



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: **Cherry Crest Elementary School**

Proposal Address: 12400 NE 32nd Street

Proposal Description: To demolish an existing 33,015 square foot structure and remove one portable to construct a two-story 76,000 square foot facility with 88 parking stalls and vehicular loading aisles for up to 52 vehicles. Landscaping and parking will be reconfigured with this application.

File Number: **10-129091 LA**
11-102266 LO

Applicant: Bellevue School District 405

Decisions Included: Administrative Conditional Use Permit, (Process II)
Critical Areas Land Use Permit, (Process II)

Planner: Antoinette Pratt, Senior Planner, (425) 452-5374

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance Issued November 10, 2010, by Bellevue School District 405.**

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: December 1, 2010
Public Notice (500 feet): December 16, 2010
Public Meeting: January 12, 2011
Minimum Comment Period: December 30, 2010
Bulletin Publication Date: **March 17, 2011**
Appeal Deadline: **March 31, 2011**

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

I. Request and Project Description

Administrative Conditional Use

The Bellevue School District (BSD) requests Administrative Conditional Use approval to demolish an existing 33,015 square feet building to construct a two-story 76,000 square feet facility. The new school is located generally within the footprint of the existing school; however, the new larger foot-print extends somewhat further to the east and to the south. By designing the school to two stories, the overall footprint was minimized along with overall site disturbance. The site still accommodates play areas, parking, and traffic circulation. One portable will be removed from this site with this proposal.

This is the tenth elementary school that the District will demolish as part of their capital facilities upgrade. The District is currently in the process of upgrading a majority of its elementary schools as part of the bond measures that were passed by the citizens of Bellevue. The District has conducted studies to determine the cost effectiveness of upgrading its existing facility versus demolition and construction of a new facility. It was determined that a new facility for Cherry Crest would provide a better finished product—functionally, programmatically, and for maintenance purposes.

One of the purposes of this request is to meet the requirements of State mandate, I-728, which requires schools to reduce the number of students per teacher within the classroom. This request also responds to City of Bellevue Resolution 5840, which requires that elementary schools, upon redesign, create a facility that not only meets the educational needs of the neighborhood but also focuses on the “recreational, cultural, social, health and human services needs” of the area as well (see Attachment A).

The community use of schools is not specific to Cherry Crest Elementary or to the Bellevue School District. Joint use of schools is beneficial because it reduces the need to construct additional facilities for the local community; thereby, reducing the built environment. The new facility responds to the Districts’ intent that all new elementary schools should be approximately 60,000 to 70,000 square feet. This was established as a target size to accommodate all of the standard and special programs found at the various schools. Cherry Crest Elementary is slightly larger than this threshold at the request of the Bellevue School Board who determined that this facility should be larger to accommodate future development from the newly designated Bel-Red land use district. To accommodate the School Board request, the school was increased by two classrooms and two break-out or special use spaces in the south central pod at the 65 percent review stage.

The current student population for the 2010-2011 school years is 410 students. Student population at this school has stayed at this level for several years. Cherry Crest Elementary was originally constructed in 1970 for 440 students.

Construction is scheduled to begin at the conclusion of the school year in June 2011 with completion estimated August 2012. Bellewood is the District’s swing school where students are located during construction activities. Bellewood is currently being utilized by the Spiritridge student body and next year will be utilized by Cherry Crest students.

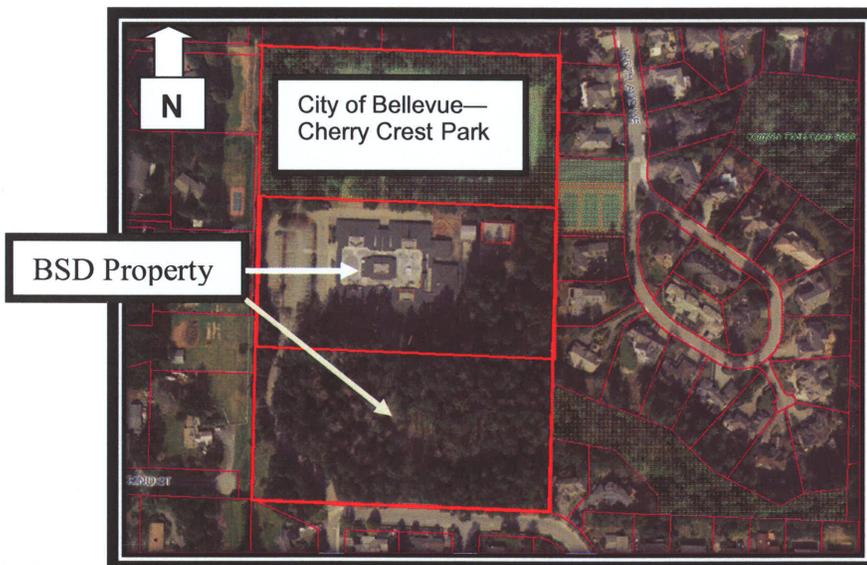
Critical Areas Land Use Permit

The BSD is also required to obtain a Critical Areas Land Use Permit (CALUP) in order to relocate a Type O stream due to the length of the eastern wing in the new school, upgraded

storm water facilities and a fire access lane. The Type O stream will be piped for 112 lineal feet and a new 53 foot long channel segment will convey the runoff from the remainder of the open channel. Land Use Code (LUC) 20.25H.075.C.1 requires a 25-foot critical area buffer from the edge of Type O streams. The BSD requests approval to relocate the existing channel by moving it 18 feet east from its current location to avoid encroachment by the building edge and fire access lane. LUC 20.25H.080.B.1 allows for the modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal.

The critical areas report (CAR) is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The CAR documents how piping of the Type O stream can be achieved with no net loss of on-site or off-site ecological functions. This site also contains a Category IV wetland on the south parcel. However, no development is taking place on this site and the wetland will remain undisturbed. Steep slopes are located on this southern parcel as well. See Section IV.E for further discussion on the above critical areas.

II. Site Context and Description



Cherry Crest Elementary and Cherry Crest Park are comprised of three 5-acre parcels. See aerial. The BSD owns the central and south parcels while the City of Bellevue owns the north parcel. The existing school and parking lot are located on the central lot. The existing school is one story in height. The south parcel is heavily treed and undeveloped. There are unstructured walking trails that exist on the south parcel that connect the school and the City Park.

Cherry Crest Elementary School is bounded by NE 32nd Street at the south property line and single-family residences at its north, east, and west property lines. The surrounding neighborhood contains single-family residences that were generally constructed from the 1950's through 2000's. The homes tend to be one to two stories.

Site topography is relatively level where the school is located in the central portion of the central parcel. This is the highest point of the two BSD parcels. Slopes on this central parcel generally slope north to south with a change in elevation of 10 to 15 feet. The south parcel is an undeveloped second growth forest which slopes to the southeast with an elevation change of approximately 35 feet.

When this school was constructed in 1970, an on-site playfield was not included in its design. There appears to have been a tacit agreement between the City and the District for joint use of the Cherry Crest Park. However, no historic written records have been found to

confirm this arrangement. The joint use of park for the BSD's athletic activities will continue with the redevelopment of this facility. City Council approval is required for the shared use of Cherry Crest Park which occurred on March 7, 2011. See Attachment B for Ordinance 5992.

Ordinance 5992 will allow the BSD the following:

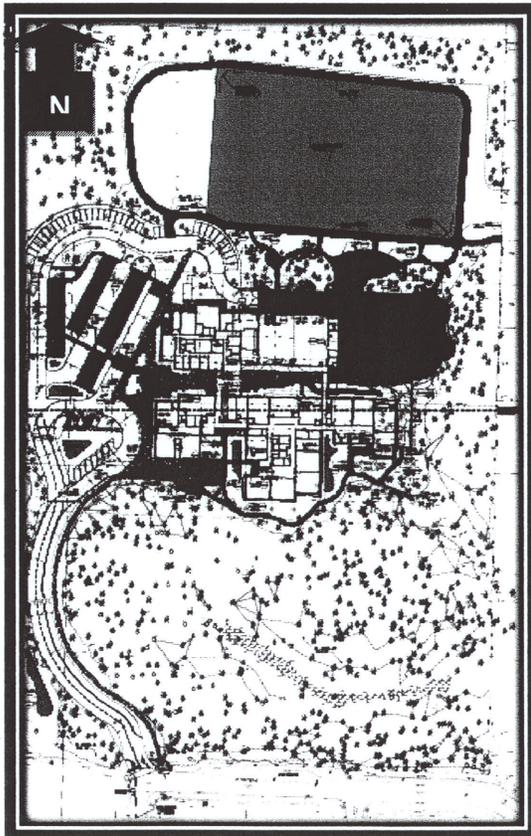
- Use of Cherry Crest Park parcel.
- To grant the BSD a lease to construct and maintain a ground loop heating system beneath the existing play field and parking lot on the City park site. Following the construction of the well field for the ground loop system, the playfield and track will be rebuilt in their current location.
- To grant the BSD a temporary use-agreement during construction.
- Credit the BSD for recreational improvements to Cherry Crest Park.

III. Proposed Site and Building Design

Design Goals

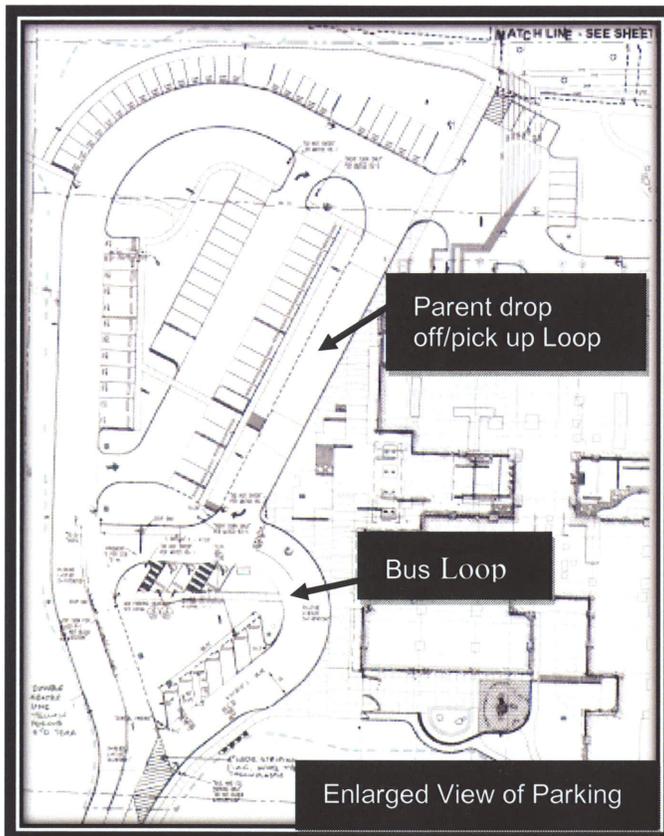
The goal of the Cherry Crest Elementary School project is to replace the current school with a 19% larger replacement school that provides an inspiring learning environment and supports and encourages student learning, community involvement, and the existing collaborative teaching culture.

Site Design



The proposed location for the new school is generally within the footprint of the existing school. The location is relatively flat, due to cutting and filling when the existing building was constructed. There exists only about 1-2 feet of grade change from one side of the new building to the other. The average existing grade at the perimeter of the new school has been calculated at 494.75. The new school is limited in total height to 40 feet above this elevation, or 534.75 feet.

New parking is proposed in the general area of the existing parking. To increase the overall parking count and stacking, the paved area will expand to the Cherry Crest Park site at the southwest corner of the playfield. Care has been taken to develop a plan that would minimize the loss of existing trees in this area.



The main parking area is divided into two loops. The first loop is for bus drop off. It is sufficient in size to accommodate the two buses currently serving the site, and some additional buses should they be required in the future. The second loop is the main parking area and the main drop off area. The City has requested that drop off traffic be routed clockwise on the site. This increases the length of the drop off as well as total on-site queuing. This scheme allows buses and cars to move independently of each other and improves overall flow and traffic safety.

Each parking lot will provide an accessible route of travel to the main school entry. Service deliveries to the facility will use the main parking lot loop. Fire truck access will be provided by drives extending around the building to the northeast via

gated access to the hard surface play areas, and by a lane at the southwest corner of the site that is slightly less than 150' long at the south property line.

The building and parking layouts are designed to preserve the maximum number of mature trees on the site. In addition to preserving the vast majority of trees and plantings on the site, vegetated setback buffers will be developed to further screen the residential properties from the new school development. Due to the heavily treed character of the site perimeter, views off the site and onto the site are already limited providing significant buffering for the neighboring residences.

The site has a system of trails that connect the existing school facilities to the adjacent properties and public right-of ways. For the most part, it is the intent of this project to maintain these pathways in their existing location and condition; however, there are some exceptions to this. The path from the school to the northeast and the tennis courts has been identified as one that needs remedial work. This path is prone to accumulating rain run-off in low areas. It is proposed that storm water drainage be improved in this area and that this path be regraded if necessary and resurfaced. The path is to be improved and developed as part of the site accessibility pathway.

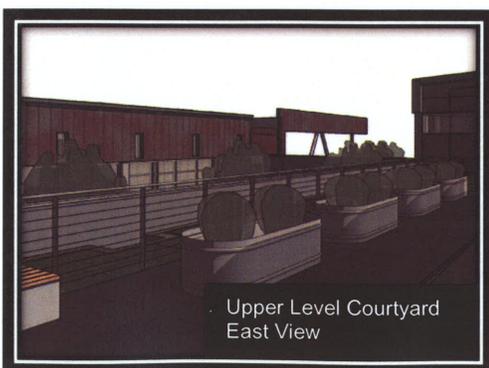
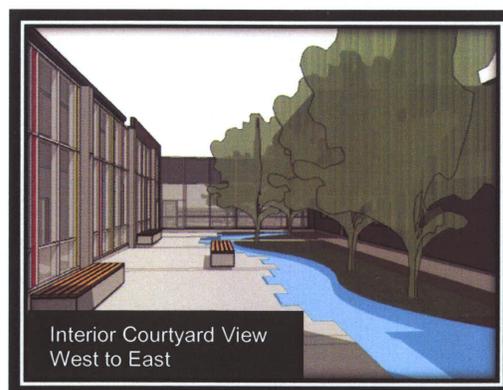
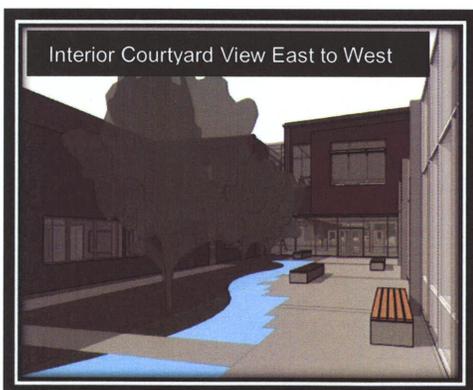
Pathways from the school building and the parking lots to the playfields and play areas will generally be expanded to improve ease of access for the students and for the general public. The path from the east side of the south parcel to the back side of the existing school currently lies in an area that will be developed for the east classroom pod and fire truck access lane. This section of the path will need to be relocated and reconstructed. From a point on the existing trail, at the west end of the existing bridge, a new path will connect walkers to the back side of the new school in the area of the proposed fire truck access lane. To the degree possible, the new sections of path will be reconstructed within

building limits of construction, so as to minimize overall impacts to the site. Paths along the south side of the existing school currently connect the south playground with the path system on the east end of the south parcel. Where these paths are impacted by new building construction, or by the reconfiguration of the Early Childcare Center (ECC) play area, new paths will be constructed to maintain a fully functioning network of trails. The proposed new trails are depicted on plan sheets L1.01 and L1.02.

Building Design



The primary building entrance to this school faces west toward the access drive from NE 32nd Street and the parking lots. A canopy is constructed near the front of the school to provide shelter while waiting for bus or vehicular pick up. The administration suite faces the main entry and vehicular drop-off areas for control and visitor accessibility. The school is designed so that the first floor of the south west classroom pod can be used for an Early Learning Center. The north elevation has been designed as a one-story block comprising the administration, custodial, music, multipurpose, gymnasium, and covered play area which extends from west to east. On the south side, a two story block houses three pods of classrooms on each floor.



In between these blocks, the center of the school is occupied by a large outdoor courtyard to bring natural light into the middle of the school with Kindergarten classrooms facing out onto it. The library is on the second floor and forms a canopy over the main entrance between the administration on the north and the art room on the south side.

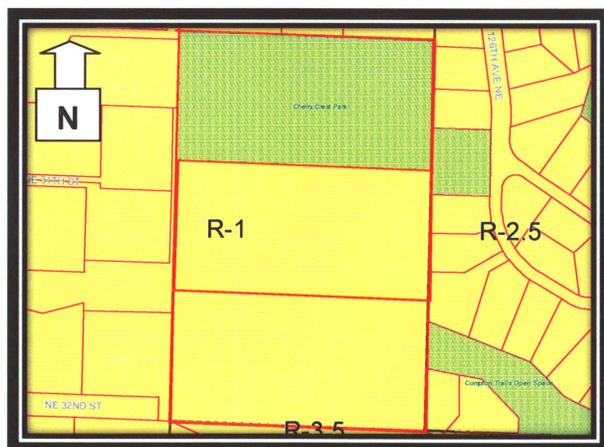
All areas of the building are planned to be steel framed and laterally braced, including the gymnasium and multipurpose spaces. The primary cladding for the classrooms is cement board planking with metal trims. Other areas of the building incorporate masonry veneer. The use of natural day-lighting in the classrooms is of paramount importance so ample windows and clerestories are proposed. Likewise, daylighting for the gym, library, and main circulation areas, by the use of skylights, is also being proposed. These strategies are required to help the school meet the Washington Sustainable Schools Protocol requirements for daylighting credits. Metal shading may be used over windows with west facing exposure to reduce glare. The height of the trees around the site provides shading for the south and east exposures.

The roofs of the new school are low slope keeping the height of the building below the allowed maximum height and allowing ladder access for fire. Some consideration will be given to green roofs as a strategy to reduce peak storm water runoff volumes. The building is designed to exceed current Washington State energy code requirements. In addition to ground source heat pumps, other considerations are a high performance envelope, high efficiency heat recovery units, and a roof-mounted 99 KW photovoltaic system.

See Attachment C for project plans and drawings.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within an R-1 zoning district. As such, the Land Use Code (LUC) 20.10.440, Services (chart) permits primary and secondary educational facilities subject to an Administrative Conditional Use permit. The applicant has fulfilled this requirement by submitting this application for review and approval.

The proposal has fulfilled the LUC requirements as shown on the next page:

LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Site Area (R-1 Zoning District)	35,000 square feet	Central Lot: 5.07 acres South Lot: 5.07 acres Total : 10.14 acres or 435,600 sq ft
Lot Coverage	35 percent	11.9 percent
Impervious Surface(1)	80 percent	69 percent (154,650 square feet)
Building Height(2)	40 feet	40 feet
Building Setbacks Front (west) Side (north) Side (south) Rear (east)	35 feet 50 feet 50 feet 50 feet	192 feet 44 feet(3) 26 feet(4) 137feet
Parking	Unspecified Use	37 Staff 48 Visitor 9 Drop off/Visitor 7 Bus Lane (upon their exiting) 3 Handicap Total Provided: 104 stalls(5)
Landscaping (Perimeter) North South East West	10 feet 10 feet 10 feet 10 feet	16 to 20 feet 27 feet 58 to 116 feet 16 to 47 feet
Parking lot Landscaping	2,711 square feet	11,300 square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches= 2,343 diameter inches	14,451 diameter inches or 92% diameter inches remaining
Tree Preservation Perimeter	100% of diameter inches	100%

B. Schools

LUC Chapter 20.20.740 provides development standards for schools in residential districts. The proposal meets the dimensional standards for schools in regards to building setbacks, lot coverage, landscaping, and site and building design guidelines.

¹ LUC 20.20.010, footnote 36 permits new allowed nonresidential uses in residential land use districts to increase impervious surface from 50 to 80 percent.

² LUC 20.20.740 allows school facilities to increase height by 10 feet beyond the underlying zoning height of 30 feet if mechanical is located within the two story structure and not on the roof. Site size must be larger than 5 acres. This proposal qualifies for this extra height allowance.

³ LUC 20.20.740.A.2, a-d, permits a reduction in the side and rear year setbacks from 50 feet to 30 feet. The new building footprint encroaches 6' into the required side yard setback and fulfills the requirements for reduction.

⁴The BSD will need to submit a Boundary Line Adjustment (BLA) to move the south property line between the central and south parcels five feet south to comply with the 30 foot minimum side yard setback for schools. See Section XI for related condition.

⁵ Queuing/stacking space available along the internal drive aisle for 16 vehicles and space along the perimeter staff parking for another 20 vehicles.

C. Landscaping (Alternate Landscape Option)

The District has complied with the landscape standards for schools with the exception of parking lot landscaping for every 10th stall at the northwest corner of the parking lot. As noted above, the minimum requirement for parking lot landscaping is 2,711 square feet. The District is providing 11,300 square feet by creating rain gardens that are heavily vegetated with overstory and understory vegetation within the staff and visitor parking lots. The central parking lot where student drop off/pick up will occur complies with the every 10th stall landscape standard. This qualifies this proposal for the ALO requirements.

D. Height Requirement

LUC Chapter 20.20.740 permits school facilities to increase the maximum building height from underlying building height of 30 feet to 40 feet if the following parameters could be achieved: 1) No mechanical equipment on the roof and 2) a site size of 5 acres or larger. Building height is proposed at 40 feet from average existing grade. Clerestory windows are proposed within this building height to bring in natural lighting into the facility. Mechanical equipment is proposed to be embedded within mechanical rooms within the facility. The BSD has fulfilled these requirements and is permitted to construct to 40 feet.

E. Critical Areas Functions and Values

1. Streams and Riparian Areas

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 base flows. Surface water that flows in to 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).

2. Wetlands

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.

3. Geologic Hazard Areas

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.

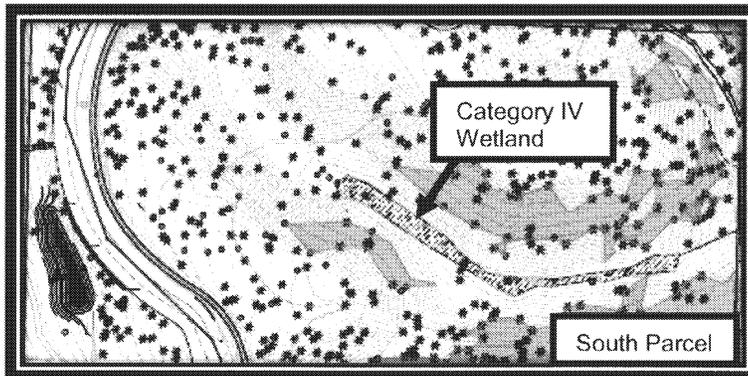
4. Critical Areas Requirements LUC 20.25H.055:

i. Analysis of Technical Feasibility for New or Expanded Essential Public Facilities

Finding: RCW 36.70A.200 classifies public schools as an essential public facility which the LUC formally accepts per LUC 20.50.018, Definitions. As such, schools may be allowed in a critical area, critical area buffer or critical area structure setback. Applicants of such facilities must still provide analysis of critical area to be disturbed along with necessary mitigation for such encroachments. The BSD has provided such analysis with this proposal. See below for further discussion.

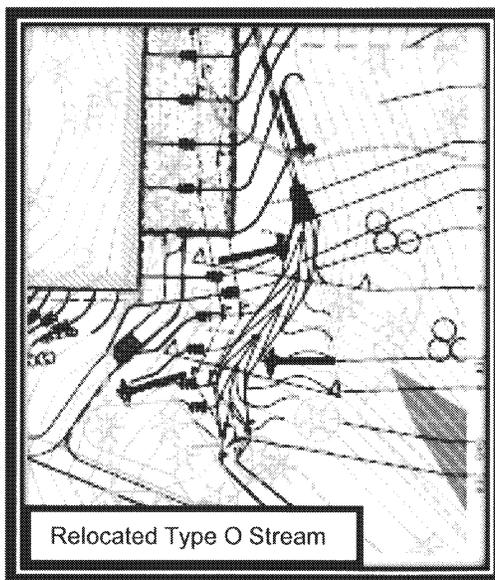
ii. Consistency with administrative approval of structure and/or buffer setbacks LUC Section 20.25H.075.

Finding: The BSD hired the Watershed Company to conduct a wetland and stream delineation study for this site. See file for reports dated December 2009 and January 2011. Site reconnaissance was conducted on December 9, 2009. The Watershed Company noted that this site is located primarily in the Kelsey Creek Drainage Basin of the Cedar-Sammamish Watershed.



During the site reconnaissance, the Watershed Company noted that there is a Category IV slope wetland on the south parcel. A Category IV wetland per LUC 20.25H.095.C.1 requires a 40 foot buffer. Surrounding this wetland is a forested layer of

vegetation that is composed of Doug fir, madrone, western red cedar, bitter cherry and big leaf maple. There is a substantial understory of evergreen and deciduous materials as well. The south parcel contains a substantial amount of snags and large woody debris materials for habitat. The BSD will leave the south parcel in its existing forested condition as development is limited to the central parcel and the City of Bellevue Parks property.



In its site reconnaissance of the central parcel, the Watershed Company found an existing storm water outfall that would be located at the southeast corner of the proposed building. However, upon further review by the City, it was concluded that this outfall is a Type O stream. A Type O stream requires a buffer setback of 25 feet.

Because of the encroachment from the eastern most classroom wing and associated fire access lane, these features will encroach into the Type O stream channel. The BSD proposes to modify this channel by piping it for 112 lineal feet. A new 53 foot long channel segment will convey run off from the relocated outfall into the remainder of the open channel.

The movement of this channel is permitted per LUC 20.25H.080.B.1 for essential public facilities.

iii. Stream Channel Modification

Finding: The BSD is permitted to request a stream channel modification per LUC 20.25H.055. This will allow the BSD to update and expand Cherry Crest Elementary; improve storm water treatment while maintaining the remaining natural outfall conveyances. A mitigation plan has been prepared per sheets W.3.1, 4.1, and 5.1 within Attachment C.

The Watershed Company proposes to mitigate for the channel modification by proposing the following:

- Re-creation of the stream channel
- Buffer enhancement by removing invasive species and replanting with native shrubs
- Decommissioning 258 square feet of existing trail east of the channel with restoration to native condition

The Watershed Company estimates that one-half of the piped channel length will be recreated to connect the new outfall to the remainder of the existing channel. This will impact 508 square feet of buffer which will be mitigated at a 1:1 ratio. The standard buffer will also be expanded to include an additional 2,962 square feet. Additionally, all 12,682 square feet of the forested buffer on the central parcel will be enhanced and 3,300 square feet of temporary buffer impacts will be restored. It is the Watershed Company's conclusion that the overall critical area buffer functions will be maintained with the proposed mitigation plan despite the close proximity to the new building and the necessary channel modification. A five year monitoring and maintenance plan has been proposed at the completion of this project to ensure successful plant installation per Sheet W6.1.

In conclusion, DSD accepts the recommendations noted in the Watershed Company's wetland report and will require that the District complete the improvements noted on the W plan sheets prior to Certificate of Occupancy. See Section XII for related condition.

iv. Consistency With Land Use Code Critical Areas Performance Standards—

Streams (LUC 20.25H.075)

Finding: In compliance with 20.25H.230, the District hired the Watershed Company to conduct a wetland and stream delineation study dated December 2009 and January 2011 for this site. See above Sections IV.E.4.ii and iii for review of the Watershed report. The plan developed by the Watershed Company fulfills the LUC performance standards and DSD accepts the Watershed Company recommendations which are noted on W plan sheets.

Geological Hazards (LUC 20.25H.125)

Finding: In compliance with 20.25H.230, the District submitted Critical Area Reports by GeoDesign, Inc. which are dated January 22, 2010, with addendums submitted December 6, 2010, February 9, 2010, and February 22, 2011, to conduct additional subsurface reviews and critical area analysis.

GeoDesign found that the slopes located on the central parcel do not fulfill the standards identified in LUC 20.25H.120.A.2 which requires the following:

- Slopes of 40 percent and more
- Have a rise of 10 feet
- Exceed 1,000 square feet in area

GeoDesign found that slopes on the southern parcel fulfill the criteria listed above. Slopes bifurcate this site in the central to southeast portions of the parcel. A 50-foot buffer is required from top of bank and a toe of slope setback of 75 feet would be required. However, this parcel will remain in its forested condition so no delineations are necessary at this time.

In sum, GeoDesign has concluded that there are no slope failures or instabilities from their observations of this site.

F. Parking Standards and Site Circulation

The Land Use Code 20.20.590 does not define the number of parking stalls required for an educational facility. As such, this proposal is classified as an unspecified use per LUC 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a Traffic, Parking and Pedestrian Study by Gibson Traffic Consultants (GTC) based upon the existing parking conditions. Site reconnaissance was conducted on January 14, 2010. GTC contacted the City's Transportation Department to have an initial scoping discussion to determine intersections that would potentially be impacted by this proposal.

