DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Lucy Chen and Maria Lau Hui, Basel Capital Holdings

LOCATION OF PROPOSAL: 12627 SE Coal Creek Parkway

DESCRIPTION OF PROPOSAL: Proposal to construct 58 townhome units in 9 buildings, private road, parking, and associated improvements on a 5.06 acre site with a Type-F stream tributary of Coal Creek, a Category II wetland, and Steep Slope critical areas, buffers, and structure setbacks.

FILE NUMBERS: 18-120487-LD and 18-120495-LO **PLANNER:** Reilly Pittman, 425-452-4350

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/12/2020**.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

By: Elizabeth Stead **Date:** 10/29/2020

Signed for

Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Basel Newport Townhomes
Proposal Address:	12627 SE Coal Creek Parkway
Proposal Description:	Design Review, Critical Area Land Use Permit, and Variance applications to construct 58 townhomes in 9 buildings, private road, parking, and associated improvements on a 5.06 acre site in the R-20 and R-5 zones. The site has a Type F stream tributary of Coal Creek and a Category II wetland along with steep slope critical areas, buffers, and structure setbacks. Reduction of the 110-foot wetland buffer, 20-foot wetland structure setback, 50-foot top-of-slope buffer and temporary impacts to the stream buffer and steep slopes are requested through the Critical Area Land Use Permit. To avoid impacts to the critical area the site project proposes to exceed the limits on excavation and fill which is requested under the Variance application.
File Number:	18-120487-LD, 18-120495-LO, and 19-120818-LS
Applicant:	Lucy Chen and Maria Lau Hui, Basel Capital Holdings
Decisions Included:	**Process II** Design Review (LUC 20.30F) Critical Areas Land Use Permit (LUC 20.30P) Variance from the Land Use Code (LUC 20.30G) SEPA (BCC 22.02)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** By: Elizabeth Stead for Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Recommendation:	**Approval with Conditions** By: Elizabeth Stead for Michael A. Brennan, Director Development Services Department

Application Date:	August 3, 2018
Completeness Date:	August 23, 2018
Notice of Application Publication:	September 6, 2018 (September 19, 2019 for Variance)
Public Meeting Date:	September 13, 2018
Decision Publication Date:	October 29, 2020
Appeal Deadline:	November 12, 2020

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the

CONTENTS

Documents in Project Files Referenced in this Report

1. Project Plans
2. Environmental Review and Stream and Wetland Delineation Study
3. Critical Areas Report
4. Critical Areas Report Addendum
5. Geotechnical Report
6. Arborist Report
7. Republic Services Approval Letter
8. SEPA Checklist
9. Public Comments

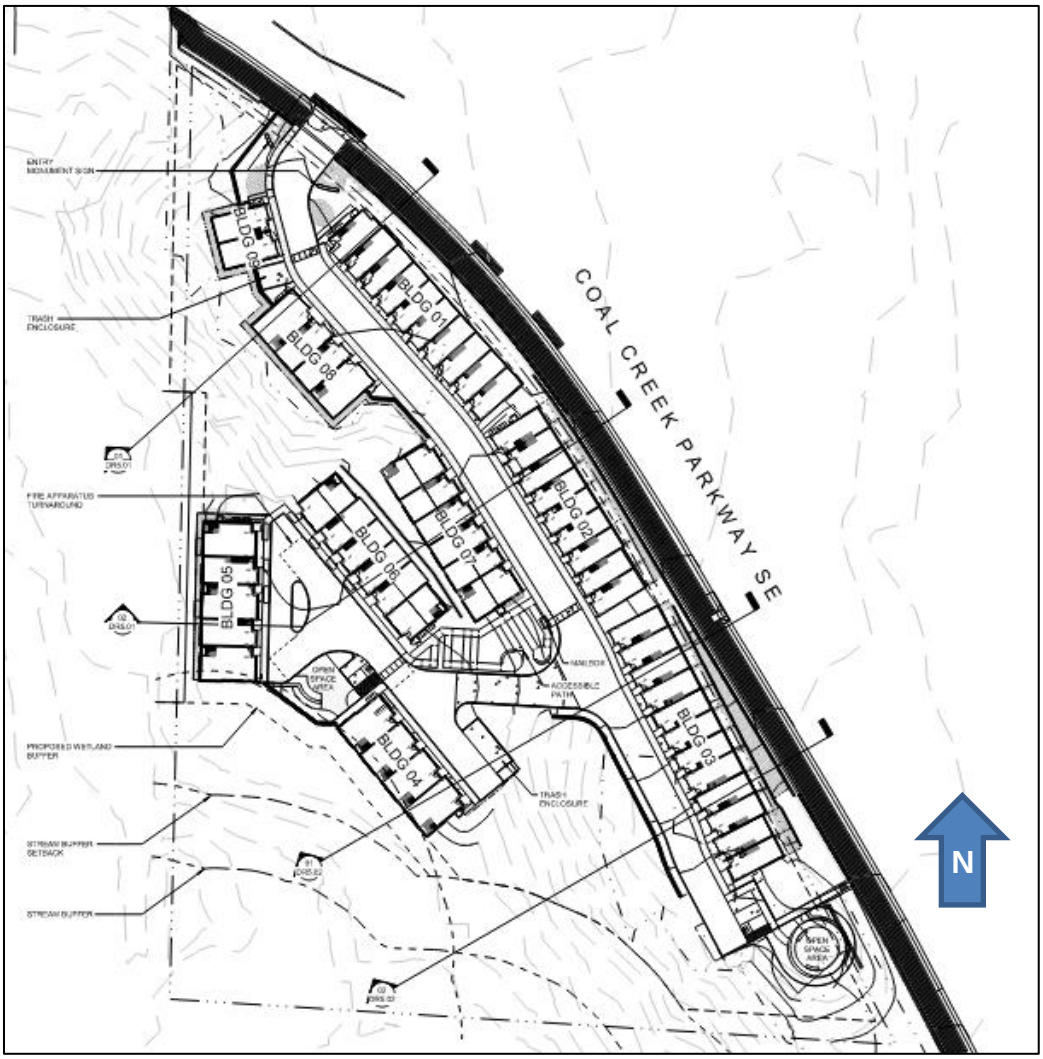
See file 18-120487-LD for all architectural plans, floor plan, building elevations, application forms
See file 18-120495-LO for All environmental plans, reports, SEPA checklist, application forms

I. REQUEST AND REVIEW PROCESS

A. REQUEST

The applicant requests Design Review, Critical Areas Land Use Permit, and Variance approval to allow construction of 58 townhomes in nine separate buildings on a 5.06 acre project site. Additional site improvements include access via a private road, guest parking, communal park and recreation areas, and landscaping. The project will also be required to install street frontage improvements including a new multi-use path along the entire street frontage. The existing house and other improvements on site will be demolished. **See Figure 1 below for the project concept and site plan. See reference document 1 for project plans.**

Figure 1



B. REVIEW PROCESS

The R-20 zoning district is a multifamily zone that comprises the majority of the project site. Multifamily zoned parcels within 500 feet of single-family zoned parcels are within the Transition Area Design District and require Administrative Design Review prior to construction permitting. Section IV of this staff report discusses how the project meets the requirements and design guidelines for projects in transition areas.

The site has stream, wetland, and steep slope critical areas as well as their protective buffers and structure setbacks which are proposed to be permanently and temporarily impacted by the development. Critical areas on the site, impacts proposed, and mitigation are described in Section II of this staff report. These impacts require a Critical Areas Land Use Permit with a critical areas report subject to performance standards and criteria that are described in Section IV of this report. This project and the proposed impacts also require review under the State Environmental Policy Act (SEPA) which is addressed in Section VII of this report.

Included with the proposal, is a request for a Variance to allow a greater amount of excavation

and placement of fill outside of the building footprint than is allowed in Land Use Code 20.20.460. The variance is proposed in order to further consolidate the development footprint and avoid impacts to critical areas. The variance would allow for development that avoids the need for terraced walls and longer roads to meet grade requirements which would further impact the critical areas on the site. The Variance proposal is discussed in Section IV and the decision criteria are discussed in Section VIII of this staff report.

Design Review, Critical Areas Land Use Permit, SEPA, and Variance are all Process II decisions made by the Director of the Development Services Department. The process includes a public notice of application with a minimum 14-day comment period. The Director's decision is written in a consolidated staff report, this document, to indicate whether the application has been approved, approved with conditions, or denied. Process II decisions may be appealed by any Parties of Record and the appeal shall be heard at a public hearing before the City Hearing Examiner. Project conformance with all decision criteria is found in Section IX of this report.

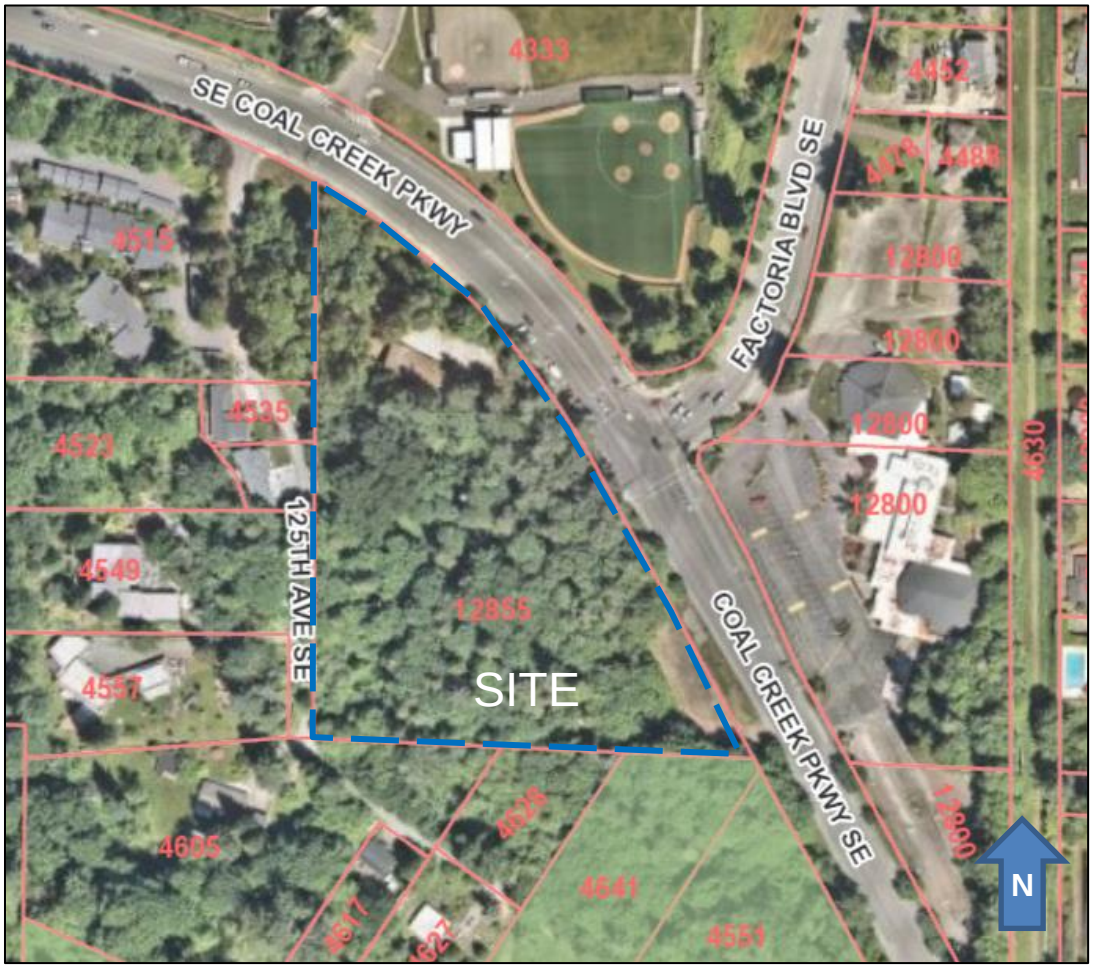
II. SITE DESCRIPTION, ZONING, LAND USE CONTEXT, AND CRITICAL AREAS

A. SITE DESCRIPTION

The address of the site is 12627 Coal Creek Parkway SE in the Newport Hills subarea of the City. Coal Creek Parkway is adjacent to the north and east sides of this triangular-shaped site that is located along a curve in the road where Coal Creek Parkway and Factoria Boulevard intersect. The site is adjacent to single-family residential property to the west and south east and another property zoned multifamily to the northwest. Athletic fields associated with Newport High School are located north of the site, on the opposite side of Coal Creek Parkway. Other properties zoned single-family residential are located across Coal Creek Parkway from the project site and contain the Newport Covenant Church. There is one existing single-family residence and associated improvements on the site are proposed to be demolished.

A majority of the site is vegetated and undeveloped. A Type-F stream tributary of Coal Creek is located in the southeast corner of the site and flows east to west where a Category II wetland is also located. Steep slope critical areas are located in the north and southeast corners of the project site and are bisected by a stormwater drainage feature not regulated as a critical area. Protective buffers from the stream, wetland and steep slopes extend east toward Coal Creek Parkway. The vegetation on the site is mixed deciduous forest and also provides potential for wildlife habitat. **See Figure 2 below for existing site aerial photo.**

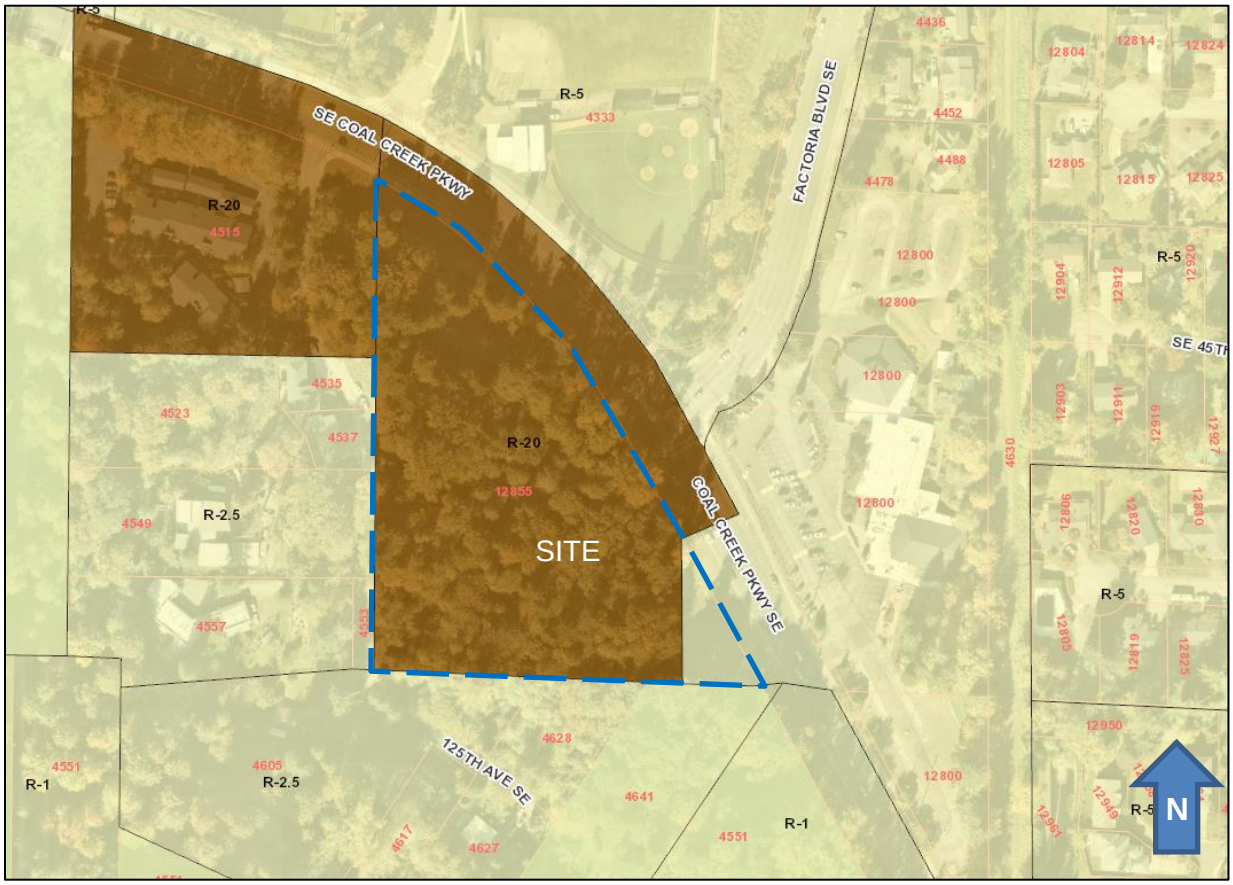
Figure 2: Existing Site

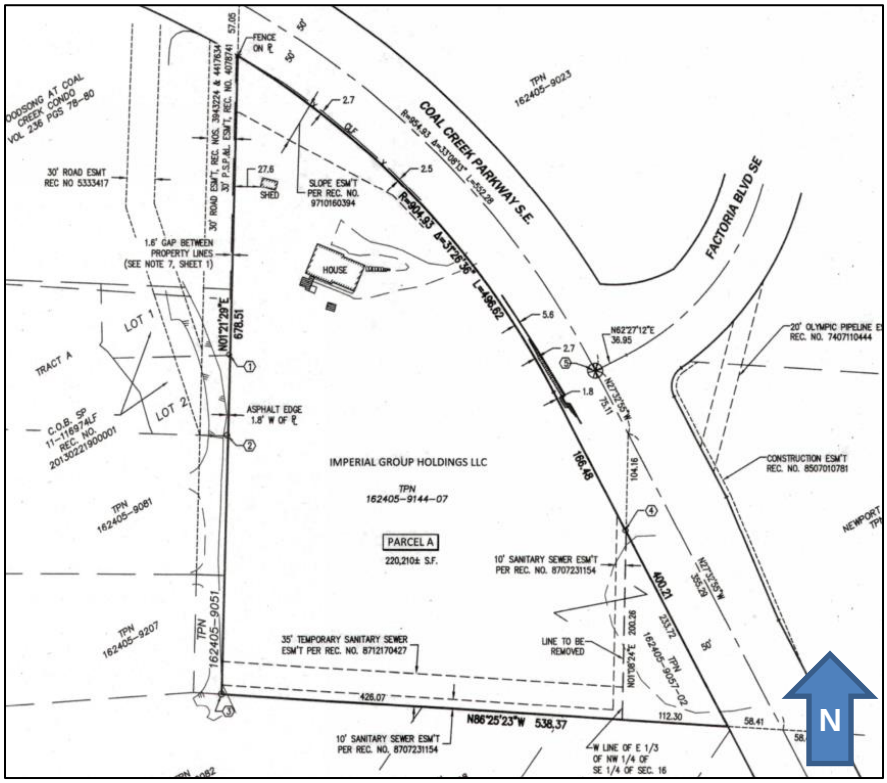


B. ZONING AND LAND USE CONTEXT

The site is currently one parcel combined from two lots through a boundary line adjustment. The largest parcel was rezoned to R-20, Multi-Family Residential in 2007. The smaller parcel is zoned R-5, Single-Family Residential. The combination of these parcels removed the lot line that separated the lots but did not revise the underlying zoning which has resulted in the current property being split zoned. **See Figure 3 below for zoning of the site and surrounding area and lot combination survey.**

Figure 3


SE COAL CREEK PKWY
FACTORIA BLVD SE
COAL CREEK PKWY SE
125TH AVE SE
SE 45TH
R-20
R-5
R-2.5
R-1
SITE
N


COAL CREEK PARKWAY S.E.
FACTORIA BLVD SE
IMPERIAL GROUP HOLDINGS LLC
TPN 162405-9144-07
PARCEL A
220,210± S.F.
10' SANITARY SEWER ESM'T PER REC. NO. 8707231154
35' TEMPORARY SANITARY SEWER ESM'T PER REC. NO. 8712170427
LINE TO BE REMOVED
30' ROAD ESMT REC NO 5333417
SLOPE ESM'T PER REC. NO. 9710160394
1.8' GAP BETWEEN PROPERTY LINES (SEE NOTE 7, SHEET 1)
ASPHALT EDGE 1.8' W OF ℄
CONSTRUCTION ESM'T REC. NO. 8507010781
20' OLYMPIC PIPELINE E REC. NO. 7407110444
N
N86°25'23"W 538.37

Because of the adjacent single-family zoned properties to the west, the property is in the Transition Area Design District. The Transition Area Design District provides a buffer between residential uses in a residential land use district and a land use district which permits development of higher intensity. Where multifamily development is planned adjacent to single-family residential uses or commercial development is planned adjacent to residential uses, such development should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition. As discussed later in this report the proposal complies with the requirements of the Transition Area Design District Overlay.

C. CRITICAL AREAS INVENTORY AND REPORTS

Regulated critical areas within the project area overlap and include:

- Geological hazard steep slope areas with 50-foot top-of-slope buffers and 75-foot toe-of-slope structure setbacks
- Category II wetland with a 110-foot buffer and 20-foot structure setback
- Type F stream tributary of Coal Creek with a 50-foot buffer and 50-foot structure setback
- Habitat for species of local importance

The following reports were submitted by the applicant to describe the critical areas and existing site and are referenced in this report.

- **Environmental Review and Stream and Wetland Delineation Study** – Dated February 13, 2018 by the Watershed Company was an independent third-party review as part of predevelopment services application 17-115597-DC. This review by the Department's on-call environmental consultant reviewed two separate reports submitted by the applicant regarding the critical areas on-site. This review provided an independent third-party analysis and was done prior to submittal of the Critical Area Land Use Permit. The outcome of this review confirmed the presence and category of wetlands and stream present on the site. The findings of this review are included in the reports associated with this project as the outcome is the basis for all of the following reports. (Reference Document 2)
- **Critical Areas Report and Mitigation Plan** – Dated October 23, 2019 by Avia Environmental Consulting this report identifies critical areas, analyses habitat present, describes functions and values, identifies impacts, demonstrates conformance with land use code requirements, and describes mitigation. (Reference Document 3)
- **Critical Areas Report Addendum** – Dated April 21, 2020 by Wetland Resources this report addresses further review comments from staff to provide better clarification on the condition of the existing site, vegetation, and level of function as well as how the proposal will improve functions as well as respond to code requirements. (Reference Document 4)
- **Geotechnical Report** – Dated October 22, 2019 by Associated Earth Sciences, Inc., this report describes soils and subsurface conditions for project, provides recommendations and responds to the geotechnical report requirements in the Land Use Code. (Reference Document 5)

- **Arborist Report** – Dated April 21, 2020 by Creative Landscape Solutions, this report assessed all trees on the project site and their retention, protection, or removal. (Reference Document 6)
- **Addendum to Submitted Plans and Reports** – Dated April 2020 by Wetland Resources, this was a submitted to provide additional information and plans to address review comments regarding responses to code sections and more description on the existing ecological function of the site. Includes depictions of critical areas existing conditions, impacts proposed, as well as clarification on existing trees and proposed removal.

D. CRITICAL AREAS FUNCTIONS, CONDITIONS, IMPACTS, AVOIDANCE, AND MITIGATION

i. Geologic Hazard Areas

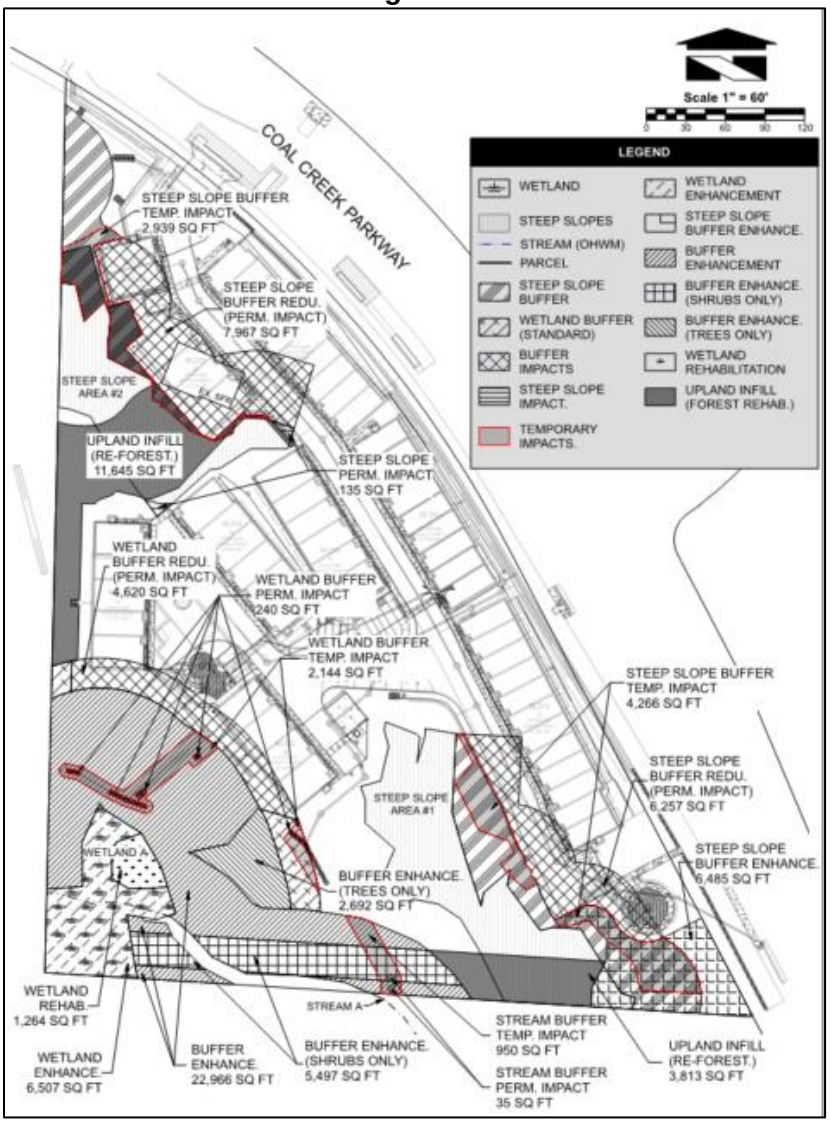
a. Functions: Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

b. Site Conditions: The submitted reports describe the topography of the site, soils, and conditions**.** Steep slope critical areas are located roughly in the middle of the project site with the top of slope running approximately parallel to Coal Creek Parkway. The topography slopes down to the wetland and stream that are located in the southwest corner of the site. The 50-foot top-of-slope buffer extends eastward, toward Coal Creek Parkway. The two main areas of steep slope on the site are bisected by a storm drainage feature that was found to not meet criteria to be regulated as a stream.

c. Impacts: The submitted plans, critical areas report, and geotechnical report documents 14,244 square feet of permanent impacts resulting from reduction of the 50-foot slope buffer and temporary impacts from construction. Most of the steep slopes on-site are avoided by the project which proposes 135 square feet of impact to the actual steep slope critical areas on site. **See figure 4 below for steep slope locations and proposed impacts.**

Figure 4



ii. Streams

a. Stream Functions: Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

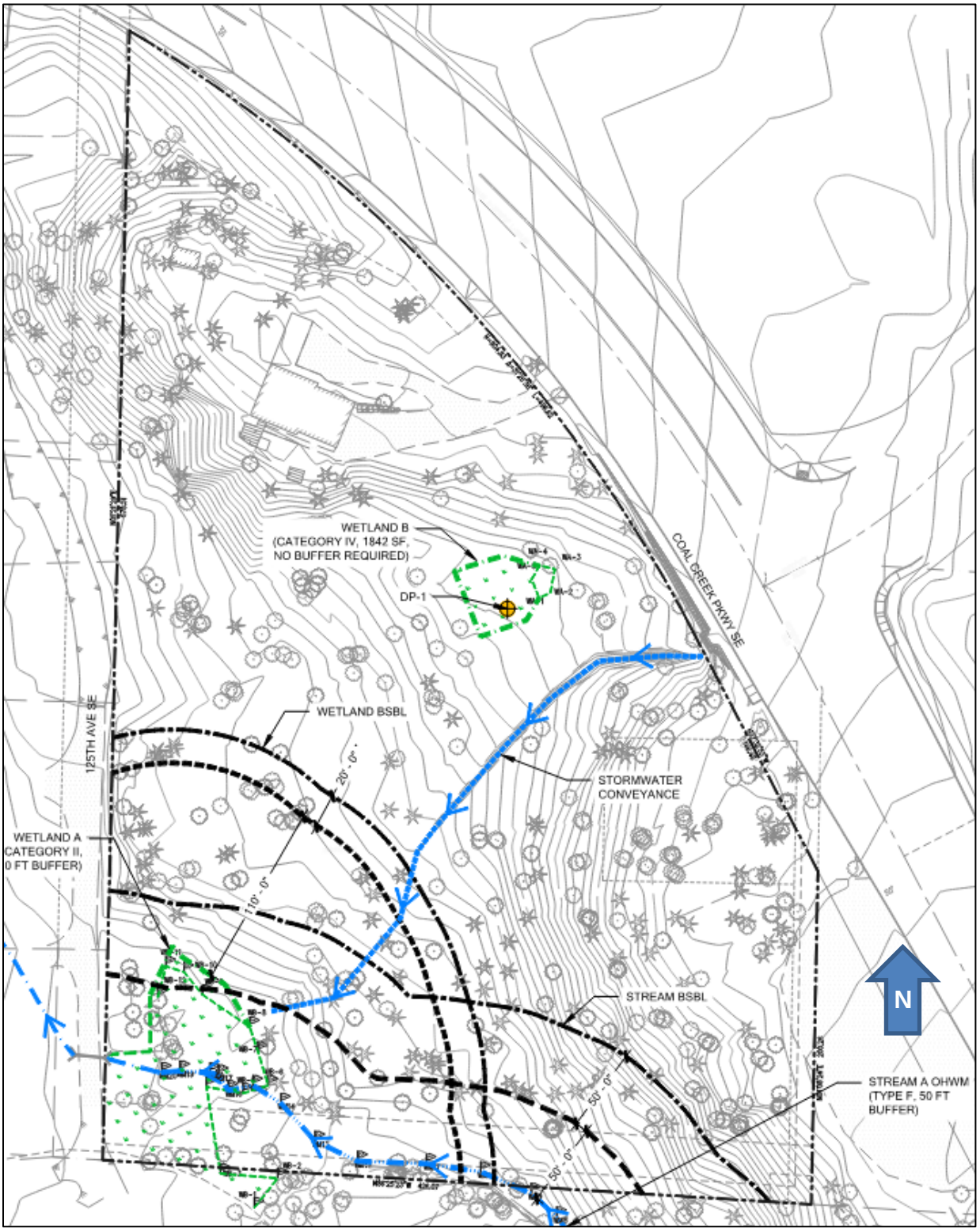
Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

b. Site Conditions: The submitted reports and plans that support this proposal document the Type-F stream located on the site in the southwest corner. This stream is a tributary of Coal Creek. The subject creek enters the site from the south and flows off-site to the northwest. The stream has a 50-foot buffer and a 50-foot structure setback. The stream, buffer, and setback are overlapping with the wetland buffer and steep slope critical areas. The drainage feature flows to the southwest and originates from Coal Creek Parkway. **See figure 5 below for location of the stream and drainage feature.**

Figure 5



c. Stream Buffer Impacts: Impacts within the stream buffer are minimal and result from installation of sewer utility. Trenching will cause temporary disturbance and the

placement of sewer manholes will cause approximately 35 square feet of permanent impact within the stream buffer along the southern boundary of the site. The remainder of the stream buffer is proposed to be improved through restoration of native vegetation and removal of invasive species.

d. Avoidance and Minimization of Impacts: The project avoids almost the entire stream buffer with the only impacts the result of installation of sewer and drainage infrastructure. To ensure the proposed sewer and drainage alignments will minimize impacts to the stream buffer, stream setback, and existing trees as proposed, the arborist is required to provide a detailed plan and recommendations to ensure trees in proximity of the trenching related to installation of the sewer and drainage are protected and retained as proposed. This plan is required as part of the construction permit submittal. If any further tree removal is necessary, it will be required to be mitigated at a ratio of 3:1 per the mitigation ratios in LUC 20.25H.105.C. **See Conditions of Approval in Section XI regarding tree protection and replacement.**

e. Restoration and Mitigation of Impacts: The proposal includes enhancement of the stream buffer by removal of invasive vegetation and in-fill planting of native vegetation. All areas of temporary disturbance are proposed to be restored. This planting will improve habitat functions within the stream buffer. **See planting plans which are reference document 1 for mitigation planting.**

iii. Wetlands

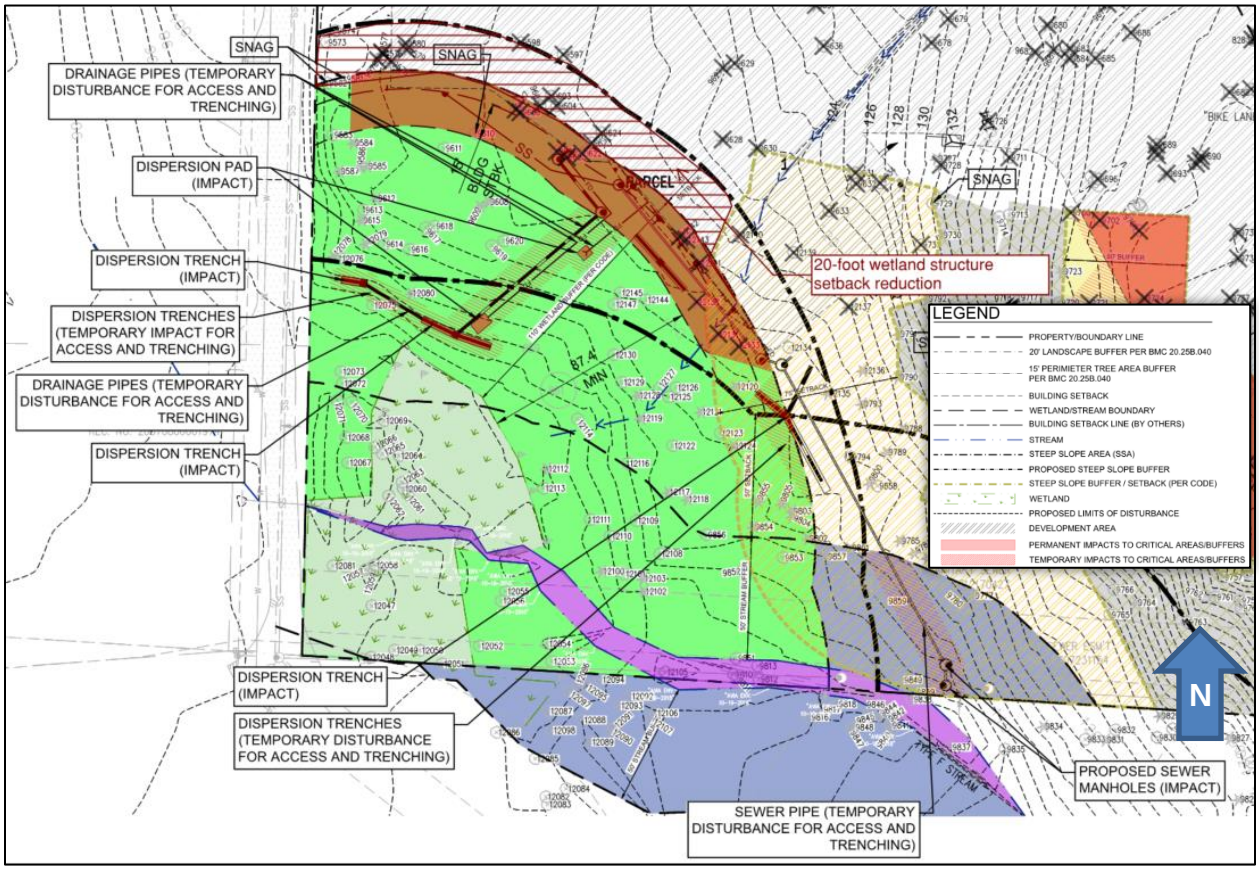
a. Wetland Functions: Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

b. Site Conditions: The Environmental Review and Stream and Wetland Delineation Study documents the wetlands that are on-site. A Category IV slope wetland comprised of palustrine forested and scrub-shrub vegetation is located on the slopes on the site. This wetland is less than 2,500 square feet in area and per LUC 20.25H.095.B the wetland is not regulated and does not require a buffer. A Category II wetland is located in the southwest corner of the site and has a 110-foot wetland buffer with a 20-foot structure setback from the buffer. This wetland is a depressional wetland with riverine characteristics along the stream on-site. The wetland consists of palustrine forested and scrub-shrub vegetation. **See figure 5 above for wetlands on-site.**

c. Wetland Structure Setback and Buffer Impacts: The project proposes to remove the required 20-foot structure setback from the wetland buffer. The area of the setback removal that is not contained within any other protected area is approximately 3,700 square feet. The applicant has accounted for and documented proposed tree removal and loss of vegetation on the site and within the setback. There are 13 trees that will be removed as a result of the setback removal.

The wetland buffer is proposed to be reduced from 110 feet to a buffer that ranges between 92 to 87 feet with a reduction area of 4,620 square feet. The remaining buffer is proposed to be further impacted by 240 square feet to install permanent drainage infrastructure. Approximately 2,144 square feet of the buffer will be temporarily disturbed to construct the drainage infrastructure. The proposed improvements will remove 11 trees. A 15-foot structure setback is proposed from the edge of the reduced buffer. **See Figure 6 below for wetland setback and buffer reduction.**

Figure 6



d. Avoidance and Minimization of Impacts: The project avoids all impact to the Category II wetland and the proposed reduction of the structure setback and buffer are the most significant impact of the project. The submitted arguments that the buffer reduction is necessary for economic viability or to accommodate development goals are inadequate as justification for avoiding the impacts to the buffer. The

project has however minimized impacts to the wetland buffer and setback by reducing the number of units as well as consolidating the site development thereby demonstrating avoidance and minimization have been incorporated into the proposed project. The requested variance application is an additional minimization measure that allows further consolidation of the developed portion of the site.

e. **Restoration and Mitigation of Impacts:** Due to the steepness and overgrown nature of the site, access to evaluate the site was difficult. However, site exploration found extensive invasive vegetation and a lack of native vegetation understory. The proposed mitigation for the reduction of the wetland buffer and setback is to fully plant the wetland buffer to restore the expected functions. In addition, the remaining critical areas on site are proposed to be placed into a Native Growth Protection Easement to ensure their protection into the future. These mitigation efforts are adequate to address the impacts proposed. The applicant has demonstrated that the proposal, with requested modifications, leads to equivalent or better protection of critical area function and values which is the main requirement for approval through a critical area report. **See Figure 7 below for comparison of proposed wetland buffer impacts and proposed mitigation**. Note that this does not include the 3,700 square feet of wetland structure setback area which makes the ratio more than 4.5:1.

Figure 7

Action	Impact Area	Compensatory Mitigation	Mitigation to Impact Ratio
Wetland Buffer Reduction	4,860	22,966 square feet of Buffer Enhancement 5,497 square feet of Buffer Enhancement (shrubs only) 2,692 square feet of Buffer Enhancement (trees only) 6,507 square feet of Wetland Enhancement 1,264 square feet of Wetland Rehabilitation	Total Mitigation Ratio 8:1

iv. **Habitat**

a. **Habitat Functions:** Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban

habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

b. Site Conditions: As documented in the submitted Critical Areas Report by Avia, the site is located on the east edge and northern most extent of the Biodiversity Area and Corridor which is part of the King County Wildlife Habitat Network. Species that have potential habitat provided on the site are primarily birds and bats of which red-tailed hawk and pileated woodpecker are likely to use the site for occasional perching and foraging. No active nests were found on-site. The habitat assessment contained in the report by Avia, did not find species of local importance present but the site has potential to support perching and foraging functions. Usage by pileated woodpecker was observed on the site. The habitat assessment shows the site has a high habitat value despite degraded conditions.

Some structural complexity exists but there is sparse mid-story where native shrubs would be expected. The site is covered with large areas of invasive species which is documented in the addendum provided by Wetland Resources. Approximately 50 percent of the on-site critical areas, buffers, and structure setbacks are covered by invasive species which is approximately 31 percent of the gross site area. Total coverage of the site by invasive vegetation is approximately 42 percent of the site. Where the site is not covered with invasive species there is less diversity of species and structure than would be expected. **See figure 8 below for assessment of each species potential usage as found in the submitted critical areas report by Avia**.

Figure 8

Common name	Scientific name	Potential occurrence	Rational for determination
Bald eagle	*Haliaeetus leucocephalus*	Likely NB	Site is likely too far from large water bodies for nesting/foraging
Peregrine falcon	*Falco peregrinus*	Possible NB	Breeds on cliff and high structures, forages in the area commonly
Common loon	*Gavia immer*	None	Requires open water
Pileated woodpecker	*Dryocopus pileatus*	Possible B, confirmed foraging	Numerous foraging cavities observed on the site, no nesting cavities located
Vaux's swift	*Chaetura vauxi*	Possible B and NB	Large snags present, but large open foraging areas are limited
Merlin	*Falco columbarius*	Possible B	Species becoming common in urban areas and forests
Purple martin	*Progne subis*	Possible B	Potential nesting trees but few open areas for foraging
Western grebe	*Aechmophorus occidentalis*	None	Species requires open water
Great blue heron	*Ardea herodias*	Possible NB	Small amount of foraging habitat, no suitable breeding stands
Osprey	*Pandion haliaetus*	Possible NB	Species is common in the area although is usually near open water
Green heron	*Butorides striatus*	Possible B and NB	Small amount of suitable habitat is present
Red-tailed hawk	*Buteo jamaicensis*	Likely NB, possible B	Suitable habitat is present, species is ubiquitous
Western big-eared bat	*Plecotus townsendii*	Unlikely	Species normally requires caves in vicinity
Keen's myotis	*Myotis keenii*	Possible	Species utilizes a range of habitat features for roosting, including loose bark and cavities in addition to caves
Long-eared myotis	*Myotis evotis*	Possible	As above
Long-legged myotis	*Myotis volans*	Unlikely	Normally found at higher elevations
Oregon spotted frog	*Rana pretiosa*	Unlikely	The species is rare in urban areas and usually found in larger wetlands than available onsite
Western toad	*Bufo boreas*	Unlikely	Species usually occurs in or near meadow habitat
Western pond turtle	*Clemmys marmorata*	Unlikely	Species is very rare in King County and no nearby records exist
Chinook salmon	*Oncorhynchus tshawytscha*	None	The on-site stream has at least 4 total fish barriers upstream and downstream
Bull trout	*Salvelinus confluentus*	None	As above
Coho salmon	*Oncorhynchus kisutch*	None	As above
River lamprey	*Lampetra ayresi*	None	As above

*Non-breeding
**Breeding

c. Habitat Impacts, Avoidance, and Restoration: The proposal avoids the stream and wetland with impacts contained in the outer edge of the wetland buffer and structure setback as well as on the steep slopes above the wetland and stream. The placement of the development upslope and mostly along the road frontage avoids the most sensitive areas on site that have the potential to provide habitat and have significant opportunity for improvement of function if the condition of the vegetation is improved. The wetland and buffer are almost entirely impacted by invasive species. Based on the habitat analysis provided, the expected habitat functions are for flying species due to Coal Creek Parkway to the north and east and development to the west which provides significant ground separation that prevents large mammals from easy access. The only ground-based habitat connection to the site is from the south which connects to the larger habitat corridor. This connection will continue to exist as development is avoided on the southern portion of the site. Impacts to habitat will

primarily result from proposed tree removal. Proposed mitigation will replace removed trees, remove areas of invasive vegetation, and replant with native vegetation that will improve habitat functions. The critical areas on-site are also proposed to be placed into a protected Native Growth Protection Easement in compliance with LUC 20.25H.030.B. **See Conditions of Approval in Section XI regarding recording of Native Growth Protection Easement.**

E. CUMULATIVE IMPACTS and TREE REMOVAL

The combined project permanent and temporary impacts to all critical areas, buffers, and setbacks on site resulting from development is 33,273 square feet, which includes the approximate 3,700 square feet of wetland structure setback that was not accounted for in project documents. The impacted area is 26 percent of the total critical areas on the site which leaves 74 percent of the critical areas undisturbed by the proposal. The project proposes to mitigate the impacts by restoring 60,869 square feet of the remaining critical areas which includes the entire wetland and wetland buffer. Most of the proposed planting area is noted to be currently covered in invasive vegetation, lacking trees or shrub cover. The degraded areas are to be restored with native planting which not only restores temporary disturbance but provides enhancement of the subject areas. As stated in the reports submitted, this enhancement is provided to improve habitat functions. **See Conditions of Approval in Section XI regarding mitigation planting.**

Per the submitted Arborist Report and Critical Areas Report Addendum the applicant has demonstrated that the required 15 percent retention of all significant trees has been achieved (LUC 20.20.900). Proposed removal of perimeter trees along the street frontage makes sense as it allows the development to be consolidated and avoid critical areas. However, the arborist report has some requirements that do not exist in the land use code, such as a 25 percent retention requirement of the number of trees present and also references tree viability or non-viability, which are not defined terms in Bellevue's Land Use Code. The report also disqualifies some trees, based on health, from being counted as trees and inclusion in the retention calculation. Trees may be removed based on health or other issues but are still trees that are counted toward overall retention. Dead trees or non-viable trees are still trees and provide a function which requires they be included in the total trees present on site for purposes of critical areas functions. The reports state that there are 419 trees, which has been adjusted based on the exclusionary criteria above. These trees have a total of 5,901 diameter inches of which 3,275 diameter inches or 55 percent of the total inches are reported to remain. Since only 15 percent of the inches are required to be retained the site meets the required retention which would still be the case with the inclusion of the excluded trees. For the purposes of ensuring compliance with the tree retention requirements, the submitted arborist information is adequate as it is clear all trees in the proposed developed area are identified and their removal is not in question. Trees on the periphery of the development need more detailed evaluation to determine if their removal is warranted, if snagging as proposed is necessary, or if the trees can remain as they exist. If a tree is unhealthy, in decline, or dead but does not pose an imminent risk of failure it needs to be retained. Any action on trees in the periphery needs further analysis and justification. The revised arborist report required as condition of approval must also focus on these trees in the periphery of the development and

near temporary disturbance that remain in wetland/stream buffer or structure setbacks. **See Conditions of Approval in Section XI for regarding tree protection and replacement.**

III. PROPOSED DEVELOPMENT

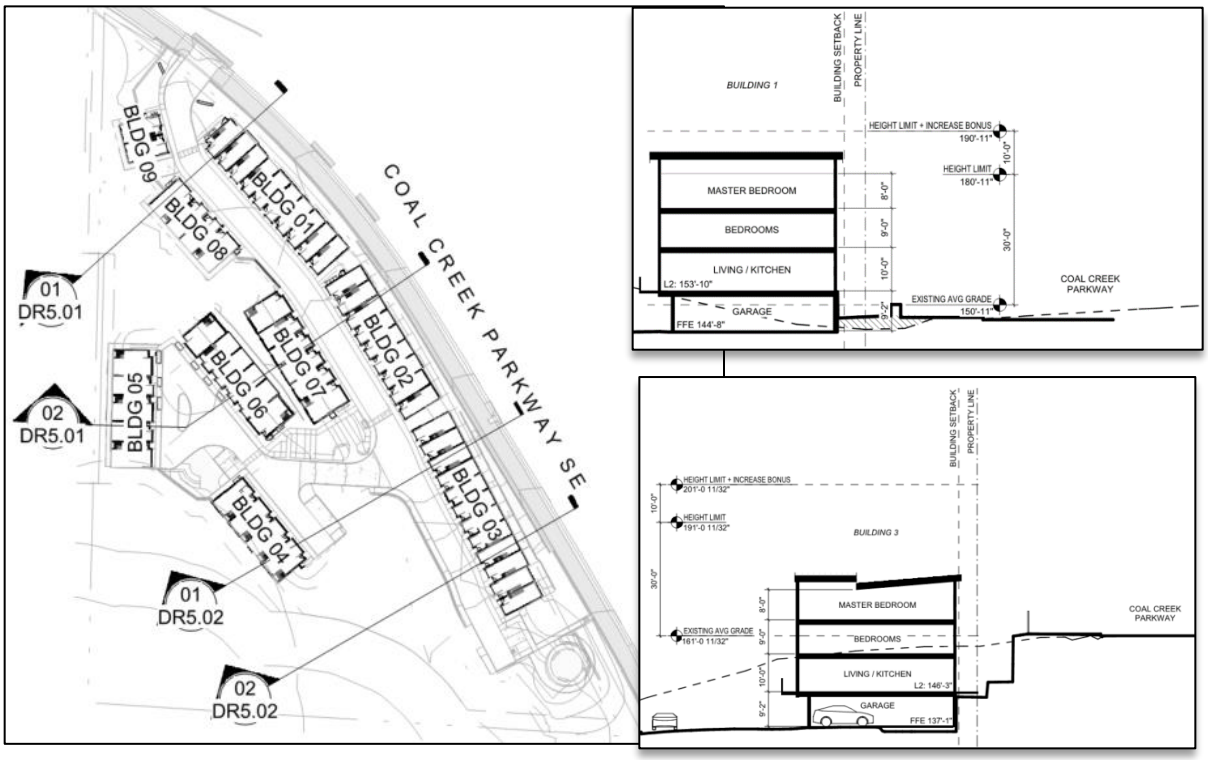
A. USE

The proposed multi-family units are permitted outright in the R-20 zone. One unit is proposed on the portion of the property that is zoned R-5 to comply with the allowance for one unit per lot that exists in single-family zones.

B. SITE DESIGN

The site is generally shaped like a triangle with the entire eastern portion of the property adjacent to Coal Creek Parkway. The site is at the same grade as Coal Creek Parkway at the northern extent of the site which is where vehicle access to the site is proposed. Coal Creek Parkway is the only public street frontage that exists adjacent to the site. The private driveway turns south and runs parallel to Coal Creek Parkway before turning west where it terminates in a vehicle turnaround. The site topography slopes away from Coal Creek Parkway toward the south and east. Moving south, the site grade and the road grade diverge such that Coal Creek Parkway is at least ten feet above the finished grade of the site adjacent to building three. The topography of the site allows most of the buildings and site to be screened from view behind the fence along Coal Creek Parkway. The project is required to provide frontage improvements that include a new multi-use trail. **See Figure 9 below for basic site plan orientation and site sections.**

Figure 9



There are existing public utilities adjacent to the site and the proposal includes new connections to them. Public sewer crosses Coal Creek Parkway and enters the site along the R-20/R-5 zoning break and then turns west along the southern property line in an existing easement. The proposal will connect to this sewer in the stream buffer as described previously. Water service exists in Coal Creek Parkway and a water connection is proposed in the road. Storm drainage is provided on-site and connects to existing system in the road with site drainage being stored in underground vaults and released to dispersal trenches.

There are nine proposed buildings, the largest three front along Coal Creek Parkway and the new private access road. Another three buildings are located on the access road with the remaining three buildings located around the turnaround. Individual garage parking is provided for each unit with some visitor parking provided on the site. Due to topography the site steps down the slope from Coal Creek Parkway with the buildings along the parkway and access road forming an upper site and the buildings around the turnaround being a lower site. The upper and lower site are connected by a centrally located ramp and stair system. Two common open space and play areas are provided for the use of the residents. Two trash enclosures are proposed on the site for containment and screening of communal refuse bins. Republic Services has approved the proposed trash enclosure locations and can provide services based on the proposed plans. **See reference document number seven for Republic Approval Letter.**

C. BUILDING DESIGN

As depicted in the submitted architectural plans, each building is four stories high and many units have daylight basements. Each building varies in the number of units it contains. Every unit has a garage and varies in size from 2,000 to 2,500 square feet. The buildings are proposed to be residential in appearance and character and have metal sloped shed roofs which break up the roof lines with materials, color, and textures used to reduce the building massing. Materials used include fiber cement siding in varying patterns, wood-like siding, stone veneers, and painted metal. Window glazing proposed on the buildings also helps to reinforce the residential appearance of the building and break up building facades. **See Figure 10 below for proposed elevations, colors, and materials.**

Figure 10


STANDING SEAM METAL ROOF
FIBER CEMENT PANEL
FIBER CEMENT COLOR
SW7076 CYBERSPACE
FIBER CEMENT COLOR
SW6254 LAZY GRAY
COMPOSITE WOOD SIDING
BLACK OR DARK MULLIONS
WITH RAILING TO MATCH
STONE VENEER
AT GROUND STREET FACING FACADE
FOUR PANEL GLAZED GARAGE DOOR
GLAZED ENTRY DOOR
0801 - TO PLATE
0801 - LEVEL 04
0801 - LEVEL 03
0801 - LEVEL 02
0801 - LEVEL 01
0804 - TO PLATE
0804 - LEVEL 04
0804 - LEVEL 03
0804 - LEVEL 02
0804 - LEVEL 01
BUILDING 8
FRONT ELEVATION
0801 - TO PLATE
0801 - LEVEL 04
0801 - LEVEL 03
0801 - LEVEL 02
0801 - LEVEL 01
0801 - TO PLATE
0801 - LEVEL 04
0801 - LEVEL 03
0801 - LEVEL 02
0801 - LEVEL 01
BUILDING 8
SIDE ELEVATION


0101 - TO PLATE
181'-2"
0101 - LEVEL 04
173'-2"
0101 - LEVEL 03
164'-2"
0101 - LEVEL 02
154'-2"
0101 - LEVEL 01
145'-0"
WEST ELEVATION - BLDG 01_COLORED
SOUTH ELEVATION - BLDG 01_COLORED


0110 - TO PLATE
177'-10"
0110 - LEVEL 04
169'-10"
0110 - LEVEL 03
160'-10"
0110 - LEVEL 02
150'-10"
0110 - LEVEL 01
141'-8"
EAST ELEVATION - BLDG 01_COLORED
NORTH ELEVATION - BLDG 01_COLORED

IV. CONSITENCY WITH LAND USE CODE REQUIREMENTS

A. STANDARD REQUIREMENTS AND DIMENSIONS

The majority of the site is zoned R-20, Multi-Family Residential and located in the Transition Area Overlay District. The southeast corner of the site is zoned R-5. This project complies with the required dimensional requirements for both zoning districts as shown below.

BASIC INFORMATION			
Zoning District	R-20 and R-5		
Gross Site Area (Sqft)	208,976 (4.8 acres)		
Critical Area and Buffer (Sqft)	98,794 (2.27 acres)		
Buildable Area (Sqft)	110,182 (2.53 acres)		
DEVELOPMENT STANDARD	**REQUIRED/ALLOWED**	**PROPOSED STANDARDS**	
		R-20	**R-5**
Residential Density	Per LUC 20.25H.045 R-20: 74 Units R-5: 1 Unit	**57 Units**	**1 Unit**
Front Setback	20’	**20’**	**20’**
Rear Setback	30’ for transition along S property line adjacent to SF Zone	**Complies**	**Complies**
Side Setback	30’ for transition along W property line adjacent to SF Zone 5’ adjacent to MF Zone	**Complies**	**Complies**
Building Separation	20’ between buildings for transition but can be reduced to avoid critical areas	**Complies**	**Complies**
Maximum Building Height	30’ base height from average existing grade to mean height between tallest eave and ridge of pitched roof. Per LUC 20.25B.040 maximum height is 40’ achieved by: Underbuilding parking (+5’) Pitched roof (+5’) No mechanical on roof (+5’)	**Complies**	**Complies**
Maximum Lot Coverage by Structures (percent)	35 Percent of net lot area subtracting critical areas and stream buffer	**26.3 Percent**	**Complies**
Alternate Maximum Impervious Surface (percent)	R-20: 80 Percent of lot area R-5: 55 Percent of lot area	**41 Percent**	**28 Percent**

Parking	Minimum 1.8 stalls per unit with 3 bedrooms = 105 stalls No maximum	**121 Stalls**
Refuse & Recycling Collection Area	LUC 20.20.725 for multi-family residential uses requires at least 87 square feet of collection area.	**The proposed waste collection area has been reviewed and approved by Republic Services per the letter which is reference document seven.**
Landscaping Street Frontage West Property Line South Property Line	 Alternative Landscape Option 20 feet where abutting SF Zones 20 feet where abutting SF Uses	**Existing vegetation combined with proposed mitigation planting meets buffer requirements along W and S due to critical areas. See ALO discussion below for frontage landscaping.**
Tree Retention	15 percent of total diameter inches = 84 inches All perimeter trees	**55 Percent of existing diameter inches. See discussion in section II of this report.** **All existing trees within required perimeter landscaping areas are retained or are replanted per the mitigation planting proposed. Trees along Coal Creek Parkway frontage proposed for removal to allow development and trail construction.**

1. **Alternative Landscaping Option**

Per LUC 20.20.520, an alternative landscaping option can be granted to modify landscaping requirements in LUC 20.20.520. In order to consolidate the site development, limit impact to critical areas, and facilitate the improvement of the frontage with a multi-use trail, the required ten-foot front landscape buffer is proposed to be reduced to five feet and incorporated into the multi-use trail improvements. Significant trees along the frontage are also proposed for removal. Alternative Landscaping is allowed per the following criteria.

a. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section; and

A majority of the property is proposed to remain vegetated and be restored to meet mitigation planting requirements for the impacts proposed. The area of development is consolidated on the northern part of the property and places buildings along the entire street frontage. The frontage landscaping will include a planting strip, fencing, walls, as well as grade change placing the buildings partially below the road grade.

b. The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section; and

The intent of the landscaping to screen the proposed buildings is achieved through means other than planting. The proposed landscaping is combined with solid fencing and walls that are along the entire frontage. Much of the site is below the road grade so screening is also achieved by the grade change. In addition, Coal Creek Parkway is a major arterial and non-single-family residential uses are on the opposite side of the street. The proposed landscaping is consistent with these surrounding uses.

c. If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either:

i. **Incorporates the increased retention of significant trees and naturally occurring undergrowth; or**
ii. **Better accommodates or improves the existing physical conditions of the subject property; or**
iii. **Incorporates elements to provide for wind protection or to maintain solar access; or**
iv. **Incorporates elements to protect or improve water quality; or**
v. **Incorporates native species in a design that better buffers a critical area and critical area buffer from uses on the site, including parking.**

The proposal has a tree retention rate that far exceeds the required 15 percent. The higher tree retention is aided by this proposed reduction by allowing development closer to the street and reducing tree impacts. This also facilitates placement of the development upslope of the stream and wetland and at the highest point of the site which aids access. Solar access is maintained as the buildings are set back sufficiently but the use of walls along the frontage limits planting which wouldn't be seen from the street as it would be below grade. The proposal will restore the stream, wetland, and buffers on the site as well as remaining steep slopes with native vegetation.

d. If a modification of subsection E of this section is requested, the proposal either:

i. **Incorporates the retention of significant trees equal in number to what would otherwise be required, or**
ii. **Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.**

The trees located in the eastern perimeter along Coal Creek Parkway are proposed to be removed to allow construction of the multi-use trail and the buildings along the street. As discussed previously, this proposal far exceeds the 15 percent tree retention required. Natural vegetation is retained in the avoided critical areas on the site which are the most important in regard to providing potential habitat. Perimeter trees are retained along the west and south property lines where the project abuts single-family uses.

2. Increased Excavation and Fill

LUC 20.20.460 has limits for excavation and fill placement outside of a building footprint. Excavation is limited to ten feet and fill is limited to eight feet which is only allowed in defined exception circumstances where driveway access exceeds 15 percent slope or where fill limits are generally observed except in localized instances due to topographical variations. The proposal includes a variance application to this section which would allow increased excavation and fill to allow the road to be smaller and meet the maximum slope allowed. Proposed excavation is commonly 12-14 feet with a maximum of 23 feet in one location. Excavation would total 25,000 cubic yards. Placement of up to 12 feet of fill material is proposed for a total of 15,000 cubic yards. This amount of excavation and fill is proposed due to exceptional topographical circumstances and is only proposed in localized instances due to the topographical variation on the upslope portion of the site where the driveway is proposed. The development is proposed in the upslope area to avoid the more sensitive wetland, stream, and their buffers. This variance is proposed in order to consolidate the area of development but means that variations in existing topography cannot be addressed in more standard ways such as building longer roads to overcome slope conditions. See Section IX for discussion of variance decision criteria.

B. CRITICAL AREAS REQUIREMENTS LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to construction of improvements on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The site has overlapping critical areas and buffers and the project proposes impacts to steep slopes, 50-foot top-of-slope buffer, 75-foot toe-of-slope setback, 20-foot wetland structure setback, 110-foot wetland buffer, 50-foot stream setback, 50-foot stream buffer, and habitat. The proposal is subject to the following critical areas requirements.

LUC Section	Performance Standard/Code Provision	Applicable Critical Area
20.25H.055.C	Performance Standards for New and Expanded Uses or Development	Wetlands, Steep Slopes, Streams
20.25H.080	Performance Standards for Streams (Type S or F) and Associated Stream Buffers	Streams
20.25H.100	Performance Standards for Wetlands and Wetland Critical Area Buffers	Wetlands
20.25H.105	Mitigation and Monitoring – Additional Provisions	Wetlands
20.25H.125	Performance Standards for Landslide Hazards and Steep Slopes	Steep Slopes
20.25H.140 and .145	Geotechnical critical areas report requirements	Steep Slopes
20.25H.160	Performance Standards – Species of Local Importance	Habitat and Important Species
20.25H.215 and .220	Mitigation Sequencing	All
20.25H.250	Functions and Values	All
20.25H.030	Designation of Native Growth Protection Easement	All

The project elements are subject to the requirements found in LUC 20.25H as specified below which are addressed in the submitted Critical Area Report, Addendum, and Geotechnical report.

i. Consistency with LUC 20.25H.055.C

The proposal includes construction of a private access road which is an allowed use in LUC 20.25H.055. Private utility construction is not an allowed use and their impacts are part of the critical area report. The proposed private road will permanently impact 6,257 of slope buffer and temporarily impact 4,266 square feet of steep slope in the southeast corner of the site. The project is required to choose the most technically feasible alternative with the least impact (LUC 20.25H.055.C.2.a). The chosen alternatives must then be in conformance with development standards in LUC 20.25H.055.C.2.b. The proposed road is located mostly parallel to the Coal Creek Parkway and is immediately adjacent to the residential units that gain access from it. The road is also the minimum width required. The road is supported by retaining walls to limit disturbance from construction and is located at the highest points of the site to avoid impacting the stream and wetland. The site must have a private, internal road as direct access from Coal Creek Parkway for each unit is consistent with the transportation requirements. The project will not affect aquatic flows or storage

capacity. As discussed previously, the remainder of the site is proposed to be restored as mitigation and placed into a Native Growth Protection Easement.

ii. Consistency with LUC 20.25H.080

The project is working within on a site with a Type F stream and impacts the stream buffer. The proposal must be in conformance with the performance standards in LUC 20.25H.080, for projects that impact Type F streams. The proposal does not result in any permanent lighting in the stream buffer. Following construction, it is not expected that the noise from the proposed units will be greater than that which already exists from Coal Creek Parkway. Construction noise will be minimized through BMPs and allowed construction hours. No new impervious surfaces or stormwater will be created in the stream or buffer. Replanting in the stream buffer is proposed to restore areas of temporary impacts and as mitigation for the project impacts. Final planting plans that provide full details of all planting are required to be submitted under future construction permits. **See Conditions of Approval in Section XI regarding mitigation planting**

iii. Consistency with LUC 20.25H.100 and LUC 20.25H.105

The project proposes to reduce the 110-foot wetland buffer and 20-foot structure setback. In addition, there are temporary impacts within the buffer resulting from construction of storm drainage infrastructure. The project is required to meet the performance standards for wetlands and buffers. The proposal does not result in any permanent lighting in the wetland or reduced buffer. Construction noise will be minimized through BMPs and allowed construction hours. No new impervious surfaces or stormwater will be created in the stream or buffer. Full restoration of the remaining critical areas on the site includes the wetland and buffer. The proposed mitigation and restoration compared to all permanent and temporary wetland impacts achieves a 4.5:1 ratio of mitigation to proposed impacts, when including the removed wetland setback. Final planting plans that provide full details of all planting are required to be submitted under future construction permits.

iv. Consistency with LUC 20.25H.125

Only 135 square feet of all steep slopes on-site are proposed to be impacted to allow for the proposed road access. All other impacts proposed to slopes are to the slope buffer which has both temporary and permanent impact. The project is proposed in a way that uses the buildings as retention, terracing the proposed development on the slope across the site. The proposal is to locate the buildings at the top of the at the highest points on the site and avoid the lower elevations where the wetland and stream and most environmentally sensitive portions of the site. The geotechnical engineer found that the proposed development will not result in a greater risk or need for buffers on adjacent properties. The site development uses retaining walls and building foundations to limit the extent of temporary impact to the slopes. Development and impervious surfaces have been positioned to be around the critical areas to avoid them as much as possible. No buildings are located on slopes in excess of 40 percent. The geotechnical engineer found that pole construction was not feasible on the site but

does note that pile foundations may be used to support the buildings and minimize excavation through poor soils. No parking areas are proposed on slopes in excess of 40 percent. As discussed previously, all remaining areas of critical areas and buffer on the site will be placed into a protected easement and this area will be restored with native vegetation.

v. Consistency with LUC 20.25H.140 and LUC 20.25H.145

As documented in the submitted geotechnical report, the geotechnical engineer provided assessment of the slopes and soils on the site and their stability and recommendations for the slope buffer reduction proposed. The geotechnical engineer found that the developed condition will not increase the threat of geological hazards than what currently exists, provided their recommendations are followed. The site proposal avoids other critical areas present on the site and these are not impacted by the proposed slope buffer reductions. The slope stability analysis indicates that the factors of safety are within the industry standards for slope conditions. As discussed in this report the habitat potential provided by the site will not be reduced and will be increased by the proposed restoration to ensure that the site can provide habitat. Per LUC 20.30P.170, proposal that impact steep slopes and buffers require a Hold Harmless Agreement be recorded as part of the construction permit. **See Conditions of Approval in Section XI regarding geotechnical recommendations and Hold Harmless Agreement.**

vi. Consistency with LUC 20.25H.160

As discussed in the submitted critical areas report and addendum, the project incorporates WDFW recommendations for avian species that have potential to use the site. Conversion of trees to habitat snags and retention of large woody debris on the site is proposed. Significant replanting and restoration of the wetland, stream, and buffers is proposed and will increase vegetation quality and structure that will improve habitat functions. **See Conditions of Approval in Section XI regarding WDFW habitat recommendations.**

vii. Consistency with LUC 20.25H.215 and LUC 20.25H.220

The project must demonstrate that mitigation sequencing has been considered to avoid and minimize impacts to critical areas and buffers. The proposal represents the best alternative with least impact. Construction of walls and the proposed significant excavation and fill placement are measures proposed to minimize and limit the extent of the site that is disturbed. The submitted critical areas report addendum described proposed planting and a generalized planting plan is provided. A final planting plan that shows all planting areas and is based on the planting described in the addendum is required to be submitted as part of the grading permit. The planting is required to be guaranteed by an installation assurance device in the amount of 150 percent of all estimated costs associated with installation of the proposed planting. Full itemized cost estimates are required to be provided as part of the grading permit submittal. A maintenance and monitoring assurance is also required and given the extent and sensitivity of the restoration proposed in the wetland the maintenance surety must be

for 100 percent of the costs for maintenance and monitoring to ensure the success of the planting. The goals, objectives, and performance standards of the maintenance and monitoring are contained in the critical areas report is approved and is required to be stated on the planting plan submitted with the grading permit. **See Conditions of Approval in Section XI regarding maintenance and monitoring plan, installation surety, maintenance surety, cost estimates, and Land Use Inspection.**

viii. Consistency with LUC 20.25H.250

Based on the critical areas report addendum, the Category II wetland on-site is large and has a Type-F stream running through it. Due to the flowing outlet this wetland has moderate hydrological functions. The wetland is subject to storm events and only has small areas subject to frequent flooding. The wetland also has sparse vegetation cover other than invasive species and provides lower habitat functions than would be expected. Per LUC 20.25H.230, the applicant must demonstrate degraded condition of the existing site and that the condition can be improved and restored as part of the project. The proposal is to restore all vegetation on the remaining site which includes the entire wetland and reduced buffer and all other critical areas. As discussed previously, this restoration will improve habitat functions in the wetland, stream buffer, and on the steep slopes with the result that the most sensitive critical areas on the site will have increase functions and values as a result of the proposal.

ix. Consistency with LUC 20.25H.030

The applicant will place the critical areas and buffers on the site into a Native Growth Protection Easement as required by the code for the reduction of the wetland buffer on the site. This easement is required to be delineated and reviewed as part of the grading permit review. The boundary of the NGPE is to be fenced and posted with signage. The easement is required to be recorded prior to issuance of the grading permit. **See Conditions of Approval in Section XI regarding Native Growth Protection Easement.**

C. DESIGN GUIDELINES AND DESIGN CRITERIA

Pursuant to LUC 20.25B.030, all development activity within a transition area must comply with the following guidelines.

i. Consistency LUC 20.25B.050.A – Site Design Guidelines.

1. Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.

The proposed vehicular access is located on the site and is not through an abutting residential district.

2. Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of a lower intensity, but not in a front yard setback.

The two refuse areas are shown on the plans and have been approved by Republic Services. The refuse locations, site topography and screening provided by vegetation, buildings, and around the refuse area will make these area not visible from properties receiving transition.

3. **In addition to the minimum requirements of LUC 20.20.520, site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.**

   The site abuts single-family residential properties along the west and south property lines where the wetlands, stream and protected areas of the site are found. No development is proposed in these areas and existing vegetation is to remain and be increased by the proposed mitigation planting.

4. **Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development.**

   As discussed previously, the topography of the site is a primary consideration for this proposal. Based on the shape of the site, limits to development, and proximity of Coal Creek Parkway the proposed buildings are located in the most feasible locations. Uses in immediate proximity to this site include other multi-family development, school facilities, a church, parks open space, and single family residences. The buildings proposed are residential in character with different sized buildings, residential roof forms and materials, and individual garages. The project establishes a significant presence along the street, but this presence diminishes across the site due to the site topography that places the proposed development below the road grade.

ii. Consistency with LUC 20.25B.050.B – Building Design Guidelines.

1. **Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lighting.**

   The only street frontage that exists is the frontage along Coal Creek Parkway which is an arterial and not a residential street. There is a private road to the west, but this road abuts the areas on the site that are avoided by development. Buildings along Coal Creek Parkway that are most visible are clad with residential materials and are individual residential townhomes rather than larger housing on multiple levels.

2. **Building façades should incorporate elements such as stepbacks, offsets,**

angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.

The proposed buildings include roof overhangs, projecting decks, alternating materials and textures, and use of glazing to break up facades. Due to topography much of this development will not be in view from the street and appear smaller as the site slopes downward from the road.

3. **Except in the OLB 2 and NMU Districts, pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.**

   The proposed structures use pitched roof forms which are compatible with the adjacent residential structures.

4. **In the OLB 2 and NMU Districts, rooftop elements (including roof shape, surface materials, colors, and mechanical equipment) should be integrated into the overall building design.**

   This is not applicable as the site is not in the OLB 2 or NMU districts.

5. **Communication dishes greater than 1 meter (3.28 feet) in diameter should not be visible from adjacent residential districts.**

   No dishes are proposed.

6. **Materials and colors used on the building façades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be approved.**

   Materials proposed are discussed previously. The colors and materials proposed are neutral and natural which are compatible with nearby residential buildings and the natural environment.

V. PUBLIC NOTICE AND COMMENTS

	Design Review and CALUP	Variance
Application Date:	August 3, 2018	August 15, 2019
Notice of Application:	September 6, 2018	September 19, 2019
Public Notice Sign:	September 6, 2018	NA

Minimum Comment Period:	September 20, 2018	October 3, 2019

The project was publicly noticed in the City's Weekly Permit Bulletin, in the Seattle Times, and by signage posted on the project site on September 6, 2018. During review a variance application was submitted and publicly noticed on September 19, 2019. Several comments were submitted that primarily concerned traffic, safety, and environmental impacts of the project. Of the comments submitted, only one is from a verified neighbor of the project site. The comments are summarized into topics below with responses provided. All comments submitted can be found in the project file.

1. Traffic and Safety Concerns

Summary: Comments submitted concerned the number and accuracy of the vehicle trips proposed, guest parking provided, unsafe conditions on Coal Creek Parkway, and general comments on traffic on Coal Creek Parkway.

Response: Traffic and transportation review is discussed in section VI below. The transportation analysis was reviewed and updated throughout the course of the project and is within the anticipated number of trips for development. The transportation analysis and modeling assumed the maximum unit potential of this site which is 75 units that produce 33 pm peak hour trips. There are more trips produced over the course of a day than 33, but the transportation analysis is designed to focus on the evening commute times. The proposal to build 58 units will have fewer trips than the maximum 75 units analyzed. Access to the site is proposed to be right-in/right-out and left turns onto Coal Creek Parkway will not be possible. The project has also been required to meet sight distance requirements as Coal Creek Parkway curves at this location. Public transit is immediately available at this location with three bus stops in vicinity and a park and ride is located at the church across the street. The project is also constructing a segment of multi-use path on the frontage of the site that will connect to a larger non-vehicular route envisioned in the City's Pedestrian Bike Plan on the west side of Coal Creek Parkway to provide a pedestrian and bike path that is separated from traffic. Each unit has a garage for required parking and five visitor parking spaces are provided.

2. Environmental Concerns

Summary: Comments submitted concerned impacts to wildlife, elimination of habitat, and off-site stormwater impacts.

Response: The environmental impacts of this project have been extensively reviewed in numerous revisions to the critical area studies submitted in support of this project. The initial environmental assessment underwent third-party review by an independent biologist contracted with the City to provide independent assessment. This process established the presence of one regulated wetland that had an increased wetland category and larger buffer as well as the presence of only one stream on the site. The habitat value and functions of the site also were reviewed extensively. While many sites with vegetation provide habitat to mammals such as deer, racoon, and other common mammals there is no requirement to protect these animals that are not listed species of importance or concern. The only requirement is that habitat functions be generally maintained so that species still have the

potential to use a site. The biologist found that species using the site are likely avian due to the isolation of the site by Coal Creek Parkway and development to the west. Evidence of woodpecker and red-tailed hawk usage was found but no nests were found. The site is connected on the south boundary of the site to a larger habitat corridor and this connection is maintained by the project. The proposed development is as close to the street as possible and upslope of the wetland and stream features on the site that provide the most valuable habitat functions. The proposal does not remove the potential for this site to be used by larger mammals, but none of the species in submitted comments (bear, bobcat, coyote) were documented on the site. The majority of the site critical areas are avoided with impacts located in the outer buffers that protect these features. The portion of the site that is not in the developed area is to be placed into a protected easement and will be restored with native planting to replace the invasive vegetation that currently exists. The proposal will result in a site that has critical areas with improved functions for habitat and stormwater as a result of increased vegetation density and variety. Whereas, there is no existing stormwater facility to intercept flashes from storms that flow onto the site from Coal Creek Parkway or upslope of the site, the proposal will provide infrastructure to collect, hold, and disperse the stormwater. Installed vegetation will improve the ability of wetland on the site to treat and hold water before it leaves the site. The stormwater requirements for this project require that the rate of stormwater leaving the site is at the same rate prior to development which is achieved if not improved by the proposal. Coal Creek which flows across neighboring properties to the south does have a mapped 100-year floodplain and flooding does occur, but this is an existing condition and not one created by this project.

3. Other Concerns

Summary: Other comments on general impacts to schools and why affordable housing was not proposed.

Response: General zoning of the site would allow 75 units which is the number anticipated in the planning of schools to ensure capacity. This proposal is 58 units and less than anticipated due to the environmental constraints. Affordable housing is not a requirement of the code and the applicant may choose not to provide housing under affordable programs.

VI. TECHNICAL REVIEW

A. CLEARING & GRADING

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application. The project will be reviewed for conformance with Clearing and Grading code 23.76 and conformance with required Best Performance Measures. The geotechnical engineer is required to review the final construction plans, including all retaining walls and foundation designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit. The geotechnical engineer is required to inspect the project during

construction. Rainy season restrictions will apply. **See Conditions of Approval in Section XI for clearing and grading, geotechnical review, inspection and seasonal restrictions.**

B. UTILITIES

i. Surface Water

There are two separate threshold discharge areas (TDA) for this project. In TDA 1, The project will mitigate stormwater runoff via a Modular Wetland system water quality facility, detention vault, a series of detention tanks and on-site dispersion. In TDA 2, runoff will continue to flow northwest within the public drainage system in Coal Creek Parkway SE. The existing upstream runoff that discharges on-site via an 18-inch pipe into a ravine will be enclosed with an on-site pipe and flow through the site into the existing discharge point following the natural drainage path.

ii. Water

The public water system in SE Coal Creek Parkway and 125th Avenue SE will be connected through the project site. Public water infrastructure will be built throughout the private roadway on-site. Easements on-site and off-site will be required for the water system. New hydrants will be required per fire department requirements.

iii. Sewer

Private eight-inch sanitary sewer pipe will be constructed throughout the private roadways on-site. Single services as well as joint use sewer lines will be utilized for sewer connection. The site sewer discharge will connect to the public sewer system running along the southern property line. A portion of the public sewer line on-site will need to be re-routed as part of the development. New sewer easements as well as easement relinquishments will be required.

See Conditions of Approval in Section XI for utilities approval.

C. TRANSPORTATION REVIEW

Project Summary

The project is located on a triangular piece of undeveloped land at the intersection of Coal Creek Parkway SE and Factoria Boulevard SE, previously seen in figure 2 of this report. This sight just directly south of Newport High School. The project will install a new access location off Coal Creek Parkway west of the intersection and a private road system to serve approximately nine separate multi-family housing buildings. For the purposes of assessing transportation impacts from this project the analysis used 75 multi-family units, generating approximately 33 new vehicular trips, which is the maximum potential number of units for this site based on gross lot area and 20-unit per acre density.

Vehicle Access and Loading

Coal Creek Parkway SE is a major arterial, the highest classification of arterial street in the City. This site is currently undeveloped and has no access to the street. Vehicular access to

the proposed project will be provided by one new driveway cut onto Coal Creek Parkway SE to serve the internal private road. This new access location is in the NW corner of the site as shown below. There is existing C-curb that will remain in place resulting in the driveway being restricted to right-in and right-out. No additional pavement widening within the road is required on Coal Creek Parkway SE, the curb and gutter will stay in the existing location.

The internal private road network will include 20-feet of pavement width for vehicles and a 5-foot sidewalk on at least one side. Where there are town homes on both sides of the road there will be 5-foot sidewalks on both sides. Transportation and Fire have reviewed the private road network to ensure that it meets all City standards. This includes turnaround facilities that can be used by fire and life-safety, delivery trucks, trash trucks, and moving trucks. Backing onto Coal Creek Parkway SE will not be permitted. Loading of any kind within the existing travel lanes or the 5-foot wide bike lane of Coal Creek Parkway SE will also not be permitted.

Pedestrian and Bicycle Access

There is currently a sidewalk along the majority of the project frontage with Coal Creek Parkway SE. East of the intersection with Factoria Boulevard there is no sidewalk while there is a wide sidewalk to the west. There is gravel and an informal path along the side of the road that is used by pedestrians to access the bus stop and to continue south along Coal Creek Parkway SE. There is also a 5-foot wide shoulder bike lane within the road along the frontage of the project.

The City's 2009 Pedestrian Bike Plan calls for the construction of a multi-purpose path along the south side of Coal Creek Parkway SE due to the speed and volume of vehicles using this street. This project will construct a new 14-foot wide multi-purpose path along the length of the Coal Creek Parkway frontage. This facility will be separated from the road by a minimum 5-foot wide continuous planter strip. The City has provided the proposed project the ability to relocate the existing curb and gutter to the edge of the vehicular travel lane, allowing the width currently used for a 5-foot wide shoulder bike lane to be re-purposed into the 14-foot wide multi-purpose path. At this point in the time developer has chosen to leave the curb and gutter in the existing location. The option to re-purpose the 5-foot bike lane will continue to be available throughout review of the GD permit. At the direction of the applicant the concrete curb and gutter shall stay in place and only be replaced upon the same alignment if it is needed, cracked, or damaged. This facility will provide safe infrastructure to both pedestrians and bicycles over the existing infrastructure based on the conditions and characteristics of Coal Creek Parkway SE.

Transit Service Access

Transit service near the project is provided by King County Metro. One of the stops is along the project frontage. The routes serviced by these stops include the 240, 245, 886, 824, 887, and 823. The most frequent service is provided on the 240 and 245 routes.

Sight Distance for vehicles and pedestrians

Sight lines for the proposed driveway onto Coal Creek Parkway has been shown to meet Bellevue's vehicular and pedestrian sight distance requirements with an improvement to the

west side of the driveway on the adjacent property. This will require a sight distance easement from the adjacent neighbor, as the sight triangle extends through their property. This project will be conditioned to have a sight distance easement in place prior to any GD and BB permit issuance.

The applicant has been notified by City staff that this sight distance easement is a requirement and if it cannot be acquired that the driveway will be required to be relocated such that Bellevue's sight distance requirements can be met. Staff recommended that this easement be in place prior to approval of the LD permit however the applicant has indicated that they would like to proceed without it with the understanding that not acquiring the easement may require significant building and site redesign. **See Conditions of Approval in Section XI for sight distance.**

Streetlighting

Streetlighting photometric analysis is required adjacent to the proposed site along Coal Creek Parkway SE. New streetlight poles and replacement of existing luminaires with new poles and LED fixtures are required to meet the City's current standards. **See Conditions of Approval in Section XI for streetlighting.**

Transportation Infrastructure

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans.

Improvements are required on the Coal Creek Parkway SE frontage along the length of the property. The improvements include installation of a minimum 5-ft wide planter strip, 14-ft wide multi-purpose path, and a retaining wall to support the widened pedestrian and bicycle infrastructure.

Transportation Infrastructure Improvements on Coal Creek Parkway include the following:

1. **Coal Creek Parkway**
    a. Install additional c-curb and signage as needed to prohibit left turns into and out of the site.

b. Install new concrete curb and gutter as needed. This includes any location where it is currently cracked, damaged or where it is damaged during construction of the proposed project.
c. Install a minimum 5-ft wide planter strip with the following:
    i. Spray Irrigation from a private meter. A city meter may need to be installed by the developer if one is not present and if the Parks Department agrees to maintain the frontage.
    ii. Soil preparation and root barrier
    iii. Street trees, ground cover, and landscaping
d. Install a minimum 14-ft wide protected bike lane consisting of the following:
    i. 0.5-ft vertical curb flush with the Hot Mix Asphalt (HMA)
    ii. 13-ft of HMA
    iii. 0.5-ft vertical curb flush with the HMA
e. Install a new wall(s) to support the required infrastructure improvements
    i. Walls are to be constructed to WSDOT and AASTO standards
    ii. A third-party structural review shall be conducted by the City.
    iii. 3rd party inspections will be required.
    iv. The wall shall be a gravity system approved by the review engineer, no tiebacks or geofabric shall extend under the road or multi-purpose path improvements.
    v. Public and private walls shall be structurally independent.
    vi. Any new walls required for widened frontage improvements may not rely on the existing wall to retain any portion of the road. The new wall must be designed as if there are no existing walls.
    vii. Safety railings and vehicular barrier shall be required per City, WSDOT, and AASTO standards.
f. Removal of Existing Infrastructure
    i. To accommodate the required infrastructure improvements the existing sidewalk, vehicular barrier, and the top four-ft of the existing gabion wall shall be removed.
g. The existing signal pole shall be protected in place.
h. One new ADA ramp shall be required at the intersection of Coal Creek Parkway and Factoria Boulevard.
    i. A grind and overlay through any portion of the crow walk on Coal Creek Parkway will trigger an obligation to replace the companion ramp to meet current ADA standards.
i. Access Location
    i. The driveway shall meet all Bellevue Standards. This includes the driveway width, vehicular sight distance, and pedestrian sight distance.
j. Streetlighting that meets Bellevue's standards at the time of GD permit review.
    i. Installation of poles, arms, and LED fixtures meeting current City standards is required.
    ii. A combined street tree and streetlight plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper

spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).

k. A signage and channelization civil plan is required. All signage and channelization shall meet City standards as directed by the review engineer.

2. Private Road

a. The private road shall meet Bellevue's minimum requirements per the transportation design manual. This includes the width of the road, the width of the sidewalk, and maximum road grades.
b. Due to topography on site there are locations where transportations maximum 15% grade requirement may be exceeded. This has been coordinated with fire to ensure that there are properly sized turnaround facilities and additional mitigation measures. One such required mitigation measure is the use of concrete pavement with a heavy tined/raked finish.
c. Private street lighting shall be required at road ends and at the location where transportations grade requirements are exceeded.

3. Pervious/Porous Pavement

a. The City of Bellevue Transportation Department encourages project owners and designers to utilize natural drainage practices as a method to mitigate stormwater runoff resulting from the addition of impervious surfaces to a site. Permeable pavement is an acceptable option for meeting on-site stormwater management, runoff treatment, or flow control requirements and is permitted within City of Bellevue right-of-way if:
    i. None of the infeasibility criteria are met as listed in the most current version of the Washington State Department of Ecology 'Stormwater Management Manual for Western Washington' (BMP T5.15: Permeable Pavements), and;
    ii. All infiltration feasibility criteria requirements are met from the most current version of the City of Bellevue 'Surface Water Engineering Standards'.

Permeable pavement shall not be used for curb ramps, curb ramp landings, or driveways. Permeable pavement within the driving surface of a roadway is limited to roads with very low volumes (ADT < 400 per DOE SMMWW BMP T5.15: Permeable Pavements) and a special design and review is required. Contact the review engineer for submittal requirements for permeable pavements within the driving surface. As this project has triggered more than one of the infeasibility criteria pervious pavements will not be allowed with the public right of way and sidewalk easement.

4. Retaining Walls

a. If retaining walls are required to support or protect the public road they shall be constructed to City, WSDOT, and AASHTO standards.
b. A third-party structural review shall be required.
c. The width of these facilities is not known and may require that proposed project's building to be relocated to accommodate this infrastructure.
d. A vehicular barrier face may be required by the review engineer.

5. Signal and Fiber

a. Conduit and junction boxes are required along the length of Coal Creek Parkway. The City will take on the cost of the fiber and the fiber installation. The applicant shall install the conduit and junction boxes.

6. Sight Distance Easements

a. To meet the City's sight distance requirements the applicant has chosen to acquire a private sight distance easement from the adjacent property owner to the west. It is the applicant's responsibility to acquire this easement prior to approval of the construction plans for the project. The applicant has chosen to proceed with ADR approval without this easement, against the recommendation of City Staff. If the easement cannot be required it may result in a redesign of the access location, the private road, and several buildings in order to meet the City's sight distance requirements on the projects own property.

7. The Americans with Disabilities Act (ADA)

a. ADA requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations. All new and existing junction boxes shall have non-slip lids installed. All new and existing junction boxes shall have foundry applied non-slip lids within the public sidewalk.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard

drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

8. **No soil nailing or shoring is allowed under a street right of way or sidewalk/utility easement or multi-use easement without an indemnification agreement that protects the city.**

9. **No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.**

10. **No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.**

11. **The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans**

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

See Conditions of Approval in Section XI for transportation infrastructure.

Right of Way Dedication and Easements
To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, and to accommodate the street widening described elsewhere in this document, the developer is required to provide the City easements.

A sidewalk and utility easement are required from the back of the curb to the back of the multipurpose path. A wall and wall maintenance easement shall encompass the full width of the wall and 5-ft behind the face of the wall. **See Conditions of Approval in Section XI for right-of-way dedication easements.**

Use of the Right of Way During Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed

by a Right of Way Use Permit. **See Conditions of Approval in Section XI for use of right-of-way.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project, Coal Creek Parkway has been classified as "Overlay Required." The new public grid roads will require a final lift with no pavement cuts. **See Conditions of Approval in Section XI for pavement restoration.**

D. FIRE REVIEW

The Fire Department reviewed the proposal and approved the application.

E. BUILDING REVIEW

The plans generally conform to the building code requirements applicable to this stage of the design process. Complete review will occur under the Building permit application(s).

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under SEPA.

Adverse impacts which are less than significant are subject to City Codes or Standards, which are intended to mitigate those impacts. In cases where the City has adopted development regulations to systematically avoid or mitigate adverse impacts, those standards and regulations, where applicable, will normally constitute adequate mitigation of the impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. Where impacts and regulations do not correspond, or where unanticipated impacts are not mitigated by existing regulations, BCC 22.02.140 provides substantive authority to

mitigate impacts disclosed through the environmental review process.

A discussion of the impacts associated with the project is noted below, together with any specific conditions of approval. These impacts will be mitigated to less than significant through exercise of Code authority as well as through project-specific Conditions of Approval contained in this report.

A. EARTH AND WATER

The submitted geotechnical report by Associated Earth Sciences found the site is on the southern edge of a plateau between Lake Washington and the Somerset foothills that encompasses the Factoria neighborhood. The site has a tributary of Coal Creek which has been discussed previously in this report. The project will be required to comply with all erosion and sediment control BMPs and the Clearing and Grading code requirements as part of future development permits.

B. PLANTS AND ANIMALS

As discussed previously this proposal will greatly exceed the tree retention requirement of 15 percent of the total diameter inches. The submitted arborist report states that there are 419 trees existing on site and that 203 will be retained with 219 being removed and 10-12 trees converted to snags. The remainder of the site, outside of the developed area, that contains the steep slopes, wetland, stream, and buffers is proposed to be restored with vegetation per the submitted critical areas report addendum and mitigation plans. Over 70,000 square feet of wetland, stream, steep slopes, and buffers will be restored with native vegetation and the remaining critical areas and buffers placed into a protected easement.

C. TRANSPORTATION

Long Term Impacts and Mitigation

The City has prepared a traffic forecasting model for the 2030 horizon year to assess cumulative impacts that may result from growth and development during that period. This modeling analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period.

Under the level of service standard detailed in the Transportation Code, the City is divided into 14 Mobility Management Areas (MMAs), each with an area average standard and a congestion management standard. The traffic modeling shows that all of the MMAs would meet both standards. The submitted Transportation Impact Analysis (TIA) found in the project file was based on 75 units, which is the maximum number of units possible on this site. Only 58 units are proposed and this project proposes to add a maximum net increase of 33 new trips in MMA 13. This level of development is within the assumptions of the City's traffic modeling and does not require additional mitigation.

In addition, transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development

throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. **See conditions of approval for impact fees in section XI**.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The Basel Newport Townhome project will generate approximately 33 net new p.m. peak hour trips. That number was used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E.

Short Term Operational Impacts and Mitigation

A transportation impact analysis dated October 2019 was prepared for the project by TranspoGroup Traffic Consultants. The project trips were calculated and concurrency was determined at that time for use to complete the TIA.

The analysis reviewed the operations of two existing intersections:

1. Factoria Boulevard SE and Coal Creek Parkway SE
2. 124th Avenue SE and Coal Creek Parkway SE

All intersections remained at LOS E or better with the proposed transportation infrastructure improvements. These include frontage improvements along the length of the project on Coal Creek Parkway.

To improve pedestrian and bicycle connectivity and as part of the project's required frontage improvements the project will construct a 14-foot wide multi-purpose path. This path will be separated from the road by a 5-ft wide planter. There is currently bus service on Coal Creek Parkway with a bus stop that does not have sidewalk extending to it. This multi-purpose path will provide an ADA accessible and paved path to the existing bus stop.

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Staff made extensive requests for more information regarding most all aspects of this proposal. The original proposal was for 65 townhouse units which has been reduced to 58 due to site constraints and code requirements. Numerous changes were requested by staff for the applicant to clarify the extent of vegetation and trees on the site, describe and quantify the habitat present, describe and quantify the proposed impacts, avoid impacts, provide sufficient mitigation for impacts, provide frontage improvements, account for vehicle trips and analyze proposed trips, address site drainage, and to ensure the submittal provided a cohesive project that aligned all plans and reports. Some of the conditions of approval in this report relate to these issues and the difficulties encountered by staff to ensure conformance to the City's code requirements.

IX. DECISION CRITERIA

A. 20.25H.255 CRITICAL AREAS REPORT DECISION CRITERIA

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

   As discussed in the submitted critical areas report addendum, the proposal will increase functions and values of all critical areas on-site. Current degraded conditions will be improved through removal of invasive species coverage and replacement with native vegetation. The proposed mitigation will improve water quality, hydrology, slope stability and habitat functions of the on-site critical areas. Improvement of habitat quality will also result by increasing foraging, perching, and nesting opportunity. The

number of snags on the site will be increased which provides further opportunity for woodpecker and other bird species usage.

2. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

   The most important functions on the site are associated with the wetland, stream, and their buffers as well a habitat functions for foraging and perching on the entire site. The goal of the proposed mitigation is to improve the quality of vegetation on the site to allow for improved habitat foraging functions. This is achieved primarily through removal of invasive and noxious species and replanting with appropriate native species and creating habitat snags.

3. **The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

   All storm water from surfaces will be directed into collection systems. The vegetation remaining on the site will be enhanced through mitigation planting that will increase vegetation cover and quality that will improve storm water functions. Dense planting will promote infiltration during flood events and provided improved treatment of storm water entering the wetland.

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

   Maintenance and monitoring is required for five years for mitigation per LUC 20.25H.220. The submitted monitoring plan proposes three years of monitoring which is required to be increased to five years. A revised maintenance and monitoring plan will be required to be submitted as part of the clearing and grading permit for the project. An installation and assurance device will be required prior to clearing and grading permit issuance and a maintenance assurance device required prior to final inspection of the grading permit. The amounts of the devices will be based on cost estimates for installation and monitoring provided at clearing and grading permit submittal. Copies of the monitoring reports will be submitted annually to the City. **See Conditions of Approval in Section XI related to maintenance and monitoring and assurance devices.**

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

   The proposed mitigation will improve the functions of the wetland and stream on the site be removing invasive species and replanting to increase coverage by trees,

shrubs, and ground cover. The proposed mitigation will improve functions of the critical areas and buffers. The applicant will place the critical areas and buffers on the site into a Native Growth Protection Easement as required by the code for the reduction of the wetland buffer on the site. This easement is required to be delineated and reviewed as part of the grading permit review. The boundary of the NGPE is to be fenced and posted with signage. The easement is required to be recorded prior to issuance of the grading permit.

6. **The resulting development is compatible with other uses and development in the same land use district.**

   The proposal for 58 townhomes is allowed in the R-20 zone and is compatible with adjacent multi-family development.

B. 20.30P.140 CRITICAL AREAS LAND USE PERMIT DECISION CRITERIA

The Director may approve, or approve with modifications an application for a Critical Areas Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**

   The applicant must obtain development permits to construct the proposed improvements which include clearing and grading, building and other permits. Plans submitted for the development permits must reflect the plans reviewed under this approval. **See Conditions of Approval in Section XI related to required permits.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

   The proposal is consistent with required performance standards for the critical areas found on the site. The proposal locates the development on the upper portion of the site and as close to the road frontage as possible so that the wetland and stream critical areas are entirely avoided. The applicant also proposes a variance to allow increased placement of fill and excavation of existing topography in order to provide a consolidated site to the maximum extent possible.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

   As discussed in Section IV of this report, the applicable performance standards of LUC Section 20.25H are being met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

The site will be adequately served by existing public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

   The submitted mitigation plan is consistent with LUC 20.25H.210. **See Conditions of Approval in Section XI related to mitigation plan.**

6. **The proposal complies with other applicable requirements of this code.**

   The proposal complies with all other applicable code requirements as approved or conditioned. Per LUC 20.30P.170, the applicant is required to provide hold harmless agreement prior to construction permit issuance. **See Conditions of Approval in Section XI for hold harmless agreement.**

C. 20.30F.145 DESIGN REVIEW DECISION CRITERIA

The City may approve or approve with modifications an application for Design Review if:

1. **The proposal is consistent with the Comprehensive Plan; and**

   The site is located in the Newport Hills Subarea, and designated Multi-family Medium Density and Single Family High Density per the Comprehensive Plan. The proposal is supported by the following goals and policies of the Comprehensive Plan.

   Subarea Goals and Policies

   POLICY S-NH-8. Protect significant trees and environmentally-sensitive areas (steep slopes, riparian corridors, and wetlands) in accordance with the provisions of the Land Use Code.

   POLICY S-NH-12. Develop and implement a safe nonmotorized transportation system in designated corridors within the Newport Hills Subarea. Refer to the Pedestrian/Bicycle Transportation Plan matrix and map for nonmotorized designations. The purpose of this system is to link neighborhoods, schools, parks, shopping, transportation facilities, and the regional trail system.

   POLICY S-NH-33. Install signs on the perimeter of designated native growth protection easements to inform residents of the protected status of these areas.

   POLICY S-NH-30. Protect and enhance fish and wildlife habitat in environmentally sensitive areas.

   The proposal avoids impacting the wetland and stream on the site and retains more than half of the total diameter inches of trees that exist. The mitigation provided by the proposal restores native vegetation to the wetland, stream, and buffers which will

improve habitat functions provided by these critical areas. The critical areas and buffers will be placed into a protected Native Growth Protection Easement that will be delineated with fencing and signage. The frontage improvements required for this development include construction of a new multi-use path that is implementing the Pedestrian/Bicycle Plan. **See Conditions of Approval in Section XI related to NGPE fencing and signage.**

Urban Design and The Arts

POLICY UD-44. Incorporate the character of the surrounding community into the architecture, landscaping and site design of commercial and mixed use centers

POLICY UD-47. Mitigate potential impacts to surrounding neighborhoods using landscaping, greenspace and other urban design elements.

POLICY UD-55. Exemplify the Pacific Northwest character through the use of appropriate plants in new landscaping.

POLICY UD-73. Design enhanced streetscapes at designated intersections and key entry points into the city and into smaller districts

The project incorporates residential features and design into the 58 townhomes proposed. Existing vegetation is avoided and retained on the west and south property boundaries that are adjacent to properties with single-family and multi-family development. Native landscaping and mitigation planting are proposed around the perimeter of the development and will limit visual impacts to surrounding properties. The frontage of the site is to be improved with a segment of new multi-use trail that replaces the sidewalk and is separated from traffic by landscaping and street trees to create a neighborhood identity point. **See Conditions of Approval in Section XI for transportation improvements.**

Environment

POLICY EN-19. Retain existing open surface water systems in a natural state and restore conditions that have become degraded.

POLICY EN-31. Protect geologically hazardous areas, especially forested steep slopes, recognizing that these areas provide multiple critical areas functions.

POLICY EN-63. Preserve and maintain fish and wildlife habitat conservation areas and wetlands in a natural state and restore similar areas that have become degraded.

POLICY EN-64. Manage aquatic habitats, including shoreline and riparian (streamside) habitats, to preserve and enhance their natural functions of providing

fish and wildlife habitat and protecting water quality.

POLICY EN-69. Preserve and enhance native vegetation in Critical Area buffers and integrate suitable native plants in urban landscape development.

POLICY EN-70. Improve wildlife habitat especially in patches and linkages by enhancing vegetation composition and structure and incorporating indigenous plant species compatible with the site.

POLICY EN-75. Protect wildlife corridors to minimize habitat fragmentation, especially along existing linkages and in patches of native habitat.

POLICY EN-86. Facilitate the transfer of development potential away from critical areas and the clustering of development on the least sensitive portion of a site.

The proposal avoids the wetlands and stream on the site and with the exception of the minor reduction of the wetland buffer proposed, keeps the buffers intact. Steep slopes on the site are avoided through the use of retaining walls and terracing the site design and vegetation on them remains. The proposal will restore the undeveloped area with native vegetation that enhances the functions of the wetland, stream, steep slopes, and their buffers. Existing vegetation is retained and enhanced with additional planting. Existing habitat connections from the south are maintained and enhanced by the proposed planting that will replace invasive vegetation with native plants. The design of the project moves the proposed development away from the most sensitive critical areas on the site and clusters the development along the street frontage and on the upland areas of the site.

Transportation:

POLICY TR-35. Review transportation system impacts of proposed developments and require appropriate mitigation as necessary. Prohibit development approval if the development will cause the area level of service in one or more Mobility Management Areas to fall below the adopted standard, unless demand management or other system improvements are provided to mitigate the transportation impacts.

POLICY TR-105. Implement the Pedestrian and Bicycle Transportation Plan and prioritize projects that: 1. Address safety issues; 2. Provide access to activity centers; 3. Provide access to the transit and school bus systems; 4. Complete and connect planned pedestrian or bicycle facilities; 5. Develop primary north-south and east-west bicycle routes through the city; 6. Improve multimodal level of service along travel corridors; and 7. Serve residents who have special accessibility needs.

The transportation impacts from the proposed development were evaluated using a

greater number of units and trips than is proposed and the project maintains existing levels of service. The project is constructing a segment of multi-use trail adjacent to Coal Creek Parkway that is a goal on the City's Pedestrian/Bike Plan. **See Conditions of Approval in Section XI for transportation improvements.**

2. **The proposal complies with the applicable requirements of this Code; and**

   The project complies with code requirements as discussed in this report in Section III.

