

## 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:

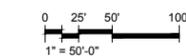
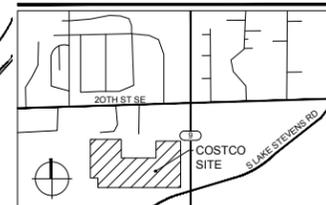
TOTAL PARKING: 802 STALLS

INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
⊙ 10' WIDE STALLS	785 STALLS
⊕ ACCESSIBLE STALLS	17 STALLS

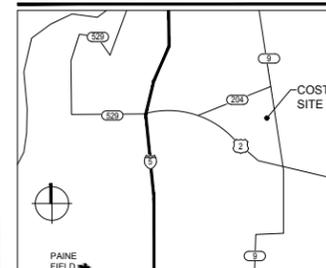
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 4.73 STALLS

NOTES:  
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

## VICINITY MAP



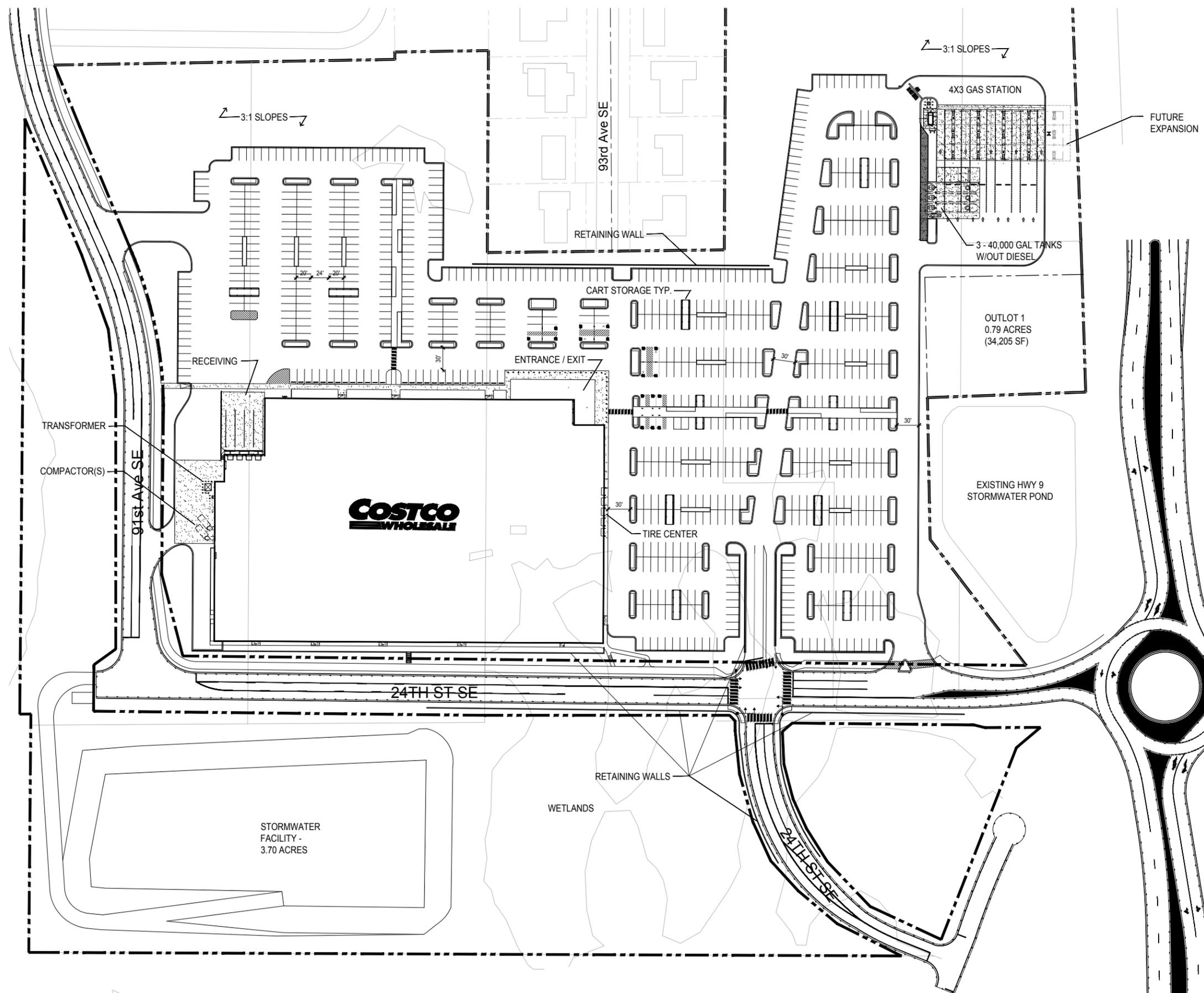
## REGIONAL MAP



17-0085-01  
 APRIL 2, 2019

CONCEPT  
 SITE PLAN

D11-05



# COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

# CONCEPT SITE PLAN

APRIL 2, 2019

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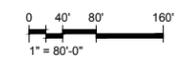
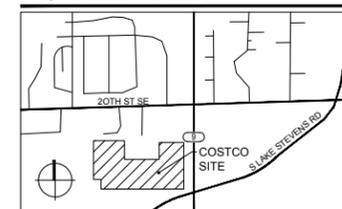
