DESIGN REVIEW BOARD AGENDA
Lake Stevens Fire Department – Conference Hall
1825 South Lake Stevens Road, Lake Stevens
September 1, 2016

DESIGN REVIEW BOARD

CALL TO ORDER	6:00 pm	Chair
ROLL CALL		Chair
GUEST BUSINESS		
APPROVE MINUTES	July 7, 2016	
ACTION ITEMS	1. Autumncrest 27-lot Residential Subdivison 2. Lake Stevens School District – New Elementary and Early Learning Center	
REPORTS		
ADJOURN		Chair

THE PUBLIC IS INVITED TO ATTEND

Special Needs

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, (425) 377-3227, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6388, and ask the operator to dial the City of Lake Stevens City Hall number.

DESIGN REVIEW BOARD MEETING MINUTES
Lake Stevens School District
12309 22nd ST SE
Lake Stevens, WA 98258
July 7, 2016

CALL TO ORDER:	6:00 pm by Chair Hale
MEMBERS PRESENT:	Diana Hale, Kelly DuByne, Jaime Guzman, Bryan Terry
MEMBERS ABSENT:	Jennifer Davis
STAFF PRESENT:	Melissa Place, Senior Planner and Casey Howell, Permit Specialist
OTHERS PRESENT:	Janice Huxford, Dave Warrick and James Thomas, Project Representatives

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Guest Business None

Approve Minutes Board Member Terry made the motion to approve the May 31, 2016 meeting minutes. Vice-chair DuByne seconded the motion. The motion passed unanimously (4-0-1).

Action Items

1. **Snohomish Valley Roofing Redevelopment** – Staff provided an overview of the proposed project package for the project. This project is subject to the urban design guidelines. Staff described findings and conclusions for the commercial project and has found that it generally complies and meets the intent of those guidelines.

   James Thomas, project representative, provided additional information and answered several questions relating to the project. The main topics of discussion included the signage, obscure landscaping, fencing and the 10-foot planter required adjacent to the Centennial Trail.

   City staff recommends moving forward with project subject to recommended staff findings, conclusions & conditions. Ultimately, the Board noted its approval of the project design

   Motion: Board Member Terry made the motion to approve the proposed project subject to the recommended staff findings, conclusions and conditions, with a landscaping review in the near future.

   Board Member Guzman seconded the motion. The motion passed unanimously (4-0-1).

Reports None

Adjourn Chair Hale adjourned the meeting at 7:10 PM.

Diana Hale, Chair

Casey Howell, Permit Specialist

Staff Report
Lake Stevens Design Review Board
Meeting Date: September 1, 2016

FILE NAME/NO:	Autumn Crest Subdivision (LU2016-0034)
APPLICANT:	Monterra Partners LLC
LOCATION OF PROPERTY:	2115 103rd Ave SE, Lake Stevens, WA 98258
ASSESSOR PARCEL NUMBER(S):	00457100000112 and 00457100000201
REQUEST:	Design Review Approval of Subdivision
CONTACT PERSON:	Melissa Place, Senior Planner

PROJECT DESCRIPTION

The applicant is requesting design review for a proposed 28-lot subdivision of two properties totaling 4.37 acres identified by Assessor Parcel Number's (APN's) 00457100000112 and 00457100000201. The property is currently zoned High Urban Residential, which permits lots with a minimum size of 3,600 square feet. Development will include construction of new public roads and extension of utilities to the new lots. The plat is proposed to be accessed via connection with 103rd Ave SE. The applicant is proposing low-impact development (LID) techniques to handle stormwater on the property thus the design of the plat is influenced by the location of the LID facilities.

The proposed subdivision is located within the 20th Street SE Corridor Subarea Plan, however the Subarea Design Guidelines are not directly applicable to residential development, thus the plat shall be reviewed against the City of Lake Stevens Urban Design Guidelines as per LSMC 14.16C.050(f).

DESIGN GUIDELINES

The first section reviews the application against LSMC 14.16C.050 (e), which defines the design review application requirements. The subsequent sections provide a summary of the relevant design guidelines, followed by an analysis of project findings. This analysis will identify applicable mandatory and optional elements.

LSMC 14.16C.050 (e)(2) DESIGN REVIEW SUBMITTAL REQUIREMENTS

(i) Building and Site Development Plans – This section details required plan review materials.

Findings:

- The project contact, Mr. Merle Ash, submitted an application for preliminary plat approval on behalf of Monterra Partners on February 26, 2016 (**Exhibit 1**). The City sent first round review comments on the proposal to the applicant on April 21, 2016.
- Mr. Ash submitted an application for Design Review (**Exhibit 2**) and revised plans for the subdivision including a design review package for the project on July 22, 2016 (**Exhibit 3**).
- The design review package includes site development plans, landscape plans, photographs of plant material, and a narrative of the project.
- The applicant also provided a design guideline checklist indicating how the project addresses

design review guidelines specific to the 20th St. SE Corridor that they feel are applicable to the proposed subdivision (**Exhibit 3**).

- Building elevations and material samples/color chips were not provided as the applicant does not intend to be the builder. Future homes shall be administratively reviewed at the time of building permit submittal or prior.

Conclusions: The proposed materials meet the basic application requirements.

(ii) Landscape Plans – This section details required landscape plan materials.

Findings: The plat plan (Sheets P1 and P2 of **Exhibit 3b**) and the landscape plan (Sheet L2 of **Exhibit 3c**) show the proposed planter strips pursuant to the frontage improvements. The tree survey (Sheet P4 of **Exhibit 3b**) indicates tree retention and replacement plantings throughout the site. The applicant has also submitted photographs of the proposed plantings indicating the types of vegetation that will be used throughout the development (**Exhibit 3d**).

(iii) Sign Plans – This section details required sign plan materials.

Findings: Proposal is residential in nature and no signs are proposed.

Conclusions: Residential subdivisions do not contain commercial signage and do not require a sign plan. A subdivision sign can be approved subject to LSMC 14.68.090.

The following sections provide a summary of the applicable design guidelines, followed by an analysis of project findings.

I. NEIGHBORHOOD PLANNING

Community Structure

NP 2.3 Community Service Units – Group neighborhoods into larger community structures.

Findings: This development will develop into a larger community structure that is interconnected with the nearby 20th St SE Subarea.

NP 2.4 Community Focal Place – Provide communities of 1000 to 5000 people with a focal center that may be plaza, open space, or shopping district.

Findings: This project is a smaller project that makes up a portion of a larger neighborhood. A community focal place will be developed in the nearby commercial zoning under the 20th St SE Subarea plan.

NP 2.5 Mix of Uses – Create a mix of uses in neighborhoods to reduce dependence on automobiles.

Findings: The subject property is located within walking distance of areas that are zoned for commercial use under the 20th St SE Subarea. Road improvements proposed by this development will create pedestrian connections to those uses.

NP 2.6 Variations of Housing Type – This intent of this section is to achieve a mix of residential types.

Findings: The proposed development will create lots for single-family development on lots between 3,600 and 6,700 square feet. This small lot development is in proximity to another proposed subdivision across South Lake Stevens Road that will provide frontage improvements including sidewalk up to 20th St. SE.

Conclusions: The proposed site plan and supporting materials meet the Community Structure standards.

Community Open Space

NP 3.1 Creating Useable Open Space – To create open space amenities.

Findings: Open space will be provided in three Tracts (Tracts 997, 998, and 999). In order to protect one Category V wetland, 50,476 square feet will be permanently protected from development in Tract 999. Tracts 997 and 998 provide LID facilities but also provide picnic tables and pathways for residents' use. The guidelines states that all neighborhoods shall have active open spaces with amenities. The active space proposed by the applicant is passive and does not provide active amenities. Staff would recommend a condition that the applicant provide a tot lot within Tract 998 to meet this guideline.

