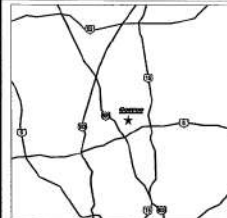


COSTCO **WHOLESALE** 2345 FENTON PARKWAY SAN DIEGO, CA 92108 SITE DEVELOPMENT PERMIT

VICINITY MAP



REGIONAL MAP



PROJECT NARRATIVE

REPORT NO. 100-3540-19
PROJECT NO. 100-3540-19
DATE: 09/08/14
SHEET 1 OF 15

PROJECT TEAM

OWNER: COSTCO WHOLESALE
ARCHITECT: MULVANNY, G2
ENGINEER: FUGRO ENGINEERING, INC.
LANDSCAPE ARCHITECT: JENSEN & ASSOCIATES

PROJECT DATA

DATE: 09/08/14
PROJECT NO.: 100-3540-19
SHEET NO.: 1 OF 15
PROJECT NAME: COSTCO WHOLESALE
PROJECT LOCATION: 2345 FENTON PARKWAY, SAN DIEGO, CA 92108

LEGAL DESCRIPTION

LEGAL DESCRIPTION: 2345 FENTON PARKWAY, SAN DIEGO, CA 92108
LEGAL DESCRIPTION: 2345 FENTON PARKWAY, SAN DIEGO, CA 92108

DRAWING INDEX

DATE: 09/08/14
PROJECT NO.: 100-3540-19
SHEET NO.: 1 OF 15
PROJECT NAME: COSTCO WHOLESALE
PROJECT LOCATION: 2345 FENTON PARKWAY, SAN DIEGO, CA 92108

