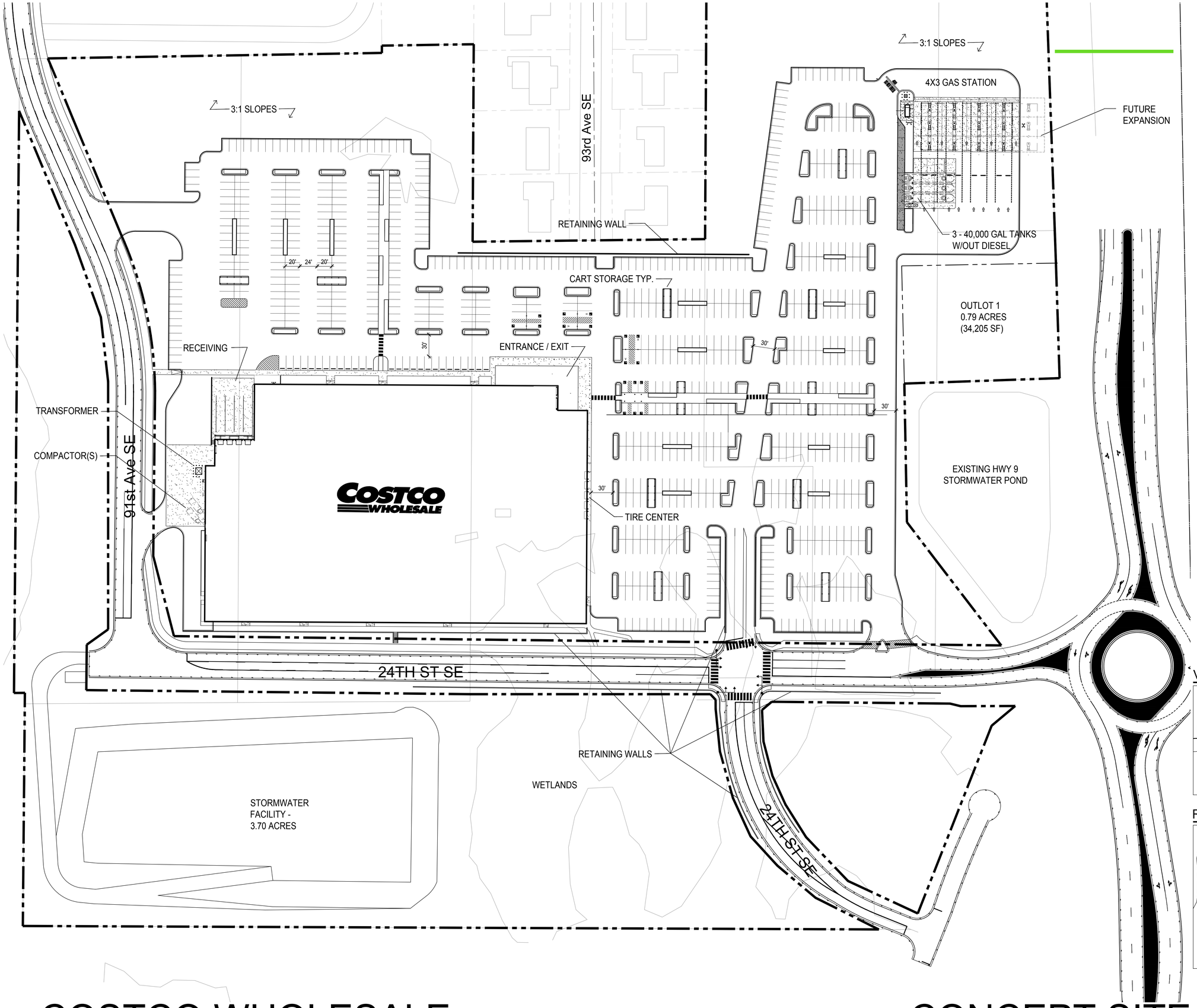
Exhibit 1



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF SR 9 & 20TH ST S.E.
LAKE STEVENS, WA

SITE DATA:

COSTCO SITE AREA:	21.67 ACRES (943,862 SF)
CITY ROW AREA:	3.68 ACRES (160,162 SF)
STORMWATER FACILITY AREA:	3.70 ACRES (161,193 SF)
WETLAND/MITIGATION AREA:	6.90 ACRES (300,702 SF)
OUTLOT 1:	0.79 ACRES (34,205 SF)
TOTAL SITE AREA:	36.73 ACRES

JURISDICTION: CITY OF LAKE STEVENS

ZONING: COMMERCIAL DISTRICT (CD)

SETBACKS:	REQUIRED		ACTUAL	
	FRONT:	TBD	FRONT:	TBD
	SIDE:	TBD	SIDE:	TBD
	REAR:	TBD	REAR:	TBD

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	169,243 SF
INCLUDES:	
WAREHOUSE MAIN LEVEL	165,266 SF
ENCLOSED CANOPY	3,977 SF

PARKING DATA:

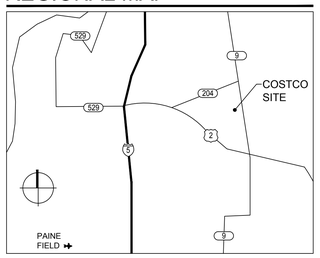
TOTAL PARKING:	802 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
10' WIDE STALLS	785 STALLS
ACCESSIBLE STALLS	17 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	4.73 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50'-0"

VICINITY MAP

REGIONAL MAP



COSTCO WHOLESALE
LAKE STEVENS, WA

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APRIL 2, 2019

CONCEPT
SITE PLAN

D11-05

COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

CONCEPT SITE PLAN

APRIL 2, 2019

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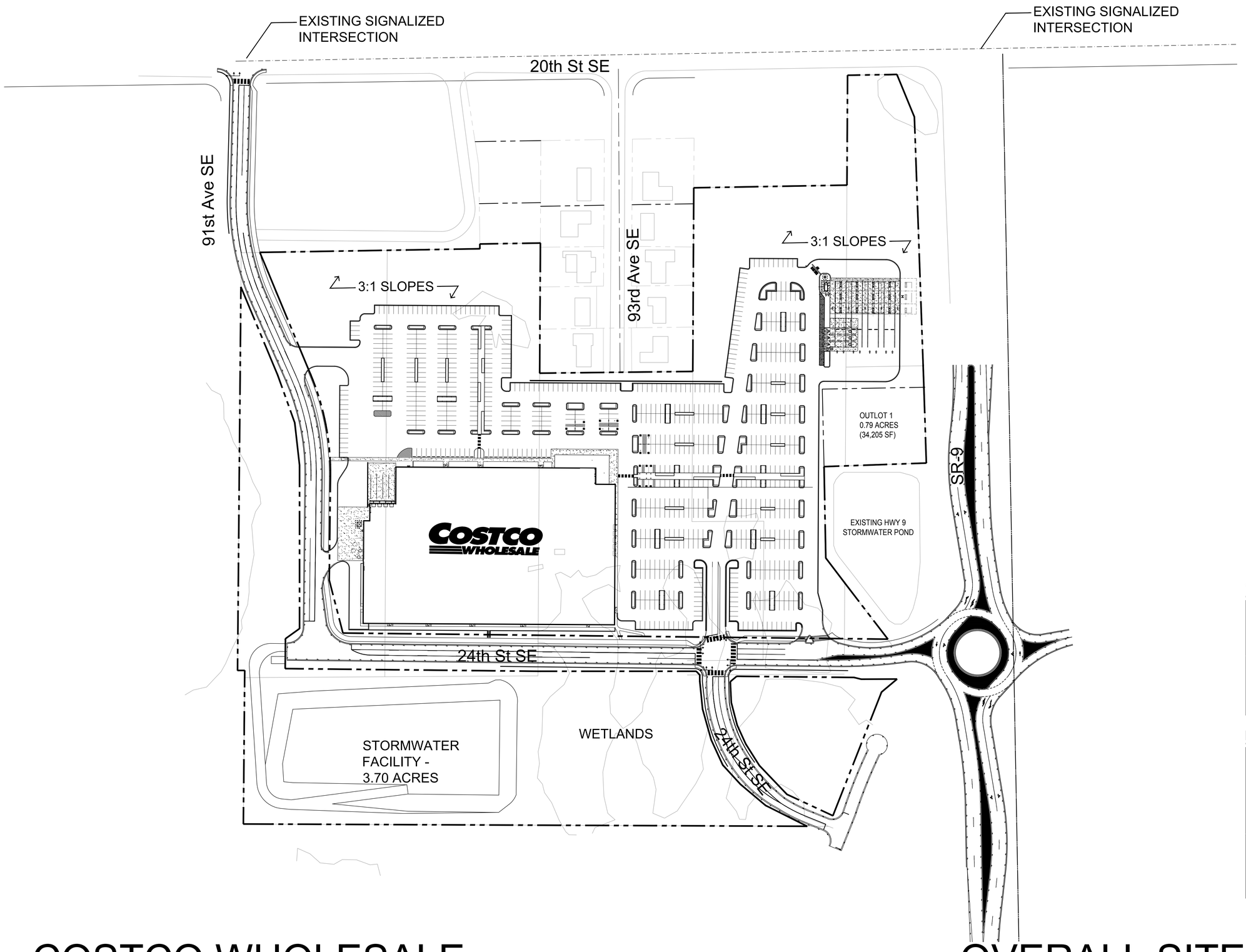

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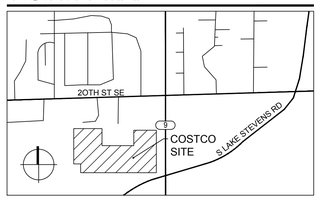

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1" = 80'-0"

COSTCO WHOLESALE
LAKE STEVENS, WA

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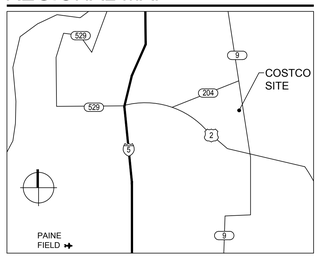

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OVERALL SITE PLAN

D12-05

COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

OVERALL SITE PLAN

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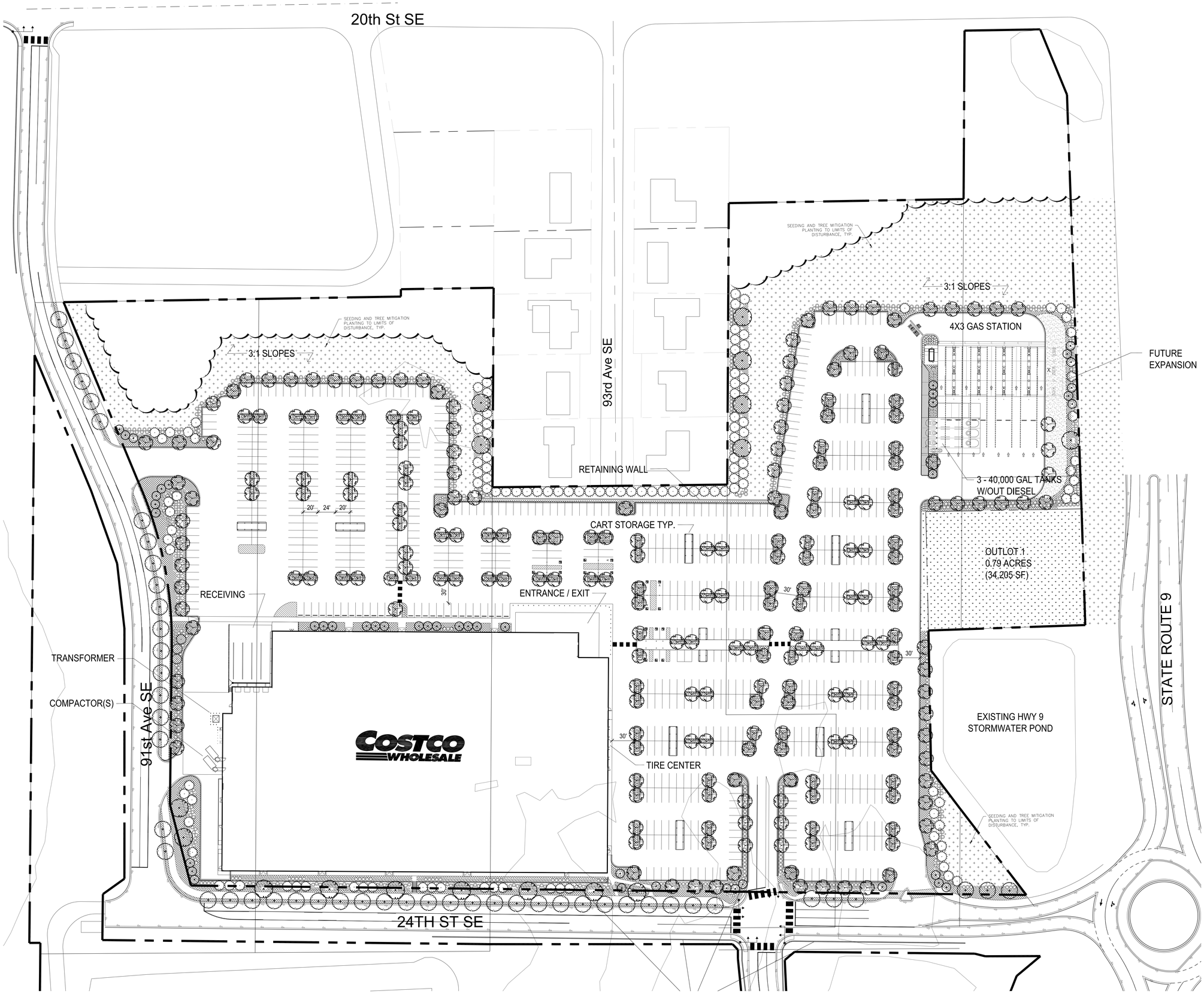

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COSTCO WHOLESALE
LAKE STEVENS, WA

SEE SHEET L1.2 FOR LANDSCAPE LEGEND & DETAILS

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
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206-322-1732 WWW.WDGINC.COM

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PRELIMINARY LANDSCAPE PLAN

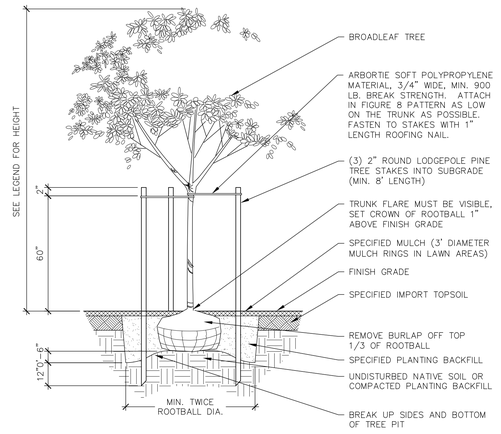
L1.1

COSTCO WHOLESALE

PRELIMINARY LANDSCAPE PLAN

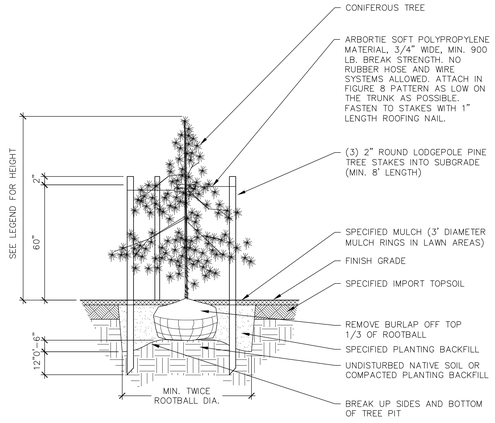
LAKE STEVENS, WASHINGTON

APRIL 4, 2019



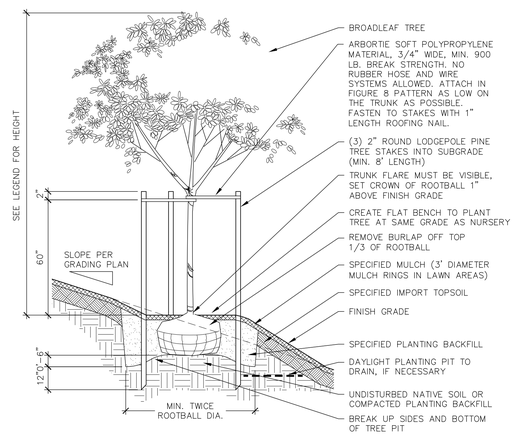
A DECIDUOUS TREE PLANTING

Scale: 3/8"=1'-0"



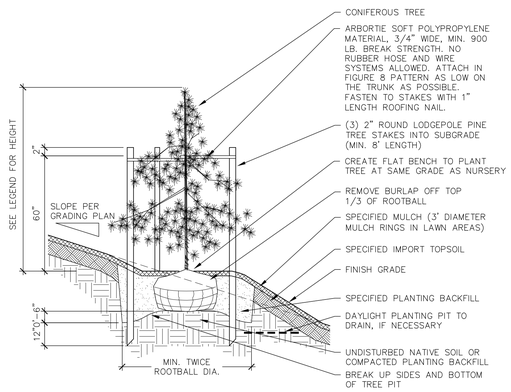
B CONIFEROUS TREE PLANTING

Scale: 3/8"=1'-0"



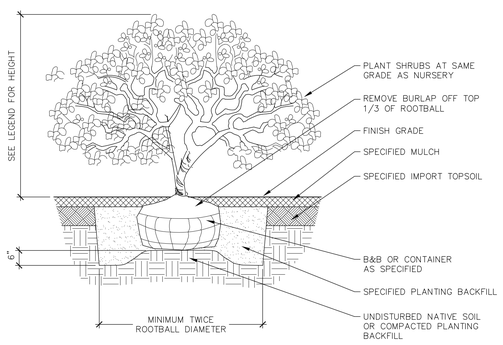
C DECIDUOUS TREE PLANTING ON SLOPE

Scale: 3/8"=1'-0"



D CONIFEROUS TREE PLANTING ON SLOPE

Scale: 3/8"=1'-0"

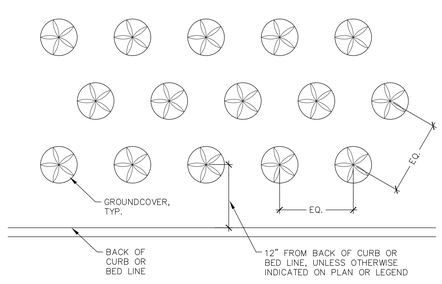


E SHRUB / GROUNDCOVER PLANTING

Scale: 1 1/2"=1'-0"

NOTES:

1. ALL GROUNDCOVER TO BE PLANTED AT ▫ SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS



F GROUNDCOVER SPACING

Scale: 1"=1'-0"

PRELIMINARY LANDSCAPE LEGEND (SYMBOLS SHOWN AT 1"=20')

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	DECIDUOUS STREET TREES		MIN. 2-1/2" CAL., MIN. 12-14' HT., MATCHED, FULL & WELL-BRANCHED ABOVE 6' HT., B&B.
	LARGE DECIDUOUS TREES		
	ACER TRUN. X ACER PLAT. 'WARRENRED'	PACIFIC SUNSET MAPLE	MIN. 2-1/2" CAL., MIN. 12-14' HT., MATCHED, FULL & WELL-BRANCHED ABOVE 6' HT., B&B.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO (MALE ONLY)	
	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	
	LIRIODENDRON TULIPIFERA	TULIP TREE	
	QUERCUS RUBRA	RED OAK	
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	
	SMALL ACCENT TREES		
	ACER CIRCINATUM	VINE MAPLE	MIN. (3) 3/4" CAL., 7'-8' HT., MULTI-TRUNKED, MATCHING SPECIMEN, WELL-BRANCHED, B&B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	
	CONIFEROUS EVERGREEN TREES		
	CALOCEDRUS DECURRENS	INCENSE CEDAR	MIN. 7'-8' HT., FULL AND BUSHY TO BASE, B&B
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	
	THUJA PLICATA 'HOGAN'	HOGAN RED CEDAR	
	LARGE SHRUBS		
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	24-30" HT., FULL & BUSHY, B&B OR CONT., SPACING AS SHOWN.
	CORNUS SERICEA	RED OSIER DOGWOOD	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	
	ROSA NUTKANA	NOOTKA ROSE	
	SYMPHOCARPUS ALBUS	COMMON SNOWBERRY	
	MEDIUM SHRUBS		
	CORNUS SANGINEA 'MIDWINTERFIRE'	MIDWINTERFIRE DOGWOOD	MIN. 5 GAL. CONT., 21-24" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN.
	EUONYMUS A. 'COMPACTA'	COMPACT BURNING BUSH	
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	
	ROSA RUGOSA	RUGOSA ROSE	MIN. 5 GAL. CONT., 18-21" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN.
	MAHONIA A. 'COMPACTA'	COMPACT OREGON GRAPE	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	
	SMALL SHRUBS		
	CORNUS KELSEYI	KELSEY DOGWOOD	MIN. 2 GAL. CONT., MIN. 15" HT. & SPREAD, FULL & BUSHY, SPACING AS SHOWN.
	GAULTHERA SHALLON	SALAL	
	PINUS M. MUGO	DWARF MUGHO PINE	
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	
	VIBURNUM DAVIDII	DAVID VIBURNUM	
	ORNAMENTAL GRASSES / ACCENTS		
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	
	POLYSTICHUM MUNITUM	SWORD FERN	
	GROUNDCOVERS		
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	FRAGARIA CHILOENSIS	WILD STRAWBERRY	
	NATIVE GROUNDCOVER MIX:		
	GAULTHERA SHALLON	SALAL	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE. EQUAL QUANTITIES OF EACH. PLANT IN GROUPS OF 5-7 IN RANDOM DRIFTS.
	MAHONIA REPENS	CREEPING MAHONIA	
	POLYSTICHUM MUNITUM	SWORD FERN	
	SOD LAWN		COUNTRY GREEN 'PERFECT GREEN' TURF BLEND, SEE SPECIFICATIONS
	ROUGH SEED		
	ALUMINUM EDGING		
	REPLACEMENT TREES		1 GALLON SIZE NATIVE SPECIES AT 8' O.C. SEE CALCULATIONS FOR QUANTITIES.

LANDSCAPE CALCULATIONS

TOTAL COSTCO SITE AREA = 21.67 ACRES (943,862 S.F.)

TOTAL VEHICLE ACCOMMODATION AREAS = 450,775 S.F.
SHADED AREA REQUIRED = 90,155 S.F. (20%)
SHADED AREA PROVIDED = 126,461 S.F. (28%)

ISLANDS WITH 2 TREES = 65 x 1,265 S.F. EACH = 82,225 S.F.
ISLANDS WITH 1 TREE = 14 x 707 S.F. EACH = 9,898 S.F.
PERIMETER TREES = 97 x 354 S.F. EACH = 34,338 S.F.

TOTAL NUMBER OF NEW TREES PROVIDED ON SITE = 400+

EXISTING TREE MITIGATION
EXISTING TREES TO BE REMOVED = 1,814
(REFER TO SURVEY BY AMERICAN FOREST MANAGEMENT DATED 3/27/18)

REPLACEMENT TREES REQUIRED (1 GAL. SIZE) = 5,442 (1,814 X 3)

REPLACEMENT TREES PROVIDED ON SITE = 1,714 (95,000 S.F. AT 8' O.C.)
REPLACEMENT TREES PROVIDED ON S.R. 9 ROW = 540 (30,000 S.F. AT 8' O.C.)

REMAINDER OF REPLACEMENT TREES TO BE PROVIDED OFF SITE OR BY MITIGATION FUND = 3,188

PLANTING NOTES

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
2. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
3. WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
4. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
5. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOS OF A REPRESENTATIVE TREE, SHRUB, OR GROUNDCOVER FOR ALL MATERIALS IN LEGEND BELOW FOR LANDSCAPE ARCHITECT REVIEW AND ACCEPTANCE PRIOR TO PROCUREMENT. THIS SHALL ESTABLISH THE STANDARD FOR APPROVED MATERIAL.
6. INSTALL ROOT BARRIERS AT ALL INTERIOR PLANTING AREAS WITHIN 3' OF TREES, AND ALONG ALL STREET TREES WITHIN PLANTER STRIPS, 20' TOTAL LENGTH ON EACH SIDE OF TREE.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ADDITIONAL NOTES FOR PRICING OF PRELIMINARY LANDSCAPE PLAN:

1. ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY. PROVIDE DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.

