



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Aries-Hunt Short Plat

**Proposal Address:** 15443 NE 6<sup>th</sup> Street

**Proposal Description:** The applicant proposes to subdivide an existing 43,107 square foot (sf) lot (0.99) acres) into five single-family lots with the following areas: **Lot 1** – 7,839 sf, **Lot 2** – 7,486 sf, **Lot 3** – 7,288 sf, **Lot 4** – 7,261 sf and **Lot 5** – 13,232 sf.

**File Number:** 16-135005-LN

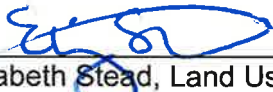
**Applicant:** Jamie Waltier of Harbour Homes, LLC

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Mark C. Brennan, Associate Planner

**State Environmental Policy Act Threshold Determination:** **Exempt**

**Department Decision:** **APPROVED WITH CONDITIONS**  
Michael A. Brennan, Director  
Development Services Department

By:   
Elizabeth Stead, Land Use Director  
Development Services Department

**Application Date:** June 16, 2016  
**Notice of Application:** July 21, 2016  
**Decision Publication Date:** September 7, 2017  
**Appeal Deadline:** September 21, 2017 (14 days)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

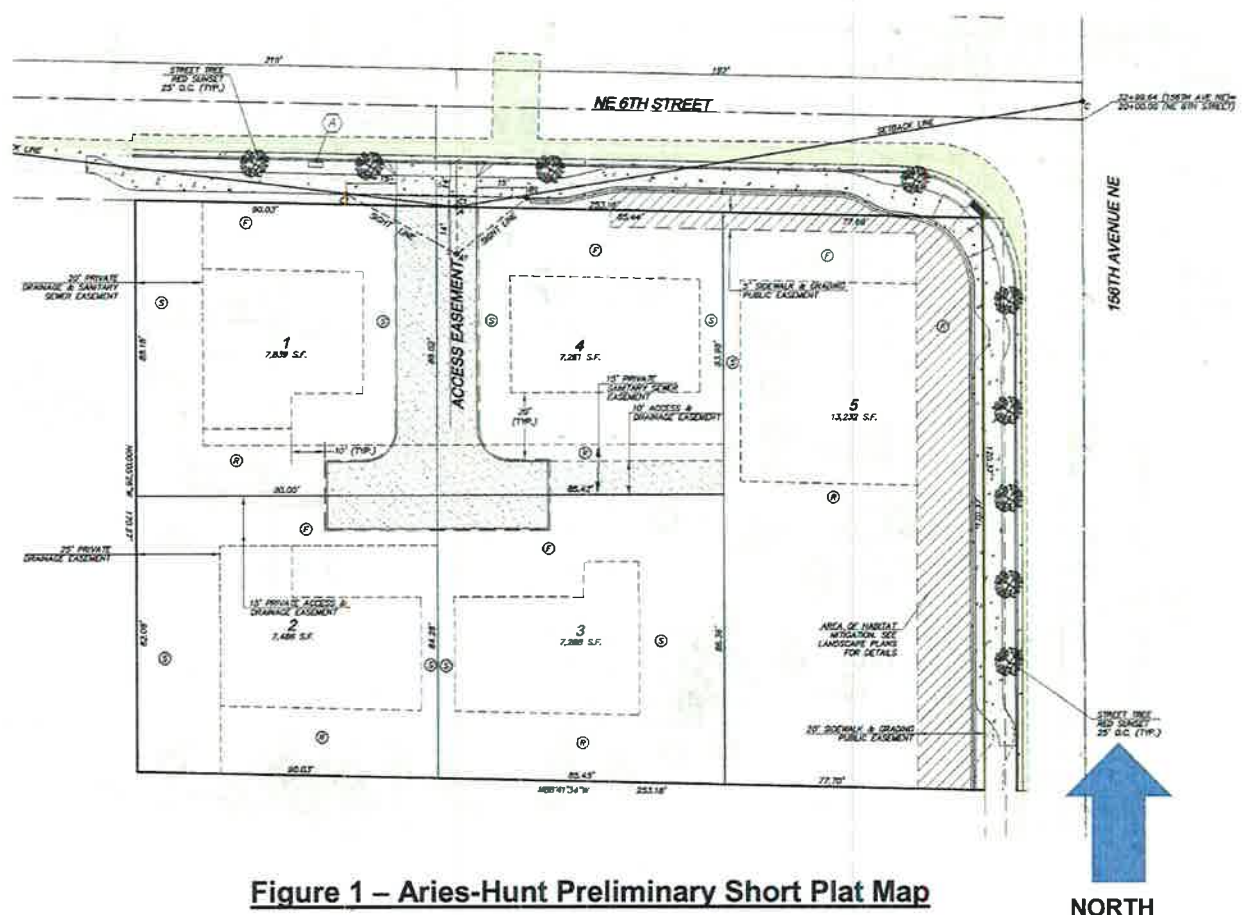
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## I. DESCRIPTION OF PROPOSAL

The applicant proposes to subdivide two existing single-family lots into five single-family lots. The two existing lots are located at 15443 and 15449 NE 6<sup>th</sup> Street in the Crossroads Subarea and combined they have an area of 43,107 square feet (sf) or 0.99 acres. The proposed five single-family lots created through this preliminary short plat application will have the following areas: **Lot 1** – 7,839 sf, **Lot 2** – 7,486 sf, **Lot 3** – 7,288 sf, **Lot 4** – 7,261 sf and **Lot 5** – 13,232 sf. Each lot will be developed in the future with one single-family dwelling (not part of this short plat approval). **Refer to Figure 1 – Aries-Hunt Preliminary Short Plat Map below.**

The site contains a single-family dwelling and accessory structure (garage) which will be demolished as a result of this short plat proposal. **Refer to Conditions of Approval regarding Demolition of Existing Structures in Section IX of this report.**

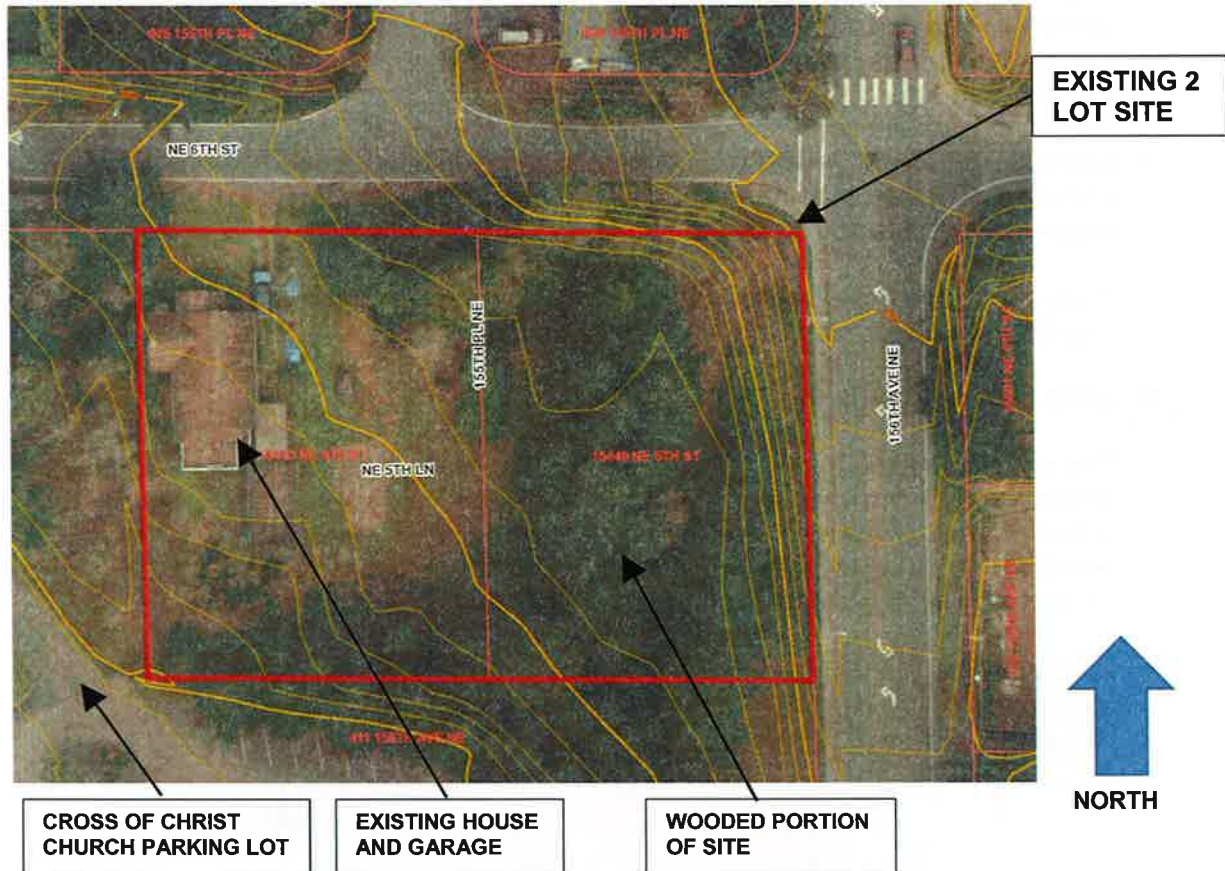
The subdivision of land into 9 or less lots is processed through a preliminary short plat in accordance with the City of Bellevue Land Use Code (LUC) Section 20.45B.



**Figure 1 – Aries-Hunt Preliminary Short Plat Map**

NORTH

## II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT



**Figure 2 – Aries-Hunt Aerial Image**

### A. Site Description

The project site is located at 15443 and 15449 NE 6<sup>th</sup> Street and is adjacent to single family residences to the north across NE 6<sup>th</sup> Street and to the east across 156<sup>th</sup> Avenue NE. To the south and west the site is adjacent to the parking area for Cross of Christ Lutheran Church.

The site is generally flat with the exception of a steeply sloping area that runs along the east and north site boundaries with 156<sup>th</sup> Avenue NE and NE 6<sup>th</sup> Street. Although this area appears to qualify as a steep slope critical area, required frontage improvements will remove this slope and result in an area that no longer qualifies as a steep slope. The loss of habitat associated with the slope and toe of slope structure setback will be mitigated through the retention of additional trees and the planting of native vegetation in the remnant slope left after frontage improvements are made (refer to **Section VI.3 & .5** of this report for additional discussion). The rest of the site slopes gradually downhill to the southwest corner of the property.

The site contains 47 significant\* trees, of which 34 are evergreens comprised primarily of

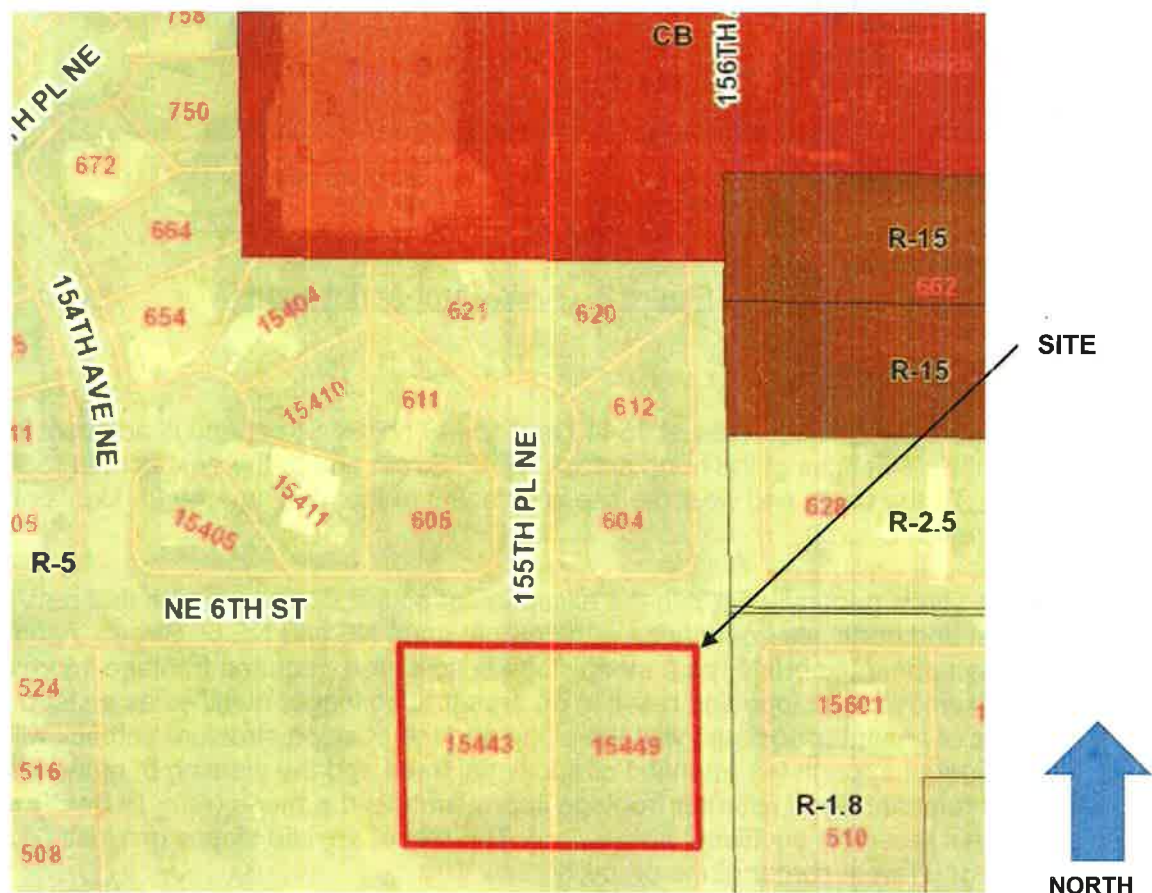


Douglas Fir but also including Western Red Cedar and White Pine. Most of the trees are located on the eastern half and southern edge of the site on the gradually sloping terrain below the slope on the eastern street frontage. Taken as a whole, the trees form a contiguous tree canopy that contributes to neighborhood character and provides habitat for birds and other wildlife. Apart from lawn and plantings in the immediate vicinity of the existing house and garage, the site's surface vegetation is undeveloped and is characterized by an undergrowth of native grasses and shrubs. This area of undergrowth extends from the site's southwest corner and terminates at the existing sidewalk along the 156<sup>th</sup> Avenue NE.

*\*LUC 20 50.046 Significant Tree: A healthy evergreen or deciduous tree, eight inches in diameter or greater, measured four feet above existing grade.*

## B. Land Use and Zoning

The site is zoned **R-5** and is situated two blocks south of the commercial development associated with the intersection of NE 8<sup>th</sup> Street and 156<sup>th</sup> Avenue NE. In the City's Comprehensive Plan the site is located in a **SF-H** (Single-Family High Density) area, which allows for up to 5 dwelling units per acre. The property is located in the Crossroads Subarea of the Comprehensive plan.



**Figure 3 - Site Zoning Map**



### III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

#### A. Zoning

The proposal site lies within the R-5 Single-Family land use district and the five lots proposed with this short plat application are permitted within this district. Refer to **Table 1 of Section III.B** below for compliance with the R-5 dimensional requirements.

#### B. Consistency with Standard Land Use Code Requirements

**Table 1 – Dimensional Requirements**

|  |   |   |
|--|---|---|
| <b>ZONING DISTRICT</b>   | <b>R-5</b>  |   |
| <b>SUBAREA</b>   | Crossroads  |   |
| <b>LOT AREA</b>  | 43,107 square feet (0.99) acres)  |   |
| <b>ITEM</b>  | <b>REQ'D/ALLOWED</b>  | <b>PROPOSED</b>   |
| <b>MINIMUM LOT AREA</b><br>(LUC 20.20.010)                           | 7,200 sf.   | <b>Lot 1:</b> 7,839 sf.<br><b>Lot 2:</b> 7,486 sf.<br><b>Lot 3:</b> 7,288 sf.<br><b>Lot 4:</b> 7,261 sf.<br><b>Lot 5:</b> 13,232 sf.  |
| <b>MINIMUM LOT WIDTH</b><br>(LUC 20.20.010)                          | 60 feet   | <b>Lot 1:</b> 90.00 ft.<br><b>Lot 2:</b> 90.03 ft.<br><b>Lot 3:</b> 85.45 ft.<br><b>Lot 4:</b> 85.42 ft.<br><b>Lot 5:</b> 77.69 ft.   |
| <b>MINIMUM LOT DEPTH</b><br>(LUC 20.20.010)                          | 80 feet   | <b>Lot 1:</b> 88.18 ft.<br><b>Lot 2:</b> 82.08 ft.<br><b>Lot 3:</b> 84.28 ft.<br><b>Lot 4:</b> 83.98 ft.<br><b>Lot 5:</b> 170.37 ft.  |
| <b>REQUIRED SETBACKS</b><br>(LUC 20.20.010, including Footnote (17)) | Front (F): 20 feet<br><br>Rear (R): 20 feet<br><br>Side (S): 5 feet<br><br>2 Side setbacks: 15 feet total with 5 foot minimum<br><br>Access easement/internal road: Minimum 10 ft. setback off any access easement unless a greater setback is required | <b>Lot 1:</b> F: 20 ft., R:20 ft., S:20 ft.*, 10 ft.*<br><b>Lot 2:</b> F:20 ft., R:20 ft., S: 5 ft.*, 30ft.*<br><b>Lot 3:</b> F: 20 ft.,R:20 ft., S: 10 ft.*, 25 ft.*<br><b>Lot 4:</b> F:20 ft., R: 20 ft., S: 10 ft., 7 ft.*<br><b>Lot 5:</b> F: 20 ft., R: 20 ft., S: 90 ft.*<br>*approximate |

|   |  |  |
|---|--|--|
| <b>MAXIMUM LOT COVERAGE BY STRUCTURES</b><br>(LUC 20.20.010)  | 40%  | <b>Lot 1:</b> 3,136 sf.<br><b>Lot 2:</b> 2,994 sf.<br><b>Lot 3:</b> 2,915 sf.<br><b>Lot 4:</b> 2,904 sf.<br><b>Lot 5:</b> 5,293 sf.  |
| <b>ALTERNATIVE MAXIMUM IMPERVIOUS SURFACE*</b><br>(LUC 20.20.010)<br><br>*Applies to sites where the use of permeable surfacing techniques are determined to be infeasible. | 50%  | <b>Lot 1:</b> 3,920 sf.<br><b>Lot 2:</b> 3,743 sf.<br><b>Lot 3:</b> 3,644 sf.<br><b>Lot 4:</b> 3,631 sf.<br><b>Lot 5:</b> 6,616 sf.  |
| <b>TREE RETENTION</b><br>(LUC 20.20.900.D.3)  | A minimum, 30% of total diameter inches of significant trees on site to be retained. | Total diameter inches on site: <b>834</b> . 30% minimum diameter inches to be retained: <b>250</b><br>Proposed diameter inches to be retained : <b>499</b> (60% of total diameter inches on site)<br><b><u>Refer to Conditions of Approval regarding Tree Retention and Tree Preservation Plan in Section IX of this report.</u></b> |

#### IV. STATE ENVIRONMENTAL POLICY ACT (SEPA):

The project has been determined to qualify for a categorical exemption per BCC 22.02.32.B.1. The site contains no Critical Areas and the proposal is for the creation of 5 single family lots.