DATE	DESCRIPTION
09/08/14	01 SITE DEVELOPMENT PERMIT

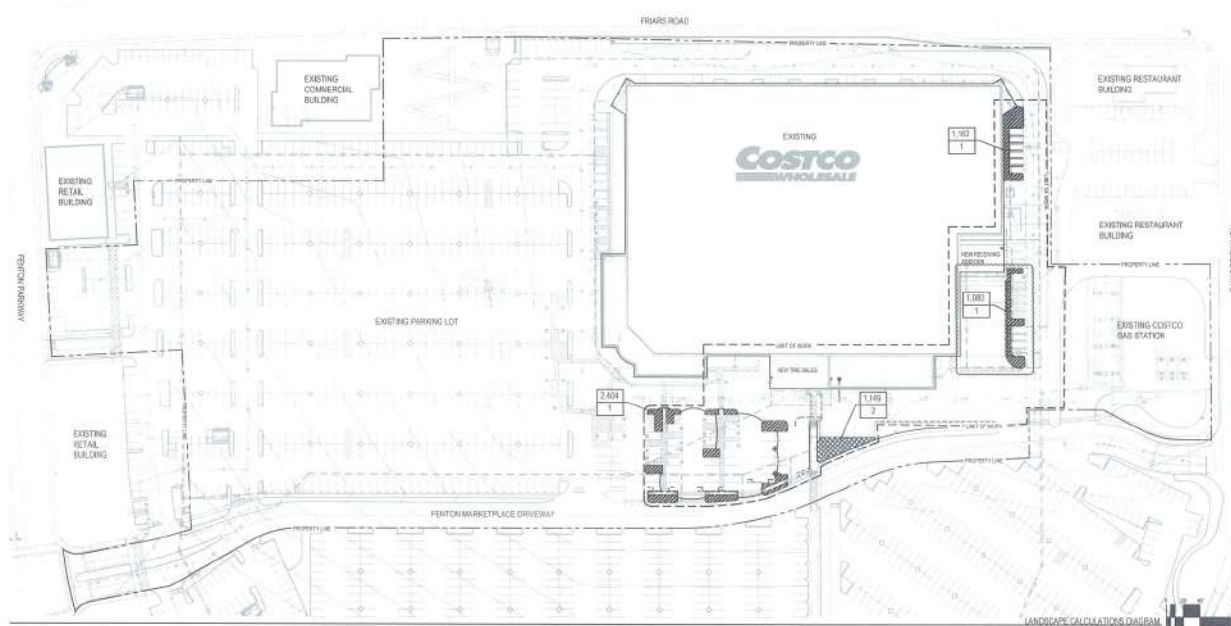


COSTCO
WHOLESALE
MISSION VALLEY, CA
92108
2345 FENTON PARKWAY
SAN DIEGO, CA 92108

MULVANNY, G2
100 FENTON PARKWAY, SUITE 100
MISSION VALLEY, CA 92108
TEL: 619-441-2000 | FAX: 619-441-2001

98-3540-19
SEPTEMBER 8, 2014
TITLE SHEET

DD00.01



IRRIGATION NOTES

1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY DCA 42460 FOR PROPER PROTECTION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION ON THIS PROJECT. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT IT WILL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
2. LANDSCAPE PLANTER AREAS LOCATED ON THIS PLAN TO BE AN INTEGRATED 1 SHALL RECEIVE BELOWGROUND DRAIN PROTECTION.
3. LANDSCAPE PLANTER AREAS LOCATED ON THIS PLAN TO BE AN INTEGRATED 2 SHALL RECEIVE BELOWGROUND DRAIN PROTECTION.

IRRIGATION WATER BUDGET CALCULATION

WATER INQUIRY:
 $57(05.422)(75.14) = \$209.61$
 $57(05.422)(75.79) = \$209.11$ + 118.98 GAL/YR
 ESTIMATED TOTAL WATER USE:
 $57(05.422)(0.0001) = 0.0057$ GAL
 HYDROGEN 1: $57(05.422)(2.4441)(1.8) = 0.2339$ GAL/YR
 HYDROGEN 2: $57(05.422)(2.1181)(1.8) = 0.2182$ GAL/YR


 AREA & SQUARE FEET
 1,145
 1

ID	DESCRIPTION	SA	MEASURE	UNITS
1	CON	0.7	1,000	80.15%
2	NO CON	0.6	1.145	19.85%

THESE COMPLIANT WITH THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

GROUNDLEVEL
Landscape
Architecture
2010 West County Road 200
Suite 100 Austin, TX 78746
512.476.1800
groundlevel.com

properties of Harold L. & Ann's son

Costco Wholesale
MISSION VALLEY, CA
#488
3045 FENTON BLVD.

MULVANNY, G.

