Joint Public Notice
Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA  98124-3755
Telephone:  (206) 764-3482
ATTN: Jordan Bunch,
  Project Manager

WA Department of Ecology
SEA Program
Post Office Box 47600
Olympia, WA  98504-7600
Telephone:  (360) 407-6076
ATTN: SEA Program,
  Federal Permit Coordinator

Public Notice Date:  March 13, 2020
Expiration Date:  April 12, 2020
Reference No.:  NWS-2019-175
Name: Costco Wholesale (Wetland Fill for a Warehouse in Lake Stevens)

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the U.S. as described below and shown on the enclosed drawings dated February 12, 2020.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws and the Coastal Zone Management Act.

APPLICANT:  Peter Kahn
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027
Telephone: (425) 427-7554

AGENT:  Ed Sewall
Sewall Wetland Consulting, Inc.
P.O. Box 880
Fall City, WA 98024
Telephone:  (253) 859-0515

LOCATION:  2404 South Lake Stevens Road at Lake Stevens, Snohomish County, Washington.

WORK:  The applicant proposes to fill 1.72 acres of wetlands to construct a Costco Warehouse and attendant features (storm water facilities, roads, parking areas, gas station, and infrastructure).

PURPOSE:  Develop a Costco Warehouse facility in the Lake Stevens service area along with associated parking, roads, and storm water infrastructure.
ADDITIONAL INFORMATION: The applicant proposes to place fill in 1.72 acres of Category II and III palustrine emergent, palustrine forest, and palustrine scrub-shrub wetlands to construct a new Costco Warehouse and attendant features (storm water facilities, roads, parking areas, gas station, and infrastructure). In addition to direct impacts, 2.24 acres of indirect impacts would occur to Wetlands A and D from inadequate buffers (wetland area used as “paper buffer”).

The applicant proposes to extend 24th Street Southeast approximately 1,400 linear feet across the project site to the north, and widen the road and connect to a roundabout at the S.R. 9/ Lake Stevens Road interchange. The project would also extend 91st Avenue Southeast approximately 1,255 linear feet across 20th Street Southeast.

Storm water runoff from the project would be captured, treated, and detained onsite using the most current Washington Department of Ecology storm water manual.

The wetland boundaries shown on the project drawings have not yet been verified by the U.S. Army Corps of Engineers (Corps). If the Corps determines the boundaries of the wetlands are substantially inaccurate a new public notice may be published.

MITIGATION: The applicant has proposed to compensate for all direct and indirect wetland impacts through the purchase of mitigation credits through the Snohomish Mitigation Bank. The proposed mitigation plan has not been approved by the Corps and is currently under review.

The applicant has proposed voluntary mitigation that would consist of on-site creation of 0.45 of an acre of wetland along Wetland D, and removal of three (3) fish barrier culverts off-site to a Mosher Creek Tributary and the replacement of three (3) other off-site culverts with fish passable culverts.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. After receipt of comments from this public notice, the U.S. Army Corps of Engineers will evaluate the potential impacts to proposed and/or listed species and their designated critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would impact EFH in the project area.

If the U.S. Army Corps of Engineers (Corps) determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps’ final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, Washington Information System for Architectural and Archaeological Records Data and other sources of information. A historic properties investigation has been conducted within the permit area. No historic properties determined eligible for or listed on the National Register of Historic Places were found to exist within the permit area. The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts
and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION – CORPS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

SOURCE OF FILL MATERIAL: The source of the fill material will be material located on site and/or an approved facility. Should a permit be issued, the Corps will evaluate the fill material source prior to the start of construction.

EVALUATION – ECOLOGY: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

ADDITIONAL EVALUATION:

Snohomish County is the authority for determining the requirement of a Shorelines Substantial Development permit for this project.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether authorizing the work would not be contrary to the public interest. In order to be accepted, e-mail comments must originate from the author’s e-mail account and must include on the subject line of the e-mail message the permit applicant’s name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant’s name and reference number, as shown below, and the commenter’s name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this
NWS-2019-175, Costco Wholesale

public notice to ensure consideration.

CORPS COMMENTS: All e-mail comments should be sent to jordan.a.bunch@usace.army.mil. Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Jordan Bunch, P.O. Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: Federal Permit Coordinator, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Costco Wholesale; NWS-2019-175

Encl: Figures (14)
PROPOSED PROJECT:
LAKE STEVENS COSTCO NEW COMMERCIAL WAREHOUSE CLUB STORE.

