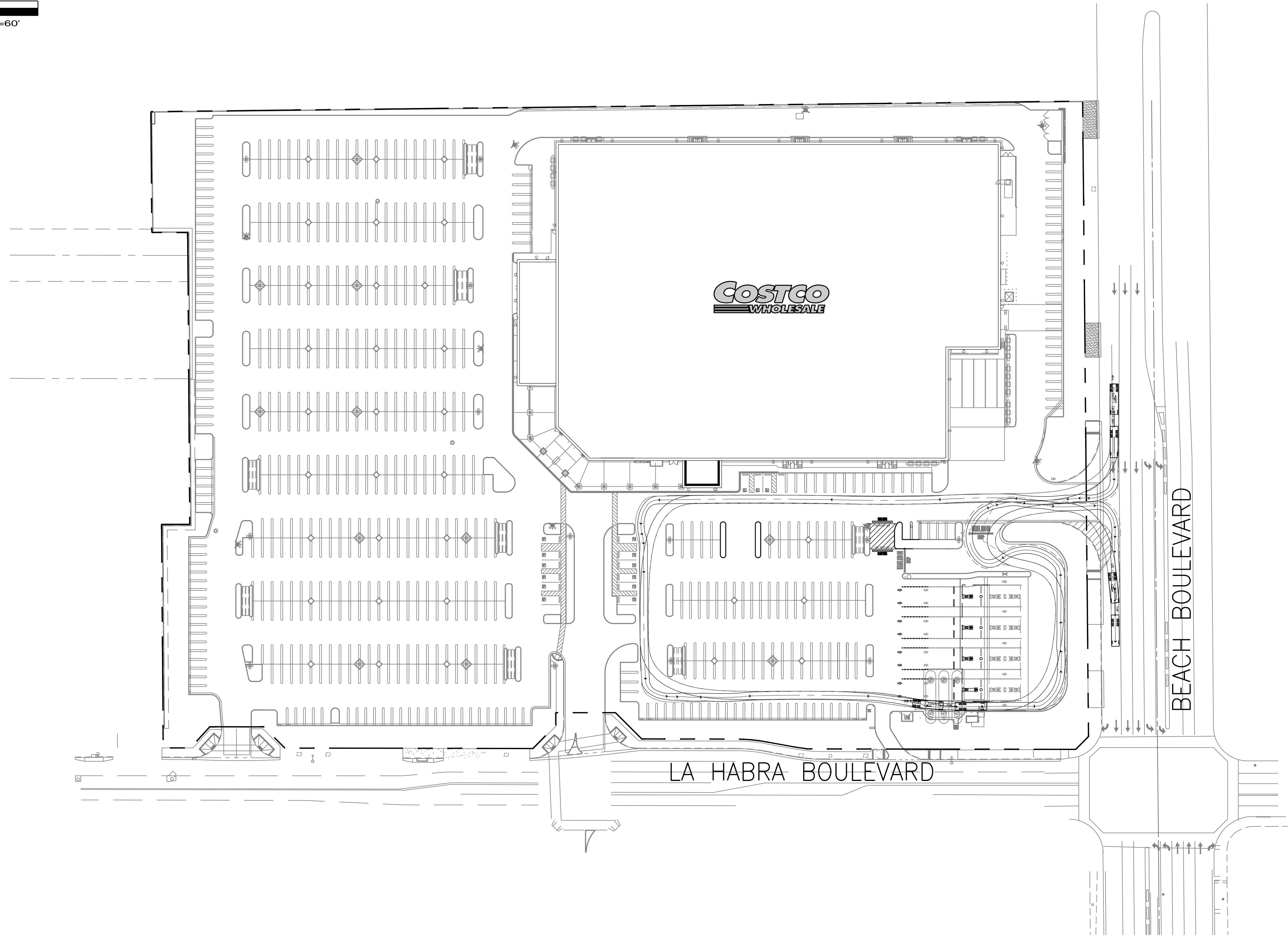
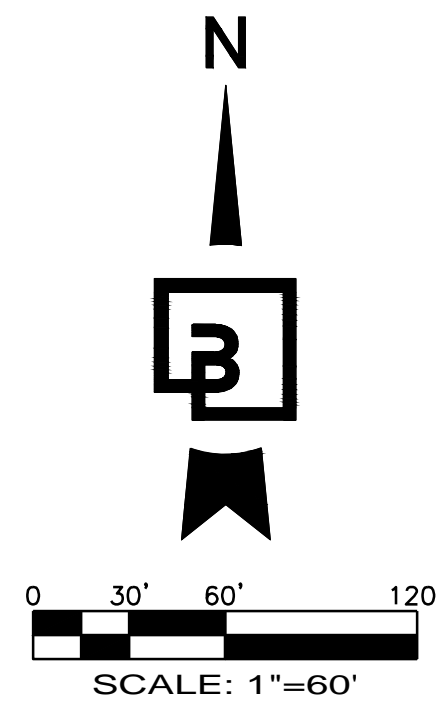
1. THIS PRELIMINARY SITE PLAN IS BASED ON PROPERTY LINE SURVEYS BY FUSCOE ENGINEERING, INC. DATED, 4/20/2018 & 4/23/2021.
2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.



US - FUEL - COSTCO - TYP

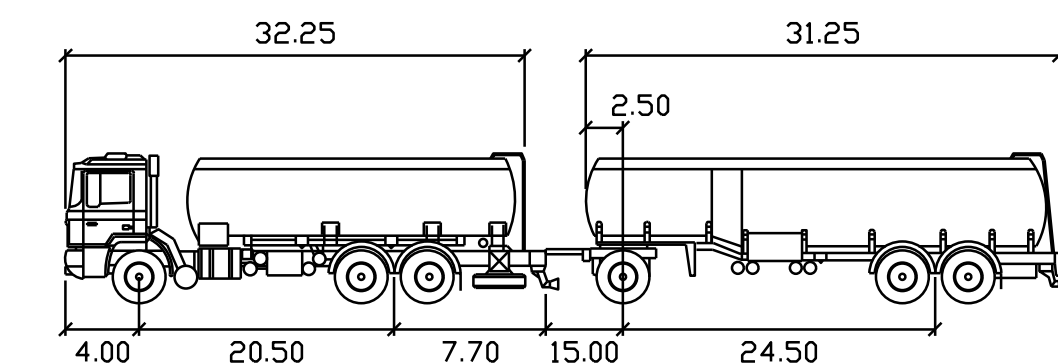
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Trailer Width	: 8.50	Steering Angle	: 40.0
First Unit Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

Job Number 10426	Sheet DD-4	Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	Scale: Horizontal Vertical	Designed Drawn Checked Approved Date 09/03/21	Title: For: Costco GASOLINE COSTCO GASOLINE GAS STATION ADDITION 999 LAKE DRIVE ISSAQUAH, WA 98027	Title: TANKER TURNING PLAN 103 N. BEACH BLVD. LA HABRA, CA 90631 LOCATION #777
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NOTES

1. THIS PRELIMINARY SITE PLAN IS BASED ON PROPERTY LINE SURVEYS BY FUSCOE ENGINEERING, INC. DATED, 4/20/2018 & 4/23/2021.
2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.