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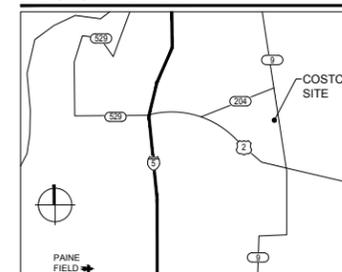
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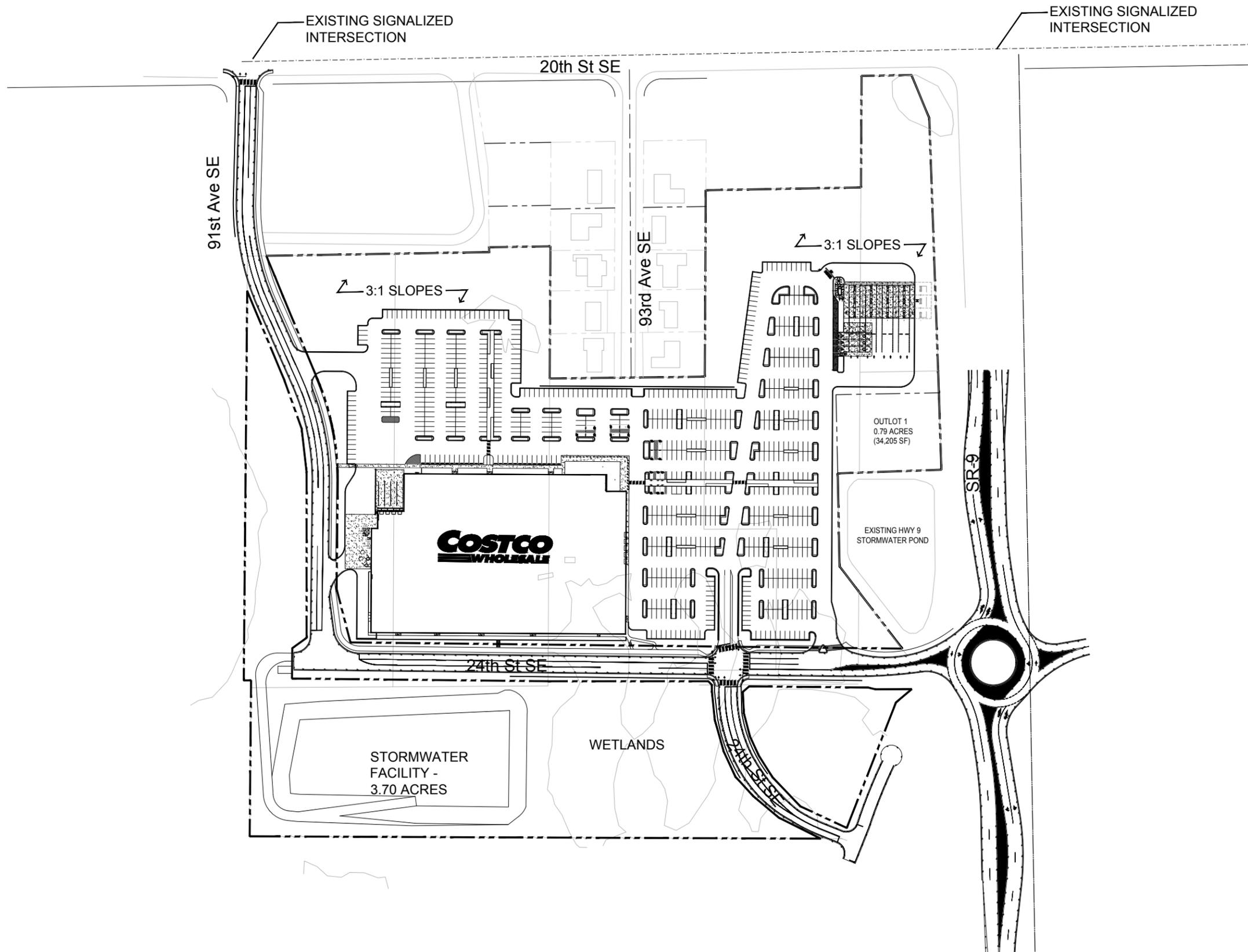
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17-0085-01  
APRIL 2, 2019

OVERALL SITE PLAN

D12-05



# COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

# OVERALL SITE PLAN

APRIL 2, 2019

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# COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

# PRELIMINARY LANDSCAPE PLAN

APRIL 4, 2019

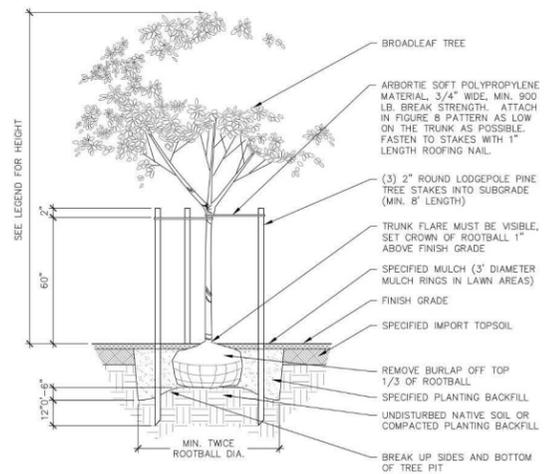
SEE SHEET L1.2 FOR  
LANDSCAPE LEGEND & DETAILS

WEISMANDESIGNGROUP

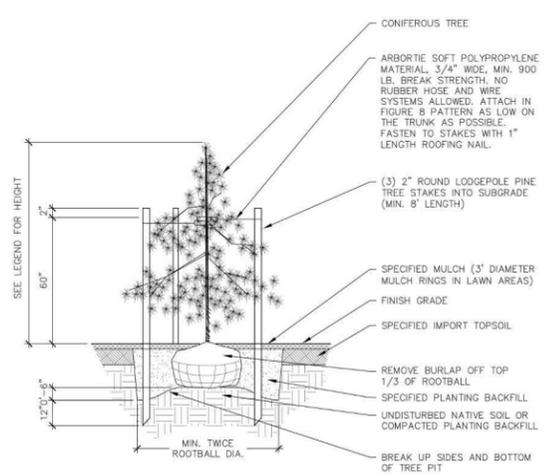
LANDSCAPE ARCHITECTURE 2329 E MADISON ST SEATTLE WA 98112 206-322-1732 WWW.WDGR.COM