IN: WETLANDS
NEAR/AT: CITY OF LAKE STEVENS
COUNTY: SNOHOMISH
STATE: WASHINGTON

LOCATION:
WETLANDS NEAR/AT:
CITY OF LAKE STEVENS
COUNTY: SNOHOMISH
STATE: WASHINGTON

SITE INFORMATION:
PARCEL 1 - TAX PARCEL NO. 00457000002501 (NO ADDRESS) 2.08 ACRES
PARCEL 2 - TAX PARCEL NO. 00457000002502 (NO ADDRESS) 0.78 ACRES
PARCEL 3 - TAX PARCEL NO. 00457000002401 (2326 S LAKE STEVENS RD) 6.06 ACRES
PARCEL 4 - TAX PARCEL NO. 00457000002503 (NO ADDRESS) 0.20 ACRES
PARCEL 5 - TAX PARCEL NO. 00457000002304 (2404 S LAKE STEVENS RD) 15.64 ACRES
PARCEL 6 - TAX PARCEL NO. 00457000002201 (9208 21ST ST SE) 6.66 ACRES
PARCEL 7 - TAX PARCEL NO. 00457000002102 (9126 21ST ST SE) 6.67 ACRES

VICINITY MAP

GALRAND LN
NORTHWEST AVE
ARCTIC AVE
Lakes Stevens

PROJECT SITE
20th St SE (Hewitt Ave)
State Route 9
CENTER OF SITE
LATITUDE: 47°58'33" N
LONGITUDE: 122°06'40" W

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7

S/T/R: A PORTION OF THE NE ¼ OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

NWS-2019-175
EXISTING CONDITIONS

REFERENCE:

APPLICANT: COSTCO WHOLESALE

PROPOSED PROJECT: LAKE STEVENS COSTCO

PO BOX 880
FALL CITY, WASHINGTON 98024
(253) 859-0515 - TELEPHONE

NWS-2019-175

WETLAND SUMMARY

<table>
<thead>
<tr>
<th>WETLAND ID</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>WETLAND &quot;A&quot;</td>
<td>54,097 SF (1.24 ACRES)</td>
</tr>
<tr>
<td>WETLAND &quot;B&quot;</td>
<td>19,086 SF (0.43 ACRES)</td>
</tr>
<tr>
<td>WETLAND &quot;C&quot;</td>
<td>8,579 SF (0.19 ACRES)</td>
</tr>
<tr>
<td>WETLAND &quot;D&quot;</td>
<td>100,623 SF (2.31 ACRES)</td>
</tr>
<tr>
<td>WETLAND &quot;D2&quot;</td>
<td>171 SF (0.004 ACRES)</td>
</tr>
<tr>
<td>WETLAND &quot;D3&quot;</td>
<td>230 SF (0.005 ACRES)</td>
</tr>
<tr>
<td>WETLAND &quot;E&quot;</td>
<td>5,811 SF (0.13 ACRES)</td>
</tr>
<tr>
<td>WETLAND &quot;F&quot;</td>
<td>10,379 SF (0.23 ACRES)</td>
</tr>
</tbody>
</table>

APPROX SCALE: 1" = 300'

Know what’s below. Call before you dig.
### Reference:

- **Applicant:** COSTCO WHOLESALE
- **Proposed Project:** LAKE STEVENS COSTCO

### Wetland Fill

<table>
<thead>
<tr>
<th>Wetland ID</th>
<th>Total Wetland Fill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland A #1</td>
<td>154 SF (0.004 Acres)</td>
</tr>
<tr>
<td>Wetland A #2</td>
<td>13,540 SF (0.31 Acres)</td>
</tr>
<tr>
<td>Wetland A #3</td>
<td>606 SF (0.14 Acres)</td>
</tr>
<tr>
<td>Wetland B</td>
<td>19,086 SF (0.44 Acres)</td>
</tr>
<tr>
<td>Wetland C</td>
<td>8,579 SF (0.20 Acres)</td>
</tr>
<tr>
<td>Wetland D #1</td>
<td>17,831 SF (0.40 Acres)</td>
</tr>
<tr>
<td>Wetland D #2</td>
<td>171 SF (0.004 Acres)</td>
</tr>
<tr>
<td>Wetland D #3</td>
<td>230 SF (0.005 Acres)</td>
</tr>
<tr>
<td>Wetland D #4</td>
<td>14,060 SF (0.32 Acres)</td>
</tr>
<tr>
<td>Wetland J</td>
<td>646 SF (0.02 Acres)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>74,903 SF (1.72 Acres)</strong></td>
</tr>
</tbody>
</table>