2. INSTALL MINIMUM 8" DEPTH HIGH QUALITY IMPORT TOPSOIL. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.

3. IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.

4. ALL LANDSCAPE AREAS TO BE PROVIDED WITH A IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
   - HUNTER MP-ROTATOR SPRAY HEADS AT PERIMETERS
   - NETAFIM TECHLINE CV DRIP LINES IN INTERIOR
   - SCHEDULE 40 PVC MAINLINE
   - CLASS 200 PVC LATERALS
   - 40 RAINBIRD PEB-PRS-D CONTROL VALVES
   - RAINBIRD ESP-LXD CONTROLLER WITH IQ CLOUD
   - SEPARATE IRRIGATION METER AND BACKFLOW DEVICE WITH ENCLOSURE
   - RAINBIRD ROTORS AT TREE MITIGATION AREAS

5. INSTALL 4" PERFORATED SUB DRAINS FOR ALL INTERIOR LANDSCAPE ISLANDS, CONNECTING TO STORM DRAIN SYSTEM.

6. REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.

COSTCO WHOLESALE

LAKE STEVENS, WA

WEISMANDESIGNGROUP
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PRELIMINARY LANDSCAPE LEGEND

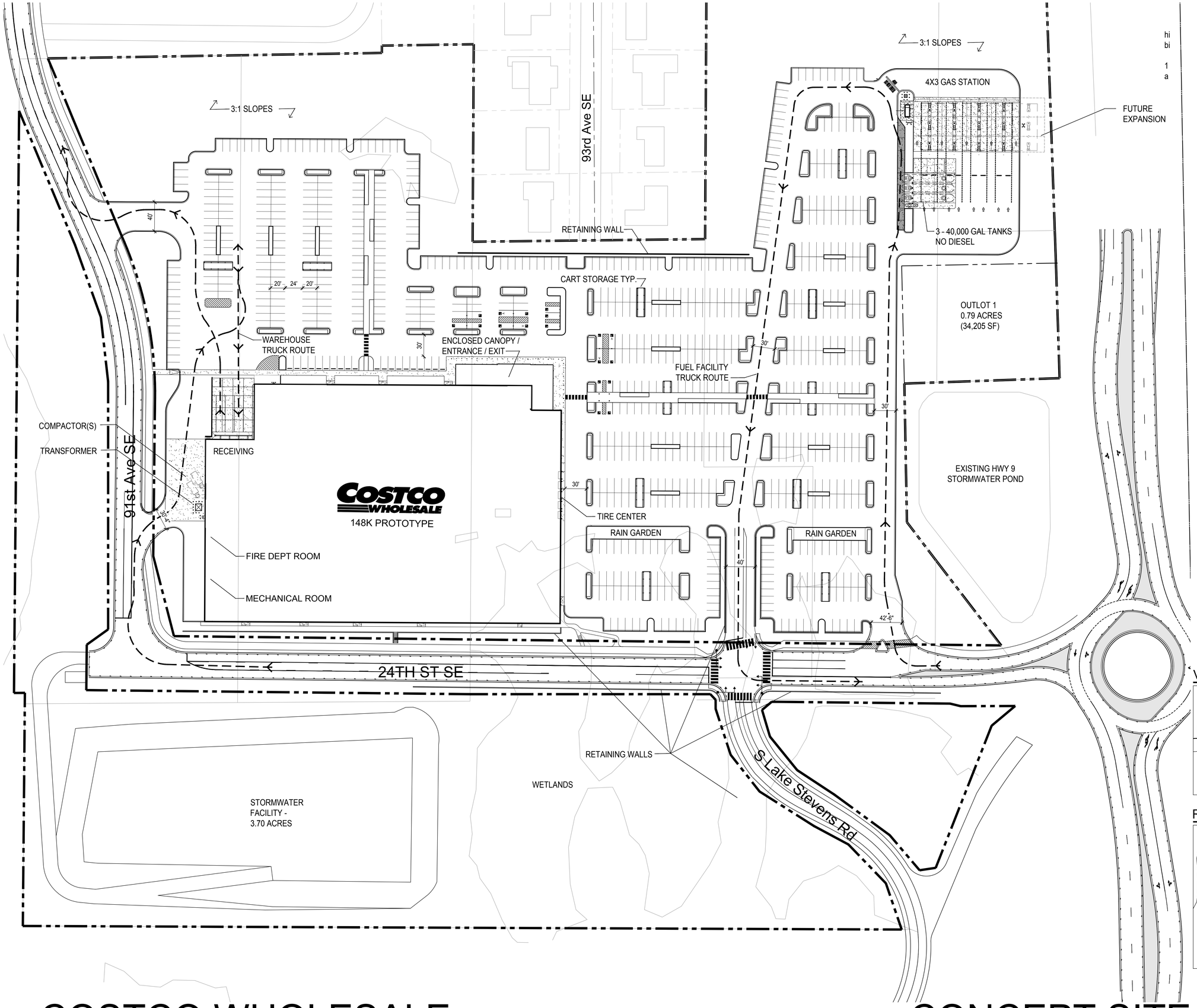
L1.2

COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

PRELIMINARY LANDSCAPE LEGEND

APRIL 4, 2019



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BUILDING DATA (148K PROTOTYPE):

TOTAL BUILDING FOOTPRINT AREA:	158,755 SF
INCLUDES:	
WAREHOUSE MAIN LEVEL	150,410 SF
FIRE DEPT ROOM	425 SF
MECHANICAL ROOM	1,492 SF
ENVELOPE / EXTERIOR WALL	1,608 SF
ENCLOSED CANOPY	4,820 SF

PARKING DATA:

TOTAL PARKING:	809 STALLS
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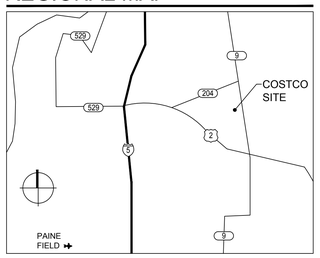

COSTCO WHOLESALE
LAKE STEVENS, WA

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CONCEPT
SITE PLAN

DD11-09

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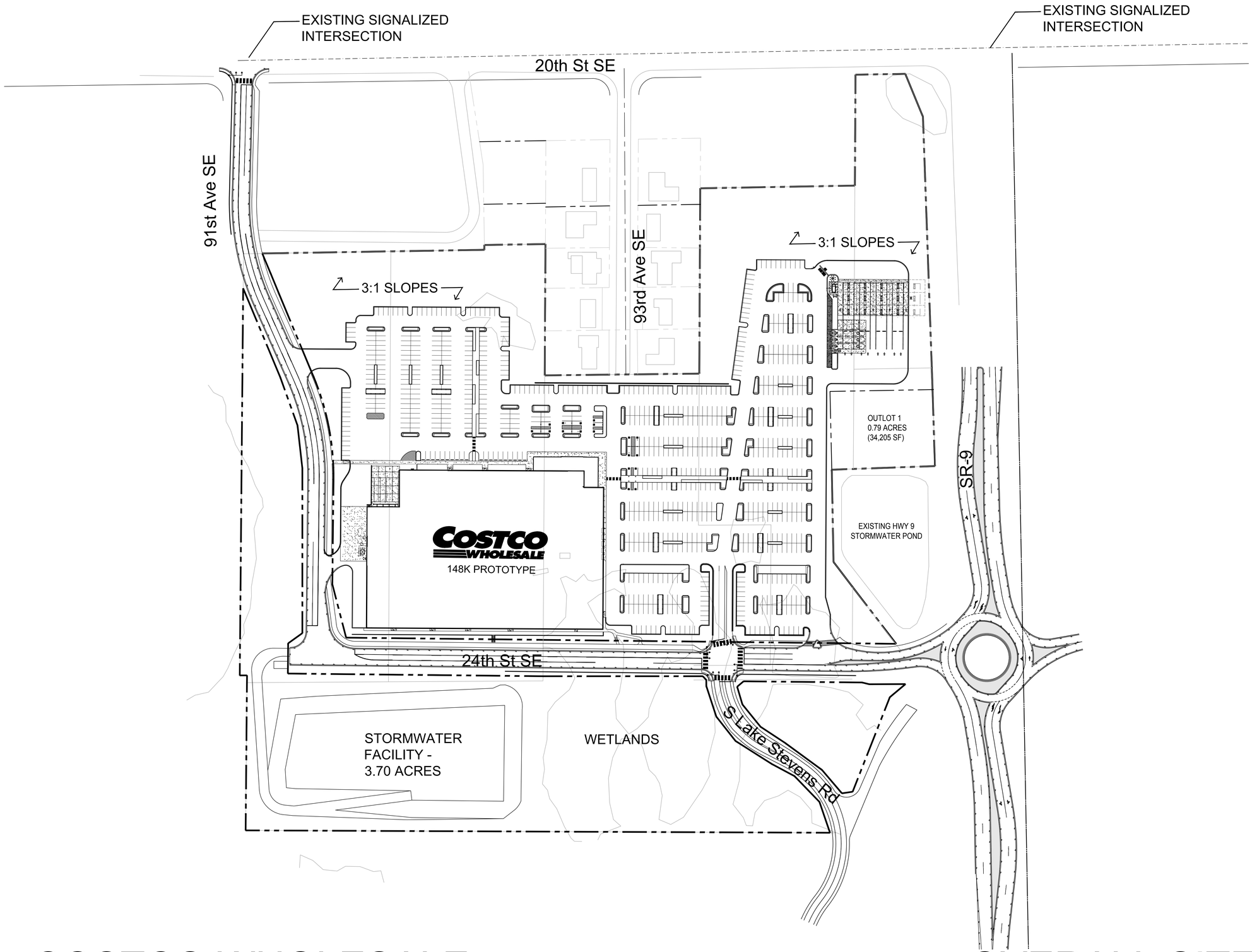
COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

CONCEPT SITE PLAN

OCTOBER 30, 2019



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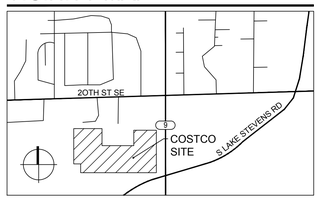

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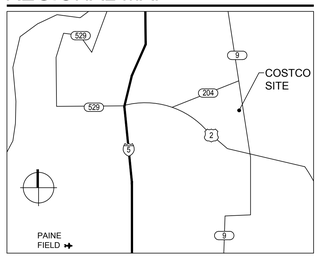
COSTCO WHOLESALE
LAKE STEVENS, WA

REGIONAL MAP



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OVERALL SITE PLAN

DD12-09

COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

OVERALL SITE PLAN

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0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
LAKE STEVENS, WA

SEE SHEET L1.2 FOR LANDSCAPE LEGEND & DETAILS

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2329 E MADISON ST SEATTLE WA 98112
206-322-1732 WWW.WDGINC.COM

17-0085-01
SEPTEMBER 20, 2019

PRELIMINARY LANDSCAPE PLAN

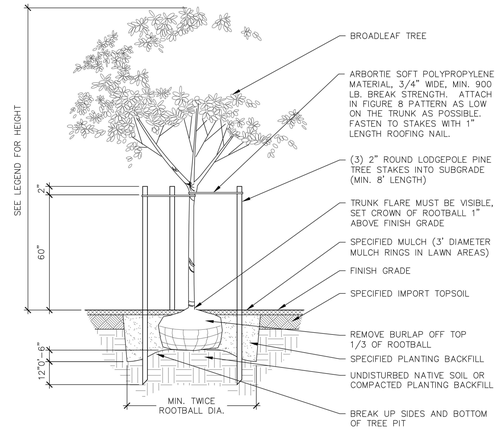
L1.1

COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

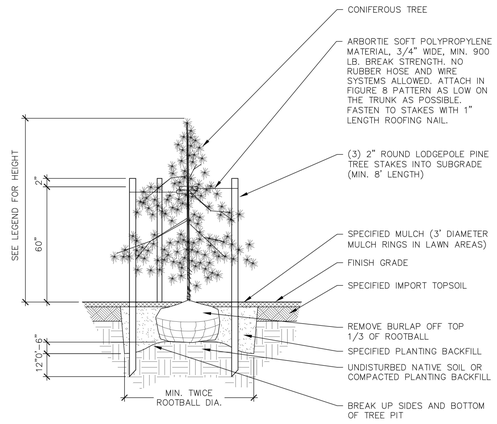
PRELIMINARY LANDSCAPE PLAN

SEPTEMBER 20, 2019



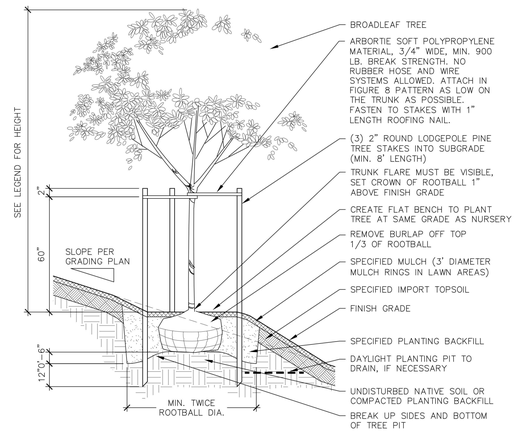
A DECIDUOUS TREE PLANTING

Scale: 3/8"=1'-0"



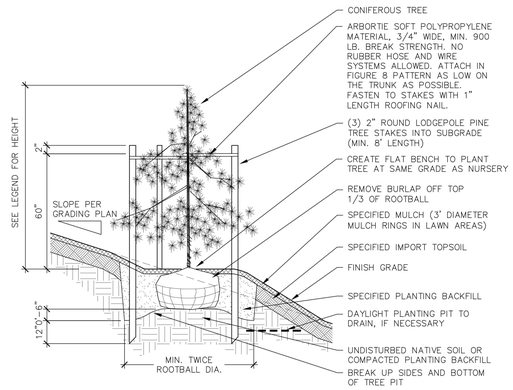
B CONIFEROUS TREE PLANTING

Scale: 3/8"=1'-0"



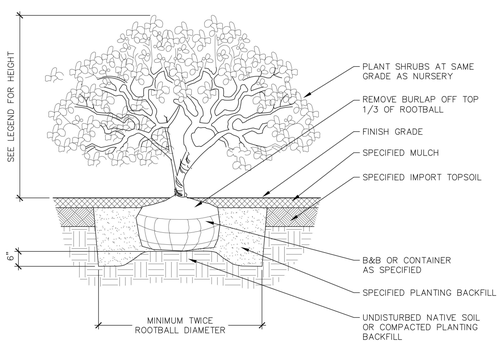
C DECIDUOUS TREE PLANTING ON SLOPE

Scale: 3/8"=1'-0"



D CONIFEROUS TREE PLANTING ON SLOPE

Scale: 3/8"=1'-0"

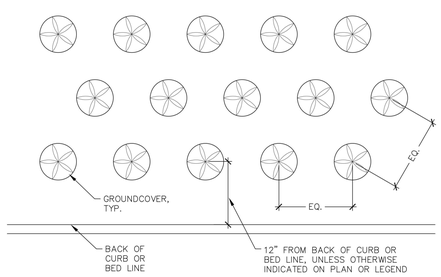


E SHRUB / GROUNDCOVER PLANTING

Scale: 1 1/2"=1'-0"

NOTES:

1. ALL GROUNDCOVER TO BE PLANTED AT = SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS



F GROUNDCOVER SPACING

Scale: 1"=1'-0"

PRELIMINARY LANDSCAPE LEGEND (SYMBOLS SHOWN AT 1"=20')

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	DECIDUOUS STREET TREES		MIN. 2-1/2" CAL., MIN. 12-14' HT., MATCHED, FULL & WELL-BRANCHED ABOVE 6' HT., B&B.
	LARGE DECIDUOUS TREES		
	ACER TRUN. X ACER PLAT. 'WARRENRED'	PACIFIC SUNSET MAPLE	MIN. 2-1/2" CAL., MIN. 12-14' HT., MATCHED, FULL & WELL-BRANCHED ABOVE 6' HT., B&B.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO (MALE ONLY)	
	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	
	LIRIODENDRON TULIPIFERA	TULIP TREE	
	QUERCUS RUBRA	RED OAK	
	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	
	SMALL ACCENT TREES		
	ACER CIRCINATUM	VINE MAPLE	MIN. (3) 3/4" CAL., 7'-8' HT., MULTI-TRUNKED, MATCHING SPECIMEN, WELL-BRANCHED, B&B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	
	CONIFEROUS EVERGREEN TREES		
	CALOCEDRUS DECURRENS	INCENSE CEDAR	MIN. 7'-8' HT., FULL AND BUSHY TO BASE, B&B
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	
	THUJA PLICATA 'HOGAN'	HOGAN RED CEDAR	
	LARGE SHRUBS		
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	24-30" HT., FULL & BUSHY, B&B OR CONT., SPACING AS SHOWN.
	CORNUS SERICEA	RED OSIER DOGWOOD	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	
	ROSA NUTKANA	NOOTKA ROSE	
	SYMPHOCARPUS ALBUS	COMMON SNOWBERRY	
	MEDIUM SHRUBS		
	CORNUS SANGINEA 'MIDWINTERFIRE'	MIDWINTERFIRE DOGWOOD	MIN. 5 GAL. CONT., 21-24" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN.
	EUONYMUS A. 'COMPACTA'	COMPACT BURNING BUSH	
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	
	ROSA RUGOSA	RUGOSA ROSE	MIN. 5 GAL. CONT., 18-21" HT. AND SPREAD, FULL AND BUSHY, SPACING AS SHOWN.
	MAHONIA A. 'COMPACTA'	COMPACT OREGON GRAPE	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	
	SMALL SHRUBS		
	CORNUS KELSEYI	KELSEY DOGWOOD	MIN. 2 GAL. CONT., MIN. 15" HT. & SPREAD, FULL & BUSHY, SPACING AS SHOWN.
	GAULTHERA SHALLON	SALAL	
	PINUS M. MUGO	DWARF MUGHO PINE	
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	
	VIBURNUM DAVIDII	DAVID VIBURNUM	
	ORNAMENTAL GRASSES / ACCENTS		
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	
	POLYSTICHUM MUNITUM	SWORD FERN	
	GROUNDCOVERS		
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	FRAGARIA CHILOENSIS	WILD STRAWBERRY	
	NATIVE GROUNDCOVER MIX:		
	GAULTHERA SHALLON	SALAL	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE. EQUAL QUANTITIES OF EACH. PLANT IN GROUPS OF 5-7 IN RANDOM DRIFTS.
	MAHONIA REPENS	CREEPING MAHONIA	
	POLYSTICHUM MUNITUM	SWORD FERN	
	SOD LAWN		COUNTRY GREEN 'PERFECT GREEN' TURF BLEND, SEE SPECIFICATIONS
	ROUGH SEED		
	ALUMINUM EDGING		
	REPLACEMENT TREES		1 GALLON SIZE NATIVE SPECIES AT 8' O.C. SEE CALCULATIONS FOR QUANTITIES.
	RAIN GARDEN PLANTING MIX		1 GAL. CONT. AT 18" O.C. BIO-RETENTION SOIL DEPTH AND REQUIREMENTS PER CIVIL.

LANDSCAPE CALCULATIONS

TOTAL COSTCO SITE AREA = 21.67 ACRES (943,862 S.F.)

TOTAL VEHICLE ACCOMMODATION AREAS = 457,670 S.F.
SHADED AREA REQUIRED = 91,534 S.F. (20%)
SHADED AREA PROVIDED = 129,632 S.F. (28%)

ISLANDS WITH 2 TREES = 65 x 1,265 S.F. EACH = 82,225 S.F.
ISLANDS WITH 1 TREE = 29 x 707 S.F. EACH = 20,503 S.F.
PERIMETER TREES = 76 x 354 S.F. EACH = 26,904 S.F.

TOTAL NUMBER OF NEW TREES PROVIDED ON SITE = 400+

EXISTING TREE MITIGATION
EXISTING TREES TO BE REMOVED = 1,814
(REFER TO SURVEY BY AMERICAN FOREST MANAGEMENT DATED 3/27/18)

REPLACEMENT TREES REQUIRED (1 GAL. SIZE) = 5,442 (1,814 X 3)

REPLACEMENT TREES PROVIDED ON SITE = 1,714 (95,000 S.F. AT 8' O.C.)
REPLACEMENT TREES PROVIDED ON S.R. 9 ROW = 540 (30,000 S.F. AT 8' O.C.)

REMAINDER OF REPLACEMENT TREES TO BE PROVIDED OFF SITE OR BY MITIGATION FUND = 3,188

PLANTING NOTES

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
2. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
3. WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
4. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
5. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOS OF A REPRESENTATIVE TREE, SHRUB, OR GROUNDCOVER FOR ALL MATERIALS IN LEGEND BELOW FOR LANDSCAPE ARCHITECT REVIEW AND ACCEPTANCE PRIOR TO PROCUREMENT. THIS SHALL ESTABLISH THE STANDARD FOR APPROVED MATERIAL.
6. INSTALL ROOT BARRIERS AT ALL INTERIOR PLANTING AREAS WITHIN 3' OF TREES, AND ALONG ALL STREET TREES WITHIN PLANTER STRIPS, 20' TOTAL LENGTH ON EACH SIDE OF TREE.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ADDITIONAL NOTES FOR PRICING OF PRELIMINARY LANDSCAPE PLAN:

1. ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY. PROVIDE DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.

2. INSTALL MINIMUM 8" DEPTH HIGH QUALITY IMPORT TOPSOIL. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.

3. IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.

4. ALL LANDSCAPE AREAS TO BE PROVIDED WITH A IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
   - HUNTER MP-ROTATOR SPRAY HEADS AT PERIMETERS
   - NETAFIM TECHLINE CV DRIP LINES IN INTERIOR
   - SCHEDULE 40 PVC MAINLINE
   - CLASS 200 PVC LATERALS
   - 40 RAINBIRD PEB-PRS-D CONTROL VALVES
   - RAINBIRD ESP-LXD CONTROLLER WITH IQ CLOUD
   - SEPARATE IRRIGATION METER AND BACKFLOW DEVICE WITH ENCLOSURE
   - RAINBIRD ROTORS AT TREE MITIGATION AREAS

5. INSTALL 4" PERFORATED SUB DRAINS FOR ALL INTERIOR LANDSCAPE ISLANDS, CONNECTING TO STORM DRAIN SYSTEM.

6. REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.

COSTCO WHOLESALE

LAKE STEVENS, WA

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2329 E MADISON ST
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17-0085-01
SEPTEMBER 20, 2019

PRELIMINARY LANDSCAPE LEGEND

L1.2

COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

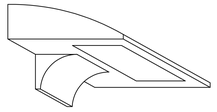
PRELIMINARY LANDSCAPE LEGEND

SEPTEMBER 20, 2019

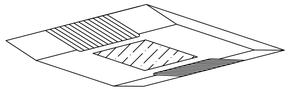
WITH CONCRETE BASE.