#### V. SUMMARY OF TECHNICAL REVIEWS:

##### A. Utilities Review

Approval of the Preliminary Short Plat Application Only. There are no implied approvals of the utilities engineering. Changes to the site layout may be required to accommodate All water, sewer & storm drainage design review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process, water application process, side sewer permit(s) and/or storm drainage connection permits.

A complete Storm Drainage Report conforming to the 2016 Engineering codes and standards shall be prepared prior issuance of the utility permit. **Refer to Condition of**

**Approval regarding Test Pits or Borings in Section IX of this report.**

**B. Fire Department Review**

Access road on the opposite side of parking shall be marked as a fire lane in accordance with IFC 503.3 and public information handout F-11.

**C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance. **Refer to Condition of Approval regarding Engineering Plans in Section IX of this report.**

**Site Access**

The proposed five lot short plat is comprised of two existing lots, one of which has an existing single family home taking access from NE 6<sup>th</sup> Street. Access to the proposed five lots will be from a single private road off of NE 6<sup>th</sup> Street. The private road width shall be a minimum of twenty-four feet, it shall include a turnaround facility for residents and deliveries at the end, allow parking on one side, and must be built per the City's Transportation Department Design Manual Standard Drawing SW-160-1. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street names and site addresses have been determined by the City's Parcel and Address Coordinator – see **Section V.E** of this report. **Refer to Conditions of Approval regarding Access Design and Maintenance and Off-Street Parking in Section IX of this report.**

**Street Frontage Improvements**

Prior to final short plat approval, the developer must provide street frontage improvements on NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Frontage Improvements include the following:

NE 6<sup>th</sup> Street



- Pavement widening and installation of concrete curb and gutter that matches the alignment of the adjacent parcel to the west.
- Installation of a minimum 4-foot wide planter strip. The planter shall have street trees 20-25 feet on-center, ground cover, root barrier, soil prep, and spray irrigation from a private metered water source.
- Installation of a minimum 6-foot wide concrete sidewalk. The sidewalk may meander into the planter at the discretion of the review engineer to preserve select trees.
- Installation of a single ADA ramp configuration or double ADA ramp configuration at the intersection of NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE.
- Street lighting to Bellevue standards.
- A retaining wall, with associated easements, that allows the required frontage improvements to be built. The City retains the right to review and specify the type of retaining wall and to require a third party structural review.
- Easements necessary to encompass the required improvements and for any additional maintenance needs by the City.

#### 156<sup>th</sup> Avenue NE

- Replace existing concrete curb and gutter.
- Installation of a minimum 4-foot wide planter. The planter shall have street trees 20-25 feet on-center, ground cover, root barrier, soil prep, and spray irrigation from a private metered water source.
- Installation of a minimum 8-foot wide concrete sidewalk. The sidewalk may meander around existing transmission lines at the discretion of the review engineer.
- Street lighting to Bellevue standards.
- Installation of a single ADA ramp configuration or double ADA ramp configuration at the intersection of NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE.
- A retaining wall, with associated easements, that allows the required road section to be built. The City retains the right to review and specify the type of retaining wall and to require a third party structural review.
- Easements necessary to encompass the required improvements and for any additional maintenance needs by the City.

#### **Refer to Condition of Approval regarding Infrastructure Improvements in Section IX of this report.**

#### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **Refer to Condition of Approval regarding Right Of Way Use Permit in Section IX of this report.**

#### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has

been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE are classified as Grind and Overlay Streets. **Refer to Condition of Approval regarding Pavement Restoration in Section IX of this report.**

#### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. **Refer to Condition of Approval regarding Sight Distance in Section IX of this report.**

#### **D. Clearing and Grading Review**

Approved. **Refer to Condition of Approval regarding Seasonal Clearing and Grading Restrictions in Section IX of this report.**

#### **E. Addressing**

**Below are the new addresses proposed for each of the five new lots:**

- Lot 1: 587 155<sup>th</sup> Place NE**
- Lot 2: 15453 NE 5<sup>th</sup> Lane**
- Lot 3: 15475 NE 5<sup>th</sup> Lane**
- Lot 4: 15521 NE 5<sup>th</sup> Lane**
- Lot 5: 592 155<sup>th</sup> Place NE**

#### **VI. PUBLIC COMMENT:**

The City initially notified the public of this proposal on July 21, 2016 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. Comments were received regarding the proposal and are summarized below:

##### **Comment:**

*The current structure and the homes surrounding it are detached single family homes. Increasing the development to 5 unit townhomes would increase the density of the area, changing the nature of the neighborhood and is not in line with the character of its current state. In considering this proposal I will ask the city to maintain the nature of its current area and deny the request for 5 unit townhouses.*

##### **Response:**

The proposed preliminary short plat will create five (5) single family lots, each of which will be developed with one detached dwelling unit (house) per lot. All of the lots created with this approval will meet the minimum Code requirements for the R-5 land use district, thereby maintaining the current residential density of the neighborhood.

**Comment:**

*Neighbors, we must demand a sidewalk on NE 6<sup>th</sup> Street and a stoplight at NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE. With five new homes it will add to traffic times and drivers do not stop for pedestrians.*

**Response:** During review of the proposed five lot short plat, the warrants for a traffic signal were not met at the intersection of NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE.

**VII. DECISION CRITERIA:**

Per LUC 20.45B.130.A: The Department Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste; and**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. As discussed in this staff report, the proposed short plat is consistent with City Codes and Standards. The site is proposed to be accessed from NE 6<sup>th</sup> Street. Existing public roads as well as public water and sewer facilities have been deemed adequate to serve the proposed development with the required improvements.

2. **The public interest is served by the short subdivision; and**

**Finding:** The public interest is served by maintaining neighborhood character and protecting the functions and values of existing trees and tree canopy habitat, and by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site; and**

**Finding:** The site's physical characteristics primarily consist of a relatively flat area and a substantial number of significant trees exhibiting a continuous tree canopy that supports wildlife habitat. The preliminary short plat considered these physical characteristics of the site and lots were configured on relatively flat ground to retain existing trees and habitat. To compensate for the removal of the sloped area for the installation of frontage improvements, the applicant is proposing to plant native trees, shrubs and groundcover as depicted on **Sheet L-1 in Attachment A. Refer to Conditions of Approval regarding Habitat Enhancement Plan and Habitat Enhancement Installation in Section IX of this report.**

4. **The proposal complies with all applicable provisions of the Land Use Code, (BCC Title 20), the Utility Codes, (BCC Title 24), and the City of Bellevue Development Standards; and**



**Finding:** As discussed in this staff report, the proposal complies with the Land Use Code requirements for R-5 zoning, the Land Use Code Short Subdivision standards, the Utility Code, the Transportation Code, and other applicable City of Bellevue Development Standards.

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates noise related to construction and noise levels. **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX of this report.**

**5. The proposal is in accord with the Comprehensive Plan, (BCC Title 21); and**

**Finding:** The site is located within the Crossroads Subarea. The Comprehensive Plan specifies Single-Family High Density (SF-H) development for this property, which is consistent with the R-5 land use district designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this subarea, including the following:

**Policy LU-5: Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.**

**Finding:** The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next twenty years. The proposal meets the neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district) (HO-3).

**Policy LU-6: Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.**

**Finding:** The proposal provides the maximum allowed number of new residential units as encouraged by the Comprehensive Plan.

**Policy LU-13: Support neighborhood efforts to maintain and enhance their character and appearance.**

**Finding:** The 5 proposed single family lots are, by use type, compatible with surrounding neighborhoods and maintain the character and appearance of the neighborhood.

**Policy S-CR-14: Encourage the preservation of open space and existing vegetation within new residential development.**

**Finding:** Through review of the site's vegetation staff determined the existing tree canopy contributed to the neighborhood character and provided high

functions and values worthy of preservation for purposes of providing habitat and maintaining neighborhood character. In order to comply with the vision detailed in the Comprehensive Plan the applicant's proposal includes the retention of significant trees above the minimum 30% tree retention requirement. The total existing tree diameter inches on site is 834". The applicant is proposing to retain 499", or 60% of that total as depicted on **Sheet C2 in Attachment A**. Specific trees, areas of contiguous tree canopy and the undergrowth below them will be preserved through restrictions placed on tree removal during site development and thereafter as found in **Section IX** of this report.

In addition, the applicant is proposing to provide landscaping along the eastern portion of the site in order to enhance the wildlife habitat associated with the additional tree preservation. The applicant shall provide a tree preservation and landscaping plan in conformance with sheets **C2, C3, L-1 and L-2 in Attachment A**. A maintenance and monitoring device shall be required to ensure successful establishment of the vegetation. **Refer to Conditions of Approval regarding Tree Preservation Plan, Habitat Enhancement Plan, Habitat Enhancement Installation and Maintenance and Monitoring in Section IX of this report**

- 6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; and**

**Finding:** Each lot can reasonably be developed to current R-5 zoning standards and dimensional requirements for the R-5 land use district without requiring a variance. The proposed lots meet the minimum standards for lot width, lot depth, and lot area in the R-5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance at a future date and all lots must be developed within the constraints under which they are created. **Refer to Condition of Approval regarding Variance Restriction in Section IX of this report.**

- 7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

#### **VIII. DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Development Services Director does hereby **APPROVE WITH CONDITIONS** this Preliminary Short Plat.

**Note on expiration of Preliminary Short Plat Approval (16-135005-LN):** A preliminary short subdivision approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval.

## **IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

### **COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

#### **Applicable Codes, Standards & Ordinances**

Clearing and Grading – BCC 23.76

Fire Code – BCC 23.11

Land Use Code – BCC Title 20

Transportation Development Code – BCC 14.60

Utility Code – BCC Title 24

#### **Contact**

Janney Gwo, 425-452-5225

Sean Nichols, 425-452-2926

Mark C. Brennan, 425-452-2973

Ryan K. Miller, 425-452-7915

Arturo Chi, 425-452-4119

## **A. GENERAL CONDITIONS:**

### **1. Variance Restriction**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

**AUTHORITY:** Land Use Code 20.45B.130.A.6

**REVIEWER:** Mark C. Brennan, Land Use

- 2. Noise/Construction Hours** - Construction will be subject to normal operation hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to the Development Services Department, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

**AUTHORITY:** Bellevue City Code 9.18

**REVIEWER:** Mark C. Brennan, Land Use

## **B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

### **1. Seasonal Clearing and Grading Restrictions**

The clearing & grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

**AUTHORITY:** Bellevue City Code 23.76

**REVIEWER:** Janney Gwo, Clearing and Grading Department



**2. Test Pits or Borings**

Test pits or borings shall be done during the wet season (November 15 through April 15) as required per SWES section D4-06.7c (Page D4-75) before the issuance of the Utility permit.

**AUTHORITY:** SWES section D4-06.7c (Page D4-75)

**REVIEWER:** Arturo Chi, Utilities Department

**3. Tree Preservation Plan**

Prior to issuance of plat infrastructure and clearing and grading permits, the applicant shall submit a tree preservation plan that includes a complete site tree inventory and identifies all trees to be removed and retained in conformance with sheets **C2** and **C3** in **Attachment A**. All trees to be retained must clearly be labeled on all future plans submitted and must be clearly identified on the final plat mylar. Retained trees must be identified through the installation of "City of Bellevue Retained Tree – Do Not Remove" tags.

**AUTHORITY:** Land Use Code 20.20.900.D.3

**REVIEWER:** Mark C. Brennan, Land Use

**4. Habitat Enhancement Plan**

A plan providing mitigation for habitat loss is required to be submitted for review and approval by the City of Bellevue prior to issuance of a Clearing and Grading Permit. The plan shall document the enhancement area and quantity and sizes of plantings used and shall conform to sheets **L-1** and **L-2** in **Attachment A**.

**AUTHORITY:** Land Use Code 20.25H.220

**REVIEWER:** Mark C. Brennan, Land Use

**5. Right of Way Use Permit** - The applicant is required to apply for a Right of Way Use Permit 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.

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

**AUTHORITY:** Bellevue City Code 14.30  
**REVIEWER:** Tim Stever, Transportation/Right-of-Way

- 6. Off-Street Parking** - The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

**AUTHORITY:** Bellevue City Code 14.30  
**REVIEWER:** Tim Stever, Transportation/Right-of-Way

- 7. Engineering Plans** - A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to NE 6<sup>th</sup> Street, pavement restoration in NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Frontage Improvements:

NE 6<sup>th</sup> Street

- Pavement widening and installation of concrete curb and gutter that matches the alignment of the adjacent parcel to the west.
- Installation of a minimum 4-foot wide planter. The planter shall have street trees 20-25 feet on-center, ground cover, root barrier, soil prep, and spray irrigation from a private metered water source.
- Installation of a minimum 6-foot wide concrete sidewalk. The sidewalk may meander into the planter at the discretion of the review engineer to preserve select trees.
- Installation of a single ADA ramp configuration or double ADA ramp configuration at the intersection of NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE.
- Street lighting to Bellevue standards.
- A retaining wall, with associated easements, that allow the required frontage improvements to be built. The City retains the right to review and specify the type of retaining wall and to require a third party structural review.

- Easements necessary to encompass the required improvements and for any additional maintenance needs by the City.

156<sup>th</sup> Avenue NE

- Replace existing concrete curb and gutter.
- Installation of a minimum 4-foot wide planter. The planter shall have street trees 20-25 feet on-center, ground cover, root barrier, soil prep, and spray irrigation from a private metered water source.
- Installation of a minimum 8-foot wide concrete sidewalk. The sidewalk may meander around existing transmission lines at the discretion of the review engineer.
- Street lighting to Bellevue standards.
- Installation of a single ADA ramp configuration or double ADA ramp configuration at the intersection of NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE.
- A retaining wall, with associated easements, that allow the required road section to be built. The City retains the right to review and specify the type of retaining wall and to require a third party structural review.
- Easements necessary to encompass the required improvements and for any additional maintenance needs by the City.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

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

**AUTHORITY:** Bellevue City Code 14.60, Transportation Department Design Manual, and the Americans with Disabilities Act.  
**REVIEWER:** Ryan Miller, Transportation

**8. Sight Distance** - If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1.

**AUTHORITY:** Bellevue City Code 14.60.240  
**REVIEWER:** Ryan Miller, Transportation



- 9. Pavement Restoration** - The city's pavement manager has determined that these segments of NE 6<sup>th</sup> Street and 156<sup>th</sup> Avenue NE will require Grind and Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

**AUTHORITY:** Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

**REVIEWER:** Ryan Miller, Transportation

**C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

- 1. Infrastructure Improvements** - All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Transportation Development Code Section 14.60.260 provides for a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

**AUTHORITY:** Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260 Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

**REVIEWER:** Ryan Miller, Transportation

- 2. Access Design and Maintenance** - The private road width shall be a minimum of twenty-four feet, it shall include a turnaround facility for residents and deliveries at the end, allow parking on one side, and must be built per the City's Transportation Department Design Manual Standard Drawing SW-160-1. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street names and site addresses have been determined by the City's Parcel and Address Coordinator. Refer to Section V.E of

this report for proposed addresses.

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

**AUTHORITY:** BCC 14.60.130  
**REVIEWER:** Ryan Miller, Transportation

3. **Tree Retention** - The final short plat shall portray retention of 499 diameter inches as shown on the Landscape Plan submitted as part of this Preliminary Short Plat approval. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

***“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”***

During construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

**AUTHORITY:** Land Use Code 20.20.900.D & G  
**REVIEWER:** Mark C. Brennan, Land Use

4. **Habitat Enhancement Installation-** Prior to recording the final short plat the applicant shall install the required habitat enhancement plantings. A land use inspection is required.

**AUTHORITY:** Land Use Code 20.20.900.D & G  
**REVIEWER:** Mark C. Brennan, Land Use

5. **Maintenance and Monitoring:** The planting area shall be maintained and monitored for a minimum of 3 years. A maintenance device equal to 20% of the value of the installed cost of habitat enhancement planting plan (See Attachment \*) shall be submitted to the land use planner prior to the recording of the final short plat. The

device will be released when the applicant demonstrates the required plantings have successfully been maintained for the 3 years.

**AUTHORITY:** Land Use Code 20.20.900.D & G  
**REVIEWER:** Mark C. Brennan, Land Use

- 6. Demolition of Existing Structure** - Prior to recording of the final short plat, the applicant shall demolish the existing single-family dwelling on site.

**AUTHORITY:** Land Use Code 20.20.560  
**REVIEWER:** Mark C. Brennan, Land Use

**ATTACHMENT A:** Project Drawings

**SURVEYOR'S NOTES:**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 0062540-06 DATED MARCH 01, 2016. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 08, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH, 2016.
3. PROPERTY AREA = 43,107± SQUARE FEET (0.9896± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

NE 1/4 OF THE NW 1/4 SECTION 35, TOWNSHIP 25 N, RANGE 5 E, W.M.

**ARIES HUNT PRELIMINARY SHORT PLAT**

PERMIT NUMBER: 16-135005LN

**BUILDING SETBACK:**

- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 6107382.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR SLOPE RETENTION AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9105151055.
- THIS SITE IS SUBJECT TO KING COUNTY'S RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY AS GRANTED OR RESERVED IN DEED RECORDED UNDER RECORDING NUMBER 5127240.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE NOTICE OF CHARGES OF WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9612200338.