US - FUEL - COSTCO - TYP

First Unit Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 40.0
First Unit Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

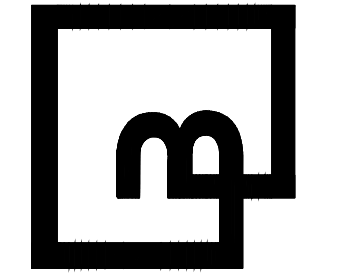
No.	Date	By	Chd.	Appr.	Revision

Title:
 ALTERNATE TANKER TURNING PLAN
 103 N. BEACH BLVD.
 LA HABRA, CA 90631
 LOCATION #777

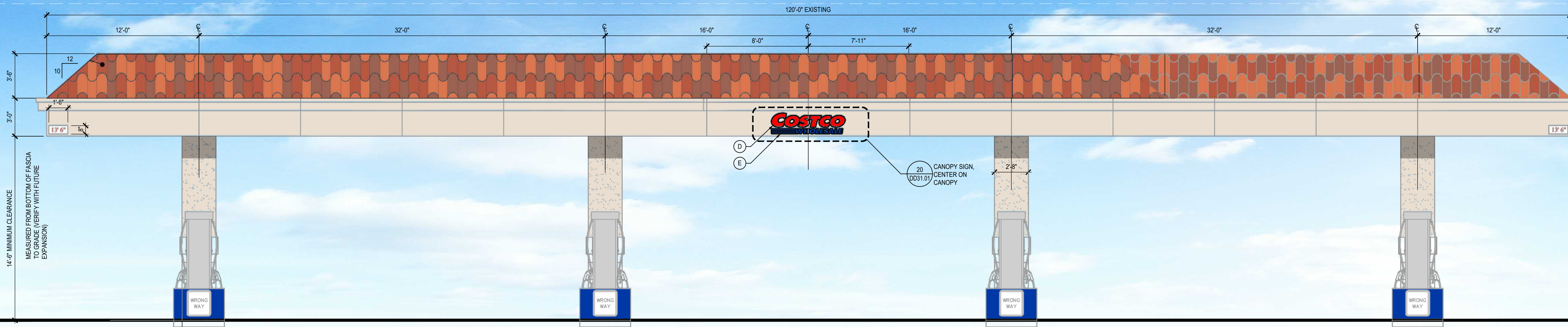
For:
COSTCO GASOLINE
 COSTCO GASOLINE GAS STATION ADDITION
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

Designed	_____	Scale:	Horizontal	_____
Drawn	_____		Vertical	_____
Checked	_____			_____
Approved	_____	Date	09/03/21	

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 Kent, WA 98032
 425.251.6222 barghausen.com



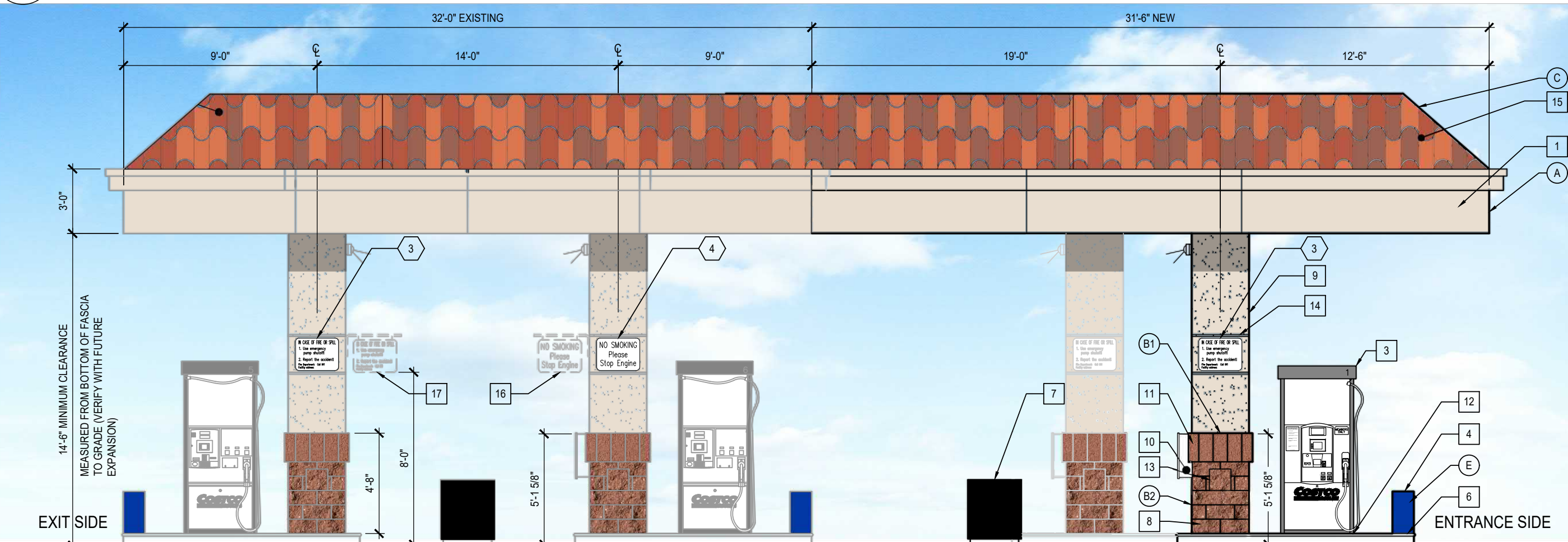
Job Number
10426
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DD-4A