FIXTURE DESCRIPTION

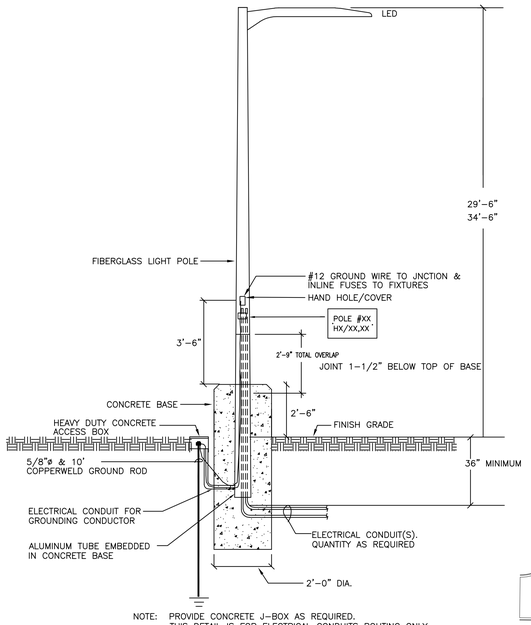
P	COOPER GALLEON GLEON-AF-06-LED-E1-5WQ-BZ, 333W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 29'-6"/34'-6" ABOVE GRADE, WITH CONCRETE BASE.
P1	COOPER GALLEON GLEON-AF-04-LED-E1-SL3-HSS-BZ, 225W TYPE 2 DISTRIBUTION. FIBERGLASS POLE 29'-6"/34'-6" ABOVE GRADE, WITH CONCRETE BASE.
P2	COOPER GALLEON GLEON-AF-06-LED-E1-SL4-HSS-BZ, 333W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 29'-6"/34'-6" ABOVE GRADE, WITH CONCRETE BASE.
W	LITHONIA DSXW2 LED 40K 30C 1000 T3M, 109W LED, 20' MOUNTING HEIGHT
W1	LITHONIA DSXW2 LED 40K 30C 1000 TFTM, 109W LED, 20' MOUNTING HEIGHT
W2	LITHONIA DSXW2 LED 40K 20C 520 T2M, 19W LED, 10' MOUNTING HEIGHT
GA	96W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT



TYPICAL WALL PACK DETAIL
SCALE NTS

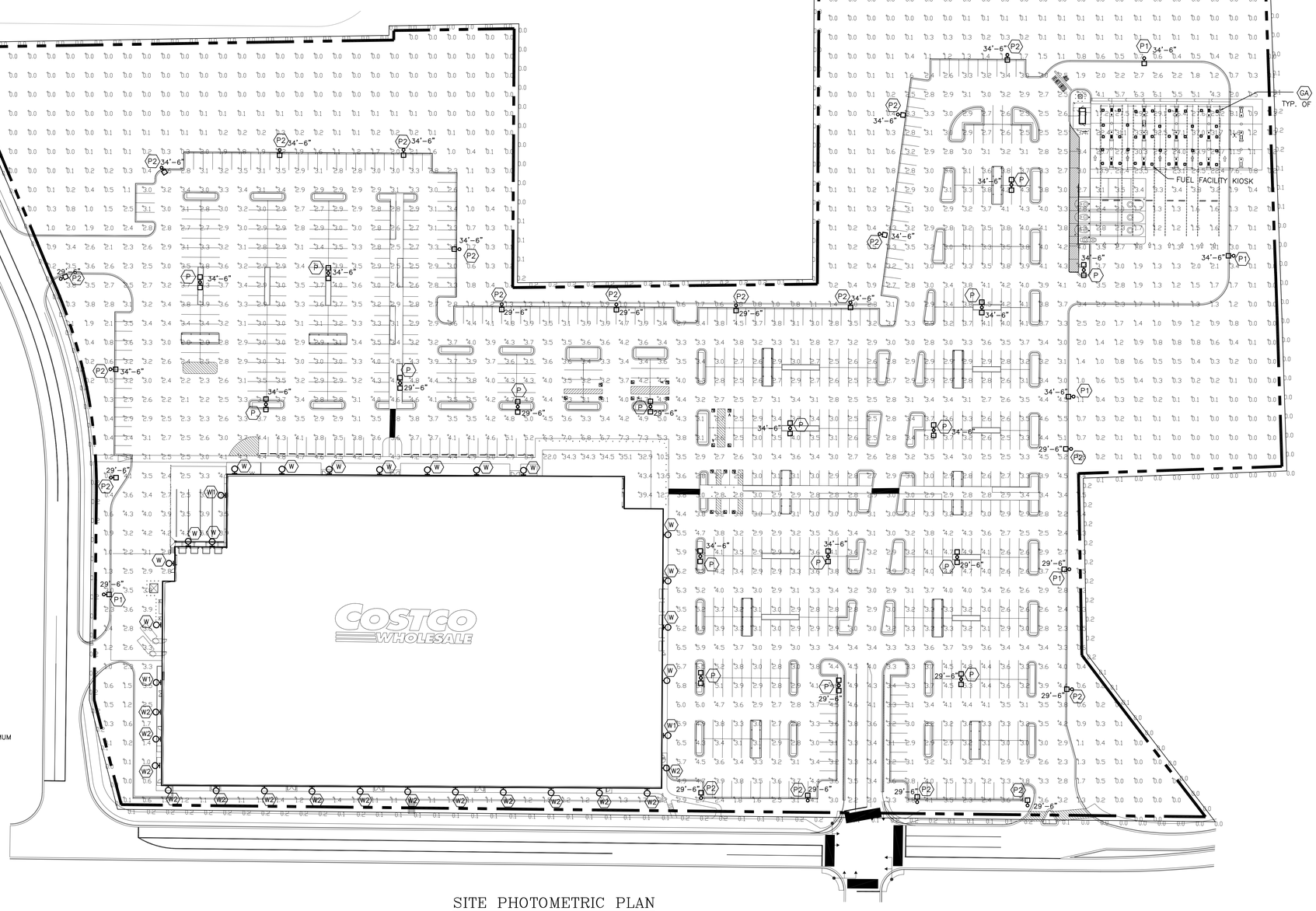


FUEL FACILITY – LED (GA)
NO SCALE



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS



SITE PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

ISSUED FOR QA ONLY

CHECKED: JGM
DRAWN: BWY
REVISION DATE:
ISSUE DATE: APRIL 2019

09/19/19	REVISED

T.E., Inc.
830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-7753
FAX: 425-970-9756

DD PACKAGE

LAKE STEVENS, WA

SITE PLAN – COMPLETE

PROJECT NO:19-180

ARCHITECT REFERENCE NO:17-0085-01

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SE-1

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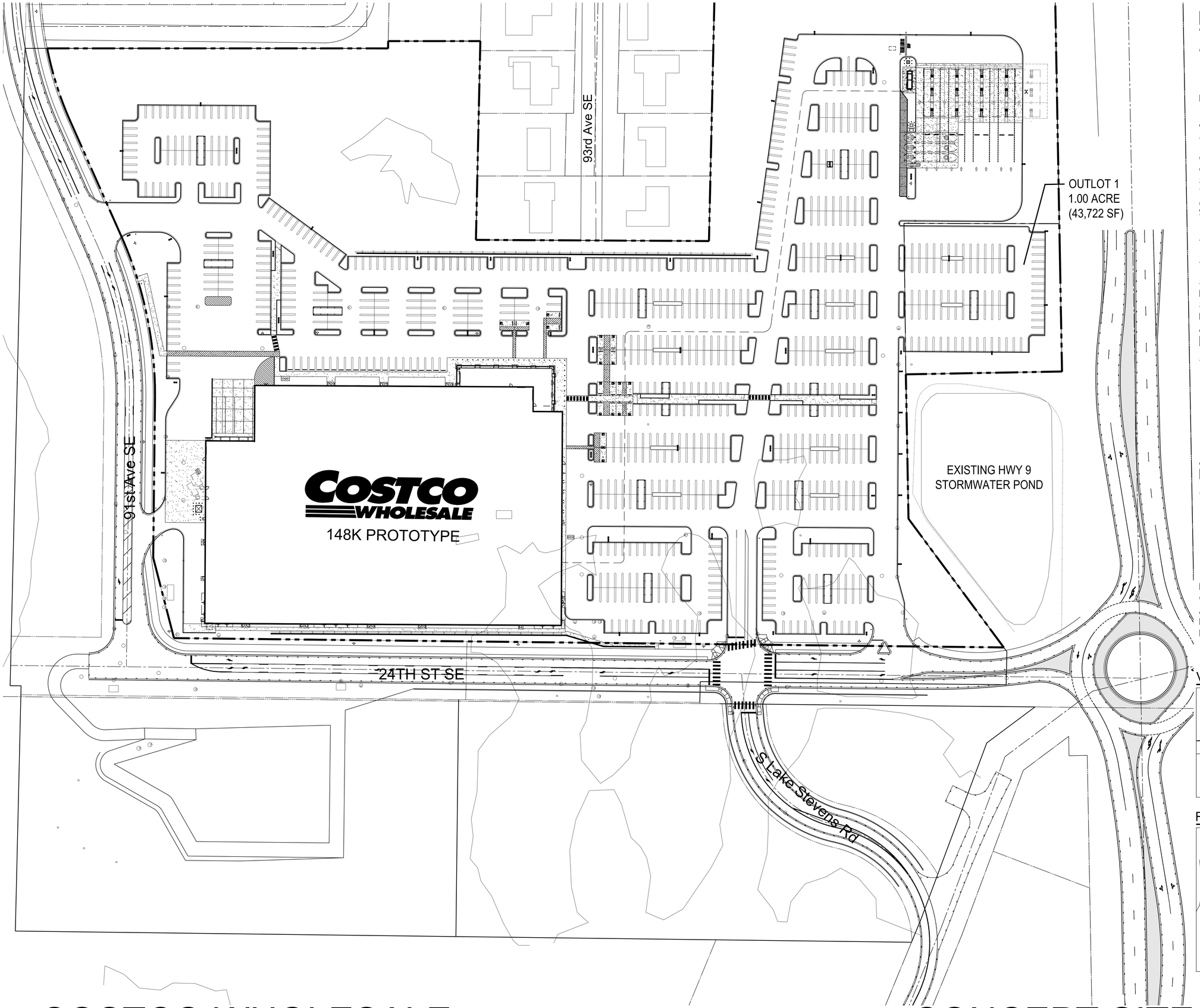
Exhibit 1b



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF SR 9 & 20TH ST S.E.
LAKE STEVENS, WA

SITE DATA:

COSTCO SITE AREA:	21.67 ACRES (943,862 SF)
CITY ROW AREA:	4.11 ACRES (178,936 SF)
STORMWATER FACILITY AREA:	4.48 ACRES (195,212 SF)
WETLAND/MITIGATION AREA:	6.06 ACRES (263,995 SF)
OUTLOT 1:	1.00 ACRES (43,722 SF)
TOTAL SITE AREA:	37.04 ACRES (1,613,564 SF)

JURISDICTION: CITY OF LAKE STEVENS

ZONING: COMMERCIAL DISTRICT (CD)

SETBACKS:	REQUIRED		ACTUAL
FRONT:	30'	FRONT:	172'
SIDE:	30'	SIDE:	46'
REAR:	30'	REAR:	60'

BUILDING DATA (148K PROTOTYPE):

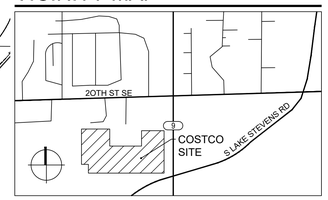
TOTAL BUILDING FOOTPRINT AREA:	158,716 SF
INCLUDES:	
WAREHOUSE MAIN LEVEL	150,371 SF
FIRE DEPT ROOM	425 SF
MECHANICAL ROOM	1,492 SF
ENVELOPE / EXTERIOR WALL	1,608 SF
ENCLOSED CANOPY	4,820 SF

PARKING DATA:

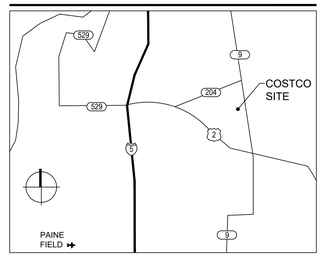
TOTAL PARKING:	836 STALLS
INCLUDES:	
10' WIDE STALLS	818 STALLS
ACCESSIBLE STALLS	18 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	5.27 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



REGIONAL MAP



0 25' 50' 100'
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COSTCO WHOLESALE
LAKE STEVENS, WA

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17-0085-01
FEBRUARY 3, 2020

CONCEPT
SITE PLAN

DD11-10

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COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

CONCEPT SITE PLAN

FEBRUARY 3, 2020

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999 LAKE DRIVE
ISSAQUAH, WA 98027

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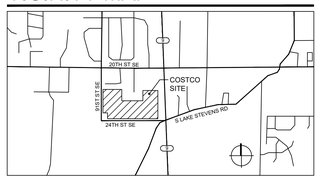
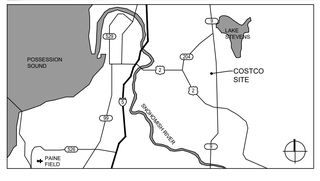


0 40' 80' 160'
1" = 80'-0"

COSTCO WHOLESALE
LAKE STEVENS, WA

REGIONAL MAP



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FEBRUARY 3, 2020

OVERALL SITE PLAN

DD12-10

COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

OVERALL SITE PLAN

FEBRUARY 3, 2020

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PRELIMINARY LANDSCAPE PLAN

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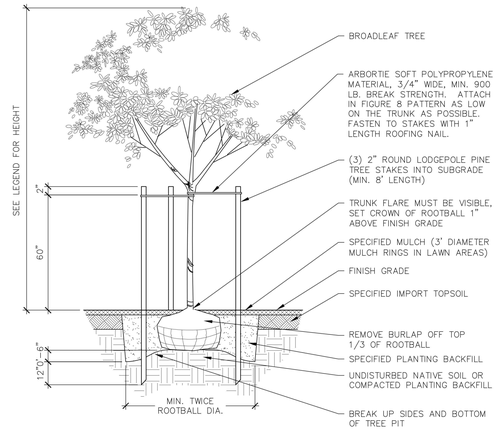
LAKE STEVENS, WASHINGTON

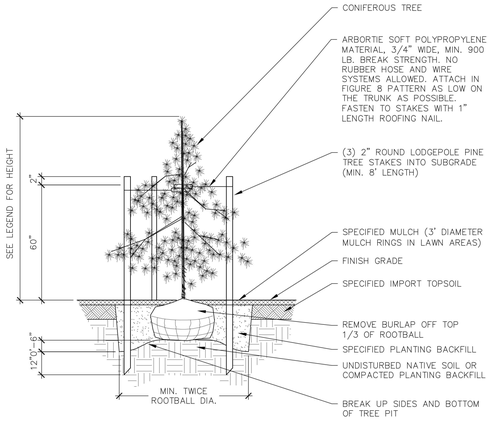
PRELIMINARY LANDSCAPE PLAN

FEBRUARY 27, 2020



A DECIDUOUS TREE PLANTING

Scale: 3/8"=1'-0"



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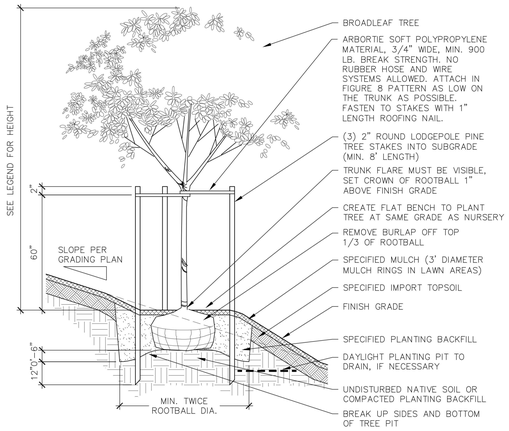
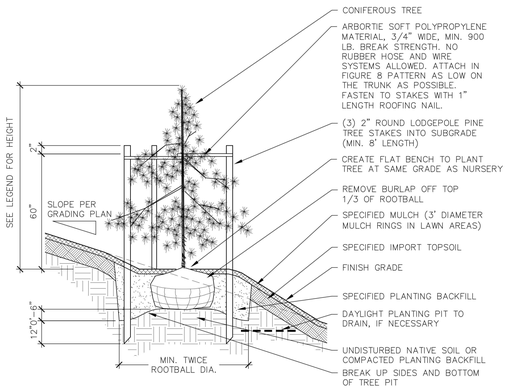


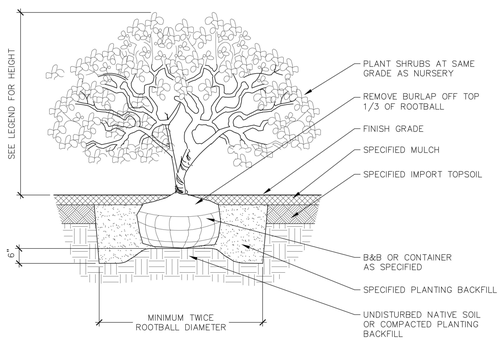
C DECIDUOUS TREE PLANTING ON SLOPE

Scale: 3/8"=1'-0"



D CONIFEROUS TREE PLANTING ON SLOPE

Scale: 3/8"=1'-0"

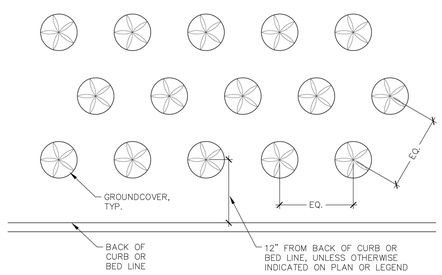


E SHRUB / GROUNDCOVER PLANTING

Scale: 1 1/2"=1'-0"

NOTES:

1. ALL GROUNDCOVER TO BE PLANTED AT = SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS



F GROUNDCOVER SPACING

Scale: 1"=1'-0"

PRELIMINARY LANDSCAPE LEGEND (SYMBOLS SHOWN AT 1"=20')

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	DECIDUOUS STREET TREES		
	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	MIN. 3" CAL., MIN. 14–16' HT., MATCHED, FULL & WELL–BRANCHED ABOVE 6' HT., B&B.
	CORNUS F. 'EDDIES WHITE WONDER'	FLOWERING DOGWOOD	MIN. 2" CAL., MIN. 10–12' HT., MATCHED, FULL & WELL–BRANCHED ABOVE 6' HT., B&B.
	LARGE DECIDUOUS TREES		
	ACER X 'WARRENRED'	PACIFIC SUNSET MAPLE	MIN. 2" CAL., MIN. 10–12' HT., MATCHED, FULL & WELL–BRANCHED ABOVE 6' HT., B&B.
	TILIA CORDATA	GREENSPIRE LINDEN	
	FRAXINUS LATIFOLIA	OREGON ASH	MIN. 3" CAL., MIN. 14–16' HT., MATCHED, FULL & WELL–BRANCHED ABOVE 6' HT., B&B.
	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	
	NYSSA SYLVATICA 'BLACK TUPELO'	SOUR GUM	
	QUERCUS RUBRA	RED OAK	
	SMALL ACCENT TREES		
	ACER CIRCINATUM	VINE MAPLE	MIN. (3) 1" CAL., MIN. 8'–10' HT., MULTI–STEM, MATCHING SPECIMEN, WELL–BRANCHED, B&B.
	AMELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	
	OXYDENDRUM ARBOREUM	SOURWOOD TREE	MIN. 2" CAL., MIN. 10'–12' HT., MATCHED, FULL & WELL–BRANCHED, B&B.
	CONIFEROUS EVERGREEN TREES		
	CALOCEDRUS DECURRENS	INCENSE CEDAR	MIN. 8'–10' HT., FULL AND BUSHY TO BASE, B&B
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	
	THUJA PLICATA 'HOGAN'	HOGAN CEDAR	
	LARGE SHRUBS		
	EUONYMUS A. 'RUDY HAAG'	COMPACT BURNING BUSH	30–36" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	LONICERA INVOLUCRATA	TWINBERRY	
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	
	PHILADELPHUS LEWISII	WILD MOCKORANGE	
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	
	MEDIUM SHRUBS		
	CORNUS SANGINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	24–30" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	
	MAHONIA AQUIFOLIUM	OREGON GRAPE	
	PHYSOCARPUS O. 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	
	ROSA NUTKANA	NOOTKA ROSE	
	RUBUS PARVIFLORUS	THIMBLEBERRY	
	ILEX CRENATA 'GREEN ISLAND'	GREEN ISLAND JAPANESE HOLLY	18–24" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	LONICERA PILEATA	PRIVET HONEYSUCKLE	
	MAHONIA A. 'COMPACTA'	COMPACT OREGON GRAPE	
	PINUS MUGO 'SLOWMOUND'	MUGO PINE	
	POTENTILLA FRUTICOSA 'RED ACE' TM	RED ACE POTENTILLA	
	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	
	SYMPHOCARPUS ALBUS	COMMON WHITE SNOWBERRY	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	
	SMALL SHRUBS		
	CORNUS S. 'KELSEY'I	KELSEY DOGWOOD	12–15" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	GAULTHERA SHALLON	SALAL	15–18" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	ORNAMENTAL GRASSES / ACCENTS		
	PANICUM VIRGATUM 'NORTHWIND'	SWITCH GRASS	5 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	
	GROUNDCOVERS		
	ARCTOSTAPHYLOS UVA–URSI	KINNIKINNICK	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	RHUS AROMATICA 'GRO–LOW'	GRO–LOW FRAGRANT SUMAC	1 GAL. CONT. AT 24" O.C. TRIANG. SPACING, START FIRST ROW 24" FROM EDGE.
	RUBUS CALYCINOIDES	GREEN CARPET RASPBERRY	1 GAL. CONT. AT 12" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	NATIVE MIX:		1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE. PLANT IN GROUPS OF 5–7 IN RANDOM DRIFTS.
	25% GAULTHERA SHALLON	SALAL	
	50% MAHONIA REPENS	CREEPING MAHONIA	
	25% POLYSTICHUM MUNITUM	WESTERN SWORD FERN	
	RAIN GARDEN MIX:		10" PLUGS AT 8" O.C. TRIANG. SPACING, START FIRST ROW 8" FROM EDGE. PLANT IN GROUPS OF 5–7 IN RANDOM DRIFTS. BIORETENTION SOIL DEPTH AND REQUIREMENTS PER CIVIL.
	40% CAREX OBNUPTA	SLOUGH SEDGE	
	20% IRIS DOUGLASIANA	DOUGLAS IRIS	
	20% JUNCUS ENSIFOLIUS	SWORDLEAF RUSH	
	20% SCIRPUS MICROCARPUS	SMALL–FRUITED BULRUSH	
	SOD LAWN		COUNTRY GREEN 'PERFECT GREEN' TURF BLEND, SEE SPECIFICATIONS
	NATIVE TREE REVEGETATION MIX		SEE DETAIL "I"/SHEET L1.7 FOR LAYOUT INFORMATION. 1 GAL. CONT. MIN. TREES. SEED AREA WITH ECOTURF ROUGH SEED MIX, SEE SPECS.

LANDSCAPE CALCULATIONS

TOTAL COSTCO SITE AREA = 21.67 ACRES (943,862 S.F.)

TOTAL VEHICLE ACCOMMODATION AREAS = 490,010 S.F.
SHADED AREA REQUIRED = 98,002 S.F. (20%)
SHADED AREA PROVIDED = 129,411 S.F. (26%)

ISLANDS WITH 2 TREES = 64 x 1,265 S.F. EACH = 80,960 S.F.
ISLANDS WITH 1 TREE = 47 x 707 S.F. EACH = 33,229 S.F.
PERIMETER TREES = 43 x 354 S.F. EACH = 15,222 S.F.

TOTAL NUMBER OF NEW TREES PROVIDED ON SITE = 400+

EXISTING TREE MITIGATION
EXISTING TREES TO BE REMOVED = 1,814
(REFER TO SURVEY BY AMERICAN FOREST MANAGEMENT DATED 3/27/18)

REPLACEMENT TREES REQUIRED (1 GAL. SIZE) = 5,442 (1,814 X 3)

REPLACEMENT TREES PROVIDED ON SITE = 1,551 (86,000 S.F. AT 8' O.C.)
REPLACEMENT TREES PROVIDED ON S.R. 9 ROW = 414 (23,000 S.F. AT 8' O.C.)