Currently, there is one access point to this site from NE 32nd Street. Both buses and cars converge in the same area to conduct drop off/pick up activities. There are also six off-street parking stalls that are directly accessible from NE 32nd Street. There are 50 marked parking stalls for the existing facility.

Cars and buses will continue to converge at the southwest corner of the south parcel. However, buses will be directed to the center loop where bus drop off and pick up activities will occur. There is the opportunity to utilize the 140 foot bus lane for additional student drop off/pick up for 7 vehicles after buses have vacated the area. Cherry Crest Elementary is served by two regular school buses and four before/after school program vans. The bus loop has been designed to hold up to three buses for future growth if necessary. Vehicular Car traffic will then continue to the north and northwest for staff parking. To ensure that staff parking is located at the northwest and western corners of the parking lot, signage and pavement markings shall be provided stating that parking in these areas is for "Staff" only in order to reduce the opportunity for congestion within the parking lot. The areas designated for visitor parking and the Early Childcare Center (ECC) will need to be designated as well. See Section XII for related condition. Visitor parking is proposed in the center portion of the site. See Attachment D for draft striping plan dated March 3, 2011, which the Transportation Department will finalize during review of the clear and grade permit, 11-103016 GD.

The site will contain a 350 foot drive lane that leads up to the center of the site. This lane has been designed to hold 16 vehicles while waiting to pull in front of this facility. Continuing north of the center hatched area to the vehicular drop off/pick up area is a 400 foot drive lane with storage for approximately 9 vehicles in the eastern most lane in front of the school. A fire lane

with a turnaround will be provided to the east of the facility that will be blocked off from private vehicles by a gate.

Due to the increase in building area, the number of cars accommodated on site has been increased to 88 striped parking stalls with the balance, 52 stalls, will be used for stacking/queuing. In total the site design can accommodate 138 vehicles before impacting the public street system.

There is an existing crosswalk located on NE 32nd Street that is used by pedestrians. GTC noted that there were 137 crossing pedestrians (parents/children) who utilized the crosswalk in this area to access the site. Additionally, GTC found that there were 30 pedestrians leaving the site through pathways located along the eastern portion of this site.

V. Public Comment

The City held its required public meeting on January 12, 2011. Two people from the public attended this meeting with City staff, the District and its consultants. Questions were raised about building design and site layout which were addressed by the District's consultants.

In addition to design questions, the Cherry Crest Elementary School Principal and two parents voiced concerns about speeding on 124th Avenue NE which then turns into NE 29th Street. They indicated that most of speeding occurs from parents rushing to pick up their students. Staff has sent this concern to the Bellevue Police Department's Traffic Division to address vehicular speed in the vicinity of the school. Parents may ask for a review of safe walking conditions through a process with the school district under the Safe Walk Committee. Information is available on Bellevue School District's website at: <http://www.bsd405.org/default.aspx?tabID=2133>.

No written correspondence was received on this proposal.

District Held Public Meetings

The District conducted two public meetings on: March 4, 2010 and September 28, 2010. The meetings were well attended with community meeting minutes provided for City files. The District's consultants addressed neighborhood questions regarding parking, tree removal, street widening, architectural design of the facility, and building security.

VI. Technical Review

1. Transportation Department

A. Background

The site currently has one vehicular access point off of NE 32nd Street. In addition, there are pedestrian paths that connect to the school site via an existing gravel trail along the site's west property line within the City of Seattle transmission line easement. The trail then runs along the west side of 126th Avenue NE and then along the north side of the Cherry Crest Park Tennis Courts and finally along an existing City park trail at Compton Open Space off of 129th Avenue NE.

Predicted traffic operations as well as parking supply and demand are discussed in a Traffic and Parking Study, dated January 2011, by GTC. This document is on file with the City. Key aspects of the analysis and recommendations are discussed elsewhere in this Staff Report.

B. Existing Transportation Facilities and Services

The school site has street frontage on NE 32nd Street, which is classified as a residential collector street. NE 32nd Street presently carries an estimated 1,500 vehicles daily on an average weekday (AWDT) east of 124th Avenue NE, assuming that a.m. peak hour traffic volumes are 10 percent of daily traffic volumes. The daily volume on 124th Avenue NE south of NE 32nd Street is estimated at 1,550 AWDT. The existing access to Cherry Crest Elementary School has 152 inbound and 137 outbound trips during the school a.m. peak hour (8:15-9:15 a.m.) and 86 inbound and 100 outbound trips during the afternoon school peak hour (3:00-4:00 p.m.). The a.m. peak volumes at the school driveways are approximately 55% higher than school p.m. peak traffic volumes since it appears there are significant drop-off trips by parents on their way to work during the a.m. peak.

Presently, all vehicular access to the site is via one driveway on NE 32nd Street. 137 students and parents were counted crossing to the south side of NE 32nd Street on foot during the school p.m. peak hour. Another 30 pedestrians were observed leaving the school from the back of the school.

Standard street frontage improvements (curb, gutter, and sidewalk) exist on the site's frontages on NE 32nd Street and they terminate at the west side of the site's access point. Currently, there are several public pedestrian paths along the north, south east and west side of the school property. These include a path off of 126th Avenue NE, Compton Open Space and the City of Seattle transmission line easement.

The site presently provides 50 parking spaces. Observation by the traffic consultants on January 14, 2010, prior to school dismissal found a total of 50 marked spaces where 2 were marked as disabled parking at the main lot. A small lot on the north side of the school by the field has space for 3 cars, but the area is not marked. The drop-off/ pick-up lane is also utilized by 2 school buses; therefore, parents do not completely queue in front of the school building as they leave space for the buses that arrived at 3:17 p.m. By 3:17 p.m. there were 52 cars parked on site, 27 cars queued/stacked occupying the inbound access lane and around the perimeter of the parking lot, and another 26 cars parked off-site. Therefore, demand for 105 vehicles was observed on-site before the bell rings. It is estimated that there are 30 to 35 staff members that are on-site on any given day included in the 105 vehicles.

There are two regular school buses that currently serve the elementary school site.

C. Short-Term Impacts

As is typical of elementary schools in Bellevue, the amount of pick-up and drop-off traffic creates short periods of intense activity. The analysis below discusses trip generation at the site and indicates that the proposed site design will improve the accommodation of pick-up and drop-off traffic, compared to the current site design.

1. Trip Generation: Currently, the school has 410 students. The school district projects enrollment of 420 at the current site when the construction of the new building is completed in 2012. That figure is expected to remain stable for the foreseeable future, and the new school is being designed to hold no more than 520 students. According to Section 520 of the ITE Trip Generation Manual (8th Edition, 2008), the proposed reconstruction is estimated to generate 149 new daily, 81 a.m. peak, and 53 p.m. peak trips on an average weekday or school day. However, a.m. peak traffic counts at the school entrance and exit, taken on Thursday January 14, 2010, indicate that school traffic volumes are 59% higher than ITE trip

estimates, with 288 a.m. peak trips (153 vehicles inbound and 135 outbound) for existing conditions. School p.m. peak traffic counts taken on the same day indicate that school p.m. peak traffic volumes are about 65% higher than ITE trip estimates, with 186 p.m. peak trips (86 vehicles inbound and 100 outbound). In order to analyze the worst case traffic conditions at the school site, GTC has utilized existing driveway count to estimate future peak hour traffic volumes and peak-hour LOS conditions.

For future school traffic with the proposed school building, GTC assumed the same traffic generation characteristics as counted at the existing school driveways with new school traffic proportional to the expected maximum growth in the student enrollment. The maximum expected enrollment increase at Cherry Crest Elementary School is 115 additional students to a total of 520 students. Therefore, the student population could increase by a maximum of about 28% with the new 520-student building. For the critical a.m. peak period, school traffic would increase by estimated 81 trips (43 inbound and 38 outbound) and by 53 p.m. peak trips (24 inbound and 29 outbound).

Trip distribution is based on the existing traffic counts at the schools access and the study intersections. It is estimated that 50% of the site traffic will travel to and from the east on NE 32nd Street. At 130th Avenue NE, the fifty percent will split with fifteen percent travelling to and from the north and thirty percent traveling to and from the south. The remaining 50% of the site traffic will travel to and from 124th Avenue NE and 126th Avenue NE to the intersection of 126th Avenue NE/ NE 24th Street. At the intersection the fifty percent will split with thirty percent traveling to and from the east and twenty percent traveling to and from the west. Bus transportation will be provided for all of the students outside of the one mile walk distance to Cherry Crest Elementary School.

2. Parking and Pick-Up / Drop-Off Storage: The amount of parking and pick-up/drop-off storage needed at peak times is less than the total trip generation described above, since parent vehicles do not all come and go at once. In order to accommodate the number of vehicles expected to be on-site at one time, the proposed site plan includes the following:
 - a. Total on-site parking spaces/ storage provided by the proposal will increase from 105 spaces to 138 spaces per GTC information provided as part of the school's Traffic and Parking Study.
 - b. The site design will provide more efficient access and on-site circulation by separating buses from most parent traffic, by providing longer vehicle aisles which can accommodate temporary storage, and by providing two northbound entering lanes off of NE 32nd Street.
 - c. Pavement marking and signage in the staff/parent loop will indicate one-way clockwise vehicular circulation. Stop signs will be installed at the intersection of the main drive aisle and the bus/drop-off loop to prevent traffic from blocking the intersection and causing the clockwise to fail.
 - d. Staff parking will occur around the perimeter of the parent loop.

Based on the factors described above, the proposed project provides more capacity and greater efficiency for on-site parking and circulation than exists with the current layout. The school district's traffic consultant examined peak demand for parking and pick-up/drop-off storage, and concluded that an increase to 520 students can be accommodated in both the morning and afternoon peak periods.

Compared to other schools, the City has not received any complaints about traffic congestion or spillover parking for the existing Cherry Crest Elementary School site. Based on that and

the analysis above, the Transportation Department staff expects that the improved site plan will be adequate to accommodate the expected demand for parking and pick-up and drop-off traffic, assuming the following:

- The school will provide on-site traffic monitoring and management.
- The school will provide information as needed to inform parents about preferred parking and circulation behavior.

See Section XII for related condition.

3. Pedestrian Access and Safety: City staff and Bellevue School District examined the layout of nearby streets and the distribution of homes within approximate walking distance, and decided to anticipate the most likely school walking routes by requiring various pedestrian and safety facilities on some of the school's street frontages and on other nearby streets, as summarized below:

- a. NE 32nd Street: The applicant is proposing a new 30-foot wide driveway approach for the existing access point along with access ramps and marked crosswalks per the City's development standards.
- b. The applicant will provide street lighting at the northeast corner of 124th Avenue NE/ NE 32nd intersection.
- c. The applicant will widen the internal road to 30 feet and install a 5 foot wide north/ south pedestrian sidewalk adjacent to the east side of the internal road. In addition, the internal school roads will have pedestrian lighting.
- d. School zone signage regarding both speed and crosswalks, in compliance with City, state, and MUTCD standards, must be installed where needed on NE 32nd Street and the adjacent public roads connecting to NE 32nd Street.
- e. All new sidewalks or crosswalks will require access ramps as needed to comply with the Americans with Disabilities Act (ADA).
- f. A walking path will connect the northwest side of the school to the paved area north of the tennis courts to improve pedestrian connectivity.

D. Short-Term Mitigation, Including On-Site Improvements, Traffic Management Program, Frontage Improvements, and Pavement Restoration

1. On-Site Improvements: The site will continue to have one vehicular access point. The access is currently at the intersection of 124th Avenue NE/ NE 32nd. The last 5-year accident history shows that there is no accident history attributed to the intersection. The proposed project will accommodate space for 138 vehicles including parked spaces, drop-off/pick-up lanes, and stacking/queuing space. The parking/queuing on-site will include 88 marked parking spaces, 9 cars along the student load zone, 20 vehicles queued along the internal drive aisles, another 13 cars along the access road before reaching NE 32nd Street and 8 cars within the bus load zone after buses leave. This adds up to a total on-site parking/queuing for 138 vehicles before impacting the public street system. Site plan improvements are expected to improve safety and efficiency at the access point and improve on-site circulation. On-site pavement markings, signs, and pedestrian improvements will be installed to improve traffic flow and safety. Installation of a new bus drop-off loop and a separate parent drop-off area is an important part of the improved on-site circulation pattern. See Sections XI and XII for related conditions.

2. Traffic Management: In spite of the improved on-site parking capacity and circulation, pick-up and drop-off activity during brief periods within the peak hours is typically so intense that additional traffic management efforts will be needed. The school district must implement an on-going program to monitor and manage on-site parking and circulation with the goal of preventing any on-site parking and circulation problems from spilling off the site. The program must include at least the following:
 - Provide an on-site traffic monitor whose duties will include managing pick-up and drop-off traffic to improve safety and reduce impacts on City streets.
 - At the beginning of each school year and as needed throughout each school year, the school district shall provide information to parents regarding proper traffic behavior and safety during pick-up and drop-off periods.
 - Prior to issuance of the initial certificate of occupancy for this project, the school district shall submit a policy plan for City review and approval, specific to the Cherry Crest Elementary School. This policy plan shall include a statement of the school district's on-going commitment to manage on-site parking and circulation and an outline of how the school district will implement traffic monitoring and the provision of related information to parents.

3. Street Frontage and Off-Site Improvements: The engineering design details of the street frontage improvements listed below are not finalized at the time of writing this staff report. Therefore, the improvements listed below, although required to mitigate traffic impacts and pedestrian safety, should be viewed as conceptual at the date of this report. Some of the engineering details may change prior to approval of the Clear and Grade or Building permits for this project.
 - a. **NE 32nd Street:**
 - i. Install one new pole and light on the northeast corner of 124th Avenue NE/ NE 32nd intersection per the approved street lighting plan. In addition, the public pedestrian walkway on the west side of the school roadway way and north east corner of the site will be improved.
 - ii. Reconstruct the existing driveway per plans and details submitted on January 20, 2011, including installation of the improvement to the west side of the driveway.
 - iii. Install school zone speed limit signs and crosswalk warning signs consistent with City, state, and MUTCD standards.
 - iv. Storm water treatment must meet Utility Department requirements, as appropriate.
 - v. Install 5-foot wide concrete walkways from NE 32nd Street to the building main entrance along the east side of the site as shown on civil plans such as C3.01 and C3.02 submitted to the City on January 20, 2011.
 - vi. Install two crosswalks along the site's driveway and along the east leg of NE 32nd and 124th Avenue intersection.

Trench and Pavement Restoration: According to Bellevue City Code 14.60.250, whenever work done by a developer requires cutting into the street surface, the City requires the surface and subgrade to be restored according to engineering principles documented in Transportation Department Design Manual, Section 21 and shown on standard drawings ROW-1 through ROW-5. Presently, NE 32nd Street adjacent to the school site is classified as "Grind and Overlay Required." Should street cuts prove unavoidable or if the street

surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

E. Concurrency (Mid-Range Impacts)

The State Growth Management Act and the Bellevue Traffic Standards Code (BCC 14.10) require concurrency testing for development projects under certain conditions. Concurrency testing is based on a comparison of traffic (including that generated by the project) to street capacity that exists or will exist within six years. However, BCC 14.10.020.I.7 exempts public schools from concurrency testing requirements.

F. Long-Term Impacts

The City evaluates the long-term traffic impacts of a project by comparing the future land use or trip generation predicted for a project site to the assumptions made in the Environmental Impact Statement for the City's Transportation Facilities Plan. That Plan evaluates traffic impacts based on 14 different Mobility Management Areas for the City. For the Cherry Crest Elementary School, both the existing and future building is within the Bridle Trails Mobility Management Area (MMA # 2); therefore, the long-term land use assumptions for that MMA as a whole will not change. Thus, at the MMA level, long-term traffic impacts of the proposed project are not an issue.

G. Transportation Impact Fee

Bellevue City Code 22.16.070.B.2 exempts publicly funded educational institutions from the City's transportation impact fee requirements.

See Sections XI and XII for related Transportation conditions.

2. Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section XI for conditions. At the time of writing this staff report, the applicant had submitted the required Developer Extension Agreements for water and storm.

3. Fire Department

The site development plans for this application generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of building permits or certificate of occupancy. See Sections XI and XII for related conditions.

4. Clear and Grade Division

The Clear and Grade Division has reviewed and approved the submitted proposal.

5. Parks Department

The Parks Department has reviewed the submitted proposal and City Council adopted Ordinance 5992 to memorialize conditions for joint use and maintenance of Cherry Crest Park.

VII. State Environmental Policy Act (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the District to complete its own threshold determinations. The District has chosen to exercise this right for this project. A Determination of Non-Significance (DNS) was issued on November 10, 2010, with an appeal period ending November 24, 2010. A copy of the District's DNS is located within the project file.

VIII. Applicable Decision Criteria

Administrative Conditional Use: The Director may approve or approve with modifications an application for Administrative Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30E.140. After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Conditional Use decision criteria:

1. The Administrative Conditional Use is consistent with the Comprehensive Plan.

This proposal is located within the Bridle Trails Subarea. The Comprehensive Plan designation for this site is Single-Family--Low, which is consistent with the zoning classification of R-1 for this property. This proposal is consistent with the Comprehensive Plan's goals and policies.

The following are applicable Comprehensive Plan policies for the Bridle Trails subarea:

General Land Use Policy

Policy S-BT-1: Protect Bridle Trails from encroachment by more intense uses to ensure that the Subarea remains an area of residential neighborhoods.

Finding: The District has operated a school at this location since 1968 and is not proposing a change of use but will maintain this site as an elementary school to serve the surrounding neighborhood. This application does not increase the intensity of school use on this site beyond what is already occurring now but provides additional capacity to accommodate student demand that may occur in the future. Given these considerations, this proposal is consistent with the policy above.

Community Design

Policy S-BT-35 Maintain and improve the rural, tree-lined character of the through streets, including arterials and collector arterials, by discouraging the cutting of significant trees.
Policy-BT-40. Natural vegetation should be protected and preserved to provide buffers between land uses.

Finding: The District will not be developing its south parcel with this application. It will remain in its current forested state. Therefore, the existing trees along NE 32nd Street will remain with this application. The trees present along the north side of NE 32nd Street will continue to

screen the school from the arterial of NE 32nd Street. Existing vegetation along property boundaries are generally larger than the landscape buffer requirement of 10 feet to create additional buffering between this use and the adjacent single-family neighborhood.

Circulation

Policy S-BT-29: Develop and implement a systems plan to provide safe nonmotorized circulation within superblocks.

Finding: The existing school contains a number of pedestrian trails through the wooded areas of this site. These pedestrian paths provide a direct link for students coming from adjacent neighborhoods rather than having students staying on NE 32nd Street until the school's access point at the southwest corner of the site.

Community Focal Point Policy

Policy HS-9: Encourage cooperation with the school district in the development and utilization of schools as a focal point for the identification of needs and delivery of services to children and families.

Finding: Cherry Crest Elementary serves as a focal point for the community. The school is not only used for educational purposes for also for human services delivery as well. It is also the recreational hub for the neighborhood as families can bring their children after school hours to utilize the outdoor play equipment and covered play area.

Partnership and Cooperation Policies

Policy S-NE-23: "Encourage the maintenance of public property and facilities through adequate budgeting and public cooperation."

Policy HS-8: "Encourage the development of partnerships among the City, schools, human services providers, and others to address the needs of children and families within the school setting."

Finding: The City of Bellevue Parks and Human Services Department and the Bellevue School District have developed a partnership of shared services for neighborhood community. This has been formally implemented through Resolution 5840 (see Attachment A). The Parks Department often schedules a myriad of after school sports activities in BSD facilities—particularly for use of existing sports fields.

In addition to Resolution 5840, the City of Bellevue Parks and Human Services Department and the Bellevue School District have created a written agreement so that the District may continue to utilize the park site for Cherry Crest Elementary recreational activities (see Attachment B for Ordinance 5992). The City will maintain ownership of the playfield but the District will redevelop this area with additional parking and a playfield that will have geothermal wells beneath it to heat/cool this facility. This agreement was authorized by the Bellevue City Council on March 7, 2011.

Transportation Element—Roadway Network

Policy TR-38: "Require mitigation to provide safety and site access, and to mitigate neighborhood impacts as needed to address the effects of development."

Policy TR-46: "Maintain and enhance safety for all users of the roadway network using measures such as.....Improve the opportunities for pedestrians to safely cross streets at intersection and mid-block locations....."

Finding: The Comprehensive Plan policies above support improved parking and circulation to accommodate pick-up and drop-off vehicles and installation of street and pedestrian improvements to improve safety. Such improvements help provide an adequate street system by reducing conflicts and improving safety.

- 2. The design 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.**

Finding: See Section III for a description of the site and building design. The proposal fulfills this policy as it has been sensitively designed to blend in with the adjacent neighborhood. The proposed colors and materials will complement adjacent single-family development.

- 3. The Administrative Conditional Use will be served by adequate public facilities, including streets, fire protection and utilities.**

Finding: The site will be served by adequate public facilities including fire protection and utilities. See Sections XI and XII for related conditions.

- 4. The Administrative Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

Finding: As conditioned, the demolition of the existing school and construction of a new facility will not be detrimental to the adjacent neighborhood. The new structure has been designed to consolidate the building footprint and internalize exterior corridors through construction of a two-story facility.

As a nonresidential use within a residential neighborhood, the District has designed an attractive facility to complement the adjacent neighborhood while avoiding an "institutional" effect. The new facility will create a civic focal point for the neighborhood as a place not only to educate their children but to also meet and congregate together as a community.

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction that extends from June 2011 to August 2012. In order to minimize detriment to residential uses in the immediate vicinity of the Cherry Crest Elementary School, the District and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the District must**

apply for a separate noise permit for review and approval by staff. See Section XI for related condition.

5. The Administrative Conditional Use complies with the applicable requirements of this Code.

Finding: School facilities are permitted to be located within residential zones as an Administrative Conditional Use. As conditioned, the proposal meets the requirements of the LUC. See Sections XI and XII for related conditions.

IX. Critical Areas Land Use Permit Decision Criteria 20.30P

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

Finding: The applicant has applied for the required Critical Areas Land Use Permit and an administrative conditional use in order to develop the new facility. The applicant has also applied for necessary ancillary permits to complete required improvements. Based upon the submittal of these applications, the applicant has complied with this regulation.

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;

Finding: As mentioned earlier in this staff report, the geotechnical engineer and wetland biologist have provided recommendations as noted in Section IV.E of this report. The stream channel enhancements and additional buffer benefit the central parcel. See Section XII for related for related conditions.

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

Finding: The applicant has hired a geotechnical engineer to review subsurface site conditions. See Section IV.E.4, i-iv above for additional discussion. The geotechnical engineer has reviewed and applied the criteria identified within the Critical Areas and Geological Hazard Areas and the wetland biologist has reviewed and applied the criteria identified for wetlands/streams.

Additionally, the Watershed Company has entered into a five year agreement with the District to monitor along with yearly reporting of the designated wetland area. Sheet W6.1 provides detailed specifications from the Watershed Company that will be implemented with this site. DSD has reviewed these performance standards for this area and finds that the proposal complies with this standard.

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

Finding: Based upon the conditions of approval in Sections XI and XII of this report, the proposal will be adequately served by the necessary public facilities.

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

Finding: A mitigation plan has been proposed by the Watershed Company due to building encroachment at the southeast corner of the facility along with a fire access lane. See Section IV.E.4, i-iv above for further discussion. Additional stream buffer enhancement along with stream re-channelization will occur as noted on approved plan Sheets W1.1 through W6.1.

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

Finding: As discussed in Section IV of this report, the proposal complies with all other applicable requirements of the Land Use Code.

X. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Development Services Department does hereby recommend **APPROVAL WITH CONDITIONS:**

Note- Expiration of 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 Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

XI. Conditions Required Prior to Issuance of Clear and Grade and Building Permits:

1. **Boundary Line Adjustment (BLA):** The BSD shall move the south property line between the central and south parcels five feet south to comply with the 30 foot minimum side yard setback for schools. This shall be accomplished prior to clear and grade and building permit issuance.

Authority: LUC 20.20.740.A.2.a
Reviewer: Antoinette Pratt, (425) 452-5374

2. **Signs:** If any change is made to the existing sign, a separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building.

Authority: BCC 22B.10.040.B.1,2
Reviewer: Antoinette Pratt, (425) 452-5374

3. **Right of Way Use Permit:** The applicant is required to apply for a right-of-way use permit from the City of Bellevue Transportation Department, Right of Way division, before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the City right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.

- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

Additionally, the clearing and grading permit requires a calculation of the amount of material to be imported/exported.

Authority: BCC 14.30 and 14.60.250
Reviewer: Ron Kessack, 425-452-4631

3. Final Engineering Plans: Prior to issuance of the primary building permit for the school project, the engineering plans must be complete and must correctly show all street frontage improvements and related access improvements, including the items listed below or specified above under Short-Term Impacts or Short-Term Mitigation. All frontage improvements must meet the requirements of City Code and the Transportation Department Design Manual. As appropriate, standard detail drawings from the Design Manual must be included in the final engineering plans. Plans submitted as of January 21, 2010 are satisfactory for approval of the Administrative Conditional Use permit. However, further engineering review for the Clear and Grade or Building permits may necessitate changes of some engineering details.

- a. The school district is responsible for full frontage improvements on NE 32nd Street that includes a new driveway approach and trail head improvement. Aside from new driveway connections and street lights, the only required street frontage improvements are as follows:
 - Fix any damaged asphalt or areas that are not ADA compliant on the pedestrian path parallel to SE 24th Street from 161st Avenue SE to 166th Avenue SE.
 - Provide appropriate crosswalk markings where the pedestrian path crosses the driveways on NE 32nd Street, with the parallel bar style as shown on detail drawing TE-7.
 - Driveway connections must have sufficient width to accommodate vehicle turning movements, including the movements of school buses where needed.
- b. Parking lots and on-site drive aisles shall be constructed per the final engineering plans, including striping, arrows, signage, and on-site crosswalks.
- c. All signs and markings must be per MUTCD standards.
- d. Traffic control signs and pavement markings shall be installed per City, state, and MUTCD standards, as appropriate. Such features must be included in the final engineering plans.
- e. Install pedestrian facilities per the final plans. All sidewalks, paths, ramps, driveway crossings, and crosswalks must be ADA compliant, except for paths that are identified, with City approval, as being unpaved or otherwise not compliant.

- f. Install new streetlight at the north east corner of 124th Avenue NE/ NE 32nd Street, including luminaire, pole, conduits and other necessary hardware. Plans will be produced by Puget Sound Energy with review and approval by the Transportation Department.
- g. No new overhead utility lines will be allowed along or across any City street right of way.
- h. Landscaping, signage, and any other features shall not block sight lines as required by BCC 14.60.240 and 241 near intersections, driveways, or crosswalks.
- i. Storm drainage treatment for transportation facilities must meet Utility Department requirements, as appropriate.

Authority: BCC 14.60.110, 120, 150, 180, 181, 190, 210, 240, 241, and 250
Reviewer: Abdy Farid, 425-452-7698

- 4. Trench and Pavement Restoration:** Pavement restoration including a grind and overlay for the full width of any affected lane must be provided, in addition to trench restoration, as described in the Design Manual, Section 21, and shown on standard drawings ROW-1 through ROW-5 to repair any trenching in any adjacent street. The final engineering plans must show the extent and nature of required trench and pavement restoration, including copies of the appropriate detail drawings. Presently, NE 32nd Street adjacent to the school site is classified as "Grind and Overlay Required." Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. Details of any pavement restoration must be shown on the engineering plans.

Authority: BCC 14.60.250, Design Manual Design Standard #21
Reviewer: Abdy Farid, (425) 452-7698

- 5. Final Utilities Approval:** The Utilities Department approval of the Administrative Conditional Use application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4856

- 6. Developer Extension Agreement:** 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 Developer Extension Agreement and Utilities Permit Processes.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4856

- 7. Demolition:** Demolition/construction shall conform to the requirements of the IFC. Fencing or other method shall be used to keep non-construction personnel out of the demolition/construction area.

Authority: International Fire Code (IFC), Chapter 14
Reviewer: Travis Ripley, (425) 452-6042

- 8. Fire Alarm and Automatic Fire Sprinklers:** Provide life safety systems to include fire alarm and automatic fire sprinklers in accordance with the International Fire Code.

Authority: International Fire Code (IFC), Chapter 9

Reviewer: Travis Ripley, (425) 452-6042

- 9. Construction Phasing:** Construction phasing must be reviewed and approved by the Fire Prevention Officer to assure that construction is performed in a manner that limits obstruction for responding fire crews and other emergency personnel.

Authority: International Fire Code (IFC), Chapter 5

Reviewer: Travis Ripley, (425) 452-6042

- 10. Construction Hours:** Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No deliveries shall be scheduled prior to 7:00 a.m. or after 6:00 p.m. Exceptions for construction related noise limitations contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. No blanket exemption exists. Allowances for short term work outside of normal hours for construction related noise shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the District must apply for a separate noise permit for review and approval by staff.** In this time period, the site shall be posted on all street frontages prior to the start of construction activity.