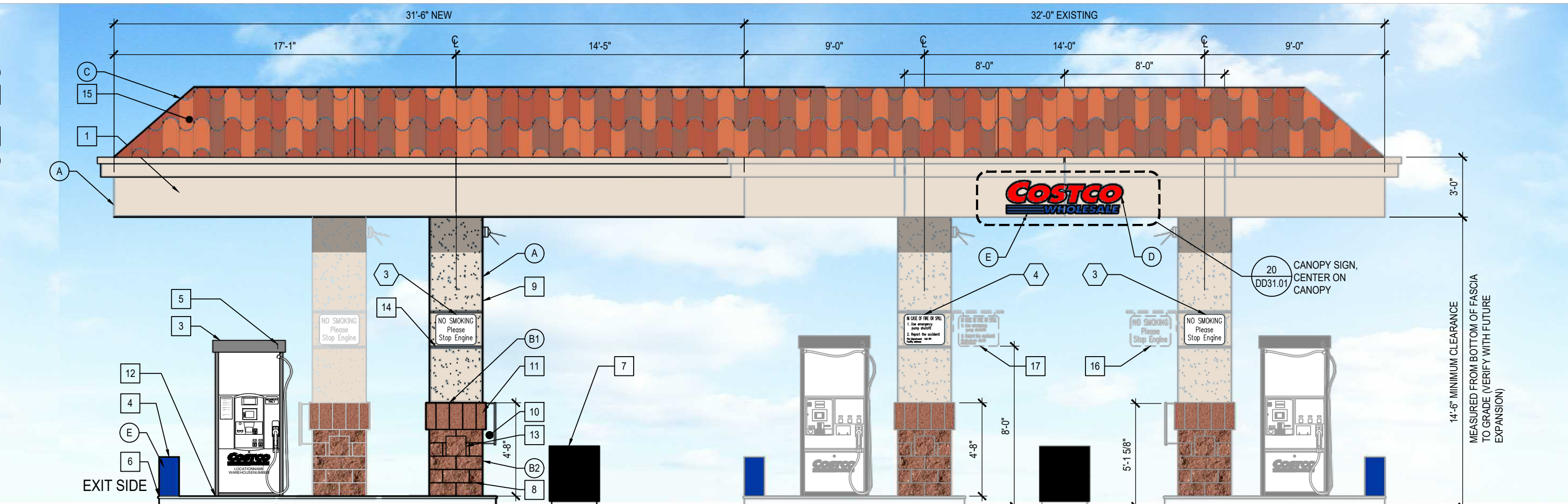
- ### KEY NOTES
- 1 TEXTURED METAL FASCIA PANEL, UNITEK COLOR "ALMOND SAND 6-16P". SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT.
 - 2 RECESSED FLUORESCENT LIGHT FIXTURE S.O.I.C.
 - 3 MULTI-PRODUCT DISPENSER 42"W X 94"H X 32"D.
 - 4 CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS. T.O. GUARD @ 30" ABOVE TRAFFIC SURFACE. PAINT W/ INDUSTRIAL ENAMEL GLOSS BLUE PAINT "LAPIZ LAZULI" (SW 1805)
 - 5 FUELING POSITION NUMBER, 3" HIGH WHITE DECALS. REFER TO ELECTRICAL DRAWINGS FOR EXACT DISPENSER NUMBERS. BY G.C.
 - 6 RAISED CONCRETE ISLAND WITH METAL EDGE FORM, PAINT THE SIDES ONLY GLOSS BLACK (SW 1007)
 - 7 WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND. S.O.I.C.
 - 8 STEEL TUBE COLUMN WITH SPLIT-FACE MASONRY BLOCK COLOR "AUBURN". SEE STRUCTURAL DRAWINGS
 - 9 STEEL TUBE W/ TEXTURED METAL COLUMN WRAP, UNITEK COLOR "ALMOND SAND 6-16P"
 - 10 FIRE EXTINGUISHERS MOUNTED ON ENTRANCE SIDE COLUMNS. FIRE EXTINGUISHER CABINET TO BE BROOKS MODEL #MARK II. RED CABINET WITH CLEAR COVER (OR EQUAL), SUPPLIED BY CONTRACTOR.
 - 11 SOLDIER COURSE PRECISION FACE BLOCK BY ANGELUS BLOCK CO. COLOR "AUBURN".
 - 12 CAULK PERIMETER OF DISPENSER BASE, TYP.
 - 13 ELECTRICAL ACCESS PANELS SUPPLIED AND INSTALLED BY GAS G.C.
 - 14 METAL WRAP REINFORCING BRACKET BY CANOPY SUPPLIER.
 - 15 M.C.A. CLAY TILE, MISSION BLEND, ICBO # ER-4202 W/ MAX. WT. 12 LBS./S.F., SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT.
 - 16 REMOVE EXISTING "NO SMOKING" SIGNS, TYP. OF 4.
 - 17 REMOVE EXISTING "IN CASE OF FIRE" SIGNS, TYP. OF 4.

1 CANOPY & DISPENSER ISLANDS EAST ELEVATION
SCALE: 1/4" = 1'-0"

0114

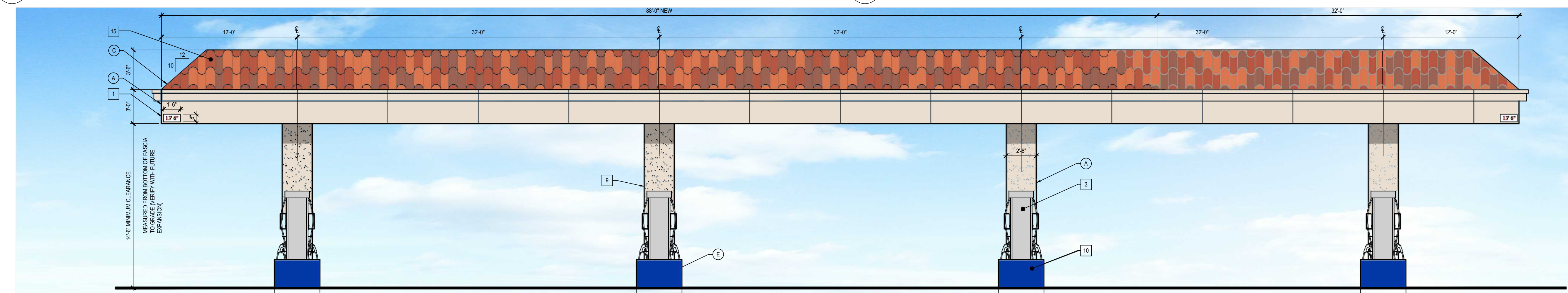
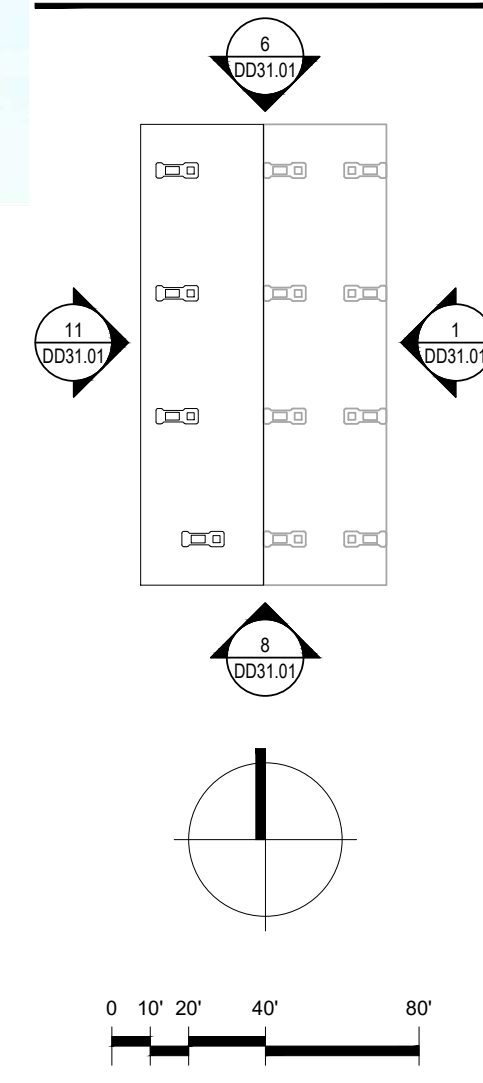


6 CANOPY & DISPENSER ISLANDS NORTH ELEVATION
SCALE: 1/4" = 1'-0"



8 CANOPY & DISPENSER ISLANDS SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY PLAN



11 CANOPY & DISPENSER ISLANDS WEST ELEVATION
SCALE: 1/4" = 1'-0"

0114

MATERIALS

(A) ALMOND SAND 6-16P UNITEK	(B) AUBURN PRECISION ANGELUS BLOCK	(C) CLAY TILE MISSION BLEND MCA	(D) SAFETY RED SW4081 SHERWIN WILLIAMS	(E) LAPIZ LAZULI SW1805 SHERWIN WILLIAMS
------------------------------	------------------------------------	---------------------------------	--	--

(B2) AUBURN SPLIT FACE ANGELUS BLOCK

SOIC - FUEL FACILITY SIGNAGE

QTY	DESCRIPTION	TYPICAL PLACEMENT
0	WRONG WAY 24" x 24" ALUMINUM	END OF EACH ISLAND FACING EXIT
16	NO SMOKING / STOP ENGINE 18" x 24" ALUMINUM	AT ENTRY AND EXIT COLUMNS - FLUSH MOUNT ON COLUMNS FACING NOZZLES
8	IN CASE OF FIRE OR SPILL 18" x 24" ALUMINUM	AT CENTER COLUMNS - FLUSH MOUNT ALL SIDES OF COLUMN