3. **The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent; and**

   As discussed in this report in Section III the proposal complies with design requirements applicable in the Transition Area Design District.

4. **The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and**

   The proposal proposes individually owned attached townhouses and incorporates residential design features into the buildings. The proposal is consistent with adjacent multi-family housing and compatible with adjacent non-residential uses. The physical characteristics of the site are such that the units will be below the road grade and behind vegetation screening and fencing.

5. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and**

   The proposal is service by adequate public facilities.

6. **The proposal is consistent with any required Master Development Plan approved pursuant to Part 20.30V LUC or other applicable code section.**

   The proposal is not subject to a master development plan.

D. 20.30G.140 VARIANCE DECISION CRITERIA

The Director may approve or approve with modifications an application for a variance from the provisions of the Land Use Code if:

7. **The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property**

   Finding: The variance requested does not constitute a grant of special privilege that is inconsistent with limits on other properties in the vicinity. The proposal to exceed

the code allowed quantities for excavation and fill in LUC 20.20.460 is intended to allow the site greater avoidance of critical areas as well as the ability to reach the unit density that the site achieves. The increased excavation and fill allow a consolidated area of development that can be devoted to the construction of units rather than roads and walls. Without the variance allowance the project would have to construct much larger roads to meet road slope limits to provide access to the units. This additional construction would intrude into the stream and wetland buffers, reduce the number of units provided, and increase impervious surfaces all for the sole purpose of constructing a road on the site. Avoidance of impacts to critical areas is facilitated by this variance and would be a consideration for any other property with similar limits on developable area.

8. **The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property**

   Finding: The proposed development is located on the upland portion of the site and is as close to Coal Creek Parkway as possible. This area is the most developable area on the site. The variance is proposed due to topographical conditions that exist in the upland area and the differences in elevations across the site that makes construction of a single road and consolidated site difficult to achieve in a manner that avoids impacts to the critical areas as much as possible.

9. **The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property**

   Finding: The proposed variance will address localized topography changes on the site and will not be detrimental to property and improvements in the vicinity. Much of the site is below the grade of Coal Creek Parkway and the proposed fill and excavation does not increase building heights or remove solar access to adjacent properties. The proposal will improve the condition of runoff on the site that is uncontrolled and flashes during storm events due to a drainage that crosses the site. This drainage exacerbates the topographical issues due to erosion and incorporation of this drainage into the stormwater management system of the site will improve drainage off-site and into the wetland on the site.

10. **The variance is not inconsistent with the Comprehensive Plan**

    Finding: The variance proposal is consistent with and aids project consistency with the comprehensive plan policies discussed in the decision criteria for approval of the design review application. This variance allows a better outcome for the critical areas on the site and provides a consolidated area of development to achieve a better project design.

11. Where the variance involves disturbance of a critical area or critical area buffer, the variance includes a mitigation plan meeting the requirements of LUC 20.25H.210.

Finding: The mitigation plan submitted under the critical areas permit provides mitigation for all proposed disturbance. The proposed variance aids in avoidance of critical areas and buffers.

X. CONCLUSION AND DECISION/RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including Land Use consistency, SEPA and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Design Review and Critical Areas Land Use Permit with SEPA to construct the proposed building, parking, and other improvements on this site.

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval. LUC 20.30P.150 allows for a greater time period for expiration.

XI. CONDITIONS OF APPROVAL

Codes & Ordinances
The applicant shall comply with all applicable Bellevue City Codes and ordinances including but not limited to:

Applicable Ordinances	Contact Person	
Clearing and Grading Code- BCC 23.76	Savina Uzunow	425-452-7860
Construction Codes- BCC Title 23	Lauren Eck	425-452-6938
Fire Code- BCC 23.11	Glen Albright	425-452-4270
Land Use Code- BCC Title 20	Reilly Pittman	425-452-4350
Noise Control- BCC 9.18	Reilly Pittman	425-452-4350
Sign Code- BCC Title 22B	Reilly Pittman	425-452-4350
Transportation Code- BCC 14.60	Ryan Miller	425-452-2065
Right of Way Use Code- BCC 14.30	Ryan Miller	425-452-2065
Utility Code- BCC Title 24	Mohamed Sambou	425-452-4853

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

1. Vehicular Access and Turning Restrictions
There are currently turning restrictions on Coal Creek Parkway. Left turns into and out of the site will continue to be prohibited with the installation of additional c-curb

and signage.

AUTHORITY: BCC 14.60.150
REVIEWER: Ryan Miller, Transportation Review

2. Provisions for Loading
The project shall provide off-street loading which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted on Coal Creek Parkway SE.

AUTHORITY: BCC 14.60.150
REVIEWER: Ryan Miller, Transportation Review

3. Obtain Permits
The applicant shall obtain all other permits for infrastructure, utilities, building and other improvements. No construction may commence until the appropriate permit is issued.

AUTHORITY: Land Use Code 20.25H
REVIEWER: Reilly Pittman, Development Services Department

B. CONDITIONS PRIOR TO CLEAR AND GRADE PERMIT ISSUANCE:

4. Clearing and Grading Permit Required
Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. A clearing and grading permit must be approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

AUTHORITY: Land Use Code 20.30P.140; Clearing & Grading Code 23.76.035
REVIEWER: Savina Uzunow, Development Services Department

5. Geotechnical Review
The project geotechnical engineer must review the final construction plans, including all foundation designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

AUTHORITY: Clearing & Grading Code 23.76.050
REVIEWER: Savina Uzunow, Development Services Department

6. Geotechnical Inspection
The project geotechnical engineer must provide geotechnical inspection during project construction, including retaining walls, subgrades for foundations and footings, and

any unusual seepage, slope, or subgrade conditions.

AUTHORITY: Clearing & Grading Code 23.76.050
REVIEWER: Savina Uzunow, Development Services Department

7. Geotechnical Recommendations

The project is required to follow the recommendation contained in the geotechnical report submitted for the project or as amended. A memo shall be provided with the required clearing and grading permit demonstrating how the proposed design incorporates the recommendations in the geotechnical report.

AUTHORITY: Land Use Code 20.25H.145
REVIEWER: Reilly Pittman, Development Services Department

8. Rainy Season Restrictions

Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

AUTHORITY: Clearing & Grading Code 23.76.093.A
REVIEWER: Savina Uzunow, Development Services Department

9. Tree Protection and Replacement

To ensure the proposed sewer and drainage alignments will minimize impacts to the stream buffer, stream setback, and existing trees as proposed, the arborist is required to provide a final plan and recommendations prior to issuance of the clearing and grading permit focused on trees on the periphery of the development or in proximity of the trenching or near any other areas of temporary disturbance. This plan is to ensure the trees are protected and retained as proposed, based on the final construction plans. This plan is also to ensure that any action to remove or convert a tree to a snag is warranted based on disturbance caused by the work proposed. Trees in poor health but that do not pose a hazard are required to be retained. If additional tree removal is necessary, any further tree removal is required to be mitigated at a ratio of 3:1 per the mitigation ratios in LUC 20.25H.105.C.

AUTHORITY: Land Use Code 20.25H.105.C
REVIEWER: Reilly Pittman, Development Services Department

10. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Ryan Miller, Transportation Review

11. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.

Transportation Infrastructure Improvements on Coal Creek Parkway include the following:

1. Coal Creek Parkway

a. Install additional c-curb and signage as needed to prohibit left turns into and out of the site.
b. Install new concrete curb and gutter as needed. This includes any location where it is currently cracked, damaged or where it is damaged during construction of the proposed project.
c. Install a minimum 5-ft wide planter strip with the following:
    i. Spray Irrigation from a private meter. A city meter may need to be installed by the developer if one is not present and if the Parks Department agrees to maintain the frontage.

ii. Soil preparation and root barrier
iii. Street trees, ground cover, and landscaping
d. Install a minimum 14-ft wide protected bike lane consisting of the following:
i. 0.5-ft vertical curb flush with the HMA
ii. 13-ft of HMA
iii. 0.5-ft vertical curb flush with the HMA

e. Install a new wall(s) to support the required infrastructure improvements
i. Walls are to be constructed to WSDOT and AASTO standards
ii. A third-party structural review shall be conducted by the City.
iii. 3rd party inspections will be required.
iv. The wall shall be a gravity system approved by the review engineer, no tiebacks or geofabric shall extend under the road or multi-purpose path improvements.
v. Public and private walls shall be structurally independent.
vi. Any new walls required for widened frontage improvements may not rely on the existing wall to retain any portion of the road. The new wall must be designed as if there is no existing walls.
vii. Safety railings and vehicular barrier shall be required per City, WSDOT, and AASTO standards.

f. Removal of Existing Infrastructure
i. To accommodate the required infrastructure improvements the existing sidewalk, vehicular barrier, and the top four-ft of the existing gabion wall shall be removed.

g. The existing signal pole shall be protected in place.

h. One new ADA ramp shall be required at the intersection of Coal Creek Parkway and Factoria Boulevard.
i. A grind and overlay through any portion of the crow walk on Coal Creek Parkway will trigger an obligation to replace the companion ramp to meet current ADA standards.

i. Access Location
i. The driveway shall meet all Bellevue Standards. This includes the driveway width, vehicular sight distance, and pedestrian sight distance.

j. Streetlighting that meets Bellevue's standards at the time of GD permit review.
i. Installation of poles, arms, and LED fixtures meeting current City standards is required.
ii. A combined street tree and streetlight plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).

k. A signage and channelization civil plan is required. All signage and channelization shall meet City standards as directed by the review engineer.

2. Private Road

a. The private road shall meet Bellevue's minimum requirements per the transportation design manual. This includes the width of the road, the width of the sidewalk, and maximum road grades.
b. Due to topography on site there are locations where transportations maximum 15% grade requirement may be exceeded. This has been coordinated with fire to ensure that there are properly sized turnaround facilities and additional mitigation measures. One such required mitigation measure is the use of concrete pavement with a heavy tined/raked finish.
c. Private street lighting shall be required at road ends and at the location where transportations grade requirements are exceeded.

3. Pervious/Porous Pavement

a. The City of Bellevue Transportation Department encourages project owners and designers to utilize natural drainage practices as a method to mitigate stormwater runoff resulting from the addition of impervious surfaces to a site. Permeable pavement is an acceptable option for meeting on-site stormwater management, runoff treatment, or flow control requirements and is permitted within City of Bellevue right-of-way if:
    i. None of the infeasibility criteria are met as listed in the most current version of the Washington State Department of Ecology 'Stormwater Management Manual for Western Washington' (BMP T5.15: Permeable Pavements), and;
    ii. All infiltration feasibility criteria requirements are met from the most current version of the City of Bellevue 'Surface Water Engineering Standards'.

Permeable pavement shall not be used for curb ramps, curb ramp landings, or driveways. Permeable pavement within the driving surface of a roadway is limited to roads with very low volumes (ADT < 400 per DOE SMMWW BMP T5.15: Permeable Pavements) and a special design and review is required. Contact the review engineer for submittal requirements for permeable pavements within the driving surface. As this project has triggered more than one of the infeasibility criteria pervious pavements will not be allowed with the public right of way and sidewalk easement.

4. Retaining Walls

a. If retaining walls are required to support or protect the public road they shall be constructed to City, WSDOT, and AASHTO standards.
b. A third-party structural review shall be required.
c. The width of these facilities is not known and may require that proposed project's building to be relocated to accommodate this infrastructure.
d. A vehicular barrier face may be required by the review engineer.

5. Signal and Fiber

a. Conduit and junction boxes are required along the length of Coal Creek Parkway. The City will take on the cost of the fiber and the fiber installation. The applicant shall install the conduit and junction boxes.

6. Sight Distance Easements

a. To meet the City's sight distance requirements the applicant has chosen to acquire a private sight distance easement from the adjacent property owner to the west. It is the applicant's responsibility to acquire this easement prior to approval of the construction plans for the project. The applicant has chosen to proceed with ADR approval without this easement, against the recommendation of City Staff. If the easement cannot be required it may result in a redesign of the access location, the private road, and several buildings in order to meet the City's sight distance requirements on the projects own property.

7. The Americans with Disabilities Act (ADA)

a. ADA requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations. All new and existing junction boxes shall have non-slip lids installed. All new and existing junction boxes shall have foundry applied non-slip lids within the public sidewalk.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

8. No soil nailing or shoring is allowed under a street right of way or sidewalk/utility easement or multi-use easement without an indemnification agreement that protects the city.

9. **No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.**

10. **No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.**

11. **The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans**

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
REVIEWER: Ryan Miller, Transportation Review

12. **Final Mitigation Planting Plan and Restoration of Temporary Disturbance**
The mitigation planting area shall include all areas of temporary disturbance and depict all trees that will be retained or converted to snags. A final mitigation plan is required to be submitted with the clearing and grading permit and must be consistent with the approved mitigation plan submitted for this approval.

AUTHORITY: Land Use Code 20.20.210
REVIEWER: Reilly Pittman, Development Services Department

13. **Final Maintenance and Monitoring Plan**
A final maintenance and monitoring plan is required to be submitted with the clearing and grading permit to ensure that five years of monitoring and maintenance are provided as required. The maintenance and monitoring provisions can be included on the mitigation planting plan and do not need to be a separate document.

AUTHORITY: Land Use Code 20.20.210
REVIEWER: Reilly Pittman, Development Services Department

14. Installation Performance Sureties for Mitigation Planting

An installation performance surety is required based on 150 percent of the installed cost of mitigation planting. The amount of the surety is determined by an itemized cost estimate submitted as part of the clearing and grading permit. The installation surety will be released upon successful Land Use inspection of the planting. The installation surety is required to be submitted prior to issuance of the clearing and grading permit.

AUTHORITY: Land Use Code 20.30P.160
REVIEWER: Reilly Pittman, Development Services Department

15. Maintenance Surety and 5-Year Monitoring

A maintenance surety for the mitigation planting is required based on 100 percent of the cost estimate for all costs associated with maintenance and monitoring for 5 years of monitoring, maintenance activity, plant replacement, contingencies. The maintenance and monitoring will be per the performance standards established for each year as described in the plan document. Annual reports are required to be submitted to the Reilly Pittman and/or the Environmental Planning Manager. Per condition 13, a final plan is required to be submitted under the clearing and grading permit. The amount of the surety is determined by a cost estimate submitted as part of the clearing and grading permit. The maintenance surety is required prior final inspection of the clearing and grading permit. The maintenance surety will be released upon successful completion of the 5-year maintenance and monitoring period and inspection by Land Use.

AUTHORITY: Land Use Code 20.30P.160
REVIEWER: Reilly Pittman, Development Services Department

16. WDFW Habitat Recommendations

The project is required to incorporate habitat recommendations and guidance from WDFW per the critical areas report documentation submitted for this project.

AUTHORITY: Land Use Code 20.25H.160
REVIEWER: Reilly Pittman, Development Services Department

17. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (UE). A water, sewer and storm Developer Extension Agreement will be required for the project to construct final utility infrastructure for the site. New water

and sewer easements as well as easement relinquishments will be required. Private drainage easements will be required. The detention vault and tank and water quality system will be privately owned and maintained.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mohamed Sambou, Utilities

18. Native Growth Protection Easement

Dedication of a Native Growth Protection Easement is required to be completed on a easement agreement approved by the City Attorney. The easement agreement is required to be completed prior to issuance of the clearing and grading permit.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Reilly Pittman, Development Services Department

19. Native Growth Protection Easement Fencing and Signage

The mitigation plan submitted as part of the clearing and grading permit shall depict split rail or other fencing on the perimeter of all NGPE areas. One sign denoting the area is protected is required to be placed every 100 feet or as determined in the field. Signage and fencing will be verified during Land Use inspection of the mitigation planting under the clearing and grading permit.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Reilly Pittman, Development Services Department

20. Hold Harmless Agreement

The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to issuance of the clearing and grading permit.

AUTHORITY: Land Use Code 20.30P.170
REVIEWER: Reilly Pittman, Development Services Department

C. PRIOR TO BUILDING PERMIT ISSUANCE:

21. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16
REVIEWER: Ryan Miller, Transportation Review

22. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Ryan Miller, Transportation Review

23. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: BCC 14.60.100
REVIEWER: Ryan Miller, Transportation Review

24. Dedication of Right-of-Way and Easements

To incorporate street infrastructure improvements the developer is required to dedicate right of way to encompass the whole public road to the back edge of the curb. Sidewalk and utility easement is required from the back of the curb to the back of the multi-purpose path. A wall and wall maintenance easement shall encompass the width of the wall and 5-ft behind the face of the wall for City maintenance and investigation.

AUTHORITY: BCC 14.60.090
REVIEWER: Ryan Miller, Transportation Review

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

25. Street Frontage Improvements

All street frontage improvements and other required transportation elements must be constructed by the applicant, inspected by the Transportation Department inspector, and accepted by the Transportation Review Engineer.

All existing streetlight and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings
REVIEWER: Ryan Miller, Transportation Review

26. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

Coal Creek Parkway: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration.

AUTHORITY: BCC 14.60.250; Design Manual Design Standard #23
REVIEWER: Ryan Miller, Transportation Review

27. Land Use Inspection

An inspection by Land Use staff of all landscaping and mitigation planting is required prior to final occupancy inspection or to release the installation performance surety.

AUTHORITY: Land Use Code 20.25H
REVIEWER: Reilly Pittman, Development Services Department

BASEL NEWPORT TOWNHOMES
ADMINISTRATIVE DESIGN REVIEW

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WETLAND
AVIA ENVIRONMENTAL GROUP
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FREIHEIT
ARCHITECTURE

BASEL NEWPORT TOWNHOMES
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BELLEVUE, WA 98006

ADMINISTRATIVE DESIGN REVIEW

ISSUE LIST

COVER SHEET
DR0.00

GENERAL NOTES

CONSTRUCTION

1. ALL CONSTRUCTION SHALL COMPLY WITH THE ***2015 INTERNATIONAL BUILDING CODE*** AS ADOPTED BY THE ***CITY OF BELLEVUE***, STATE REGULATIONS FOR BARRIER FREE DESIGN, ***WA STATE ENERGY CODE***, AND ALL APPLICABLE LOCAL CODES, ORDINANCES, AND STANDARDS. IN CASE OF ANY CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.

2. SECURE RELEVANT CITY AND STATE APPROVALS RELATING TO FIRE, CONSTRUCTION, LABOR, HEALTH AND LICENSING. CONTRACTOR SHALL FURTHER POST ALL BONDS AND SECURE ALL INSURANCE REQUIRED BY LAW OR CONTRACT, FORWARDING PROOF OF SUCH ACTIONS TO THE LANDLORD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. WORK NOT INCLUDED IN THIS CONTRACT SHALL BE MARKED "N.I.C." OR SPECIFICALLY ASSIGNED TO ANOTHER PARTY.

4. CONTRACTOR SHALL VISIT THE SITE, REVIEW THE DRAWINGS AS SUBMITTED BY THE ARCHITECT, AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.

5. ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.

6. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.

7. WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.

8. VERIFY ALL "BUILDING STANDARDS" WITH BUILDING OWNER PRIOR TO BEGINNING ANY WORK. HOWEVER, THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.

9. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

10. VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.

11. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.

12. PROTECT ADJACENT WORK AND REPAIR ANY DAMAGE AT CONTRACTOR'S OWN EXPENSE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.

14. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE BUILDING OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

15. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION AS WELL AS ALL REVISIONS, ADDENDA, AND CHANGE ORDERS. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

16. MAINTAIN ALL EXIT PATHWAYS DURING CONSTRUCTION.

17. PROVIDE COMPLETE SECURITY OF THE TENANT SUITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

18. AT COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE SITE, LEAVING SPACE CLEAN, WASH ALL WINDOWS AND GLASS, POLISH ALL HARDWARE AND FIXTURES. REPLACE AND PATCH AREAS OF CEILING DAMAGED DUE TO LIGHTING INSTALLATION OR MECHANICAL ADJUSTMENT.

19. MINIMIZE DISRUPTIONS OF BUILDING OCCUPANTS DUE TO NOISE, ODOR, FUMES, OR VIBRATION. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL COMPLETELY CLEAN ALL AREAS SOILED BY CONSTRUCTION ACTIVITIES INCLUDING THOSE IN WHICH NO WORK WAS DONE.

20. LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO CHAPTER 25 OF THE ***2015 I.B.C.***

21. ALL GLASS AND GLAZING SHALL COMPLY WITH CHAPTER 24 OF THE ***2015 I.B.C.*** AND THE U.S. PRODUCT SAFETY COMMISSION: SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (42 FR 1426: 16 CFR PART 1201).

22. VERIFY ALL DOOR AND WINDOW ROUGH OPENING DIMENSIONS WITH DOOR AND WINDOW MANUFACTURERS.

23. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONSTRUCTION DRAWING SHOULD BE CALLED TO THE ATTENTION OF THE ARCHITECT.

24. CONSTRUCT WALLS PLUMB AND SQUARE WITH EXISTING STRUCTURE AND NEW CONSTRUCTION UNLESS NOTED OTHERWISE.

25 . COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS.

26. ANY DEVIATIONS FROM DIMENSIONED LOCATIONS MUST BE APPROVED BY THE ARCHITECT.

DIMENSION

1. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.

2. DIMENSIONS OF PLANS ARE TYPICAL TO THE CENTERLINE OF COLUMNS AND FINISHED GWB FACE OF PARTITIONS, UNLESS NOTED OTHERWISE. DOOR AND CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE TO BE FOUR (4) INCHES FROM THE FACE OF THE ADJACENT PARTITION OR CENTERED BETWEEN PARTITIONS.3. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF DISCREPANCIES ARE FOUND.

CONSTRUCTION

1. INVESTIGATE AND VERIFY LOCATIONS OF EXISTING STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

2. COORDINATE CONSTRUCTION SCHEDULING WITH THE BUILDING OWNER TO ALLOW ONGOING OPERATION OF THE FACILITY DURING CONSTRUCTION.

3. PROVIDE BLOCKING AS REQUIRED FOR WALL AND CEILING MOUNTED ITEMS.

4. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.

5. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.

6. PATCH AND REPAIR ALL EXISTING SURFACES AS REQUIRED BY DEMOLITION AND NEW CONSTRUCTION TO RECEIVE NEW SCHEDULED FINISHES. ALL SURFACES ARE TO HAVE "LIKE-NEW" APPEARANCE.

7. STUD HEIGHT AND SPACING LIMITATION OF STEEL FRAMING COMPONENTS SHOULD BE IN COMPLIANCE WITH ASTM C 754 FOR MAXIMUM DEFLECTION AND MINIMUM LATERAL LOADING REQUIREMENTS.

8. ALL DEMOLISHED MATERIALS TO BE RECYCLED TO AN APPROVED RECYCLER.

PLUMBING, MECHANICAL & ELECTRICAL

1. PLUMBING, MECHANICAL, & ELECTRICAL DRAWINGS ARE TO BE SUBMITTED UNDER SEPARATE PERMIT.

2. MECHANICAL & ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

3. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE BIDDER DESIGN/BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRESPONDING PERMITS FOR WORK. THE PROPOSED SYSTEM DESIGN & METHOD OF OPERATION FOR ALL ROOMS SHALL BE REVIEWED AND APPROVED BY THE TENANT PRIOR TO THE START OF ANY WORK.

4. WHERE APPLICABLE, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS ARE SUPPLEMENTARY TO THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BETWEEN THE CONSULTANTS' DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE BUILDING OWNER, TENANT, OR ARCHITECT.

5. ALL CABLING AND WIRING NOT IN CONDUITS OR FULL SURROUND CABLE TRAYS SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPMENT RANGE OF LESS THAN 50.

6. ALL EXPOSED MATERIAL & PIPING IN RETURN AIR PLENUM MUST MEET FS 25.

7. ALL PLUMBING AND HVAC PIPE AND DUCTWORK IN PLENUM SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPMENT RANGE OF LESS THAN 50

SUBMITTALS AND WARRANTY

1. SUBMIT A LIST OF PROPOSED PRODUCT SUBMITTALS AND SHOP DRAWINGS TO THE OWNER FOR APPROVAL PRIOR TO START OF CONSTRUCTION.

2. ALL PRODUCTS AND MATERIALS SPECIFIED IN THE DRAWINGS (WITH EXCEPTION TO SPECIFIC FINISH COLORS AND FLOORING) ARE INTENDED TO BE ON AN "OR EQUAL" BASIS. ANY PROPOSED SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT IN WRITING FOR APPROVAL WITHOUT DELAY OF SCHEDULE.

3. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION, UNLESS OTHERWISE SPECIFIED, AND SHALL BE SO STATED IN CONTRACTOR'S WRITTEN PROPOSAL AND AGREEMENT. ALL REPAIRS, CORRECTIONS, DISCREPANCIES, ETC., MUST BE MADE WITHOUT ANY ADDITIONAL COST TO THE OWNER, AND WITHIN FIVE (5) DAYS AFTER NOTICE IS GIVEN.

FIRE PROTECTION

1. IF NECESSARY, PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RELATED ELEMENTS AS REQUIRED BY CODE.

2. FIRE EXTINGUISHERS: VERIFY LOCATION, TYPE, AND SIZE PER FIRE MARSHAL REQUIREMENTS. CONTRACTOR TO PROVIDE ALL TEMPORARY AND PERMANENT FIRE EXTINGUISHERS REQUIRED UNDER N.F.P.A. 10 MOST RECENT EDITION AND APPROVED BY THE FIRE MARSHAL. CONFIRM ACCEPTABILITY OF LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION. PROVIDE FINISHED CABINETS TO MATCH BUILDING STANDARD FOR EXTINGUISHERS AT ALL EXPOSED LOCATIONS.

3. FIRE EXTINGUISHERS AND CABINETS SHOULD BE LOCATED SO THAT THE TOP OF THE EXTINGUISHER OR CABINET IS NO HIGHER THAN 48" AFF AND THE TOP OF THE EXTINGUISHER OR CABINET HANDLE IS AT LEAST 36" AFF.

4. AT SEMI-RECESSED FIRE EXTINGUISHER CABINETS WRAP ADDITIONAL LAYER(S) OF TYPE 'X' GYPSUM WALL BOARD INTO THE CABINET CAVITY TO MAINTAIN SPECIFIED FIRE RATED REQUIREMENT. REFER TO WALL CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION.

5. PROVIDE AND INSTALL FIRE EXTINGUISHER SIGNAGE (5"X6") ABOVE EACH FIRE EXTINGUISHER OR CABINET WITHIN THE SCOPE OF THE TENANT IMPROVEMENT. MOUNT AT 84" AFF UNLESS OTHERWISE REQUIRED.

6. EXIT SIGNS AND EXIT ILLUMINATION SHALL CONFORM TO THE ***2015 IBC AND THE CITY OF BELLEVUE FIRE MARSHAL*** REQUIREMENTS. CONTRACTOR TO PROVIDE AND INSTALL EMERGENCY LIGHTING AND EXIT LIGHTING AS REQUIRED BY THE ***BELLEVUE FIRE AND BUILDING DEPARTMENTS***. CONFIRM ACCEPTABILITY OF LOCATIONS WITH THE BUILDING OWNER BEFORE INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL AUDIBLE ALARMS IN ACCORDANCE WITH IBC ARTICLE 9. CONTRACTOR SHALL PROVIDE AND INSTALL VISIBLE ALARM SIGNALS AS REQUIRED BY ADA GUIDELINES. CONTRACTOR SHALL PROVIDE AND INSTALL ALL SMOKE DETECTORS AND SMOKE DETECTION AS REQUIRED UNDER ARTICLE 9 OF THE IBC. THE INSTALLATION OF THE ABOVE NOTED SYSTEM SHALL INCLUDE THE CONNECTION TO AND/OR MODIFICATION OF THE EXISTING BUILDING SYSTEMS, AS NECESSARY.

7. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

8. FLAMMABLE LIQUIDS SHALL NOT BE PLACED, STORED, OR DISPENSED IN THIS OCCUPANCY EXCEPT AS PROVIDED IN NFPA STANDARD 30 AND THE ***2015 INTERNATIONAL FIRE CODE***. PERMIT MAY BE REQUIRED.

9. ALL DRAPES, HANGINGS, CURTAINS, AND ALL OTHER DECORATIVE MATERIAL, INCLUDING CHRISTMAS TREES THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM NONFLAMMABLE MATERIAL, OR SHALL BE TREATED AND MAINTAINED IN A FIRE RETARDANT CONDITION BY MEANS OF A FLAME RETARDANT SOLUTION OR PROCESS APPROVED BY THE FIRE MARSHAL. PROVIDE A CERTIFICATION TO THIS EFFECT. EXIT DOORS, EXIT LIGHTS, AND FIRE EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED OR OBSTRUCTED BY ANY DECORATIVE MATERIAL. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL BE PER ***TABLE 803.9, SECTION 803.1 OF THE 2015 IBC.***

10. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.

CEILING

1. REFLECTED CEILING PLAN IS FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED.

DOOR

1. ALL DOOR HARDWARE TO MEET REQUIREMENTS OF ***2015 IBC*** AND OWNER'S BUILDING REQUIREMENTS.

2. COORDINATE ALL KEYING REQUIREMENTS WITH OWNER/TENANT. CONTRACTOR SHALL PROVIDE ALL LOCKSET CYLINDERS TO MATCH OWNER STANDARD. CONTRACTOR SHALL RE-KEY ALL DOORS TO MEET TENANT AND OWNER'S REQUIREMENTS.

FINISH AND MATERIALS

1. SUBMIT FINISH SAMPLES TO TENANT AND OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.

2. INTERSECTION OF SCHEDULED FLOORING MATERIALS ARE TO OCCUR AT CENTERLINE OF DOOR WHEN IN A FULLY CLOSED POSITION UNLESS NOTED OTHERWISE.

3. PROVIDE APPROPRIATE TRANSITION MATERIAL AS REQUIRED WHERE DISSIMILAR FLOORING MATERIALS INTERSECT.

IMPERVIOUS AREA

REFER TO CIVIL

BUILDING HEIGHT CALCULATIONS

BUILDING 1

AVERAGE EXISTING GRADE	150.08 FT
BUILDING FINISH FLOOR	145.00 FT
MID POINT OF ROOF SLOPE	185.48 FT
CODE BUILDING HEIGHT	190.07 FT

BUILDING 2

AVERAGE EXISTING GRADE	141.50 FT
BUILDING FINISH FLOOR	140.67 FT
MID POINT OF ROOF SLOPE	180.64 FT
CODE BUILDING HEIGHT	181.50 FT

BUILDING 3

AVERAGE EXISTING GRADE	161.03 FT
BUILDING FINISH FLOOR	156.83 FT
MID POINT OF ROOF SLOPE	196.22 FT
CODE BUILDING HEIGHT	201.03 FT

BUILDING 4

AVERAGE EXISTING GRADE	115.67 FT
BUILDING FINISH FLOOR	123.58 FT
MID POINT OF ROOF SLOPE	154.21 FT
CPDE BUILDING HEIGHT	155.67 FT

BUILDING 5

AVERAGE EXISTING GRADE	110.67 FT
BUILDING FINISH FLOOR	120.67 FT
MID POINT OF ROOF SLOPE	150.60 FT
CODE BUILDING HEIGHT	150.67 FT

BUILDING 6

AVERAGE EXISTING GRADE	122.17 FT
BUILDING FINISH FLOOR	121.42 FT
MID POINT OF ROOF SLOPE	160.94 FT
CODE BUILDING HEIGHT	162.17

BUILDING 7

AVERAGE EXISTING GRADE	133.17 FT
BUILDING FINISH FLOOR	141.00 FT
MID POINT OF ROOF SLOPE	171.67 FT
CODE BUILDING HEIGHT	173.17 FT

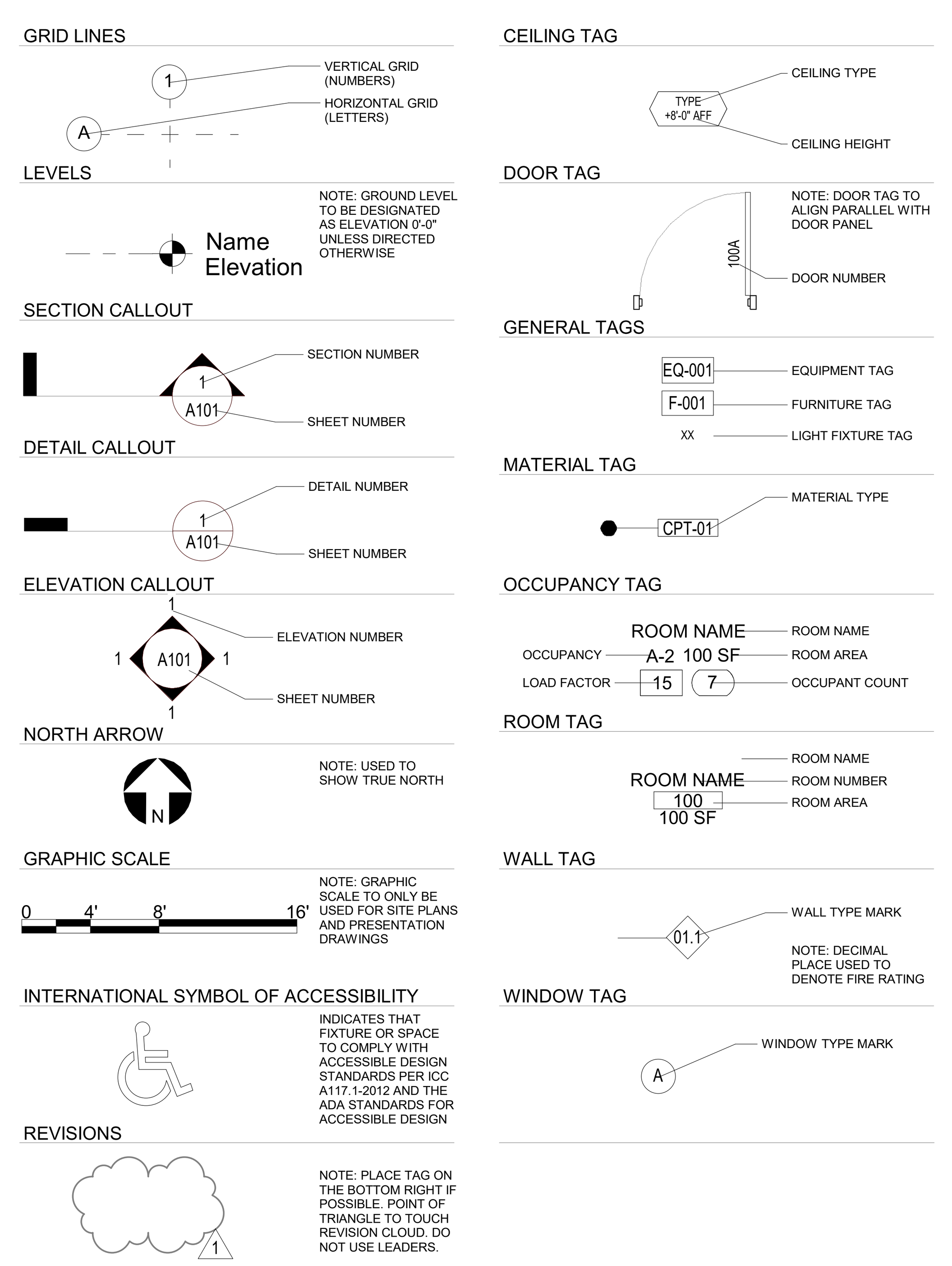
BUILDING 8

AVERAGE EXISTING GRADE	150.92 FT
BUILDING FINISH FLOOR	144.67 FT
MID POINT OF ROOF SLOPE	184.05 FT
CODE BUILDING HEIGHT	190.92 FT

BUILDING 9

AVERAGE EXISTING GRADE	150.42 FT
BUILDING FINISH FLOOR	144.42 FT
MID POINT OF ROOF SLOPE	183.67 FT
CODE BUILDING HEIGHT	190.42 FT

GENERAL LEGEND



PROJECT DATA

LOCAL JURISDICTION:	CITY OF BELLEVUE
LOCATION/ZONING:	
PROJECT ADDRESS:	12627 COAL CREEK PKWY, BELLEVUE, WA 98006
PARCEL NUMBER:	1624059144
LOT AREA:	220,210 SQ FT (5.06 ACRES)
SPRINKLERED:	NFPA-13D

PROPOSED BUILDING AREA:

BLDG 01	26,514 SF
BLDG 02	23,760 SF
BLDG 03	31,645 SF
R-20	31,441 SF
R-5	204 SF
BLDG 04	14,720 SF
BLDG 05	17,371 SF
BLDG 06	19,836 SF
BLDG 07	19,935 SF
BLDG 08	14,328 SF
BLDG 09	6,437 SF

AREA BY ZONING

R-20	174,342 SF
R-5	204 SF
TOTAL	174,546 SF

LEGAL DESCRIPTION

PARCEL "A" CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO 18-110452 LW RECORDING NO 20190410900009 (BEING A PORTION OF NW QTR SE QTR STR 16-24-05)

DESCRIPTION OF WORK

NEW CONSTRCTION OF 9 BUILDINGS INCLUDING 58 TOWNHOUSE STYLE CONDOS WITH A PRIVATE ROAD CONNECTING ALL UNITS AND COMMON PARK AREA

LAND USE INFORMATION

ZONING:	R-20 AND R-5
COMPREHENSIVE PLAN DESIGNATION:	MF-M MUTLIFAMILY MEDIUM DENSITY
SUB AREA	COAL CREEK/NEWPORT HILLS
PROPOSED PROPERTY TYPE	R-3 RESIDENTIAL
ZONING HEIGHT LIMIT:	30 FEET PLUS 10 FEET ALLOWABLE HEIGHT INCREASE 20.25B.040.A.3. ITEM: C AND E
DEVELOPABLE SITE AREA	116,470 SQ FT (2.67ACRES)
FRONT SETBACK	10 FEET
SIDE SETBACK	5 FEET
TYPE OF CONSTRUCTION:	TYPE V

BUILDING CODE INFORMATION

REFERENCE CODE

- 2015 INTERNATIONAL BUILDING CODE (TOWNHOMES) (WAC 51-51))
- 2015 INTERNATIONAL MECHANICAL CODE (WAC 51-52)
- 2015 UNIFORM PLUMBING CODE (WAC 51-56 and WAC 51-57)
- 2015 NATIONAL FUEL GAS CODE (WAC 51-52)
- 2017 NATIONAL ELECTRIC CODE (WAC 296-46B)
- 2015 INTERNATIONAL FIRE CODE (WAC 51-54A)
- 2015 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (WAC 51-50)

REGIONAL

- 2015 WASHINGTON STATE ENERGY FOR RESIDENTIAL BUILDINGS (WAC 51-11R)
- NREC ENERGY CODE FOR NON-RESIDENTIAL BUILDINGS

LOCAL

- 2015 BELLEVUE COMPREHENSIVE PLAN

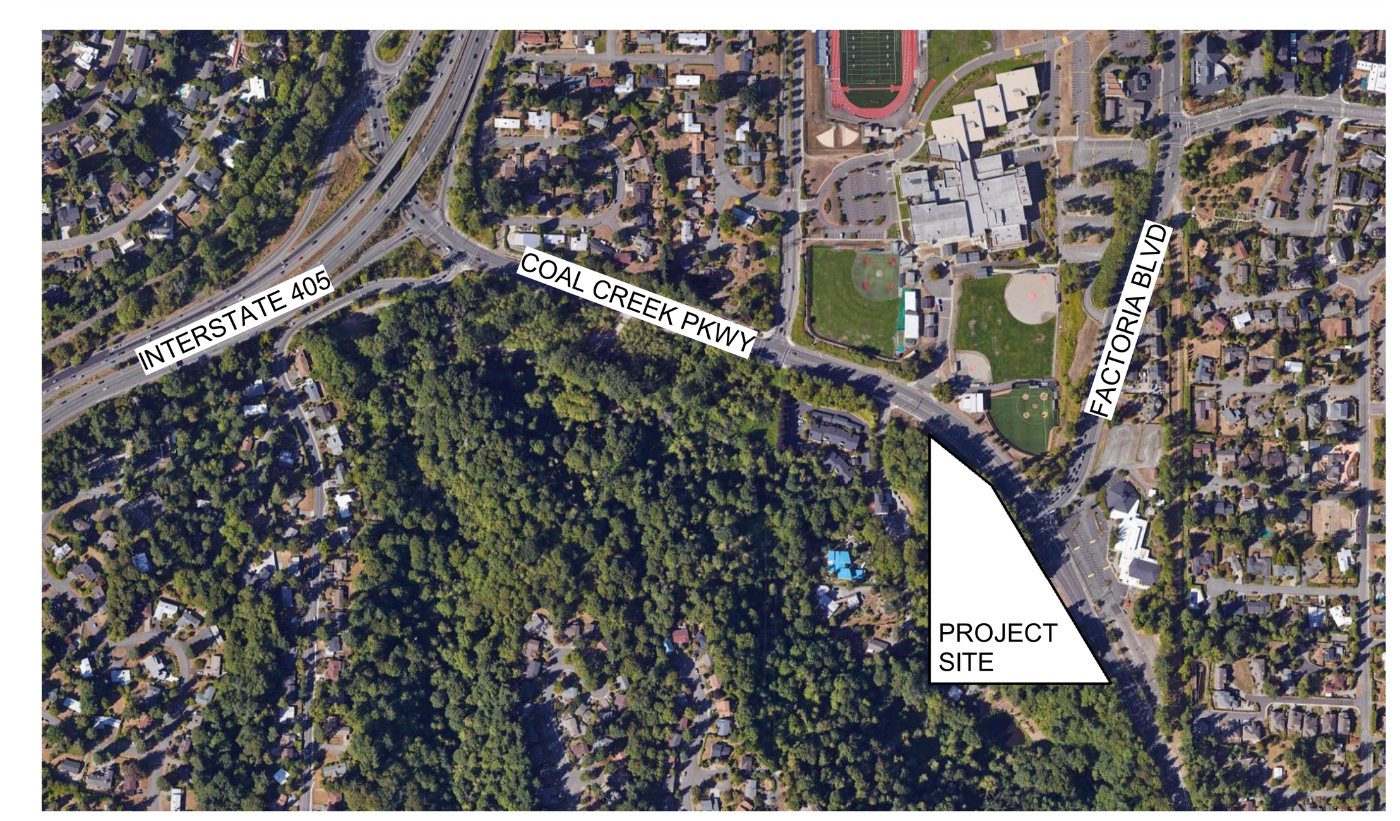
OCCUPANCY TYPE

- TOWNHOMES UNIT, IBC

GENERAL BUILDING HEIGHTS AND AREAS
MAXIMUM ALLOWED HEIGHT PER IBC

- 4 STORIES

VICINITY MAP



FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PARKWAY SE
BELLEVUE, WA 98006

ADMINISTRATIVE DESIGN REVIEW

ISSUE LIST

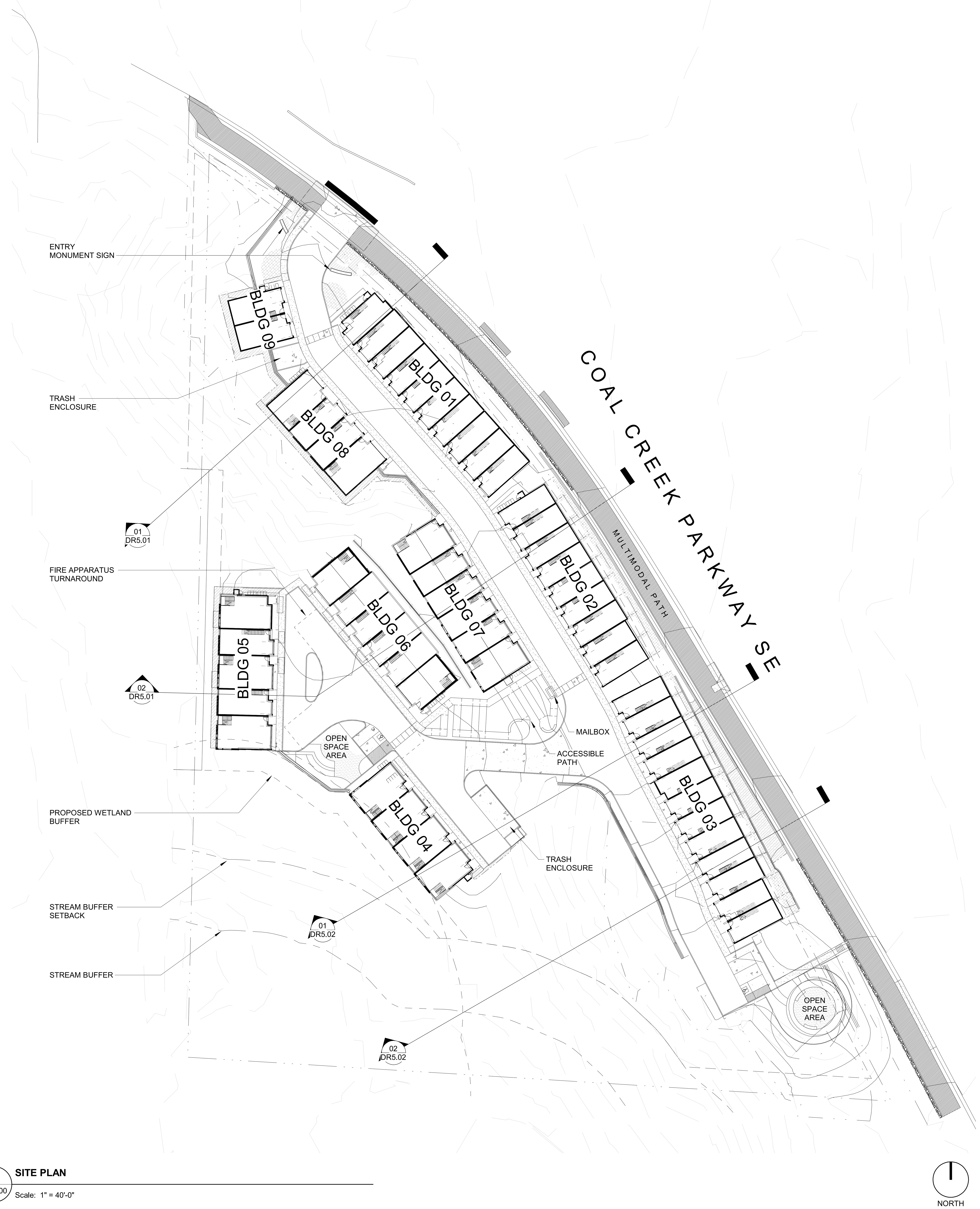
GENERAL NOTES

DR0.01

GENERAL NOTES - SITE PLAN

1. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING FOUNDATION WALL UNLESS NOTED OTHERWISE.

2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.



1 DR1.00 **SITE PLAN**

Scale: 1" = 40'-0"

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

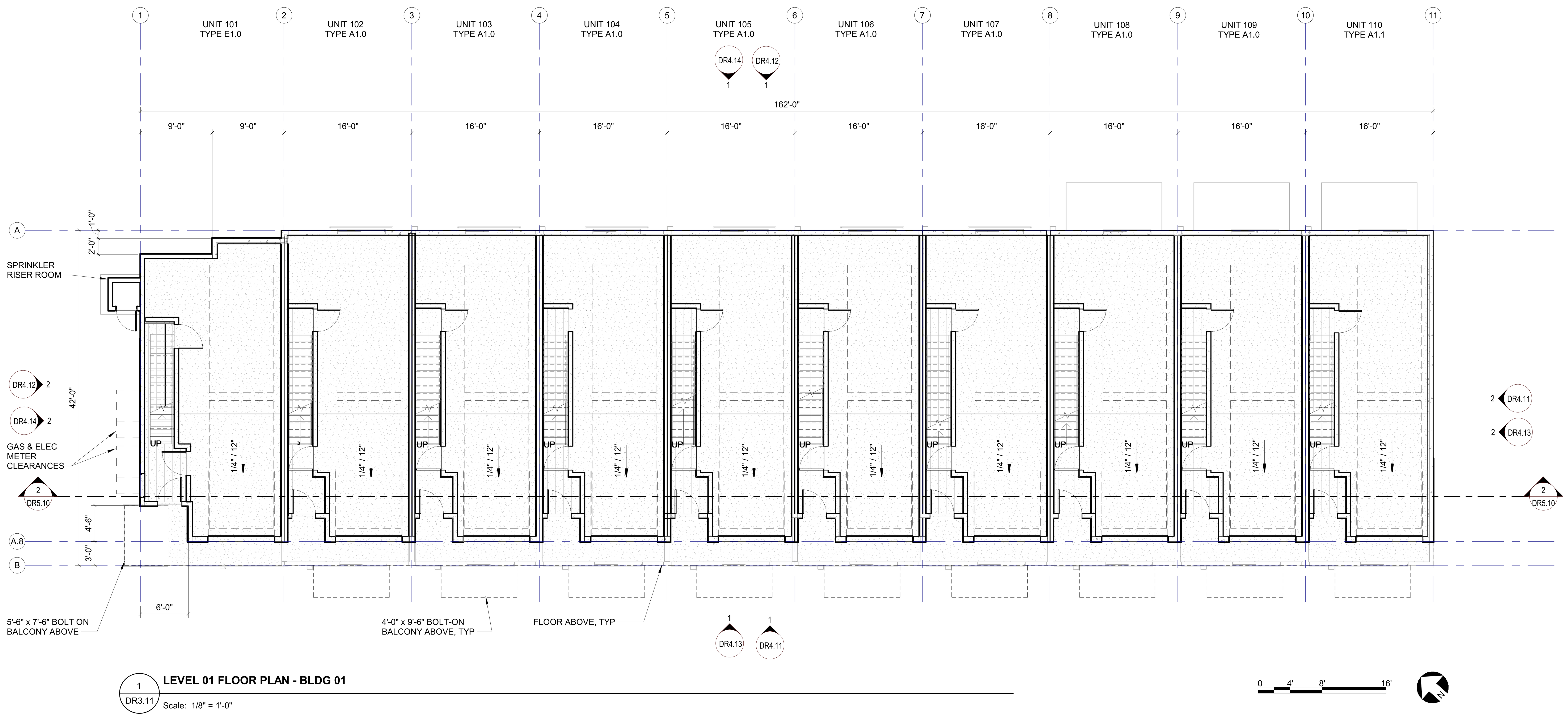
12627 COAL CREEK PKWY
BELLEVUE, WA 98006

ADMINISTRATIVE DESIGN REVIEW

ISSUE LIST

SITE PLAN

DR1.00



LEVEL 01 FLOOR PLAN - BLDG 01

1 DR3.11

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

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PARKWAY SE
BELLEVUE, WA 98006

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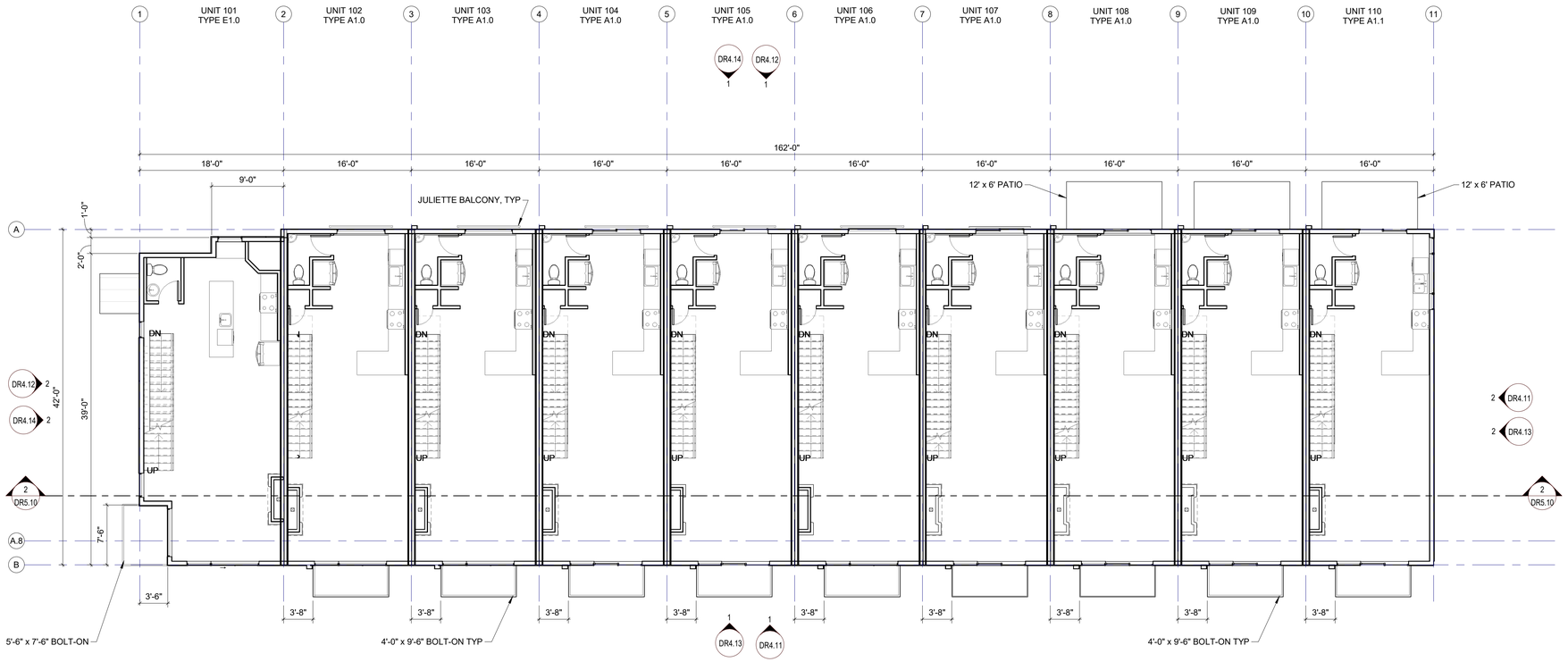
BLDG 01 - LEVEL 01 FLOOR PLAN

DR3.11



1 DR3.12 **LEVEL 02 FLOOR PLAN - BLDG 01**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PARKWAY SE
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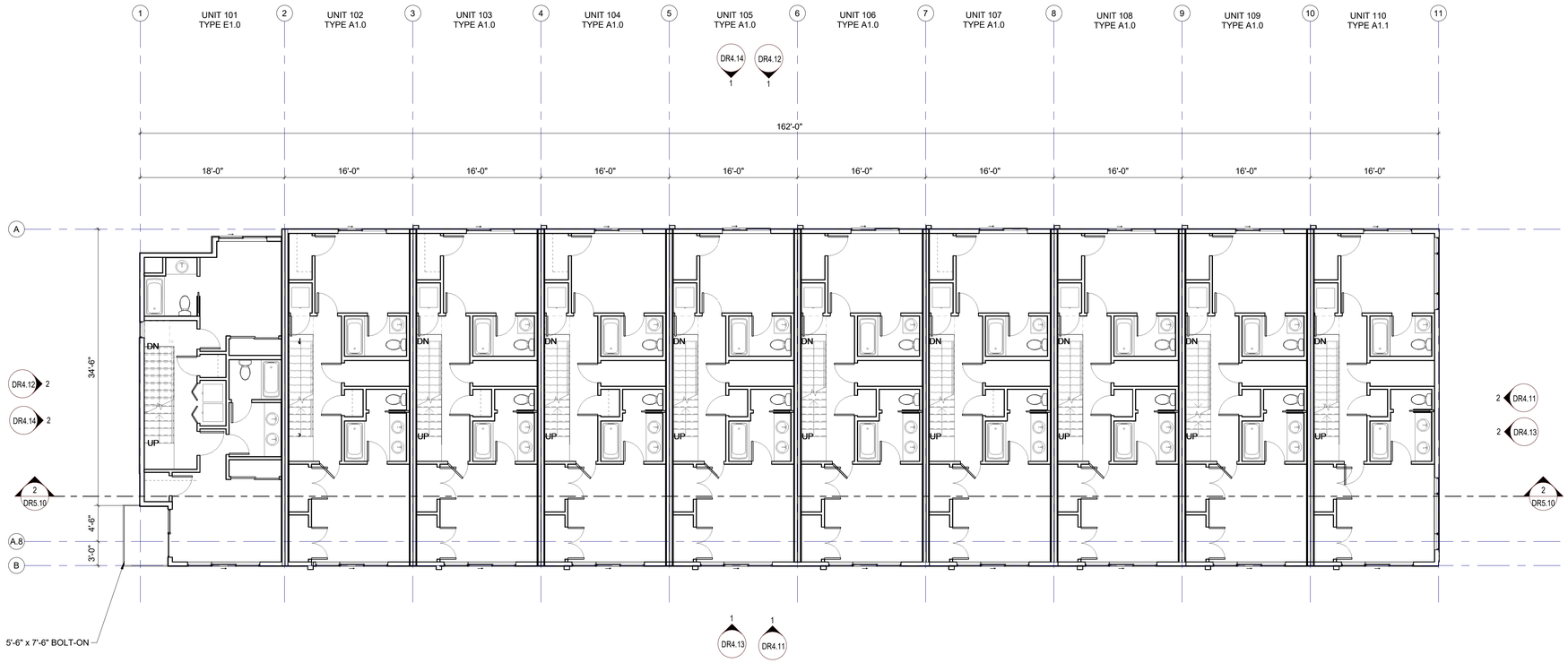
BLDG 01 - LEVEL 02 FLOOR PLAN

DR3.12



1 DR3.13 **LEVEL 03 FLOOR PLAN - BLDG 01**

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

0 4' 8' 16'

N

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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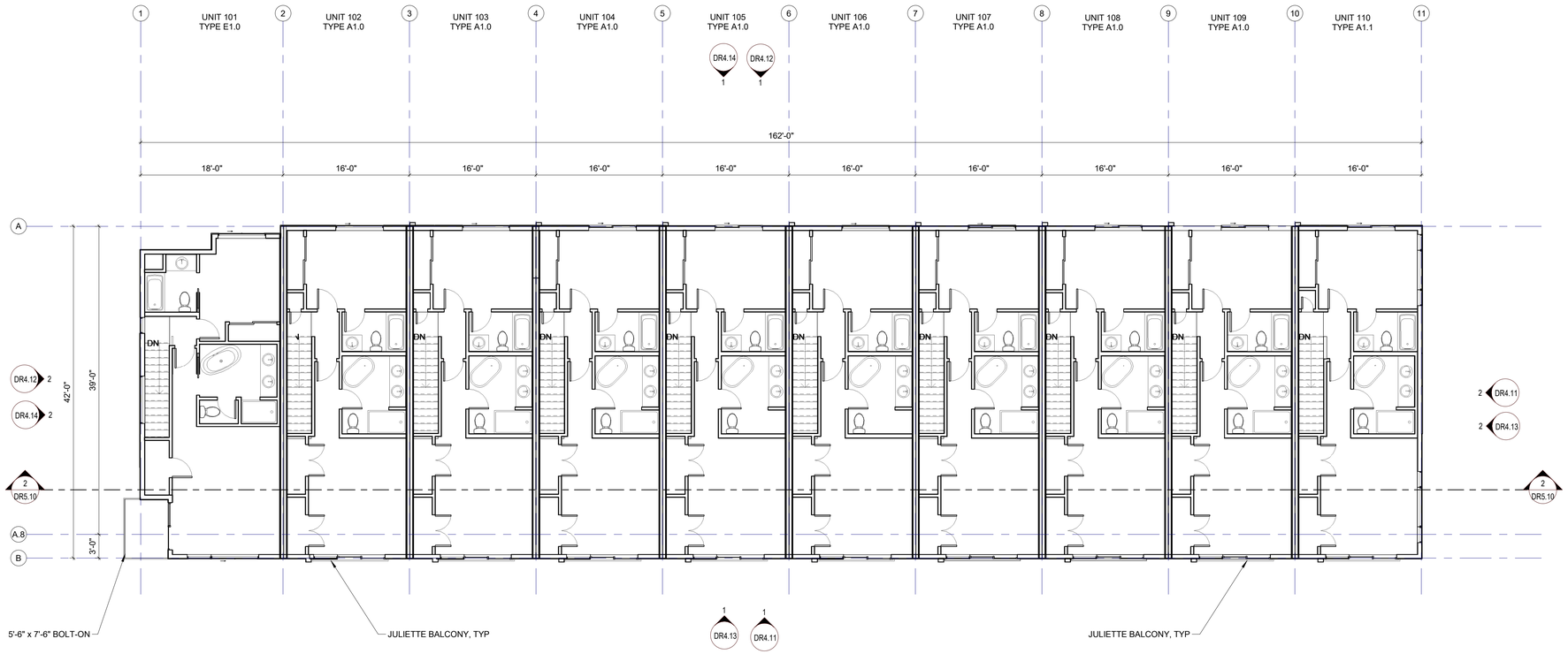
BLDG 01 - LEVEL 03 FLOOR PLAN

DR3.13



1 DR3.14 **LEVEL 04 FLOOR PLAN - BLDG 01**

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

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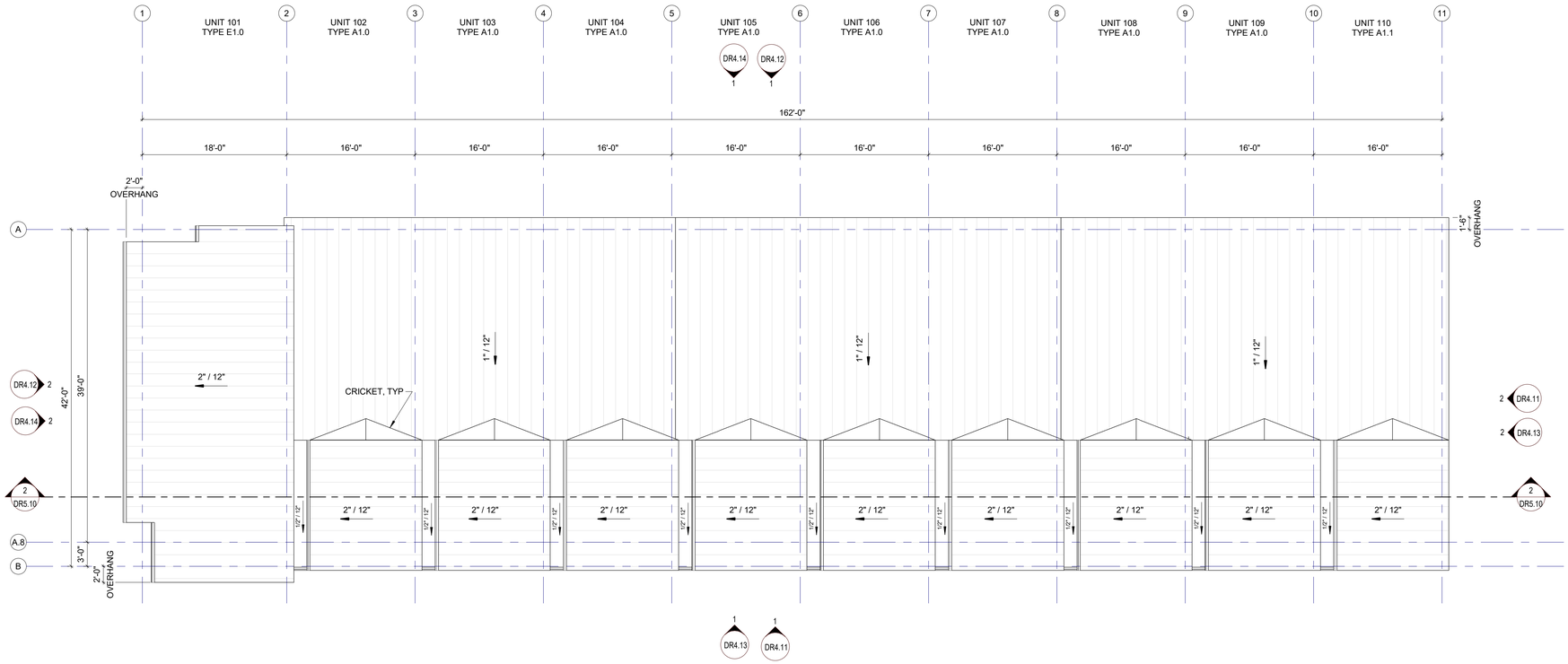
BLDG 01 - LEVEL 04 FLOOR PLAN

DR3.14



1 DR3.15 **ROOF PLAN - BLDG 01**

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

FREIHEIT ARCHITECTURE

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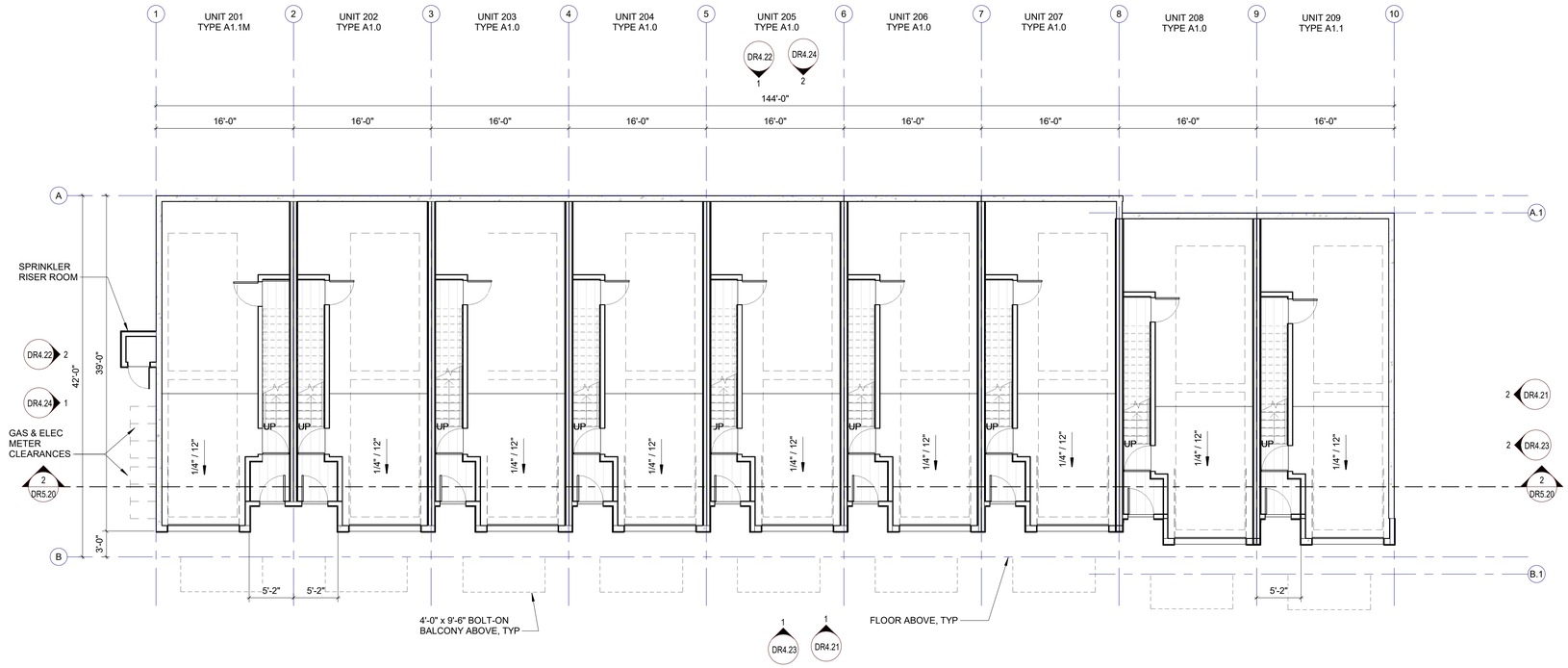
BLDG 01 - ROOF PLAN

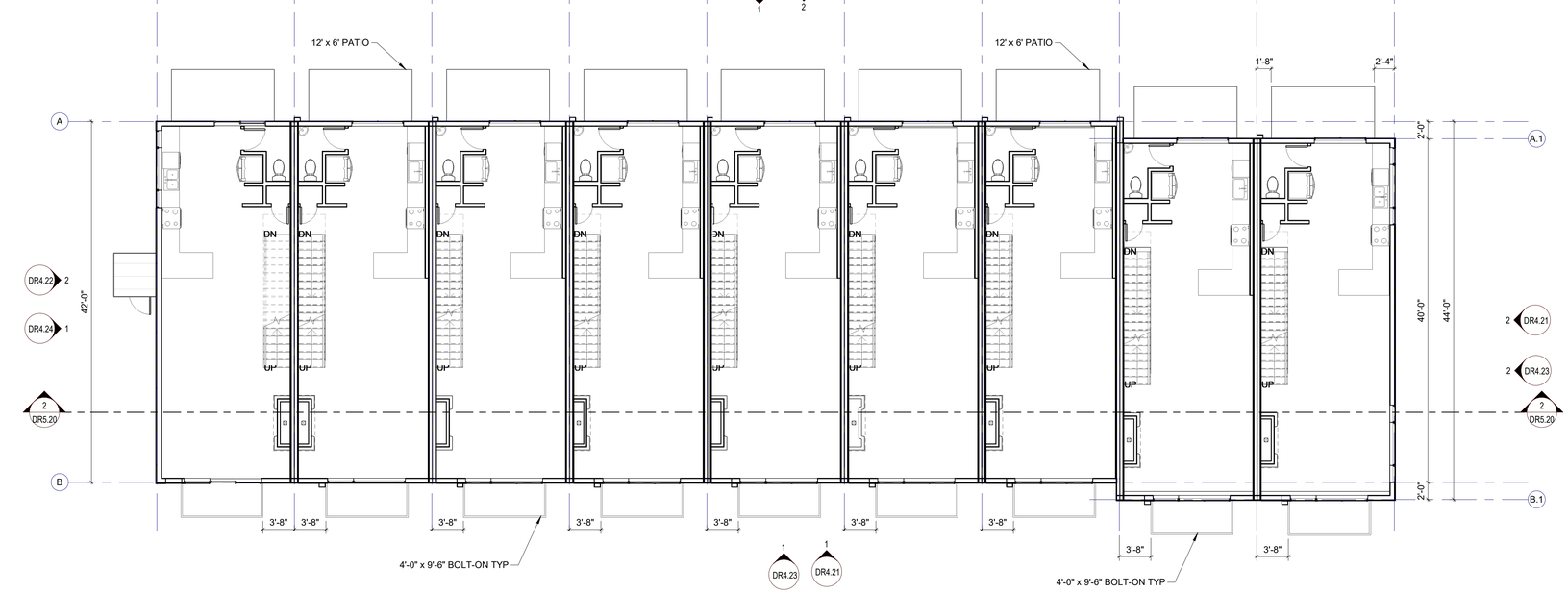
DR3.15



1 DR3.21 **LEVEL 01 FLOOR PLAN - BLDG 02**

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

0 4' 8' 16'



2 DR3.21 **LEVEL 02 FLOOR PLAN - BLDG 02**

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

0 4' 8' 16'

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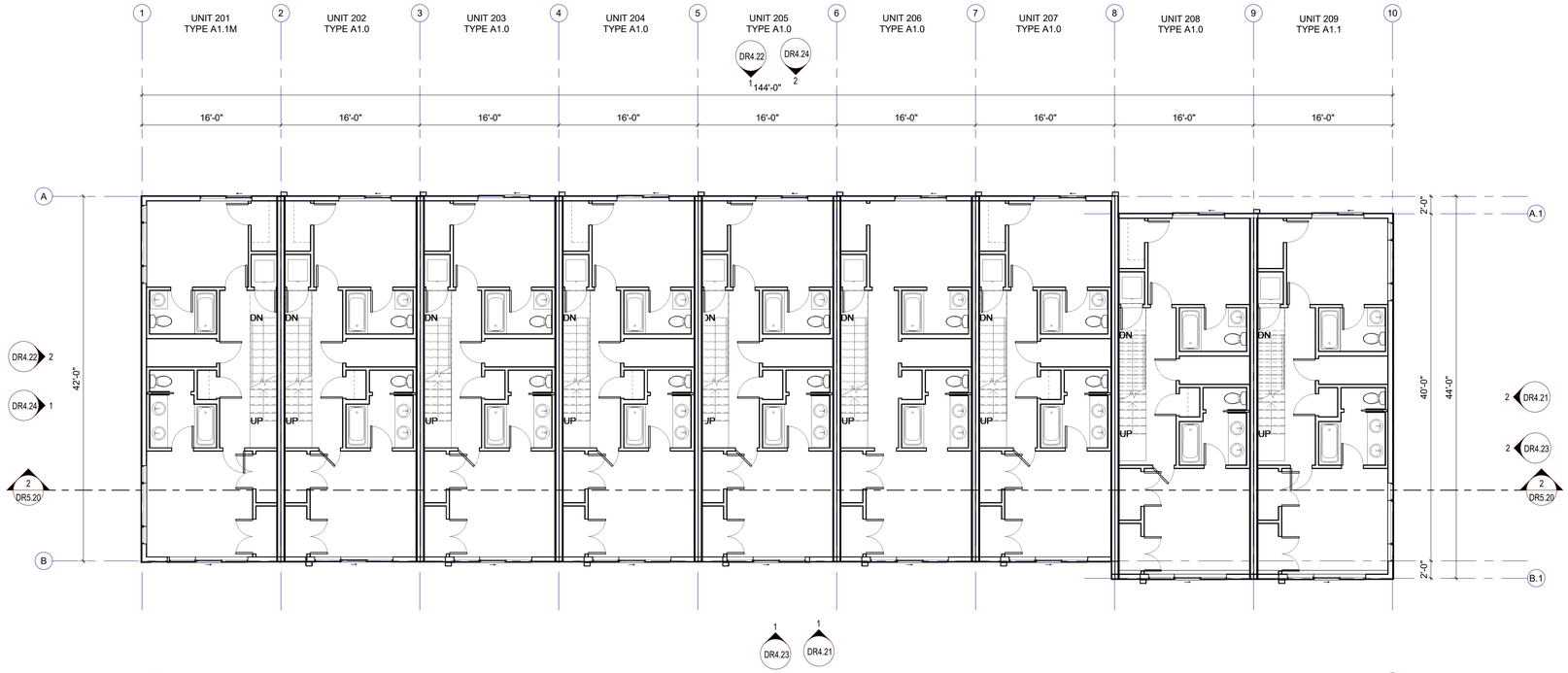
BLDG 02 - LEVEL 01 AND 02 FLOOR PLANS

DR3.21



1 DR3.22 **LEVEL 03 FLOOR PLAN - BLDG 02**

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

0 4' 8' 16'

2 DR3.22 **LEVEL 04 FLOOR PLAN - BLDG 02**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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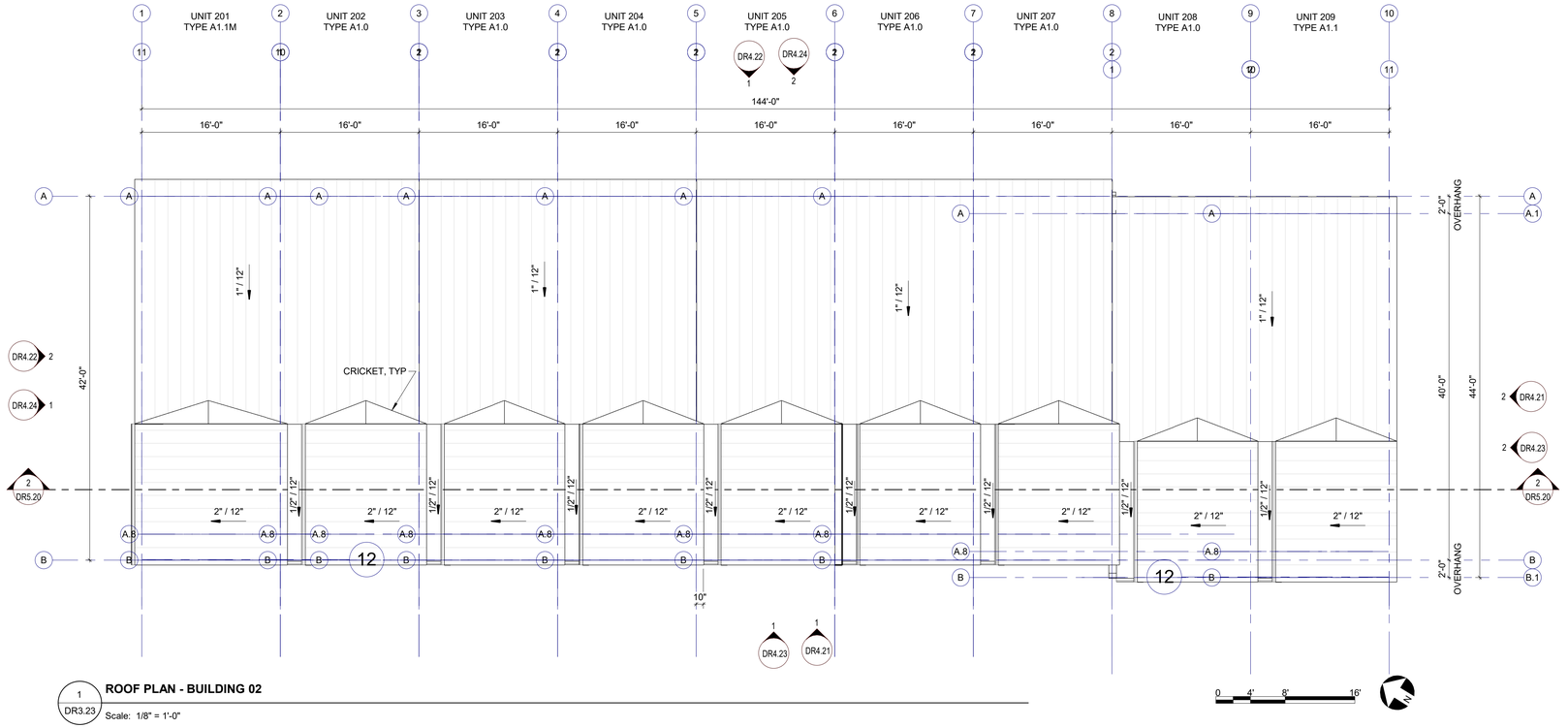
BLDG 02 - LEVEL 03 AND 04 FLOOR PLANS

DR3.22



1 DR3.23 **ROOF PLAN - BUILDING 02**

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

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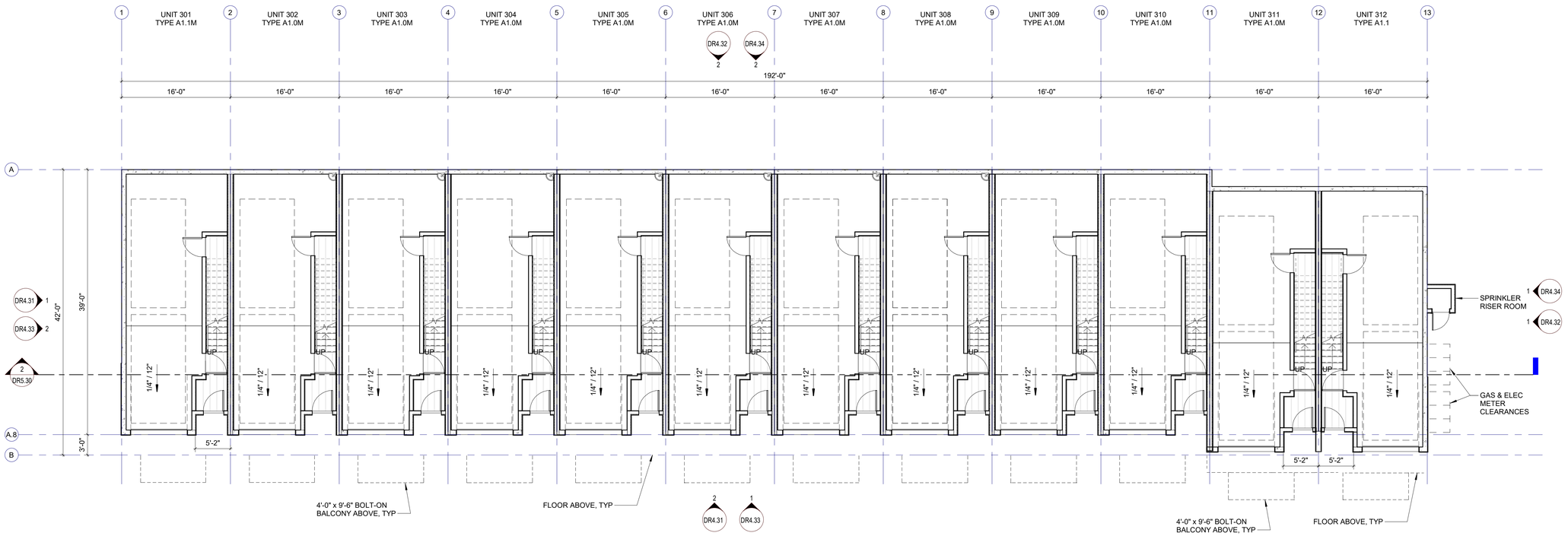
BLDG 02 - ROOF PLAN

DR3.23



1 DR3.31 **LEVEL 01 FLOOR PLAN - BLDG 03**

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

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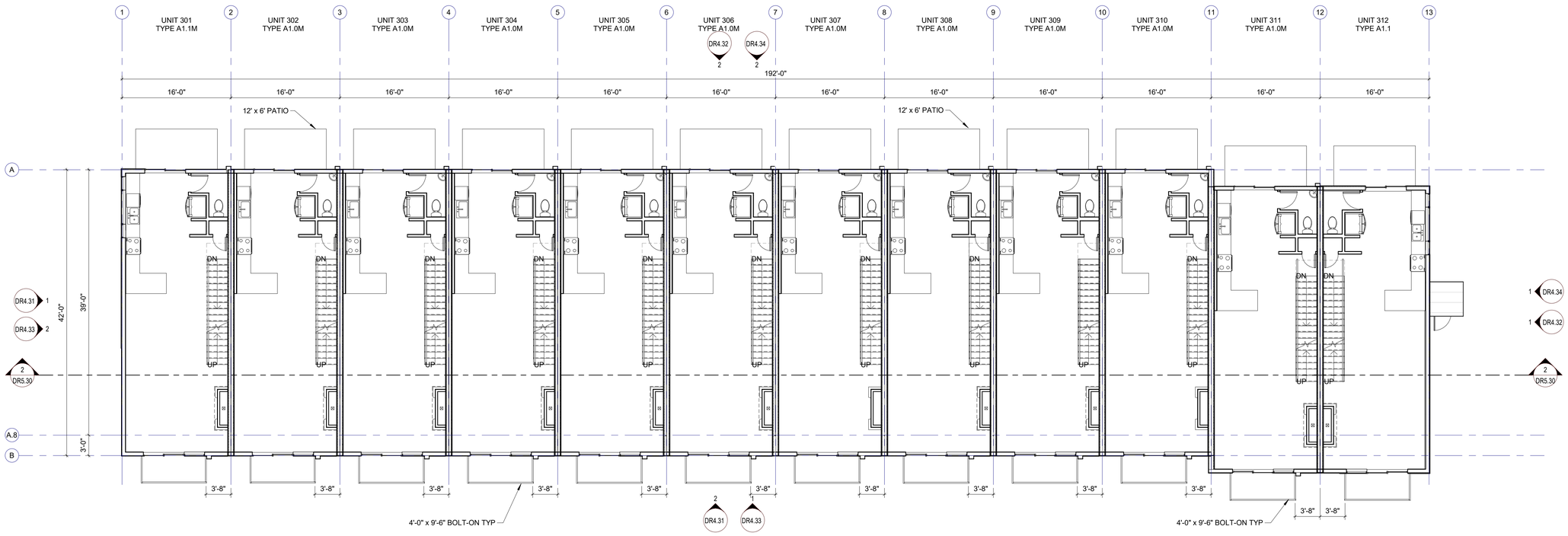
BLDG 03 - LEVEL 1
FLOOR PLAN

DR3.31



1 DR3.32 **LEVEL 02 FLOOR PLAN - BLDG 03**

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

FREIHEIT ARCHITECTURE

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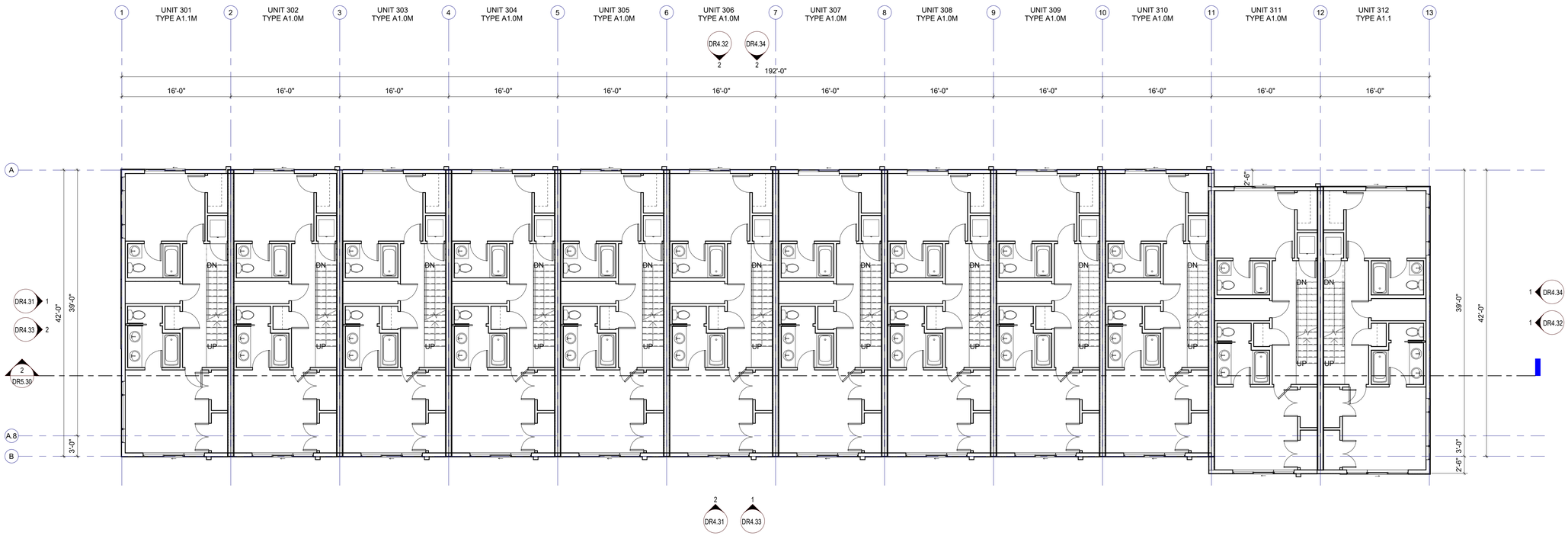
BLDG 03 - LEVEL 2
FLOOR PLAN

DR3.32



1 DR3.33 **LEVEL 03 FLOOR PLAN - BLDG 03**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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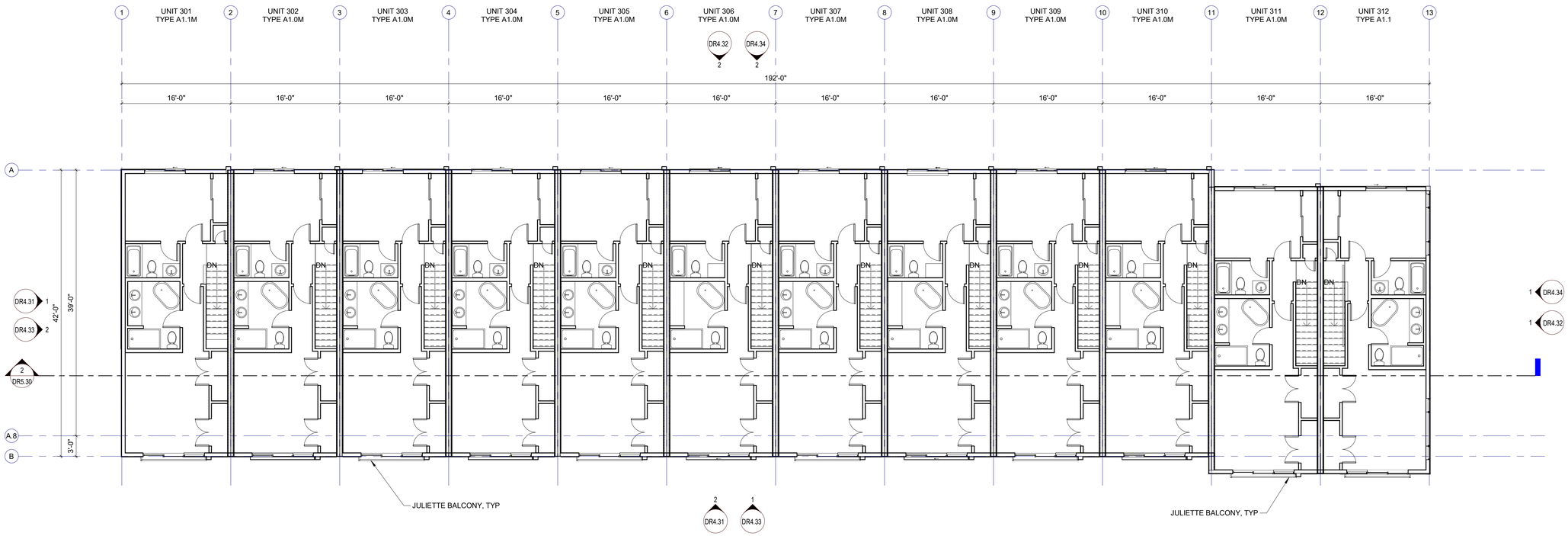
BLDG 03 - LEVEL 3
FLOOR PLAN

DR3.33



1 DR3.34 **LEVEL 04 FLOOR PLAN - BLDG 03**

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

0 4' 8' 16'

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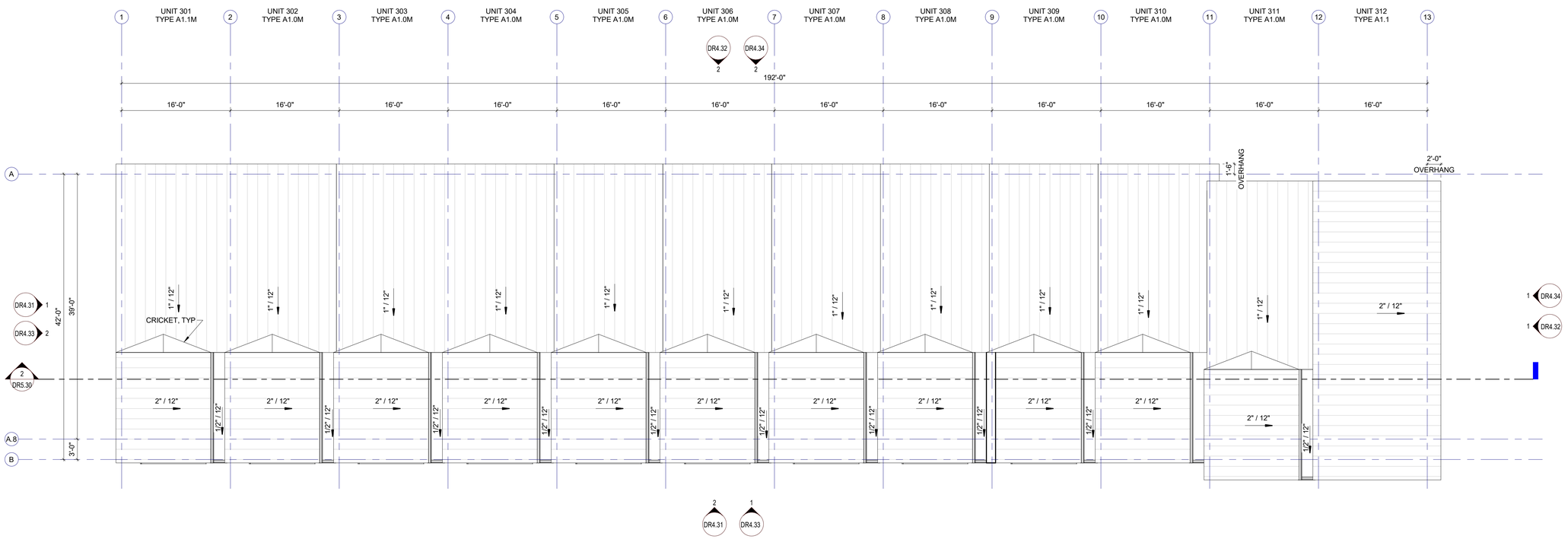
BLDG 03 - LEVEL 3
FLOOR PLAN

DR3.34



1 DR3.35 **ROOF PLAN - BLDG 03**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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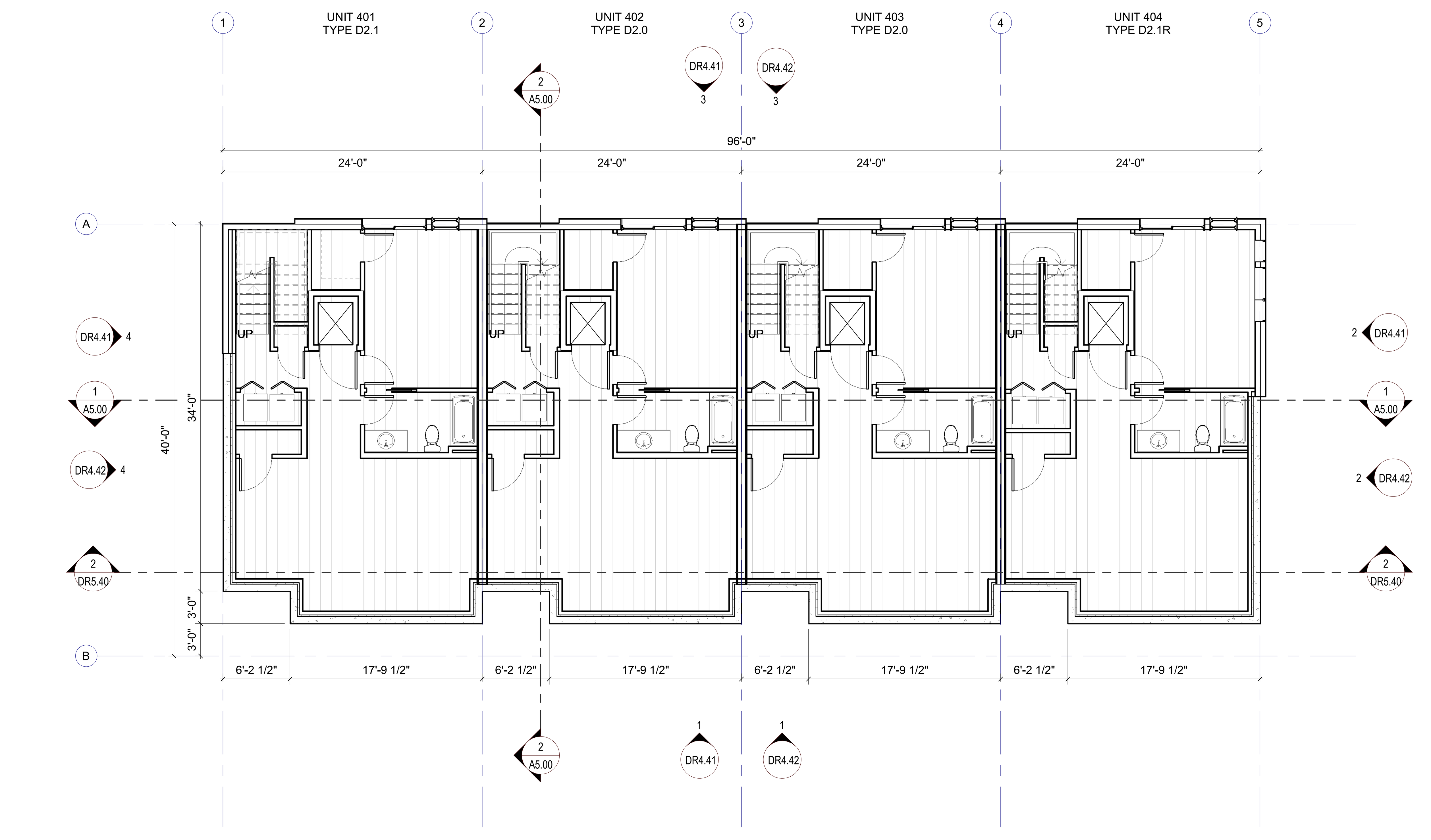
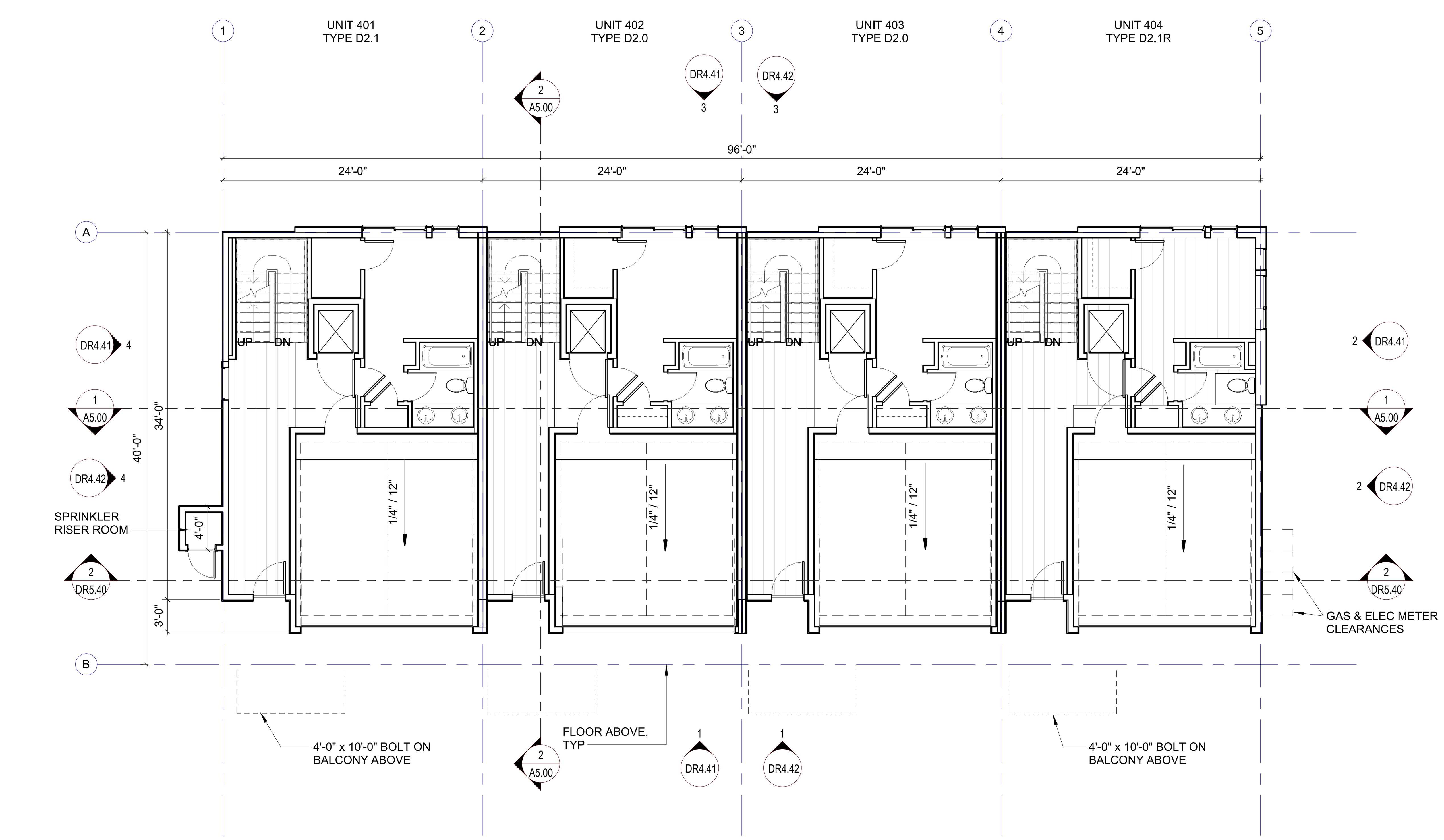
BLDG 03 - ROOF PLAN

DR3.35



1 DR3.41 **LEVEL 00 FLOOR PLAN - BLDG 4**
Scale: 1/8" = 1'-0"



2 DR3.41 **LEVEL 01 FLOOR PLAN - BLDG 4**
Scale: 1/8" = 1'-0"

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ARCHITECTURE

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12627 COAL CREEK PKWY
BELLEVUE, WA 98006