NP 3.2 Parks and Open Space – Provide open spaces and parks for active and passive recreation.

Findings: As discussed under NP 3.1, Tracts 997 and 998 will provide for passive recreation. Additionally, all lots in this development will pay a park impact fee at the time of building permit issuance or after.

NP 3.4 Reinforcing Natural Features – Incorporate natural open spaces into residential design.

Findings: One Category V wetland will be permanently protected from development in Tract 999 as an NGPA tract.

NP 3.5 Linear Parks – Connect open spaces and parks within residential developments.

Findings: Tracts 998 and 999 border the eastern half of the plat and share the wetland with the property to the east. If the property to the east develops, the wetland portion on that property will connect with Tract 999 of this subdivision.

NP 3.6 Pedestrian Connections – To provide convenient pedestrian connections to public and commercial facilities, to increase activity and social interaction, and to develop visual and functional links that unify the community.

Findings: Sidewalks are proposed along the eastern and southern half of the streets in the proposed development due to low-impact development (LID) facilities in the northern half of the road corridor. Planting strips will be constructed along the sidewalk. Road improvements related to this project will provide pedestrian connections in the neighborhood and out to 103rd Ave SE which is adjacent to Glenwood Elementary School.

Conclusions: The proposed site plan and supporting materials meet the Community Open Space Standards.

Street Layout and Design

NP 4.1 Network of Streets – The intent is to provide alternative routes to ease traffic flow, to slow traffic speed, to provide for neighborhood scale and create connections between neighborhoods.

Findings: The proposed road location has been designed to fit into the larger road network. The new road will create a connection to 103rd Ave SE. Road connections to the north and through the Grange property were considered by the applicant preliminarily but determined unfeasible. A traffic impact fee worksheet has been prepared by the applicant and submitted to the City for review.

NP 4.2 Residential Street Widths – This section relates to the construction of residential roads.

Findings: The applicant is seeking a deviation from the City's road standard widths in order to provide LID facilities. As proposed, the right-of-way is narrower than the standard width for local access streets in order to minimize the amount of pavement within the development.

NP 4.3 Residential Street Construction – This section relates to the construction of residential roads.

Findings: Residential roads proposed by this development will provide sidewalk on one side of the road

(due to LID), a landscape strip, and street trees.

NP 4.4 Street Trees – This section relates to the inclusion of street trees along public roads to provide shade and improve environmental quality.

Findings: Street trees will be installed as required by LSMC section 14.76.110. The species and installation of these trees will be reviewed during Construction Plan review. The applicant is also proposing trees and landscaping within the bioswales in Tract 997 on the north side of the street.

NP 4.5 Unified Streets: This section encourages the development of "sense of community" through the construction of unifying streets.

Findings: The homes and landscaping on both sides of the street appear to be complementary to one another and have similar character.

NP 4.6 Cul-de-sacs/Courts – This section discourages the construction of cul-de-sacs because they limit connections with other streets.

Findings: A cul-de-sac is proposed due to existing development conditions.

NP 4.7 Alleys – This section encourages the construction of alleys to reduce the impacts of driveways and garages from the street.

Findings: No alleys are proposed.

NP 4.8 Parallel Parking – This section encourages smaller parking lots and on-street parking.

Findings: Due to the narrowness of the proposed roads, on-street parking on one side only will likely occur. This will be reviewed and determined prior to preliminary plat approval and at the construction plan phase.

Conclusions: The proposal meets Street Layout and Design standards.

<u>Transit</u>

NP 5.1 Providing for Transit Access in Neighborhood Planning – This section encourages providing transit access with new residential developments.

Findings: Community Transit Routes 280 and 425, which serve Lake Stevens, are located more than one mile from the site. With approval of this development, sidewalks will be developed along the property's frontage which will link with the sidewalk directly north of this property and connect to 20th St SE. Expanded transit routes are expected to be provided to the eastern half of the 20th Street Subarea in the future in conjunction with commercial development along 20th St SE.

Conclusions: The proposed site plan and supporting materials meet the Transit design standards.

<u>Natural and Scientific Resources</u>

NP 6.1 Maintaining Existing Drainage Patterns – The intent of this section is to protect critical areas, reduce runoff and improve water quality.

Findings: The proposal will maintain existing drainage patterns and will comply with the current Department of Ecology Stormwater Manual and Chapter 11.06 of the LSMC. The City will review the proposed stormwater system during Construction Plan approval.

NP 6.2 Encouraging Protection of Natural Resources – Provide flexible standards to protect natural resources including but not limits to wetlands, wooded areas, and farmlands as well as retain views of natural areas.

Findings: One Category V wetland of 50,476 square feet will be permanently protected from

development in Tract 999. The impacts and mitigation measures to critical areas have been described in a report provided by the applicant and reviewed by the City. No adverse impacts to the wetland are anticipated.

Conclusions: The proposal meets Natural and Scientific Resources standards.

II. STREETSCAPE

Street Character and Liveliness

S 1.1 Inhabited Streets – The intent is to encourage pedestrian friendly streets where people will feel comfortable and enjoy the surroundings.

Findings: Street design will meet the requirements of City LID standards or be deviated from with city approval. The street has been designed with pedestrian use in mind with sidewalks connecting the entire length on one side of the street. The parcels will be developed with single-family residential units fronting directly towards the street which will benefit the pedestrian scale of the area.

Conclusions: The proposal meets Street Character and Liveliness standards.

Pedestrian Environment

S 2.2 Screening Blank Walls and Retaining Walls – The intent is to reduce the negative impacts of blank walls on the pedestrian environment.

Findings: No retaining walls are proposed for this project as the property is relatively flat. If significant walls are proposed during Construction Plan review, then landscaping or terracing of the walls may be required.

S 2.4 Screening Parking Lots – The intent is to improve the streetscape, define the street edge, and reduce the negative visual impact of paving and automobiles.

Findings: N/A – No parking lots, loading, or maintenance areas are proposed by this development.

S 2.6 Parking Garage Entries and Driveways – Reduce the impact of driveways and increase pedestrian safety.

Findings: Building designs for the development have not been submitted at this time. Staff would recommend a condition stating that any proposed houses be designed so as to minimize the visual impact of garages and automobiles from the streets and sidewalks.

S 2.7 Lighting Design – The intent is to identify and highlight key site elements, such as vehicular and pedestrian intersections, pedestrian paths and sidewalks and entrances, enhancing safety and security. In addition, to provide a desirable and safe pedestrian environment by decreasing glare.

Findings: During Construction Plan review street lighting will be required. At that time, the City will review the lighting of the development under the currently adopted standards. Meeting these standards will sufficiently address design concerns.

Conclusions: The proposal will meet the Pedestrian Environment standards as conditioned.

Landscape Design

S 3.1 Continuity along the Street – The intent is to use landscaping to unify the streetscape.

Findings: The area does not currently have a defined positive streetscape character. Providing the required frontage improvements as required by the City standards will provide a unified streetscape as the area develops.

S 4.1 Transition Between Residence and Street – The intent of this section is to create a transition between the living areas of residences and the street.

Findings: The style of development proposed as well as the likely level of pedestrian traffic will not require additional separation between the street and the residential units. If greater separation is required, the individual property owners can install landscaping and fencing as allowed by the LSMC.

Conclusions: The proposal meets Landscape Design standards.