20 CANOPY SIGN
SCALE: 1/2" = 1'-0"

1212

COSTCO WHOLESALE
LA HABRA, CALIFORNIA

PROPOSED ELEVATIONS
APRIL 15, 2021

COSTCO WHOLESALE
LA HABRA, CA
#777

101 N. BEACH BLVD.
LA HABRA, CA 90631

1101 Second Ave. Ste 100
Seattle, WA 98101
206.962.6500
MG2.com

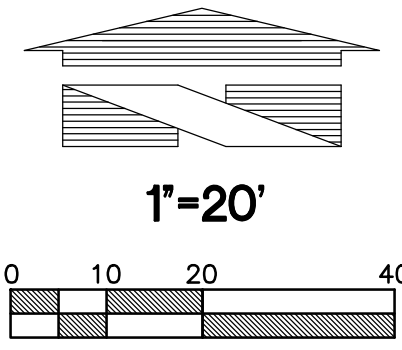
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01-0480-13
APRIL 15, 2021

CONCEPT
ELEVATIONS

DD31-02

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COSTCO WHOLESALE FUEL FACILITY EXPANSION

103 N BEACH BOULEVARD, LA HABRA, CA 90631

COSTCO FUEL FACILITY #777

LANDSCAPE LEGEND

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING LANDSCAPING TO BE REMOVED
- EXISTING LANDSCAPING TO REMAIN

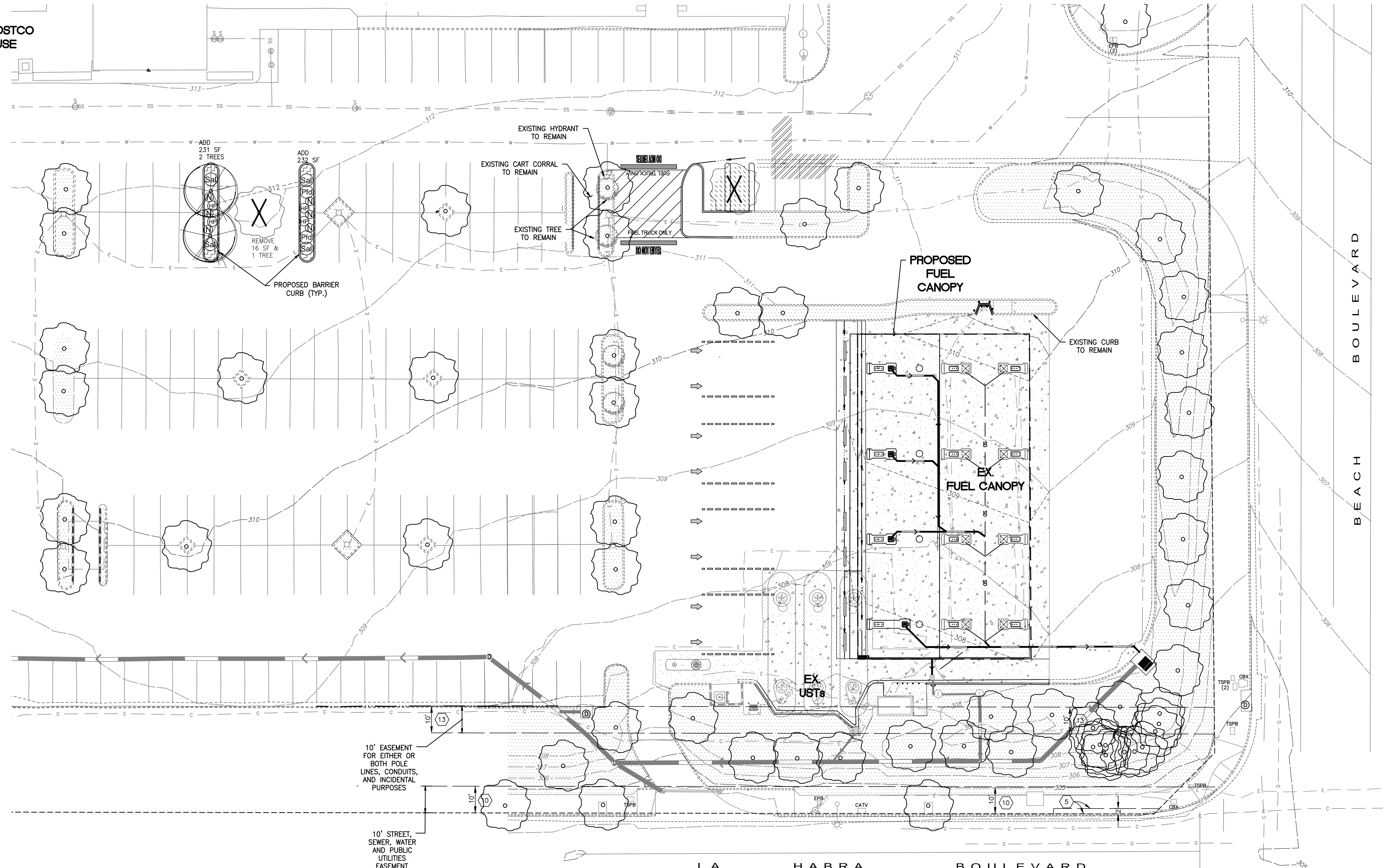
LANDSCAPE CALCULATIONS

TOTAL PARKING LOT LANDSCAPE AREA TO BE REMOVED = 336 SF
 TOTAL PARKING LOT LANDSCAPE AREA TO BE PROVIDED = 767 SF
 NET PARKING LOT LANDSCAPE AREA GAIN = 431 SF

TOTAL TREES REMOVED = 2
 TOTAL TREES PROVIDED = 3

NOTE: BIDDER-DESIGNED IRRIGATION SYSTEM. CONNECT TO EXISTING IRRIGATION. NOTIFY LANDSCAPE ARCHITECT IF EXISTING SYSTEM OR WATER PRESSURE ARE INADEQUATE TO IRRIGATE NEW LANDSCAPE AREAS.

EXISTING COSTCO WAREHOUSE



10' EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS, AND INCIDENTAL PURPOSES

10' STREET, SEWER, WATER AND PUBLIC UTILITIES EASEMENT

LA HABRA BOULEVARD

BOULEVARD
BEACH

Revision
No. Date By Cld. Appr.
Title:
PRELIMINARY LANDSCAPE PLAN
103 N BEACH BOULEVARD
LA HABRA, CA 90631
COSTCO FUEL FACILITY #777

COSTCO GASOLINE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

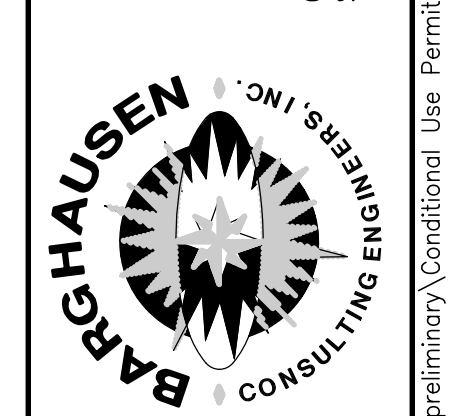


Scale:
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Vertical N/A

Designed: JMW
Drawn: JMW
Checked: JMW
Approved: JMW
Date: 4/14/21

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number
10426

Sheet
L-1 of **2**

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COSTCO WHOLESALE FUEL FACILITY EXPANSION

103 N BEACH BOULEVARD, LA HABRA, CA 90631

COSTCO FUEL FACILITY #777

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH THE TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. AN IRRIGATION SYSTEM IS TO BE INSTALLED. DO NOT PLANT UNTIL THE SYSTEM HAS BEEN TESTED AND APPROVED. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION.

PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED.
PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED.

SOIL PREPARATION:
ARE SPECIFIC TO THIS SITE. THE FOLLOWING: TOPSOIL, AMENDMENT, AND BACKFILL ARE REQUIREMENTS FOR ALL LANDSCAPE AREAS.

A) COMPOST AMENDMENT OF EXISTING SOILS.
COMPOST WILL BE AMENDED AT A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. CULTIVATE TO A DEPTH OF 6 INCHES.

B) SOIL PREPARATION
REMOVE FROM SITE ALL WEEDS AND DEBRIS WITHIN THE PROPOSED LANDSCAPE AREAS. VERIFY SUB-GRADES AT -5 INCHES BELOW FINISH ELEVATION IN ALL SHRUB AND GROUNDCOVER AREAS. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESS COMPACTION WILL OCCUR NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLOUDS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR FILLING AND FOR PLANTING AS SPECIFIED. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT WITH HAND TOOLS.

REMOVE ALL SURFACE LUMPS, ROCKS, VEGETATION AND/OR DEBRIS LARGER THAN 1-INCH FROM ALL GRADES PRIOR TO ANY SOIL PREPARATION. PLACE ADDITIONAL AMENDED SOIL AS REQUIRED TO MEET FINISH ELEVATIONS. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO THE TOP 6 INCHES OF SOIL.

WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTION PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE DRAINING AWAY FROM BUILDINGS AND READY FOR PLANTING. FINISH GRADE TO BE 3 INCHES BELOW FINISH SURFACE OF ADJACENT PAVEMENT IN SHRUB AND GROUNDCOVER AREAS. FINISH GRADES TO BE APPROVED PRIOR TO PLACEMENT OF ANY PLANT MATERIAL. PARKING PLANTER ISLANDS SHALL BE OVER EXCAVATED. REMOVE ALL PAVING WASTE, GRAVEL BASE AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF THE PAVING. SCARIFY AND OVER EXCAVATE PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.

MULCH:
ORGANIC COMPOST IS PREFERRED MULCH TO BE USED AS TOP-DRESSING FOR ALL NEW LANDSCAPE BEDS. SHREDDED WOOD WILL NOT BE ALLOWED.

STAKES:
2-INCH DIAMETER, BY 8-FOOT MINIMUM TREATED LODGEPOLE PINE TREE STAKE.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER TWO INCHES (2") DIAMETER FROM TOP THREE INCHES (3") OF PREPARED PLANTING BED. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES:
ARRANGE TREES ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES AND SUPPORTS TO STAND VERTICAL. TREES TO BE PLACED AS SHOWN ON THE PLANTING PLAN, LOCATED AS DETAILED AND AS CALLED OUT ON PLANT LIST. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

SHRUBS:
INSTALL SHRUBS AS SPECIFIED FOR TREES.

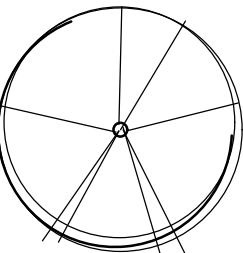





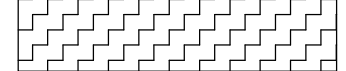

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF THREE INCHES (3") BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

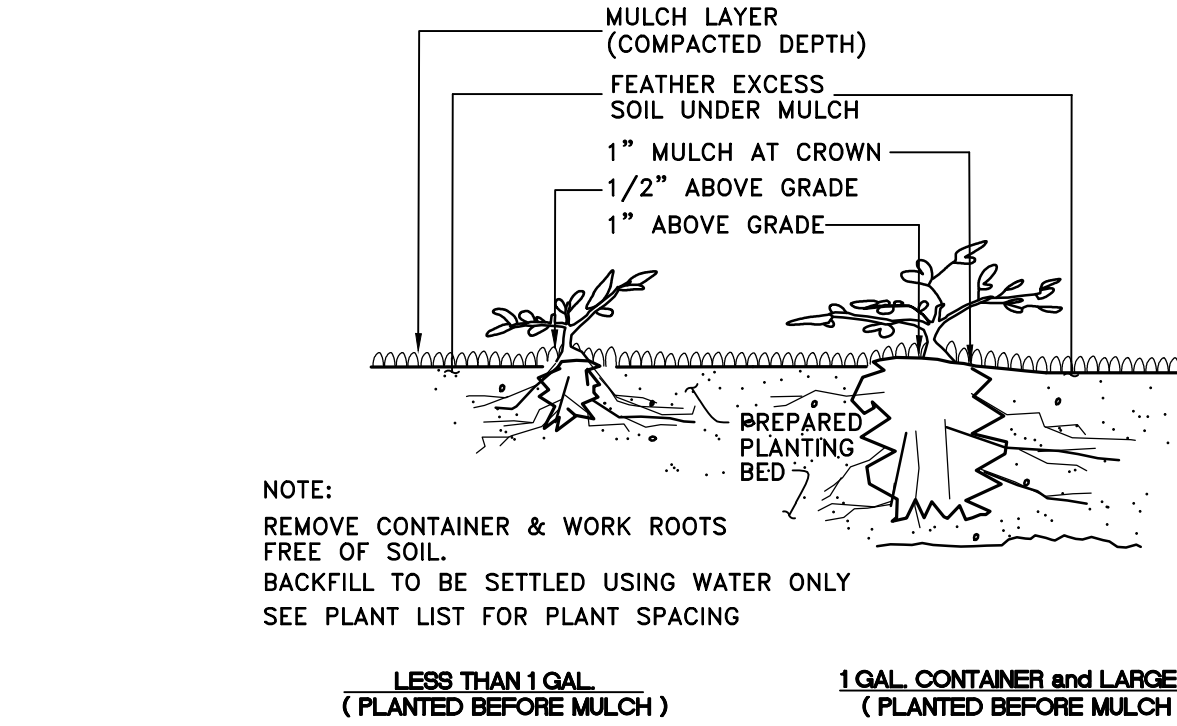
MULCH:
MULCH ALL LANDSCAPE AREAS WITH A THREE INCH (3") LAYER OF MULCH.

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE:
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, AND RE-ESTABLISHING SETTING GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

