



# **PROJECT NARRATIVE SPECIAL USE PERMIT**

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## **Costco Wholesale Fueling Facility Expansion**

851 Highway 121  
Lewisville, Texas 75067

APN 226250

Costco Location No. 683

Prepared for:  
Costco Wholesale  
999 Lake Drive  
Issaquah, Washington 98027

May 10, 2023

***Revised: September 7, 2023***

***2nd Revision: October 16, 2023***

***REVISIONS IN BOLD ITALIC***

Our Job No. 11059

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## **Project Location:**

The project site is located within the Costco Wholesale development and includes the existing fuel facility area along the southeast property boundary. The project disturbance area is 43,744 square feet and the overall Costco property is 14.16 acres (616,722 square feet). The subject property is zoned Light Industrial (LI) and is located in the IH-35E Corridor Overlay Core Sub-District (Southern Gateway Sub-District). Service stations are allowed subject to a Special Use Permit.

## **Project Description:**

### Overview

Costco is seeking a **Special Use Permit** approval to allow for the expansion of the existing fueling facility as part of the overall Costco development. The project involves the construction of a 3,875-square-foot addition to the overhead fuel canopy (7,164 square-foot total) and installation of one (1) 40,000-gallon underground storage tank, six (6) multi-product dispensers (MPDs), new VST Green Machine, four (4) remote fills, and associated site improvements. The intent of the expansion is to improve the efficiency of the fuel facility by increasing the number of fueling positions, thereby reducing queue lengths and wait times resulting in an improved fuel purchasing experience for Costco members.

### Grading

There are no constraints associated with the new expansion that would require extensive regrading of the site. Grading within the project area can be designed to comply with local regulations.

### Parking and Circulation

The project will remove 25 parking stalls, for an overall total of 746 parking stalls. The IH-35E Corridor Overlay parking standards require that non-residential uses provide one (1) parking space per 300 square feet of gross floor area, for a total of 509 parking stalls. The site will continue to meet the City's minimum parking requirements for the IH-35E Corridor Overlay after the expansion.

### Transportation

The fuel facility expansion is not anticipated to generate a significant number of new trips. Specifically, Costco Wholesale is a member-only business and the site traffic is limited to the membership within the Warehouse market area. A majority of the new trips associated with the expansion can be attributed to latent trips, which represent Costco members who previously chose not to purchase fuel due to lengthy waits and long queues, and after the expansion of the fuel facility have chosen to purchase fuel due to the improved efficiency of the facility. The added dispensers, similar to opening more check stands in a store, will provide more fueling positions, reduce queues, and shorten processing times, thereby improving the efficiency of the facility.

### Architectural Design

The fuel canopy is designed to complement the existing Costco Warehouse. The style, materials, finishes, and colors will match the existing Costco fuel facility including a smooth finished metal-wrapped canopy fascia with split face CMU-wrapped canopy columns. The current canopy height for the existing fuel facility is 17.5 feet. The expansion will match the dimensions and detailing of the existing fuel canopy to result in a seamless extension of the existing design.

### Lighting and Signage

The existing LSI LED under-canopy lighting will be upgraded with CREE LED lighting that will be directed downward to limit the visual impact of the canopy lighting. Lighting will not exceed 0.4 of one foot-candle at the property line.

The project will provide a total of four (4) 20-square-foot canopy fascia signs that will replace the existing four (4) 27-square-foot signs; one (1) fascia sign centered on each canopy fascia. The signs are comprised of "Costco Wholesale" graphics bonded to flat cut aluminum composite metal. City sign standards allow canopy signs in commercial zones with two (2) square feet of signage for each linear foot of canopy. Each sign must be placed on the side of the canopy from which it draws its allowable square footage. A maximum sign area of 120 square feet is allowed on the north and south canopy fascia and 242 square feet is allowed on the east and west canopy fascia. The proposed signage complies with the City's sign regulations.

### Landscaping

The project will remove approximately 99 square feet of landscaping and replace five (5) non-protected trees within the project area. The IH-35 Corridor Overlay District landscape standards require that parking lots must be screened with a minimum five- (5) foot-wide landscape area including a solid evergreen shrubbery hedge with a minimum height of 24 inches. Each row of parking must be configured to have a minimum 10-foot-wide landscape island with 50 percent plant cover per eight (8) parking spaces, with a landscape island required at the end of each parking row. Canopy trees must also be planted at a ratio of one (1) tree per eight (8) parking spaces. Additionally, Land Development Regulations (LDR) require that parking areas larger than 50,000 square feet provide 10 percent interior landscape area. Within the project area, the parking lot area is approximately 7,579 square feet. The project will provide 785 square feet of landscaping within the parking lot area, which results in approximately 10.2 percent interior parking lot landscape area. A hedge will be provided along the south and east frontages to meet the screening requirements. Additionally, the five (5) non-protected trees scheduled for removal will be replaced with five (5) three (3)-inch caliper trees. The project will continue to meet the minimum coverage and planting requirements of the City landscaping standards.

### Construction

Construction of the addition to the existing fuel facility will be completed in one (1) phase and commence after receipt of the applicable permits and approvals. The fuel facility may remain open during the construction.

### Purpose of Request

#### Special Use Permit

Pursuant to the City of Lewisville Unified Development Code Chapter 9 Section 2, Special Use Permit shall be approved if, the following findings are made:

1. The use is compatible with surrounding uses and community facilities.

**Response:** The project will expand the existing fuel facility use, which remains compatible with the surrounding commercial and retail uses. The project is anticipated to have no significant impact to the following community facilities:

Transportation: As stated above in the project description above, the fuel facility expansion is not anticipated to generate a significant number of new trips, since Costco is a membership-based business. The expansion will improve the efficiency of the fuel facility, thereby improving on-site circulation and traffic safety.

Police: The fuel facility expansion will have no impact on police demands.

Education: The fuel facility expansion will have no impact on education demands.

Water: The fuel facility expansion will have no impact on water demands. Fire suppression is not required and no additional restroom is provided as part of the fuel facility expansion.

Sewer: The fuel facility expansion will have no impact on sewer demands. No additional restroom will be included as a part of the fuel facility expansion.

Drainage: The fuel facility expansion will have no impact on drainage demands.

- The use is compatible with the comprehensive plan and any adopted long-range plans for the area.

**Response:** The subject site falls within the Southern Gateway subarea of the Lewisville 2025 Vision Plan and the Retail/Restaurant (RR) and Gas Station (GS) land use designation of the I-35E Corridor Redevelopment Plan. The existing warehouse use with the expansion of the accessory fuel component will continue to provide a service for the surrounding community and further the goals of sustaining economic vitality identified in the Lewisville 2025 Vision Plan as well as the goals for Sub-Area 7 to increase densities and transition to a vibrant mix of uses at the southern gateway of the City as described in the I-35 Corridor Redevelopment Plan.

- There is enhancement or promotion of the welfare in the area.

**Response:** The expansion is subject to site plan review and local standards of the Lewisville Unified Development Code (UDC) and will be built according to these standards to enhance the aesthetics and function of the site. The expansion will provide landscape, screening, updated lighting, and maintain the aesthetics of the existing fuel facility.

- The use is not detrimental to the public health, safety or general welfare.

**Response:** The project will expand the existing uses of the Costco development and will comply with all local, state, and federal permitting requirements required to protect the public interest, health, safety, convenience, and welfare.

- The use conforms with all zoning regulations.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Setbacks	Front: 10-foot minimum Side: None Rear: None	Complies: The fuel facility is set back 30 feet from the property line.
Building Height	Minimum: 20 feet Maximum: 80 feet	Complies: The canopy expansion will match the existing height of 17.5 feet. The expansion will match the dimensions and detailing of the existing fuel canopy to result in a seamless extension of the existing design.
Signage	Two (2) square feet of signage for each linear foot of canopy. North and South Fascia: 120 square feet maximum	Complies: The project will replace the four (4) existing 27-square-foot "Costco Gasoline" canopy fascia signs

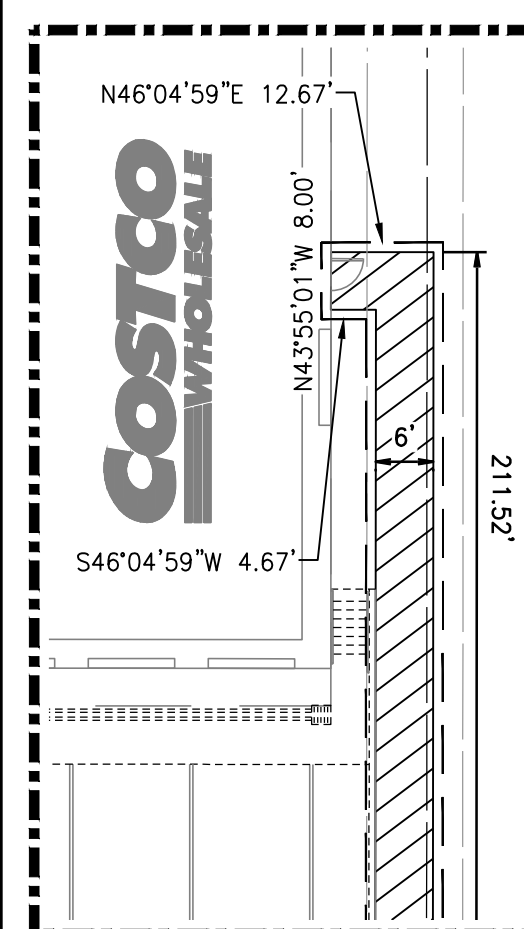
<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
	East and West Fascia: 120 square feet maximum	with four (4) new 20-square-foot "Costco Wholesale" canopy fascia signs.
Parking	Non-residential uses: One (1) parking space per 300 square feet of gross floor area  Total: 509 parking stalls min.	Complies: The project will remove 25 parking stalls for an overall total of 746 parking stalls provided.
Landscaping	Parking areas larger than 50,000 provide ten (10) percent of interior landscape area. One (1) tree every eight (8) parking spaces Shrub screening where parking is adjacent to road	Complies: Within the project area (metes and bounds), the parking lot area is approximately 7,579 square feet. The project will provide 785 square feet of landscaping within the parking lot area, which results in approximately 10.4 percent interior parking lot landscape area. A hedge will be provided along the south and east frontages to meet screening requirements. Removed trees will be replaced with five (5) three- (3) inch caliper trees.
Architectural Standards	80% brick or stone	<b><i>Does not comply. An Alternative Standards Request has been submitted.</i></b>