REMAINDER OF REPLACEMENT TREES TO BE PROVIDED OFF SITE OR BY MITIGATION FUND = 3,477

PLANTING NOTES

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
2. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
3. WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
4. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
5. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOS OF A REPRESENTATIVE TREE, SHRUB, OR GROUNDCOVER FOR ALL MATERIALS IN LEGEND BELOW FOR LANDSCAPE ARCHITECT REVIEW AND ACCEPTANCE PRIOR TO PROCUREMENT. THIS SHALL ESTABLISH THE STANDARD FOR APPROVED MATERIAL.
6. INSTALL ROOT BARRIERS AT ALL INTERIOR PLANTING AREAS WHERE HARDSCAPE IS WITHIN 3' OF TREES, AND ALONG ALL STREET TREES WITHIN PLANTER STRIPS, 20' TOTAL LENGTH, CENTERED ON EACH SIDE OF TREE.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

COSTCO WHOLESALE
LAKE STEVENS, WA

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2329 E MADISON ST SEATTLE WA 98112
206-322-1732 WWW.WDGINC.COM

17-0085-01
FEBRUARY 27, 2020

PRELIMINARY LANDSCAPE LEGEND

L1.2

COSTCO WHOLESALE

PRELIMINARY LANDSCAPE LEGEND

LAKE STEVENS, WASHINGTON

FEBRUARY 27, 2020

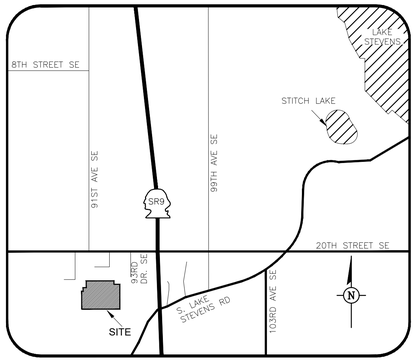
Exhibit 1c

LAKE STEVENS COSTCO
GREEN INK SET

HIGHWAY 9
LAKE STEVENS, WASHINGTON

VICINITY MAP

NOT TO SCALE



CONTACTS/UTILITIES

OWNER/DEVELOPER (APPLICANT):
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027
PETER KAHN
TEL: (425) 313-6052
FAX: (425) 313-8105
PKAHN@COSTCO.COM

ARCHITECT:
MG2 CORPORATION
1110 – 112TH AVE NE
SUITE 500
SEATTLE, WA 98004
STEVE BULLOCK
TEL: (425) 463-2000
FAX: (425) 463-1865

CIVIL ENGINEER/SURVEYOR
DOWL
8420 154TH AVENUE NE
REDMOND, WA 98052
RUDOLF ING, PE
ERIN O'BRIEN, PE
PAUL T. RICE, PLS
TEL: (425) 869-2670
FAX: (425) 869-2679
RING@DOWL.COM
EOBRIEN@DOWL.COM
PRICE@DOWL.COM

LANDSCAPE ARCHITECT
WEISMAN DESIGN GROUP
2329 EAST MADISON STREET
SEATTLE, WA 98112-5416
DAN HARVEY
TEL: (206) 322-1732
FAX: (206) 322-1799
DAN@WDGINC.COM

MECH/ELEC ENGINEER
TEI ENGINEERING
830 N. RIVERSIDE DRIVE, #200
RENTON, WA 98055
TEL: (206) 241-2012
FAX: (206) 241-3101

GEOTECHNICAL ENGINEER
TERRACON
21905 64TH AVE W #100,
MOUNTLAKE TERRACE, WA 98043
TORI HESEDAHL
TEL: (425) 771-3304
TORI.HESEDAHL@TERRACON.COM

CITY OF LAKE STEVENS
PUBLIC WORKS DEPARTMENT
1812 MAIN STREET
LAKE STEVENS, WA 98258
CORY NAU
TEL: (425) 212-3313
CNAU@LAKESTEVENSWA.GOV

ELECTRICITY
SNOHOMISH COUNTY PUD
JIM WHITEHEAD
2320 CALIFORNIA STREET
EVERETT, WA 98201
TEL: (425) 783-4498
JLWHITEHEAD@SNOPUD.COM

WATER
SNOHOMISH COUNTY PUD WATER UTILITY
3301 OLD HARTFORD RD,
LAKE STEVENS, WA 98258
MISTY STEVENS
TEL: (425) 397-3016
MGSTEVENS@SNOPUD.COM

TELEPHONE
FRONTIER COMMUNICATIONS
ADAM DIAZ
TEL: (425) 261-0134
ADAM.C.DIAZ@FTR.COM

NATURAL GAS
PUGET SOUND ENERGY
PO BOX 97034
BELLEVUE, WA 98009-9734
KIARA HAYS
TEL: (425) 213-9205
KIARA.HAYS@PSE.COM

SHEET INDEX

C1.0 – COVER SHEET
C2.0 – BOUNDARY INFORMATION
C2.1 – TOPOGRAPHICAL SURVEY
C2.2 – TOPOGRAPHICAL SURVEY
C2.3 – TOPOGRAPHICAL SURVEY
C2.4 – TOPOGRAPHICAL SURVEY
C3.0 – SITE PLAN
C4.0 – ONSITE GRADING & DRAINAGE
C5.0 – ONSITE UTILITES
R1.1 – 19TH STREET PLAN & PROFILE
R1.2 – 19TH STREET PLAN & PROFILE
R1.3 – 24TH AVENUE PLAN & PROFILE
R1.4 – 24TH AVENUE PLAN & PROFILE
R1.5 – LAKE STEVENS CONNECTOR PLAN & PROFILE
R2.1 – LAKE STEVENS REGIONAL BASIN
R3.1 – 91ST STREET LAYOUT
R3.2 – 24TH AVE LAYOUT
R3.3 – LAKE STEVENS CONNECTOR LAYOUT
R4.1 – TYPICAL SECTIONS
R4.2 – TYPICAL SECTIONS
R5.1 – 91ST AVE SE UTILITIES
R5.2 – 24TH ST SE UTILITIES
R6.1 – 91ST AVE SE GRADING & DRAINAGE
R6.2 – 24TH ST SE GRADING & DRAINAGE
R6.3 – LAKE STEVENS CONNECTOR GRADING & DRAINAGE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY LINE
		CENTERLINE
		SECTION LINE
		EASEMENT LINE
W	W	WATER LINE
		FIRE HYDRANT
		VALVE
		CAP
		WATER METER
S	S	SEWER LINE
		SANITARY SEWER MANHOLE
		CLEANOUT
		SANITARY SEWER SERVICE
	2082	SANITARY SEWER ID
	SD	STORM DRAIN LINE
		STORM DRAIN MANHOLE
	2016	STORM DRAIN ID
		CATCH BASIN, TYPE 2
		CATCH BASIN, TYPE 1
	UG/P	POWER LINE (UG)
P	OH/P	POWER LINE (OH)
		UTILITY POLE
		LUMINAIRE
	P	JUNCTION BOX
	P	POWER VAULT
	T	TELEPHONE PEDESTAL
G	G	NATURAL GAS LINE
		CURB & GUTTER
	x x x	FENCE
62	62	GROUND CONTOUR
		SIGN

REV	DATE	DESCRIPTION	BY

REVISIONS

DOWL
WWW.DOWL.COM
8420 154th Avenue NE
Redmond, Washington 98052
425-869-2670

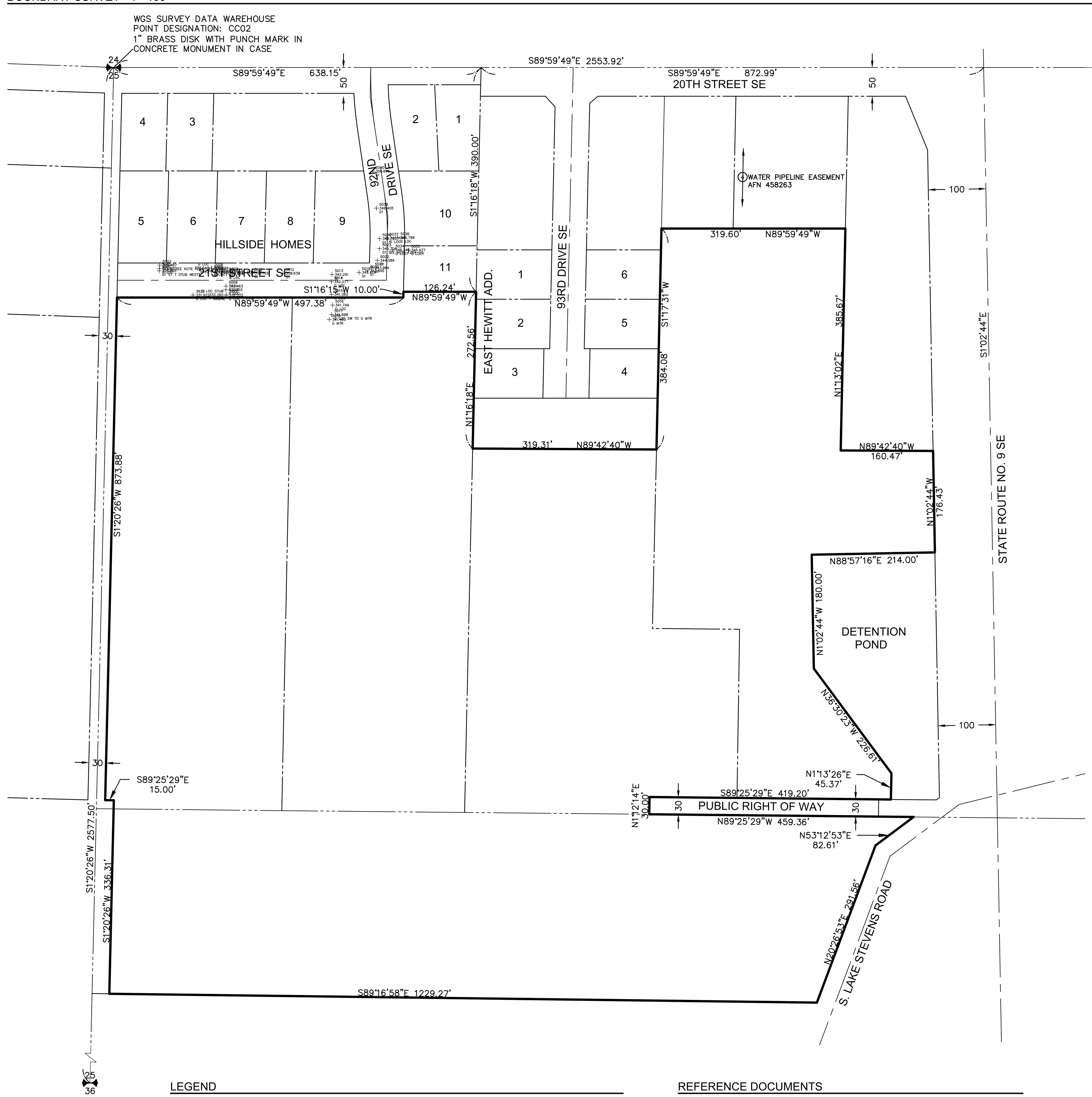
COSTCO WAREHOUSE
GREEN INK SET
COVER SHEET
LAKE STEVENS, WASHINGTON

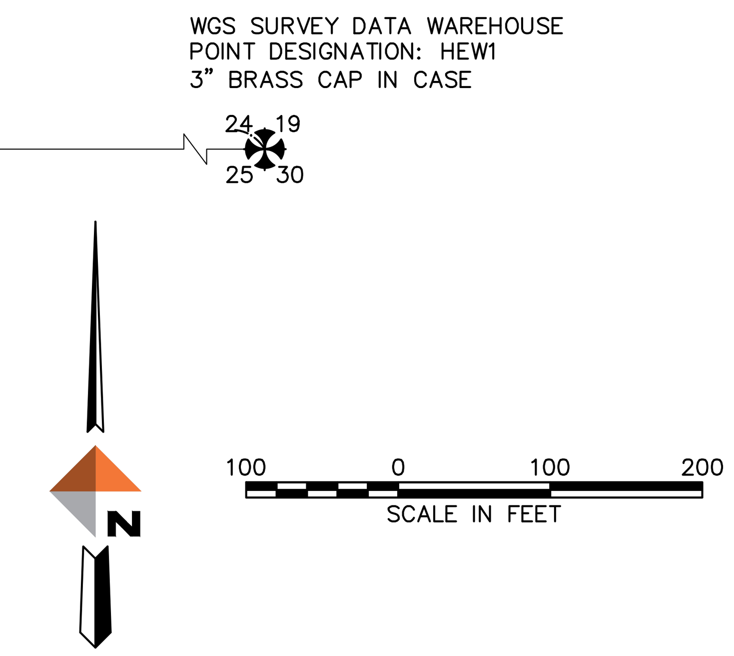
PROJECT 13940.02
DATE 2/14/2019

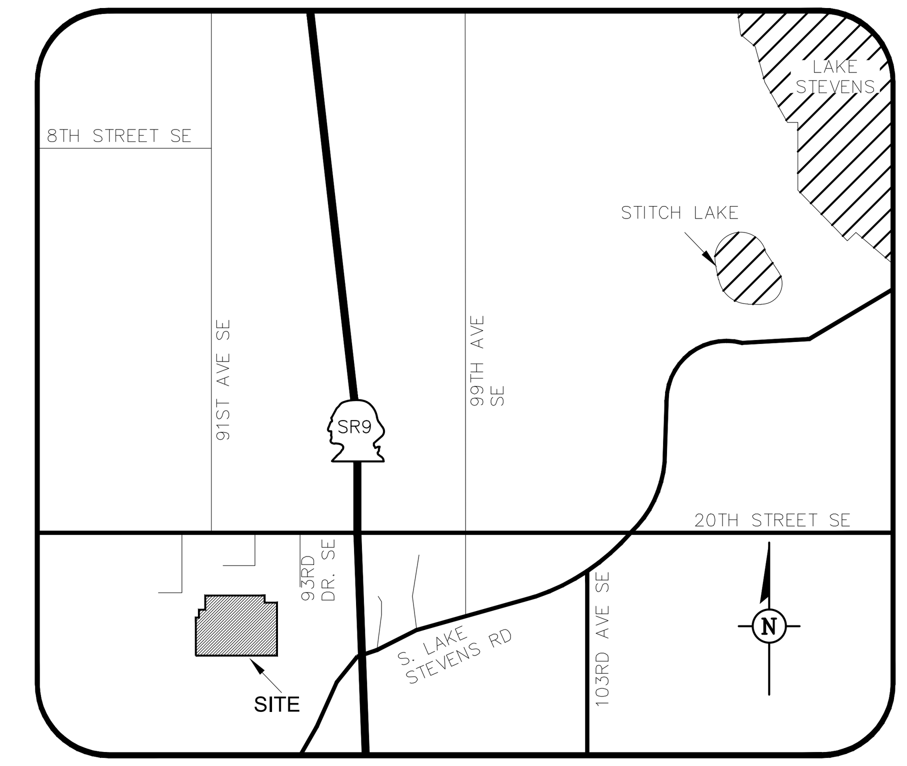
© DOWL 2018

SHEET
C1.0

R:\22\13940-02\65CAD\Civil\SC14-CS-GRINK.dwg PLOT DATE 2019-2-14 12:53 SAVED DATE 2019-02-14 12:50 USER: nwestphal







LEGAL DESCRIPTION - CITY OF LAKE STEVENS PROPERTIES

(PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037185, DATED SEPTEMBER 22, 2016)

THAT PORTION OF LOTS 21 AND 22, PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22;
THENCE SOUTH 00°18'17" WEST 360 FEET TO THE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 89°02'10" WEST 126.25 FEET;
THENCE SOUTH 10 FEET;
THENCE SOUTH 89°02'10" WEST 498.18 FEET TO THE WET LINE OF SAID LOT 21 AND THE END OF SAID LINE.

EXCEPT THE WEST 15 FEET OF SAID LOT 21 CONVEYED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 486165.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS FROM TITLE REPORT - CITY OF LAKE STEVENS

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)

1. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: WATER LINE AGREEMENT
RECORDING DATE: MAY 31, 1991 AND AUGUST 07, 1991
RECORDING NO.: 9105300341 AND 9108070197
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS

2. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: WATER MAIN INTERIM CONNECTION AGREEMENT
RECORDING DATE: FEBRUARY 21, 1992 AND NOVEMBER 2, 1992
RECORDING NO.: 9202210133 AND 9211120658
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS

3. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: WATER MAIN INTERIM CONNECTION AGREEMENT
RECORDING DATE: OCTOBER 21, 1999
RECORDING NO.: 199910210356
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS

4. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OF ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8102245003
*ENCROACHMENT OF WOOD FENCE ONTO THE NORTHERLY AND EASTERLY ADJOINER

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: LAKE STEVENS ASSITED LIVING FEASABILITY STUDY AGREEMENT
RECORDING DATE: MARCH 6, 2008
RECORDING NO.: 200803060680
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS

HORIZONTAL CONTROL AND DATUM TABLE (NAD 83-91)

SOURCE OF DATA: WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT DATA SHEET

BASIS OF COORDINATES:

POINT DESIGNATION: CC02
1" BRASS DISK WITH PUNCH MARK IN CONCRETE MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 91ST AVENUE SE.
NORTHING: 359,329.1246
EASTING: 1,328,011.864

BASIS OF BEARING: THE BASIS OF BEARING (SOUTH 89°59'49"E) IS ESTABLISHED BY INVERSING BETWEEN THE PUBLISHED VALUES OF WGS POINT DESIGNATION CC02, AND WGS POINT DESIGNATION HEW1

POINT DESIGNATION: HEW1
3" BRASS CAP IN CASE LOCATED AT THE INTERSECTION OF 20TH STREET SE AND 99TH AVENUE SE
NORTHING: 359,328.9835
EASTING: 1,330,565.786

VERTICAL CONTROL AND DATUM TABLE (NAVD 88)

REFERENCE BENCHMARK (OFFSITE) WSDOT BM 31009-58:
WSDOT BRASS DISK LOCATED AT THE NE CORNER OF INTERSECTION OF STATE ROUTE 9 AND 32ND STREET SE.
ELEVATION = 368.76 (FEET)

LEGAL DESCRIPTION - NORDINE PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)

THE SOUTH HALF OF TRACT 23, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

TRACT 24, IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 250 FEET THEREOF;

AND ALSO EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO THE COUNTY OF SNOHOMISH BY DEED RECORDED UNDER RECORDING NO. 486165;

ALSO EXCEPTING THEREFROM THAT PORTION DESRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;

THE SOUTH HALF OF TRACT 25 IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON LYING SOUTH OF 20TH STREET SOUTHEAST (HEWITT AVENUE) AND LYING WEST OF STATE ROUTE 9;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BE DEED RECORDING UNDER RECORDING NO. 486165;

ALSO EXCEPTING THEREFROM THAT PORTION DESRIBED IN AGREED DECREE OF APPROPRIATION IN FAVOR OF SNOHOMISH COUNTY, A MUNICIPAL CORPORATION, FILED MARCH 30, 2010, SNOHOMISH COUNTY SUPERIOR COURT, CASE NO. 09-2-04614-8;

AND ALL OF TRACT 33; ALL BEING IN THE PLAT OF GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

EASEMENTS FROM TITLE REPORT - NORDINE PROPERTIES

(PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)

2. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 16, 1930 AS RECORDING NO. 486165 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS.

3. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
IN FAVOR OF: PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDED: UNDISCLOSED
RECORDING NO.: SC 91956
A LIS PENDENS FOR SAID ACTION WAS RECORDED UNDER RECORDING NO. 1992023.
SURVEYOR'S NOTE: SAID EASEMENT DOES NOT LIE WITHIN SUBJECT PROPERTY

4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 458263
IN FAVOR OF: EVERETT, A MUNICIPAL CORPORATION
FOR: PIPELINES OF LINES
AFFECTS: AS DESCRIBED THEREIN
SURVEYOR'S NOTE: SAID EASEMENT DOES NOT LIE WITHIN PROPERTY BUT IS SHOWN HEREON.

5. CONDEMNATION IN SNOHOMISH COUNTY SUPERIOR COURT BY THE STATE OF WASHINGTON, OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DECREE ENTERED MAY 12, 1959, CAUSE NO. SC 64674.
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS WHICH AFFECT SUBJECT PROPERTY.

6. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON:
RECORDED: MAY 29, 1958
RECORDING NO.: 1284766
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS WHICH AFFECT SUBJECT PROPERTY.

7. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED MAY 4, 1970 AS RECORDING NO. 2144563 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS WHICH AFFECT SUBJECT PROPERTY.

8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "POSSESSION AND USE AGREEMENT" RECORDED APRIL 1, 2008 AS RECORDING NO. 200804010246 OF OFFICIAL RECORDS.
SURVEYOR'S NOTE: CONTAINS NO EASEMENTS WHICH AFFECT SUBJECT PROPERTY.

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: APRIL 29, 2008 UNDER RECORDING NO. 200804290835
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NW, INC.
FOR: OPERATE AND MAINTAIN ELECTRIC DISTRIBUTION LINE FACILITIES
AFFECTS: AS DESCRIBED THEREIN
SURVEYOR'S NOTE: SAID EASEMENT DOES NOT FALL WITHIN PROPERTY

LEGEND

	SUBJECT PROPERTY BOUNDARY	(16)	CENTER OF SECTION
	PROPERTY LINE (ADJACENT)		STREET CL MONUMENT
	CENTERLINE		PROPERTY CORNER FOUND (AS NOTED)
	EASEMENT LINE		PROPERTY CORNER SET (AS NOTED)
	RIGHT-OF-WAY LINE	(2)	EASEMENT REFERENCE #
2 1 / 3 4	SECTION CORNER	1	MONUMENT REFERENCE #
		(M)	MEASURED DIMENSION
1 / 2	1/4 SECTION CORNER	(C)	COMPUTED DIMENSION
		(#)	DIMENSION FROM REF. DOC. #

REFERENCE DOCUMENTS

1) TCOMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-880249-WA1, DATED NOVEMBER 15, 2017)

2) ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 500037185, DATED SEPTEMBER 22, 2016)

3) PLAT OF GLENWOOD, DIVISION "A", RECORDED IN VOLUME 7 OF PLATS, PAGE 46, IN SNOHOMISH COUNTY, WASHINGTON;

4) PLAT OF EAST HEWITT ADDITION, RECORDED IN VOLUME 24 OF PLATS, PAGE 92, IN SNOHOMISH COUNTY, WASHINGTON;

5) PLAT OF HILLSIDE HOMES, RECORDED IN VOLUME 24 OF PLATS, PAGE 10, IN SNOHOMISH COUNTY, WASHINGTON;

6) VARIOUS WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PLANS FOR STATE ROUTE 9

SURVEY NOTES

THIS SURVEY WAS PERFORMED DURING THE MONTHS OF JANUARY THROUGH APRIL, 2018. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THAT SURVEY.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

THE UNDERGROUND UTILITIES SHOWN HEREON REPRESENT A COMBINATION OF RECORD INFORMATION AND FIELD LOCATES OF UNDERGROUND UTILITIES LOCATED BY A UTILITY LOCATING COMPANY. THE SURFACE VISIBLE UTILITIES WERE LOCATED IN THE FIELD, BUT ALL UNDERGROUND LINES ARE APPROXIMATIONS AT BEST. THERE MAY ALSO EXIST ADDITIONAL LINES THAT DID NOT APPEAR IN THE RECORDS OR WERE NOT DETECTED BY THE UTILITY LOCATING COMPANIES.