Authority: BCC 9.18.040

Reviewer: Antoinette Pratt (425) 452-5374

XII. Conditions Required Prior to Certificate of Occupancy:

- 1. On-Site Parking, Circulation Improvements, and Monitoring:** Prior to issuance of a temporary certificate of occupancy, the school district shall implement on-site parking and circulation improvements as shown in the final site plan and engineering plans. On-site circulation and safety shall be enhanced with pavement markings, directional signs, and stop signs as needed.

The school district shall implement the use of one or more on-site traffic monitors whose duties will include managing pick-up and drop-off traffic to improve safety and reduce impacts on City streets. At the beginning of each school year and as needed throughout each school year, the school district shall provide information to parents regarding proper traffic behavior and safety during pick-up and drop-off periods.

Prior to issuance of a temporary certificate of occupancy for this project, the school district shall submit a policy plan for City review and approval, specific to the Cherry Crest Elementary School. This policy plan shall outline how the school district will implement traffic monitoring, on-site traffic management, and the provision of related information to parents and students. The goal of the plan shall be to prevent any on-site parking and circulation problems from spilling off the site. The document shall state the District's commitment to achieving that goal on an on-going basis, including changing the plan as needed and keeping on-site staff informed. The policy plan shall be signed by a person with authority to make such a commitment for the school district.

Authority: BCC 20.30E.140 and Comprehensive Plan Policy, TR-90
Reviewer: Abdy Farid, 425-452-7698, and Toni Pratt, 425-452-5374

- 2. Completion of Transportation Improvements:** Prior to issuance of a temporary certificate of occupancy, all street frontage improvements, pedestrian improvements, and transportation conditions shown on the final engineering plans or required by City codes or standards or by the conditions of approval stated herein must be completed at school district expense to the satisfaction of the Transportation Department and approved by the Transportation Department's inspector. Landscaping, signage, and any other features adjacent to driveways shall not block required sight distance triangles; sight lines will be checked prior to TCO.

Authority: BCC 14.60.110, 14.60.240 and 241
Reviewer: Abdy Farid, 425-452-7698

- 3. Parking Lot Signage:** Parking lot signage and pavement markings shall be provided at the northwest and western corners of the lot stating that parking in these areas is designated for "Staff" to reduce congestion. The areas designated for visitor parking and the Early Childcare Center (ECC) shall be designated as well.

Authority: LUC 20.20.590.F.2
Reviewer: Toni Pratt, 425-452-5374

- 4. Stream Mitigation Improvements:** The BSD shall complete the improvements noted on the W plan sheets from the Watershed Company prior to Certificate of Occupancy. Performance standards for monitoring and maintenance shall be required to ensure successful plant installation for a five year period per Sheet W6.1.

Authority: LUC 20.25H.085.A
Reviewer: Toni Pratt, 425-452-5374

- 5. Project Addressing:** Provide distinct addressing for access to the building entrance.

Authority: IFC Chapter 5
Reviewer: Travis Ripley, (425) 452-6042

- 6. Fire Extinguishers:** Fire extinguishers shall be provided prior to temporary certificate of occupancy.

Authority: IFC 906
Reviewer: Travis Ripley, (425) 452-6042

- 7. Fire Lanes:** Fire lanes shall be designed and marked prior to temporary certificate of occupancy.

Authority: IFC chapter 5
Reviewer: Travis Ripley, (425) 452-6042

- 8. Fire Safety:** Fire safety and evacuation plans shall be designed approved by the Fire Prevention Officer prior to final occupancy.

Authority: IFC chapter 5
Reviewer: Travis Ripley, (425) 452-6042

- 9. Kitchen Hood Suppression:** The kitchen hood suppression systems must be approved prior to occupancy.

Authority: IFC 609 & 904
Reviewer: Travis Ripley, (425) 452-6042

Attachments

- A. Resolution 5840
- B. Ordinance 5992
- C. Plans and Drawings
- D. Site Circulation Drawing

ATTACHMENT A
(Resolution 5840)

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5840

A RESOLUTION adopting a joint resolution with the Bellevue School District to create a partnership to meet the needs of the community by focusing on schools as community resource centers.

WHEREAS, the complexity of community problems points to an increasing need for all governmental units and related public service organizations to mobilize their respective resources for the common purpose of improving the quality of community life; and

WHEREAS, the Bellevue School District and the City of Bellevue have a long history of joint cooperation in using public facilities and developing programs; and

WHEREAS, other related public, non-profit, and private community organizations provide programs and services for community betterment; and

WHEREAS, the limited amount of tax money and other resources available to meet public demands for facilities, programs, and services requires that it be used efficiently; and

WHEREAS, our community has facilities, equipment, and staff organized for the purpose of providing educational opportunities for children and youth; and

WHEREAS, our school and park facilities are a major focal point of this community; and

WHEREAS, one of a community's largest investments--its school buildings--could be used more efficiently to provide educational, recreational, cultural, and service programs for community residents of all ages; and

WHEREAS, great potential social and economic benefit can be derived from cooperation in facility use and program development for the benefit of all citizens; and

WHEREAS, a cohesive strategy to coordinate the efforts of the public, non-profit, and private sectors in developing and coordinating use of these community resources is needed; and

ORIGINAL

WP0346C-RES
11/30/94

WHEREAS, we believe that there is a direct link between the quality of community life and the ability of the School District successfully to fulfill its mission to provide K-12 education; and

WHEREAS, improving the quality of community life by providing facilities, services and programs is the mission of the City; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
RESOLVE AS FOLLOWS:

Section 1. The City of Bellevue joins the Bellevue School District in adopting the following mutual goal:

To further our common interest in enhancing the quality of community life in Bellevue, the City and School District will work as partners to meet the educational, recreational, cultural, social, health and human services needs of the community by focusing on schools as community resource centers.

Section 2. In furtherance of the goal established in Section 1 of this resolution, the City and the Bellevue School District agree to:

- A. Marshal the resources of the whole community to develop programs and deliver services needed or desired by community residents.
- B. Expand the uses and hours of operation at all public facilities to better meet the needs of the community.
- C. Identify and overcome barriers to joint facility use and program development and support.
- D. Explore ways to institutionalize and fund programs that will support the use of schools as community resource centers.
- E. Approve the City/School District 1995 Joint Work Program that will test and evaluate the use of schools as community resource centers with four pilot projects at several schools in the District's East Attendance Area Community. These projects include:

ORIGINAL

1. A Community School at Phantom Lake Elementary that is using school facilities to provide lifelong learning opportunities for all ages.
2. Joint Middle School Master Planning at Tillicum that is looking at ways to enhance community use and access to school facilities.
3. A Human Services Collaborative that is finding better ways to give children and families access to health and human services at six schools in the attendance area.
4. A Neighborhood Outreach effort at Tillicum and its "feeder elementary schools" that is seeking to involve the local community in identifying needs that could be met at these neighborhood schools.

PASSED by the City Council this 5th day of December,
1994, and signed in authentication of its passage this 5th day of
December, 1994.

(SEAL)


Donald S. Davidson, DDS, Mayor

Attest:


Myrna L. Basich, City Clerk

ATTACHMENT B
(Ordinance 5992)

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5992

AN ORDINANCE authorizing execution of the 1) Agreement for Construction and Joint Use of District Improvements; 2) Right of Entry & Temporary Use Agreement; 3) Sub-surface Easement for a geothermal heating system; 4) Surface Easement for a parking area; 5) Amendment to the Joint Use Agreement to memorialize historical maintenance and use of the properties; 6) Amendment of the 2011-2012 General Capital Investment Program (CIP) to increase the appropriation by \$593,000; and 7) Amendment of the 2011-2017 CIP Plan to increase the budget for the Parks & Open Space Acquisition – 2008 Parks Levy project (CIP Plan No. P-AD-82) by \$593,000.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Manager or his designee is hereby authorized to execute the 1) Agreement for Construction and Joint Use of District Improvements; 2) Right of Entry Agreement; 3) Sub-surface Easement for a geothermal heating system; 4) Surface Easement for a parking area; and 5) Amendment to the Joint Use Agreement to memorialize historical maintenance and use of the properties, a copy of which Agreement, Right of Entry, Sub-surface and Surface Easements, and Amendment to the Joint Use Agreement have been given respectively Clerk's Receiving Nos. _____; _____; _____; _____; _____;

Section 2. The appropriate administrative officials of the City are hereby authorized to receive monies and to expend the same.

Section 3. The City Manager or his designee shall have the responsibility for the administration of said monies and shall have all authority necessary to enter into agreements regarding the use thereof.

Section 4. The City Manager or his designee is hereby further authorized to execute all documents (including supplemental documents) necessary or appropriate to fulfill the terms of the agreements authorized in Section 1.

Section 5. The 2011-2012 General Capital Investment Program (CIP) Fund appropriation adopted by Ordinance No. 5978 on December 6, 2010, as previously amended is hereby further amended to increase the appropriation to said CIP fund by \$593,000.

ORIGINAL

1211-ORD
03/03/11

Section 6. The City's 2011-2017 Capital Investment Program Plan adopted by Ordinance No. 5978 on December 6, 2010, as previously amended is hereby further amended to increase the project budget for the Parks & Open Space Acquisition – 2008 Parks Levy project (CIP Plan No. P-AD-82) by \$593,000.

Section 7. If the actual revenue received as provided in said agreement(s) shall be more or less than the anticipated amount set forth herein, the appropriations to the CIP Fund and Plan shall be adjusted to be equal to the amount actually received.

Section 8. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 7th day of March, 2011,
and signed in authentication of its passage this 7th day of March,
2011.

(SEAL)



Don Davidson, DDS
Mayor

Approved as to form:

Lori M. Riordan, City Attorney

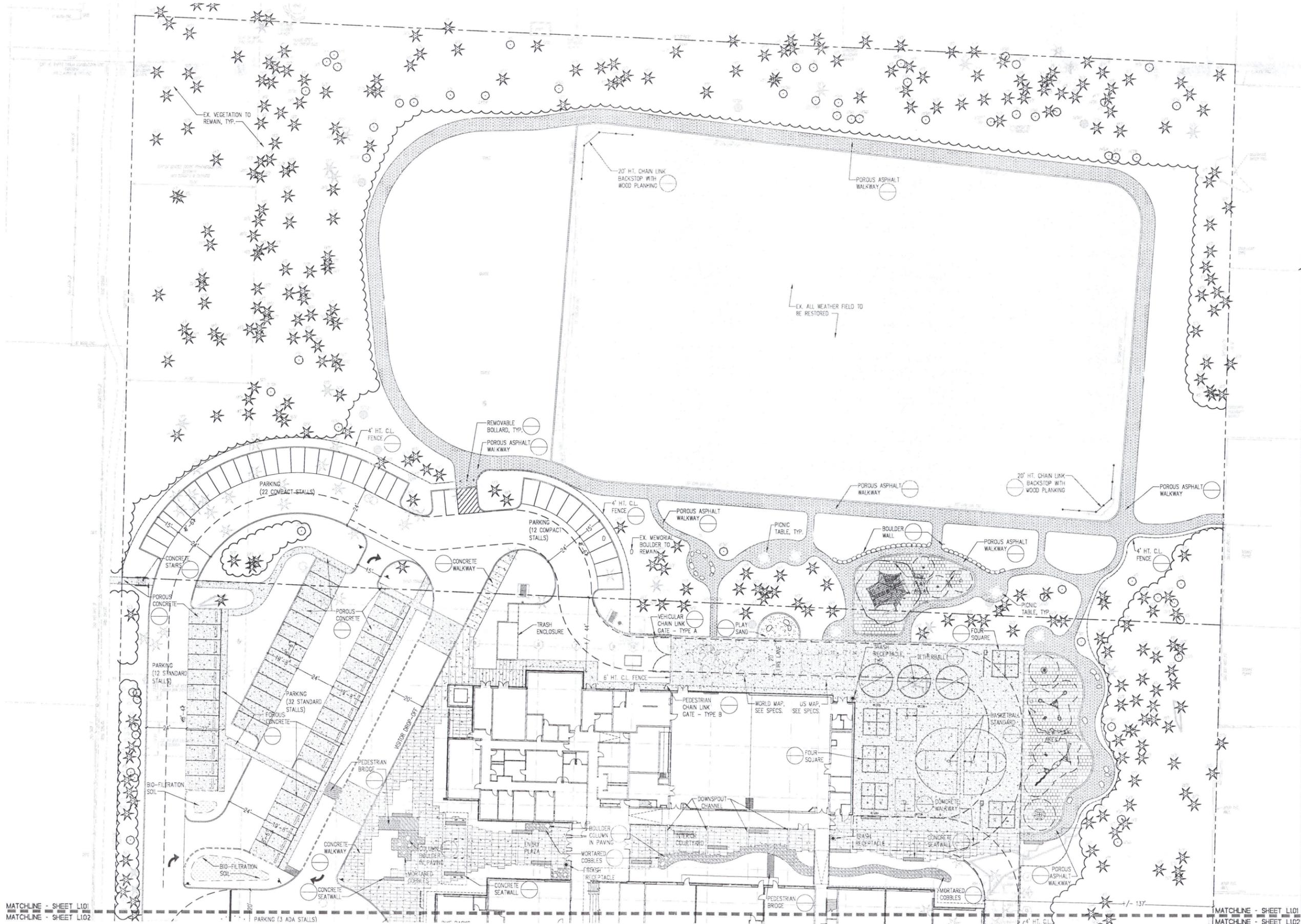

Monica A. Buck, Assistant City Attorney

Attest:


Myrna L. Basich, City Clerk

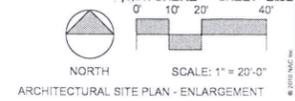
Published March 10, 2011

ATTACHMENT C
(Plans and Drawings)



MATCHLINE - SHEET L101
 MATCHLINE - SHEET L102

MATCHLINE - SHEET L101
 MATCHLINE - SHEET L102



REVISIONS

PERMIT SET



BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
 ELEMENTARY SCHOOL**
 12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

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 BELLEVUE, WA 98005

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 2201 SOUTH AVENUE SUITE 1500 (SEATTLE) WA 98148
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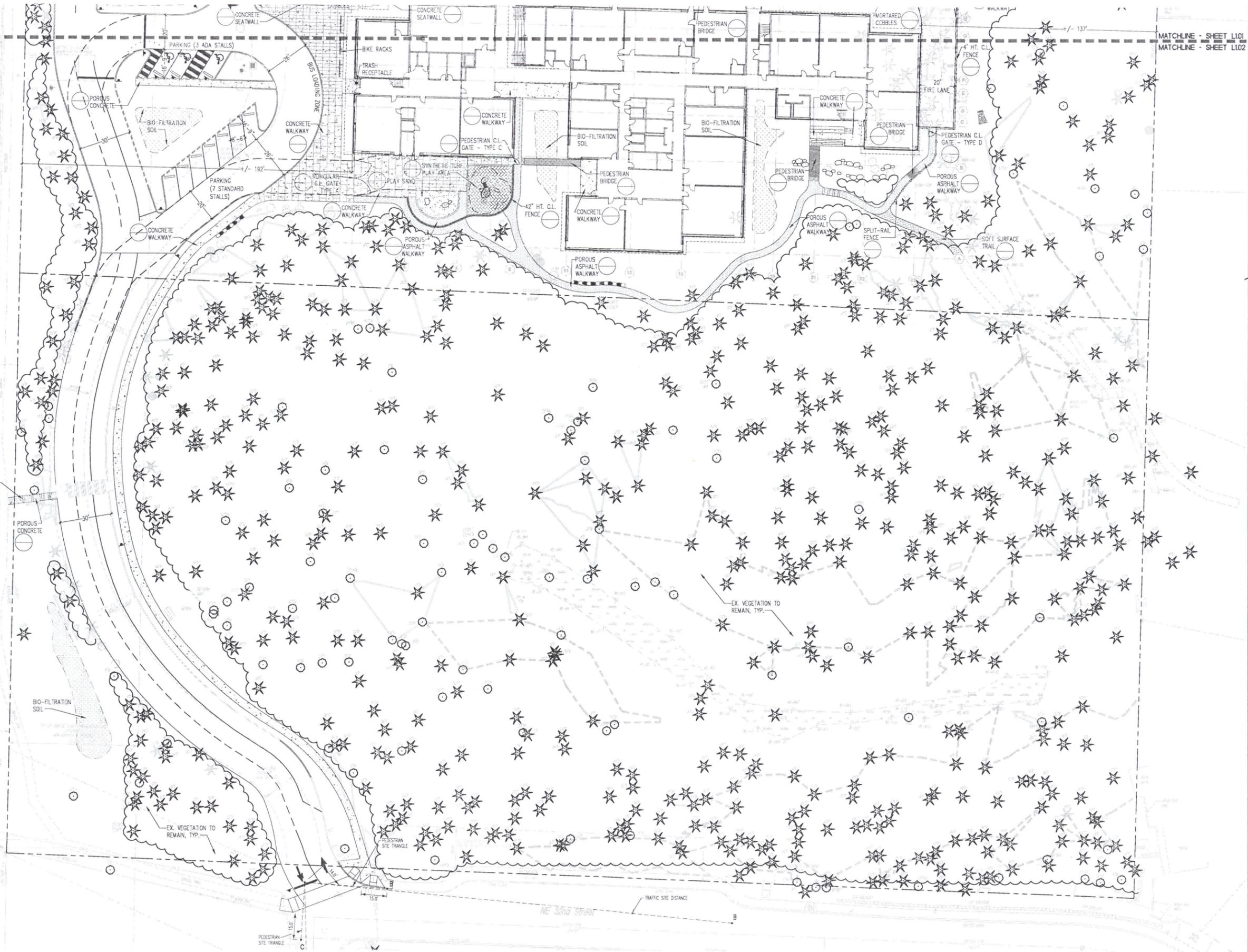
PROJECT NO: 121-09036
 FILE: 121-09036-01
 DRAWN: JPL
 CHECKED: JPL
 DATE: 1-20-2011

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1.01

ARCHITECTURAL SITE PLAN - ENLARGEMENT

MATCHLINE - SHEET L101
MATCHLINE - SHEET L102

MATCHLINE - SHEET L101
MATCHLINE - SHEET L102



REVISIONS

PERMIT SET



STATE OF WASHINGTON
LICENSED ARCHITECT
MICHAEL PAUL LEWIS
CERTIFICATE NO. 121000001

BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
ELEMENTARY SCHOOL**
12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

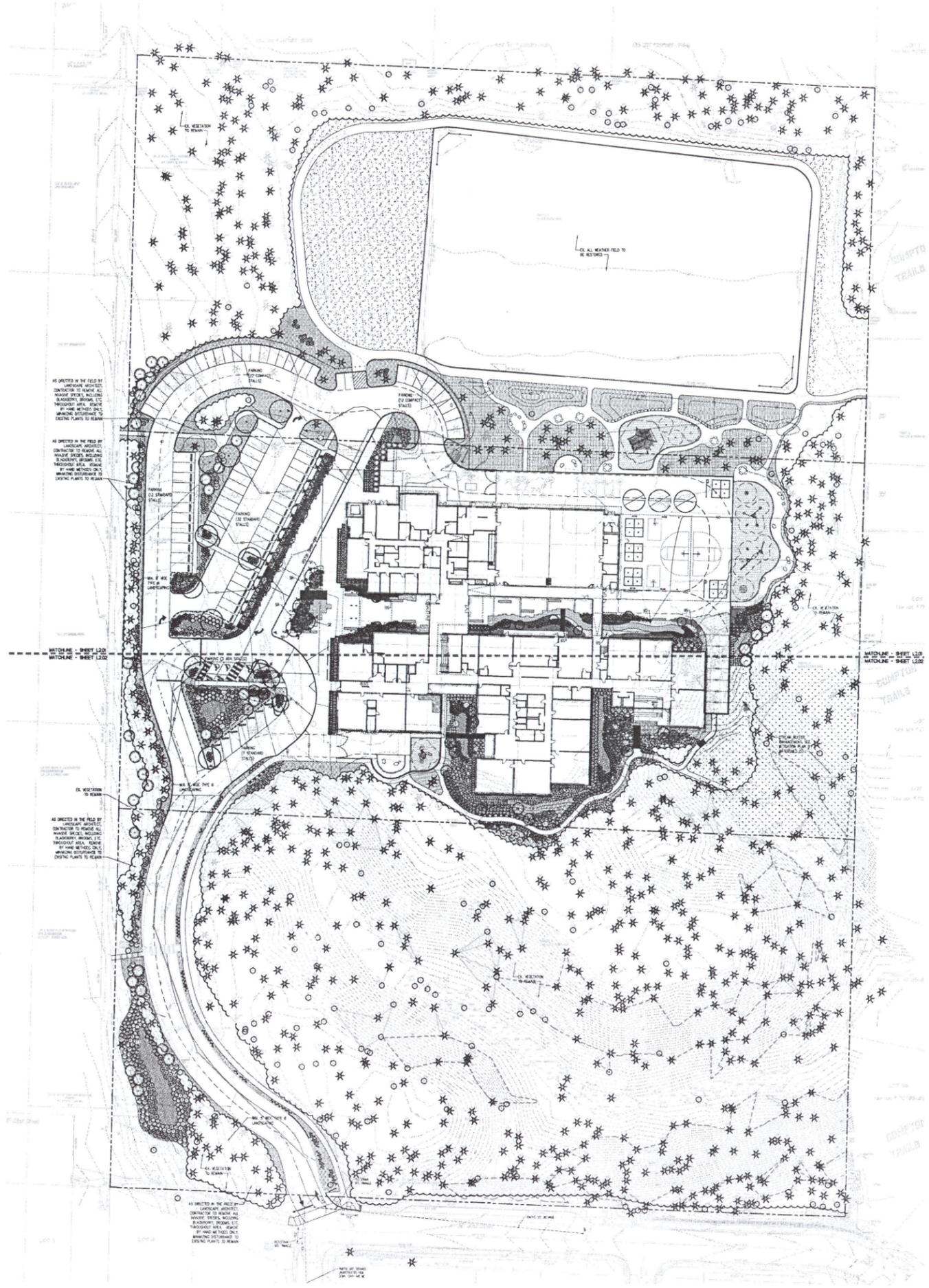
WEISMANDESIGNGROUP
ARCHITECTURE
12711 UNIVERSITY
AVENUE, SUITE 100
SEATTLE, WA 98148
WWW.WEISMANDSIGN.COM

NAC ARCHITECTURE
2001 SW 10TH AVENUE, SUITE 1000, PORTLAND, OR 97204
WWW.NACARCHITECTURE.COM

PROJECT NO: 121-09036
FILE:
DRAWN:
CHECKED:
DATE: 1-20-2011

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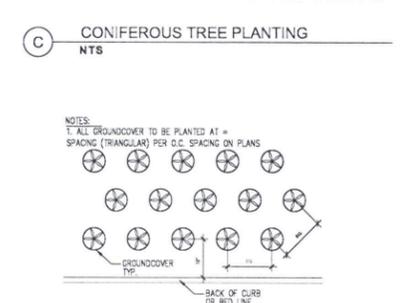
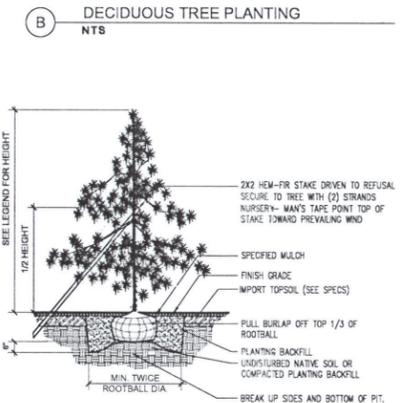
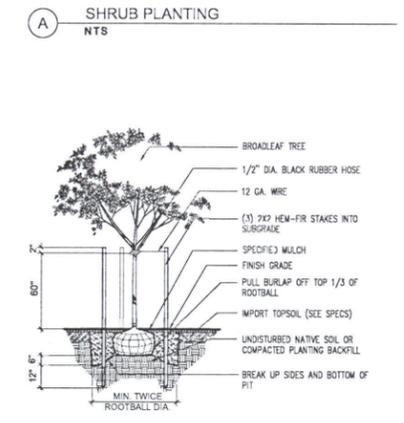
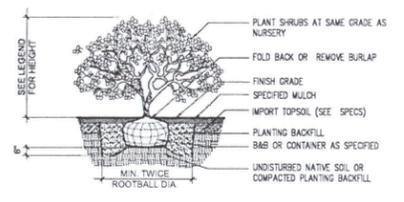
NORTH
SCALE: 1" = 20'-0"
ARCHITECTURAL SITE PLAN - ENLARGEMENT



LANDSCAPE SCHEDULE (scale 1" = 20'-0")

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
DECIDUOUS TREES		
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	MIN. 2" CALIPER, MIN. 14'-16" HT., WELL-BRANCHED ABOVE 6' HT., WATCHED, BAB.
	ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN. (3) 1.25" CALIPER TRUNKS, 10'-12" HT. MIN., WELL-BRANCHED, WATCHED, BAB.
	PRUNUS X Y 'AKEBONO' CHERRY TREE	SPECIMEN, MIN. 2" CAL. OR MULTI-STEMMED MIN. (3) 1.5" CALIPER TRUNKS, 10'-12" HT. MIN., WELL-BRANCHED, WATCHED, BAB.
	HAMAMELIS X L 'DIANE' WITCH HAZEL	SPECIMEN, MIN. 2" CAL. OR MULTI-STEMMED MIN. (3) 1.5" CALIPER TRUNKS, 8'-10' HT. MIN., WELL-BRANCHED, WATCHED, BAB.
EVERGREEN TREES		
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, BAB.
	THUJA PLICATA 'FASTIGIATA' HOGAN CEDAR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, BAB.
SHRUBS		
	CAREX M. 'ICE DANCE' VALEED OREGON GRAPE	MIN. 2 GAL. CONT., FULL & BUSHY, BAB OR CONT.
	OSTRYA X 'PURPUREUS' PURPLE FLOWERING ROCK ROSE	MIN. 24-30" HT. & SPR, FULL & BUSHY, BAB OR CONT.
	CORNUS SANGUINEA 'ISANT' ISANTI REDTWIN DOGWOOD	MIN. 24-30" HT. & SPR, FULL & BUSHY, BAB OR CONT.
	CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	MIN. 18-21" HT. AND SPREAD, FULL & BUSHY, 2 GAL. CONT.
	MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 18-24" HT. & SPR., FULL & BUSHY, BAB OR CONT.
	MAHONIA A. 'COMPACTA' COMPACT OREGON GRAPE	MIN. 12-15" HT. & SPR., FULL & BUSHY, BAB OR CONT.
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 36-42" HT., FULL & BUSHY, BAB OR CONT.
	PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	MIN. 24-30" HT. & SPR., FULL & BUSHY, BAB OR CONT.
	POLYSTICHUM MUNIUM SWORD FERN	MIN. 15-18" HT./SPREAD, (10) HEALTHY FRONDS, FULL AND BUSHY
	RHODODENDRON MACROPHYLLUM RHODODENDRON	MIN. 30-36" HT. & SPR., FULL & BUSHY, BAB OR CONT.
	RIEBES SANGUINEUM RED FLOWERING CURRANT	MIN. 24-30" HT., FULL & BUSHY, BAB OR CONT.
	RUBUS SPECTABILIS SALMONBERRY	MIN. 24-30" SPREAD, FULL & BUSHY, BAB OR CONT.
	SPIRAEA DOUGLASSII WESTERN SPIRAEA	MIN. 24-30" HT. & SPR., FULL & BUSHY, BAB OR CONT.
	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, BAB OR CONT.
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, BAB OR CONT.
	CAMELLIA S. 'VALETTI' CAMELLIA	MIN. 30-35" HT. & SPR., FULL & BUSHY, BAB OR CONT.
GROUNDCOVERS / ORNAMENTAL GRASSES		
	ARCTOSTAPHYLOS UVA-URSI KNUCKLEBUSH	1 GAL. POTS @ 15" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	GALIUM APARINE SALAD	1 GAL. POTS @ 15" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	MAHONIA NERVOSA LONGLEAF MAHONIA	1 GAL. POTS @ 15" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	MISCANTHUS S. 'MORNING LIGHT' MADEN GRASS	5 GAL. CONT., FULL, SPACING AS SHOWN ON PLAN
	NASSAELLA TENUISSIMA MEXICAN FEATHER GRASS	2 GAL. CONT., FULL, SPACING AS SHOWN ON PLAN
	OPHIOPOGON D. 'NIGRESSENS' BLACK MOND GRASS	1 GAL. POTS @ 8" O.C. TRIANGULAR SPACING, START FIRST ROW 8" FROM EDGE OF PLANTING AREA.
	SARCOZOCCA HUMILIS SARCOZOCCA	1 GAL. POTS, MIN. 12" HT./SPR., @ 15" O.C. TRIANGULAR SPACING, FULL AND BUSHY, MIN. (3) HEALTHY FRONDS, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
PERENNIALS		
	BLECHNUM SPICANT DEER FERN	1 GAL. POTS, MIN. 12" HT./SPR., @ 15" O.C. TRIANGULAR SPACING, FULL AND BUSHY, MIN. (8) HEALTHY FRONDS, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.
	HEMEROCALLIS S. 'STELLA D'ORO' DAYLILY	1 GAL. POTS @ 12" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	SEDUM R. 'ANGELINA' STONECROP	1 GAL. POTS @ 12" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	CALLUNA V. 'SPRING TORCH' HEATHER	1 GAL. POTS @ 12" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
WETLAND PLANTING MIX		
	CAREX GRANULARIS SLOUGH SEDGE	10" PLUS @ 12" O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF SWALE.
	JUNCUS ACUMINATUS TAPERED BULRUSH	10" PLUS @ 12" O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF SWALE.
	SCIRPUS MICROCARPUS FLOWERING BULRUSH	10" PLUS @ 12" O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF SWALE.
SEDED LAWN		
	EEO-TURF	SEE SPECIFICATIONS
STREAM ENHANCEMENT PLANTING		
	BARK MULCH	SEE SPECIFICATIONS
ADDITIONAL MATERIALS		
	BOULDERS	SEE SPECIFICATIONS
	SALVAGED ON-SITE STUMPS	SALVAGED STUMP DIAMETERS TO BE 24" MINIMUM, SEE PLAN FOR SIZE LOCATIONS
	EXISTING LAWN AREA TO REMAIN	SAVE AND PROTECT
	EXISTING TREES TO REMAIN	SAVE AND PROTECT, SEE CIVIL FOR TREE PROTECTION REQUIREMENTS
	EXISTING VEGETATION TO REMAIN	SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING
	EXISTING TREES TO BE REMOVED	SEE CIVIL

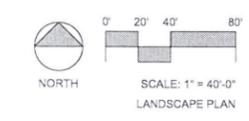
- GENERAL NOTES:**
- SEE SHEET L2.03 FOR TREE RETENTION PLAN.
 - REFER TO SPECIFICATIONS FOR EXTENDED MAINTENANCE REQUIREMENTS.
 - INSTALL 3" DEPTH SPECIFIED MULCH IN ALL NEW LANDSCAPE AREAS.
 - INSTALL 6" DEPTH SPECIFIED TOPSOIL IN ALL SHRUB AREAS.
 - INSTALL 6" DEPTH SPECIFIED TOPSOIL IN ALL LAWN AREAS.
 - PROVIDE A 4" DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
 - REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS OF EXISTING VEGETATION.
 - REFER TO CIVIL PLANS FOR PROTECTION FENCING AROUND EXISTING TREES.
 - REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
 - REFER TO PLANTING AND SEEDING SPECIFICATION SECTION 02900 FOR ADDITIONAL REQUIREMENTS.