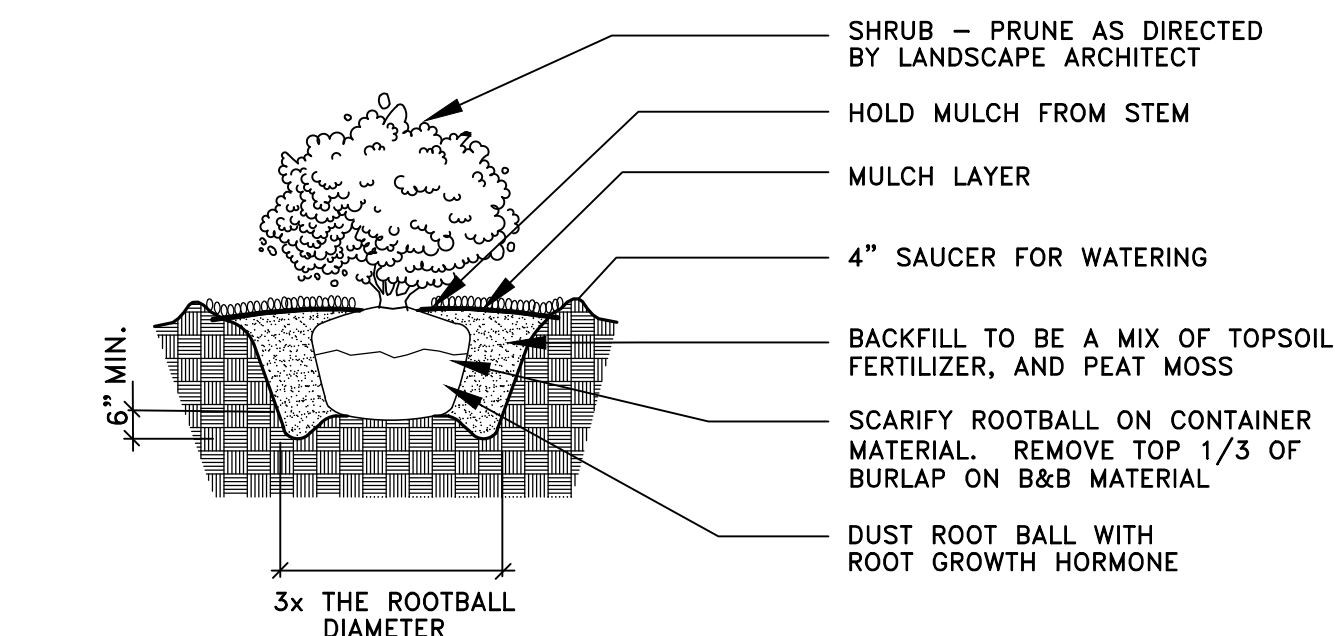
PLANT SCHEDULE

SYMBOL	BOTANICAL/Common NAMES	SIZE CONDITION	SPACING	QUANTITY	WUCOLS IV IRRIGATION REGION: 3	REMARKS
	TREES: PARKINSONIA FLORIDA / BLUE PALO VERDE	15 GAL	AS SHOWN	3	VERY LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	SHRUBS: SALVIA SONOMENSIS / CREEPING SAGE	1 GALLON	AS SHOWN	5	LOW	FULL & BUSHY
	CALLIANDRA 'SIERRA STARR' / FAIRY DUSTER	1 GALLON	AS SHOWN	4	LOW	FULL & BUSHY
	CEANOTHUS SP. 'DARK STAR' / CEANOTHUS	1 GALLON	AS SHOWN	1	LOW	FULL & BUSHY
	HESPERALOE PARVIFLORA / RED YUCCA	1 GALLON	AS SHOWN	6	LOW	FULL & BUSHY
	NANDINA DOMESTICA 'LEMON LIME' / NANDINA	1 GALLON	AS SHOWN	9	LOW	FULL & BUSHY
	GROUNDCOVERS: DYMONDIA MARGARETAE / DYMONDIA	1 GALLON	24" O.C.	AS REQ'D (+/-134 PLANTS)	LOW	HOLD BACK 16" FROM BORDERS, TREES, AND SHRUBS
	APTENIA 'RED APPLE' / BABY SUN ROSE	1 GALLON	24" O.C.	AS REQ'D (+/-88 PLANTS)	LOW	HOLD BACK 16" FROM BORDERS, TREES, AND SHRUBS



GROUNDCOVER PLANTING DETAIL

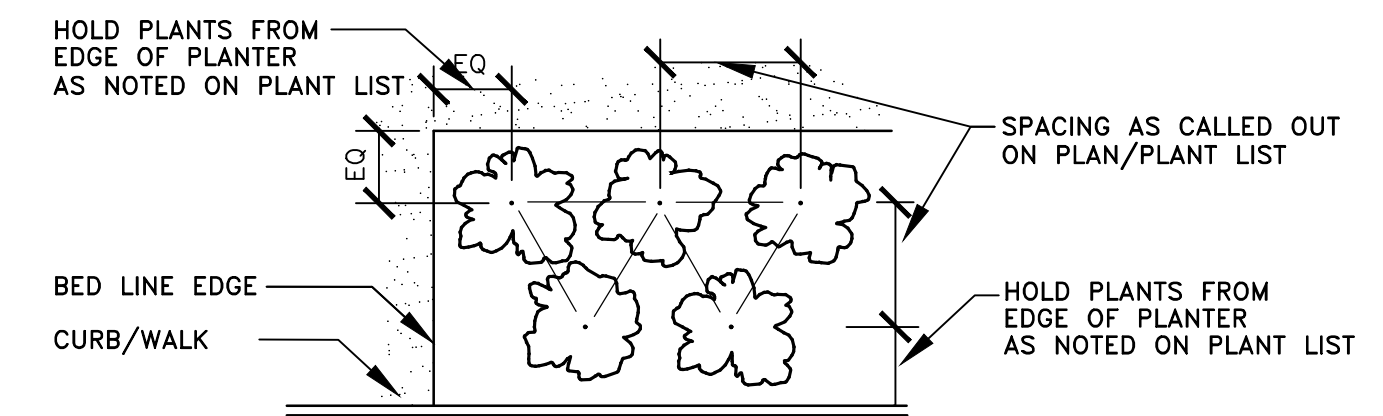
NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL

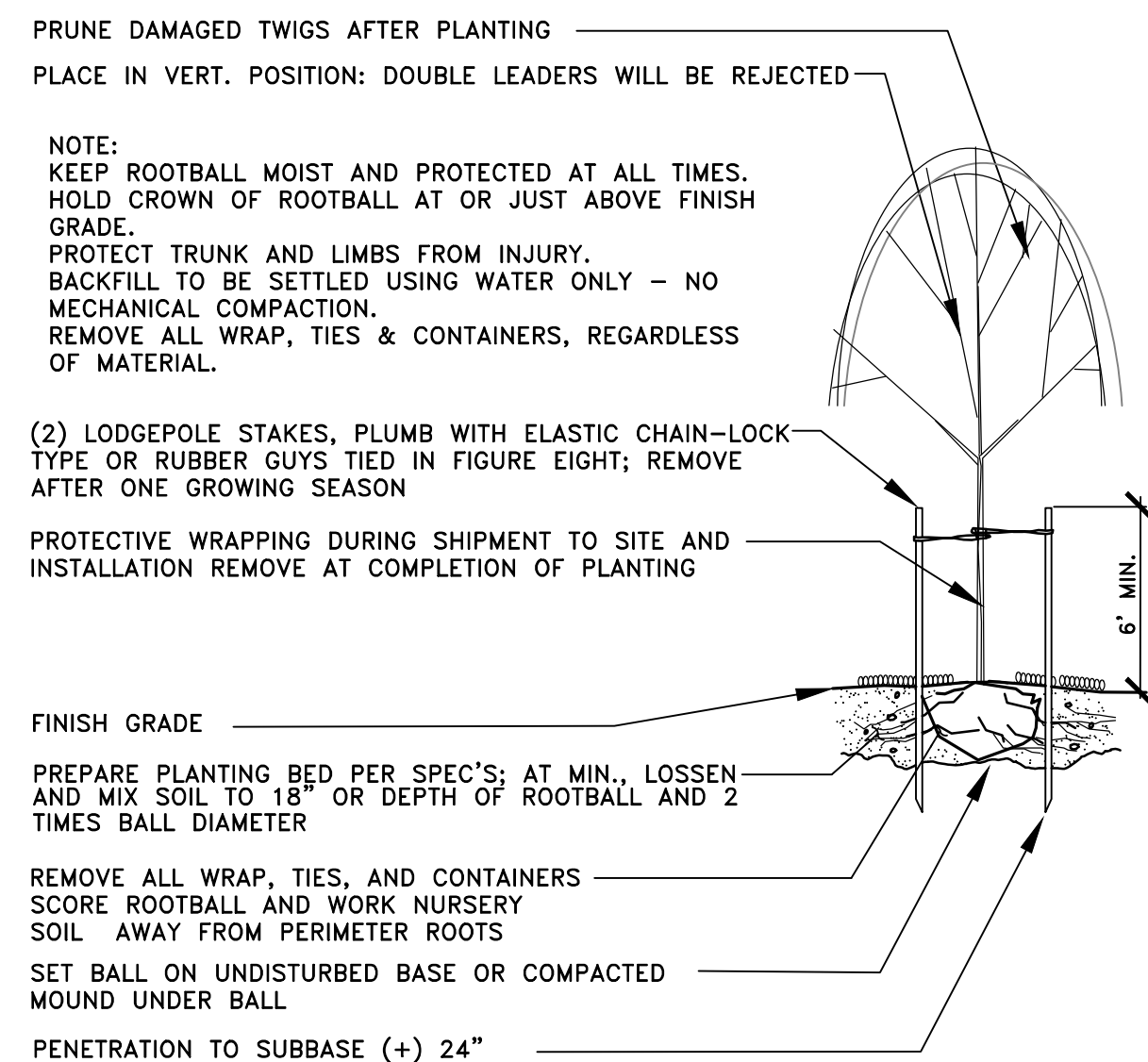
NOT TO SCALE



NOTE:
THIS SPACING APPLIES TO GROUNDCOVER AND FORMAL SHRUB ROW PLACEMENT.

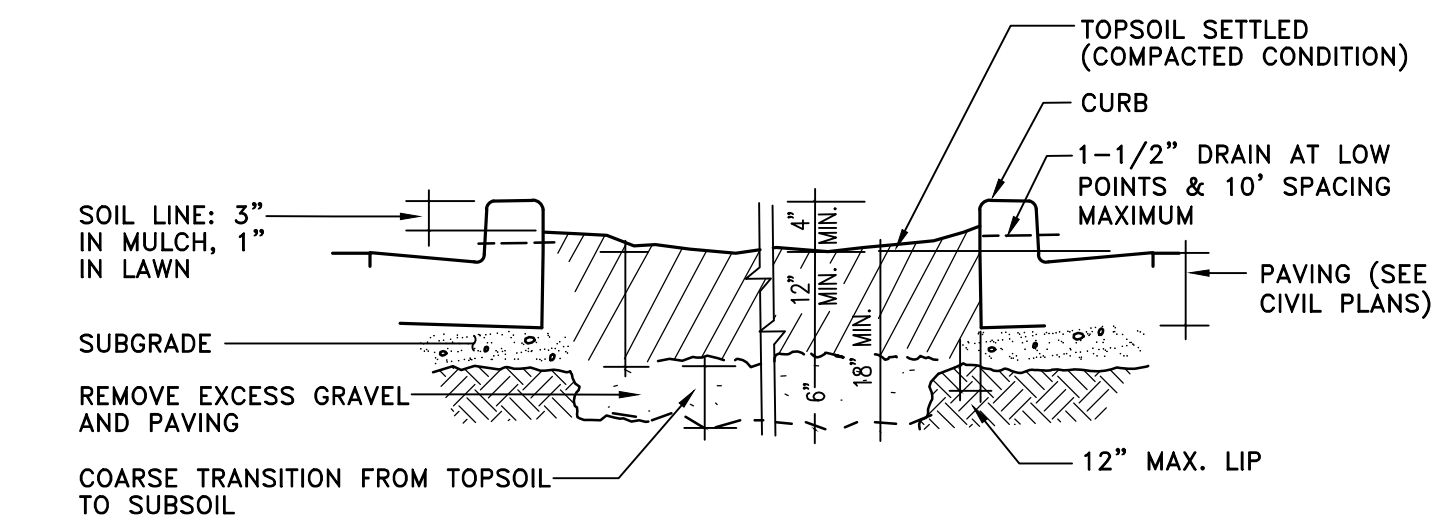
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



NOTE:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

GRADING & PARKING LOT PLANTERS DETAIL

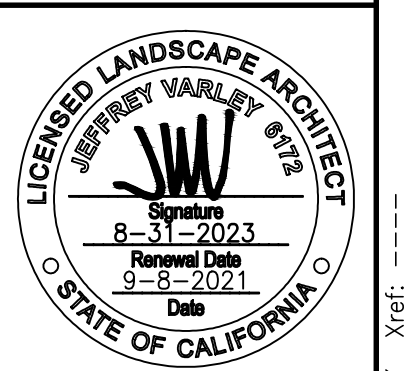
NOT TO SCALE

Revision

No. Date By Cld. Appr.

Title:
PRELIMINARY LANDSCAPE PLAN
103 N BEACH BOULEVARD
LA HABRA, CA 90631
COSTCO FUEL FACILITY #777

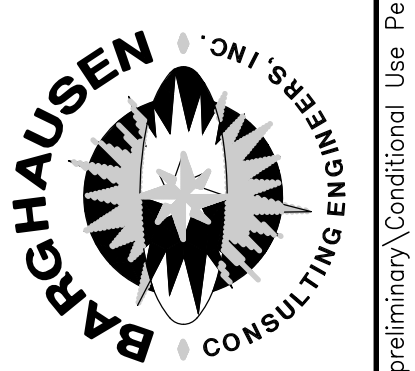
For:
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027