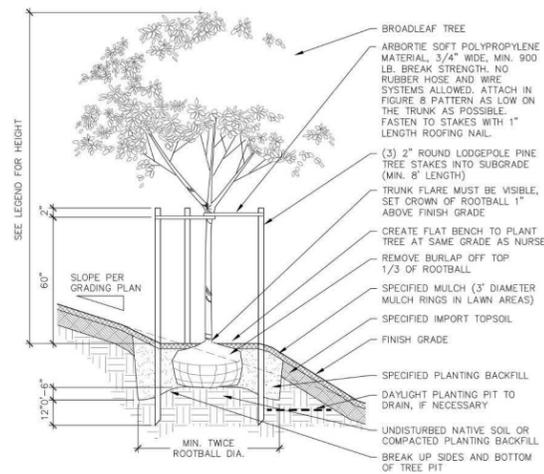
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PRELIMINARY  
LANDSCAPE  
PLAN  
L1.1



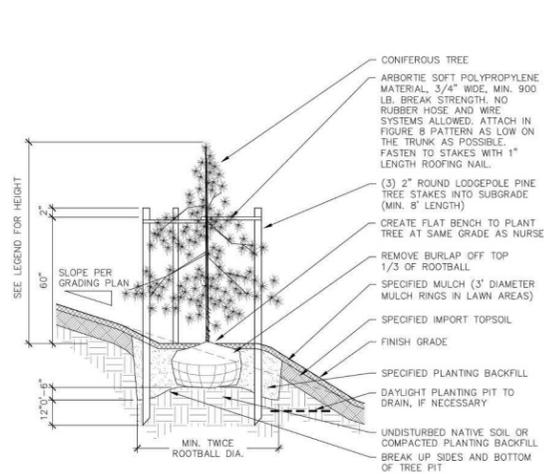
**A DECIDUOUS TREE PLANTING** Scale: 3/8"=1'-0"



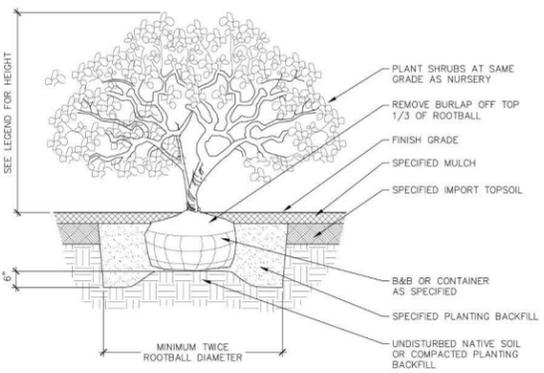
**B CONIFEROUS TREE PLANTING** Scale: 3/8"=1'-0"



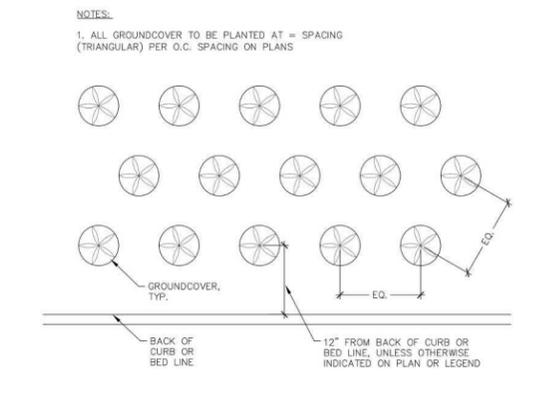
**C DECIDUOUS TREE PLANTING ON SLOPE** Scale: 3/8"=1'-0"



**D CONIFEROUS TREE PLANTING ON SLOPE** Scale: 3/8"=1'-0"



**E SHRUB / GROUNDCOVER PLANTING** Scale: 1/2"=1'-0"



**F GROUNDCOVER SPACING** Scale: 1"=1'-0"

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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
<b>DECIDUOUS STREET TREES</b>			
<b>LARGE DECIDUOUS TREES</b>			
	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	
<b>SMALL ACCENT TREES</b>			
	ACER CIRCINATUM	VINE MAPLE	MIN. (3) 3/4" CAL., 7'-8' HT., MULTI-TRUNKED, MATCHING SPECIMEN, WELL-BRANCHED, B&B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	
<b>CONIFEROUS EVERGREEN TREES</b>			
	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	
<b>LARGE SHRUBS</b>			
	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	
<b>MEDIUM SHRUBS</b>			
	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	
<b>SMALL SHRUBS</b>			
	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	
<b>ORNAMENTAL GRASSES / ACCENTS</b>			
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	DESCHAMPسيا CESPITOSA	TUFTED HAIR GRASS	
	POLYSTICHUM MUNITUM	SWORD FERN	
<b>GROUNDCOVERS</b>			
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	FRAGARIA CHILOENSIS	WILD STRAWBERRY	
<b>NATIVE GROUNDCOVER MIX:</b>			
	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	
	<b>SOD LAWN</b>		COUNTRY GREEN 'PERFECT GREEN' TURF BLEND, SEE SPECIFICATIONS
	<b>ROUGH SEED</b>		
	<b>ALUMINUM EDGING</b>		
	<b>REPLACEMENT TREES</b>		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**

- ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
- MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
- 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.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
- 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.
- 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.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

**ADDITIONAL NOTES FOR PRICING OF PRELIMINARY LANDSCAPE PLAN:**

- ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY. PROVIDE DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
- INSTALL MINIMUM 8" DEPTH HIGH QUALITY IMPORT TOPSOIL. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
- 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.
- 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
- INSTALL 4" PERFORATED SUB DRAINS FOR ALL INTERIOR LANDSCAPE ISLANDS, CONNECTING TO STORM DRAIN SYSTEM.
- REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.