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COSTCO WAREHOUSE
GREEN INK SET
BOUNDARY INFORMATION
LAKE STEVENS, WASHINGTON

PROJECT	13940.02
DATE	4/18/2018

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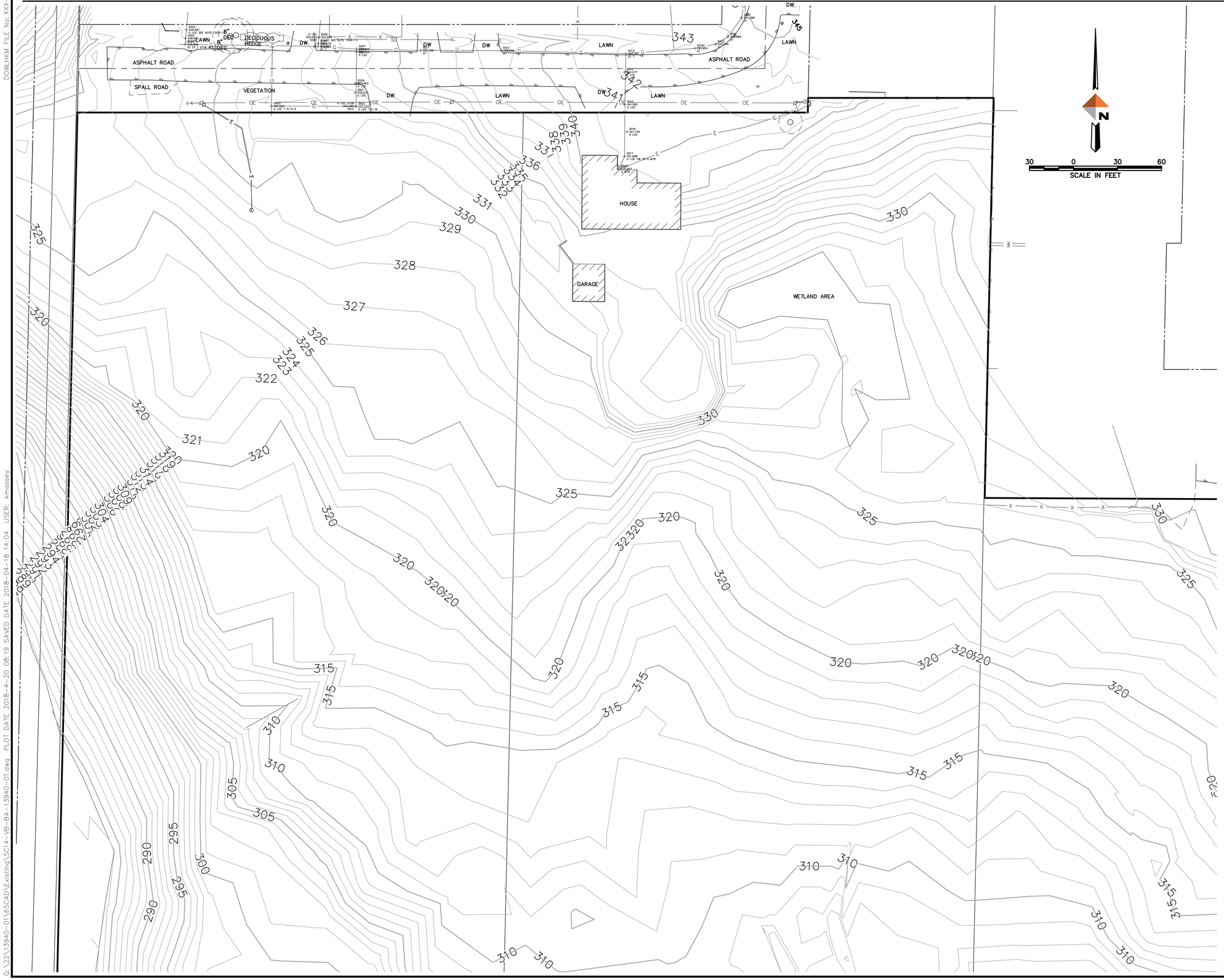
TOPOGRAPHIC SURVEY - 1"=30'



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE
- GUARD RAIL
- EDGE OF PAVEMENT
- CURB AND GUTTER
- BUILDING AND OVERHANG
- CONCRETE SURFACE
- GRAVEL SURFACE
- KEYSTONE WALL
- CONCRETE WALL
- SD — STORM DRAIN LINE
- G — NATURAL GAS LINE
- OE — POWER LINES OVERHEAD
- E — POWER LINES UNDERGROUND
- S — SEWER LINE
- T — TELEPHONE LINE
- C — COMMUNICATIONS LINE
- W — WATER LINE
- 398 — MINOR CONTOUR LINE
- 400 — INDEX CONTOUR LINE
- LUMINAIRE
- POWER POLE
- GUY ANCHOR
- E — ELECTRIC MANHOLE
- E — ELECTRIC VAULT
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC JUNCTION BOX
- ELECTRIC CABINET
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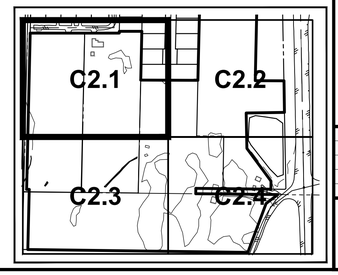
- W — WATER METER
- WATER VALVE
- FIRE HYDRANT
- W — IRRIGATION VALVE
- W — WATER MANHOLE
- W — WATER VAULT
- WATER BLOW OFF VALVE
- GAS VALVE
- GAS METER
- C — COMMUNICATIONS MANHOLE
- C — COMMUNICATIONS VAULT
- COMMUNICATIONS PEDESTAL
- TELEPHONE PEDESTAL
- STORM DRAIN CATCH BASIN
- STORM DRAIN CATCH BASIN (SOLID LID)
- STORM DRAIN MANHOLE (SOLID LID)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN CLEANOUT
- 5461 — STORM STRUCTURE (SEE TABLE)
- C — SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- 4644 — SEWER STRUCTURE (SEE TABLE)
- BOLLARD
- SIGN
- TEST BORE
- WETLAND FLAG
- 8"MAP — DECIDUOUS TREE
- 8"CED — CONIFEROUS TREE

KEY MAP
NTS



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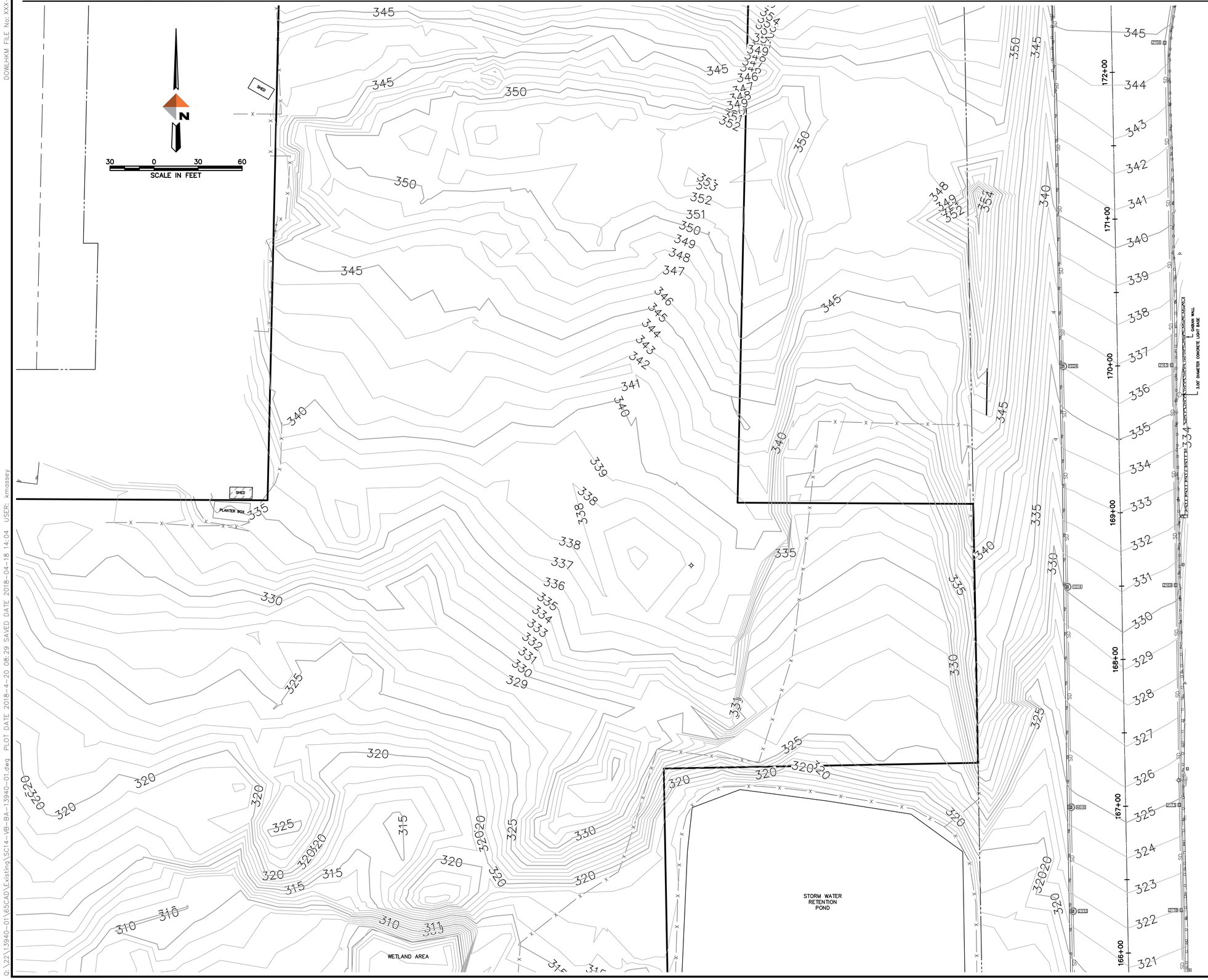
TOPOGRAPHIC SURVEY - 1"=30'



LEGEND

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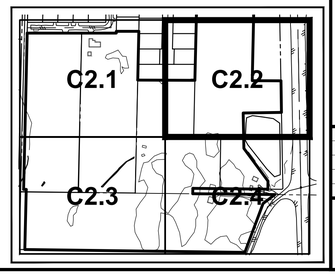
NTS



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LAKE STEVENS, WASHINGTON

PROJECT 13940.02
DATE 4/20/2018

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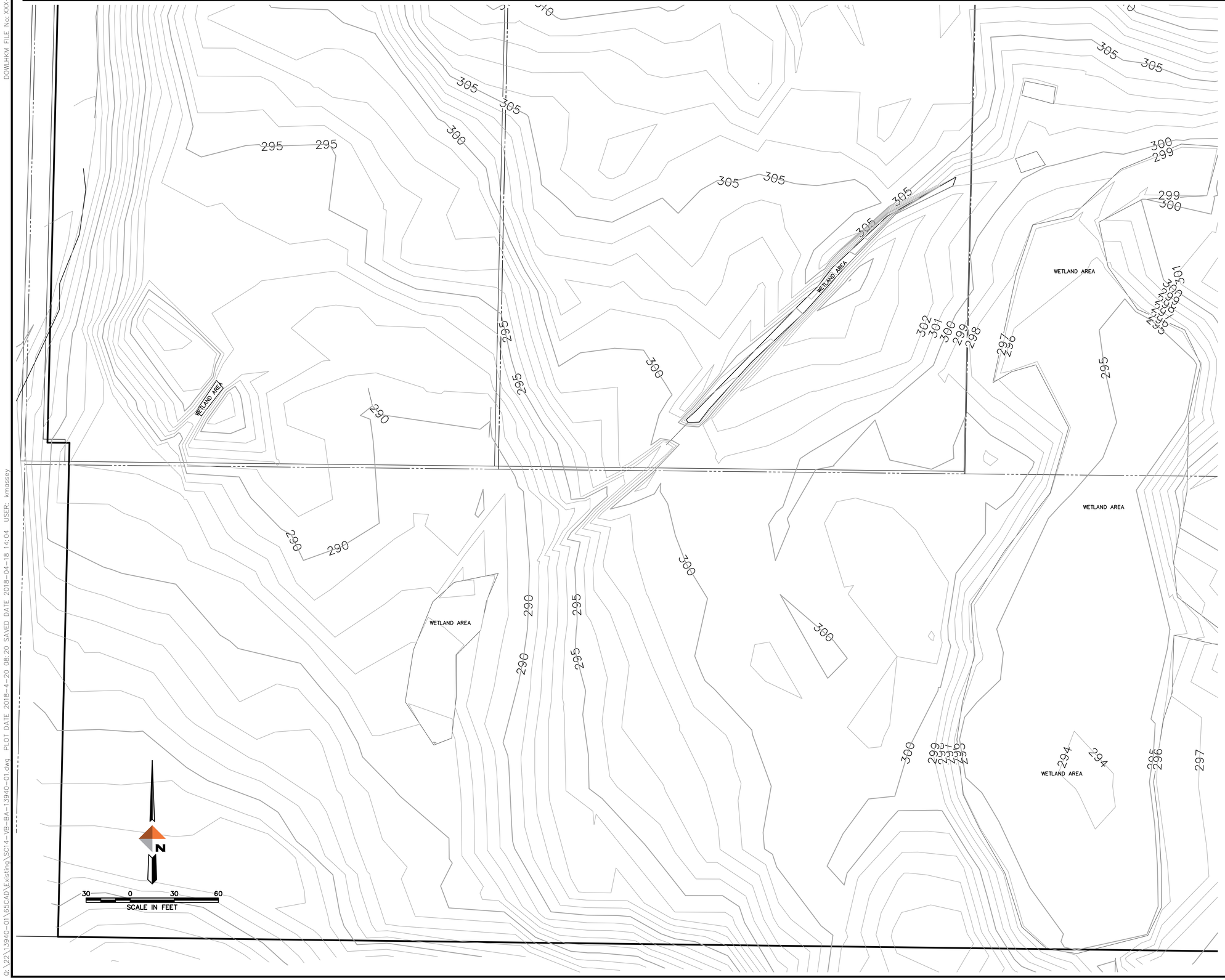

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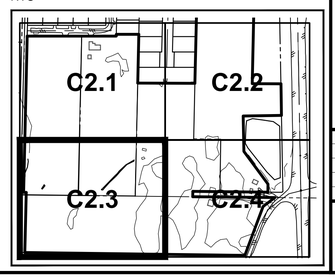

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STATE OF WASHINGTON
PAUL T. RICE
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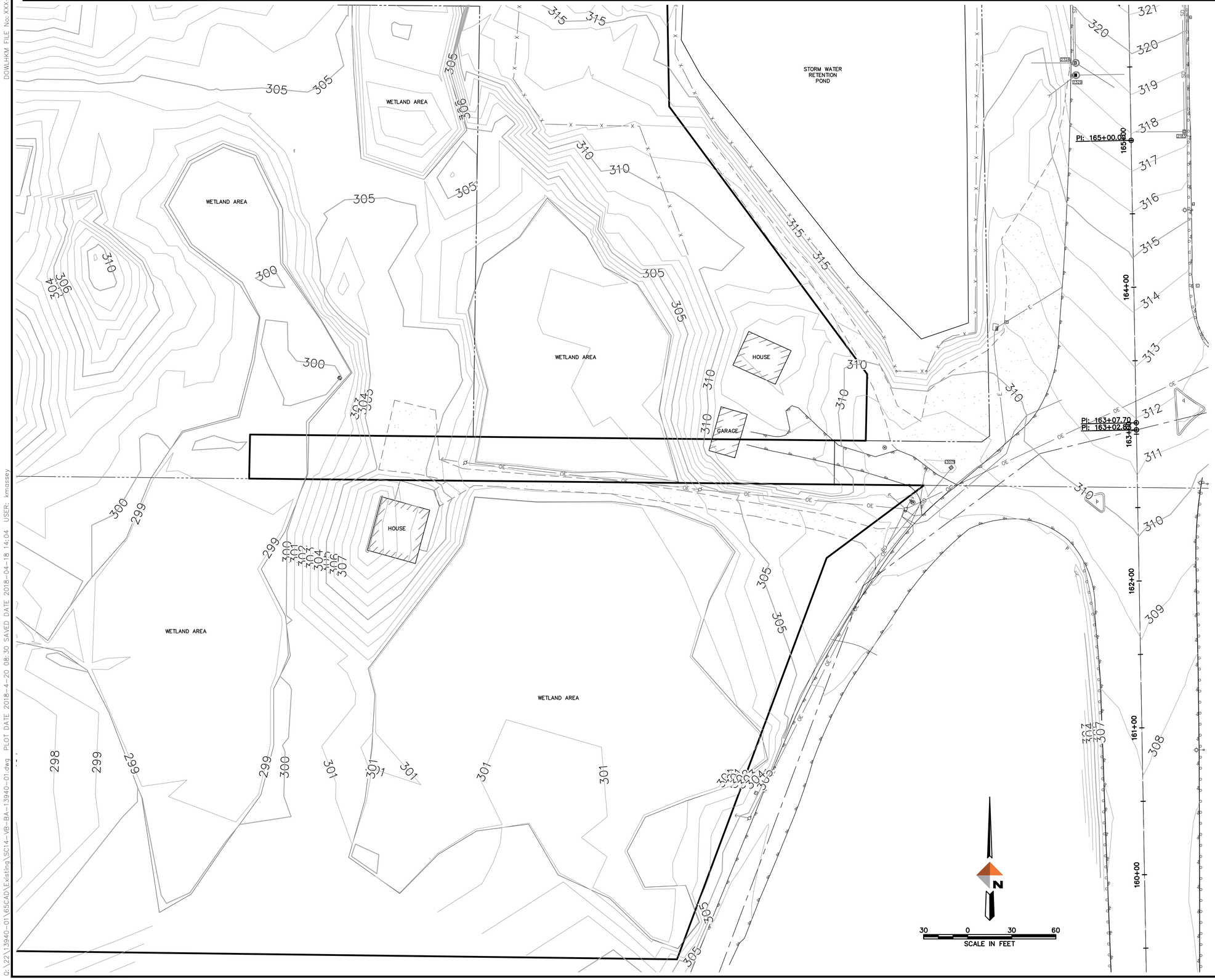

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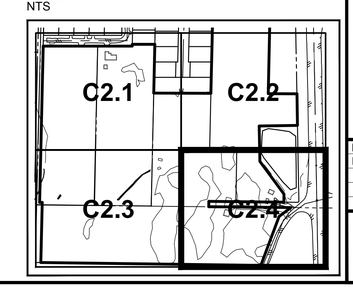

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TOPOGRAPHICAL SURVEY
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PROJECT 13940.02
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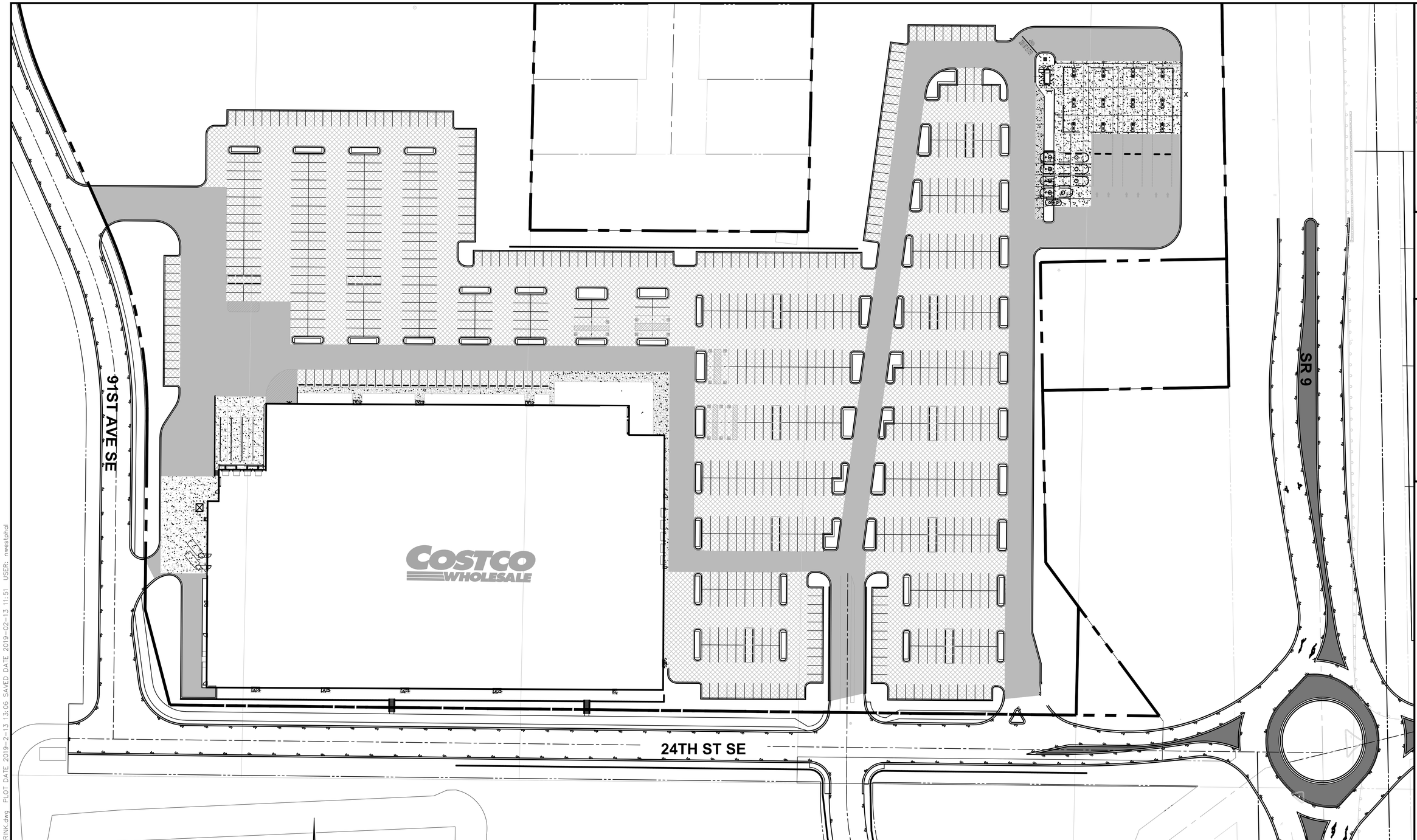

LEGEND:

- REGULAR DUTY ASPHALT CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT
- HEAVY DUTY PORTLAND CEMENT CONCRETE

N

20 0 20
SCALE IN FEET

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COSTCO WAREHOUSE
GREEN INK SET
SITE PLAN

LAKE STEVENS, WASHINGTON

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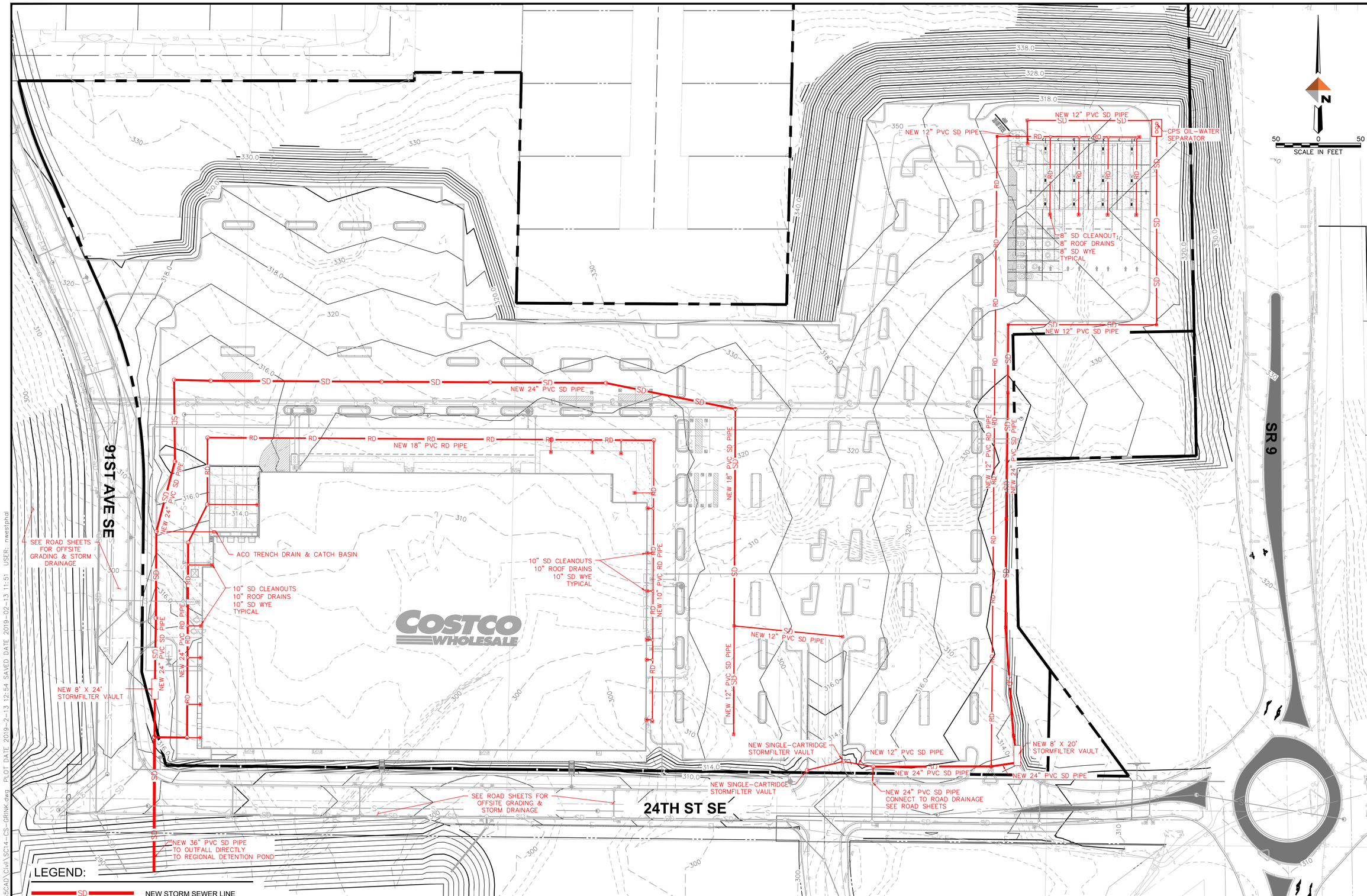