III. SITE PLANNING

Neighborhood Character

SP 1.1 Creating Streetscape Compatibility – The intent of this section is to make positive enhancements to the character of the street, to define the street as a coherent space, to ensure compatibility with the neighborhood and to provide pleasant and safe pedestrian circulation.

Findings: All structures proposed by this development will have the same setback requirements. Sidewalks and street improvements will be provided throughout the development.

SP 1.3 Compatibility with Emerging Centers – Integrate development and provide access to service and transit.

Findings: Pedestrian circulation routes are provided along 103rd Avenue SE to the 20th St SE subarea.

Conclusions: The proposal meets Neighborhood Character standards.

Adjacent Properties

SP 2.1 Retaining Privacy and Solar Access – Reduce privacy impacts from adjacent development and limit new development from blocking natural sunlight.

Findings: The zoning requirements for setbacks and building height will meet the requirements of this section.

Conclusions: The proposal meets Adjacent Properties standards.

Natural Elements

SP 4.1 Preserving Sensitive Areas – The intent is to protect sensitive areas from development, encourage appropriate stormwater management and minimize grading impacts.

Findings: One Category V wetland of 50,476 square feet will be permanently protected from development in Tract 999. Drainage design will be reviewed during Construction Plan approval to confirm that it complies with the currently adopted drainage manual.

SP 4.2 Storm Water Management – The intent is to reduce stormwater runoff through natural infiltration methods, reducing costly storm drainage improvements.

Findings: The applicant is proposing LID facilities and level spreaders in the wetland buffer to reduce stormwater runoff. The proposal will comply with the current Department of Ecology Stormwater Manual and Chapter 11.06 LSMC. Existing drainage patterns will be retained. The area around the wetland onsite will be protected from grading.

SP 4.3 Protecting Significant Trees – The intent is to protect trees for aesthetic and environmental considerations.

Findings: Significant tree removal is required to develop the property. No tree removal will take place in

the wetland or wetland buffer. Replacement will be required at a ratio of 3:1 as required by LSMC 14.76.120. The applicant has submitted a Tree Survey demonstrating compliance with this requirement.

Conclusions: The proposal meets Natural Elements standards.

Transit Facilitation

SP 5.1 Integrating Transit into Site Planning – The intent is to facilitate transit access to serve the site.

Findings: There are no transit options directly adjacent to the proposed project at this time. Pedestrian connections are provided toward 20th St. SE where users could walk to the nearest transit stop at 91st St SE and 16 Pl SE. Expanded transit routes are expected to be provided to the eastern half of the 20th Street Subarea in the future in conjunction with commercial development along 20th St SE.

Conclusions: The proposal meets Transit Facilitation standards.

IV. BUILDING DESIGN

Architectural Character

BD 1.1 Consideration of Site Conditions – Ensure the design of new development meets specific site conditions and maintains neighborhood characteristics.

Findings:

- Topography: The proposed site is fairly flat, naturally sloping downhill to the east. No considerations are necessary.
- Solar Orientation: The heights and locations of all proposed structures will not have an impact on the solar access of adjacent uses.
- Site Size and Configuration: The massing and structure size allowed by the zoning code does not create undue bulk or impact adjacent development.
- Natural Features: The subject property contains one Category V wetland. Tract 998 contains a picnic table and path to provide pedestrian access to the edge of the wetland.

BD 1.2 Unifying Design Concept – The intent is to unify and organize a building's architectural character and individual elements.

Findings: The home plans will be reviewed administratively at the time of building permit submittal or prior.

BD 1.3 Compatibility with Neighbors – The intent is to enhance the character of established neighborhoods.

Findings: The surrounding area is currently developed with single-family residential developments, a civic establishment, and an elementary school. The proposed density is greater than is found in the area presently, but complies with the current zoning requirements and is more appropriate to the recently adopted subarea plan goals.

Conclusions: The proposal meets Architectural Character standards.

Character and Massing

BD 2.2 Architectural Scale – The intent is to relate the building to adjacent residential scale.

Findings: The directly adjacent buildings are not residential and thus not directly applicable. However, the existing structures in the vicinity are mostly single-family residences. The proposed development will retain the scale and pattern of single-family houses.

BD 3.1 Human Scale – The intent is to include architectural elements at a scale to which people can relate.

Findings: Only small scale residential buildings would be permitted after the subdivision. These structures will give the development a human scale.

Conclusions: The proposal meets Character and Massing standards.

Special Needs Housing

BD 8.1 Siting and Building Design – The intent of this section is to integrate housing for people with special housing requirements into existing residential neighborhoods.

Findings: Uses of the proposed lots aside from single-family residences have not been determined at this time. However, all of the sidewalks proposed by this development will be developed to State and Federal ADA standards.

CONCLUSIONS

The proposed design is in keeping with the guidelines as well as the standards and intent of the High Urban Residential Zone as reviewed and conditioned. As described in this staff report, the development will match the character of the surrounding area and add to the visual attractiveness of this district.

STAFF RECOMMENDED CONDITIONS

1. The project plans shall be consistent with the Plat Map (**Exhibit 3b**) presented to the Board except as modified by conditions stated herein, or as necessary to comply with conditions imposed on the land use permit by the Hearing Examiner or as hereafter amended due to road deviation requirements.
2. Any subdivision signage will require a separate permit and administrative approval prior to installation.
3. Final inspection of the site Construction Plan shall not be commenced until staff has confirmed that all design features described in this staff report will be installed to the satisfaction of the City of Lake Stevens.
4. Future homes shall be administratively reviewed at the time of building permit submittal or prior and shall minimize the visual impact of garages from the streets and sidewalks, including but not limited to the following:
    a. Stepping the garage back a minimum of two-feet from the living area or entry of the house, along the front façade, emphasized by different architectural features, varied materials, and rooflines;
    b. Minimizing blank garage doors, through the use of windows and/or architectural detail (e.g., change of materials, colors or textures on different elements to provide articulation and character on the garage door); and
    c. Emphasizing pedestrian entrance to the house fronting the public street or lane through the construction of a front porch or other entrance features emphasized by distinct

architectural features, varied materials, windows, and rooflines.

5. The applicant shall provide a tot lot within Tract 998 to meet Urban Design Guideline NP 3.1 Creating Useable Open Space. The landscape plan and conceptual plat plan shall be revised to incorporate this amenity.
6. If there is any dispute on the interpretation of these conditions, the issue shall be remanded back to the Design Review Board for final resolution.

Exhibit List

1. Preliminary Plat Application, received on February 26, 2016
2. Design Review Board Application, received on August 25, 2016
3. Design Review Package, received on July 22, 2016
    a. Design Guideline Checklist
    b. Site Development Plans, revised on August 23, 2016 - (Sheets P1, P3, & P4)
    c. Landscape Plans (Sheets L1-L3)
    d. Photographs of Plant Material
4. Project Narrative, received on July 22, 2016

EXHIBIT 1

CITY OF LAKE STEVENS

Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To Be Completed By Staff
Date of Application: _____
Staff Initials: _____
Permit Number: _____

TYPE III - QUASI-JUDICIAL - HEARING EXAMINER DECISION
LAND USE DEVELOPMENT APPLICATION

CHECK ONE

- ☐ **Conditional Use Permit**
- ☐ **Variance**
- ☑ **Preliminary Plats**
- ☐ **Shoreline Conditional Use**
- ☐ **Shoreline Variance**
- ☐ **Other:** _____

All Shoreline Permits require Floodplain review.