**BENCHMARK:**

CITY OF BELLEVUE VERTICAL CONTROL PT NO 167, FOUND CONCRETE MONUMENT WITH PUNCHED 2.5" BRASS DISK, DOWN 1.4" IN MONUMENT CASE, STAMPED "KING COUNTY SURVEY". ELEVATION = 384.379 FEET.

**LEGAL DESCRIPTION:**

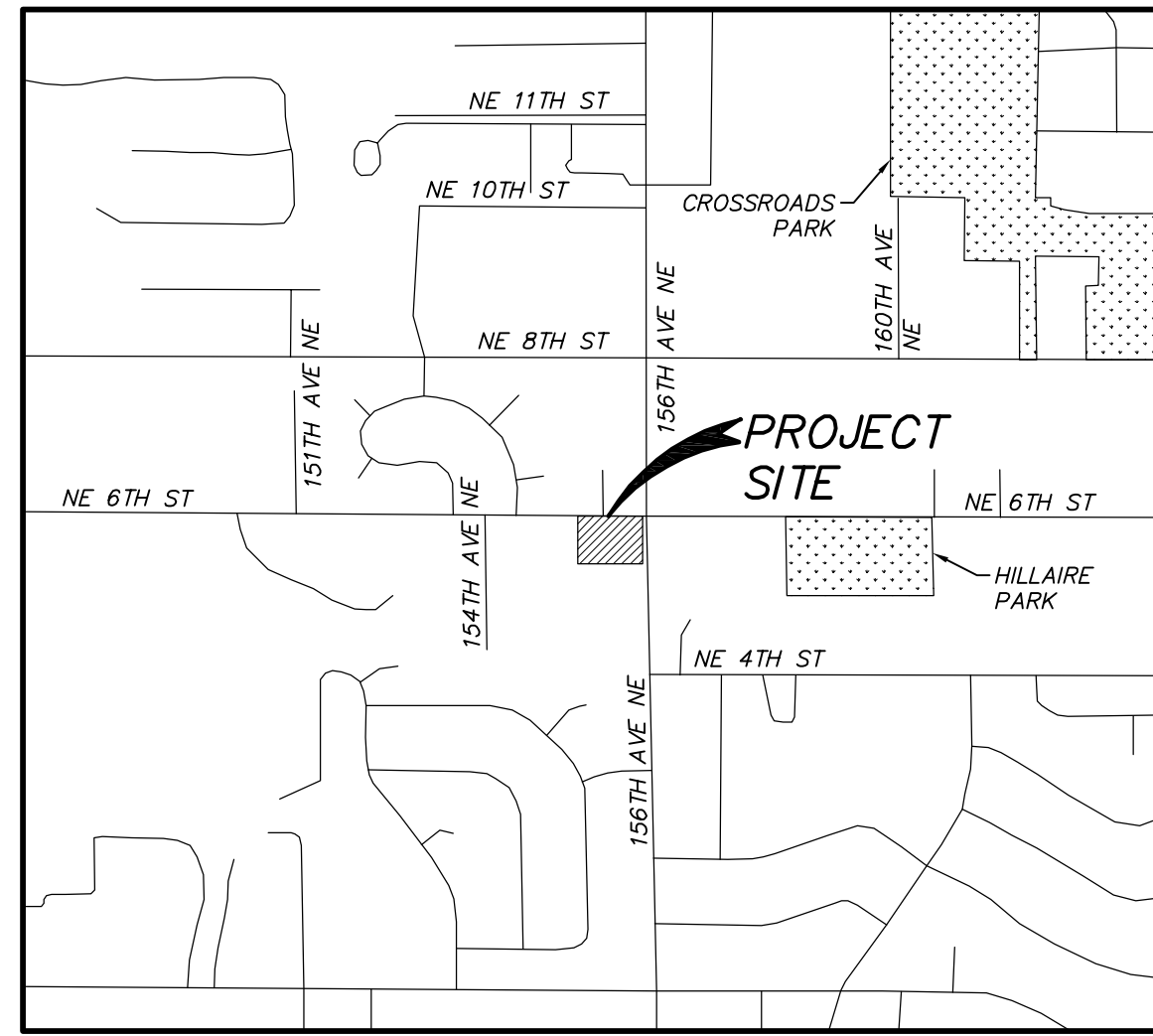
LOT(S) 19 AND 20, BLOCK 2, KIRKLAND GARDENS ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 12, RECORDS OF KING COUNTY WASHINGTON; EXCEPT THE SOUTH 455 FEET THEREOF; AND EXCEPT THE EAST 6.2 FEET OF SAID LOT 20 CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 5127240.

**VERTICAL DATUM:**

NAVD 88, PER CITY OF BELLEVUE VERTICAL CONTROL

**BASIS OF BEARINGS:**

NAD83(2011) N88°44'22"W BETWEEN CITY OF BELLEVUE HORIZONTAL CONTROL MONUMENTS 83 AND 84



VICINITY MAP  
SCALE 1"=800'



**LEGEND:**

- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- POWER POLE
- LIGHT POLE NO ARM
- LIGHT POLE WITH ARM
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- EDGE OF PAVEMENT
- GRAVEL
- CONCRETE

**PROJECT DESCRIPTION:**

ADDRESS OF THE PROPERTY: 15443 NE 6TH STREET  
BELLEVUE, WASHINGTON

TAX ACCOUNT NUMBERS: 3891100215 AND 3891100217

EXISTING ZONING: R-5

SURROUNDING ZONING: R-5

NUMBER OF LOTS: 5

ACREAGE: 43,107 S.F. 0.990 ACRES

SENSITIVE AREAS AND BUFFERS: 0 ACRES

PROPOSED USE: SINGLE FAMILY

WATER DISTRICT: CITY OF BELLEVUE

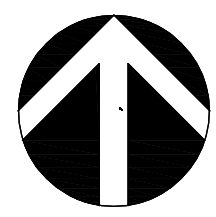
FIRE DISTRICT: CITY OF BELLEVUE

SEWER DISTRICT: CITY OF BELLEVUE

SCHOOL DISTRICT: BELLEVUE 405

TELEPHONE SERVICE: FRONTIER

POWER SOURCE: PUGET SOUND ENERGY

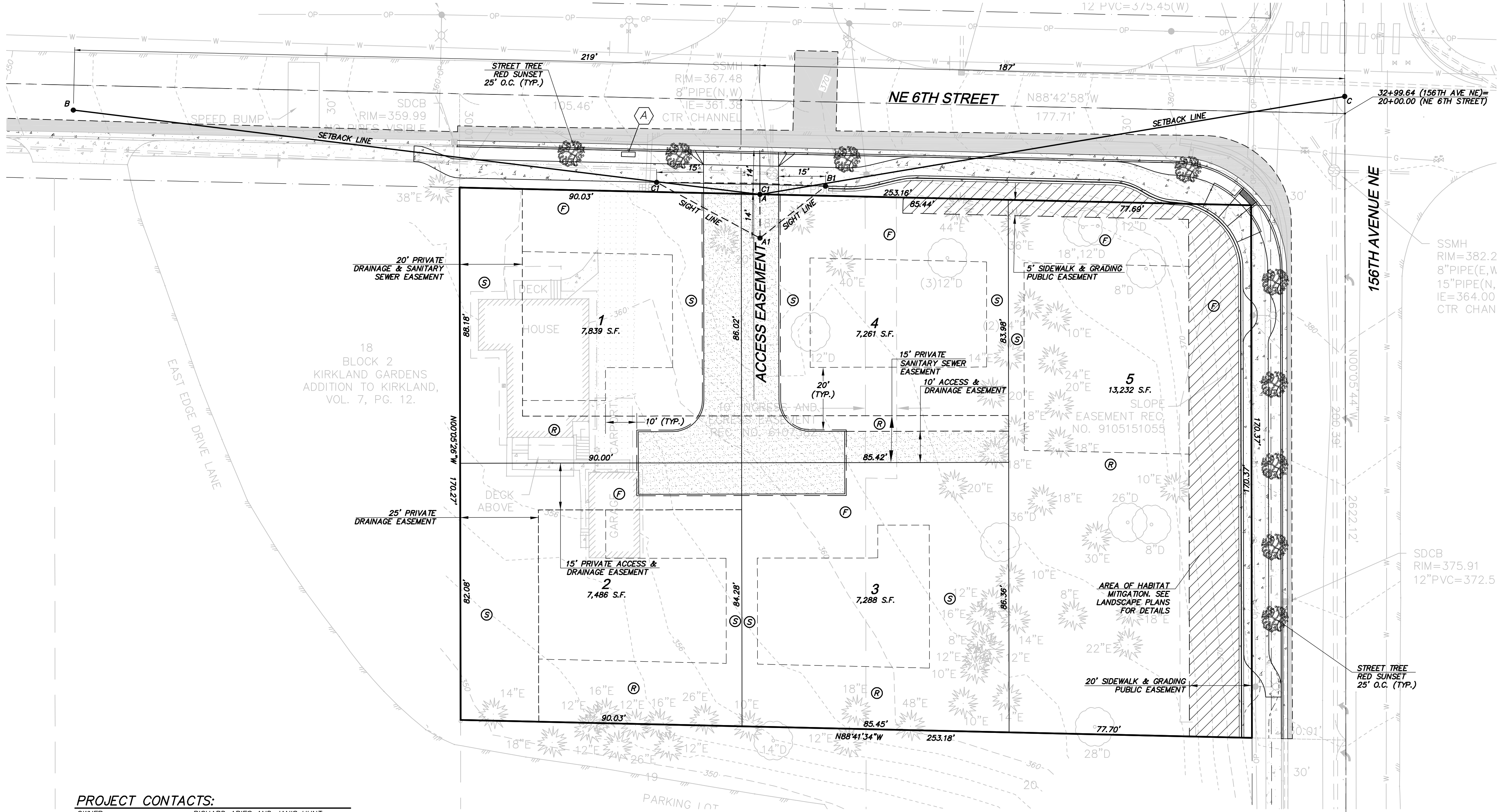


GRAPHIC SCALE  
0 10' 20' 40'  
1 INCH = 20 FT.



Call 2 Working Days Before You Dig  
811  
Utilities Underground Location Center  
(ID.MT.ND.OR.WA)

R:\2016\0\16022\3\Drawings\Plots\PP\01-3CVR16022.dwg 8/24/2017 3:08:07 PM  
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**PROJECT CONTACTS:**

OWNER: RICHARD ARIES AND JANIS HUNT

APPLICANT: HARBOUR HOMES, LLC  
400 N 34TH STREET, SUITE 300  
SEATTLE, WA 98103  
(206) 315-8130

CIVIL ENGINEER: D. R. STRONG CONSULTING ENGINEERS  
620 - 7TH AVENUE  
KIRKLAND, WA 98033  
CONTACT: LUAY R. JOUDEH P.E.  
(425) 827-3063

SURVEYOR: D. R. STRONG CONSULTING ENGINEERS  
620 - 7TH AVENUE  
KIRKLAND, WA 98033  
(425) 827-3063  
CONTACT: DALE A. SMITH, PLS

ARBORIST: GREENFOREST INCORPORATED  
CONSULTING ARBORIST  
4547 SOUTH LUCILE STREET  
SEATTLE, WA 98118  
CONTACT: FAVERO GREENFOREST, M.S.  
(206) 723-0656

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC  
1805 - 136TH PL NE, SUITE 201  
BELLEVUE, WA 98005  
CONTACT: STEVE H. AVRIL  
(425) 449-4704

**MAIL BOX NOTE:**

DEVELOPER SHALL PROVIDE AND INSTALL MAIL BOX UNITS PER COB DRAWING NUMBER 0-11 AT THE LOCATION SHOWN. APPROVAL SIGNATURE ON FILE WITH THE CITY OF BELLEVUE.

A 1-6-UNIT (N.D.C.B.U.)

**BUILDING SETBACK:**

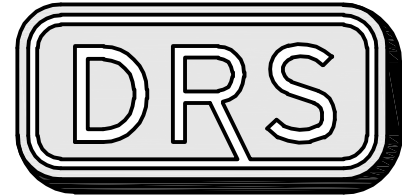
- 20' FRONT YARD SETBACK
- 20' REAR YARD SETBACK
- 5' AND 10' SIDE YARD SETBACK (15' TOTAL) (5' FROM EASEMENT)

**SHEET INDEX:**

- C1 1 OF 6 PRELIMINARY SHORT PLAT
- C2 2 OF 6 TREE PRESERVATION, T.E.S.C. AND RIGHT OF WAY USE NOTES AND PLAN
- C3 3 OF 6 T.E.S.C. NOTES AND SIGNIFICANT TREE INVENTORY
- C4 4 OF 6 T.E.S.C. DETAILS
- C5 5 OF 6 ROAD, GRADING, UTILITY PLAN AND NOTES
- C6 6 OF 6 ROAD CROSS SECTIONS AND DETAILS

**LIGHTING PLAN (BY TRAFFEX NORTHWEST)**

1L 1 OF 1



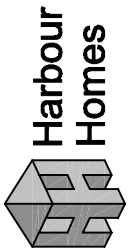
D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS  
620 - 7TH AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

ARIES HUNT  
PRELIMINARY SHORT PLAT

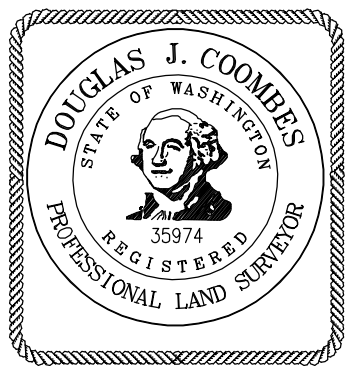
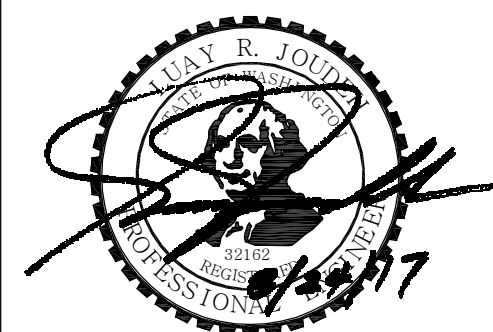
PRELIMINARY SHORT PLAT

15443 NE 6TH ST.  
BELLEVUE, WA  
TAX PARCEL NOS. 389110-0215, 389110-0217

HARBOUR HOMES, LLC



400 N 34TH STREET SUITE 300  
SEATTLE, WA 98103  
206.315.8130



| DATE     | REVISION | RESPOND TO CITY COMMENTS | RESPOND TO CITY COMMENTS | RESPOND TO CITY COMMENTS | RESPOND TO CITY COMMENTS |
|----------|----------|--------------------------|--------------------------|--------------------------|--------------------------|
| 05.02.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      | LRJ                      |
| 05.26.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      | LRJ                      |
| 06.08.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      | LRJ                      |
| 07.26.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      | LRJ                      |
| 08.24.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      | LRJ                      |

DRAFTED BY: CWA  
DESIGNED BY: LRJ  
PROJECT ENGINEER: LRJ  
DATE: 01.10.17  
PROJECT NO.: 16022

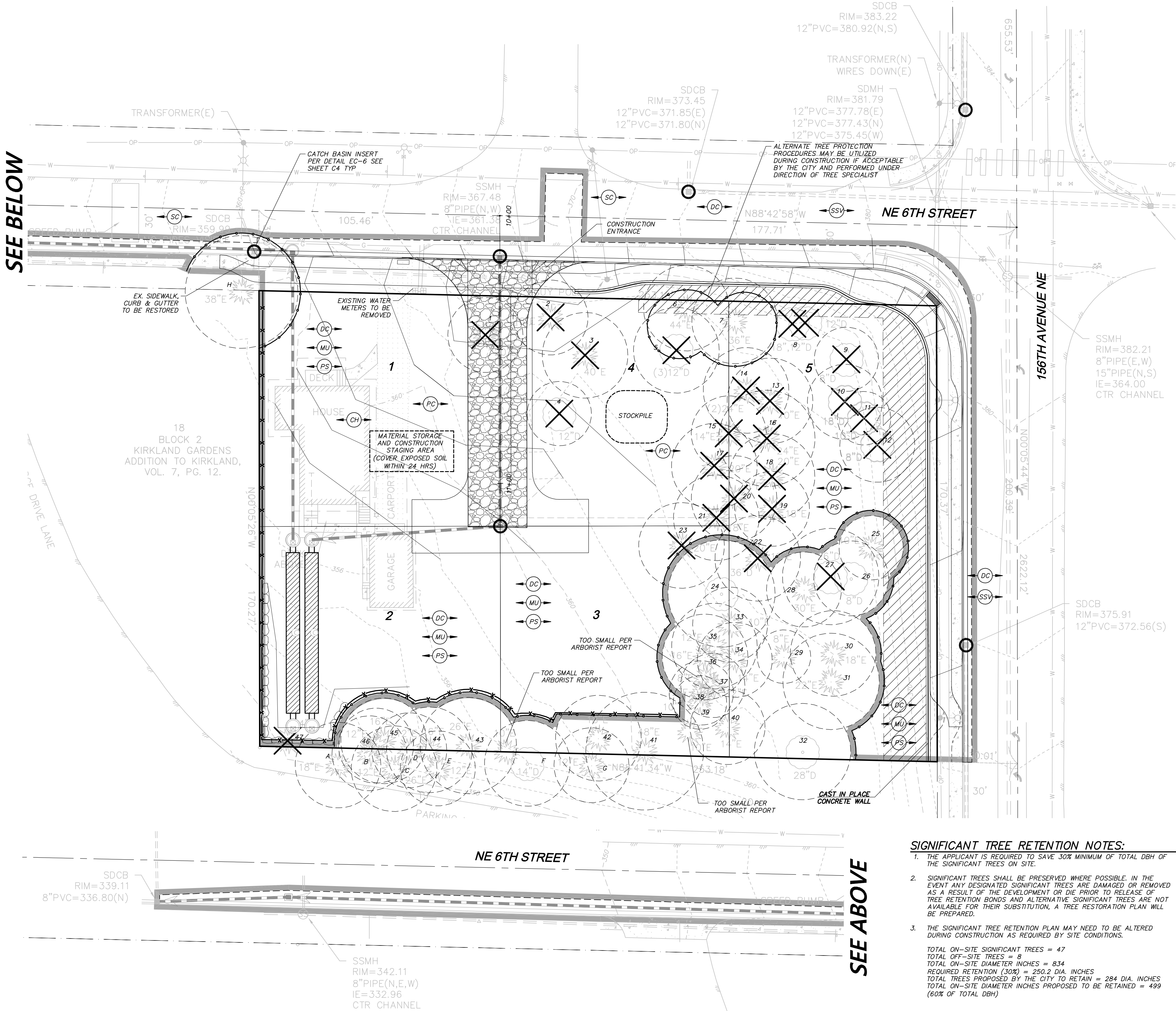
DRAWING: C1  
SHEET: 1 OF 6



NE 1/4 OF THE NW 1/4 SECTION 35, TOWNSHIP 25 N, RANGE 5 E, W.M.