NOTES:
 1. ALL GROUNDCOVER TO BE PLANTED AT 4" SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS

PARKING LOT LANDSCAPE CALCULATIONS:

- ALL ON-SITE PARKING LOTS TO RECEIVE TYPE V LANDSCAPING.
- TOTAL NUMBER OF NEW ON-SITE PARKING STALLS PROPOSED: 88 STALLS
- TOTAL AREA OF LANDSCAPE REQUIRED: 2,711 S.F. (30.8 S.F. PER STALL)
- TOTAL AREA OF TYPE V LANDSCAPE PROPOSED: 11,300 S.F. (128 S.F. PER STALL)
- TOTAL NUMBER OF DROP-OFF STALLS PROPOSED: 47 STALLS



REVISIONS

PERMIT SET

STATE OF WASHINGTON LICENSED ARCHITECT

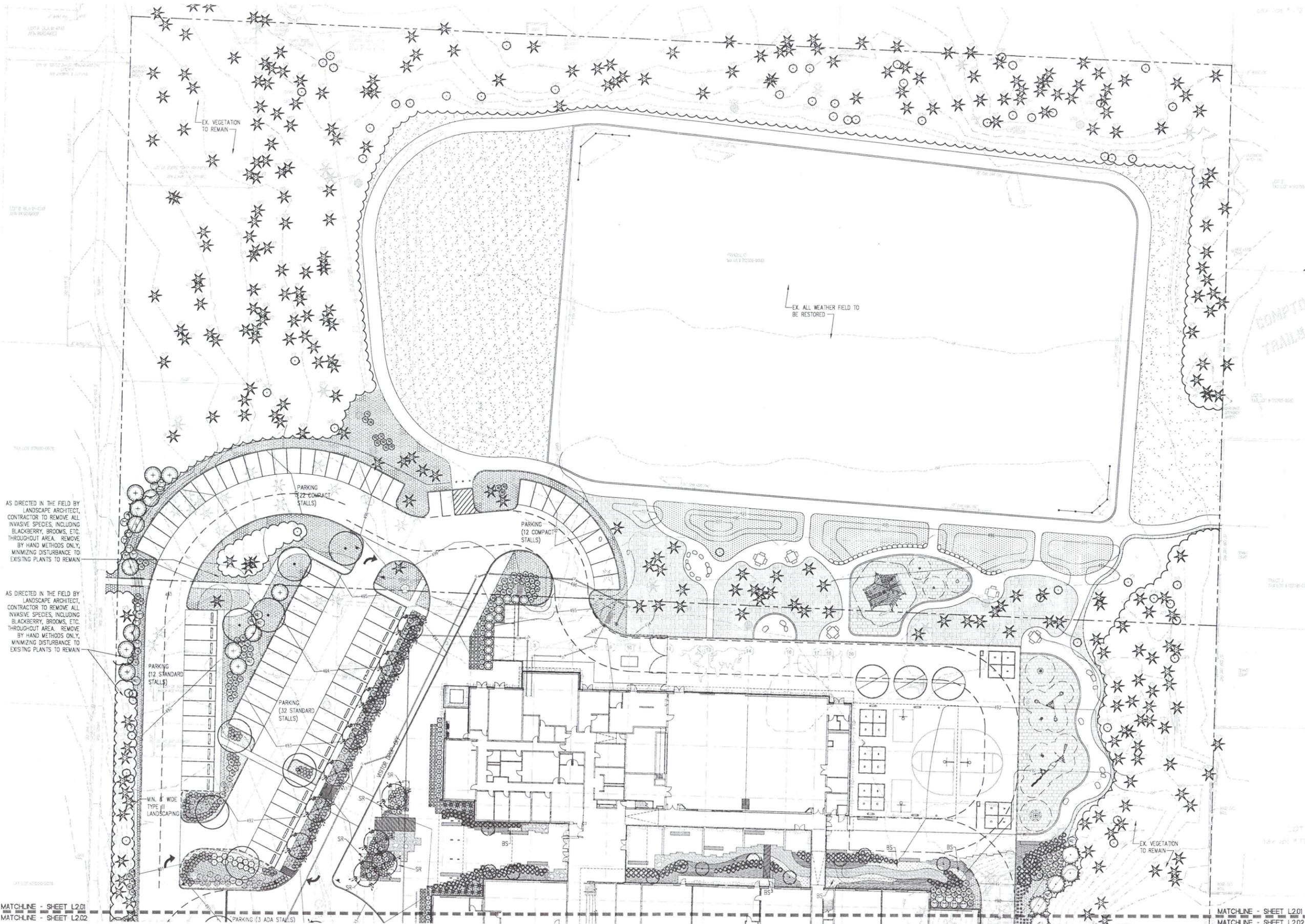
BELLEVUE SCHOOL DISTRICT NO. 405
CHERRY CREST ELEMENTARY SCHOOL
 12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

WEISMANDESIGNGROUP
 ARCHITECTURE

NAC ARCHITECTURE

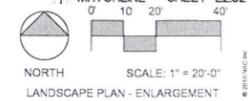
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 1-20-2011

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MATCHLINE - SHEET L2.01
 MATCHLINE - SHEET L2.02

MATCHLINE - SHEET L2.01
 MATCHLINE - SHEET L2.02



REVISIONS

PERMIT SET



BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
 ELEMENTARY SCHOOL**
 12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 12215 15TH AVENUE NORTH, SUITE 1000, BELLEVUE, WA 98005
 TEL: 206.451.4500
 WWW.WEISMANDESIGN.COM

NAC ARCHITECTURE
 2001 SOUTH AVENUE, SUITE 1000, BELLEVUE, WA 98005
 TEL: 206.451.4500
 WWW.NACARCHITECTURE.COM

NO: 121-09036
 DRAWN: [Name]
 CHECKED: [Name]
 DATE: 1-20-2011

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MATCHLINE - SHEET L2.01
MATCHLINE - SHEET L2.02

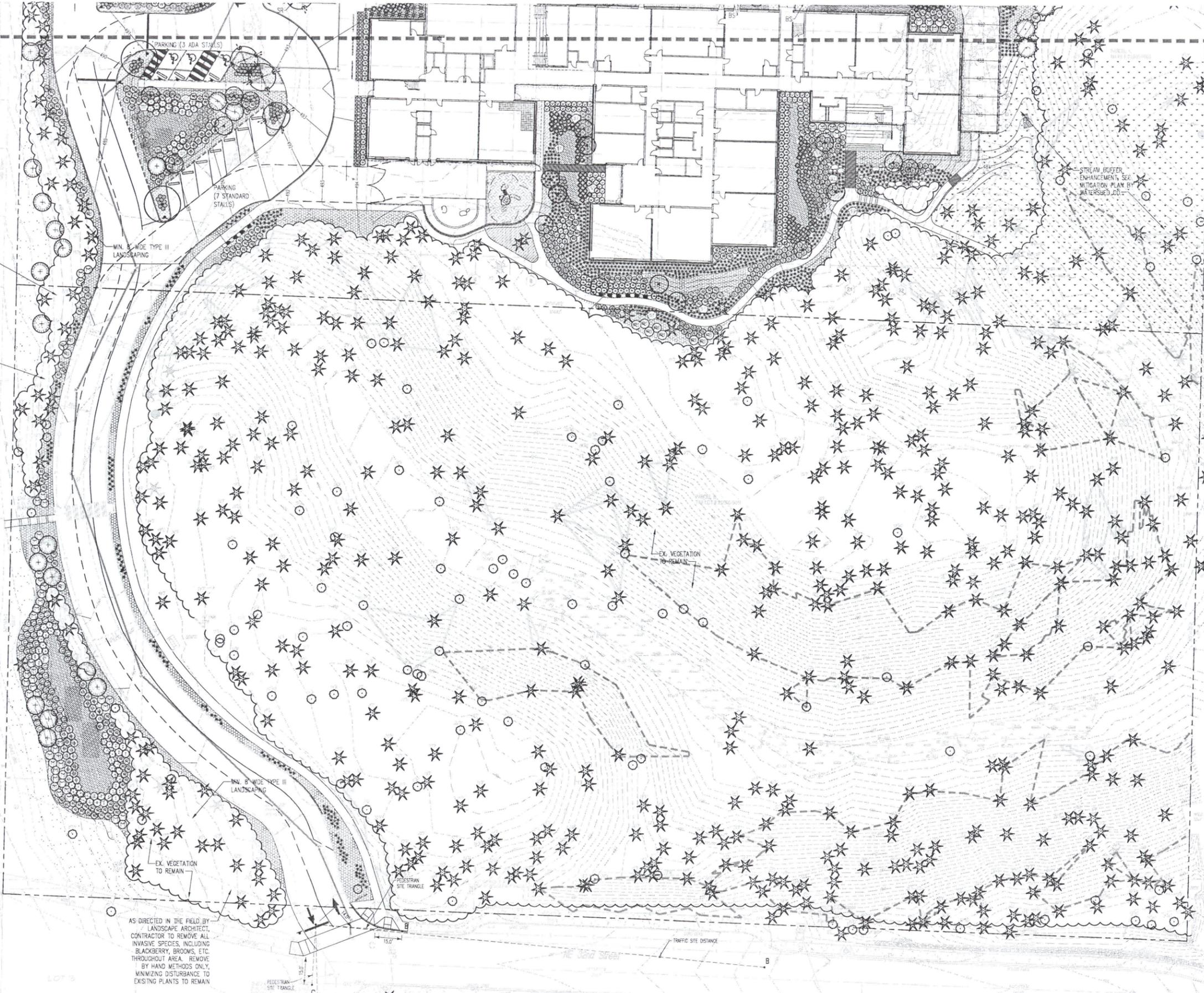
MATCHLINE - SHEET L2.01
MATCHLINE - SHEET L2.02

1. SHEET PL. AT 4:00-10:00
2. 02/05/2011
3. 1. 02/05/2011

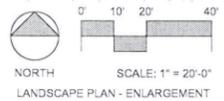
EX. VEGETATION TO REMAIN
AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT, CONTRACTOR TO REMOVE ALL INVASIVE SPECIES, INCLUDING BLACKBERRY, BROOMS, ETC. THROUGHOUT AREA. REMOVE BY HAND METHODS ONLY, MINIMIZING DISTURBANCE TO EXISTING PLANTS TO REMAIN

1. SHEET PL. AT 4:00-10:00
2. 02/05/2011
3. 1. 02/05/2011

1. SHEET PL. AT 4:00-10:00
2. 02/05/2011
3. 1. 02/05/2011



AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT, CONTRACTOR TO REMOVE ALL INVASIVE SPECIES, INCLUDING BLACKBERRY, BROOMS, ETC. THROUGHOUT AREA. REMOVE BY HAND METHODS ONLY, MINIMIZING DISTURBANCE TO EXISTING PLANTS TO REMAIN



NORTH
SCALE: 1" = 20'-0"
LANDSCAPE PLAN - ENLARGEMENT

REVISIONS

PERMIT SET



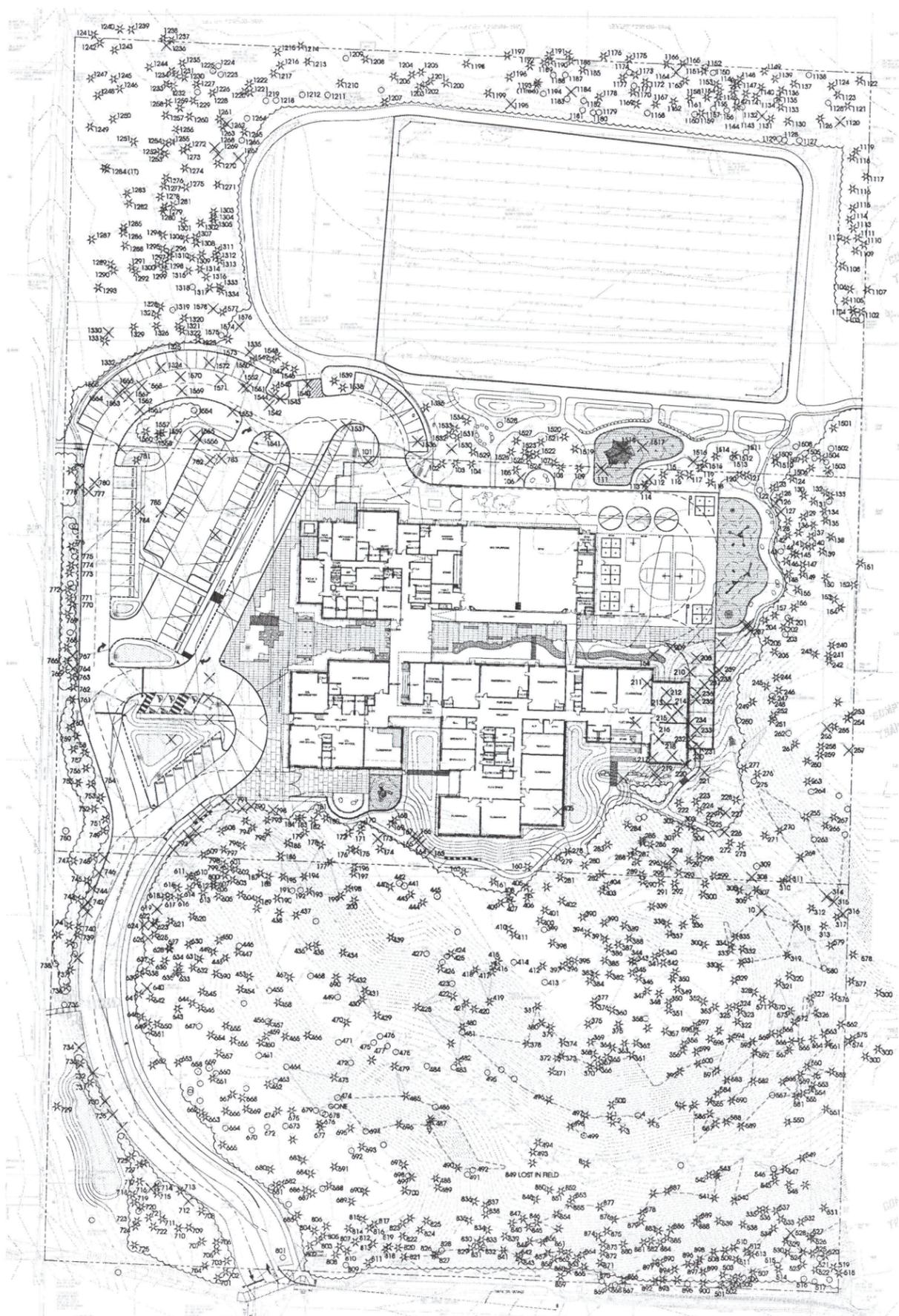
BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
ELEMENTARY SCHOOL**
12300 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

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BELLEVUE, WA 98005
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2201 SOUTH AVENUE SUITE 100 | SEATTLE, WA 98148 | PH: 206.441.9333 | FAX: 206.442.7917
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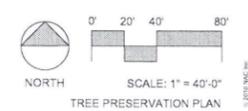
PROJECT NO: 121-09036
DATE: 1-20-2011

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EXISTING TREE LEGEND

SYMBOL	ITEM
★ 111	Existing conifer trees to remain - see Civil for Tree Protection Fencing
○ 111	Existing deciduous trees to remain - see Civil for Tree Protection Fencing
✕ 111	Existing deciduous trees to be removed - see Civil Demolition Plan
✕ 111	Existing evergreen trees to be removed - see Civil Demolition Plan



REVISIONS

PERMIT SET



BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
 ELEMENTARY SCHOOL**
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2.03

CHERRY CREST ELEMENTARY SIGNIFICANT TREE PRESERVATION CALCULATIONS

Table with columns: TREE #, SPECIES, DIAMETER INCHES EACH, QTY., TOTAL DIAMETER INCHES, TREES WITHIN PERIMETER, TREES WITHIN SITE INTERIOR (WEIGH FACTOR, WEIGHTED DIA. INCHES, TREES SAVED (QTY.), TREES SAVED (DIA. INCHES)).

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PERMIT SET



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CHERRY CREST
ELEMENTARY SCHOOL
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NAC ARCHITECTURE
121-09036

DATE: 1-20-2011

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CHERRY CREST ELEMENTARY SIGNIFICANT TREE PRESERVATION CALCULATIONS

Table with columns: TREE #, SPECIES, DIAMETER INCHES EACH, QTY., TOTAL DIAMETER INCHES, TREES WITHIN PERIMETER, TREES WITHIN SITE INTERIOR (WEIGH FACTOR, WEIGHTED DIA. INCHES, TREES SAVED (QTY.), TREES SAVED (DIA. INCHES)).

CHERRY CREST ELEMENTARY SIGNIFICANT TREE PRESERVATION CALCULATIONS

Table with columns: TREE #, SPECIES, DIAMETER INCHES EACH, QTY., TOTAL DIAMETER INCHES, TREES WITHIN PERIMETER, TREES WITHIN SITE INTERIOR (WEIGH FACTOR, WEIGHTED DIA. INCHES, TREES SAVED (QTY.), TREES SAVED (DIA. INCHES)).

CHERRY CREST ELEMENTARY SIGNIFICANT TREE PRESERVATION CALCULATIONS

Table with columns: TREE #, SPECIES, DIAMETER INCHES EACH, QTY., TOTAL DIAMETER INCHES, TREES WITHIN PERIMETER, TREES WITHIN SITE INTERIOR (WEIGH FACTOR, WEIGHTED DIA. INCHES, TREES SAVED (QTY.), TREES SAVED (DIA. INCHES)).

CHERRY CREST ELEMENTARY SIGNIFICANT TREE PRESERVATION CALCULATIONS

Table with columns: TREE #, SPECIES, DIAMETER INCHES EACH, QTY., TOTAL DIAMETER INCHES, TREES WITHIN PERIMETER, TREES WITHIN SITE INTERIOR (WEIGH FACTOR, WEIGHTED DIA. INCHES, TREES SAVED (QTY.), TREES SAVED (DIA. INCHES)).

PERCENTAGE OF INTERIOR DIAMETER INCHES RETAINED: 62.48%
PERCENTAGE OF INTERIOR DIAMETER INCHES REQUIRED: 15%

PERMIT SET



BELLEVUE SCHOOL DISTRICT NO. 405

CHERRY CREST ELEMENTARY SCHOOL

17400 NORTH EAST 32ND STREET, BELLEVUE, WA, 98005

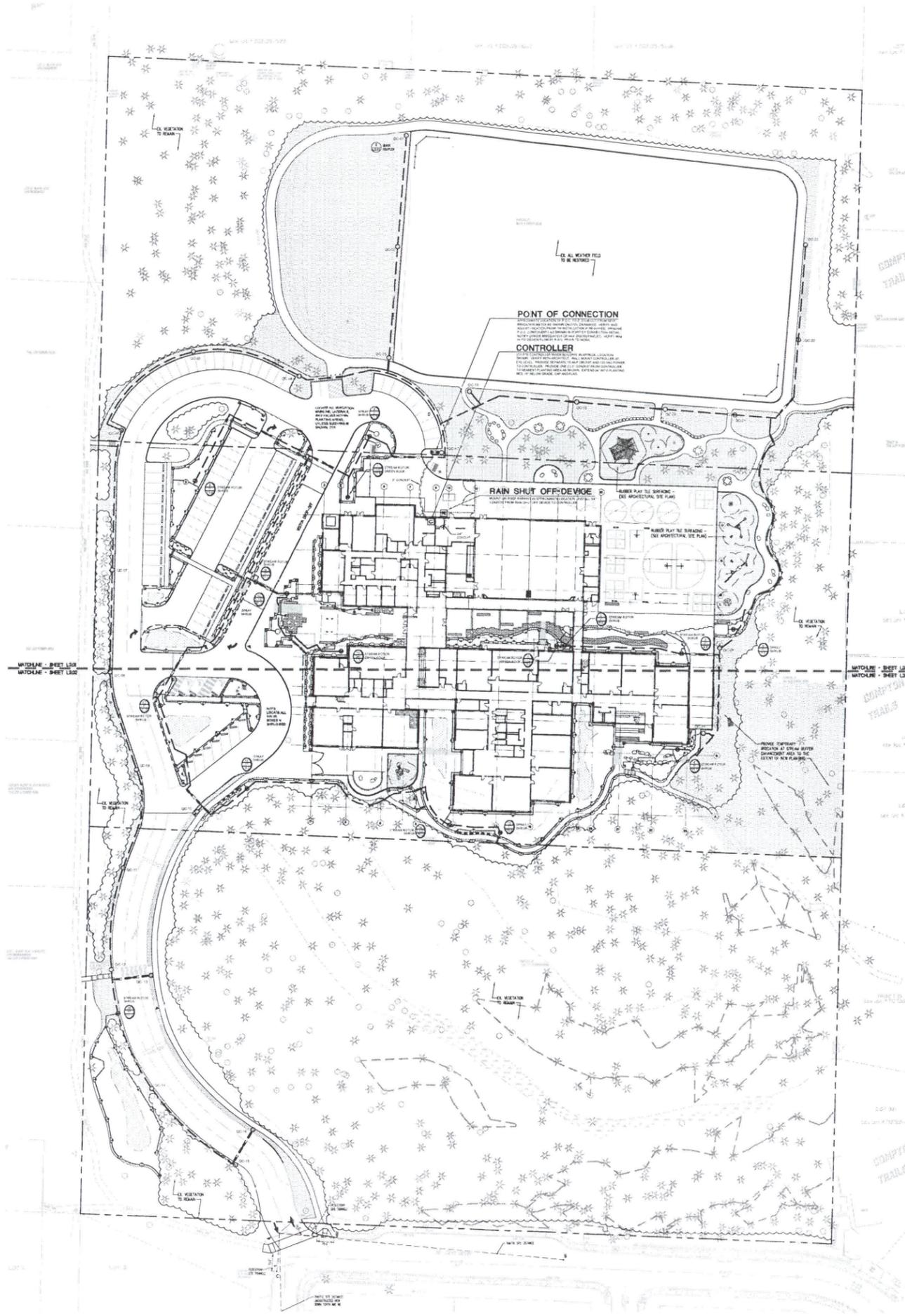
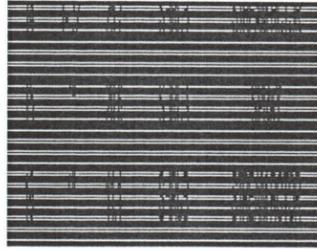
WEISMANDESIGNGROUP

ARCHITECTURE

121-09036

1-20-2011

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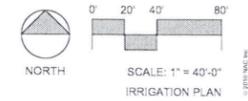


IRRIGATION LEGEND (scale 1" = 20')

Symbol	Item	Manufacturer / Cat NO.	Description-Remarks
⊙	MP ROTATOR	HUNTER MP1000 with MPR40-6-CV MP1000-90-210 (9'-15" RADIUS)	OPERATE AT 40 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SEE SHEET L3.04
⊙	MP ROTATOR	HUNTER MP2000 with MPR40-6-CV MP2000-90-210 (22'-30" RADIUS) MP2000-360 (22'-30" RADIUS)	OPERATE AT 40 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SEE SHEET L3.04
⊙	MP ROTATOR	HUNTER MP3000 with MPR40-6-CV MP3000-90-210 (22'-30" RADIUS) MP3000-360 (22'-30" RADIUS)	OPERATE AT 40 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SEE SHEET L3.04
⊙	MP ROTATOR CORNER	HUNTER MP CORNER with MPR40-6-CV	OPERATE AT 40 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SEE SHEET L3.04
⊙	MP ROTATOR	HUNTER MP STRIP SERIES with MPR40-6-CV	OPERATE AT 40 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SEE SHEET L3.04
⊙	POP-UP SPRAY HEAD	RAINBIRD 180X - U15 SERIES (1804-LANN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.04
⊙	POP-UP SPRAY HEAD	RAINBIRD 180X - U12 SERIES (1804-LANN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.04
⊙	POP-UP SPRAY HEAD	RAINBIRD 180X - 10 SERIES MPR (1804-LANN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.04
⊙	POP-UP SPRAY HEAD	RAINBIRD 180X - 08 SERIES MPR (1804-LANN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.04
⊙	POP-UP SPRAY HEAD	RAINBIRD 1806 - 05 VAN	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.04
⊙	POP-UP SPRAY HEAD	RAINBIRD 180X - 155ST, 155ST MPR (1804-LANN, 1806-SHRUB)	OPERATE AT 30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL A, SHEET L3.04
⊙	ELECTRIC REMOTE CONTROL VALVE W/ PRESSURE REGULATING MODULE	RAINBIRD 150-PEB-PRS-D (1") RAINBIRD 150-PEB-PRS-D (1-1/2") AND 200-PEB-PRS-D (2")	PLASTIC CONTROL VALVE, INSTALL PER DETAIL B, SHEET L3.04
⊙	CONTROLLER	RAIN BIRD ESP 28WC	28 STATION CONTROLLER, INSTALL INSIDE BUILDING IN LOCATION AS SHOWN ON PLAN.
⊙	RAIN SHUT OFF DEVICE	RAIN BIRD RSD-BEX	RAIN SENSOR W/LATCHING BRACKET, EXTENSION WIRE, MOUNT ON EDGE OF ROOF OR APPROPRIATE LOCATION SHOWN ON PLAN. INSTALL PER MANUFACTURER'S RECOMMENDATION, SEE SPECIFICATIONS. WIRE TO CONTROLLER IN 3/4" CONDUIT AS SHOWN ON PLAN.
⊙	DOUBLE CHECK VALVE ASSEMBLY	FEBCO 850Y (2")	BRONZE DOUBLE CHECK VALVE ASSEMBLY, INSTALL PER DETAIL C, SHEET L3.04
⊙	STRAINER	WILKINS S SERIES (2")	BRASS STRAINER W/ 20 MESH SCREEN, INSTALL PER DETAIL C, SHEET L3.04
⊙	QUICK COUPLER	RAINBIRD #RSC 3/4"-1 KEY 3/4"-2 SHIMM HOSE ELL	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN. INSTALL PER DETAIL D, SHEET L3.04. PROVIDE (2) KEYS AND (2) ELLS.
⊙	MANUAL DRAIN	CHAMPION	INSTALL AT POINT OF CONNECTION PER DETAILS 'E' AND 'F', SHEET L3.04
⊙	MASTER VALVE	RAINBIRD PEB SERIES (2")	INSTALL AT POINT OF CONNECTION PER DETAIL C, SHEET L3.04
⊙	BACKFLOW PREVENTION VAULT	UTILITY VAULT NO. 25-TA with No. 25-BT BASE and No ZSP COVER	PRECAST CONCRETE UTILITY VAULT, INSTALL AT POINT OF CONNECTION PER DETAIL C, SHEET L3.04
⊙	ISOLATION VALVE	AQUA OR APPROVED EQUAL (SIZE TO MATCH PIPE SIZE)	200 PSI THREADED ENDS, INSTALL WHERE SHOWN ON PLAN PER DETAILS 'G' AND 'H', SHEET L3.04
---	MAINLINE	PVC-CLASS 200	2-1/2" MINIMUM UNLESS NOTED ON PLAN.
---	LATERALS	PVC-CLASS 200	SIZE AS PER PLAN, 3/4" MIN. UNLABELED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELED PIPE AT THE END OF LATERAL RUNS TO BE 3/4".
---	SLEEVES	PVC-CLASS 200	6" MINIMUM SIZE UNLESS OTHERWISE NOTED ON PLAN. INSTALL WHERE INDICATED ON PLAN. DEPTH AS REQUIRED BY PIPE WITHIN.
---	COPPER PIPE		APPROX. LOCATION OF PIPING UNDER P.T. SLAB OR THROUGH BUILDING AS SHOWN ON MECHANICAL DRAWINGS.
---	COPPER PIPE STUB OUT		APPROX. LOCATION OF PVC AND COPPER PIPE STUB OUT AS SHOWN ON MECHANICAL AND AS PER DETAIL 'I' SHEET L3.03.
⊙	VALVE NUMBER		SEE ZONE SUMMARY
⊙	VALVE SIZE		
⊙	GALLONS PER MINUTE		
⊙	GREEN ROOF SYSTEM		
⊙	MP ROTATOR NOZZLES ABOVE	POP-UP SPRAY HUNTER SPS 02 BODY WITH MP ROTATOR NOZZLES	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL 2" POP UP HEAD PER DETAIL 'A', SHEET L3.03
⊙	TEMPORARY IRRIGATION AREAS		SEE SPECIFICATIONS

IRRIGATION NOTES:

- ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS.
- LOCATION OF IRRIGATION MAINLINE, LATERALS, AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. IF SLEEVES ARE SHOWN THEY ARE TO BE STRAIGHT RUNS, TYP. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS.
- VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY. LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
- SEE CIVIL PLANS FOR LOCATION AND INSTALLATION REQUIREMENTS OF NEW 1-1/2" IRRIGATION METER.
- ANTICIPATED AVAILABLE STATIC WATER PRESSURE IS +/- 70 psi. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.
- LATERAL LINE PIPE SHALL BE SIZED PER THE FOLLOWING:
0-6.9 GPM = 3/4" PIPE
7-13.9 GPM = 1" PIPE
14-23.9 GPM = 1-1/4" PIPE
24-33.9 GPM = 1-1/2" PIPE
34-56 GPM = 2" PIPE
- REFER SHEET L3.03 FOR CITY OF BELLEVUE WATER USE CALCULATION AND MONTHLY TIME CHART.
- REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.