1-800-445-4000 • 1-405-445-4000

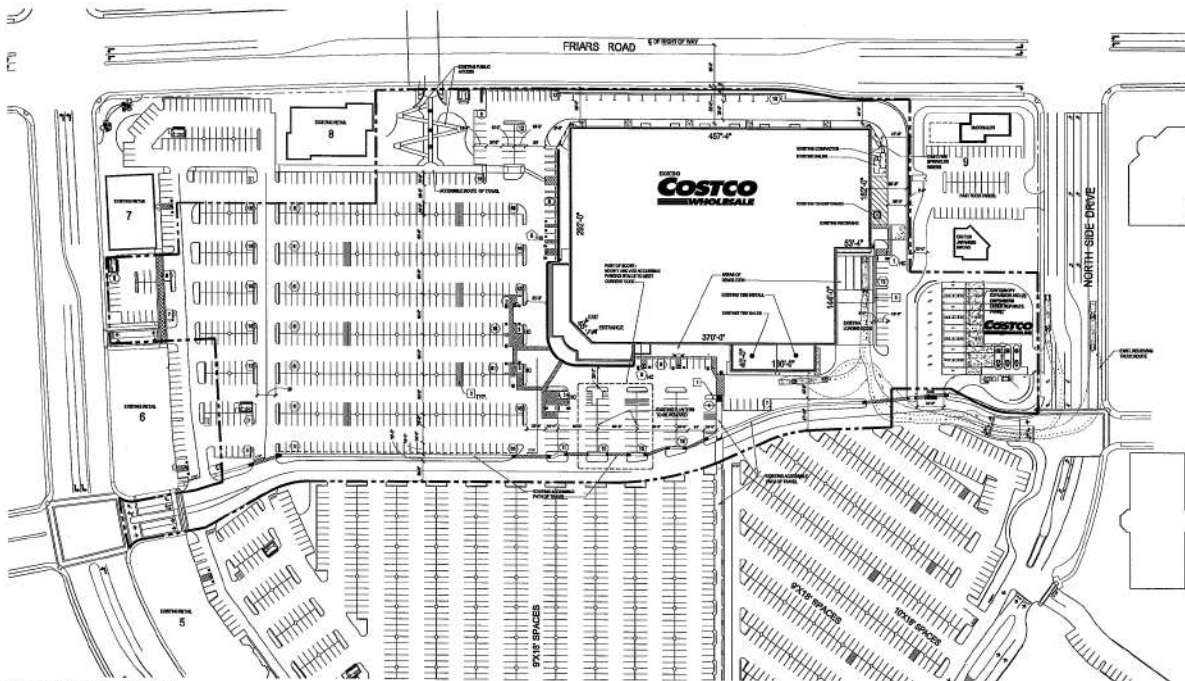
98-3560-1#

DECEMBER 12, 201
HYDROZONE DIAGRAM
& WATER ANALYSIS

L-3.1
SHEET 6 OF 14

COSTCO WHOLESALE
MISSION VALLEY, CALIFORNIA

DECEMBER 12, 2014



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027	EXISTING BUILDING DATA:		EXISTING PARKING DATA:	
PROJECT ADDRESS:	2545 N. MISSION CITY PKWY. SAN DIEGO, CA 92108	EXISTING BUILDING AREA	143,311 S.F.	PARKING PROVIDED:	528 STALLS
ZONING:	CR-1-1, TRANSIT AREA OVERLAY ZONE AND RESIDENTIAL YANDEM PARKING OVERLAY ZONE WITHIN MISSION VALLEY COMMUNITY PLAN AREA.	EXISTING TIRE CENTER	5,280 S.F.	10' WIDE STALLS	283 STALLS
SITE AREA:	12.67 ACRES (547, 859 S.F.)	TOTAL EXISTING BUILDING	148,601 S.F.	8' WIDE STALLS	19 STALLS
JURISDICTION:	CITY OF SAN DIEGO	EXISTING GAS CANOPY	3,840 S.F.	96" HANDICAP VAN STALLS - 9'x20'	12 STALLS
BOUNDARIES:	THIS PLAN HAS BEEN PREPARED BY USING SURVEY INFORMATION BY STUART ENGINEERING	PROPOSED GAS CANOPY EXPANSION (UNDER SEPARATE PERMIT)	2,794 S.F.	TOTAL EXISTING PARKING	763 STALLS
INFORMATION:		TOTAL GAS CANOPY	6,634 S.F.	NUMBER OF STALLS PER 1000 S.F. OF BUILDING AREA:	5.07 STALLS
		EXISTING CONTROLLER ENCLOSURE	80 S.F.	NOTES:	EXISTING CONDITIONS TO BE FIELD VERIFIED.
		NEW TIRE SALES ADDITION	2,787 S.F.		
		NEW RECEIVING ADDITION	2,347 S.F.		
		TOTAL PROPOSED BUILDING	153,735 S.F.		

KEYNOTES
1. RELINQUISH EXISTING LIGHT POLE
2. EXISTING LIGHT POLE
3. RELINQUISH EXISTING STEEL GUARD RAIL

VICINITY MAP



1. 1/4" = 100'
2. 1/4" = 100'
3. 1/4" = 100'
4. 1/4" = 100'
5. 1/4" = 100'
6. 1/4" = 100'
7. 1/4" = 100'
8. 1/4" = 100'
9. 1/4" = 100'
10. 1/4" = 100'
11. 1/4" = 100'
12. 1/4" = 100'
13. 1/4" = 100'
14. 1/4" = 100'
15. 1/4" = 100'
16. 1/4" = 100'
17. 1/4" = 100'
18. 1/4" = 100'
19. 1/4" = 100'
20. 1/4" = 100'