# ARIES HUNT PRELIMINARY SHORT PLAT

PERMIT NUMBER: 16-135005LN



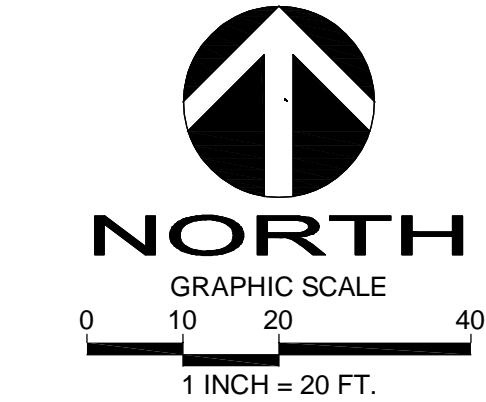
- CONSTRUCTION PARKING AND PEDESTRIAN ACCESS NOTES:**
- SIGNAGE SHALL BE PROVIDED AT THE NW CORNER OF INTERSECTION OF NE 112TH ST AND 112TH AVE NE INDICATING THAT THE SIDEWALK IS CLOSED AND DIRECTING PEDESTRIANS TO THE OPPOSITE SIDE OF THE INTERSECTION.
  - SUFFICIENT SPACE TO ACCOMMODATE PARKING FOR CONSTRUCTION WORKERS AND EQUIPMENT SHALL BE PROVIDED ONSITE AT ALL TIMES OF CONSTRUCTION, CURBSIDE PARKING BY CONSTRUCTION WORKERS, AND EQUIPMENT STORAGE WITHIN THE CITY RIGHT OF WAY IS STRICTLY PROHIBITED.
- MOBILIZATION/STOCKPILE NOTES:**
- ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE PCO INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY DUMPING

- STREET SWEEPING NOTES:**
- CONTRACTOR SHALL IMMEDIATELY SWEEP THE PACED CITY RIGHT-OF-WAY WHEN DIRT OR OTHER CONSTRUCTION RELATED DEBRIS IS DEPOSITED.
- DUST SUPPRESSION:**
- DUST FROM CLEARING, GRADING, AND OTHER CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED AT ALL TIMES. ANY DUST SUPPRESSANTS USED SHALL BE APPROVED BY THE DIRECTOR. PETROCHEMICAL DUST SUPPRESSANTS ARE PROHIBITED. WATERING THE SITE TO SUPPRESS DUST IS ALSO PROHIBITED UNLESS IT CAN BE DONE IN A WAY THAT KEEPS SEDIMENT OUT OF THE PUBLIC DRAINAGE SYSTEM.

- CLEARING AND GRADING NOTES:**
- ALL CLEARING AND GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION.
  - IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS WILL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES, AND GEOGRID REINFORCED MODULAR BLOCK WALLS MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
  - A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
  - ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
  - THE AREA TO BE CLEARED AND GRADED MUST BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.
  - A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND LOCATED AS SHOWN ON THE APPROVED PLANS PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
  - A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING AND GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.
  - CLEARING WILL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
  - ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
  - TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED:  
PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR.  
PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.  
INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.  
INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ON-SITE.
  - FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
  - THE CONTRACTOR MUST MAINTAIN A SWEEPER ON-SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
  - TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING & GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
  - ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCO DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS DEFINED IN SECTION 23.76.093A OF THE CLEARING AND GRADING CODE.

- DEMOLITION NOTES:**
- ALL EXISTING IMPROVEMENTS SHALL BE REMOVED EXCEPT EXISTING WATER METERS.
  - ALL EXISTING VEGETATION AND TREES TO BE REMOVED UNLESS OTHERWISE SHOWN.

- TESC LEGEND**
- EXISTING CONTOUR
  - FINISHED GRADE CONTOUR
  - CONSTRUCTION LIMITS, TO BE FLAGGED OR FENCED WHEN NO SILT FENCE IS PROPOSED
  - SILT FENCE
  - TREE PROTECTION FENCE
  - STABILIZED CONSTRUCTION ENTRANCE
  - INLET PROTECTION
  - DUST CONTROL
  - MULCHING, MATTING, & COMPOST BLANKETS
  - PERMANENT SEEDING AND PLANTING
  - STREET SWEEPING & VACUUMING
  - PLASTIC COVERING
  - SAW CUT
  - CONCRETE HANDLING
  - TREE TO BE SAVED ACTUAL FENCE LOCATION TO BE DETERMINED BY ARBORIST
  - TREE TO BE SAVED ACTUAL FENCE LOCATION TO BE DETERMINED BY ARBORIST
  - TREE TO BE REMOVED
  - TREE TO BE REMOVED
  - TREE DRIPLINE



Call 2 Working Days Before You Dig  
811  
Utilities Underground Location Center  
(D.M.T.N.D.OR.WA)

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**D.R. STRONG CONSULTING ENGINEERS**  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3065 F 425.827.2423

**ARIES HUNT PRELIMINARY SHORT PLAT**

TREE PRESERVATION, T.E.S.C. AND RIGHT OF WAY USE NOTES AND PLAN  
15443 NE 6TH ST.  
BELLEVUE, WA  
TAX PARCEL NOS. 389110-0215, 389110-0217

**HARBOUR HOMES, LLC**

Harbour Homes  
400 N 34TH STREET SUITE 300  
SEATTLE, WA 98103  
206.315.8130

| DATE     | REVISION | RESPOND TO CITY COMMENTS | RESPOND TO CITY COMMENTS | RESPOND TO CITY COMMENTS |
|----------|----------|--------------------------|--------------------------|--------------------------|
| 05.02.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      |
| 05.26.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      |
| 06.08.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      |
| 07.26.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      |
| 08.24.17 | LRJ      | LRJ                      | LRJ                      | LRJ                      |

DRAFTED BY: CWA  
DESIGNED BY: LRJ  
PROJECT ENGINEER: LRJ  
DATE: 01.10.17  
PROJECT NO.: 16022

DRAWING: C2  
SHEET: 2 OF 6



NE 1/4 OF THE NW 1/4 SECTION 35, TOWNSHIP 25 N, RANGE 5 E, W.M.

# ARIES HUNT PRELIMINARY SHORT PLAT

PERMIT NUMBER: 16-135005LN

GEOTECHNICAL NOTES:

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

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

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

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

CONSTRUCTION NOISE NOTES:

CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

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

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

CONSTRUCTION -RELATED NOISE IS ALLOWED:

- 7 AM TO 6 PM ON WEEKDAYS
- 9 AM TO 6 PM ON SATURDAYS

CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:

- OUTSIDE OF ALLOWABLE HOURS
- LEGAL HOLIDAYS
- SUNDAYS

DESIGN CHANGES AFTER PERMIT ISSUANCE:

IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

CONSTRUCTION SEQUENCE:

1. BEFORE ANY WORK BEGINS, CONTACT C.O.B. TO SCHEDULE A PRECONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
4. INSTALL SILT FENCE PERIMETER PROTECTION.
5. COVER ALL AREAS THAT WILL BE UNWORKED PER THE CLEARING AND GRADING NOTES.
6. GRADE AND INSTALL CONSTRUCTION ENTRANCE.
7. INSTALL BALANCE OF STORM DRAINAGE INFRASTRUCTURE.
8. CONSTRUCT SURFACE WATER CONTROLS SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
9. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH C.O.B. STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
10. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH C.O.B. TESC REQUIREMENTS.
11. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
12. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED AS APPROVED BY THE C.O.B. CLEARING AND GRADING INSPECTOR.

TREE TABLE LEGEND:

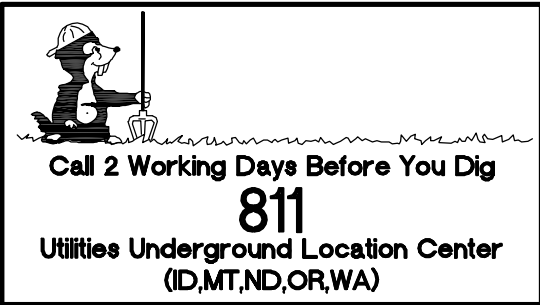
INDICATES TREES TO BE REMOVED

- OTHER TREES PROPOSED BY THE CITY TO RETAIN.
- \*\* PREFERRED TREES PROPOSED BY THE CITY TO RETAIN.

| Tree No. | Tree Diameter | Diameter Inches | Tree Species      | Dripline | Health | Structure | Visible Defects               | Healthy and/or Viable |
|----------|---------------|-----------------|-------------------|----------|--------|-----------|-------------------------------|-----------------------|
| 1        | 20            | 20              | Shore pine        | 14       | 1      | 2         | Deadwood                      |                       |
| 2        | 16            | 16              | Douglas-fir       | 14       | 1      | 1         |                               |                       |
| 3        | 31            | 31              | Western red-cedar | 16       | 1      | 1         |                               |                       |
| 4        | 13            | 13              | Sweetgum          | 12       | 1      | 2         | Co-dominant leader            |                       |
| 5        | 10,11,11      | 18              | Horse chestnut    | 16       | 1      | 3         | Previous trunk failure, decay | No                    |
| 6        | 34            | 34              | White pine        | 16       | 1      | 1         |                               |                       |
| 7        | 34            | 34              | Western red-cedar | 16       | 1      | 1         |                               |                       |
| 8        | 9             | 9               | Pacific dogwood   | 12       | 1      | 2         | Decline, trunk failure        |                       |
| 9        | 9             | 9               | Pacific dogwood   | 12       | 1      | 2         | Asymmetric canopy             |                       |
| 10       | 18            | 18              | Pacific dogwood   | 14       | 2      | 3         | Diseased, trunk decay         | No                    |
| 11       | 10            | 10              | English holly     | 10       | 1      | 2         | Asymmetric                    |                       |
| 12       | 8             | 8               | Norway maple      | 14       | 1      | 1         |                               |                       |
| 13       | 9             | 9               | Pacific dogwood   | 16       | 2      | 2         | Diseased, asymmetric          |                       |
| 14       | 47            | 47              | Western red-cedar | 16       | 1      | 2         | Double leader                 |                       |
| 15       | 14            | 14              | Douglas-fir       | 14       | 1      | 2         | Asymmetric                    |                       |
| 16       | 22            | 22              | Douglas-fir       | 18       | 1      | 2         | Asymmetric                    |                       |
| 17       | 19            | 19              | Douglas-fir       | 16       | 1      | 2         | Asymmetric                    |                       |
| 18       | 19            | 19              | Douglas-fir       | 16       | 1      | 2         | Asymmetric                    |                       |
| 19       | 16            | 16              | Douglas-fir       | 14       | 1      | 2         | Asymmetric                    |                       |
| 20       | 17            | 17              | Douglas-fir       | 16       | 1      | 2         | Asymmetric                    |                       |

| Tree No. | Tree Diameter | Diameter Inches | Tree Species    | Dripline | Health | Structure | Visible Defects                | Healthy and/or Viable |
|----------|---------------|-----------------|-----------------|----------|--------|-----------|--------------------------------|-----------------------|
| 21       | 17            | 17              | Douglas-fir     | 16       | 1      | 2         | Asymmetric                     |                       |
| 22       | 16            | 16              | Douglas-fir     | 16       | 1      | 1         |                                |                       |
| 23       | 18            | 18              | Douglas-fir     | 16       | 1      | 2         | Asymmetric                     |                       |
| 24       | 31            | 31              | Pacific madrone | 20       | 2      | 2         | Diseased, deadwood             |                       |
| 25       | 10            | 10              | Douglas-fir     | 12       | 1      | 1         |                                |                       |
| 26       | 8             | 8               | Cherry          | 14       | 2      | 1         | Diseased                       |                       |
| 27       | 25            | 25              | Pacific madrone | 18       | 2      | 3         | Diseased, trunk failure, decay | No                    |
| 28       | 28            | 28              | Pacific madrone | 14       | 3      | 2         | Diseased, failure, decline     | No                    |
| 29       | 8             | 8               | Douglas-fir     | 10       | 2      | 1         | Suppressed                     |                       |
| 30       | 16            | 16              | Douglas-fir     | 16       | 1      | 1         |                                |                       |
| 31       | 20            | 20              | Douglas-fir     | 18       | 1      | 1         |                                |                       |
| 32       | 28            | 28              | Pacific madrone | 18       | 3      | 3         | Diseased, decay                | No                    |
| 33       | 9             | 9               | Douglas-fir     | 14       | 2      | 1         | Suppressed, asymmetric         |                       |
| 34       | 13            | 13              | Douglas-fir     | 14       | 1      | 1         |                                |                       |
| 35       | 10            | 10              | Douglas-fir     | 16       | 1      | 2         | Asymmetric                     |                       |
| 36       | 16            | 16              | Douglas-fir     | 16       | 1      | 2         | Asymmetric                     |                       |
| 37       | 11            | 11              | Douglas-fir     | 12       | 1      | 2         | Asymmetric, ivy                |                       |
| 38       | 11            | 11              | Douglas-fir     | 12       | 1      | 2         | Asymmetric, ivy                |                       |
| 39       | 9             | 9               | Douglas-fir     | 10       | 1      | 2         | Asymmetric, ivy                |                       |
| 40       | 12            | 12              | Douglas-fir     | 14       | 1      | 1         | Ivy                            |                       |
| 41       | 42            | 42              | Douglas-fir     | 22       | 1      | 1         | Ivy                            |                       |
| 42       | 15            | 15              | Douglas-fir     | 16       | 1      | 2         | Asymmetric                     |                       |

| Tree No.                | Tree Diameter | Diameter Inches | Tree Species    | Dripline | Health | Structure | Visible Defects                     | Healthy and/or Viable |
|-------------------------|---------------|-----------------|-----------------|----------|--------|-----------|-------------------------------------|-----------------------|
| 43                      | 21            | 21              | Douglas-fir     | 18       | 1      | 1         |                                     |                       |
| 44                      | 15            | 15              | Douglas-fir     | 16       | 1      | 2         | Asymmetric                          |                       |
| 45                      | 15            | 15              | Douglas-fir     | 16       | 1      | 2         | Asymmetric                          |                       |
| 46                      | 13            | 13              | Douglas-fir     | 14       | 1      | 2         | Asymmetric, ivy                     |                       |
| 47                      | 14            | 14              | Douglas-fir     | 12       | 1      | 2         | Dogleg                              |                       |
| Total Diameter Inches = |               | 834             |                 |          |        |           |                                     |                       |
| Off-Site Trees          |               |                 |                 |          |        |           |                                     |                       |
| A                       | 18            | 0               | Douglas-fir     | 16       | 1      | 2         | Asymmetric                          | <div></div>           |
| B                       | 13            | 0               | Douglas-fir     | 14       | 1      | 2         | Asymmetric, ivy                     | <div></div>           |
| C                       | 17            | 0               | Douglas-fir     | 16       | 1      | 2         | Asymmetric                          | <div></div>           |
| D                       | 11            | 0               | Douglas-fir     | 14       | 1      | 2         | Asymmetric                          | <div></div>           |
| E                       | 10            | 0               | Douglas-fir     | 14       | 1      | 2         | Asymmetric                          | <div></div>           |
| F                       | 14            | 0               | Pacific madrone | 16       | 2      | 2         | Diseased, leans into subject parcel | <div></div>           |
| G                       | 12            | 0               | Douglas-fir     | 14       | 1      | 2         | Asymmetric                          | <div></div>           |
| H                       | 30            | 0               | Douglas-fir     | 22       | 1      | 1         |                                     | <div></div>           |



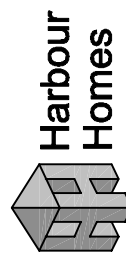
D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3065 F 425.827.2423

ARIES HUNT  
PRELIMINARY SHORT PLAT

T.E.S.C. NOTES AND  
SIGNIFICANT TREE INVENTORY  
15443 NE 6TH ST.  
BELLEVUE, WA  
TAX PARCEL NOS. 389110-0215, 389110-0217

HARBOUR HOMES, LLC



400 N 34TH STREET SUITE 300  
SEATTLE, WA 98103  
206.315.8130




| DATE     | REVISION | RESPOND TO CITY COMMENTS |
|----------|----------|--------------------------|
| 05.02.17 | APR      | LRJ                      |
| 05.26.17 |          | LRJ                      |
| 06.06.17 |          | LRJ                      |
| 07.26.17 |          | LRJ                      |
| 08.24.17 |          | LRJ                      |