REVISIONS

PERMIT SET



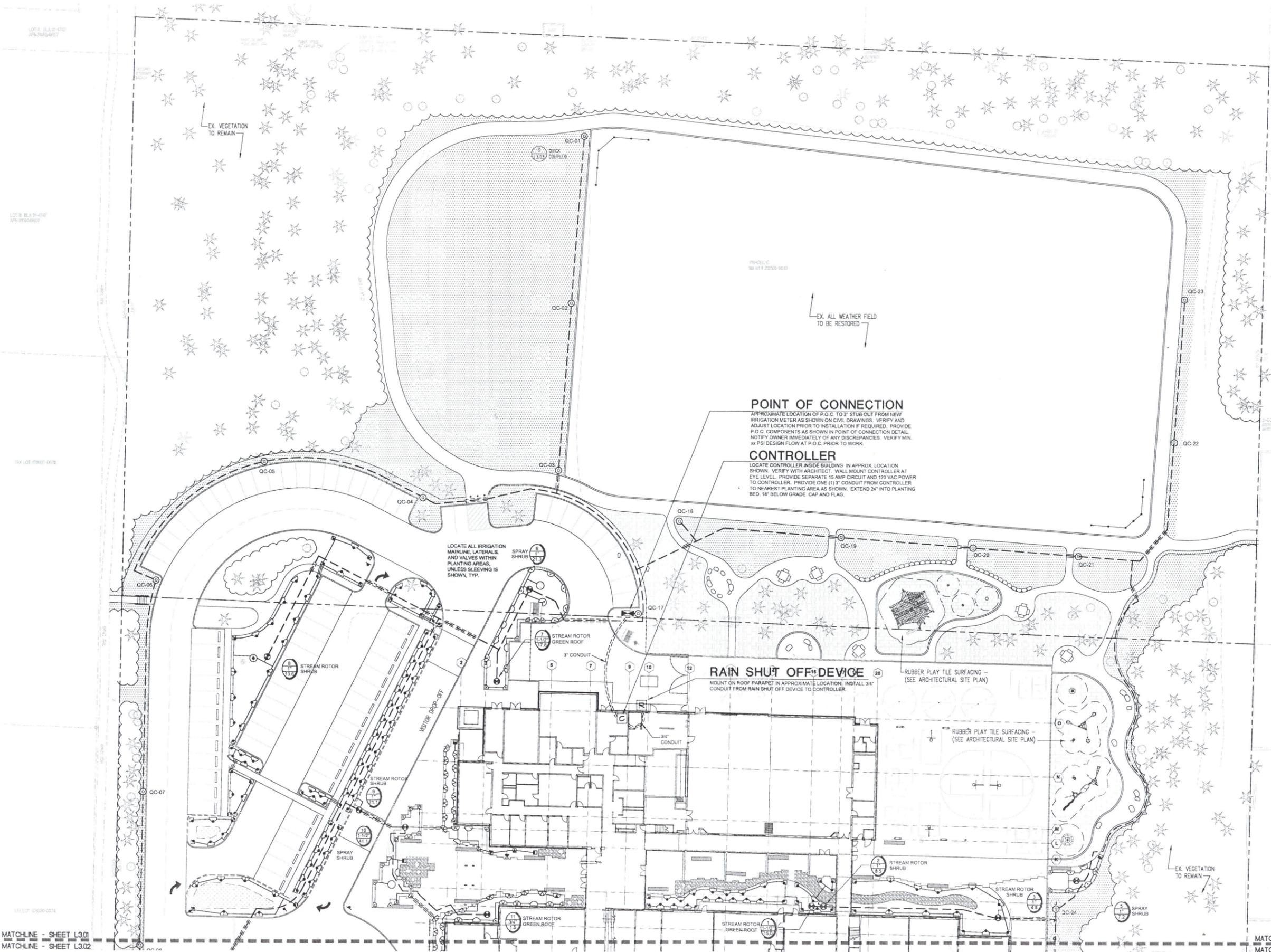
BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
ELEMENTARY SCHOOL**
12400 NORTHEAST 32ND STREET, BELLEVUE, WA, 98005

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NAC ARCHITECTURE

PROJECT NO: 121-09036
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POINT OF CONNECTION

APPROXIMATE LOCATION OF P.O.C. TO 2" STUB CUT FROM NEW IRRIGATION METER AS SHOWN ON CIVIL DRAWINGS. VERIFY AND ADJUST LOCATION PRIOR TO INSTALLATION IF REQUIRED. PROVIDE P.O.C. COMPONENTS AS SHOWN IN POINT OF CONNECTION DETAIL. NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES. VERIFY MIN. XX PSI DESIGN FLOW AT P.O.C. PRIOR TO WORK.

CONTROLLER

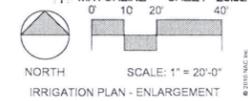
LOCATE CONTROLLER INSIDE BUILDING IN APPROX. LOCATION SHOWN. VERIFY WITH ARCHITECT. WALL MOUNT CONTROLLER AT EYE LEVEL. PROVIDE SEPARATE 15 AMP CIRCUIT AND 120 VAC POWER TO CONTROLLER. PROVIDE ONE (1) 3" CONDUIT FROM CONTROLLER TO NEAREST PLANTING AREA AS SHOWN. EXTEND 24" INTO PLANTING BED, 18" BELOW GRADE. CAP AND FLAG.

RAIN SHUT OFF DEVICE

MOUNT ON ROOF PARAPET IN APPROXIMATE LOCATION. INSTALL 3/4" CONDUIT FROM RAIN SHUT OFF DEVICE TO CONTROLLER.

LOCATE ALL IRRIGATION MAINLINE, LATERALS, AND VALVES WITHIN PLANTING AREAS, UNLESS SLEEVING IS SHOWN, TYP.

MATCHLINE - SHEET L3.01
MATCHLINE - SHEET L3.02



MATCHLINE - SHEET L3.01
MATCHLINE - SHEET L3.02

REVISIONS

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**CHERRY CREST
ELEMENTARY SCHOOL**
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DATE: 1-20-2011

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MATCHLINE - SHEET L3.01
MATCHLINE - SHEET L3.02

MATCHLINE - SHEET L3.01
MATCHLINE - SHEET L3.02



1. SHARP CORNER & 90° CORNER
2. 1/8" DIA. HOLES
3. 1/8" DIA. HOLES

4. 90° CORNER
5. 90° CORNER
6. 90° CORNER

REVISIONS

PERMIT SET



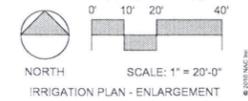
BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
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 12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

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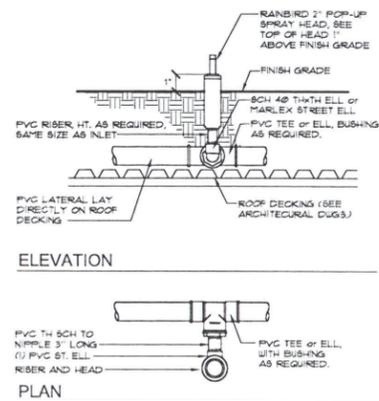
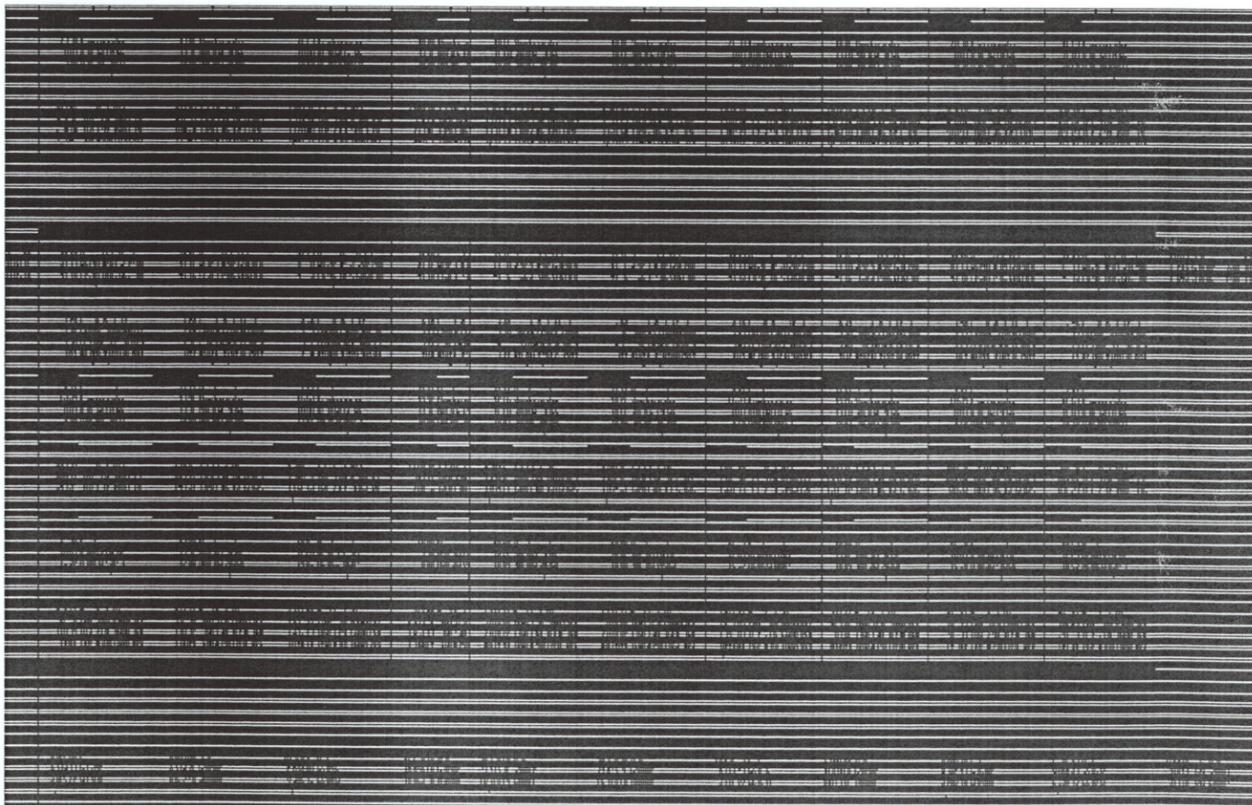
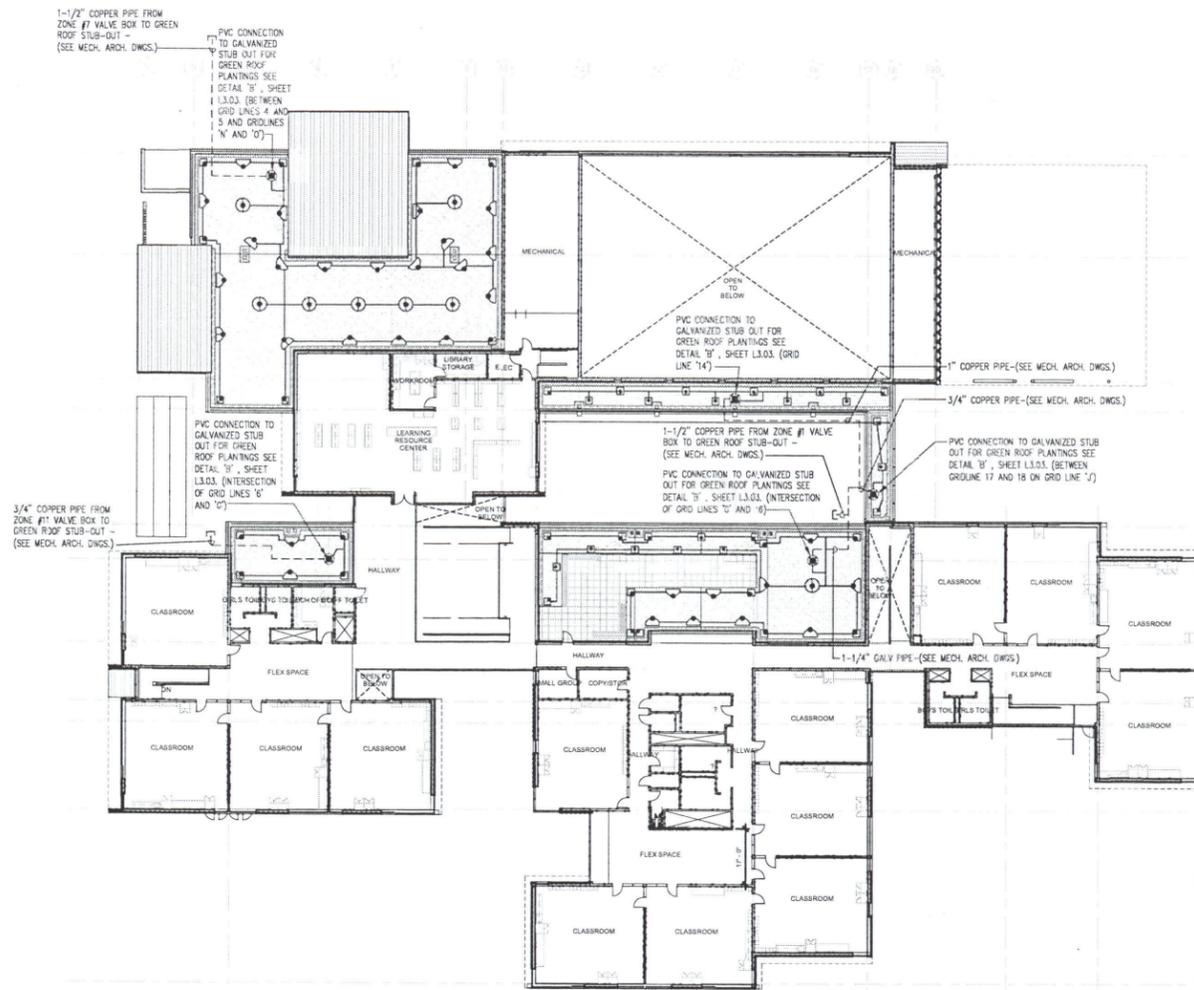
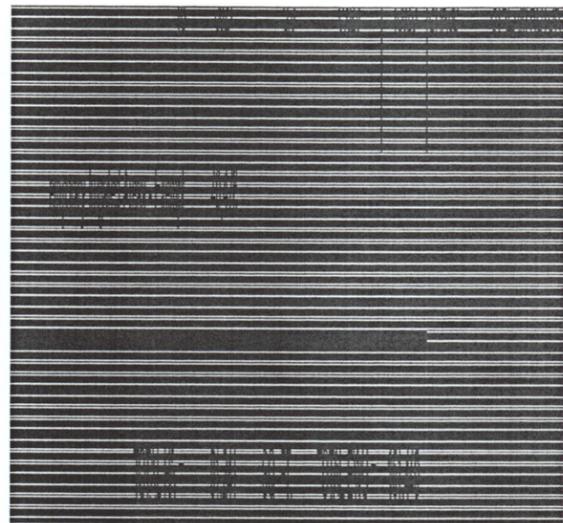
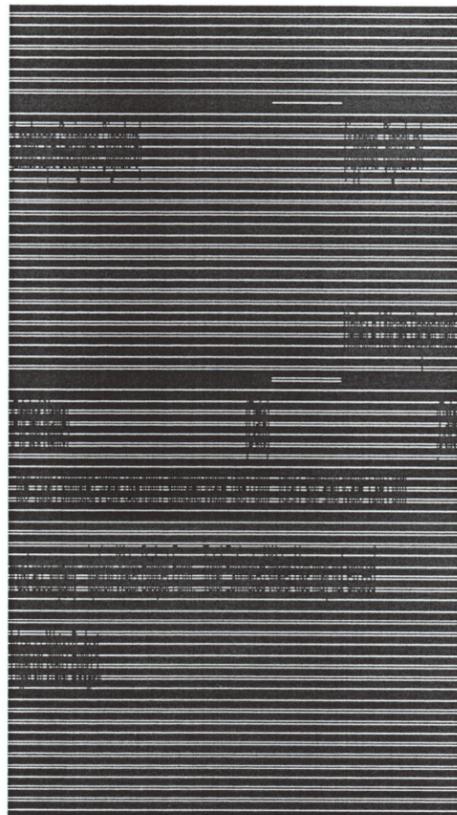
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 2201 UNIVERSITY AVENUE SUITE 1000 SEATTLE, WA 98106
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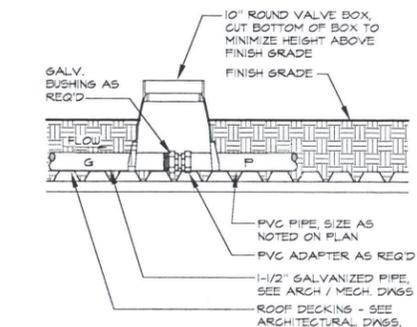
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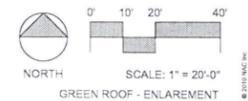
IRRIGATION PLAN - ENLARGEMENT



A 2" POP UP SPRAY HEAD AT GREEN ROOF
NTS



B PVC TO GALVANIZED CONNECTION
NTS



REVISIONS

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BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
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12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

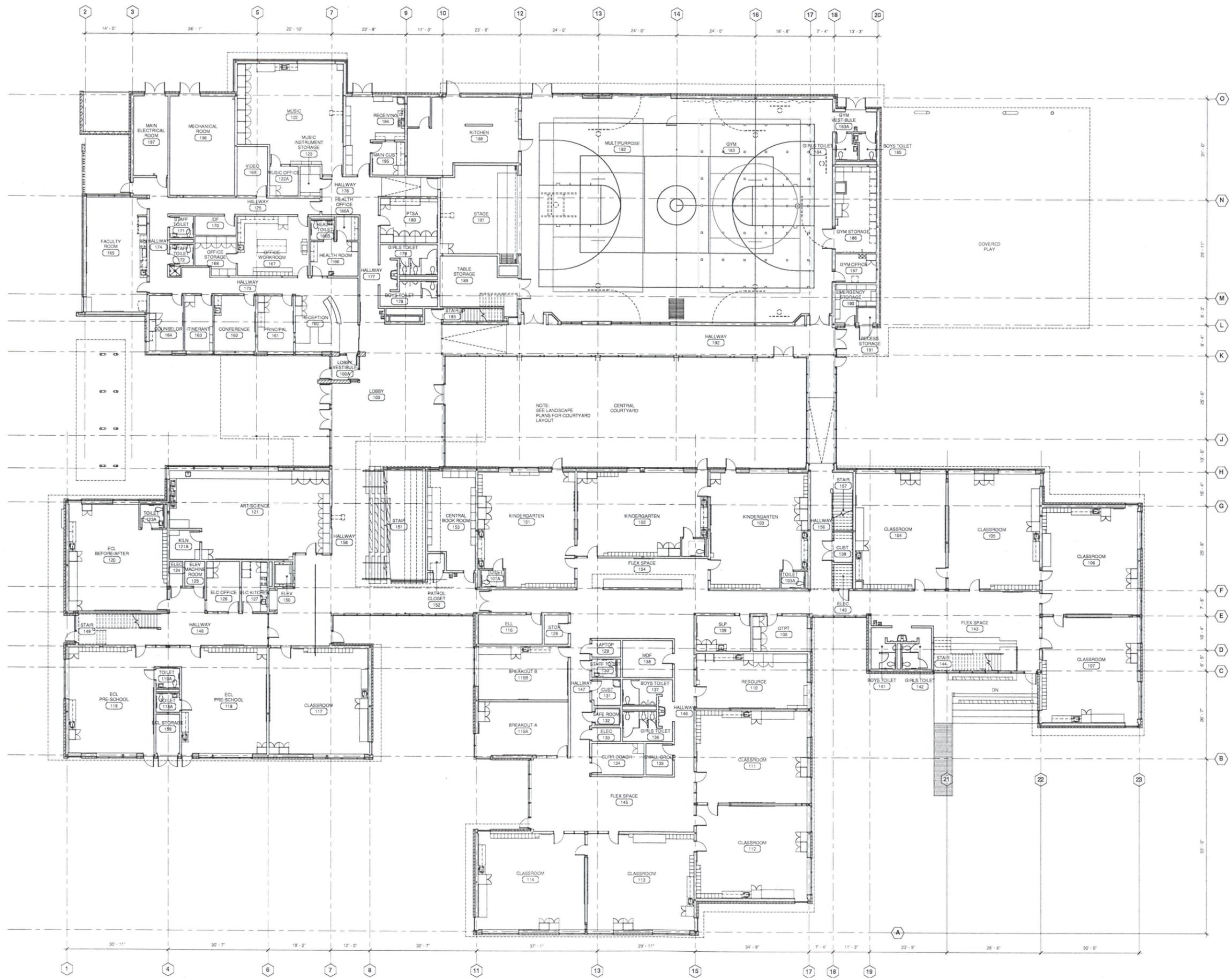
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GREEN ROOF - ENLARGEMENT



REVISIONS

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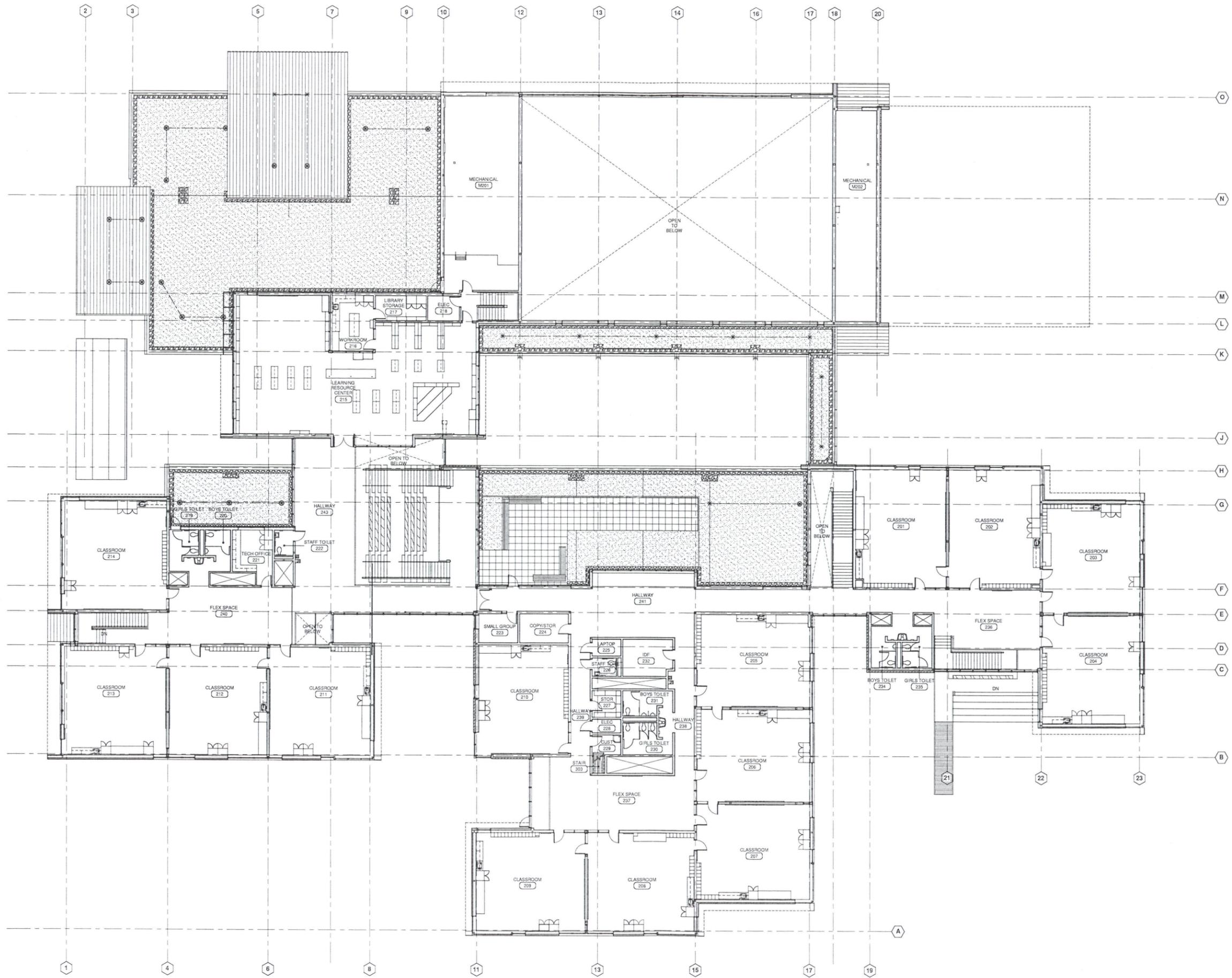
BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
 ELEMENTARY SCHOOL**
 12400 NORTH EAST 30ND STREET, BELLEVUE, WA 98005

NAC ARCHITECTURE

NAC NO: 121-09036
 FILE: BTL
 CHECKED: MRJ
 DATE: 1-20-2011

A1.1

FIRST FLOOR PLAN OVERALL
 Scale: 3/32" = 1'-0"



N
SECOND FLOOR PLAN OVERALL
 Scale: 3/32" = 1'-0"

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REVISIONS

PERMIT SET



BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
 ELEMENTARY SCHOOL**
 12460 NORTH EAST 32ND STREET, BELLEVUE, WA 98005