ADMINISTRATIVE
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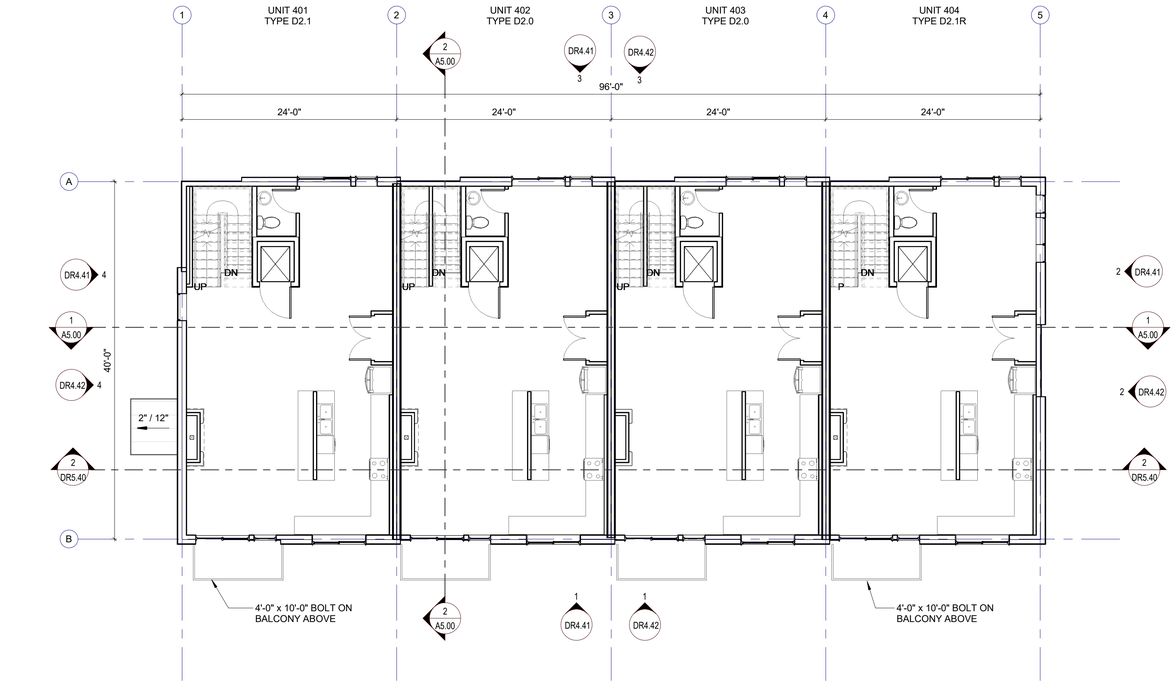
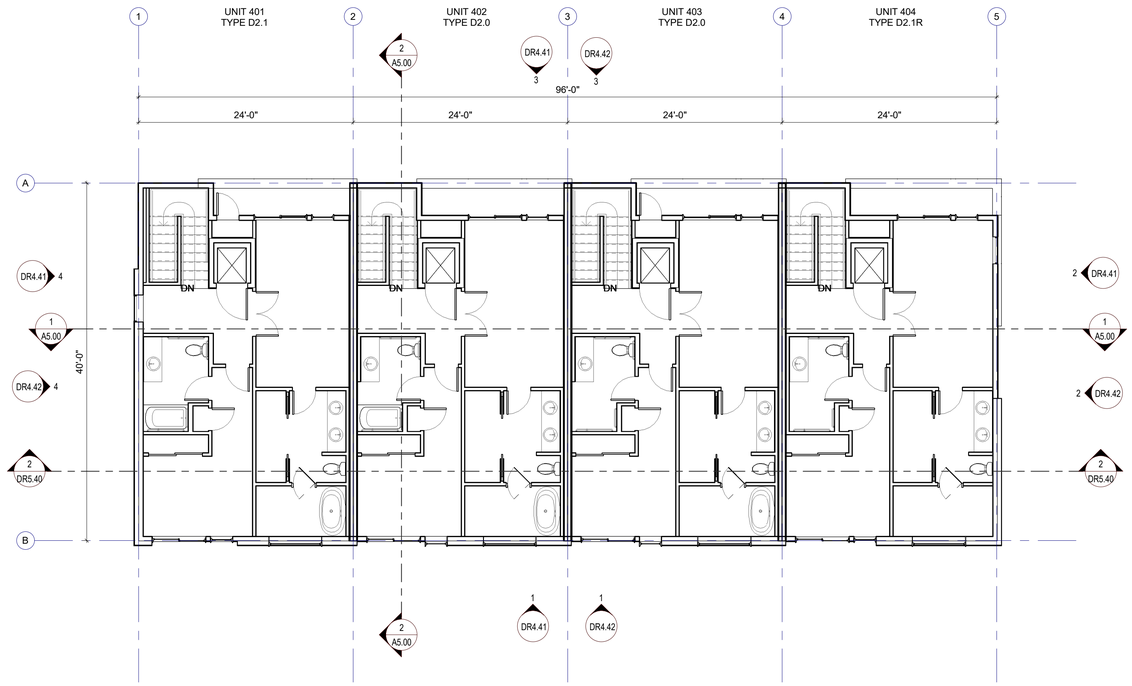
BLDG 04 - LEVEL 00 AND 01 FLOOR PLANS

DR3.41



1 DR3.42 **LEVEL 02 FLOOR PLAN - BLDG 4**

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



2 DR3.42 **LEVEL 03 FLOOR PLAN - BLDG 4**

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

FREIHEIT ARCHITECTURE

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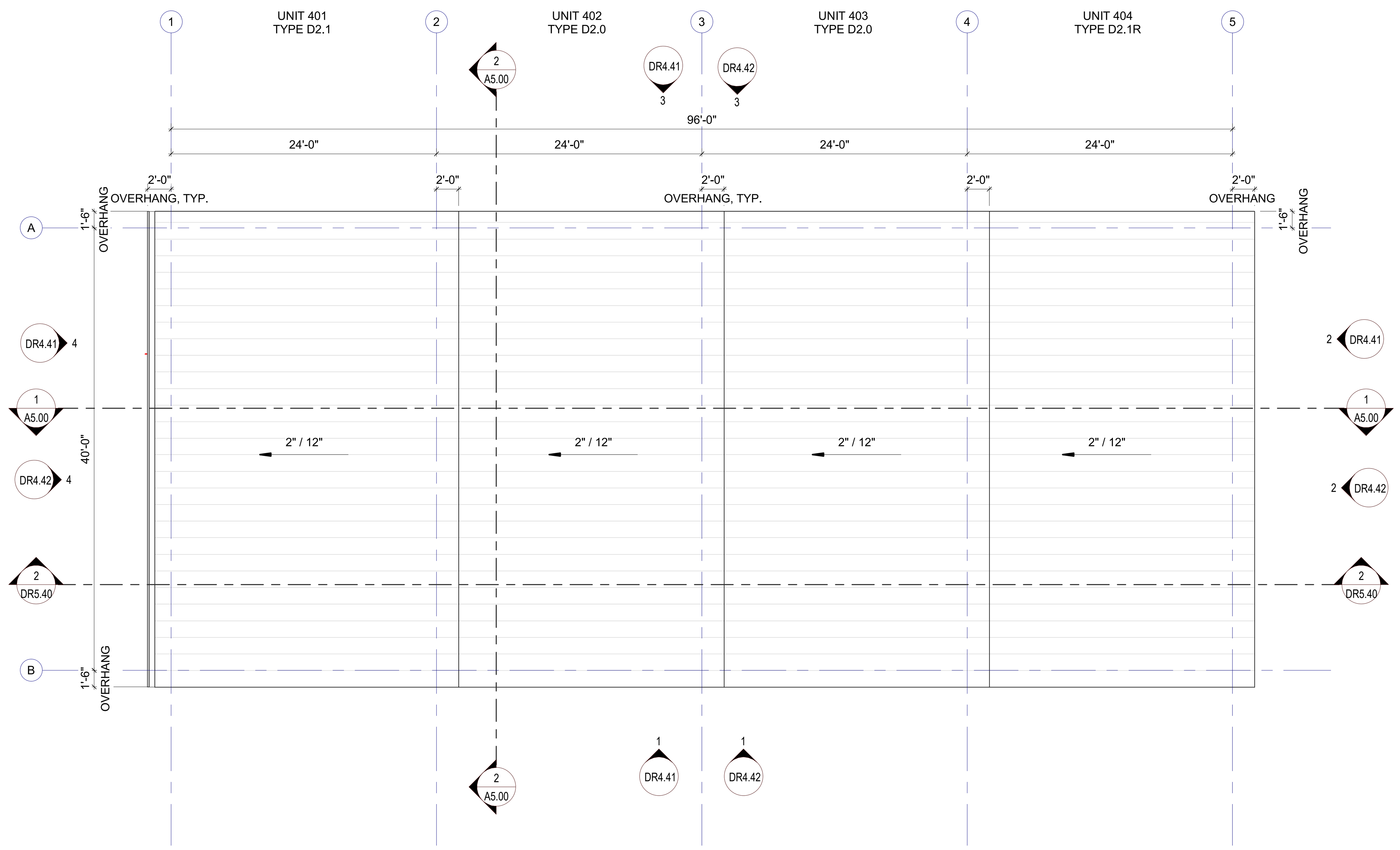
BLDG 04 - LEVEL 02 AND 03 FLOOR PLANS

DR3.42



ROOF PLAN - BLDG 4

1 DR3.43

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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12627 COAL CREEK PKWY
BELLEVUE, WA 98006

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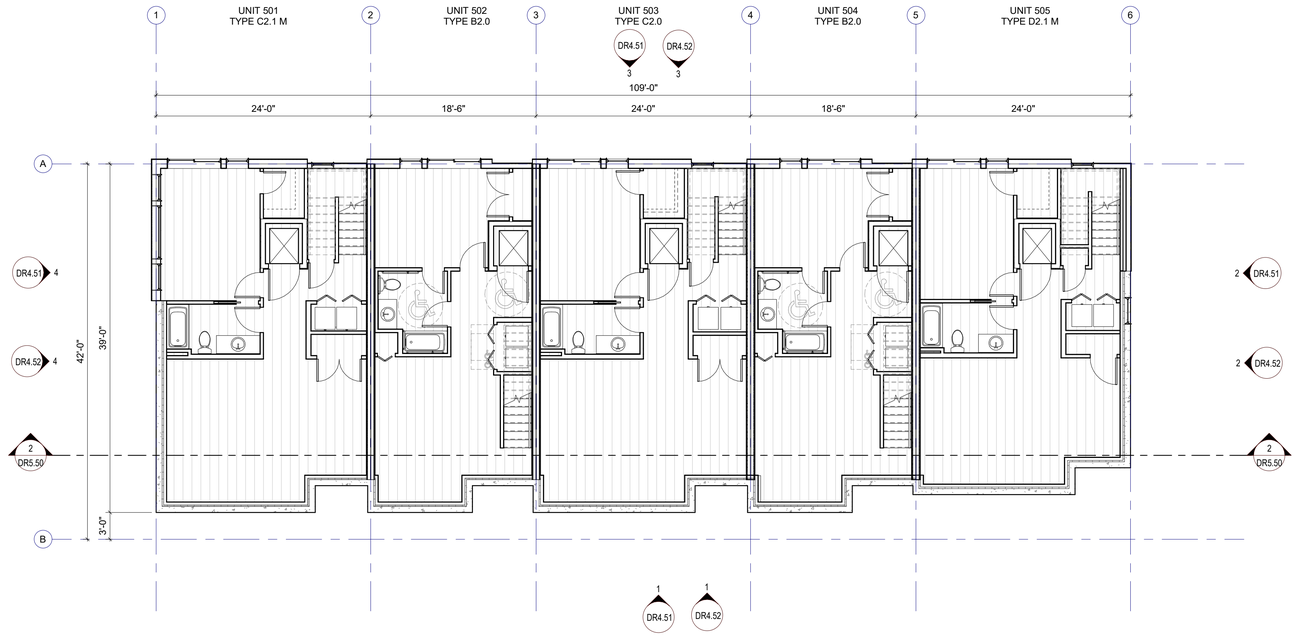
BLDG 04 - ROOF PLAN

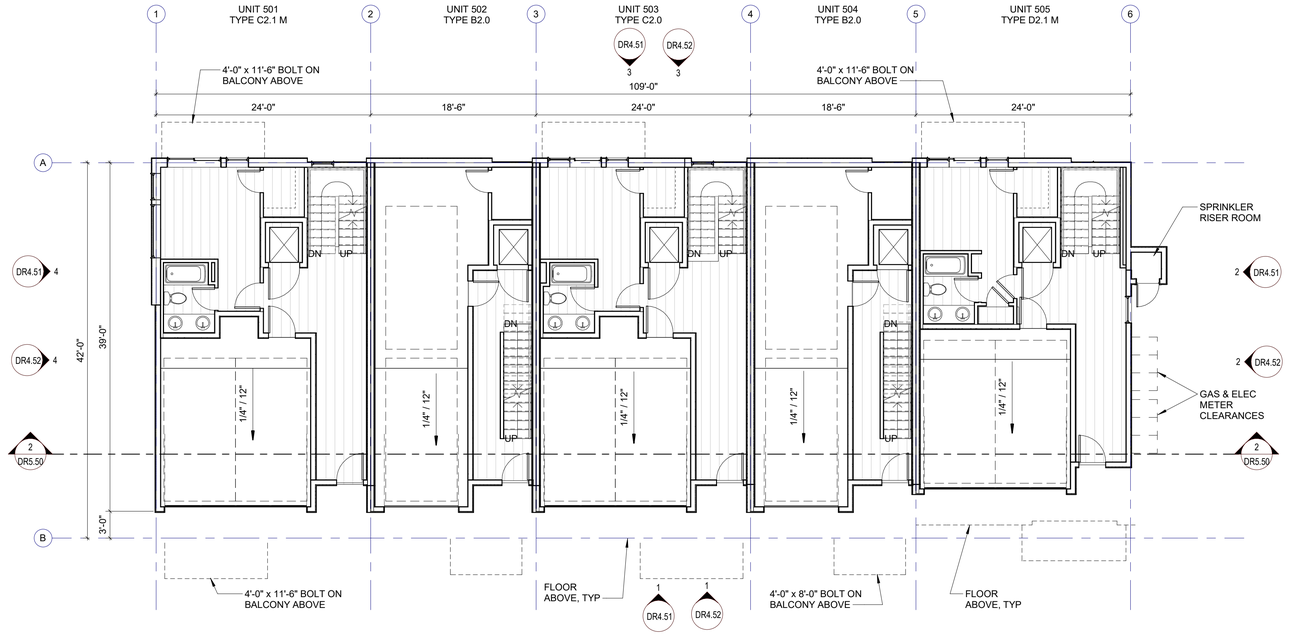
DR3.43



1 DR3.51 **LEVEL 00 FLOOR PLAN - BLDG 5**

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

0 4' 8' 16'



2 DR3.51 **LEVEL 01 FLOOR PLAN - BLDG 5**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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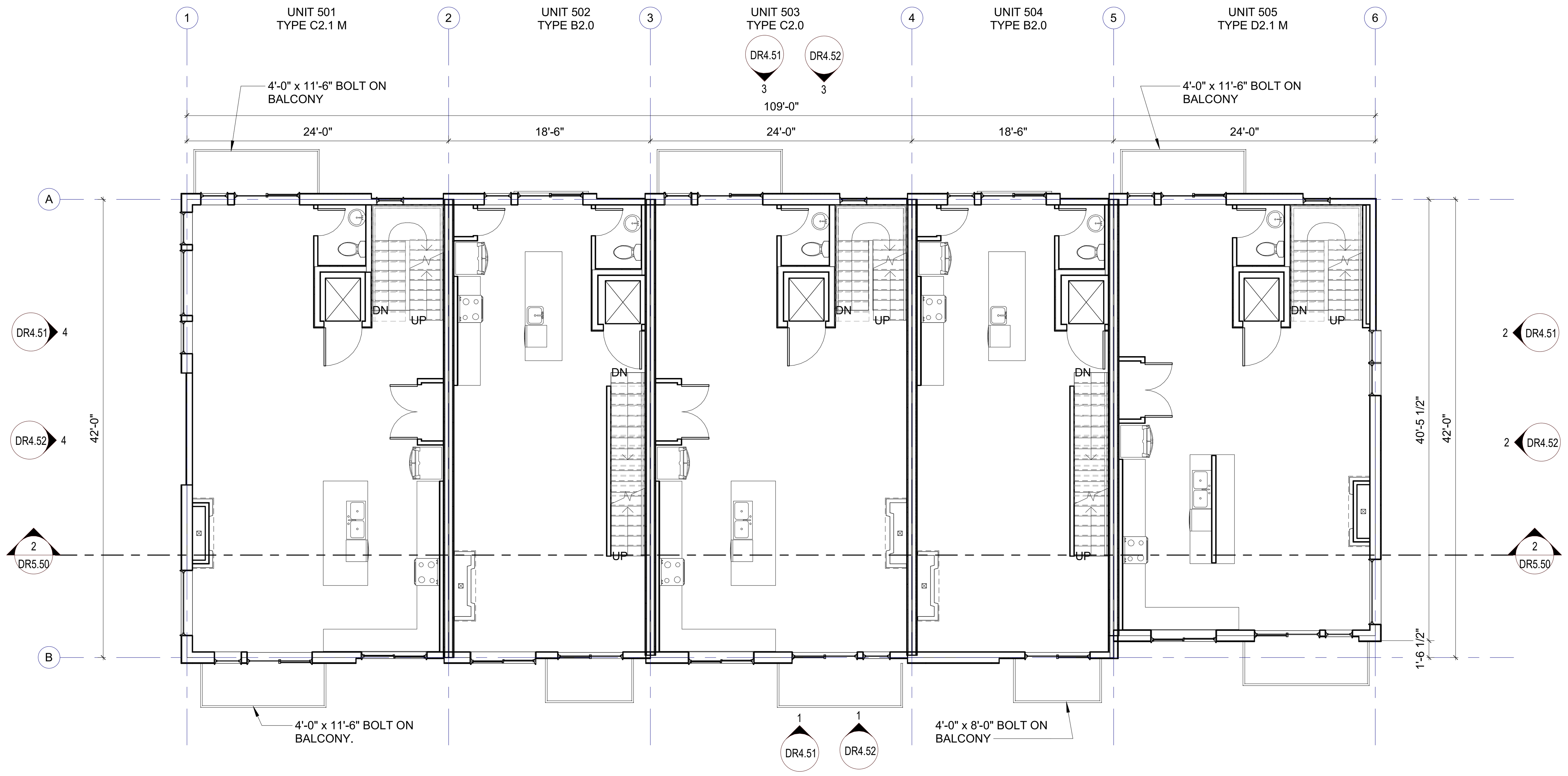
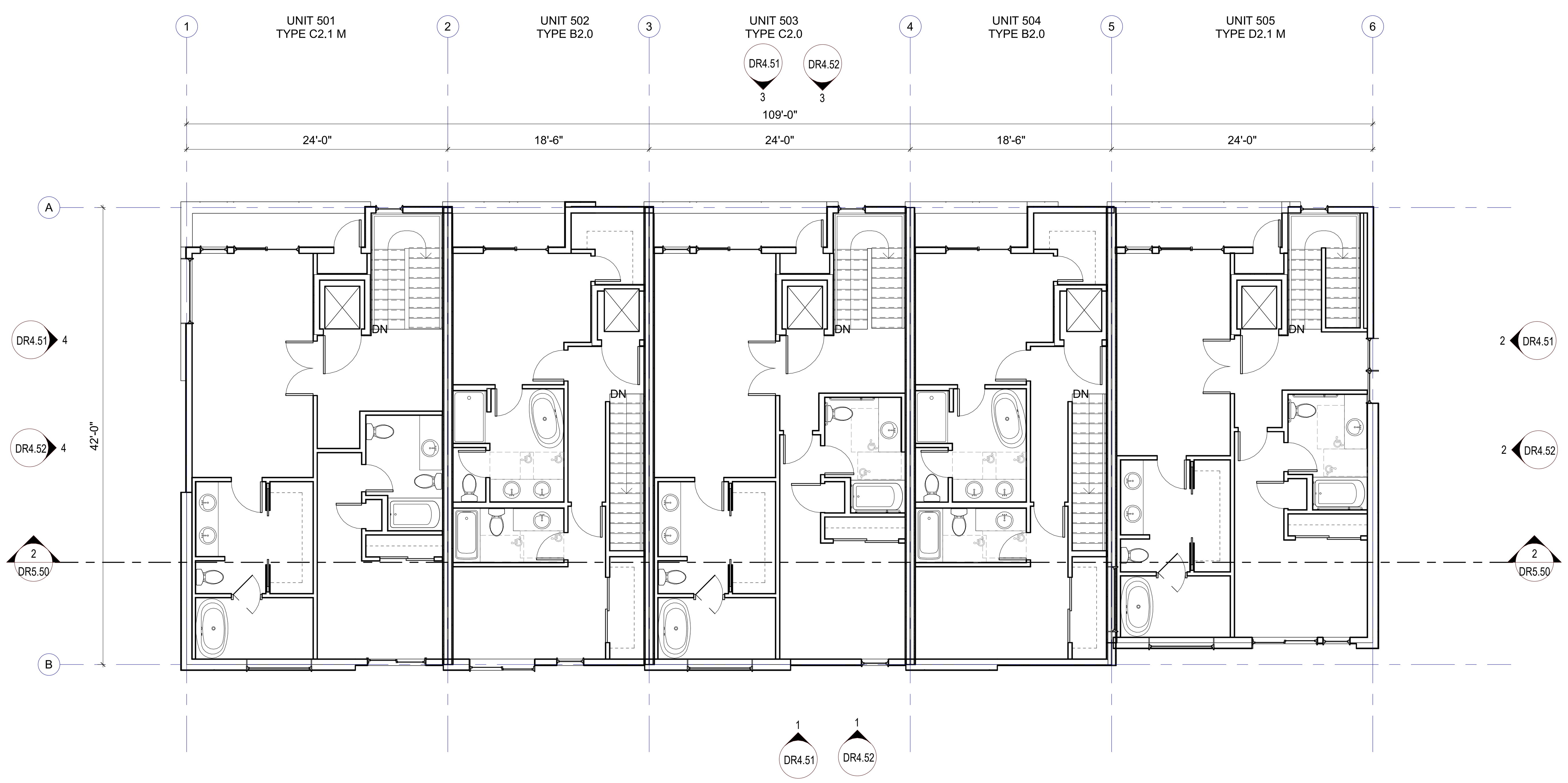
BLDG 05 - LEVEL 00 AND 01 FLOOR PLANS

DR3.51



1 DR3.52 **LEVEL 02 FLOOR PLAN - BLDG 5**
Scale: 1/8" = 1'-0"



2 DR3.52 **LEVEL 03 FLOOR PLAN - BLDG 5**
Scale: 1/8" = 1'-0"

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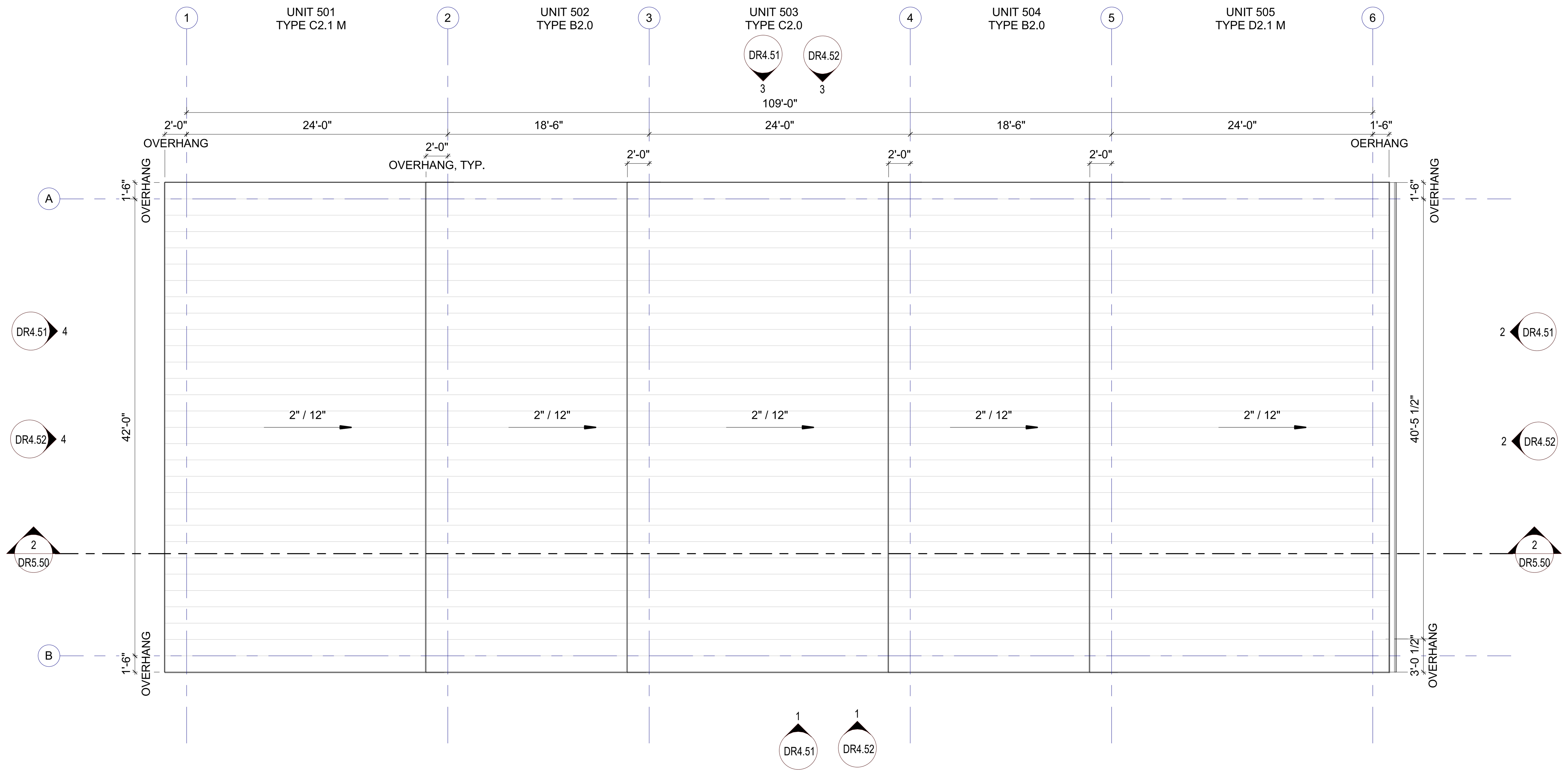
BLDG 05 - LEVEL 02 AND 03 FLOOR PLANS

DR3.52



1 DR3.53 **ROOF PLAN - BLDG 5**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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BELLEVUE, WA 98006

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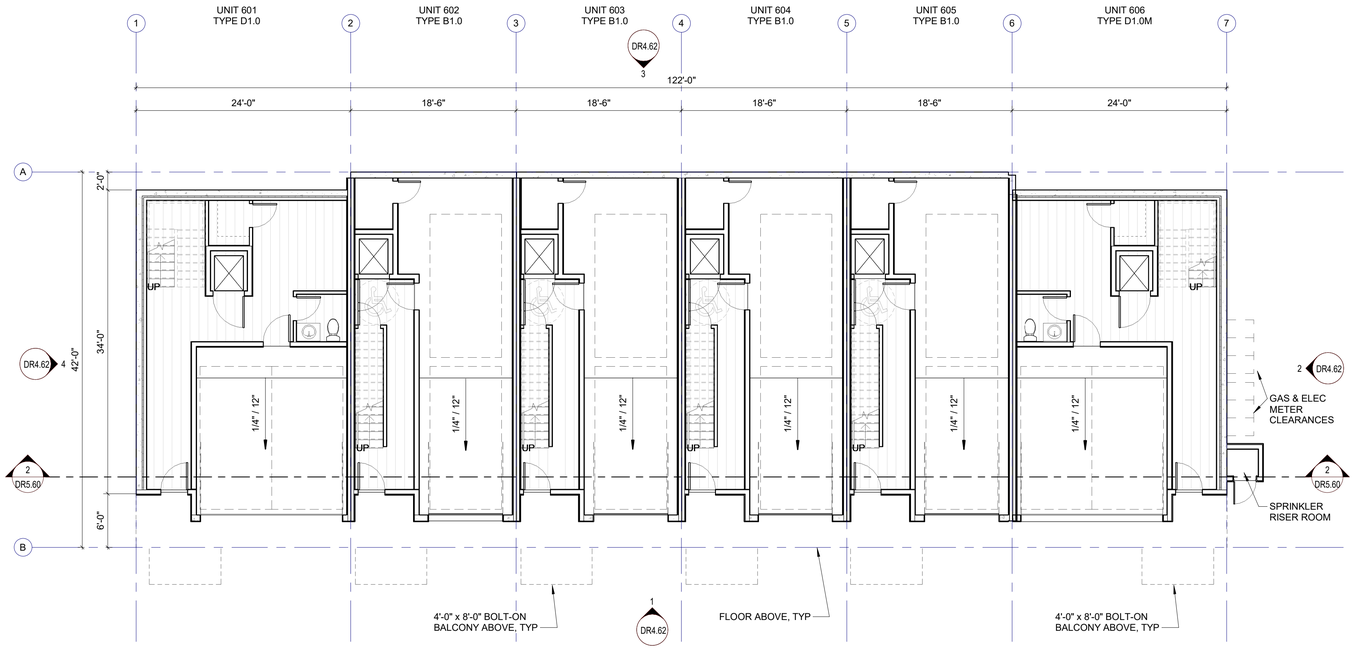
BLDG 05 - ROOF PLAN

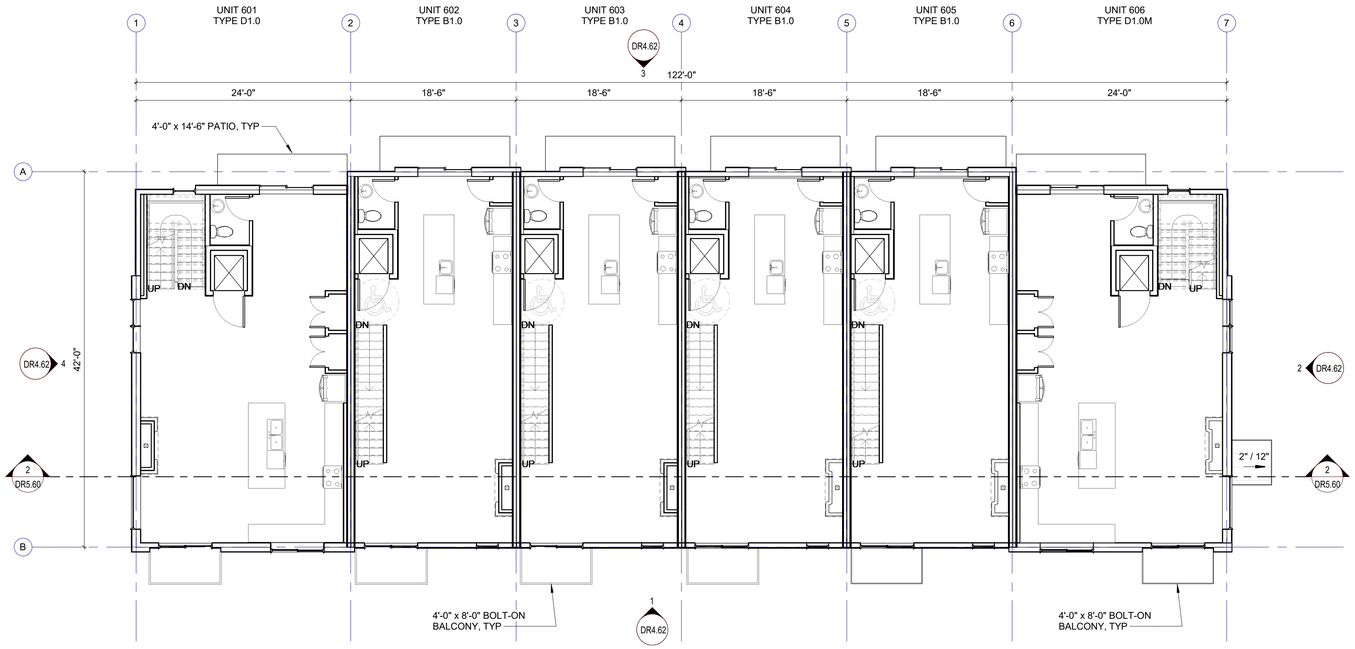
DR3.53



1 DR3.61 **LEVEL 01 FLOOR PLAN - BLDG 6**

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

0 4' 8' 16'



2 DR3.61 **LEVEL 02 FLOOR PLAN - BLDG 6**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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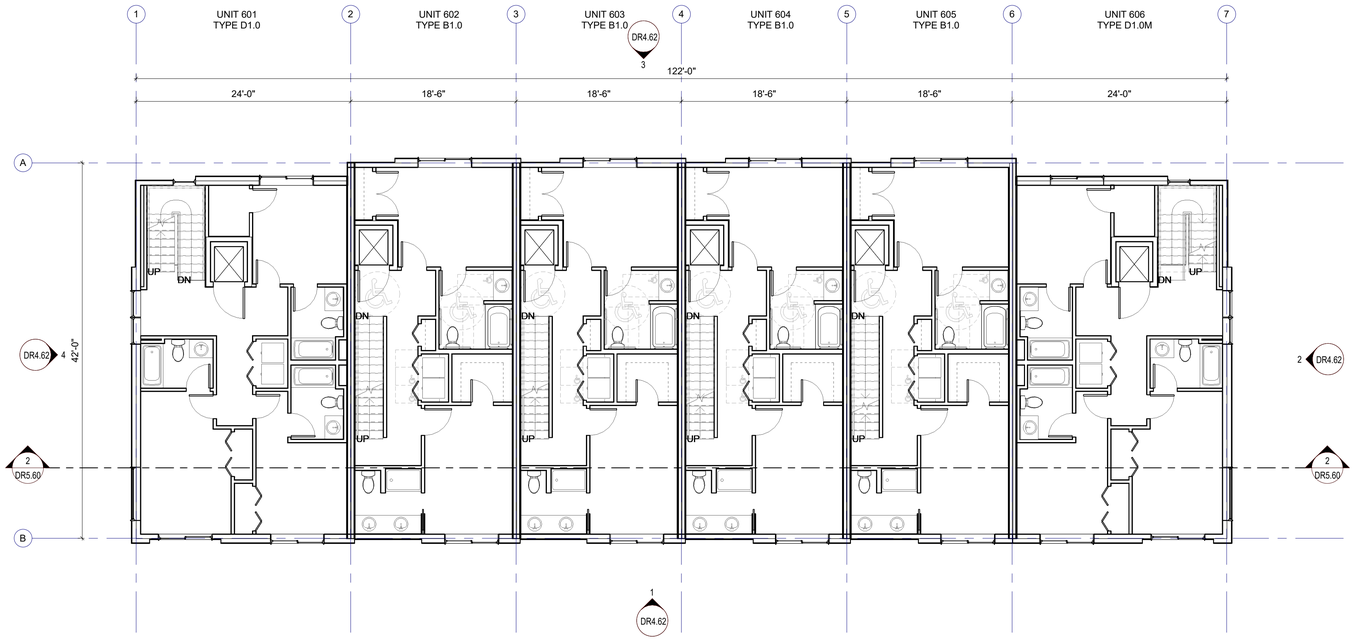
BLDG 06 - LEVEL 01 AND 02 FLOOR PLAN

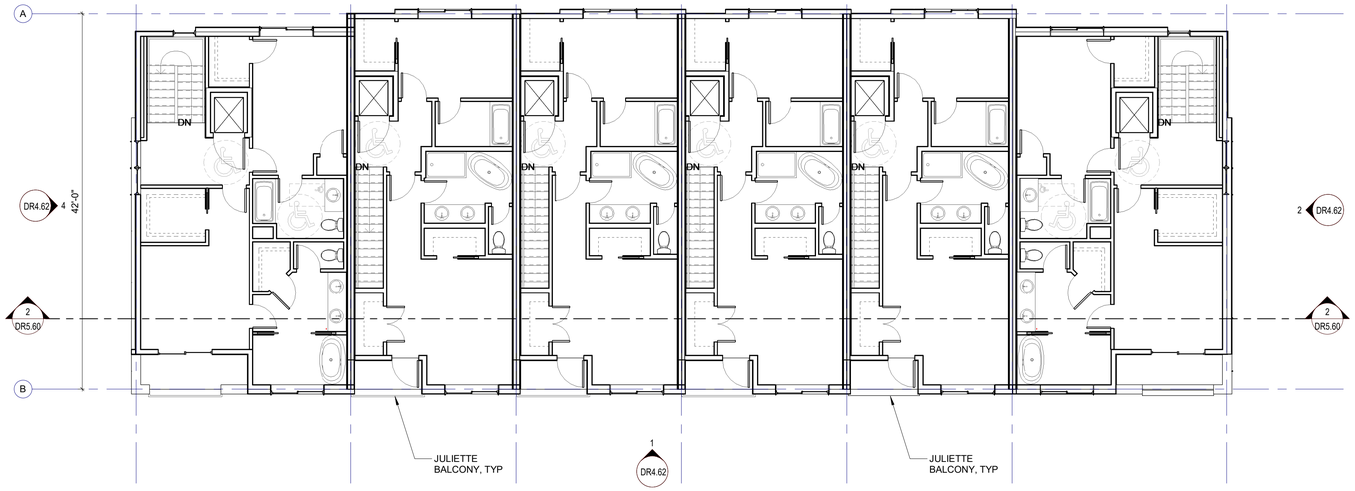
DR3.61



1 DR3.62 **LEVEL 03 FLOOR PLAN - BLDG 6**

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

0 4' 8' 16'



2 DR3.62 **LEVEL 04 FLOOR PLAN - BLDG 6**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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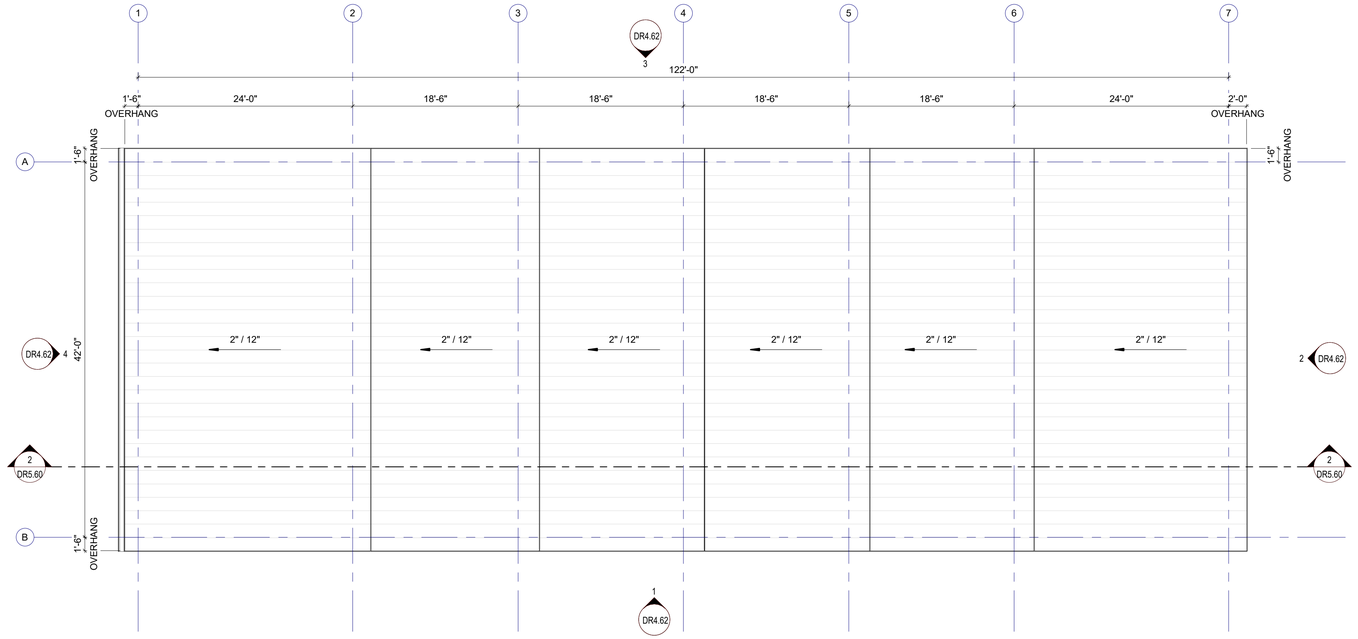
BLDG 06 - LEVEL 03 AND 04 FLOOR PLAN

DR3.62



1 DR3.63 **ROOF PLAN - BLDG 6**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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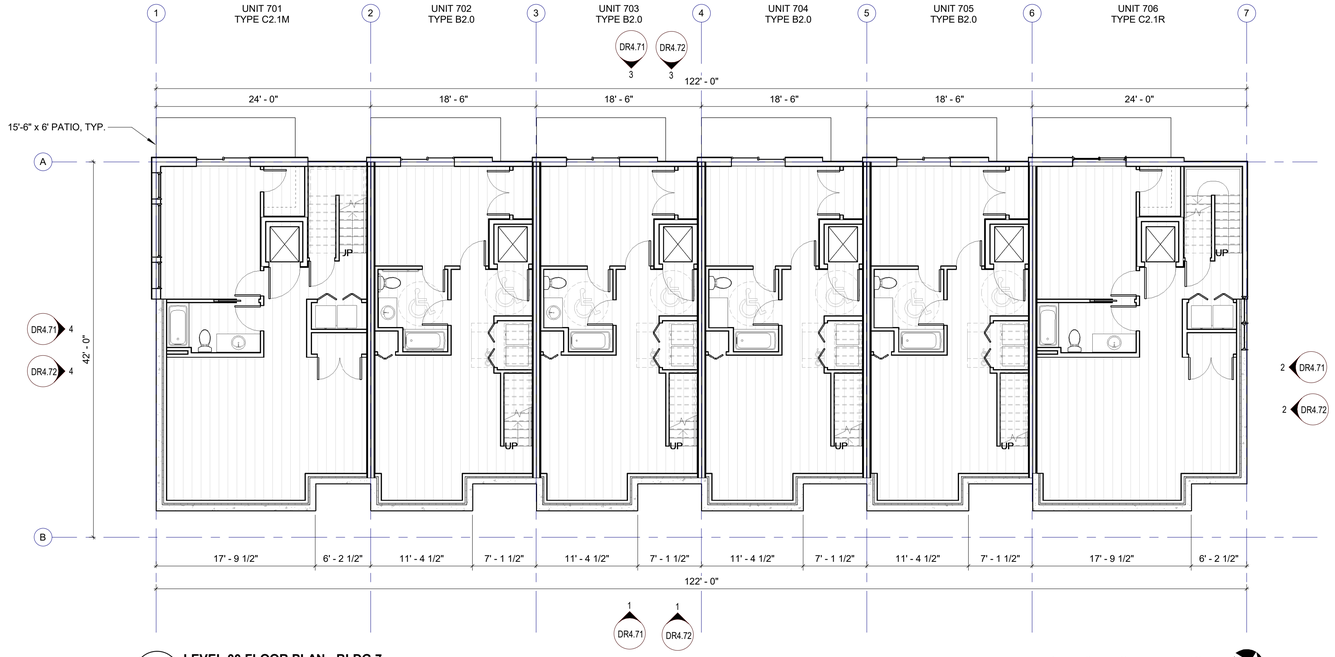
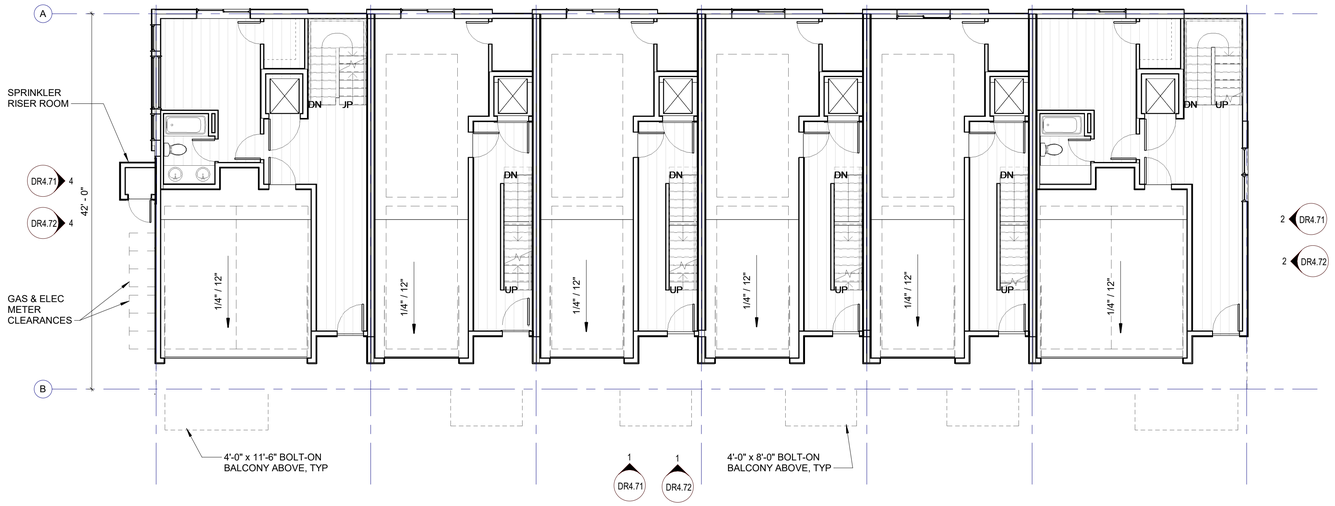
BLDG 06 - ROOF PLAN

DR3.63



1 DR3.71 **LEVEL 00 FLOOR PLAN - BLDG 7**

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



2 DR3.71 **LEVEL 01 FLOOR PLAN - BLDG 7**

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

FREIHEIT ARCHITECTURE

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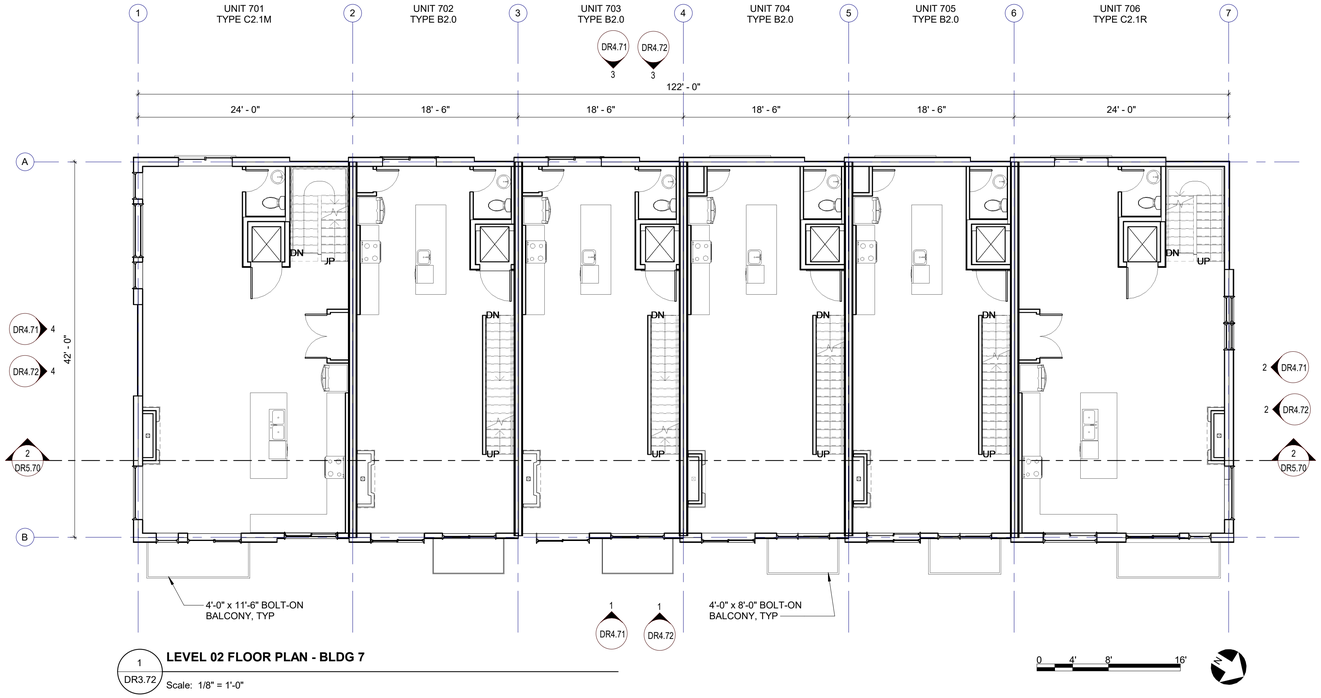
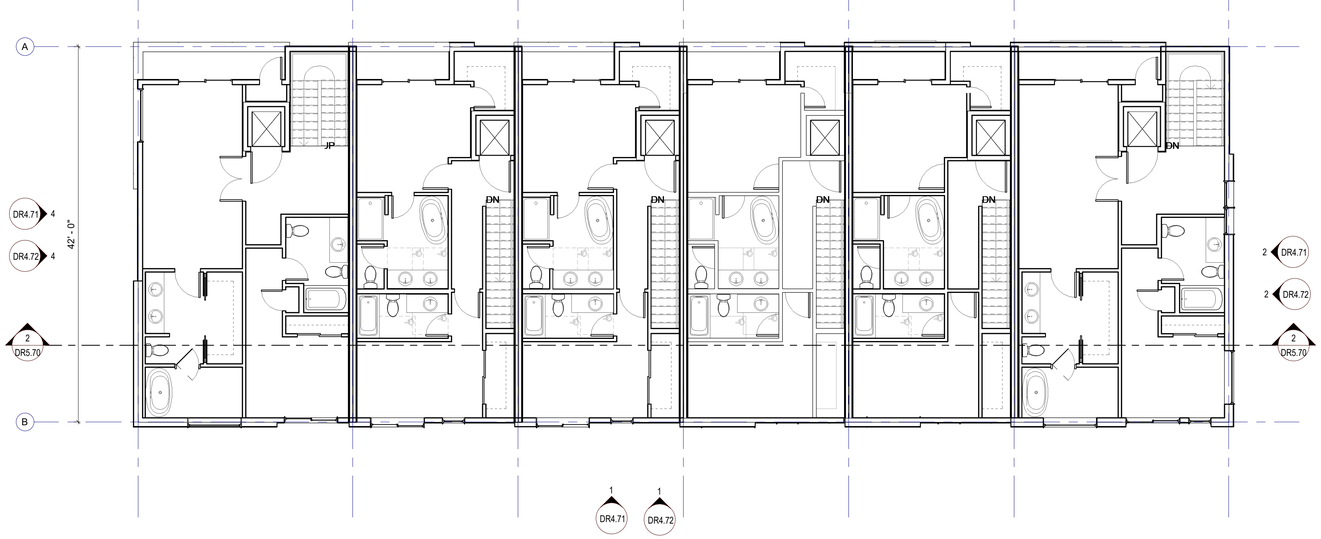
BLDG 07 - LEVEL 00 AND 01 FLOOR PLAN

DR3.71



1 DR3.72 **LEVEL 02 FLOOR PLAN - BLDG 7**

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



2 DR3.72 **LEVEL 03 FLOOR PLAN - BLDG 7**

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

FREIHEIT ARCHITECTURE

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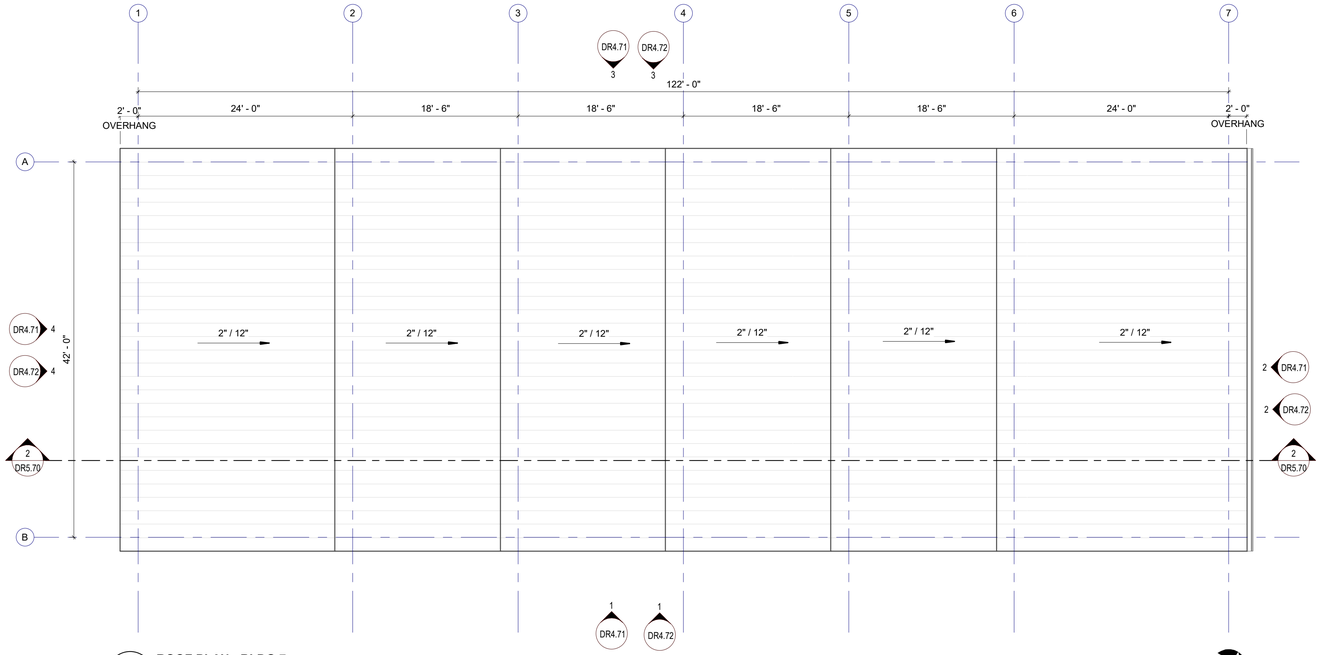
BLDG 07 - LEVEL 02 AND 03 FLOOR PLAN

DR3.72



1 DR3.73 **ROOF PLAN - BLDG 7**

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

FREIHEIT ARCHITECTURE

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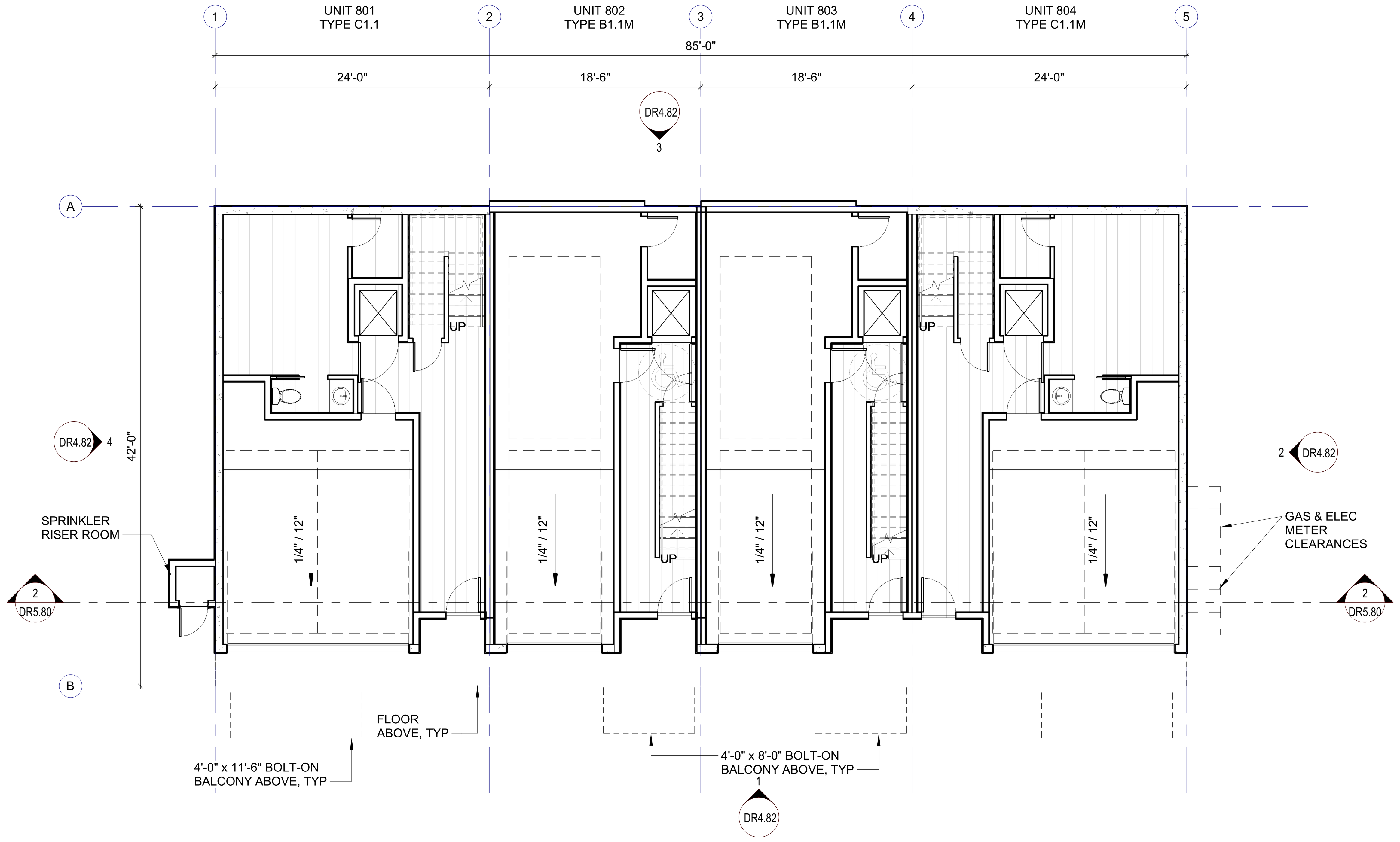
BLDG 07 - ROOF PLAN

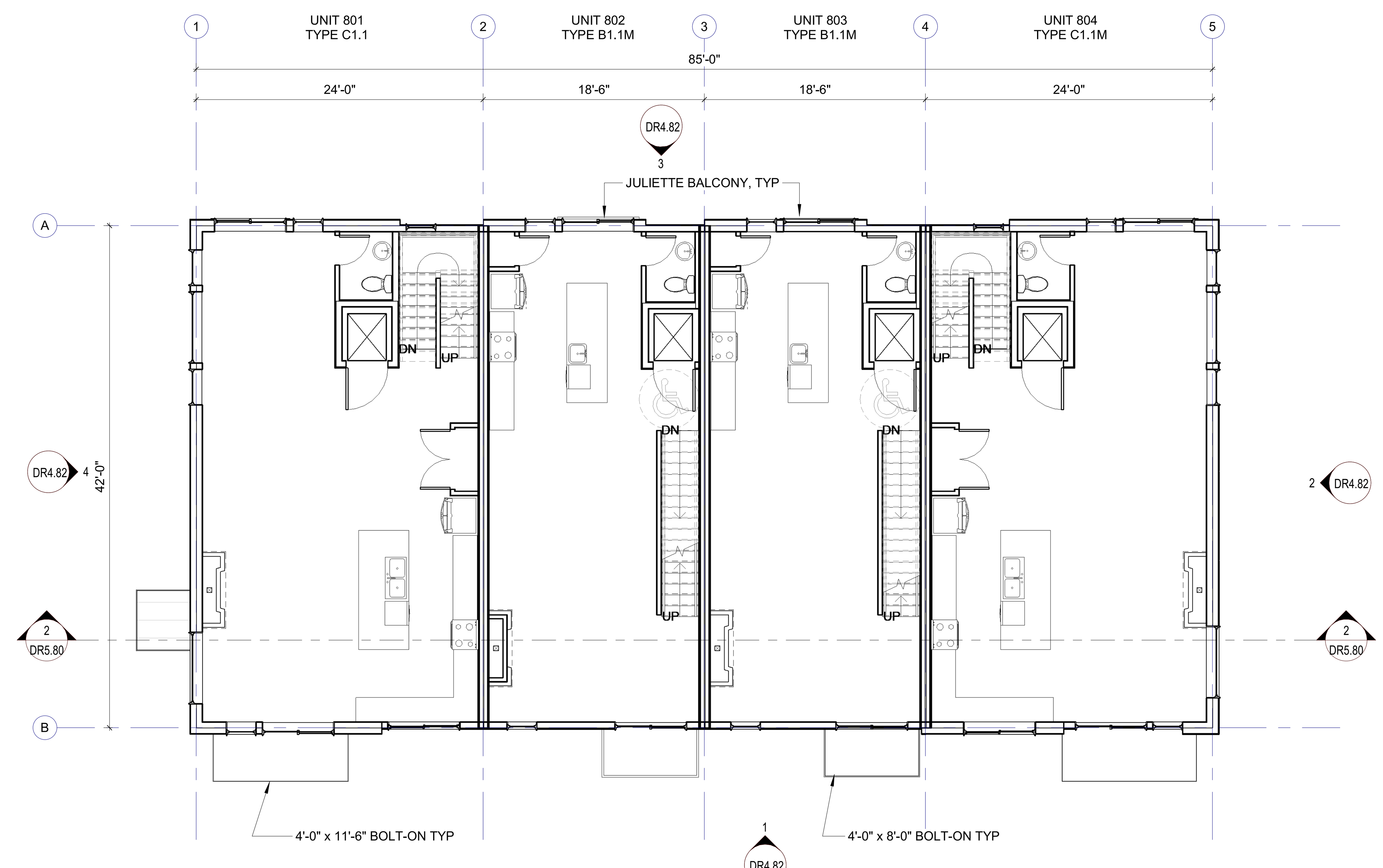
DR3.73



LEVEL 01 FLOOR PLAN - BLDG 8

1 DR3.81 Scale: 1/8" = 1'-0"

0 4' 8' 16'



LEVEL 02 FLOOR PLAN - BLDG 8

2 DR3.81 Scale: 1/8" = 1'-0"

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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ADMINISTRATIVE DESIGN REVIEW

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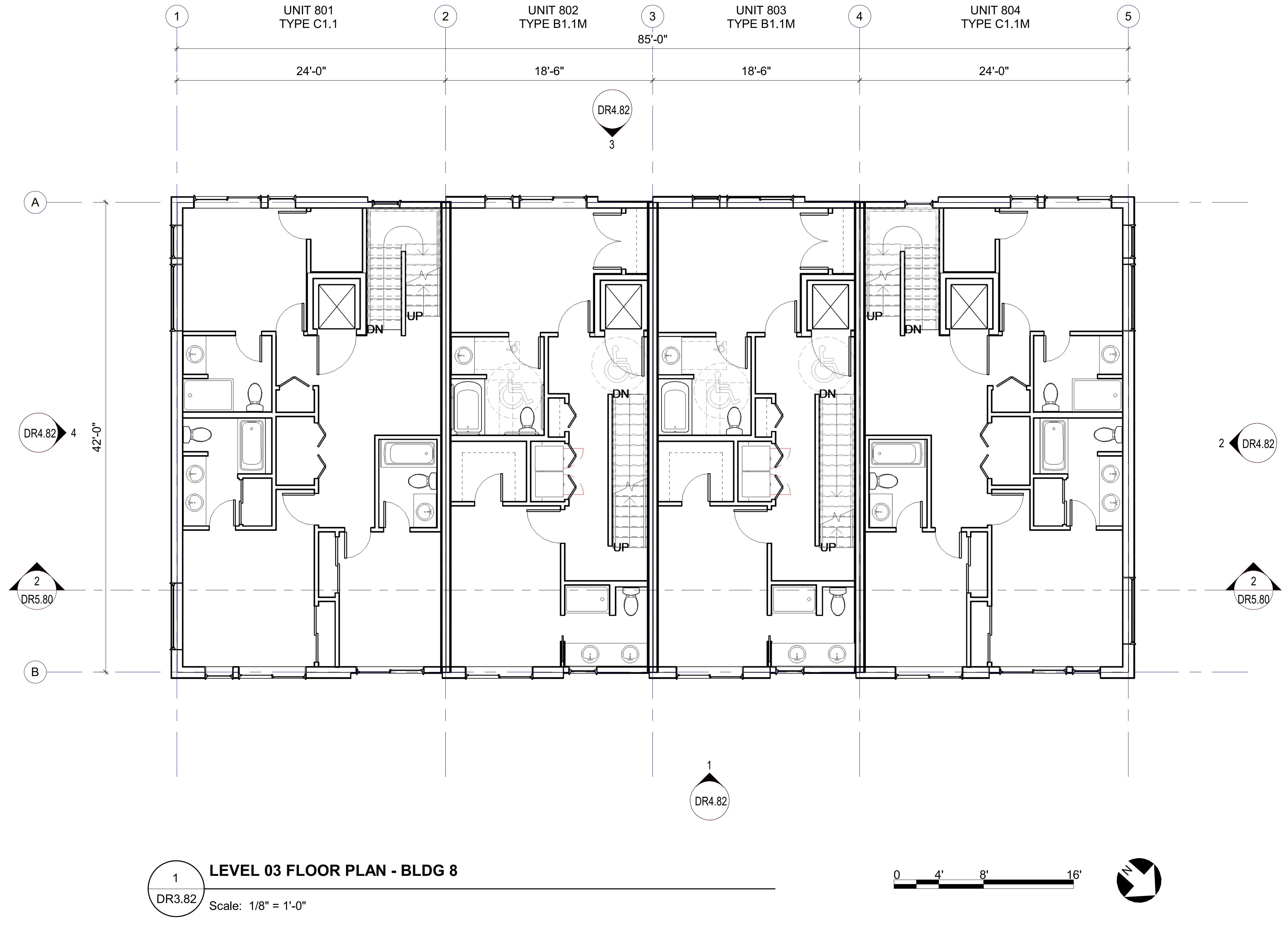
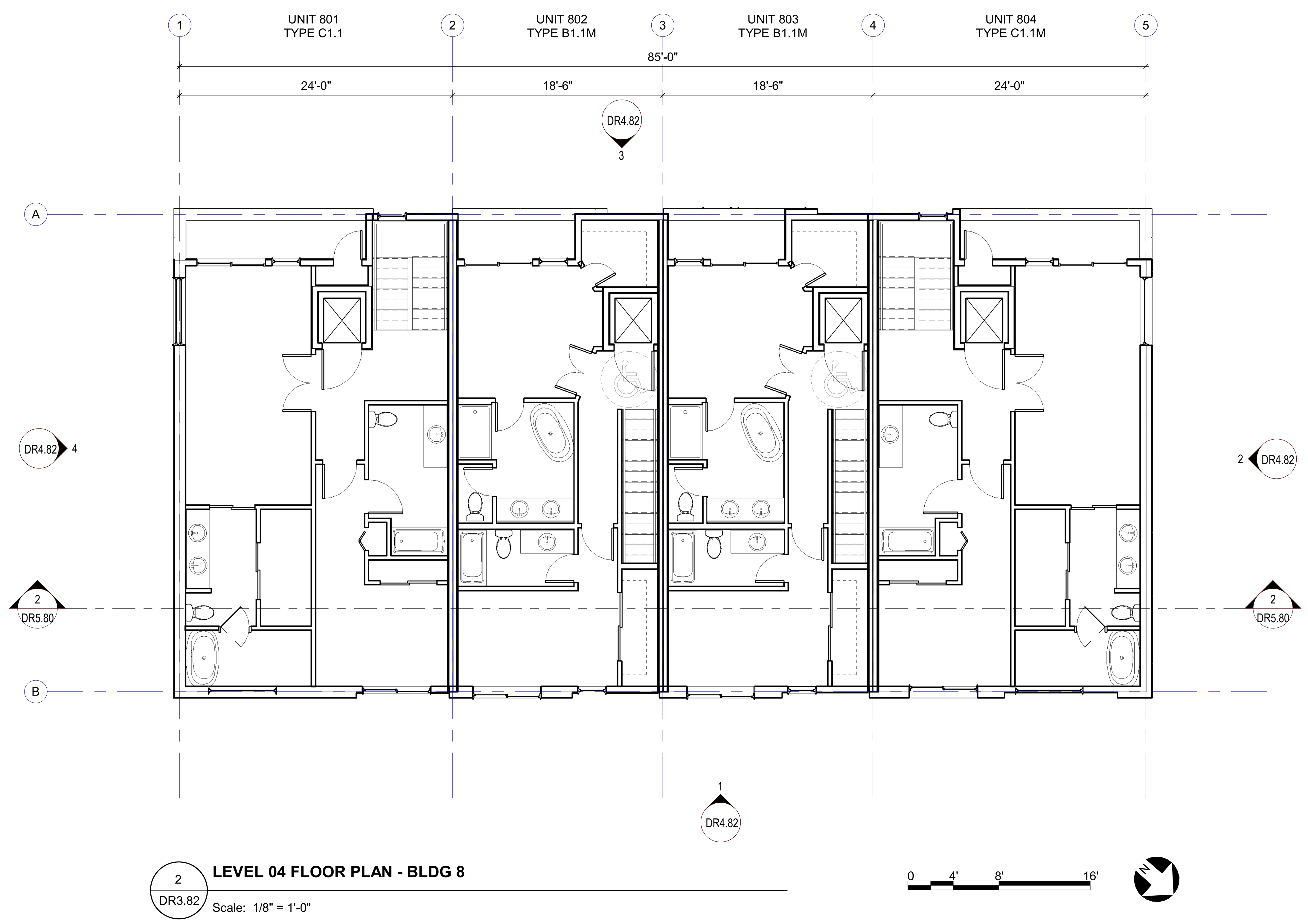
BLDG 08 - LEVEL 01 AND 02 FLOOR PLANS

DR3.81



LEVEL 03 FLOOR PLAN - BLDG 8

1 DR3.82 Scale: 1/8" = 1'-0"



LEVEL 04 FLOOR PLAN - BLDG 8

2 DR3.82 Scale: 1/8" = 1'-0"

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

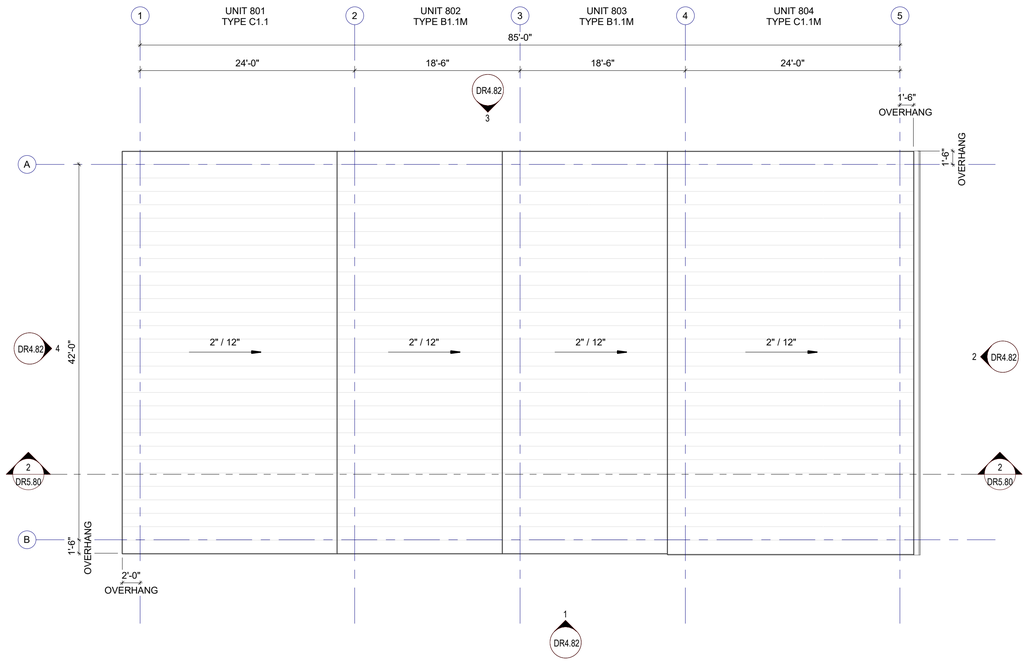
12627 COAL CREEK PWKY
BELLEVUE, WA 98006

ADMINISTRATIVE DESIGN REVIEW

ISSUE LIST

BLDG 08 - LEVEL 03 AND 04 FLOOR PLANS

DR3.82



1 DR3.83 **ROOF PLAN - BLDG 8**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PWKY
BELLEVUE, WA 98006

ADMINISTRATIVE
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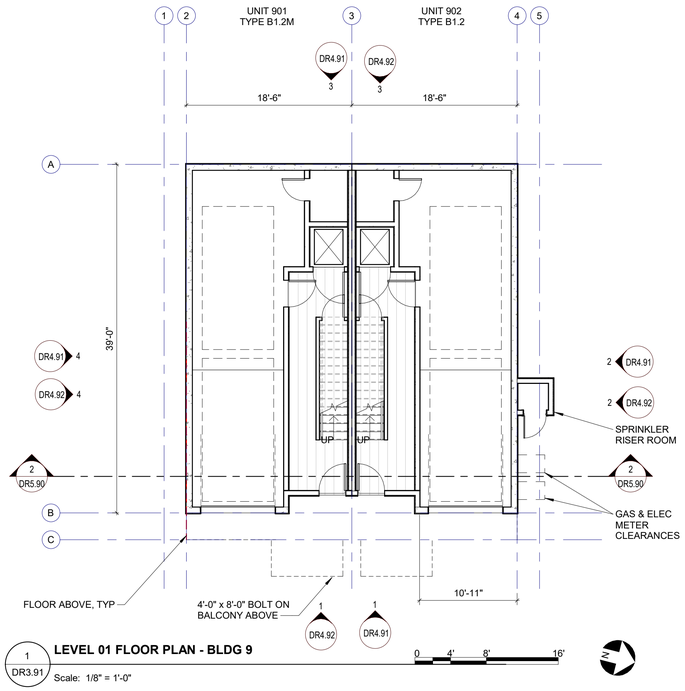
BLDG 08 - ROOF PLAN

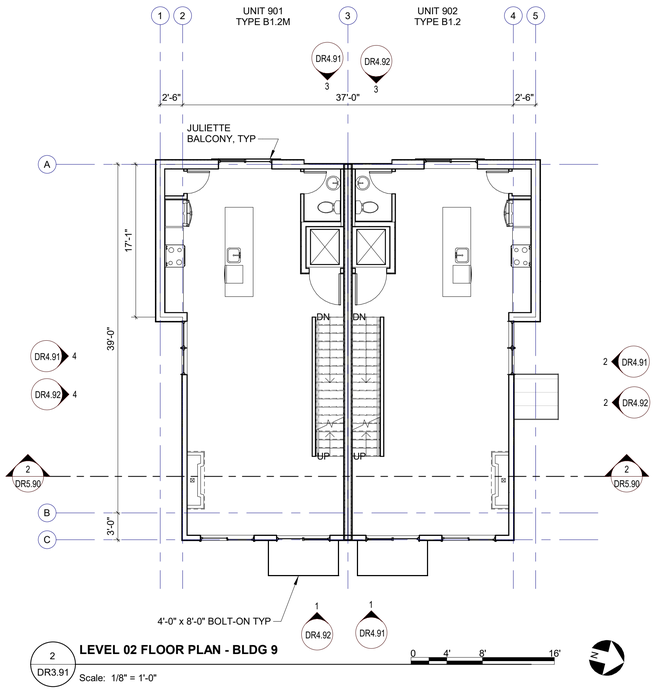
DR3.83



1 DR3.91 **LEVEL 01 FLOOR PLAN - BLDG 9**

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

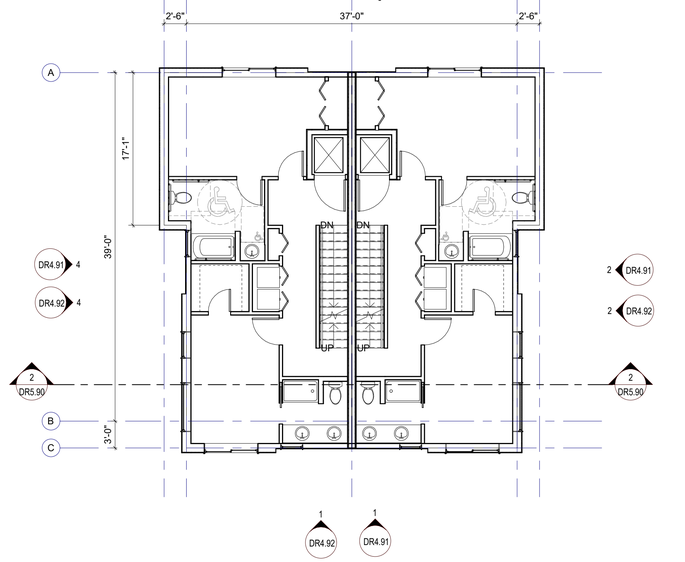
0 4' 8' 16'



2 DR3.91 **LEVEL 02 FLOOR PLAN - BLDG 9**

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

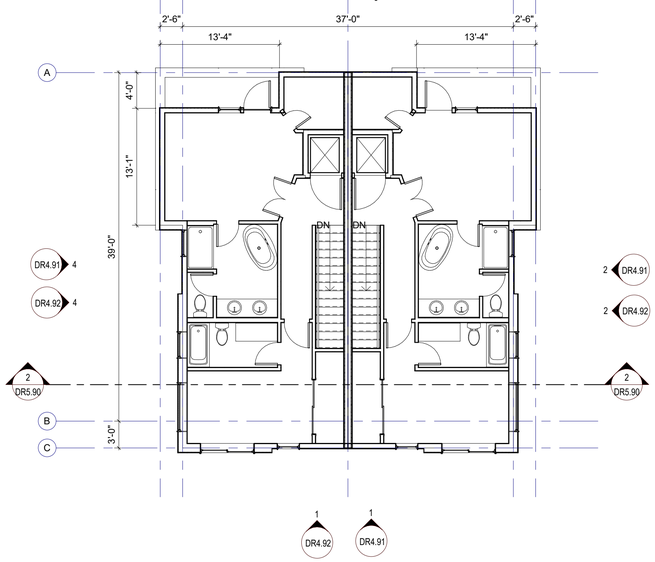
0 4' 8' 16'



3 DR3.91 **LEVEL 03 FLOOR PLAN - BLDG 9**

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

0 4' 8' 16'



4 DR3.91 **LEVEL 04 FLOOR PLAN - BLDG 9**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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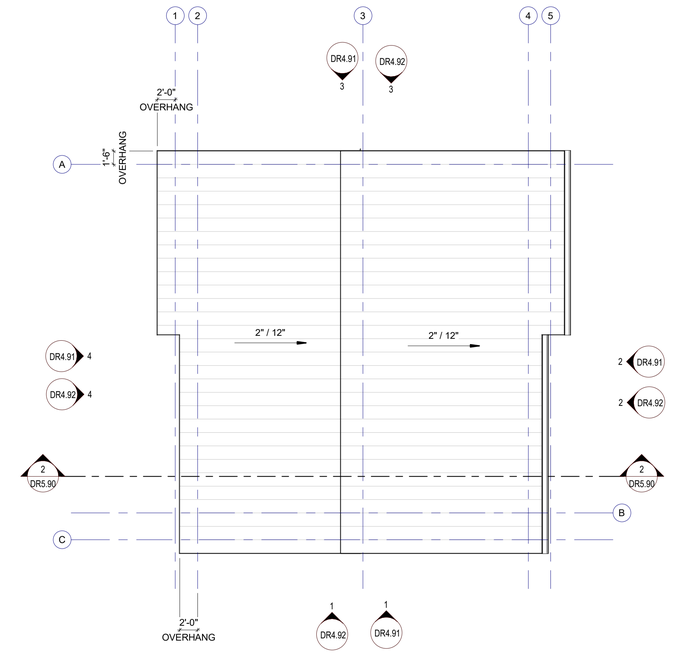
BLDG 09 - FLOOR PLANS

DR3.91



1 DR3.92 **ROOF PLAN - BLDG 9**

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

0 4' 8' 16'

N

FREIHEIT ARCHITECTURE

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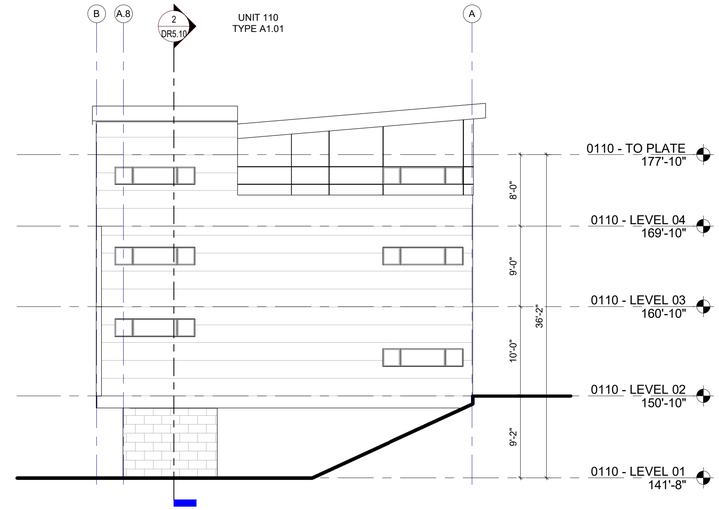
BLDG 09 - ROOF PLAN

DR3.92

1 DR4.11 **WEST ELEVATION - BLDG 01**

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

0 4' 8' 16'



2 DR4.11 **SOUTH ELEVATION - BLDG 01**

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

0 4' 8' 16'

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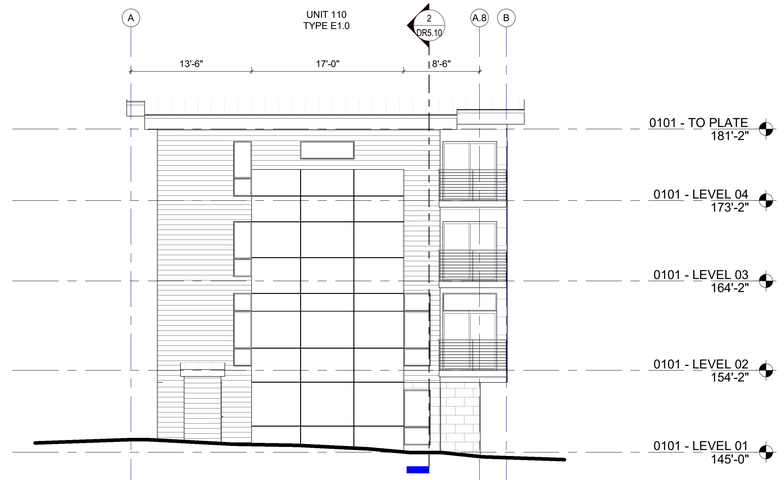
BLDG 01 - EXTERIOR ELEVATIONS

DR4.11

1 DR4.12 **EAST ELEVATION - BLDG 01**

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

0 4' 8' 16'



2 DR4.12 **NORTH ELEVATION - BLDG 01**

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

0 4' 8' 16'

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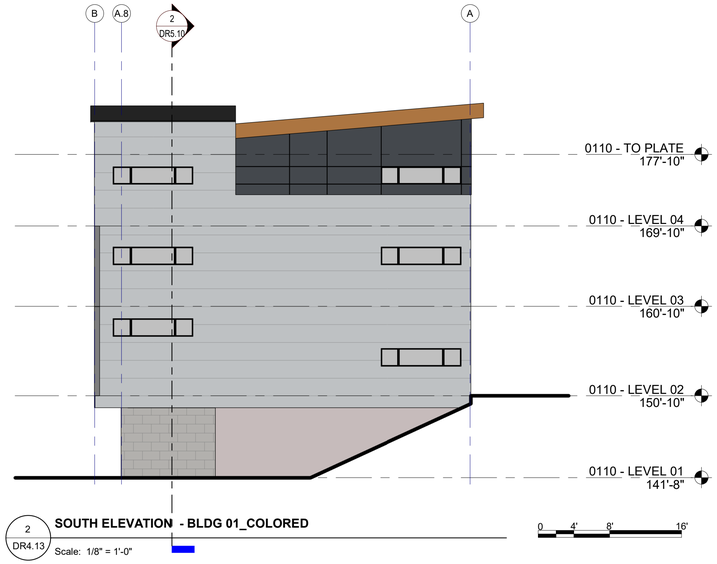
BLDG 01 - EXTERIOR ELEVATIONS

DR4.12

1 DR4.13 **WEST ELEVATION - BLDG 01_COLORED**

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

0 4' 8' 16'



2 DR4.13 **SOUTH ELEVATION - BLDG 01_COLORED**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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BLDG 01 - EXTERIOR COLOR ELEVATIONS

DR4.13

1 DR4.14 **EAST ELEVATION - BLDG 01_COLORED**

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

0 4' 8' 16'

2 DR4.14 **NORTH ELEVATION - BLDG 01_COLORED**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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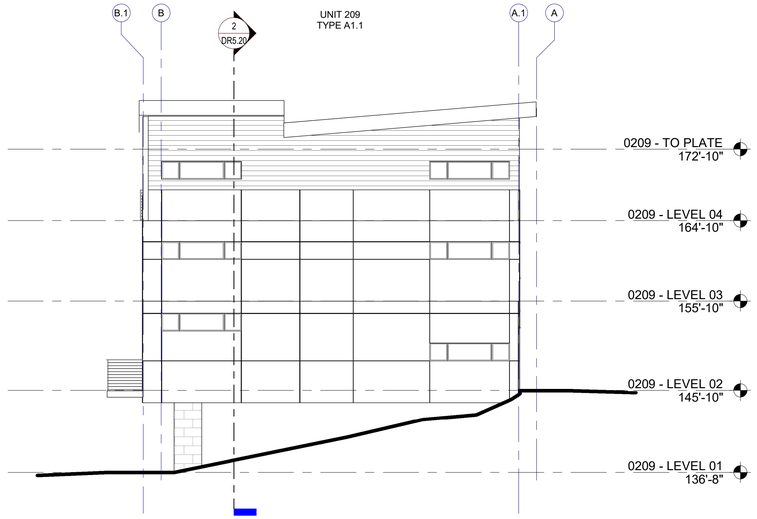
BLDG 01 -
EXTERIOR COLOR
ELEVATIONS

DR4.14

1 DR4.21 **BUILDING ELEVATION - EAST**

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

0 4' 8' 16'



2 DR4.21 **BUILDING ELEVATION - SOUTH**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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BELLEVUE, WA 98006

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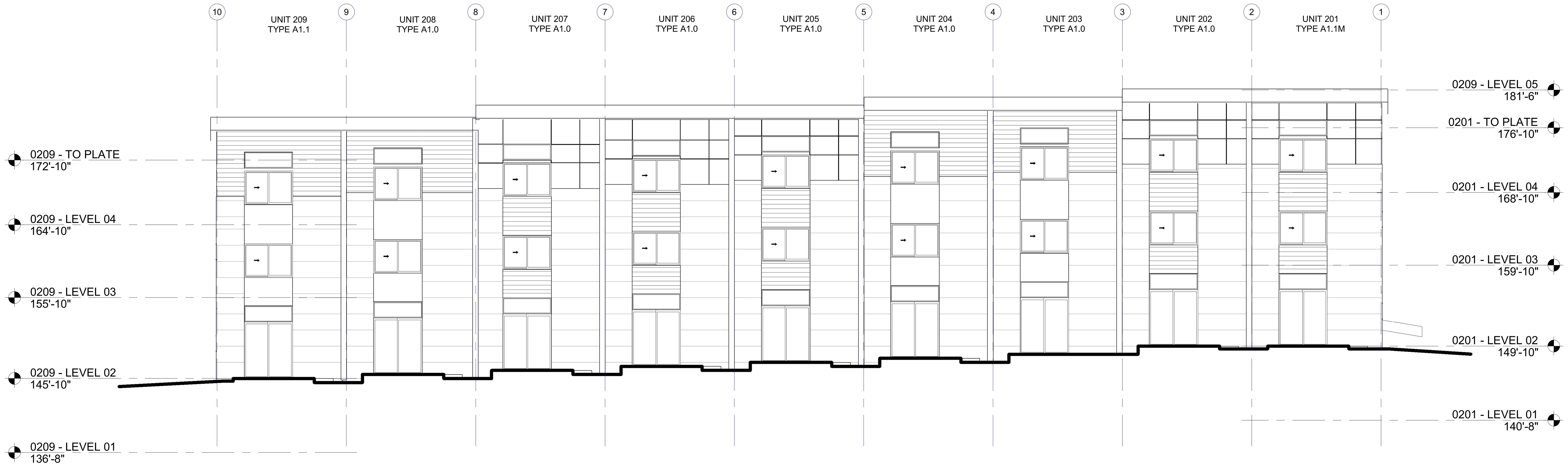
BLDG 02 - EXTERIOR ELEVATIONS

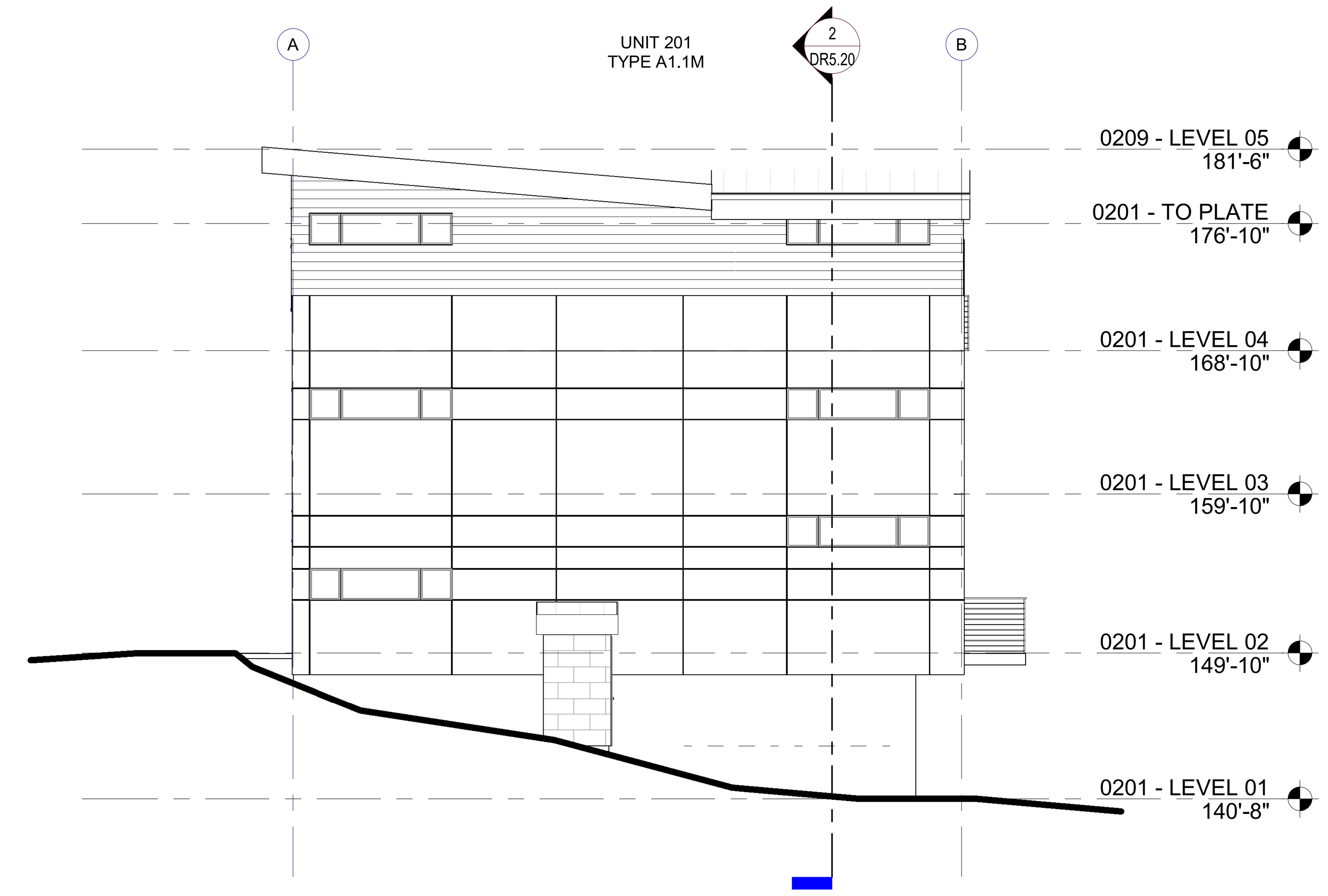
DR4.21

FREIHEIT ARCHITECTURE



1 DR4.22 **BUILDING ELEVATION - WEST**
Scale: 1/8" = 1'-0"

0 4' 8' 16'



2 DR4.22 **BUILDING ELEVATION - NORTH**
Scale: 1/8" = 1'-0"

0 4' 8' 16'

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12627 COAL CREEK PKWY
BELLEVUE, WA 98006

ADMINISTRATIVE
DESIGN REVIEW

ISSUE LIST

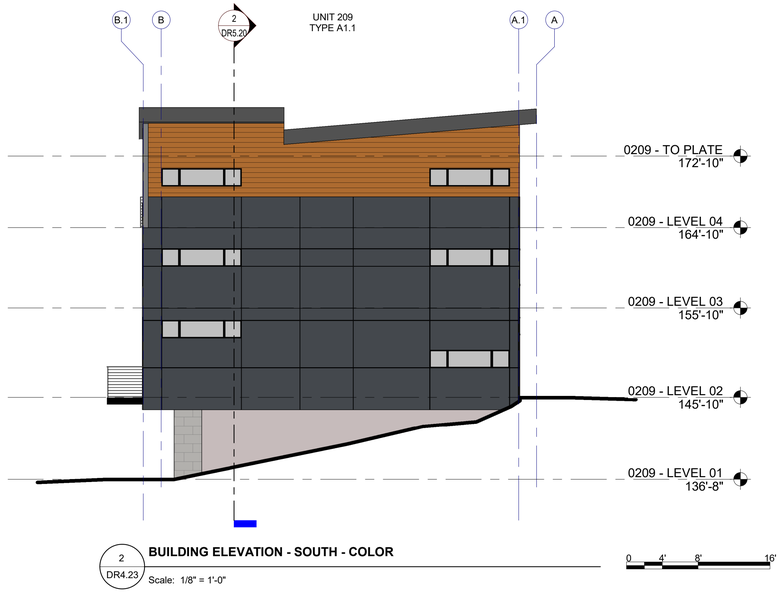
BLDG 02 -
EXTERIOR
ELEVATIONS

DR4.22

1 DR4.23 **BUILDING ELEVATION - EAST - COLOR**

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

0 4' 8' 16'



2 DR4.23 **BUILDING ELEVATION - SOUTH - COLOR**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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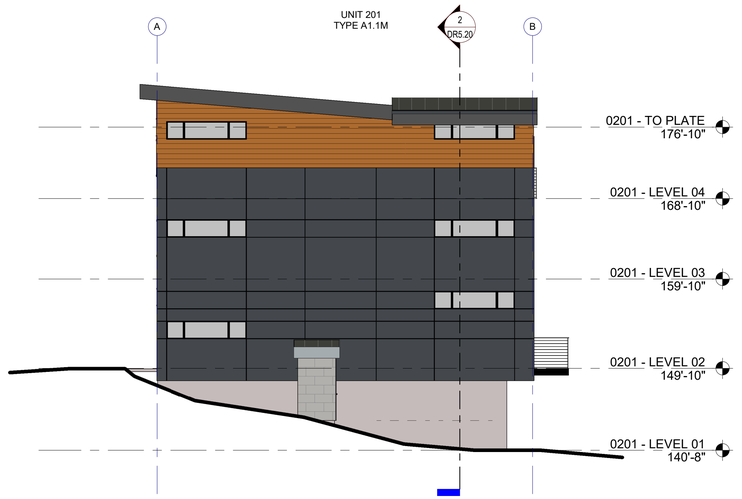
BLDG 02 - EXTERIOR COLOR ELEVATIONS

DR4.23

2 DR4.24 **BUILDING ELEVATION - WEST - COLOR**

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

0 4' 8' 16'



1 DR4.24 **BUILDING ELEVATION - NORTH - COLOR**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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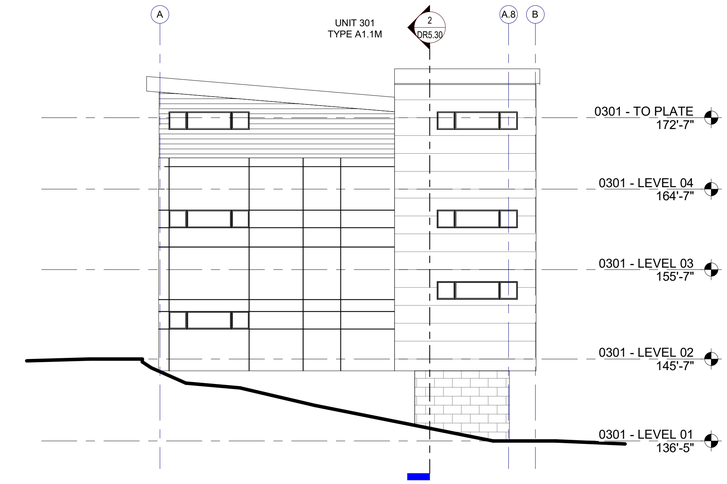
BLDG 02 - EXTERIOR COLOR ELEVATIONS

DR4.24

2 DR4.31 **EXTERIOR ELEVATION - WEST**

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

0 4' 8' 16'



1 DR4.31 **EXTERIOR ELEVATION - SOUTH**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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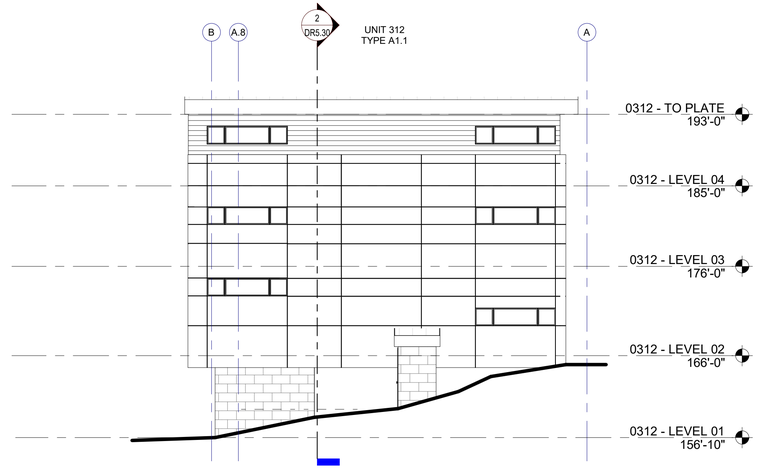
BLDG 03 - EXTERIOR ELEVATIONS

DR4.31



1 DR4.32 **BUILDING ELEVATION - NORTH**

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

0 4' 8' 16'

2 DR4.32 **BUILDING ELEVATION - EAST**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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BELLEVUE, WA 98006

ADMINISTRATIVE
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AT-629 PRINTED: 10/29/2019 4:08:37 PM

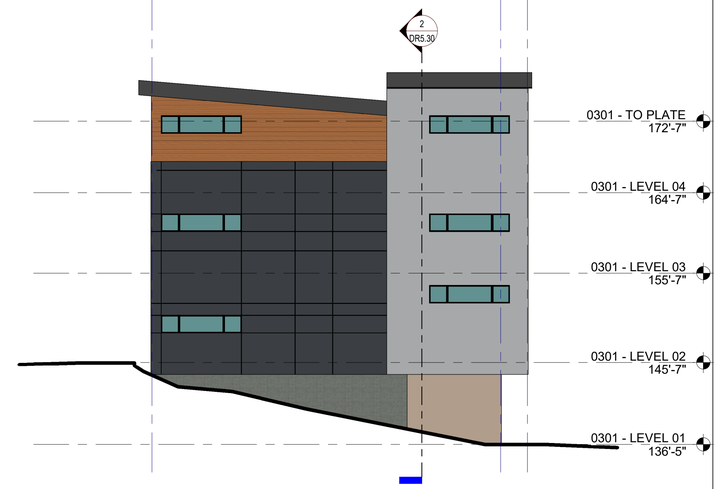
BLDG 03 - EXTERIOR ELEVATIONS

DR4.32

1 DR4.33 **EXTERIOR ELEVATION - WEST - COLOR**

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

0 4' 8' 16'



2 DR4.33 **EXTERIOR ELEVATION - SOUTH - COLOR**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PKWY
BELLEVUE, WA 98006