**WEISMANDESIGNGROUP**  
LANDSCAPE ARCHITECTURE  
2329 E MADISON ST  
SEATTLE WA 98112  
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17-0085-01  
APRIL 4, 2019

PRELIMINARY  
LANDSCAPE  
LEGEND

L1.2









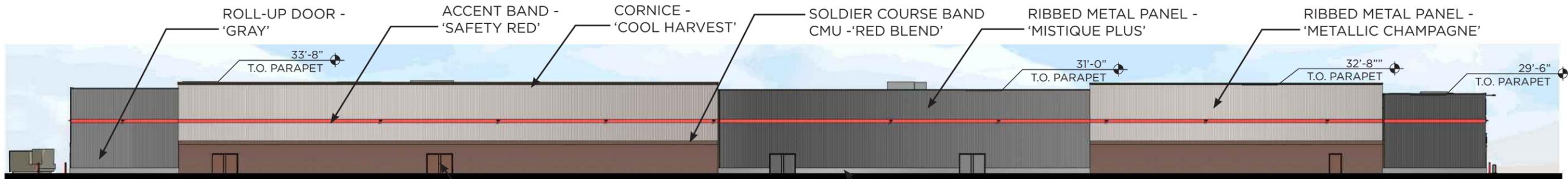




**1 NORTH ELEVATION**  
SCALE: 1" = 40'



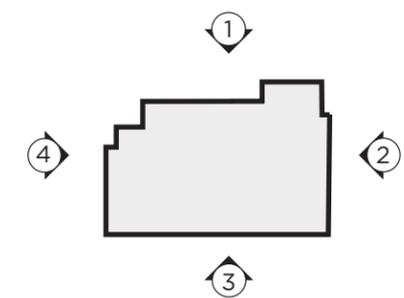
**2 EAST ELEVATION**  
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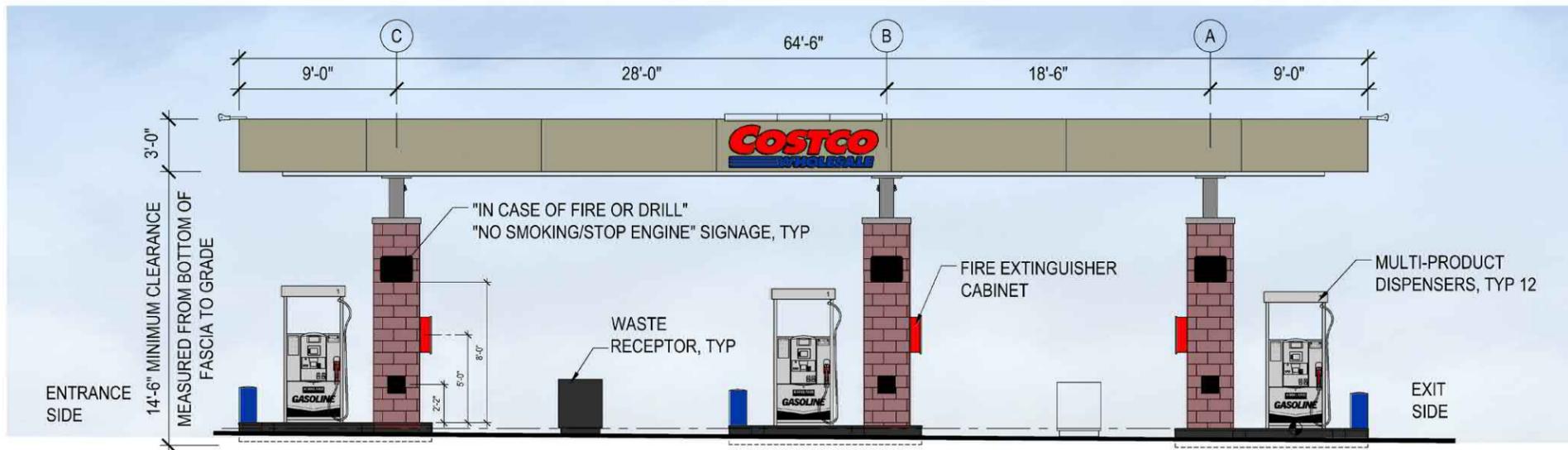
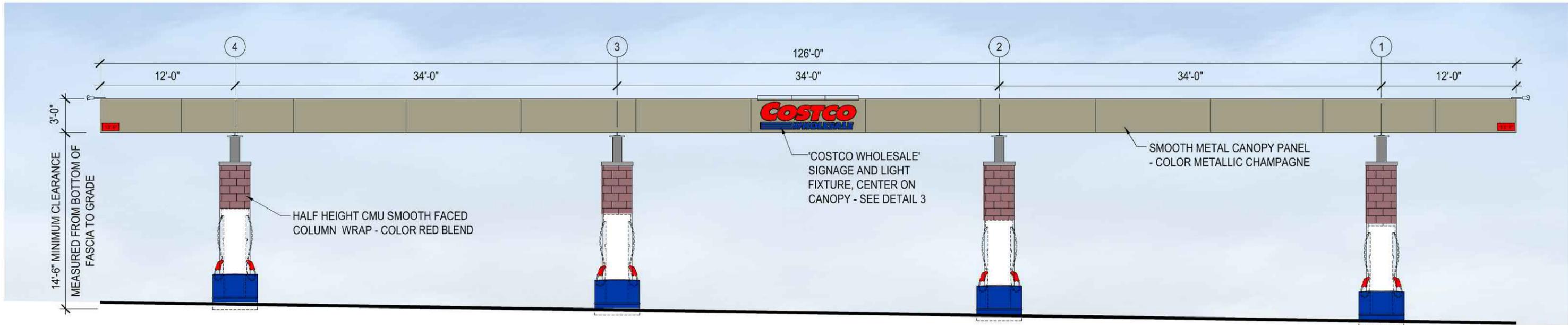
**3 SOUTH ELEVATION**  
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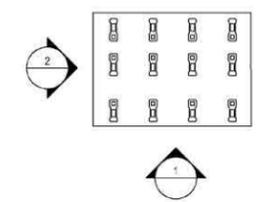
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KEY PLAN



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INCLUDES:	AREA
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