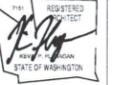
NAC ARCHITECTURE

PROJECT NO: 121-09036
 FILE: 232
 DRAWN: BTJ
 CHECKED: MRJ
 DATE: 1-20-2011

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SECOND FLOOR PLAN OVERALL

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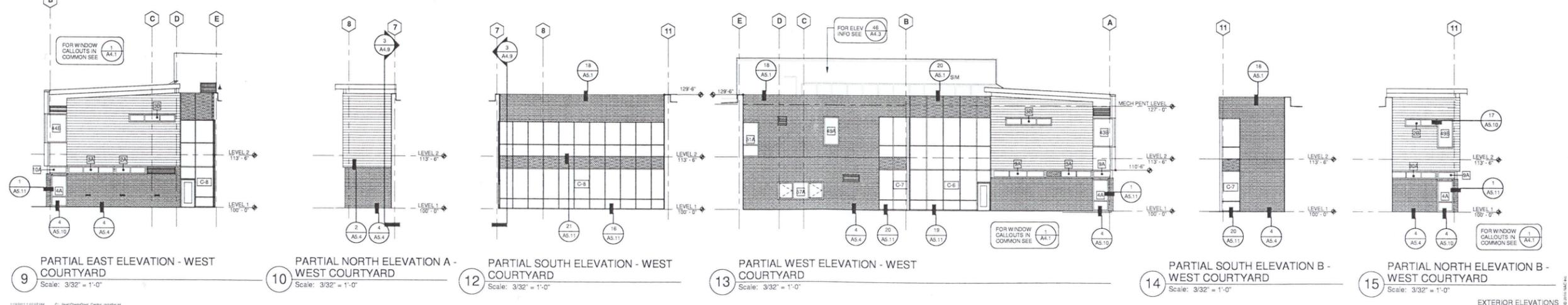
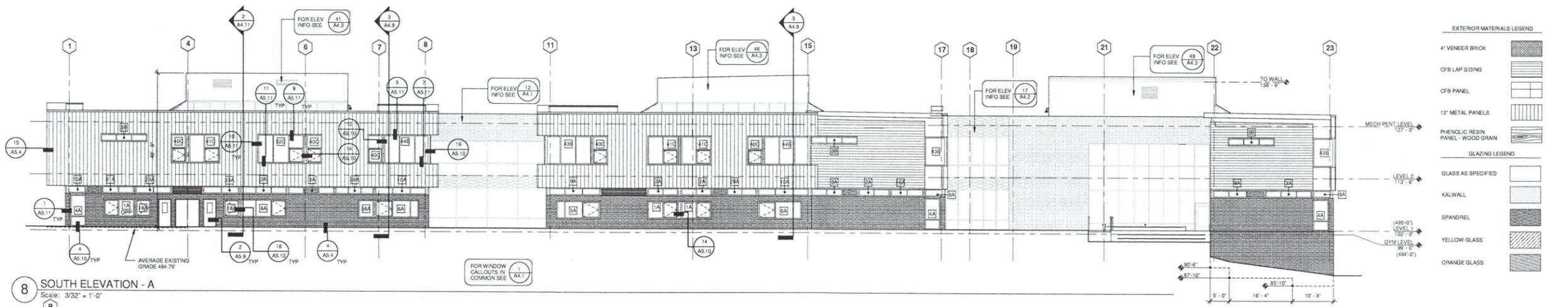
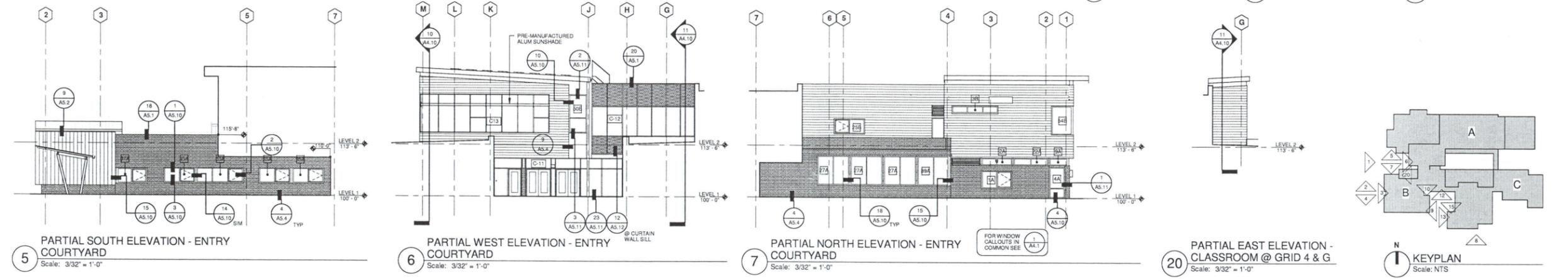
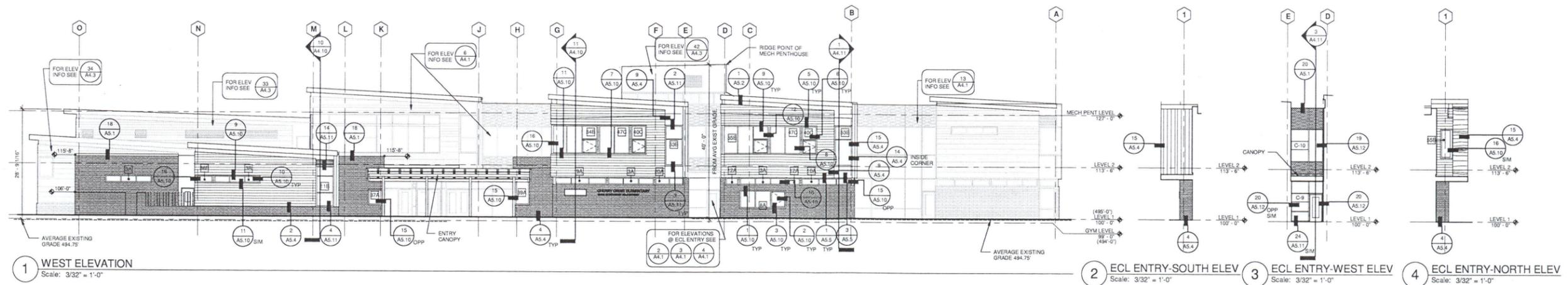


BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
ELEMENTARY SCHOOL**
12400 NORTH EAST 20ND STREET, BELLEVUE, WA 98005

NAC ARCHITECTURE

NO: 121-09036
FILE: DJS
CHECKED: MRJ
DATE: 1-20-2011

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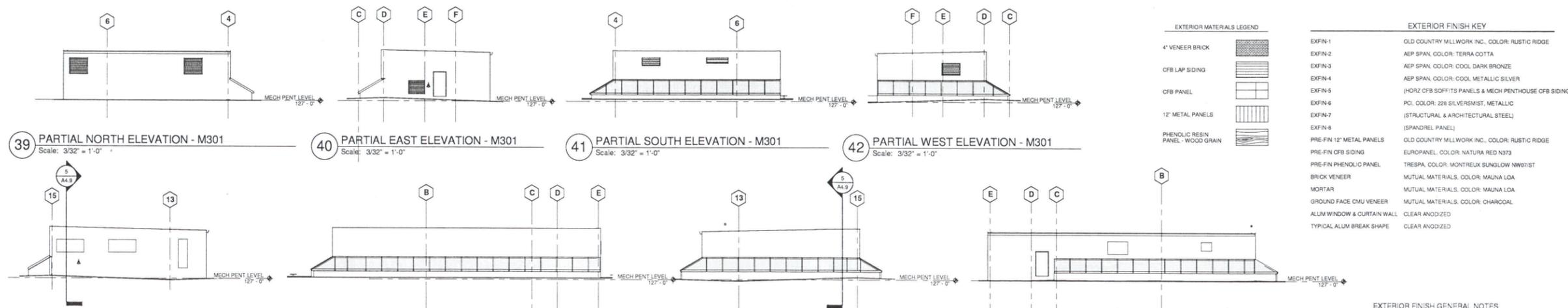
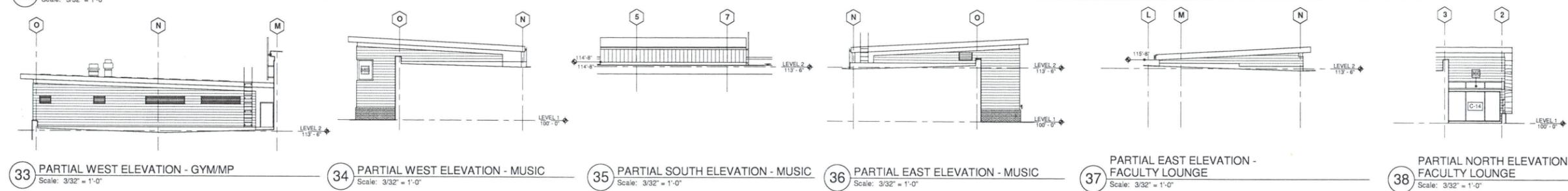
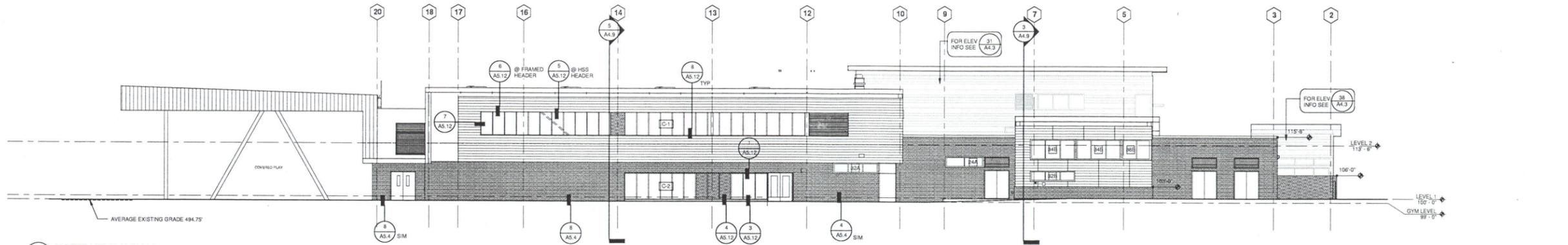
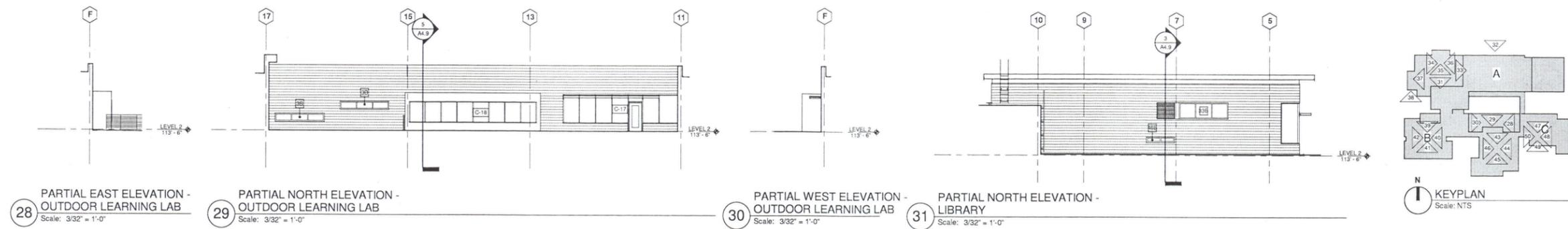


EXTERIOR MATERIALS LEGEND

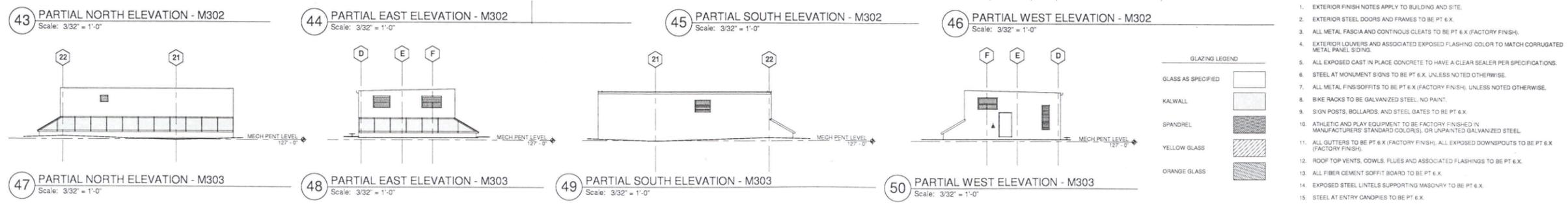
- 4" VENEER BRICK
- CFB LAP SIDING
- CFB PANEL
- 12" METAL PANELS
- PHENOLIC RESIN PANEL - WOOD GRAIN

GLAZING LEGEND

- GLASS AS SPECIFIED
- KALWALL
- SPANDREL
- YELLOW GLASS
- ORANGE GLASS

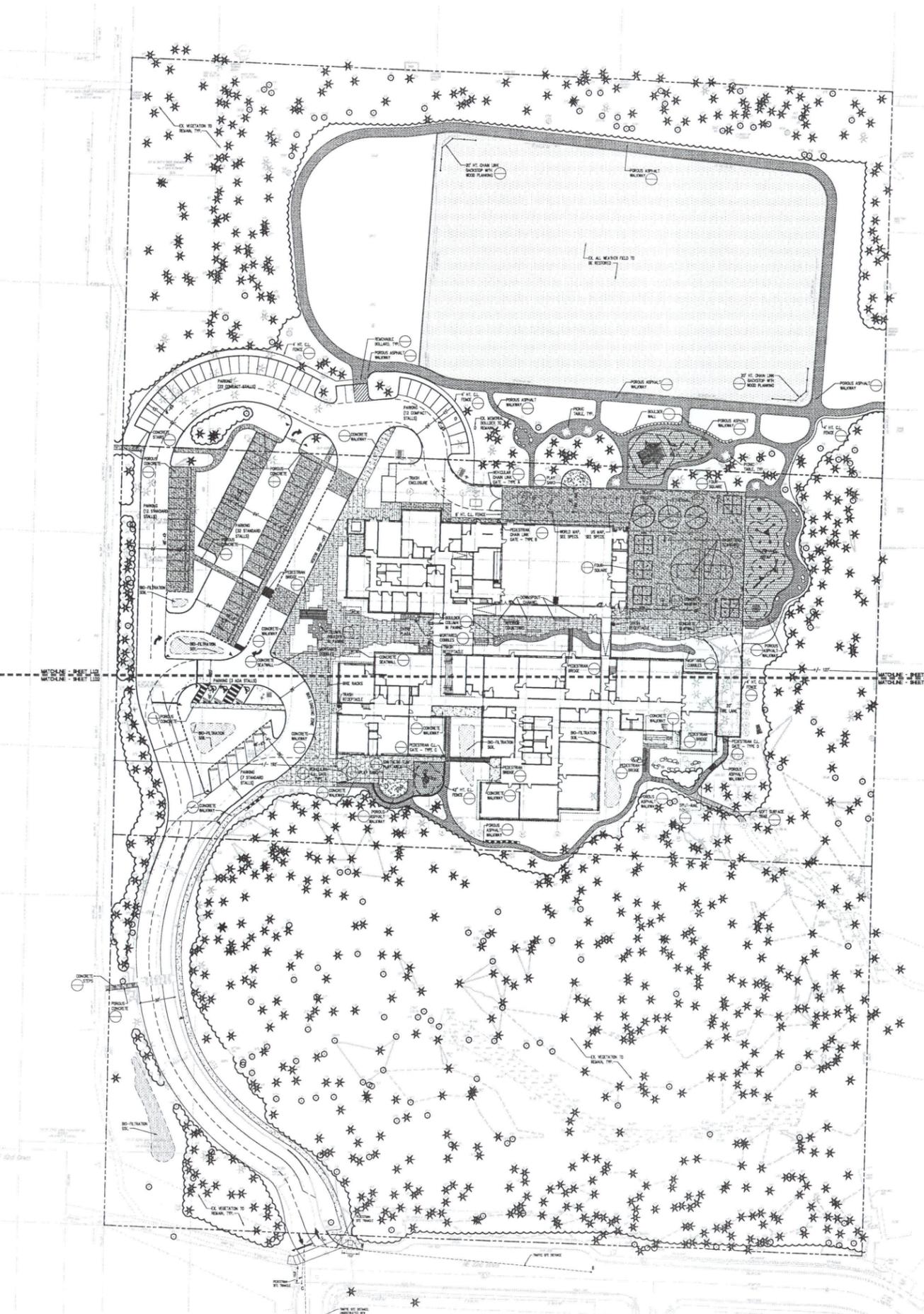


EXTERIOR MATERIALS LEGEND		EXTERIOR FINISH KEY	
4" VENEER BRICK	[Pattern]	EXFIN-1	OLD COUNTRY MILLWORK INC., COLOR: RUSTIC RIDGE
CFB LAP SIDING	[Pattern]	EXFIN-2	AEP SPAN, COLOR: TERRA COTTA
CFB PANEL	[Pattern]	EXFIN-3	AEP SPAN, COLOR: COOL DARK BRONZE
12" METAL PANELS	[Pattern]	EXFIN-4	AEP SPAN, COLOR: COOL METALLIC SILVER
PHENOLIC RESIN PANEL - WOOD GRAIN	[Pattern]	EXFIN-5	(HORZ CFB SOFFITS PANELS & MECH PENTHOUSE CFB SIDING)
		EXFIN-6	POI, COLOR: 228 SILVERSMIST, METALLIC
		EXFIN-7	(STRUCTURAL & ARCHITECTURAL STEEL)
		EXFIN-8	(SPANDREL PANEL)
		PRE-FIN 12" METAL PANELS	OLD COUNTRY MILLWORK INC., COLOR: RUSTIC RIDGE
		PRE-FIN CFB SIDING	EUROPANEL, COLOR: NATURA RED N373
		PRE-FIN PHENOLIC PANEL	TRESPA, COLOR: MONTREUX SUNGLOW NW07/ST
		BRICK VENEER	MUTUAL MATERIALS, COLOR: MALINA LOA
		MORTAR	MUTUAL MATERIALS, COLOR: MALINA LOA
		GROUND FACE CMU VENEER	MUTUAL MATERIALS, COLOR: CHARCOAL
		ALUM WINDOW & CURTAIN WALL	CLEAR ANODIZED
		TYPICAL ALUM BREAK SHAPE	CLEAR ANODIZED



GLAZING LEGEND	
GLASS AS SPECIFIED	[Pattern]
KALWALL	[Pattern]
SPANDREL	[Pattern]
YELLOW GLASS	[Pattern]
ORANGE GLASS	[Pattern]

- EXTERIOR FINISH GENERAL NOTES**
- EXTERIOR FINISH NOTES APPLY TO BUILDING AND SITE.
 - EXTERIOR STEEL DOORS AND FRAMES TO BE PT 6.X.
 - ALL METAL FASCIA AND CONTINUOUS CLEATS TO BE PT 6.X (FACTORY FINISH).
 - EXTERIOR LOUVERS AND ASSOCIATED EXPOSED FLASHING COLOR TO MATCH CORRUGATED METAL PANEL SIDING.
 - ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE A CLEAR SEALER PER SPECIFICATIONS.
 - STEEL AT MONUMENT SIGNS TO BE PT 6.X, UNLESS NOTED OTHERWISE.
 - ALL METAL FINISOFFITS TO BE PT 6.X (FACTORY FINISH), UNLESS NOTED OTHERWISE.
 - BIKE RACKS TO BE GALVANIZED STEEL, NO PAINT.
 - SIGN POSTS, BOLLARDS, AND STEEL GATES TO BE PT 6.X.
 - ATHLETIC AND PLAY EQUIPMENT TO BE FACTORY FINISHED IN MANUFACTURERS STANDARD COLORS, OR UNPAINTED GALVANIZED STEEL.
 - ALL GUTTERS TO BE PT 6.X (FACTORY FINISH), ALL EXPOSED DOWNSPOUTS TO BE PT 6.X (FACTORY FINISH).
 - ROOF TOP VENTS, COWLS, FLUES AND ASSOCIATED FLASHINGS TO BE PT 6.X.
 - ALL FIBER CEMENT SOFFIT BOARD TO BE PT 6.X.
 - EXPOSED STEEL LINTELS SUPPORTING MASONRY TO BE PT 6.X.
 - STEEL AT ENTRY CANOPIES TO BE PT 6.X.



SITE IMPROVEMENTS SCHEDULE (scale 1" = 20'-0")

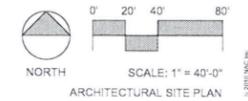
Symbol	ITEM
	EXISTING FENCING TO REMAIN See demolition drawings.
	NEW CHAINLINK FENCING All new fencing components to be black vinyl coated. See details and specifications.
	NEW SPLIT RAIL FENCING See Architectural Site Plan for layout and pattern. See details and specifications.
	EXPANSION/COLD JOINT Layout as shown on plan. See Civil drawings for detail.
	CONTROL JOINT See Architectural Site Plan for layout and pattern. See Civil drawings for detail.
	CONCRETE SEATWALL See Architectural Site Plan for layout. See Detail X Sheet LXX, and specifications for installation requirements.
	ALL-WEATHER FIELD See Architectural Site Plan for layout. See Field Subdrainage Plan Sheet LXX. See Detail X Sheet LXX and specifications for installation requirements.
	SYNTHETIC TURF PLAY SURFACING Install per manufacturer's recommendations. See Detail X Sheet LXX, and specifications.
	RUBBER PLAY TILE SURFACING Install per manufacturer's recommendations. See Detail X Sheet LXX, and specifications.
	MORTARED COBBLE PAVING See Architectural Site Plan for location. See Civil drawings for detail.
	POROUS CONCRETE PAVING See Architectural Site Plan for location. See Civil drawings for detail.
	POROUS ASPHALT PAVING See Architectural Site Plan for location. See Civil drawings for detail.
	SOFT SURFACE TRAIL See Architectural Site Plan for location. See Detail X Sheet LXX, and specifications.
	PLAY SAND See Architectural Site Plan for location. See Detail X Sheet LXX, and specifications.
	BIO-INFILTRATION SOIL AREAS See Architectural Site Plan for location. See Civil drawings for detail.
	BIKE RACK See Architectural Site Plan for locations. See specifications. Install per manufacturer information and installation requirements.
	PICNIC TABLE See Architectural Site Plan for locations. See specifications. Install per manufacturer information and installation requirements.
	TRASH RECEPTACLE See Architectural Site Plan for locations. See specifications. Install per manufacturer information and installation requirements.

GATE SCHEDULE

Gate	Qty.	Type, Height, and Width
A	2	CHAIN LINK CIRCULAR GATE, DOUBLE SWING, 21'-0" WIDTH, 6' HEIGHT
B	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-6" WIDTH, 6' HEIGHT INSTALL MAGNETIC POOL LATCHES AT EACH GATE.
C	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 3'-6" WIDTH, 42" HEIGHT, INSTALL MAGNETIC POOL LATCHES AT EACH GATE.
D	1	CHAIN LINK PEDESTRIAN GATE, SINGLE SWING, 5'-0" WIDTH, 48" HEIGHT, INSTALL MAGNETIC POOL LATCHES AT EACH GATE.

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND ADDITIONAL LAYOUT INFORMATION.
- REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.
- ALL CONCRETE PAVING, SCORELINES, WALLS AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR AND PARALLEL TO THE BUILDING, TYP., UNLESS NOTED. CURVES COME TANGENT TYPICAL, UNLESS NOTED.
- VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.
- STRING DIMENSIONS OF SITE IMPROVEMENTS ARE FROM BUILDING GRID, BACK OF CURB OR COORDINATE POINT AS SHOWN ON PLAN. STAIR WIDTHS INDICATED ARE CLEAR DIMENSIONS (INSIDE TO INSIDE WALL FACE).
- WHERE DIMENSIONS ARE IN FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE 0" (E.G. 12' = 12'-0").
- MARK OR STAKE LOCATIONS OF FENCING, SITE WALLS, SITE FURNITURE, ATHLETIC EQUIPMENT, ETC. FOR APPROVAL BY ARCHITECT, PER SPECIFICATIONS, PRIOR TO INSTALLATION.
- ALL INFORMATION ON EXISTING SITE CONDITIONS IS FROM SURVEY BY PACE CONSULTING ENGINEERS DATED 01/18/10.



REVISIONS

PERMIT SET



BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
 ELEMENTARY SCHOOL**
 12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 2300 E. HARRISON ST.
 SUITE 100, BELLEVUE, WA 98005
 206.320.1772
 WWW.WEISMANDSGROUP.COM

NAC ARCHITECTURE

PROJECT NO: 121-09036
 FILE
 DRAWN
 CHECKED
 DATE: 1-20-2011

L 1.00

WWW.NACARCHITECTURE.COM

CHERRY CREST ELEMENTARY: MITIGATION PLAN



EXISTING CONDITIONS

PLAN LEGEND	
[Symbol]	WETLAND
[Symbol]	WETLAND BUFFER
[Symbol]	STREAM CHANNEL
[Symbol]	STREAM BUFFER
[Symbol]	STEEP SLOPE
[Symbol]	STEEP SLOPE BUFFER
[Symbol]	STEEP SLOPE SETBACK

CONTACTS
ENVIRONMENTAL CONSULTANT
 THE WATERSHED COMPANY
 750 SIXTH STREET SOUTH
 KIRKLAND, WASHINGTON 98033
 (425) 822-5242
 CONTACT: NELL LUND, WPT, BIOLOGIST

ARCHITECT
 PAC ARCHITECTURE
 2201 SIXTH AVENUE, SUITE 1405
 SEATTLE, WA 98121-1847
 (206) 441-4522
 CONTACT: MALCOM JOLLIE, AIA

LANDSCAPE ARCHITECT
 WEISMAN DESIGN GROUP
 2329 EAST MADISON STREET
 SEATTLE, WA 98112-5416
 (206) 323-1722
 CONTACT: NICK HAGAN, ASLA, LLA

SURVEYOR
 PACE
 1601 2ND AVENUE
 SEATTLE, WA 98101
 (206) 441-1855
 CONTACT: NEIL CABBAGE, PLS

NOT FOR CONSTRUCTION
 THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE SUBJECT TO REVISION.

SHEET INDEX
 W1.1 EXISTING CONDITIONS
 W2.1 IMPACTS AND MITIGATION PLAN
 W3.1 PROPOSED STREAM CHANNEL
 W4.1 PLANTING PLAN AND PLANTING SPECS
 W5.1 MITIGATION PLAN NOTES

NOTES
 1. SURVEY AND STEEP SLOPES PROVIDED BY PACE. STEEP SLOPE SETBACKS PREPARED BY THE WATERSHED COMPANY.
 2. WETLAND AND STREAM DELINEATED BY THE WATERSHED COMPANY ON DECEMBER 9, 2009. ASSOCIATED BUFFERS PREPARED BY THE WATERSHED COMPANY.