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GREEN INK SET

ONSITE GRADING & DRAINAGE

LAKE STEVENS, WASHINGTON

PROJECT 13940.02
DATE 2/13/2019

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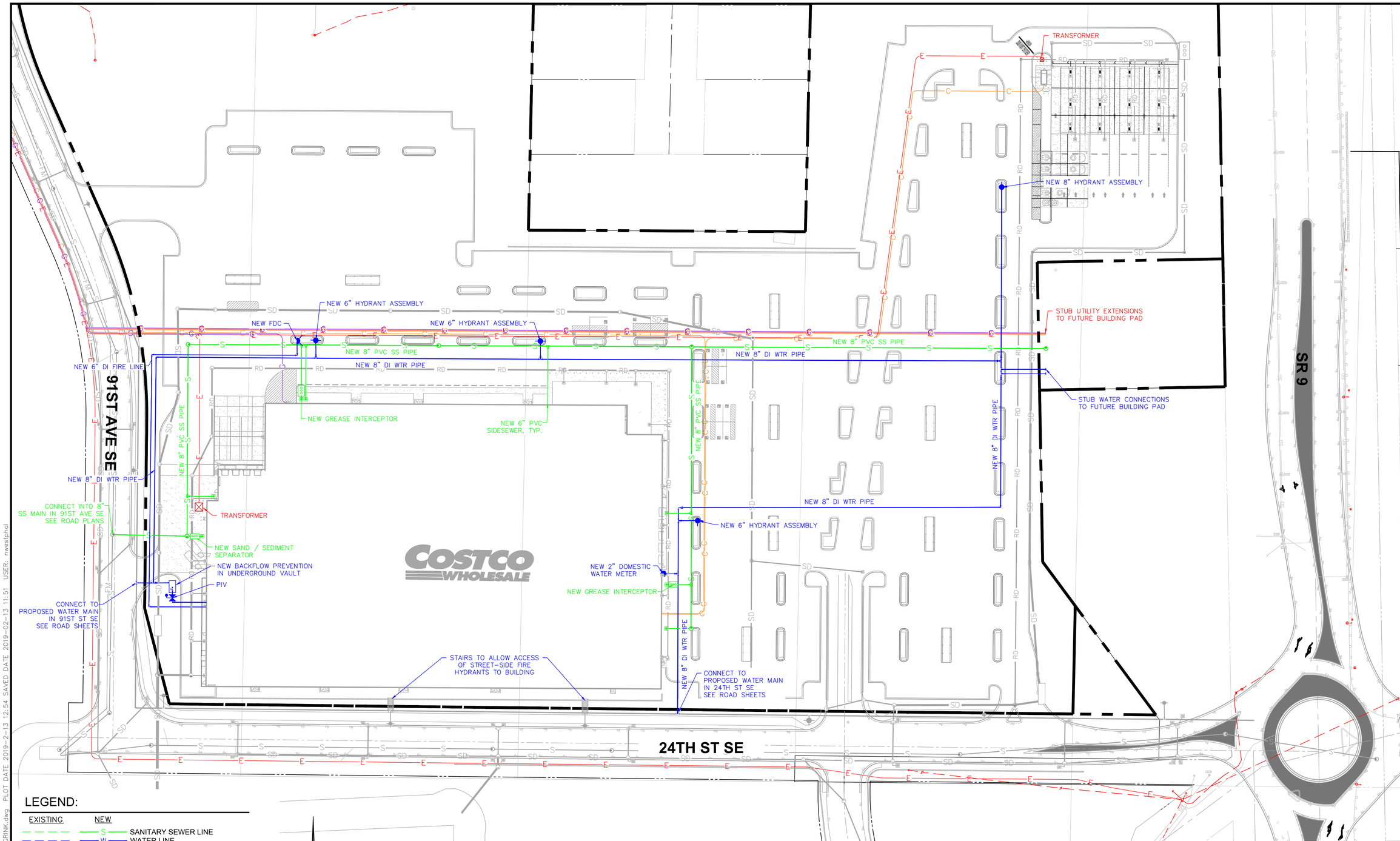

LEGEND:

EXISTING	NEW	
	S	SANITARY SEWER LINE
	W	WATER LINE
		COMMUNICATION LINE
	E	ELECTRIC LINE
	G	NATURAL GAS LINE
		SANITARY MANHOLE, 48"
		WATER VALVE
		WATER METER
		FIRE HYDRANT ASSEMBLY
		FIRE DEPARTMENT CONNECTION
		WATER BLOW OFF VALVE
		COMMUNICATION JUNCTION BOX
		COMMUNICATION POLE
		POWER POLE
		LIGHT POLE
		ELECTRICAL TRANSFORMER
		ELECTRICAL JUNCTION BOX

N

50 0 50
SCALE IN FEET

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ONSITE UTILITES
LAKE STEVENS, WASHINGTON

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DATE 2/13/2019

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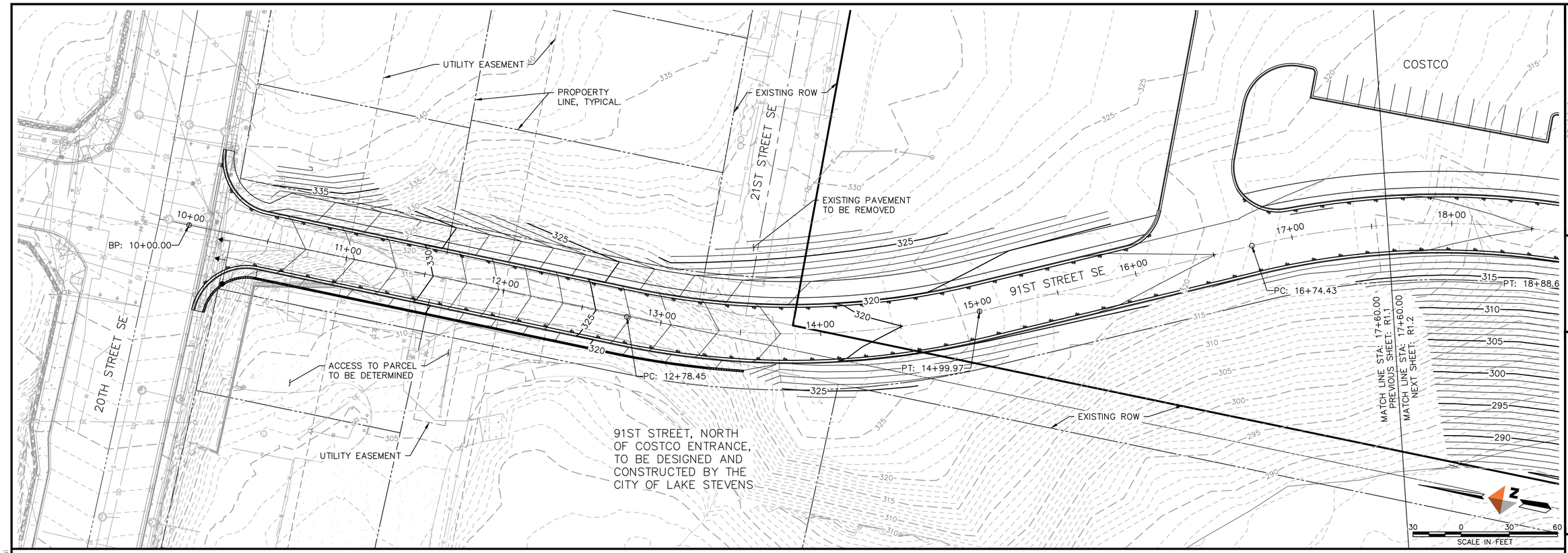

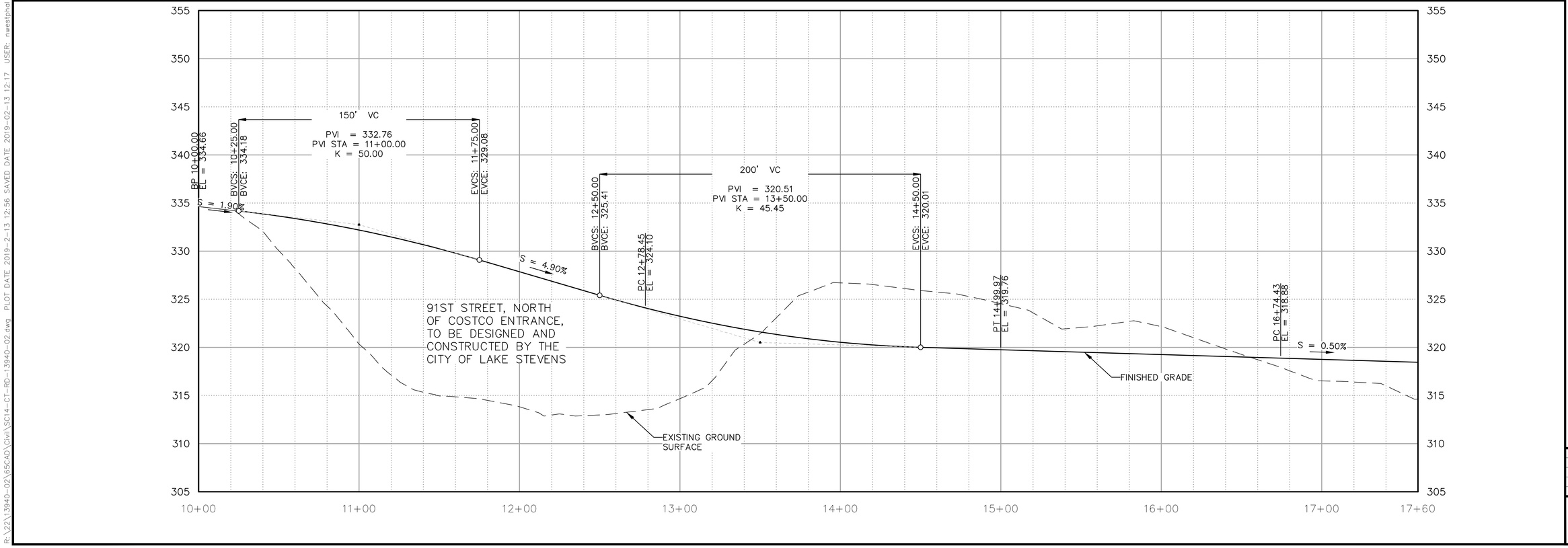

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19TH STREET PLAN & PROFILE
LAKE STEVENS, WASHINGTON

PROJECT 13940.02
DATE 2/13/2019

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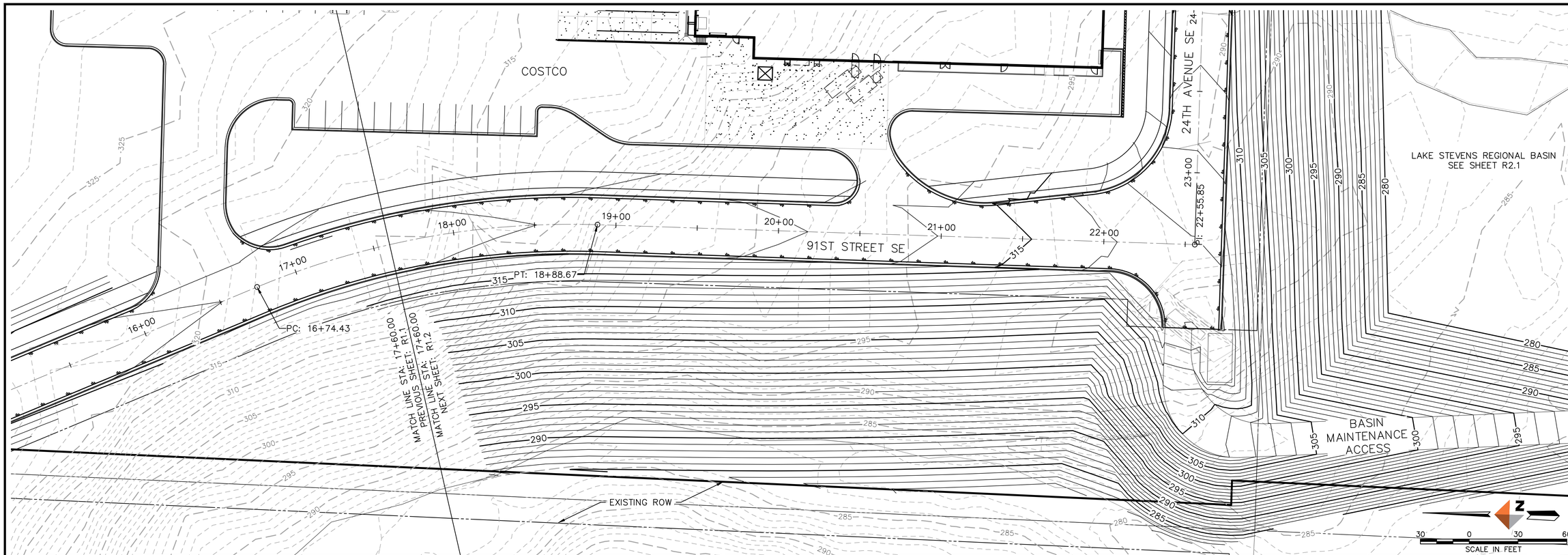

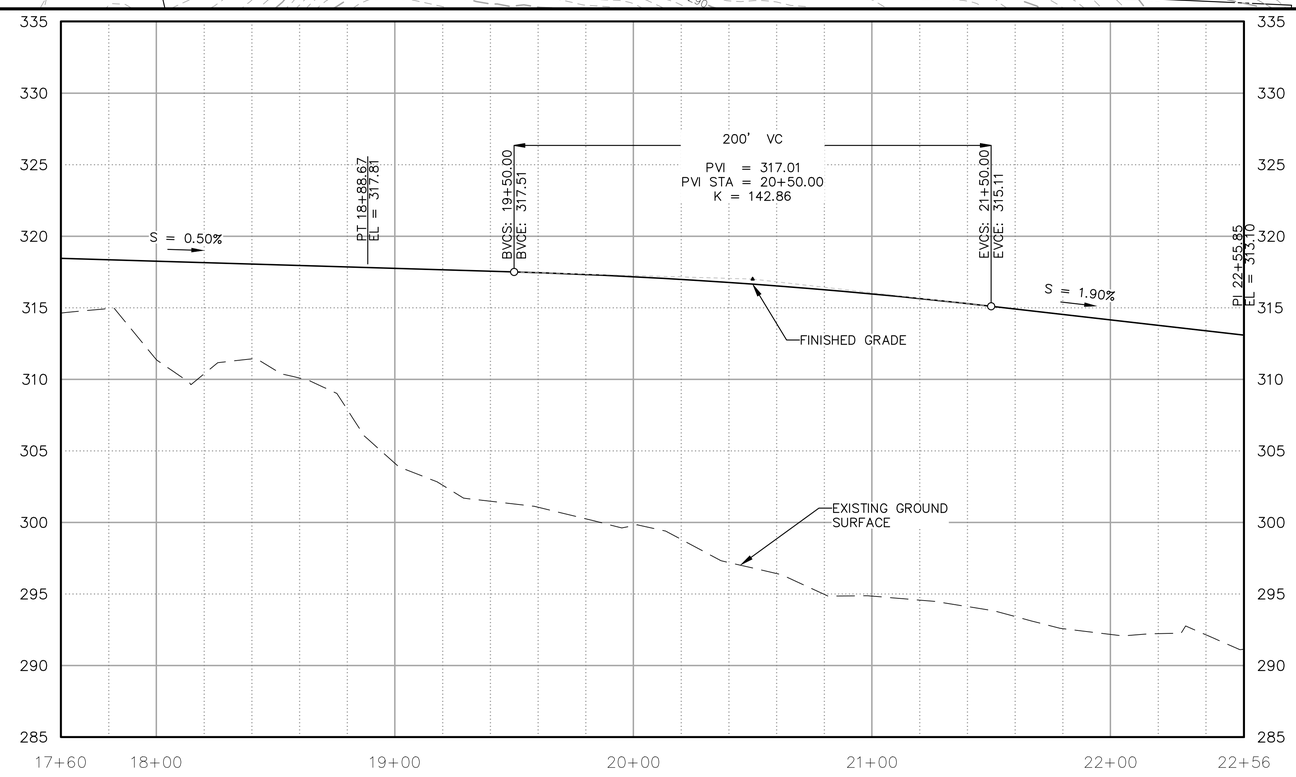

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19TH STREET PLAN & PROFILE

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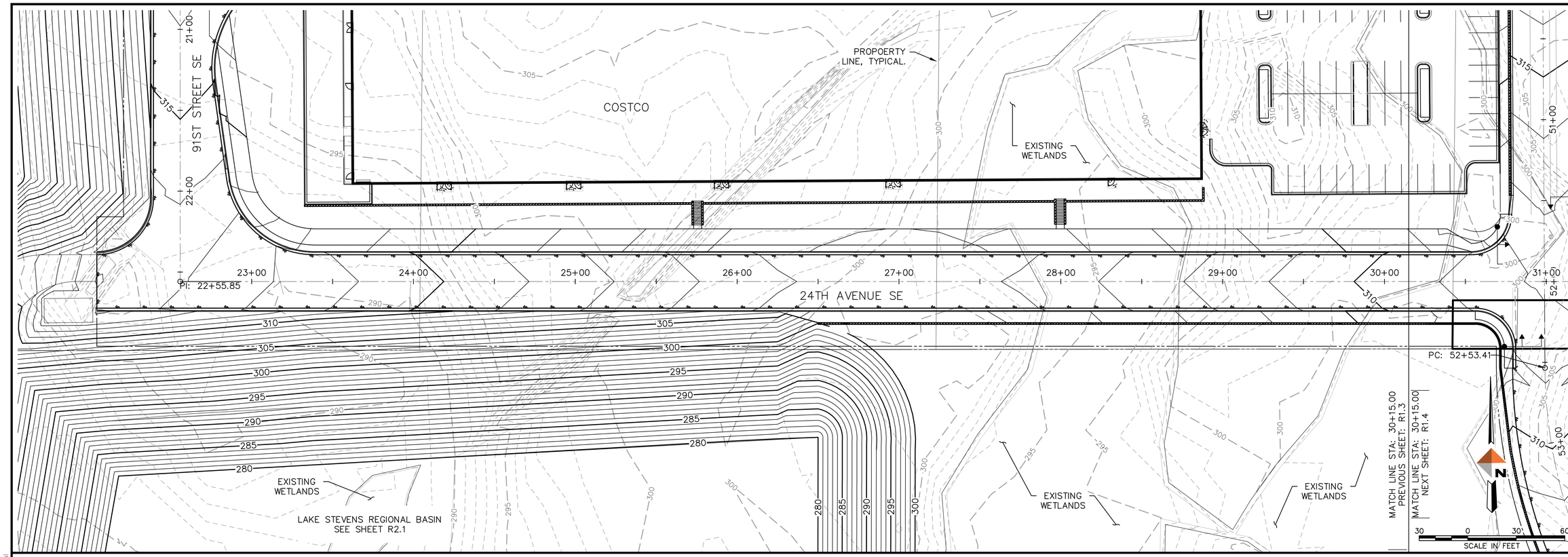

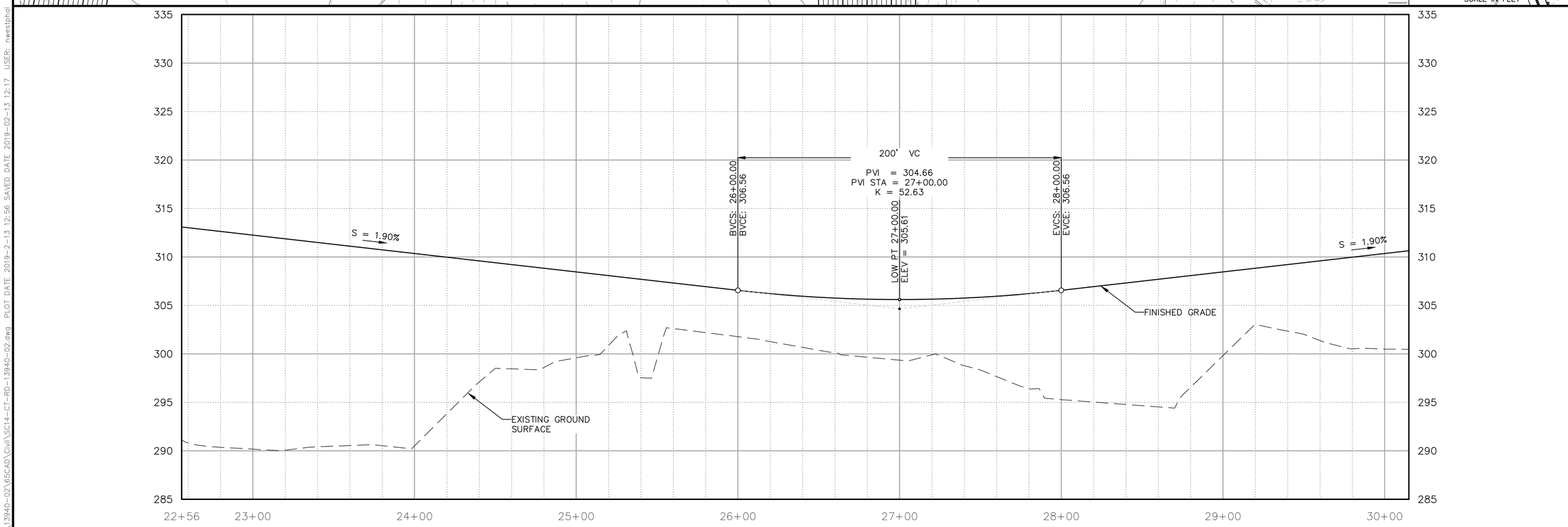

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GREEN INK SET

24TH AVENUE PLAN & PROFILE

LAKE STEVENS, WASHINGTON

PROJECT 13940.02
DATE 2/13/2019

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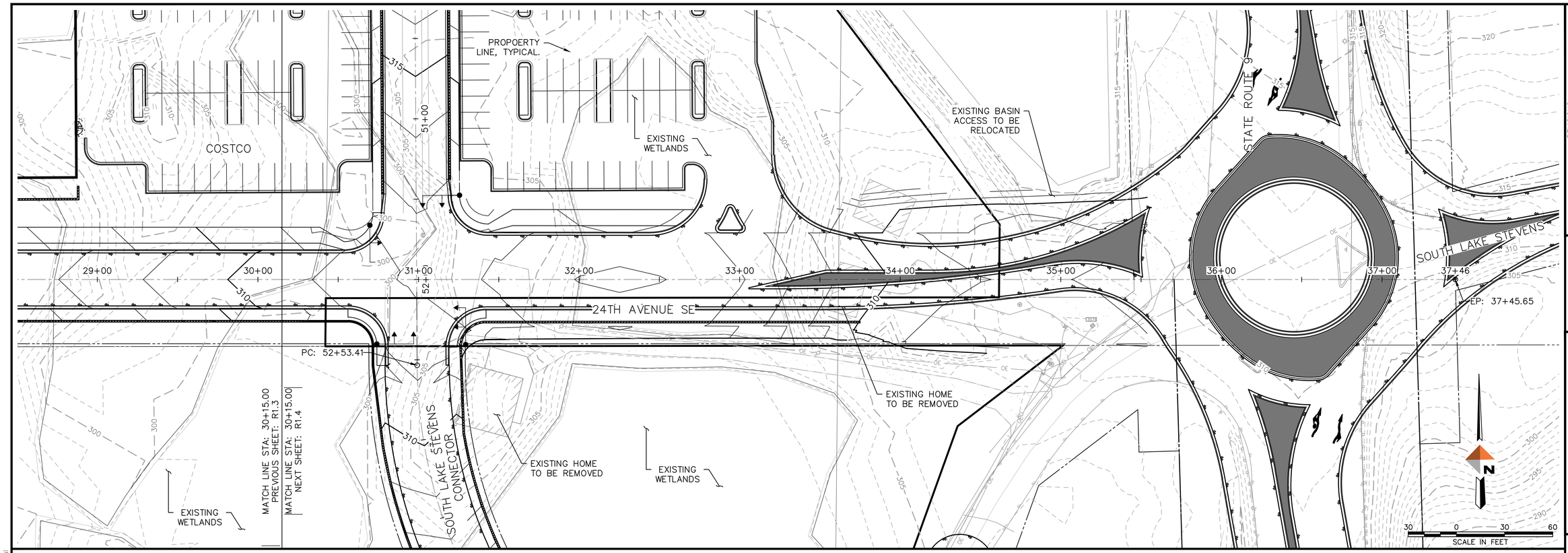