DRAFTED BY: CWA  
DESIGNED BY: LRJ  
PROJECT ENGINEER: LRJ  
DATE: 01.10.17  
PROJECT NO.: 16022

DRAWING: C3  
SHEET: 3 OF 6




**ARIES HUNT PRELIMINARY SHORT PLAT**



620 - 7th AVENUE KIRKLAND, WA 98033  
 ☎ 425.827.2062, F 425.827.2122

1.E.S.C. DETAILS  
15443 NE 6TH ST.  
BELLEVUE WA

IAX PARCEL NOS. 389110-0215, 389110-0217

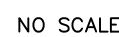
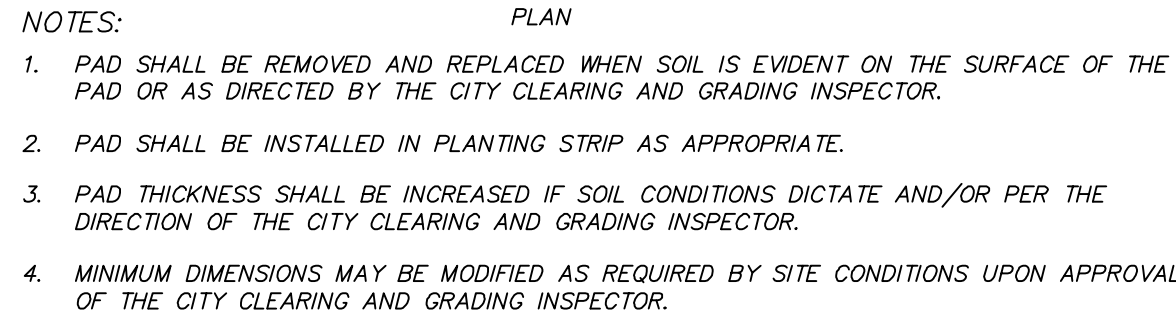
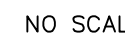
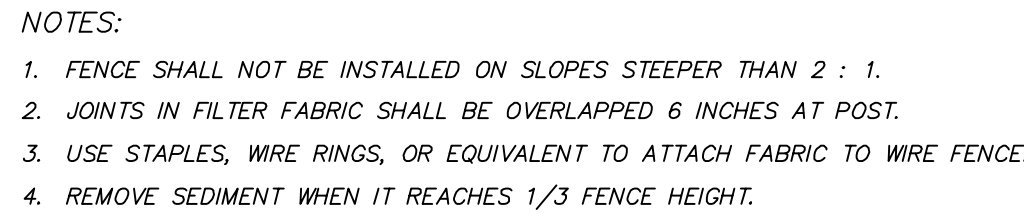
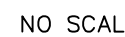
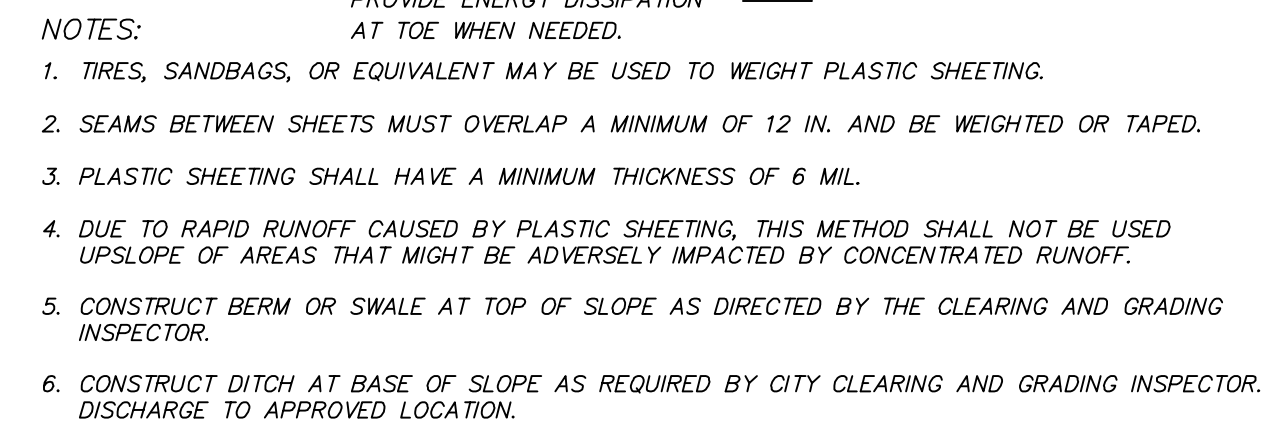
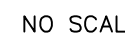
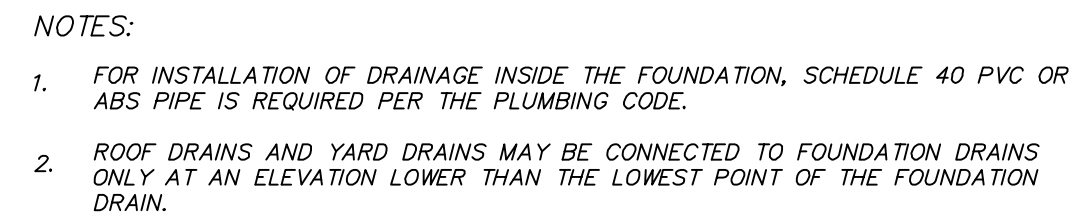
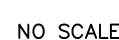
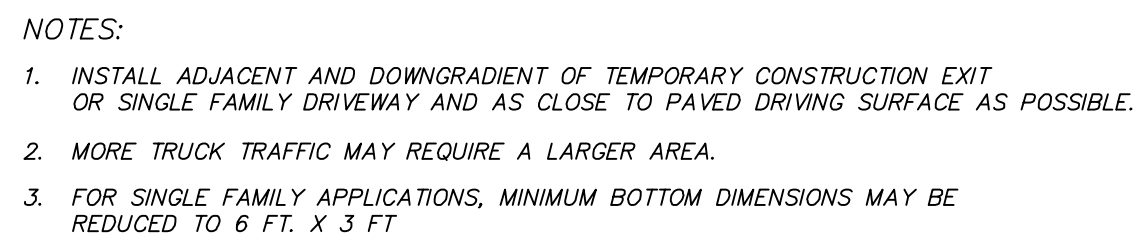


Harbour  
Homes

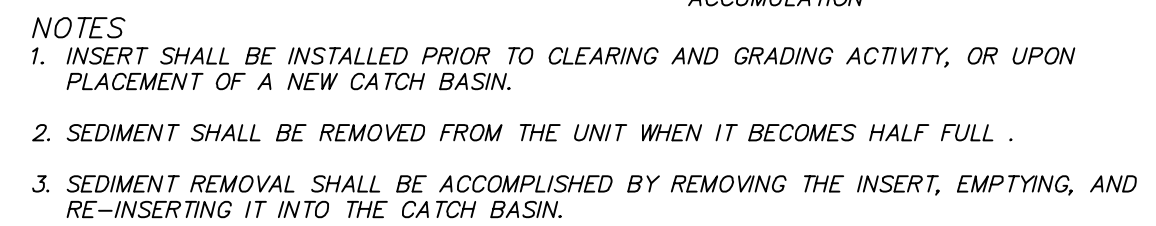
400 N 34TH STREET SUITE 300  
SEATTLE, WA 98103  
206.315.8130



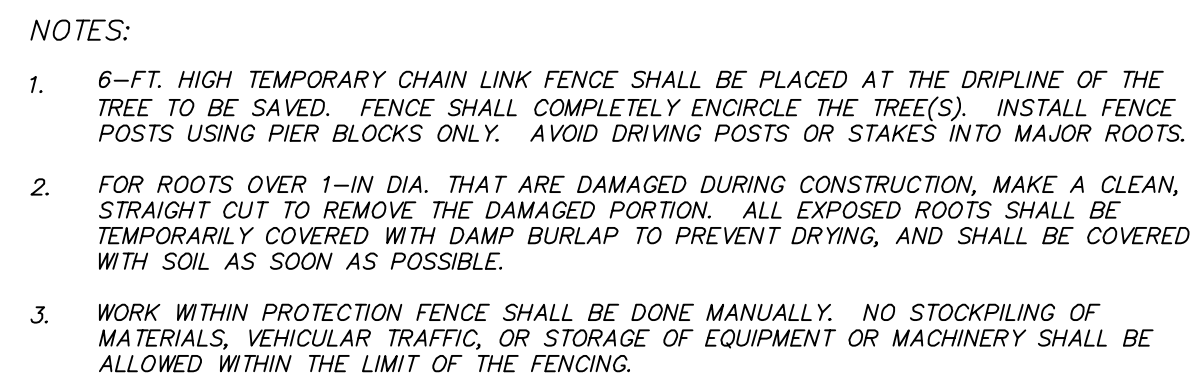
| DATE     | REVISION                 | APPROVED BY |
|----------|--------------------------|-------------|
| 05.02.17 | RESPOND TO CITY COMMENTS | LRJ         |
| 05.26.17 | RESPOND TO CITY COMMENTS | LRJ         |
| 06.08.17 | RESPOND TO CITY COMMENTS | LRJ         |
| 07.26.17 | RESPOND TO CITY COMMENTS | LRJ         |
| 08.24.17 | RESPOND TO CITY COMMENTS | LRJ         |

DRAWING: C4  
SHEET: 4 OF 6REV. DATE 10/2000REV. DATE 10/2000REV. DATE 10/2000REV. DATE 10/2000

REV. DATE 10/2000



REV. DATE 10/2000



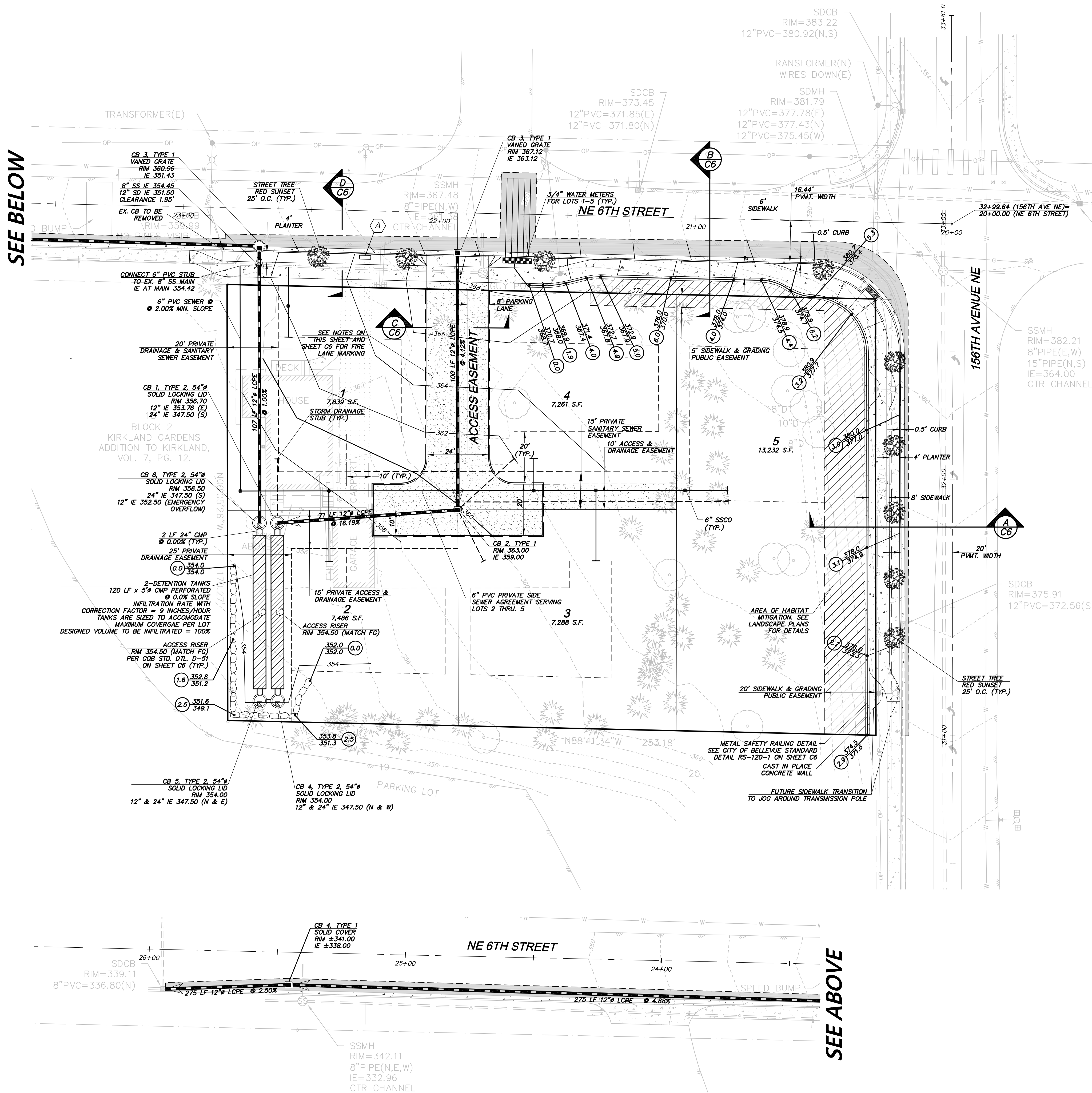
REV. DATE 10/2000



REV. DATE 10/2000



NE 1/4 OF THE NW 1/4 SECTION 35, TOWNSHIP 25 N, RANGE 5 E, W.M.  
**ARIES HUNT PRELIMINARY SHORT PLAT**  
PERMIT NUMBER: 16-135005LN

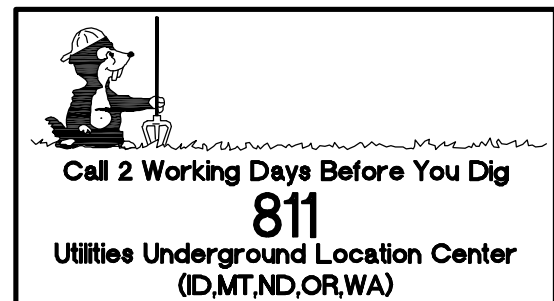
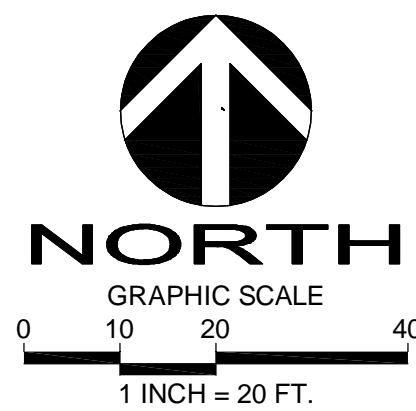


**TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
- A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
- IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
- PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
- THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
- ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
- ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
- STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4499 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
- RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM. AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
- SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ADJUTING CITY RIGHT OF WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPIING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
- THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE.
- THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
- THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH SLOPE PER ADA REQUIREMENTS.
- WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND CUL-DE-SAC RADIUS POINTS. THE PIPE MONUMENTS SHALL BE A BERTSEN A130 ALUMINUM STANDARD MONUMENT (30" LONG) OR EQUIVALENT, TOGETHER WITH STANDARD IRON CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B).

**NOTES:**

- EX. ABOVE GRADE UTILITIES SERVING THE SITE SHALL BE UNDERGROUNDED.
- ACCESS EASEMENT & DRIVEWAYS ON LOTS 1-5 TO BE CONSTRUCTED WITH PERMEABLE PAVEMENT PER STANDARD DETAIL ON SHEET C6.
- WEST SIDE OF ACCESS ROAD WILL BE MARKED AS A FIRE LANE IN ACCORDANCE WITH IFC 503.3 AND PUBLIC INFORMATION HANDOUT F-11 ON SHEET C6.