REVISIONS

PERMIT SET

750 Sixth Street South
 Kirkland WA 98033
 P: 425.822.5242 F: 425.827.8136
 www.watershedco.com

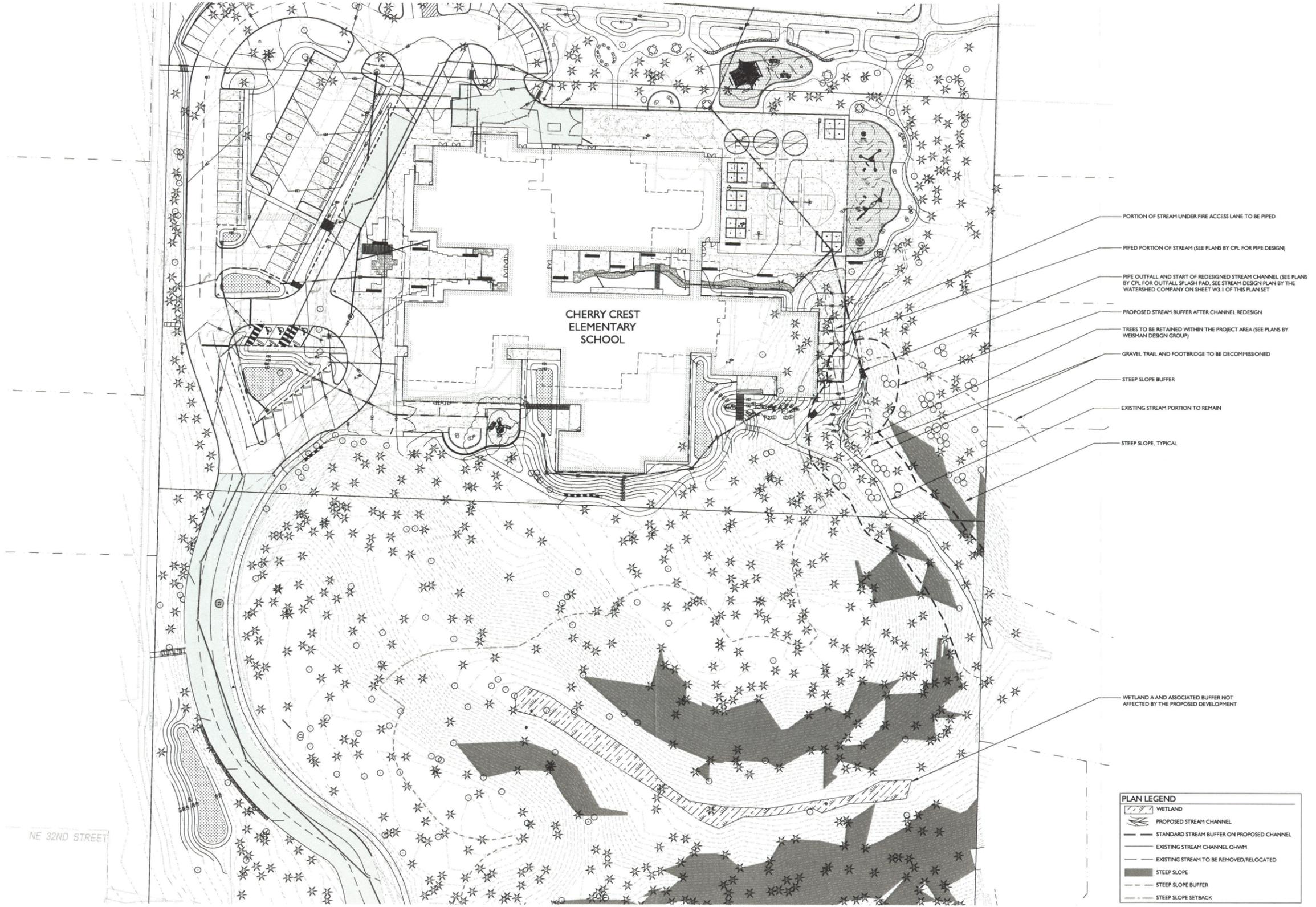


BELLEVUE SCHOOL DISTRICT NO. 405
CHERRY CREST ELEMENTARY SCHOOL
 12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

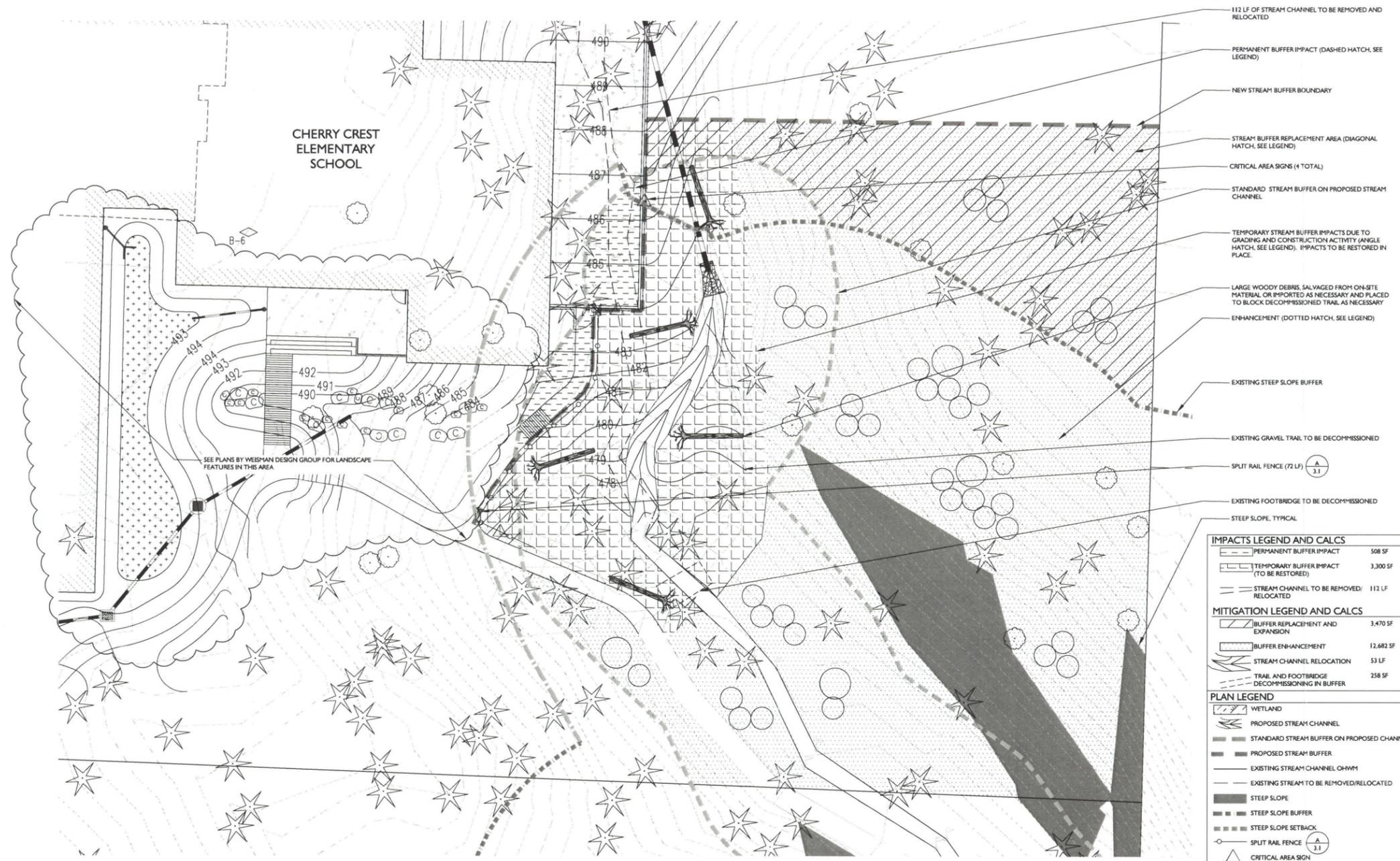
NAC ARCHITECTURE

PROJECT: 121-09036
 SHEET: 091106
 PLAN: 091106-MIT
 DRAWN: CL
 CHECKED: NL
 DATE: 1-20-2011

W1.1



PROPOSED SITE PLAN OVERVIEW (NEAR CRITICAL AREAS) (SEE ALSO IMPACTS AND MITIGATION PLAN ON SHEET W3.1)



IMPACTS AND MITIGATION PLAN (SEE ALSO PLANTING PLAN ON SHEET W5.1 AND MITIGATION NOTES ON SHEET W6.1)

IMPACTS LEGEND AND CALCS

PERMANENT BUFFER IMPACT	508 SF
TEMPORARY BUFFER IMPACT (TO BE RESTORED)	3,300 SF
STREAM CHANNEL TO BE REMOVED/RELOCATED	112 LF

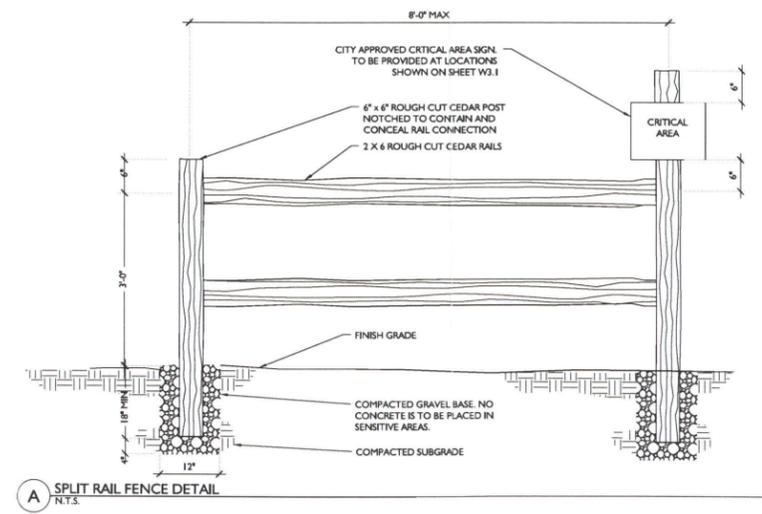
MITIGATION LEGEND AND CALCS

BUFFER REPLACEMENT AND EXPANSION	3,470 SF
BUFFER ENHANCEMENT	12,682 SF
STREAM CHANNEL RELOCATION	53 LF
TRAIL AND FOOTBRIDGE DECOMMISSIONING IN BUFFER	258 SF

PLAN LEGEND

- WETLAND
- PROPOSED STREAM CHANNEL
- STANDARD STREAM BUFFER ON PROPOSED CHANNEL
- PROPOSED STREAM BUFFER
- EXISTING STREAM CHANNEL OHWM
- EXISTING STREAM TO BE REMOVED/RELOCATED
- STEEP SLOPE
- STEEP SLOPE BUFFER
- STEEP SLOPE SETBACK
- SPLIT RAIL FENCE 3:1
- CRITICAL AREA SIGN

- 112 LF OF STREAM CHANNEL TO BE REMOVED AND RELOCATED
- PERMANENT BUFFER IMPACT (DASHED HATCH, SEE LEGEND)
- NEW STREAM BUFFER BOUNDARY
- STREAM BUFFER REPLACEMENT AREA (DIAGONAL HATCH, SEE LEGEND)
- CRITICAL AREA SIGNS (4 TOTAL)
- STANDARD STREAM BUFFER ON PROPOSED STREAM CHANNEL
- TEMPORARY STREAM BUFFER IMPACTS DUE TO GRADING AND CONSTRUCTION ACTIVITY (ANGLE HATCH, SEE LEGEND). IMPACTS TO BE RESTORED IN PLACE.
- LARGE WOODY DEBRIS, SALVAGED FROM ON-SITE MATERIAL OR IMPORTED AS NECESSARY AND PLACED TO BLOCK DECOMMISSIONED TRAIL AS NECESSARY
- ENHANCEMENT (DOTTED HATCH, SEE LEGEND)
- EXISTING STEEP SLOPE BUFFER
- EXISTING GRAVEL TRAIL TO BE DECOMMISSIONED
- SPLIT RAIL FENCE (72 LF) 3:1
- EXISTING FOOTBRIDGE TO BE DECOMMISSIONED
- STEEP SLOPE, TYPICAL



A SPLIT RAIL FENCE DETAIL
N.T.S.

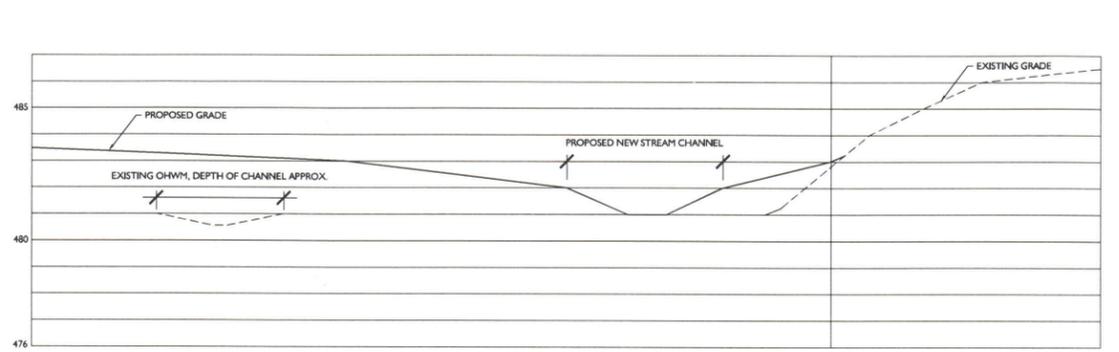
750 Sixth Street South
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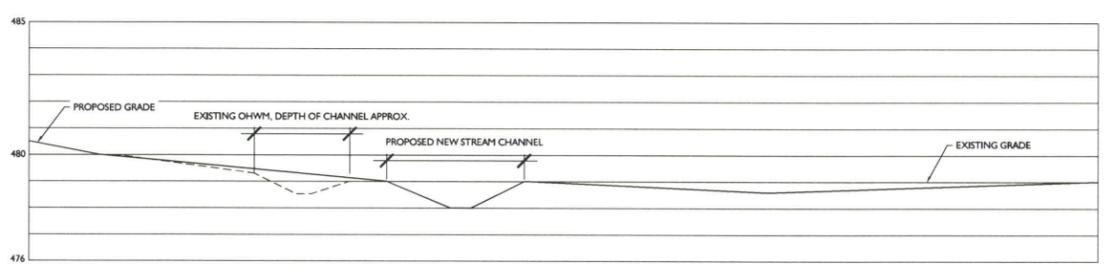
BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
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12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005

NAC ARCHITECTURE

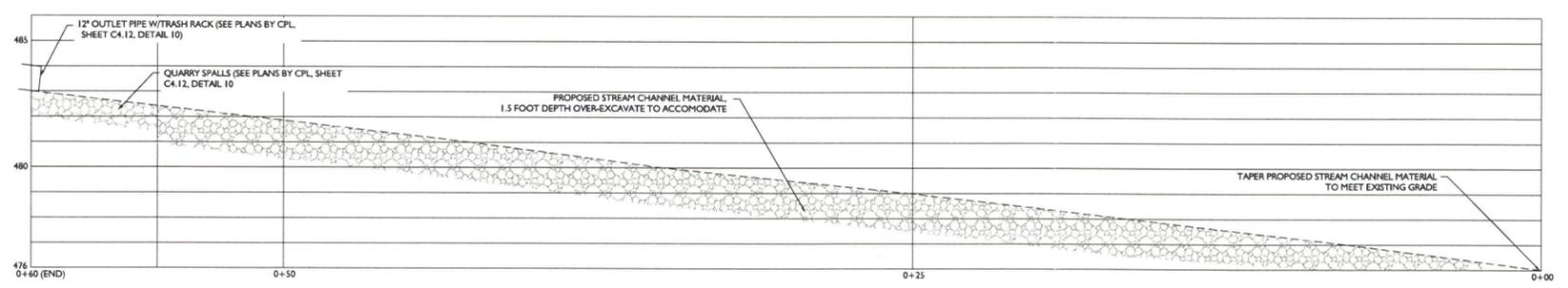
PROJECT NO: 121-09036
WORK ORDER: 091106
DRAWN: 091106-MIT
CHECKED: NL
DATE: 1-20-2011



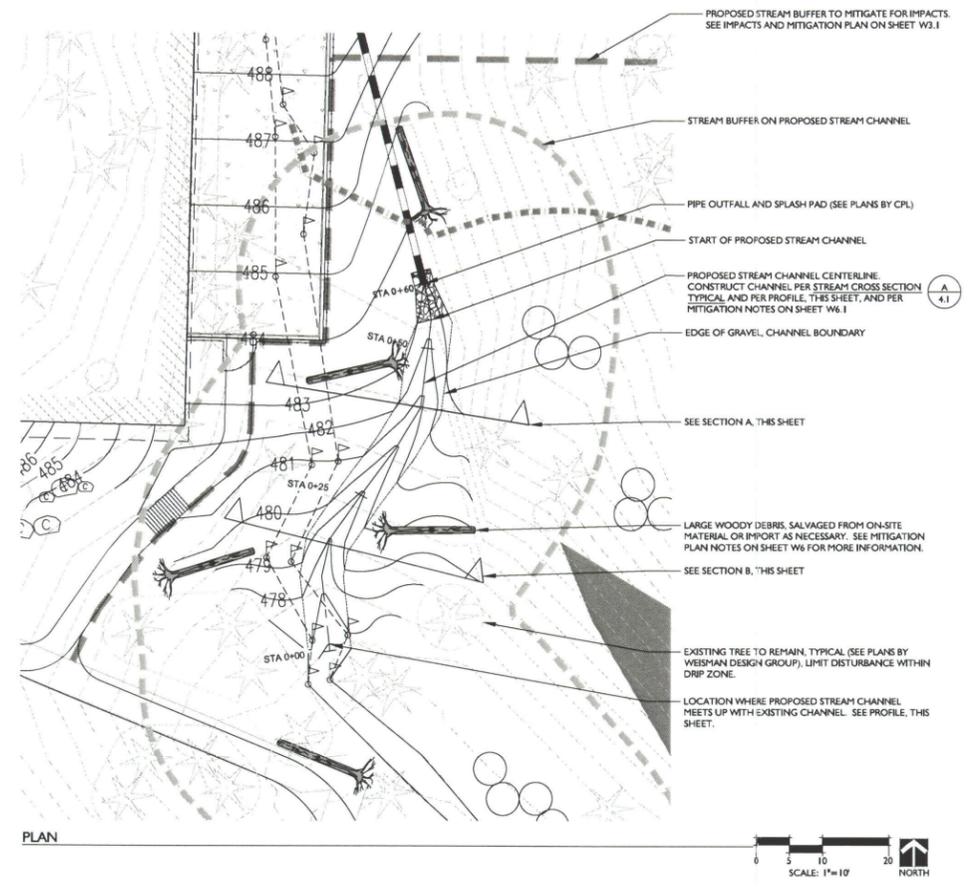
SECTION A
SCALE: 1"=10'



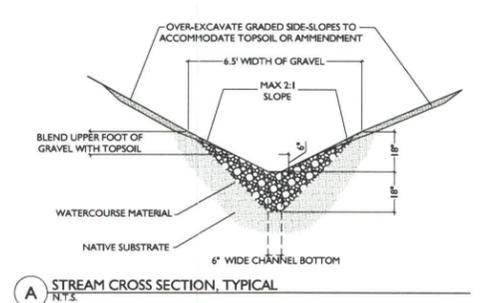
SECTION B
SCALE: 1"=10'



PROPOSED STREAM PROFILE
SCALE: 1"=30'



PLAN
SCALE: 1"=10' NORTH



A STREAM CROSS SECTION, TYPICAL
N.T.S.

PROPOSED STREAM CHANNEL PLAN (SEE ALSO MITIGATION PLAN NOTES ON SHEET W6.1 FOR CONSTRUCTION SEQUENCE AND MATERIALS)

REVISIONS

PERMIT SET

750 Sixth Street South
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www.watershedco.com

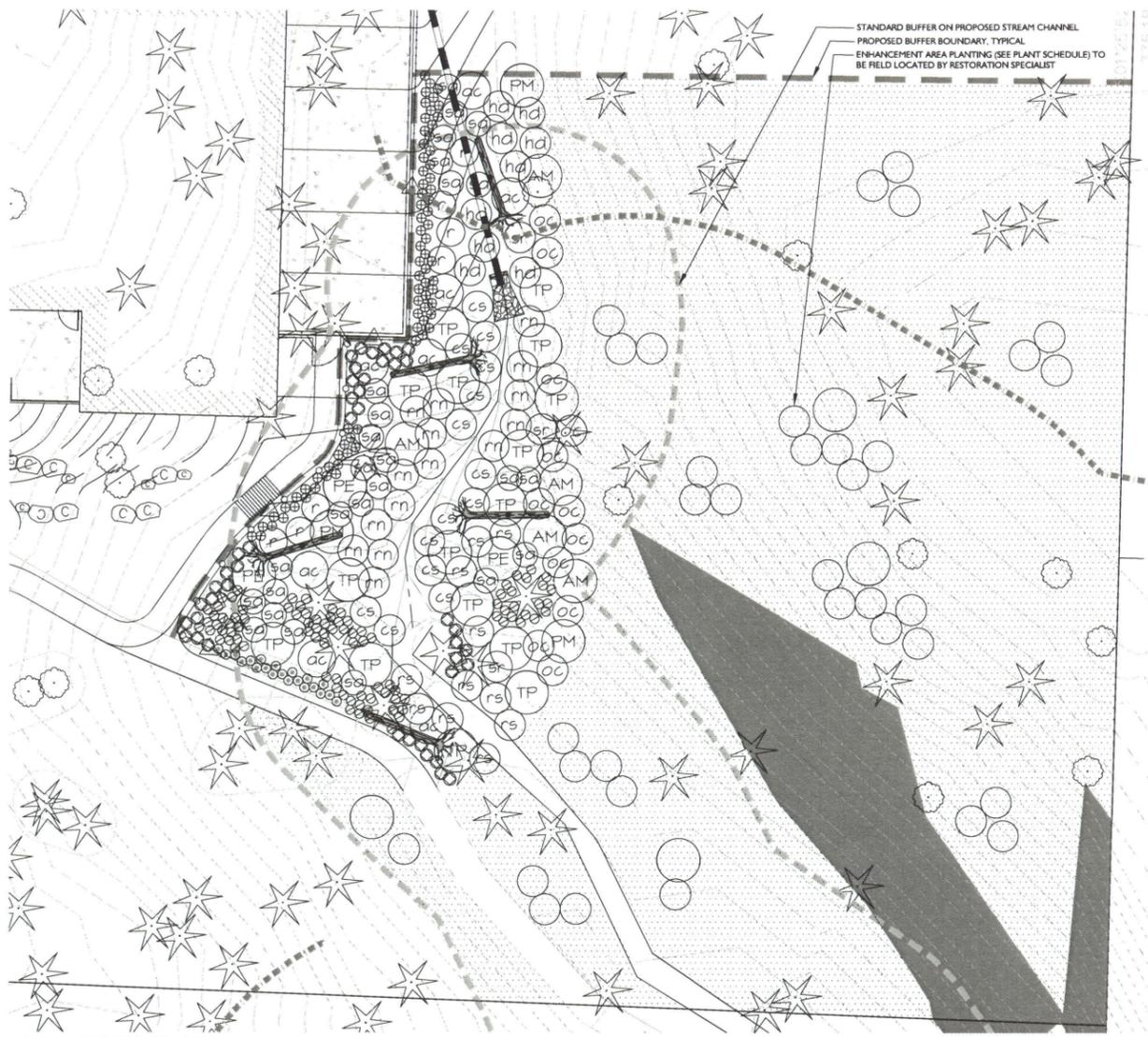


BELLEVUE SCHOOL DISTRICT NO. 405
**CHERRY CREST
ELEMENTARY SCHOOL**
12400 NORTHEAST 32ND STREET, BELLEVUE, WA 98005



PROJECT: 121-09036
WORK NO: 091106
FILE: 091106-MIT
DRAWN: C
CHECKED: NL
DATE: 1-20-2011

W4.1



PLANTING PLAN

PLANT SCHEDULE					
TREES	SCIENTIFIC NAME/ COMMON NAME	SIZE	TEMPORARILY IMPACTED AREAS*	ENHANCEMENT AREAS**	TOTAL PROJECT QTY
AM	ACER MACROPHYLLUM/ BIG LEAF MAPLE	2 GAL.	5	2	9
PE	PRUNUS EMARGINATA/ BITTER CHERRY	2 GAL.	3	0	4
RP	RHAMNUS PURSHANA/ CASCARA	2 GAL.	0	7	7
PM	PSEUDOTSUGA MENZIESII/ DOUGLAS-FIR	2 GAL.	3	2	9
TP	THUJA PLICATA/ WESTERN RED CEDAR	2 GAL.	16	7	22
SHRUBS					
ac	ACER CIRCINATUM/ VINE MAPLE	1 GAL.	8	7	13
cs	CORNUS SERICEA/ RED TWIG DOGWOOD	1 GAL.	14	17	31
cc	CORYLUS CORNUTA/ WESTERN HAZELNUT	1 GAL.	0	2	2
hd	HOLODISCUS DISCOLOR/ OCEANSPRAY	1 GAL.	9	3	12
oc	OEMLENA CERASIFORMIS/ OSOBERRY	1 GAL.	12	31	43
r	RIBES SANGUINEUM/ RED FLOWERING CURRANT	1 GAL.	7	3	9
rn	ROSA NUTKANUM/ NOOTKA ROSE	1 GAL.	15	5	20
rs	RUBUS SPECTABILIS/ SALMONBERRY	1 GAL.	11	17	29
rp	RUBUS PARVIFLORUS/ THIMBLEBERRY	1 GAL.	0	4	4
sr	SAMBUCUS RACEMOSA/ RED ELDERBERRY	1 GAL.	3	7	10
sa	SYMPHORICARPOS ALBUS/ SNOWBERRY	1 GAL.	26	26	50
vg	VACCINIUM OVATUM/ EVERGREEN HUCKLEBERRY	1 GAL.	0	4	4
vp	VACCINIUM PARVIFLORUM/ RED HUCKLEBERRY	1 GAL.	0	17	17
GROUND COVER					
⊕	ARCTOSTAPHYLOS UVA-URSUI/ KINNIKINICK	1 GAL.	74	0	74
⊙	CAULOTHERA SHALLOM/ SALAL	1 GAL.	92	127	219
⊗	HAMONIA NERVOSA/ DULL OREGON GRAPE	1 GAL.	21	131	152
⊖	POLYSTICHUM MUNITUM/ SWORD FERN	43	143	186	186

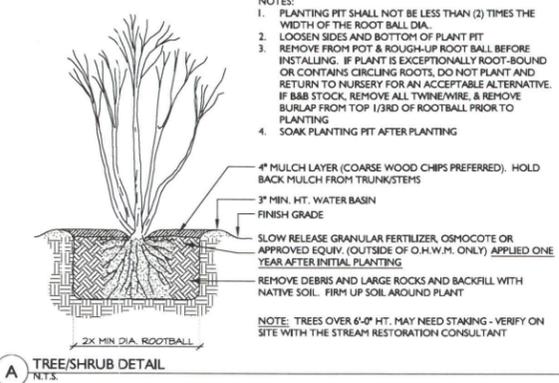
NOTE: WITHIN TEMPORARY IMPACT AREAS, TREES AND SHRUBS HAVE BEEN PROVIDED TO MEET CITY OF BELLEVUE DENSITY REQUIREMENTS FOR CRITICAL AREAS EXCEPT WHERE RESTORATION OCCURS UNDER TREES TO BE RETAINED AND OVER STORMWATER PIPES.

TEMPORARY IMPACT AREA: 12,682
TREES REQUIRED (3,300 * 0.012) = 40
EXISTING TREES TO REMAIN = 27 (LESSER QUANTITY PROVIDED TO ACCOUNT FOR EXISTING TREES AND STORMWATER PIPE)

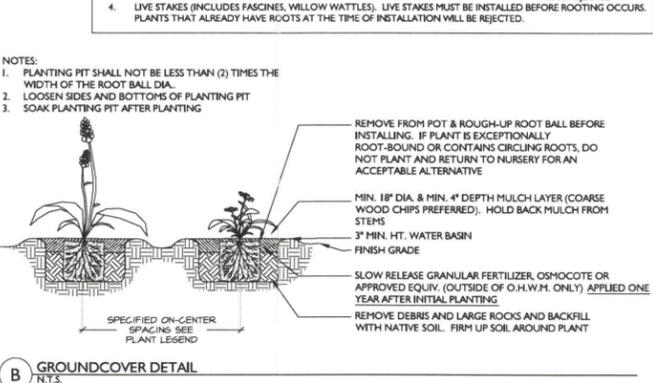
SHRUBS REQUIRED (3,300 * 0.028) = 92
SHRUBS PROVIDED = 105

PLANTING NOTES / WORK SEQUENCE

- NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND BELOW UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."
- NOTIFY THE RESTORATION SPECIALIST TWO WEEKS PRIOR TO THE START OF WORK TO SET UP A PRE-CONSTRUCTION MEETING AT THE SITE.
 - REMOVE THE EXISTING GRAVEL TRAIL, INCLUDING ANY GRAVEL SUBGRADE AND LANDSCAPE/ WEEDBLOCK FABRIC, ON THE EAST SIDE OF THE PROPOSED STREAM CHANNEL AND THE FOOTBRIDGE (SEE PROPOSED SITE PLAN AND DISPOSE OF OFF-SITE).
 - GRUB OUT ALL INVASIVE SPECIES WITHIN THE RESTORATION AREAS AND TEN FEET BEYOND, INCLUDING ROOTS, OF HIMALAYAN BLACKBERRY, ARCH ANGEL, ENGLISH IVY, ENGLISH HOLLY, AND LAUREL AND DISPOSE OF DEBRIS OFF-SITE.
 - ROUGH-GRADE THE TEMPORARY BUFFER IMPACT AREAS BEING CAREFUL NOT TO DISTURB THE ROOT ZONE OF EXISTING TREES DESIGNATED TO REMAIN (SEE PLANS BY WEISMAN DESIGN GROUP) AND PREPARE SOIL INCLUDING:
 - PLACE 6 INCHES OF TOPSOIL AFTER CHANNEL EXCAVATION.
 - ROTO-TILL TOPSOIL INTO THE PREPARED SUBGRADE TO A DEPTH OF 10 INCHES.
 - ADD AN ADDITIONAL 6 INCHES OF TOPSOIL OVER ROTO-TILLED SUBGRADE FOR A TOTAL OF 12 INCHES OF IMPORTED TOPSOIL.
 - OBTAIN APPROVAL FROM THE RESTORATION SPECIALIST FOR THE GRADING WORK AND SOIL CONDITION WHEN COMPLETED. DO NOT TRACK-PACK PREPARED SOILS. SOILS SHOULD BE LEFT AS-IS FOLLOWING SOIL PLACEMENT.
 - PLACE STOCKPILED DOWNED WOODY DEBRIS IN THE LOCATIONS SHOWN ON THE IMPACTS AND MITIGATION PLAN ON SHEET W3.1 OR AS DIRECTED BY THE RESTORATION SPECIALIST.
 - LAYOUT PLANT MATERIAL PER PLAN.
 - INSTALL EACH PLANT PER THE PLANTING DETAILS.
 - WATER INDIVIDUAL PLANTS THOROUGHLY PER BEST PLANTING PRACTICES IMMEDIATELY AFTER PLANTING TO ELIMINATE AIR POCKETS AND TO ENSURE ROOT TO SOIL CONTACT.
 - MULCH EACH PLANT WITH A CIRCULAR WOOD CHIP MULCH RING, FOUR INCHES THICK. PLACE 18-INCH DIAMETER WOOD CHIP MULCH RINGS, FOUR INCHES THICK AROUND PLANTS IN THE INFILL BUFFER ENHANCEMENT AREA. TO PREVENT ROT, KEEP MULCH A FEW INCHES AWAY FROM THE STEM OF EACH PLANT.
 - INSTALL A TEMPORARY IRRIGATION SYSTEM CAPABLE OF COVERING THE ENTIRE PLANTED AREA WITH A MINIMUM OF 3 INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30. IRRIGATION SYSTEM SHALL BE MAINTAINED FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
 - OBTAIN FINAL SIGN-OFF FROM THE RESTORATION SPECIALIST.