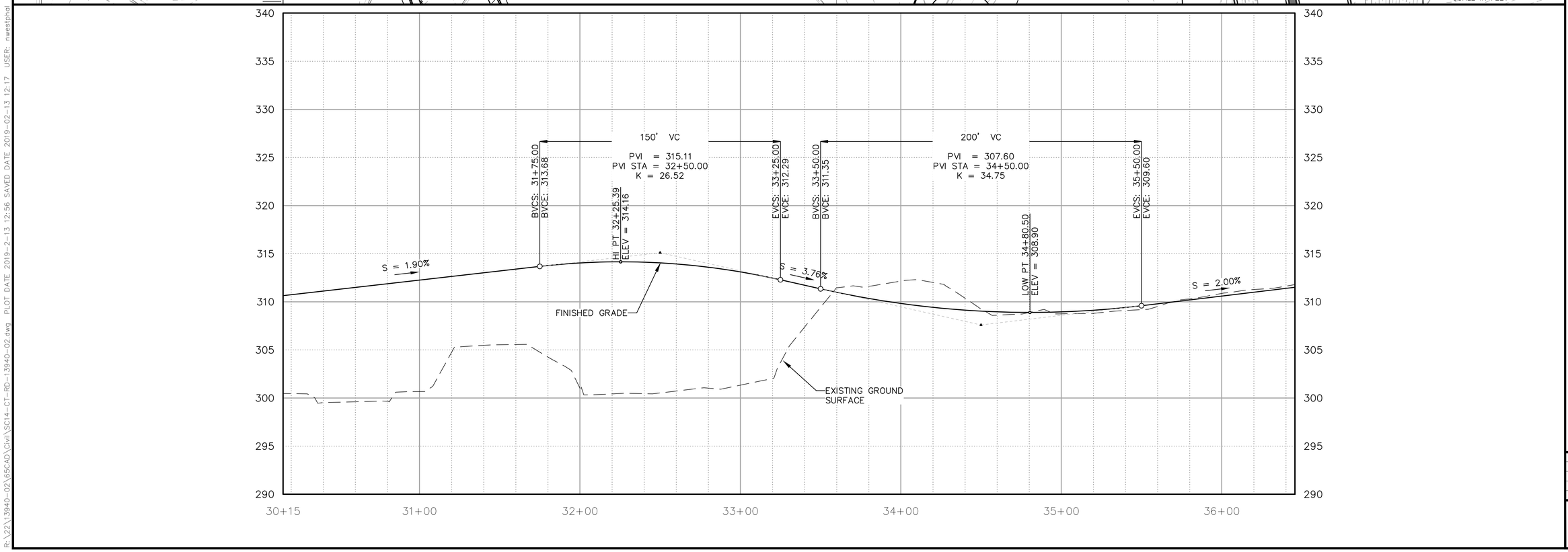

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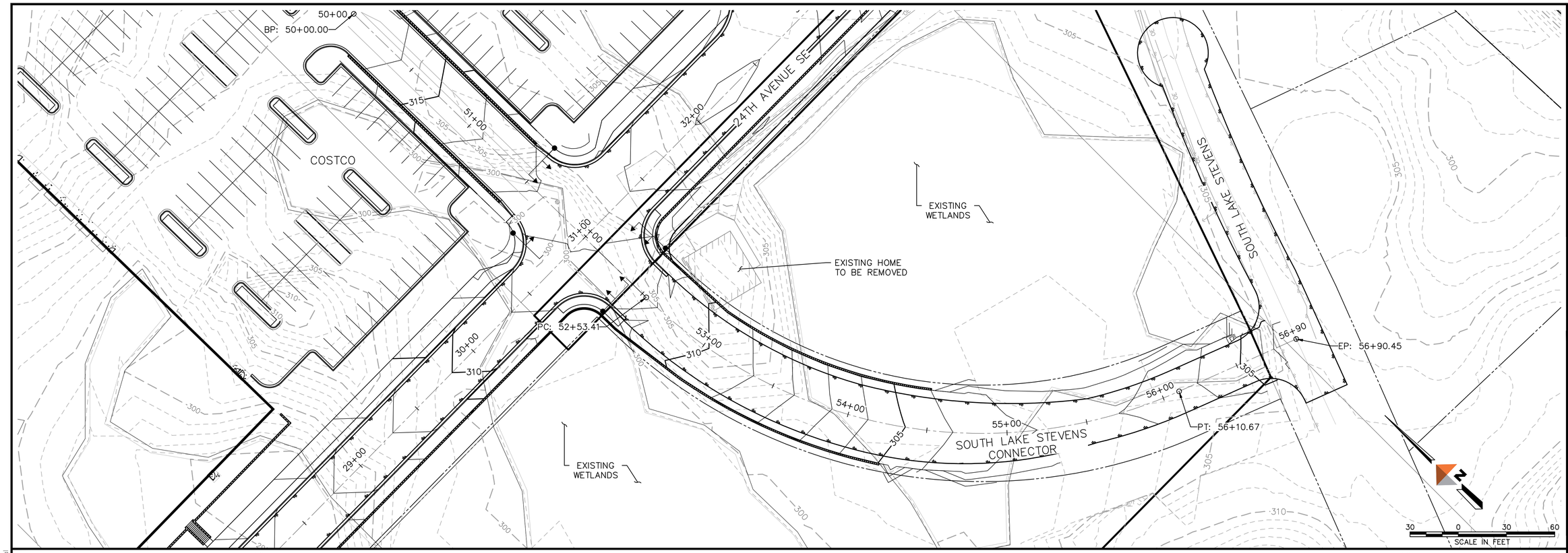

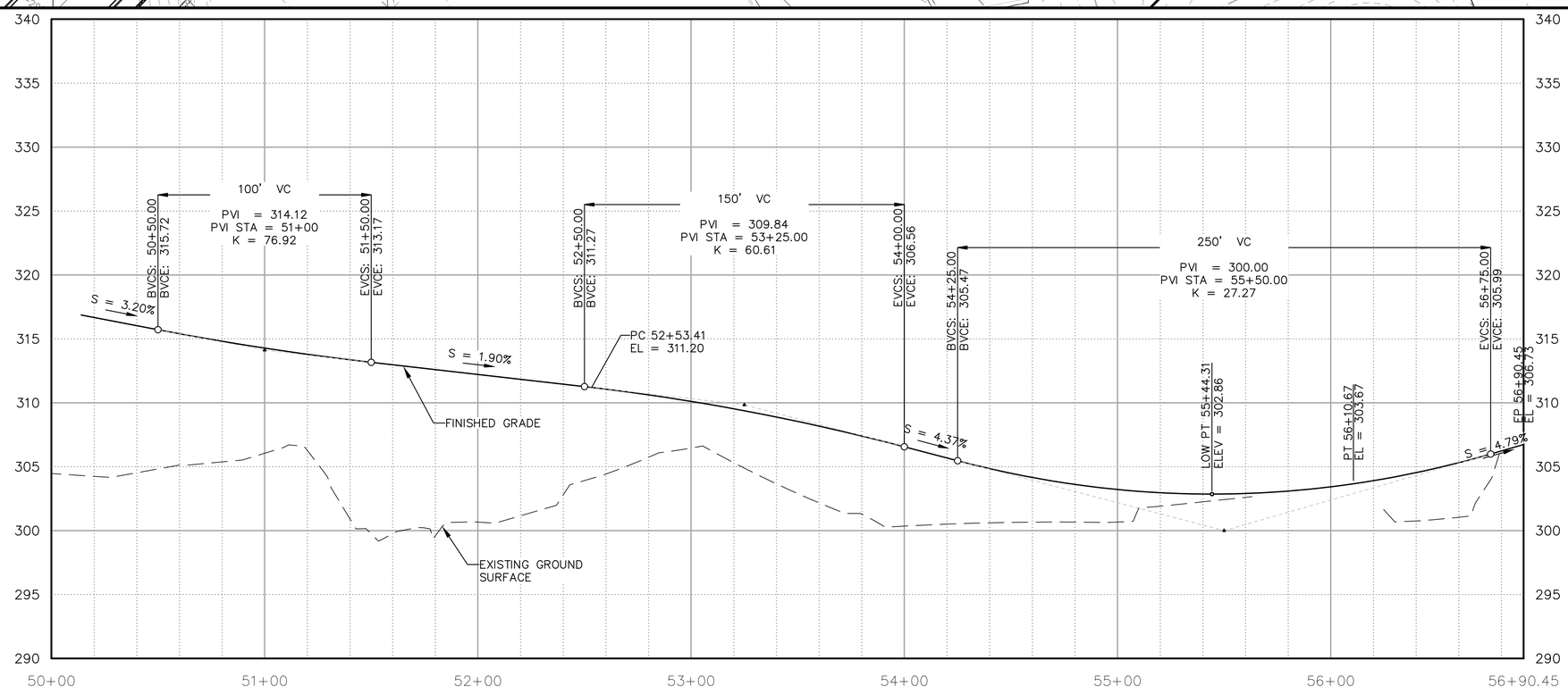

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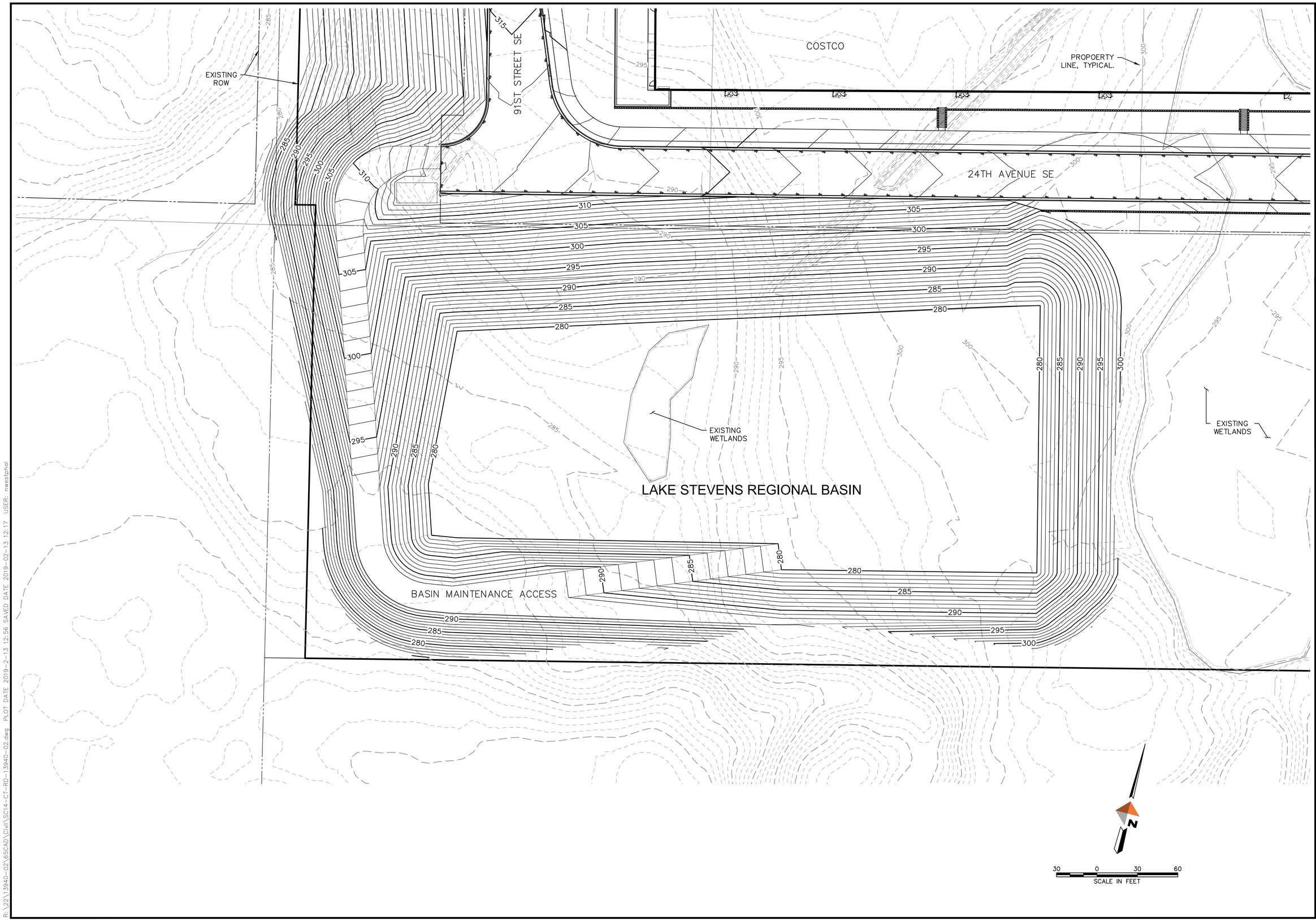

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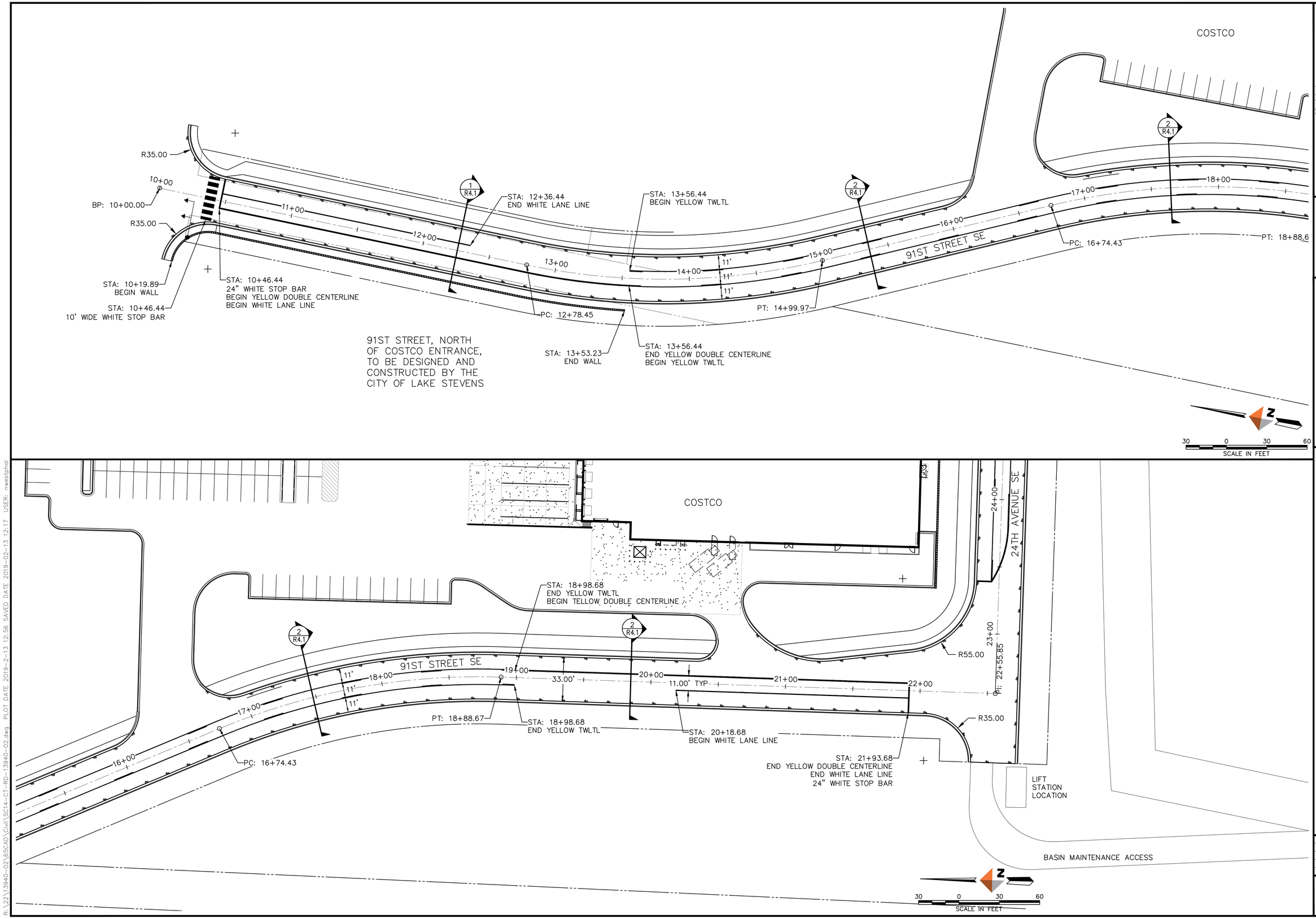

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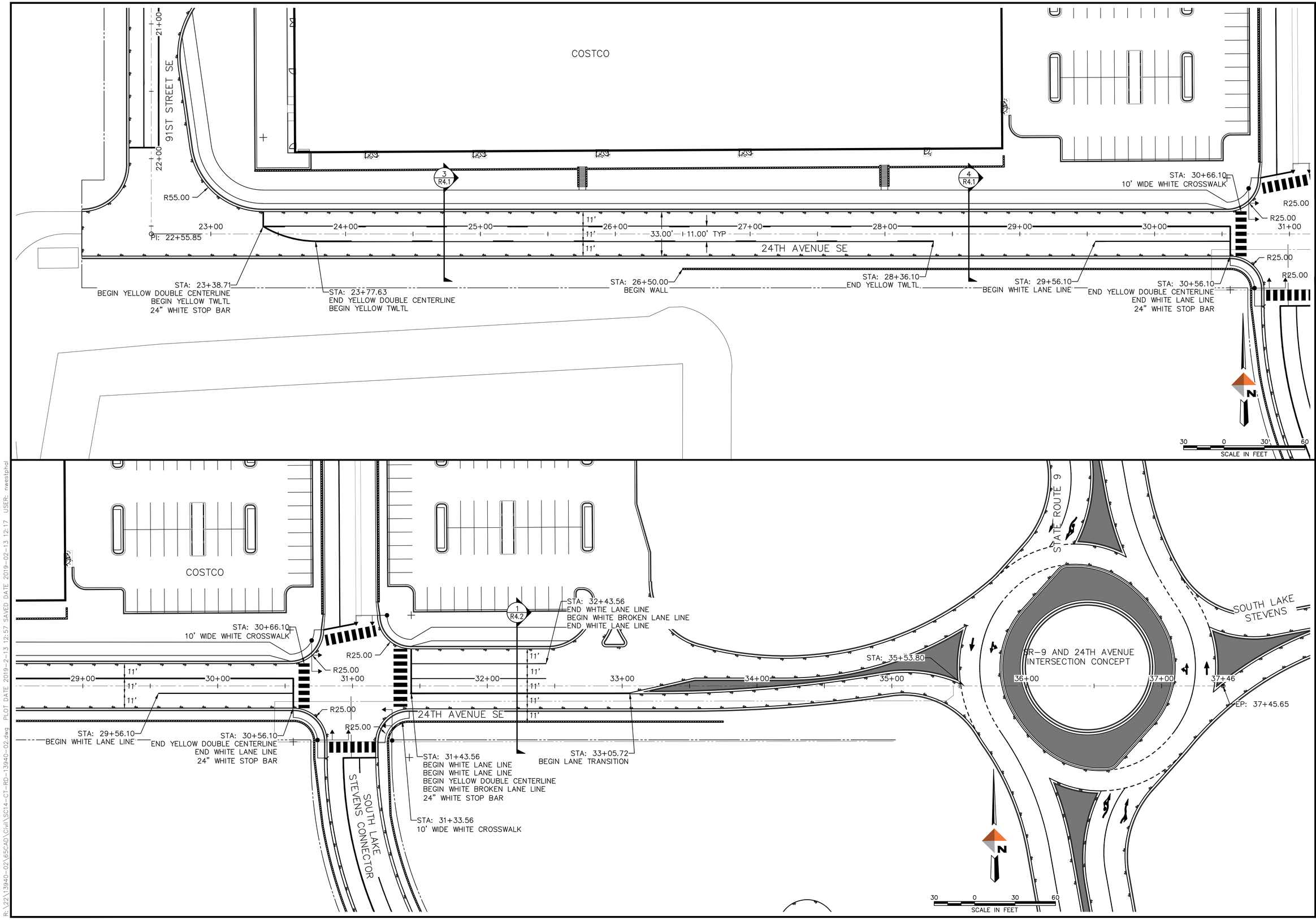

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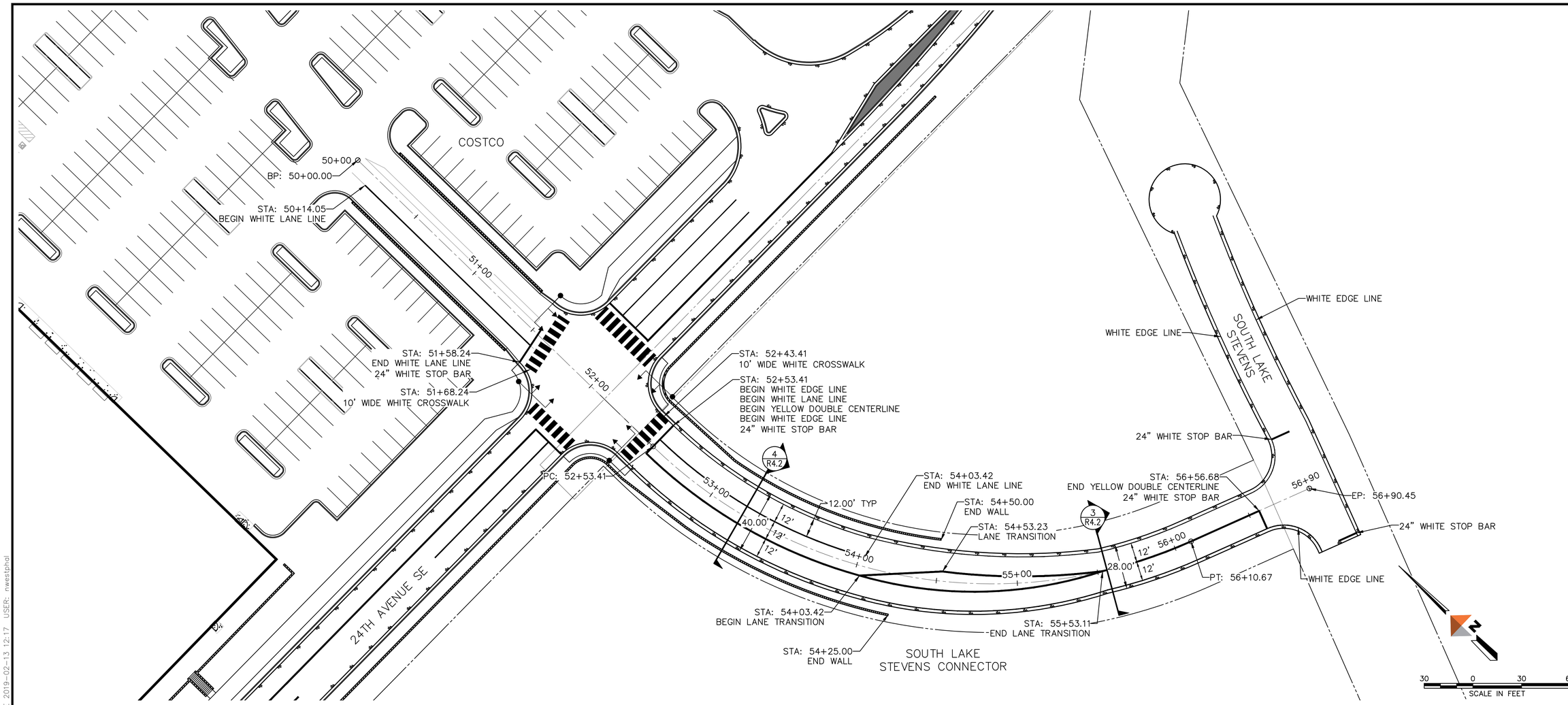