ARE ANY LOWER LEVEL PERMITS REQUIRED? Yes ☐ **No** ☐ **Describe:** _____

Property Information	Site Address: 2115 103rd Ave SE		
	Assessor Parcel No: 00457100000200, 00457100000201 00457100000112	Property Square Feet:	Acres:
	Land Use Designation: High Density Residential	Zoning: High Urban Residential	
	Number of Buildings on Site/: 0	Number to be Retained: 0	
	Existing Impervious Surface Area: 0	Proposed Impervious Surface Area: 90,995 sf	
Applicant	Name/Company: Monterra Partners, LLC		
	Address: 1729 145th Pl SE	City/State/Zip: Mill Creek, WA 98012	
	Phone: 425.343.4562	Applicants relationship to owner: same	
	Fax:	Email:	
Primary Contact	Name/Company: Merle Ash / Land Technologies, Inc.		
	Address: 18820 3rd Ave NE	City/State/Zip: Arlington, WA 98223	
	Phone: 360.652.9727	Email: merle@landtechway.com	
	Fax:		
Property Owner	Name/Company: Monterra Partners, LLC		
	Address: 1729 145th Pl SE	City/State/Zip: Mill Creek, WA 98012	
	Phone: 425.343.4562	Email:	
	Fax:		

Project Description	Grading Quantities	Cut: 1303 cy		Fill: 5636 cy	
	Proposed project/land use (attach additional sheets if necessary):				
	28 single family lot residential subdivision				
Building Information	Gross Floor Area of Existing and Proposed Buildings: to be determined				
	Bldg 1:	Bldg: 2	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

for Montevue Partners, LLC

Signature of Property Owner/Agent

(425) 422-2379

2/26/16

Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.

Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant
Signature: for Montana Partners, LLC
Name: David G. Martin
Address: 1729 145th Pl. SE
Mill Creek, WA 98012
Phone: (425) 422-2379
Email address: davidgmartin1964@gmail.com

Property Owner(s)
Signature: for Montana Partners, LLC
Name: David G. Martin
Address: 1729 145th Pl. SE
Mill Creek, WA 98012
Phone: (425) 422-2379
Email address: davidgmartin1964@gmail.com

Signature: _____
Name: _____
Address: _____
_____
Phone: _____
Email address: _____

NOTE ON ENTERING PROPERTY

The City of Lake Stevens may enter onto the property, which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday – Friday, for the sole purpose of inspecting the limited area of the property, which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the City employees or agents will contact applicant verbally or in writing at least 24 hours before entering.

LEGAL DESCRIPTION

004571-000-002-00
Section 30 Township 29 Range 6 Quarter NW - GLENWOOD DIV B BLK 000 D-00 BAAP ON W LN LOT 2 120FT S OF NW COR TPB TH E PLW N LN SD LOT 2 120FT TH S PLW W LN LOT 2 30FT TH E PLW N LN 435.6FT TH N PLW W LN 43FT THE PLW N LN 95FT TH S PLW W LN 220FT TO S LN LOT 2 TH W ALG S LN TO W LN LOT 2 TH N TO TPB EXC W 5FT OF ABVE DESC TR & EXC W 15FT TO SNO CO FOR RD R/W PER SWD REC AFN 200510140484 - REFERTO 00457100000201 FOR MH ONLY

004571-000-001-12
Section 30 Township 29 Range 06 Quarter NW GLENWOOD DIV B BLK 000 D-12 - PAR 1 CITY OF LK ST BLA NO LUA2012-0005 REC UND AFN 201303120800 & SURV UND AFN 201303125004 BEING PTNS TRS 1 & 2 SD PLAT LY SLY COE WATER PIPE LN R/W

EXHIBIT 2

CITY OF LAKE STEVENS

Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To Be Completed By Staff
Date of Application: _____
Staff Initials: _____
Permit Number: _____

TYPE I AND II – ADMINISTRATIVE DECISIONS
LAND USE DEVELOPMENT APPLICATION

CHECK ONE

TYPE I

- ☐ **Administrative Design Review**
- ☐ **Administrative Modification**
- ☐ **Boundary Line Adjustment**
- ☐ **Change of Use**
- ☐ **Code Interpretation**
- ☐ **Fireworks Stand**
- ☐ **Floodplain Development**
- ☐ **Grading Permit, 100 cubic yards or less**
- ☐ **Master Sign Program**
- ☐ **Reasonable Use Exception**
- ☐ **Shoreline Exemption**
- ☐ **Sign**
- ☐ **Temporary Use**
- ☑ **Type I Other:** Design Review Board

TYPE II

- ☐ **Administrative Conditional Use** (Grading over 100 cubic yards)
- ☐ **Binding Site Plan**
- ☐ **Planned Action Certification**
- ☐ **SEPA Review**
- ☐ **Shoreline Substantial Development**
- ☐ **Short Plats**
- ☐ **Short Plat Alteration**
- ☐ **Short Plat Vacation**
- ☐ **Site Plan Review**

☐ **Type II Other:** _____

All Shoreline Permits Require Floodplain Review

Property Information	Site Address: 2115 103rd Ave SE		
	Assessor Parcel No: 00457100000200, 00457100000112	Property Square Feet: 190,243	Acres: 4.37
	Land Use Designation: High Density Residential	Zoning:	
	Number of Buildings on Site/: 0	Number to be Retained: 0	
	Existing Impervious Surface Area: 0	Proposed Impervious Surface Area: 90,995 sf	
Applicant	Name/Company: Monterra Partners, LLC		
	Address: 1729 145th Pl SE	City/State/Zip: Mill Creek, WA 98012	
	Phone: (425)422-2379	Applicants relationship to owner: same	
	Fax:	Email: davidgmartin1964@gmail.com	
Primary Contact	Name/Company: Merle Ash / Land Technologies, I		
	Address: 18820 3rd Ave Ne	City/State/Zip: Arlington, WA 98223	
	Phone: 360.652.9727	Email: merle@landtechway.com	

	Fax:

Property Owner	Name/Company: Monterra Partners, LLC				
	Address: 1729 145th Pl, SE	City/State/Zip: Mill Creek, WA 98012			
	Phone: (425)422-2379	Email: davidgmartin1964@gmail.com			
	Fax:				
Project Description	Grading Quantities	**Cut:**	**Fill:**		
	Proposed project/land use (attach additional sheets if necessary):				
	Subdivide Urban Residential Property using Low Impact Development Design Features into 28 Single Family Residential Lots				
Building Information	Gross Floor Area of Existing and Proposed Buildings: to be determined				
	Bldg 1:	Bldg: 2	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

for Monterra Partners, LLC

Signature of Property Owner/Agent

8/25/16

Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.

Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: _____

Staff Initials: _____

Permit Number: _____

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: for Monterra Partners, LLC

Name: Monterra Partners, LLC David G. Martin/manager

Address: 1729 145th Pl. SE
Mill Creek, WA 98012

Phone: (425) 422-2379

Email address: davidgmartin1964@gmail.com

Property Owner(s)

Signature: for Monterra Partners, LLC

Name: Monterra Partners, LLC

Address: 1729 145th Pl. SE
Mill Creek, WA 98012

Phone: (425) 422-2379

Email address: davidgmartin1964@gmail.com

Signature: _____

Name: _____

Address: _____

_____

Phone: _____

Email address: _____

NOTE ON ENTERING PROPERTY

The City of Lake Stevens may enter onto the property, which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday – Friday, for the sole purpose of inspecting the limited area of the property, which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the City employees or agents will contact applicant verbally or in writing at least 24 hours before entering.