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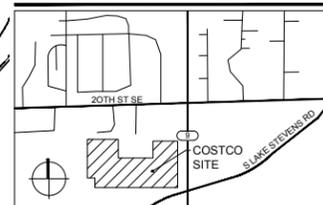
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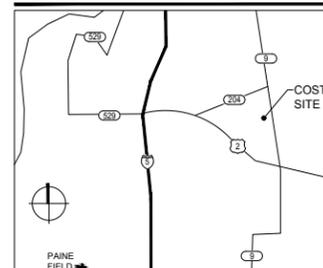
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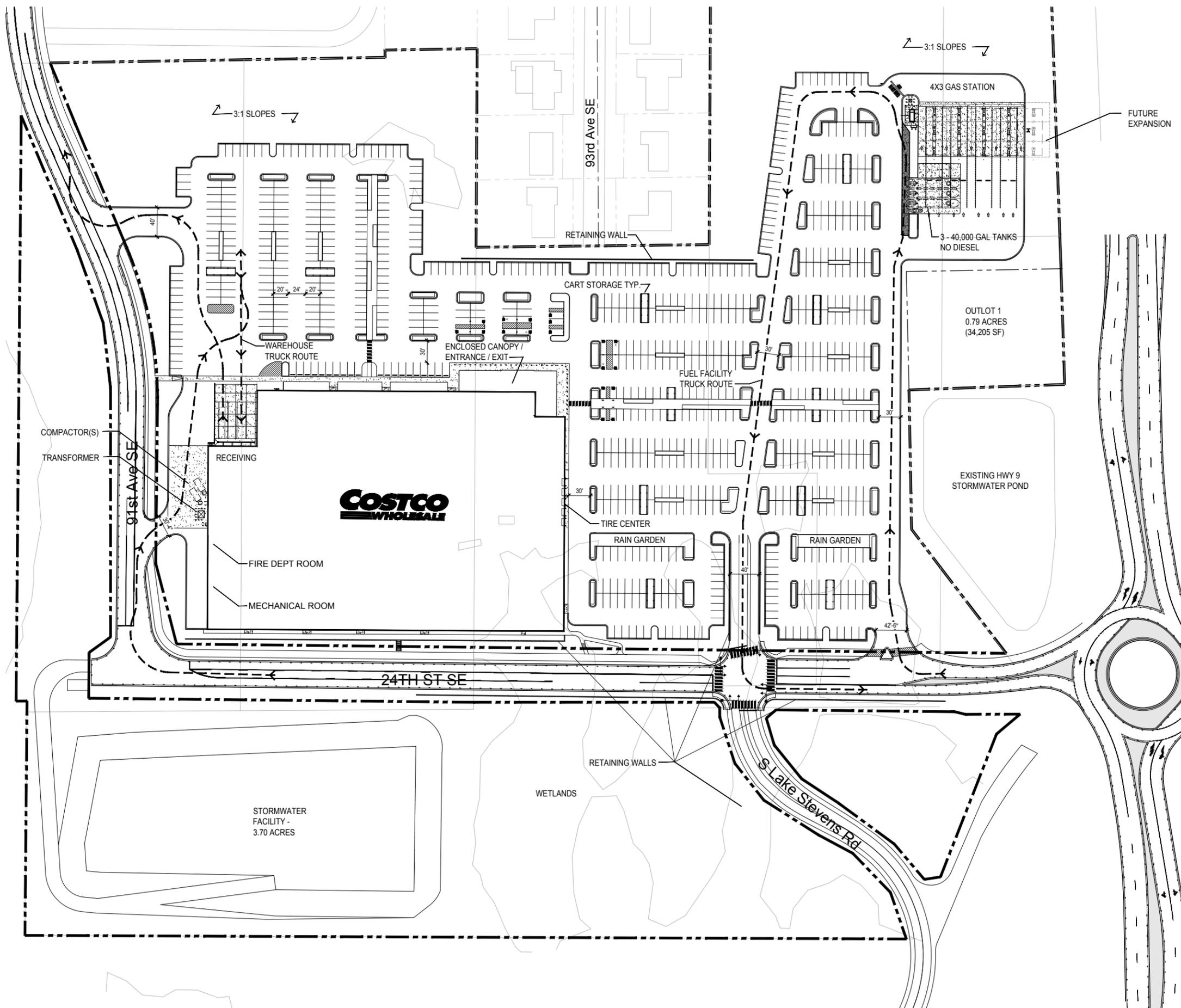
## REGIONAL MAP