## Conclusion

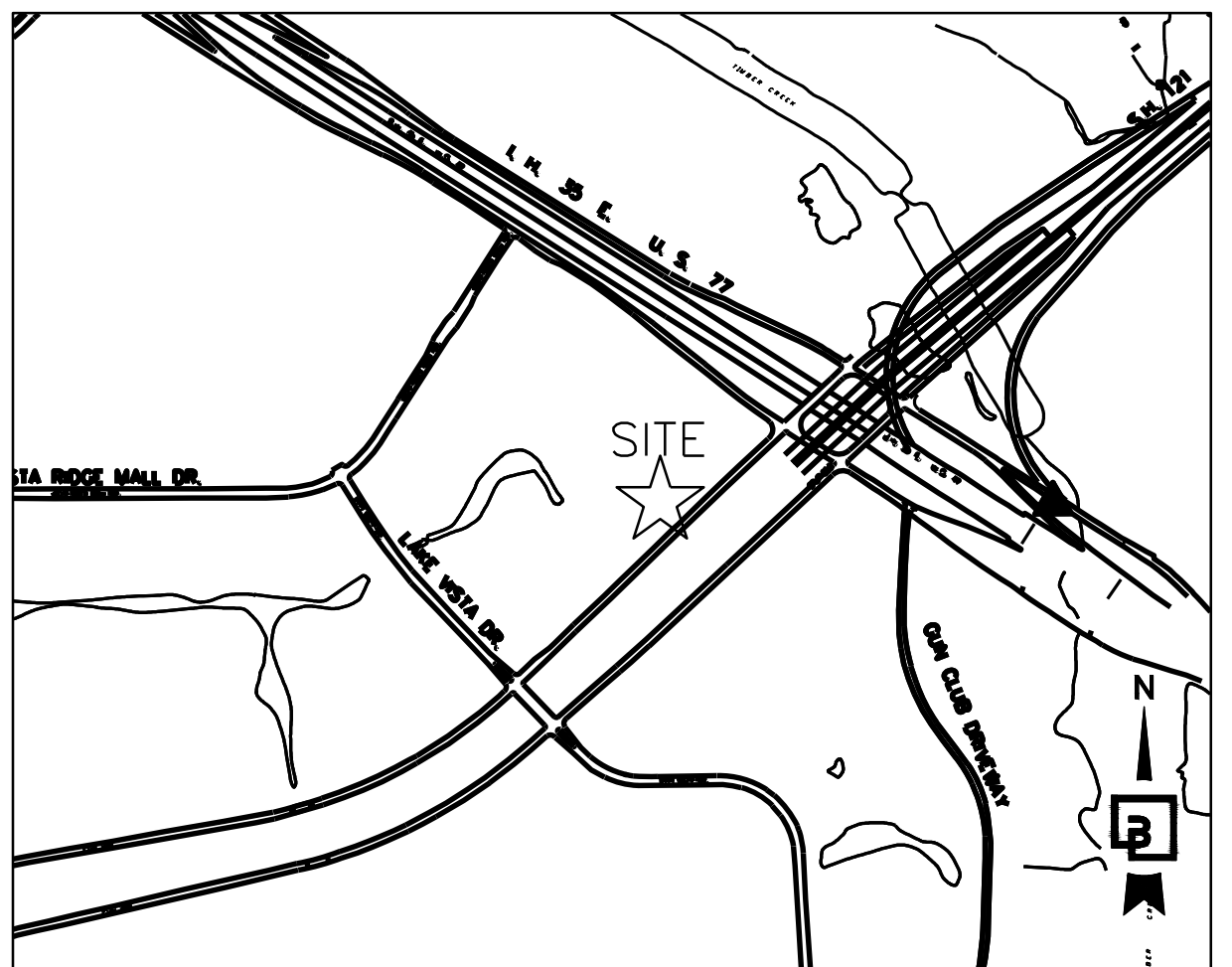
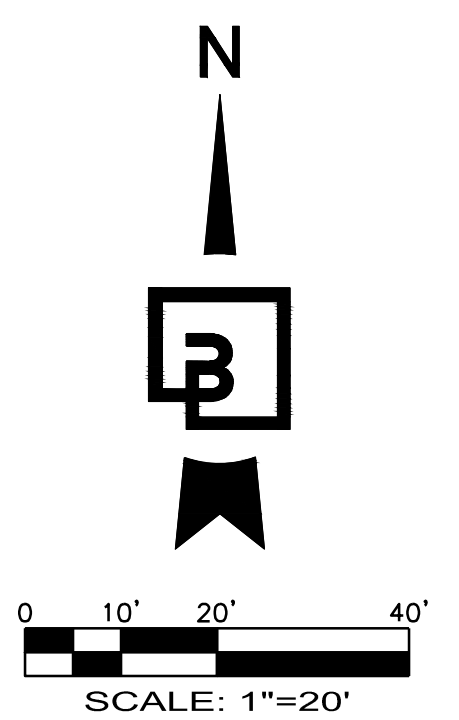
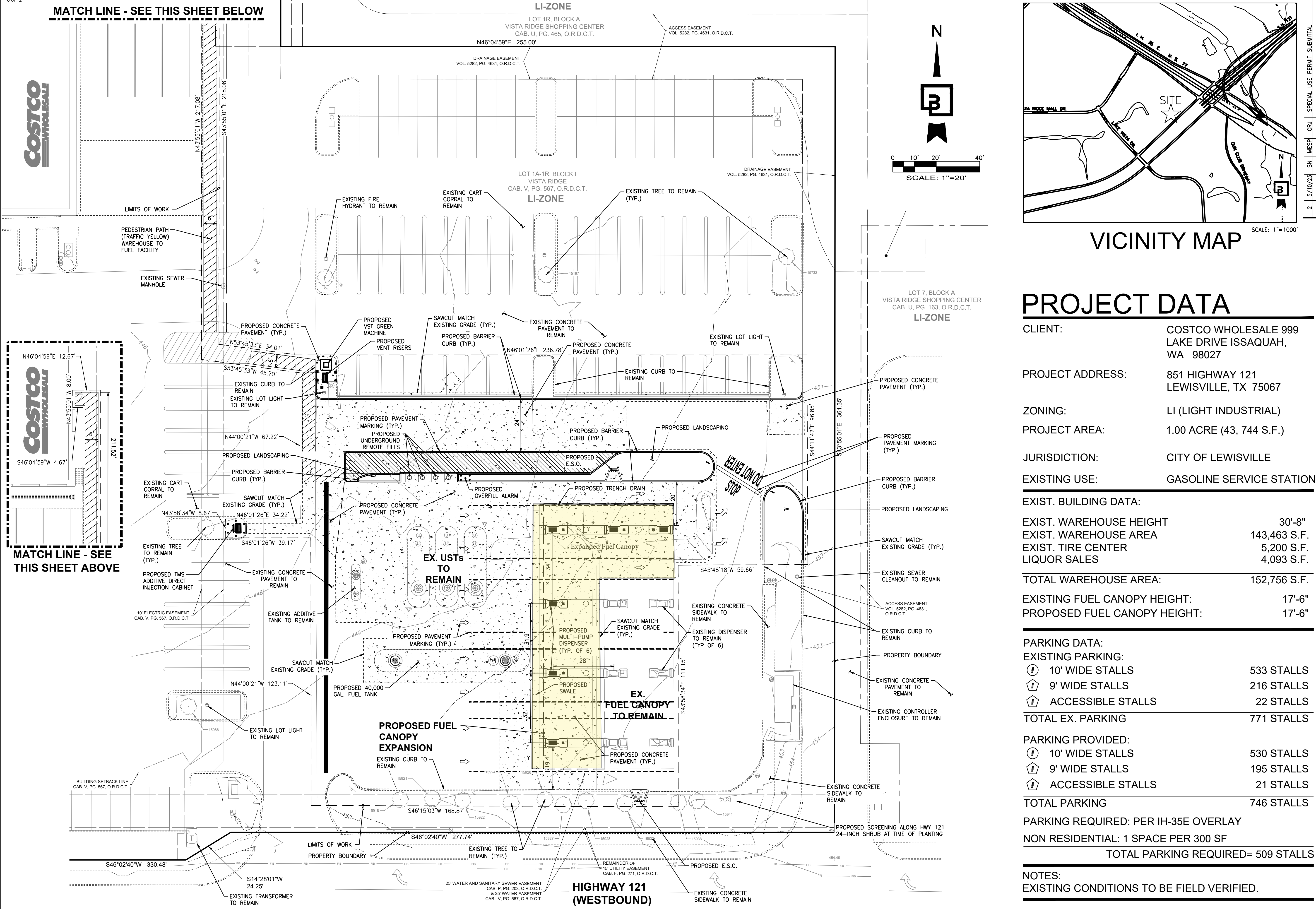
The responses above and application materials demonstrate that the expansion meets the approval criteria for ***a Special Use Permit***. The City's approval of this application is respectfully requested.



**MATCH LINE - SEE THIS SHEET BELOW**



**MATCH LINE - SEE THIS SHEET ABOVE**



**VICINITY MAP**

**PROJECT DATA**

CLIENT: COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027  
 PROJECT ADDRESS: 851 HIGHWAY 121 LEWISVILLE, TX 75067  
 ZONING: LI (LIGHT INDUSTRIAL)  
 PROJECT AREA: 1.00 ACRE (43, 744 S.F.)  
 JURISDICTION: CITY OF LEWISVILLE  
 EXISTING USE: GASOLINE SERVICE STATION

EXIST. BUILDING DATA:

EXIST. WAREHOUSE HEIGHT	30'-8"
EXIST. WAREHOUSE AREA	143,463 S.F.
EXIST. TIRE CENTER	5,200 S.F.
LIQUOR SALES	4,093 S.F.
<b>TOTAL WAREHOUSE AREA:</b>	<b>152,756 S.F.</b>
EXISTING FUEL CANOPY HEIGHT:	17'-6"
PROPOSED FUEL CANOPY HEIGHT:	17'-6"

PARKING DATA:

EXISTING PARKING:		
① 10' WIDE STALLS	533 STALLS	
② 9' WIDE STALLS	216 STALLS	
③ ACCESSIBLE STALLS	22 STALLS	
<b>TOTAL EX. PARKING</b>	<b>771 STALLS</b>	
PARKING PROVIDED:		
① 10' WIDE STALLS	530 STALLS	
② 9' WIDE STALLS	195 STALLS	
③ ACCESSIBLE STALLS	21 STALLS	
<b>TOTAL PARKING</b>	<b>746 STALLS</b>	
PARKING REQUIRED: PER IH-35E OVERLAY		
NON RESIDENTIAL: 1 SPACE PER 300 SF		
<b>TOTAL PARKING REQUIRED= 509 STALLS</b>		

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.

Revision  
2 5/10/23 SN MESP CRU  
No. Date By Cld. Appr.  
SPECIAL USE PERMIT SUBMITTAL

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

OWNER: COSTCO WHOLESALE  
CONTACT: THERESE GARCIA  
EMAIL: THERESEGARCIA@COSTCO.COM

For:  
**COSTCO WHOLESALE**  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

**PRELIMINARY**

Scale:  
Horizontal 1" = 20'  
Vertical N/A

Designed SN  
Drawn SN  
Checked MESP  
Approved CRU  
Date 4/13/23

**PRELIMINARY SITE PLAN  
SPECIAL USE PERMIT**  
851 HIGHWAY 121  
LEWISVILLE, TX 75067  
FUEL FACILITY EXPANSION PROJECT  
LOT 1A-1R BLOCK I  
ZONING DISTRICT LI

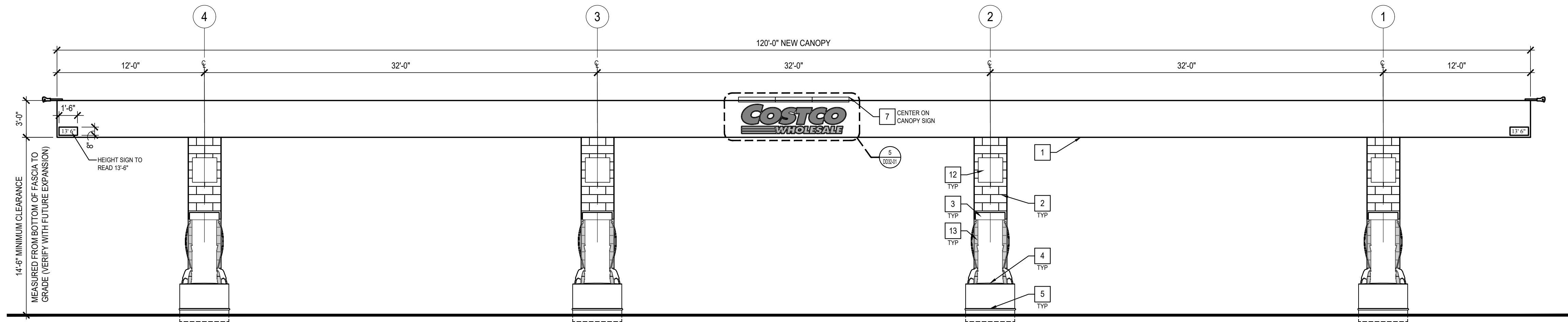
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**11059**  
Sheet  
**C-1** of **2**