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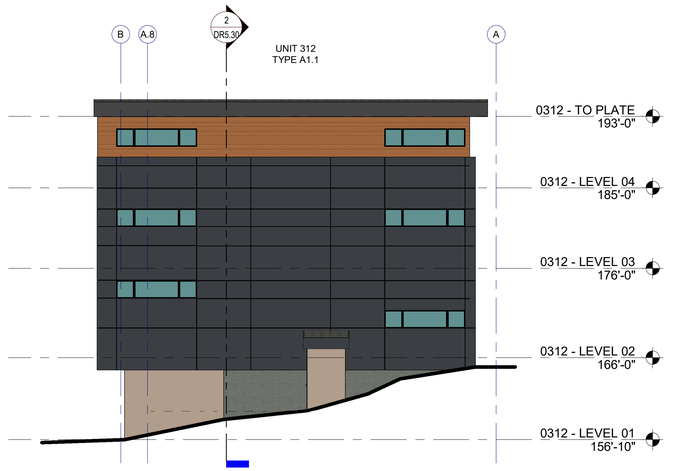
BLDG 03 -
EXTERIOR COLOR
ELEVATIONS

DR4.33



1 DR4.34 **BUILDING ELEVATION - NORTH - COLOR**

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

0 4' 8' 16'

2 DR4.34 **BUILDING ELEVATION - EAST - COLOR**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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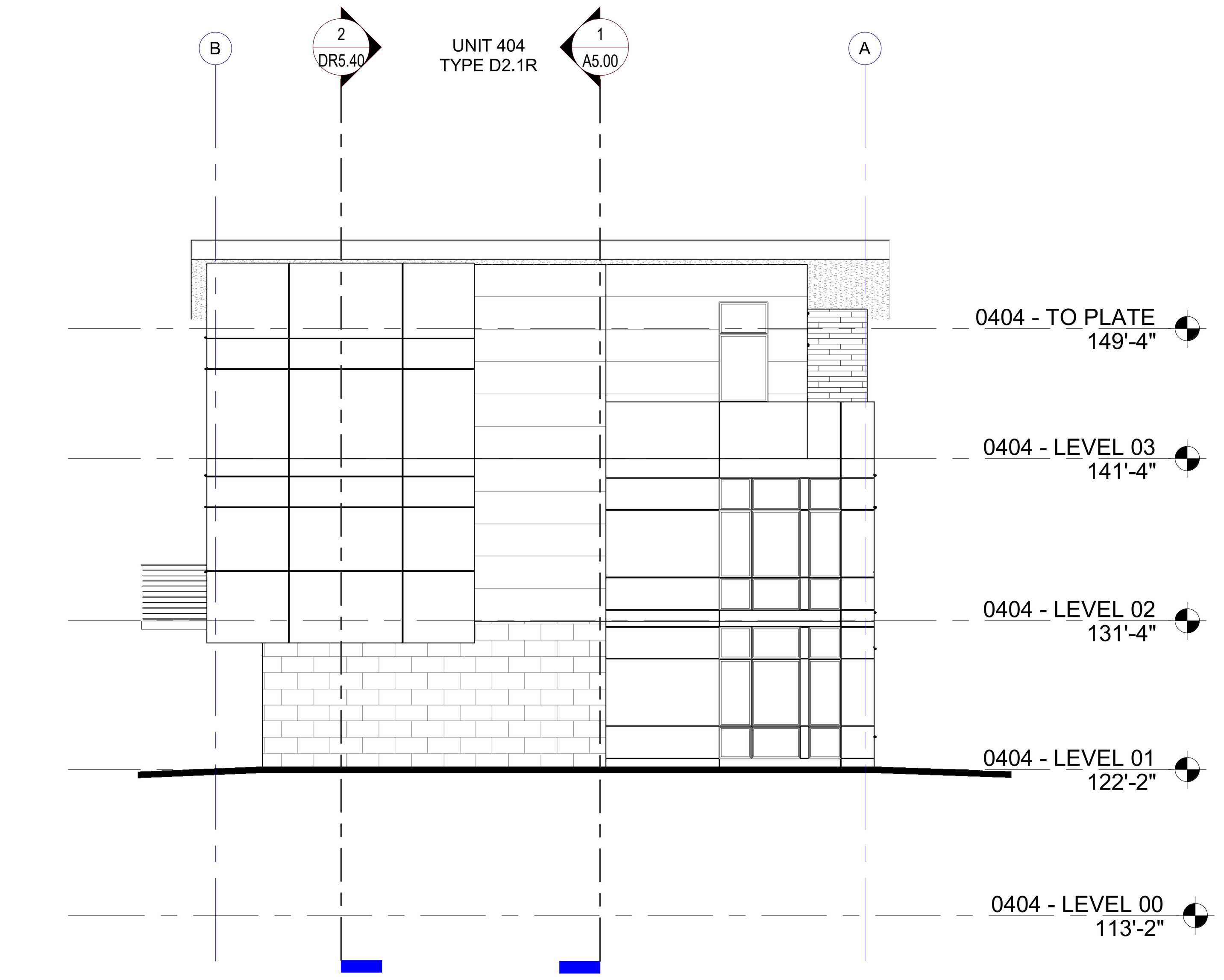
BLDG 03 -
EXTERIOR COLOR
ELEVATIONS

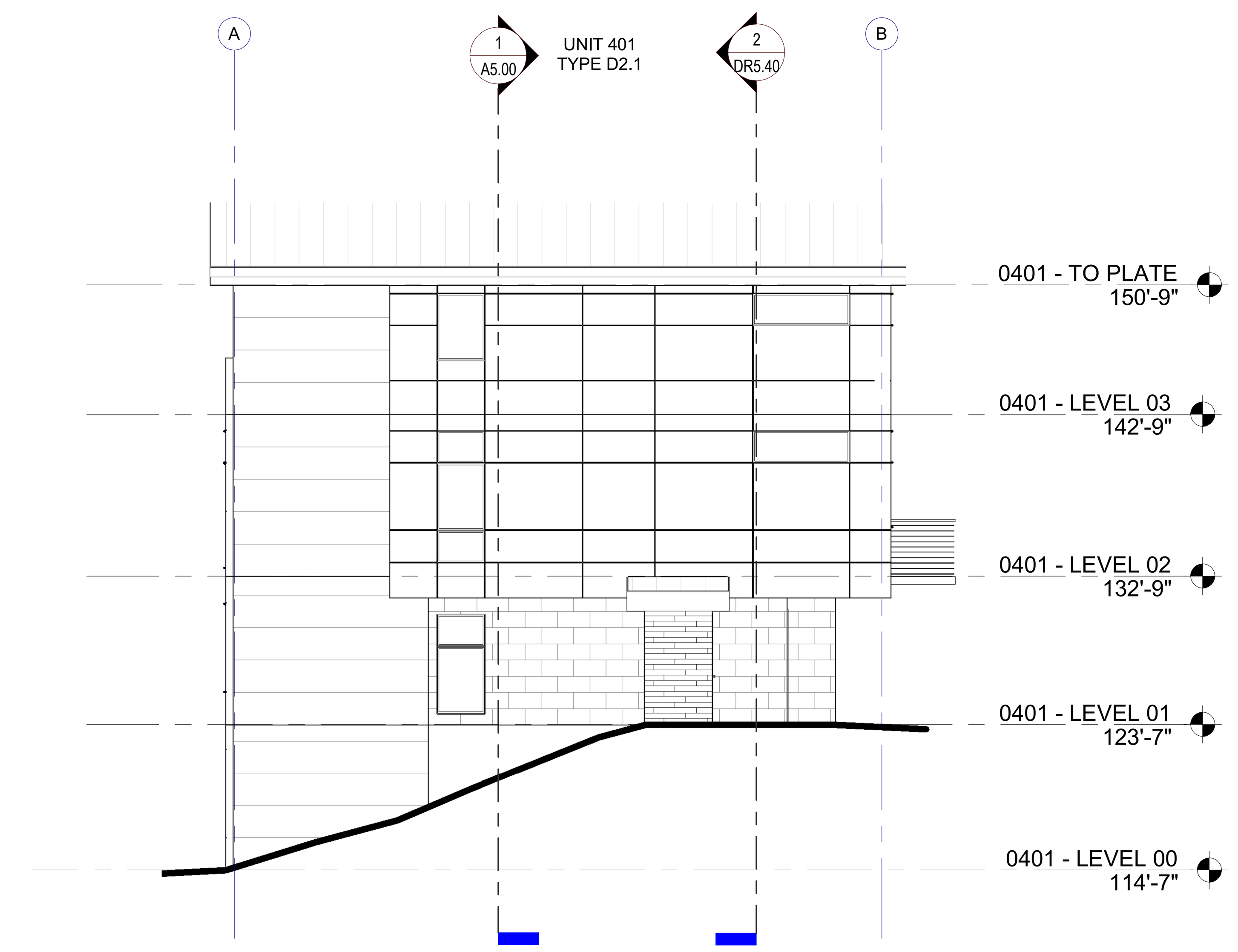
DR4.34

1
DR4.41
BUILDING ELEVATION - EAST
Scale: 1/8" = 1'-0"



2
DR4.41
BUILDING ELEVATION - NORTH
Scale: 1/8" = 1'-0"

3
DR4.41
BUILDING ELEVATION - WEST
Scale: 1/8" = 1'-0"



4
DR4.41
BUILDING ELEVATION - SOUTH
Scale: 1/8" = 1'-0"

FREIHEIT
ARCHITECTURE

BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA 98006

ADMINISTRATIVE
DESIGN REVIEW

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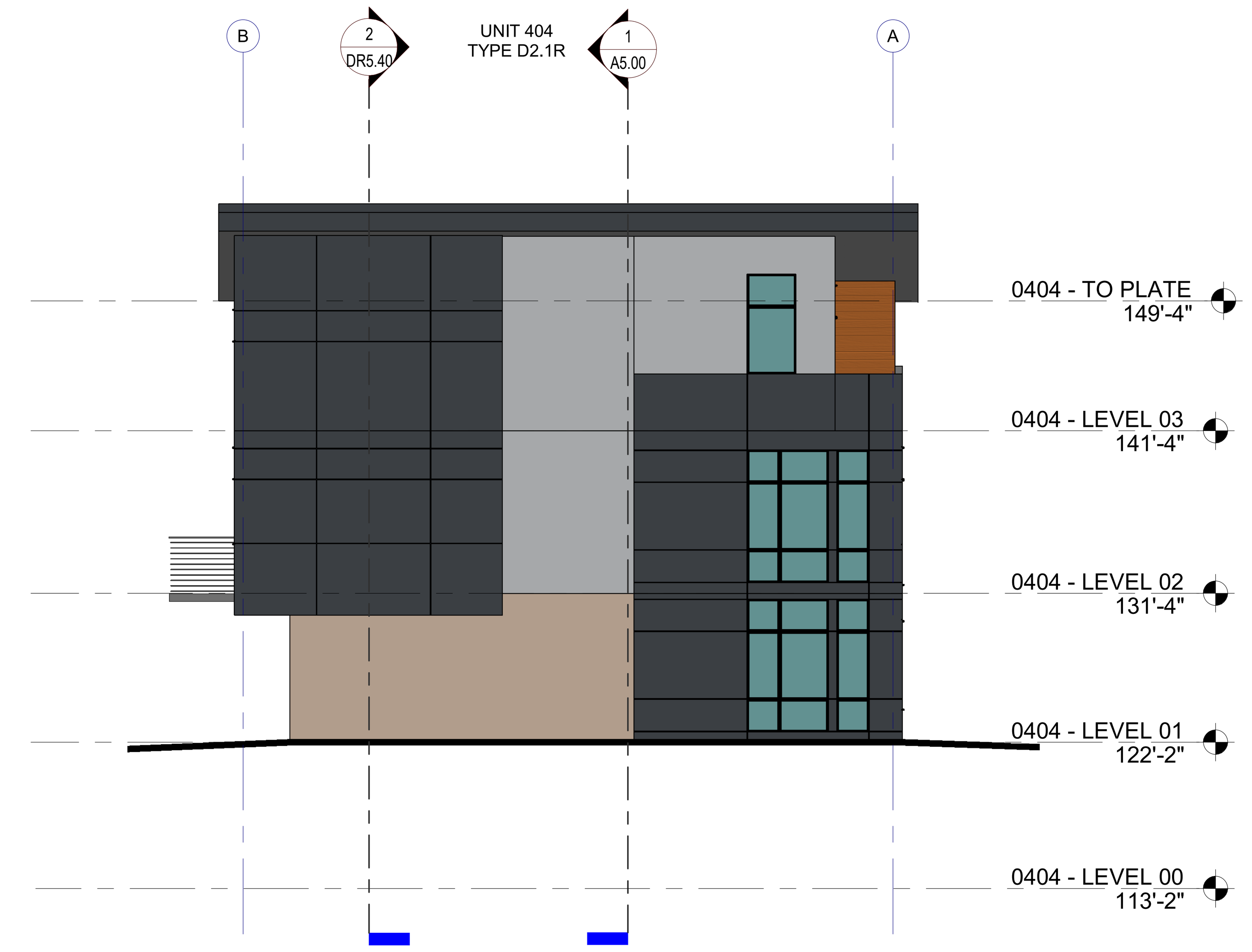
BLDG 04 -
EXTERIOR
ELEVATIONS

DR4.41

1 DR4.42 **BUILDING ELEVATION - EAST - COLOR**
Scale: 1/8" = 1'-0"

0 4' 8' 16'

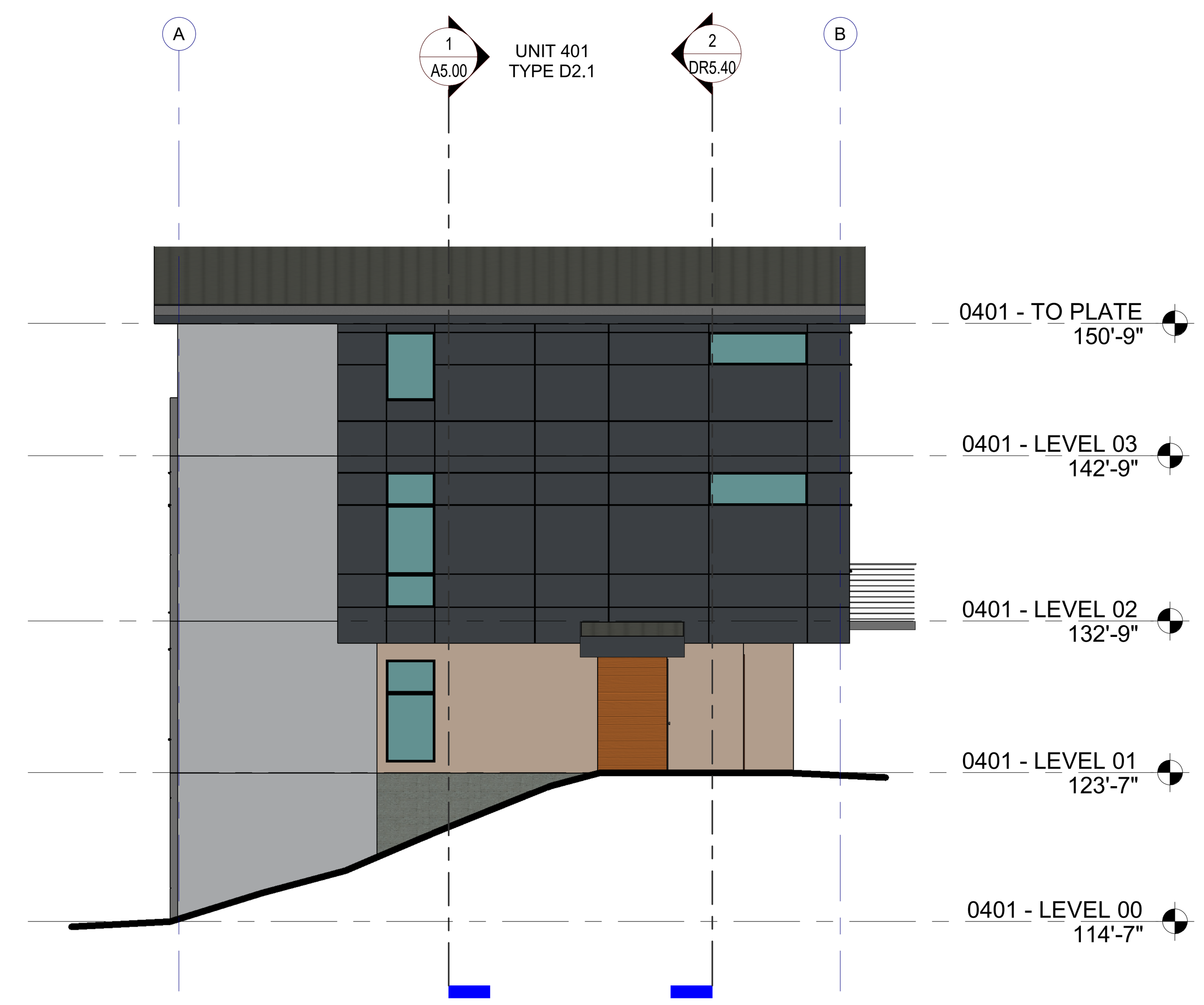


2 DR4.42 **BUILDING ELEVATION - NORTH - COLOR**
Scale: 1/8" = 1'-0"

0 4' 8' 16'

3 DR4.42 **BUILDING ELEVATION - WEST - COLOR**
Scale: 1/8" = 1'-0"

0 4' 8' 16'



4 DR4.42 **BUILDING ELEVATION - SOUTH - COLOR**
Scale: 1/8" = 1'-0"

0 4' 8' 16'

FREIHEIT
ARCHITECTURE

BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA 98006

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DESIGN REVIEW

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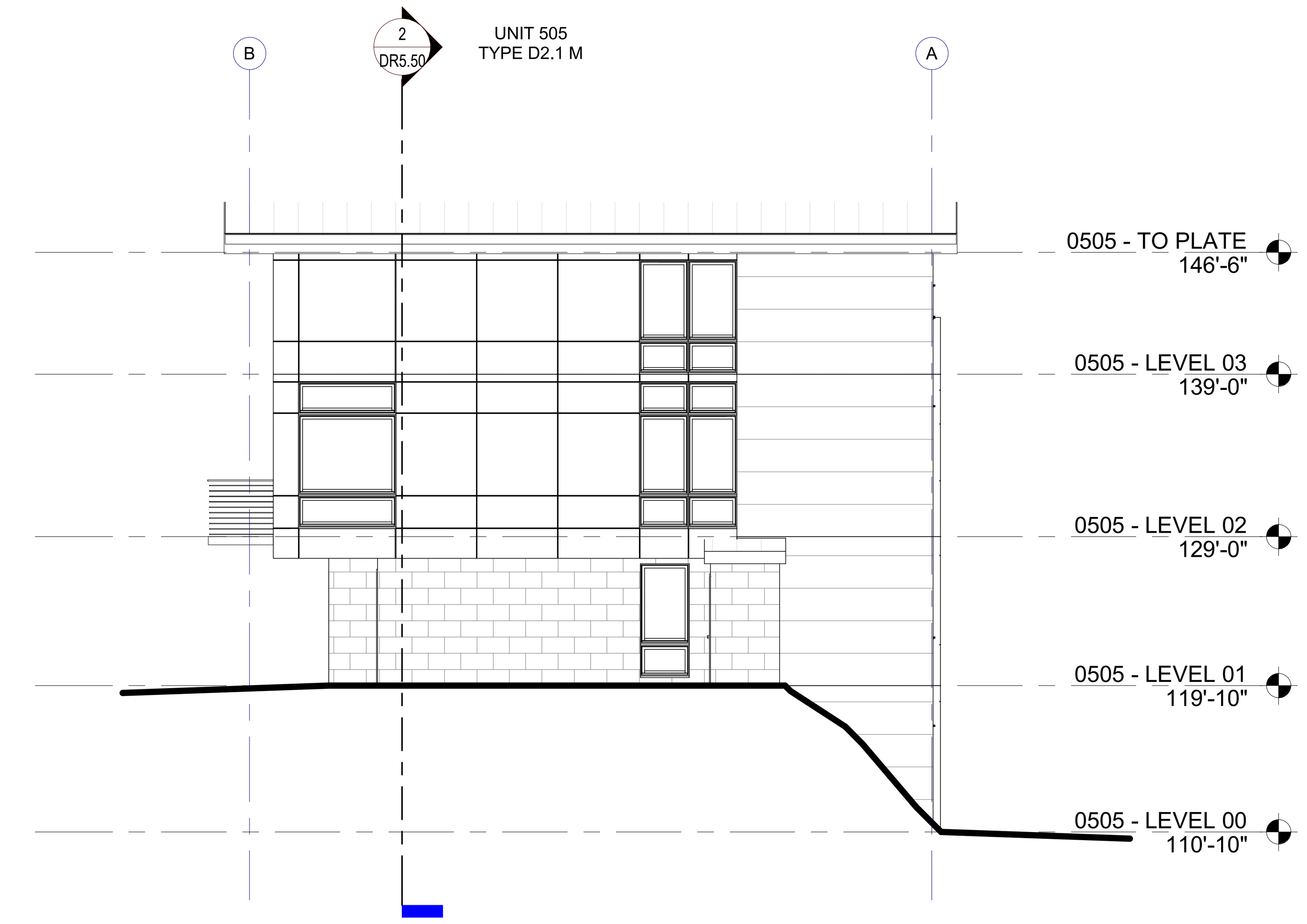
BLDG 04 -
EXTERIOR COLOR
ELEVATION

DR4.42

1 DR4.51 **BUILDING ELEVATION - EAST**

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

0 4' 8' 16'



2 DR4.51 **BUILDING ELEVATION - NORTH**

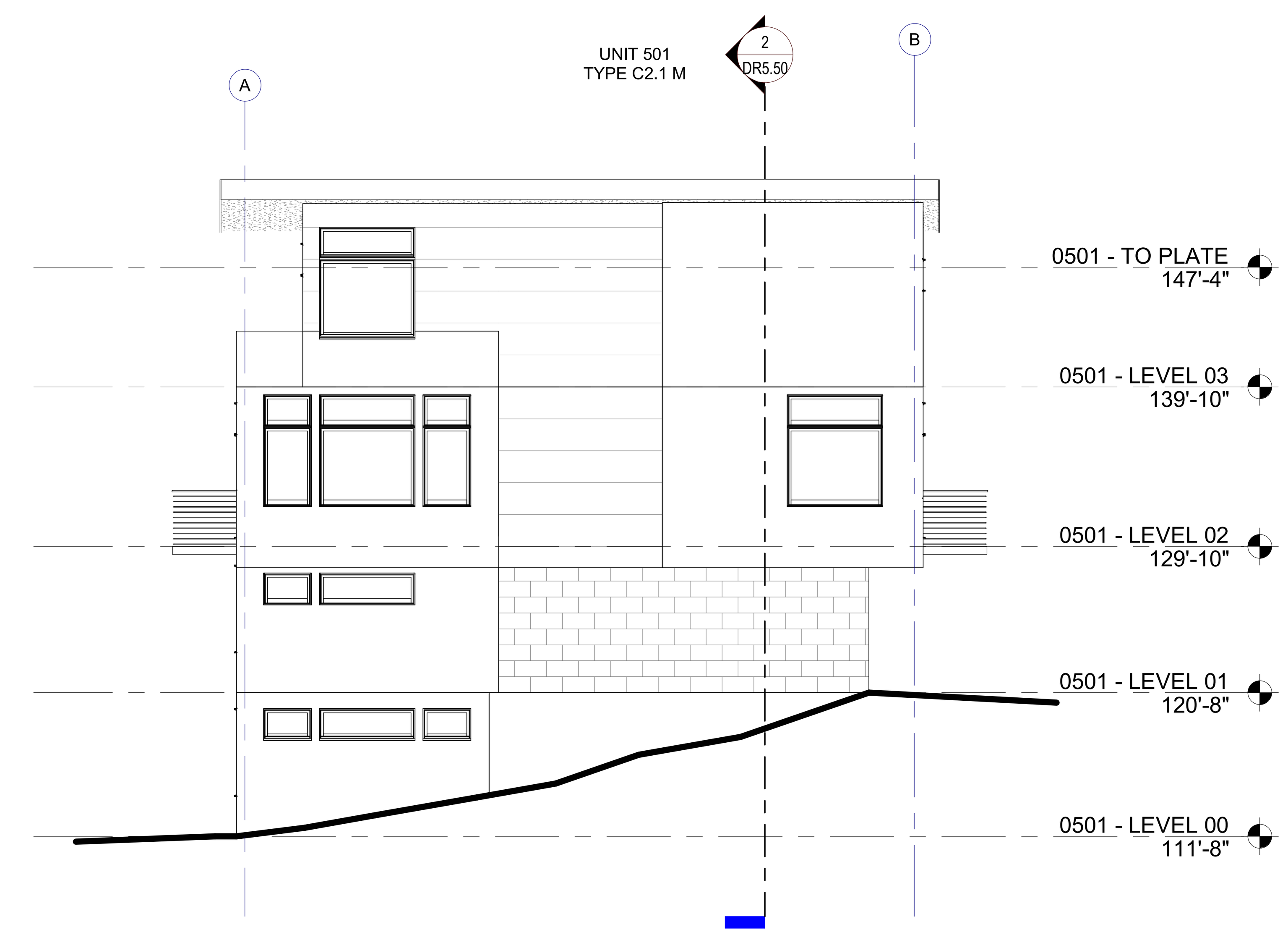
Scale: 1/8" = 1'-0"

0 4' 8' 16'

3 DR4.51 **BUILDING ELEVATION - WEST**

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

0 4' 8' 16'



4 DR4.51 **BUILDING ELEVATION - SOUTH**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PKWY
BELLEVUE, WA 98006

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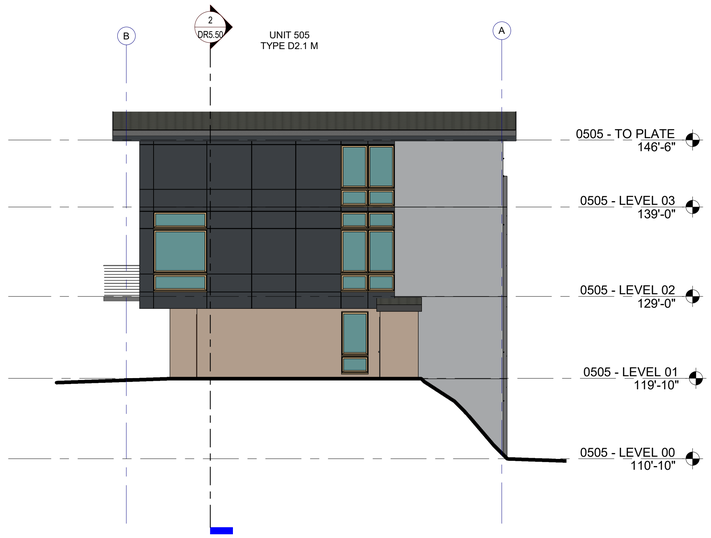
BLDG 05 - EXTERIOR ELEVATIONS

DR4.51

1 DR4.52 **BUILDING ELEVATION - EAST - COLOR**

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

0 4' 8' 16'



2 DR4.52 **BUILDING ELEVATION - NORTH - COLOR**

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

0 4' 8' 16'

3 DR4.52 **BUILDING ELEVATION - WEST - COLOR**

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

0 4' 8' 16'

4 DR4.52 **BUILDING ELEVATION - SOUTH - COLOR**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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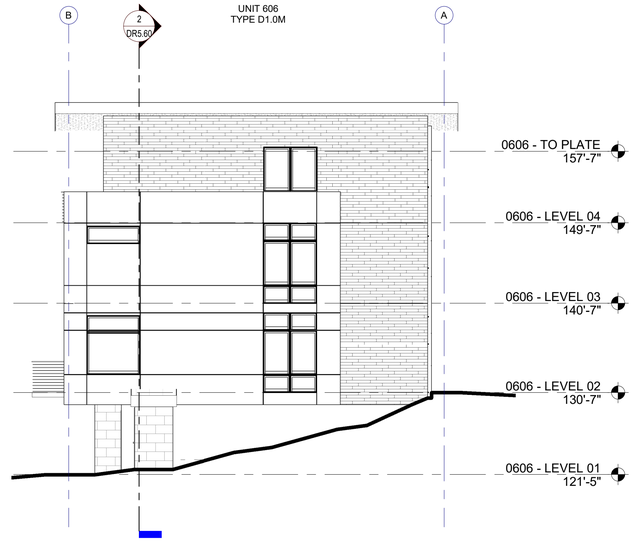
BLDG 05 - EXTERIOR COLOR ELEVATIONS

DR4.52

1 DR4.61 **BUILDING ELEVATION - WEST**

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

0 4' 8' 16'



2 DR4.61 **BUILDING ELEVATION - SOUTH**

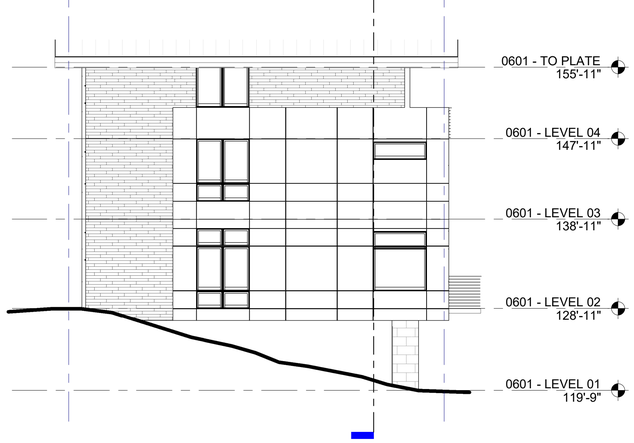
Scale: 1/8" = 1'-0"

0 4' 8' 16'

3 DR4.61 **BUILDING ELEVATION - EAST**

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

0 4' 8' 16'



4 DR4.61 **BUILDING ELEVATION - NORTH**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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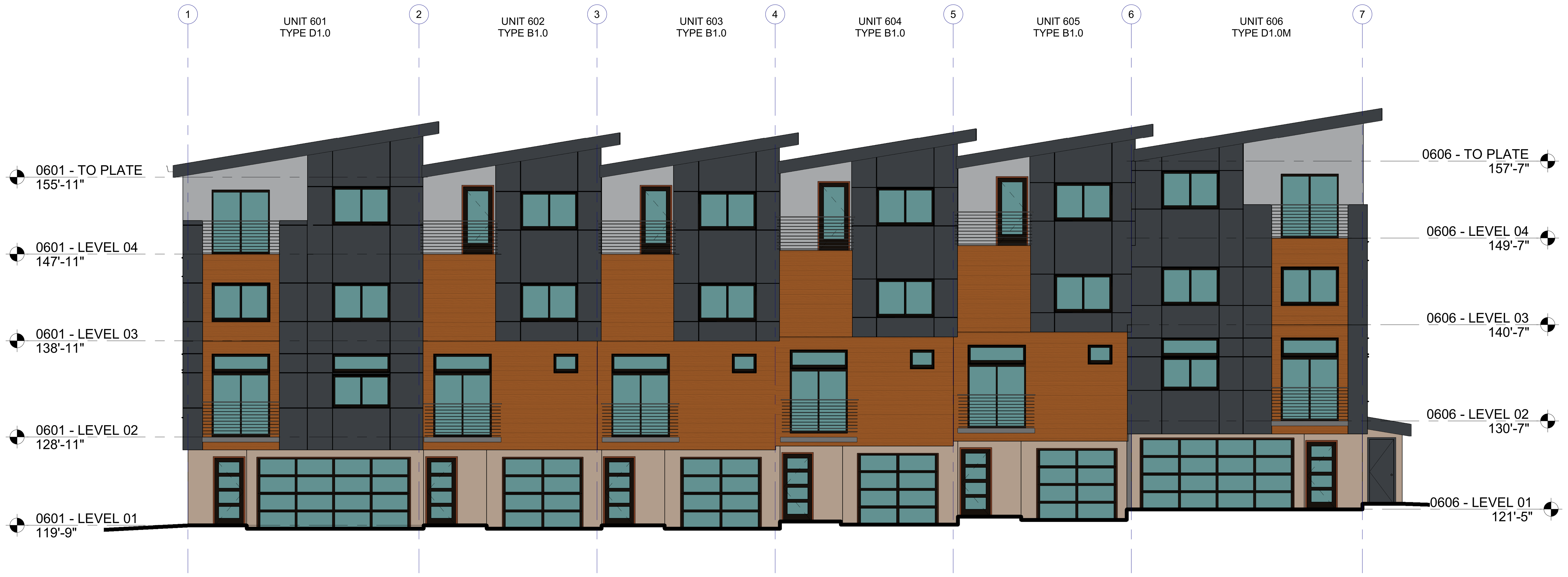
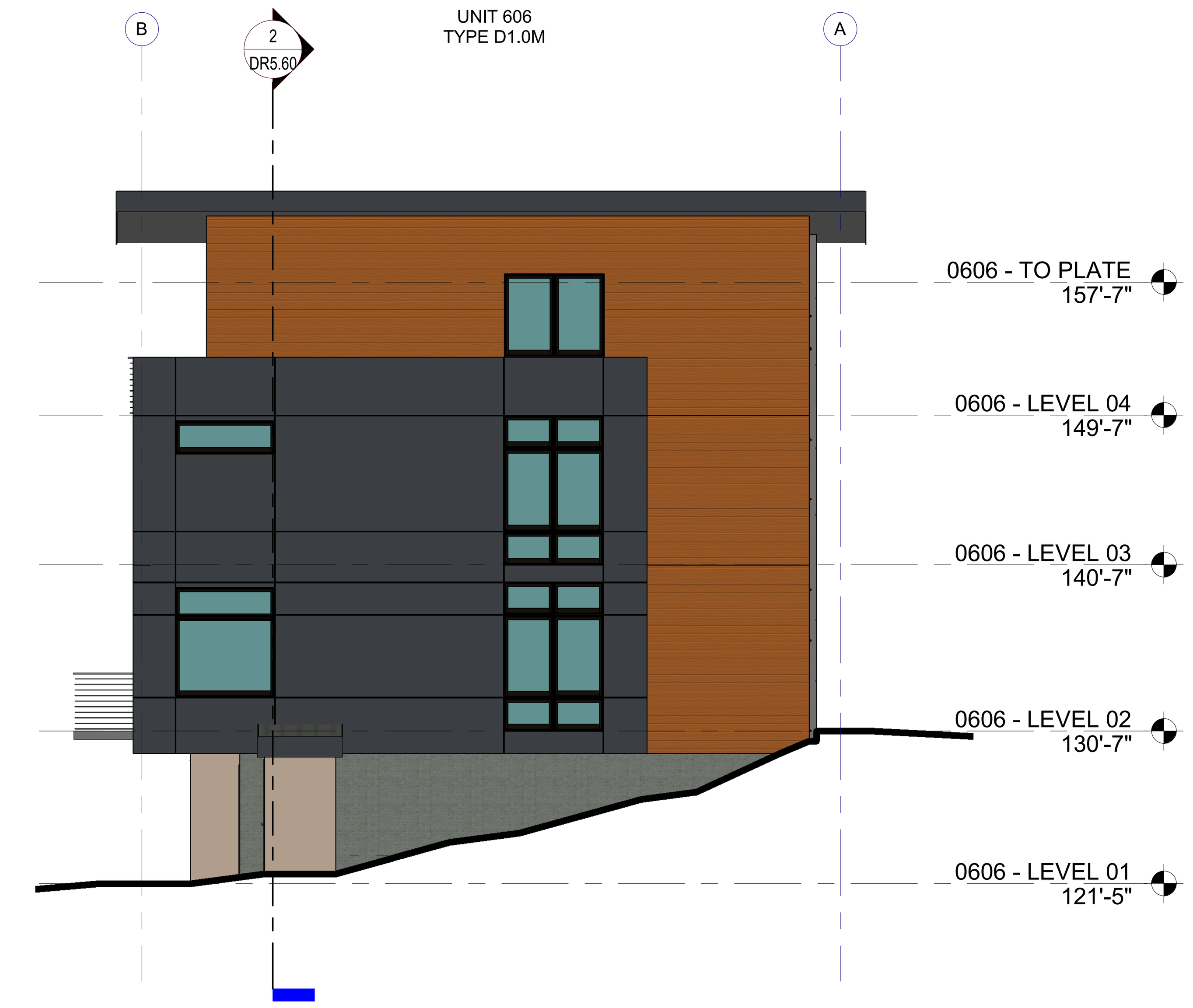
BLDG 06 - EXTERIOR ELEVATIONS

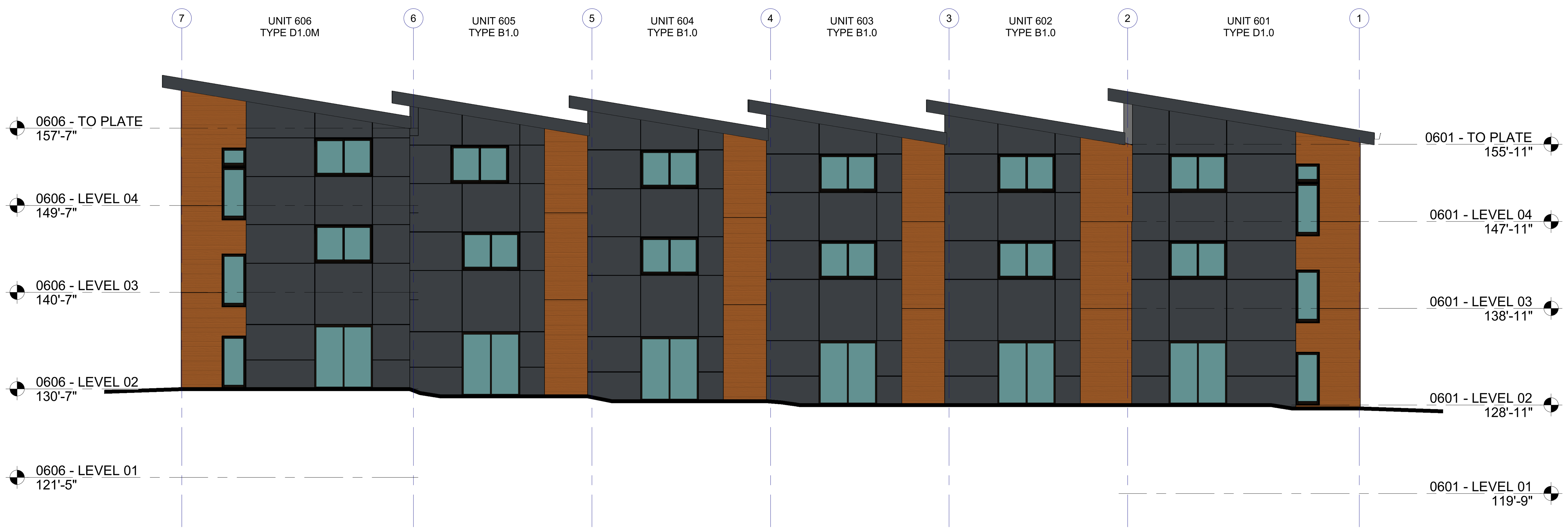
DR4.61



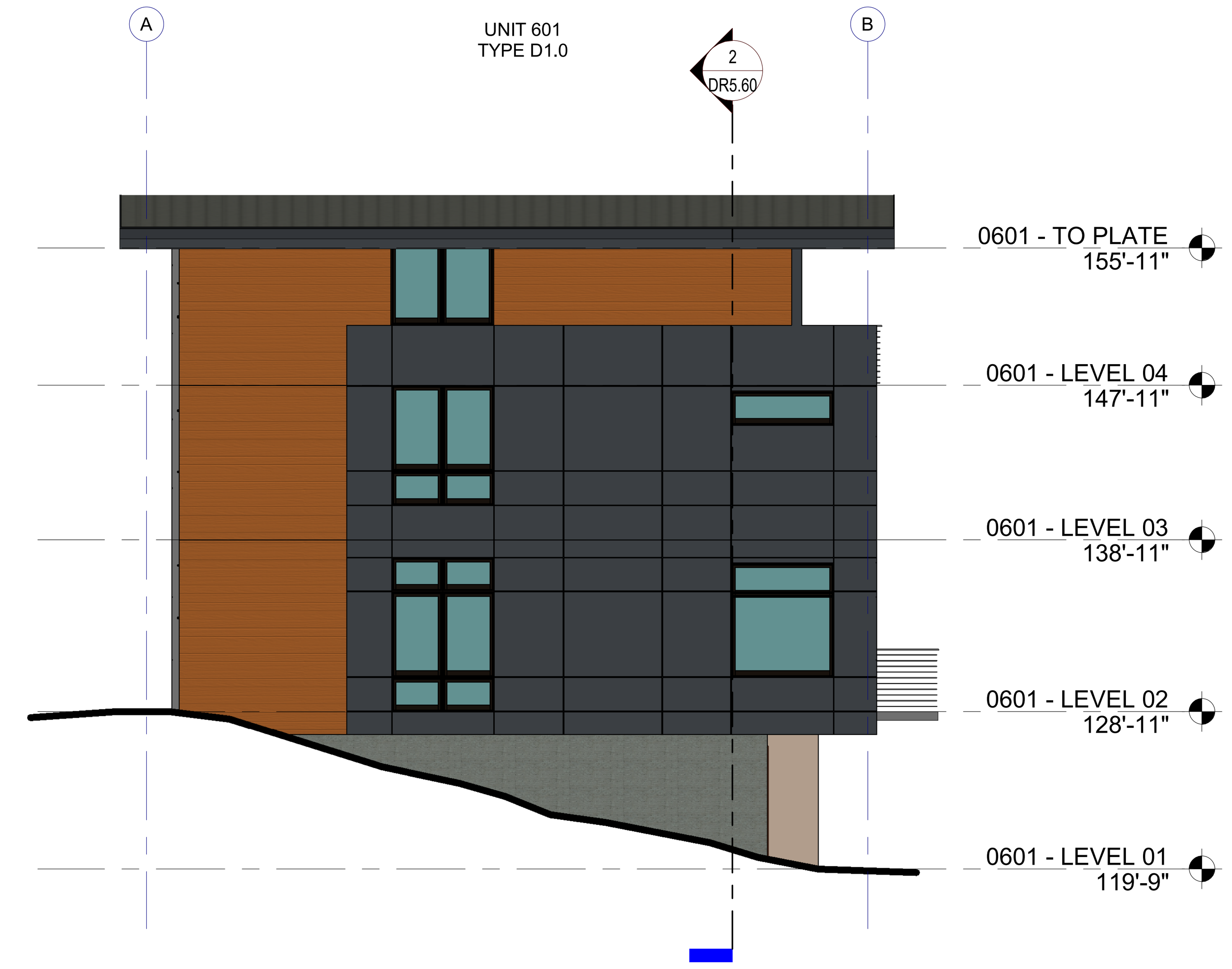
1 DR4.62 **BUILDING ELEVATION - WEST COLOR**
Scale: 1/8" = 1'-0"



2 DR4.62 **BUILDING ELEVATION - SOUTH COLOR**
Scale: 1/8" = 1'-0"



3 DR4.62 **BUILDING ELEVATION - EAST COLOR**
Scale: 1/8" = 1'-0"



4 DR4.62 **BUILDING ELEVATION - NORTH COLOR**
Scale: 1/8" = 1'-0"

FREIHEIT ARCHITECTURE

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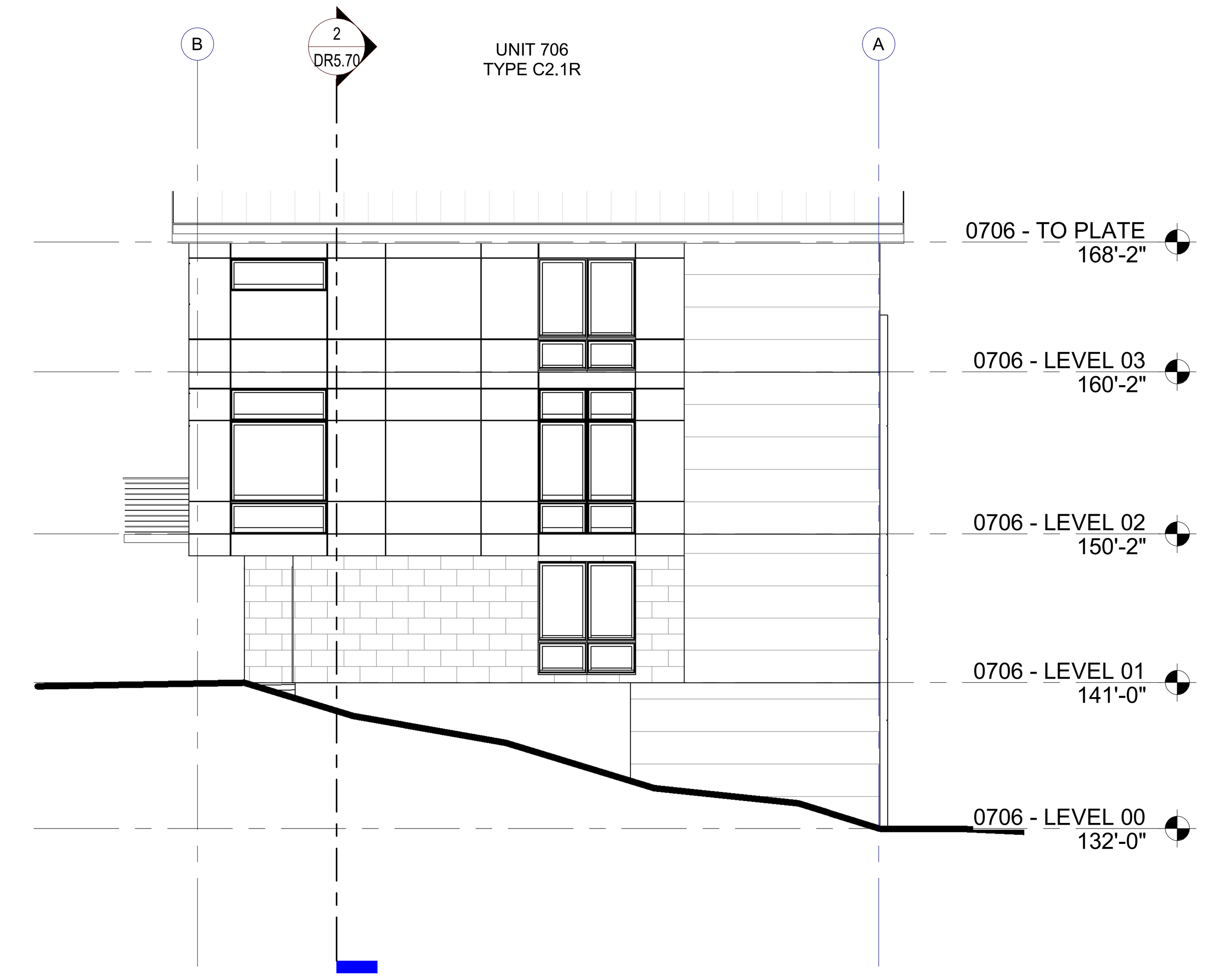
BLDG 06 - EXTERIOR COLOR ELEVATIONS

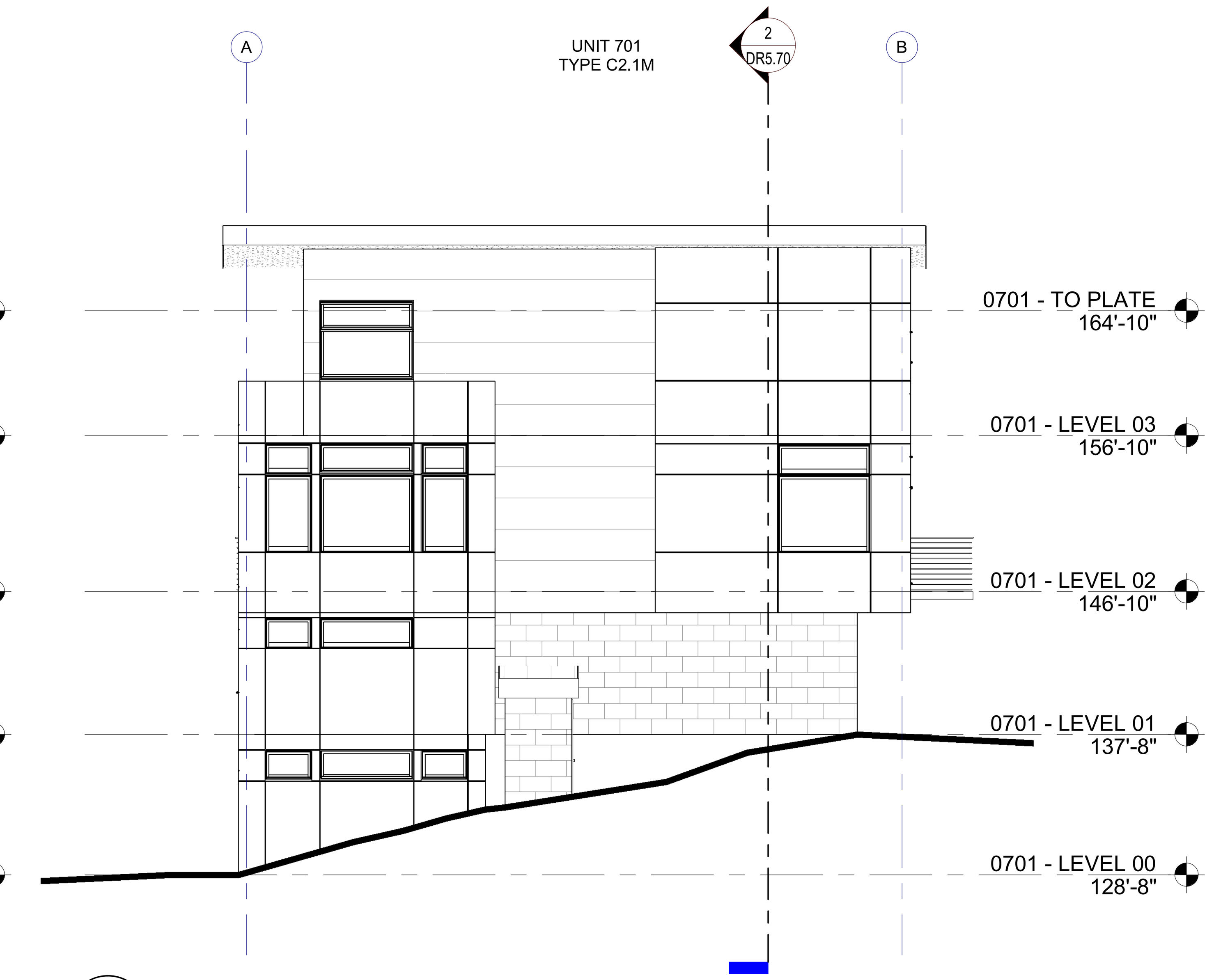
DR4.62

1
DR4.71
BUILDING ELEVATION - EAST
Scale: 1/8" = 1'-0"
0 4' 8' 16'



2
DR4.71
BUILDING ELEVATION - NORTH
Scale: 1/8" = 1'-0"
0 4' 8' 16'

3
DR4.71
BUILDING ELEVATION - WEST
Scale: 1/8" = 1'-0"
0 4' 8' 16'



4
DR4.71
BUILDING ELEVATION - SOUTH
Scale: 1/8" = 1'-0"
0 4' 8' 16'

FREIHEIT
ARCHITECTURE

BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
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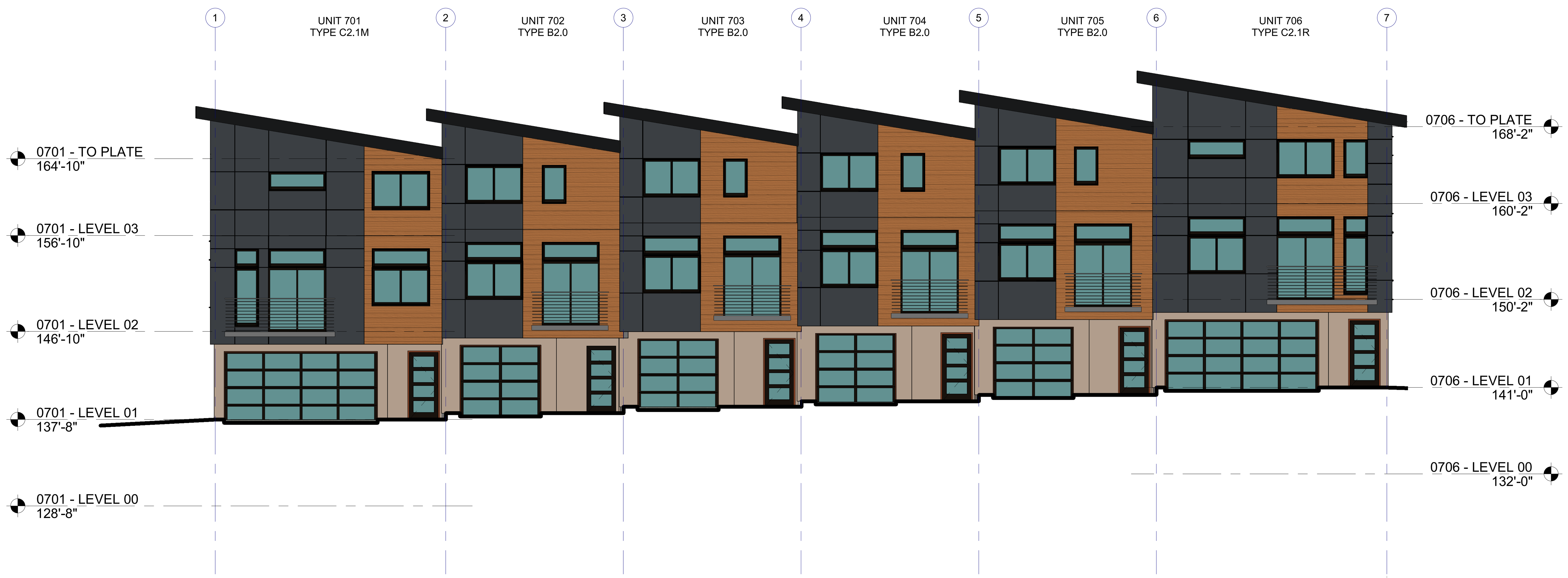
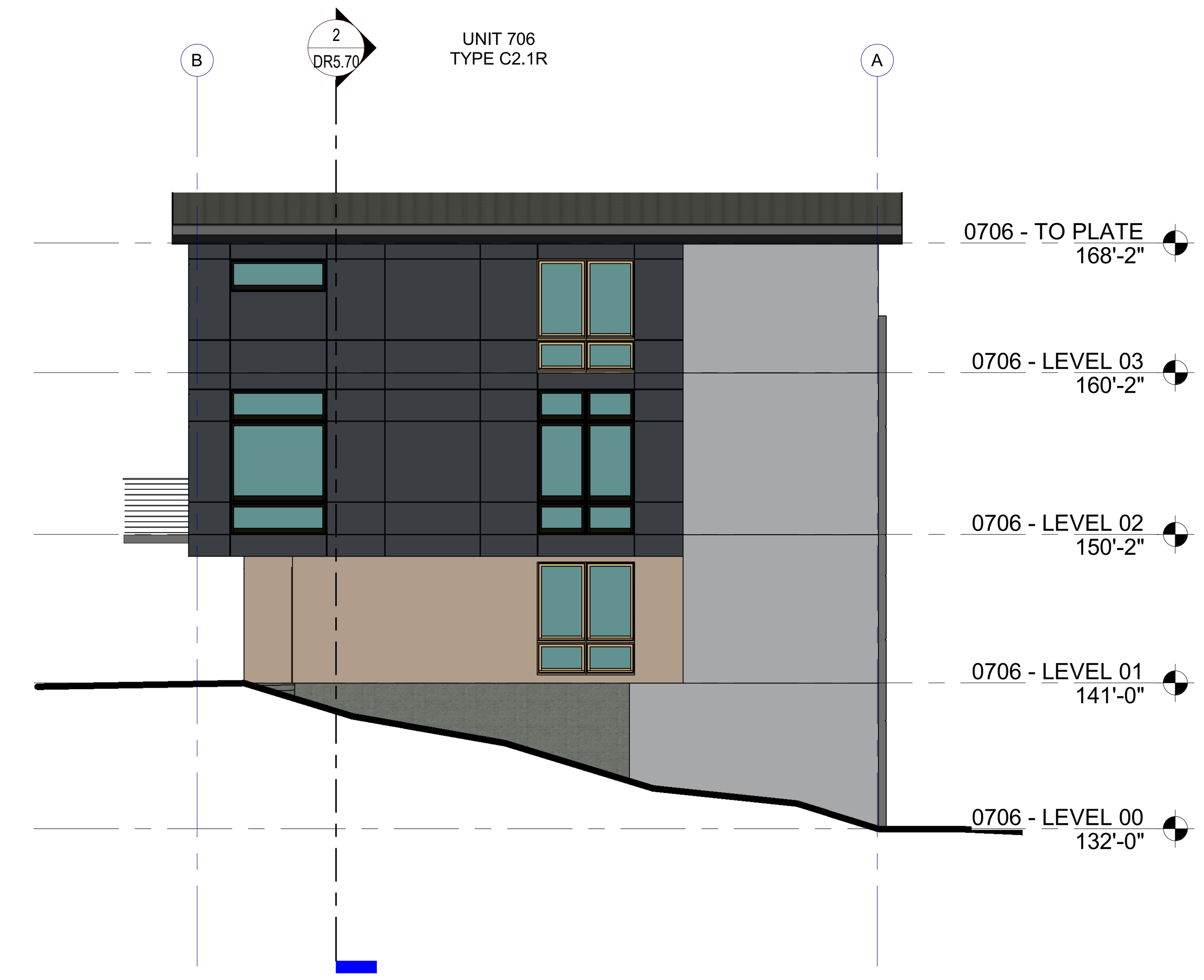
BLDG 07 -
EXTERIOR
ELEVATIONS

DR4.71



1 DR4.72 **BUILDING ELEVATION - EAST Copy 1**

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

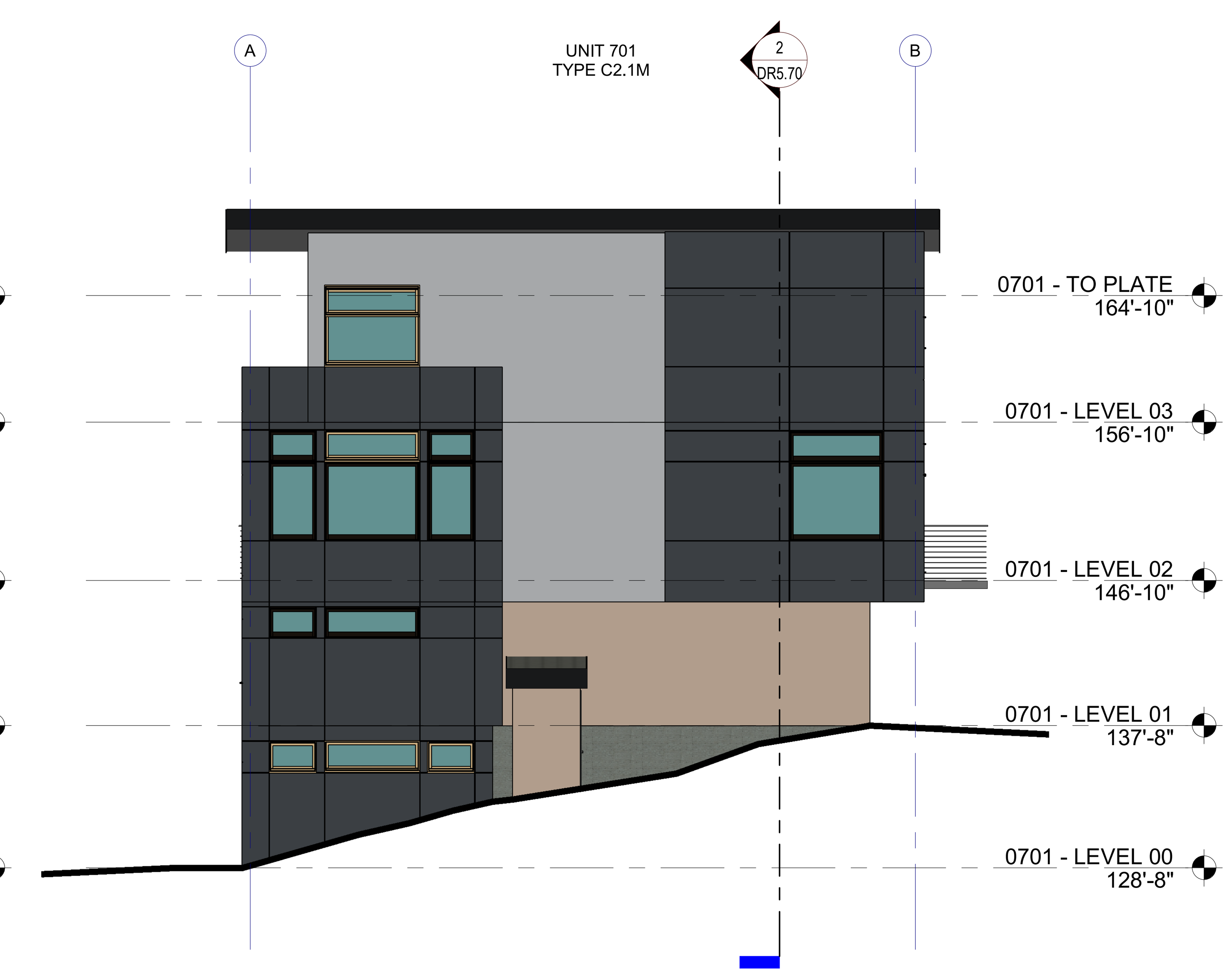


2 DR4.72 **BUILDING ELEVATION - NORTH Copy 1**

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

3 DR4.72 **BUILDING ELEVATION - WEST Copy 1**

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



4 DR4.72 **BUILDING ELEVATION - SOUTH Copy 1**

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

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BELLEVUE, WA 98006

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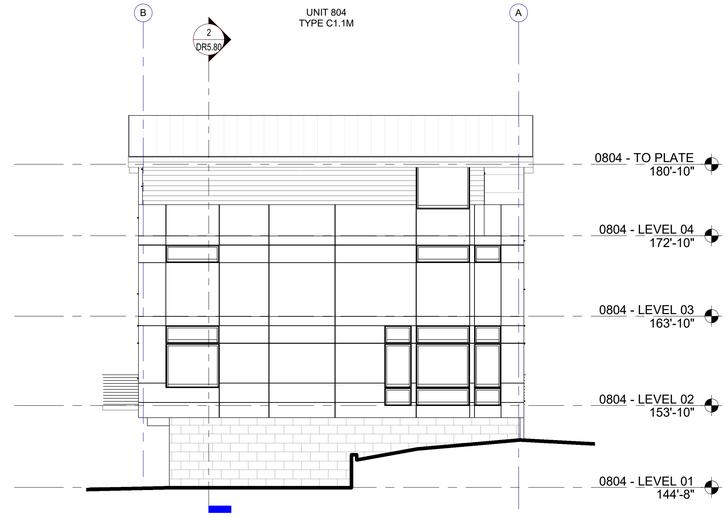
BLDG 07 - EXTERIOR COLOR ELEVATIONS

DR4.72

1 DR4.81 **BUILDING ELEVATION - EAST**

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

0 4' 8' 16'



2 DR4.81 **BUILDING ELEVATION - NORTH**

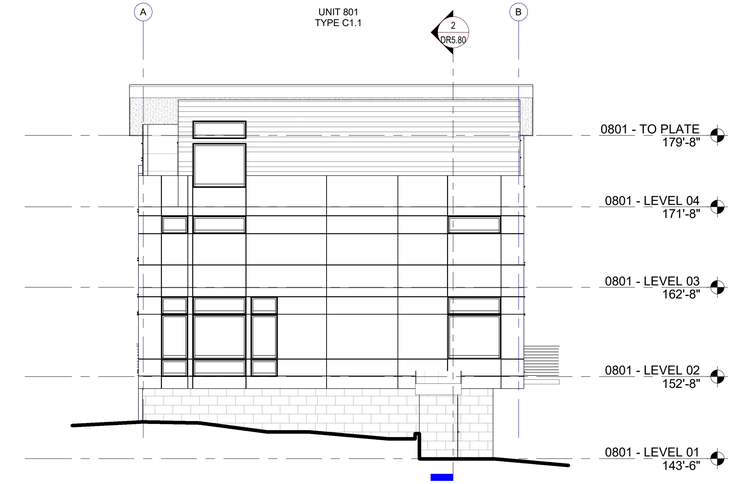
Scale: 1/8" = 1'-0"

0 4' 8' 16'

3 DR4.81 **BUILDING ELEVATION - WEST**

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

0 4' 8' 16'



4 DR4.81 **BUILDING ELEVATION - SOUTH**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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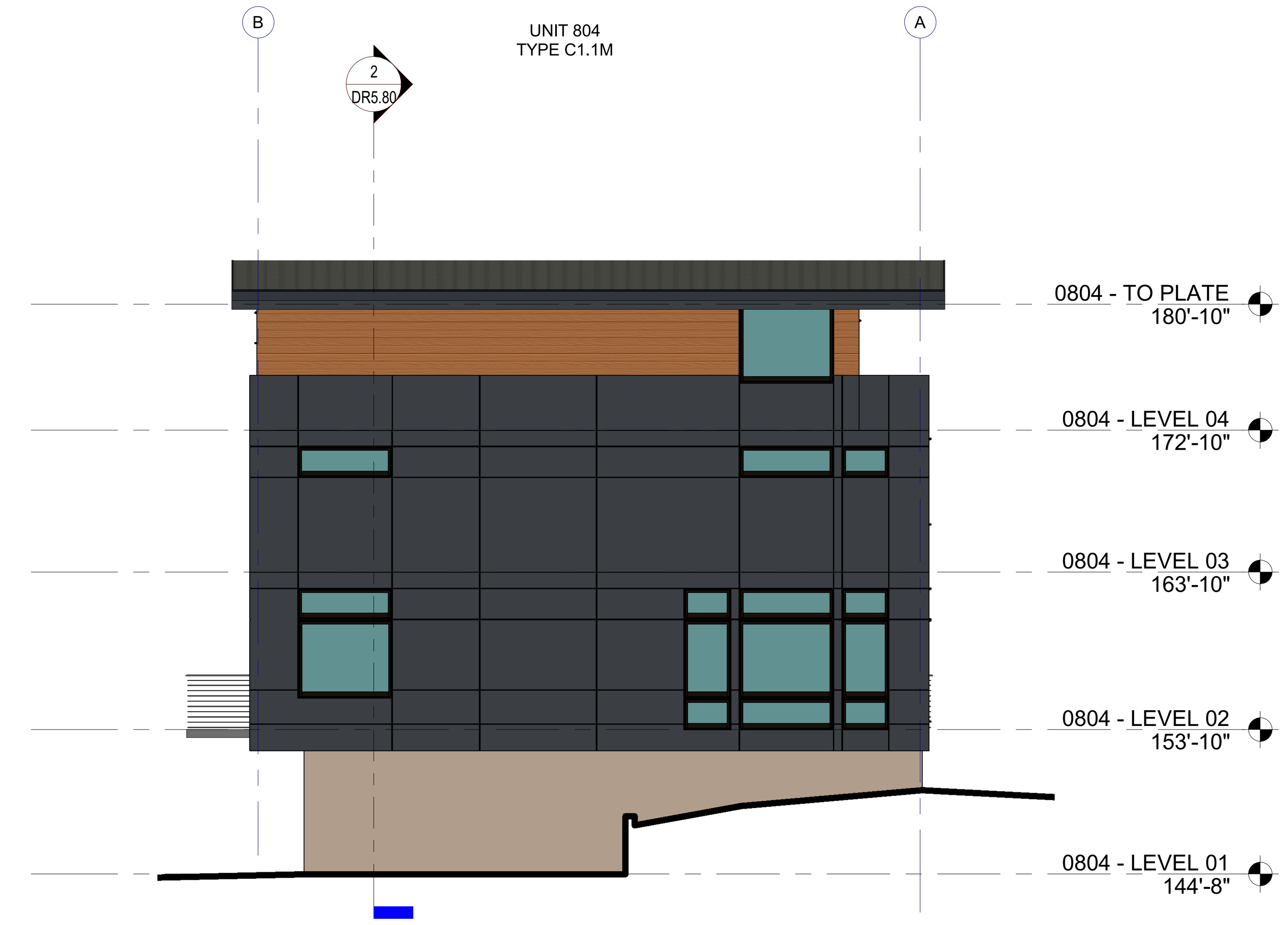
BLDG 08 - EXTERIOR ELEVATIONS

DR4.81

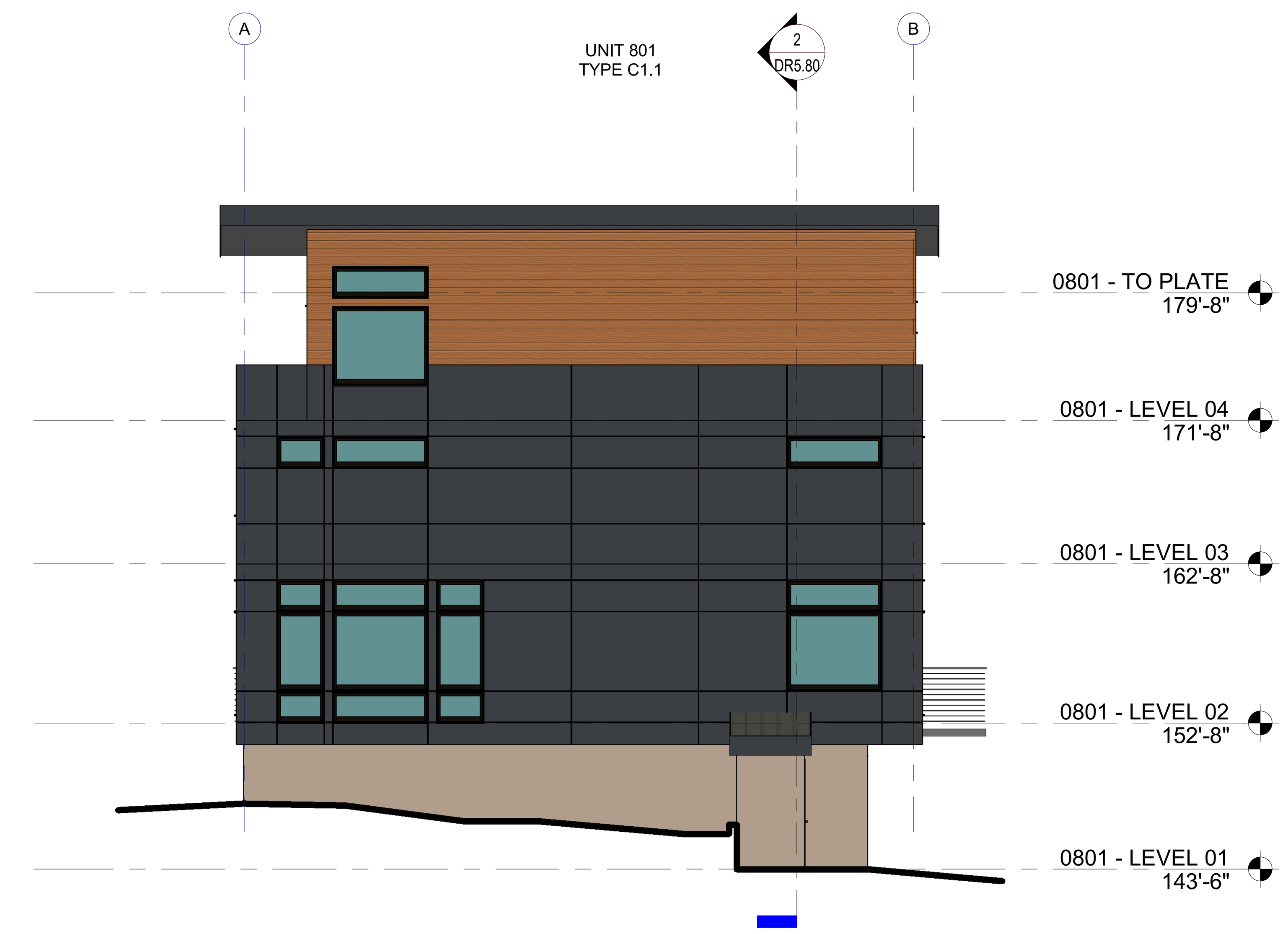
FREIHEIT
ARCHITECTURE

1 DR4.82 **BUILDING ELEVATION - EAST COLOR**
Scale: 1/8" = 1'-0"



2 DR4.82 **BUILDING ELEVATION - NORTH COLOR**
Scale: 1/8" = 1'-0"

3 DR4.82 **BUILDING ELEVATION - WEST COLOR**
Scale: 1/8" = 1'-0"



4 DR4.82 **BUILDING ELEVATION - SOUTH COLOR**
Scale: 1/8" = 1'-0"

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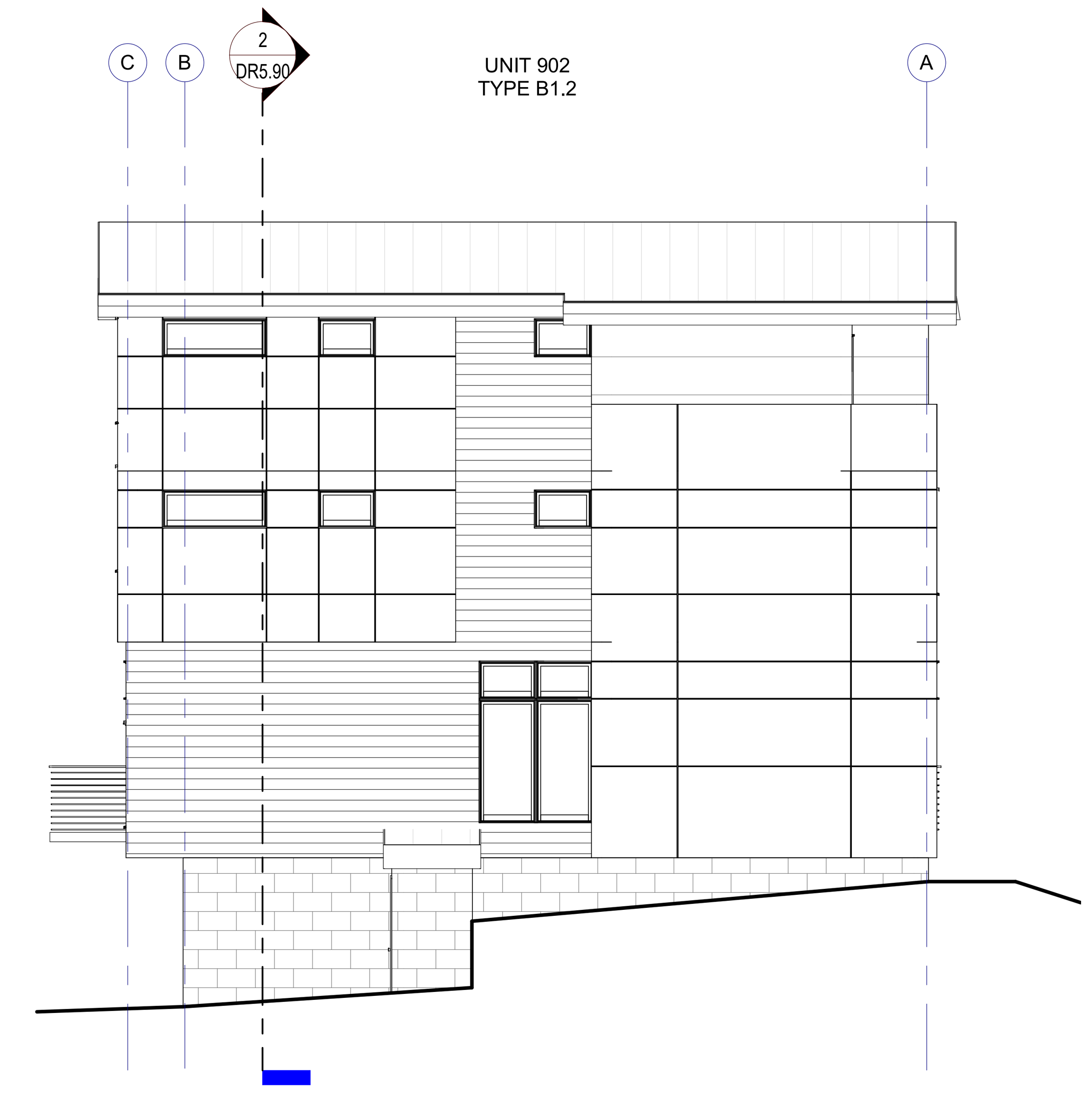
BLDG 08 -
EXTERIOR COLOR
ELEVATION

DR4.82

1 DR4.91 **BUILDING ELEVATION - EAST**

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

0 4' 8' 16'



2 DR4.91 **BUILDING ELEVATION - NORTH**

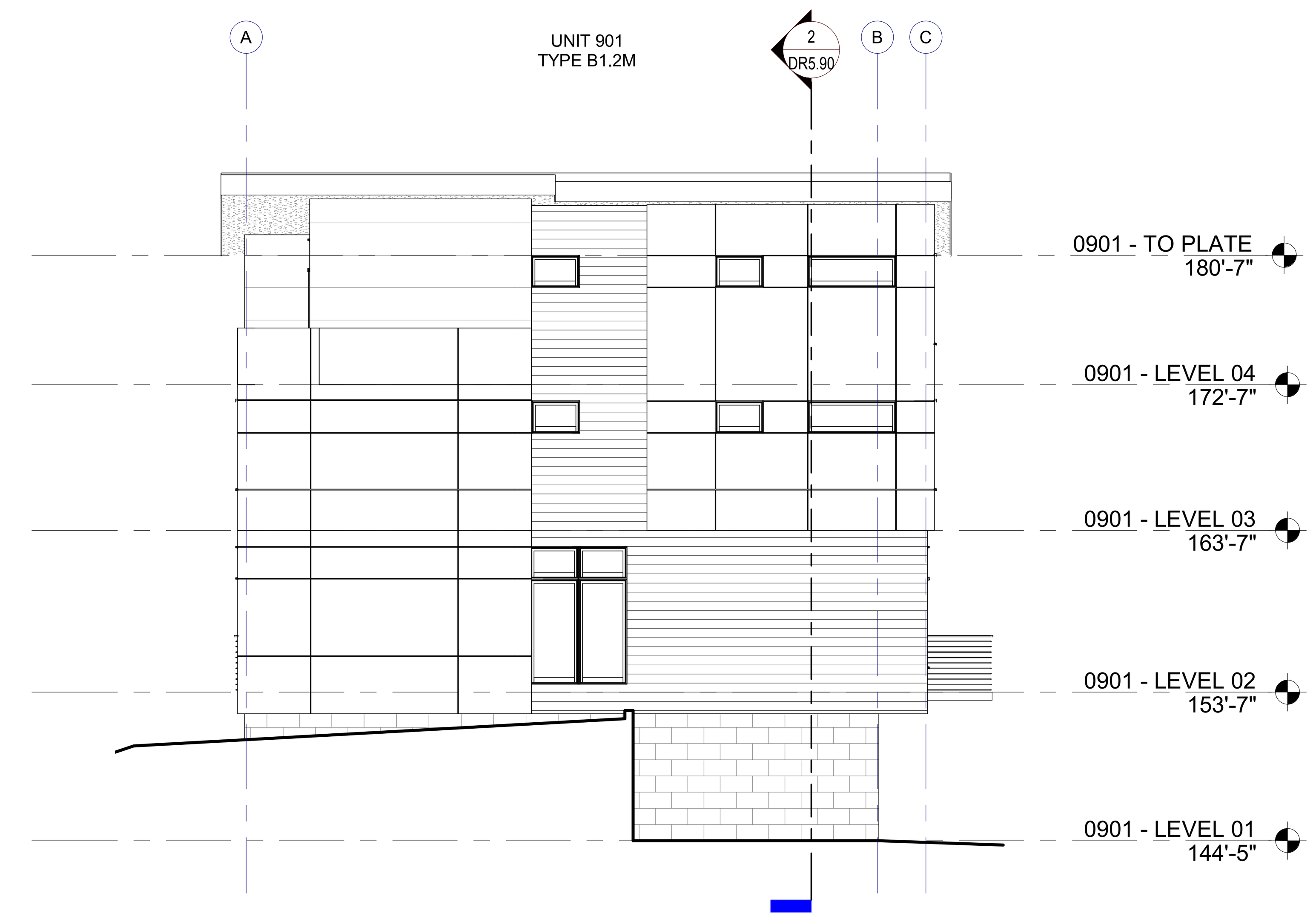
Scale: 1/8" = 1'-0"

0 4' 8' 16'

3 DR4.91 **BUILDING ELEVATION - WEST**

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

0 4' 8' 16'



4 DR4.91 **BUILDING ELEVATION - SOUTH**

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

0 4' 8' 16'

FREIHEIT
ARCHITECTURE

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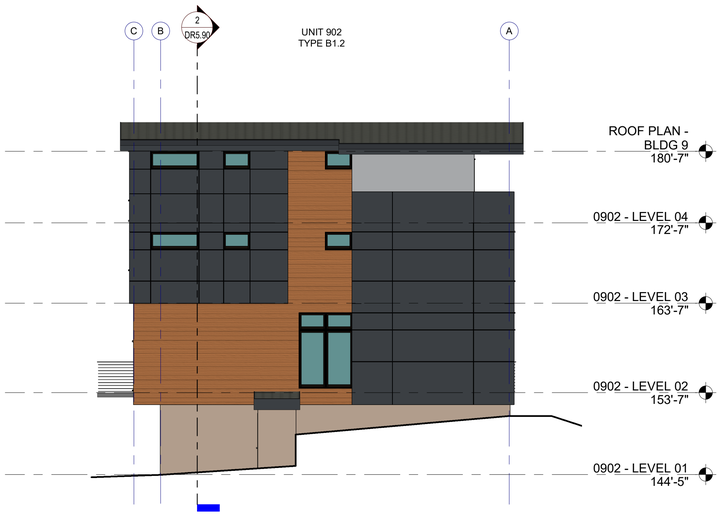
BLDG 09 -
EXTERIOR
ELEVATIONS

DR4.91

1 DR4.92 **BUILDING ELEVATION - EAST COLOR**

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

0 4' 8' 16'



2 DR4.92 **BUILDING ELEVATION - NORTH COLOR**

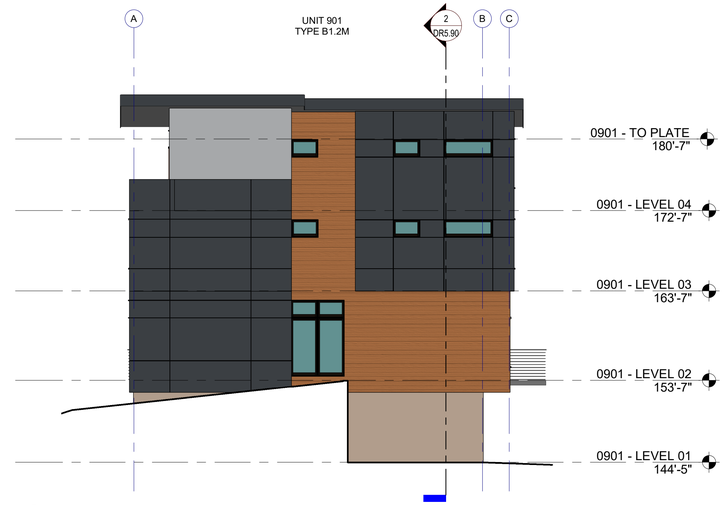
Scale: 1/8" = 1'-0"

0 4' 8' 16'

3 DR4.92 **BUILDING ELEVATION - WEST COLOR**

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

0 4' 8' 16'



4 DR4.92 **BUILDING ELEVATION - SOUTH COLOR**

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

0 4' 8' 16'

FREIHEIT ARCHITECTURE

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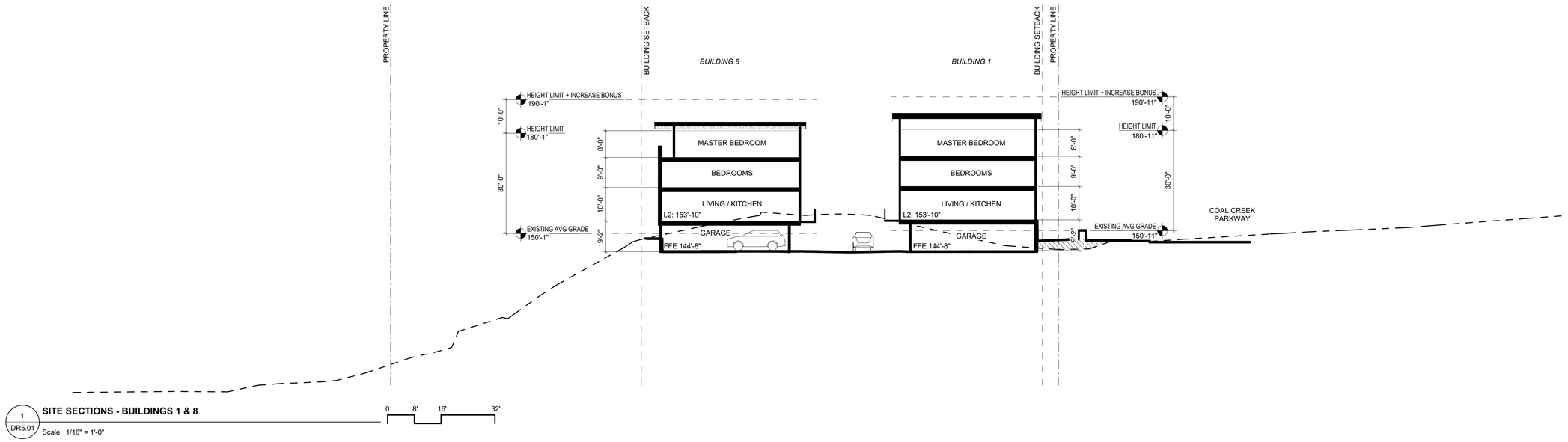
BLDG 09 -
EXTERIOR COLOR
ELEVATIONS

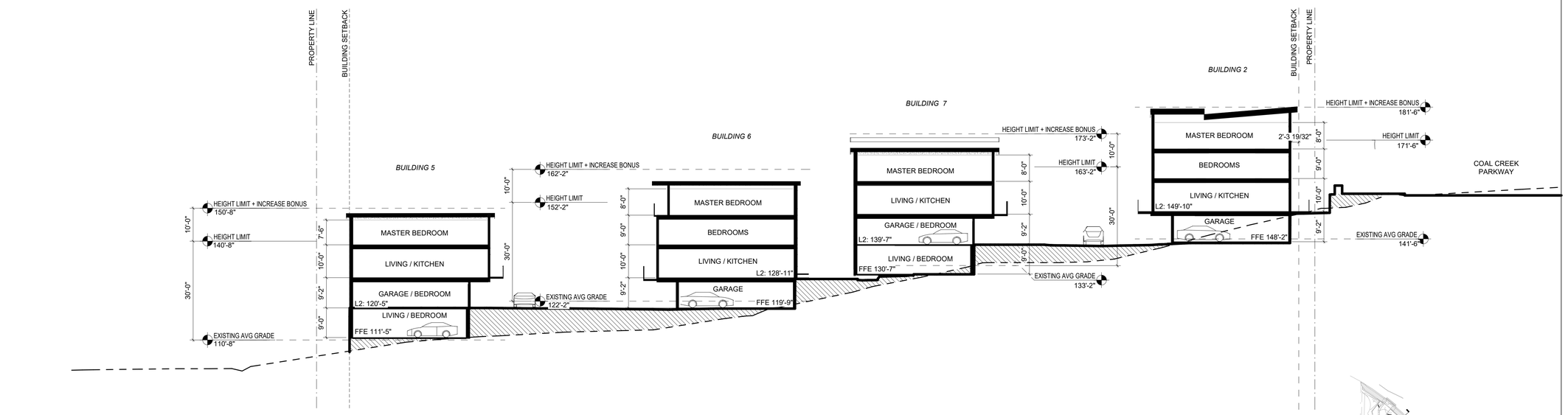
DR4.92



1 DR5.01 **SITE SECTIONS - BUILDINGS 1 & 8**

Scale: 1/16" = 1'-0"

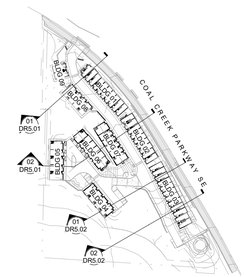
0 8' 16' 32'



2 DR5.01 **SITE SECTION - BUILDING 2, 5, 6, & 7**

Scale: 1/16" = 1'-0"

0 8' 16' 32'



KEYPLAN

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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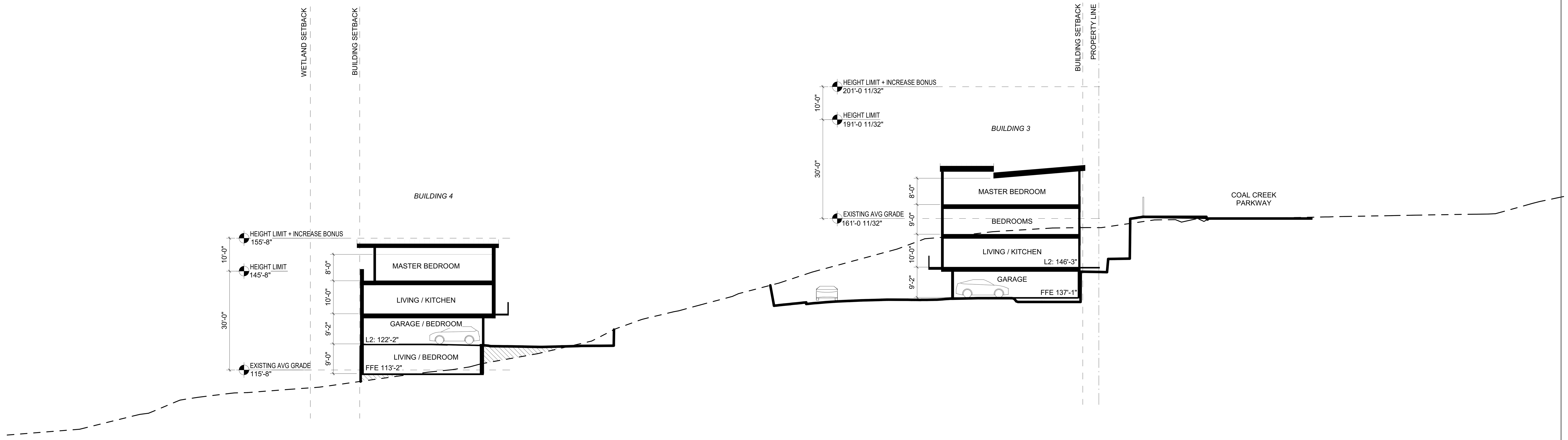
SITE SECTIONS

DR5.01

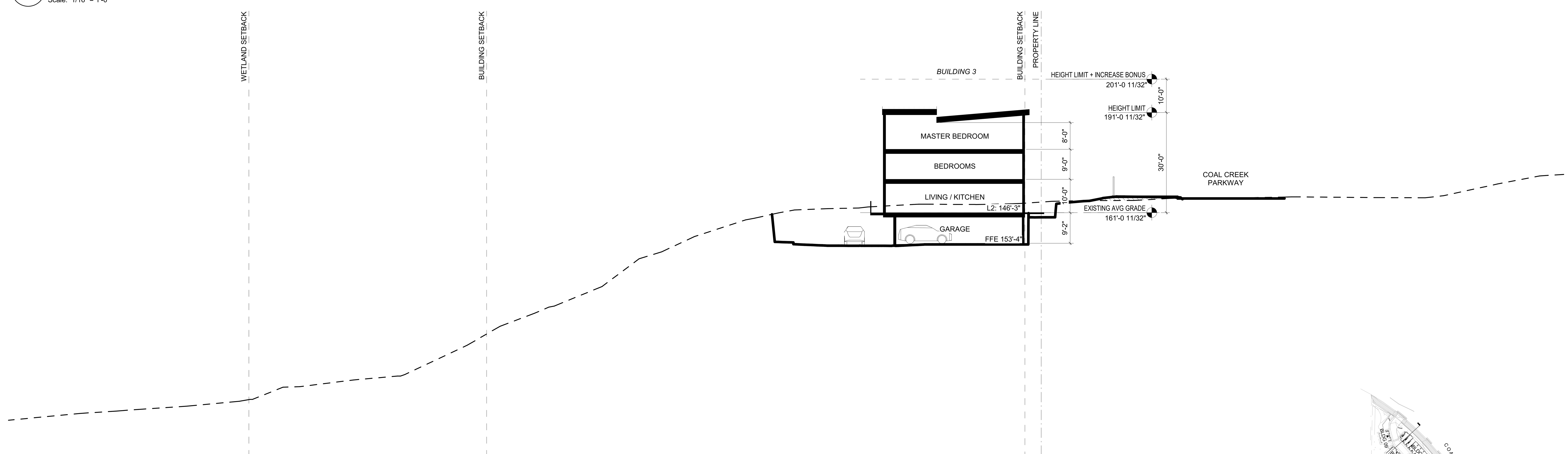
FREIHEIT
ARCHITECTURE



SITE SECTIONS - BUILIDNGS 3 & 4 (1 / DR5.02)

Scale: 1/16" = 1'-0"

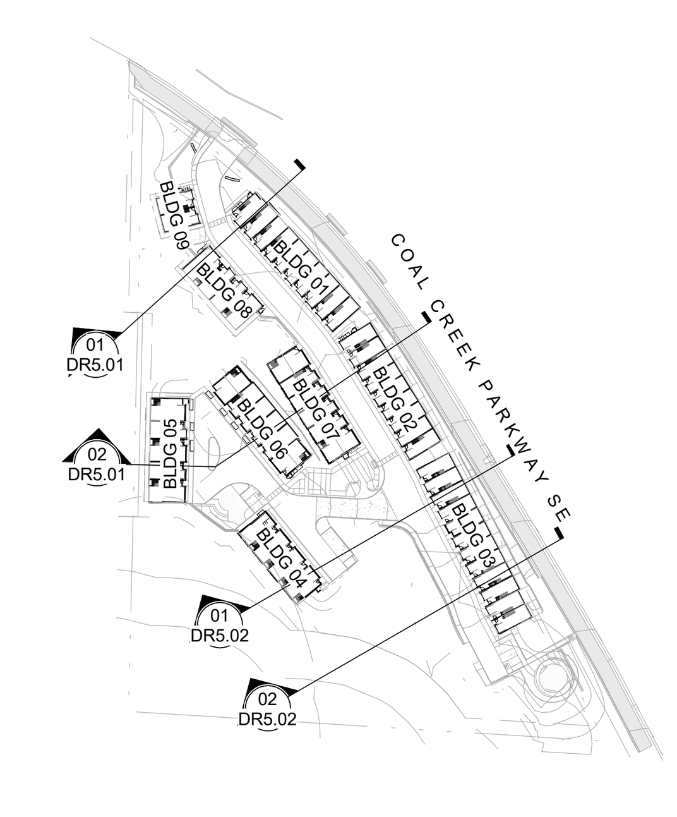
0 8' 16' 32'



SITE SECTIONS - BUILDING 3 (2 / DR5.02)

Scale: 1/16" = 1'-0"

0 8' 16' 32'



KEYPLAN

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PKWY
BELLEVUE, WA 98006

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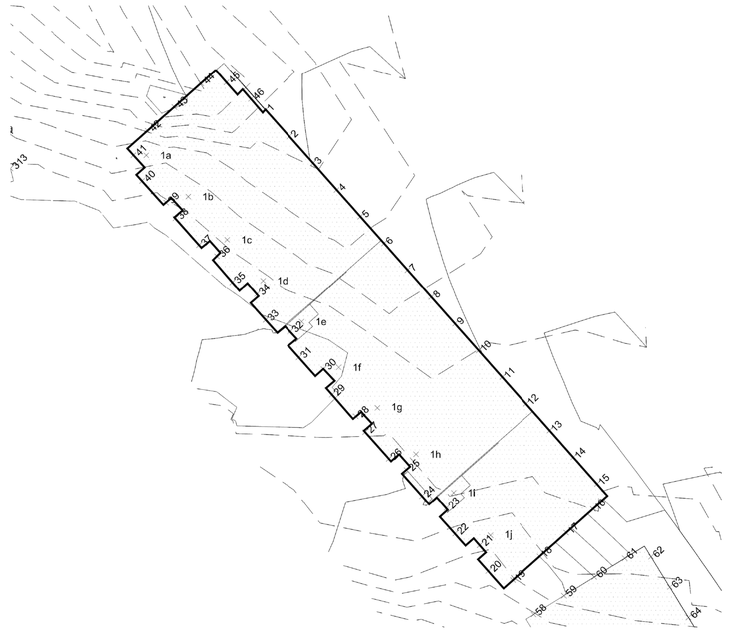
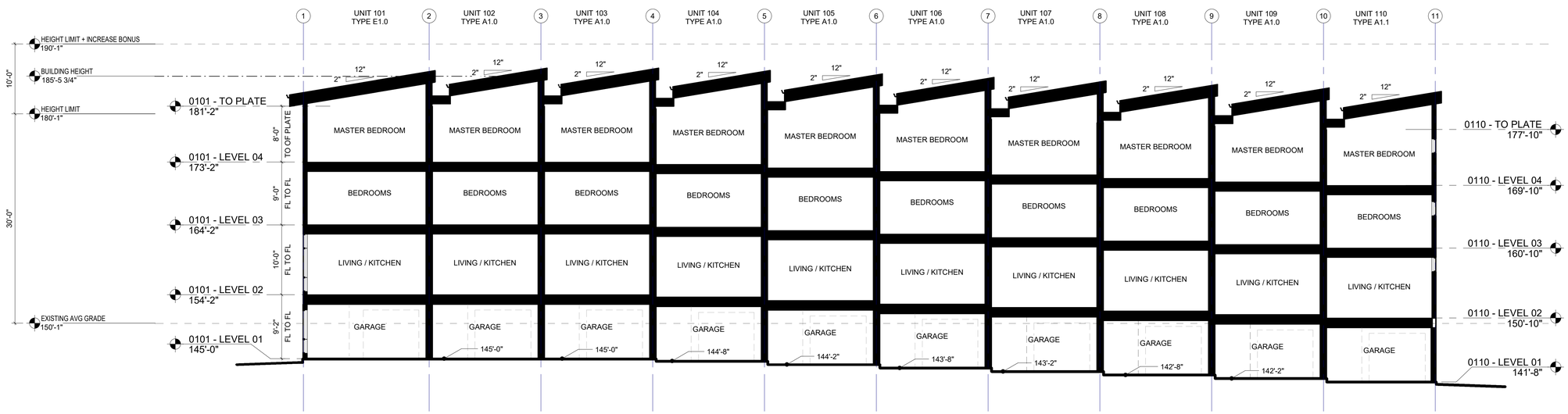
SITE SECTIONS

DR5.02

BLDG 01 POINT #	ELV 01 ELEVATION
1	144.58
2	145.62
3	145.93
4	146.66
5	147.60
6	148.51
7	149.39
8	150.26
9	151.14
10	152.02
11	152.33
12	152.54
13	152.66
14	152.73
15	152.15
16	152.01
17	151.09
18	149.75
19	147.78
20	147.20
21	148.43
22	149.57
23	151.32
24	151.71
25	151.80
26	151.70
27	152.41
28	152.95
29	154.12
30	154.25
31	154.57
32	154.36
33	154.23
34	153.25
35	153.55
36	152.87
37	153.09
38	152.74
39	152.19
40	150.96
41	148.96
42	145.72
43	142.15
44	140.04
45	141.18
46	143.02