LEGAL DESCRIPTION

004571-000-002-00
Section 30 Township 29 Range 6 Quarter NW - GLENWOOD DIV B BLK 000 D-00 BAAP ON W LN LOT 2 120FT S OF NW COR TPB TH E PLW N LN SD LOT 2 120FT TH S PLW W LN LOT 2 30FT TH E PLW N LN 435.6FT TH N PLW W LN 43FT THE PLW N LN 95FT TH S PLW W LN 220FT TO S LN LOT 2 TH W ALG S LN TO W LN LOT 2 TH N TO TPB EXC W 5FT OF ABVE DESC TR & EXC W 15FT TO SNO CO FOR RD R/W PER SWD REC AFN 200510140484 - REFERTO 00457100000201 FOR MH ONLY

004571-000-001-12
Section 30 Township 29 Range 06 Quarter NW GLENWOOD DIV B BLK 000 D-12 - PAR 1 CITY OF LK ST BLA NO LUA2012-0005 REC UND AFN 201303120800 & SURV UND AFN 201303125004 BEING PTNS TRS 1 & 2 SD PLAT LY SLY COE WATER PIPE LN R/W

EXHIBIT 3a

Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To Be Completed By Staff	
Date Received:	
Staff Initials:	
Permit Number:	

Design Guideline Checklist

Lake Stevens Center ☐ 20th Street SE Corridor ☑

Part One: Project Information (Applicant Complete)				
Property Information	Site Address: 2115 103rd Ave SE			
	Assessor Parcel No: 00457100000200, 00457100000112	Area of property	Sq Feet: 190,243	Acres: 4.37
	Land Use Designation: High Density Residential	Zoning: High Urban Residential		
Applicant/ Contact	Name/Company: Monterra Partners, LLC; Contact Merle Ash / Land Technologies, Inc.			
	Address: 18820 3rd Ave NE	City/State/Zip: Arlington, WA 98223		
	Phone: 360.652.9727	Applicants relationship to owner: same		
	Fax:	Email: merle@landtechway.com		

Part Two: Design Review Procedures per LSMC 14.16C.050(e) (Applicant Complete)			
Below is a summary of required primary elements. See LSMC14.16C.050(e) for a complete list of requirements. Please provide seven color copies and one electronic copy of plans and drawings.			
☑	**Site Plan** – Show existing and proposed structures, building setbacks, parking layout, location of public improvements, and landscaping to be retained.	☐	**Sign Plan** – Show existing and proposed freestanding signs, wall signs, informational signs, and other signs.
☑	**Landscape Plan** – Provide plan showing existing/proposed buildings, vehicular and pedestrian circulation, proposed plant materials and locations, plant schedule, photos of proposed plants.	☐	**Building Elevations/Renderings** – Provide project drawings that show exterior color, material composition and other design elements
☐	**Building Material Samples and Color Chips** – Provide samples.		
Signature (Applicant)			
Date 7/21/16			

Part Three: Design Guidelines (Applicant Complete)	
Section II - Site Orientation and Design. Please indicate how your project addresses the principles found in *Subarea Design Guidelines* sections IIA – IIH. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.	
A. Pedestrian Orientation & Streetscape	These sub-area design guidelines are prepared for Commercial Development or Multifamily Neighborhoods. Guidelines as written do not target single family detached communities. *We are using LID on this site to the fullest extent possible* with integrated small-scale stormwater controls. Sidewalks and setbacks are provided per code and standards. Site landscaping is part of the Bio-cells and LID features giving more landscape area than a traditional plat might receive.
1. Pedestrian Oriented Zone	
2. Street Landscaping	
3. Setbacks	
4. Site Landscaping	
5. Drive-through Use	
B. Architectural Landmarks & Gateways	With this Preliminary Plat submittal no specific buildings are proposed. Again, the Guidelines are specific to Commercial and Multifamily proposals and not this single family detached residential neighborhood.
1. Structural Elements	
C. Plazas, Courtyards & Seating Areas	Not a commercial or multifamily proposal but this project does provide some open space parks and seating areas.
1. Plazas, Courtyard & Seating	
D. Lighting	Face homes will have LED entryway lighting and LED night lights on face of garage or point of home nearest the street. There will be some LED ground lights on the remote path back to the seating and picnic area in Tract 998.
1. Street Light	
2. Site Lighting	

E. Crosswalks & Intersections.	No crosswalks required
1. Crosswalks & Intersection Treatments	
F. Pedestrian Connections	Sidewalks to connect to main road and provide connectivity to the adjacent school and small shopping center at 20th.
1. Pedestrian Pathways	
G. Parking Lots	No parking lots
1. Configuration and Screening	
2. Landscaping	
3. Parking Structures	
H. Screening of Trash & Service Areas	No trash and service areas.
1. Service Areas	
Additional Comments:	

Section III - Building Design. Please indicate how your project addresses the principles found in *Subarea Design Guidelines* sections IIIA – IIIE. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.	
A. Primary Orientation	
B. Ground Level Details	Single family homes will have main entry oriented toward the street. Other specific building details not available with this Preliminary Plat application.
1. Entrances	
2. Weather Protection	
3. Façade Details	
4. Blank Wall Treatments	
C. Massing and Articulation	To be provided with by builder after Preliminary Plat approval.
1. Massing	
2. Articulation	
D. Architectural Character	Single family detached homes are to have specific design elements provided after Preliminary Plat Approvals
1. Design Concept	
2. Building Material	
3. Windows	
4. Rooflines	
5. Screening Rooftop Equipment	

E. Signs	No signs proposed.
1. Creativity and Quality Design	
2. Freestanding Signs	
3. Pedestrian-Oriented & Wall Signs	
Additional Comments:	
Section IV - Multifamily Neighborhoods. Please indicate how your project addresses the principles found in *Subarea Design Guidelines* sections IVA – IVC. Identify where the specific elements are located on the plans. If the principle does not apply to your project, indicate why not.	
A. Site Design	This is a Single Family Detached Community with single residential homes on individual lots. We do provide LID features and small-scale stormwater management for site design.
1. Orientation	
2. Landscaping	
3. Outdoor Spaces	

B. *Parking and Access*	
C. Building Design	
1. Pitched Roof Forms	
2. Design to Increase Privacy	
3. Architectural Character and Scale	
Additional Comments:	

Part Three: Design Guideline Criteria (City to complete)

Yes ☐	**Project meets City of Lake Stevens Subarea Design Guidelines.**
No ☐	**Project does not meet City of Lake Stevens Subarea Design Guidelines (explain on separate sheet and attach)**

Signature (Director or Designee)	
Date	

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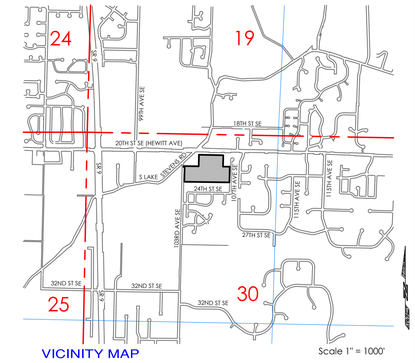
A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

Conceptual Plat Plan

Scale: 1"=30'



VICINITY MAP

LEGAL DESCRIPTION

THAT PART OF TRACTS 1 AND 2 OF PLAT OF GLENWOOD, DIVISION B, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF TRACT 2 OF PLAT OF GLENWOOD DIVISION B, WHICH IS 120 FEET SOUTH OF THE NORTH LINE OF SAID TRACT PRODUCED WEST;
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THENCE WEST, ALONG THE SOUTH LINE OF SAID WATERLINE EASEMENT, FOR 340.0 FEET;
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THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 2, FOR 95.58 FEET TO THE POINT OF BEGINNING;

THAT PORTION OF LOT 2, PLAT OF GLENWOOD, DIVISION B, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 2 FOR 43 FEET;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 2 FOR 95 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 2 FOR 220 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2;
THENCE NORTH ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THE WEST 5 FEET OF THE ABOVE DESCRIBED TRACT;

(ALSO KNOWN AS LOT 1 OF SNOHOMISH COUNTY SHORT PLAT SP 290(9-84) RECORDED UNDER AUDITOR'S FILE NUMBER 8510040213.)