Costco
WHOLESALE
MISSION VALLEY, CA
9405

2545 MISSION CITY PKWY.
SAN DIEGO, CA 92108

MULVANNY, G2

1/4" = 100' (1/4" = 100' SCALE)
1/4" = 100' (1/4" = 100' SCALE)
1/4" = 100' (1/4" = 100' SCALE)

19-3000-10
SEPTEMBER 8, 2014
EXISTING
SITE PLAN

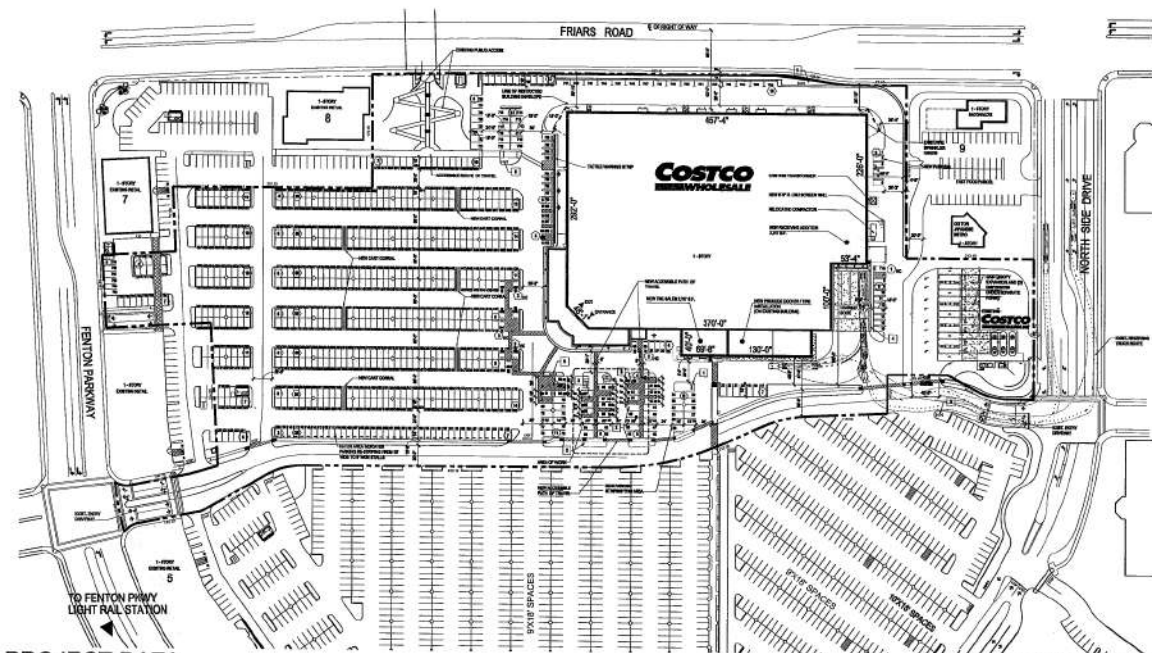
DD10-01
SHEET 7 of 15

COSTCO WHOLESALE

MISSION VALLEY, CALIFORNIA

EXISTING SITE PLAN

SEPTEMBER 08, 2014



PROJECT DATA

CLIENT: COSTCO WHOLESALE
100 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: 2345 N. MISSION CITY PKWY.
SAN DIEGO, CA 92108

ZONING: CR-1-1, TRANSIT AREA OVERLAY
ZONE AND RESIDENTIAL TANDEM
PARKING OVERLAY ZONE WITHIN
MISSION VALLEY COMMUNITY
PLAN AREA.

SITE AREA: 12.87 ACRES (547, 800 S.F.)

JURISDICTION: CITY OF SAN DIEGO

SETBACKS: ???