**Wetland Paper Fill = 61,262 SF (1.41 Acres)**

**Wetland Mitigation = 19,824 SF (0.45 Acres)**

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**APPLICANT:** COSTCO WHOLESALE  
**PROPOSED PROJECT:** LAKE STEVENS COSTCO  
**DATE:** 02/12/2020  
**TELEPHONE:** (253) 859-0515  
**ADDRESS:** PO BOX 880, FALL CITY, WASHINGTON 98024  
**CONTRACTOR:** Sewall Wetland Consulting, Inc.
TABLE 1: PLAN GOALS, MONITORING SCHEDULE, PERFORMANCE STANDARDS

<table>
<thead>
<tr>
<th>GOAL</th>
<th>MONITORING SCHEDULE</th>
<th>PERFORMANCE STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. EXPAND NATIVE PLANT VEGETATION TO IMPROVE aquatic habitat and wildlife habitat within an area set forth in Table 2.4.</td>
<td>Monthly during construction and annually during the maintenance period.</td>
<td>Achieve the prescribed aquatic habitat and wildlife habitat.</td>
</tr>
<tr>
<td>2. INSTALL AND MAINTAIN NATIVE PLANTS ON THE PROJECT LAND.</td>
<td>Monthly during construction and annually during the maintenance period.</td>
<td>Maintain a minimum of 80% of the total area specified.</td>
</tr>
<tr>
<td>3. PLANT NATIVE PLANTS.</td>
<td>Monthly during construction and annually during the maintenance period.</td>
<td>Maintain a minimum of 80% of the total area specified.</td>
</tr>
<tr>
<td>4. INSTALL NATIVE PLANT VEGETATION ON THE PROJECT LAND.</td>
<td>Monthly during construction and annually during the maintenance period.</td>
<td>Maintain a minimum of 80% of the total area specified.</td>
</tr>
<tr>
<td>5. PLANT NATIVE PLANTS.</td>
<td>Monthly during construction and annually during the maintenance period.</td>
<td>Maintain a minimum of 80% of the total area specified.</td>
</tr>
<tr>
<td>6. INSTALL NATIVE PLANT VEGETATION ON THE PROJECT LAND.</td>
<td>Monthly during construction and annually during the maintenance period.</td>
<td>Maintain a minimum of 80% of the total area specified.</td>
</tr>
</tbody>
</table>

**MONITORING & MAINTENANCE PLAN**

- **PLANT MATERIALS:**
  - USE LOCAL AND NATIVE MATERIALS AS DEFINED IN TABLE 2.4.
  - USE NATIVE PLANTS AS DEFINED IN TABLE 2.4.

- **MONITORING PLAN REQUIREMENTS:**
  - MONITORING SHALL BE CONDUCTED AS DEFINED IN TABLE 2.4.
  - MONITORING SHALL BE CONDUCTED AS DEFINED IN TABLE 2.4.

- **PERFORMANCE STANDARDS:**
  - A MINIMUM OF 80% OF THE TOTAL AREA SPECIFIED IN TABLE 2.4 SHALL BE MAINTAINED.
  - A MINIMUM OF 80% OF THE TOTAL AREA SPECIFIED IN TABLE 2.4 SHALL BE MAINTAINED.

**CONTINGENCY PLAN**

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE TASK ARE NOT SATISFIED, THE MONITORING PLAN MUST BE MODIFIED TO ADDRESS THE NONSATISFACTION OF THE PERFORMANCE STANDARDS. THE MODIFICATIONS SHALL BE IMPLEMENTED AS PROVIDED IN THE MONITORING PLAN.

**CONSTRUCTION PLAN**

THE MONITORING PLAN AND PERFORMANCE STANDARDS ARE IN PLACE TO ENSURE THE PROPER INSTALLATION AND MAINTENANCE OF THE NATIVE PLANTS AND VEGETATION ON THE PROJECT LAND. THE MONITORING PLAN AND PERFORMANCE STANDARDS ARE TO BE CONSIDERED AS MINIMUM REQUIREMENTS FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE NATIVE PLANTS AND VEGETATION ON THE PROJECT LAND.