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

DATUM & BENCHMARK

DATUM:
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:
FOUND CASED MONUMENT AT NW CORNER OF SECTION 30
ELEVATION = 384.84'

SITE BENCHMARK:
NAIL AND WASHER SET IN SIDEWALK ON 103RD AVE SE, AS SHOWN.
ELEVATION = 315.4'

BASIS OF BEARING:
NORTH LINE OF SECTION 30 PER SURVEY RECORDED UNDER AF#200203295002.

PROJECT INFORMATION

Tax Parcel Numbers	004571-000-002-00
PRH#	11-125666 LN
Total Area	192,981 sf (4.43 Ac)
GPP Designation	High Urban Residential (HUR)
Existing Zoning	High Urban Residential (HUR)
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Number of Lots	28
Average Lot Size	3,937
Smallest Lot	3,600
Net Lot Density	-

LOCAL SERVICES

Water Supply:	PUD
Sewage Disposal:	Lake Stevens Sewer
School District:	Lake Stevens No. 4
Fire District:	Lake Stevens 08
Post Office:	Lake Stevens
Electric:	Puget Sound Energy
Phone:	Frontier Communications
Cable:	Comcast
Gas:	Puget Sound Energy

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
360.653.5374 Fax
merle@landtechway.com

ENGINEER

Land Technologies Inc.
James A. Kresge, PE
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
360.653.5374 Fax
jim@landtechway.com

SURVEYOR

A.S.E. & T.
Jack Turpin P.L.S.
P O Box 1136
Clinton, WA 98236
360.221.6538

SITE ADDRESS

2115 103rd Ave. SE
Lake Stevens, WA 98258

OWNER/APPLICANT

Monterra Partners
1729 145th Pl SE
Mill Creek, WA 98012
425.343.4562

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

WETLAND CONSULTANT

Wetland Solutions
Kyle Legare
18820 3rd Ave NE
Arlington, WA 98223
-

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

UNDERGROUND UTILITY NOTE

Underground utility locations shown hereon are based upon surface indicators. No underground location service was utilized for their location. The use of this map for their exact location is not warranted. Prior to construction user should call the utility location service at 1-800-424-5555 48 hours before construction.

EXHIBIT 3b

Z:\Monterra Partners\Grange\Engineering\Sheets\P1 Conceptual Plat Plan.dwg

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

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MAKING A THAT OUT OF NO WAY

PROJECT LEAD: Merle
CHECKED BY: James A. Kresge, PE
DRAWN BY: JRP, AJB, TAF
DATE: Feb. 17, 2016
REVISION 1: July 22, 2016
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Autumn Crest
2115 103rd Ave. SE, Lake Stevens, WA 98258
A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

Monterra Partners
1729 145th Pl SE, Mill Creek, WA 98012

CONCEPTUAL PLAT PLAN

SHEET P1 of P4

24x36

LUA 2016-0034

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A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE

ROAD HORIZONTAL LINE TABLE

Line #	Distance	Bearing
L1	396.968	S89°13'39"E
L2	62.457	S89°13'39"E
L3	18.650	N00°46'21"E
L4	49.534	N32°28'59"W

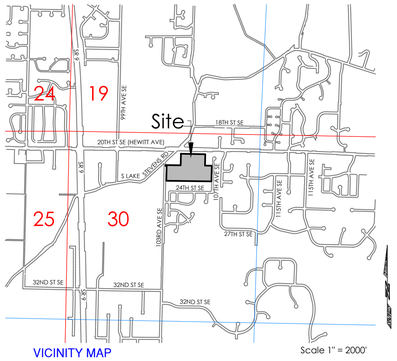
ROAD HORIZONTAL CURVE TABLE

Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	20+45.53	90.00	52.24	N15° 51' 19.07"W	20+18.65	20+70.89	26.878
C2	21+45.44	135.00	49.49	N42° 59' 02.87"W	21+20.42	21+69.91	25.023

Property Boundary Line Table

Line #	Length	Direction
L1	206.47	S01° 27' 51"W
L2	195.58	N89° 13' 36"W
L3	174.24	S01° 27' 51"W
L4	340.00	N88° 50' 27"W
L5	158.95	N01° 27' 51"E
L6	95.01	S89° 13' 36"E
L7	219.35	S01° 27' 51"W
L8	630.62	S89° 14' 13"E

Plat Plan



VICINITY MAP Scale 1" = 2000'

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Mill Creek, WA 98012

CRITICAL AREA CONSULTANT

Wetland Solutions
Kyle Legare
18820 3rd Ave NE
Arlington, WA 98223
-

CERTIFIED EROSION CONTROL SPECIALIST

-
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-
-

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727

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MAKING A "FLAT" OUT OF "NO FLAT"

JACK W. TURPIN
STATE OF WASHINGTON
22432
REGISTERED PROFESSIONAL LAND SURVEYOR
8/23/2016

PROJECT LEAD: Merle
CHECKED BY: James A. Kresge, PE
DRAWN BY: JKP, AJB, TAF
DATE: Feb. 17, 2016
REVISION 1: July 22, 2016
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

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A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

Monterra Partners
1729 145th Pl SE, Mill Creek, WA 98012

PLAT PLAN

SHEET P2 of P4

24x36

LUA 2016-0034

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A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- LOT LINE
- EASEMENT LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST POWERLINE
- EXIST WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- Buffer Line Standard
- Buffer Line Reduced
- "NO PARKING" Sign
- Additional Buffer Area: 475 sf, 191 sf, 168 sf
- Existing Trees to remain
- Existing Trees to be removed
- Native Growth Protection Area (NGPA) Signs

MAXIMUM IMPERVIOUS SURFACE (LSMC 14.38.040)

Maximum impervious surface for parcels in the HUR district is 65 percent in City of Lake Stevens Subareas.

DEVELOPMENT STANDARDS - DENSITY & DIMENSIONAL REGULATIONS

DIMENSIONAL REGULATIONS IN 20TH ST SE CORRIDOR SUBAREA (LSMC 14.38.040)

Residential Zone						
Zone	Min. Lot Size	Min. Lot Width	Max Height	Setback	Side Setback	Min. Landscape Buffer
HUR	3600 sf	40 LF	45 FT	min. 10' max 20'	5 FT	5 FT Type C*

*South Property Line Only.