**D.R. STRONG**  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3065 F 425.827.2423

**ARIES HUNT**  
**PRELIMINARY SHORT PLAT**

ROAD, GRADING, UTILITY PLAN  
AND NOTES  
15443 NE 6TH ST.  
BELLEVUE, WA  
TAX PARCEL NOS. 389110-0215, 389110-0217

**HARBOUR HOMES, LLC**

Harbour  
Homes  
400 N 34TH STREET SUITE 300  
SEATTLE, WA 98103  
206.315.8130

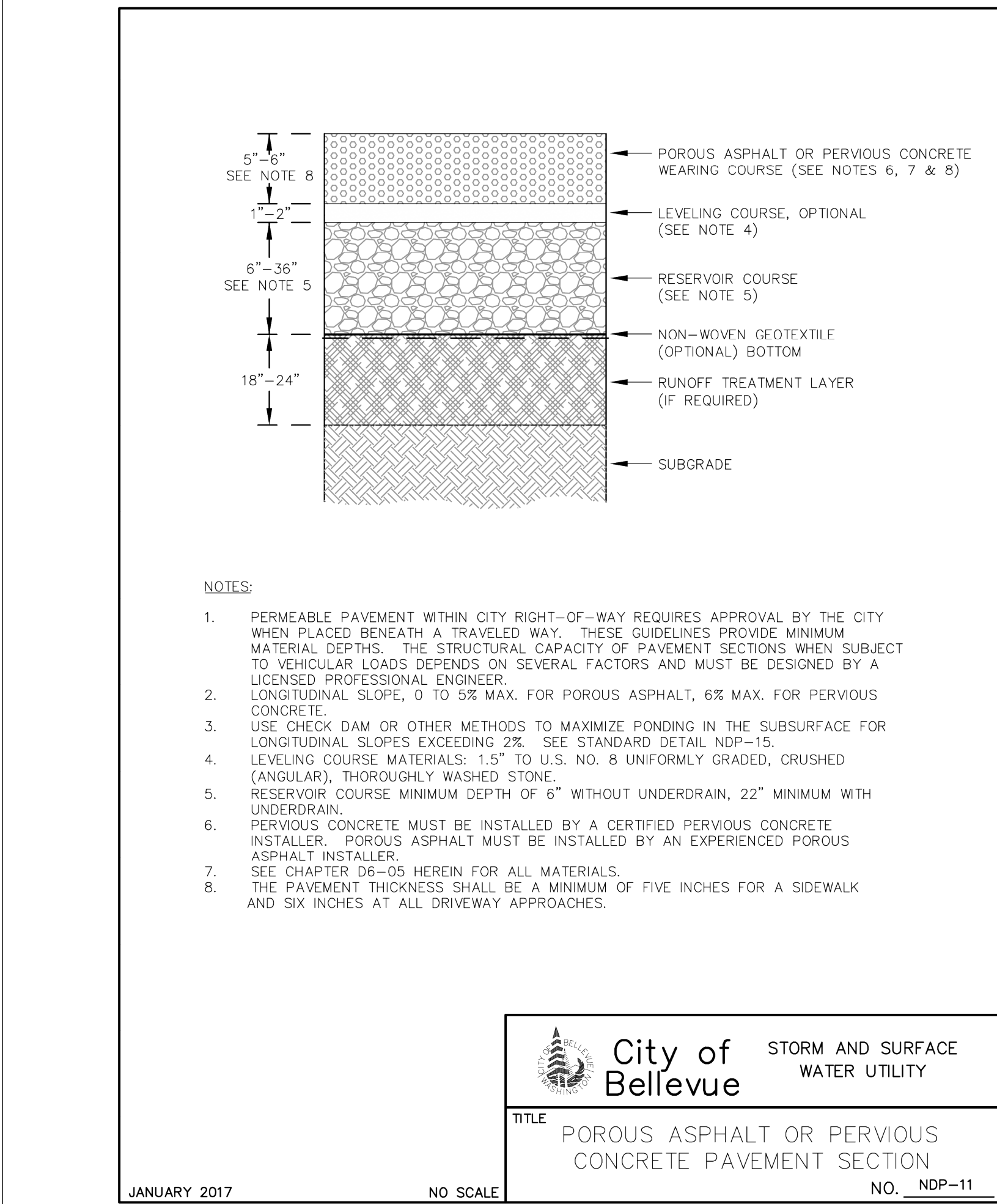
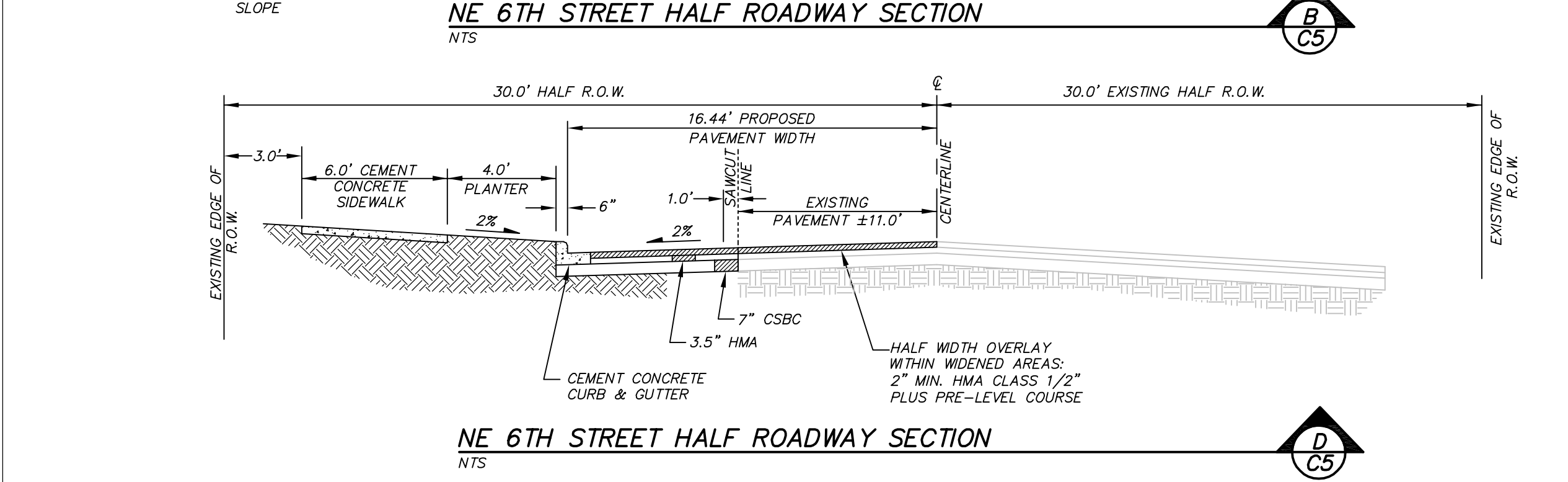
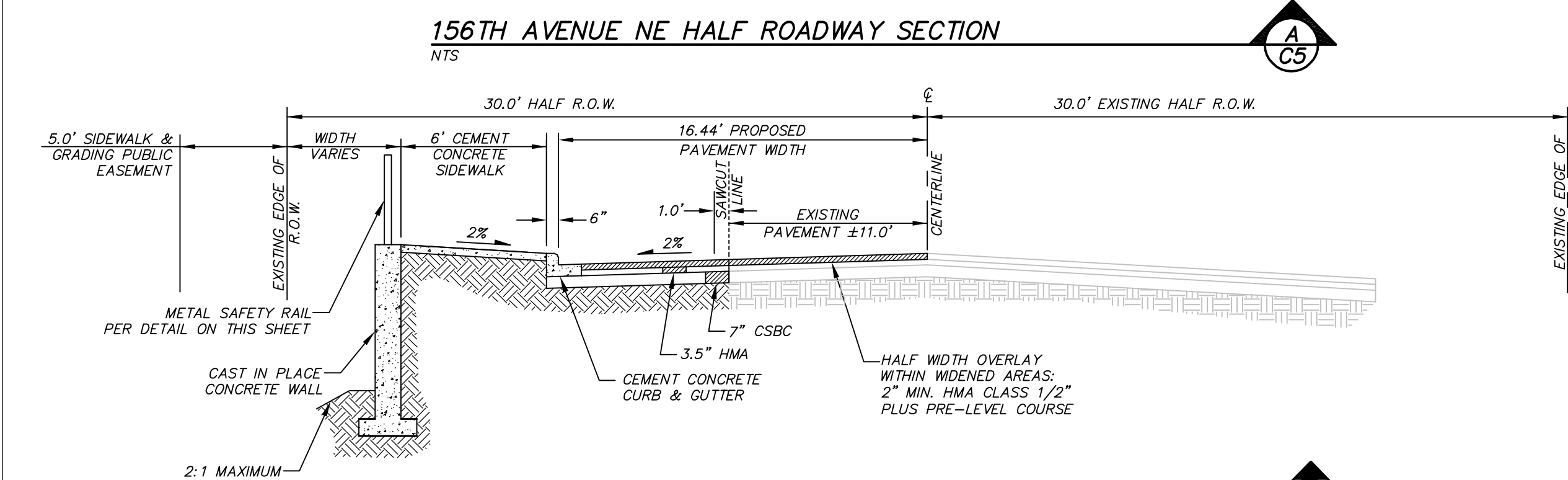
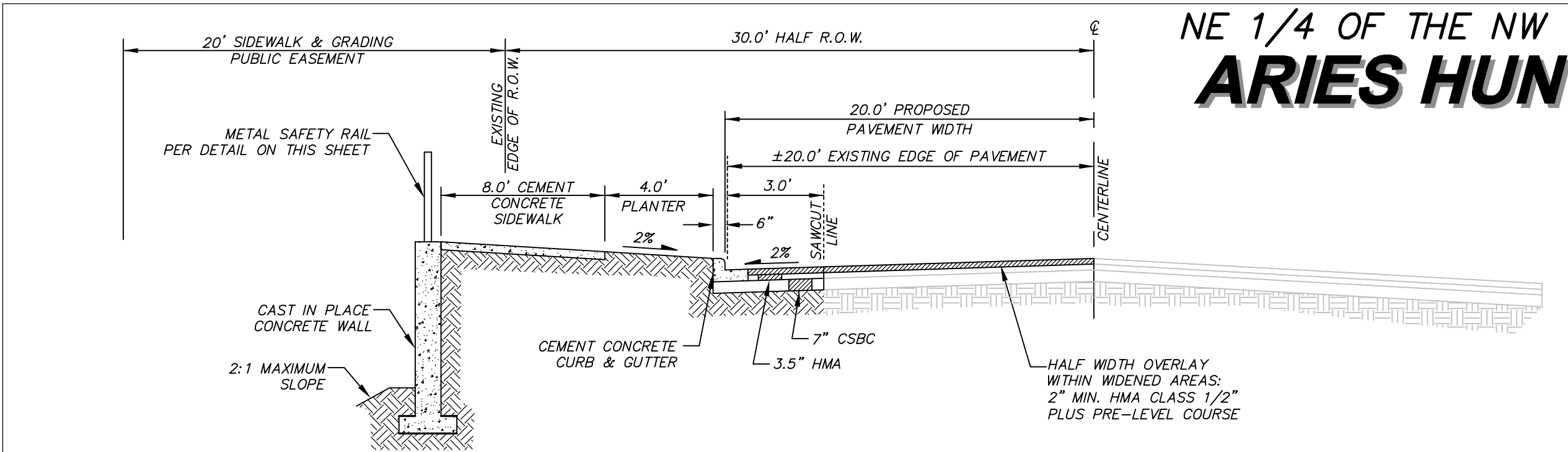


| DATE     | REVISION | RESPOND TO CITY COMMENTS |
|----------|----------|--------------------------|
| 05.02.17 | LRJ      | RESPOND TO CITY COMMENTS |
| 05.02.17 | LRJ      | RESPOND TO CITY COMMENTS |
| 06.06.17 | LRJ      | RESPOND TO CITY COMMENTS |
| 07.26.17 | LRJ      | RESPOND TO CITY COMMENTS |
| 08.24.17 | LRJ      | RESPOND TO CITY COMMENTS |

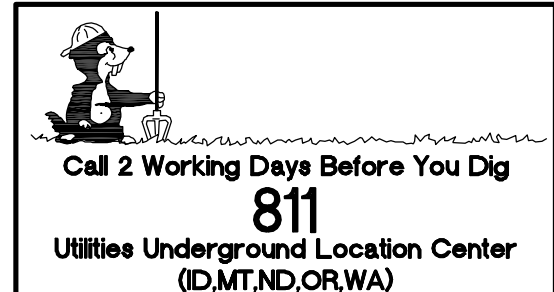
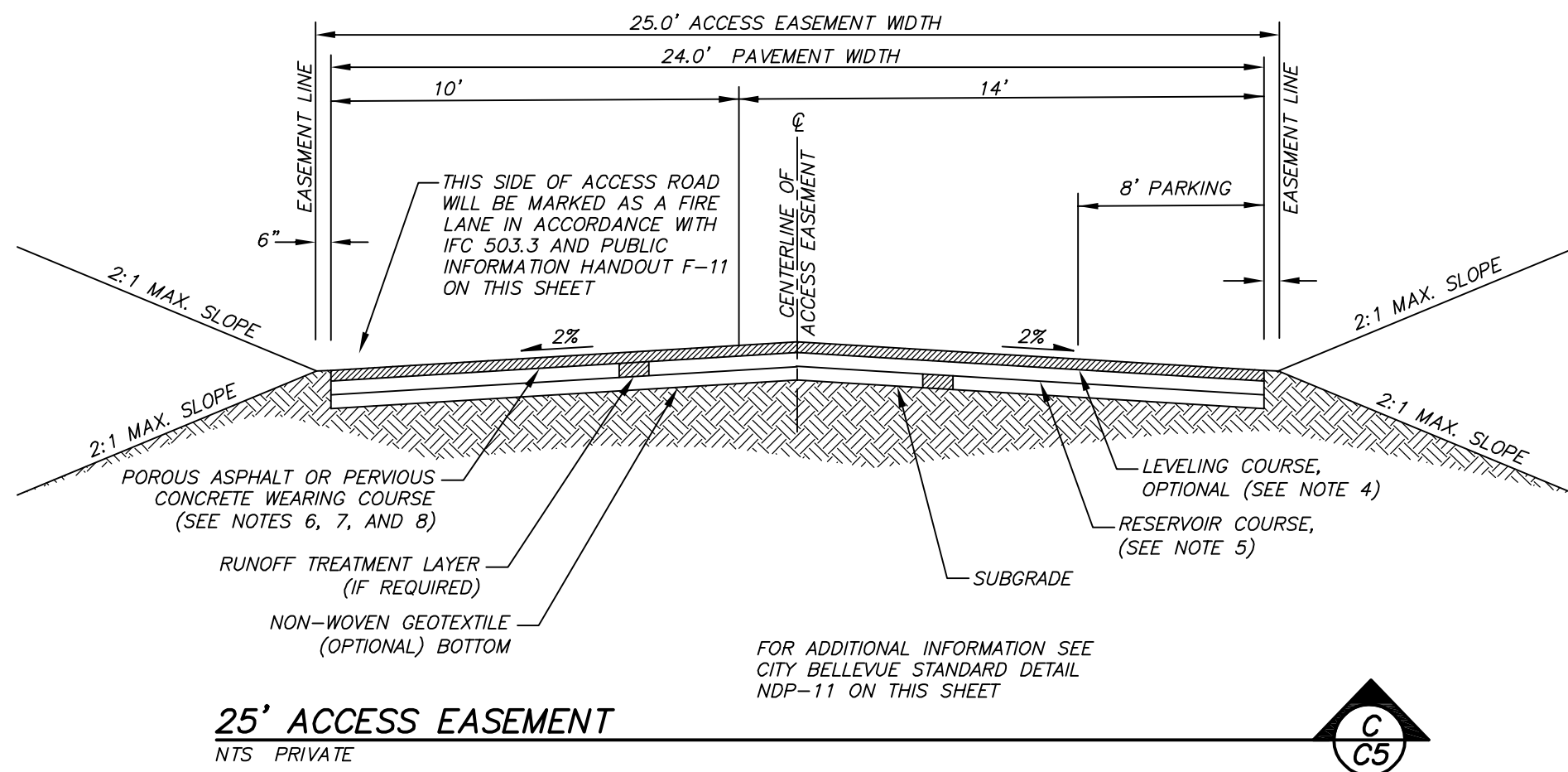
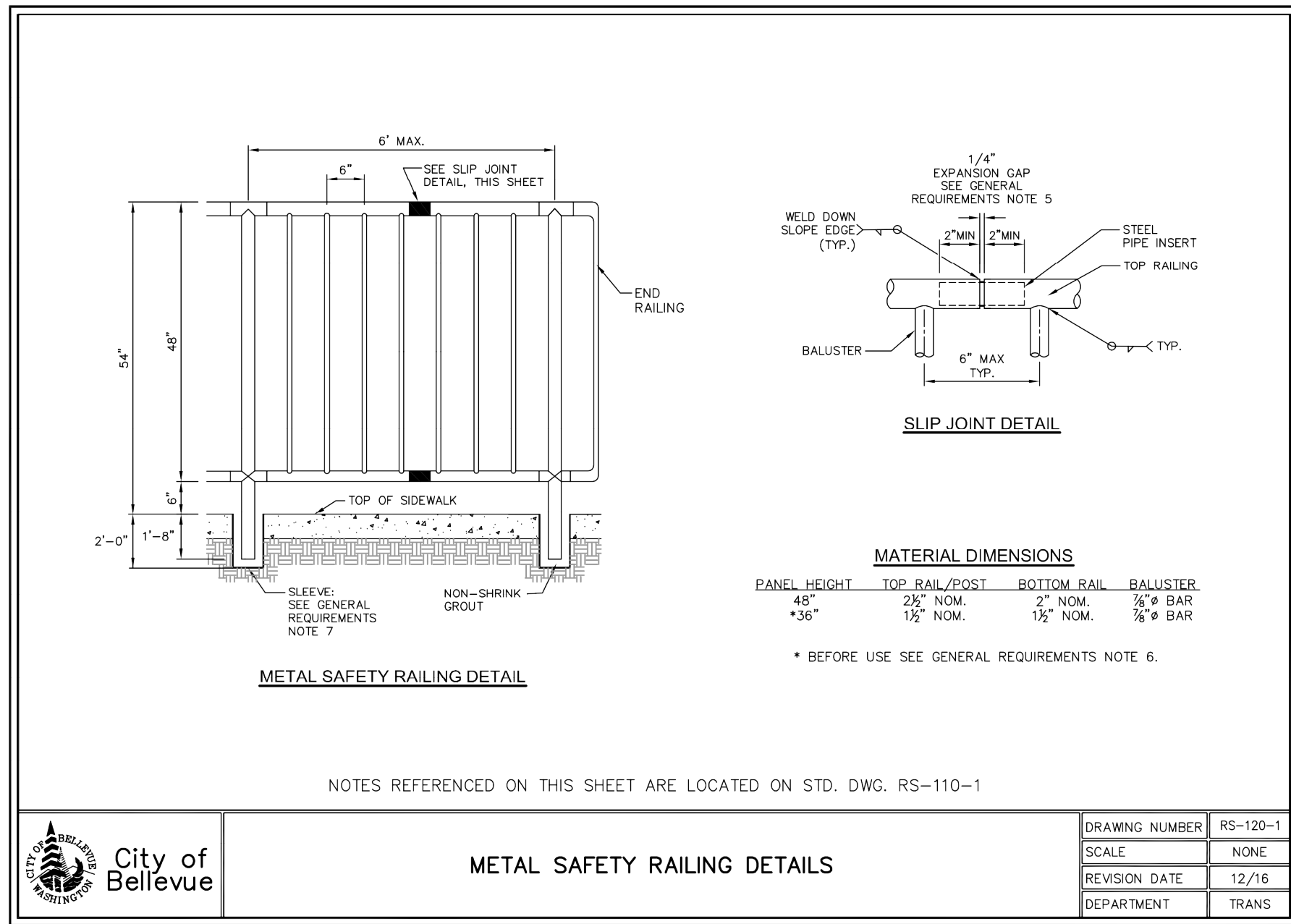
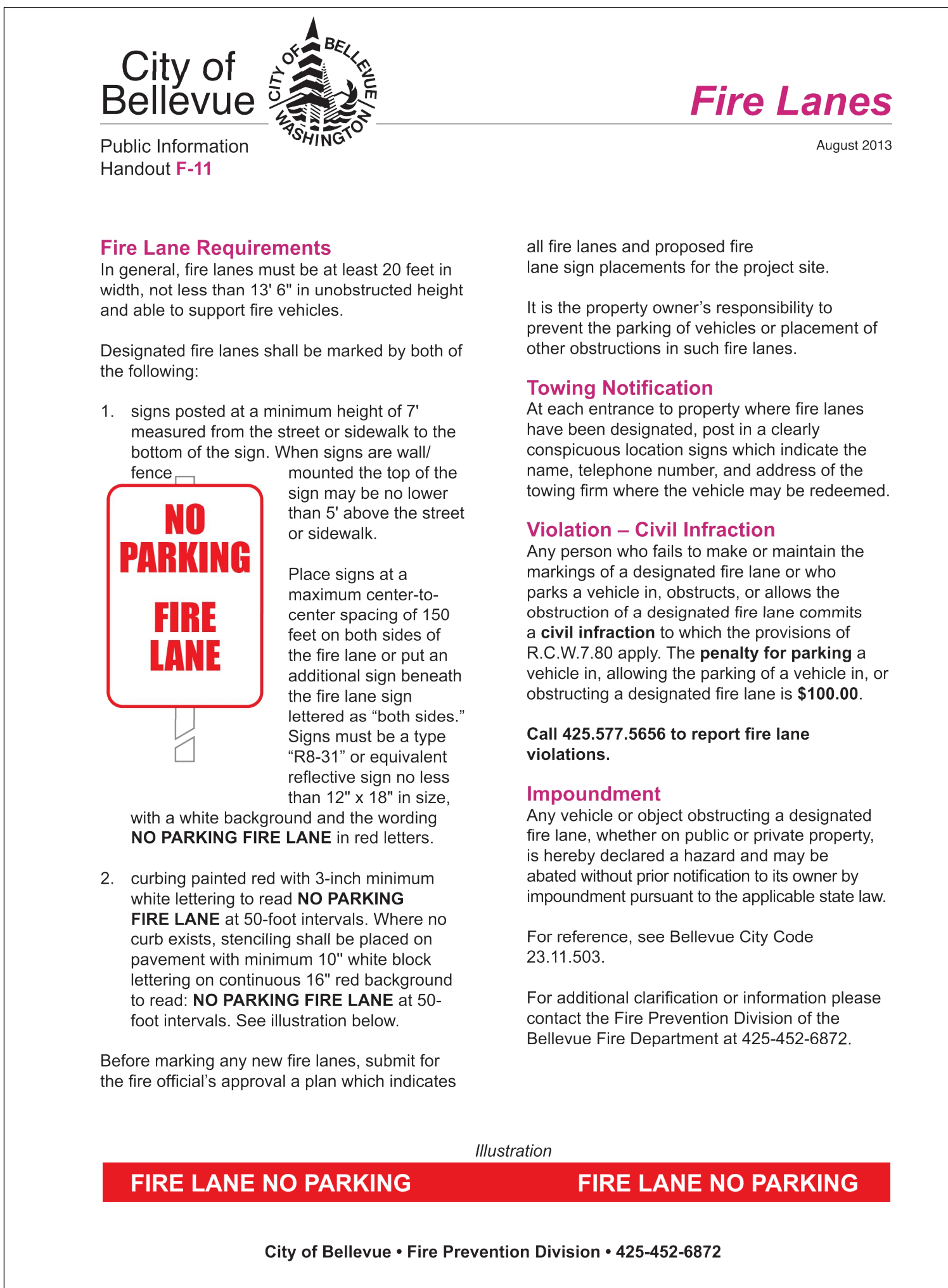
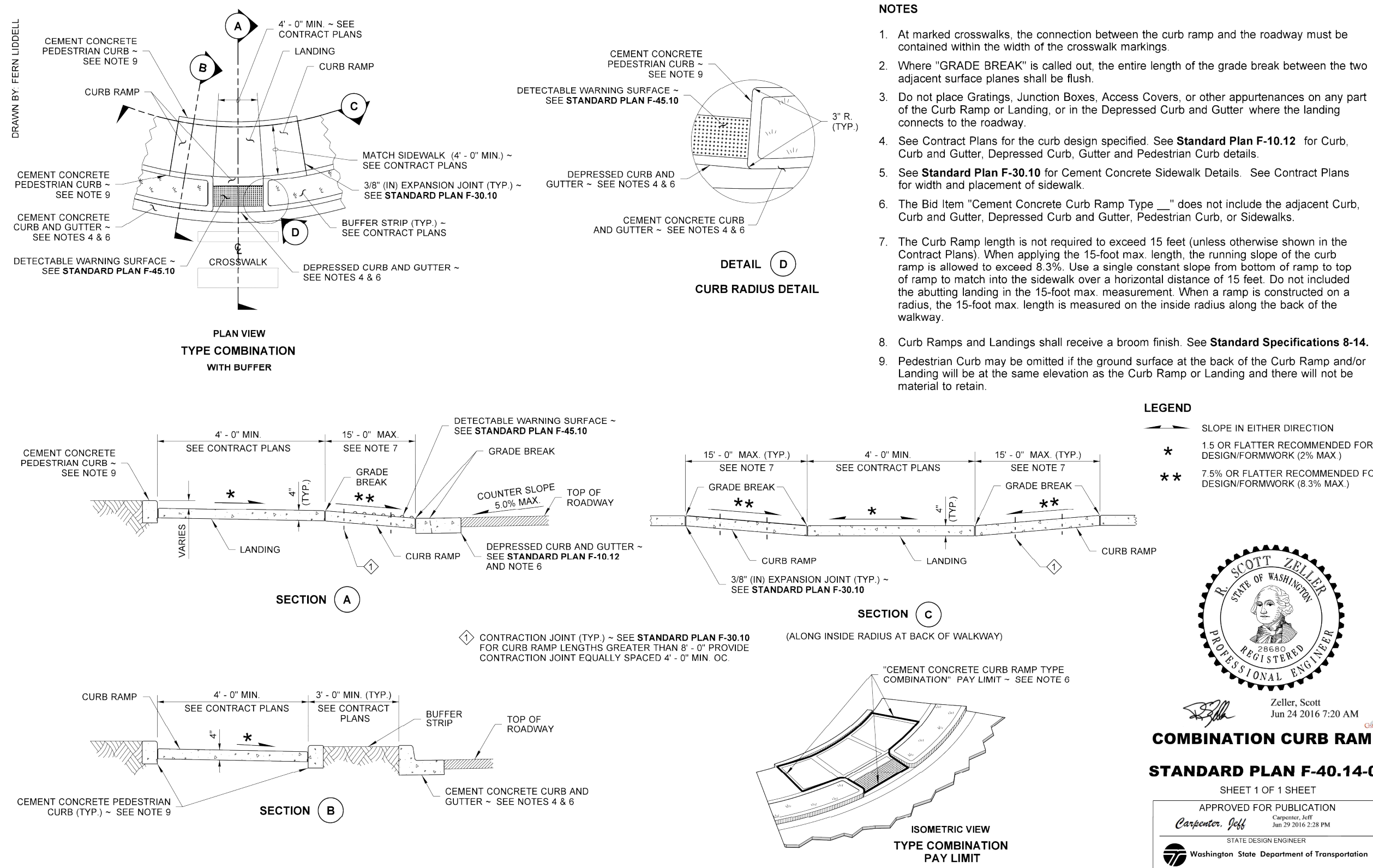
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DESIGNED BY: LRJ  
PROJECT ENGINEER: LRJ  
DATE: 01.10.17  
PROJECT NO.: 16022