**GENERAL MAINTENANCE**

- **PLANT MATERIALS:**
  - USE LOCAL AND NATIVE MATERIALS AS DEFINED IN TABLE 2.4.
  - USE NATIVE PLANTS AS DEFINED IN TABLE 2.4.

- **MONITORING PLAN REQUIREMENTS:**
  - MONITORING SHALL BE CONDUCTED AS DEFINED IN TABLE 2.4.
  - MONITORING SHALL BE CONDUCTED AS DEFINED IN TABLE 2.4.

- **PERFORMANCE STANDARDS:**
  - A MINIMUM OF 80% OF THE TOTAL AREA SPECIFIED IN TABLE 2.4 SHALL BE MAINTAINED.
  - A MINIMUM OF 80% OF THE TOTAL AREA SPECIFIED IN TABLE 2.4 SHALL BE MAINTAINED.
Know what's shown on this drawing, if any, are based on the field location of the apparent surface evidence of existing structures. The underground routing and condition of buried utilities has not been verified or confirmed. Additional utility location and mapping may be required. Field locate, verify depth of, and adequately protect all utilities prior to the start of work.

**LEGEND:**
- **EXISTING GRADE**
- **PROPOSED GRADE**
- **PROPOSED SPOT ELEVATION**
- **LIMITS OF WETLAND CREATION**
- **UTILITY LOCATIONS**
- **SILT FENCE**
- **SNAG (QTY: 2)**
- **LOG (QTY: 9)**
- **LOG WITH ROOTWAD (QTY: 4)**

**NOTE:**
This survey and site plan used to prepare the drawing was provided by DOWL. Base drawings and site plans were converted from their original format to enhance visual presentation and to clarify specific information.

**DRAWING REFERENCE:**
The survey and site plan used to prepare the drawing was provided by DOWL. Base drawings and site plans were converted from their original format to enhance visual presentation and to clarify specific information.
WETLAND CREATION GENERAL NOTES:

1. PLANS DESIGNER MUST BE ON SITE DURING ALL CLEARING AND GRAZING WORK.
2. THE AREA TO BE CLEARANCES AND GRAZING MUST BE DIGNED BY THE CONTRACTOR AND APPROVED BY OWNER PRIOR TO THE START OF ANY WORK. SPECIFICATIONS AND ACCEPTANCE CRITERIA MUST BE UPON TO THE AREAS CONTAINED ON THE PLAN.
3. EXPOSED SOIL MUST BE COVERED AT THE IDS OF EACH WORKING DAY WHEN WORKING FROM OCTOBER THROUGH APRIL. SOILS ARE PROTECTED FOR CONSTRUCTION PURPOSES, EXPOSED SOILS MUST BE COVERED AT THE IDS OF EACH CONSTRUCTION WORK AND AS SOON AS THE THREAT OF FROZEN.
4. THE CONTRACTOR MUST MAINTAIN A GERMIS ON SITE DURING CLEARING AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN MOVED ONTO SOIL AREAS IN RELATION TO CONSTRUCTION.
5. RECOMMEND YCONSTRUCTION SEQUENCE FOR WETLAND CLEARING ACTIVITIES:
   - INITIAL TEMPORARY PROTECTIVE EMBANKMENT
   - REMOVE EXISTING SOIL TO A DEPTH AS SHOWN ON THE PLANS.
   - PROVIDE A CONTOUR TRENCH TO PRIMEX, AND WITHIN EXISTING WETLAND AND BUFFER AREAS.
   - EROSION OF EXISTING SOIL OR MATERIAL MATERIAL AT A 4:1 SLOPE IN THE INITIAL.
   - MASKING PREVIOUS PROTECTIVE EMBANKMENT.
   - MASKAND ALL FINAL SLOPES TO PROVIDE A UNIFORM APPEARANCE.
   - APPLY HYDROSEEDING TO CLEARING AREAS FOR TREES CONTROL.