1 DR5.10 **AVERAGE GRADE TABLE - BUILDING 1**



2 DR5.10 **SITE SECTION**
Scale: 1/8" = 1'-0"

FREIHEIT ARCHITECTURE

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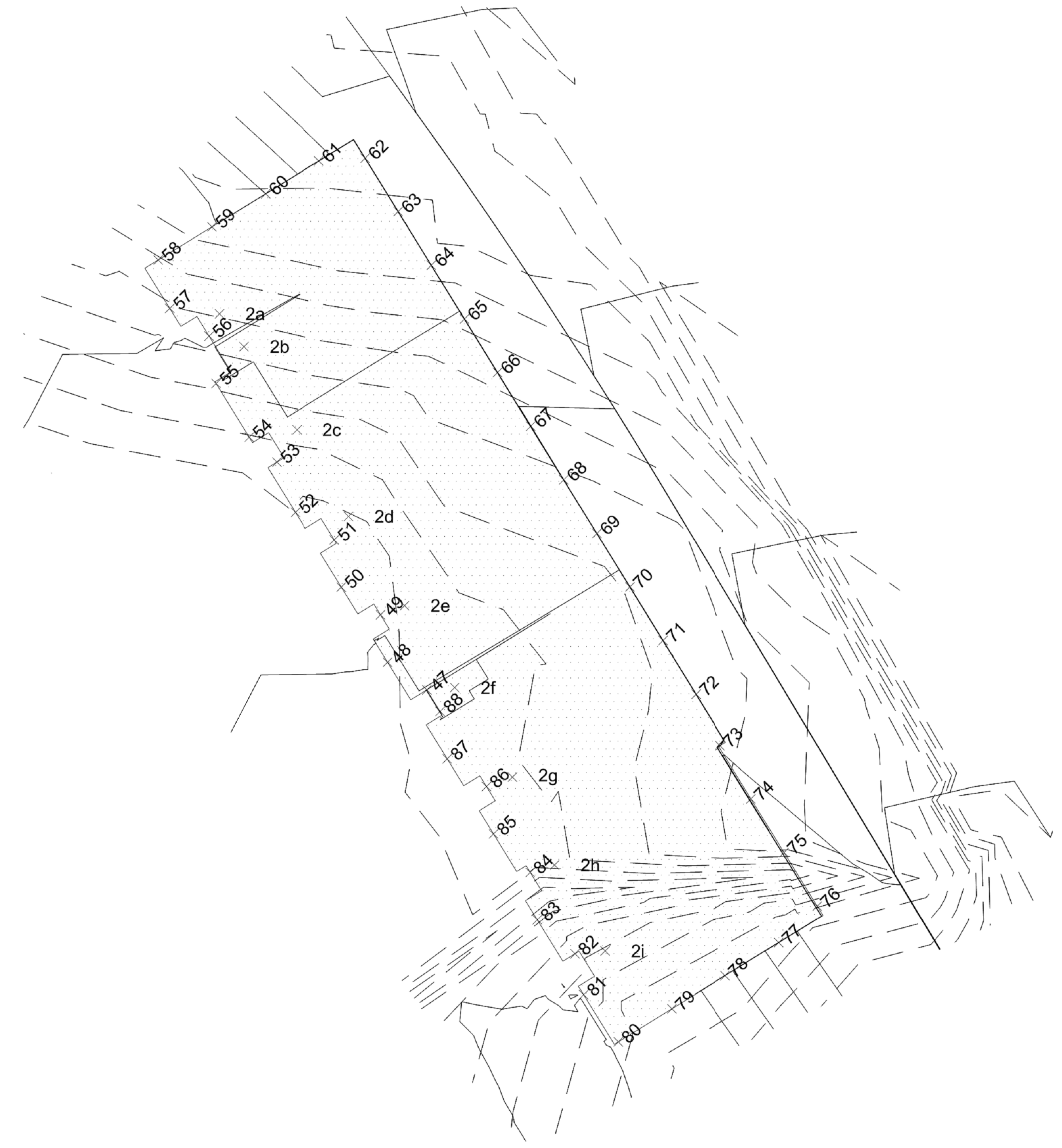
BLDG 01 - SECTION AND HEIGHT EXHIBIT

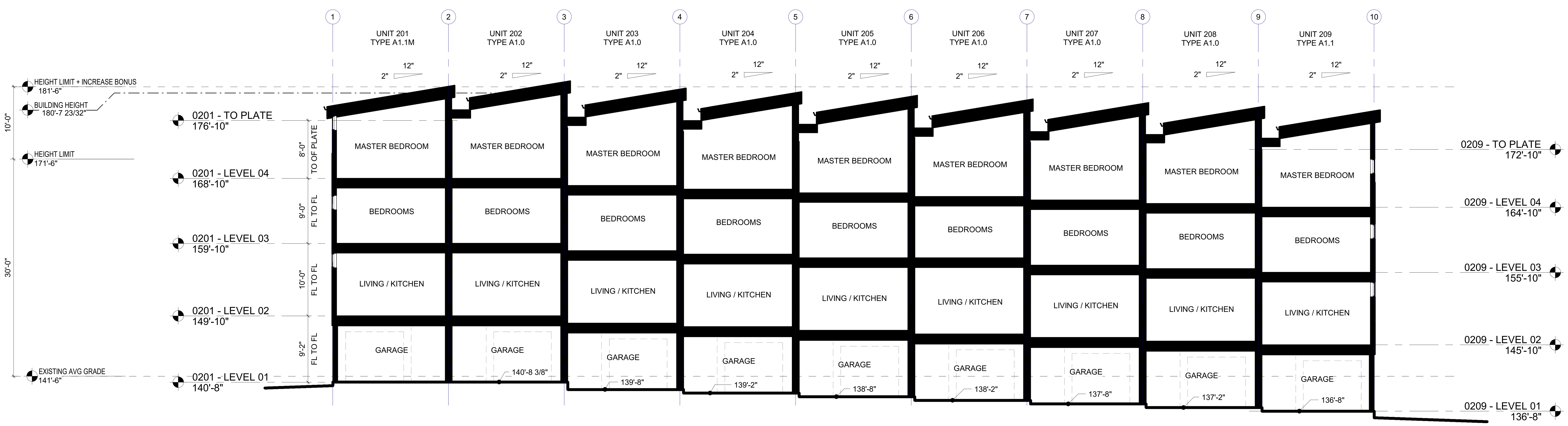
DR5.10

FREIHEIT
ARCHITECTURE

BLDG 02 POINT #	ELV 02 ELEVATION
47	136.48
48	135.77
49	135.69
50	135.14
51	135.36
52	135.90
53	136.88
54	137.89
55	140.36
56	142.84
57	143.68
58	145.81
59	148.91
60	149.89
61	150.62
62	150.79
63	149.65
64	148.81
65	146.53
66	144.77
67	143.09
68	141.76
69	140.75
70	140.15
71	140.43
72	140.88
73	141.64
74	142.54
75	141.22
76	143.69
77	145.03
78	145.07
79	145.11
80	143.51
81	140.91
82	138.91
83	133.36
84	135.84
85	136.81
86	137.24
87	136.67
88	136.58



1 DR5.10 **AVERAGE GRADE TABLE - BUILDING 2**



2 DR5.20 **SITE SECTION**
Scale: 1/8" = 1'-0"

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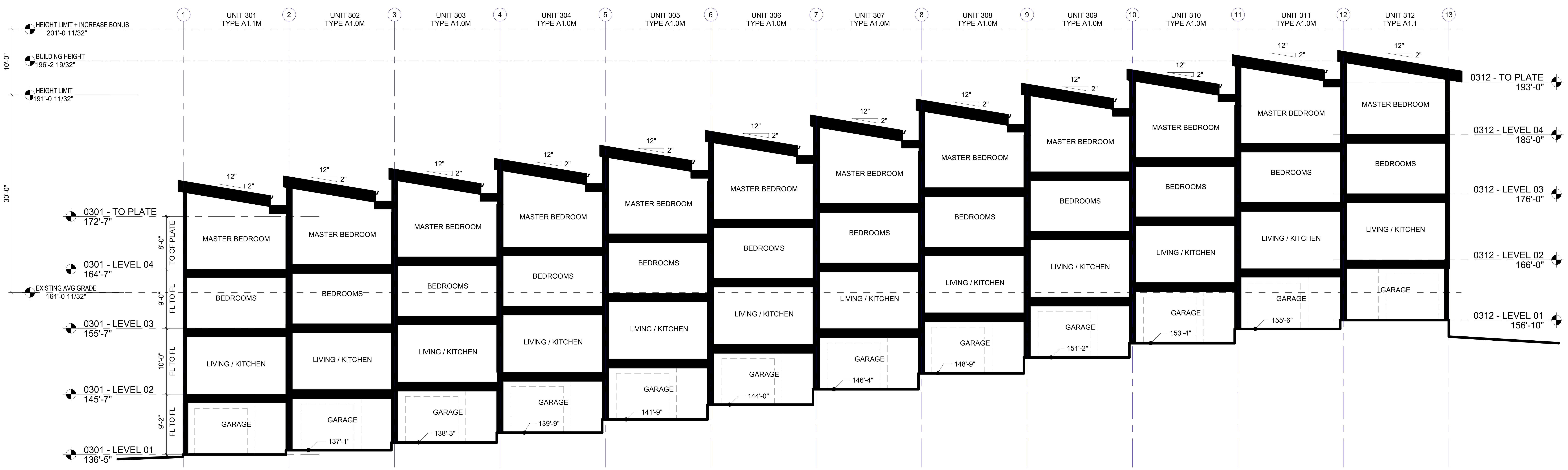
BLDG 02 - SECTION & HEIGHT EXHIBIT

DR5.20

FREIHEIT ARCHITECTURE

BLDG 03 POINT #	ELV 03 ELEVATION
89	167.24
90	167.10
91	166.89
92	166.52
93	164.73
94	165.21
95	165.47
96	164.91
97	164.81
98	164.76
99	164.31
100	164.80
101	164.83
102	164.26
103	163.75
104	163.39
105	163.12
106	162.20
107	161.67
108	160.60
109	160.50
110	159.31
111	159.08
112	158.21
113	157.91
114	156.98
115	156.75
116	155.80
117	152.20
118	149.30
119	145.69
120	147.53
121	149.29
122	150.74
123	152.40
124	156.10
125	157.90
126	159.24
127	160.32
128	161.05
129	161.78
130	162.08
131	162.25
132	163.62
133	162.86
134	163.03
135	163.54
136	164.20
137	164.61
138	165.19
139	165.99
140	166.16
141	166.59
142	167.02

1 DR5.10 AVERAGE GRADE TABLE - BUILDING 3



2 DR5.30 SITE SECTION - BLDG 3

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

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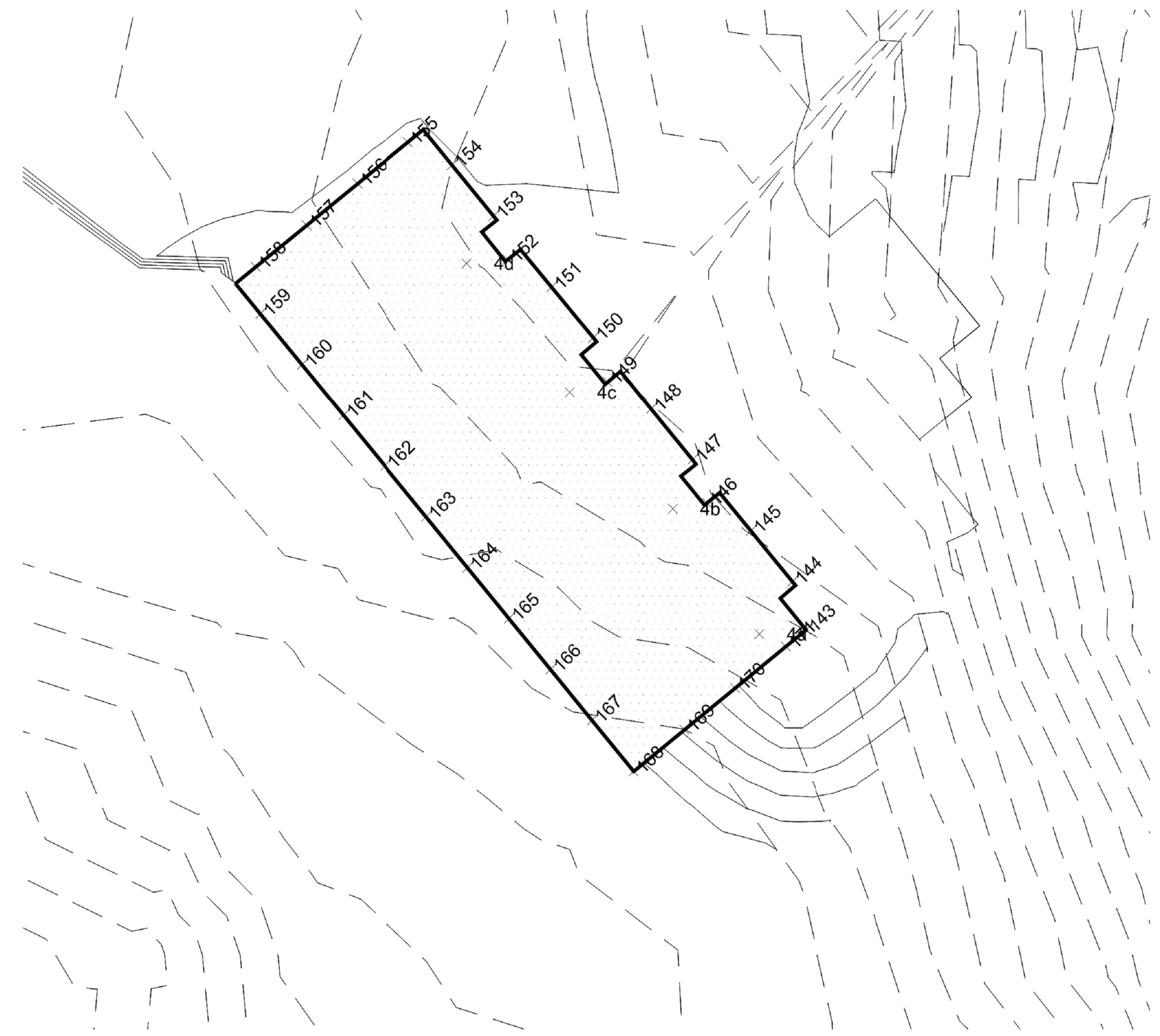
BLDG 03 - SECTION & HEIGHT EXHIBIT

DR5.30

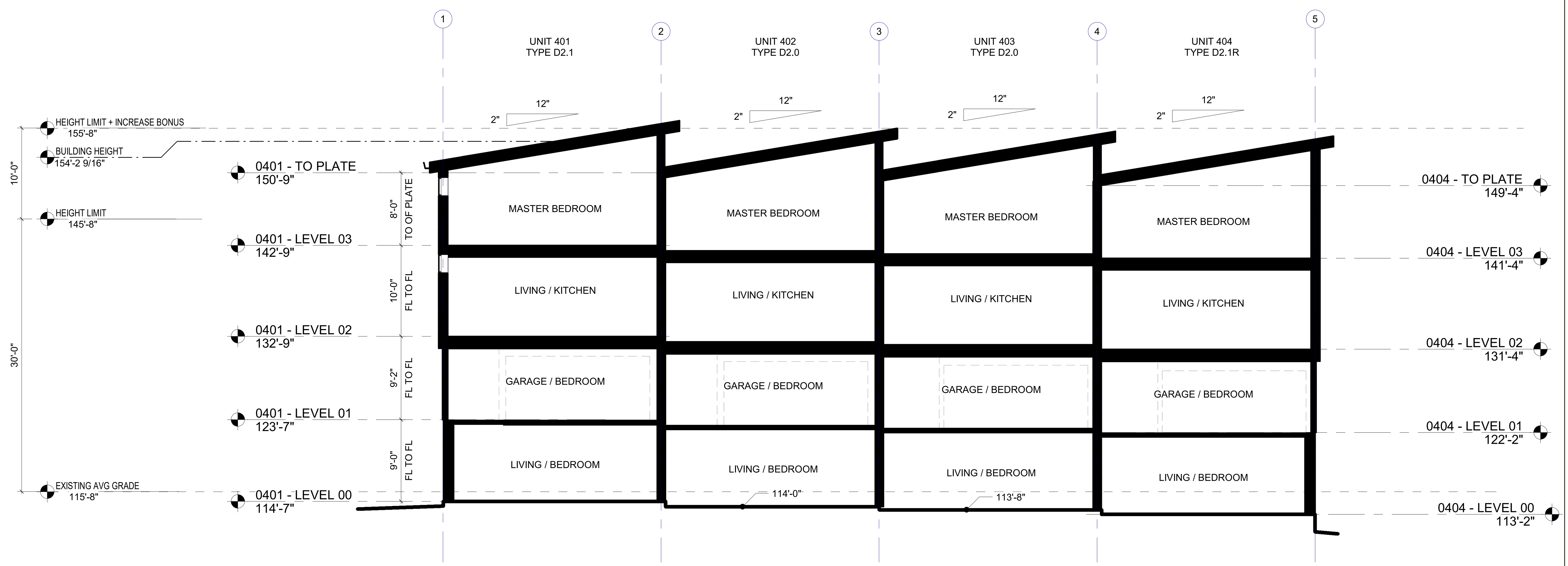
FREIHEIT ARCHITECTURE



BLDG 04 POINT #	ELV 04 ELEVATION
143	116.03
144	117.36
145	118.12
146	117.74
147	117.81
148	117.95
149	117.83
150	118.46
151	118.70
152	118.41
153	118.73
154	117.98
155	117.24
156	116.63
157	115.66
158	114.43
159	114.17
160	114.26
161	114.36
162	114.45
163	114.55
164	113.58
165	112.75
166	112.58
167	111.87
168	110.88
169	111.99
170	113.67
171	115.35

1 DR5.10 **AVERAGE GRADE TABLE - BUILDING 4**

NORTH



2 DR5.40 **SITE SECTION - BLDG 4**

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

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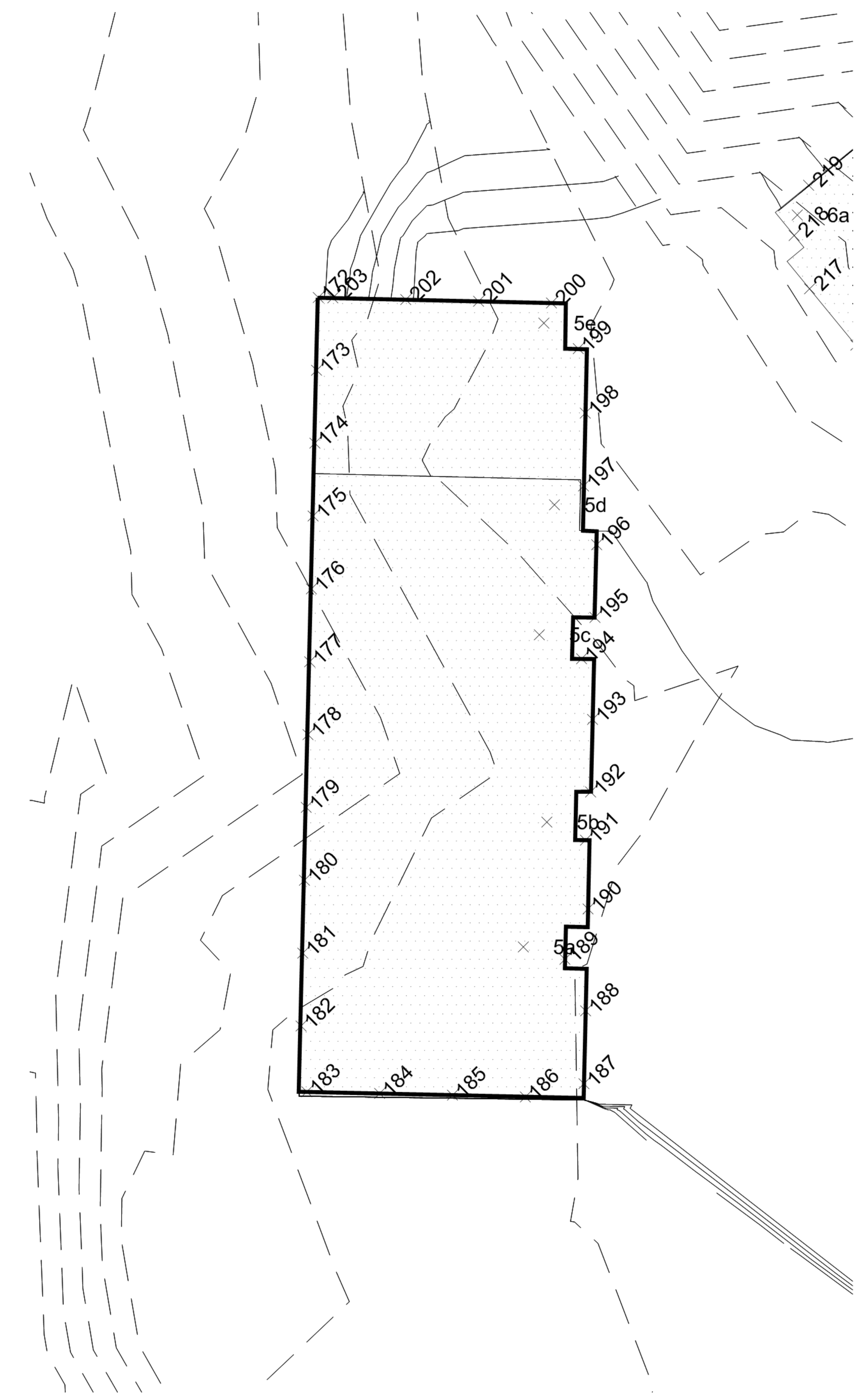
BLDG 04 - SECTION AND HEIGHT EXHIBIT

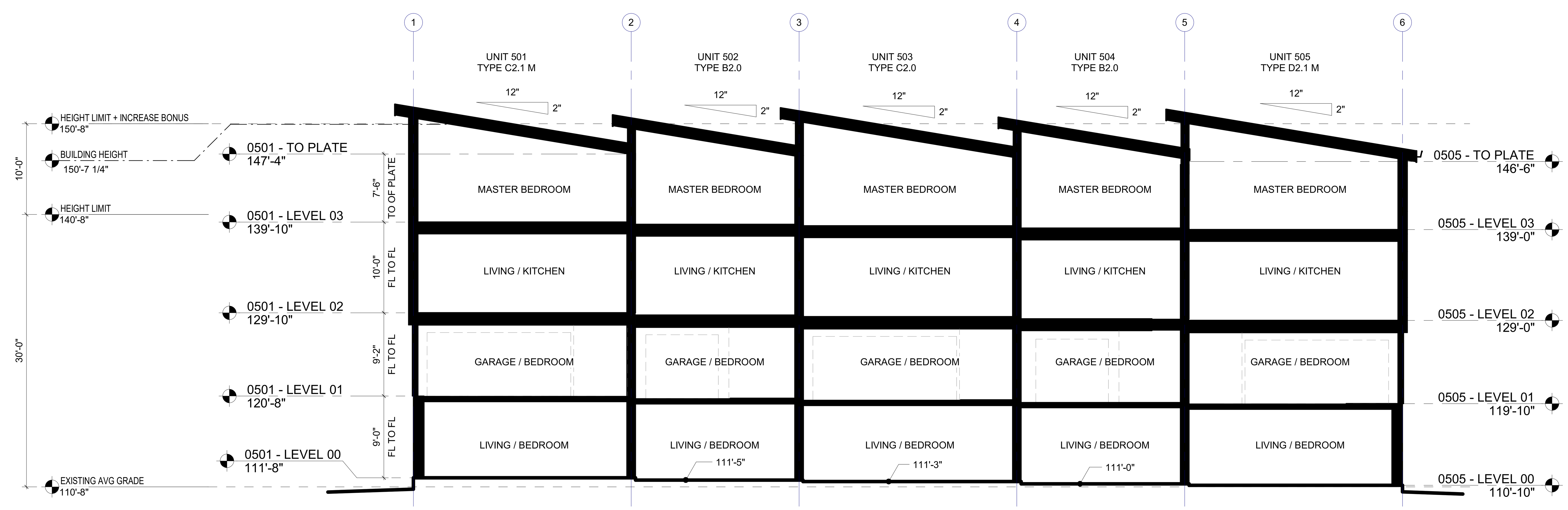
DR5.40

BLDG 05 POINT #	ELV 05 ELEVATION
172	109.43
173	109.23
174	109.11
175	108.93
176	108.02
177	107.11
178	106.40
179	107.08
180	108.87
181	109.27
182	110.59
183	110.39
184	110.62
185	111.01
186	111.59
187	112.06
188	112.08
189	111.79
190	111.86
191	111.64
192	111.49
193	111.19
194	111.67
195	112.22
196	112.96
197	113.39
198	113.86
199	113.85
200	112.94
201	111.84
202	110.54
203	109.57



1 DR5.10 AVERAGE GRADE TABLE - BUILDING 5

NORTH



2 DR5.50 SITE SECTION

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

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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BELLEVUE, WA 98006

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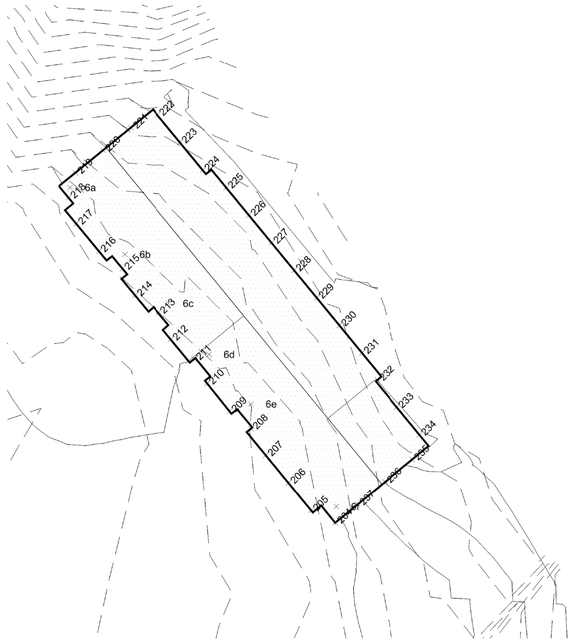
BLDG 05 - SECTION & HEIGHT EXHIBIT

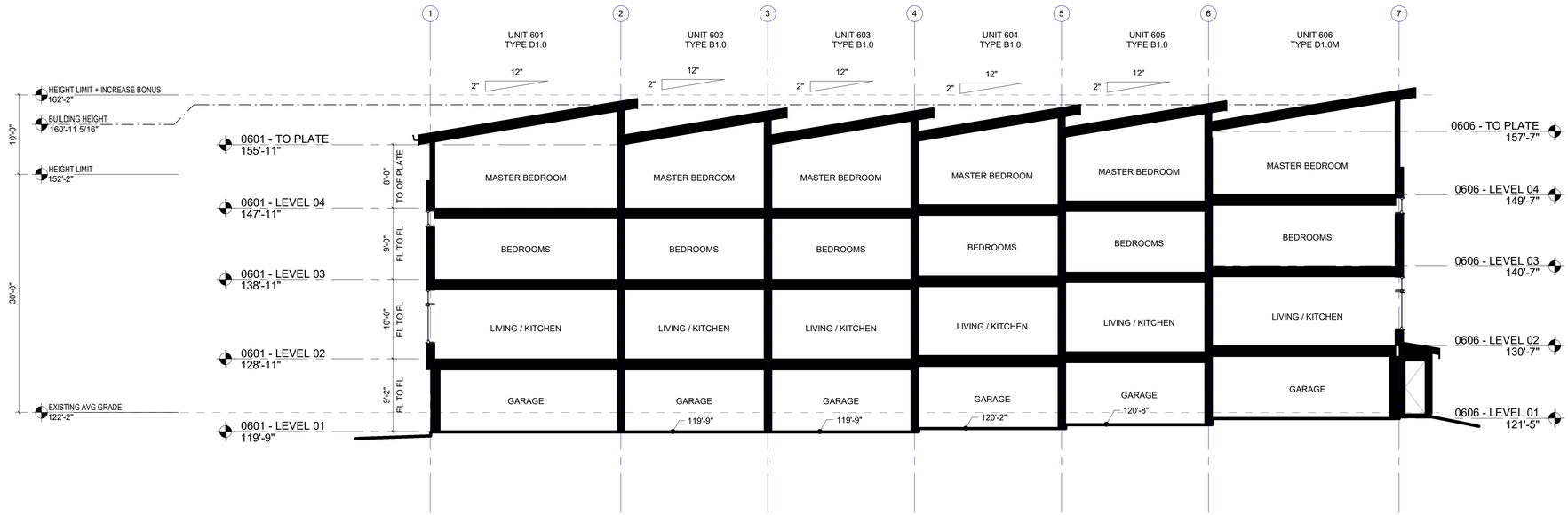
DR5.50



BLDG 06 POINT #	ELV 06 ELEVATION
204	120.89
205	119.43
206	118.90
207	118.55
208	118.03
209	117.13
210	117.28
211	117.31
212	117.22
213	117.94
214	117.75
215	118.49
216	118.73
217	118.55
218	118.95
219	120.80
220	123.55
221	126.31
222	127.48
223	126.20
224	125.29
225	125.08
226	124.77
227	125.05
228	125.27
229	125.58
230	125.79
231	126.42
232	126.73
233	127.22
234	126.76
235	125.78
236	124.44
237	122.48

1 DR5.10 **AVERAGE GRADE TABLE - BUILDING 6**

NORTH



2 DR5.60 **SITE SECTION**

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

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

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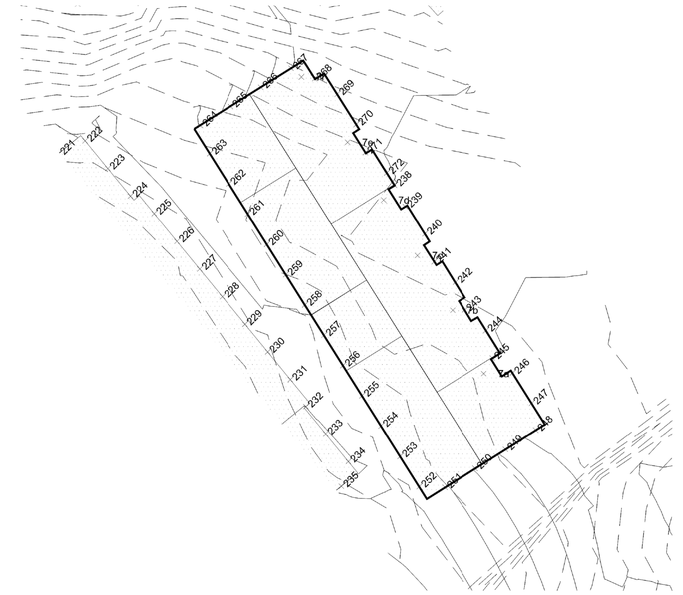
BLDG 06 - SECTION & HEIGHT EXHIBIT

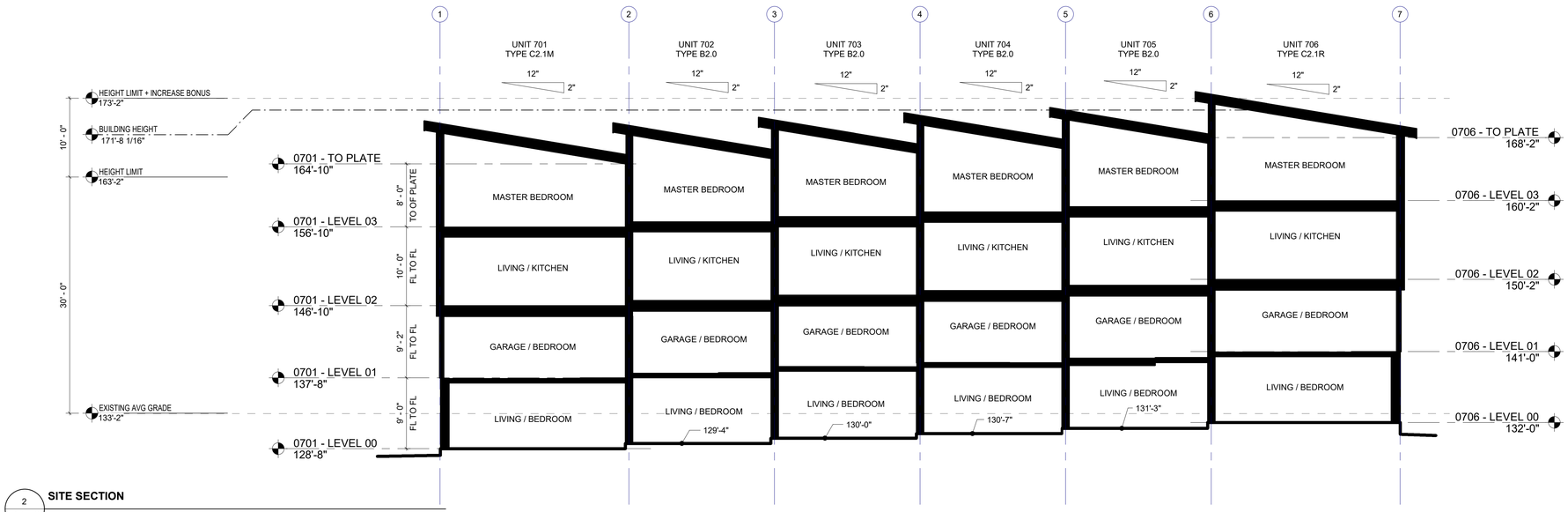
DR5.60



BLDG 07 POINT #	ELV 07 ELEVATION
238	134.11
239	134.15
240	134.15
241	134.15
242	134.17
243	133.66
244	133.40
245	132.87
246	133.11
247	133.37
248	133.20
249	132.25
250	131.16
251	129.90
252	128.72
253	128.92
254	128.54
255	128.89
256	129.16
257	128.67
258	128.63
259	129.99
260	130.38
261	129.98
262	128.39
263	129.68
264	130.99
265	132.40
266	134.95
267	137.71
268	137.86
269	137.43
270	135.52
271	133.47
272	133.71

1 DR5.10 **AVERAGE GRADE TABLE - BUILDING 7**

NORTH



2 DR5.70 **SITE SECTION**

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

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PKWY
BELLEVUE, WA 98006

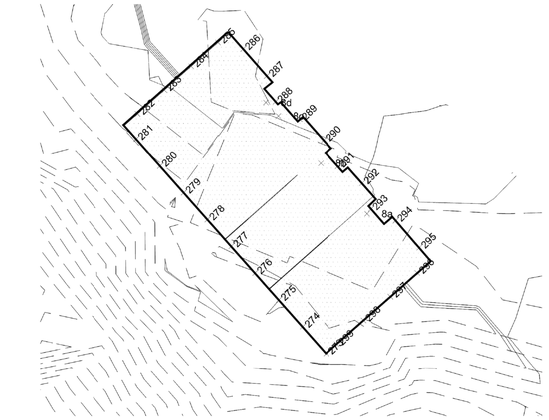
ADMINISTRATIVE
DESIGN REVIEW

ISSUE LIST

ENTER PROJECT NUMBER
PLOTTED: 10/30/2019 9:05:33 AM

BLDG 07 - SITE & HEIGHT EXHIBIT

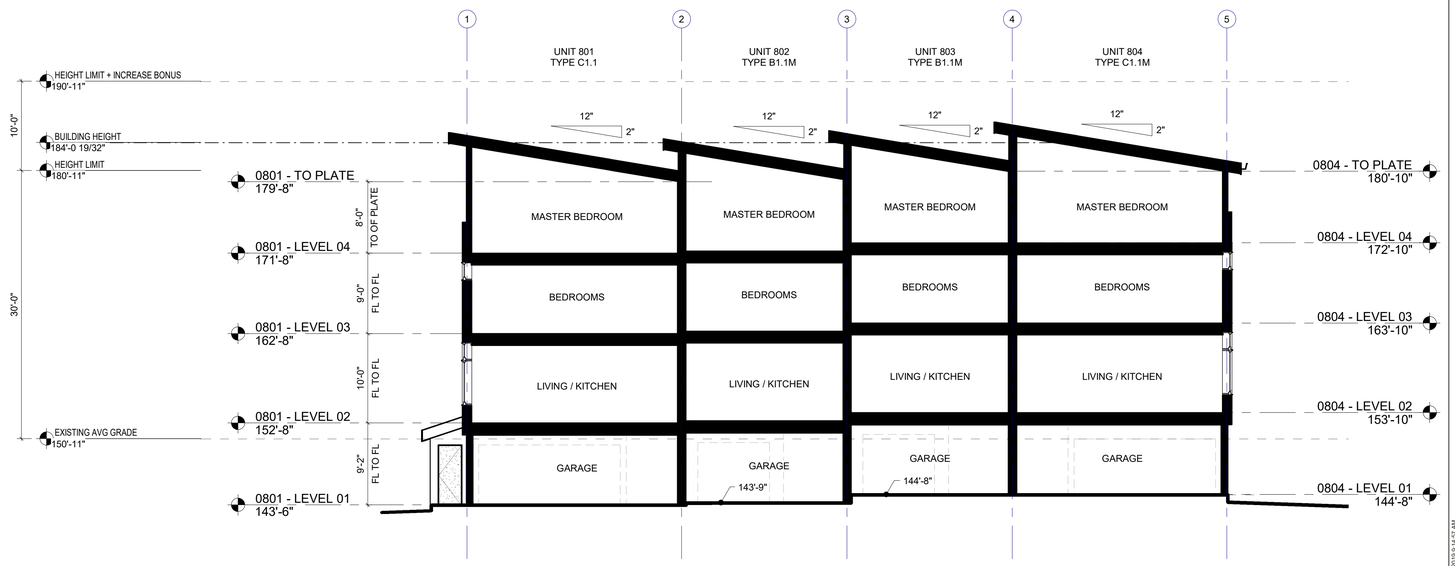
DR5.70



BLDG 08 POINT #	ELV 08 ELEVATION
273	146.92
274	147.84
275	148.00
276	148.20
277	148.43
278	150.00
279	148.50
280	149.84
281	150.19
282	151.49
283	153.64
284	155.40
285	156.34
286	156.26
287	155.78
288	155.87
289	155.81
290	153.13
291	150.00
292	150.00
293	150.00
294	150.00
295	149.71
296	149.33
297	148.79
298	148.14
299	147.48

1 DR5.10 **AVERAGE GRADE TABLE - BUILDING 8**

NORTH



2 DR5.80 **SITE SECTION**

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

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PWKY
BELLEVUE, WA 98006

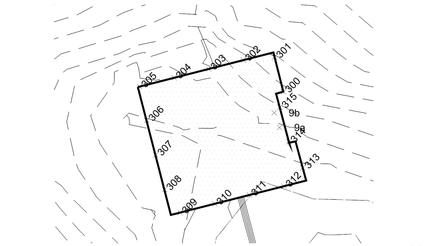
ADMINISTRATIVE
DESIGN REVIEW

ISSUE LIST

DATES PRINTED: 10/30/2019 9:14:57 AM
NUMBER

BLDG 08 -
SECTION &
HEIGHT EXHIBIT

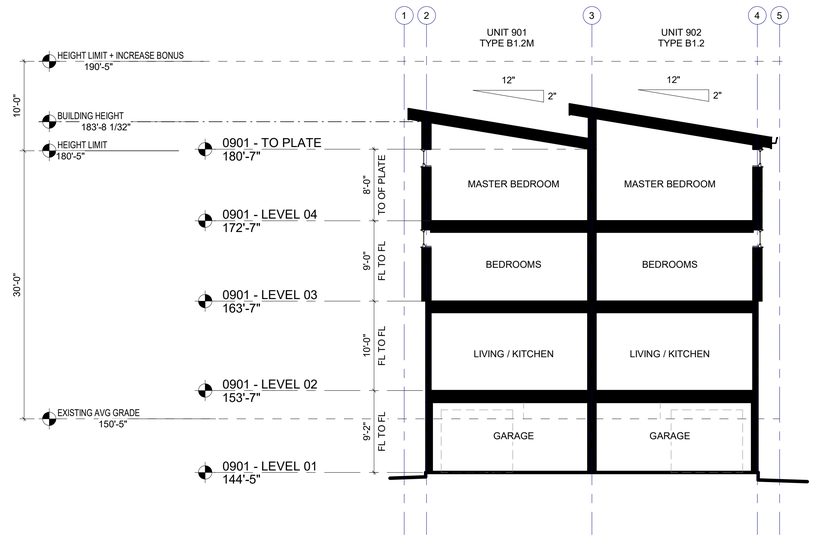
DR5.80



BLDG 09 POINT #	ELV 09 ELEVATION
300	146.61
301	144.23
302	146.73
303	149.60
304	150.32
305	151.29
306	152.05
307	151.38
308	150.60
309	151.52
310	153.42
311	153.97
312	153.82
313	152.27
314	150.94
315	148.15

1 DR5.10 **AVERAGE GRADE TABLE - BUILDING 9**

NORTH



2 DR5.90 **SITE SECTION**

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

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PARKWAY SE
BELLEVUE, WA 98006

ADMINISTRATIVE
DESIGN REVIEW

ISSUE LIST

ENTER PERMIT NUMBER

PERMIT SUBMITTED: 10/28/2019 4:17:40 PM

BLDG 09 -
SECTION &
HEIGHT EXHIBIT

DR5.90

MAIN ENTRY

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PARKWAY SE
BELLEVUE, WA 98006

ADMINISTRATIVE
DESIGN REVIEW

ISSUE LIST

CONCEPTUAL
RENDERING

DR9.00

STANDING SEAM METAL ROOF

FIBER CEMENT PANEL

FIBER CEMENT COLOR
SW7076 CYBERSPACE

FIBER CEMENT COLOR
SW6254 LAZY GRAY

BUILDING 8
FRONT ELEVATION

COMPOSITE WOOD SIDING

BLACK OR DARK MULLIONS
WITH RAILING TO MATCH

STONE VENEER
AT GROUND STREET FACING FACADE

FOUR PANEL GLAZED GARAGE DOOR

GLAZED ENTRY DOOR

BUILDING 8
SIDE ELEVATION

FREIHEIT ARCHITECTURE

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PARKWAY SE
BELLEVUE, WA 98006

ADMINISTRATIVE
DESIGN REVIEW

ISSUE LIST

ENTER PROJECT NUMBER
PLOTTED: 10/30/2019 9:08:31 AM

EXTERIOR
COLORS AND
MATERIALS

DR9.01

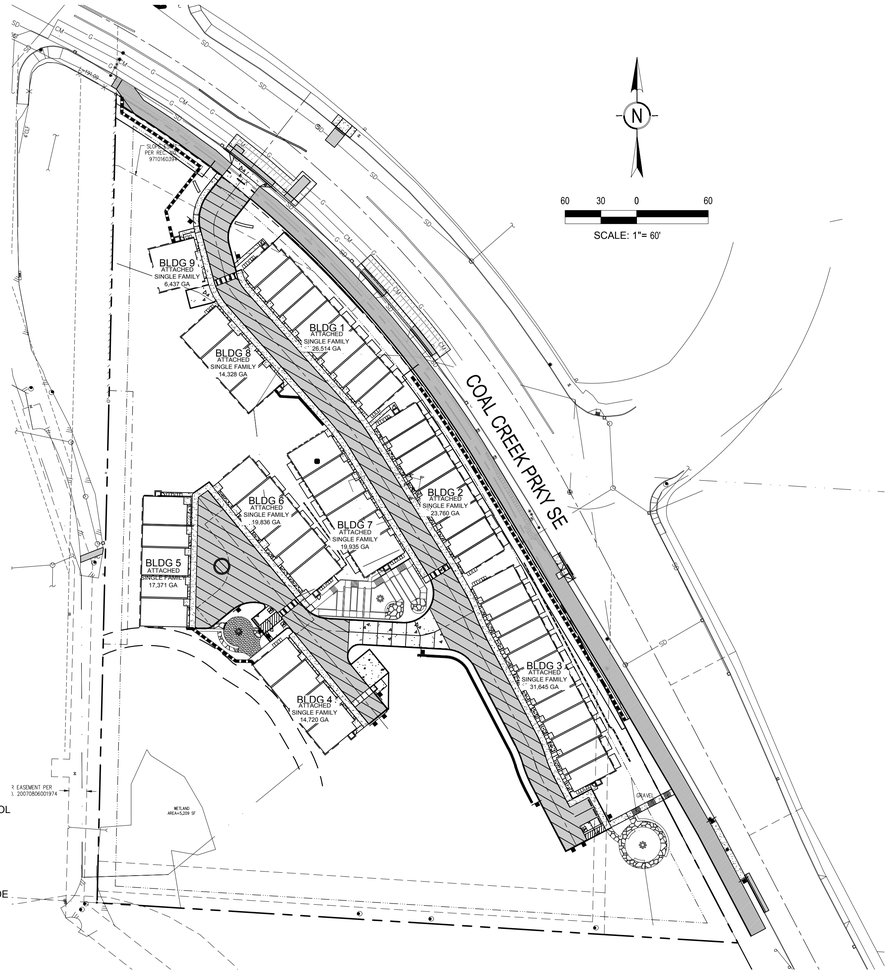
VICINITY MAP

SCALE: NTS

PROJECT SITE IS LOCATED WITHIN TRANSITION AREA DISTRICT

ABBREVIATIONS

AC	ACRE
APPROX	APPROXIMATELY
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE	AVENUE
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICE
BG	BOTTOM OF GRADE
BTM	BOTTOM OF PIPE
℄	CENTERLINE
CB	CATCH BASIN
CF	CUBIC FEET
CI	CAST IRON
CL	CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COB	CITY OF BELLEVUE
CONC	CONCRETE
CPEP	CORRUGATED POLYETHYLENE PIPE
CR	CROWN OF PIPE
CSTC	CRUSHED SURFACING TOP COURSE
DEPT	DEPARTMENT
DI	DUCTILE IRON
E	EAST
EA	EACH
EC	EXTRUDED CURB
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENT CONTROL
EXIST	EXISTING
FC	FLUSH CURB
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLANGED
G	GAS
GRVL	GRAVEL
GV	GAS VALVE
H	HEIGHT
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
IC	INTEGRAL CURB
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
L	LENGTH
LAT	LATITUDE
LF	LINEAR FEET
LON	LONGITUDE
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MON	MONUMENT
N	NORTH
NC	NO CURB
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMTER
OFF	OFFSET
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCW	REVISED CODE OF WASHINGTON
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SC	STORM CEPTOR
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SPECS	SPECIFICATIONS
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
ST	STREET
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	TELEPHONE
TC	TOP OF CURB
TEMP	TEMPORARY
TESC	TEMPORARY EROSION & SEDIMENT CONTROL
TG	TOP OF GRADE
TP	TOP OF PAVEMENT
TYP	TYPICAL
UG	UNDER GROUND
UIC	UNDER GROUND INJECTION CONTROL
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
V	VERTICAL
VC	VERTICAL CURB
W	WEST
W/	WITH
WAC	WASHINGTON ADMINISTRATIVE CODE
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
WV	WATER VALVE
YD	YARD DRAIN



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TACOMA, WA 98402
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PHONE: 253.627.4367
EMAIL: AEPSTEIN@BCRADESIGN.COM

LANDSCAPE ARCHITECT
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SEATTLE, WA 98104
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CORE DESIGN, INC.
14711 NE 29TH PLACE, #101
BELLEVUE, WA 98007
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PHONE: 425.885.7877
EMAIL: GXS@COREDESIGNINC.COM

GEOTECHNICAL ENGINEER
ASSOCIATED EARTH SCIENCES, INC
911 5TH AVENUE
KIRKLAND,WA 98033
CONTACT: MATT MILLER
PHONE: 425-827-7701
EMAIL: MMILLER@AESGEO.COM

SHEET INDEX

UTILITY RESPONSIBILITY MATRIX

	UTILITY/ GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY	OTHERS RESPONSIBILITY
STORM DRAINAGE	CITY OF BELLEVUE (COB) UTILITIES DEPARTMENT 450 110TH AVENUE NE P.O. BOX 90012 BELLEVUE, WA 98009 CONTACT: INSPECTOR TO BE ASSIGNED AT PRECON. MEETING PHONE: 425.452.6977	-PROVIDE AND INSTALL ALL STORM DRAINAGE LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND THE LATEST EDITION OF THE COB SURFACE WATER ENGINEERING STANDARDS. -FOR WORK IN THE RIGHT-OF-WAY, PROVIDE AND INSTALL PER COB REQUIREMENTS. -REFER TO STORM DRAINAGE NOTES FOR INFORMATION ON ALLOWABLE STORM DRAINAGE MATERIALS.	
WATER	CITY OF BELLEVUE (COB) UTILITIES DEPARTMENT 450 110TH AVENUE NE P.O. BOX 90012 BELLEVUE, WA 98009 CONTACT: INSPECTOR TO BE ASSIGNED AT PRECON. MEETING PHONE: 425.452.6977	-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THESE PLANS AND COB WATER ENGINEERING STANDARDS. -ALL PUBLIC AND PRIVATE WATER MAINS SHALL BE DUCTILE IRON CLASS 52 AND SHALL BE WRAPPED PER THE COB WATER NOTES. -ALL PORTIONS OF OTHER NON-FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR PER THE COB WATER NOTES. -COORDINATE REQUIRED TESTING AND INSPECTION SERVICES WITH ENGINEER OF RECORD AND COB UTILITIES INSPECTOR PRIOR TO CONNECTION. TEMPORARY BLOCK, TEST AND PURIFY PRIOR TO CONNECTION AS DIRECTED BY COB. - THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY PURVEYORS A MINIMUM OF SEVEN CALENDAR DAYS PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. - SHOULD THE PUBLIC WATER SYSTEM NEED TO BE BE SHUT OFF, THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE WATER PURVEYOR TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. - CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE WATER PURVEYOR DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.	-UTILITIES INSPECTOR WILL TEST AND INSPECT ALL PORTIONS OF THE UNDERGROUND FIRE MAIN AND APPURTENANCES. -SUPPLY AND SETTING OF WATER METERS, WATER METER BOXES AND VAULTS TWO INCHES IN DIAMETER AND LESS WILL BE BY COB UTILITIES. -RECLAIM WATER METERS FOR DECOMMISSIONED SERVICE LINES.
SANITARY SEWER	CITY OF BELLEVUE (COB) UTILITIES DEPARTMENT 450 110TH AVENUE NE P.O. BOX 90012 BELLEVUE, WA 98009 CONTACT: INSPECTOR TO BE ASSIGNED AT PRECON. MEETING PHONE: 425.452.6977	-PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND THE COB SEWER ENGINEERING STANDARDS (2018). -PUMP EFFLUENT AS NEEDED FOR SEWER MAIN RELOCATION AND NEW CONNECTIONS. -ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL BE PVC AND RATED SDR3 5 UNLESS OTHERWISE NOTED ON PLANS. -PROVIDE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE COB SEWER ENGINEERING STANDARDS (2018) FOR ALL GRAVITY SEWER PIPELINES AND MANHOLES. - COORDINATE WITH COB UTILITY INSPECTOR AND ENGINEER OF RECORD PRIOR TO VIDEO INSPECTION.	-UTILITY INSPECTOR TO PROVIDE PRE-APPROVAL FOR ALL PLANNED INSPECTIONS
TELEPHONE / COMMUNICATIONS / CABLE	TBD	-PROVIDE AND INSTALL SCHEDULE 40 PVC CONDUITS AND JUNCTION BOXES WITH PULL ROPES, -COORDINATE CONSTRUCTION ACTIVITIES WITH UTILITY PURVEYOR TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT.	-THE UTILITY PURVEYOR'S CONTRACTOR WILL PROVIDE AND INSTALL ALL CABLE/TELEPHONE WIRES FROM THE POINT OF CONNECTION UP TO THE BUILDING.
POWER	PUGET SOUND ENERGY (PSE) 3130 S 38TH STREET TACOMA, WA 98409 CONTACT: TBD PHONE: TBD EMAIL: TBD	-COORDINATE CONSTRUCTION ACTIVITIES WITH PSE TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -PROVIDE AND INSTALL TRENCHING AND BACKFILLING FOR THE UNDERGROUND UTILITIES. -COORDINATE UTILITY SERVICE DISCONNECTIONS WITH UTILITY PURVEYORS FOR THE EXISTING BUILDING PRIOR TO DEMOLITION. -PROVIDE WIRING FROM BUILDING METER TO SECONDARY POWER TRANSFORMER OR JUNCTION BOX PROVIDED BY PSE.	-TRANSFORMER TO BE FURNISHED AND INSTALLED BY PSE. -PRIMARY POWER, CONDUITS, AND JUNCTION BOXES TO BE INSTALLED BY PSE.
NATURAL GAS	PUGET SOUND ENERGY (PSE) 3130 S 38TH STREET TACOMA, WA 98409 CONTACT: TBD PHONE: TBD	-PROVIDE TRENCHING, SHADING, AND BACKFILLING FOR GAS LINES PER PSE STANDARDS. COORDINATE INSTALLATION OF GAS LINES WITH PSE. -COORDINATE CONSTRUCTION ACTIVITIES WITH UTILITY PURVEYOR TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT.	-PSE TO SUPPLY AND INSTALL GAS LINES AND FITTINGS FROM MAIN TO BUILDING METERS. -PSE TO SUPPLY AND SET GAS METERS.

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE PLANS AND CITY OF BELLEVUE ENGINEERING STANDARDS

SURVEY INFORMATION

FROM CORE DESIGN, INC.

LEGAL DESCRIPTION (BY OTHERS)

PARCEL "A" CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO 18-110452 LW RECORDING NO 20190410900009 (BEING A PORTION OF NW QTR SE QTR STR 16-24-05)

VERTICAL DATUM

NAVD88

BENCHMARK

CITY OF BELLEVUE BENCHMARK 825

4X4" CONCRETE MONUMENT WITH 1-3/4" DIAMETER BRASS CAP WITH PUNCH DOWN 0.61' IN CASE. LOCATED ON WEST SHOULDER OF 124TH AVE SE APPROXIMATELY 60 FEET SOUTH OF INTERSECTION OF 124TH AVE SE AND SE 44TH ST.

ELEVATION: 140.658 FEET

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83(2011)-NORTH ZONE BETWEEN CITY OF BELLEVUE MONUMENT NUMBERS 0135 AND 859R, BEING N01°34'44"E.

Know what's **below.** **Call** before you dig.

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

bcra
T.253.627.4367, F.253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 380, TACOMA, WA 98402

SEAL

ANDREW B EPSTEIN STATE OF WASHINGTON 44221 REGISTERED PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: RB DESIGNED BY: AE/BH/RB

REVIEWED BY: AE

SHEET TITLE
COVER SHEET

SHEET
C0.01

PERMIT

DATE PLOTTED: 4/20/2020 10:48:38 AM FILENAME: 17219C0.01.DWG BY: —

BCRA GENERAL NOTES:

1. ALL WORK, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION ISSUED PRIOR TO BID DATE OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT STD. SPEC.), DELETE MEASUREMENT AND PAYMENT PROVISIONS, AND WSDOT STANDARDS PLANS (WSDOT STD. PLANS), EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS. ALL REFERENCES TO OTHER STANDARDS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION ISSUED PRIOR TO BID DATE.
2. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO UNDERTAKING THE AFFECTED WORK.
3. ANY DISCREPANCY IN THESE DRAWINGS, SPECIFICATIONS, AND/OR THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER, WHO SHALL ADDRESS SUCH DISCREPANCY IN WRITING AFTER REVIEWING ANY CHANGES. ANY WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK.
4. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVENT OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
   a. THE LOCATION OF EXISTING UTILITIES SHOWN MAY DIFFER FROM ACTUAL LOCATION. CONTRACTOR SHOULD NOT ASSUME UTILITIES SHOWN WILL BE THE ONLY UTILITIES/OBSTACLES THAT MAY BE PRESENT ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO UTILITY PURVEYORS REGARDING DEMOLITION AND REMOVAL OF SERVICE LINES AND CAP LINES BEFORE PROCEEDING WITH FURTHER WORK.
6. AS-BUILTS: KEEP THREE SETS OF APPROVED DRAWINGS ONSITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION. ONE SET SHALL BE PROVIDED TO THE ENGINEER AND ONE TO THE CITY OF BELLEVUE. ONE ELECTRONIC SET OF AS-BUILT DRAWINGS IN PORTABLE DOCUMENT FORMAT (PDF) MAY BE PROVIDED IN LIEU OF MULTIPLE COPIES. PROVIDE FINAL AS-BUILT DOCUMENTATION TO THE CITY OF BELLEVUE BASED UPON FIELD SURVEYED INFORMATION PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR. AS-BUILT DOCUMENTATION SHALL USE THE APPROVED PLAN SET AS THE BASIS FOR THE REDLINED AS-BUILT DOCUMENTS. SURVEYED AS-BUILT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE IN AUTOCAD (2011 OR OLDER) AND MYLAR FORMAT IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF BELLEVUE'S ENGINEERING STANDARDS FOR WATER, SEWER AND SURFACE WATER AND TRANSPORTATION. SURVEYED AS-BUILT INFORMATION IN AUTOCAD AND PDF FORMAT SHALL BE PROVIDED FOR THE FOLLOWING:
   a. STORM AND/OR SANITARY SEWER STRUCTURE LOCATIONS (STATION AND OFFSET IF APPLICABLE) INVERT AND RIM ELEVATIONS TO THE NEAREST 0.01 FOOT.
   b. DRIVEWAY/ROAD CENTERLINE AND GUTTER PROFILES AT BEGINNING AND ENDING STATIONS AND END OF RADII.
   c. WATER SYSTEM LOCATION (VALVES, FIRE HYDRANTS, BLOWOFF, AIR VAC ASSEMBLIES, ETC.) TO THE NEAREST 0.10 FEET.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DEVELOPING, EXECUTING AND ENFORCING A SAFETY PLAN TO PROTECT WORKERS AND THE PUBLIC FROM INJURY OR HARM. THE PLAN SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL REGULATIONS AND INCLUDE THE FOLLOWING:
   a. CONTRACTOR SHALL CONSULT WITH THEIR OWN GEOTECHNICAL ENGINEERING EXPERT FOR DETERMINING SOIL CLASSIFICATION RELATIVE TO SAFE SLOPING OF SOILS.
   b. CONTRACTOR SHALL DETERMINE SAFE EXCAVATION AND DEWATERING METHODS, MONITOR EXCAVATIONS AND EARTHWORK OPERATIONS FOR SAFETY CONCERNS AND PROVIDE SHORING AND OTHER PROTECTION AS REQUIRED TO PROTECT WORKERS.
   c. IT IS NOT THE INTENT OF THE CONSTRUCTION DOCUMENTS TO DICTATE ANY UNSAFE CONSTRUCTION MEANS OR METHODS; CONTRACTOR SHALL DETERMINE MEANS AND METHODS OF CONSTRUCTION CONFORMING TO THEIR SAFETY PLAN AS REQUIRED TO CONSTRUCT WORK SHOWN ON THE CONTRACT DOCUMENTS.
8. PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND/OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES; COORDINATE MEASURES WITH OWNER AND AHJ.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES FOR THE DURATION OF THE PROJECT.

CITY OF BELLEVUE CONSTRUCTION NOISE NOTES:

CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

- A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
- A CITATION WILL BE ISSUED AND A $125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
- A CITATION WILL BE ISSUED AND A $250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATION HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:

CONSTRUCTION-RELATED NOISE IS ALLOWED:
- 7 AM TO 6 PM ON WEEKDAYS
- 9 AM TO 6 PM ON SATURDAYS

CONSTRUCTION -RELATED NOISE IS NOT ALLOWED:
- OUTSIDE OF ALLOWABLE HOURS
- LEGAL HOLIDAYS
- SUNDAYS

CITY OF BELLEVUE EROSION CONTROL NOTES:

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30 FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

BCRA TEMPORARY EROSION AND SEDIMENTATION CONTROL NOTES:

1. THIS PROJECT REQUIRES COVERAGE UNDER THE WASHINGTON STATE CONSTRUCTION STORMWATER GENERAL PERMIT; CONTRACTOR MUST MAINTAIN A COPY OF THE LATEST SAID PERMIT AND IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID PERMIT.
2. REVIEW THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT INCLUDED IN THE BID DOCUMENTS.
3. EROSION AND SEDIMENT CONTROL (ESC) MEASURES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. ESC MEASURES ARE NOT LIMITED TO THE ITEMS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL ESC MEASURES. SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL NOT BE ALLOWED.
5. THE CONTRACTOR SHALL MAKE A DAILY SURVEILLANCE OF ALL ESC MEASURES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL ESC MEASURES AS DETERMINED NECESSARY BY THE PROJECT ENGINEER, OWNER OR INSPECTOR. FAILURE TO COMPLY WITH ALL LOCAL AND STATE ESC REQUIREMENTS MAY RESULT IN CIVIL PENALTIES BEING LEVIED AGAINST THE CONTRACTOR.
6. DURING THE WET SEASON (OCTOBER 1ST THROUGH APRIL 30TH), ALL DISTURBED SOILS SHALL BE STABILIZED WITHIN 48 HOURS AFTER STOP OF WORK. DURING THE DRY SEASON (MAY 1ST THROUGH SEPTEMBER 30TH), ALL SOILS THAT WILL BE UNCOVERED OR UNWORKED FOR 7 DAYS SHALL BE COVERED OR STABILIZED. STABILIZATION MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO COVERING THE AFFECTED AREA (INCLUDING SPOIL PILES) WITH PLASTIC SHEETING, STRAW MATTING, JUTE MATTING, STRAW MULCH OR WOOD CHIPS. SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE AS WEATHER PERMITS.
7. TRENCH DEWATERING DEVICES SHALL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT STREAMS, DRAINAGE SYSTEMS, OR OFFSITE PROPERTIES.
8. STORM SEWER INLETS RECEIVING RUNOFF FROM THE PROJECT DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL BE FILTERED BEFORE ENTERING THE CONVEYANCE SYSTEM.
9. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED AND THAT GROWTH OF THE VEGETATION IS ESTABLISHED. REFER TO DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON VOLUME II, BMP C120 FOR TEMPORARY AND PERMANENT SEEDING.
10. REFER TO THE CITY OF BELLEVUE CLEARING AND GRADING DEVELOPMENT STANDARDS "BMP C140" FOR DUST CONTROL MEASURES.

CITY OF BELLEVUE CLEARING AND GRADING NOTES:

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE; CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23); DEVELOPMENT STANDARDS; LAND USE CODE; UNIFORM BUILDING CODE; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION.

   IT IS THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS WILL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES, AND GEOGRID REINFORCED MODULAR BLOCK WALLS MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
4. THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING & GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.
5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING & GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
6. A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.
7. CLEARING WILL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
8. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING & GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
9. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) ARE REQUIRED:
   - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING & GRADING INSPECTOR.
   - PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING & GRADING INSPECTOR.
   - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING & GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
   - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ON-SITE.
10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON-SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
12. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING & GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING & GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING & GRADING INSPECTOR.
13. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING & GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS DEFINED IN SECTION 23.76.093A OF THE CLEARING & GRADING CODE.

CITY OF BELLEVUE GEOTECHNICAL NOTES:

THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ONSITE DURING CRITICAL EARTHWORK OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS AND FILL AREAS. IN ADDITION, THE ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE PCD INSPECTOR FOR SOILS VERIFICATION AND FOUNDATION CONSTRUCTION. ALL EARTHWORK SHOULD BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

THE GEOTECHNICAL ENGINEER MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING. IN ADDITION, THE FOLLOWING CONSTRUCTION STAGES MUST BE INSPECTED, MONITORED, AND TESTED AS NECESSARY BY THE GEOTECHNICAL ENGINEER OF RECORD:

1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS.
2. CUT SLOPES OVER FOUR FEET HIGH.
3. BENCHING FOR FILL TO BE PLACED ON SLOPES.
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT.
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROCKERIES.
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES.
8. UTILITY TRENCH BEDDING AND BACKFILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
9. UTILITIES ON STEEP SLOPES; SLOPE ANCHORS AND/OR BACKFILL SLOPE STABILIZATION.
10. ANY UNUSUAL SEEPAGE, SLOPE, OR SUBGRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD.

AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.

BCRA DEMOLITION NOTES:

REFER TO SHEET C1.03 FOR DEMOLITION NOTES.

BCRA GRADING NOTES:

1. ALL SITE IMPROVEMENTS SUBJECT TO AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS SHALL MEET THE FOLLOWING MAXIMUM SLOPES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND REPLACE IMPROVEMENTS OUT OF COMPLIANCE WITH THE ADA STANDARDS.

   THE FOLLOWING MAXIMUM SLOPES SHALL NOT BE EXCEEDED UNLESS NOTED ON THE PLAN AS A "MAXIMUM EXTENT FEASIBLE" (MEF) LOCATION:
   a. LONGITUDINAL/RUNNING SLOPE OF WALKWAYS AND CROSSWALKS: 5.00%
   b. CROSS SLOPE OF SIDEWALK: 2.00%
   c. LONGITUDINAL/RUNNING SLOPE OF RAMP: 8.33%
   d. CROSS SLOPE OF RAMP: 2.00%
   e. LONGITUDINAL/RUNNING SLOPE OF LANDING: 2.00%
   f. CROSS SLOPE OF LANDING: 2.00%
   g. TOP OF CURB SLOPE AT RAMP FLARE: 10.00%
   h. FLOW LINE SLOPE AT PEDESTRIAN CROSSING: 2.00%
2. REFER TO THE SUBSURFCE EXPLORATION, GEOLOGIC HAZARD AND GEOTECHNICAL ENGINEERING REPORT BY AESI INC., DATED DECEMBER 14, 2016 FOR INFORMATION ON EXISTING SITE CONDITIONS AS WELL AS SITE AND SOIL REQUIREMENTS FOR THIS PROJECT.
3. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
5. ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES THAT WILL BE PRESERVED TO FINISHED GRADE WITHIN AREAS AFFECTED BY CONSTRUCTION.
6. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE TOPSOIL PER THE LANDSCAPE PLANS.
7. ACCESSIBLE ACCESS SHALL BE PROVIDED TO ALL TYPE B UNITS (BUILDINGS 4 THROUGH 9).

BCRA STORM DRAINAGE NOTES:

1. ALLOWABLE GRAVITY STORM DRAINAGE CONVEYANCE PIPES AND FITTINGS (STORM DRAIN LINE/ROOF DRAIN LINE) CONFORMING TO WSDOT STD. SPEC. 7-04. THE FOLLOWING MATERIALS MAY BE USED, UNLESS OTHERWISE IDENTIFIED SPECIFICALLY ON THE PLANS:
   a. SOLID WALL PVC STORM PIPE AND FITTINGS (PVC). MINIMUM COVER SHALL BE 3.00' IN PAVED AREAS ; 1.00' IN LANDSCAPED AREAS.
   b. CORRUGATED POLYETHYLENE STORM SEWER PIPE AND FITTINGS (CPEP). MINIMUM COVER SHALL BE 2.00'; 1.00' IN LANDSCAPED AREAS.
   c. DUCTILE IRON SEWER PIPE AND FITTINGS, CLASS 52 (DI). MINIMUM COVER SHALL BE 1.00'
   d. CORRUGATED POLYPROPYLENE STORM SEWER PIPE AND FITTINGS (CPP). MINIMUM COVER SHALL BE 1.00'.
2. ALLOWABLE UNDERDRAIN PIPES AND FITTINGS (FOOTING DRAIN LINE) CONFORMING TO WSDOT STD. SPEC 7-01:
   a. PERFORATED POLYVINYL CHLORIDE UNDERDRAIN PIPE (PERF. PVC).
4. ALLOWABLE UNDERDRAIN PIPES AND FITTINGS FOR BIORETENTION/RAIN GARDENS: SLOTTED PVC SUBSURFACE DRAIN PIPE IN ACCORDANCE WITH CITY OF SEATTLE (COS) STD. SPEC. 9-05.3(1) (SLOTTED PVC).
5. INSTALL ALL ROOF DRAIN LINES AT MINIMUM 1.00% SLOPE. ROOF DRAIN LINES TO BE 4" PVC UNLESS OTHERWISE NOTED. OTHER DRAINAGE PIPE MAY BE USED TO MEET COVER REQUIREMENTS.
6. ROOF AND FOOTING DRAIN LINES ARE LOCATED ON PLANS FOR CLARITY AND ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD PRACTICE AND APPLICABLE CODES.
7. ALL STORM DRAINAGE AND ROOF DRAIN LINE CLEANOUTS MUST COMPLY WITH THE CLEANOUT DETAIL.
8. STATION AND OFFSET CALLOUTS FOR STORM ARE TO CENTER OF STRUCTURE.
9. PIPE LENGTHS NOTED ON THE PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
10. INSTALL ALL STORM DRAINAGE CATCH BASINS AND MANHOLES IN PAVED AREAS FLUSH WITH PAVEMENT. MANHOLES IN UNPAVED AREAS WITH SOLID COVERS SHALL BE 6" ABOVE FINISHED GRADE. LIDS SHALL BE LABELED "STORM."
11. PROVIDE CATCH BASINS AND MANHOLES IN ACCORDANCE WITH WSDOT STD. SPEC. 7-05 AND PER CITY OF BELLEVUE STANDARDS:
    a. TYPE 1 CATCH BASINS PER CITY OF BELLEVUE STANDARD DETAIL D-2.
    b. TYPE 2 CATCH BASINS PER CITY OF BELLEVUE STANDARD DETAIL D-4.
12. ADA GRATES SHALL CONFORM TO ACCESSIBILITY GUIDELINES.
13. REMOVE ALL SILT AND DEBRIS FROM EXISTING DRAINAGE PIPES AFTER CONTRIBUTING BASIN AREAS HAVE BEEN PERMANENTLY STABILIZED.
14. PROVIDE, INSTALL AND TEST ALL STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH WSDOT STD. SPEC. 7-04 AND THE TRENCH SECTION DETAIL.
15. PROVIDE SOLID LIDS PER CITY OF BELLEVUE STANDARD DETAIL D-8, VANED GRATES PER CITY OF BELLEVUE STANDARD DETAIL D-6, AND HERRINGBONE GRATES PER CITY OF BELLEVUE STANDARD DETAIL D-7.

BCRA UTILITY NOTES:

1. FIRE PROTECTION LINES AND STRUCTURES ARE SHOWN FOR BIDDING AND FOR REFERENCE ONLY. FIRE PROTECTION DESIGN TO BE COMPLETED BY FIRE PROTECTION ENGINEER IN ACCORDANCE WITH WAC 212-80: PIPE SHALL BE DUCTILE IRON (DI) IN ACCORDANCE WITH WSDOT STD. SPEC. 7-09 WITH RESTRAINED JOINTS FOR ENTIRE LENGTH. FIRE SERVICE LINE SIZE SHALL BE VERIFIED BY CONTRACTOR'S FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION. OBTAIN ALL REQUIRED PERMITS FOR INSTALLATION AND MODIFICATION OF THE UNDERGROUND SPRINKLER SYSTEM SUPPLY LINE BEYOND THE WATER MAIN, INCLUDING THE UNDERGROUND FIRE DEPARTMENT CONNECTION (FDC) PIPING. ALL WORK SHALL COMPLY WITH THE LATEST INTERNATIONAL FIRE CODE (IFC) AS AMENDED BY WASHINGTON STATE, CITY OF BELLEVUE AND NFPA 24.
2. PROPOSED POWER / COMMUNICATION LINE ROUTING AND POLE LOCATIONS SHOWN FOR REFERENCE ONLY.
3. INSTALL PIPES IN ACCORDANCE WITH WSDOT STD. SPEC. 7-08 AND TRENCH SECTION DETAIL.
4. COORDINATE HORIZONTAL AND VERTICAL LOCATION OF UTILITY STUBS FROM BUILDING WITH BUILDING SUB-CONTRACTORS.
5. PROVIDE AND TEST SANITARY SEWERS IN ACCORDANCE WITH WSDOT STD. SPEC. 7-17 AND TRENCH SECTION DETAIL. REFER TO CITY OF BELLEVUE SEWER ENGINEERING STANDARDS FOR TESTING AND INSPECTION REQUIREMENTS.
6. PROVIDE AND TEST WATER MAINS IN ACCORDANCE WITH WSDOT STD. SPEC. 7-09 AND 7-15 AND TRENCH SECTION DETAIL. REFER TO CITY OF BELLEVUE WATER ENGINEERING STANDARDS FOR TESTING AND INSPECTION REQUIREMENTS.
7. FIRE LINE TESTING SHALL BE IN ACCORDANCE WITH THE CITY'S FIRE CODE AND NATIONAL FIRE PREVENTION ASSOCIATION (NFPA) STANDARD #13 AND #25, WITH NO LOSS FOR TWO HOURS.

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SEAL

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE 04.20.2020
BCRA NO. 17219
DRAWN BY: RB DESIGNED BY: AE/BH/RB
REVIEWED BY: AE
SHEET TITLE
GENERAL NOTES

SHEET
C0.02
PERMIT

CITY OF BELLEVUE STORM DRAINAGE NOTES :

1. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
27. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF. (THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
38. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

CITY OF BELLEVUE SEWER GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2018 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. NOT USED.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. NOT USED.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN.

    THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:
    - REMOTE-FOCUS STATIONARY LENS CAMERAS;
    - ROTATING LENS CAMERAS; OR
    - PAN-AND-TILT CAMERAS.

    THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PERINCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

CITY OF BELLEVUE WATER GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2018 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL. POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE.
14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
15. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W5-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)
    A. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, CC THREADED SADDLE AND A CC THREAD BRASS PLUG, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).
    B. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.
    C. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.
    D. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

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SEAL

PROJECT

BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: RB DESIGNED BY: AE/BH/RB

REVIEWED BY: AE

SHEET TITLE
GENERAL NOTES

bcra

SHEET
C0.03

PERMIT

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

DATE PLOTTED: 4/20/2020 10:48:42 AM FILENAME: 17219C0.01.DWG BY: ----

N

40 20 0 40

SCALE: 1"=40'

REFER TO SHEET C1.03 FOR BMP SEQUENCE OF CONSTRUCTION.

AREA OF SITE DISTURBANCE = 184,216 SF

LEGEND

- CLEARING LIMITS / LIMITS OF DISTURBANCE
- REMOVE ASPHALT PAVEMENT
- REMOVE CEMENT CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING CURB
- REMOVE EXISTING UTILITY
- PAVEMENT CUT
- SILTATION FENCE
- CONSTRUCTION ENTRANCE
- CATCH BASIN INLET PROTECTION
- SD — TEMPORARY STORM DRAIN LINE
- TEMPORARY DITCH
- TEMPORARY SEDIMENT TRAP
- STRAW WATTLE
- TREE PROTECTION
- TREE TO BE REMOVED

TESC NOTES

1. INSTALL CATCH BASIN INLET PROTECTION PER DETAIL. (1 C1.02)
2. INSTALL CONSTRUCTION ENTRANCE PER DETAIL. (2 C1.02)
3. INSTALL SILT FENCE PER DETAIL. (4 C1.02)
4. PROPOSED SEDIMENT TRAP PER DETAIL. EXACT LOCATION AND ORIENTATION TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR. MINIMUM SURFACE AREA AT THE TOP OF WEIR SHALL BE 3155 SF AND SHALL BE CONSTRUCTED PER DETAIL. (5 C1.02)

   *(9) SEDIMENT TANKS MAY BE USED IN PLACE OF THE SEDIMENT TRAPS IF WORK SPACE IS LIMITED.
5. PROPOSED BUILDING FOOTPRINT FOR REFERENCE ONLY,TYP.
6. PROPOSED STORM SYSTEM FOR REFERENCE ONLY.
7. DISCHARGE CONSTRUCTION STORMWATER TO SEWER. OBTAIN APPROVED KING COUNTY DISCHARGE AUTHORIZATION PRIOR TO CONNECTION.
8. TEMPORARY CONVEYANCE CHANNEL PER DETAIL. EXACT LOCATION AND ORIENTATION TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR. (3 C1.02)
9. WATTLE PER DETAIL. (1 C1.03)

DEMO NOTES

1. REMOVE RESIDENCE, APPURTENANCES AND UTILITIES. INCLUDE BID ADD TO SALVAGE EXISTING LOGS TO OWNER.
2. DECOMMISSION WATER SERVICE PER COB STANDARDS. REFER TO COB WATER GENERAL NOTES.
3. REMOVE SHED AND APPURTENANCES.
4. REMOVE POWER/COMMUNICATIONS OVERHEAD SERVICE (INCLUDING POLE) AND COORDINATE WORK BY PSE AND COMMUNICATION(S) PURVEYORS.
5. REMOVE DRIVEWAY, INCLUDING CURB.
6. REMOVE ROCKERY.
7. REMOVE FENCE.
8. COORDINATE WITH PSE TO RELOCATE GUY WIRES AND POLE INTO PLANTER OR TO ATTACH TO RETAINING WALL WITH APPROVAL FROM GEOTECH. PROVIDE MINIMUM 8-FOOT VERTICAL CLEARANCE OVER TRAIL.
9. COORDINATE WITH PSE TO RELOCATE GUY WIRES AND POLE INTO PLANTER OR BEHIND TRAIL. PROVIDE MINIMUM 8-FOOT VERTICAL CLEARANCE OVER NEW TRAIL.
10. REMOVE STRUCTURAL CONCRETE TRAFFIC BARRIER.
11. SAW CUT ASPHALT TO PROVIDE A NEAT UNIFORM VERTICAL EDGE.
12. REMOVE SIDEWALK AT NEAREST JOINT.
13. REMOVE CURB FOR DRIVEWAY.
14. SNAG TREES PER ARBORIST REPORT, TYP.

PROTECTION NOTES

1. PROTECT GABION WALL, EXCEPT REMOVE THE TOP 4 FEET OF WALL. COORDINATE WITH GEOTECHNICAL ENGINEER TO OBSERVE REMOVAL.
2. PROTECT CURB.
3. PROTECT TRAFFIC SIGNAL POLE AND JUNCTION BOXES
4. PROVIDE TREE PROTECTION DURING CONSTRUCTION PER DETAIL FOR EXISTING TREES TO REMAIN, TYPICAL. (7 C1.02)
5. PROTECT SEWER MAIN FOR RELOCATION
6. MAINTAIN A MINIMUM OF ONE LANE OPEN FOR VEHICULAR ACCESS AT ALL TIMES. NOTIFY ALL RESIDENCES MINIMUM 48-HOURS PRIOR TO WORK IN 125TH AVE SE.
7. PROTECT SIGN.
8. PROTECT SIDEWALK.
9. PROTECT OVERHEAD SIGN.
10. PROTECT EXISTING UNDERGROUND UTILITIES.

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IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

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SEAL

ANDREW B ESTEEN — STATE OF WASHINGTON — 44221 — REGISTERED PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: RB DESIGNED BY: AE/BH/RB

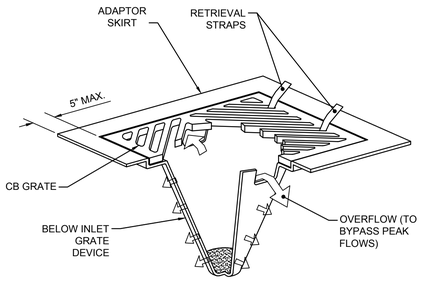
REVIEWED BY: AE

SHEET TITLE
DEMOLITION, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

bcra

SHEET
C1.01

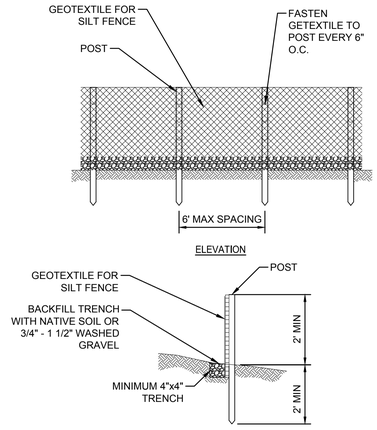
PERMIT



NOTES:
1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE "BIGD" SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE "BIGD" WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8-01.3(15).

CATCH BASIN INLET PROTECTION

SCALE: NTS 1



SILTATION FENCE NOTES:

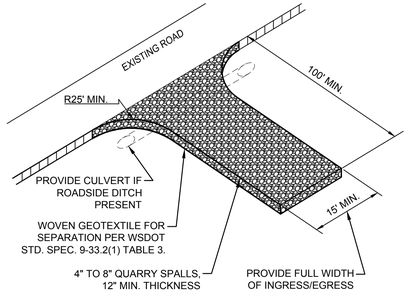
1. PROVIDE AND INSTALL SILT FENCE PER WSDOT STD. SPEC. 8-01.3(9)A2.
2. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UPSLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8-01.3(15).
4. SPLICES SHALL NEVER BE PLACED IN LOW SPOTS OR SUMP LOCATIONS. IF SPLICES ARE LOCATED IN LOW SPOTS OR SUMP AREAS, THE FENCE MAY NEED TO BE REINSTALLED UNLESS THE PROJECT ENGINEER APPROVES THE INSTALLATION.
5. INSTALL SILT FENCING PARALLEL TO MAPPED CONTOUR LINES.
6. POST SPACING MAY BE INCREASED TO 8' MAX. IF WIRE BACKING IS USED.
7. DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

SILT FENCE

SCALE: NTS 4

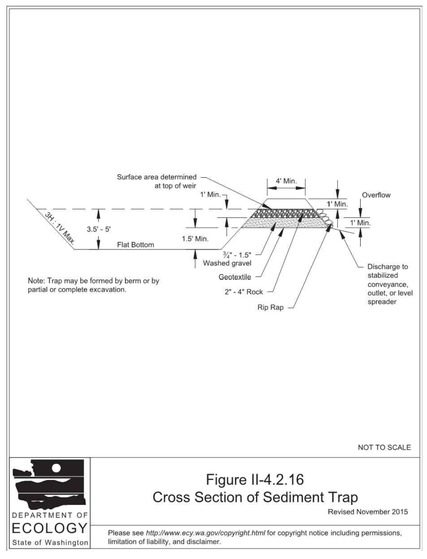
CONSTRUCTION ENTRANCE NOTES:

1. ASPHALT OR ATB MAY BE PROVIDED IN LIEU OF GEOTEXTILE AND ROCK SECTION SPECIFIED.
2. MATERIAL SHALL BE 4-INCH TO 8-INCH QUARRY SPALLS. DO NOT USE CRUSHED CONCRETE, CEMENT OR CALCIUM CHLORIDE.
3. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA 15' MIN.
4. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
5. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



CONSTRUCTION ENTRANCE

SCALE: NTS 2



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.16
Cross Section of Sediment Trap
Revised November 2015

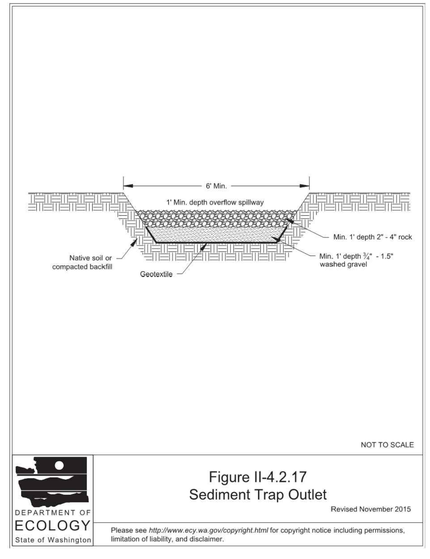


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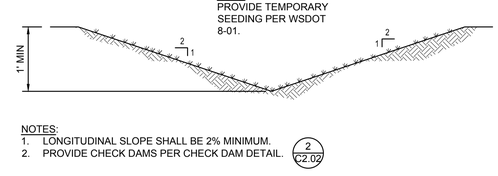
Figure II-4.2.17
Sediment Trap Outlet
Revised November 2015

SEDIMENT TRAP

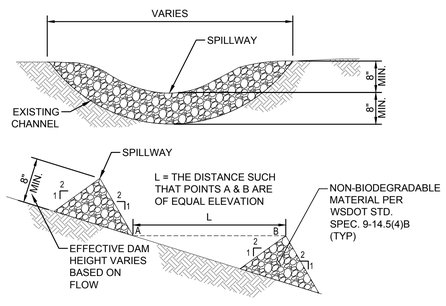
SCALE: NTS 5



NOTES:
1. LONGITUDINAL SLOPE SHALL BE 2% MINIMUM.
2. PROVIDE CHECK DAMS PER CHECK DAM DETAIL. (2/C2.02)

TEMPORARY CONVEYANCE CHANNEL

SCALE: NTS 3

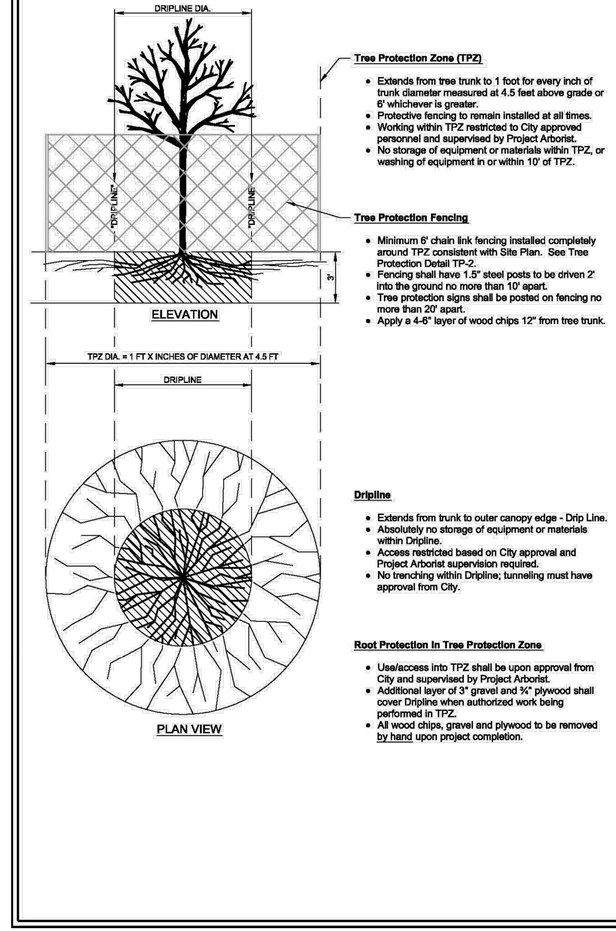


CHECK DAM NOTES:
1. THE MAXIMUM SPACING BETWEEN THE DAMS SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM. ROCK CHECK DAMS SHALL BE PLACED OUTSIDE OF THE CLEAR ZONE OR BEHIND TRAFFIC BARRIER.
2. ROCK CHECK DAMS SHALL BE CONSTRUCTED OF 2- TO 4-INCH DIAMETER QUARRY SPALLS. THE QUARRY SPALLS MUST BE PLACED BY HAND OR MECHANICAL PLACEMENT (NO DUMPING OF SPALLS TO FORM DAM) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH OR SWALE AND TO INSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES.
3. LOG CHECK DAMS SHALL BE CONSTRUCTED OF 4- TO 6-INCH DIAMETER LOGS. THE LOGS SHALL BE EMBEDDED INTO THE SOIL AT LEAST 18 INCHES.
4. IN THE CASE OF GRASS-LINED DITCHES AND SWALES, CHECK DAMS SHALL BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAMS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER DAM REMOVAL.
5. CHECK DAMS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE ORIGINAL DAM HEIGHT OR BEFORE.

MAINTENANCE STANDARDS:
1. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8-01.3(15).

CHECK DAM

SCALE: NTS 6



Tree Protection Zone (TPZ)

- Extends from tree trunk to 1 foot for every inch of trunk diameter measured at 4.5 feet above grade or 6' whichever is greater.
- Protective fencing to remain installed at all times.
- Working within TPZ restricted to City approved personnel and supervised by Project Arborist.
- No storage of equipment or materials within TPZ, or washing of equipment in or within 10' of TPZ.

Tree Protection Fencing

- Minimum 6' chain link fencing installed completely around TPZ consistent with Site Plan. See Tree Protection Detail TP-2.
- Fencing shall have 1.5" steel posts to be driven 2' into the ground no more than 10' apart.
- Tree protection signs shall be posted on fencing no more than 20' apart.
- Apply a 4-6" layer of wood chips 12" from tree trunk.

Dripline

- Extends from trunk to outer canopy edge - Drip Line.
- Absolutely no storage of equipment or materials within Dripline.
- Access restricted based on City approval and Project Arborist supervision required.
- No trenching within Dripline; tunneling must have approval from City.

Root Protection In Tree Protection Zone

- Use/access into TPZ shall be upon approval from City and supervised by Project Arborist.
- Additional layer of 3" gravel and ¾" plywood shall cover Dripline when authorized work being performed in TPZ.
- All wood chips, gravel and plywood to be removed by hand upon project completion.

DRAWING NUMBER: TP-1
SCALE: NONE
REVISION DATE: 1/10
DEPARTMENT: ALL

TREE PROTECTION PROCEDURES DURING CONSTRUCTION

City of Bellevue

Tree Protection Requirements

TREE PROTECTION

SCALE: NTS 7

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BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE 04.20.2020
BCRA NO. 17219
DRAWN BY: RB DESIGNED BY: AE/BH/RB
REVIEWED BY: AE
SHEET TITLE
TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS

SHEET
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BCRA DEMOLITION NOTES:

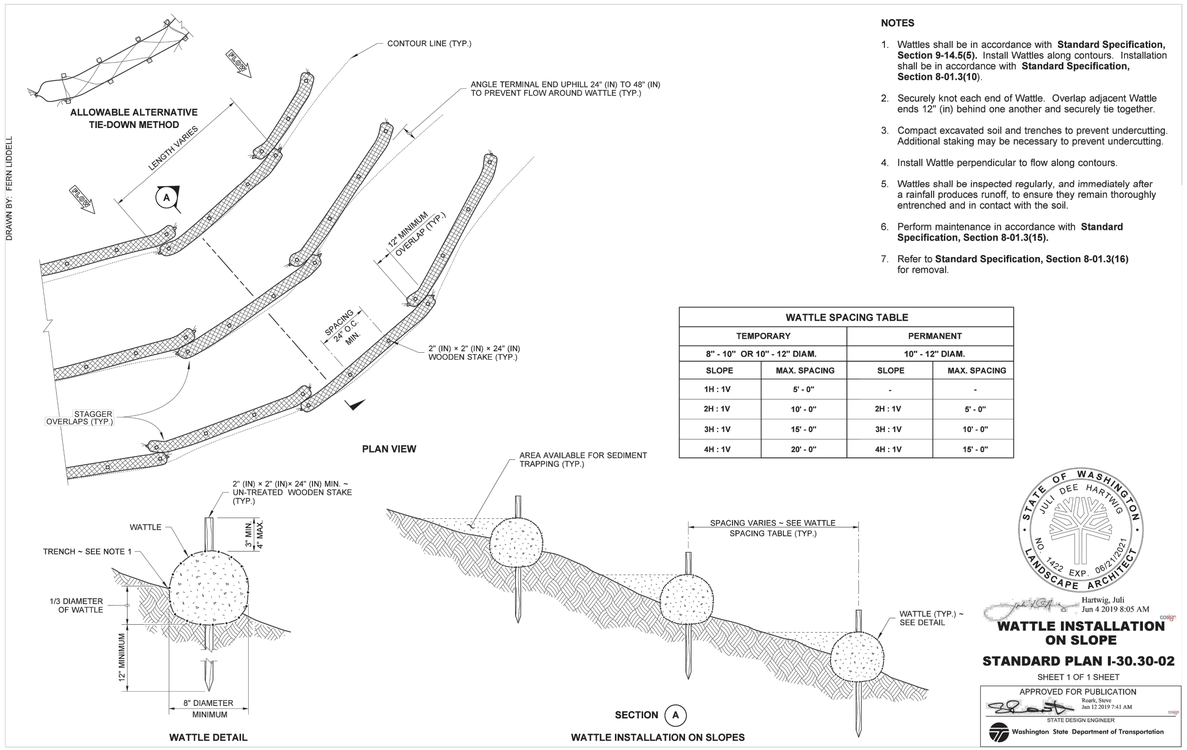
1. THE DEMOLITION SHOWN IS NOT INTENDED TO BE AN EXHAUSTIVE LIST OF ITEMS TO BE DEMOLISHED. DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. DEMOLISH, REMOVE AND LEGALLY DISPOSE OF ALL EXISTING IMPROVEMENTS NECESSARY TO ACCOMMODATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. ALL CONSTRUCTION MATERIALS SHALL BE NEW EXCEPT FOR THOSE IDENTIFIED TO BE RELOCATED ON THE PLANS. RESTORE ANY ITEMS DAMAGED DURING CONSTRUCTION TO THE PRECONSTRUCTION CONDITION.
3. REMOVE ALL EXISTING UTILITIES WITHIN AND 10' OF THE PROPOSED BUILDING PADS AND BUILDING APPURTENANCES. BACKFILL TRENCHES AND COMPACT TO 95% MAX DRY DENSITY, UNLESS OTHERWISE NOTED. OTHERWISE COORDINATE WITH UTILITY PURVEYORS TO ADDRESS DISCONNECTIONS AT MAINS IN ACCORDANCE WITH UTILITY PURVEYOR STANDARDS.
4. LIMITS OF DISTURBANCE ARE SHOWN PAST THE PROPERTY LINE FOR CLARITY. LAND DISTURBING ACTIVITY SHOULD NOT EXTEND ONTO ADJACENT PROPERTIES UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING LOTS, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
7. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
9. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
10. CONTRACTOR TO OBTAIN DEMOLITION PERMIT FROM PUGET SOUND CLEAN AIR AGENCY.
11. ALL EXISTING ASPHALT TO BE DEMOLISHED ADJACENT TO NEW ASPHALT AND SHALL BE COMPLETED WITH A SAW CUT NEAT UNIFORM EDGE.

BMP SEQUENCE OF CONSTRUCTION:

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, CONCRETE WASHOUT, MASON'S AREA, FUELING LOCATIONS (INCLUDING LIGHTING AND SIGNAGE FOR EVENING FUELING), MATERIAL AND LIQUID STORAGE CONTAINERS, SOLID WASTE CONTAINERS, SPILL CONTAINMENT AREAS AND SPILL RESPONSE MATERIAL LOCATIONS, MAINTENANCE AND REPAIR AREAS, CHEMICAL APPLICATION AND STORAGE LOCATIONS ETC., IMMEDIATELY DENOTE THEM ON THE TEMPORARY EROSION AND SEDIMENT CONTROL PLANS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DISCHARGING STORMWATER TO PUBLIC SANITARY SEWER SYSTEM AND COMPLETE TRANSFER OF COVERAGE FOR THE COVERAGE UNDER THE CONSTRUCTION STORMWATER GENERAL PERMIT PRIOR TO CONSTRUCTION.
2. HOLD PRE-CONSTRUCTION MEETING.
3. FLAG OR FENCE CLEARING LIMITS (TEMPORARY FENCING IS REQUIRED WHERE SPECIFIED FOR PROTECTING THE CRITICAL ROOT ZONE OF TREES; AND A 6-FOOT HIGH CONTINUOUS FENCE IS REQUIRED ALONG COAL CREEK PARKWAY). FOR CRITICAL AREAS, REFER TO MITIGATION PLANS FOR PLANTING LIMITS AND ANY SPECIAL INSTRUCTIONS/SEQUENCING WHICH MAY BE REQUIRED.
4. INSTALL CATCH BASIN INLET PROTECTION.
5. GRADE AND INSTALL STABILIZED CONSTRUCTION EXIT(S) AND SWPPP INFORMATION SIGN (SIGN SHALL BE PER STATE CONSTRUCTION STORMWATER GENERAL PERMIT).
6. INSTALL SILT FENCE(S), STRAW WATTLES, ETC. ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BMPS).
7. PREPARE TEMPORARY PARKING AND STORAGE AREA.
8. CONTRACTOR MAY BEGIN ABOVE GROUND BUILDING DEMOLITION.
9. INSTALL SEDIMENT TRAP/TANKS (OR A COMBINATION) AND TEMPORARY PUMP SYSTEM(S) TO PUMP CONSTRUCTION STORMWATER TO EXISTING PUBLIC SANITARY SEWER SYSTEM IN ACCORDANCE WITH APPROVED PERMITS. PROTECT ALL STOCKPILE AREAS WITH STOCKPILE COVERING (PER DETAIL) THAT WILL BE INACTIVE FOR 7 DAYS OR MORE DURING THE DRY SEASON (MAY 1 TO SEPT. 30) OR 2 DAYS OR MORE DURING THE WET SEASON (OCT. 1 TO APRIL 30). MINIMIZE DISTURBANCE FOR CRITICAL AREAS.
10. PERMANENT STORM SYSTEM, STORM 4 (DISPERSION TRENCH AND CB #26; CB #101 TO CB #107) TO MANAGE OFFSITE STORMWATER RUN-ON THAT DISCHARGES ONTO THE PROJECT SITE SHALL BE PROVIDED AS FOLLOWS:
    a. DRY SEASON OPTION: INSTALL STORM 4; OR PREVENT OFFSITE RUN-ON FROM MIXING WITH CONSTRUCTION STORMWATER RUNOFF (USING MEANS SUCH AS A PUMP SYSTEM, CULVERTS, ETC. TO BE DETERMINED BY THE CONTRACTOR) AND INSTALL STORM 4 PRIOR TO WET SEASON; OR
    b. WET SEASON OPTION: INSTALL STORM 4 AT THE BEGINNING OF CONSTRUCTION.
11. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, ETC.). CLEAR/REMOVE EXISTING IMPROVEMENTS ONLY IN THOSE AREAS NECESSARY TO INSTALL HYDRAULIC CONTROL STRUCTURES. IF PERMANENT STORMWATER SYSTEM FOR OFFSITE STORMWATER RUN-ON (STORM 4) IS NOT INSTALLED CONTRACTOR MUST PREVENT OFFSITE RUN-ON FROM MIXING WITH CONSTRUCTION STORMWATER RUNOFF.
12. BEGIN CLEARING AND GRUBBING THE SITE. REMOVE ALL EXISTING STRUCTURES. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE DURING THE DRY SEASON (MAY 1 TO SEPT. 30) OR 2 DAYS OR MORE DURING THE WET SEASON (OCT. 1 TO APRIL 30).
13. BEGIN GRADING THE SITE, AND WALL CONSTRUCTION.
14. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH WASHINGTON DOE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
15. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES AS NECESSARY DURING THE COURSE OF CONSTRUCTION.
16. ADJUST GRADES OF HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, ETC) ALONG WITH ELEVATIONS OF TEMPORARY STORMWATER PUMP POND AS GRADING PROGRESSES.
17. CONTRACTOR MAY START CONSTRUCTION OF BUILDING PADS AND STRUCTURES.
18. BEGIN INSTALLATION OF UTILITIES AND STORM DRAINAGE. INSTALL INLET PROTECTION IN NEW STRUCTURES WITH OPEN GRATES.
19. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
20. PREPARE SITE FOR PAVING.
21. PAVE SITE.
22. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
23. COMPLETE PERMANENT STABILIZATION OVER ALL AREAS.
24. CONFIRM THAT THE SITE HAS BEEN FULLY STABILIZED, THEN:
    a. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES; AND
    b. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.
25. COORDINATE WITH BIOCLEAN TO INSTALL CARTRIDGES/ACTIVATE THE MODULAR WETLAND WATER QUALITY TREATMENT SYSTEM.
26. CONTINUE ELECTRONIC DISCHARGE MONITORING REPORTING UNTIL THE SITE IS FULLY STABILIZED AND COVERAGE UNDER THE CONSTRUCTION STORMWATER GENERAL PERMIT IS TERMINATED.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.



NOTES

1. Wattles shall be in accordance with **Standard Specification, Section 9-14.5(5).** Install Wattles along contours. Installation shall be in accordance with **Standard Specification, Section 8-01.3(10)**.
2. Securely knot each end of Wattle. Overlap adjacent Wattle ends 12" (in) behind one another and securely tie together.
3. Compact excavated soil and trenches to prevent undercutting. Additional staking may be necessary to prevent undercutting.
4. Install Wattle perpendicular to flow along contours.
5. Wattles shall be inspected regularly, and immediately after a rainfall produces runoff, to ensure they remain thoroughly entrenched and in contact with the soil.
6. Perform maintenance in accordance with **Standard Specification, Section 8-01.3(15).**
7. Refer to **Standard Specification, Section 8-01.3(16)** for removal.