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN
PREPARED BY USING
SURVEY INFORMATION BY
STUART ENGINEERING

EXISTING BUILDING DATA:

EXISTING BUILDING AREA	143,311 S.F.
EXISTING TIRE CENTER (CONVERTED TO PRODUCE COOLER AND TIRE INSTALLATION)	5,280 S.F.
TOTAL EXISTING BUILDING	148,591 S.F.
NEW TIRE SALES	2,787 S.F.
NEW RECEIVING ADDITION	2,347 S.F.
TOTAL PROPOSED BUILDING	153,725 S.F.
EXISTING GAS CANOPY	3,840 S.F.
PROPOSED GAS CANOPY EXPANSION (UNDER SEPARATE PERMIT)	2,784 S.F.
TOTAL GAS CANOPY	6,624 S.F.
EXISTING CONTROLLER ENCLOSURE	80 S.F.

EXISTING PARKING DATA:

PARKING PROVIDED:	528 STALLS
① 10' WIDE STALLS	203 STALLS
② 9' WIDE STALLS	10 STALLS
③ 6' HANDICAP STALLS - 8' x 20'	12 STALLS
④ 6' HANDICAP VAN STALLS - 9' x 20'	753 STALLS
TOTAL EXISTING PARKING	783 STALLS
NUMBER OF STALLS PER 1000 S.F. OF BUILDING AREA:	5.07 STALLS

PROPOSED PARKING DATA:

PARKING PROVIDED:	180 STALLS
① 10' WIDE STALLS	590 STALLS
② 9' WIDE STALLS	19 STALLS
③ 6' HANDICAP STALLS - 8' x 20'	13 STALLS
④ 6' HANDICAP VAN STALLS - 9' x 20'	777 STALLS
TOTAL PROPOSED PARKING	777 STALLS
NUMBER OF STALLS PER 1000 S.F. OF BUILDING AREA:	5.05 STALLS
JURISDICTION REQUIRED PARKING: RETAIL - 5 STALLS / 1000 S.F.	789 STALLS

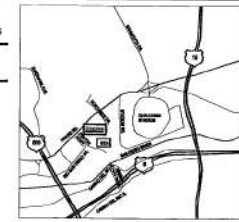
NUMBER OF STALLS REQUIRED PER
CCM'S = 4.7 STALLS / 1000 S.F. OF
BUILDING AREA: 723 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

KEYNOTES

- ① RELOCATE EXISTING LIGHT POLE
- ② NEW PLANTER
- ③ NEW 10' WIDE ACCESSIBLE PARKING
STALLS WITHIN 15' BUFFER
- ④ RELOCATED STEEL ENCLOSURE
- ⑤ EXISTING FIRE HYDRANT

VICINITY MAP



COSTCO WHOLESALE
MISSION VALLEY, CALIFORNIA

PROPOSED SITE PLAN
SEPTEMBER 08, 2014

ALL DIMENSIONS
UNLESS OTHERWISE
NOTED

0 10' 20'

Costco
WHOLESALE
MISSION VALLEY, CA
92108

2014. THE INFORMATION
IS FOR GENERAL INFORMATION
ONLY. IT IS NOT TO BE USED
FOR ANY OTHER PURPOSE.

MULVANNY, G2

95-3550-18
SEPTEMBER 8, 2014
PROPOSED
SITE PLAN

DD11-01

SHEET 8 OF 15



1 PHOTO 1
SCALE: N.T.S.



2 PHOTO 2
SCALE: N.T.S.



3 PHOTO 3
SCALE: N.T.S.



4 PHOTO 4
SCALE: N.T.S.



5 PHOTO 5
SCALE: N.T.S.



6 PHOTO 6
SCALE: N.T.S.



7 PHOTO 7
SCALE: N.T.S.



8 PHOTO 8
SCALE: N.T.S.



9 PHOTO 9
SCALE: N.T.S.



10 PHOTO 10
SCALE: N.T.S.



11 PHOTO 11
SCALE: N.T.S.

DATE	DESCRIPTION



88-3565-18
SEPTEMBER 08, 2014
PHOTO SURVEY
KEY PLAN

DD33-01
SHEET 15 of 15

COSTCO WHOLESALE
MISSION VALLEY, CALIFORNIA

SITE PHOTO SURVEY
SEPTEMBER 08, 2014