Job Number  
**11059**

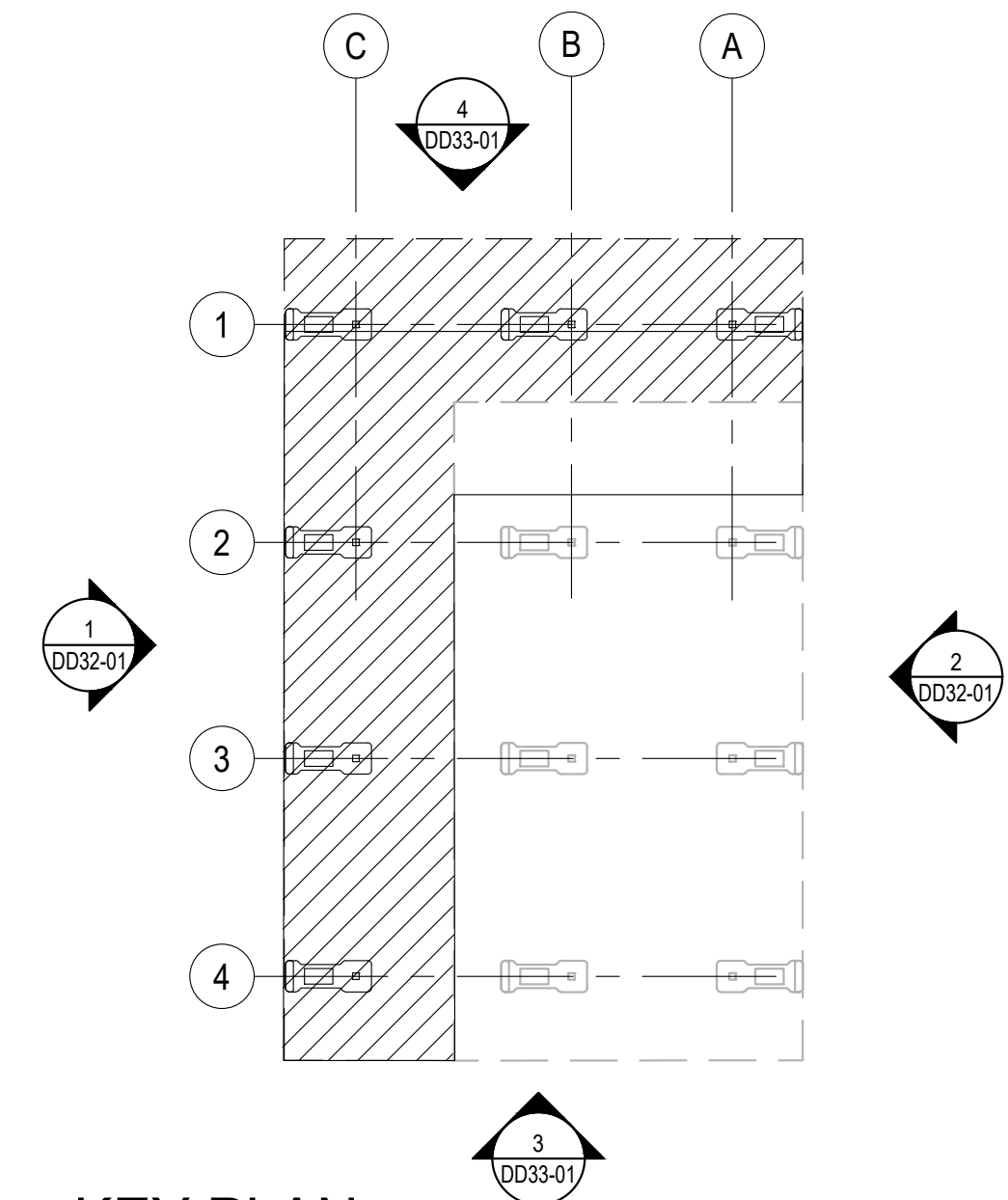
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**C-1** of **2**

\\Apollo-VM\Projects\11000s\11059\preliminary\2023 Land Use\11059-0-CVL-G&U EXHIBIT-LU.dwg 6/16/2023 3:04 PM MPALMER

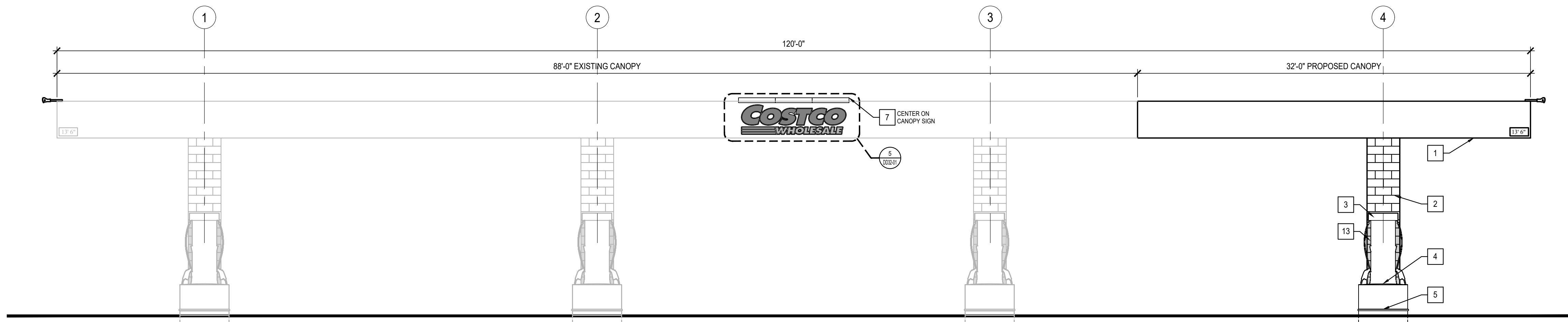




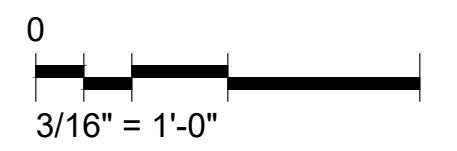
1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



KEY PLAN  
SCALE: NTS



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



LEWISVILLE, TX #683

851 HIGHWAY 121  
LEWISVILLE, TX 75067

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Seattle, WA 98101

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03-0720-11  
MARCH 21, 2023

CONCEPT  
ELEVATIONS

DD32-01

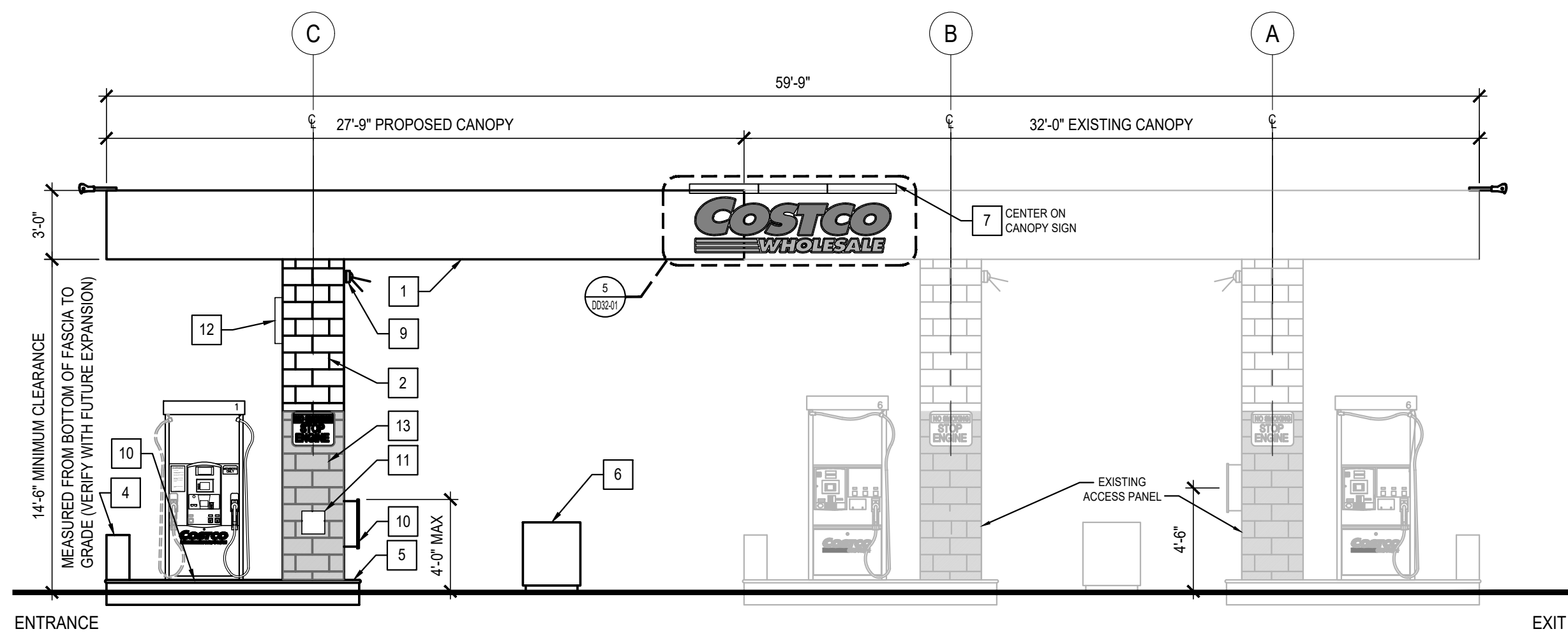
SOIC - FUEL FACILITY SIGNAGE				KEYNOTES	
	QTY	DESCRIPTION	TYPICAL PLACEMENT		
1	1	MEMBERS ONLY / ENTER HERE WITH COSTCO LOGO 18" x 24" ALUMINUM	METAL POST EACH SIDE ON ENTRANCE(S)	1	PRE-FINISHED SMOOTH METAL FASCIA PANEL, PPG COLOR "CAMEL" PPL62487 - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
2	0	WRONG WAY 24" x 24" ALUMINUM	NOT USED	2	COLUMN WRAPPED WITH SPLIT-FACE MASONRY FEATHERLITE BLOCK "APACHE BROWN" TO MATCH EXISTING - SUPPLIED AND INSTALLED BY G.C. UNDER SEPARATE CONTRACT
3	10	NO SMOKING / STOP ENGINE 18" x 22" ALUMINUM	AT ENTRY AND EXIT COLUMNS - FLUSH MOUNT ON TWO SIDES OF COLUMNS SEE SITE PLAN	3	ACCESSIBLE MULTIPRODUCT DISPENSER
4	16	IN CASE OF FIRE OR SPILL 18" x 22" ALUMINUM	AT CENTER COLUMNS - FLUSH MOUNT ALL SIDES OF COLUMN SEE SITE PLAN	4	CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 30" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE
5	0	IN CASE OF FIRE OR SPILL 18" x 24" ALUMINUM, ONE SIDE	NOT USED	5	RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK
6	0	NO CASH ON PREMISES VINYL	NOT USED	6	WASTE RECEPTORS, BOLTED DOWN, COMMERCIAL ZONE, 45 US GALLON ROUND, #730101, BLACK - BY G.C.
7	1	EMERGENCY SHUT-OFF	BELOW EMERGENCY SHUT-OFF	7	CANOPY FASCIA SIGN LIGHT FIXTURE - BY G.C.
8	2	STOP/DO NOT ENTER 24" x 24" ALUMINUM	METAL POST EACH SIDE OF EXIT	8	FIRE EXTINGUISHER AND CABINETS MOUNTED ON COLUMN SIDE AWAY FROM DISPENSER - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
				9	VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS
				10	CAULK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT
				11	12" x 12" ELECTRICAL ACCESS PANELS, SUPPLIED BY GC
				12	FUELING INDICATOR LIGHT SYSTEM
				13	COLUMN WRAPPED WITH SPLIT-FACE MASONRY FEATHERLITE BLOCK "CHARCOAL" TO MATCH EXISTING - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT

COSTCO WHOLESALE

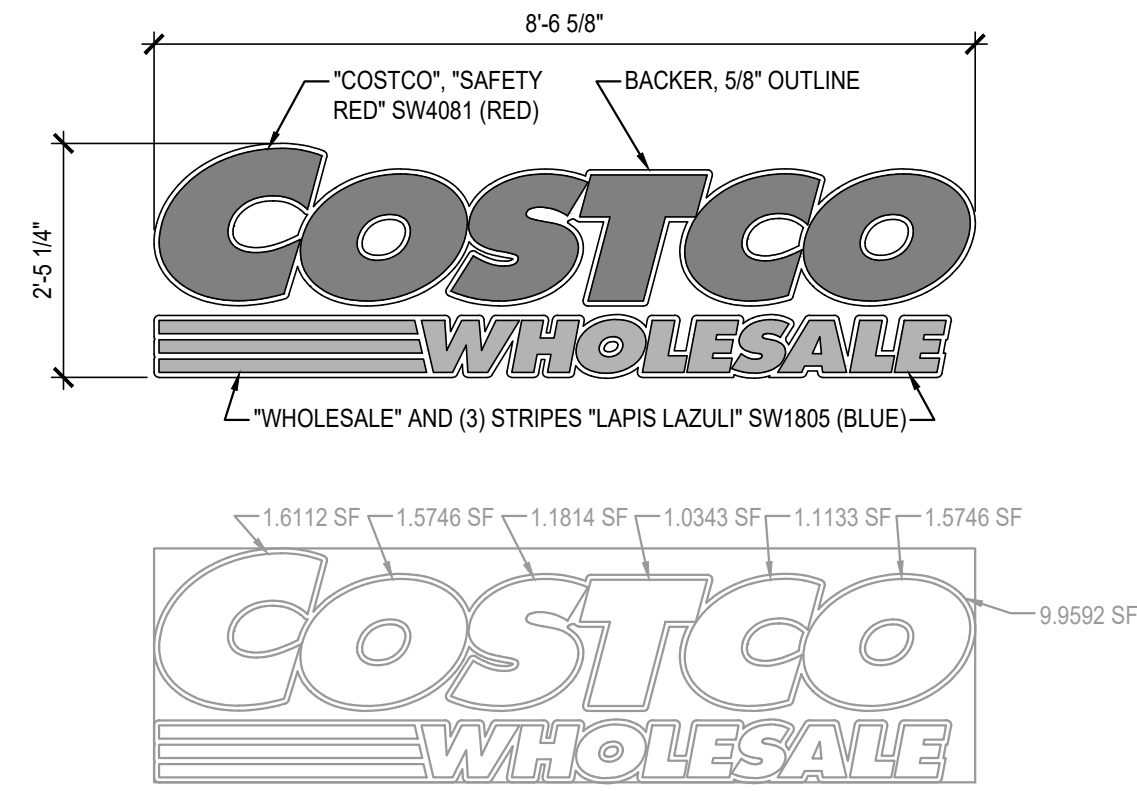
CONCEPT ELEVATIONS

LEWISVILLE, TX

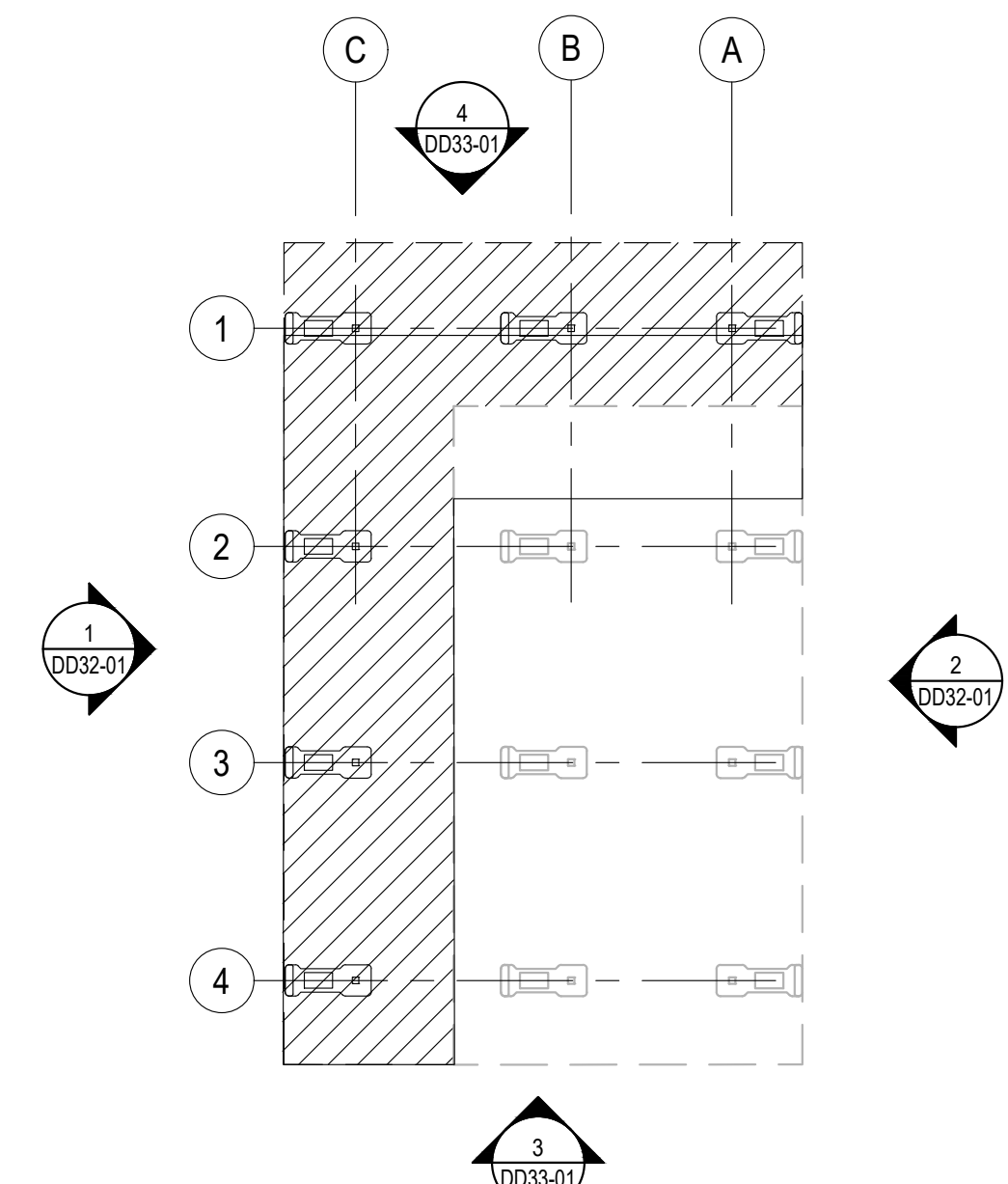
MARCH 21, 2023



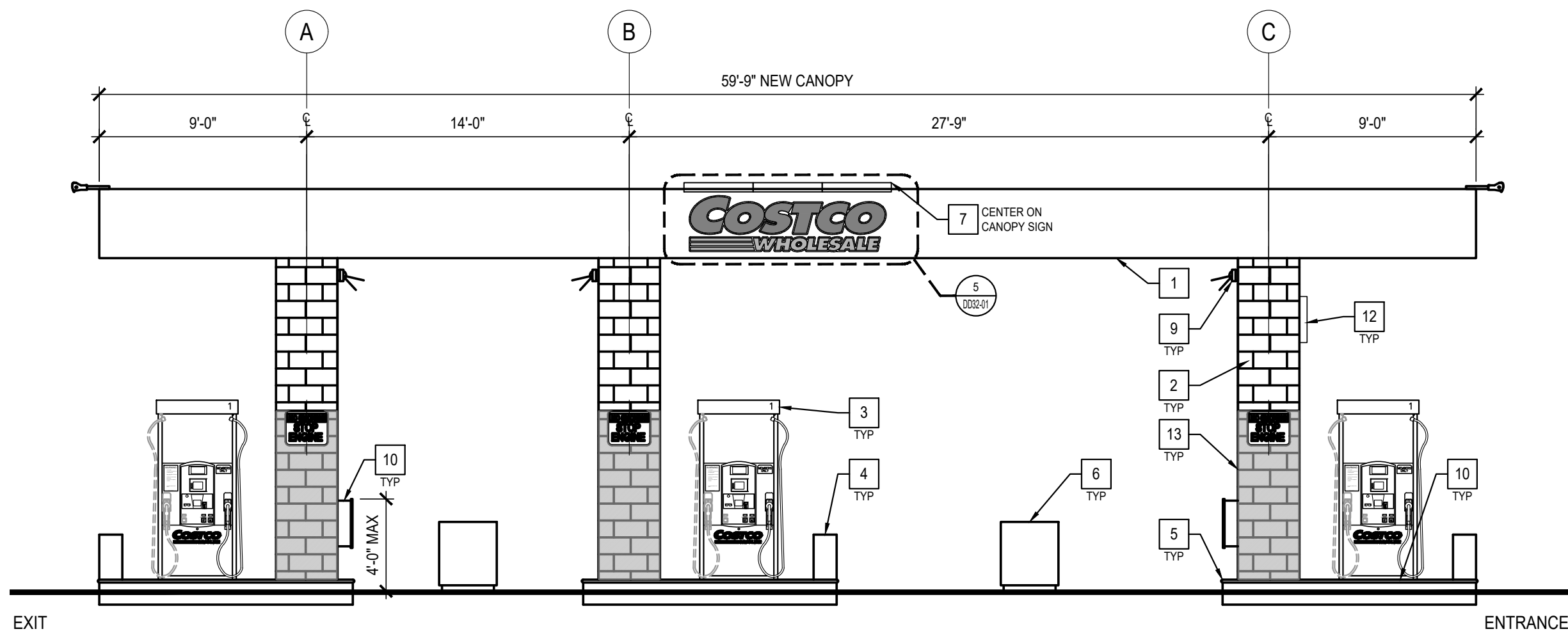
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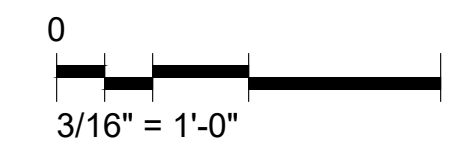
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SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 1216



**KEY PLAN**  
SCALE: NTS



**4 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



LEWISVILLE, TX #683

851 HIGHWAY 121  
LEWISVILLE, TX 75067

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03-0720-11  
MARCH 21, 2023

CONCEPT  
ELEVATIONS

DD33-01

SOIC - FUEL FACILITY SIGNAGE				KEYNOTES	
	QTY	DESCRIPTION	TYPICAL PLACEMENT		
1	1	MEMBERS ONLY / ENTER HERE WITH COSTCO LOGO 18" x 24" ALUMINUM	METAL POST EACH SIDE ON ENTRANCE(S)	1	PRE-FINISHED SMOOTH METAL FASCIA PANEL, PPG COLOR "CAMEL" PPL62487 - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
2	0	WRONG WAY 24" x 24" ALUMINUM	NOT USED	2	COLUMN WRAPPED WITH SPLIT-FACE MASONRY FEATHERLITE BLOCK "APACHE BROWN" TO MATCH EXISTING - SUPPLIED AND INSTALLED BY G.C. UNDER SEPARATE CONTRACT
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				12	FUELING INDICATOR LIGHT SYSTEM
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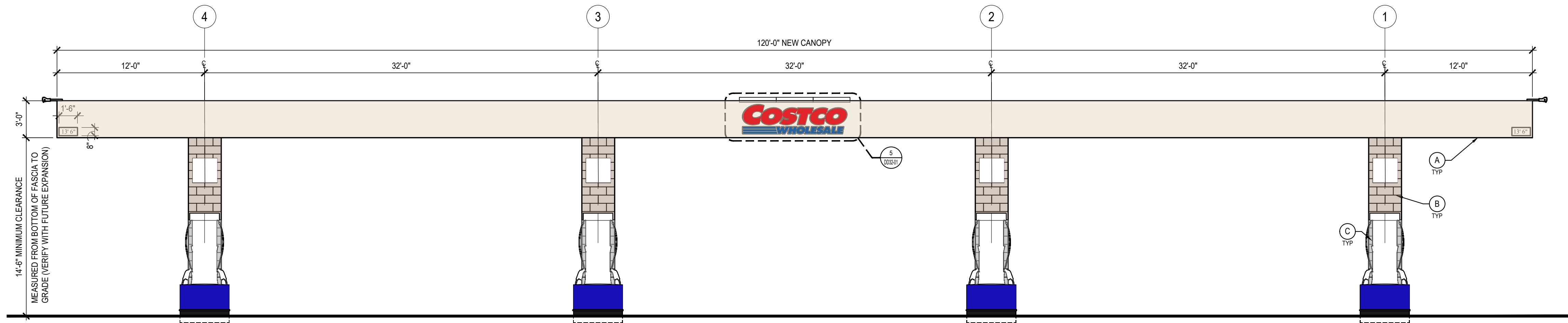
**COSTCO WHOLESALE**