17-0085-01  
 OCTOBER 30, 2019

CONCEPT  
 SITE PLAN

DD11-09



# COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

# CONCEPT SITE PLAN

OCTOBER 30, 2019

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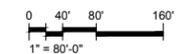
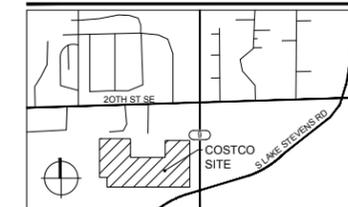
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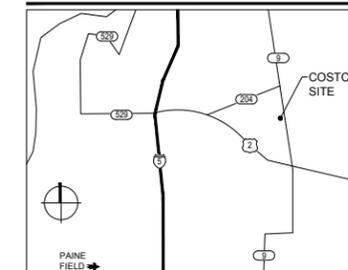
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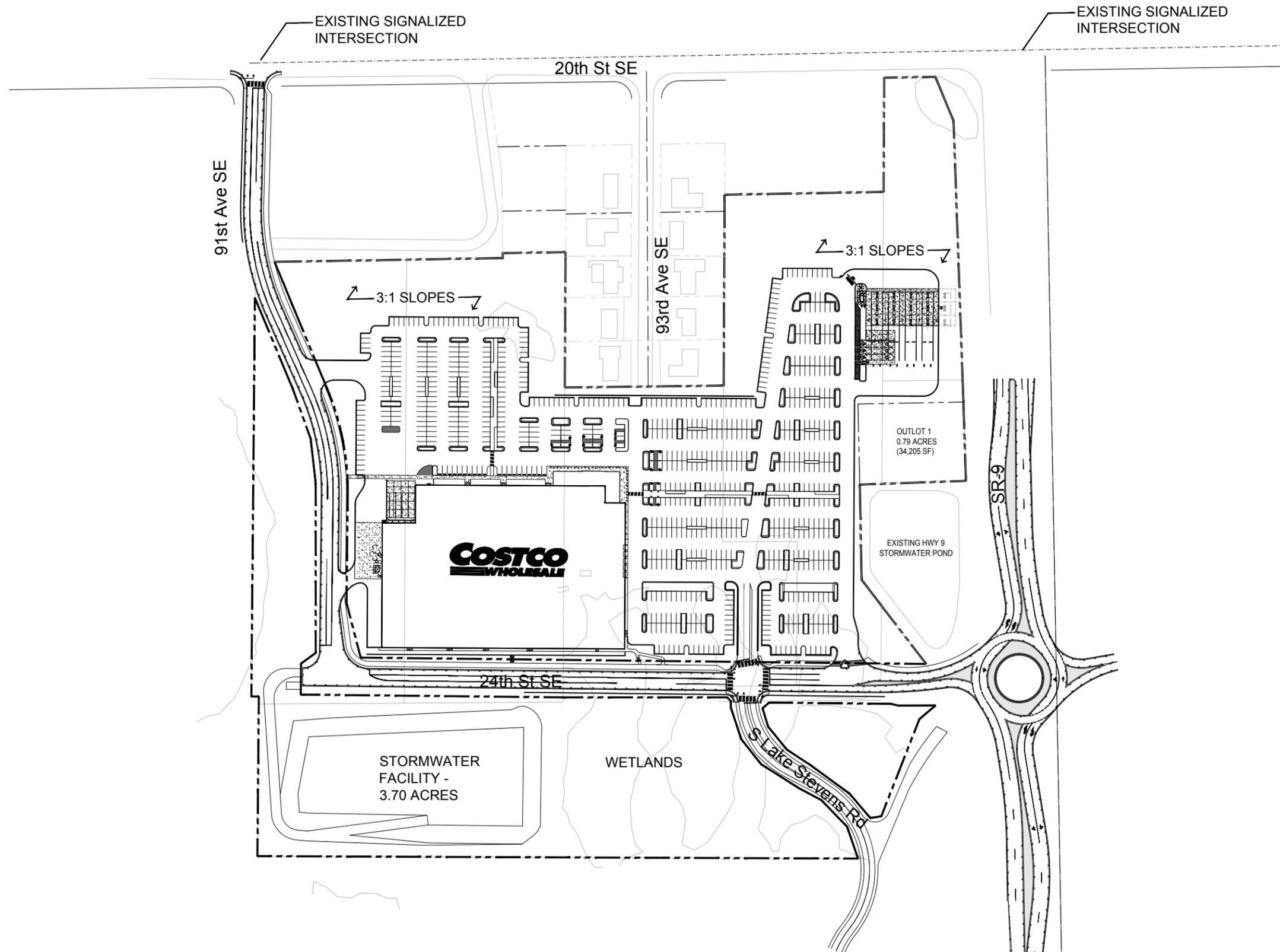
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17-0085-01  
OCTOBER 30, 2019

OVERALL SITE PLAN

DD12-09



# COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

# OVERALL SITE PLAN

OCTOBER 30, 2019

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# COSTCO WHOLESALE

LAKE STEVENS, WASHINGTON

# PRELIMINARY LANDSCAPE PLAN

SEPTEMBER 20, 2019

SEE SHEET L1.2 FOR  
LANDSCAPE LEGEND & DETAILS

WEISMANDESIGNGROUP

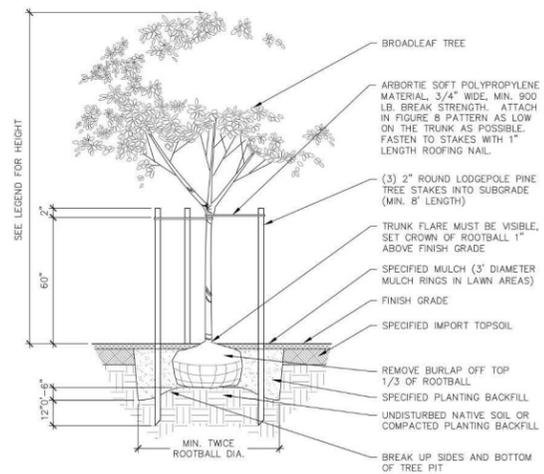
LANDSCAPE ARCHITECTURE 2329 E MADISON ST SEATTLE WA 98112 206-322-1732 WWW.WDGINC.COM



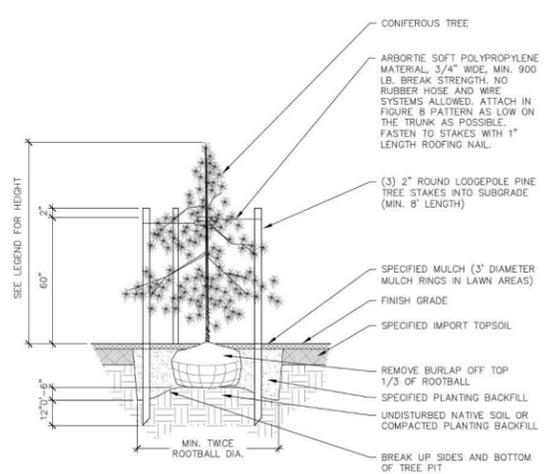
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PRELIMINARY  
LANDSCAPE  
PLAN