MAXIMUM YIELD ON HIGH URBAN RESIDENTIAL LOTS (LSMC 14.48)

Yield Dependent on Minimum Lot Size of 3,600 sf & 40 ft in Width

TRACT DESIGNATIONS: OPEN SPACE / CRITICAL AREA

Tract 999 - Critical Area and Buffer 50,476 sf (1.16 ac)

TRACT DESIGNATIONS: OPEN SPACE / SWM

Tract 998 - Open Space/SWM	6,410 sf (0.15 ac)
Tract 997 - Open Space/SWM	4,439 sf (0.10 ac)
Tract 996 - Open Space/SWM	1,018 sf (0.02 ac)

SLOPE ANALYSIS

Slopes vary across the site, with the steepest slopes (up to 99.99%) in the Northwestern portion of the site. Slopes typically range from flat to 15%. Average slope is roughly 10%. Site slopes generally downward from the West to East.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LiDAR surface:

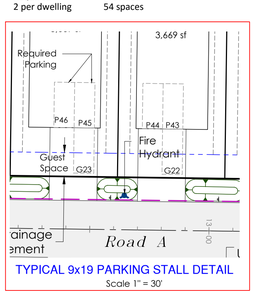
SLOPE TABLE				
Number	Minimum Slope	Maximum Slope	Area	% of Site
1	0%	15%	165,618 sf	83.48%
2	15%	25%	24,138 sf	12.17%
3	25%	33%	1,458 sf	0.73%
4	33%	-	288 sf	0.15%

GENERAL DEVELOPMENT STANDARDS - PARKING

NUMBER OF PARKING SPACES REQUIRED (LSMC 14.72.010)

Description	Required	Provided
Single Family Detached	2 per dwelling	54 spaces

NO PARKING - FIRE LANE DETAIL



TYPICAL 9x19 PARKING STALL DETAIL
Scale 1" = 30'

ROAD HORIZONTAL LINE TABLE		
Line #	Distance	Bearing
L1	396.968	S89°13'39"E
L2	62.457	S89°13'39"E
L3	18.650	N00°46'21"E
L4	49.534	N32°28'59"W

ROAD HORIZONTAL CURVE TABLE							
Curve #	P.I.	Radius	Arch Length	Delta	P.C.	P.T.	Tangent
C1	20+45.53	90.00	52.24	N15° 51' 19.07"W	20+18.65	20+70.89	26.878
C2	21+45.44	135.00	49.49	N42° 59' 02.87"W	21+20.42	21+69.91	25.023

SITE AREA ANALYSIS

Gross Site Area:	190,243 sf (4.37 ac)	100.00%
Road ROW:	18,509 sf (0.42 ac)	9.7%
Area in Lots:	102,764 sf (2.36 ac)	54.0%
Open Space Tracts:	61,760 sf (1.42 ac)	32.5%

IMPERVIOUS AREAS

Existing:			
Buildings=	0 sf	(0.00 ac)	0%
Gravel=	0 sf	(0.00 ac)	0%
Total=	**0 sf**	**(0.00 ac)**	**0%**
Proposed:			
Paving=	18,530 sf	(0.43 ac)	9.7%
Sidewalk=	3,941 sf	(0.09 ac)	2.1%
Total=	**22,471 sf**	**(0.50 ac)**	**11.8%**
Driveways=	17,350 sf	(0.40 ac)	9.1%
Buildings=	39,543 sf	(0.91 ac)	20.8%
Total=	**54,877 sf**	**(3.31 ac)**	**29.9%**

AQUIFER RECHARGE/ WELL HEAD PROTECTION

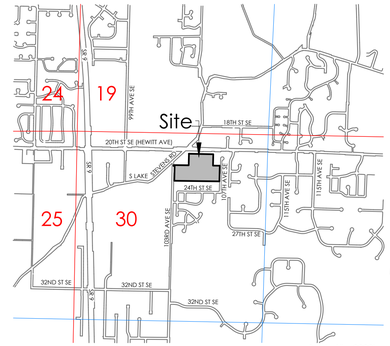
Low Over 100'

SOILS

McKenna Gravelly Silt Loam, 0 to 8% Slopes,
Hydrologic Soil Group: D
Tokul Gravelly Medial Loam, 0 to 15% slopes,
Hydrologic Soil Group: B
Compact Fill Area to 95% Modified Proctor

NOTE:
The Homeowner's Association will be responsible for Utility & Drainage Easement

Property Boundary Line Table		
Line #	Length	Direction
L1	206.47	S01° 27' 51"W
L2	195.58	N89° 13' 36"W
L3	174.24	S01° 27' 51"W
L4	340.00	N88° 50' 27"W
L5	158.95	N01° 27' 51"E
L6	95.01	S89° 13' 36"E
L7	219.35	S01° 27' 51"W
L8	630.62	S89° 14' 13"E



VICINITY MAP
Scale 1" = 2000'

LEGAL DESCRIPTION

THAT PART OF TRACTS 1 AND 2 OF PLAT OF GLENWOOD, DIVISION B, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF TRACT 2 OF PLAT OF GLENWOOD DIVISION B, WHICH IS 120 FEET SOUTH OF THE NORTH LINE OF SAID TRACT PRODUCED WEST;
THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 2, FOR 120 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID TRACT 2, FOR 30 FEET;
THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 2, FOR 435.6 FEET;
THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID TRACT 2, TO THE SOUTH LINE OF THE CITY OF EVERETT WATER LINE EASEMENT;
THENCE WEST, ALONG THE SOUTH LINE OF SAID WATERLINE EASEMENT, FOR 340.0 FEET;
THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID TRACT 2, FOR 174.24 FEET TO A POINT 120 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 2;
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THAT PORTION OF LOT 2, PLAT OF GLENWOOD, DIVISION B, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 2 FOR 95 FEET;
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EXCEPT THE WEST 5 FEET OF THE ABOVE DESCRIBED TRACT;

(ALSO KNOWN AS LOT 1 OF SNOHOMISH COUNTY SHORT PLAT SP 290(9-84) RECORDED UNDER AUDITOR'S FILE NUMBER 8510040213.)

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

DATUM & BENCHMARK

DATUM:
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:
FOUND CASED MONUMENT AT NW CORNER OF SECTION 30
ELEVATION = 384.84'

SITE BENCHMARK:
NAIL AND WASHER SET IN SIDEWALK ON 103RD AVE SE, AS SHOWN.
ELEVATION = 315.4'

BASIS OF BEARING:
NORTH LINE OF SECTION 30 PER SURVEY RECORDED UNDER AF#200203295002.

PROJECT INFORMATION

Tax Parcel Numbers	004571-000-002-00, 004571-000-001-12
PFN#	LUA 2016-0034
Total Area	190,243 sf (4.37 ac)
Land Use Designation	High Urban Residential (HUR)
Existing Zoning	High Urban Residential (HUR)
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Number of Lots	28
Average Lot Size	3,937 sf
Smallest Lot	3,600 sf
Net Lot Density	-

LOCAL SERVICES

Water Supply:	PUD
Sewage Disposal:	Lake Stevens Sewer
School District:	Lake Stevens No. 4
Fire District:	Lake Stevens 08
Post Office:	Lake Stevens
Electric:	Puget Sound Energy
Phone:	Frontier Communications
Cable:	Comcast
Gas:	Puget Sound Energy

CONTACT PERSON

Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
360.653.5374 Fax
merle@landtechway.com

SITE ADDRESS

2115 103rd Ave. SE
Lake Stevens, WA 98258

APPLICANT

Monterra Partners
1729 145th Pl SE
Mill Creek, WA 98012

ENGINEER

Land Technologies Inc.
James A. Kresge, PE
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
360.653.5374 Fax
jim@landtechway.com

CRITICAL AREA CONSULTANT

Wetland Solutions
Kyle Legare
18820 3rd Ave NE
Arlington, WA 98223
-

SURVEYOR

A.S.E. & T.
Jack Turpin P.L.S.
P O Box 1136
Clinton, WA 98236
360.221.6538

CERTIFIED EROSION CONTROL SPECIALIST

-
-
-
-

Preliminary Plat Plan For Site

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
MAKING A "THAT CUT OF NO WAY"

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JACK W. TURPIN
STATE OF WASHINGTON
32432
REGISTERED PROFESSIONAL LAND SURVEYOR
8/23/2016