**CONCEPT ELEVATIONS**

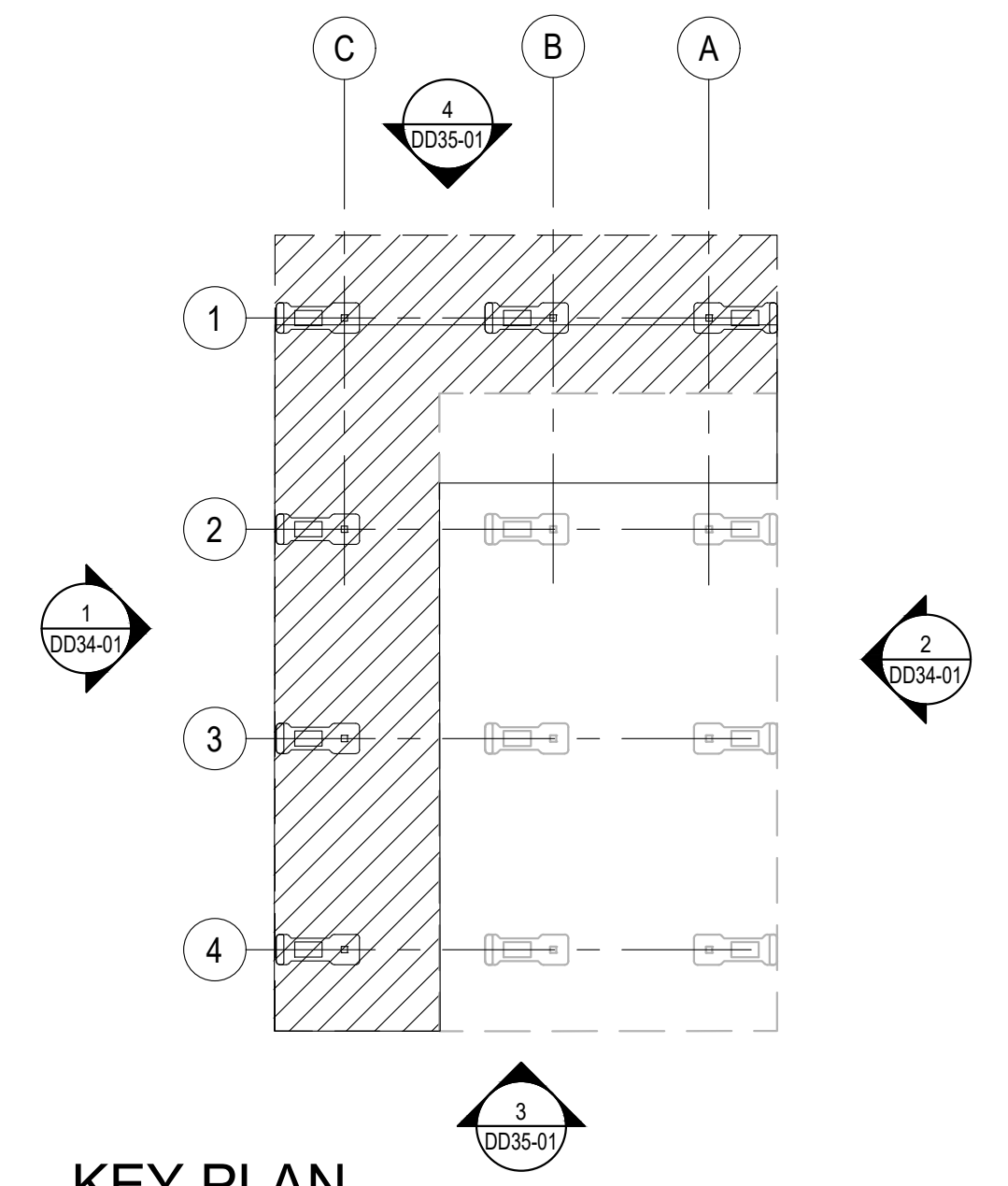
LEWISVILLE, TX

MARCH 21, 2023

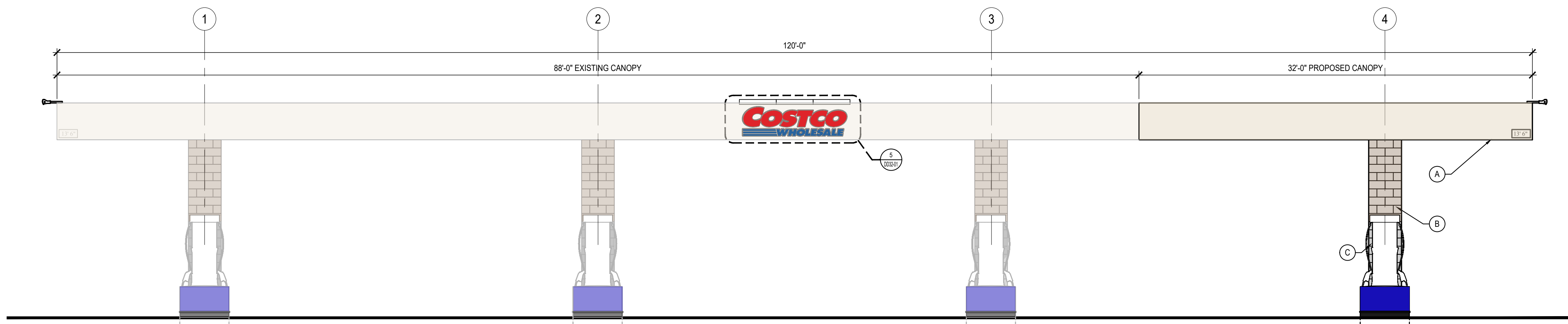




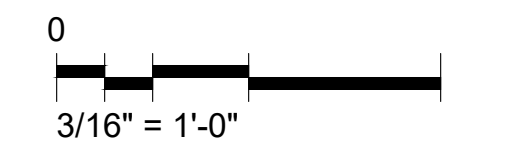
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SCALE: 3/16" = 1'-0"


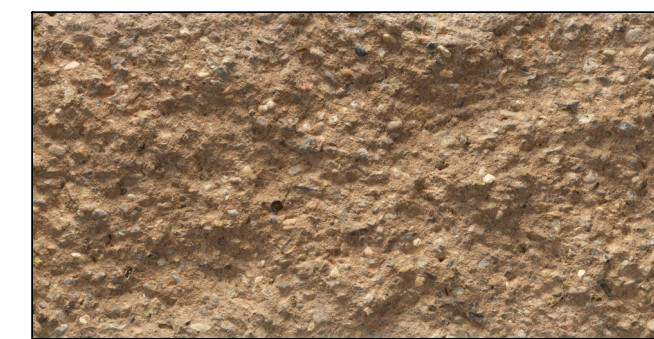


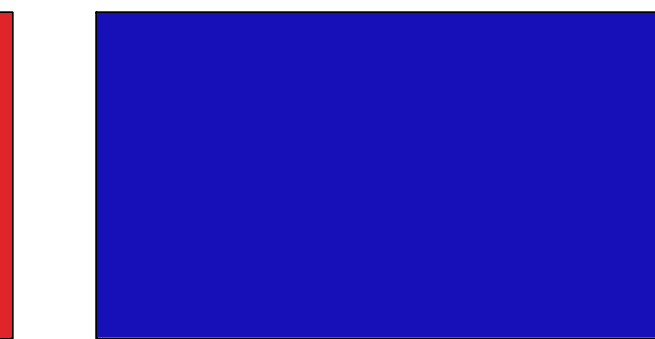


KEY PLAN  
SCALE: NTS



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



MATERIALS				
A	B	C	D	E
SMOOTH METAL FASCIA PANEL 'CAMEL' #PPL62487 PPG	SPLIT-FACE MASONRY BLOCK 'APACHE BROWN' FEATHERLITE	SPLIT-FACE MASONRY BLOCK 'CHARCOAL' FEATHERLITE	SAFETY RED SW4081 SHERWIN WILLIAMS	LAPIZ LAZULI SW1805 SHERWIN WILLIAMS
				