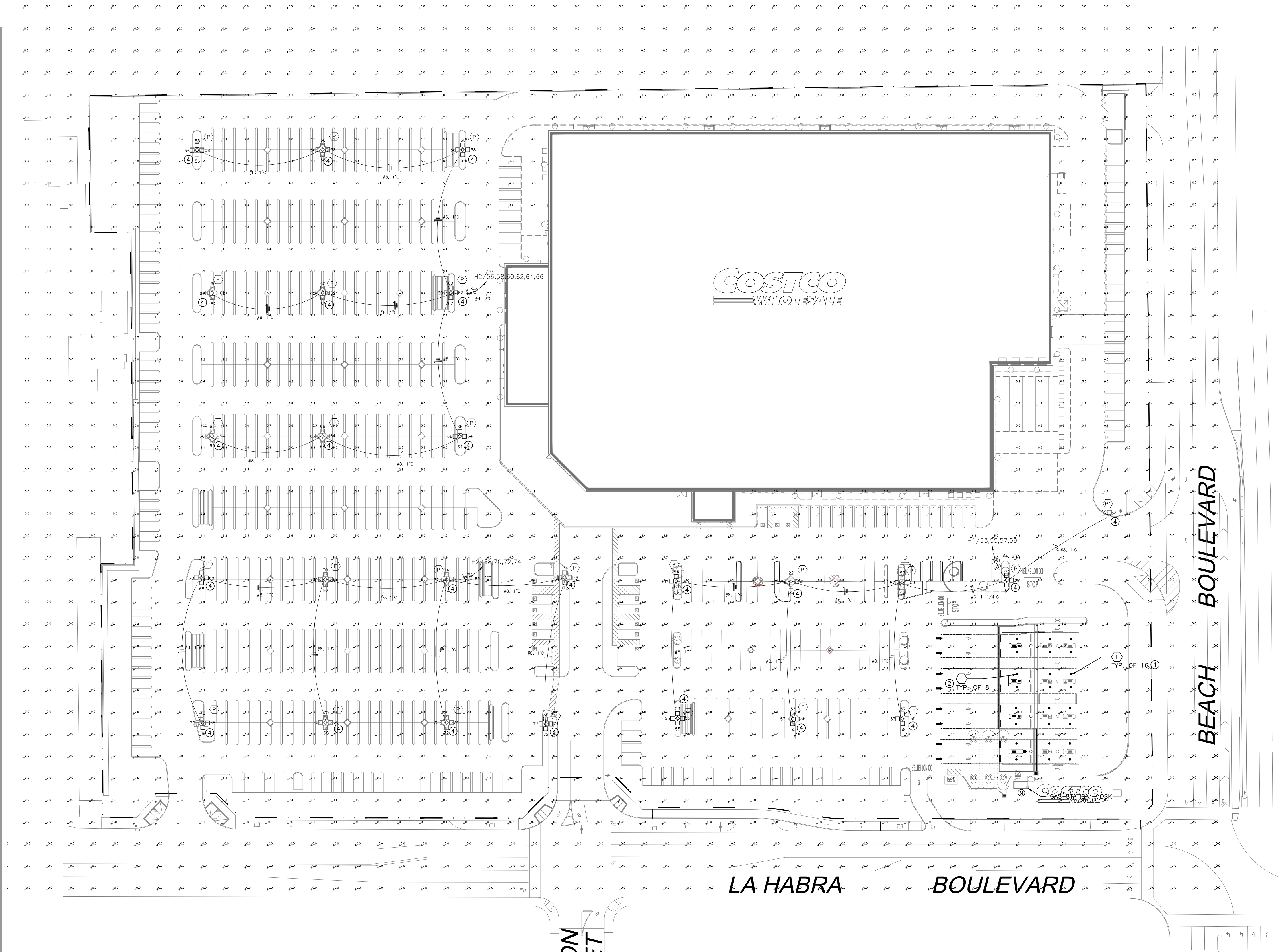
Scale: Horizontal N/A Vertical N/A

Designed: JMV
Drawn: JMV
Checked: JMV
Approved: JMV
Date: 4/14/21

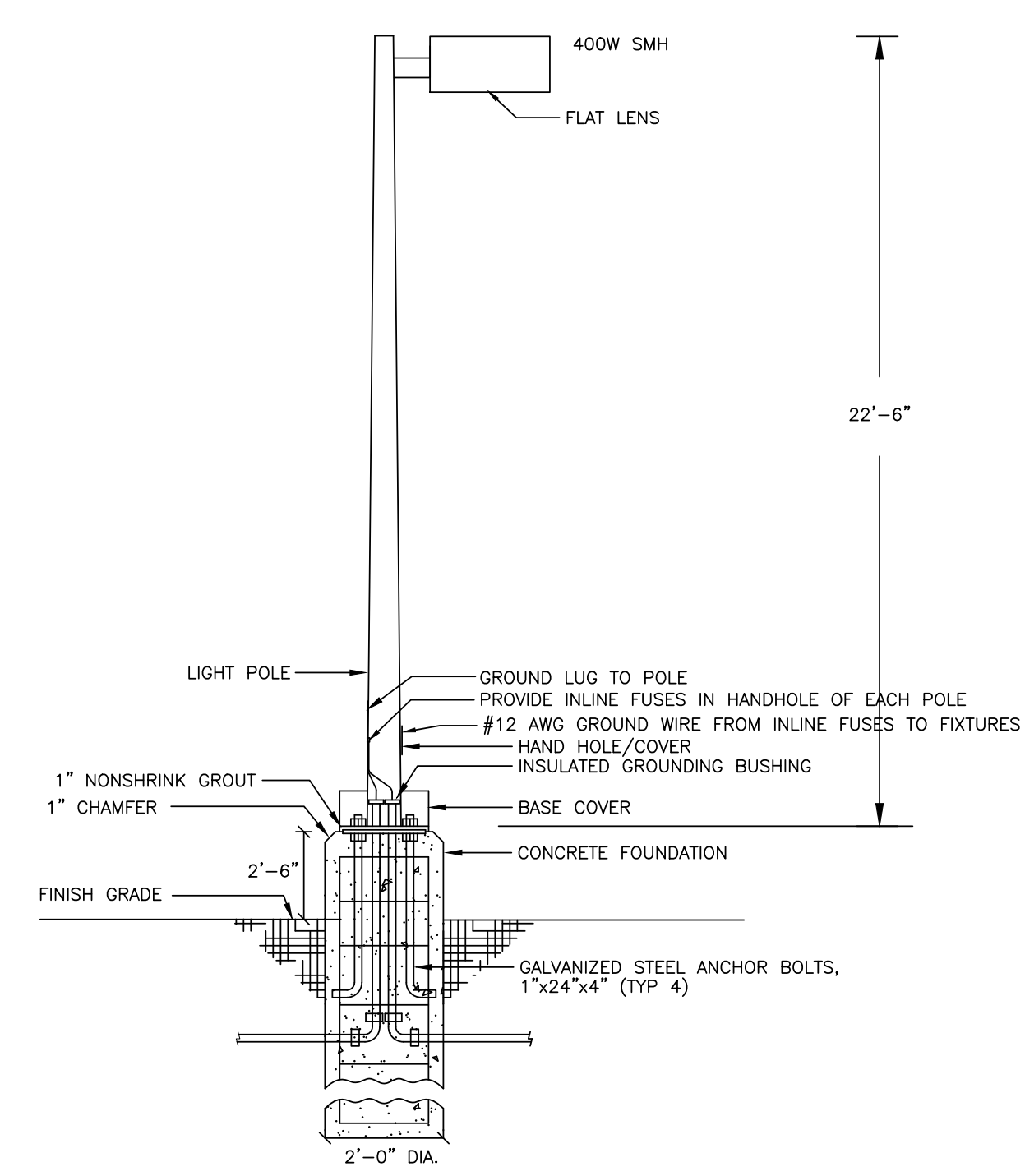
18215 72ND AVENUE SOUTH
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CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number
10426
Sheet
L-2 of 2



MISSION STREET
 LA HABRA BOULEVARD
 BEACH BOULEVARD
 COSTCO WHOLESALE
 SITE PLAN
 SCALE: 1"=40'



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
 THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
 SEE STRUCTURAL DRAWINGS FOR CONSTRUCTION DETAIL.

POLE BASE DETAIL
 NO SCALE

- PLAN NOTES:
- ① E.C. TO REPLACE EXISTING (16) AT FUEL FACILITY CANOPY.
 - ② E.C. TO PROVIDE NEW (8) FIXTURES AT EXPANDED FUEL FACILITY CANOPY.
 - ③ EXISTING SITE LIGHT POLES TO REMAIN. TYPICAL.

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS
(L)	CREE	CPY250-A-PD-F-B-UL-WH-5000K	LED	SURFACE	122	
(P/P)	EXISTING	EXISTING POLE FIXTURE	400W MH	POLE	455	

PROJECT NO: 18-275
 ARCHITECT REFERENCE NO: 01-0480-13
 ISSUE DATE: JUNE 19, 2018
 REVISION DATE:
 DRAWN: HM
 CHECKED: ANT
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T.E., Inc.

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FUEL FACILITY EXPANSION WAREHOUSE #777

103 N. BEACH BLVD
 LA HABRA, CA 90631

COSTCO WHOLESALE

SE-1