DRAWING: C5  
SHEET: 5 OF 6





# NE 1/4 OF THE NW 1/4 SECTION 35, TOWNSHIP 25 N, RANGE 5 E, W.M. **ARIES HUNT PRELIMINARY SHORT PLAT** PERMIT NUMBER: 16-135005LN



**DRS**

**D.R. STRONG CONSULTING ENGINEERS**

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620 - 7th AVENUE KIRKLAND, WA 98033

0 425.827.3065 F 425.827.2423

**ARIES HUNT PRELIMINARY SHORT PLAT**

ROAD CROSS SECTIONS AND DETAILS

15443 NE 6TH ST. BELLEVUE, WA

TAX PARCEL NOS. 389110-0215, 389110-0217

**HARBOUR HOMES, LLC**

Harbour Homes

400 N 34TH STREET SUITE 300 SEATTLE, WA 98103

206.315.8130

**City of Bellevue**

APR 05.02.17

REVISION

RESPOND TO CITY COMMENTS

DATE

05.02.17

05.26.17

06.08.17

07.26.17

08.24.17

DRAFTED BY: CWA

DESIGNED BY: LRJ

PROJECT ENGINEER: LRJ

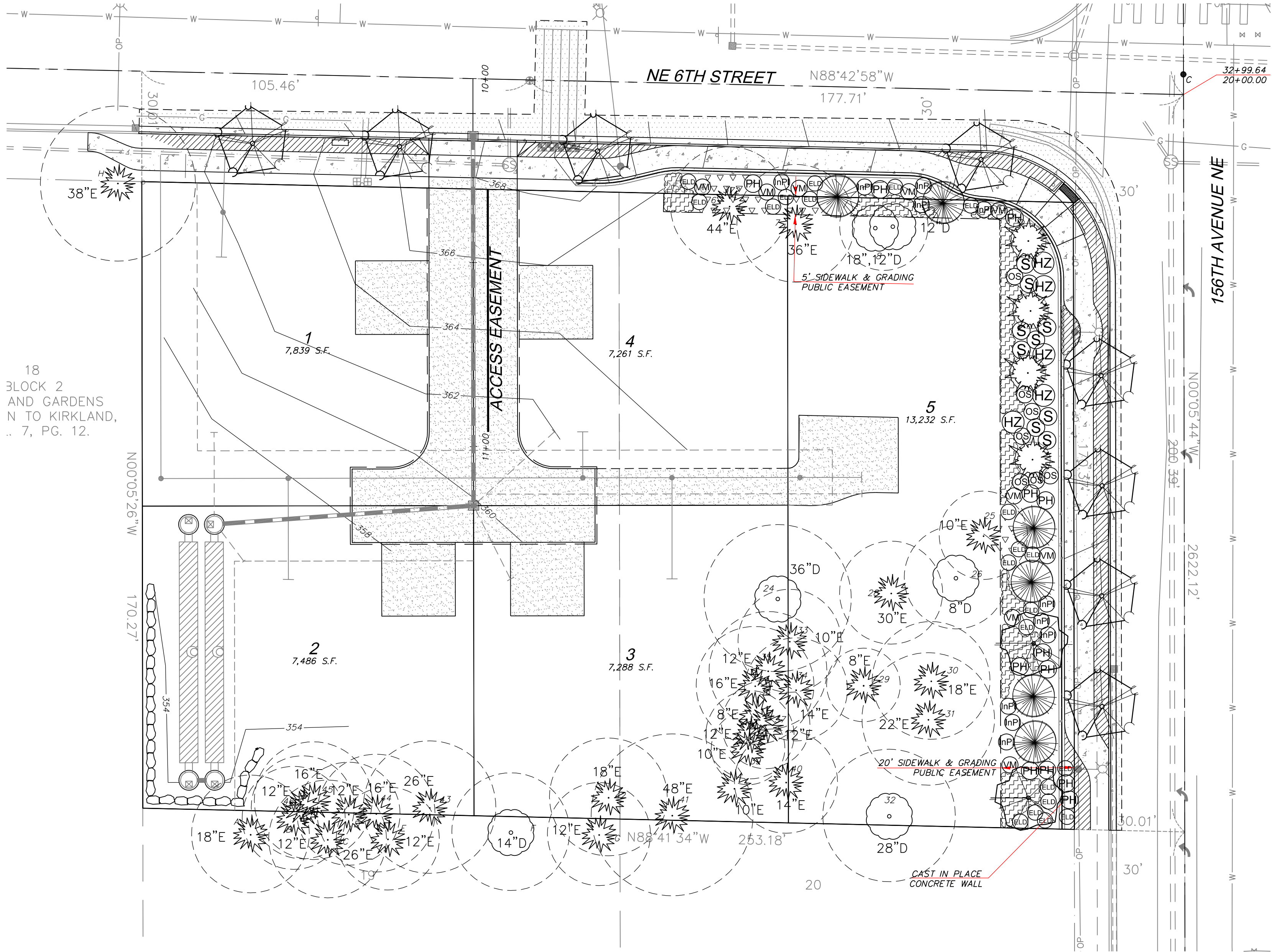
DATE: 01.10.17

PROJECT NO.: 16022

DRAWING: C6

SHEET: 6 OF 6



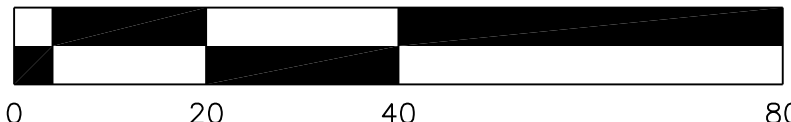
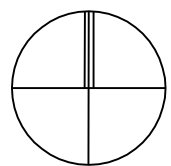


STREET TREE SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAMES                            | SIZE    | QTY. | SPACING  | REMARKS  |
|--------|---|---------|------|----------|--|
|        | SHRUBS:<br>ULMUS PROPINQUA 'EMERALD SUNSHINE' / ELM | 2" CAL. | 8    | 30' O.C. | FULL AND MATCHING. BRANCHING STARTS AT 5'. GROWN FOR STREET TREE USE |

PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAMES   | SIZE      | QTY.     | SPACING   | REMARKS  |
|--------|--|-----------|----------|-----------|--|
|        | TREES:<br>PSEUDOTSUGA MENZIESII / DOUGLAS FIR (SUNNY)  | 6' HT.    | 4        | AS SHOWN  | FULL AND MATCHING  |
|        | ACER MACROPHYLLUM / BIG LEAF MAPLE (SUNNY)   | 10-GALLON | 2        | AS SHOWN  | FULL AND MATCHING  |
|        | THUJA PLICATA / WESTERN RED CEDAR (SHADY)  | 6' HT.    | 6        | AS SHOWN  | FULL AND MATCHING  |
|        | SHRUBS:<br>ACER CIRCINATUM / VINE MAPLE (SHADY)  | 1-GALLON  | 9        | 4.5' O.C. | FULL AND BUSHY   |
|        | CORYLUS CORNUTA / BEAKED HAZELNUT (SUNNY)  | 1-GALLON  | 5        | 6' O.C.   | FULL AND BUSHY   |
|        | SYMPHORICARPOS ALBUS / SNOWBERRY (SUNNY)   | 1-GALLON  | 9        | 4.5' O.C. | FULL AND BUSHY   |
|        | HOLODISCUS DISCOLOR / OCEANSPRAY (SUNNY)   | 1-GALLON  | 7        | 4.5' O.C. | FULL AND BUSHY   |
|        | OEMLERIA CERASIFORMIS / OSOBERRY/INDIAN PLUM (SHADY)   | 1-GALLON  | 11       | 4.5' O.C. | FULL AND BUSHY   |
|        | SAMBUCUS RACEMOSA / RED ELDERBERRY (SHADY)   | 1-GALLON  | 21       | 4' O.C.   | FULL AND BUSHY   |
|        | PHILADELPHUS LEWISII / MOCK ORANGE (SHADY)   | 1-GALLON  | 12       | 4.5' O.C. | FULL AND BUSHY   |
|        | GROUNDCOVERS:<br>50% ARCTOSTAPHYLOS UVA-URSI/ KINNIKINNICK, AND<br>50% POLYSTICHUM MUNITUM SWORD FERN<br>PLANT THROUGHOUT SUNNY AND SHADY AREAS AS SHOWN | 1-GALLON  | AS REQ'D | 24" O.C.  | HOLD 12" FROM BORDERS, SHRUBS, AND TREES, PLANT PER NOTES THIS SET |
|        | ARCTOSTAPHYLOS UVA-URSI/ KINNIKINNICK  | 1-GALLON  | AS REQ'D | 24" O.C.  | HOLD 12" FROM BORDERS, SHRUBS, AND TREES, PLANT PER NOTES THIS SET |
|        | MULCH:<br>3"-4" DEPTH ARBORIST WOOD CHIPS  |           |          |           |  |



NORTH 1" = 20'-0" SHEET SIZE 22" x 34"

REVISIONS

| NO. | DATE    | DESCRIPTION                 |
|-----|---------|-----------------------------|
| 1   | 7.07.17 | REVISED STREET TREE SPECIES |

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
  
JEFF M. VARLEY  
CERTIFICATE No. 774

**VARLEY•VARLEY•VARLEY**  
JEFF VARLEY landscape architect  
12743 NE 170th Lane Woodinville Washington 98072  
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www.varleylandscape.com

ARIES-HUNT SHORT PLAT

LANDSCAPE PLAN

L-1

SHEET 1 of 2

JOB NUMBER:

DRAWING NAME:

DESIGNER: JMV

DRAFTING BY: JMV

DATE: 6.11.17

SCALE: AS SHOWN

JURISDICTION: BELLEVUE



LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:  
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:  
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE. DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:  
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:  
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:  
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:  
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:  
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

- A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) QUALITY:  
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) SUBSTITUTION:  
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

SOIL PREPARATION:  
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:

- A) TOPSOIL:  
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
- B) TOPSOIL TO CONSIST OF 3-WAY AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC.

- C) TOPSOIL PREPARATION AND INSTALLATION:
1. VERIFY SUBGRADES TO -6 INCHES IN LANDSCAPE AREAS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH.
  2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
  3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
  4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
  5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
- D) TOPSOIL PLACEMENT:
1. PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF 3-WAY TOPSOIL FOR LAWN AND LANDSCAPE AREAS; APPLIED IN TWO LIFTS OF 3" EACH, THE FIRST LIFT TO BE TILLED INTO THE SUBGRADE.
  2. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):  
CEDAR GROVE COMPOST, OR APPROVED EQUAL.

STAKES:  
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:  
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

HERBICIDE:  
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:  
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER, THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:  
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES AND SHRUBS:  
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:  
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:  
MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 2-INCH DEPTH.

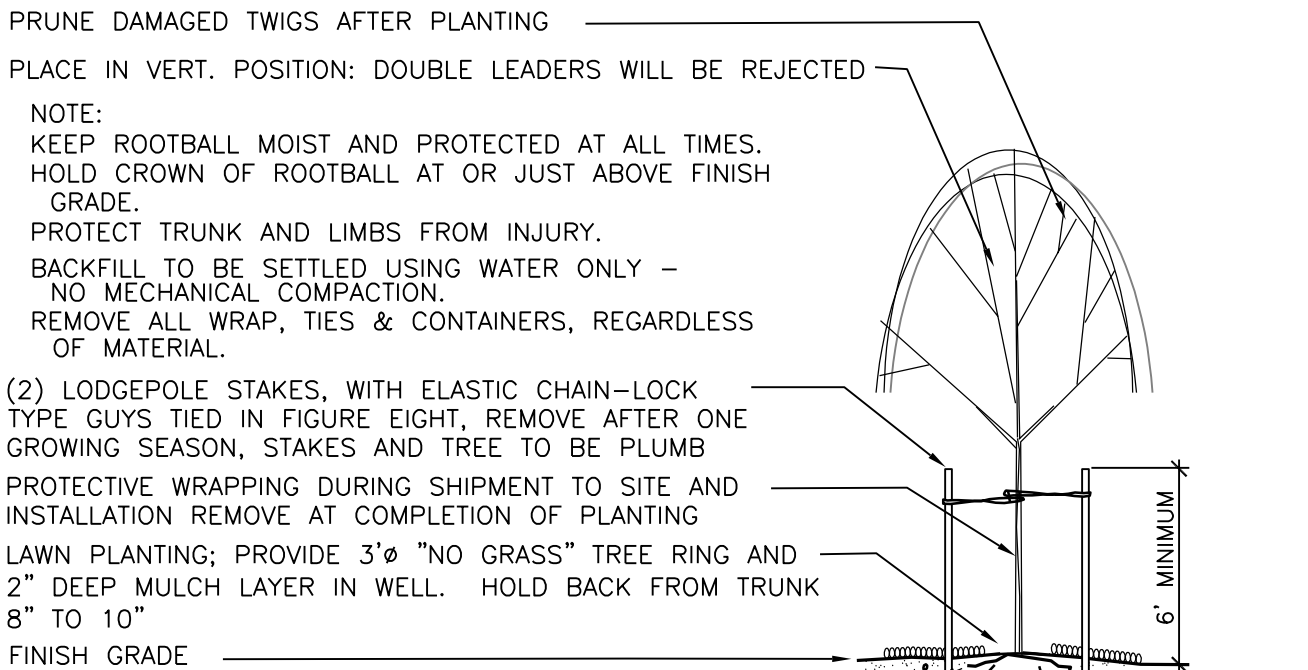
UTILITY CLEARANCES:  
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE:  
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

IRRIGATION ASSESSMENT:  
SUPPLEMENTAL HAND WATERING WILL BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT WILL NOT BE NECESSARY IN SUBSEQUENT YEARS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WATERING UNTIL FINAL ACCEPTANCE BY OWNER. ALL NEW PLANTING AREAS TO BE IRRIGATED WITH A DESIGN/BUILD FULLY AUTOMATIC IRRIGATION SYSTEM.