WATTLE SPACING TABLE			
TEMPORARY		PERMANENT	
8" - 10" OR 10" - 12" DIAM.		10" - 12" DIAM.	
SLOPE	MAX. SPACING	SLOPE	MAX. SPACING
1H : 1V	5' - 0"	-	-
2H : 1V	10' - 0"	2H : 1V	5' - 0"
3H : 1V	15' - 0"	3H : 1V	10' - 0"
4H : 1V	20' - 0"	4H : 1V	15' - 0"

STATE OF WASHINGTON JULI DEE HARTWIG NO. 1423 EXP. 08/21/2021 LANDSCAPE ARCHITECT

Hartwig, Juli
Jun 4 2019 8:05 AM

WATTLE INSTALLATION ON SLOPE

STANDARD PLAN I-30.30-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
Jun 12 2019 7:43 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

WATTLE INSTALLATION

SCALE: NTS

1

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BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: RB DESIGNED BY: AE/BH/RB

REVIEWED BY: AE

SHEET TITLE
TESC DETAILS

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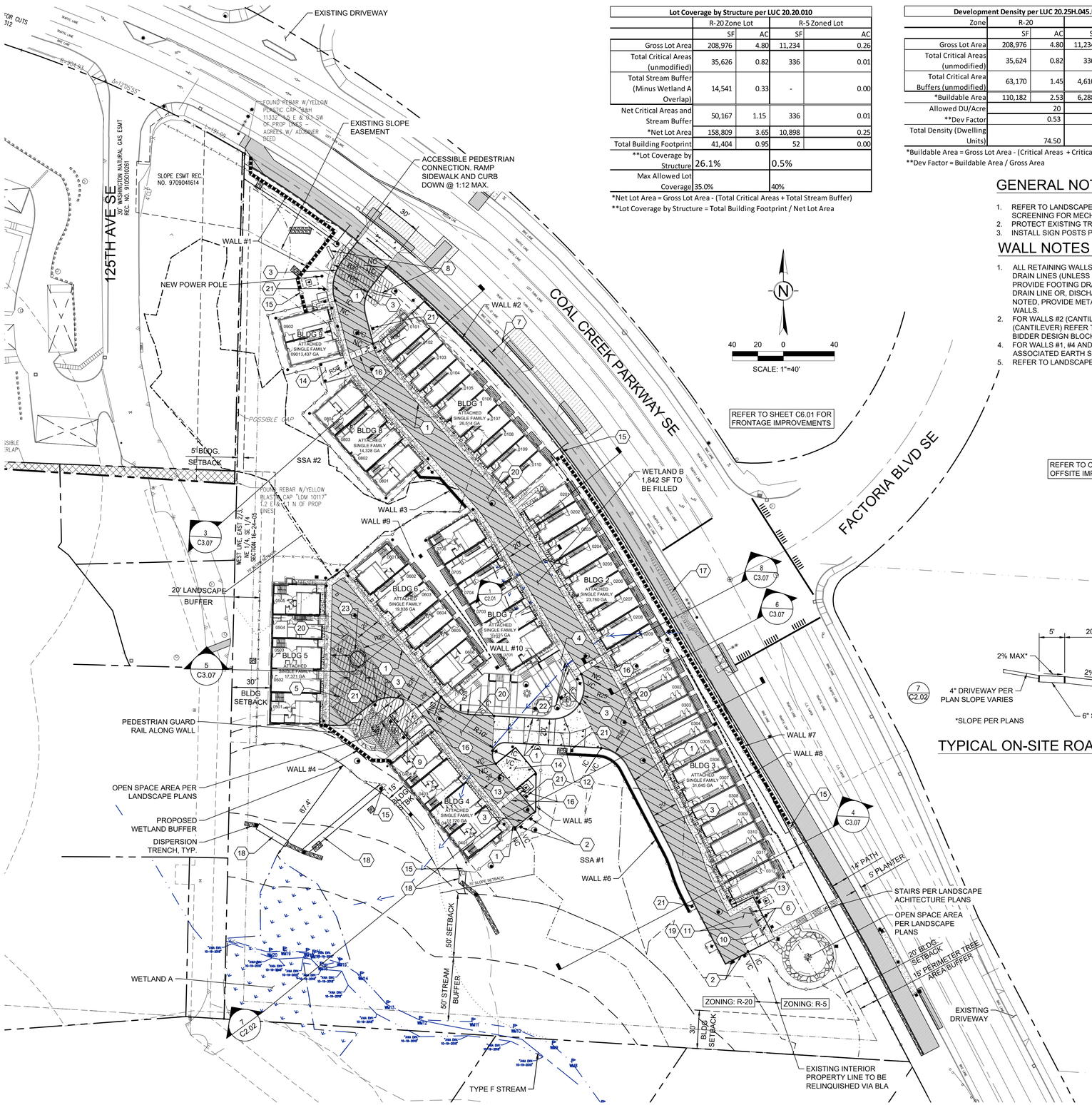

Lot Coverage by Structure per LUC 20.20.010

	R-20 Zone Lot		R-5 Zoned Lot	
	SF	AC	SF	AC
Gross Lot Area	208,976	4.80	11,234	0.26
Total Critical Areas (unmodified)	35,626	0.82	336	0.01
Total Stream Buffer (Minus Wetland A Overlap)	14,541	0.33	-	0.00
Net Critical Areas and Stream Buffer	50,167	1.15	336	0.01
*Net Lot Area	158,809	3.65	10,898	0.25
Total Building Footprint	41,404	0.95	52	0.00
**Lot Coverage by Structure	26.1%		0.5%	
Max Allowed Lot Coverage	35.0%		40%	

*Net Lot Area = Gross Lot Area - (Total Critical Areas + Total Stream Buffer)
**Lot Coverage by Structure = Total Building Footprint / Net Lot Area

Development Density per LUC 20.25H.045.B

Zone	R-20		R-5	
	SF	AC	SF	AC
Gross Lot Area	208,976	4.80	11,234	0.26
Total Critical Areas (unmodified)	35,624	0.82	336	0.01
Total Critical Area Buffers (unmodified)	63,170	1.45	4,610	0.11
*Buildable Area	110,182	2.53	6,288	0.14
Allowed DU/Acre		20		5
**Dev Factor		0.53		0.56
Total Density (Dwelling Units)		74.50		1.04

*Buildable Area = Gross Lot Area - (Critical Areas + Critical Area Buffers)
**Dev Factor = Buildable Area / Gross Area

GENERAL NOTES

1. REFER TO LANDSCAPE PLAN FOR REQUIRED LANDSCAPING AND SCREENING FOR MECHANICAL EQUIPMENT.
2. PROTECT EXISTING TREES TO REMAIN PER CITY OF BELLEVUE BMP T101.
3. INSTALL SIGN POSTS PER CITY OF BELLEVUE DETAIL SG-100-1.

WALL NOTES

1. ALL RETAINING WALLS SHALL BE INSTALLED WITH MINIMUM 4" FOOTING DRAIN LINES (UNLESS A LARGER PIPE IS NOTED ON THE WALL PLANS). PROVIDE FOOTING DRAIN TIGHTLINE AND CONNECT TO DOWNSLOPE DRAIN LINE OR, DISCHARGE TO GRADE PER PLAN. UNLESS OTHERWISE NOTED, PROVIDE METAL SLEEVE FOR TIGHTLINE DRAIN LINES UNDER WALLS.
2. FOR WALLS #2 (CANTILEVER), #3, #4, #5 (CANTILEVER), AND #10 (CANTILEVER) REFER TO STRUCTURAL PLANS. WALLS 8 AND 9 SHALL BE BIDDER DESIGN BLOCK WALLS.
4. FOR WALLS #1, #4 AND #7 REFER TO RETAINING WALL PLAN BY ASSOCIATED EARTH SCIENCES.
5. REFER TO LANDSCAPE PLANS FOR ALL OTHER SITE WALLS.

TYPICAL ON-SITE ROAD SECTION — SCALE: NTS — 1

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- WETLAND BOUNDARY/STREAM LINE
- 20' LANDSCAPE BUFFER PER BMC 20.25B.040
- 15' PERIMIETER TREE AREA PER BMC 20.25B.040
- STEEP SLOPE AREA (SSA)
- PROPOSED STEEP SLOPE BUFFER
- STEEP SLOPE BUFFER / SETBACK (PER CODE)
- PROPOSED LIMITS OF DISTURBANCE
- ROAD CENTERLINE
- ASPHALT PAVEMENT
- ASPHALT PAVEMENT - HEAVY DUTY
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- RETAINING WALL
- SEGMENTAL BLOCK WALL
- LARGE BLOCK WALL
- SIGN
- ART
- SPLIT RAIL FENCE
- BARRIER / FALL PROTECTION FENCE (VISUALLY OPEN)
- NC / VC — CURB TYPE CHANGING POINT

PROJECT INFORMATION

SITE DATA	REQUIRED	PROPOSED
NO. OF DWELLING UNITS/AC	R20=20, R5=5	R20=11.9,R5=3.9
TOTAL NO. OF DWELLING UNITS	R20=74, R5=1	R20=57, R5=1
AREA OF PROPOSED STRUCTURE:		
NET	N/A	R20=151,143 R5=132
NET LEASABLE	N/A	N/A
GROSS	N/A	R20=174,342 R5=204
AREA OF PROPOSED BUILDING BY USE		
NET	N/A	R20=151,143 R5=132
GROSS	N/A	R20=174,342 R5=204
% OF LOT COVERAGE	R20=35, R5=40	R20=26.3, R5=0.5
IMPERVIOUS AREA(%)	R20=80, R5=55	R20=41, R5=28
CUT/FILL (CY.)	N/A	25,000/ 15,000
BUILDING HEIGHT	40	40
PARKING		
TOTAL NO. OF SPACES FOR PROJECT	105	119
NO. OF SPACES BY PROPOSED USE	105	121 (R)
% OF COMPACT STALLS	1%	1%
NO. OF ADA STALLS	0 BLDGS, 2 SITE	3
AREA OF PROPOSED MITIGATION		
ADJACENT TO ROW	N/A	6,485
ADJACENT TO INTERIOR PROPERTY LINES	N/A	54,384
SIGNIFICANT TREES TO BE RETAINED	25%	32%

SHEET NOTES

1. FIRE LANE STRIPING PER DETAIL. (5/C2.03)
2. END OF ROAD MARKER SIGN PER DETAIL. SECURE FIRMLY TO POST (ST-4) OR FENCE WITH GALVANIZED HARDWARE. (6/C2.03)
3. VERTICAL CURB PER DETAIL. (6/C2.02)
4. ACCESSIBLE ROUTE PER LANDSCAPE PLANS.
5. FIRE TRUCK HAMMERHEAD TURN AROUND PER CITY OF BELLEVUE STANDARD DETAIL RC-130-1.
6. WHEEL STOP PER DETAIL. (4/C2.02)
7. PROPOSED SIDEWALK EASEMENT AT BACK OF PATH.
8. MONUMENT SIGN PER LANDSCAPE PLANS.
9. TWO 8'x18' ADA STALL WITH 8'x18' AISLE. WITH STRIPING MARKINGS AND SIGNAGE PER DETAIL. (7/C2.03)
10. 8'X18' ADA STALLS WITH 5'X18' AISLE. WITH STRIPING MARKINGS AND SIGNAGE PER DETAIL. (7/C2.03)
11. 9'X18' PARKING STALL TYPICAL.
12. CEMENT CONCRETE PAVEMENT WITH TINED CONCRETE FINISH. PROVIDE INTEGRAL CURB AND GUTTER. (7/C2.02)
13. 6" CONCRETE PEDESTRIAN CURB. (6/C2.02)
14. COVERED TRASH ENCLOSURE PER ARCHITECTURE PLANS
15. 5' WIDE LOCKED MAINTENANCE GATE PER LANDSCAPE PLANS.
16. CEMENT CONCRETE PAVEMENT WITH (4) ~ 5'X5' PANELS SEPARATED WITH CONTRACTION JOINTS. (7/C2.02)
17. EXISTING GABION WALL TO BE COVERED BY NEW MULTIMODAL PATH.
18. DESIGNATED MAINTENANCE ROUTE.
19. STANDARD DUTY HMA PAVEMENT PER DETAIL. (2/C2.02)
20. HEAVY DUTY HMA PAVEMENT PER DETAIL. (3/C2.02)
21. "NO PARKING FIRE LANE SIGN" PER DETAIL. (4/C2.03)
22. MAIL BOXES PER LANDSCAPE AND ARCHITECTURE DOCUMENTS.
23. ROLLED/MOUNTABLE CURB PER DETAIL.
24. RESTORE PAVEMENT PER DETAIL.

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SEAL
ANDREW B EPSTEIN — STATE OF WASHINGTON — 44221 — REGISTERED PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: AS DESIGNED BY: AE/AS

REVIEWED BY: AE

SHEET TITLE
SITE PLAN

SHEET
C2.01
PERMIT

DATE PLOTTED: 4/21/2020 12:20:09 PM FILENAME: 17219C2001.DWG BY:

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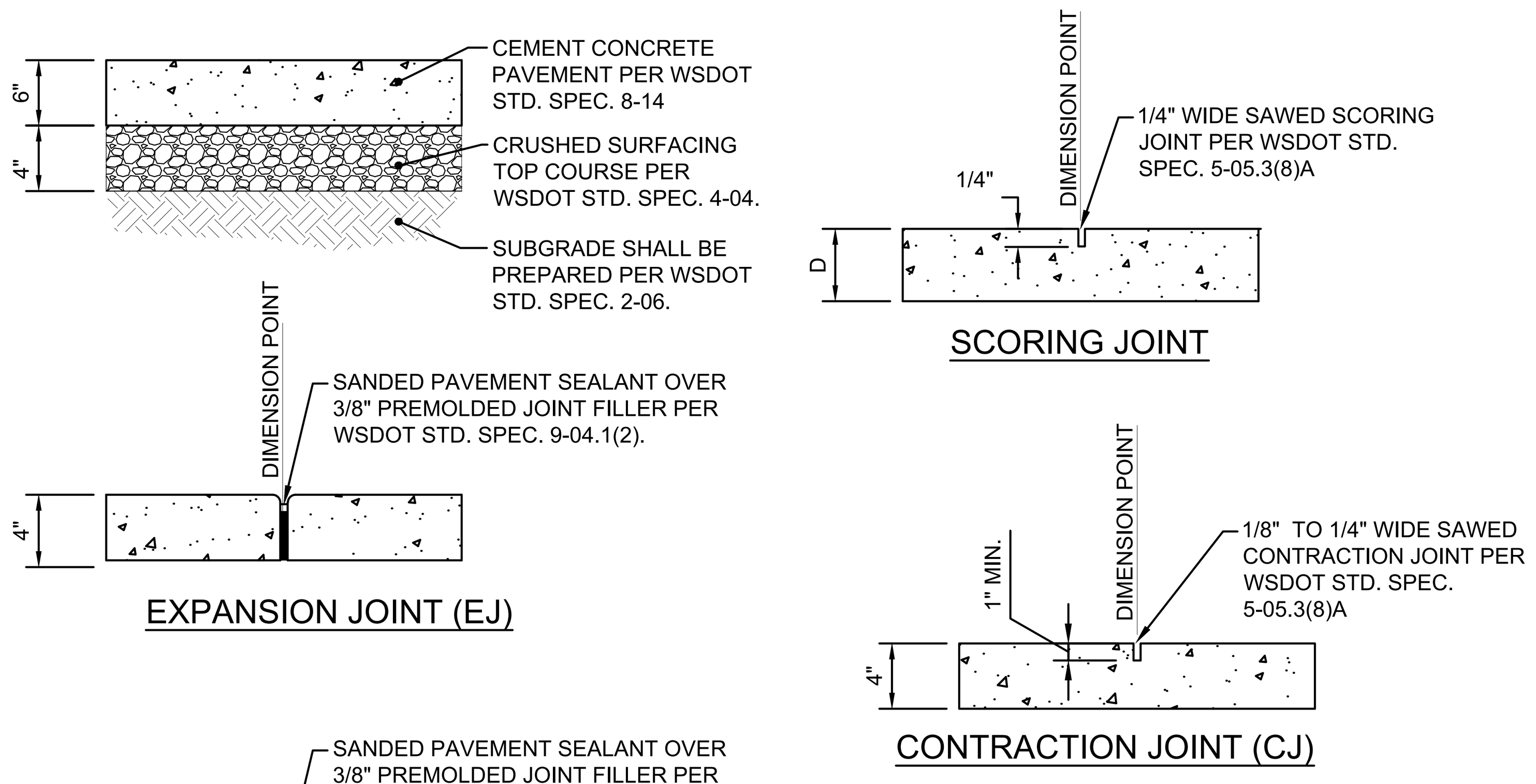
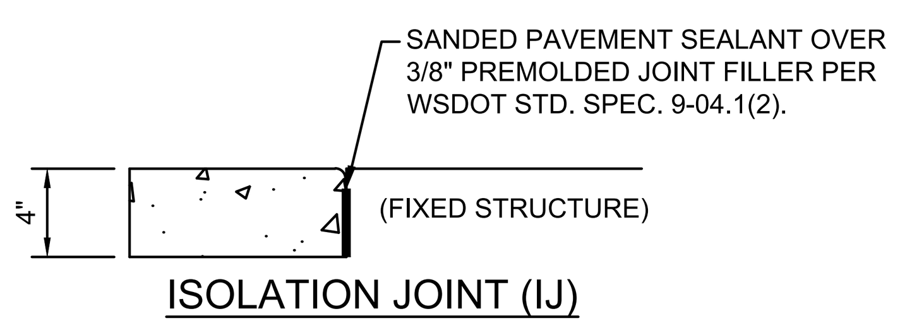
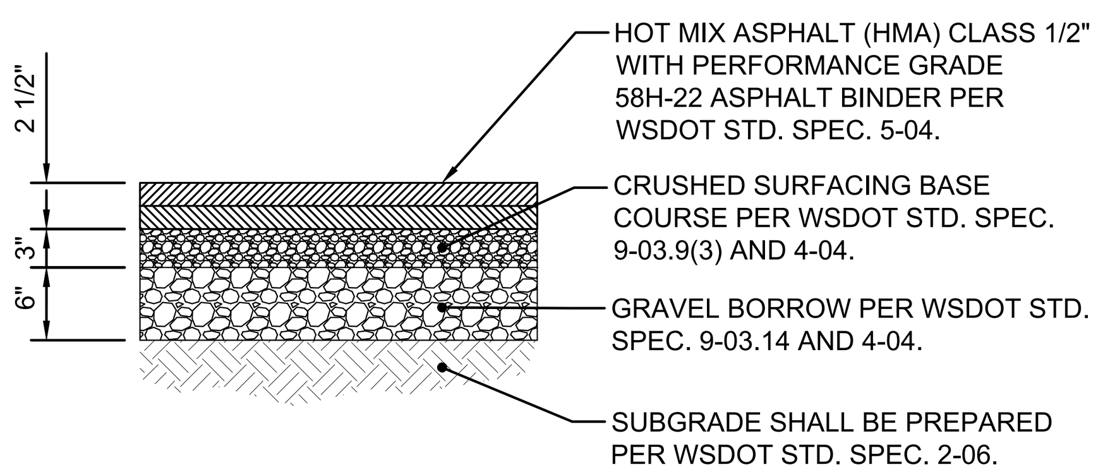




NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.
2. REFER TO SHEET C1.01 FOR JOINTING LAYOUT.
3. REFER TO WSDOT STD. SPEC. 8-14. AND PROJECT SPECIFICATIONS.
4. MAXIMUM CROSS SLOPE OF SIDEWALK SHALL BE 2.00%. REFER TO GRADING PLAN FOR DETAILED GRADING.
5. ACCESSIBLE ROUTE REQUIREMENTS: THE CROSS SLOPE OF THE WALK SHALL NOTE EXCEED 1:48. THE RUNNING SLOPE OF THE WALK SHALL NOT EXCEED 1:20. A MINIMUM HORIZONTAL CLEARANCE OF 42 INCHES SHALL BE PROVIDED.

CEMENT CONCRETE SIDEWALK

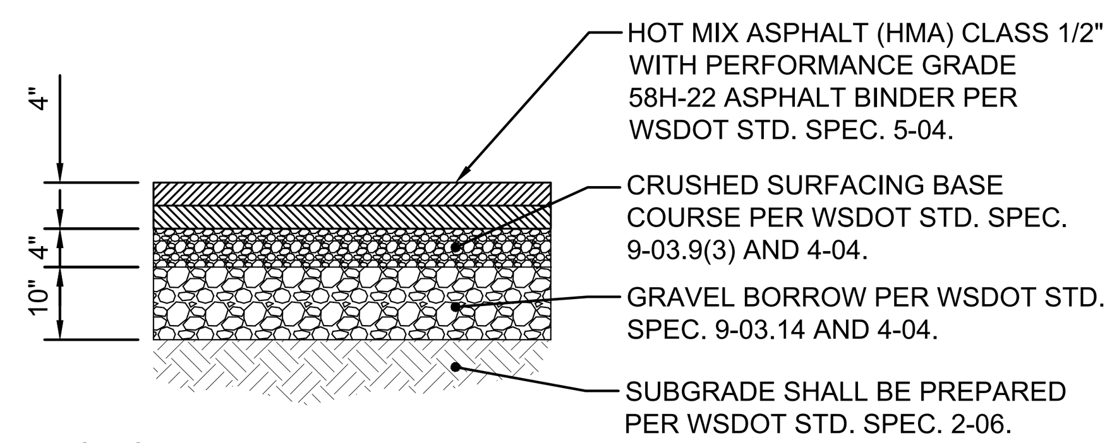
SCALE: NTS 1



NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.

HMA PAVEMENT - STANDARD DUTY

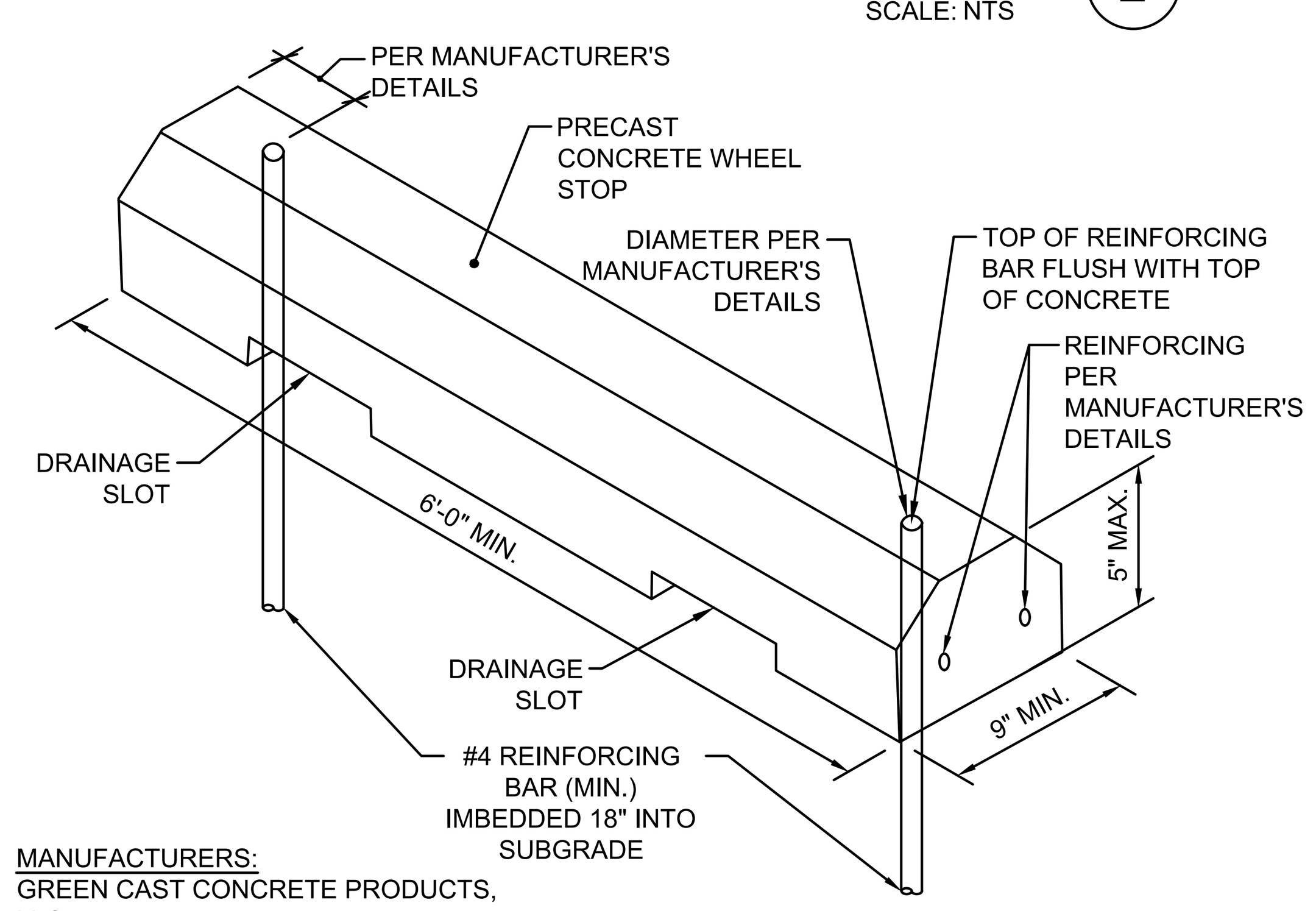
SCALE: NTS 2



NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.
2. ATB SECTIONS:
2" HMA CL 1/2"
4" ATB, IN LIEU OF 4" HMA. REMAINING SECTION IS REQUIRED.

HMA PAVEMENT - HEAVY DUTY

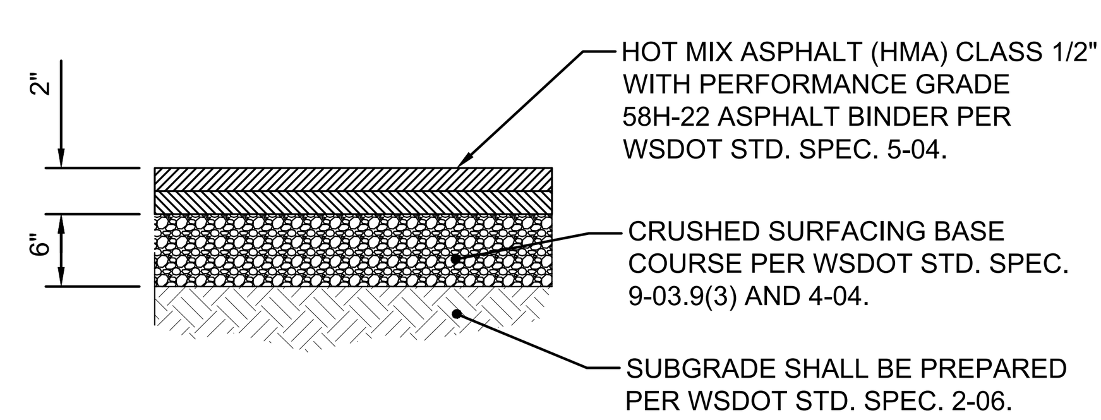
SCALE: NTS 3



MANUFACTURERS:
GREEN CAST CONCRETE PRODUCTS, LLC.
OLD CASTLE PRECAST, INC.
HOLROYD COMPANY, INC.
PUGET SOUND PRECAST

WHEEL STOP

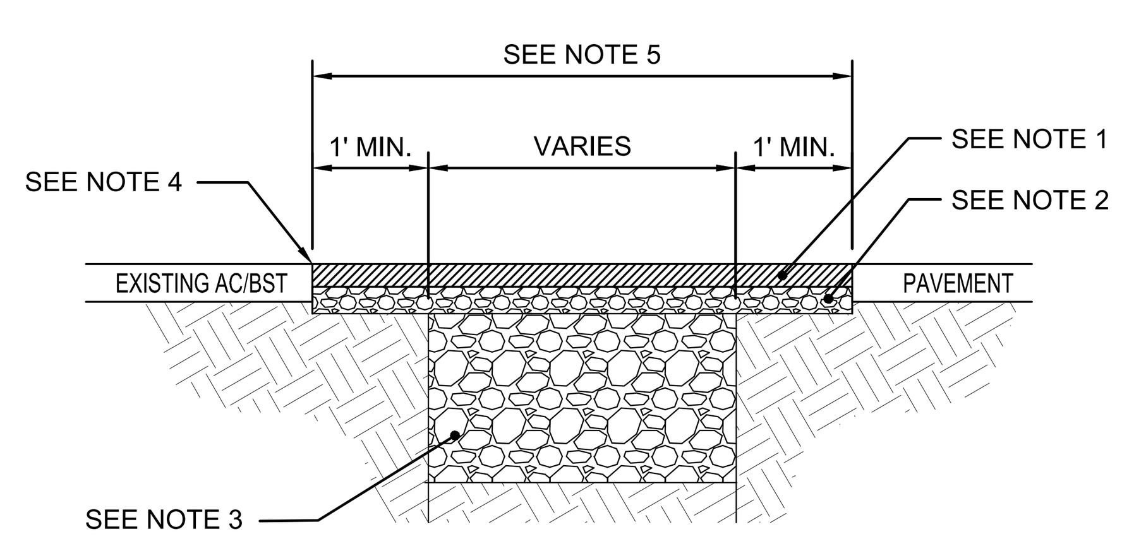
SCALE: NTS 4



NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.

HMA PAVEMENT - MULTI-MODAL PATH

SCALE: NTS 8

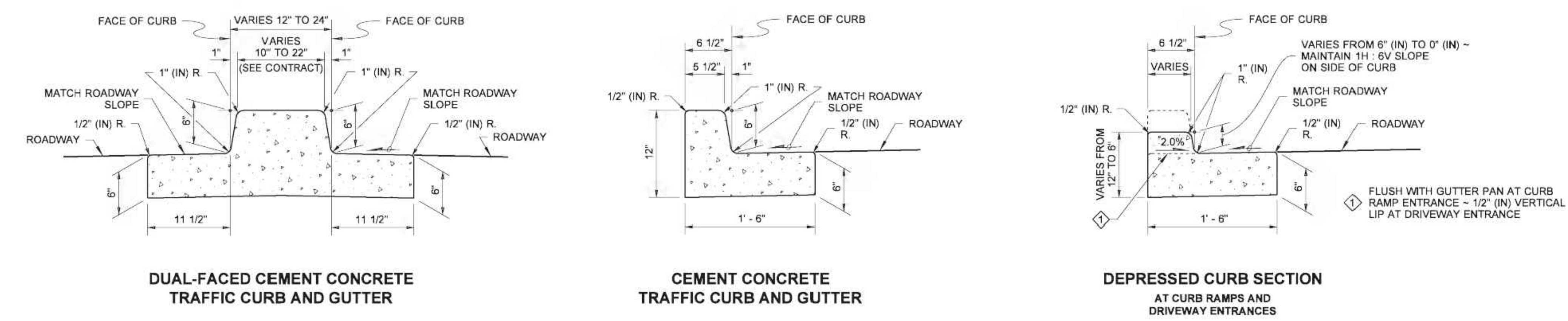


NOTES:

1. ASPHALT CONCRETE PAVEMENT CONFORMING TO PG 64-22 PER WSDOT 5-04. AGGREGATE GRADATION CONFORMING TO THE CONTROL POINTS FOR 1/2-INCH MIX AS PRESENTED UNDER HMA PROPORTIONS OF MATERIALS PER WSDOT 9-03.8(6). HMA 1/2", WITH A MINIMUM COMPACTED DEPTH PER PAVEMENT SECTION SPECIFICATION ON PAVING PLAN PLUS 1". PLACE IN LIFTS WITH A MAXIMUM COMPACTED DEPTH OF 3" AND MACHINE ROLL FLUSH WITH EXISTING PAVEMENT.
2. CRUSHED SURFACING TOP COURSE CONFORMING TO WSDOT 9-03.9(3).
3. BACKFILL MATERIAL SHALL BE PLACED IN 4" MAXIMUM LOOSE LIFTS IF COMPACTED WITH HAND OPERATED EQUIPMENT OR 10" MAXIMUM LOOSE LIFTS IF COMPACTED WITH HEAVY EQUIPMENT AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR TEST (ASTM D-1557). REFER TO TRENCH SECTIONS AND SPECIFICATIONS FOR BACKFILL MATERIAL.
4. NEAT, UNIFORM VERTICAL CUT (TYPICAL BOTH SIDES). CLEAN AND NEAT EDGES AND TACK WITH EMULSIFIED ASPHALT. SEAL JOINT WITH HOT ASPHALT CEMENT.
5. ALL PERMANENT FINAL PATCHES SHALL BE RECTANGULAR OR CIRCULAR IN SHAPE.

PAVEMENT RESTORATION

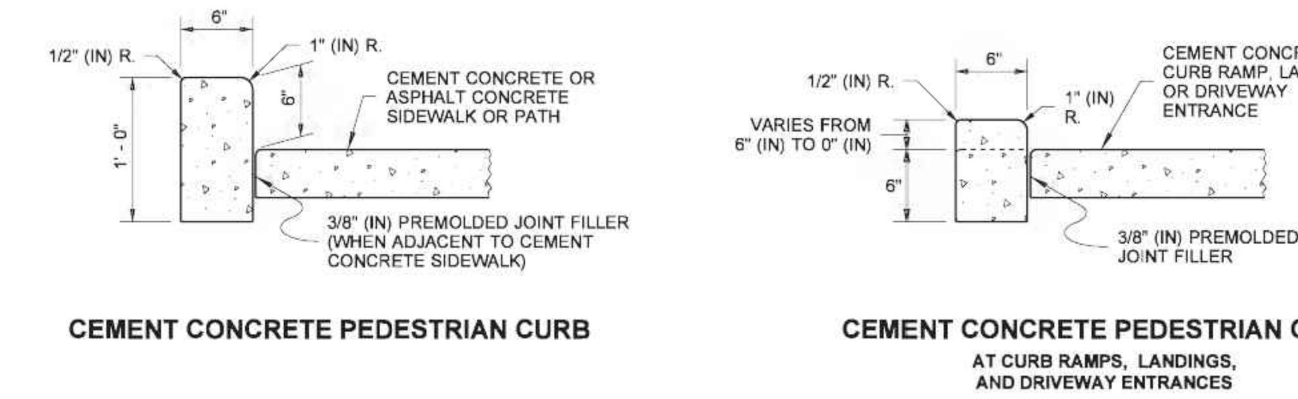
SCALE: NTS 9



DUAL-FACED CEMENT CONCRETE TRAFFIC CURB AND GUTTER

CEMENT CONCRETE TRAFFIC CURB AND GUTTER

DEPRESSED CURB SECTION
AT CURB RAMPS AND DRIVEWAY ENTRANCES



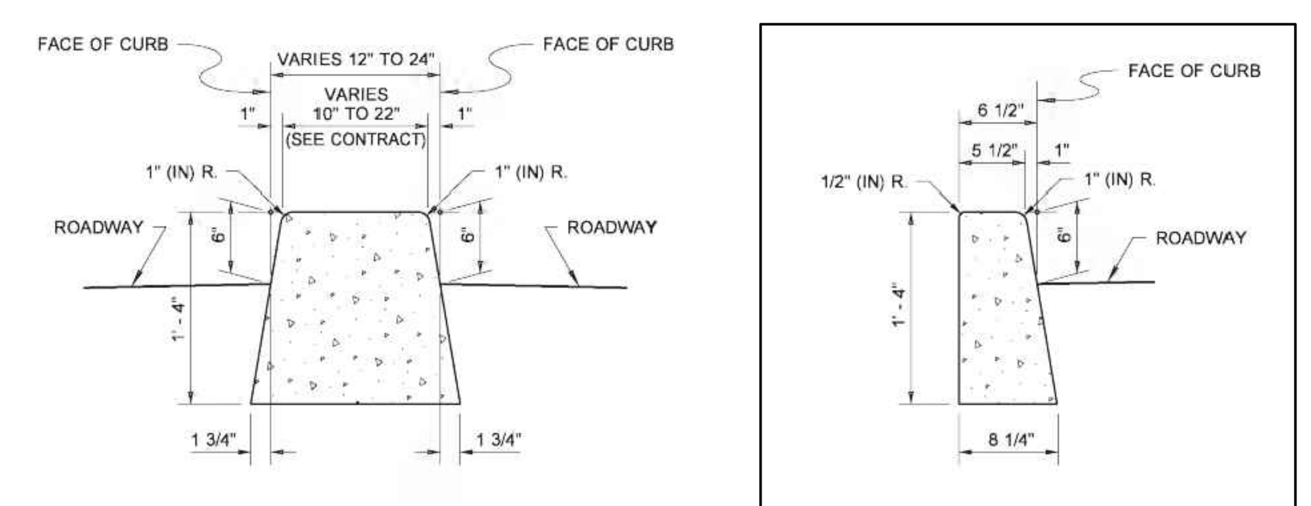
CEMENT CONCRETE PEDESTRIAN CURB

CEMENT CONCRETE PEDESTRIAN CURB
AT CURB RAMPS, LANDINGS, AND DRIVEWAY ENTRANCES

NOTE

1. See **Standard Plan F-30.10** for Curb Expansion and Contraction Joint spacing and see **Standard Specification Sections 8-04 and 9-04** for additional requirements.

DRAWN BY: FERN LIDDELL



DUAL-FACED CEMENT CONCRETE TRAFFIC CURB

CEMENT CONCRETE TRAFFIC CURB
VERTICAL CURB (VC)

MOUNTABLE CEMENT CONCRETE TRAFFIC CURB

CEMENT CONCRETE CURBS

STANDARD PLAN F-10.12-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Bakotich, Pasco
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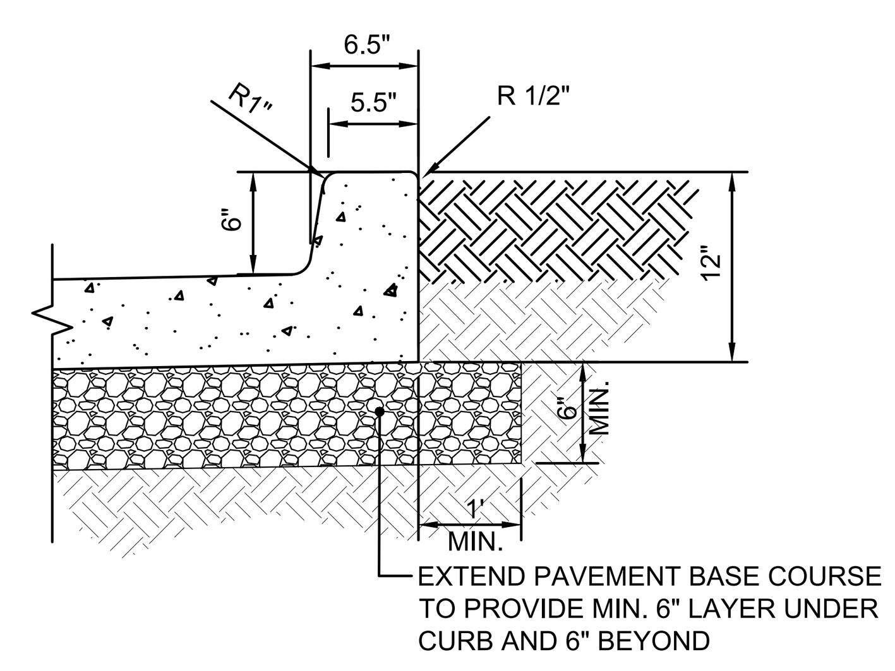
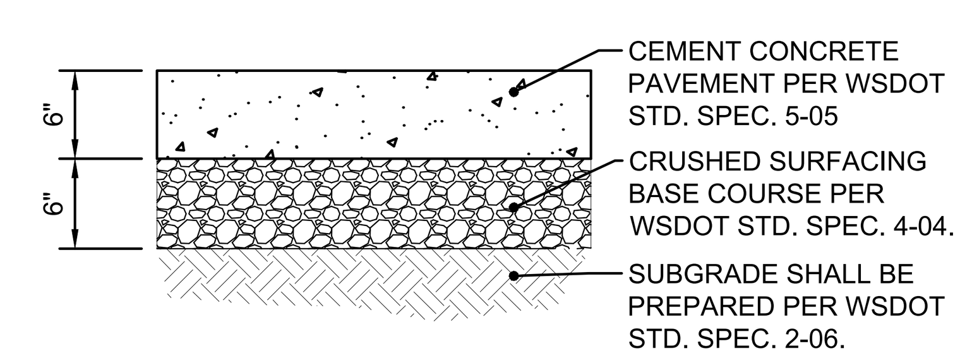
CURB DETAILS

SCALE: NTS 6

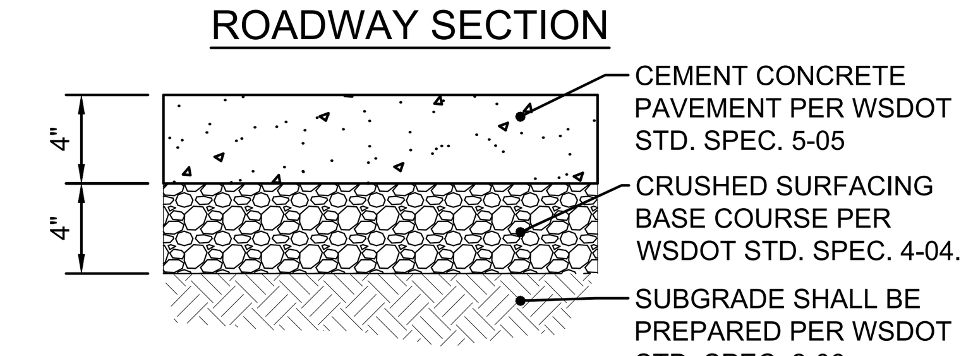


CEMENT CONCRETE PAVEMENT WITH INTEGRAL CURB



NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.
2. ALL CONSTRUCTION AND EXPANSION JOINTS SHALL BE SEALED PER WSDOT STD. SPEC. 5-05.3(8)B.

ROADWAY SECTION



NOTES:
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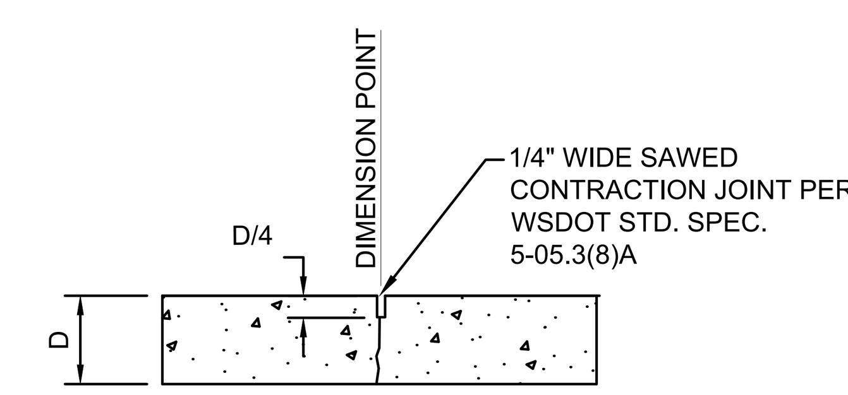
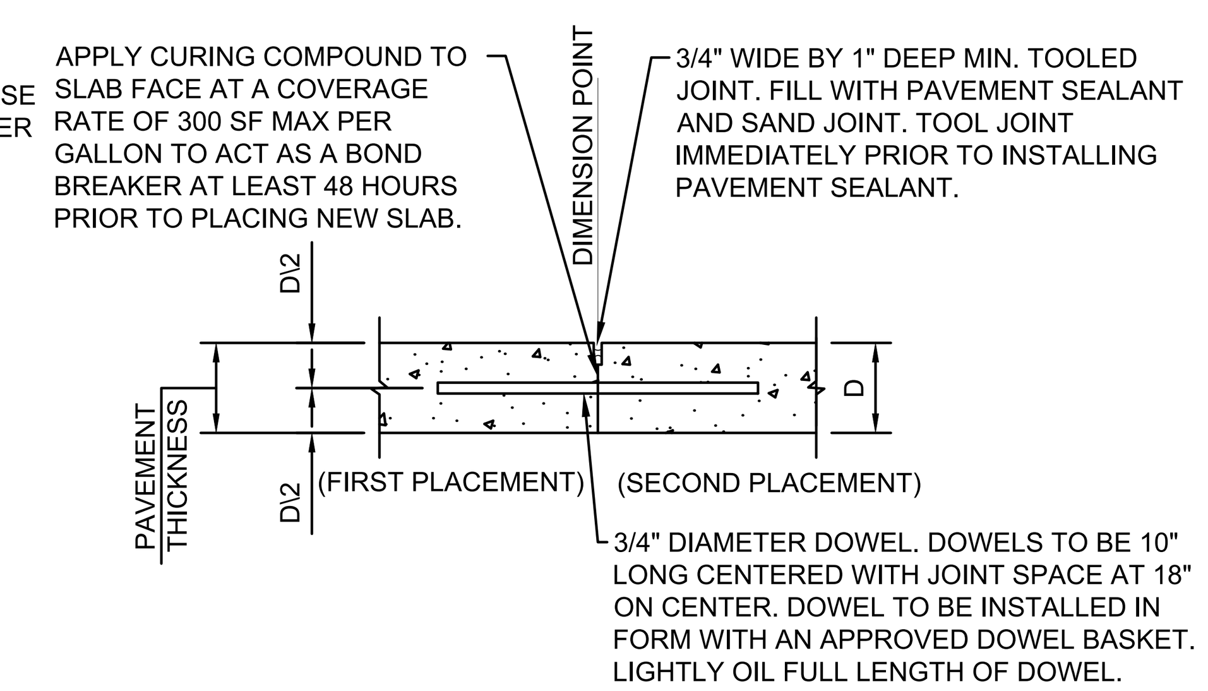
2. ALL CONSTRUCTION AND EXPANSION JOINTS SHALL BE SEALED PER WSDOT STD. SPEC. 5-05.3(8)B.

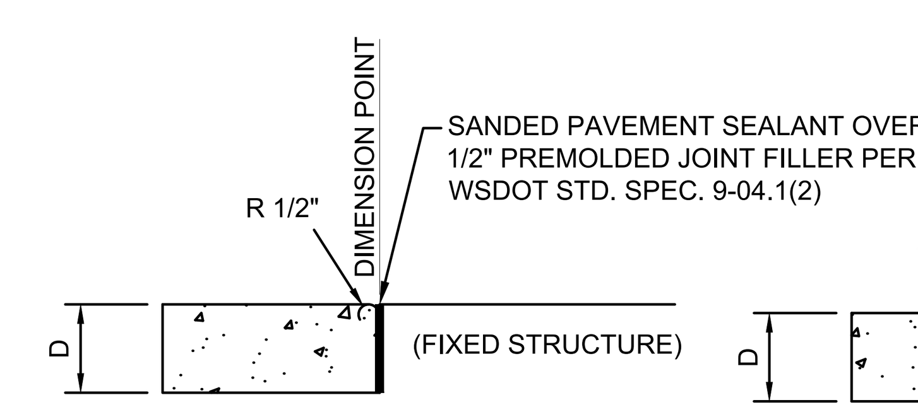
ONSITE DRIVEWAY SECTION



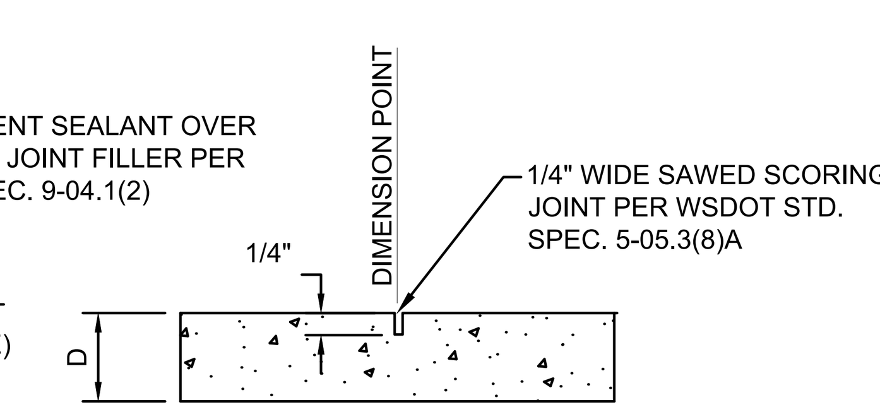
CONTRACTION JOINT



CONSTRUCTION JOINT



ISOLATION JOINT



SCORING JOINT

CEMENT CONCRETE PAVEMENT

SCALE: NTS 7

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STATE OF WASHINGTON
44221
REGISTERED
PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020
BCRA NO.
17219
DRAWN BY: RB DESIGNED BY: AE/BH/RB
REVIEWED BY: AE
SHEET TITLE
SITE AND SURFACING DETAILS

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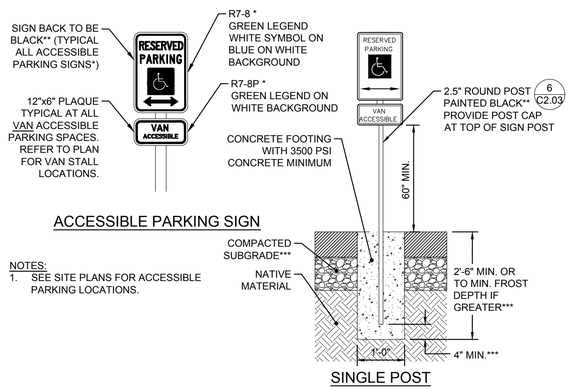
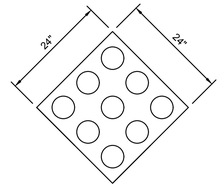


ACCESSIBLE PARKING SIGN

NOTES:
1. SEE SITE PLANS FOR ACCESSIBLE PARKING LOCATIONS.

* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
*** SATIN FINISH. ACRYLIC POLYURETHANE ENAMEL.
*** OR PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMMENDATIONS. EXCEPT DEPTH MAY NEED TO BE REDUCED FOR POLES WITHIN STORM VAULT FOOTPRINT

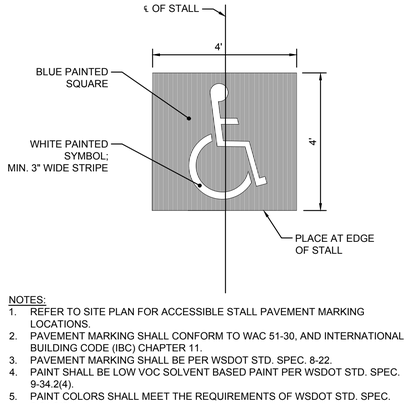
ACCESSIBLE PARKING SIGN
SCALE: NTS — 1



RED REFLECTORS ON RED BACKGROUND

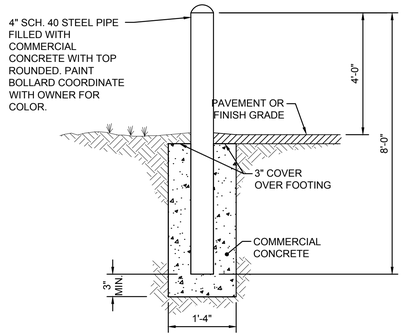
OM4–1

END OF ROAD MARKER SIGN
SCALE: NTS — 9



NOTES:
1. REFER TO SITE PLAN FOR ACCESSIBLE STALL PAVEMENT MARKING LOCATIONS.
2. PAVEMENT MARKING SHALL CONFORM TO WAC 51-30, AND INTERNATIONAL BUILDING CODE (IBC) CHAPTER 11.
3. PAVEMENT MARKING SHALL BE PER WSDOT STD. SPEC. 8-22.
4. PAINT SHALL BE LOW VOC SOLVENT BASED PAINT PER WSDOT STD. SPEC. 9-34.2(4).
5. PAINT COLORS SHALL MEET THE REQUIREMENTS OF WSDOT STD. SPEC. 9-34.2(2).

ACCESSIBLE STALL MARKING
SCALE: NTS — 2



NOTES:
1. COMMERCIAL CONCRETE PER WSDOT STD. SPEC. 6-02.3(2)B.

BOLLARD
SCALE: NTS — 3

RED LEGEND ON WHITE BACKGROUND

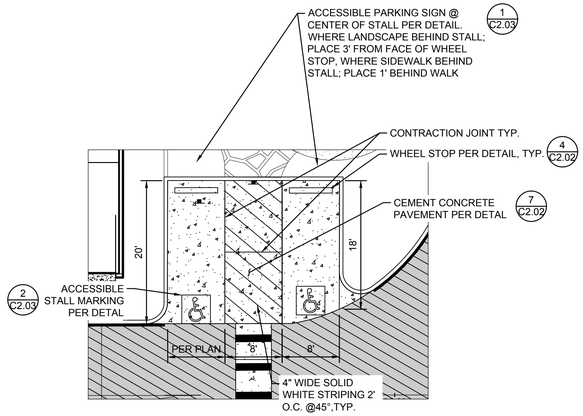
R8–31

NOTES:
1. SEE SITE PLAN FOR SIGN LOCATIONS.
2. SIGN INSTALLATION PER CITY OF BELLEVUE DETAIL SG-100-1.

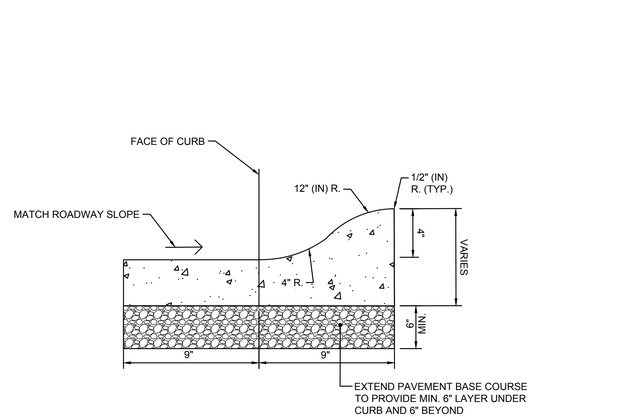
NO PARKING - FIRE LANE SIGN
SCALE: NTS — 4

NOTES:
1. PAINT BOTH THE VERTICAL AND HORIZONTAL PORTIONS OF THE CURB RED, IN ALL LOCATIONS PER PLAN.
2. ADD LETTERING TO VERTICAL PORTION OF CURB AT 50' INTERVALS.
3. PLACE AT EDGE OF PAVEMENT WHERE NO CURB EXISTS.

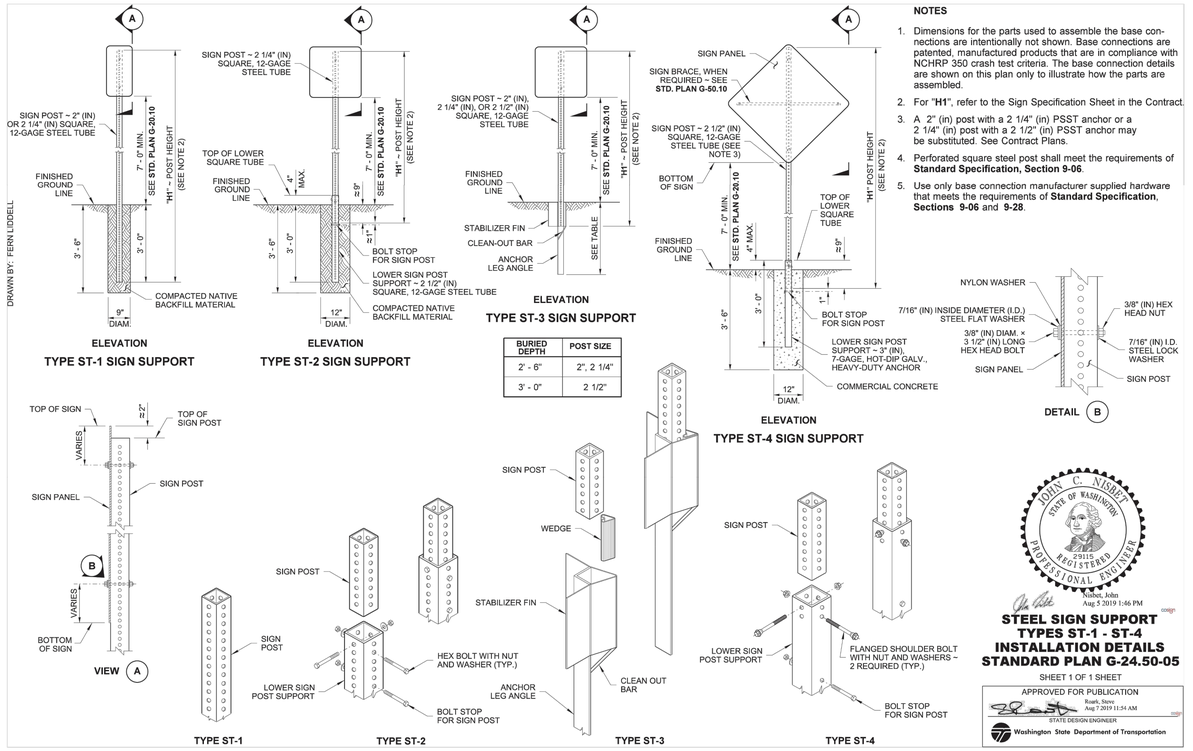
FIRE LANE STRIPING
SCALE: NTS — 5



ACCESIBLE PARKING STALL LAYOUT
SCALE: 1"=10' — 7



ROLLED CURB
SCALE: NTS — 8



SIGN POST INSTALLATION ST-4
SCALE: NTS — 6

DRAWN BY: FERN LIDDELL

JOHN C. NISBET — STATE OF WASHINGTON — 29115 — REGISTERED PROFESSIONAL ENGINEER
Nisbet, John
Aug 5 2019 1:46 PM

STEEL SIGN SUPPORT TYPES ST-1 - ST-4 INSTALLATION DETAILS STANDARD PLAN G-24.50-05

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
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STATE DESIGN ENGINEER
Washington State Department of Transportation

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PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

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REVIEWED BY: AE
SHEET TITLE
SITE AND SURFACING DETAILS

SHEET
C2.03
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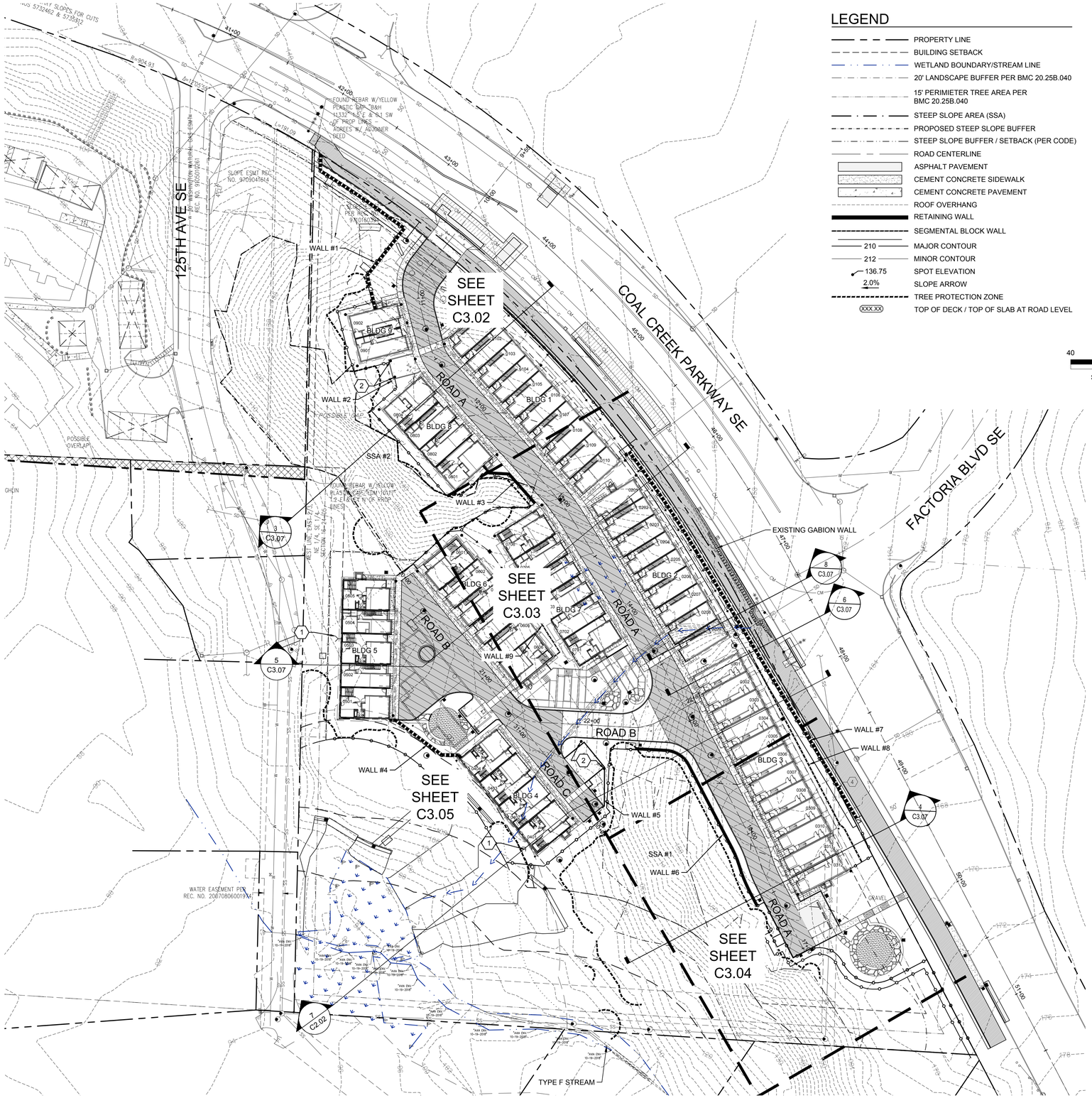

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- WETLAND BOUNDARY/STREAM LINE
- 20' LANDSCAPE BUFFER PER BMC 20.25B.040
- 15' PERIMIETER TREE AREA PER BMC 20.25B.040
- STEEP SLOPE AREA (SSA)
- PROPOSED STEEP SLOPE BUFFER
- STEEP SLOPE BUFFER / SETBACK (PER CODE)
- ROAD CENTERLINE
- ASPHALT PAVEMENT
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- ROOF OVERHANG
- RETAINING WALL
- SEGMENTAL BLOCK WALL
- 210 MAJOR CONTOUR
- 212 MINOR CONTOUR
- 136.75 SPOT ELEVATION
- 2.0% SLOPE ARROW
- TREE PROTECTION ZONE
- XXX.XX TOP OF DECK / TOP OF SLAB AT ROAD LEVEL

SHEET NOTES

1. PROVIDE FOOTING DRAIN AROUND BUILDING PER DETAIL. DAYLIGHT DRAIN TO STABILIZED STORMWATER OUTFALL PER DETAIL. (2/C4.03) (4/C4.04)
2. CONNECT ROOF DOWN SPOUTS FOR DUMPSTER ENCLOSURE TO ROOD DRAIN SYSTEM.

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SEAL

ANDREW B EPSTEIN
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PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

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OVERALL
GRADING PLAN

SHEET
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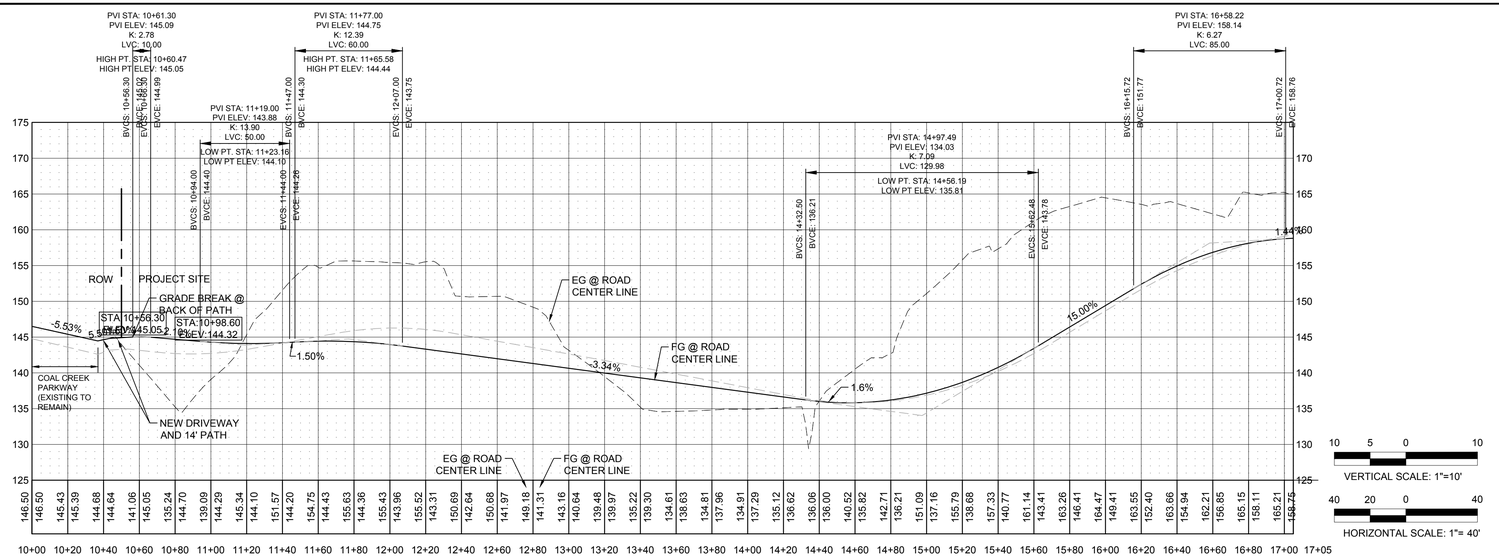
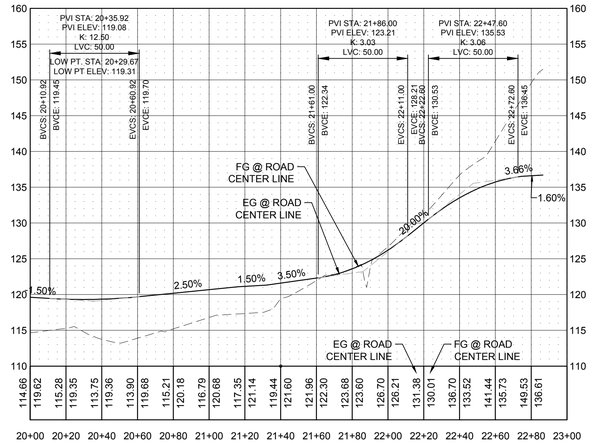


ROAD A PROFILE

SCALE: SHOWN (1)

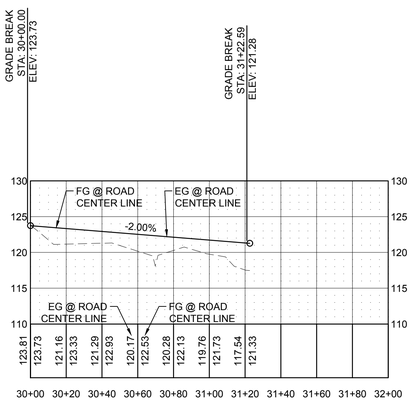
10 5 0 10
VERTICAL SCALE: 1"=10'

40 20 0 40
HORIZONTAL SCALE: 1"= 40'



ROAD B PROFILE

SCALE: SHOWN (2)



ROAD C PROFILE

SCALE: NTS (3)

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2106 PACIFIC AVENUE, SUITE 380, TACOMA, WA 98402

SEAL

ANDREW B EPSTEIN
STATE OF WASHINGTON
44221
REGISTERED
PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: AS DESIGNED BY: AE/AS

REVIEWED BY: AE

SHEET TITLE
ROAD PROFILES

bcra

SHEET
C3.06

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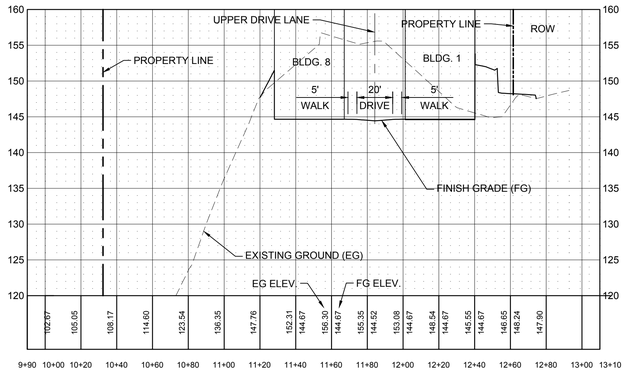
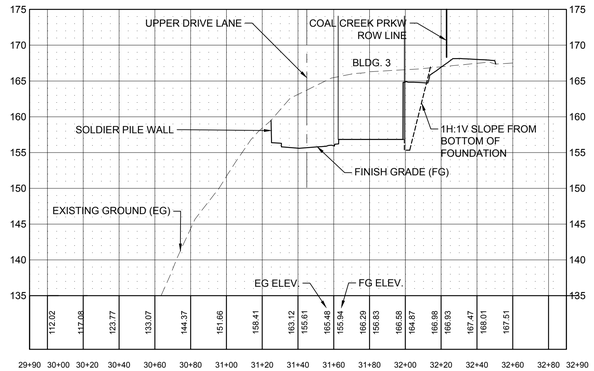


SITE SECTION 3

SCALE: SHOWN (3)



SITE SECTION 4

SCALE: SHOWN (4)

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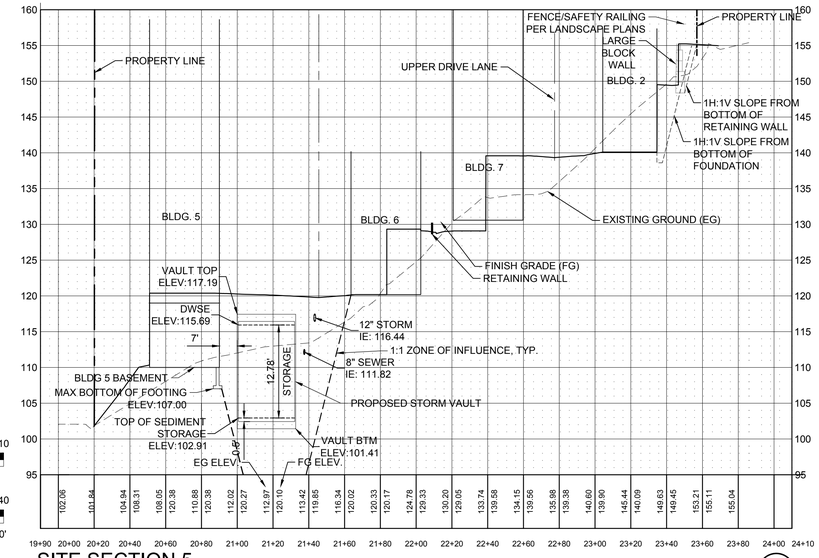
VERTICAL SCALE: 1"=10'

40 20 0 40

HORIZONTAL SCALE: 1"= 40'



SITE SECTION 5

SCALE: SHOWN (5)

SITE SECTION 6

SCALE: SHOWN (6)

SITE SECTION 7

SCALE: SHOWN (7)

SITE SECTION 8

SCALE: SHOWN (8)

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SEAL

ANDREW B. EPSTEIN STATE OF WASHINGTON 44221 REGISTERED PROFESSIONAL ENGINEER

BASEL NEWPORT TOWNHOMES

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: RB DESIGNED BY: AE/BH/RB

REVIEWED BY: AE

SHEET TITLE
SITE SECTIONS

SHEET
C3.07
PERMIT

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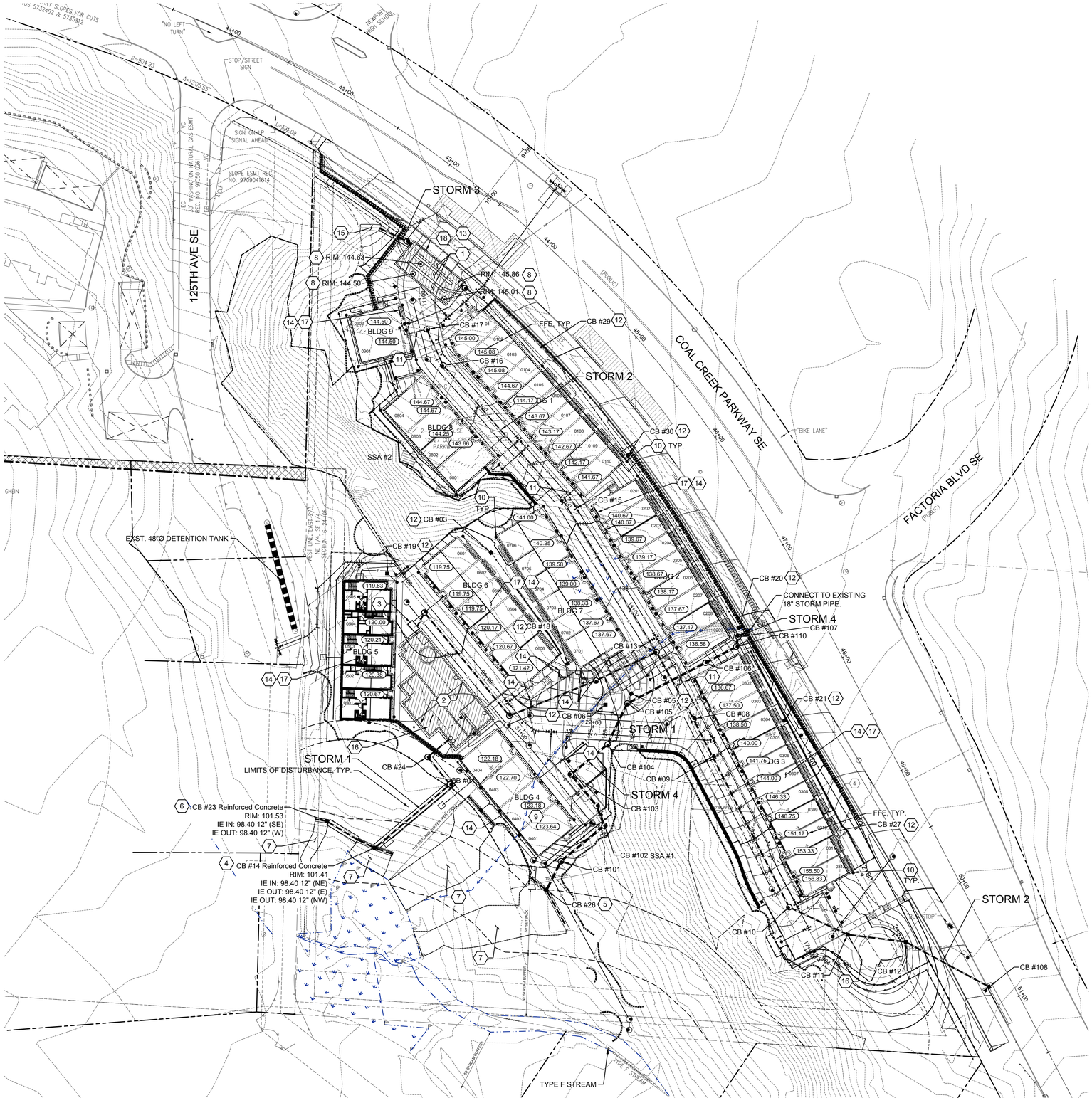

N

40 20 0 40

SCALE: 1"=40'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- WETLAND BOUNDARY/STREAM LINE
- 20' LANDSCAPE BUFFER PER BMC 20.25B.040
- 15' PERIMIETER TREE AREA PER BMC 20.25B.040
- STEEP SLOPE AREA (SSA)
- PROPOSED STEEP SLOPE BUFFER
- STEEP SLOPE BUFFER / SETBACK (PER CODE)
- ROAD CENTERLINE
- 210 MAJOR CONTOUR
- 212 MINOR CONTOUR
- 136.75 SPOT ELEVATION
- 2.0% SLOPE ARROW
- STORM DRAIN LINE
- RD RD ROOF DRAIN LINE
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN CLEANOUT
- STORM DRAIN OUTLET
- TREE PROTECTION ZONE

GENERAL NOTES

1. REFER TO SHEET C0.02 FOR BCRA STORM DRAINAGE NOTES.
2. REFER TO SHEET C0.03 FOR COB STORM DRAINAGE NOTES.

SHEET NOTES

1. 149 LF 72"Ø CMP DETENTION TANK WITH CONTROL STRUCTURE PER CITY OF BELLEVUE STANDARD DETAIL D-31; SYSTEM SHALL MEET FIRE DEPARTMENT LOADING REQUIREMENTS. REFER TO STORM 3 PROFILE. (1 / C4.04)
2. DETENTION VAULT WITH OUTLET CONTROL STRUCTURE PER DETAIL. (2 / C4.04)
3. MODULAR WETLAND SYSTEM #01 PER DETAIL. (1 / C4.03)
4. 30LF DISPERSION TRENCH WITH LEVEL SPREADER AND 12" Ø PERFORATED PIPE PER DETAIL. (3 / C4.03)
5. 50LF DISPERSION TRENCH WITH LEVEL SPREADER AND 18" Ø PERFORATED PIPE PER DETAIL. (3 / C4.03)
6. 9LF DISPERSION TRENCH WITH LEVEL SPREADER AND 12" Ø PERFORATED PIPE PER DETAIL. (3 / C4.03)
7. NATIVE VEGETATION FLOW PATH. DO NOT DISTURB FLOW PATH.
8. DETENTION TANK ACCESS RISER PER CITY OF BELLEVUE STANDARD DETAIL D-51.
9. 30LF DISPERSION TRENCH WITH LEVEL SPREADER AND 6"Ø PERFORATED PIPE PER DETAIL. (3 / C4.03)
10. CLEANOUT PER DETAIL. (4 / C4.03)
11. PROVIDE FOOTING DRAIN AROUND BUILDING PER DETAIL. GRAVITY TIGHTLINE TO NEAREST CATCH BASIN. (2 / C4.03)
12. PROVIDE GRATE MEETING ADA STANDARDS WHERE LOCATED IN PEDESTRIAN WALKWAYS PER CITY OF BELLEVUE STANDARD DETAIL D-16.
13. TANK CONTROL STRUCTURE PER DETAIL. (1 / C4.04)
14. 4" TRENCH DRAIN PER DETAIL. TEE INTO NEAREST STORM DRAIN LINE, PER PLANS. USE 3" PIPE AT 2.00%. (3 / C4.04)
15. DETENTION TANK OUTLET PER DETAIL. (6 / C4.03)
16. STORM STUB FOR SYNTHETIC TURF UNDER DRAIN SYSTEM.
17. PROVIDE AT EDGE OF GARAGE, FULL LENGTH FOR EACH UNIT OF BUILDINGS 3, 5 AND 6 AND WHERE INDICATED FOR OTHER UNITS.
18. WRAP DETENTION TANK SYSTEM WITH UNDER DRAIN. TIGHT LINE WITH 4" Ø DRAIN LINE AT 2.00% AND DISCHARGE TO RIPRAP FOR DETENTION TANK. (7 / C4.03)

CONNECT DOWNSPOUTS FROM EACH BUILDING TO ROOF DRAIN LINE AS SHOWN. REFER TO C3.02 THROUGH C3.04 FOR ADDITIONAL DETAIL. FOR BUILDING 5 - THERE IS ONE DOWNSPOUT PER UNIT (AT FRONT OF BUILDING). FOR ALL OTHER BUILDINGS, THERE ARE TWO DOWNPOUTS PER UNIT (ONE IN THE FRONT AND ONE AT THE REAR).

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SEAL

ANDREW B. ESTEEN — STATE OF WASHINGTON — 44221 — REGISTERED PROFESSIONAL ENGINEER

PROJECT

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

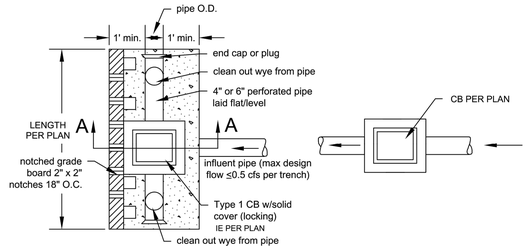
DATE 04.20.2020
BCRA NO. 17219
DRAWN BY: RJB/BH DESIGNED BY: AE/BH
REVIEWED BY: AE
SHEET TITLE
DRAINAGE PLAN

SHEET

C4.01

PERMIT

DATE PLOTTED: 4/20/2020 11:00:20 AM FILENAME: 17219C0401.DWG BY:—



DEPARTMENT OF ECOLOGY
State of Washington

Figure III-3.1.6
Standard Dispersion Trench with Notched Grade Board

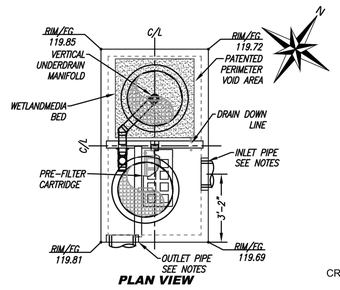
Revised November 2015

DISPERSION TRENCH WITH NOTCHED GRADE BOARD (3)

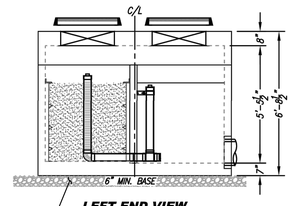
*NOTE: MODIFIED BY BCRA

SCALE: NTS

SITE SPECIFIC DATA			
PROJECT NUMBER		10097	
PROJECT NAME		NEWPORT TOWNHOMES	
PROJECT LOCATION		BELLEVUE, WA	
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
		0.12	
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			1.91
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE	115.59	N/K	12"
OUTLET PIPE	113.00	N/K	12"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	SEE	THE	PLAN
SURFACE LOAD	HS-20	HS-20	HS-20
FRAME & COVER	ø30"	ø30"	N/A
WETLANDMEDIA VOLUME (CY)			1.83
ORIFICE SIZE (DIA. INCHES)			.5 EA ø0.86"
NOTES:			



PLAN VIEW



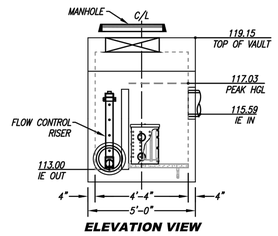
LEFT END VIEW

INSTALLATION NOTES

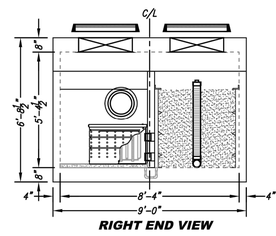
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING MODULAR WETLANDS FOR ACTIVATION OF UNIT. MANUFACTURES WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A MODULAR WETLANDS REPRESENTATIVE.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



ELEVATION VIEW



RIGHT END VIEW

INTERNAL BYPASS DISCLOSURE:

THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

TREATMENT FLOW (CFS)	0.122
OPERATING HEAD (FT)	3.6
PRETREATMENT LOADING RATE (GPM/SF)	2.1
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

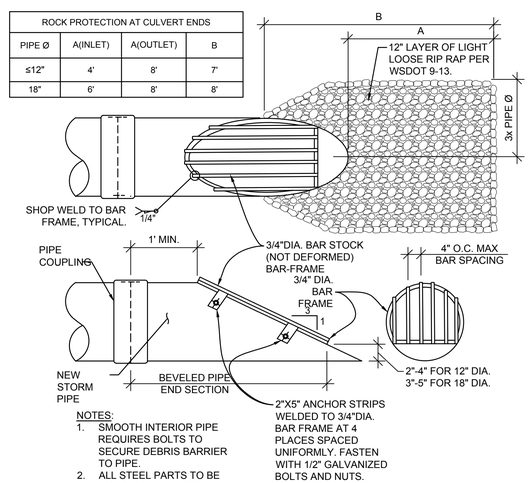
Bio Clean
A Forterra Company

MWS-L-4-8-5'-5"-V-UG-HC
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

MODULAR WETLAND SYSTEM #01 (1)

SCALE: NTS

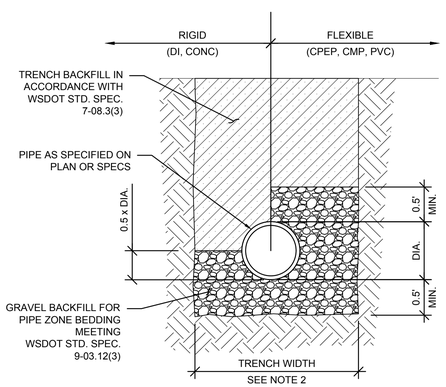
ROCK PROTECTION AT CULVERT ENDS			
PIPE Ø	A(INLET)	A(OUTLET)	B
≤12"	4'	8'	7'
18"	6'	8'	8'



NOTES:
1. SMOOTH INTERIOR PIPE REQUIRES BOLTS TO SECURE DEBRIS BARRIER TO PIPE.
2. ALL STEEL PARTS TO BE HOT DIP GALVANIZED AFTER FABRICATION.

DETENTION TANK OUTLET (6)

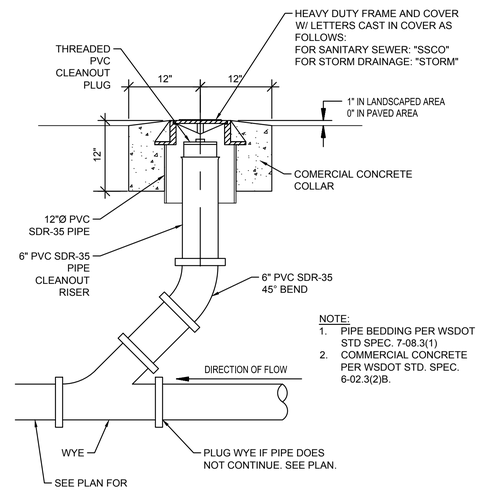
SCALE: NTS



NOTES:
1. TRENCH EXCAVATION AND PIPE LAYING SHALL BE PER WSDOT STD. SPEC. 7-08.
2. TRENCH WIDTHS PER WSDOT 2-09.4:
-DRAIN AND UNDERDRAIN PIPES, TRENCH WIDTH = ID + 12 INCHES.
-PIPES 15 INCHES AND UNDER, TRENCH WIDTH = ID + 30 INCHES.
-PIPES 18 INCHES AND OVER, TRENCH WIDTH = (1.5 X ID) + 18 INCHES.
3. FOR TRENCHING IN THE RIGHT-OF-WAY, FOLLOW CITY OF BELLEVUE STANDARD DETAIL RC-190-1.

DRAINAGE TRENCH SECTION (5)

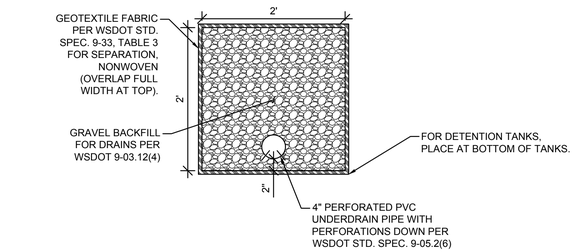
SCALE: NTS



NOTE:
1. PIPE BEDDING PER WSDOT STD SPEC. 7-08.3(1)
2. COMMERCIAL CONCRETE PER WSDOT STD. SPEC. 6-02.3(2)B.

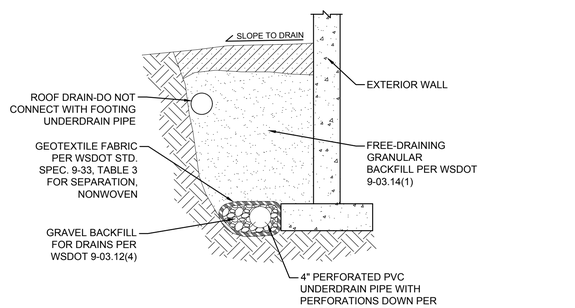
CLEANOUT (4)

SCALE: NTS



UNDERDRAIN (7)

SCALE: NTS



FOOTING DRAIN (2)

SCALE: NTS

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PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: RB DESIGNED BY: AE/BH/RB

REVIEWED BY: AE

SHEET TITLE
STORM DRAINAGE DETAILS

SHEET
C4.03

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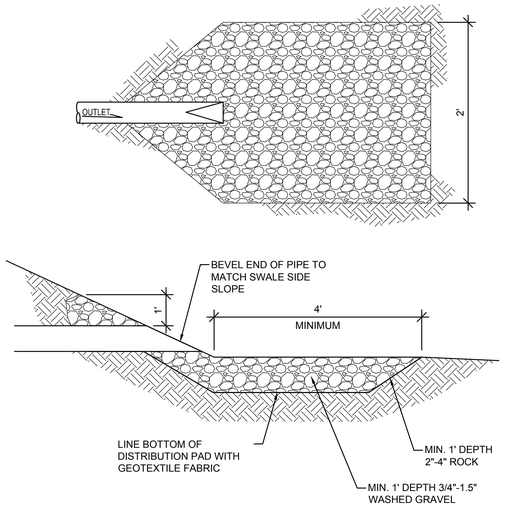
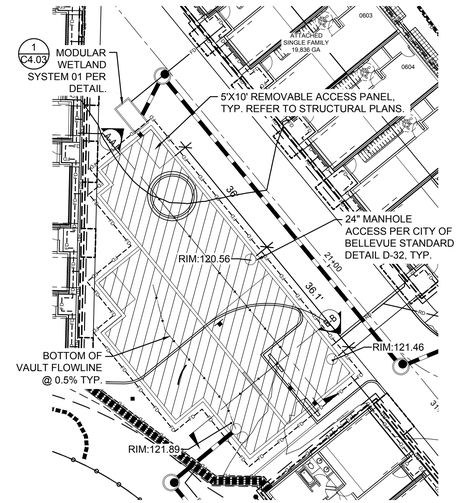
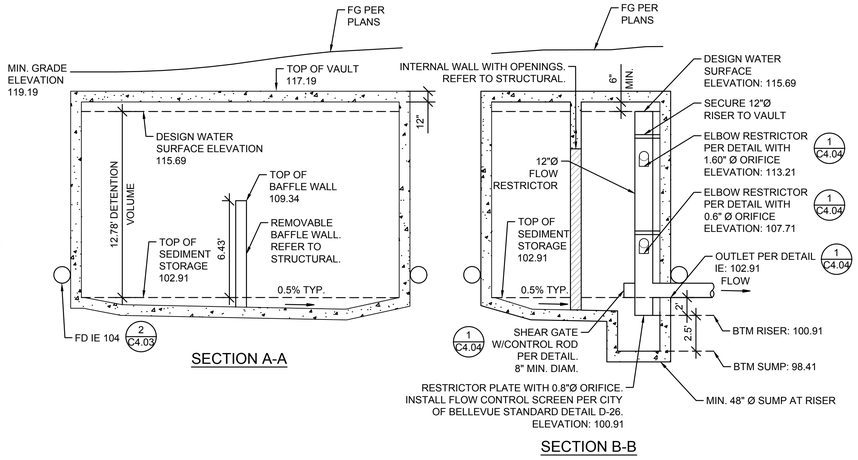


STABILIZED STORMWATER OUTFALL

SCALE: NTS

4





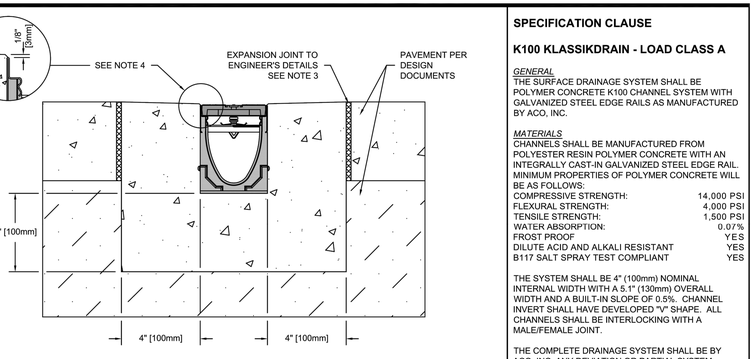
NOTES:
1. REFER TO CITY OF BELLEVUE STANDARD DETAIL D-32 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL PLANS FOR VAULT DIMENSIONS, VENTILATION, LID AND ACCESS DETAILS.
3. 12" VENTILATION PIPES MUST BE PLACED IN EACH CORNER OF THE VAULT.
4. SEAL PIPES ENTERING AND LEAVING VAULT WITH A NON-POROUS, NON-SHRINKING GROUT.
5. PER SECTION D5-04.4.6F OF THE 2018 CITY OF BELLEVUE SWES, ACCESS MUST ALLOW FOR VISUAL INSPECTION OF THE RESTRICTOR PIPE.

ORIFICE TABLE (VAULT)		
ORIFICE	DIAMETER	ELEVATION
1	0.8	100.91
2	0.6	107.71
3	1.60	113.21

DETENTION VAULT

SCALE: NTS

2



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN - LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

K1-A-ECP	K100 - KLASSIKDRAIN - LOAD CLASS: A Exposed Concrete Pavement	**ACO, Inc.**
DATE: 03/21/13	INSTALLATION DRAWING - ACO DRAIN	825 W. Beechcraft St, Casa Grande, AZ 85122, Tel: 520-421-9988, Fax: 520-421-9899 P.O. Box 245, Chardon, OH 44024, Tel: 440-285-7000, Fax: 440-285-8517 4211 Pleasant Rd. Fort Mill, SC 29708, Tel: 800-543-4764, Fax: 803-802-1063

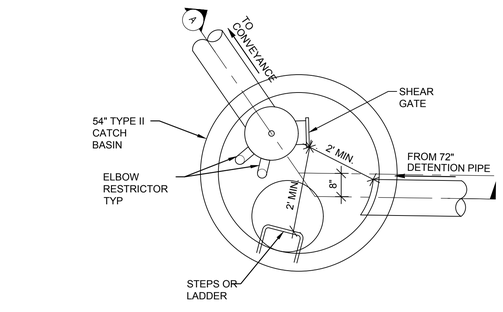
Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-622-2377

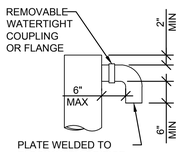
NOTE: PROVIDE LONGITUDINAL DUCTILE IRON ADA GRATE (TYPE 478Q)

TRENCH DRAIN

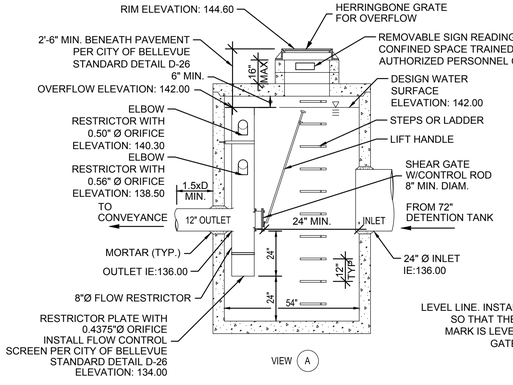
SCALE: NTS

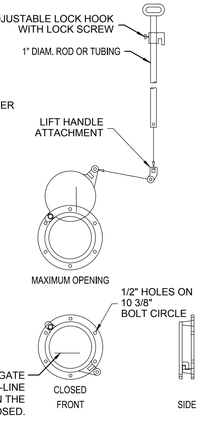
3





ELBOW RESTRICTOR DETAIL





PIVOTING SHEAR GATE DETAIL
(PER COB STD DETAIL D-27)

	TANK CONTROL STRUCTURE (CB #22)
CB DIAMETER (A)	54" TYPE II
RISER DIAMETER (B)	8"
INLET IE	136.50
OUTLET IE	136.50

ORIFICE TABLE (CB #22)		
ORIFICE	DIAMETER	ELEVATION
1	0.4375	134.00
2	0.56	138.50
3	0.50	140.30

NOTE:
PER SECTION D5-04.4.6F OF THE 2018 CITY OF BELLEVUE SWES, ACCESS MUST ALLOW FOR VISUAL INSPECTION OF THE RESTRICTOR PIPE.

TANK CONTROL STRUCTURE

SCALE: NTS

1

Know what's below. Call before you dig.

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

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SEAL

ANDREW B. EDSTEIN, STATE OF WASHINGTON, 44221, REGISTERED PROFESSIONAL ENGINEER

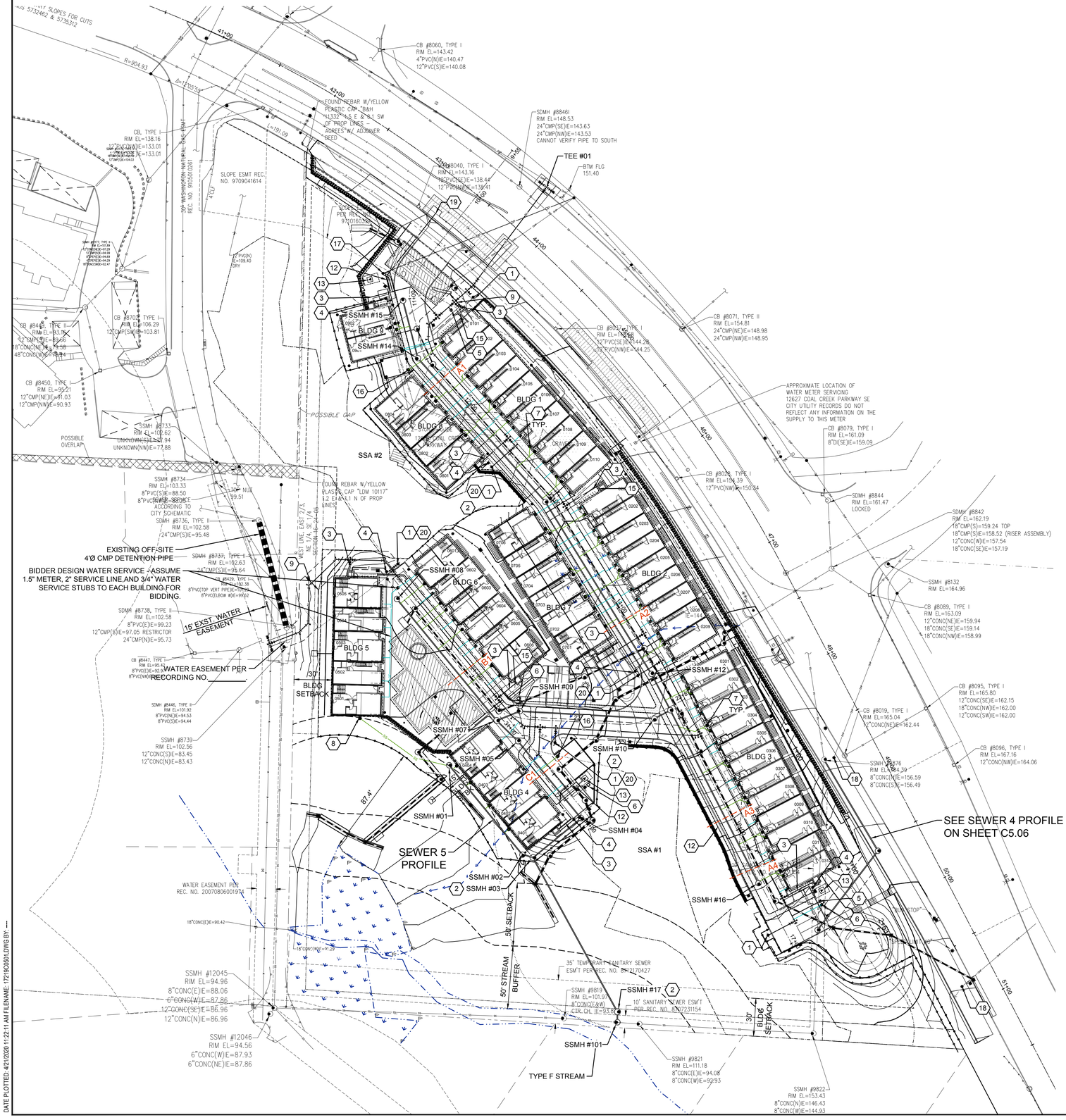
PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE 04.20.2020
BCRA NO. 17219
DRAWN BY: RB DESIGNED BY: AE/BH/RB
REVIEWED BY: AE
SHEET TITLE
STORM DRAINAGE DETAILS

bcra

SHEET
C4.04
PERMIT



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- WETLAND BOUNDARY/STREAM LINE
- 20' LANDSCAPE BUFFER PER BMC 20.25B.040
- 15' PERIMIETER TREE AREA PER BMC 20.25B.040
- STEEP SLOPE AREA (SSA)
- PROPOSED STEEP SLOPE BUFFER
- STEEP SLOPE BUFFER / SETBACK (PER CODE)
- ROAD CENTERLINE
- SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER MAIN LINE
- WATER SERVICE LINE
- WATER IRRIGATION LINE
- THRUST BLOCK
- AIR RELIEF VALVE
- CHECK VALVE
- GATE VALVE
- TEE
- 11.25° BEND
- 22.5° BEND
- 45° BEND
- FIRE WATER LINE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- JOINT UTILITY TRENCH
- UTILITY EASEMENT

GENERAL NOTES

1. PROVIDE 3/4" DOMESTIC WATER SERVICE LINE WITH METER TO EACH UNIT. METER BOX SHALL BE FOR 1" METER PER COB DETAIL.
2. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER SERVICE AND WATER SERVICE.
3. PROVIDE MIN. 3' COVER OVER WATER MAIN.
4. THRUST BLOCKING PER CITY OF BELLEVUE STANDARD DETAILS W-1 AND W-2.