SOIL AMENDMENT SPECIFICATION:

1. POLITICAL CLEARING AND PROPER TRENCH PROTECTION, DECOMPOSE AND ADDINED SOILS WITHIN ALL GRANING AREAS PER THE FOLLOWING SPECIFICATIONS.
2. MECHANICALLY DECOMPACT SOILS TO A MINIMUM DEPTH OF 12 INCHES.
3. APPLY A MIXTURE OF ORGANIC MARTIAL COMPOUNDS TO EACH CLEARANCE WINDINOUS BLINDS OR A MINIMUM DEPTH OF 2 INCHES.
4. UNIFORMITY SHALL BE COMPLIRED TO ANALYSIS OF EXISTING SOIL, AND DEPOSIT WITHIN THE SPECIFIED DEGREE OF THE DECOMPACTED SOIL.
5. MASKANG FINAL SLOPES TO PROVIDE A UNIFORM APPEARANCE.

HYDROSEEDING SPECIFICATION:

1. APPLY HYDROSEEDING TO ALL GRANED AND LOADING AREAS, EXCLUDING IMPROVED AREAS.
2. SEEDS MUST BE APPROVED FROM THE SEEDS OF EACH SPECIES INTERDINATIONAL. WETLAND SPECIES.
3. SEED APPLICATION RATE: 1.0 LBS PER ACRE.
4. SEEDS AND HYDROSEEDING MIGHT BE APPLIED UPON A TO THE SITE. BARREN SOIL MIGHT BE APPLIED UPON A TO THE SITE.
5. soil shall be applied TO THE SITE.

SOIL STOCKPILE NOTES:

1. soil THAT IS DEPOSITED WITHIN OR OTHER WETLANDS OR WETLAND SPECIES, MIGHT BE DISPOSED OF IN AN APPROPRIATE MANNER.
2. SEEDS AND HYDROSEEDING MIGHT BE APPLIED UPON A TO THE SITE. BARREN SOIL MIGHT BE APPLIED UPON A TO THE SITE.
Know what's shown on this drawing, if any, is based on the field location of the apparent surface evidence of existing structures. The underground routing and condition of buried utilities has not been verified or confirmed. Additional utility location and mapping may be required. Field locate, verify depth of, and adequately protect all utilities prior to the start of work.

LEGEND:

- PLANTING SCHEMATIC #1 (2,808 SF)
- PLANTING SCHEMATIC #2 (6,753 SF)
- PLANTING SCHEMATIC #3 (14,025 SF)
- PLANTING SCHEMATIC #4 (1,190 SF)
**PLANT INSTALLATION SPECIFICATIONS**

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**PART I - GENERAL**

All work shall conform to the specifications and details shown on these drawings.

All work shall conform to all applicable codes, laws, and ordinances.

Contractor shall furnish all materials, equipment, labor, and related items necessary to complete the work shown on these drawings. All materials shall be delivered to the site in accordance with the specifications and detail shown. The work shall be performed in accordance with the specifications and details on these drawings.

**PLANT INSTALLATION**

All work shall conform to Paragraph 1.1.1 (PLANT INSTALLATION) of the Drawings executed by the Contractor. All Plant Material shall be delivered and installed in a manner prescribed herein. In the event of conflict between this specification and the Drawings, the Drawings shall prevail.

**PLANT INSTALLATION**

1.0 GENERAL

1.1.1 PLANT INSTALLATION

The Drawings shall be used as the basis for the execution of this work. The Drawings show the details and specifications of the plant material as they shall be installed. The Drawings shall be considered to be part of this specification and shall be followed closely.

**INSTALLATION**

The Drawings shall be used as the basis for the execution of this work. The Drawings show the details and specifications of the plant material as they shall be installed. The Drawings shall be considered to be part of this specification and shall be followed closely.

**PLANT INSTALLATION**

2.0 MATERIALS

2.1 PLANT MATERIAL

Plant Material supplied by Contractor shall comply with the specifications shown on the Drawings. Plant Material shall be supplied and delivered in accordance with the Drawings. Any change in the type of Plant Material shall be approved in writing by the Owner.

1.0 GENERAL

All work shall conform to the specifications and details shown on these drawings. All work shall be performed in a workmanlike manner, in accordance with good and sound agricultural and horticultural practices. The work shall be performed in a manner that will result in a pleasing and functional landscape.