TREE PROTECTION:  
1. TO PROVIDE THE BEST PROTECTION FOR TREES TO BE RETAINED, THE FOLLOWING STANDARDS SHALL BE MET:  
A. TREE PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE DRIP LINE SURROUNDING THE TREES TO BE RETAINED IN ORDER TO PROTECT THE TREES DURING ANY LAND DISTURBANCE ACTIVITIES, AND FENCING SHALL NOT BE MOVED TO FACILITATE GRADING OR OTHER CONSTRUCTION ACTIVITY WITHIN PROTECTED AREA. NO TREE REMOVAL FOR A PROJECT ACTION SHALL BE ALLOWED PRIOR TO THE COUNTY APPROVAL OF A GRADING PERMIT CONSISTENT WITH TREE RETENTION AND LANDSCAPE PLANS;  
B. TREE PROTECTION FENCING SHALL BE A MINIMUM HEIGHT OF THREE FEET, VISIBLE AND OF DURABLE CONSTRUCTION; ORANGE POLYETHYLENE LAMINAR FENCING IS ACCEPTABLE; AND  
C. SIGNS MUST BE POSTED ON THE FENCE READING "TREE PROTECTION AREA."  
D. THE SIZE OF THE PROTECTED AREAS AROUND THE TREE SHALL BE AT THE EDGE OF THE DRIP LINE OR EQUAL TO ONE FOOT DIAMETER FOR EACH INCH OF TREE TRUNK DIAMETER MEASURED FOUR FEET ABOVE THE GROUND WITH A MINIMUM DIAMETER OF 15 FEET;

2. AT NO TIME DURING OR AFTER CONSTRUCTION SHALL THE FOLLOWING BE PERMITTED WITHIN THE AREA DESCRIBED ABOVE:  
A. IMPERVIOUS SURFACES, FILL EXCAVATION, OR STORAGE OF CONSTRUCTION MATERIALS, IF THE APPLICANT PROPOSES TO DISTURB GROUND WITHIN THE DRIP LINE OF A SIGNIFICANT TREE, A CERTIFIED ARBORIST SHALL SUPERVISE ACTIVITY.  
B. GRADE LEVEL CHANGES, EXCEPT IN LIMITED CIRCUMSTANCES WHERE PROPOSED IMPROVEMENTS USING PERMEABLE MATERIAL ARE DETERMINED BY AN ARBORIST TO BE NON-DETRIMENTAL TO THE TREE'S ROOT SYSTEM.



PREPARE PLANTING BED PER SPEC'S; AT MIN., LOSSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER

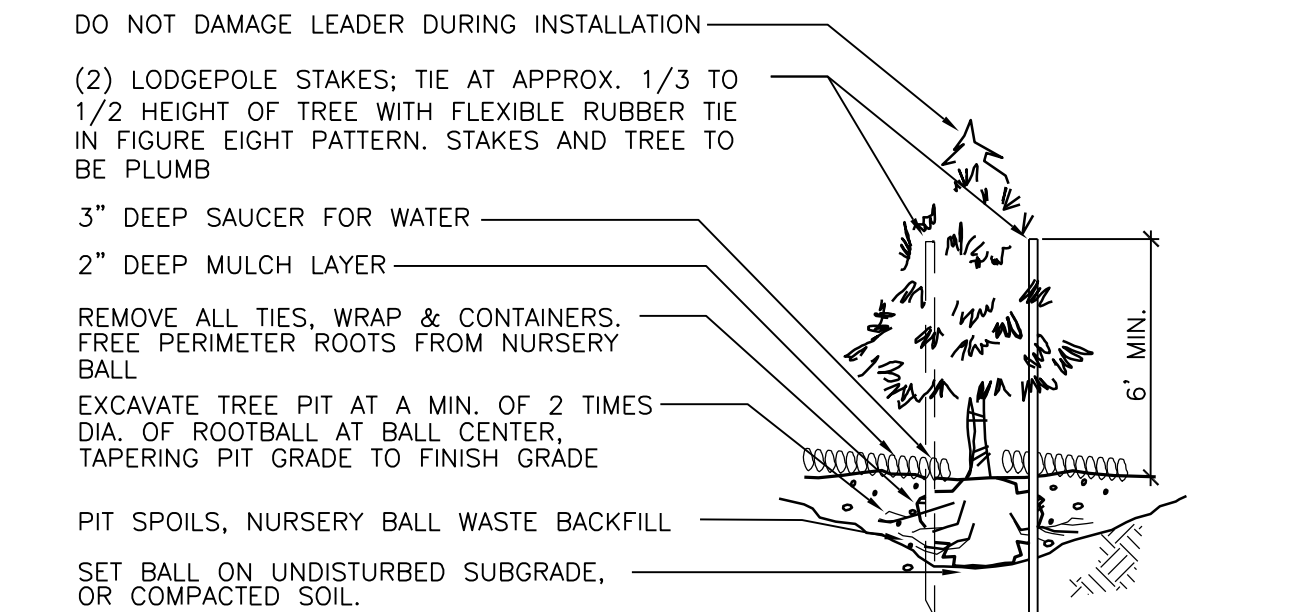
REMOVE ALL WRAP, TIES, AND CONTAINERS  
SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS

SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL

PENETRATION TO SUBBASE 24" MINIMUM

DECIDUOUS TREE PLANTING/STAKING DETAIL

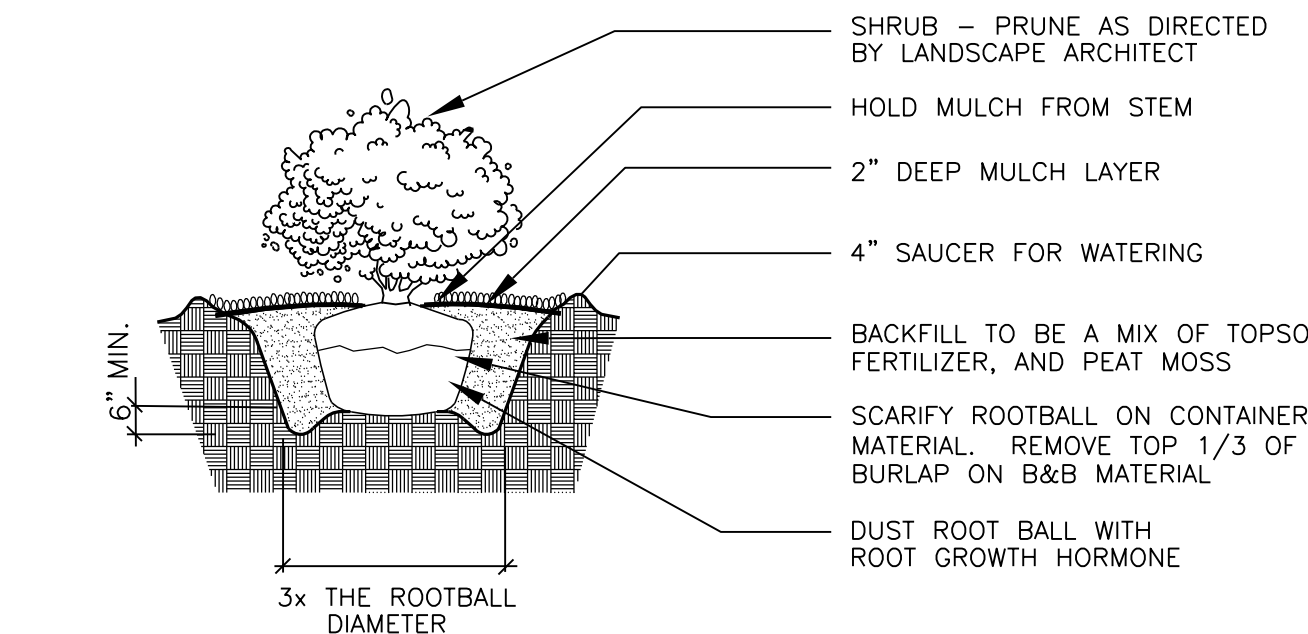
NOT TO SCALE



NOTE:  
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT. WORK PERIMETER ROOTS FREE OF NURSERY BALL. BALL & PIT TO BE COURSELY SCARIFIED.

EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE



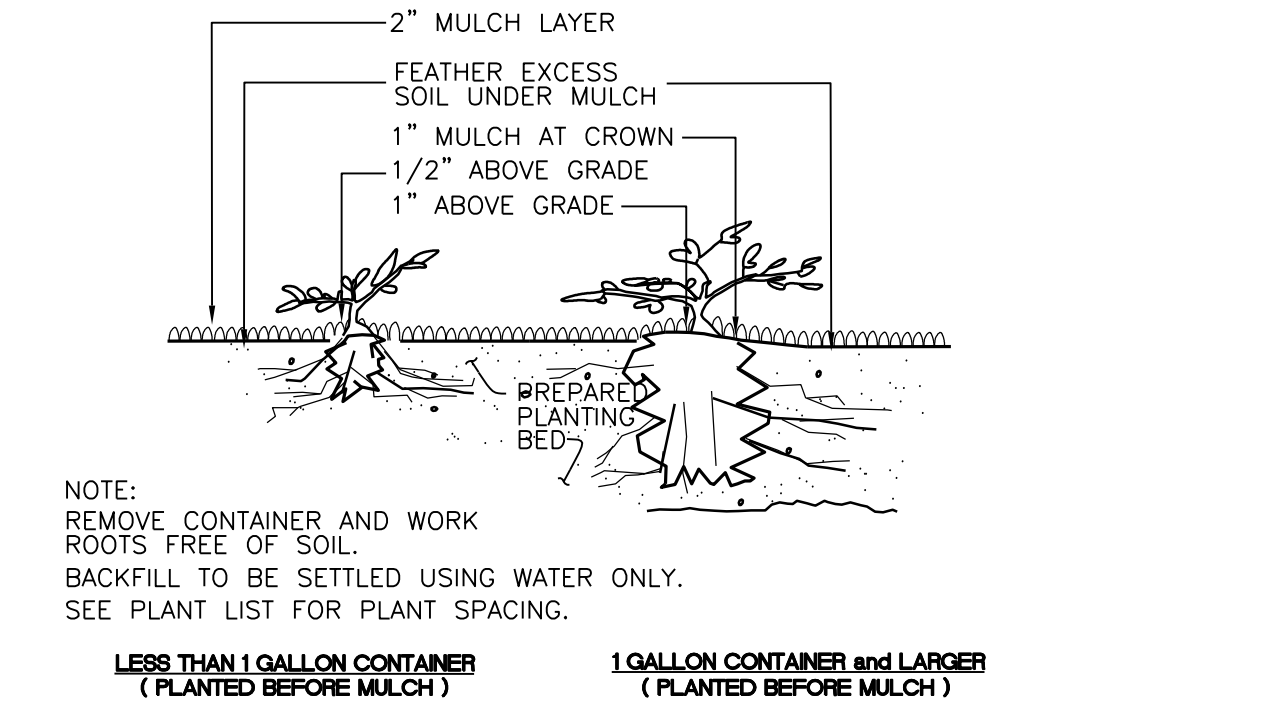
NOTE:  
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

CUT AND REMOVE BURLAP FROM ROOT BALL

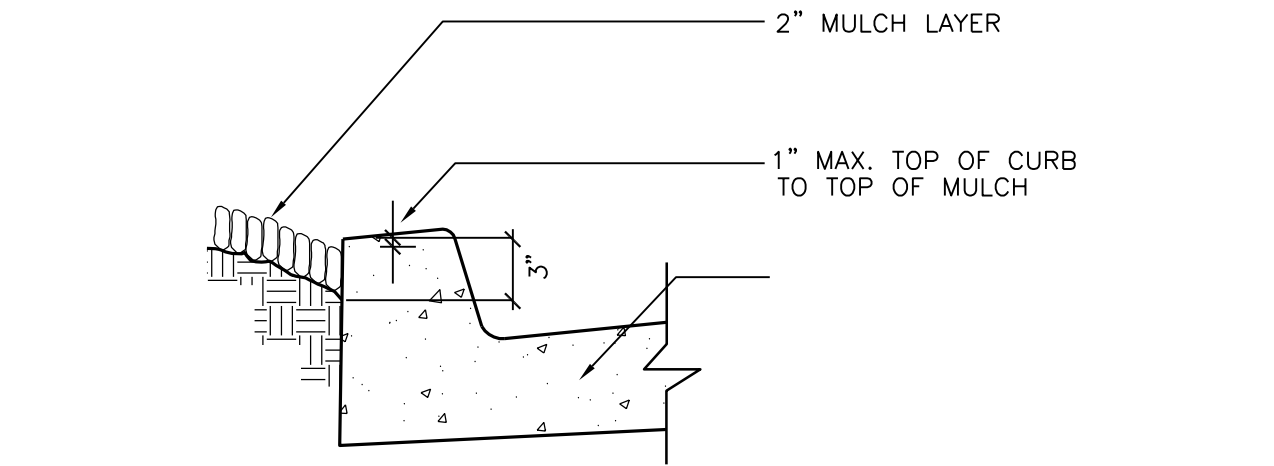
SHRUB PLANTING DETAIL

NOT TO SCALE



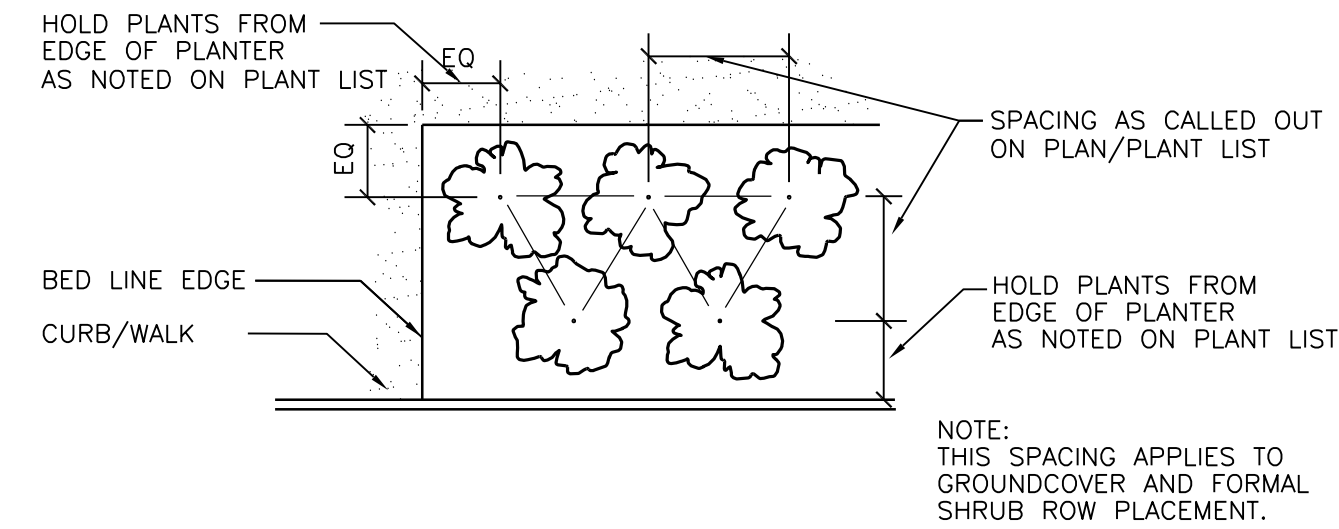
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



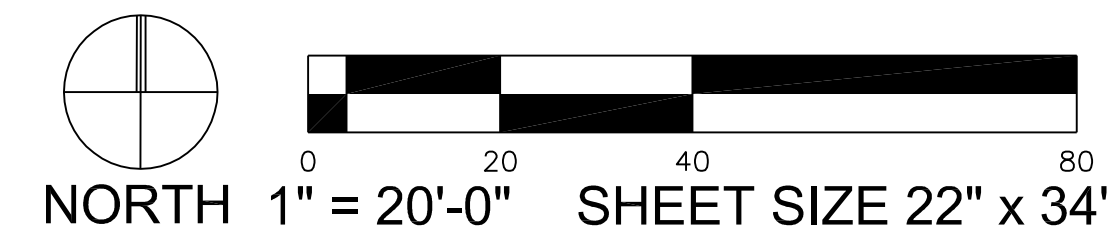
MULCH AT CURB DETAIL

NOT TO SCALE



PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



| REVISIONS |         |                             |     |
|-----------|---------|-----------------------------|-----|
| NO.       | DATE    | DESCRIPTION                 | BY  |
| 1         | 7.07.17 | REVISED STREET TREE SPECIES | JMV |
|           |         |                             |     |
|           |         |                             |     |
|           |         |                             |     |
|           |         |                             |     |

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
JEFF M. VARLEY  
CERTIFICATE No. 774

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www.varleylandscape.com

**ARIES-HUNT SHORT PLAT**  
**LANDSCAPE PLAN**

|                        |
|------------------------|
| JOB NUMBER:            |
| DESIGNER: JMV          |
| DRAFTING BY: JMV       |
| DATE: 6.11.17          |
| SCALE: AS SHOWN        |
| JURISDICTION: BELLEVUE |

**L-2**  
SHEET 2 of 2