A TREE/SHRUB DETAIL N.T.S.



B GROUND COVER DETAIL N.T.S.

PLANT INSTALLATION SPECIFICATIONS & DETAILS

EXECUTIVE SUMMARY

Cherry Crest Elementary School, which was constructed in 1971, is slated for modernization. The new building will utilize the existing building footprint and extend beyond it as necessary to achieve projected student capacity and facility needs. The site essentially consists of three parcels totaling 15-acres. City of Bellevue Parks owns the north parcel; the school district owns the center and south parcels. The school will continue to utilize City Park property to the north for recreation; a parking easement will also likely extend onto the northern parcel. School buildings and associated parking currently cover the center parcel. The school is accessed from NE 32nd Street to the south and is nestled behind an intact patch of second-growth forest. One wetland and one stream are located in the southern forest. Refer to the Wetland and Stream Delineation Report prepared by The Watershed Company, dated December 2009 (rev. October 2010), for a description of delineation findings.

Modification of the eastern storm water outfall, which the City regulates as an ephemeral Type O stream, will be required to accommodate the project. Proposed impacts to the outfall channel are necessitated by classroom additions, fire lane access, and associated grading. This plan seeks to mitigate for 112 lineal feet of channel loss and 508 square feet of permanent buffer impact. Mitigation for these impacts will occur on-site and will include 53 lineal feet of channel creation, 12,682 square feet of buffer enhancement and 2,962 square feet of buffer gain. Temporary buffer impacts, totaling 3,300 square feet, will be restored with native trees, shrubs and groundcovers.

EXISTING CONDITIONS

The school is located primarily in the Kelsey Creek Basin of the Cedar-Sammamish Water Resource Inventory Area (WRIA 8) along the break or crest between the Kelsey Creek and Mercer Slough basins. Most of the northern parcel, Cherry Crest Park, is a play field and lawn area. Existing school buildings, play areas and parking cover most of the center parcel. With the exception of the existing driveway, the southern parcel is in an undeveloped forested condition. A path connecting the school and park to the open space tract to the east crosses through school property and a few interior footpaths are present. One Category IV slope wetland, Wetland A, with a 40-foot buffer is located in a ravine south of the school. The storm water outfall that drains to a ravine southeast of the school is designated a Type O stream by the City and therefore requires a 25-foot buffer. Some steep slopes are also present south of the school.

AVOIDANCE & MINIMIZATION

Wetland and wetland buffer impacts are wholly avoided.

Unavoidable impacts to the Type O channel were minimized to the extent practicable given the location of existing storm water infrastructure, site topography, and general design constraints. The length of the closed channel segment was reduced compared to initial designs by relocating the outfall and allowing for some channel re-creation. Additionally, the proposed design will improve management of storm water runoff by bringing the outdated storm water system up to current City of Bellevue standards. According to flow rate projections calculated by the project civil engineer, the new stormwater outfall will have lower peak flows, particularly for the low frequency storm events. This should minimize channel down-cutting and erosion issues that are typical of an urban environment.

MITIGATION

Direct impacts to the Type O channel will be mitigated through a combination of in-kind channel creation, out-of-kind buffer expansion, and buffer enhancement. Permanent buffer impacts will be offset through buffer replacement at a 1:1 ratio. Critical area impacts consist of 112 lineal feet of open Type O stream channel loss and 508 square feet of permanent buffer impact. To achieve no-net loss of functions, the plan calls for 53 lineal feet of channel creation, 2,962 square feet of buffer gain, 508 square feet of buffer replacement, and 12,682 square feet of buffer enhancement. Temporary buffer impacts, totaling 3,300 square feet, will be restored with native trees, shrubs and groundcovers. All mitigation will occur with the completion of site construction or as required by the City of Bellevue.

Regarding the proposed enhancements, please note that although the surrounding forest is a relatively diverse patch of urban habitat, some invasive weeds, such as yellow archangel, English ivy and Himalayan blackberry, form locally dominant clusters. These weeds will be targeted for removal. Additionally, some understory cover is sparse and can be increased by in-fill planting with native shrubs and groundcovers.

To increase habitat value of this area, five small bird nest boxes will be installed throughout the buffer enhancement area. Additionally, at least five pieces of large woody debris that are salvaged from on-site tree removal will be placed in the buffer restoration area.

GOALS

1. Replace lost open channel to the extent practicable.
 - a. The installed channel substrate shall provide erosion resistance and prevent significant channel down-cutting, migration, or erosion of fine native materials.
2. Improve habitat functions within the modified buffer area.
 - a. Reduce presence of invasive plant species in the enhancement area
 - b. Increase native plant density and diversity
 - c. Provide additional nesting opportunities
3. Maintain the ecologic complexity of the forested patch within the mitigation area.
 - a. Increase presence of large woody debris
4. Restore temporarily disturbed buffer areas with native vegetation.
5. Maintain as many trees as possible in the vicinity of the channel.

PERFORMANCE STANDARDS

The standards listed below shall be used to judge the success of the plan over time. If performance standards are met at the end of Year 5, the site will then be deemed successful and eligible for release by the City of Bellevue.

Buffer Enhancement Area (In-fill plantings)

1. Survival: Achieve 100 percent survival of installed plants by the end of Year 1 and 80 percent in all subsequent monitoring years. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
2. Invasive cover: No more than 10% cover by invasive weed species in the mitigation areas in any monitoring year.
3. Install and maintain at least five small bird nest boxes in the mitigation area.

Buffer Restoration Area

1. Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
2. Native woody vegetation cover:
 - a. Achieve 60% cover of native trees and shrubs by Year 3. Volunteer species may count towards this cover standard.
 - b. Achieve 80% cover of native trees and shrubs by Year 5. Volunteer species may count towards this cover standard.
3. Native plant diversity: Establish at least three native tree species, four native shrub species, and two native groundcovers. Volunteer species may count towards this standard.
4. Invasive cover: No more than 10% cover by invasive weed species in the mitigation areas in any monitoring year.
5. Large Woody Debris: Retain at least five pieces of large woody debris in the buffer restoration area and ensure good ground contact as specified on the plans.

Channel Creation Segment

1. For five years after plan implementation, watercourse materials shall remain in place along the entire channel bottom and sideslopes. A cascade-type morphology is expected, creating small pools separated by small steps. No unimpeded vertical drops of more than 12 inches shall occur.

MONITORING PLAN

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document.

An as-built plan will be prepared by the restoration specialist prior to the beginning of the monitoring period. The as-built plan shall be a mark-up of the planning plans included in this plan set. The as-built plan will document any departures in plant placement or other components from the proposed plan.

TRANSECTS

During the as-built inspection, the monitoring restoration specialist shall install monitoring transects in the buffer restoration area. Approximate transect locations shall be marked on the as-built plan. At least three 50-foot transect shall be established in the buffer restoration area.

The buffer enhancement, in-fill planting area will be monitored for survival. All other planted areas not directly covered by transects will be visually assessed and noted as to how they are meeting the performance standards.

CHANNEL CREATION AREA

Channel will be examined visually once per year, preferably during a rain event when flow is present, and photographed at representative locations. Plunges more than 12 inches in height, down-cutting that exposes native soil, and bank erosion that exposes native soil will be identified and photographed for maintenance. Maintenance recommendations may include hand-adjustment of watercourse material or importation of supplemental and/or larger watercourse material.

Vegetation monitoring should take place twice annually for five years. During each year there shall be a spring and a late summer or fall visit. First-year monitoring should commence in the first spring subsequent to installation. As noted above, channel monitoring should take place once annually following a rain event; depending on weather conditions this site visit may be coupled with the spring or fall vegetation monitoring.

The spring monitoring visit will record maintenance needs such as plant replacement and weeding needs. Following the spring visit the restoration specialist will notify the owner and/or maintenance crews of necessary early growing season maintenance. The second annual monitoring visit will contain the bulk of the site assessment and will take place in the late summer or early fall.

The late-season formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue.

1. General summary of the spring visit.
2. Plant counts: Counts of dead plants by species in all mitigation areas (Year-1 only). Survival counts of dead plants by species in the in-fill planting area will be conducted in each monitoring year. Counts of dead plants where mortality is significant in any monitoring year will be recorded in the buffer restoration area.
3. Estimate of native sapling tree and shrub cover using the line intercept method along established transects in the buffer restoration area only.
4. Estimate of woody invasive cover using the line-intercept method along established transects in the buffer restoration area only.
5. Estimate of herbaceous invasive weed cover using the cover class method site-wide.
6. Photographic documentation from fixed reference points or transect ends.
7. Intrusions into the planting areas, vandalism or other actions that impair the intended functions of the planted areas.
8. Report on condition of the installed bird nest boxes.
9. Report on condition of placed large woody debris (buffer restoration area only).
10. An assessment of the channel condition.
11. Recommendations for maintenance or repair of any portion of the mitigation area.

CONSTRUCTION NOTES AND SPECIFICATIONS

Note: specifications for items in bold can be found below under "Material Specifications and Definitions."

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, shall monitor the following.

1. All site preparation
 - a. Invasive removal and soil preparation.
2. Plant material inspection
 - a. plant material delivery inspection.
 - b. 50% plant installation inspection.
 - c. 100% plant installation inspection.

General Work Sequence

1. Arrange with the general contractor to have a variety of large woody debris stockpiled for use in the buffer. Debris to be generated from on-site clearing necessary for school improvements.
2. Before beginning construction work, establish clearing limits and define the work area. Identify and demarcate the limits of project grading and mark trees and any other vegetation to be saved.
3. Install temporary erosion and sediment control measures identified in the TESC plan.
4. Establish the location of the centerline of the realigned channel areas to be excavated.
5. Locate any and all existing utilities within the project area prior to construction. Relocate utilities that interfere with project implementation. No excavation shall begin until all known utilities in the vicinity of the excavation area have been located, marked, and relocated as necessary.
6. Remove the native topsoil layer (where present) from areas to be excavated and store in an area separate from spoils. Cover with plastic sheeting and/or surround these spoils with silt fencing as necessary to control erosion and prevent silt-laden runoff from reaching the watercourse. Equipment used to conduct this and subsequent excavation would likely include bulldozers, track hoes, and dump trucks.
7. Rough grading and excavation activities leading to the formation of the re-constructed channel will generally begin at the upstream end with work proceeding downstream. Excavate the channel to the dimensions as indicated on the plan cross sections and consistent with the grading plan at each location along the channel. All excavated material not needed for re-use is to be disposed of off-site. Over-excavate the channel and banks to accommodate the placement of watercourse material and topsoil and/or compost amendments.
8. Place watercourse material meeting the type and gradation given above to form the channel bed and lower banks according to the plans and cross section. In areas to be planted later, ensure that soil beneath the spawning gravel mix on the upper banks is suitable for planting. Watercourse materials would likely be delivered to the site in dump trucks, and placed using an excavator with the assistance of a front-end loader.
9. Under the direction of the restoration specialist, perform finishing touches on the channel through the project area to ensure stable flow. Complete any additional touch-up work as directed.
10. Prior to finish grading, the restoration specialist shall inspect the soil condition surrounding the channel and determine if topsoil or soil amendments (incorporating compost) are needed. See sheet W5.1 for soil preparation details. Any excess stockpiled topsoil shall be used or disposed of in a manner that does not result in the filling of wetlands. The restoration specialist will be consulted before selecting suitable stockpiling locations.
11. Place large woody debris as directed by the restoration specialist. Decompress by roto-tilling any planting area soils traversed by heavy equipment.
12. Remove invasive species from the entire buffer area.
13. All plant installation is to take place during the dormant season (October 15th - March 1st), for best survival.
14. Prepare a planting pit for each plant and install per the planting details on sheet W5.1.

15. Sheet mulch the entire buffer restoration area with wood chip mulch, four inches thick. Place 18-inch diameter wood chip mulch rings, four inches thick around plants in the in-fill buffer enhancement area. To prevent rot, keep mulch a few inches away from the stem of each plant.
16. Install a temporary, above-ground irrigation system to provide full coverage to all plants within the restoration area.
17. Install split-rail fencing and add sensitive area signage as per the plan detail provided on sheet W3.1. A sign should be posted as shown on the plan (no greater than 50' between signs).
18. Install chickadee nest boxes away from pedestrian paths within the buffer. Boxes should be hung approximately 15 feet above ground.

MATERIAL SPECIFICATIONS AND DEFINITIONS

1. **Compost:** Cedar Grove Compost or equivalent product. 100% vegetable compost with no appreciable quantities of sand, gravel, sawdust, or other non-organic materials.
2. **Fertilizer:** Slow release, granular PHOSPHOROUS-FREE fertilizer. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years two, three, four and five and not in the first year.
3. **Irrigation systems:** Automated system capable of delivering at least two inches of water per week from June 1 through September 30 for the first two years following installation.
4. **Large woody debris:** Trees salvaged from on-site clearing, including logs, rootwads, and limbs which are to be placed on the ground at the direction of the Restoration Specialist. These pieces of downed wood should have a diameter of at least 12 inches and a maximum length of 10 feet. Debris to be placed to maximize ground contact. Substitutions based on available stockpiled material may be approved by the Restoration Specialist.
5. **Nest boxes:** Chickadee nest box or equivalent. Hole size 1-1/8", mounting height approximately 15 feet high. Available from the Seattle Audubon Society [www.seattleaudubon.org].
6. **Restoration specialist:** Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
7. **Topsoil:** Soil and compost mixture. This material is sold as "2-way topsoil" at Cedar Grove Compost [425-408-8558]. Please use this material or equivalent.
8. **Watercourse material:** Material for the watercourse shall consist of a well-blended mixture of silt, sand, gravel, cobble and boulder conforming closely to the sizes below. Within each size gradation, the goal is to have a broad and well distributed mix of material sizes (i.e. the gradation < 1 1/2 inches" should include roughly equal volume of fines, sand, pea gravel and small gravel).

< 1 1/2 inches	15%
1 1/2 to 4 inches	50%
4 to 9 inches	20%
9 to 18 inches	15%
9. **Wood chip mulch:**
 - a. Stockpiled bark from site until depleted, then:
 - b. Arborist chips" (chipped woody material) approximately 1 to 3 inches in maximum dimension (not sawdust or coarse hog fuel). This material is sold as "Animal Friendly Hog Fuel" at Pacific Topsoils [(800) 884-7645]. Mulch shall not contain appreciable quantities of garbage, plastic, metal, soil, and dimensional lumber or construction/demolition debris.

MAINTENANCE PLAN

The site will be maintained for five years following completion of the construction. Note: specifications for items in bold can be found above under "Material Specifications and Definitions."

1. Replace each plant found dead in the summer monitoring visits during the upcoming fall dormant season (October 15th to March 1st) for the first monitoring year. Replace plants as directed in monitoring reports from years two through five.
2. Follow the recommendations noted in the spring monitoring site visit.
 2. General weeding for all planted areas:
 - a. At least twice-yearly, remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality and lower plant replacement costs.
 - b. More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
 - c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
 3. Apply slow release granular fertilizer to each installed plant annually in the spring (by June 1) of Years two through five.
 4. Mulch the weeded areas beneath each plant with wood chips as necessary to maintain a 4-inch thick mulch layer and keep down weeds.
 5. The school district shall ensure that water is provided for the entire planted area with a minimum of 2 inches of water provided per week from June 1 through September 30 for the first two years following installation through the operation of a temporary irrigation system.
 6. Inspect and clean bird nest boxes annually each winter (between January 1 and February 28). Make sure the box is securely attached and has not been chewed or damaged. Remove and replace boxes enlarged by squirrels or non-native birds.

MITIGATION PLAN NOTES

REVISIONS

PERMIT SET

750 Sixth Street South
Kirkland WA 98033
P: 425.827.8136
F: 425.822.5242
www.watershedco.com

THE WATERSHED COMPANY
Science & Design

BELLEVUE SCHOOL DISTRICT NO. 405

CHERRY CREST
ELEMENTARY SCHOOL

12000 NORTHEAST 32ND STREET, BELLEVUE, WA, 98005

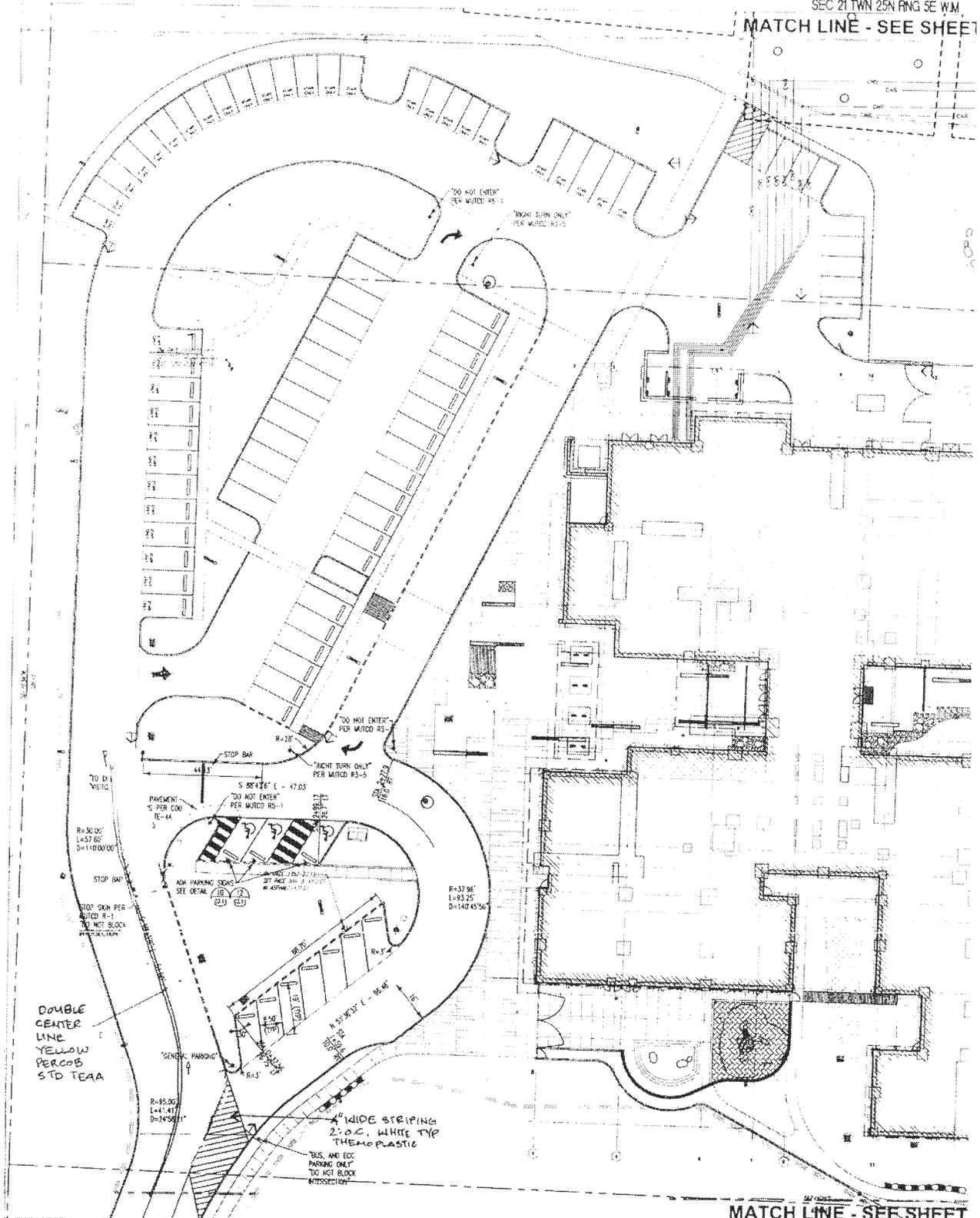
NAC ARCHITECTURE

NAC NO: 121-09036
WSEED #: 091106
PRJ #: 091106-MIT
PLAN: CL
CHECKED: NL
DATE: 1-20-2011

W6.1

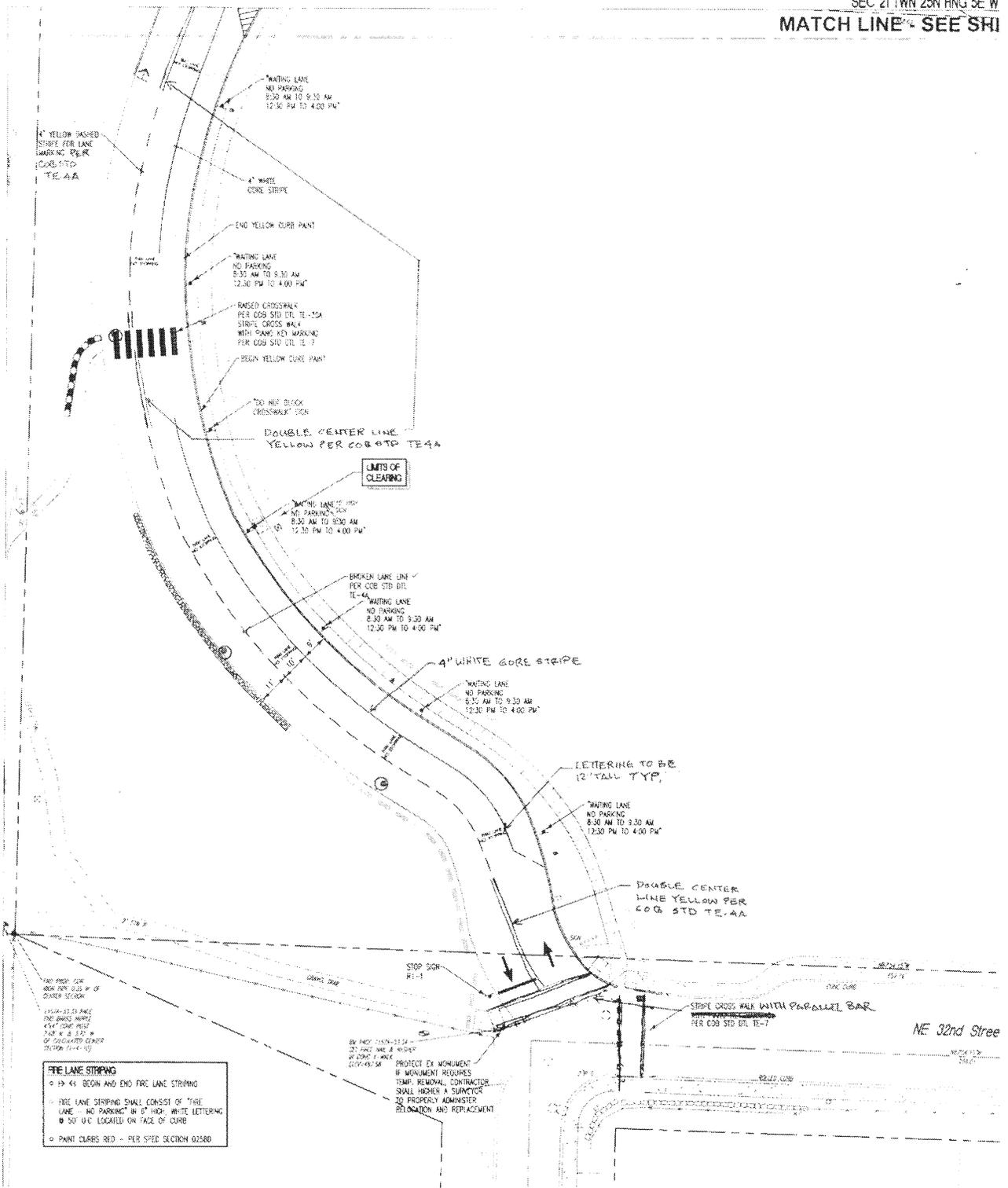
ATTACHMENT D
(Site Circulation Drawing)

SEC 21 T1N 25N R1G 5E W.M.
MATCH LINE - SEE SHEET



MATCH LINE - SEE SHEET

CHERRY CREST ELEM
LA 10.129091
STRIPING PLAN
3/3/11



TIRE LANE STRIPING

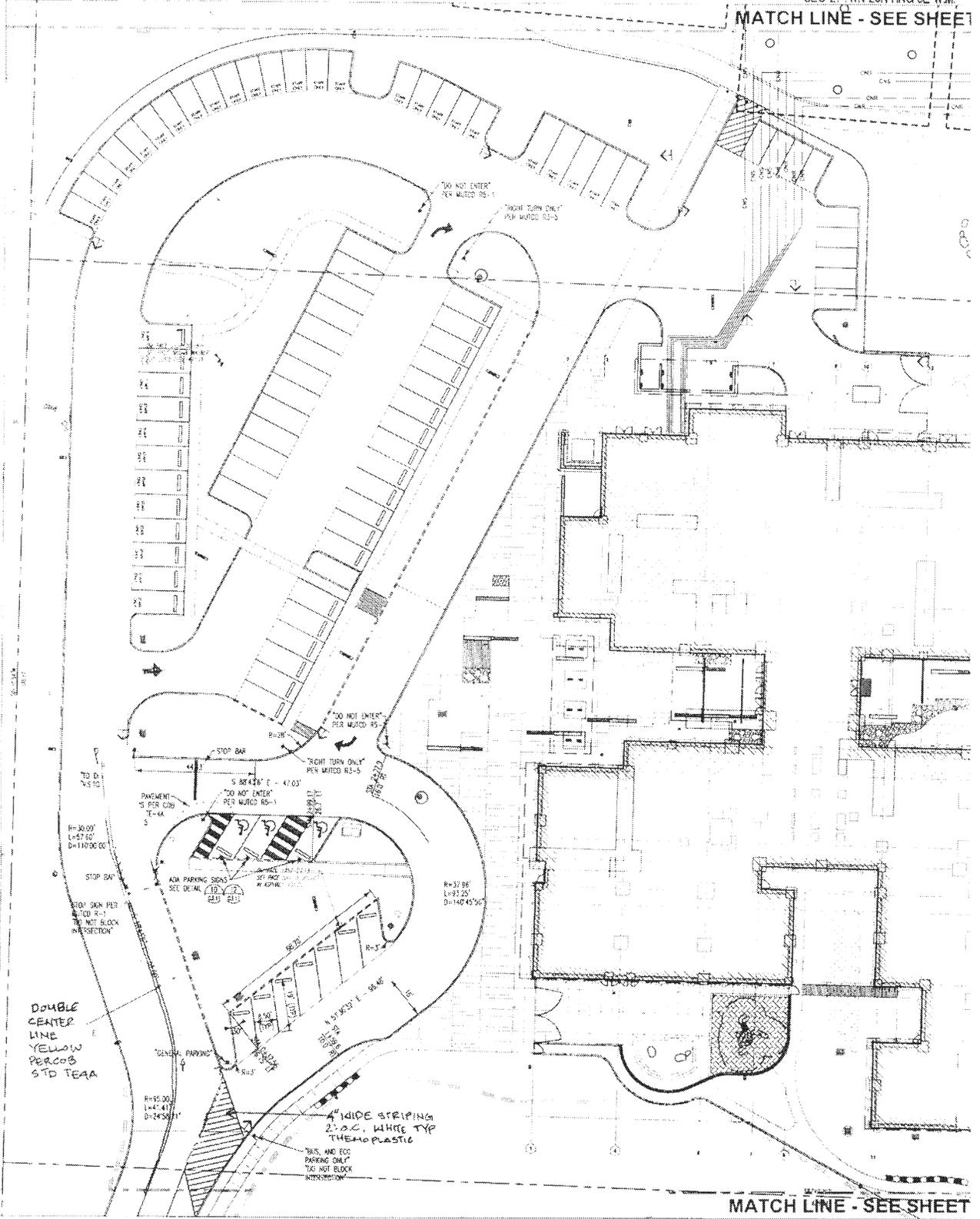
- → 45' BEGIN AND END FIRE LANE STRIPING
- FIRE LANE STRIPING SHALL CONSIST OF "TIRE LANE - NO PARKING" IN 6" HIGH WHITE LETTERING
- 30" O.C. LOCATED ON FACE OF CURB
- PAINT CHARIS RED - PER SPEC SECTION 02580

STOP SIGN
 R1-1

PROTECT EX MONUMENT
 IF MONUMENT REQUIRES
 TEMP. REMOVAL, CONTRACTOR
 SHALL HIRE A SURVEYOR
 TO PROPERLY ADMINISTER
 RELOCATION AND REPLACEMENT

CHERRY CREST ELEM
 LA 10-129091
 STRIPING PLAN
 3/3/11

MATCH LINE - SEE SHEET



MATCH LINE - SEE SHEET

CHERRY CREST ELEM
 LA 10.129091
 STRIPING PLAN
 3/3/11