SHEET NOTES

1. FIRE HYDRANT ASSEMBLY PER CITY OF BELLEVUE DETAIL W-13.
2. INSIDE DROP STRUCTURE PER CITY OF BELLEVUE STANDARD DETAIL S-5.
3. 4" FIRE SERVICE LINE; BACKFLOW PREVENTER LOCATED INSIDE FIRE RISER ROOM
4. YARD FIRE DEPARTMENT CONNECTION AND CHECK VALVE PER DETAIL. (1 / C5.07)
5. 1" IRRIGATION SERVICE LINE WITH 3/4" METER. BACKFLOW PREVENTER PER LANDSCAPE PLANS.
6. 2" AIR AND VACUUM RELEASE VALVE ASSEMBLY PER CITY OF BELLEVUE STANDARD DETAIL W-16.
7. PROVIDE 4" SANITARY SEWER SERVICE LINE FOR INDIVIDUAL TOWNHOUSE UNIT. PROVIDE 6" FOR SERVICE TO TWO OR MORE UNITS.
8. 6" SANITARY SEWER SERVICE LINE FOR ENTIRE BUILDING
9. 15' WATER EASEMENT
10. NOT USED.
11. NOT USED.
12. 4' JOINT DRY UTILITY TRENCH FOR POWER, GAS, AND COMM. PER PUGET SOUND ENERGY STANDARDS.
13. TRANSFORMER PER PUGET SOUND ENERGY STANDARDS.
14. NOT USED.
15. BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
16. PROVIDE 6" SEWER LINE TO DUMPSTER ENCLOSURE.
17. COORDINATE WITH PUGET SOUND ENERGY AND COMMUNICATION PURVEYOR TO PROVIDE NEW OVERHEAD SERVICE WITH POLE.
18. COORDINATE WITH PUGET SOUND ENERGY TO RELOCATE GUY WIRES AND POLE INTO PLANTER OR BEHIND TRAIL. PROVIDE 8-FOOT VERTICAL CLEARANCE OVER TRAIL.
19. NEW GAS MAIN. COORDINATE WORK BY PUGET SOUND ENERGY. FOR TRENCHING IN ROW, FOLLOW CITY OF BELLEVUE STANDARD DETAIL RC-190-1.
20. PROVIDE BOLLARD PROTECTION PER DETAIL. (QTY. 2) (3 / C2.03)

POTHOLE TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

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REGISTERED PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: AS DESIGNED BY: AE/AS

REVIEWED BY: AE

SHEET TITLE
UTILITY PLAN

SHEET
C5.01

PERMIT

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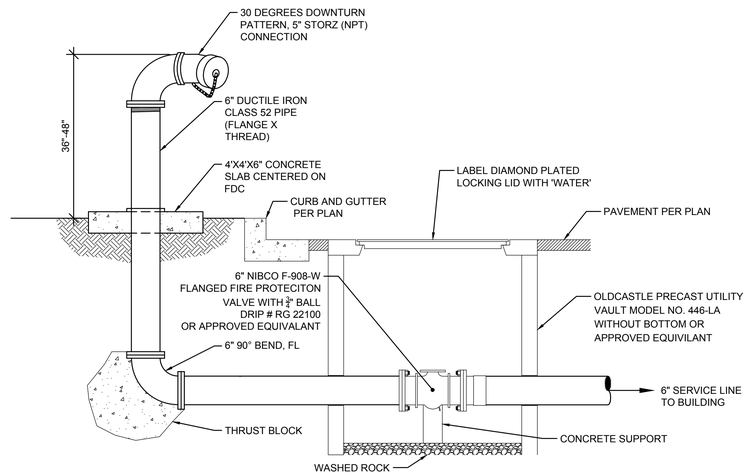

FIRE DEPARTMENT CONNECTION AND CHECK VALVE

SCALE: NTS

1

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12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: RB DESIGNED BY: AE/BH/RB

REVIEWED BY: AE

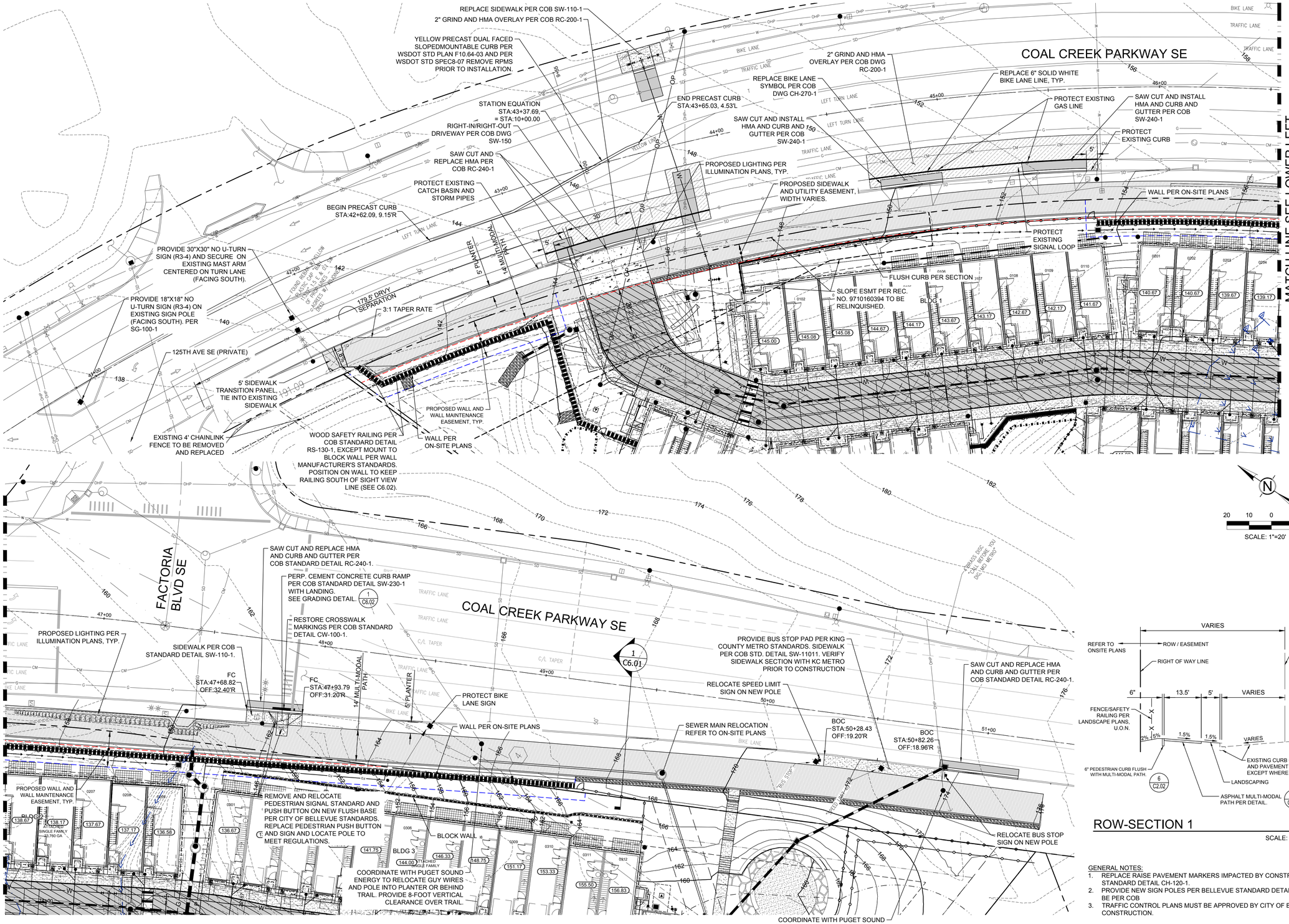
SHEET TITLE
UTILITY DETAILS

bcra

SHEET

C5.07

PERMIT



ROW-SECTION 1

SCALE: NTS 1

GENERAL NOTES:

1. REPLACE RAISE PAVEMENT MARKERS IMPACTED BY CONSTRUCTION PER BELLEVUE STANDARD DETAIL CH-120-1.
2. PROVIDE NEW SIGN POLES PER BELLEVUE STANDARD DETAIL SG-100-1. POLES SHALL BE PER COB
3. TRAFFIC CONTROL PLANS MUST BE APPROVED BY CITY OF BELLEVUE PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

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SEAL

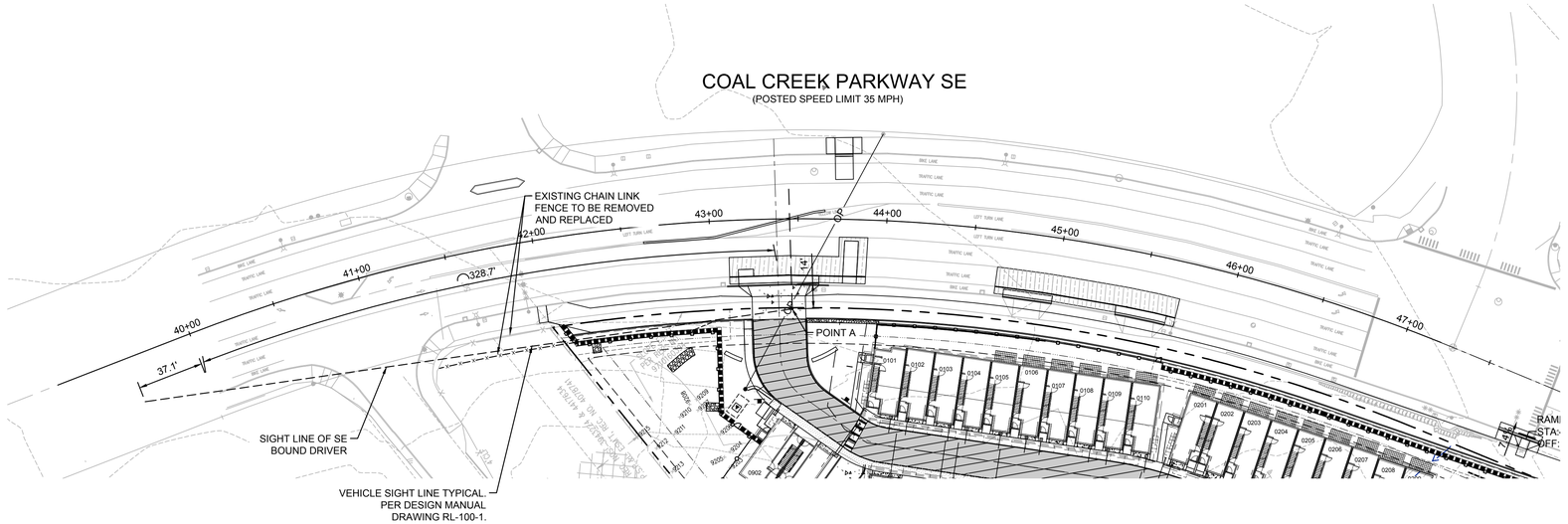
ANDREW B. ESTEEN — STATE OF WASHINGTON — 44221 — REGISTERED PROFESSIONAL ENGINEER

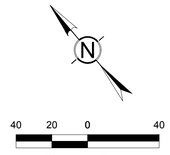
PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

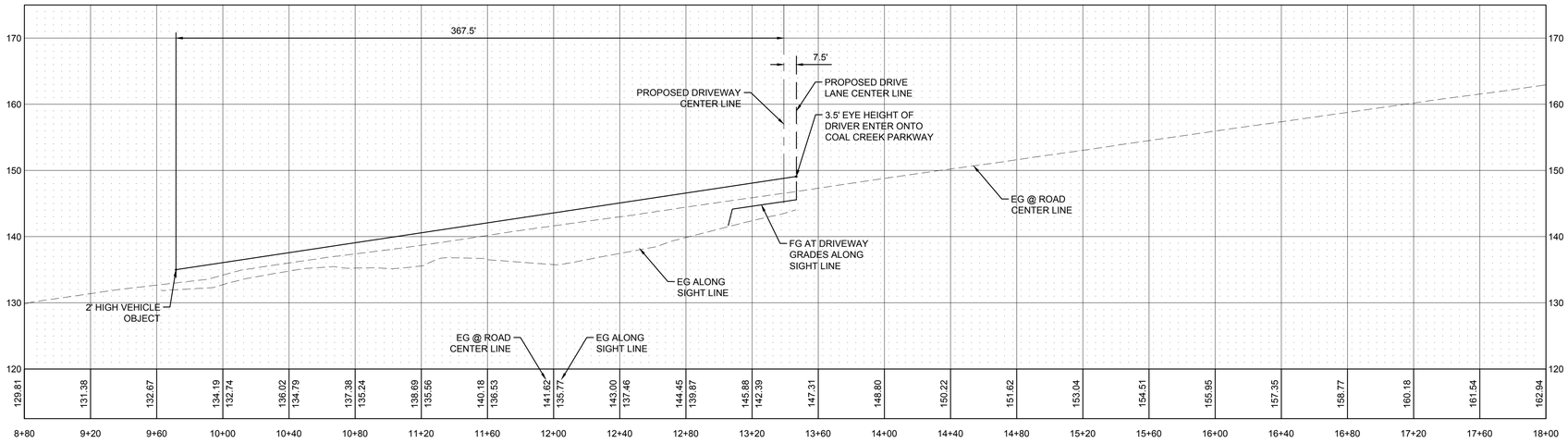
REVISIONS

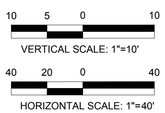
DATE 04.20.2020
BCRA NO. 17219
DRAWN BY: RB DESIGNED BY: TH / AS
REVIEWED BY: AE
SHEET TITLE
FRONTAGE IMPROVEMENTS

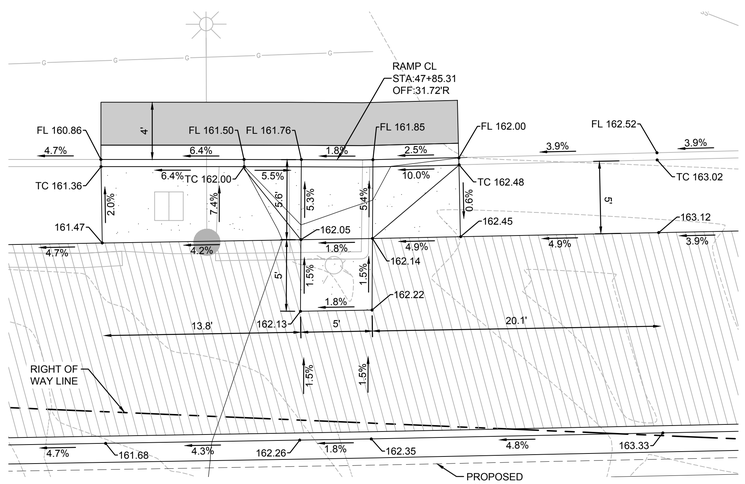
SHEET
C6.01
PERMIT











RAMP GRADING DETAIL

SCALE: 1"=5'

1

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SEAL

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REGISTERED PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: AS DESIGNED BY: AE/AS

REVIEWED BY: AE

SHEET TITLE
COAL CREEK PRKW
SIGHT TRIANGLES

bcra

SHEET
C6.02
PERMIT

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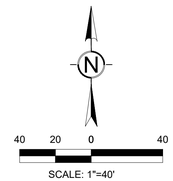
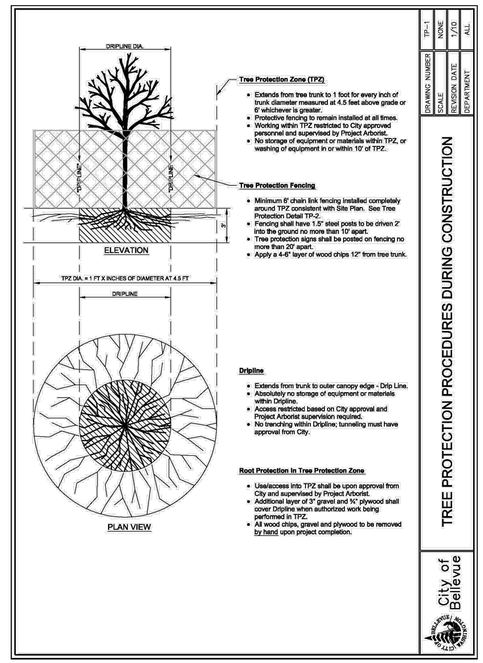


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- WETLAND BOUNDARY/STREAM LINE
- 20' LANDSCAPE BUFFER PER BMC 20.25B.040
- 15' PERIMIETER TREE AREA PER BMC 20.25B.040
- STEEP SLOPE AREA (SSA)
- PROPOSED STEEP SLOPE BUFFER
- STEEP SLOPE BUFFER / SETBACK (PER CODE)
- ROAD CENTERLINE
- TREE PROTECTION ZONE
- ROOF OVERHANG
- RETAINING WALL
- TREE TO REMAIN
- TREE TO BE REMOVED



Tree Protection Requirements

Page 237

TREE PROTECTION PROCEDURE DURING CONSTRUCTION

SCALE: NTS

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PROJECT

BASEL NEWPORT TOWNHOMES

12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

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REVIEWED BY: AE

SHEET TITLE
TREE PRESERVATION PLAN

SHEET

C7.01

PERMIT

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ON-SITE TREE INVENTORY

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Windfirm	OK in Grove	Health	Defects/Comments	Proposed Action: Retain – Viable	Retain – Non-viable	Remove – Non-viable	Remove – Remove	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Value	Healthy Tree Credits	Retained value	Location: I = Interior	P = Perimeter
1	8282	Bigleaf maple	11, 12, 13, 7	22	16			Fair	Co-dominant leaders with included bark x4 @ 3', moss and lichen, asymmetric canopy towards north, dead trunks, dead scaffolds			1		16	16	16	16	22				P
2	8283	Cotton wood	12	6	16			Fair	Moss and lichen, asymmetric canopy towards north, lean towards north, vertical cracks in bark, dead wood, broken branches			1		16	16	16	16	6				P
3	8284	Bigleaf maple	8, 6	10	16			Poor	Co-dominant leaders with included bark x2 @ root crown, large wound @ root crown up to 12' towards west, asymmetric canopy towards north			1		16	16	16	16	10				P
4	8285	Cotton wood	24	12	25			OK	Low live crown ratio < 20%, slight lean towards north, typical of species				1	25	25	25	25	12	12			P
5	8286	Cotton wood	24	12	28			Fair	Serpentine trunk, low live crown ratio < 30%, moss and lichen, exposed roots, typical of species			1		28	28	28	28	12				P
6	8320	Bigleaf maple	12	12	19			OK	Calloused wound @ root crown up to 12' towards east, dead wood, broken branches, moss and lichen, supporting 8321	1				7	19	19	19	12	12	12		P
7	8321	Bigleaf maple	8	8	15			OK	Leaning onto 8320, moss and lichen, typical of species, OK with 8320	1				5	5	5	15	8	8	8		P
8	8322	Bigleaf maple	9, 2	9	15			OK	Co-dominant leaders with included bark x2 @ root crown, dead spur, co-dominant canopy, typical of species, moss and lichen				1	5	5	15	15	9	9			P
9	8323	Bigleaf maple	14	14	15		Y	Fair	Cavity @ root crown up to 7' towards north, cavity @ 15' up to 20' towards north, carpenter ants, woodpecker activity	1				5	5	15	15	14	14	14		P
10	8324	Bigleaf maple	8	8	9			OK	Moss and lichen, typical of species				1	9	9	9	9	8	8			P
11	8327	Bigleaf maple	11	11	18			Fair	Torque crack @ root crown up to 10' towards south, dead wood, typical of species			1		18	18	18	18	11				P
12	8328	Bigleaf maple	9, 14	16.5	21			Poor	Co-dominant leaders with included bark x2 @ root crown, failing towards north, horizontal crack @ 15' towards east			1		21	21	21	21	16.5				P
13	8329	Bigleaf maple	10	10	30			Fair	Bow towards north, dead wood, broken branches, suppressed canopy, typical of species			1		30	30	30	30	10				P
14	8330	Bigleaf maple	12, 14, 10	21	19 north only			Fair	Co-dominant leaders with included bark x3 @ root crown, moss and lichen, twisted trunks, asymmetric canopy towards north, lean towards north, typical of species			1		19	19	19	19	21				P
15	8333	Douglas fir	9	9	8			Fair	Suppressed canopy, dead wood, broken branches, co-dominant leaders with included bark x2 @ 15', moss and lichen, low live crown ratio < 10%			1		8	8	8	8	9				P
16	8334	Douglas fir	14	14	12			Poor	No taper, exposed roots, abnormal bark, shedding bark, carpenter ants, low live crown ratio < 20%, lean towards east			1		12	12	12	12	14				P
17	8335	Western red cedar	14	14	9			Fair	Abnormal bark, shedding bark, thin canopy, previous top loss, column of decay @ root crown up to 3' towards west			1		9	9	9	9	14				P
18	8336	Western red cedar	11	11	11 north only			Poor	Previous top loss @ 15', large cavity @ root crown up to 15' towards south, carpenter ants			1		11	11	11	11	11				P
19	8338	Douglas fir	24	24	16			Fair	Abnormal bark, shedding bark, carpenter ants, moss and lichen, dead wood, broken branches, dead twigs, early laminated root rot?			1		16	16	16	16	24				P
20	8339	Douglas fir	9	9	10 north only			Fair	Abnormal bark, shedding bark, moss and lichen, previous top loss, suppressed canopy, asymmetric canopy towards north, laminated root rot?			1		10	10	10	10	9				P
21	8340	Bigleaf maple	14	14	18			Fair	Moss and lichen, vertical crack @ root crown up to 6' towards southeast, asymmetric canopy towards north, dead wood, broken branches			1		18	18	18	18	14				P
22	8341	Bigleaf maple	13, 6, 9	17	10			Poor	Co-dominant leaders with included bark x3 @ root crown, mostly dead			1		10	10	10	10	17				P
23	8344	Bigleaf maple	10	10	13			Fair	Growing into Douglas fir 8345, dead scaffolds, dead wood, typical of species, OK with 8345			1		13	13	13	13	10				P
24	8345	Douglas fir	10	10	5			OK	Self-corrected lean towards east, suppressed canopy, thin canopy, typical of species				1	5	5	5	5	10	10			P
25	8346	Douglas fir	20	20	26			OK	Moss and lichen, abnormal bark, shedding bark, popping bark, carpenter ants bark only, dead wood, broken branches, dead twigs, typical of species, elongated branch, previous top loss?				1	26	26	26	26	20	20			P
26	8348	Douglas fir	16	16	16			Poor	Abnormal bark, shedding bark, popping bark, carpenter ants, previous top loss, laminated root rot? Asymmetric canopy towards east			1		16	16	16	16	16				P
27	8349	Bigleaf maple	24	24	22			Poor	Moss and lichen, co-dominant leaders with included bark x2 @ 6', cavity @ 6' up to 22' towards east, dead wood, carpenter ants, woodpecker activity, dead scaffolds			1		22	22	22	22	24				P
28	8350	Douglas fir	8	8	6			Poor	Moss and lichen, previous top loss, low live crown ratio < 20%, laminated root rot?			1		6	6	6	6	8				P
29	8351	Douglas fir	9	9	10			Poor	Abnormal bark, calloused wound @ 6' up to 9' towards east, previous top loss? Dead wood, broken branches, laminated root rot?			1		10	10	10	10	9				P
30	8352	Bigleaf maple	15	15	21			Fair	Exposed roots, dead wood, broken branches, co-dominant canopy, low live crown ratio < 15%			1		21	21	21	21	15				P
31	8377	Bigleaf maple	22	22	21			Poor	Self-corrected lean, dead scaffold, dead wood, moss and lichen			1		21	21	21	21	22				P
32	8379	Western red cedar	32	32	17			OK	Heavy ivy @ root crown up to 60', thin canopy				1	17	17	17	17	32	32			P
33	8378	Douglas fir	20	20	17			OK	Free flowing sap out of branch collars, dead wood, broken branches, asymmetric canopy toward south, typical of species				1	17	17	17	17	20	20			P
34	8398	Western red cedar	35	35	15			OK	Ivy @ root crown up to 30', typical of species, thin canopy, slight self-corrected lean				1	15	15	15	15	35	35		I	
35	8399	Douglas fir	28	28	18			OK	Ivy @ root crown up to 50', low live crown ratio < 30%, typical of species	1				9	18	9	18	28	28	28		P
36	8400	Bigleaf maple	9	9	16			OK	Asymmetric canopy towards north, suppressed canopy, typical of species	1				4	16	16	16	9	9	9		P
37	8401	Western red cedar	8	8	12		Y	Fair	Previous top loss, suppressed canopy, typical of species	1				12	5	12	12	8	8	8	I	
38	8402	Douglas fir	20	20	15			OK	Small crack @ 12' towards south with sap, typical of species				1	15	15	15	15	20	20			P
39	8403	Bigleaf maple	6, 4, 5	9	15			OK	Co-dominant leaders with included bark x3 @ root crown, typical of species				1	15	15	15	15	9	9			P
40	8404	Western red cedar	31	31	14			OK	Typical of species				1	14	14	14	14	31	31			P
41	8405	Western red cedar	20, 15	25	17			OK	Co-dominant leaders with included bark x2 @ 3', treated lumber growing into tree, previous top loss, asymmetric canopy towards west, dead wood, broken branches, low live crown ratio < 30%				1	17	17	17	17	25	25			P
42	8869	Bigleaf maple	15, 18	23.5	30			Poor	Co-dominant leaders with included bark x2 @ root crown, large cavity @ root crown to top of tree towards south, lean towards south, asymmetric canopy towards south			1		30	30	30	30	23.5				P
43	8870	Bigleaf maple	31	31	24			Fair	Column of decay @ root crown up to 35' towards south, cavity @ 35' up to 40' towards east, typical of species			1		24	24	24	24	31				P
44	8872	Red alder	17	8.5	19			Fair	Dead wood, broken branches, typical of species, moss and lichen			1		19	19	19	19	8.5				P
45	8874	Red alder	10	5	13			OK	Dead wood, dead scaffolds, typical of species				1	13	13	13	13	5	5			P
46	8880	Douglas fir	21	21	18			Fair	Bulge @ root crown up to 3', self-corrected lean @ 6', calloused wound @ 20' towards north with sap, broken branches, dead wood			1		18	18	18	18	21				P
47	8881	White pine	8	8	6			OK	Low live crown ratio < 30%, slight serpentine trunk, typical of species				1	6	6	6	6	8	8			P
48	8882	Lodgepole pine	9	9	8			Fair	Dead wood, broken branches, suppressed canopy, typical of species			1		8	8	8	8	9				P
49	8883	Douglas fir	19	19	20			OK	Previous top loss? Elongated branch, typical of species				1	20	20	20	20	19	19			P
50	8884	Douglas fir	21	21	26			OK	Dead wood, co-dominant canopy, broken branches, typical of species				1	26	26	26	26	21	21			P
51	8885	Bigleaf maple	21	21	26			Poor	Vertical crack, column of decay @ root crown up to 6' towards west, conks			1		26	26	26	26	21				P
52	8886	Red alder	20	10	16			Poor	Co-dominant leaders with included bark x3 @ 7', large cavity @ 7' up to 12' towards north, mostly dead			1		16	16	16	16	10				P
53	8887	Douglas fir	25	25	18			OK	Abnormal bark, shedding bark, fill over crown towards west, typical of species				1	18	18	18	18	25	25			P
54	8888	Bigleaf maple	9, 9, 16, 14	25	27			Fair	Co-dominant leaders with included bark x4 @ 2', cavity @ root crown up to 2' towards north, dead wood, broken branches, dead scaffolds			1		27	27	27	27	25				P
55	8889	Douglas fir	20	20	15			Fair	Co-dominant leaders with included bark x2 @ 25', abnormal bark, shedding bark, broken branches, dead wood, elongated branches, previous top loss			1		15	15	15	15	20				P
56	8891	Douglas fir	15	15	16			Fair	Previous top loss, serpentine trunk, typical of species			1		16	16	16	16	15				P
57	8893	Cotton wood	24	12	31			Fair	Exposed roots, lean towards south, asymmetric canopy towards south, typical of species			1		31	31	31	31	12				P
58	9000	Hemlock	28	28	19			OK	Thin canopy, previous tree fort, ivy @ root crown up to 20', interior dieback, dominant canopy, dead wood, broken branches, typical of species				1	19	19	19	19	28	28			P
59	9001	Western red cedar	18	18	14			OK	Girdling rope @ 12', typical of species				1	14	14	14	14	18	18			P
60	9002	Hemlock	21	21	14			Fair	Horizontal crack @ 6' towards east, dominant canopy, dead wood, broken branches, asymmetric canopy towards southeast, typical of species, girdling wire @ 3' towards east			1		14	14	14	14	21				P
61	9003	Bigleaf maple	17	17	15			Poor	Hypoxylon canker, large cavity @ root crown up to 4' towards north, mostly dead			1		15	15	15	15	17				P
62	9006	Bigleaf maple	8, 10, 9, 14, 6	22	14			Poor	Co-dominant leaders with included bark x5 @ root crown, mostly dead, previous top loss @ 35', woodpecker activity			1		14	14	14	14	22				P
63	9008	Western red cedar	19	19	15			Fair	Suppressed canopy, previous top loss, elongated branches, asymmetric canopy towards south, typical of species			1		15	15	15	15	19				P
64	9009	Hemlock	21	21	15			Poor	Girdling wire @ 4' towards north, lean towards southwest beginning @ 40', cavity @ root crown up to 5' towards north, free flowing sap			1		15	15	15	15	21			I	
65	9010	Bigleaf maple	13	13	13			Poor	Cavity @ 8' up to 15' towards west, dead scaffold, dead wood, mostly dead			1		13	13	13	13	13			I	
66	9011	Western red cedar	11	11	12			Fair	Interior dieback, asymmetric canopy towards north, suppressed canopy, typical of species			1		12	12	12	12	11			I	
67	9012	Western red cedar	20	20	12			OK	Typical of species, co-dominant canopy				1	12	12	12	12	20	20		I	
68	9013	Western red cedar	9	9	12			Fair	Suppressed canopy, dead wood, broken branches, low live crown ratio < 10%			1		12	12	12	12	9			I	
69	9014	Western red cedar	10	10	15			Fair	Asymmetric canopy towards north, suppressed canopy, low live crown ratio < 15%			1		15	15	15	15	10			I	
70	9015	Western red cedar	14	14	13			OK	Dominant canopy, typical of species				1	13	13	13	13	14	14		I	
71	9016	Western red cedar	8	8	11		Y	Fair	Self-corrected lean towards east, suppressed canopy, interior dieback, asymmetric canopy towards north				1	11	11	11	11	8	8		I	
72	9017	Bigleaf maple	23	23	19			OK	Vertical crack @ 1' up to 9' towards east, moss and lichen, dead wood, broken branches, typical of species	1				19	19	10	19	23	23	23	I	
73	9018	Bigleaf maple	26, 10	28	10			Poor	Co-dominant leaders with included bark x2 @ root crown, previous nurse tree, previous top loss @ 35', mostly dead		1			10	10	10	10	28			I	
74	9019	Bigleaf maple	16	16	8			Poor	Previous top loss @ 25', previous trunk failure @ root crown, dead			1		8	8	8	8	16			I	
75	9020	Bigleaf maple	17, 25	30	22			OK	Co-dominant leaders with included bark x2 @ root crown, previous top loss, dead wood, asymmetric canopy towards north, vertical crack @ root crown up to 5' towards east, typical of species	1				22	22	10	22	30	30	30	I	
76	9025	Western red cedar	17	17	14			OK	Fence embedded in bark @ root crown up to 3', co-dominant canopy, typical of species				1	14	14	4	14	17	17		I	
77	9026	Douglas fir	25	25	17		Y	Fair	Self-corrected lean towards east, serpentine trunk, broken branches, dead wood, no taper, horizontal crack @ 16' towards north		1			17	17	7	17	25			I	
78	9027	Douglas fir	30	30	17			OK	Debris over root crown, previous top loss? Elongated branches, low live crown ratio < 25%, co-dominant canopy, dead wood, broken branches				1	7	17	17	17	30	30		I	
79	9028	Douglas fir	18	18	18		Y	Fair	Serpentine trunk, horizontal crack @ 40' towards east, low live crown ratio < 30%, previous top loss, typical of species	1				8	18	18	18	18	18	18	I	
80	9029	Douglas fir	36	36	27			OK	Broken branches, dead wood, hanger, low live crown ratio < 30%, elongated branches, possible previous top loss			0	FAILED	10	15	9	15	0			I	Failed
81	9030	White pine	13	13	16 east only			Fair	Free flowing sap, bulge @ 11' towards west, asymmetric canopy towards east, co-dominant leaders with included bark x3 @ 25', typical of species, OK with pruning			0	FAILED	12	16	10	8	0			I	Failed
82	9031	Douglas fir	10	10	15			Poor	No taper, conk, previous top loss			1		15	15	15	15	10			I	
83	9032	Bigleaf maple	19, 19	27	22			Fair	Co-dominant leaders with included bark x2 @ root crown, vertical crack @ root crown up to 15' towards south, cavity @ root crown towards south, exposed roots, asymmetric canopy towards south, moss and lichen, vertical crack @ 3' up to 10' towards north			1		22	22	22	22	27			I	
84	9033	Bigleaf maple	46	46	26			Fair	Co-dominant leaders with included bark x3 @ 6', asymmetric canopy towards east, vertical crack with decay @ 4' up to 16' towards east, vertical crack @ 4' up to 25' towards north			1		26	26	26	26	46			I	
85	9200	Douglas fir	9	9	9			Poor	Abnormal bark, shedding bark, dead wood, broken branches, popping bark, shedding bark, laminated root rot?			1		9	9	9	9	9			I	
86	9201	Bigleaf maple	20, 24, 24	39.5	20			Fair	Co-dominant leaders with included bark x3 @ root crown, mushrooms, hypoxylon canker, cavity @ 20' towards north, cavity towards southwest @ 14', dead wood, broken branches, vertical crack @ 6' up to 30' towards southeast			1		20	20	20	20	39.5			I	
87	9203	Douglas fir	9	9	9			Poor	Abnormal bark, shedding bark, popping bark, conk, laminated root rot? Previous top loss, mostly dead			1		9	9	9	9	9			I	
88	9204	Hemlock	10	10	9			Poor	Suppressed canopy, low live crown ratio < 10%, dead wood, broken branches, vertical crack @ root crown up to 5' towards north			1		9	9	9	9	10			I	
89	9205	Douglas fir	9	9	16			Poor	Mostly dead, abnormal bark, popping bark, asymmetric canopy towards west, dead wood, broken branches, previous top loss			1		16	16	16	16	9			I	
90	9206	Western red cedar	4, 10	10.5	10			OK	Co-dominant leaders with included bark x2 @ root crown, co-dominant canopy, typical of species	1				10	10	8	5	10.5	10.5	10.5	I	
91	9207	Western red cedar	14	14	10			OK	Dominant canopy, typical of species	1				10	10	10	10	14	14		I	
92	9208	Bigleaf maple	14	14	6			Poor	Mostly dead, previous top loss @ 25', large cavity @ 25' up to 35' towards southeast, mostly dead		1			6	6	6	6	14			I	
93	9209	Bigleaf maple	20	20	13		Y	Fair	Co-dominant leaders with included bark x2 @ 5', moss and lichen, previous top loss @ 35', dead wood, dead scaffold			1		13	13	13	13	20			I	
94	9210	Western red cedar	16	16	12			OK	Self-corrected lean towards north, suppressed canopy, typical of species	1				12	12	12	12	16	16		I	
95	9211	Bigleaf maple	20, 5	20.5	16			Poor	Co-dominant leaders with included bark x2 @ 1', large cavity @ root crown towards north and south @ 5' up to 8', previous scaffold loss @ 25' towards west		1			16	16	16	16	20.5			I	
96	9212	Bigleaf maple	27	27	20			OK	Moss and lichen, asymmetric canopy towards southwest, typical of species	1				20	20	20	20	27	27	27	I	
97	9213	Bigleaf maple	26	26	26 west only			OK	Moss and lichen, asymmetric canopy towards west, dead wood, broken branches, typical of species	1				20	20	26	20	26	26	26	I	
98	9215	Western red cedar	24, 8	25.5	15			OK	Co-dominant leaders with included bark x2 @ root crown, dominant canopy, typical of species	1				15	15	15	15	25.5	25.5	25.5	I	
99	9229	Bigleaf maple	9, 11	14	21			OK	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, dead scaffold, dead wood, typical of species	1				21	21	21	21	14	14	14	I	
100	9230	Douglas fir	10	10	6			Poor snag	Mostly dead, laminated root rot? Abnormal bark, shedding bark, popping bark, carpenter ants		1			6	6	6	6	10			I	
101	9231	Douglas fir	25	25	16		Y	Fair	Mushrooms in bark, abnormal bark, shedding bark, sway towards north, low live crown ratio < 30%	1				16	16	16	16	25	25	25	I	
102	9236	Douglas fir	21	21	14			OK	Abnormal bark, shedding bark, no taper, sway towards east, dominant canopy, dead wood, broken branches, typical of species	1				14	14	14	14	21	21	21	I	
103	9237	Western red cedar	18	18	15			OK	Dominant canopy, typical of species	1				15	15	15	15	18	18	18	I	
104	9238	Bigleaf maple	4, 12, 9, 9, 8, 4, 5, 4	21	20		Y	Fair	Co-dominant leaders with included bark x8 @ root crown, cavity @ root crown, multiple dead scaffolds	1				15	20	15	20	21	21	21	I	
105	9239	Bigleaf maple	14, 6	15	16			Poor snag	Co-dominant leaders with included bark x2 @ 3', dead scaffold, dead wood, mostly dead		1			16	16	16	16	15			I	
106	9240	Western red cedar	19	19	14			OK	Co-dominant canopy, small column of decay @ root crown up to 3' towards west, typical of species	1				14	14	7	14	19	19	19	I	
107	9241	Western red cedar	30	30	15			OK	Dominant canopy, typical of species	1				12	15	12	15	30	30	30	I	
108	9262	Western red cedar	24	24	13			OK	Nurse tree, ivy @ root crown up to 50', typical of species	1				13	13	13	13	24	24	24	I	
109	9263	Bigleaf maple	15	15	18			OK	Ivy @ root crown up to 25'	1				12	18	12	18	15	15	15	I	
110	9264	Douglas fir	26	26	14			OK	Co-dominant canopy, dead wood, broken branches, typical of species	1				14	14	14	14	26	26	26	I	
111	9265	Western red cedar	23	23	14			OK	Typical of species	1				14	14	14	14	23	23	23	I	
112	9266	Douglas fir	20	20	20		Y	Fair	Low live crown ratio < 20%, co-dominant canopy, serpentine trunk, dead wood, broken branches, abnormal bark, shedding bark, popping bark, moss and lichen, early laminated root rot?	1				20	20	20	20	20	20	20	I	
113	9267	Bigleaf maple	9	9	15		Y	Fair	Previous top loss, previous trunk loss @ 20', asymmetric canopy towards south, typical of species	1				15	15	15	15	9	9	9	I	
114	9268	Bigleaf maple	8, 10, 6	14	18		Y	Fair	Co-dominant leaders with included bark x3 @ root crown, suppressed canopy, moss and lichen, typical of species, low live crown ratio < 20%	1				18	18	18	18	14	14	14	I	
115	9269	Bigleaf maple	9	9	20		Y	Fair	Suppressed canopy, dead wood, dead scaffolds, typical of species	1				20	20	20	20	9	9	9	I	
116	9270	Bigleaf maple	23	23	22			Poor snag	Ivy @ root crown up to 40', moss and lichen, mostly dead, asymmetric canopy towards south		1			22	22	22	22	23			I	
117	9271	Bigleaf maple	9	9	16			Poor snag	Previous top loss @ 10', weak lateral, ivy @ root crown up to 10', cavity @ root crown up to 30'		1			16	16	16	16	9			I	
118	9272	Bigleaf maple	28	28	22			Poor snag	Previous top loss @ 35', mostly dead, ivy @ root crown up to 35'		1			22	22	22	22	28			I	
119	9273	Douglas fir	26	26	15			OK	Asymmetric canopy towards south, abnormal bark, popping bark, typical of species	1				15	15	15	10	26	26	26	I	
120	9274	Douglas fir	21	21	15			OK	Abnormal bark, popping bark, no taper, low live crown ratio < 30%, serpentine trunk, possible dirt over crown side?	1				15	15	15	15	21	21	21	I	
121	9275	Cotton wood	11	5.5	14			OK	Asymmetric canopy towards east, typical of species				1	14	14	14	14	5.5	5.5		I	
122	9276	Cotton wood	16	8	16			OK	Asymmetric canopy towards east, typical of species, moss and lichen				1	16	16	16	16	8	8		I	
123	9277	Cotton wood	24, 5	12.3	28			OK	Co-dominant leaders with included bark x2 @ root crown, dead spur, ivy @ root crown up to 25', dead wood, typical of species				1	28	28	28	28	12.3	12.3		I	
124	9278	Cotton wood	29	14.5	32			OK	Moss and lichen, typical of species				1	32	32	32	32	14.5	14.5		I	
125	9279	Cotton wood	24	12	30			OK	Ivy @ root crown up to 15', asymmetric canopy towards west, typical of species				1	30	30	30	30	12	12		I	
126	9280	Cotton wood	14	7	16			Fair	Previous top loss @ 50', typical of species, moss and lichen			1		16	16	16	16	7			I	
127	9549	Bigleaf maple	20	20	21			Poor	Dead scaffold, dead wood, hanger, horizontal crack @ 10' towards north		1			21	21	21	21	20			I	
128	9550	Bigleaf maple	19	19	19			OK	Moss and lichen, typical of species	1				19	19	19	19	19	19		I	
129	9554	Bigleaf maple	10, 9, 8, 6, 4	17	20			OK	Co-dominant leaders with included bark x5 @ root crown, dead scaffold, vertical crack @ root crown up to 12' towards north, typical of species	1				20	20	20	20	17	17	17	I	
130	9555	Douglas fir	19	19	18			OK	Ivy @ root crown 4' up to 25', elongated branch, previous top loss? Dead wood, broken branches, dominant canopy, typical of species	1				18	18	18	18	19	19	19	I	
131	9556	Douglas fir	16	16	16			OK	Sway towards north, hanger, asymmetric canopy towards south, typical of species	1				16	16	8	16	16	16	16	I	
132	9557	Bigleaf maple	9	9	16			Fair	Nurse tree, previous trunk failure, moss and lichen, lean towards north			1		16	16	16	16	9			I	
133	9558	Bigleaf maple	9	9	16			Poor	Nurse tree, previous trunk failure @ root crown, lean towards north			1		16	16	16	16	9			I	
134	9559	Bigleaf maple	18	18	28			Poor	Moss and lichen, lean towards south, dead wood, dead scaffold, nurse tree			1		28	28	28	28	18			I	
135	9560	Bigleaf maple	16	16	16			OK	Asymmetric canopy towards north, lean towards north, dead wood, typical of species				1	16	16	16	16	16	16		I	
136	9561	Bigleaf maple	17	17	26			Fair	Lean towards south, non-self-corrected lean, moss and lichen			1		26	26	26	26	17			I	
137	9562	Western red cedar	16	16	13			Fair	Column of decay @ root crown up to 5', nurse tree, vertical crack 4' up to 12' towards north			1		13	13	13	13	16			I	
138	9563	Bigleaf maple	14	14	26			Poor	Failing towards south onto 9564			1		26	26	26	26	14			I	
139	9564	Bigleaf maple	15	15	26			Poor	Column of decay @ root crown up to 2'			1		26	26	26	26	15			I	
140	9565	Western red cedar	22	22	16			Fair	Nurse tree, trunk starts @ 6', typical of species			1		16	16	16	16	22			I	
141	9566	Western red cedar	26	26	17			OK	Nurse tree, exposed roots, typical of species				1	17	17	17	17	26	26		I	
142	9567	Cotton wood	10	5	18			Fair	Moss and lichen, sway towards west, asymmetric canopy towards west, suppressed canopy			1		18	18	18	18	5			I	
143	9568	Bigleaf maple	16	16	18			Poor	Large cavity @ root crown up to 2', hypoxylon canker			1		18	18	18	18	16			I	
144	9569	Cotton wood	24, 28	18.5	30			Fair	Co-dominant leaders with included bark x2 @ 2', previous top loss @ 70', dead wood, dead scaffold, typical of species			1		30	30	30	30	18.5			I	
145	9570	Cotton wood	18, 19	13	36			Fair	Co-dominant leaders with included bark x2 @ root crown, exposed roots, moss and lichen, typical of species			1		36	36	36	36	13			I	
146	9571	Cotton wood	30	15	28			Fair	Dead spur, moss and lichen, decay @ dead spur, previous top loss, typical of species			1		28	28	28	28	15			I	
147	9572	Cotton wood	17	8.5	26			Fair	Asymmetric canopy towards east, moss and lichen, exposed roots, lean towards east, typical of species			1		26	26	26	26	8.5			I	
148	9573	Bigleaf maple	16, 14, 12, 13	55	18			OK	Co-dominant leaders with included bark x4 @ 3', twisted trunks, moss and lichen, typical of species	1				9	18	18	18	55	55	55	I	
149	9574	Bigleaf maple	8	8	15 south only			Fair	Nurse tree, asymmetric canopy towards south, moss and lichen, nurse tree, typical of species		1			15	15	15	15	8			I	
150	9575	Douglas fir	16	16	16			Fair	Trunk starts @ 8', failing towards north, nurse tree			1		16	16	16	16	16			I	
151	9576	Western red cedar	8	8	12			Fair	Self-corrected lean towards south, asymmetric canopy towards south, typical of species			1		12	12	12	12	8			I	
152	9577	Western red cedar	9	9	8			Fair	Nurse tree, serpentine trunk			1		8	8	8	8	9			I	
153	9578	Western red cedar	26	26	15			Fair	Nurse tree, self-corrected lean towards north, slight lean towards north, typical of species			1		15	15	15	15	26			I	
154	9579	Bigleaf maple	11	11	18			Fair	Co-dominant canopy, asymmetric canopy towards north, typical of species			1		18	18	18	18	11			I	
155	9580	Bigleaf maple	14	14	24			Fair	Previous scaffold failure, dead wood, moss and lichen, co-dominant canopy			1		24	24	24	24	14			I	
156	9581	Bigleaf maple	15	15	12			Poor snag	Nurse tree, cavity @ root crown up to 6' towards southeast		1			12	12	12	12	15			I	
157	9582	Bigleaf maple	8, 4, 6, 10	14.5	16			Poor snag	Co-dominant leaders with included bark x4 @ root crown, mostly dead		1			16	16	16	16	14.5			I	
158	9583	Bigleaf maple	35	35	28			OK	Woodpecker activity, co-dominant leaders with included bark x2 @ 6', twisted trunks, dead scaffolds, dead wood, moss and lichen, needs pruning	1				22	28	22	28	35	35	35	I	
159	9584	Western red cedar	16	16	12			OK	Nurse tree, typical of species	1				12	12	12	12	16	16	16	I	
160	9585	Western red cedar	16	16	16			OK	Growing with 9586, co-dominant canopy, typical of species, OK with 9586	1				16	16	16	16	16	16	16	I	
161	9586	Douglas fir	13	13	12			OK	Growing into 9585, calloused wound @ 10' towards east, low live crown ratio < 15%, wound @ 3' towards north, OK with 9585	1				12	12	12	12	13	13	13	I	
162	9587	Douglas fir	40	40	40			OK	Typical of species, dead wood, broken branches, dominant canopy, elongated branches	1				40	40	40	40	40	40	40	I	
163	9588	Bigleaf maple	19, 9	25.5	22			Fair	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 12', dead trunk, dead scaffold, dead wood, typical of species			1		22	22	22	22	25.5			I	
164	9589	Bigleaf maple	16	16	20			OK	Moss and lichen, slight exposed roots, typical of species				1	20	20	20	20	16	16		I	
165	9590	Bigleaf maple	12, 11	16.5	28		Y	Fair	Co-dominant leaders with included bark x2 @ root crown, twisted trunks, slight lean towards south, ivy @ root crown up to 30', asymmetric canopy towards south, typical of species	1				28	28	28	28	16.5	16.5	16.5	I	
166	9591	Bigleaf maple	19	19	17			Poor	Previous large trunk failure @ root crown, cavity @ root crown up to 15' towards north			1		17	17	17	17	19			I	
167	9592	Cotton wood	8, 14	8	16			Fair	Co-dominant leaders with included bark x2 @ root crown, exposed roots, nurse tree, moss and lichen, typical of species			1		16	16	16	16	8			I	
168	9594	Cotton wood	9, 13	8	16			Fair	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, asymmetric canopy towards south, typical of species, exposed roots			1		16	16	16	16	8			I	
169	9596	Cotton wood	9	4.5	13			OK	Asymmetric canopy towards east, moss and lichen, typical of species				1	13	13	13	13	4.5	4.5		I	
170	9598	Cotton wood	11	5.5	16			OK	Typical of species, asymmetric canopy towards south				1	16	16	16	16	5.5	5.5		I	
171	9599	Bigleaf maple	9	9	13			Fair	Vertical crack @ 7' up to 9' towards north, asymmetric canopy towards south, dead wood, broken branches, suppressed canopy			1		13	13	13	13	9			I	
172	9600	Cotton wood	11	5.5	18			Fair	Dead spur, wound @ 4' up to 5' towards east, lean towards south			1		18	18	18	18	5.5			I	
173	9601	Cotton wood	13, 15	10	20			Fair	Co-dominant leaders with included bark x2 @ root crown, asymmetric canopy towards south, sway towards south, exposed roots, typical of species			1		20	20	20	20	10			I	
174	9603	Bigleaf maple	8, 4, 4, 3	10	14			Fair	Co-dominant leaders with included bark x4 @ root crown, moss and lichen, dead wood, broken branches, typical of species			1		14	14	14	14	10			I	
175	9604	Bigleaf maple	10	10	16			Fair	Moss and lichen, exposed roots, dead wood, broken branches			1		16	16	16	16	10			I	
176	9605	Bigleaf maple	11	11	17			OK	Moss and lichen, typical of species				1	17	17	17	17	11	11		I	
177	9606	Bigleaf maple	8	8	15			Fair	Moss and lichen, asymmetric canopy towards south, low live crown ratio < 15%			1		15	15	15	15	8			I	
178	9607	Bigleaf maple	8	8	15			Fair	Vertical crack @ root crown up to 6' towards north, typical of species			1		15	15	15	15	8			I	
179	9608	Western red cedar	31	31	15			OK	Typical of species	1				15	15	15	15	31	31	31	I	
180	9609	Western red cedar	24	24	15			OK	Horizontal crack in bark @ 6' towards north, self-corrected lean towards north, typical of species, OK with 9608	1				15	15	15	15	24	24	24	I	
181	9610	Bigleaf maple	7, 2, 3	8	12			Fair snag	Co-dominant leaders with included bark x3 @ root crown, moss and lichen, exposed roots, low live crown ratio < 25%		1			10	12	12	12	8			I	
182	9611	Bigleaf maple	14	14	16			OK	Moss and lichen, dead wood, exposed roots, slight lean towards north, typical of species	1				16	16	16	16	14	14	14	I	
183	9613	Bigleaf maple	9	9	12			Poor	Torque crack @ 10' up to 20' towards south, cavity @ 15' up to 20' towards south		1			12	12	12	12	9			I	
184	9614	Bigleaf maple	8	8	6			Poor	Large cavity @ root crown up to 15' towards east		1			6	6	6	6	8			I	
185	9615	Western red cedar	19	19	13			OK	Abnormal bark, shedding bark, thin canopy, typical of species	1				13	13	13	13	19	19	19	I	
186	9616	Bigleaf maple	8	8	9			Poor	Hanger, low live crown ratio < 10%, previous trunk failure @ root crown		1			9	9	9	9	8			I	
187	9617	Bigleaf maple	18, 14	23	21			Fair	Nurse tree, co-dominant leaders with included bark x2 @ root crown, dead wood, dead scaffolds, calloused wound @ root crown 4' up to 12' towards west, exposed roots, typical of species		1			21	21	21	21	23			I	
188	9618	Bigleaf maple	19	19	8			Poor	Nurse tree, cavity @ 4' up to 8' towards west, moss and lichen		1			8	8	8	8	19			I	
189	9620	Bigleaf maple	16	16	13 north only			Poor	Previous top loss, mostly dead, dead scaffolds, broken branches, dead wood		1			13	13	13	13	16			I	
190	9622	Bigleaf maple	11, 8	13.5	16			Fair	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, dead wood, typical of species			1		16	16	16	16	13.5			I	
191	9624	Bigleaf maple	11	11	17			OK	Moss and lichen, dead wood, previous top loss, typical of species				1	17	17	17	17	11	11		I	
192	9625	Bigleaf maple	8	8	14			Fair	Low live crown ratio < 20%, asymmetric canopy towards south, typical of species			1		14	14	14	14	8			I	
193	9626	Bigleaf maple	8	8	10			OK	Previous top loss @ 15', strong laterals, asymmetric canopy towards south, typical of species				1	10	10	10	10	8	8		I	
194	9627	Western red cedar	30	30	14			Poor	Nurse tree, trunk starts @ 5', lean towards west, typical of species			1		14	14	14	14	30			I	
195	9628	Western red cedar	33	33	14			Fair	Dead wood, broken branches, probable water stress, nurse tree, lean towards west			1		14	14	14	14	33			I	
196	9629	Bigleaf maple	13	13	20			Poor	Nurse tree, exposed roots, failing towards south, self-corrected lean			1		20	20	20	20	13			I	
197	9630	Western red cedar	18	18	12			Poor	Soil failure, failing towards west			1		12	12	12	12	18			I	
198	9631	Bigleaf maple	48	48	28			Poor	Nurse tree, exposed roots, cavity @ root crown up to 4' towards south, co-dominant leaders with included bark x2 @ 6', conk @ 4' towards south			1		28	28	28	28	48			I	
199	9632	Bigleaf maple	8	8	12			Poor	Nurse tree, self-corrected lean towards south, mostly dead			1		12	12	12	12	8			I	
200	9633	Bigleaf maple	13	13	31	N		Fair	Lean to west, moss and lichen, undermined roots, dead spur, asymmetric canopy towards west			1		31	31	31	31	13			I	
201	9634	Bigleaf maple	15, 15	21	22			Fair	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, asymmetric canopy towards southwest, typical of species, exposed roots, vertical crack @ root crown up to 5' towards south, cavity @ root crown up to 3' towards south, typical of species			1		22	22	22	22	21			I	
202	9636	Bigleaf maple	21	21	32			Poor	Cavity @ root crown up to 3' towards north, lean towards south			1		32	32	32	32	21			I	
203	9637	Western red cedar	23	23	13			OK	Exposed roots, typical of species, vertical crack @ root crown up to 4' towards west				1	13	13	13	13	23	23		I	
204	9638	Bigleaf maple	16, 24	29	30			Poor	Co-dominant leaders with included bark x2 @ root crown, large cavity @ root crown up to 10'			1		30	30	30	30	29			I	
205	9640	Bigleaf maple	14	14	16			Poor	Vertical crack @ root crown up to 10' towards west, cavity @ root crown up to 5'			1		16	16	16	16	14			I	
206	9641	Western red cedar	20	20	14			OK	Nurse tree, self-corrected lean towards south, typical of species, exposed roots				1	14	14	14	14	20	20		I	
207	9642	Bigleaf maple	24	24	33			Poor	Nurse tree, exposed roots, failing towards south, asymmetric canopy towards south			1		33	33	33	33	24			I	
208	9643	Bigleaf maple	24	24	20			Poor	Lean towards south, multiple scaffold failures and trunk failure			1		20	20	20	20	24			I	
209	9644	Red alder	9	4.5	9			Fair	Low live crown ratio < 10%, vertical cracks in bark @ root crown up to 4', typical of species			1		9	9	9	9	4.5			I	
210	9645	Bigleaf maple	26	26	24			Fair	Ivy @ root crown up to 40', nurse tree, exposed roots, dead scaffolds, dead wood			1		24	24	24	24	26			I	
211	9652	Cotton wood	12, 23	13	26			Fair	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, typical of species, asymmetric canopy towards east, hanger, lean towards east			1		26	26	26	26	13			I	
212	9654	Cotton wood	24, 15	14.3	24			Fair	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, asymmetric canopy towards south, ivy @ root crown up to 25', exposed roots, dead wood, broken branches, typical of species			1		24	24	24	24	14.3			I	
213	9656	Cotton wood	30	15	20			OK	Moss and lichen, asymmetric canopy towards north, typical of species				1	20	20	20	20	15	15		I	
214	9657	Douglas fir	12	12	10			OK	Moss and lichen, some sap, asymmetric canopy towards north, typical of species				1	10	10	10	10	12	12		I	
215	9658	Cotton wood	55	27.5	20			Poor	Carpenter ants, abnormal bark, shedding bark, column of decay @ root crown up to 10' towards east, typical of species, dead scaffolds, dead wood, moss and lichen, large scaffold failure @ 30' towards west			1		20	20	20	20	27.5			I	
216	9660	Cotton wood	14, 5	7.5	22			Fair	Co-dominant leaders with included bark x2 @ root crown, dead scaffolds, dead wood, leans towards north			1		22	22	22	22	7.5			I	
217	9663	Bigleaf maple	16	16	24			Poor	Cavity @ root crown up to 7' towards west			1		24	24	24	24	16			I	
218	9665	Bigleaf maple	16	16	17	N		Poor	Severe undermined roots, dead wood, moss and lichen			1		17	17	17	17	16			I	
219	9667	Cotton wood	29	14.5	27			OK	Low live crown ratio < 20%, typical of species, moss and lichen, exposed roots				1	27	27	27	27	14.5	14.5		I	
220	9668	Cotton wood	22	11	26			Fair	Low live crown ratio < 30%, moss and lichen, asymmetric canopy towards north, dead wood, broken branches			1		26	26	26	26	11			I	
221	9669	Western red cedar	10	10	9			OK	Thin canopy, typical of species				1	9	9	9	9	10	10		I	
222	9670	Bigleaf maple	12	12	22			Fair	Abnormal bark, shedding bark, lean towards north, asymmetric canopy towards north, dead wood, broken branches			1		22	22	22	22	12			I	
223	9671	Bigleaf maple	10, 6	11.5	26			Poor	Co-dominant leaders with included bark x2 @ root crown, undermined roots, dead wood, broken branches, dead scaffolds, small cavity @ 15' towards northwest			1		26	26	26	26	11.5			I	
224	9672	Bigleaf maple	9	9	17			Fair	Asymmetric canopy towards north, previous trunk loss @ 20' towards south			1		17	17	17	17	9			I	
225	9673	Cotton wood	8	4	11			Fair	Asymmetric canopy towards south, dead wood, suppressed canopy			1		11	11	11	11	4			I	
226	9674	Bigleaf maple	16	16	20			OK	Moss and lichen, asymmetric canopy towards south, typical of species, dead wood, dead scaffolds, self-corrected lean towards east				1	20	20	20	20	16	16		I	
227	9675	Red alder	12	6	16			Fair	Low live crown ratio < 20%, lean towards west, non-suppressed canopy			1		16	16	16	16	6			I	
228	9676	Bigleaf maple	13	13	18			OK	Asymmetric canopy towards south, sway towards south, moss and lichen, typical of species, co-dominant canopy				1	18	18	18	18	13	13		I	
229	9677	Bigleaf maple	8	8	20			Fair	Suppressed canopy, asymmetric canopy towards south, typical of species, moss and lichen			1		20	20	20	20	8			I	
230	9679	Red alder	27	13.5	30			Poor	Hanger, exposed roots, bark crack @ root crown up to 8' towards south, moss and lichen, bark crack @ 4' up to 15' towards north, dead wood, broken branches, dominant canopy			1		30	30	30	30	13.5			I	
231	9680	Western red cedar	18	18	14			Fair	Trunk starts @ 10', self-corrected lean towards east, nurse tree, typical of species			1		14	14	14	14	18			I	
232	9681	Western red cedar	18	18	12			OK	Asymmetric canopy towards west, nurse tree, typical of species				1	12	12	12	12	18	18		I	
233	9682	Western red cedar	22	22	15			OK	Nurse tree, typical of species, thin canopy				1	15	15	15	15	22	22		I	
234	9683	Western red cedar	20	20	15			OK	Asymmetric canopy towards west, typical of species				1	15	15	15	15	20	20		I	
235	9684	Western red cedar	20	20	14			OK	Vertical crack @ 2' up to 20' towards east, typical of species, asymmetric canopy towards east				1	14	14	14	14	20	20		I	
236	9685	Bigleaf maple	16	16	19			OK	Moss and lichen, dead wood, dead scaffolds, typical of species, exposed roots				1	19	19	19	19	16	16		I	
237	9686	Bigleaf maple	12	12	14			OK	Moss and lichen, dead wood, typical of species				1	14	14	14	14	12	12		I	
238	9688	Cotton wood	12	6	16			Fair	Low live crown ratio < 15%, suppressed canopy, asymmetric canopy towards west, moss and lichen, exposed roots typical of species			1		16	16	16	16	6			I	
239	9689	Bigleaf maple	12, 13, 14	22.5	24			Fair	Co-dominant leaders with included bark x3 @ root crown, dead scaffolds, dead wood, low live crown ratio < 25%, moss and lichen, exposed roots, typical of species			1		24	24	24	24	22.5			I	
240	9690	Bigleaf maple	5, 12, 5, 10, 6, 10	20.5	13			Fair	Co-dominant leaders with included bark x6 @ root crown, multiple dead trunks, conks, columnar shape			1		13	13	13	13	20.5			I	
241	9693	Western red cedar	9	9	13			OK	Interior dieback, flagging, thin canopy, typical of species				1	13	13	13	13	9	9		I	
242	9696	Bigleaf maple	11, 16, 20, 15	31.5	21			Fair	Typical of species, 9696, 97, 98, 99 tagged x4, co-dominant leaders with included bark x4 @ root crown, cavity @ root crown up to 3' towards north, dead wood, broken branches, decay in crotch, cavity @ 1' up to 3' towards north			1		21	21	21	21	31.5			I	
243	9700	Bigleaf maple	9, 15	17.5	20			Fair	Co-dominant leaders with included bark x2 @ root crown, one trunk dead, asymmetric canopy towards west, dominant canopy, exposed roots, typical of species			1		20	20	20	20	17.5			I	
244	9702	Bigleaf maple	18, 9, 6, 7	22	26			Poor	Co-dominant leaders with included bark x4 @ 3', previous top loss @ 30', two trunks dead, cavity @ root crown up to 4' towards east			1		26	26	26	26	22			I	
245	9708	Bigleaf maple	11, 13, 10	19.5	22			Fair	Co-dominant leaders with included bark x3 @ root crown, cavity @ root crown up to 2', dead wood, broken branches, typical of species			1		22	22	22	22	19.5			I	
246	9711	Bigleaf maple	21, 15	26	29			Poor	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, nurse tree, undermined roots, exposed roots, cavity @ root crown up to 4' towards east, failing towards west			1		29	29	29	29	26			I	
247	9713	Bigleaf maple	12	12	17		Y	Fair	Low live crown ratio < 20%, co-dominant leaders with included bark x2 reduced to 1 @ 12', dead wood	1				17	17	17	17	12	12	12	I	
248	9714	Bigleaf maple	28	28	30			Poor	Dead scaffolds, woodpecker activity, nurse tree, column of decay @ root crown up to 4' towards east		1			30	30	30	30	28			I	
249	9715	Bigleaf maple	11	11	16		Y	Fair	Co-dominant leaders with included bark x2 reduced to 1 @ root crown, cavity @ root crown up to 3' towards east, low live crown ratio < 15%, suppressed canopy	1				16	16	16	16	11	11	11	I	
250	9716	Bigleaf maple	10	10	14			Poor snag	Mostly dead, ivy @ root crown up to 40', moss and lichen, dead wood, dead scaffolds		1			14	14	14	14	10			I	
251	9717	Bigleaf maple	12	12	14			Poor snag	Mostly dead, ivy @ root crown up to 40', moss and lichen, dead wood, dead scaffolds		1			14	14	14	14	12			I	
252	9718	Bigleaf maple	14	14	14			Poor snag	Mostly dead, ivy @ root crown up to 40', moss and lichen, dead wood, dead scaffolds		1			14	14	14	14	14			I	
253	9719	Douglas fir	15	15	16			OK	Previous top loss, elongated branch, suppressed canopy, abnormal bark, popping bark, typical of species	1				16	16	16	16	15	15	15	I	
254	9720	Bigleaf maple	15	15	27			Fair	Moss and lichen, slight lean towards northeast, typical of species, vertical crack @ 20' up to 25', previous trunk failure @ 30'		1			27	27	27	27	15			I	
255	9721	Douglas fir	10	10	10			Poor	Previous soil failure, self-corrected lean towards west, no taper, abnormal bark, popping bark, dwarf canopy = laminated root rot?			1		10	10	10	10	10			I	
256	9722	Douglas fir	11	11	15			Poor	Previous top loss, elongated branch, dominant canopy, dead twigs, conk @ 15' towards east, laminated root rot			1		15	15	15	15	11			I	
257	9723	Douglas fir	10	10	13			Poor	Calloused @ 4' towards north, abnormal bark, shedding bark, previous top loss, dwarf canopy = laminated root rot?		1			13	13	13	13	10			I	
258	9724	Western red cedar	16	16	10			Fair	Previous top loss @ 30', strong leaders, interior dieback, abnormal bark, popping bark, dead wood			1		10	10	10	10	16			I	
259	9725	Douglas fir	17	17	12			Fair	Abnormal bark, shedding bark, dead twigs, dead wood, previous top loss, early laminated root rot? Lean towards west			1		12	12	12	12	17			I	
260	9726	Bigleaf maple	39	39	30			Poor	Nurse tree, hanger, cavity @ root crown up to 6' towards south			1		30	30	30	30	39			I	
261	9727	Western red cedar	15	15	15			OK	Typical of species, suppressed canopy	1				7	10	15	15	15	15	15	I	
262	9728	Western red cedar	13	13	24 south only	N		Fair	Soil failure @ root crown, self-corrected lean towards north			1		10	12	24	24	13			I	
263	9729	Bigleaf maple	45	45	30			OK snag	Exposed roots, moss and lichen, co-dominant leaders with included bark x3 @ 5', dead wood, broken branches, typical of species				1	30	30	30	30	45	45		I	
264	9730	Western red cedar	18	18	11			OK	Dead spur @ 4' towards east, thin canopy, typical of species	1				11	5	11	5	18	18	18	I	
265	9731	Bigleaf maple	13	13	28			Poor	Large cavity @ root crown up to 4' towards south, mostly dead			1		28	28	28	28	13			I	
266	9732	Bigleaf maple	14	14	21			OK	Moss and lichen, dead wood, broken branches, co-dominant canopy, typical of species				1	21	21	21	21	14	14		I	
267	9733	Douglas fir	10	10	11			Fair	Abnormal bark, popping bark, dwarf canopy, shedding bark, laminated root rot?			1		11	11	11	11	10			I	
268	9734	Douglas fir	13	13	10			Fair	Abnormal bark, popping bark, previous top loss, dwarf canopy, laminated root rot?			1		10	10	10	10	13			I	
269	9735	Bigleaf maple	22, 36, 14	44.5	26			Poor	Tagged twice, co-dominant leaders with included bark x3 reduced to two, 36 and 14 failed, large cavity @ root crown up to 3' towards north, large cavity 15' up to 20' towards north			1		26	26	26	26	44.5			I	
270	9737	Douglas fir	16	16	9			OK	Bulge @ 3.5', abnormal bark, popping bark, shedding bark, moss and lichen, typical of species				1	9	9	9	9	16	16		I	
271	9738	Douglas fir	15	15	15			OK	Co-dominant canopy, dead wood, broken branches, dead twigs, abnormal bark, shedding bark, carpenter ants				1	15	15	15	15	15	15		I	
272	9739	Douglas fir	23	23	17			OK	Previous top loss? Elongated branches, dominant canopy, dead wood, broken branches, dead twigs, typical of species				1	17	17	17	17	23	23		I	
273	9740	Bigleaf maple	11	11	12			Fair	Low live crown ratio < 10%, suppressed canopy, moss and lichen, exposed roots			1		12	12	12	12	11			I	
274	9741	Bigleaf maple	14, 10	17	19			OK	Co-dominant leaders with included bark x2 @ root crown, decay in crotch, dead wood, broken branches, typical of species	1				19	19	19	q	17	17	17	I	
275	9743	Douglas fir	9	9	11			Poor	Abnormal bark, shedding bark, popping bark, previous top loss, laminated root rot?		1			11	11	11	11	9			I	
276	9744	Bigleaf maple	15	15	18			OK	Slight lean towards west, asymmetric canopy towards west, typical of species, OK with 9745 and 9746	1				18	18	18	18	15	15	15	I	
277	9745	Bigleaf maple	7, 16	17.5	26			Fair	Co-dominant leaders with included bark x2 @ root crown, dead wood, broken branches, typical of species, exposed roots, cavity @ root crown up to 3' towards south, lean towards north, previous scaffold failure @ 12' towards southwest		1			26	26	26	26	17.5			I	
278	9747	Bigleaf maple	9	9	20			Fair	Co-dominant leaders with included bark x2 @ 16', previous failure, dead scaffolds			1		20	20	20	20	9			I	
279	9748	Bigleaf maple	18, 24	30	21			OK	Co-dominant leaders with included bark x2 @ root crown, co-dominant leaders with included bark x3 @ 6', dead spur, dead wood, broken branches, typical of species				1	10	21	10	21	30	30		I	
280	9750	Red alder	13	6.5	17			Poor	Cavity @ 3' up to 5' towards northwest, lean towards east		1			17	17	17	17	6.5			I	
281	9751	Douglas fir	9	9	18			Poor	Abnormal bark, shedding bark, dwarf canopy, previous top loss @ 20', laminated root rot?		1			18	18	18	18	9			I	
282	9752	Western red cedar	24	24	12			OK	Dirt over root crown up to 3', typical of species				1	12	12	12	12	24	24		I	
283	9753	Bigleaf maple	9	9	19			OK	Serpentine trunk, debris over crown, typical of species				1	19	19	19	19	9	9		I	
284	9754	Bigleaf maple	9	9	12			OK	Moss and lichen, typical of species				1	12	12	12	12	9	9		I	
285	9755	Bigleaf maple	14, 8	16	24			OK	Co-dominant leaders with included bark x2 @ root crown, dead wood, dead scaffolds, lean greater than 10° east, typical of species, reaction wood towards east				1	24	24	24	24	16	16		I	
286	9756	Bigleaf maple	4, 9, 6	11.5	16			OK	Co-dominant leaders with included bark x3 @ root crown, moss and lichen, asymmetric canopy towards north, previous failed trunk @ root crown	1				q	16	16	16	11.5	11.5	11.5	I	
287	9757	Bigleaf maple	10	10	17			OK	Moss and lichen, dead wood, typical of species, asymmetric canopy towards south, vertical crack @ root crown up to 15' towards east, carpenter ants	1				17	17	17	17	10	10	10	I	
288	9758	Bigleaf maple	13	13	14			OK	Moss and lichen, slight undermined roots towards south, typical of species	1				14	14	14	14	13	13	13	I	
289	9760	Bigleaf maple	3, 10, 11	15	14			OK	Co-dominant leaders with included bark x3 @ root crown, undermined roots, lean towards south 5°, column of decay @ 15' up to 25' towards north, sloughing bark @ 15' up to 25' towards north, typical of species	1				14	14	14	14	15	15	15	I	
290	9761	Bigleaf maple	9	9	16 south only			OK	Asymmetric canopy towards south, low live crown ratio < 10%	1				16	16	16	16	9	9	9	I	
291	9762	Bigleaf maple	8	8	16			OK	Previous top loss, typical of species, moss and lichen	1				16	16	16	16	8	8	8	I	
292	9763	Red alder	12, 6	6.75	26		Y	Fair	Co-dominant leaders with included bark x2 @ 4', bark crack @ 6' up to 20' towards north, dead spur, typical of species	1				26	26	26	26	6.75	6.75	6.75	I	
293	9764	Western red cedar	24	24	15			OK	Exposed roots, horizontal crack @ 5' towards east, self-corrected lean, typical of species	1				15	15	15	15	24	24	24	I	
294	9766	Bigleaf maple	10	10	16			OK	Typical of species	1				16	16	16	16	10	10	10	I	
295	9767	Western red cedar	17	17	15			OK	Asymmetric canopy towards south, moss and lichen, thin canopy, typical of species	1				15	15	15	15	17	17	17	I	
296	9768	Douglas fir	39	39	24			OK	Co-dominant leaders with included bark x2 @ 8', fused @ 20', column of decay? Some sap, dead wood, broken branches, epicormic branch formation @ 35' towards south, typical of species	1				24	24	24	24	39	39	39	I	
297	9769	Bigleaf maple	8	8	13			OK	Slight lean towards south, asymmetric canopy towards south	1				13	13	13	13	8	8	8	I	
298	9770	Bigleaf maple	8	8	13			OK	Slight lean towards south, asymmetric canopy towards south	1				13	13	13	13	8	8	8	I	
299	9771	Douglas fir	42	42	24			Poor	Abnormal bark, shedding bark, carpenter ants, broken branches, dead wood, nurse tree, laminated root rot? Low live crown ratio < 30%		1			24	24	24	24	42			I	
300	9772	Bigleaf maple	16, 13	20.5	18		Y	Fair	Co-dominant leaders with included bark x2 @ root crown, cavity @ root crown, twisted trunks, dead wood, asymmetric canopy towards east, dead wood, dead scaffolds	1				18	18	18	18	20.5	20.5	20.5	I	
301	9773	Douglas fir	25	25	18			Poor	Abnormal bark, shedding bark, low live crown ratio < 5%, broken branches, dead wood, popping bark, previous top loss, laminated root rot? Elongated branches		1			18	18	18	18	25			I	
302	9774	Western red cedar	20	20	16			OK	Small cavity @ 3' up to 5' towards north, typical of species	1				16	16	16	16	20	20	20	I	
303	9775	Bigleaf maple	21	21	26			OK	Self-corrected lean towards south, asymmetric canopy towards south, moss and lichen, typical of species	1				26	26	26	26	21	21	21	I	
304	9776	Western red cedar	9	9	12		Y	Fair	Co-dominant leaders with included bark x2 @ 15', thin canopy, dead wood, broken branches	1				12	12	12	12	9	9	9	I	

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PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020

BCRA NO.
17219

DRAWN BY: AS DESIGNED BY: AE/AS

REVIEWED BY: AE

SHEET TITLE
TREE INVENTORY

bcra

SHEET
C7.02
PERMIT

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

DATE PLOTTED: 4/21/2020 5:06:51 PM FILENAME: 17219C0701-703.DWG BY: ----

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2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

ON-SITE TREE INVENTORY (continued)

305	9777	Western red cedar	15	15	15		Y	Fair	Cavity @ 25' up to 30' towards north, carpenter ants, woodpecker activity, calloused wound @ 20' towards northeast, thin canopy	1				15	15	15	15	15	15	15	I	
306	9778	Douglas fir	17	17	18			Fair	Abnormal bark, shedding bark, carpenter ants, low live crown ratio < 20%, serpentine trunk, co-dominant leaders with included bark x2 @ 60', asymmetric canopy towards south, laminated root rot?		1			18	18	18	18	17			I	
307	9779	Douglas fir	37	37	21			Fair	Abnormal bark, shedding bark, carpenter ants, broken branches, dead wood, previous scraping wound @ 3' up to 15' towards northwest, dead wood, dead twigs, dominant canopy, laminated root rot?		1			21	21	21	21	37			I	
308	9780	Bigleaf maple	17, 5, 14, 14	26.5	22			OK	Co-dominant leaders with included bark x4 @ root crown, twisted trunks, asymmetric canopy towards south, moss and lichen, slight lean towards south, typical of species	1				22	14	22	22	26.5	26.5	26.5	I	
309	9783	Douglas fir	8	8	16			Poor	Lean towards east, previous top loss, asymmetric canopy towards east, mostly dead		1			16	10	16	16	8			I	
310	9784	Douglas fir	21	21	20			OK	Thin canopy, dead wood, broken branches, co-dominant canopy	1				20	7	20	20	21	21	21	I	
311	9785	Douglas fir	16	16	14			OK	Epicormic branch formation @ 12' towards west, serpentine trunk, dead wood, broken branches, typical of species	1				14	5	14	14	16	16	16	I	
312	9786	Bigleaf maple	15	15	20			OK	Exposed roots, cavity @ root crown up to 3' towards west, dominant canopy, moss and lichen, low live crown ratio < 30%	1				20	20	20	20	15	15	15	I	
313	9787	Bigleaf maple	17, 8	19	26			OK	Co-dominant leaders with included bark x2 @ root crown, one side dead, dead scaffolds, dead wood, moss and lichen, cavity @ root crown up to 2' towards south, needs pruning	1				26	26	26	26	19	19	19	I	
314	9788	Douglas fir	25	25	28			Poor	Abnormal bark, shedding bark, popping bark, carpenter ants, failing towards south, laminated root rot		1			28	28	28	28	25			I	
315	9789	Douglas fir	13	13	9			Fair	Previous soil failure, self-corrected lean towards north, thin canopy, dead wood, suppressed canopy		1			9	9	9	9	13			I	
316	9790	Douglas fir	9	9	8			Poor	Moss and lichen, mostly dead, suppressed canopy, low live crown ratio?		1			8	8	8	8	9			I	
317	9791	Douglas fir	9	9	14			Poor	No taper, abnormal bark, shedding bark, popping bark, mostly dead, laminated root rot?		1			8	8	14	14	9			I	
318	9792	Western red cedar	21	21	12			OK	Exposed roots, dominant canopy, typical of species	1				12	6	12	12	21	21	21	I	
319	9793	Douglas fir	23	23	24			Fair	Abnormal bark, shedding bark, carpenter ants, popping bark, laminated root rot? Interior dieback		1			24	24	24	24	23			I	
320	9794	Bigleaf maple	20	20	20			OK	Co-dominant leaders with included bark x2 reduced to one @ 1', cavity @ 1' up to 3' towards north, typical of species, moss and lichen, cavity @ root crown up to 3' towards west	1				20	4	20	20	20	20	20	I	
321	9796	Bigleaf maple	14	14	19			Poor	Large cavity @ root crown up to 11' towards east		1			19	19	19	19	14			I	
322	9798	Bigleaf maple	16	16	20			OK	Asymmetric canopy towards west, dead wood, broken branches, moss and lichen, typical of species	1				20	20	20	20	16	16	16	I	
323	9799	Douglas fir	8	8	6			Poor	Previous top loss, dwarf canopy, laminated root rot? Abnormal bark, shedding bark		1			6	6	6	6	8			I	
324	9800	Douglas fir	12	12	13			Poor	Abnormal bark, shedding bark, dead wood, broken branches, thin canopy, dying		1			13	5	13	13	12			I	
325	9802	Douglas fir	21	21	24			OK	No taper, popping bark, thin canopy, previous top loss, elongated branches	1				24	24	24	24	21	21	21	I	
326	9803	Douglas fir	9	9	10		Y	Fair	No taper, low live crown ratio < 5%	1				10	10	10	10	9	9	9	I	
327	9804	Western red cedar	10	10	14			OK	Self-corrected lean towards south, calloused wound @ 15' towards north, typical of species	1				14	14	14	14	10	10	10	I	
328	9805	Western red cedar	14	14	15			OK	Thin canopy, dominant canopy, broken branches, dead wood, typical of species	1				15	15	15	15	14	14	14	I	
329	9811	Scouler willow	8	8	9		Y	Fair	Ivy @ root crown up to 25', moss and lichen	1				9	9	9	9	8	8	8	I	
330	9812	Red alder	12	6	18		Y	Fair	Typical of species, self-corrected lean towards south	1				18	18	18	18	6	6	6	I	
331	9813	Red alder	8	4	16		Y	Fair	Self-corrected lean towards north, asymmetric canopy towards north, typical of species	1				16	16	16	16	4	4	4	I	
332	9839	Red alder	13	6.5	13			Fair	Self-corrected lean towards north, failing from roots towards north, typical of species		1			13	13	13	13	6.5			I	
333	9849	cotton wood	12	6	20		Y	Fair	Self-corrected lean towards south, asymmetric canopy towards south, lean towards west, typical of species	1				12	12	20	20	6	6	6	I	
334	9851	Red alder	8	4	6			OK	Typical of species, low live crown ratio < 5%	1				6	6	6	6	4	4	4	I	
335	9852	Bigleaf maple	15	15	20			OK	Cavity @ 18' up to 24' towards southwest, dead scaffolds, dead wood, asymmetric canopy towards south, typical of species	1				20	20	20	20	15	15	15	I	
336	9853	Bigleaf maple	16, 15, 14, 6, 6	27.5	22			Poor	Co-dominant leaders with included bark x5 @ root crown, dead scaffolds, dead trunks, previous top loss, mostly dead		1			22	22	22	22	27.5			I	
337	9854	Douglas fir	24	24	22			Fair	Abnormal bark, shedding bark, carpenter ants, popping bark, laminated root rot? Interior dieback, previous top loss, elongated branches		1			22	22	22	22	24			I	
338	9855	Western red cedar	16	16	15			OK	Previous top loss, thin canopy, dead wood, broken branches, typical of species	1				15	15	15	15	16	16	16	I	
339	9856	Bigleaf maple	15	15	20			OK	Moss and lichen, dead wood, typical of species	1				20	20	20	20	15	15	15	I	
340	9857	Douglas fir	10	10	14			Poor	Abnormal bark, shedding bark, serpentine trunk, laminated root rot? Low live crown ratio < 15%		1			14	14	14	14	10			I	
341	9858	Bigleaf maple	24	24	27			OK	Moss and lichen, dead wood, co-dominant leaders with included bark x2 reduced to one @ 4'	1				27	27	27	27	24	24	24	I	
342	9859	Bigleaf maple	21	21	24			Poor	Large cavity @ root crown up to 30' towards south		1			24	7	24	24	21			I	
343	9871	Bigleaf maple	20	20	21			Fair	Fence girdling tree, previous top loss @ 35', weak attached laterals, dead scaffold, dead wood, lean towards south, moss and lichen			1		21	21	21	21	20			I	
344	9872	Western red cedar	16	16	15			OK	Co-dominant canopy, interior dieback, asymmetric canopy towards north, typical of species				1	15	15	15	15	16	16		I	
345	9873	Western red cedar	20	20	18			OK	Typical of species, ivy @ root crown up to 40'				1	18	18	18	18	20	20		I	
346	9874	Western red cedar	18	18	13			OK	Co-dominant leaders with included bark x2 @ 10', asymmetric canopy towards south, co-dominant canopy, typical of species				1	13	13	13	13	18	18		I	
347	9875	Western red cedar	22	22	15			OK	Ivy @ root crown up to 45', asymmetric canopy towards west, typical of species				1	15	15	15	15	22	22		I	
348	12047	Red alder	11	5.5	14	N	Y	Fair	Failing towards east	1				14	14	14	14	5.5	5.5	5.5	I	
349	12048	Red alder	12	6	13			OK	Typical of species	1				13	13	13	13	6	6	6	I	
350	12049	Red alder	13	6.5	14		Y	Fair	Wound @ 6' up to 9' towards west, typical of species	1				14	14	14	14	6.5	6.5	6.5	I	
351	12050	Red alder	13	6.5	17			OK	Moss and lichen, typical of species	1				17	17	17	17	6.5	6.5	6.5	I	
352	12051	Red alder	11	5.5	17			OK	Asymmetric canopy towards south, typical of species	1				17	17	17	17	5.5	5.5	5.5	I	
353	12052	Red alder	12	6	15			OK	Dead wood, broken branches, typical of species	1				15	15	15	15	6	6	6	I	
354	12053	Red alder	11	5.5	14			OK	Moss and lichen, typical of species	1				14	14	14	14	5.5	5.5	5.5	I	
355	12054	Red alder	9	4.5	16			OK	Self-corrected lean, typical of species	1				16	16	16	16	4.5	4.5	4.5	I	
356	12055	Red alder	13	6.5	16			OK	Self-corrected lean towards southeast, moss and lichen, typical of species	1				16	16	16	16	6.5	6.5	6.5	I	
357	12056	Red alder	12	6	16			OK	Self-corrected lean towards north, typical of species, moss and lichen	1				16	16	16	16	6	6	6	I	
358	12057	Red alder	12	6	21		Y	Fair	Serpentine trunk, typical of species, suppressed canopy	1				21	21	21	21	6	6	6	I	
359	12058	Scouler willow	12	12	15		Y	Fair	Dead wood, dead scaffolds, typical of species	1				15	15	15	15	12	12	12	I	
360	12059	Red alder	13	6.5	19		Y	Fair	Previous top loss, moss and lichen, dead wood, typical of species	1				19	19	19	19	6.5	6.5	6.5	I	
361	12060	Red alder	10	5	13			OK	Typical of species	1				13	13	13	13	5	5	5	I	
362	12061	Red alder	12	6	16 east only			OK	Typical of species	1				16	16	16	16	6	6	6	I	
363	12062	Red alder	10	5	16		Y	Fair	Typical of species, failing towards east	1				16	16	16	16	5	5	5	I	
364	12063	Red alder	11	5.5	18			OK	Typical of species	1				18	18	18	18	5.5	5.5	5.5	I	
365	12064	Red alder	10	5	9			Poor	Failing towards east, dead top, typical of species		1			9	9	9	9	5			I	
366	12065	Red alder	11	5.5	24 south only			Poor	Failing towards south		1			24	24	24	24	5.5			I	
367	12066	Red alder	8	4	11			OK	Typical of species, bow towards south	1				11	11	11	11	4	4	4	I	
368	12067	Red alder	10	5	14			OK	Lean towards south, moss and lichen, typical of species	1				14	14	14	14	5	5	5	I	
369	12068	Red alder	10	5	15			OK	Serpentine trunk, slight lean towards south, dead wood, typical of species	1				15	15	15	15	5	5	5	I	
370	12069	Red alder	11	5.5	18			OK	Slight lean towards south, dead wood, broken branches, typical of species	1				18	18	18	18	5.5	5.5	5.5	I	
371	12070	Red alder	9	4.5	16			OK	Bow towards south, dead wood, moss and lichen, typical of species	1				16	16	16	16	4.5	4.5	4.5	I	
372	12071	Red alder	10	5	16			OK	Lean towards south, habitat @ 30' for road safety	1				16	16	16	16	5	5	5	I	
373	12072	Red alder	9	4.5	14			OK	Slight lean towards south, typical of species	1				14	14	14	14	4.5	4.5	4.5	I	
374	12073	Red alder	11	5.5	18			OK	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species, habitat?	1				18	18	18	18	5.5	5.5	5.5	I	
375	12075	Bigleaf maple	23	23	22			OK	Co-dominant leaders with included bark x2 @ root crown, asymmetric canopy towards south, moss and lichen, typical of species, co-dominant canopy, dead spur	1				22	22	22	22	23	23	23	I	
376	12076	Bigleaf maple	14, 20	24.5	18 south only			Fair	Co-dominant leaders with included bark x2 @ root crown, nurse tree, dead spurs, suppressed canopy, asymmetric canopy towards south, moss and lichen		1			18	18	18	18	24.5			I	
377	12078	Douglas fir	28	28	24			Fair	Abnormal bark, shedding bark, carpenter ants, laminated root rot? Dead wood, dead twigs		1			24	24	24	24	28			I	
378	12079	Western red cedar	15	15	16			OK	Self-corrected lean towards south, co-dominant leaders with included bark x2 @ 5', moss and lichen, typical of species	1				16	16	16	16	15	15	15	I	
379	12080	Western red cedar	37	37	13			OK	Moss and lichen, cavity @ root crown up to 6' towards north, water stress, typical of species, OK with improved drainage	1				13	13	13	13	37	37	37	I	
380	12081	Red alder	12	6	15		Y	Fair	Self-corrected lean towards south, soil failure	1				15	15	15	15	6	6	6	I	
381	12100	Western red cedar	38	38	14			OK	Gall @ root crown up to 3' towards west, co-dominant leaders with included bark x2 @ 7', water stress, thin canopy, dead wood, broken branches, typical of species, OK with improved drainage	1				14	14	14	14	38	38	38	I	
382	12101	Red alder	21	10.5	28			Poor	Nurse tree, exposed roots, decay @ root crown, vertical cracks in bark @ root crown up to 50' on towards west		1			14	14	14	14	10.5			I	
383	12102	Western red cedar	70	70	18 south only			Poor	Cavity @ root crown up to 22', failing towards south		1			18	18	18	18	70			I	
384	12103	Douglas fir	26	26	16		Y	Fair	Sway towards north, low live crown ratio < 25%, dead wood, broken branches, co-dominant canopy, laminated root rot? Nurse tree	1				16	16	16	16	26	26	26	I	
385	12108	Bigleaf maple	16	16	13			Poor	Ivy @ root crown up to top of tree, dead		1			13	13	13	13	16			I	
386	12109	Bigleaf maple	6, 11	12.5	15			Poor	Co-dominant leaders with included bark x2 @ root crown, decay in crotch, mostly dead		1			15	15	15	15	12.5			I	
387	12110	Bigleaf maple	18	18	22			Poor	Cavity @ root crown up to 8' towards northeast, asymmetric canopy towards west, typical of species		1			22	22	22	22	18			I	
388	12111	Bigleaf maple	2, 9, 11	14.5	22		Y	Fair	Co-dominant leaders with included bark x3 @ root crown, moss and lichen, dead scaffolds, dead wood, typical of species, asymmetric canopy towards southwest	1				22	22	22	22	14.5	14.5	14.5	I	
389	12112	Western red cedar	24	24	15			Poor	Self-corrected lean towards north, thin canopy, water stress, silt over crown, woodpecker activity, carpenter ants		1			15	15	15	15	24			I	
390	12113	Bigleaf maple	45	45	26 south only	N		Poor	Exposed roots, undermined roots, previous top loss @ 35', mostly dead, failing towards south		1			26	26	26	26	45			I	
391	12114	Bigleaf maple	18, 20	27	18 south only			Poor	Co-dominant leaders with included bark x2 @ root crown, cavity @ root crown up to 10', asymmetric canopy towards south		1			18	18	18	18	27			I	
392	12116	Bigleaf maple	16	16	18			OK	Moss and lichen, asymmetric canopy towards west, typical of species	1				18	18	18	18	16	16	16	I	
393	12117	Douglas fir	22	22	21			Poor	Abnormal bark, shedding bark, low live crown ratio < 10%, dwarf canopy, laminated root rot?		1			21	21	21	21	22			I	
394	12118	Douglas fir	17	17	20			Poor	Self-corrected lean towards west, abnormal bark, shedding bark, conk @ 12' towards south, popping bark, carpenter ants, low live crown ratio < 10%, laminated root rot? Previous top loss, calloused wound @ root crown up to 10' towards west		1			20	20	20	20	17			I	
395	12119	Western red cedar	19	19	15		Y	Fair	Nurse tree, thin canopy, previous top loss, suppressed canopy, dead wood, broken branches, water stressed	1				15	15	15	15	19	19	19	I	
396	12120	Western red cedar	12	12	10			OK	Fill over crown, no taper, water stress, OK with fill removed	1				10	10	8	10	12	12	12	I	
397	12121	Western red cedar	12	12	10			OK	Fill over crown, water stress, remove fill	1				10	10	10	10	12	12	12	I	
398	12122	Bigleaf maple	20	20	18			OK	Water stressed, dead wood, broken branches, dead spur, typical of species	1				18	18	18	18	20	20	20	I	
399	12123	Bigleaf maple	9	9	11			Fair	Moss and lichen, low live crown ratio < 10%, dead wood, broken branches		1			11	11	11	11	9			I	
400	12124	Western red cedar	25	25	8			Fair	Cavity @ root crown up to 10' towards west, abnormal bark, shedding bark, carpenter ants, large column of decay @ root crown up to 8' towards north		1			8	8	8	8	25			I	
401	12126	Bigleaf maple	15	15	8			Poor	Cavity @ root crown up to 3' towards south, vertical crack @ root crown up to 20' towards south, mostly dead		1			8	8	8	8	15			I	
402	12127	Bigleaf maple	22, 20	29.5	32			Fair	Co-dominant leaders with included bark x2 @ root crown, vertical crack @ root crown up to 15' towards east, calloused wound @ root crown up to 20' towards north, dead wood, broken branches, moss and lichen, typical of species		1			32	32	32	32	29.5			I	
403	12128	Western red cedar	10	10	8		Y	Fair	Thin canopy, water stressed, typical of species, OK with improved drainage	1				8	8	8	8	10	10	10	I	
404	12129	Bigleaf maple	13	13	13		Y	Fair	Column of decay @ 10' up to 14' towards south, asymmetric canopy towards south, suppressed canopy	1				13	13	13	13	13	13	13	I	
405	12130	Bigleaf maple	16, 6	17	20		Y	Fair	Co-dominant leaders with included bark x2 @ root crown, previous top loss, moss and lichen, vertical crack @ 1' up to 6' towards west, asymmetric canopy towards southwest	1				10	20	20	20	17	17	17	I	
406	12131	Western red cedar	25	25	15			OK	Co-dominant leaders with included bark x2 @ 40', strong laterals, moss and lichen, water stressed				1	7	15	7	7	25	25	25	I	
407	12132	Western red cedar	27	27	15			OK	Thin canopy, typical of species, water stressed				1	6	15	6	15	27	27	27	I	
408	12133	Bigleaf maple	15	15	20	N		OK	Self-corrected lean towards south, soil failure, lean towards south, typical of species			1		20	20	20	20	15			I	
409	12134	Bigleaf maple	24	24	30			OK	Moss and lichen, co-dominant leaders with included bark reduced to 1 @ 40', strong leader towards south, dead wood, dead scaffolds, typical of species				1	30	30	30	30	24	24		I	
410	12135	Western red cedar	29	29	15			OK	Carpenter ants, woodpecker activity, small column of decay @ root crown up to 5' towards north, asymmetric canopy towards west, dead wood, broken branches, hanger	1				7	5	15	15	29	29	29	I	
411	12136	Western red cedar	22	22	14			OK	Woodpecker activity, typical of species				1	10	5	14	14	22	22	22	I	
412	12137	Douglas fir	8	8	15			Poor	Mostly dead, previous top loss @ 30'			1		15	15	15	15	8			I	
413	12138	Bigleaf maple	17, 17, 24	34	28			Poor	Co-dominant leaders with included bark x3 @ root crown, exposed roots, one dead trunk, cavity @ root crown up to 2' towards east, moss and lichen, dead scaffolds, dead wood			1		28	28	28	28	34			I	
414	12139	Bigleaf maple	25, 8	26	18			Fair	Co-dominant leaders with included bark x2 @ root crown, dead wood, dead scaffolds, moss and lichen, cavity @ root crown up to 5' towards south, moss and lichen, typical of species			1		18	18	18	18	26			I	
415	12140	Western red cedar	25	25	15			OK	Ivy @ root crown up to 20', moss and lichen, thin canopy, probable water stress				1	15	15	15	15	25	25		I	
416	12141	Western red cedar	17	17	9			Fair	Thin canopy, low live crown ratio < 30%, co-dominant canopy, stressed			1		9	9	9	9	17			I	
417	12142	Bigleaf maple	26, 20	33	19			Fair	Co-dominant leaders with included bark x2 @ root crown, nurse tree, large cavity @ 3' up to 6' towards east, moss and lichen, dead scaffolds, dead wood, typical of species			1		19	19	19	19	33			I	
418	12143	Western red cedar	9	9	9			OK	Nurse tree, exposed roots, typical of species				1	9	9	9	9	9	9		I	
419	12144	Bigleaf maple	4, 15	15.5	18			Poor	Co-dominant leaders with included bark x2 @ 3', cavity @ 4' up to 10' towards west, dead wood, broken branches, mostly dead		1			10	18	18	18	15.5			I	
420	12145	Bigleaf maple	13, 21	24.5	22			Fair	Co-dominant leaders with included bark x2 @ root crown, one trunk dead, dead wood, broken branches, moss and lichen		1			10	22	22	22	24.5			I	
421	12147	Bigleaf maple	4, 14	14.5	17			Poor	Cavity @ root crown up to 40' towards east, co-dominant leaders with included bark x2 @ root crown		1			10	17	17	17	14.5			I	
Existing Trees Count By Critical Area										134	69	144	72					##	##	##		

TREE DENSITY CALCLATION

Calculations 04.21.20	
Total number of Onsite Trees 8" or greater deemed "significant" trees	419
25% retention required (419*.25)	105
Proposed Retention viable trees	134
Proposed retention of viable and non-viable trees	203
Actual % retention	32%
Total number of Significant Perimeter Trees (Healthy and not healthy)	61
Safety Hazard Trees to be Removed	38
Total viable Perimeter Trees	23
Perimeter trees to be removed for site improvements	18
Net total retained Perimeter Trees	5
Actual Proposed retained perimeter tree % (5/23)	22%
Total number of DBH inches Interior Trees (Healthy and Not viable)	5901
Total number of Non-viable DBH inches	2968
Total Viable DBH inches	2933
Number of retained viable DBH inches	2034
Number of non-viable retained inches	1179
Total number of retained viable & non-viable inches	3275
Required retention: 15% of Interior DBH inches 5901*.15)	885
Actual % retained interior DBH inches 3275/5901)	55%
Total number of dead trees	20
Of the dead trees, the number to be cut to habitat height	10

OFF-SITE TREE INVENTORY

1	2	3	4	5	6	7	8	9	10	11				12			
										Proposed Action				CRZ/TPZ/LOD			
										Retain		Remove		Radius in feet			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Non- viable	Non- viable	Remove	N	W	E	S
1	8277	Bigleaf maple	9	9	13			Fair	Vertical crack @ root crown up to 6' towards north, calloused wound @ root crown up to 6'			1		13	13	13	13
2	8278	Bigleaf maple	12	12	17			Fair	Supporting dead Bigleaf maple towards south, moss and lichen, co-dominant leaders with included bark x3 @ 5', vertical crack @ 5' towards east			1		17	17	17	17
3	8279	Western red cedar	9	9	12			Fair	Calloused wound @ 5' towards north, carpenter ants, cavity @ 4' towards northwest			1		12	12	12	12
4	8280	Western red cedar	9	9	12			Fair	Dead top, asymmetric canopy towards south, typical of species			1		12	12	12	12
5	8284	Bigleaf maple	8, 6	10	16			Poor	Co-dominant leaders with included bark x2 @ root crown, large wound @ root crown up to 12' towards west, asymmetric canopy towards north			1		16	16	16	16
6	8285	Cotton wood	24	12	25			OK	Low live crown ratio < 20%, slight lean towards north, typical of species			1		25	25	25	25
7	8286	Cherry	11	11	12			Fair	Typical of species, cavity @ 3' towards north, asymmetric canopy towards north, moss and lichen, typical of species			1		12	12	12	12
8	9214	Douglas fir	12	12	9			Poor	Abnormal bark, shedding bark, popping bark, previous top loss, laminated root rot?		1			9	9	9	9
9	9671	Bigleaf maple	10, 6	11.5	26			Poor	Co-dominant leaders with included bark x2 @ root crown, undermined roots, dead wood, broken branches, dead scaffolds, small cavity @ 15' towards northwest			1		26	26	26	26
10	9828	Bigleaf maple	13	13	17			OK	Moss and lichen, asymmetric canopy towards west, exposed roots, typical of species	1				17	17	17	17
11	9829	Douglas fir	19	19	17			Poor	Abnormal bark, shedding bark, moss and lichen, dead wood, broken branches, dwarf canopy, laminated root rot?		1			17	17	17	17
12	9830	Bigleaf maple	15	15	20			OK	Vertical crack @ root crown up to 6' towards east, asymmetric canopy towards south, typical of species	1				20	20	20	20
13	9838	Red alder	12	6	16			OK	Low live crown ratio < 10%, moss and lichen, typical of species	1				16	16	16	16

SEAL

ANDREW B EPSTEIN
STATE OF WASHINGTON
44221
REGISTERED
PROFESSIONAL ENGINEER

PROJECT
BASEL NEWPORT TOWNHOMES
12627 COAL CREEK PKWY
BELLEVUE, WA

REVISIONS

DATE
04.20.2020
BCRA NO.
17219
DRAWN BY: AS DESIGNED BY: AE/AS
REVIEWED BY: AE
SHEET TITLE
TREE INVENTORY

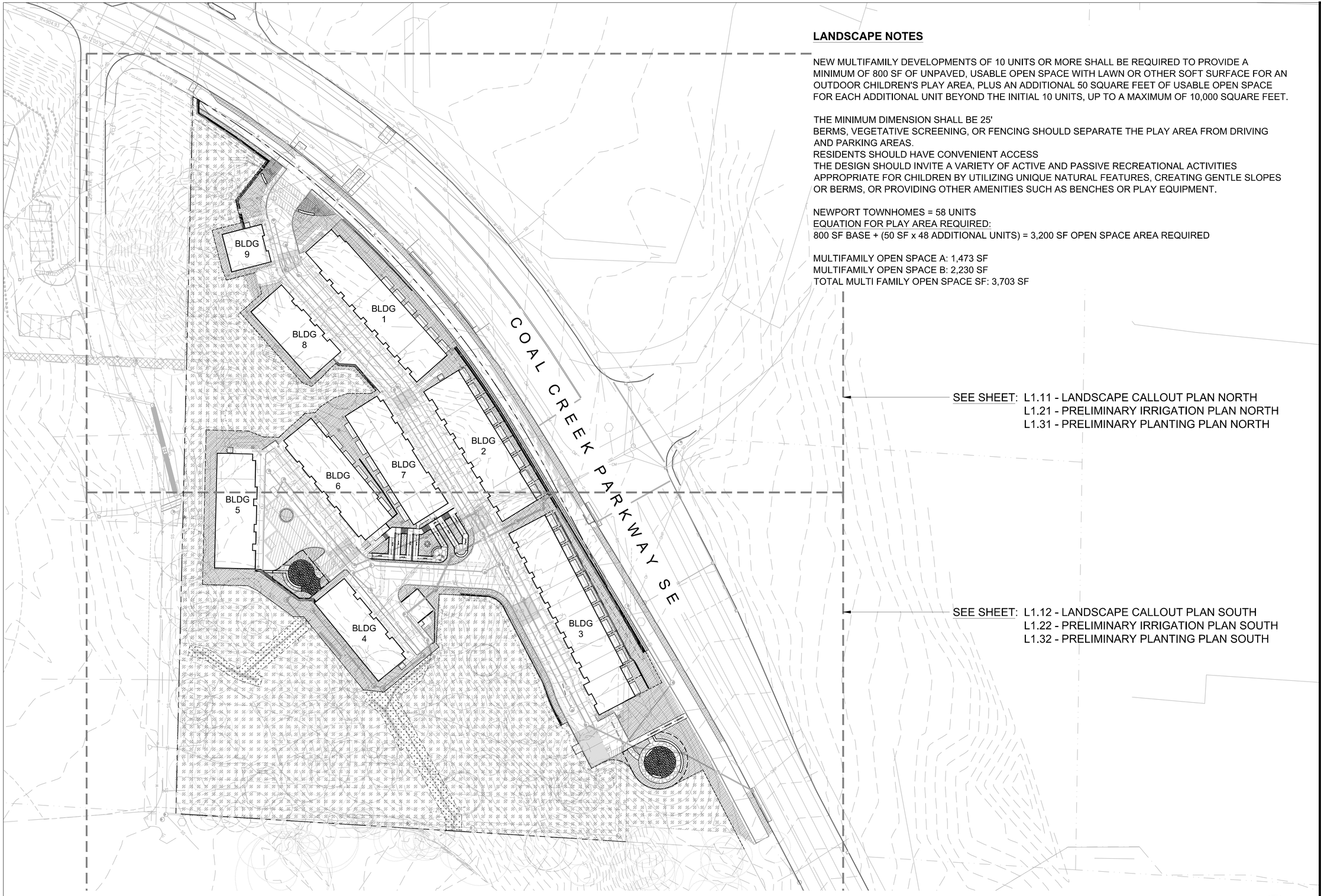
bcra

SHEET
C7.03
PERMIT

811
Know what's below. Call before you dig.

DATE PLOTTED: 4/21/2020 5:07:00 PM FILENAME: 17219C0701-703.DWG BY: ---

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.