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MARCH 21, 2023

COLORED  
ELEVATIONS

DD34-01

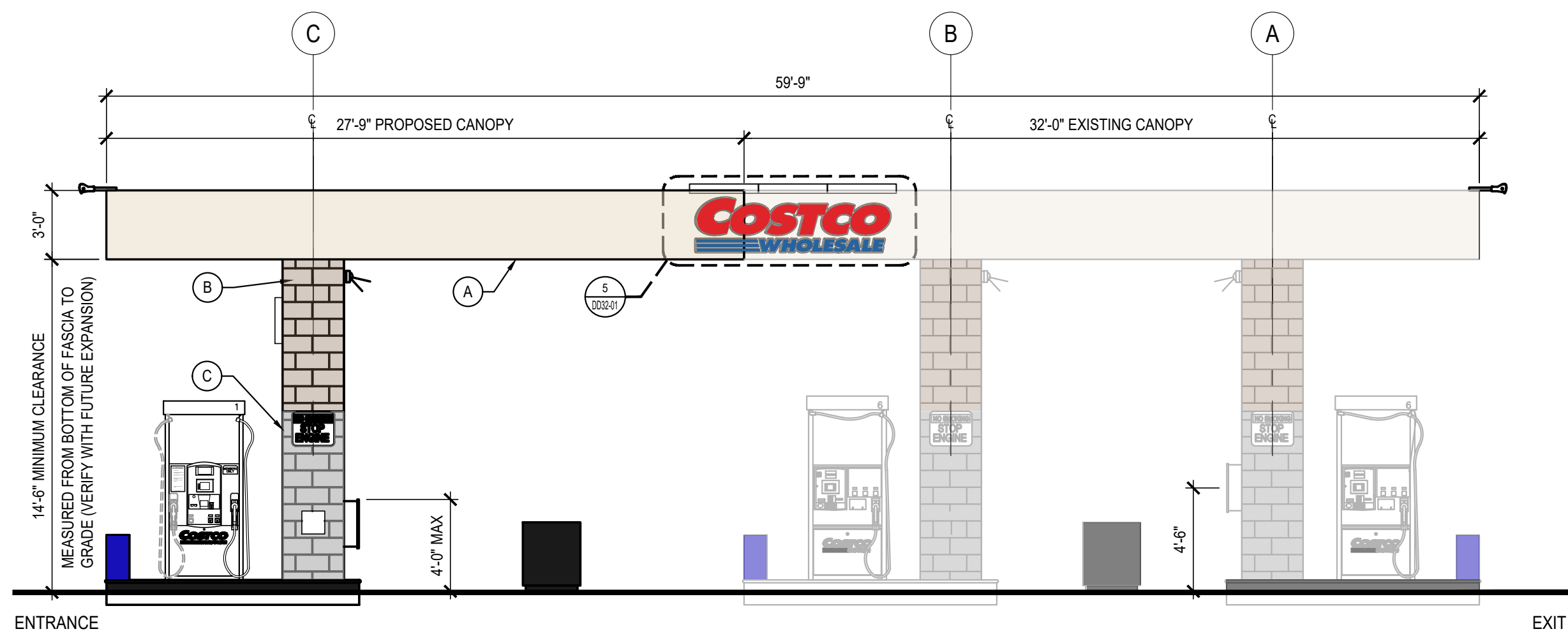
**COSTCO WHOLESALE**

**COLORED ELEVATIONS**

LEWISVILLE, TX

MARCH 21, 2023

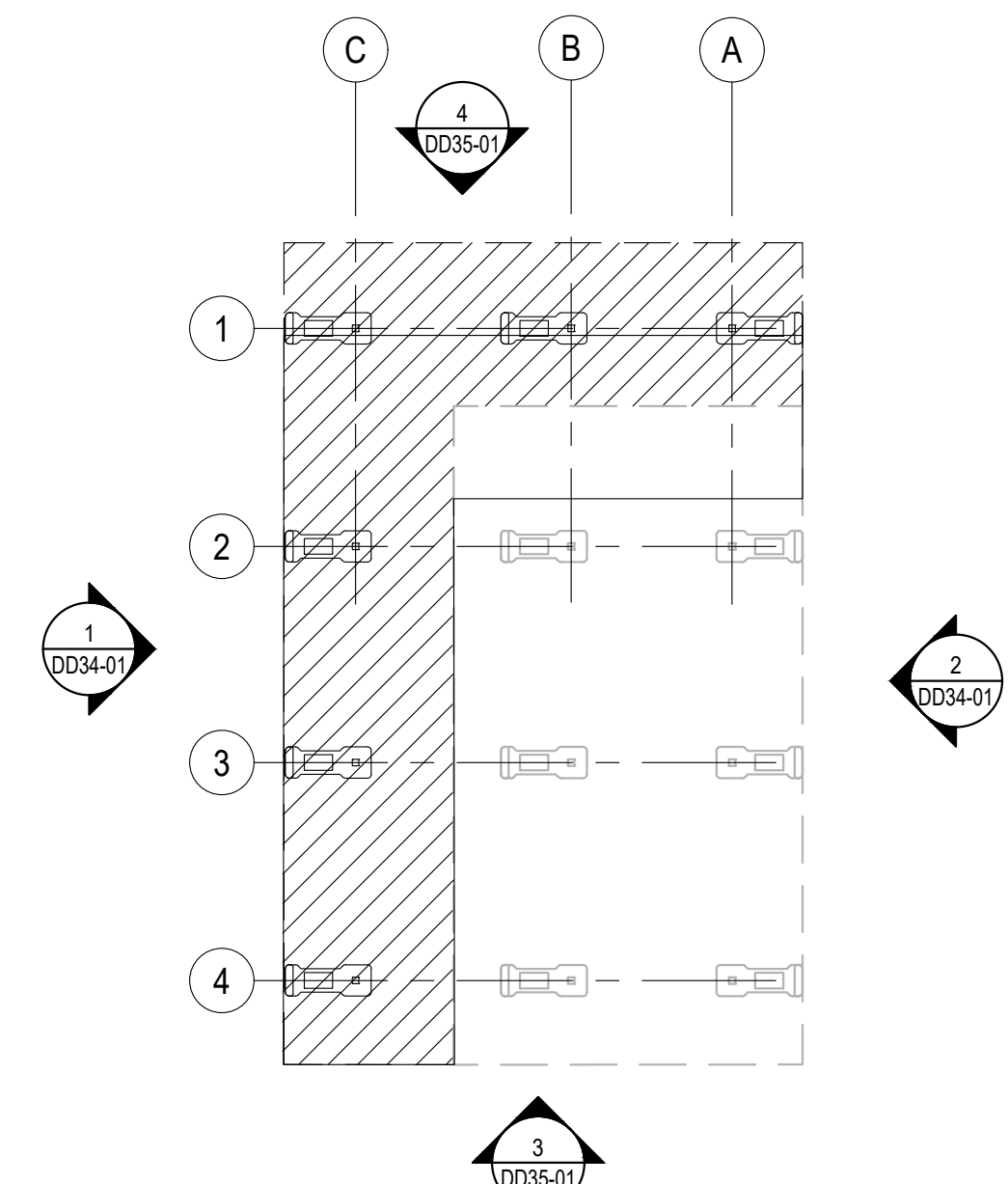




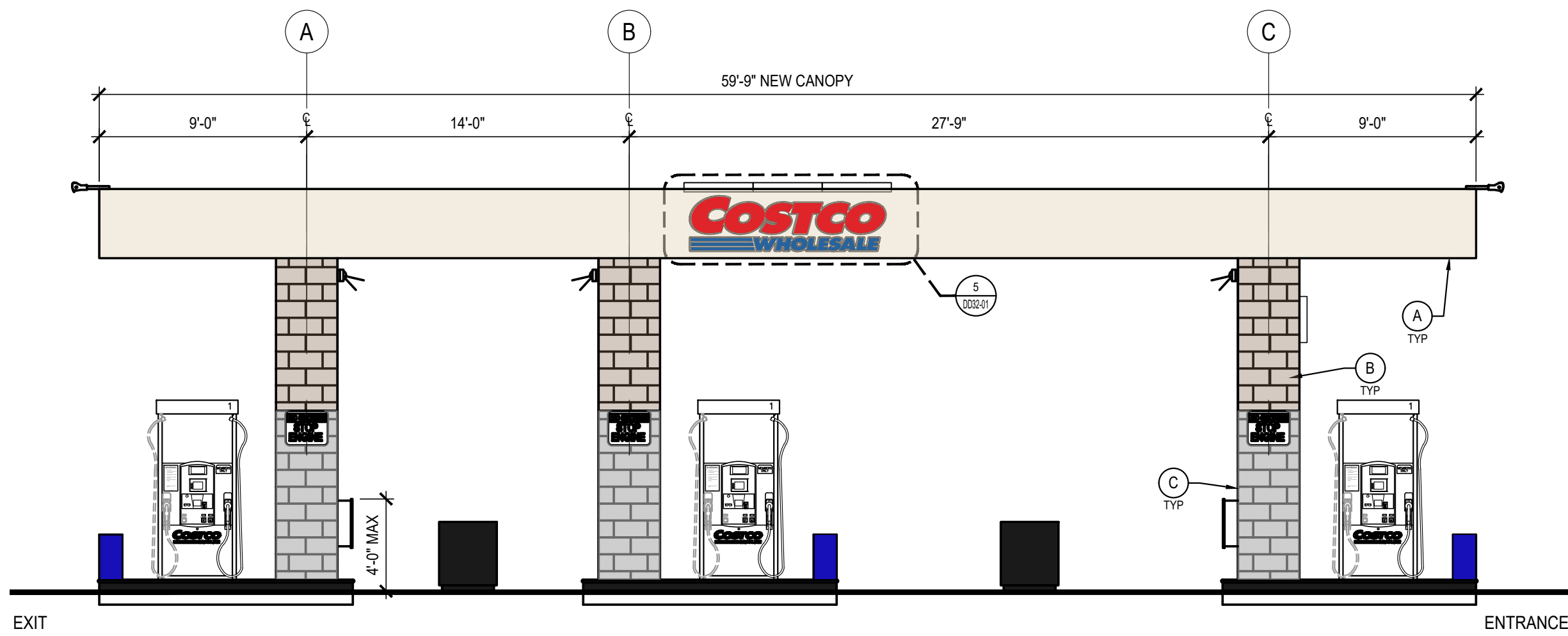
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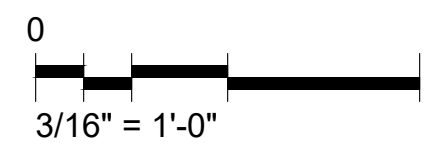
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SCALE: 1/2" = 1'-0"  
(SUPPLIED AND INSTALLED BY CANOPY SUPPLIER) 1216


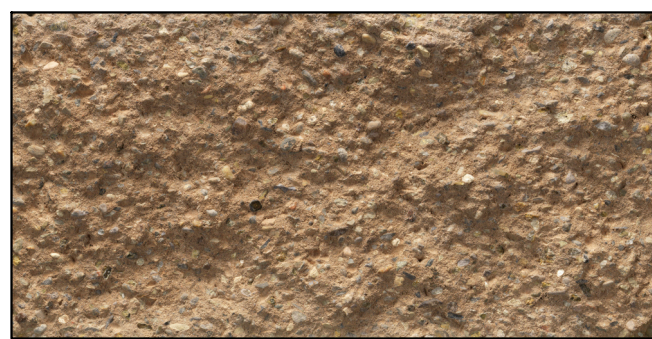


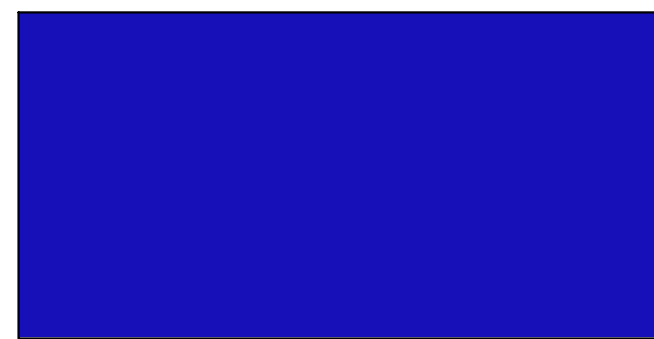


**KEY PLAN**  
SCALE: NTS



**4 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



MATERIALS				
A	B	C	D	E
SMOOTH METAL FASCIA PANEL 'CAMEL' #PPL62487 PPG	SPLIT-FACE MASONRY BLOCK 'APACHE BROWN' FEATHERLITE	SPLIT-FACE MASONRY BLOCK 'CHARCOAL' FEATHERLITE	SAFETY RED SW4081 SHERWIN WILLIAMS	LAPIZ LAZULI SW1805 SHERWIN WILLIAMS
				