2.0 MATERIALS

2.1 PLANT MATERIAL

PLANT MATERIAL SHALL BE OF SOUND VARIETY AND OF GOOD GROWTH. PLANT MATERIAL SHALL BE SUPPLIED AND DELIVERED IN ACCORDANCE WITH THE DRAWINGS. ANY CHANGE IN THE TYPE OF PLANT MATERIAL SHALL BE APPROVED IN WRITING BY THE OWNER.

3.0 INSTALLATION

3.1 PLANT INSTALLATION

PLANT MATERIAL SHALL BE PLANTED IN SUCH A MANNER AS TO SECURE THE MOST DESIRABLE EFFECT. PLANT MATERIAL SHALL BE SUPPLIED AND DELIVERED IN ACCORDANCE WITH THE DRAWINGS. ANY CHANGE IN THE TYPE OF PLANT MATERIAL SHALL BE APPROVED IN WRITING BY THE OWNER.

4.0 MAINTENANCE

4.1 MAINTENANCE

MATERIALS SHALL BE SUPPLIED AND DELIVERED IN ACCORDANCE WITH THE DRAWINGS. ANY CHANGE IN THE TYPE OF PLANT MATERIAL SHALL BE APPROVED IN WRITING BY THE OWNER.
Know what's R
UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

DESIGN BY DOWL, DATED 08/16/2019; MODIFIED BY CEDAROCK CONSULTANTS, INC. MATCH TO SHEET 10

PROJECT: CRITICAL AREA MITIGATION PLAN – LAKE STEVENS COSTCO STORE – CLIENT: CULVERT #1
15" CONCRETE TO BE REPLACED

CULVERT #2 8" PVC TO BE REPLACED

CULVERT #3 24" CMP TO BE REPLACED

CULVERT #4 18" CONCRETE TO BE REMOVED

CULVERT #1 (15" CONCRETE) SEE DETAIL 10‐1 FOR CULVERT REPLACEMENT PLAN.

CULVERT #2 (8" PVC) SEE DETAIL 10‐2 FOR CULVERT REPLACEMENT PLAN.

CULVERT #3 (24" CMP) SEE DETAIL 10‐3 FOR CULVERT REPLACEMENT PLANS.

CULVERT #4 (18" CONCRETE) SEE DETAIL 11‐1 FOR CULVERT REMOVAL PLAN.

PLANTING AREA #1 (1,565 SF)

PLANTING AREA #2 (366 SF)

PLANTING AREA #3 (951 SF)

PLANTING AREA #4 (200 SF)

PLANTING AREA #5 (212 SF)

PLANTING AREA #6A (3,022 SF)

PLANTING LIMITS SHOWN ARE APPROXIMATE AND WILL BE FIELD ADJUSTED BY PLAN DESIGNER AND LANDOWNER AT THE TIME OF PLANT INSTALLATION TO FIT ACTUAL SITE CONDITIONS.

DRAWING NOTES:
INFORMATION SHOWN ON THIS DRAWING IS FOR PERMITTING PURPOSES ONLY. MODIFICATIONS MAY BE PROVIDED DURING ENTRY TO ENHANCE VISUAL PRESENTATION AND TO CLARIFY SPECIFIC INFORMATION FOR REGULATORY AGENCY REVIEW. CONTRACTOR SHALL REFER TO THE ORIGINAL CONSTRUCTION DRAWINGS PREPARED BY DOWL, DATED 08/16/2019 (OR AS SUBSEQUENTLY AMENDED).

PLANT INSTALLATION NOTES:
1. PLANTING LIMITS SHOWN ARE APPROXIMATE AND WILL BE FIELD ADJUSTED BY PLAN DESIGNER AND LANDOWNER AT THE TIME OF PLANT INSTALLATION TO FIT ACTUAL SITE CONDITIONS.

DRAWING NOTES:
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PLANT INSTALLATION NOTES:
1. PLANTING LIMITS SHOWN ARE APPROXIMATE AND WILL BE FIELD ADJUSTED BY PLAN DESIGNER AND LANDOWNER AT THE TIME OF PLANT INSTALLATION TO FIT ACTUAL SITE CONDITIONS.
Know what's shown on this drawing, if any, is based on the field location of the apparent surface evidence of existing structures. The underground routing and condition of buried utilities has not been verified or confirmed. Additional utility location and mapping may be required. Field locate, verify depth of, and adequately protect all utilities prior to the start of work.