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R3.3

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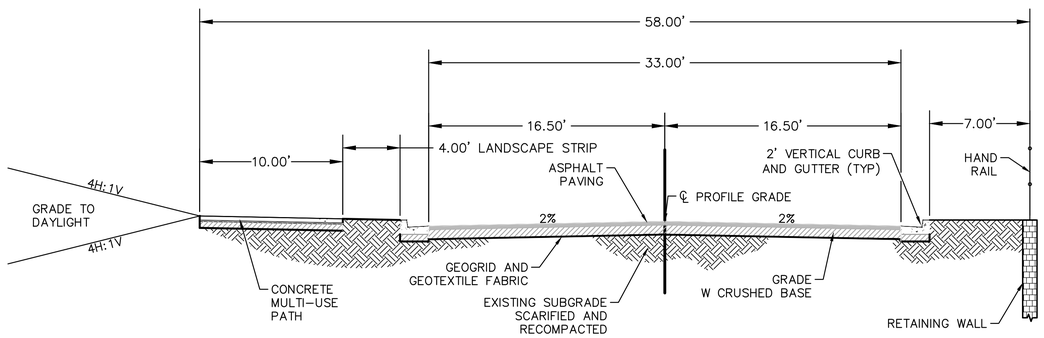
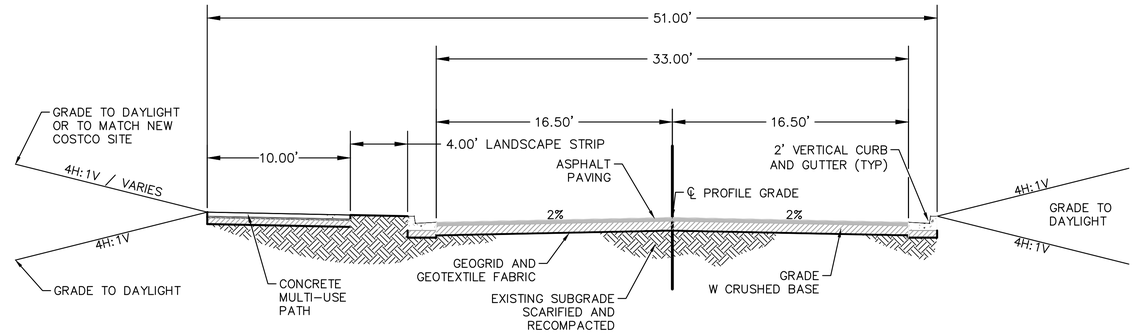
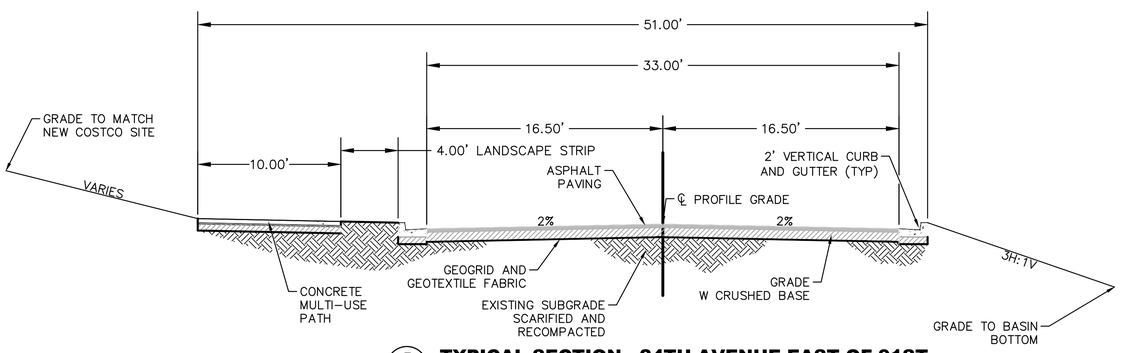


1 R4.1 **TYPICAL SECTION - 91ST STREET AT 20TH AVENUE**
NO SCALE



2 R4.1 **TYPICAL SECTION - 91ST STREET**
NO SCALE



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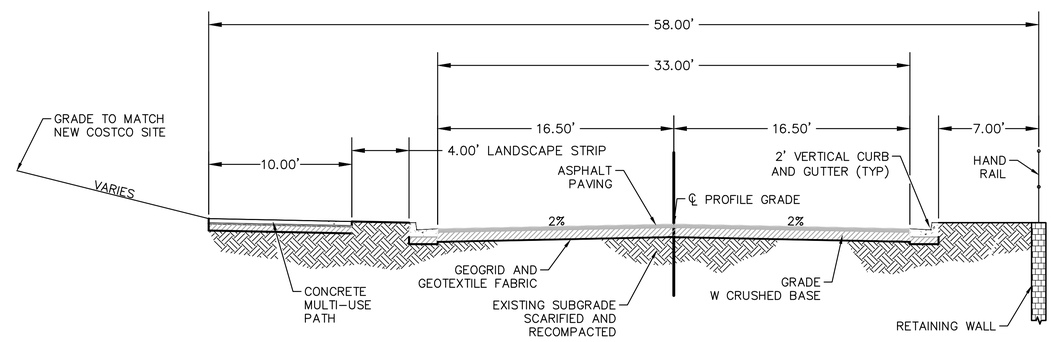
NO SCALE



4 R4.1 **TYPICAL SECTION - 24TH AVENUE WEST OF COSTCO ENTRANCE**
NO SCALE

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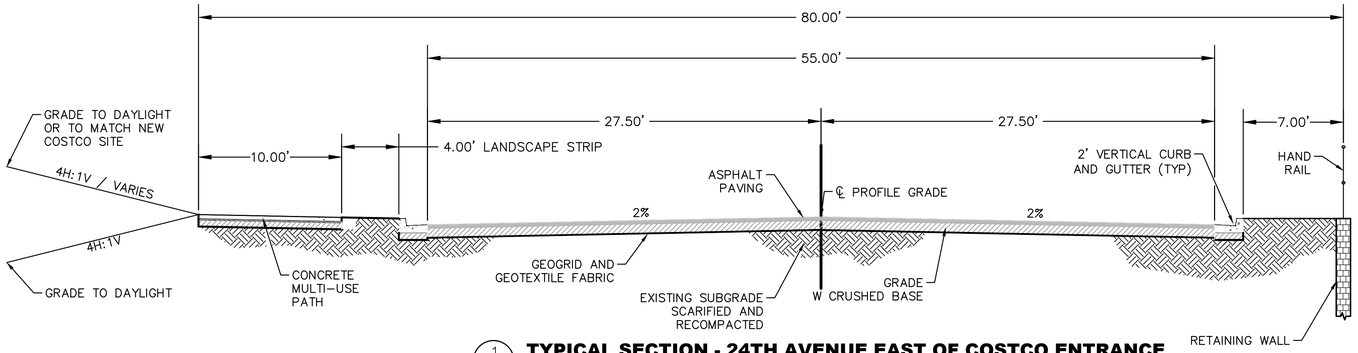

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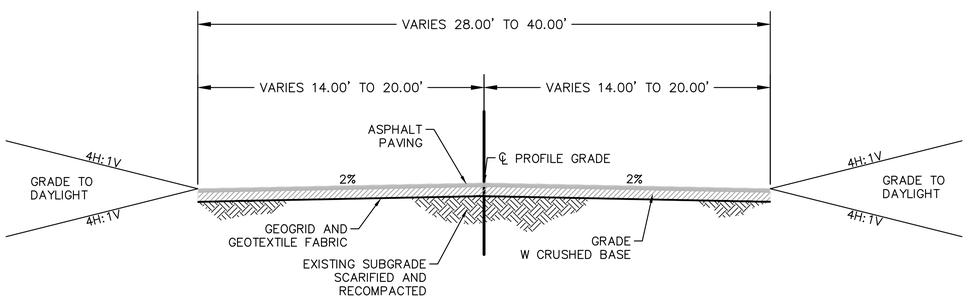
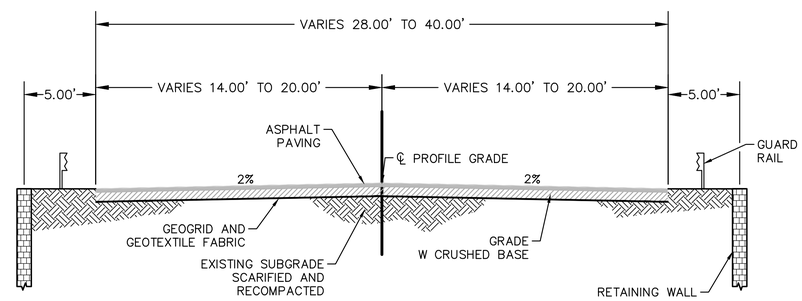


3 R4.2 **TYPICAL SECTION - LAKE STEVENS CONNECTOR (NO WALL)**
NO SCALE



4 R4.2 **TYPICAL SECTION - LAKE STEVENS CONNECTOR (WALL)**
NO SCALE

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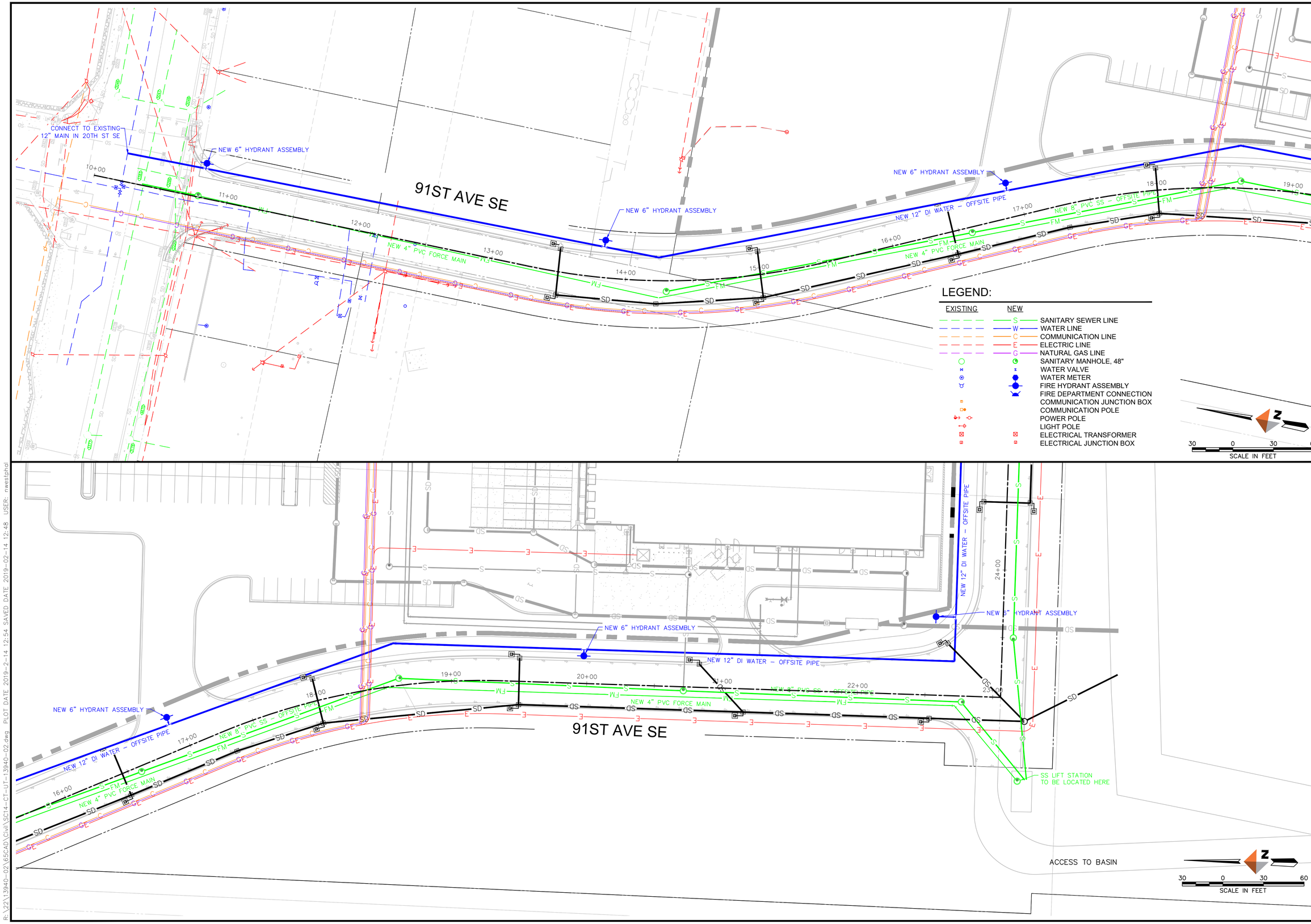

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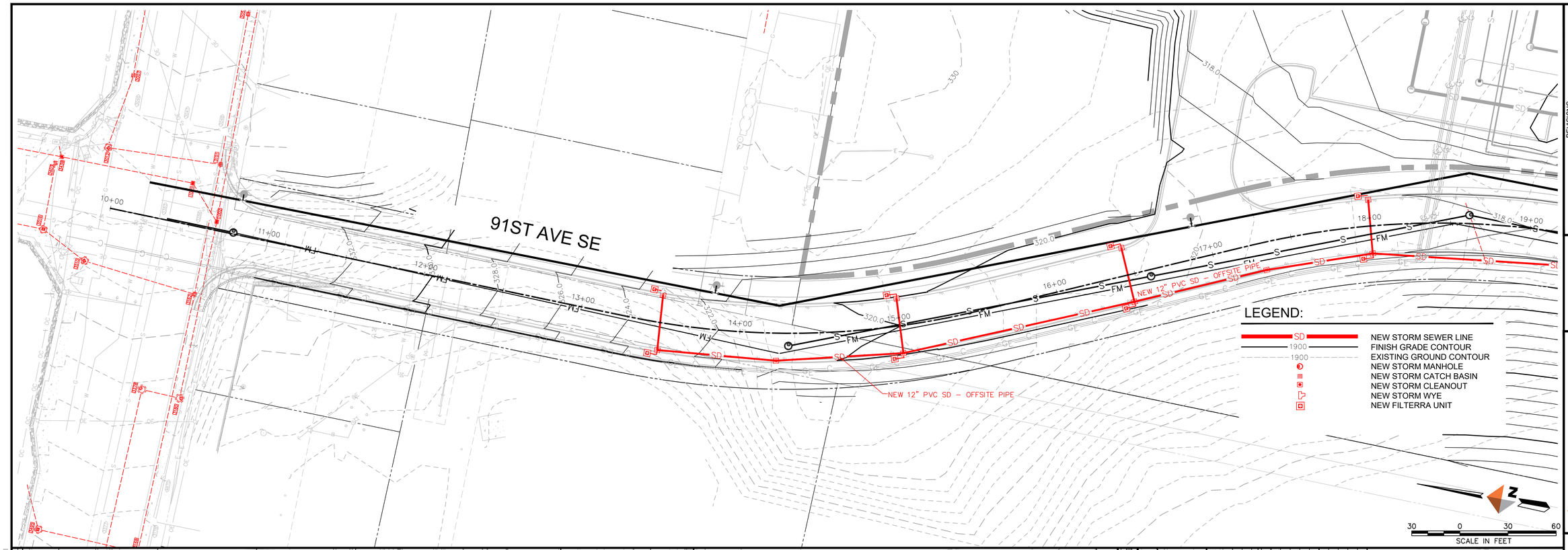

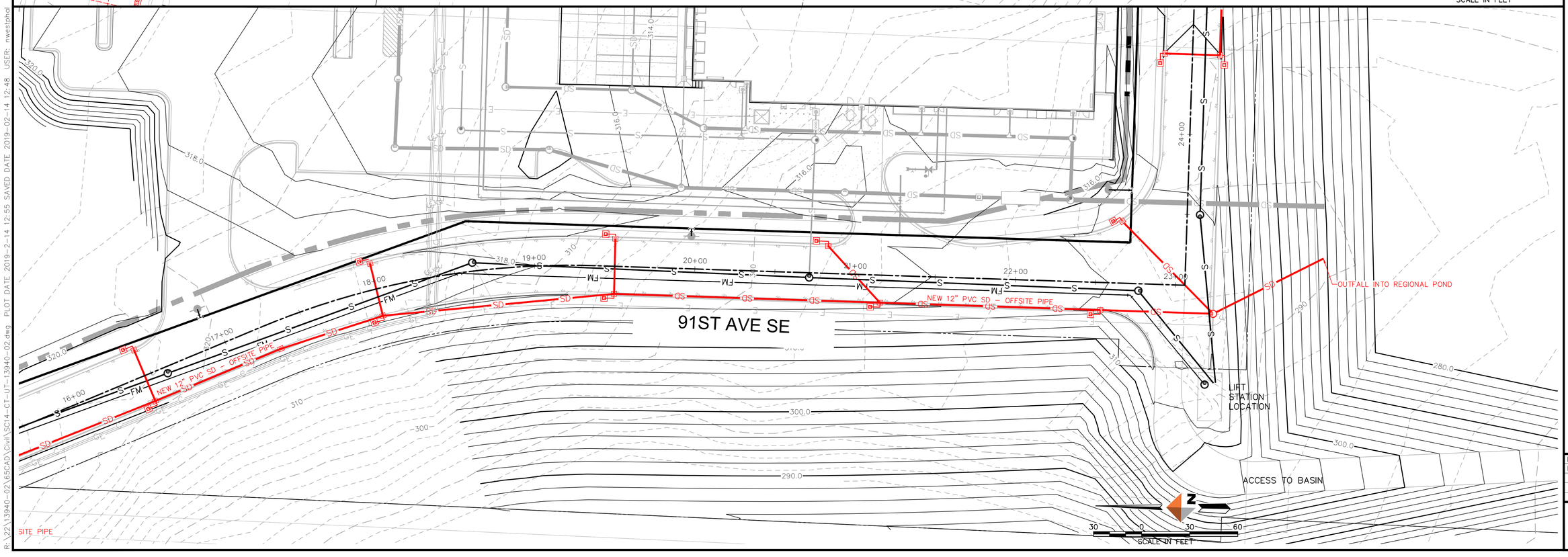

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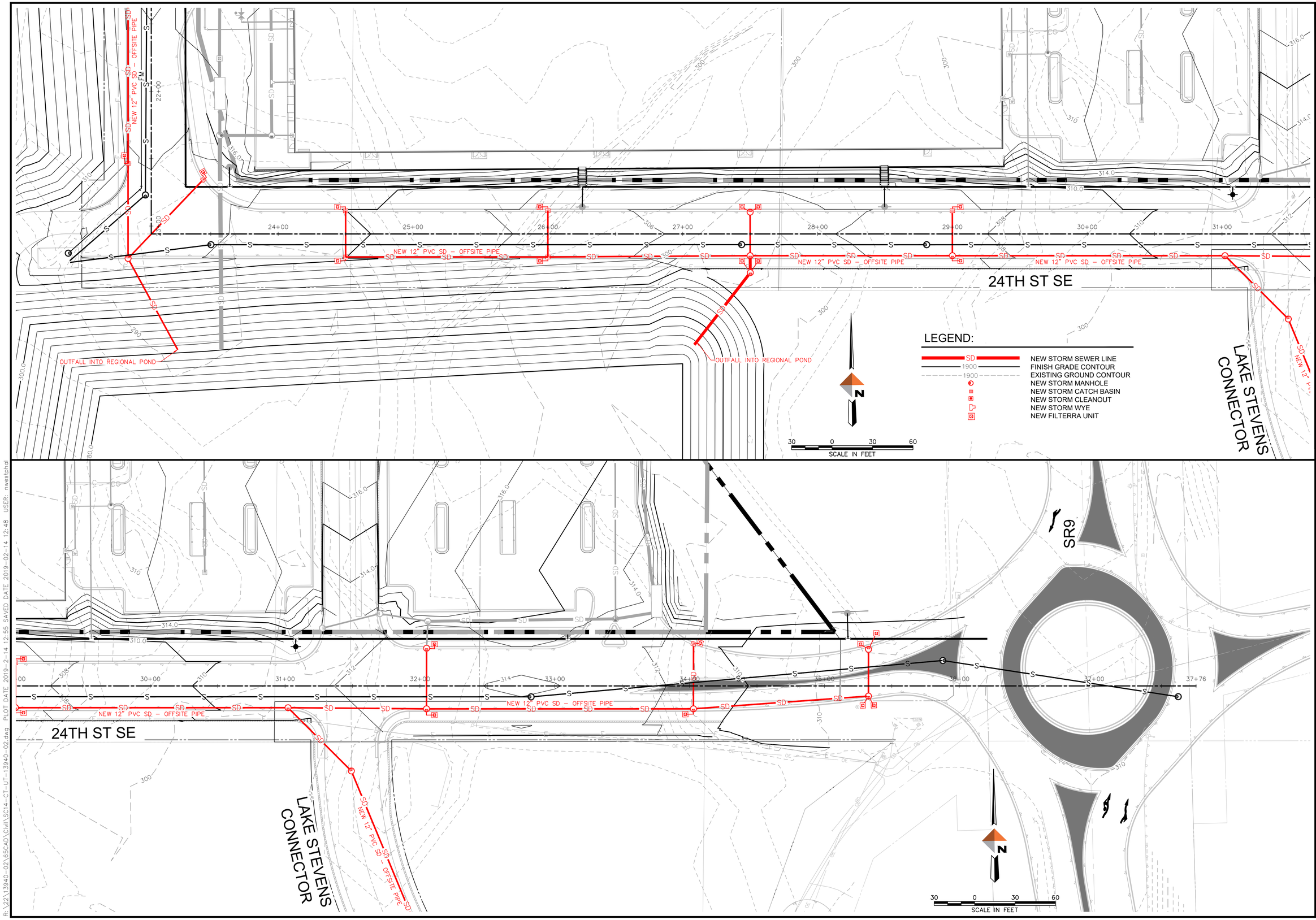

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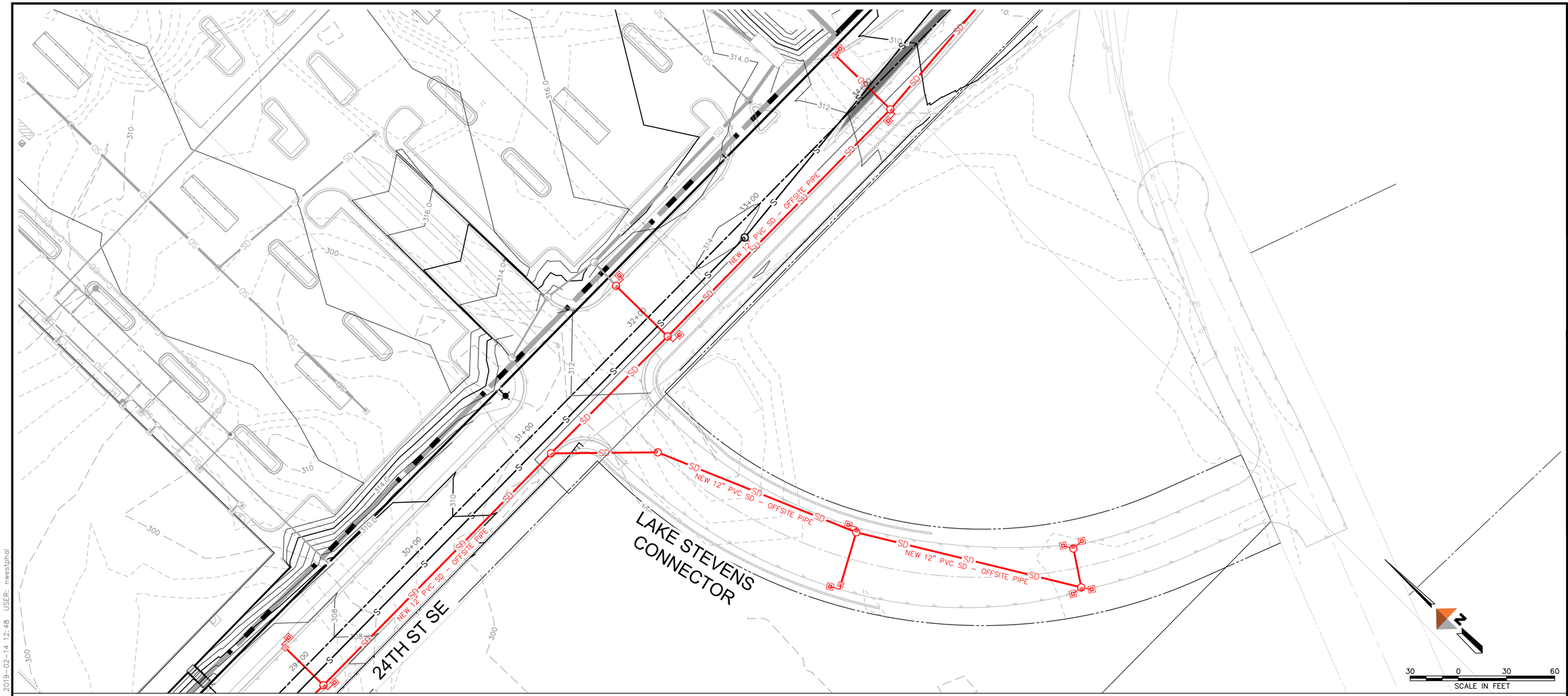

LEGEND:

SD	NEW STORM SEWER LINE
1900	FINISH GRADE CONTOUR
1900	EXISTING GROUND CONTOUR
	NEW STORM MANHOLE
	NEW STORM CATCH BASIN
	NEW STORM CLEANOUT
	NEW STORM WYE
	NEW FILTERRA UNIT

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