LEWISVILLE, TX  
#683

851 HIGHWAY 121  
LEWISVILLE, TX 75067

1101 Second Ave, Ste 100  
Seattle, WA 98101

206 962 6500  
MG2.com



03-0720-11  
MARCH 21, 2023

COLORED  
ELEVATIONS

DD35-01

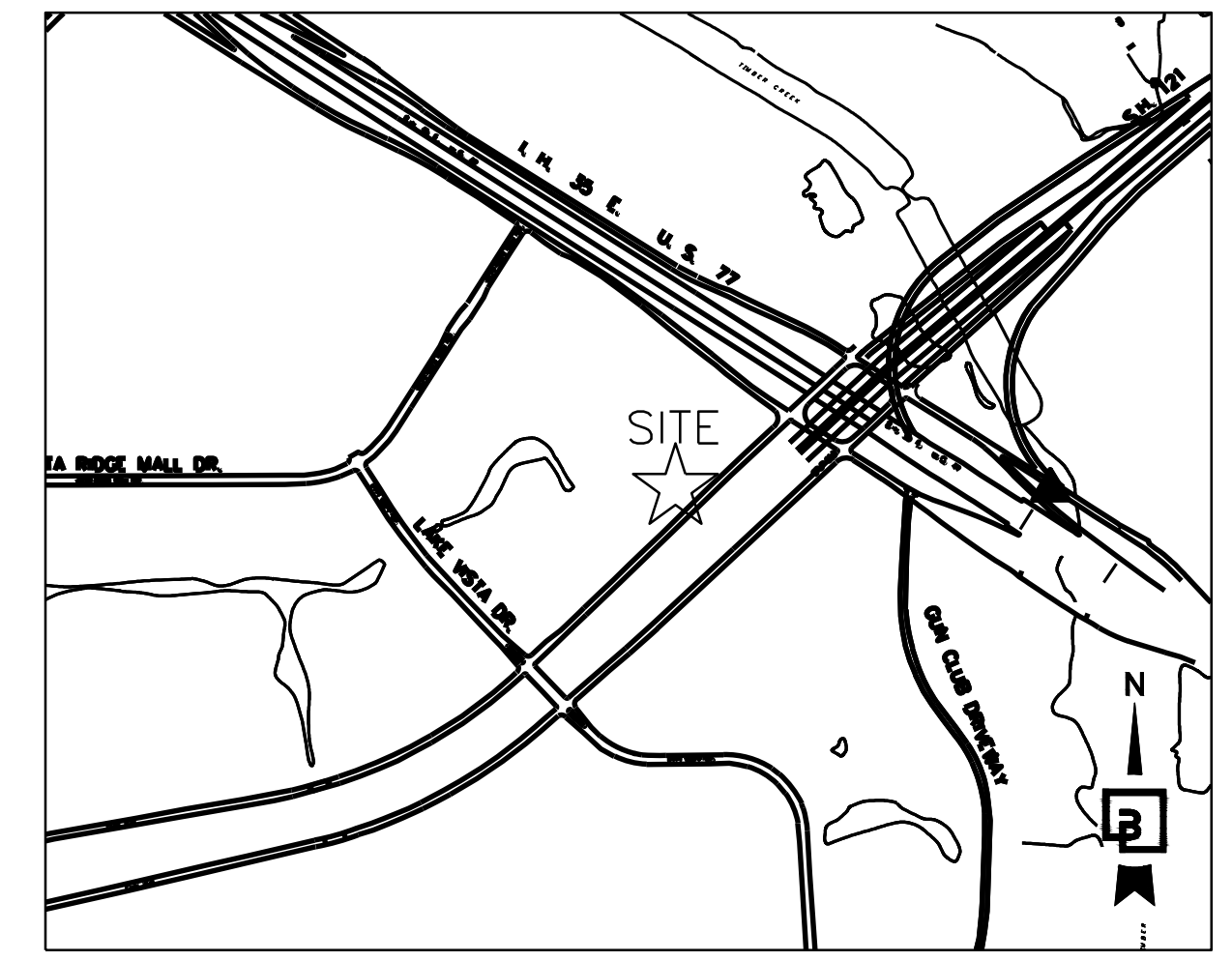
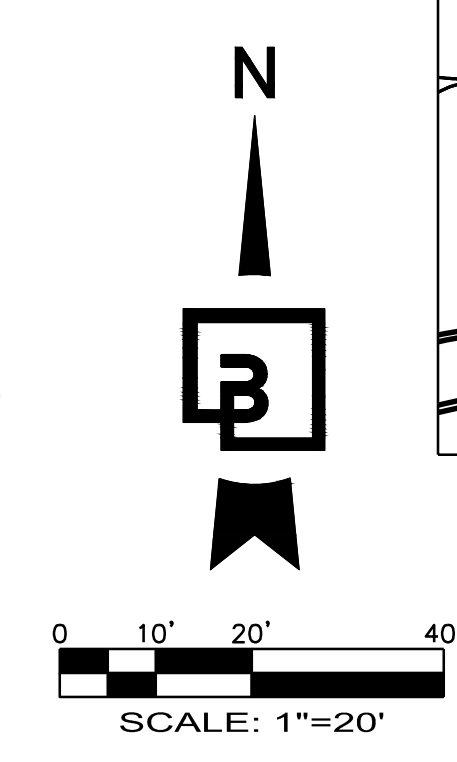
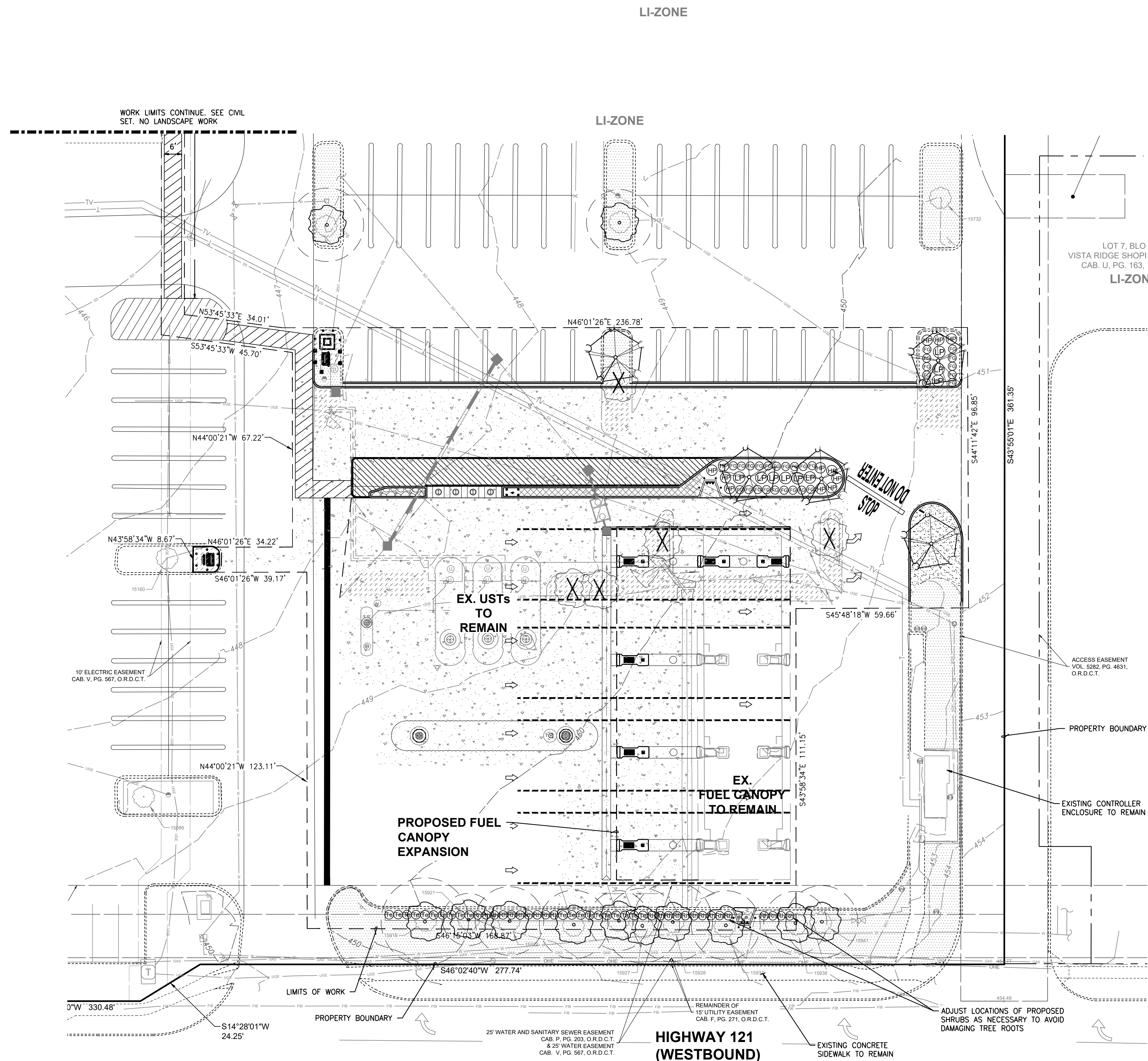
**COSTCO WHOLESALE**

**COLORED ELEVATIONS**

LEWISVILLE, TX

MARCH 21, 2023

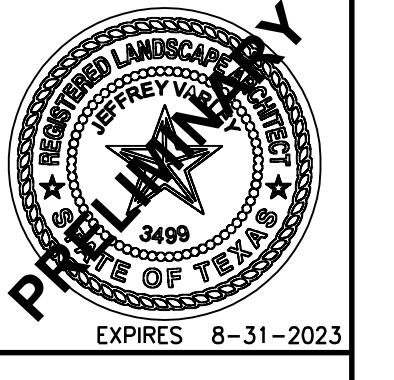




No.	Date	By	Checked	Approved
1	4/21/23	JMV	JMV	JMV

Title: PRELIMINARY LANDSCAPE PLAN  
851 HIGHWAY 121  
LEWISVILLE, TX 75067  
COSTCO WHOLESALE FACILITY #683

For: **Costco Wholesale**  
COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027



Scale:	Horizontal 1" = 20'	Vertical N/A
Designed	JMV	Date
Drawn	JMV	
Checked	JMV	
Approved	JMV	
Date	4/13/23	

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18215 72nd Avenue South  
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Job Number: **11059**  
Sheet: **L-1** of **2**

LI-ZONE

**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 30-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.

THE CONTRACTOR THAT WILL TRANSPLANT THE THREE CANARY ISLAND PINES SHALL HAVE SEVERAL YEARS EXPERIENCE SUCCESSFULLY TRANSPLANTING LARGE CALIPER TREES AND HAVE THE PROPER EQUIPMENT THAT WILL BE UTILIZED IN TRANSPLANTING THE TREES. THIS CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT 3-4 RECENT REFERENCES OF OTHER SUCCESSFUL LARGE CALIPER TREE TRANSPLANTING JOBS. THE CONTRACTOR THAT IS HIRED TO ACCOMPLISH TRANSPLANTING THE THREE CANARY ISLAND PINES SHALL HANDLE ALL ASPECTS OF TREE TRANSPLANTATION. ANY ACTIVITIES INTEGRAL TO THE TRANSPLANT AND INSTALLATION OF THE THREE CANARY ISLAND PINES SHALL BE COMPLETED BY THE TREE TRANSPLANT CONTRACTOR, ALTHOUGH THERE WILL BE ASSOCIATED ACTIVITIES, SUCH AS IRRIGATION, THAT WILL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR HIRED TO COMPLETE THE REST OF THE PLANTING AND IRRIGATION

**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.

**30-DAY MAINTENANCE:**  
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 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 COMPACTIONED 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 INTO THE TOP 6 INCHES OF SOIL.

WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTING 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:**  
MATCH EXISTING MULCH TYPE

**STAKES:**  
2-INCH DIAMETER, BY 10-FOOT MINIMUM TREATED LODGEPOLE PINE TREE STAKE.

**GUY MATERIAL:**  
CINCH TYPE TIES. NO WIRE WILL BE ALLOWED.

**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.

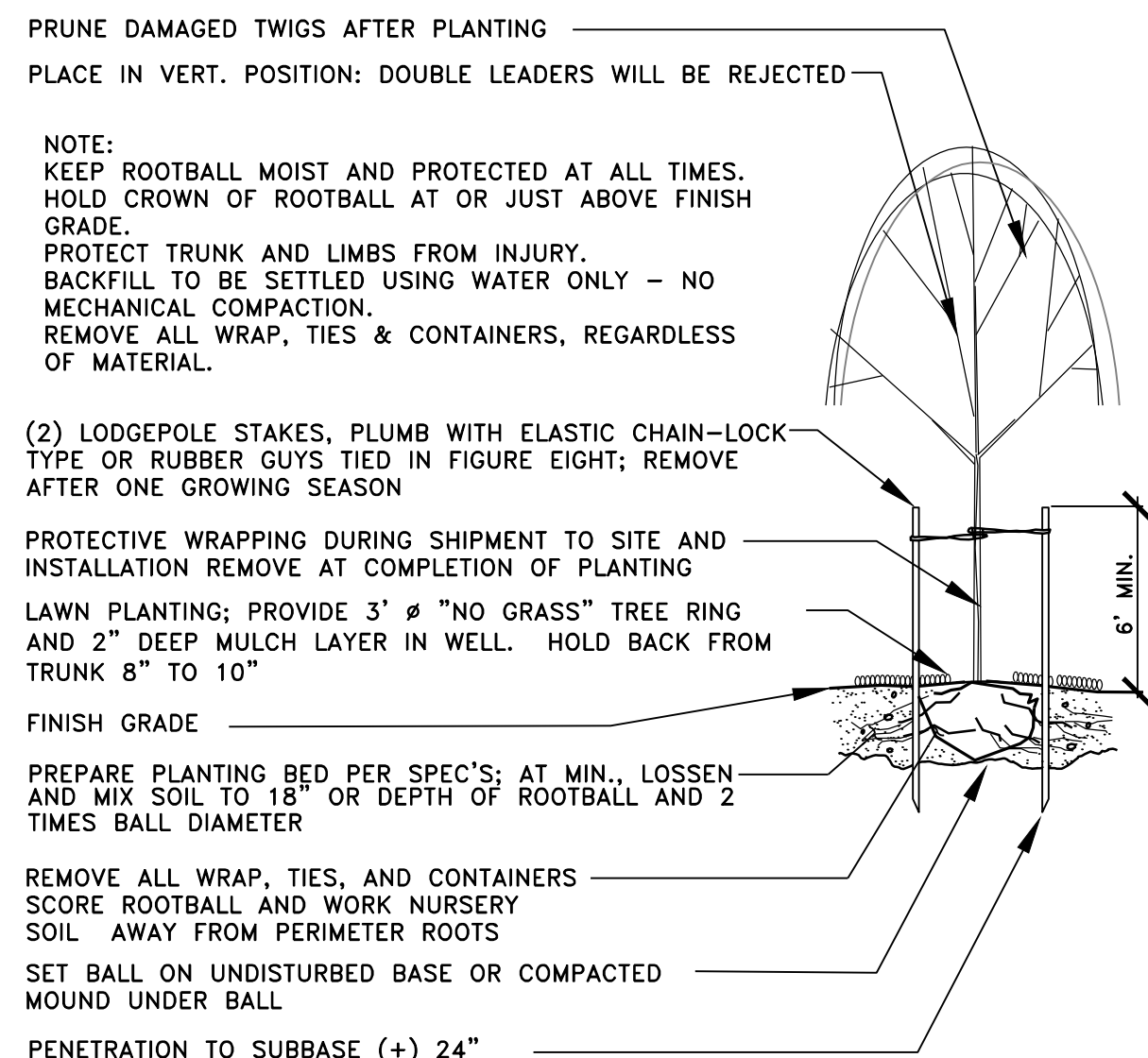
**GROUNDCOVERS:**  
EXCAVATE PITS TO A MINIMUM OF THREE INCHES (3") BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