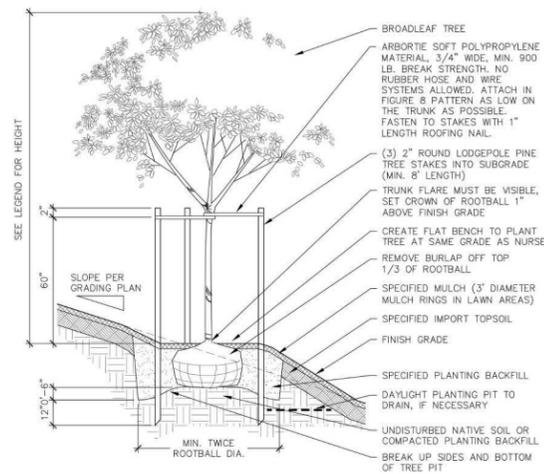
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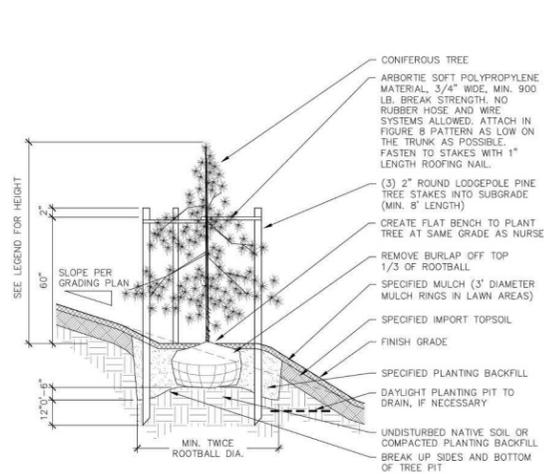
**A DECIDUOUS TREE PLANTING** Scale: 3/8"=1'-0"



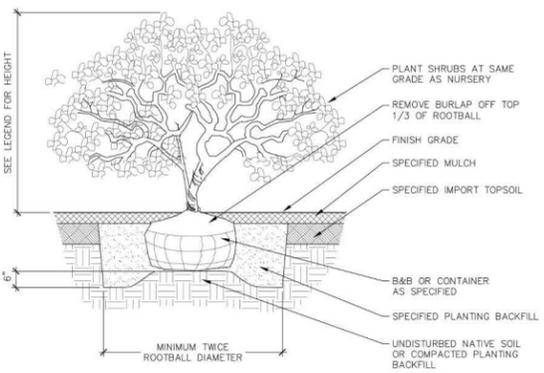
**B CONIFEROUS TREE PLANTING** Scale: 3/8"=1'-0"



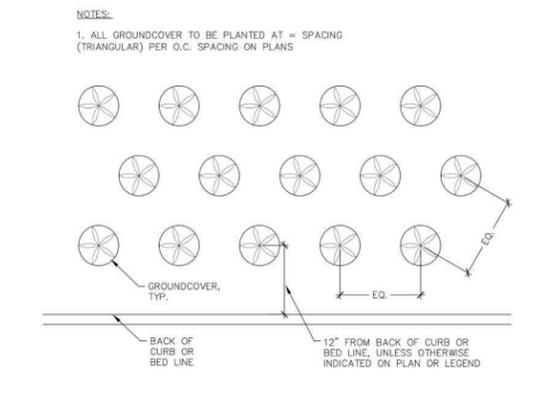
**C DECIDUOUS TREE PLANTING ON SLOPE** Scale: 3/8"=1'-0"



**D CONIFEROUS TREE PLANTING ON SLOPE** Scale: 3/8"=1'-0"



**E SHRUB / GROUND COVER PLANTING** Scale: 1/2"=1'-0"



**F GROUND COVER SPACING** Scale: 1"=1'-0"

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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
<b>DECIDUOUS STREET TREES</b>			
<b>LARGE DECIDUOUS TREES</b>			
	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	
<b>SMALL ACCENT TREES</b>			
	ACER CIRCINATUM	VINE MAPLE	MIN. (3) 3/4" CAL., 7'-8' HT., MULTI-TRUNKED, MATCHING SPECIMEN, WELL-BRANCHED, B&B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	
<b>CONIFEROUS EVERGREEN TREES</b>			
	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	
<b>LARGE SHRUBS</b>			
	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	
<b>MEDIUM SHRUBS</b>			
	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	
<b>SMALL SHRUBS</b>			
	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	
<b>ORNAMENTAL GRASSES / ACCENTS</b>			
	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	
<b>GROUNDCOVERS</b>			
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	FRAGARIA CHILOENSIS	WILD STRAWBERRY	
<b>NATIVE GROUND COVER MIX:</b>			
	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	
	<b>SOD LAWN</b>		COUNTRY GREEN 'PERFECT GREEN' TURF BLEND, SEE SPECIFICATIONS
	<b>ROUGH SEED</b>		
	<b>ALUMINUM EDGING</b>		
	<b>REPLACEMENT TREES</b>		1 GALLON SIZE NATIVE SPECIES AT 8' O.C. SEE CALCULATIONS FOR QUANTITIES.
	<b>RAIN GARDEN PLANTING MIX</b>		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**

- ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
- MULCH ALL SHRUB AND GROUND COVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
- WHERE GROUND COVER 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.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
- CONTRACTOR SHALL PROVIDE DIGITAL PHOTOS OF A REPRESENTATIVE TREE, SHRUB, OR GROUND COVER FOR ALL MATERIALS IN LEGEND BELOW FOR LANDSCAPE ARCHITECT REVIEW AND ACCEPTANCE PRIOR TO PROCUREMENT. THIS SHALL ESTABLISH THE STANDARD FOR APPROVED MATERIAL.
- 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.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

**ADDITIONAL NOTES FOR PRICING OF PRELIMINARY LANDSCAPE PLAN:**

- ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY. PROVIDE DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
- INSTALL MINIMUM 8" DEPTH HIGH QUALITY IMPORT TOPSOIL. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
- 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.
- 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
- INSTALL 4" PERFORATED SUB DRAINS FOR ALL INTERIOR LANDSCAPE ISLANDS, CONNECTING TO STORM DRAIN SYSTEM.
- REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.