LANDSCAPE NOTES

NEW MULTIFAMILY DEVELOPMENTS OF 10 UNITS OR MORE SHALL BE REQUIRED TO PROVIDE A MINIMUM OF 800 SF OF UNPAVED, USABLE OPEN SPACE WITH LAWN OR OTHER SOFT SURFACE FOR AN OUTDOOR CHILDREN'S PLAY AREA, PLUS AN ADDITIONAL 50 SQUARE FEET OF USABLE OPEN SPACE FOR EACH ADDITIONAL UNIT BEYOND THE INITIAL 10 UNITS, UP TO A MAXIMUM OF 10,000 SQUARE FEET.

THE MINIMUM DIMENSION SHALL BE 25'
BERMS, VEGETATIVE SCREENING, OR FENCING SHOULD SEPARATE THE PLAY AREA FROM DRIVING AND PARKING AREAS.
RESIDENTS SHOULD HAVE CONVENIENT ACCESS
THE DESIGN SHOULD INVITE A VARIETY OF ACTIVE AND PASSIVE RECREATIONAL ACTIVITIES APPROPRIATE FOR CHILDREN BY UTILIZING UNIQUE NATURAL FEATURES, CREATING GENTLE SLOPES OR BERMS, OR PROVIDING OTHER AMENITIES SUCH AS BENCHES OR PLAY EQUIPMENT.

NEWPORT TOWNHOMES = 58 UNITS
EQUATION FOR PLAY AREA REQUIRED:
800 SF BASE + (50 SF x 48 ADDITIONAL UNITS) = 3,200 SF OPEN SPACE AREA REQUIRED

MULTIFAMILY OPEN SPACE A: 1,473 SF
MULTIFAMILY OPEN SPACE B: 2,230 SF
TOTAL MULTI FAMILY OPEN SPACE SF: 3,703 SF

SEE SHEET: L1.11 - LANDSCAPE CALLOUT PLAN NORTH
L1.21 - PRELIMINARY IRRIGATION PLAN NORTH
L1.31 - PRELIMINARY PLANTING PLAN NORTH

SEE SHEET: L1.12 - LANDSCAPE CALLOUT PLAN SOUTH
L1.22 - PRELIMINARY IRRIGATION PLAN SOUTH
L1.32 - PRELIMINARY PLANTING PLAN SOUTH

1 LANDSCAPE REFERENCE PLAN
1" = 40'-0"

0 20' 40' 80'

N

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 615, 811 FIRST AVE., SEATTLE, WA 98104
PHONE: (206) 682-7562 FAX: (206) 682-4721

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE
LANDSCAPE REFERENCE PLAN

No.	DATE	REVISION	BY
1	12/19/19	PERMIT	SN
2	03/13/20	PERMIT	SN
3	04/21/20	CALUP	SN

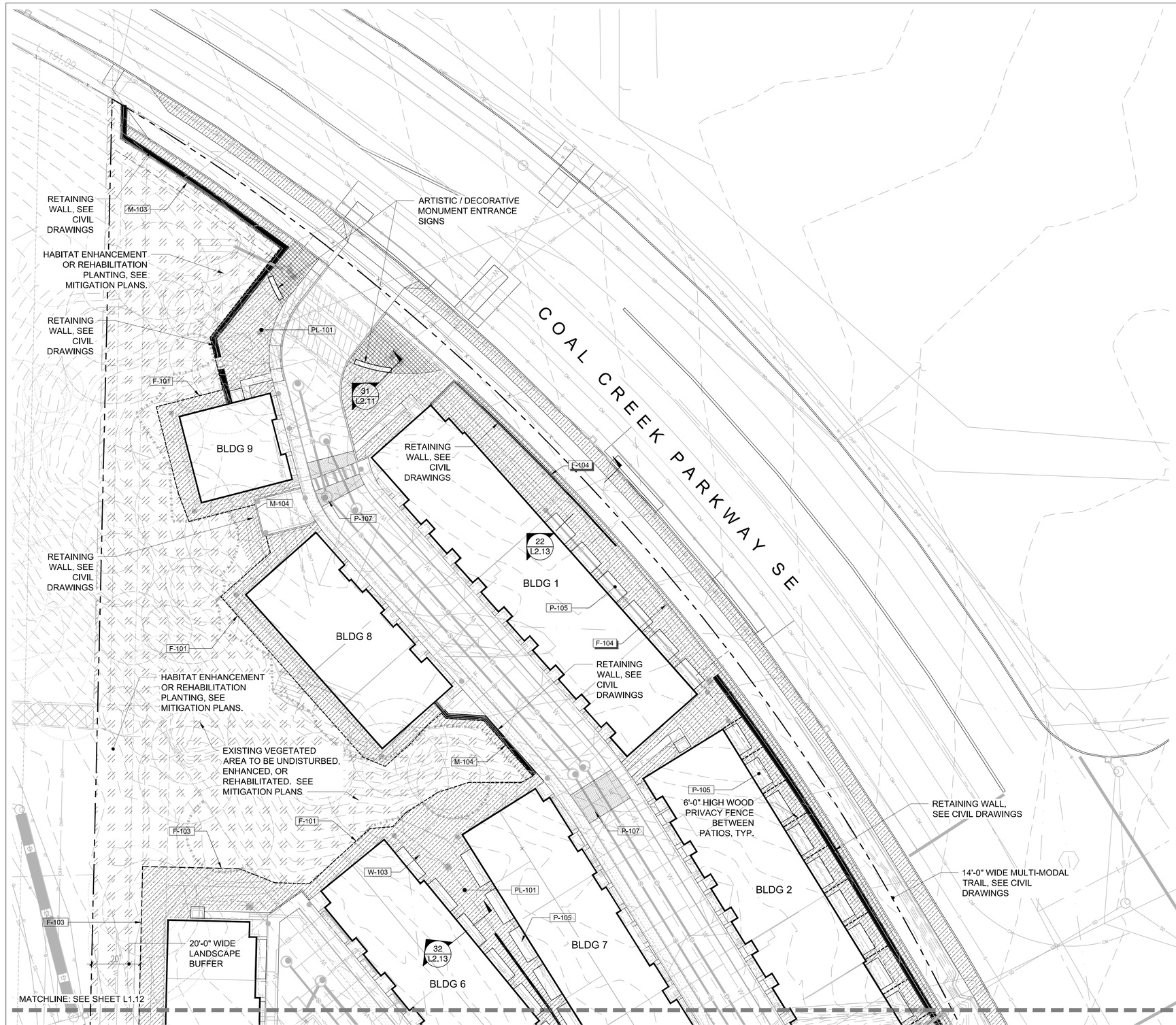
DATE APRIL 21, 2020

DESIGNED TR, SN
DRAWN SN
CHECKED TR
SCALE AS NOTED
TRA No. 1923
CAD FILE

PROJECT NEWPORT TOWNHOMES

SHEET No.

L1.10



REFERENCE NOTES SCHEDULE

	SYMBOL	03 CONCRETE DESCRIPTION
12 / L2.12	03-27	CONCRETE STAIRS

	SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION
21 / L2.12	32-01	TURF: SYNTHETIC TURF OVER MINIMUM 6" DEEP DRAINAGE LAYER PER MANUFACTURER'S SPECIFICATIONS.
	32-02	LOCATION FOR ART INSTALLATION – SCULPTURE OR OTHER PHYSICAL ART INSTALLATION AS SELECTED

	SYMBOL	FENCE DESCRIPTION
34 / L2.14	F-101	FENCE 1: MINIMUM 4'–0" HIGH INTRUSION BARRIER FENCE WITH SIGNAGE AS REQUIRED PER MITIGATION DRAWINGS. STEEL POSTS, STEEL FRAMING, AND WELDED WIRE MESH WITH MAXIMUM 2" OPENINGS.
24 / L2.14	F-102	FENCE 2: 3'–0" HIGH DECORATIVE INTRUSION BARRIER FENCE WITH SIGNAGE AS REQUIRED PER MITIGATION DRAWINGS. STEEL POSTS, STEEL FRAMING, AND WELDED WIRE MESH WITH MAXIMUM 2" OPENINGS.
14 / L2.14	F-103	FENCE 3: LOW SPLIT RAIL FENCE OR EQUIVALENT TO INDICATE WETLAND BUFFER BOUNDARY PER MITIGATION DRAWINGS.
22 / L2.14	F-104	FENCE 4: 8'–0" HIGH SOLID WOOD FENCE WITH ADDITIONAL 1'–0" HIGH SOUND DEFLECTION. 6X6 CEDAR POSTS AT 8'–0" O.C., 2X4 CEDAR TOP RAIL, MIDDLE RAIL, AND BOTTOM RAIL. 6X CEDAR BOARDS IN VERTICAL ORIENTATION. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT TO WALLS WHERE OCCURS.

	SYMBOL	METAL DESCRIPTION
11 / L2.14	M-103	GUARDRAIL: 54" HIGH GUARDRAIL, WOOD SAFETY RAILING PER CITY OF BELLEVUE STANDARD DETAIL RS–130–1.
34 / L2.14	M-104	GUARDRAIL: 54" HIGH GUARDRAIL, MATCH 4'–0" HIGH INTRUSION BARRIER FENCE

	SYMBOL	PAVING DESCRIPTION
	P-105	PRIVATE PATIO: SEE ARCHITECT'S DRAWINGS
11 / L2.12	P-106	STONE PAVING: FLAGSTONE PAVING AS SELECTED
	P-107	ACCENT PAVING: STAMPED ASPHALT WITH 1'–0" RECTANGULAR GRID PATTERN. COLOR AS SELECTED.

	SYMBOL	PLANTING DESCRIPTION
	PL-101	ON GRADE PLANTING AREA

	SYMBOL	WALL DESCRIPTION
21 / L2.11	W-102	WALL: CONCRETE SEAT WALL, 2'–0" WIDE, HEIGHT PER CIVIL DRAWINGS.
24 / L2.12	W-103	WALL: MAXIMUM 4'–0" HIGH RETAINING WALL, 8" THICK
25 / L2.12	W-104	WALL: MAXIMUM 4'–0" HIGH RETAINING WALL, 12" THICK

NOTE:
1. FOR ALL WALLS OVER 4'-0" IN HEIGHT, SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOOTING REQUIREMENTS.
2. SEE CIVIL DRAWINGS FOR TOP OF WALL ELEVATIONS.

1 LANDSCAPE CALLOUT PLAN
1" = 20'-0"

0 10' 20' 40'

N

THOMAS RENGSTORF AND ASSOCIATES
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SITE PLANNING
URBAN DESIGN
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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE
LANDSCAPE CALLOUT PLAN NORTH

No.	DATE	REVISION	BY
1	12/19/19	PERMIT	SN
2	03/13/20	PERMIT	SN
3	04/21/20	CALUP	SN

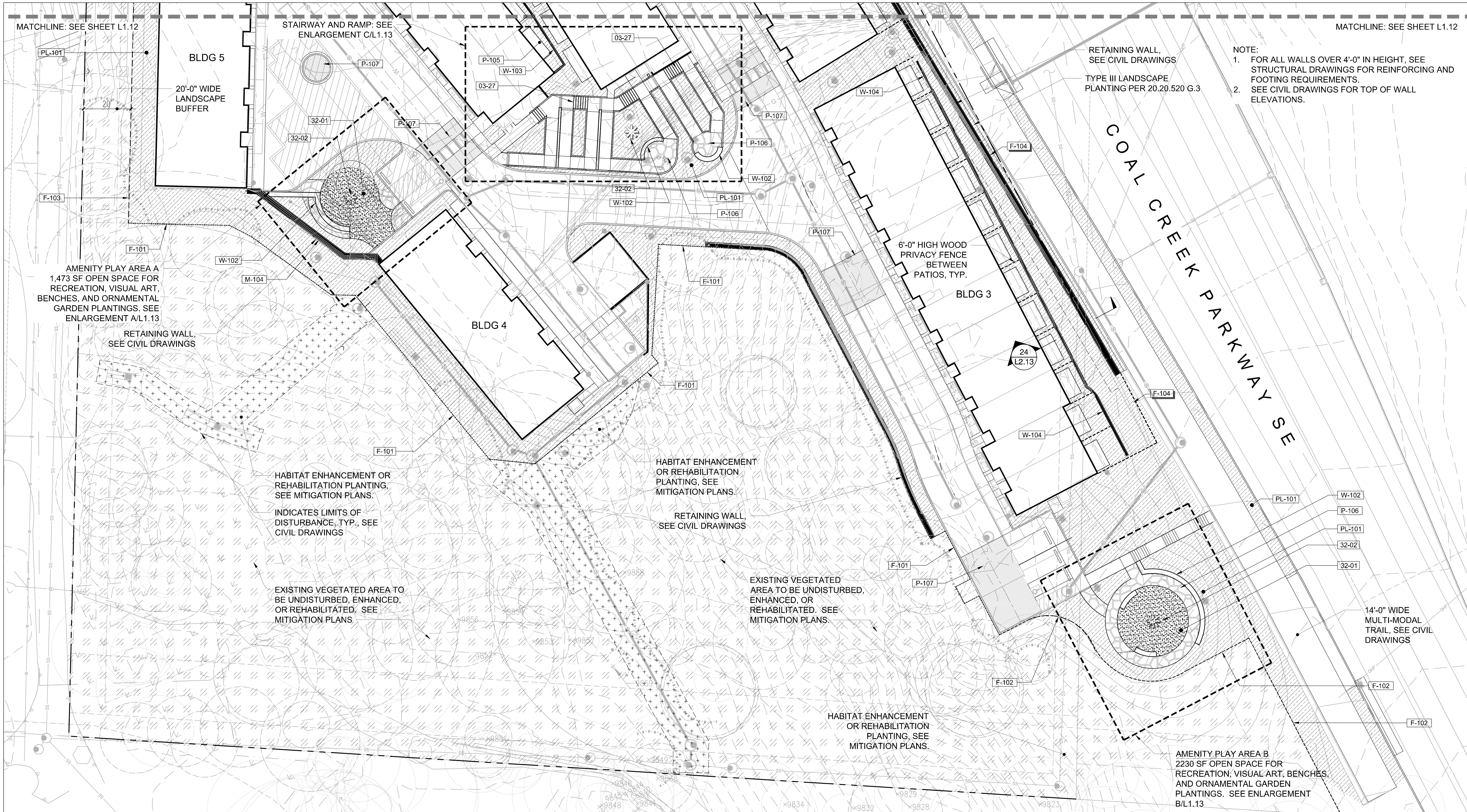
DATE APRIL 21, 2020

DESIGNED TR; SN
DRAWN SN
CHECKED TR
SCALE AS NOTED
TRA No. 1923
CAD FILE

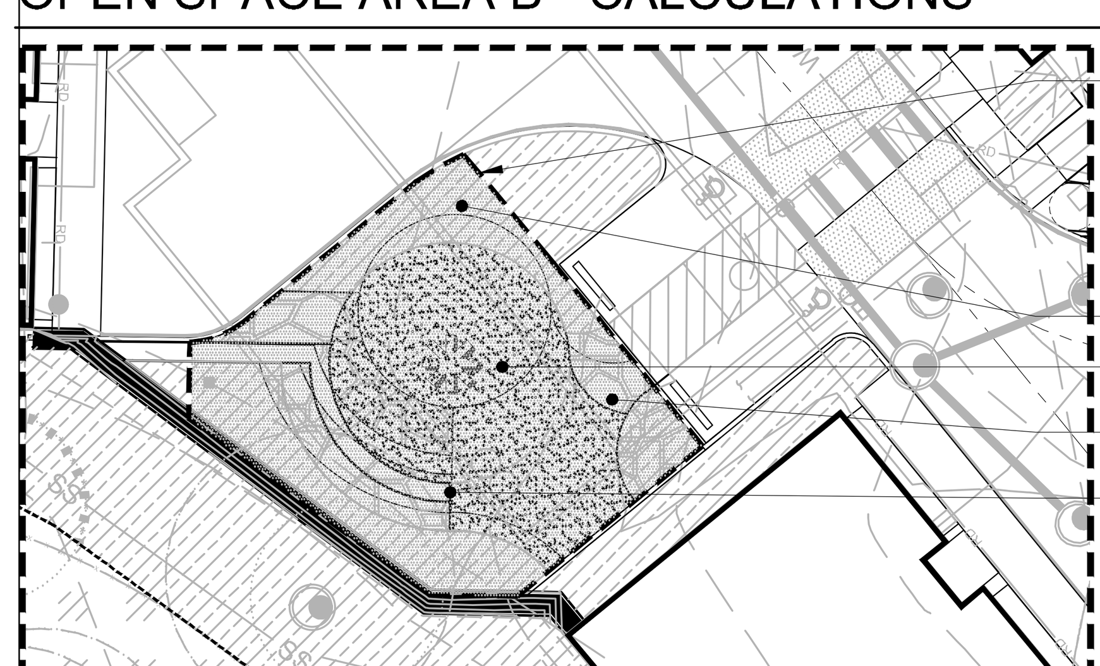
PROJECT NEWPORT TOWNHOMES

SHEET No.

L1.11



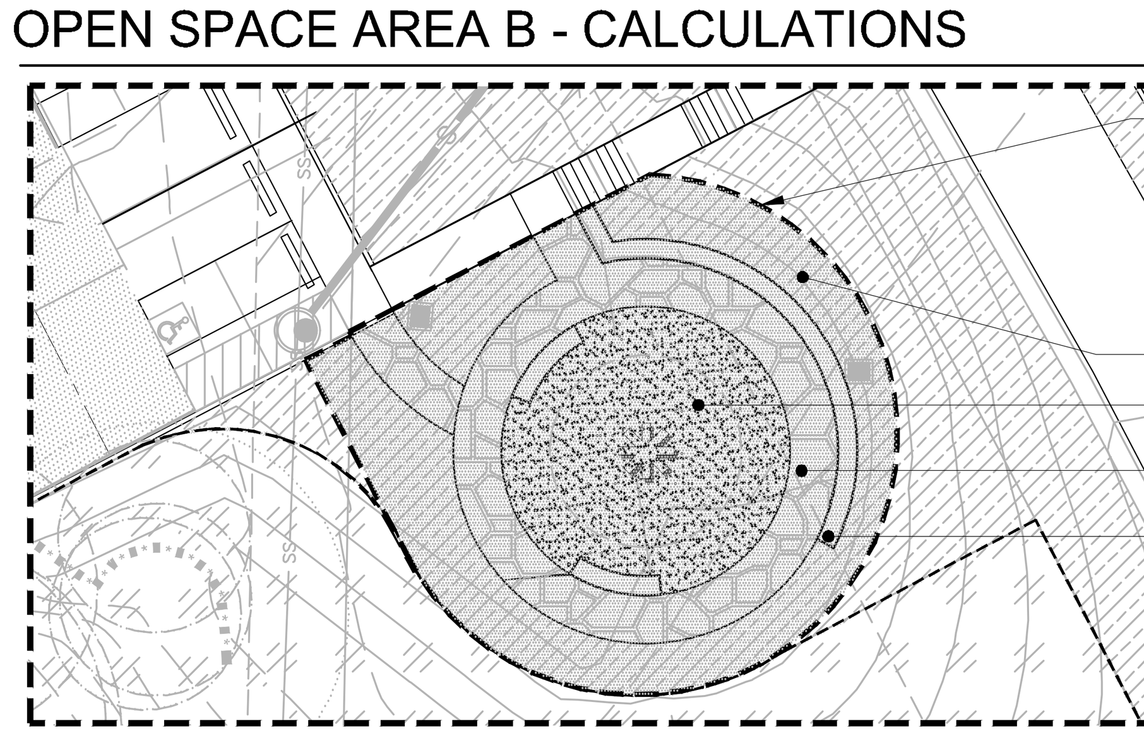
OPEN SPACE AREA B - CALCULATIONS



INDICATES CALCULATED OPEN SPACE AREA, AREA A: 1,473 SF

OPEN SPACE SQUARE FOOTAGE CATEGORIES	
A - PLANTING AREA	544 sf
B - SYNTHETIC TURF	683 sf
C - STONE PAVING	175 sf
D - SEAT WALLS	71 sf
TOTAL	1,473 sf

OPEN SPACE AREA B - CALCULATIONS



INDICATES CALCULATED OPEN SPACE AREA, AREA B: 2,230 SF

OPEN SPACE SQUARE FOOTAGE CATEGORIES	
A - PLANTING AREA	777 sf
B - SYNTHETIC TURF	670 sf
C - STONE PAVING	642 sf
D - SEAT WALLS	142 sf
TOTAL	2,230 sf

NOTE: SEE SHEET L1.11 FOR LANDSCAPE CALLOUT SCHEDULE

1 LANDSCAPE CALLOUT PLAN
1" = 20'-0"

0 10' 20' 40'
N

THOMAS RENGSTORF AND ASSOCIATES

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE
LANDSCAPE CALLOUT PLAN SOUTH

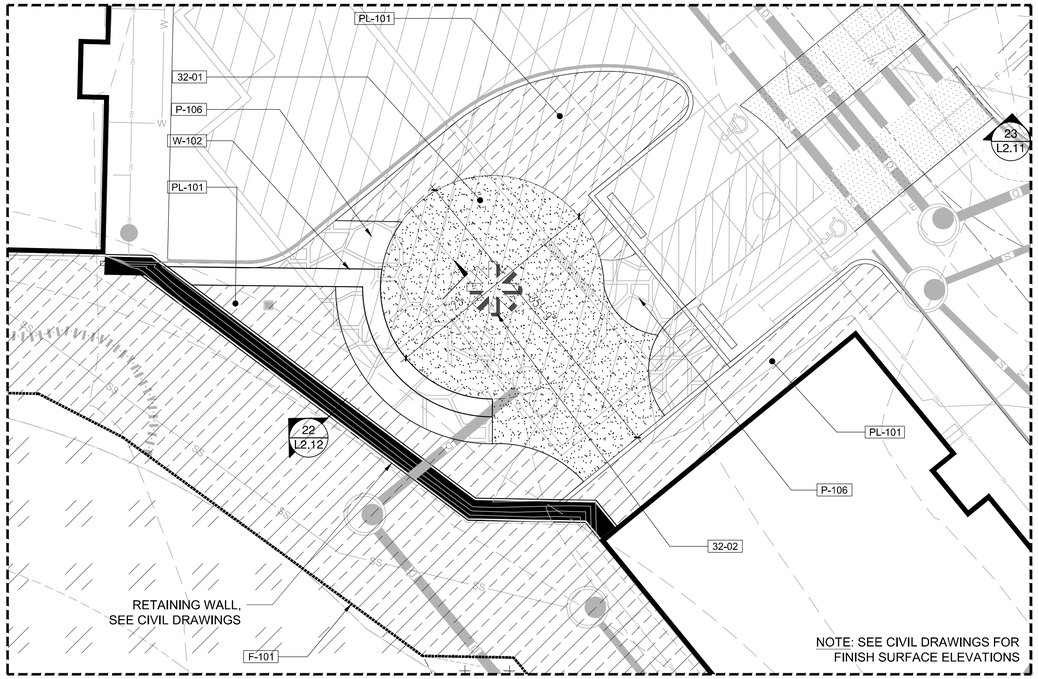
No.	DATE	REVISION	BY
	12/19/19	PERMIT	SN
	03/13/20	PERMIT	SN
	04/21/20	CALUP	SN

DATE: APRIL 21, 2020

DESIGNED: TR, SN
DRAWN: SN
CHECKED: TR
SCALE: AS NOTED
TRA No.: 1923
CAD FILE:

PROJECT: NEWPORT TOWNHOMES

SHEET No.
L1.12

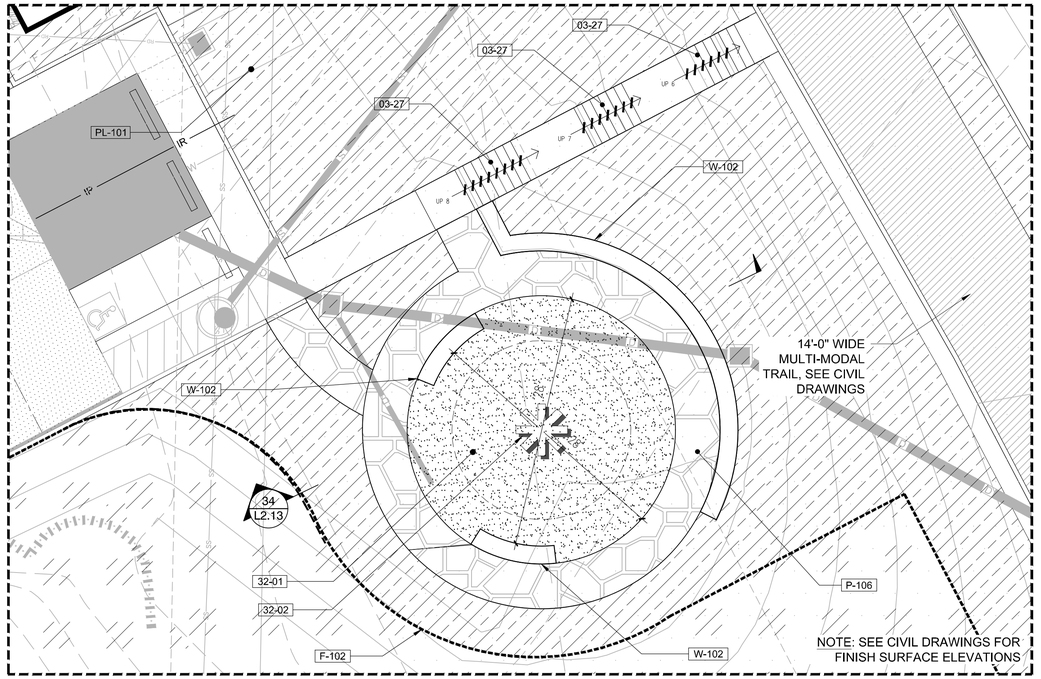


A LANDSCAPE CALLOUT PLAN ENLARGEMENT A

1/8" = 1'- 0"

0 4' 8' 16'

N



B LANDSCAPE CALLOUT PLAN ENLARGEMENT B

1/8" = 1'- 0"

0 4' 8' 16'

N

REFERENCE NOTES SCHEDULE

03 CONCRETE

	SYMBOL	DESCRIPTION
12 L2.12	03-27	CONCRETE STAIRS

32 EXTERIOR IMPROVEMENTS

	SYMBOL	DESCRIPTION
21 L2.12	32-01	TURF: SYNTHETIC TURF OVER MINIMUM 6" DEEP DRAINAGE LAYER PER MANUFACTURER'S SPECIFICATIONS.
	32-02	LOCATION FOR ART INSTALLATION – SCULPTURE OR OTHER PHYSICAL ART INSTALLATION AS SELECTED

FENCE

	SYMBOL	DESCRIPTION
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22 L2.14	F-104	FENCE 4: 8'–0" HIGH SOLID WOOD FENCE WITH ADDITIONAL 1'–0" HIGH SOUND DEFLECTION. 6X6 CEDAR POSTS AT 8'–0" O.C., 2X4 CEDAR TOP RAIL, MIDDLE RAIL, AND BOTTOM RAIL. 6X CEDAR BOARDS IN VERTICAL ORIENTATION. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT TO WALLS WHERE OCCURS.

METAL

	SYMBOL	DESCRIPTION
11 L2.14	M-103	GUARDRAIL: 54" HIGH GUARDRAIL, WOOD SAFETY RAILING PER CITY OF BELLEVUE STANDARD DETAIL RS–130–1.
34 L2.14	M-104	GUARDRAIL: 54" HIGH GUARDRAIL, MATCH 4'–0" HIGH INTRUSION BARRIER FENCE

PAVING

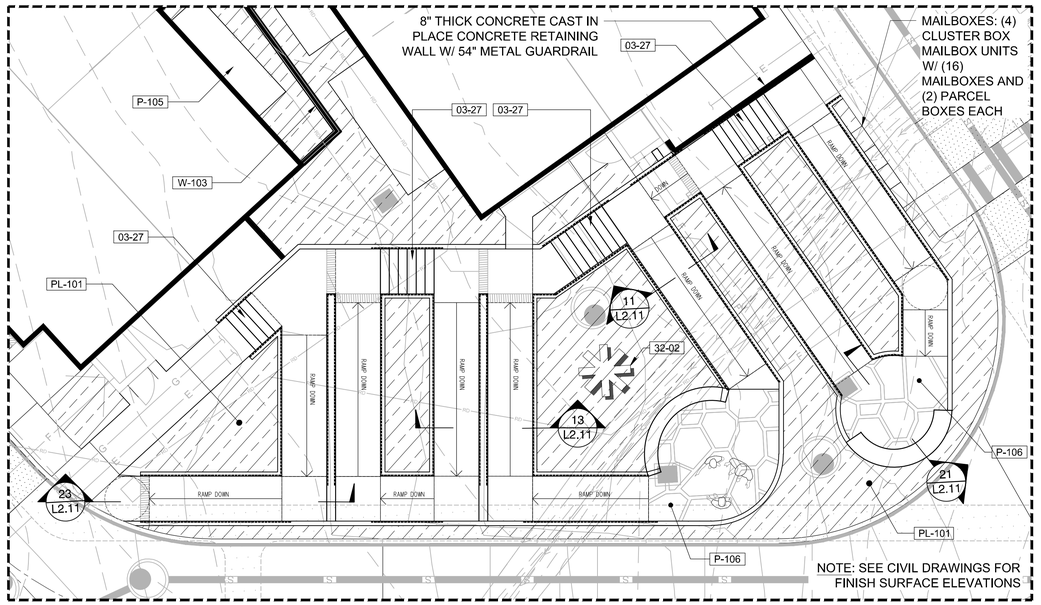
	SYMBOL	DESCRIPTION
	P-105	PRIVATE PATIO: SEE ARCHITECT'S DRAWINGS
11 L2.12	P-106	STONE PAVING: FLAGSTONE PAVING AS SELECTED
	P-107	ACCENT PAVING: STAMPED ASPHALT WITH 1'–0" RECTANGULAR GRID PATTERN. COLOR AS SELECTED.

PLANTING

	SYMBOL	DESCRIPTION
	PL-101	ON GRADE PLANTING AREA

WALL

	SYMBOL	DESCRIPTION
21 L2.11	W-102	WALL: CONCRETE SEAT WALL, 2'–0" WIDE, HEIGHT PER CIVIL DRAWINGS.
24 L2.12	W-103	WALL: MAXIMUM 4'–0" HIGH RETAINING WALL, 8" THICK
25 L2.12	W-104	WALL: MAXIMUM 4'–0" HIGH RETAINING WALL, 12" THICK



C LANDSCAPE CALLOUT PLAN ENLARGEMENT C

1/8" = 1'- 0"

0 4' 8' 16'

N

1 LANDSCAPE CALLOUT PLAN ENLARGEMENTS

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

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LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE

NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE

LANDSCAPE CALLOUT PLAN ENLARGEMENTS

No.	DATE	REVISION	BY
1	12/19/19	PERMIT	SN
2	03/13/20	PERMIT	SN
3	04/21/20	CALUP	SN

DATE	APRIL 21, 2020
DESIGNED	TR, SN
DRAWN	SN
CHECKED	TR
SCALE	AS NOTED
TRA No.	1923
CAD FILE	
PROJECT	NEWPORT TOWNHOMES

SHEET No.

L1.13

IRRIGATION SCHEDULE

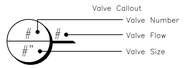
SYMBOL	DESCRIPTION
	TURF ROTATOR (HUNTER)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
K Q R	HUNTER MP2000 PROS-04-PRS40-CV-F TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
T	HUNTER MP CORNER PROS-12-PRS40-CV-F SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	40
M L O	HUNTER MP1000 PROS-12-PRS40-CV-F SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY.	40
0.25 0.50	HUNTER RZWS-36-CV 36" LONG RZWS WITH INSTALLED .25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
1	HUNTER ECO-ID ECO-ID: 1/2" FPT CONNECTION WITH 12-60 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-101G 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.
HB	BUCKNER-SUPERIOR I400 INVERTED NOSE GARDEN VALVE. 3/4" X 1/2" FEMALE NPT HOSE BIBB, RED BRASS.
M	HUNTER ICV-G-DC 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH DC LATCHING SOLENOID FACTORY INSTALLED OPTION.
BF	BUCKNER-SUPERIOR ASBU 3/4" 3/4", 1" NPT, RED BRASS ANTI-SIPHON BODY WITH UNION.
C	HUNTER HCC-4000-M 40 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & FOUR ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.

2	HUNTER ICD-100 SINGLE STATION DECODER W/SURGE SUPPRESSION AND GROUND WIRE
W	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.
F	AMIAD 075-WEAVE WIRE SCREEN AMIAD 3/4" MANUAL PLASTIC FILTER, WEAVE WIRE SCREEN, ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 140PSI.



IRRIGATION WATER BUDGET

A LANDSCAPE DESIGN'S IWB SHALL BE CALCULATED BASED UPON THE TOTAL SQUARE FOOTAGE OF THE PROPOSED LANDSCAPE AREA, EXCLUDING RETAINED NATIVE VEGETATION AREAS AND IMPERVIOUS SURFACES, USING THE FOLLOWING FORMULA:

IWB = ET X AF X LA X CF

IWB: IRRIGATION WATER BUDGET ALLOWED.
ET: EVAPOTRANSPIRATION RATE OF 14.49 INCHES (PER IRRIGATION SEASON, SEE SECTION W3-12.3).
AF: ADJUSTMENT FACTOR OF 0.8 (0.5/0.625 IRRIGATION EFFICIENT). LA:LANDSCAPE AREA IN SQUARE FEET.
CF: CONVERSION FACTOR OF 0.62 (INCHES TO GALLONS PER SQUARE FOOT).

IWB = (14.49) x (0.8) x (34,622 sf) x (0.62)
IWB = 255,870 GALLONS

A LANDSCAPE DESIGN'S TEWU SHALL BE CALCULATED BY DETERMINING THE ESTIMATED WATER USE (EWU) FOR EACH HYDROZONE (REFERENCE IRRIGATION SYSTEM DESIGN REQUIREMENTS, SECTION I), AND ADDING THE EWU FOR ALL LANDSCAPE HYDROZONES TOGETHER. THE SUM OF THE EWU FOR ALL HYDROZONES IS THE LANDSCAPE'S TEWU. THE FOLLOWING FORMULA SHALL BE USED TO DETERMINE THE EWU FOR EACH HYDROZONE:

EWU = (ET X PF X HA X CF) / IE

EWU: ESTIMATED WATER USE (FOR EACH HYDROZONE)
ET: EVAPOTRANSPIRATION RATE OF 14.49 INCHES (PER IRRIGATION SEASON, SEE SECTION W3-12.3).
PF: PLANT FACTOR VALUE FOR HYDROZONE (SEE SECTION W3-12.4).
HA: HYDROZONE AREA IN SQUARE FEET.
CF: CONVERSION FACTOR OF 0.62 (INCHES TO GALLONS PER SQUARE FOOT).
IE: IRRIGATION EFFICIENCY VALUE FOR HYDROZONE (SEE SECTION W3-12.5)

EWU = 203,540 GALLONS

TEWU CALCULATIONS TABLE

HYDROZONE #	ET	PF	HA	CF	IE	EWU
1	14.49	0.6	1880	0.62	0.925	10955.38
2	14.49	0.6	505	0.62	0.925	2942.80
3	14.49	0.6	380	0.62	0.925	2214.39
4	14.49	0.6	678	0.62	0.925	3950.93
5	14.49	0.6	329	0.62	0.925	1917.19
6	14.49	0.6	866	0.62	0.925	5046.47
7	14.49	0.6	1300	0.62	0.925	7575.53
8	14.49	0.6	1847	0.62	0.925	10763.08
9	14.49	0.6	2295	0.62	0.925	13373.72
10	14.49	0.6	1153	0.62	0.925	6718.91
11	14.49	0.6	1021	0.62	0.925	5949.70
12	14.49	0.6	1474	0.62	0.925	8589.48
13	14.49	0.3	707	0.62	0.625	3048.74
14	14.49	0.6	1243	0.62	0.925	7243.37
15	14.49	0.6	2419	0.62	0.925	14096.31
16	14.49	0.6	975	0.62	0.925	5681.65
17	14.49	0.6	1210	0.62	0.925	7051.07
18	14.49	0.6	670	0.62	0.925	3904.31
19	14.49	0.6	764	0.62	0.925	4452.08
20	14.49	0.6	937	0.62	0.925	5460.21
21	14.49	0.6	668	0.62	0.925	3892.66
22	14.49	0.6	753	0.62	0.925	4387.98
23	14.49	0.6	1802	0.62	0.925	10500.85
24	14.49	0.8	670	0.62	0.625	7704.51
25	14.49	0.6	471	0.62	0.925	2744.67
26	14.49	0.6	1012	0.62	0.925	5897.26
27	14.49	0.6	1006	0.62	0.925	5862.29
28	14.49	0.6	1209	0.62	0.925	7045.24
29	14.49	0.6	222	0.62	0.925	1293.67
30	14.49	0.6	1432	0.62	0.925	8344.74
31	14.49	0.6	1233	0.62	0.925	7185.10
32	14.49	0.6	869	0.62	0.925	5063.95
33	14.49	0.3	622	0.62	0.625	2682.20
						203540.43

1 IRRIGATION SCHEDULE AND WATER BUDGET CALCULATIONS

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 615, 811 FIRST AVE., SEATTLE, WA 98104
PHONE: (206) 682-7562 FAX: (206) 682-4721

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE
PRELIMINARY IRRIGATION SCHEDULE AND CALCULATIONS

No.	DATE	REVISION	BY
1	12/19/19	PERMIT	SN
2	03/13/20	PERMIT	SN
3	04/21/20	CALUP	SN

DATE APRIL 21, 2020

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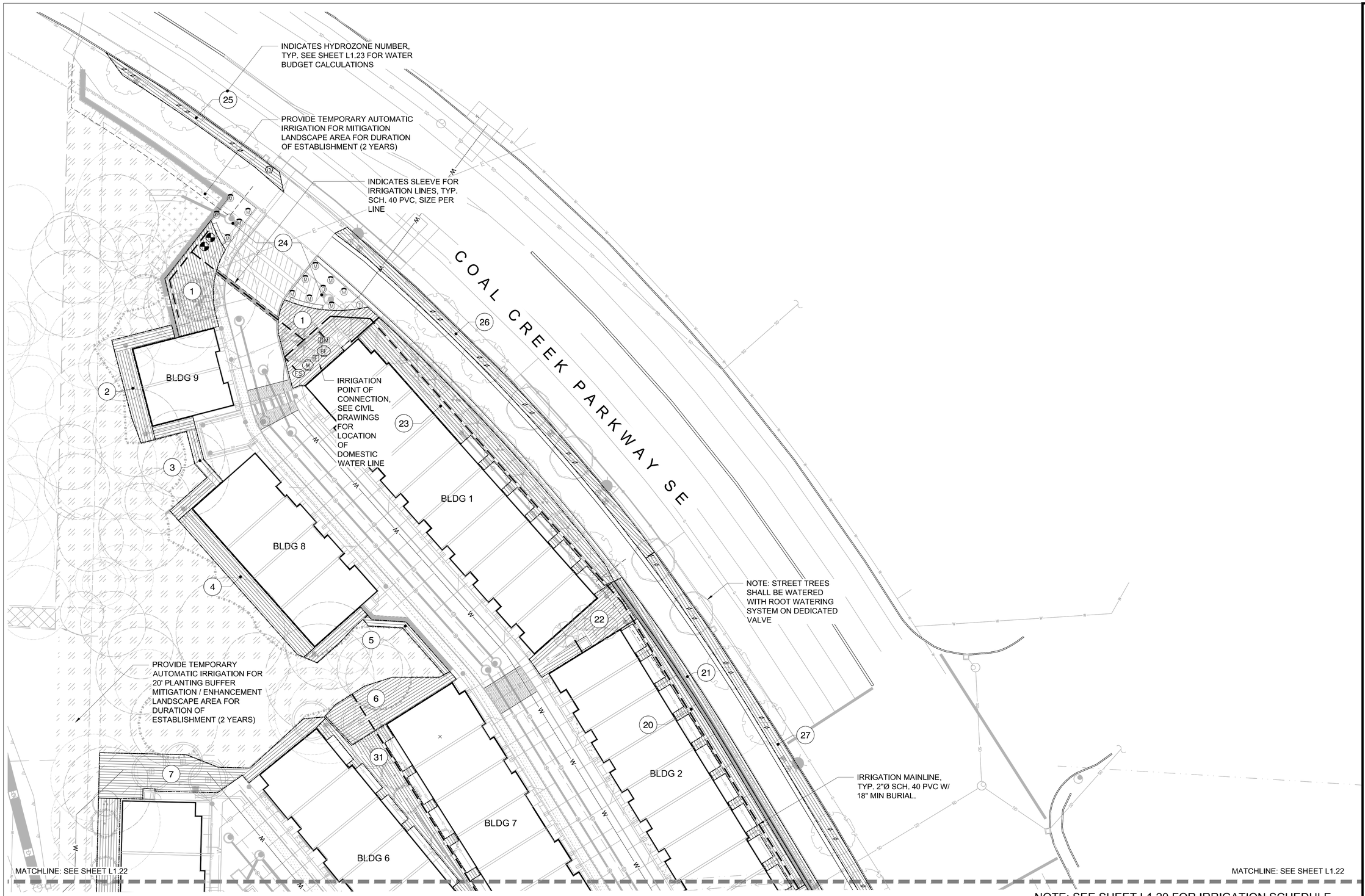
PROJECT NEWPORT TOWNHOMES

SHEET No.

L1.20



NOTE: SEE SHEET L1.20 FOR IRRIGATION SCHEDULE AND WATER BUDGET CALCULATIONS

1 PRELIMINARY IRRIGATION PLAN - NORTH

1" = 20'-0"

0 10' 20' 40'

N

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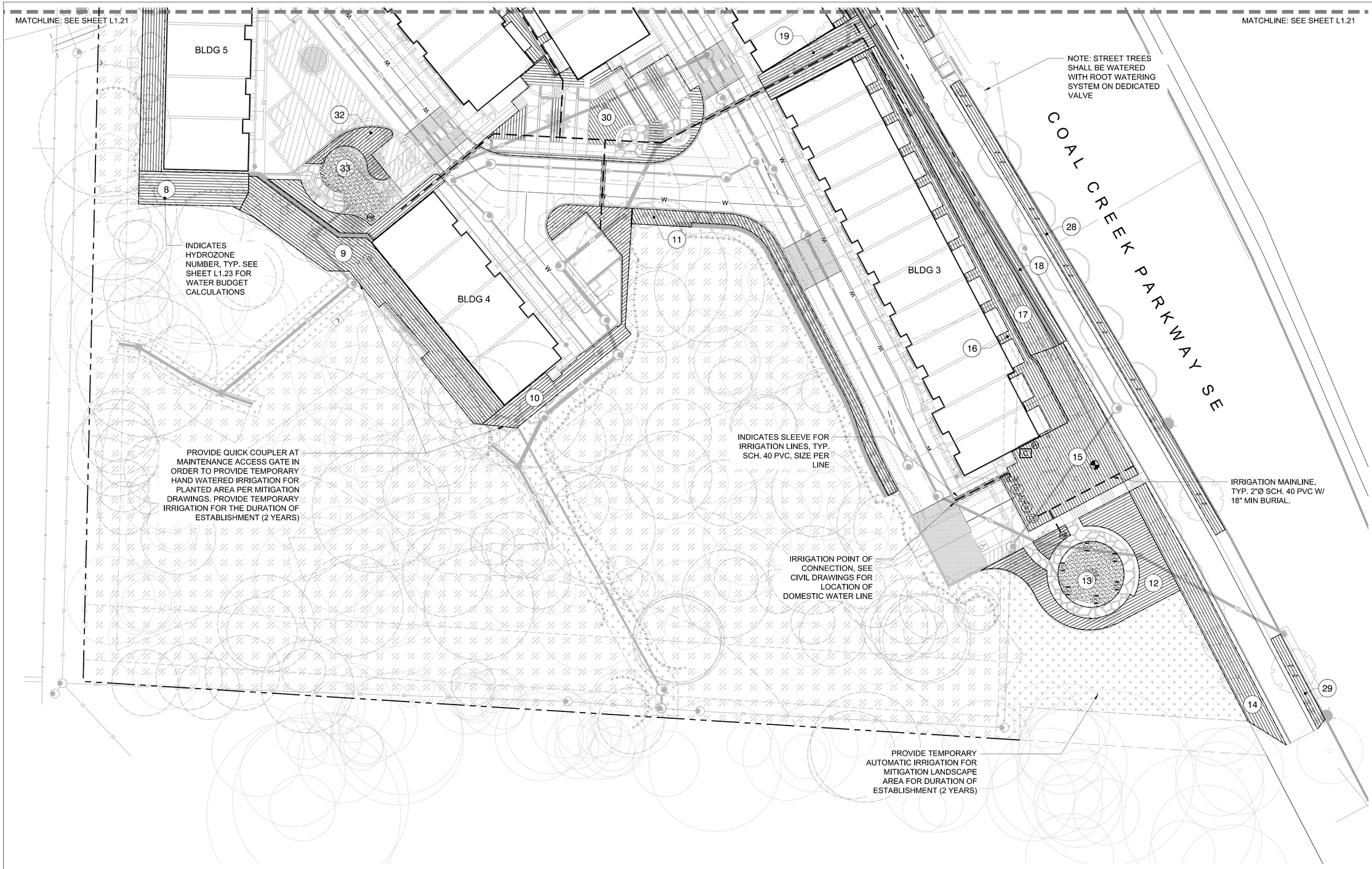
PROJECT NEWPORT TOWNHOMES

SHEET No.

L1.21



NOTE: SEE SHEET L1.20 FOR IRRIGATION SCHEDULE AND WATER BUDGET CALCULATIONS

1 PRELIMINARY IRRIGATION PLAN - SOUTH

1" = 20'-0"

0 10' 20' 40'

N

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
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PROJECT TITLE

NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE

PRELIMINARY IRRIGATION PLAN SOUTH

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PROJECT NEWPORT TOWNHOMES

SHEET No.

L1.22

PLANT SCHEDULE

MITIGATION	QTY	BOTANICAL / COMMON NAME	CONT
	43	ACER CIRCINATUM VINE MAPLE	2 GAL
	166	ACER MACROPHYLLUM BIG LEAF MAPLE	2 GAL
	47	POPULUS TRICHOCARPA BLACK COTTONWOOD	2 GAL
	175	PSEUDOTSUGA MENZIESII DOUGLAS FIR	2 GAL
	47	SALIX LASIANDRA PACIFIC WILLOW	2 GAL
	140	THUJA PLICATA WESTERN RED CEDAR	2 GAL

MITIGATION	QTY	BOTANICAL / COMMON NAME	CONT
	122	ACER CIRCINATUM VINE MAPLE	1 GAL
	160	CORNUS SERICEA RED TWIG DOGWOOD	1 GAL
	165	HOLODISCUS DISCOLOR OCEAN–SPRAY	1 GAL
	22	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1 GAL
	22	RIBES SANGUINEUM RED FLOWERING CURRANT	1 GAL
	60	SALIX SCOULERIANA SCOULER'S WILLOW	1 GAL
	164	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	1 GAL
	122	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	1 GAL

CONCEPT PLANT SCHEDULE

	SEEDING AREA – NATIVE WETLAND MIX PROTIME 408 NATIVE WETLAND MIX. APPLY AT THE RATE OF 1LB / 1,000 SF. SEED MIX MUST CONSIST OF THE FOLLOWING SPECIES WITH MIX RATIO PER MANUFACTURER'S SPECIFICATIONS: – AGROSTIS EXARATA / SPIKE BENTGRASS BROMUS CARINATUS / CALIFORNIA BROME–GRASS DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS ELYMUS GLAUCUS / BLUE WILDRYE	5,115 SF

MITIGATION AND MONITORING NOTES

SUMMARY

MITIGATION PROPOSED CRITICAL AREA AND CRITICAL AREA BUFFER IMPACTS CONSISTS OF REPLACING LOST FUNCTIONS AND PROTECTING THE ONSITE WETLAND AND STREAM. MITIGATION METHODS CONSIST OF WETLAND ENHANCEMENT, WETLAND AND STREAM BUFFER ENHANCEMENT, STEEP SLOPE AND STEEP SLOPE BUFFER ENHANCEMENT, AND NON-BUFFER UPLAND ENHANCEMENT, AND TREE REPLACEMENT.

MITIGATION AREAS WILL BE DENSELY PLANTED AROUND EXISTING NATIVE VEGETATION TO INCREASE SHRUB DENSITY TO 6 FEET ON-CENTER AND TREE DENSITY TO 9 FEET ON-CENTER. NO NATIVE VEGETATION WILL BE REMOVED. EXISTING SNAGS AND DOWNED WOOD IN MITIGATION AREAS WILL BE RETAINED. ALL WORK WILL BE DONE BY HAND (HAND-HELD MACHINERY ONLY) TO MINIMIZE DISTURBANCE. MITIGATION AREAS WILL BE FENCED WITH WILDLIFE-PASSABLE FENCING WHERE THEY ABUT OTHER VEGETATED AREAS, AND WITH 4-FOOT-HIGH BARRIER FENCING WHERE THEY ARE DIRECTLY ADJACENT TO CONSTRUCTION.

THE MITIGATION AREA WILL UNDERGO MAINTENANCE TWICE YEARLY OR AS NEEDED AND BE SUBJECT TO YEARLY MILESTONES TO MONITOR PERFORMANCE.

MITIGATION GOALS

1. REMOVE ANY NON-NATIVE AND INVASIVE SPECIES IN THE MITIGATION AREAS. DISPOSE OF INVASIVE PLANTS OFFSITE.
2. PLANT ENTIRETY OF ALL MITIGATION AREAS WITH NATIVE SHRUBS AND TREES WHERE NEEDED TO BRING SHRUB AND TREE DENSITY TO 4 AND 9 FEET OC, RESPECTIVELY.
3. MAINTAIN MITIGATION AREA FREE OF INVASIVE SPECIES FOR THREE YEARS.
4. PROTECT ALL NATURAL AREAS AND MITIGATION AREAS WITH FENCING AND SIGNAGE.

INSTALLATION

1. SITE PREPARATION, INVASIVE PLANT REMOVAL, AND PLANTING WILL BE CONDUCTED UNDER THE GUIDANCE OF A QUALIFIED PROFESSIONAL (MITIGATION SPECIALIST, HABITAT BIOLOGIST, LANDSCAPE ARCHITECT, OR ARBORIST WITH MITIGATION EXPERIENCE).
2. REFER TO **GENERAL WORK SEQUENCE** FOR INSTALLATION SPECIFICATIONS.

MAINTENANCE

1. MAINTENANCE WILL TAKE PLACE TWICE YEARLY (OR AS OFTEN AS NECESSARY), IN SPRING AND FALL, FOR AT LEAST THREE YEARS FOLLOWING INSTALLATION OR UNTIL PERFORMANCE STANDARDS ARE MET.
2. A TEMPORARY IRRIGATION SYSTEM WILL BE INSTALLED IN THE REHABILITATION AREA. WATER WILL BE DELIVERED IN THE PERIOD FROM JUNE 1 THROUGH SEPTEMBER 30 (OR AS NEEDED) AND WILL DELIVER 1 INCH (JUNE 1 THROUGH JUNE 15) AND 2 INCHES (JUNE 16 THROUGH SEPTEMBER 30) (OR AS NEEDED).
3. DEAD MITIGATION PLANTS WILL BE REPLACED AS NEEDED DURING FALL VISITS.
4. ALL INVASIVE WOODY PLANTS IN THE PLANTING AREAS WILL BE REMOVED DURING MAINTENANCE, INCLUDING ROOTS.
5. NON-NATIVE WEEDS WILL BE REMOVED IN AN 18-INCH DIAMETER OF INSTALLED PLANTS.
6. MULCH RINGS WILL BE REPLENISHED AROUND INSTALLED PLANTS TO MAINTAIN A THICKNESS OF 4 INCHES AND DIAMETER OF 18 INCHES.

PERFORMANCE STANDARDS

THE MITIGATION WILL BE MEASURED AGAINST THE FOLLOWING PERFORMANCE STANDARDS.

1. SURVIVAL:
   a. 90% OF INSTALLED PLANTS WILL BE ALIVE BY THE END OF YEAR 1. PLANTS WILL BE REPLACED AS NEEDED TO ACHIEVE THIS STANDARD.
2. AT LEAST 80% SURVIVAL OF INSTALLED PLANTS WILL BE ACHIEVED IN YEARS 2 THROUGH 5.
2. NATIVE WOODY VEGETATION COVER:
1. 50% COVER OF NATIVE TREES AND SHRUBS WILL BE ACHIEVED BY YEAR 1 WITHIN THE MITIGATION AREA AND MAINTAINED UNTIL PERFORMANCE STANDARD 2.B (BELOW) IS MET). VOLUNTEER AND EXISTING PLANTS MAY COUNT TOWARDS THIS COVER STANDARD.
2. 80% COVER OF NATIVE TREES AND SHRUBS WILL BE ACHIEVED BY THE END OF YEAR 5. VOLUNTEER PLANTS MAY COUNT TOWARDS THIS COVER STANDARD.
3. NATIVE PLANT DIVERSITY: AT LEAST 5 NATIVE SHRUB SPECIES AND 3 NATIVE TREE SPECIES WILL BE ESTABLISHED IN THE MITIGATION AREA BY THE END OF YEAR 5. VOLUNTEER PLANTS MAY COUNT TOWARDS THIS STANDARD.
4. INVASIVE COVER: NO MORE THAN 10% COVER BY INVASIVE PLANTS WILL BE PRESENT IN ANY MONITORING YEAR.
5. BARE GROUND: PERCENT OF BARE GROUND WILL NOT EXCEED 15% AT ANY TIME AFTER COMPLETION OF PLANTING DURING THE FIVE-YEAR PERIOD.

MONITORING METHODS

MONITORING WILL BE CONDUCTED YEARLY FOLLOWING FALL MAINTENANCE. A MONITORING REPORT WILL BE PREPARED AFTER EACH MONITORING VISIT. THE REPORT WILL INCLUDE:

1. ESTIMATE OF DEAD (INSTALLED) PLANTS;
2. PERCENT SURVIVAL OF INSTALLED PLANTS, OBTAINED USING A STANDARD MEASUREMENT SUCH AS SAMPLING PLOTS;
3. PERCENT COVER ESTIMATE, OBTAINED USING A STANDARD COVER ESTIMATION METHOD SUCH AS PLOT OR TRANSECTS;
4. A VISUAL ASSESSMENT OF PLANT HEALTH;
5. A VISUAL ESTIMATE OF INVASIVE PLANT COVER;
6. SITE PHOTOS TAKEN AT ESTABLISHED PHOTO POINTS;
7. NOTES ON SITE DISTURBANCE, LITTER, VANDALISM, OR OTHER ACTIONS THAT MAY IMPAIR HABITAT FUNCTION; AND
8. RECOMMENDATIONS FOR MAINTENANCE AND/OR REPLANTING AS NECESSARY TO ACHIEVE PERFORMANCE STANDARDS.

GENERAL WORK SEQUENCE

1. REMOVE INVASIVE PLANTS IN ALL INDICATED AREAS AND DISPOSE MATERIAL OFF-SITE.
2. PREPARE GROUND AS NEEDED (DEBRIS REMOVAL, SOIL DECOMPACTION, AND AMENDMENT)
3. INSTALL PLANTS PER TYPICAL CONTAINER PLANTING DETAIL AS SHOWN ON SHEET 2 (DETAIL 1) OF THE MITIGATION PLAN SET.
4. AMEND EACH PLANTING PIT WITH ONE SHOVELFUL OF COMPOST.
5. WATER EACH PLANT THOROUGHLY BY HAND/HOSE TO REMOVE AIR POCKETS.
6. INSTALL A 4-INCH-THICK LAYER OF COARSE WOOD CHIP MULCH AROUND THE BASE OF EACH INSTALLED PLANT IN AN 18-INCH-DIAMETER CIRCLE. MULCH SHOULD NOT TOUCH PLANT STEMS.
7. HABITAT SNAG NOTES: SEE PLANS FOR TREES THAT ARE TO BE RETAINED AS SNAGS. ALL SNAGGED TREES SHOULD BE:
   a. TOPPED TO HEIGHT AS INDIVIDUALLY CONFIRMED IN THE FIELD BY A RESTORATION PROFESSIONAL. CUT TOP AT AN ANGLE.
   b. AFTER TOPPING, CUT DOWN INTO THE TREE TO CREATE CREVICES AT THE TOP.
   c. USE A CHAINSAW TO CREATE MULTIPLE INCISIONS TO ENCOURAGE DECAY AND COLONIZATION BY INSECTS AND FUNGI.
   d. RETAIN BRANCHES FOR PERCHES AND HABITAT STRUCTURE - DO NOT LIMB.
   e. LIVE TREES SHOULD BE DEADENED BY CUTTING A 6-INCH-WIDE ANGLED BAND AROUND THE TREE WITH AN AXE OR BY MAKING TWO CUTS AROUNDS THE TREE WITH A CHAIN SAW TO A SUFFICIENT DEPTH, AS DETERMINED BY THE RESTORATION PROFESSIONAL.

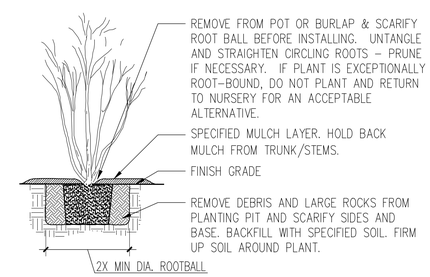
CONTINGENCY PLAN

IF PERFORMANCE STANDARDS ARE NOT MET BY THE END OF THE MONITORING PERIOD, A QUALIFIED PROFESSIONAL WILL EVALUATE THE SITE FOR CAUSES OF FAILURE AND MAKE RECOMMENDATIONS FOR REMEDIATION. MONITORING WILL CONTINUE UNTIL PERFORMANCE STANDARDS ARE MET.

NOTES

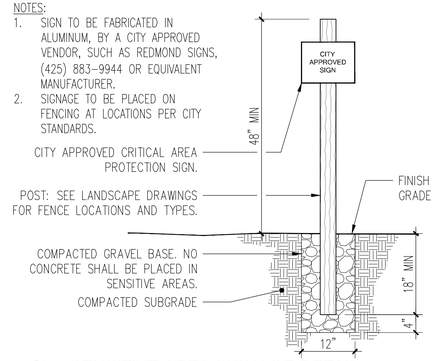
1. THE MITIGATION AREA WILL BE PRESERVED FOR THE LIFE OF THE PROJECT.
2. A SUPERVISING QUALIFIED PROFESSIONAL WILL SUPERVISE PLANT PLACEMENT. MINOR SPECIES SUBSTITUTIONS MAY BE MADE IN THE FIELD.
3. ONLY HEALTHY PLANT MATERIALS WILL BE INSTALLED.
4. ACTIONS AND ACTIVITIES WILL BE CONDUCTED IN ACCORDANCE WITH THE DETAILS OF THE MITIGATION PLAN.

NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. SCARIFY SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING



1 MITIGATION PLANTING DETAIL
1" = 1'–0" P1–NE–26

NOTES:
1. SIGN TO BE FABRICATED IN ALUMINUM, BY A CITY APPROVED VENDOR, SUCH AS REDMOND SIGNS, (425) 883–9944 OR EQUIVALENT MANUFACTURER.
2. SIGNAGE TO BE PLACED ON FENCING AT LOCATIONS PER CITY STANDARDS.



2 SENSITIVE AREA SIGNAGE DETAIL
3/4" = 1'–0" P1–NE–27

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

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STATE OF WASHINGTON
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LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE
MITIGATION PLANTING SCHEDULE, NOTES, AND DETAILS

No.	DATE	REVISION	BY
1	12/19/19	PERMIT	SN
2	03/13/20	PERMIT	SN
3	04/21/20	CALUP	SN

DATE APRIL 21, 2020

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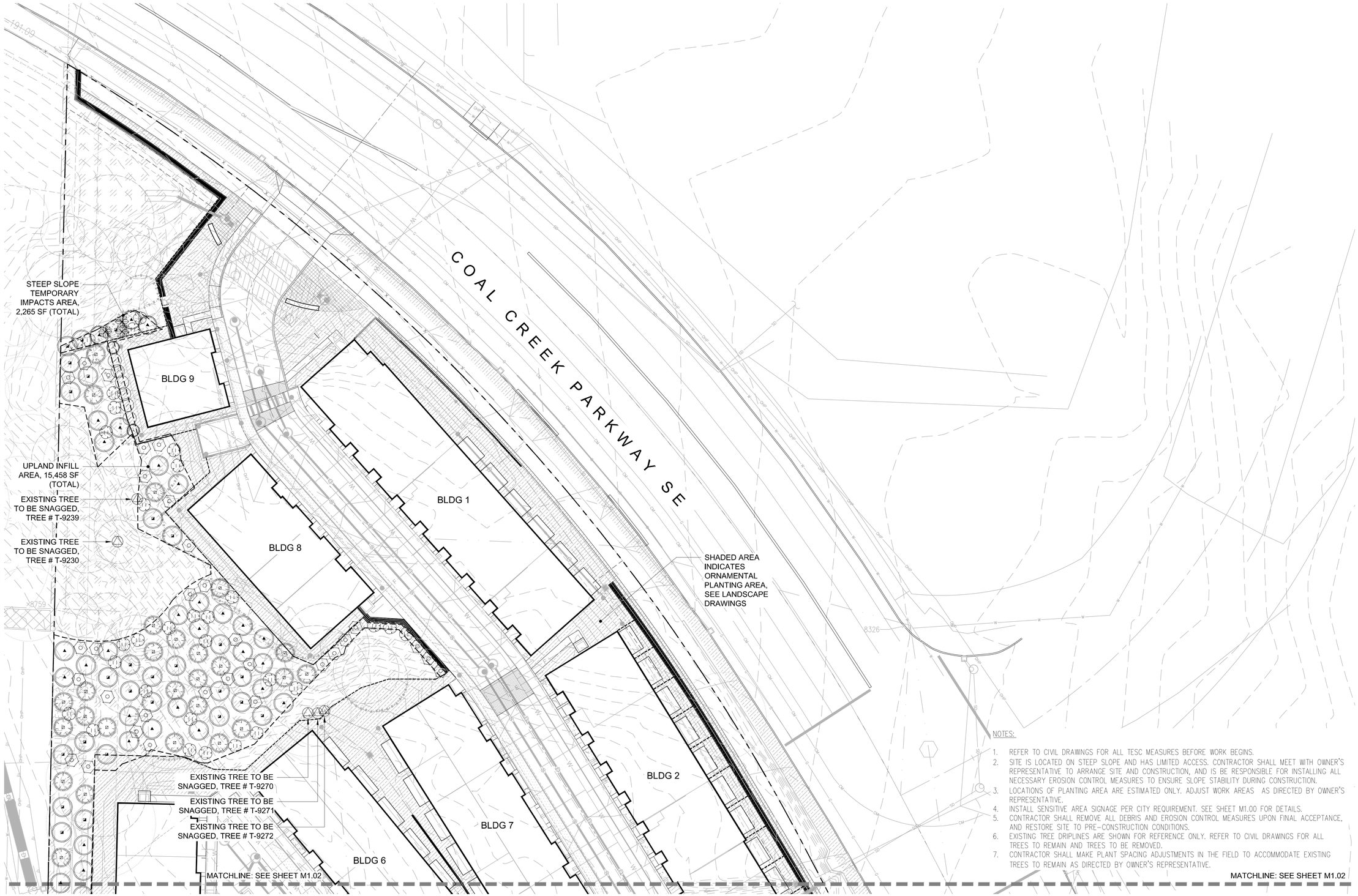
PROJECT NEWPORT TOWNHOMES

SHEET No.

M1.00



NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL TESC MEASURES BEFORE WORK BEGINS.
2. SITE IS LOCATED ON STEEP SLOPE AND HAS LIMITED ACCESS. CONTRACTOR SHALL MEET WITH OWNER'S REPRESENTATIVE TO ARRANGE SITE AND CONSTRUCTION, AND IS BE RESPONSIBLE FOR INSTALLING ALL NECESSARY EROSION CONTROL MEASURES TO ENSURE SLOPE STABILITY DURING CONSTRUCTION.
3. LOCATIONS OF PLANTING AREA ARE ESTIMATED ONLY. ADJUST WORK AREAS AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. INSTALL SENSITIVE AREA SIGNAGE PER CITY REQUIREMENT. SEE SHEET M1.00 FOR DETAILS.
5. CONTRACTOR SHALL REMOVE ALL DEBRIS AND EROSION CONTROL MEASURES UPON FINAL ACCEPTANCE, AND RESTORE SITE TO PRE-CONSTRUCTION CONDITIONS.
6. EXISTING TREE DRIPLINES ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ALL TREES TO REMAIN AND TREES TO BE REMOVED.
7. CONTRACTOR SHALL MAKE PLANT SPACING ADJUSTMENTS IN THE FIELD TO ACCOMMODATE EXISTING TREES TO REMAIN AS DIRECTED BY OWNER'S REPRESENTATIVE.

NOTE: SEE SHEET M1.00 FOR MITIGATION PLANTING SCHEDULE

1 MITIGATION PLANTING PLAN - NORTH

1" = 20'-0"

0 10' 20' 40'

N

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SHEET TITLE

MITIGATION PLANTING PLAN NORTH

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PROJECT NEWPORT TOWNHOMES

SHEET No.

M1.01

MATCHLINE: SEE SHEET M1.01

MATCHLINE: SEE SHEET M1.01

BLDG 5

BLDG 4

BLDG 3

COAL CREEK PARKWAY SE

EXISTING TREE TO BE SNAGGED, TREE # T-9610

EXISTING TREE TO BE SNAGGED, TREE # T-9581

EXISTING TREE TO BE SNAGGED, TREE # T-9582

WETLAND AND STREAM BUFFER ENHANCEMENT AREA, 22,966 SF

EXISTING TREE TO BE SNAGGED, TREE # T-9729

EXISTING TREE TO BE SNAGGED, TREE # T-9718

EXISTING TREE TO BE SNAGGED, TREE # T-9717

EXISTING TREE TO BE SNAGGED, TREE # T-9716

WETLAND REHABILITATION AREA, 1,264 SF

WETLAND BUFFER ENHANCEMENT AREA (TREES ONLY) 2,692 SF

SHADED AREA INDICATES ORNAMENTAL PLANTING AREA, SEE LANDSCAPE DRAWINGS

STEEP SLOPE TEMPORARY IMPACTS AREA, 2,265 SF (TOTAL)

WETLAND ENHANCEMENT AREA, 3,584 SF

BUFFER ENHANCEMENT AREA, 1,381 SF

BUFFER ENHANCEMENT (SHRUBS ONLY) AREA, 7,596 SF

BUFFER ENHANCEMENT AREA, 1,396 SF

UPLAND INFILL AREA, 15,458 SF (TOTAL)

STEEP SLOPE BUFFER ENHANCEMENT AREA, 6,485 SF

NOTES:

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3. LOCATIONS OF PLANTING AREA ARE ESTIMATED ONLY. ADJUST WORK AREAS AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. INSTALL SENSITIVE AREA SIGNAGE PER CITY REQUIREMENT. SEE SHEET M1.00 FOR DETAILS.
5. CONTRACTOR SHALL REMOVE ALL DEBRIS AND EROSION CONTROL MEASURES UPON FINAL ACCEPTANCE, AND RESTORE SITE TO PRE-CONSTRUCTION CONDITIONS.
6. EXISTING TREE DRIPLINES ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ALL TREES TO REMAIN AND TREES TO BE REMOVED.
7. CONTRACTOR SHALL MAKE PLANT SPACING ADJUSTMENTS IN THE FIELD TO ACCOMMODATE EXISTING TREES TO REMAIN AS DIRECTED BY OWNER'S REPRESENTATIVE.

NOTE: SEE SHEET M1.00 FOR MITIGATION PLANTING SCHEDULE

1 MITIGATION PLANTING PLAN - SOUTH

1" = 20'-0"

0 10' 20' 40'

N

THOMAS RENGSTORF AND ASSOCIATES

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PROJECT TITLE

NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE

MITIGATION PLANTING PLAN SOUTH

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PROJECT NEWPORT TOWNHOMES

SHEET No.

M1.02

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	10	PACIFIC PURPLE VINE MAPLE ACER CIRCINATUM 'PACIFIC PURPLE'	B & B	8'–10'
	6	SEIRYU JAPANESE MAPLE ACER PALMATUM 'SEIRYU'	3" CAL	
	10	SERVICEBERRY AMELANCHIER ALNIFOLIA AUTUMN BRILLIANCE	1 1/2" CAL., B&B, MULTI–TRUNK	
	17	INCENSE CEDAR CALOCEDRUS DECURRENS	6'–8' HT.	
	2	CHINESE FRINGE TREE CHIONANTHUS RETUSUS	3" CAL.	
	17	LEYLAND CYPRESS CUPRESSUS X LEYLANDII	15 GAL	
	12	FERN PINE PODOCARPUS GRACILIOR	15 GAL	
	22	FASTIGIATA DOUGLAS FIR PSEUDOTSUGA MENZIESII 'FASTIGIATA'	6'–8' HT.	
	24	FOREST GREEN OAK QUERCUS FRAINETTO 'FOREST GREEN'	2 1/2" CAL.	
	8	JAPANESE SNOWBELL STYRAX JAPONICUS	3" CAL	
	9	LITTLELEAF LINDEN TILIA CORDATA	2 1/2" CAL.	
	9	WINDMILL PALM TRACHYCARPUS FORTUNEI 'TAYLOR'S HARDY'	15 GAL	

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	O.C. SPCG
	20	GLOSSY ABELIA ABELIA X GRANDIFLORA	2 GAL	
	66	DWARF STRAWBERRY TREE ARBUTUS UNEDO 'COMPACTA'	5 GAL	
	153	LEATHER LEAF SEDGE CAREX BUCHANANII	1 GAL	
	254	ICE DANCE SEDGE CAREX X 'ICE DANCE'	1 GAL	
	105	DOGWOOD CORNUS STOLONIFERA 'KELSEY'S DWARF'	2 GAL	
	17	JAPANESE FATSIA FATSIA JAPONICA	2 GAL	
	11	JAPANESE PRIVET LIGUSTRUM JAPONICUM	5 GAL	
	70	PRIVET HONEYSUCKLE LONICERA PILEATA	5 GAL	
	25	OREGON GRAPE MAHONIA AQUIFOLIUM 'ATROPURPUREA'	5 GAL	
	16	CREEPING MAHONIA MAHONIA REPENS	1 GAL	
	115	SOFT CARESS MAHONIA MAHONIA X 'SOFT CARESS'	1 GAL	
	86	PACIFIC WAX MYRTLE MYRICA CALIFORNICA	5 GAL	
	107	GULF STREAM HEAVENLY BAMBOO NANDINA DOMESTICA 'GULF STREAM' TM	2 GAL	
	49	INDIAN PLUM OEMLERIA CERASIFORMIS	5 GAL	
	19	GLACIER EVERGREEN AZALEA RHODODENDRON X 'GLACIER'	2 GAL	
	72	SWEET BOX SARCOCOCCA HOOKERIANA HUMILIS	2 GAL	
	116	EVERGREEN HUCKLEBERRY VACCINIUM OVATUM	2 GAL	

SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	CONT	SPACING
	9,183 SF	NATIVE PLANTING SHRUB MIX		
	354	CREEPING MAHONIA MAHONIA REPENS	1 GAL	36" o.c.
	812	WESTERN SWORD FERN POLYSTICHUM MUNITUM	1 GAL	24" o.c.
	354	COMMON WHITE SNOWBERRY SYMPHORICARPOS ALBUS	1 GAL	36" o.c.

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	AP RT	SPACING
	676	BEACH STRAWBERRY FRAGARIA CHILOENSIS	2' X 2'		18" o.c.
	183	DWARF GARDENIA GARDENIA RADICANS	4" POT		18" o.c.
	3,497	DWARF MONDO GRASS OPHIOPOGON JAPONICUS 'NANUS'	2' X 2'		12" o.c.
	263	FOREST GREEN PACHYSANDRA PACHYSANDRA PROCUMBENS 'FOREST GREEN'	2' X 2'		18" o.c.
	878 SF	CREEPING RASPBERRY RUBUS CALYCINOIDES 'EMERALD CARPET'	2' X 2'		

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

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PHONE: (206) 682-7562 FAX: (206) 682-4721

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE

NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE

PRELIMINARY PLANTING SCHEDULE

No.	DATE	REVISION	BY
1	12/19/19	PERMIT	SN
2	03/13/20	PERMIT	SN
3	04/21/20	CALUP	SN

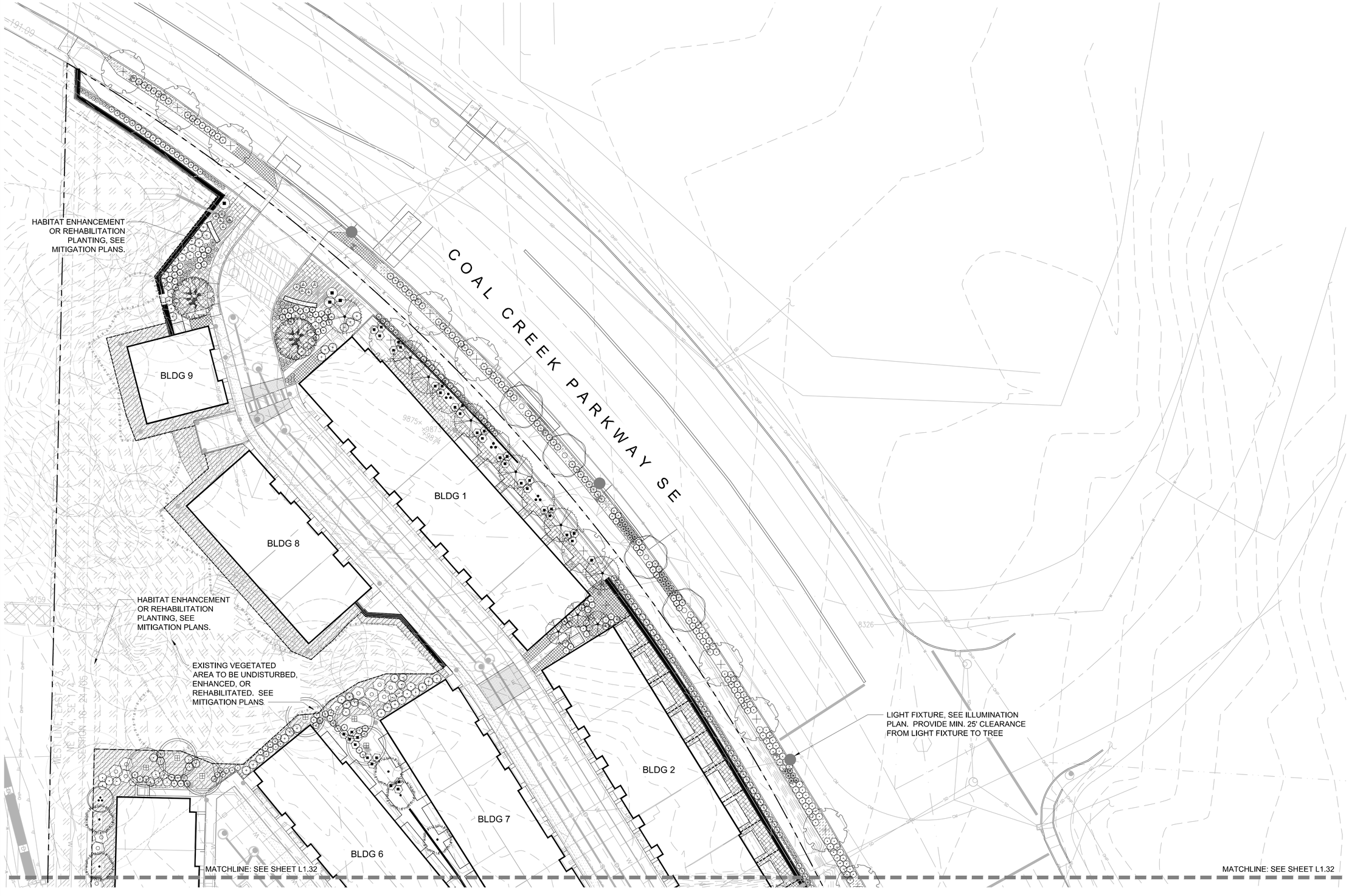
DATE APRIL 21, 2020

DESIGNED TR, SN
DRAWN SN
CHECKED TR
SCALE AS NOTED
TRA No. 1923
CAD FILE

PROJECT NEWPORT TOWNHOMES

SHEET No.

L1.30



NOTE: SEE SHEET L1.30 FOR PLANTING SCHEDULE

1 PRELIMINARY PLANTING PLAN - NORTH

1" = 20'-0"

0 10' 20' 40'

N

THOMAS RENGSTORF AND ASSOCIATES

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SITE PLANNING
URBAN DESIGN

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WASHINGTON
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BELLEVUE, WA

SHEET TITLE

PRELIMINARY PLANTING PLAN NORTH

No.	DATE	REVISION	BY
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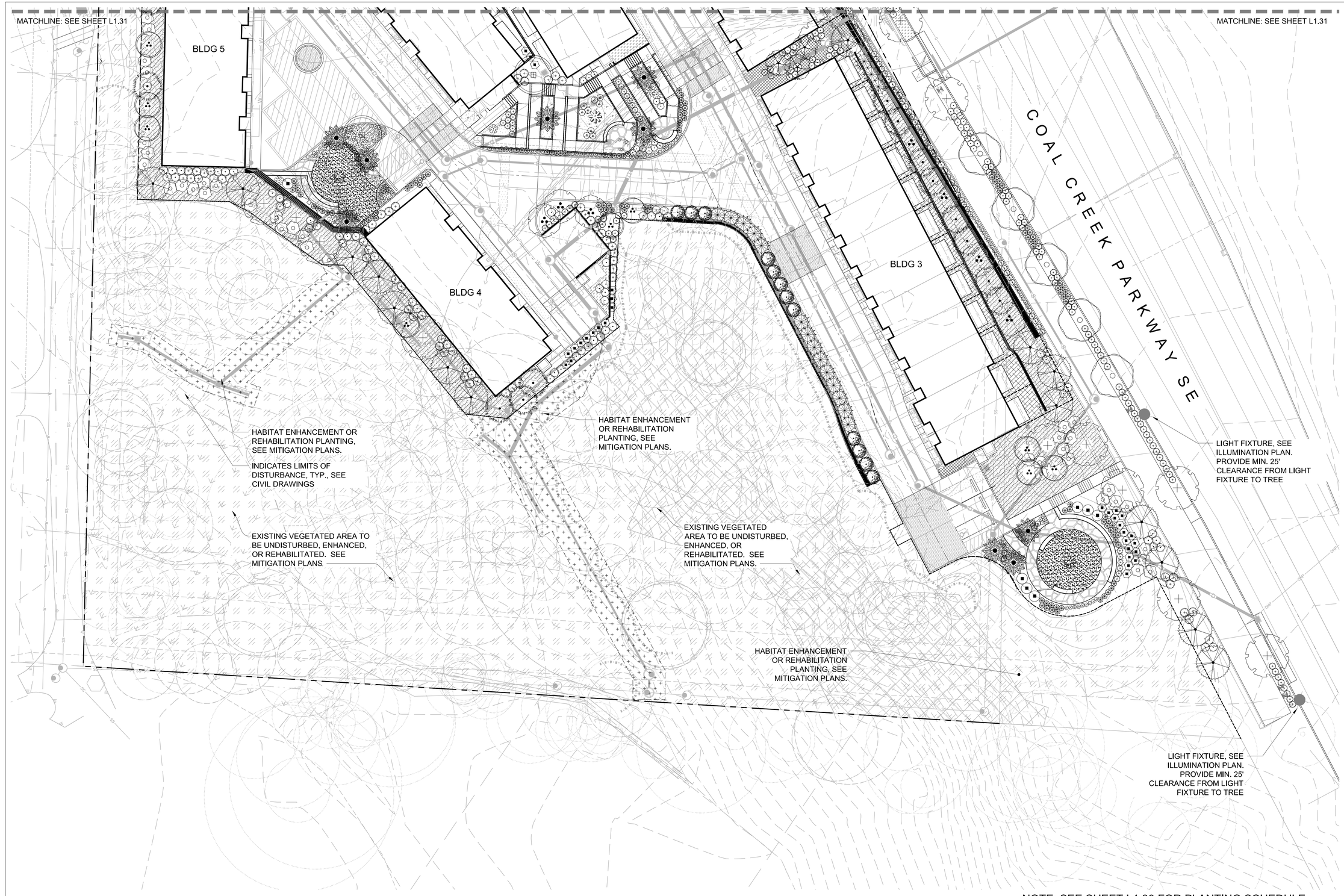
PROJECT NEWPORT TOWNHOMES

SHEET No.

L1.31



NOTE: SEE SHEET L1.30 FOR PLANTING SCHEDULE

1 PRELIMINARY PLANTING PLAN - SOUTH

1" = 20'-0"

0 10' 20' 40'

N

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
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THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE

NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE

PRELIMINARY PLANTING PLAN SOUTH

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3	04/21/20	CALUP	SN

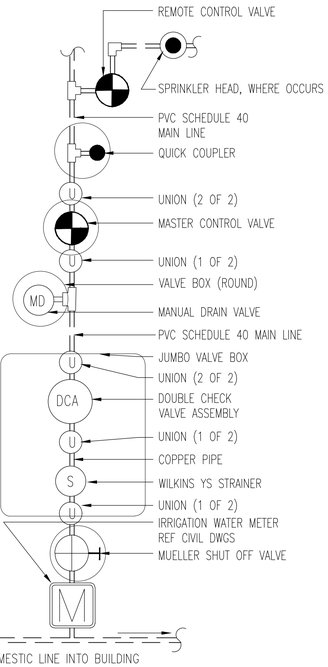
DATE APRIL 21, 2020

DESIGNED TR, SN
DRAWN SN
CHECKED TR
SCALE AS NOTED
TRA No. 1923
CAD FILE

PROJECT NEWPORT TOWNHOMES

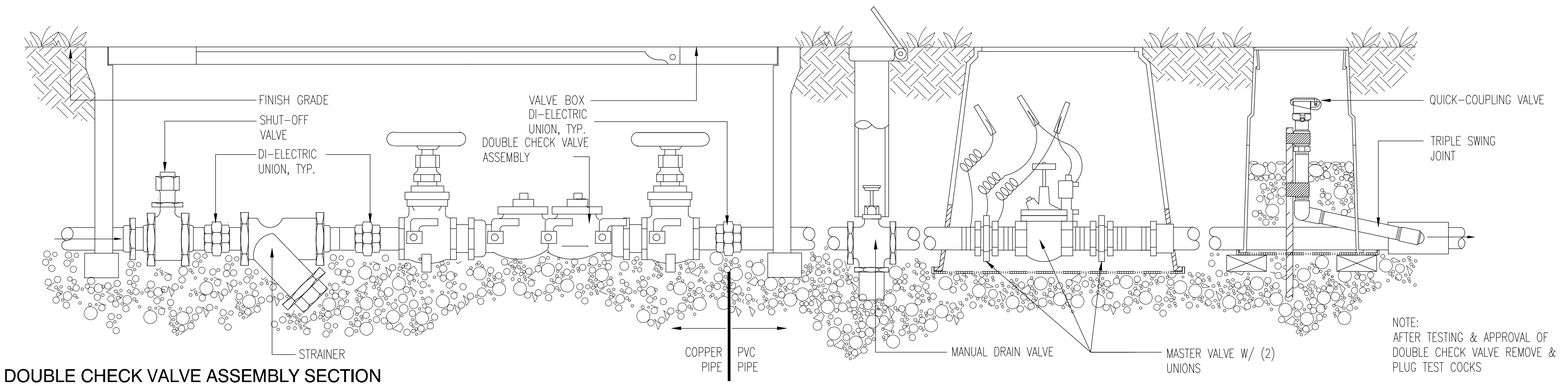
SHEET No.

L1.32



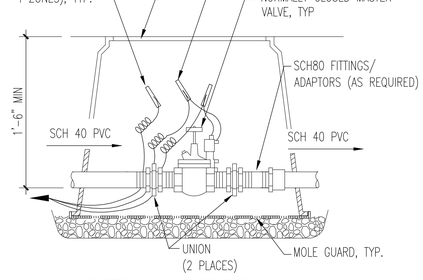
21 POINT OF CONNECTION DIAGRAM

1 1/2" = 1'-0" P1-SI-13



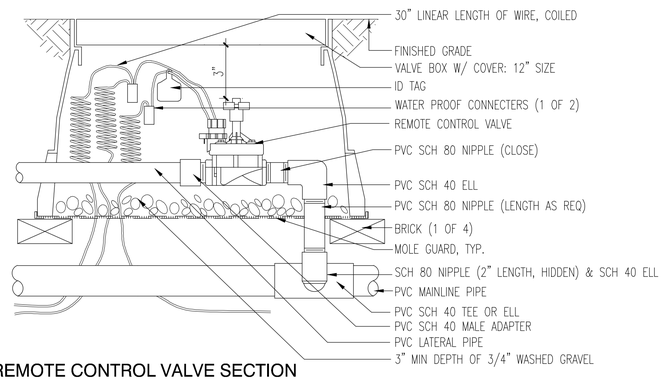
12 DOUBLE CHECK VALVE ASSEMBLY SECTION

1 1/2" = 1'-0" P1-SI-12



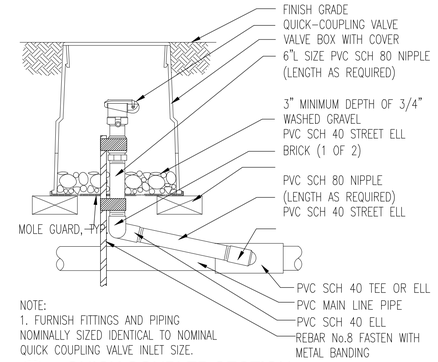
22 MASTER VALVE SECTION

1 1/2" = 1'-0" P1-SI-18



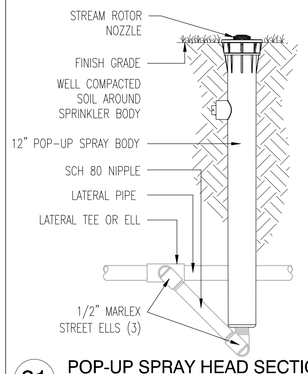
23 REMOTE CONTROL VALVE SECTION

3" = 1'-0" P1-SI-14



25 QUICK COUPLER SECTION

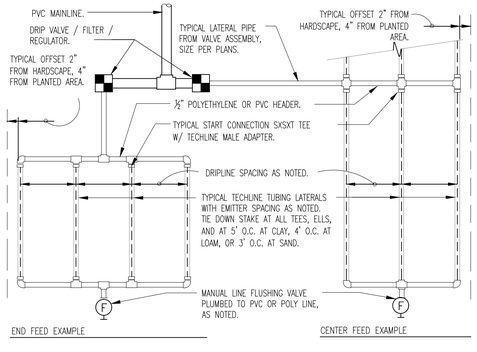
1" = 1'-0" P1-SI-17



NOTE:
SPRAY HEADS SHALL BE 12" CLEAR FROM PAVING IN PLANTING BEDS AND 4" CLEAR FROM PAVING IN TURF AREAS.

31 POP-UP SPRAY HEAD SECTION

3" = 1'-0" P1-SI-16



32 DETAIL: TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

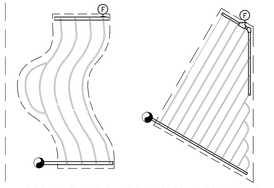
3" = 1'-0" P1-SI-15

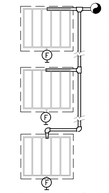
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

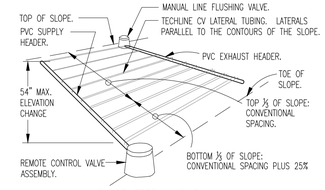
DRIPPER SPACING		12"				18"				24"	
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI) 15		127	109	86	65	177	151	120	91	152	116
INLET PRESSURE (PSI) 25		427	325	256	194	604	459	361	274	458	348
INLET PRESSURE (PSI) 35		539	409	322	244	763	579	456	346	580	440
INLET PRESSURE (PSI) 45		618	469	369	280	877	664	523	397	666	506

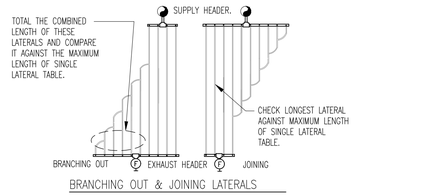
TECHLINE CV FLOW PER 100 FEET

DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77









THOMAS RENGSTORF AND ASSOCIATES

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
NEWPORT TOWNHOMES

BELLEVUE, WA

SHEET TITLE
IRRIGATION DETAILS

No.	DATE	REVISION	BY
1	12/19/19	PERMIT	SN
2	03/13/20	PERMIT	SN
3	04/21/20	CALUP	SN

DATE APRIL 21, 2020

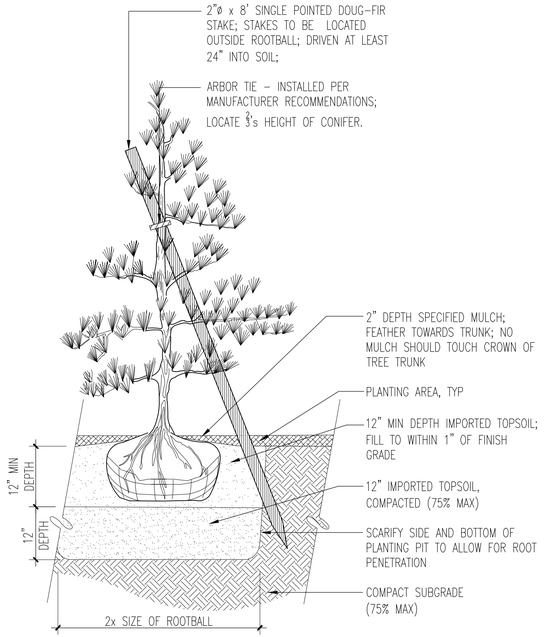
DESIGNED TR, SN
DRAWN SN
CHECKED TR
SCALE AS NOTED
TRA No. 1923
CAD FILE

PROJECT NEWPORT TOWNHOMES

SHEET No.

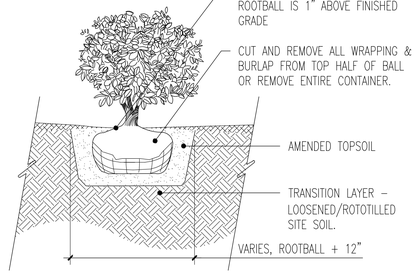
L2.21

NOTES:
1. TREE PIT SHALL NOT BE LESS THAT (2) TIMES ROOT BALL DIA..
2. CUT ALL TIES & FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL.
3. WATER DAILY UNTIL ESTABLISHED, FERTILIZE & USE GROWTH HORMONE.
4. WHERE A CONTINUOUS PLANTING STRIP IS ALLOWED, WIDEN TREE PIT TO SIDEWALK.

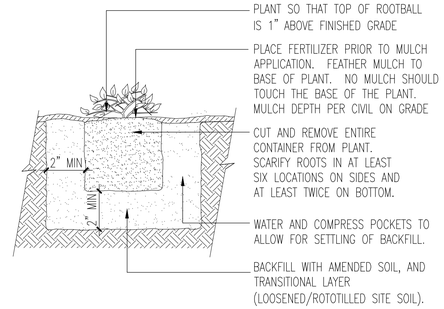


21 CONIFER TREE PLANTING DETAIL
3/4" = 1'-0" P1-SI-22

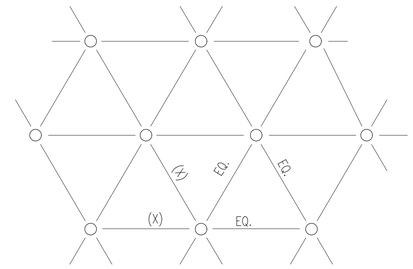
NOTE: PLACE FERTILIZER PRIOR TO MULCH APPLICATION. FEATHER MULCH TO BASE OF SHRUB.



13 SHRUB PLANTING SECTION
3/4" = 1'-0" P1-NE-Ø1

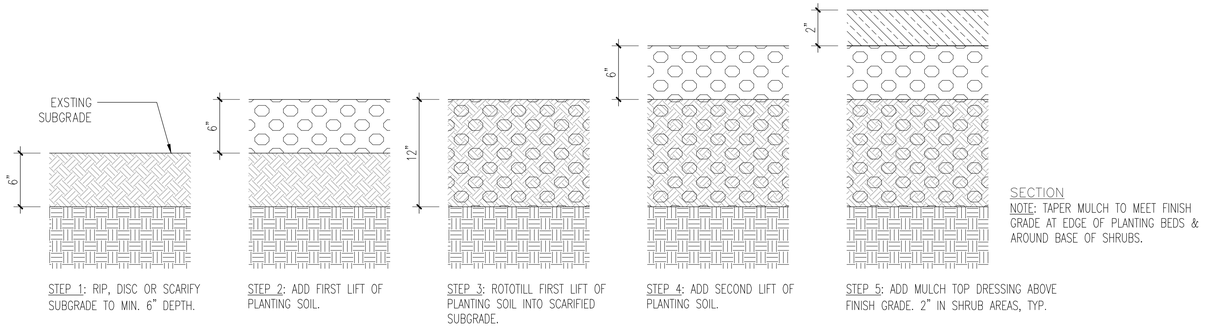


14 GROUNDCOVER PLANTING SECTION
3/4" = 1'-0" P1-SI-25



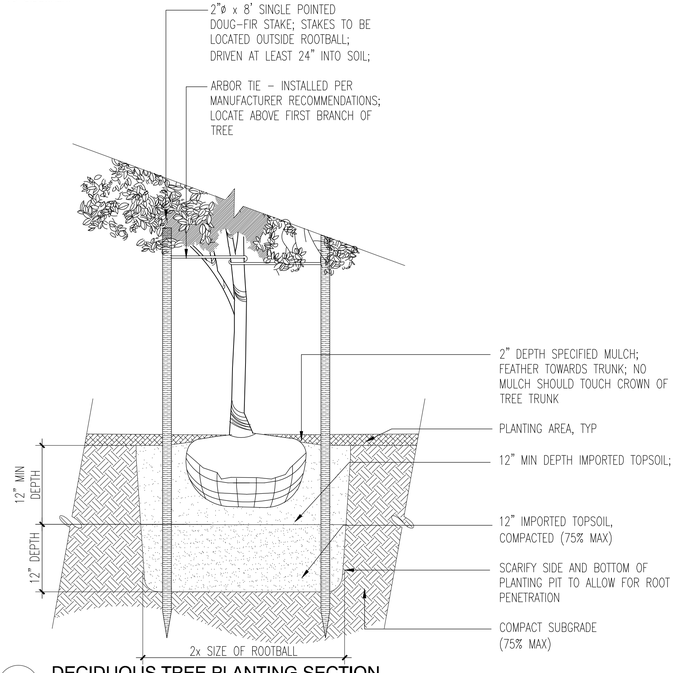
DISTANCE (X) AS SPECIFIED IN THE PLANT TABLE

15 PLANT SPACING DIAGRAM
3/4" = 1'-0" P1-SI-23

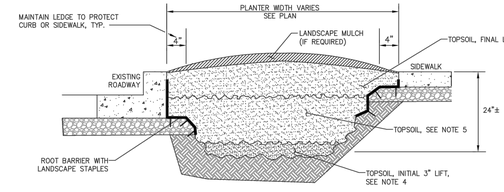


23 SOIL PREPARATION DETAIL
1 1/2" = 1'-0" P1-NE-Ø2

NOTES:
1. TREE PIT SHALL NOT BE LESS THAT (2) TIMES ROOT BALL DIA..
2. CUT ALL TIES & FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL.
3. WATER DAILY UNTIL ESTABLISHED, FERTILIZE & USE GROWTH HORMONE.
4. WHERE A CONTINUOUS PLANTING STRIP IS ALLOWED, WIDEN TREE PIT TO SIDEWALK.



41 DECIDUOUS TREE PLANTING SECTION
3/4" = 1'-0" P1-SI-21



SOIL PREPARATION NOTES

1. EXCAVATE EXISTING SOIL TO 24"± DEPTH FROM TOP OF ADJACENT CURB OR SIDEWALK. AVOID UNDERMINING ADJACENT CURB OR SIDEWALK.
2. ROOT BARRIER SHALL BE FLEXIBLE MESH MATERIAL, 100% NYLON, RASCHEL KNIT CONSTRUCTION, MIN. 10 OZ/SQ. YD., TRIMMED SELVAGE, FIRM/EXTRA FIRM ACRYLIC TOPICAL RESIN FINISH, MINIMUM BURST STRENGTH 250 LBF (ASTM D 3787-89 BURST OF KNIT GOODS). Q899 WITH EXTRA FIRM FINISH BY JASON MILLS IS PRE-APPROVED.
3. INSTALL ROOT BARRIER WITH A MINIMUM WIDTH OF 18" AND OVERLAP ROOT BARRIER PIECES BY A MINIMUM OF 12". SECURE WITH LANDSCAPE STAPLES AS NECESSARY. THE ROOT BARRIER SHALL BE INSTALLED NO HIGHER THAN 2" BELOW THE TOP OF CURB OR SIDEWALK, SHALL BE CONTINUOUS AROUND THE BED PERIMETER, AND SHALL EXTEND 5' ON EITHER SIDE OF THE TREE TRUNK.
4. PLACE 3"± OF TOPSOIL TYPE A AND INCORPORATE TO A DEPTH OF 6" (3" TO 4" INTO THE SUBGRADE).
5. INSTALL 12"± LIFT OF TOPSOIL TYPE A AND COMPACT TO 85%.
6. INSTALL FINAL LIFT OF TOPSOIL TYPE A TO ACHIEVE FINISH GRADE, FLUSH WITH THE TOP OF CURB OR SIDEWALK WITH A MOUND IN THE CENTER OF 6:1, AND COMPACT TO 85%
7. INSTALL 2"± LANDSCAPE MULCH, FULL DEPTH IN THE CENTER AND FEATHERED AT THE EDGES TO BECOME FLUSH WITH CURB OR SIDEWALK.

City of Bellevue

SOIL PREPARATION FOR LANDSCAPE STRIPS

DRAWING NUMBER	SW-130-1
SCALE	NONE
REVISION DATE	12/17
DEPARTMENT	TRANS

44 CITY OF BELLEVUE - SOIL PREPARATION FOR LANDSCAPE STRIPS - STANDARD PLAN

THOMAS RENGSTORF AND ASSOCIATES
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PROJECT TITLE
NEWPORT TOWNHOMES
BELLEVUE, WA

SHEET TITLE
PLANTING DETAILS

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2	03/13/20	PERMIT	SN
3	04/21/20	CALLUP	SN

DATE APRIL 21, 2020

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PROJECT NEWPORT TOWNHOMES

SHEET No.

L2.31