**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.

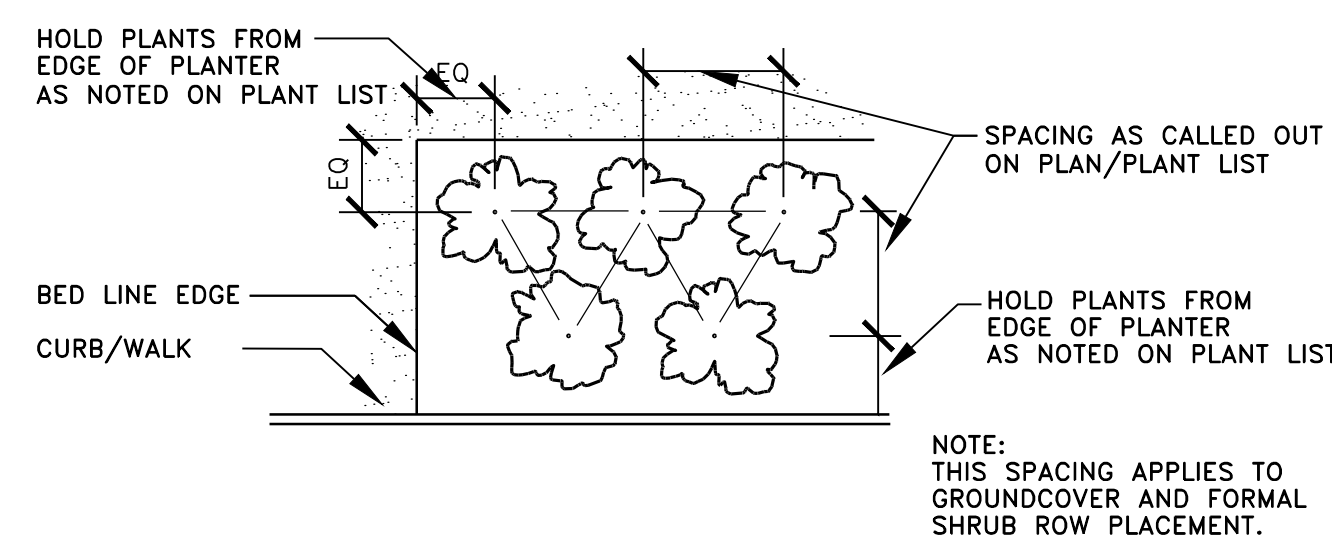
**PLANTING MAINTENANCE:**  
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, AND RE-ESTABLISHING 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.

**FERTILIZATION FOR GROUNDCOVER AREAS:** UNIFORMLY BROADCAST SULFUR COATED UREA AT THE RATE OF FIVE (5) LBS. PER 1,000 SQUARE FEET. THE FIRST APPLICATION TO OCCUR APPROXIMATELY FORTY-FIVE (45) DAYS AFTER PLANTING. IN EARLY FALL AND SPRING. SUBSTITUTE A COMPLETE FERTILIZER SUCH AS 16-6-8 OR EQUAL FOR THE SULFUR COATED UREA AT THE RATE OF SIX (6) LBS. PER 1,000 SQUARE FEET. FOLLOW EACH FERTILIZATION WITH A THOROUGH IRRIGATION APPLICATION.



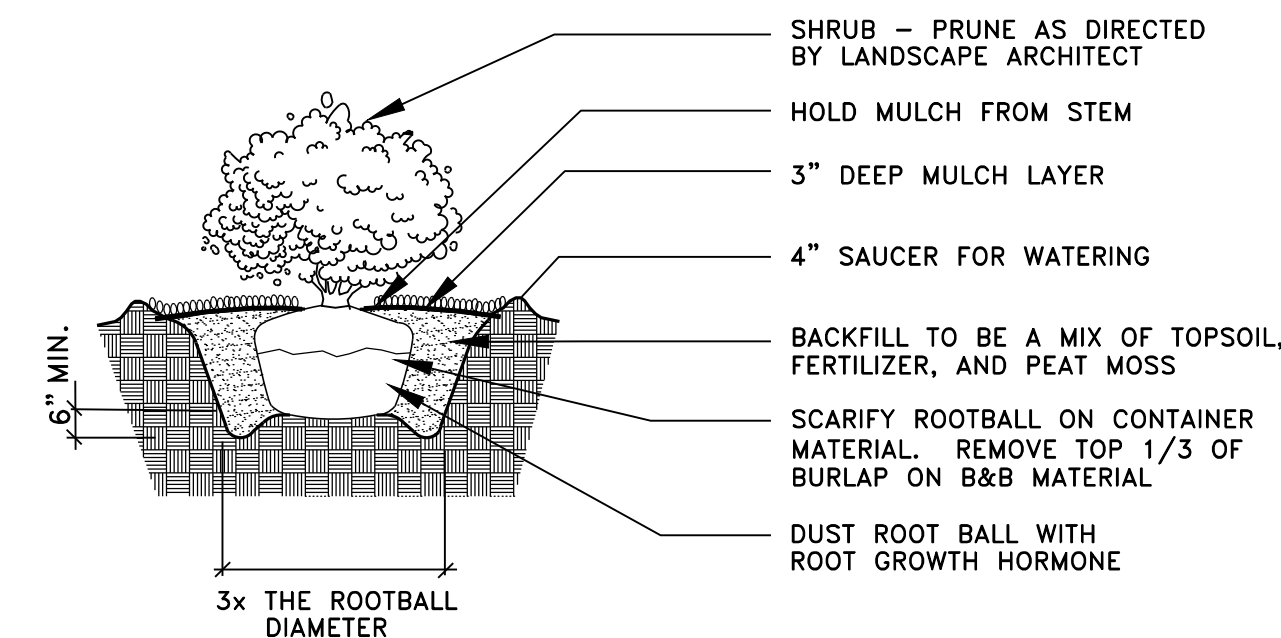
**DECIDUOUS TREE PLANTING/STAKING DETAIL**

NOT TO SCALE



**PLANT MATERIAL SPACING DETAIL**

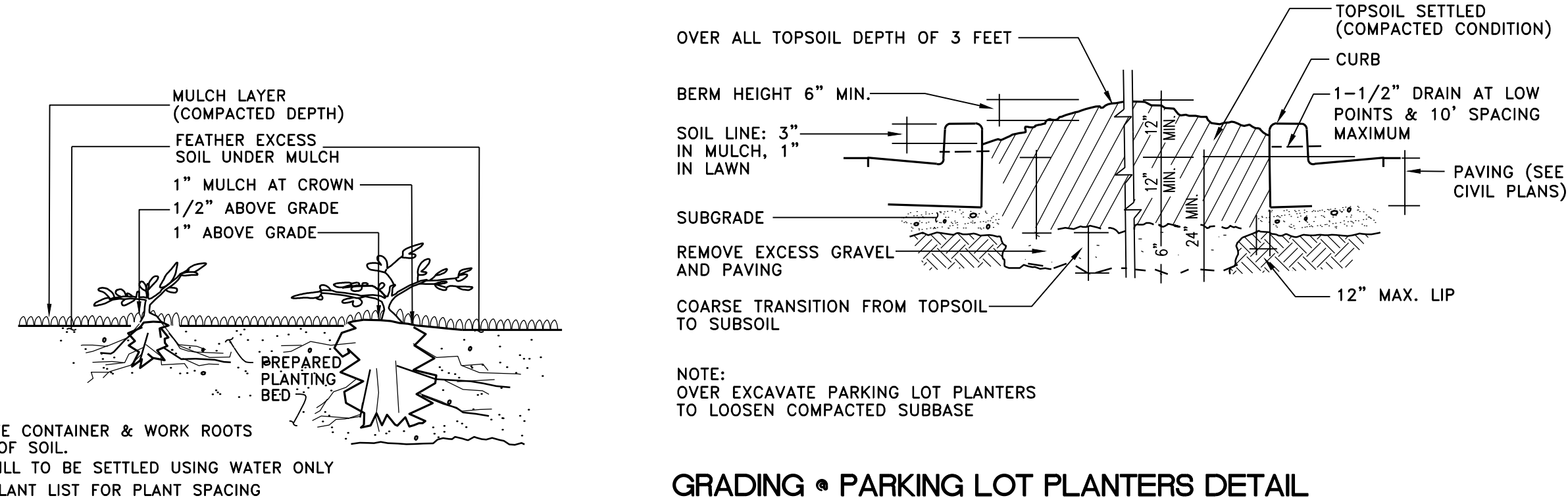
NOT TO SCALE



**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



**GRADING • PARKING LOT PLANTERS DETAIL**

NOT TO SCALE

DEDUCT ALT #1: IF LANDSCAPE CONTRACTOR CAN DEMONSTRATE THAT PLANTER ISLANDS ARE NOT FULL OF NON-SOIL MATERIALS (CONCRETE WASTE, LUMBER, ROAD BASE, GRAVEL), FULL EXCAVATION AND REPLACE WITH 18"-21" OF TOPSOIL CAN BE ELIMINATED AND IN ITS PLACE, 6" OF COMPOST CAN BE PLACED ON SUB-GRADE AND CULTIVATED INTO TOP 12" OF EXISTING SOIL. TOP OF FINISH GRADE AND DEPTH OF MULCH STILL APPLIES

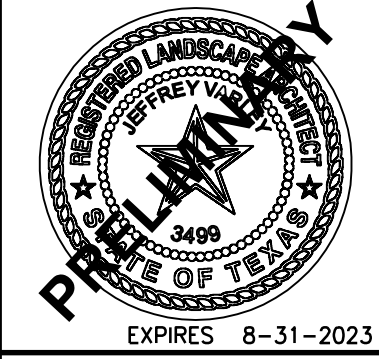
**GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE

No.	Date	By	Checked	Approved	Revision
1	4/21/23	JMV	JMV	JMV	Appr.

**Title:** LANDSCAPE NOTES AND DETAILS  
851 HIGHWAY 121  
LEWISVILLE, TX 75067  
**For:** COSTCO WHOLESAL  
999 LAKE DRIVE  
ISSAQUAH, WA 98027  
**COSTCO WHOLESAL FACILITY #683**

**Costco WHOLESAL**  
COSTCO WHOLESAL  
999 LAKE DRIVE  
ISSAQUAH, WA 98027



Designed	JMV
Drawn	JMV
Checked	JMV
Approved	JMV
Date	4/13/23

Scale: Horizontal Vertical N/A

**Barghausen Consulting Engineers, Inc.**  
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Kent, WA 98032  
425.251.6222  
**barghausen.com**

Job Number: **11059**  
Sheet: **L-2** of **2**