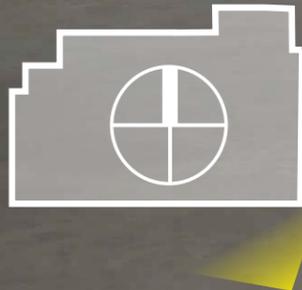








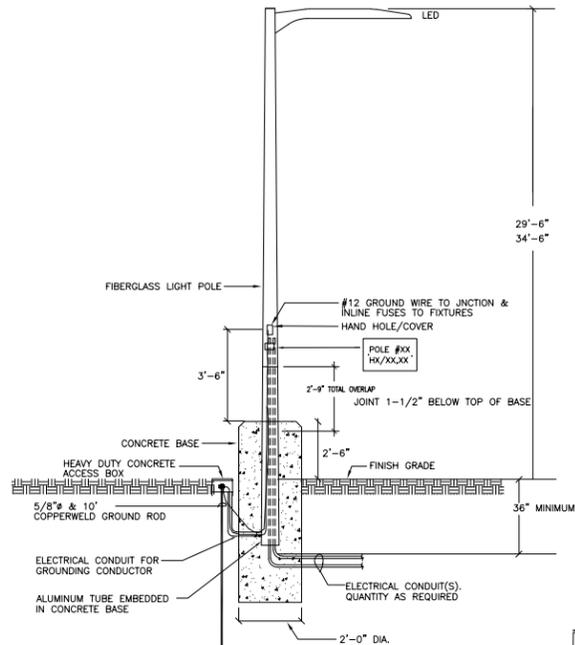
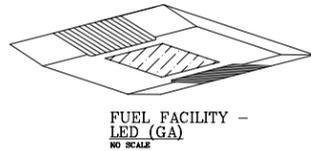
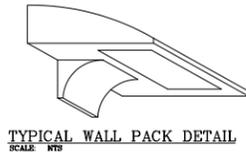






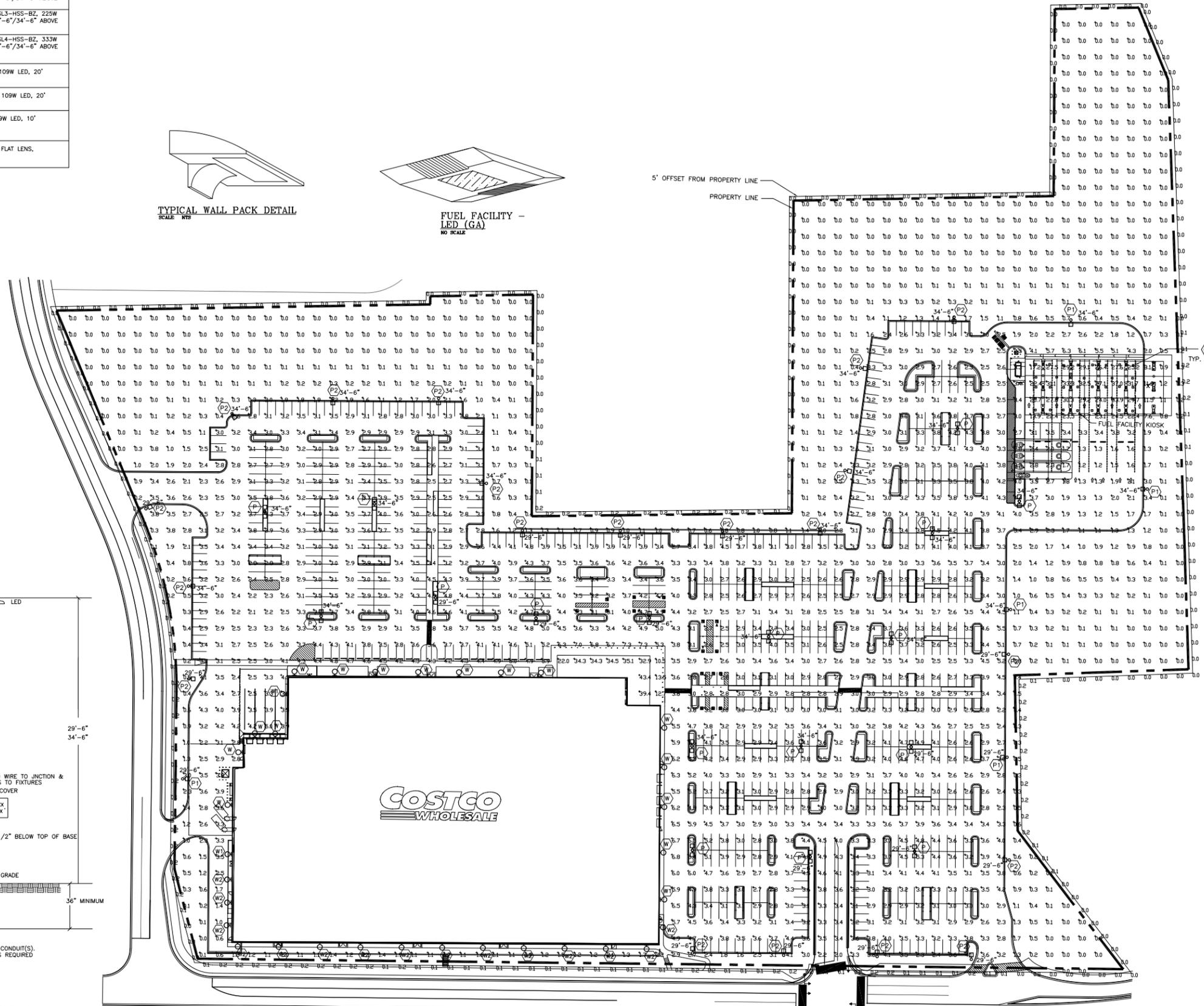
WITH CONCRETE BASE.

FIXTURE DESCRIPTION	
(P)	COOPER GALLEON GLEON-AF-06-LED-E1-SWQ-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 T3TM, 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



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

ARCHITECT REFERENCE NO: 17-0085-01

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PROJECT NO: 19-1180

09/19/19 REVISED

DD PACKAGE



SE-1

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