PROJECT LEAD: Merle
CHECKED BY: James A. Kresge, Pe
DRAWN BY: JKP, AJB, TAF
DATE: Feb. 17, 2016
REVISION 1: July 22, 2016
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Autumn Crest
2115 103rd Ave. SE, Lake Stevens, WA 98258
A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

Monterra Partners
1729 145th Pl SE, Mill Creek, WA 98012

PRELIMINARY PLAT PLAN FOR SITE

SHEET P3 of P4
24x36

LUA 2016-0034

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A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

LEGEND

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE
- BUILDING SETBACK
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- OHP — EXIST POWERLINE
- W — EXIST TREELINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- Buffer Line Standard
- Buffer Line Reduced
- Additional Buffer Area: 475 sf, 191 sf, 168 sf
- Existing Trees to remain
- Existing Trees to be removed

TREE REPLACEMENT

TREES TO BE PLANTED @ 3:1 RATIO	
Total Significant Trees to be removed	193
Total Replacement Trees	579
Total Native Replacement Trees in General Landscape Plan	85
Native Trees to be placed in Critical Area Buffer	494

TREES BY TYPE:	RETAINED	TO BE REMOVED
Fir (F)	4	40
Maple (M)	2	21
Cedar (C)	26	8
Alder (A)	55	99
Deciduous (DEC)	2	1
Cottonwood(CT)	7	18
Holly (H)	1	2
Cherry (CH)	0	4

GENERAL DEVELOPMENT STANDARDS - LANDSCAPE

SHADE TREE REQUIREMENTS ON RESIDENTIAL LOTS (LSMC 14.76.124)

Description	Required	Provided
High Urban Residential	5' Type C Buffer	
Trees Required per lot		

SHADE TREE REQUIREMENTS ON RESIDENTIAL LOTS (LSMC 14.76.110)

Description	Required
Street Trees	2" DBH every 30' along streets
Trees on Lots/HUR	2 Trees per Lot

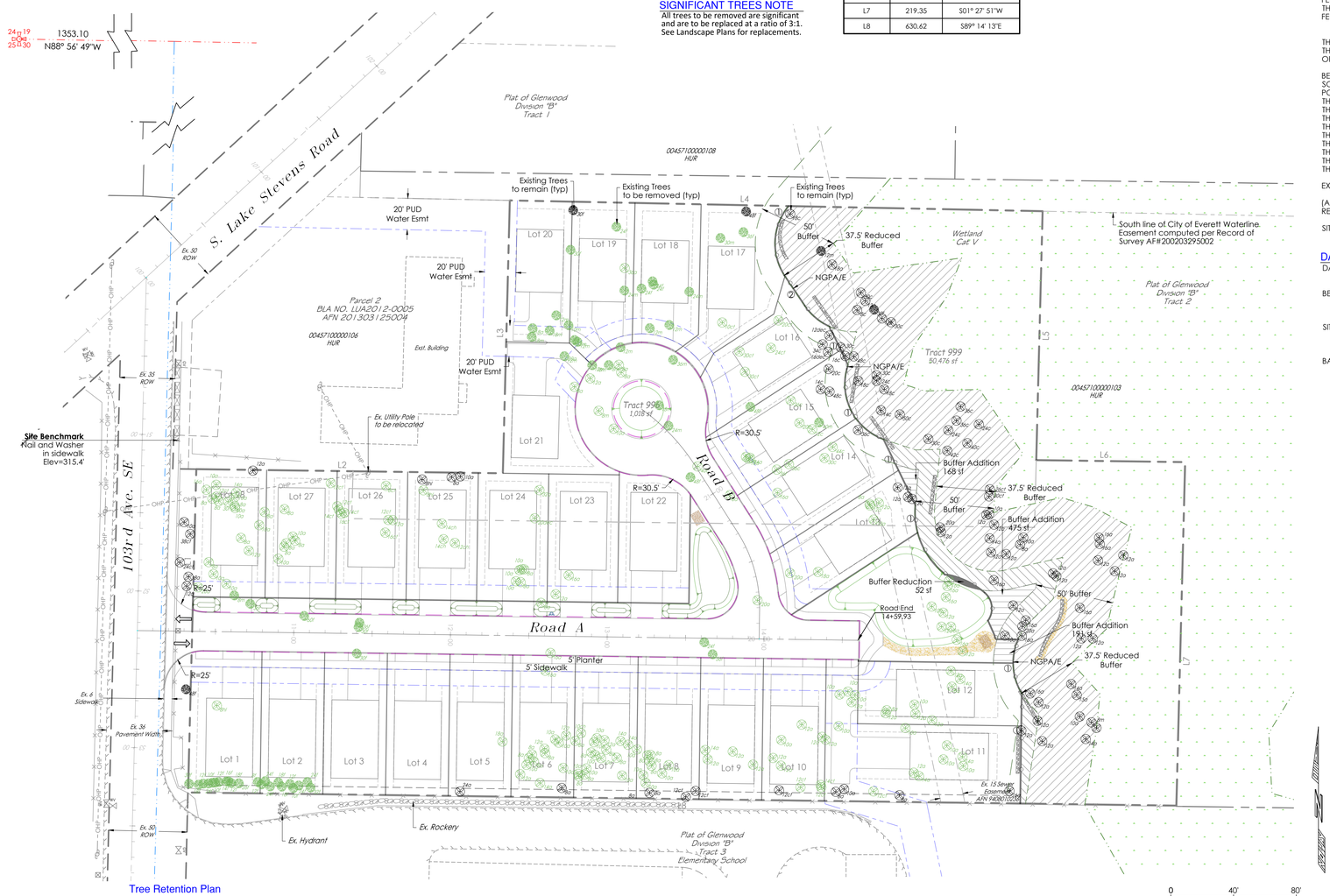
SHADE TREE REQUIREMENTS ON RESIDENTIAL LOTS (LSMC 14.76.1)

Description	Required
HUR to P/SP	5' Landscape Buffer south property line

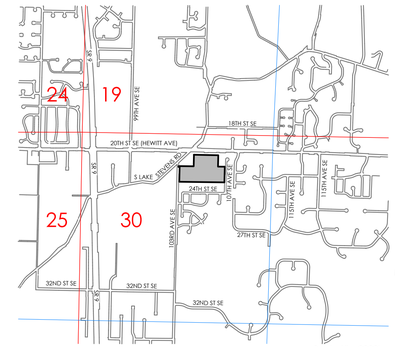
Property Boundary Line Table		
Line #	Length	Direction
L1	206.47	S01° 27' 51"W
L2	195.58	N89° 13' 36"W
L3	174.24	S01° 27' 51"W
L4	340.00	N88° 50' 27"W
L5	158.95	N01° 27' 51"E
L6	95.01	S89° 13' 36"E
L7	219.35	S01° 27' 51"W
L8	630.62	S89° 14' 13"E

SIGNIFICANT TREES NOTE

All trees to be removed are significant and are to be replaced at a ratio of 3:1. See Landscape Plans for replacements.



Tree Retention Plan



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DATUM & BENCHMARK

DATUM:
NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK:
FOUND CASED MONUMENT AT NW CORNER OF SECTION 30
ELEVATION = 384.84'

SITE BENCHMARK:
NAIL AND WASHER SET IN SIDEWALK ON 103RD AVE SE, AS SHOWN.
ELEVATION = 315.4'

BASIS OF BEARING:
NORTH LINE OF SECTION 30 PER SURVEY RECORDED UNDER AF#200203295002.

PROJECT INFORMATION

Tax Parcel Numbers	004571-000-002-00, 004571-000-001-12
PFN#	11-125666 LN
Total Area	190,243 sf (4.37 ac)
GPP Designation	High Urban Residential (HUR)
Existing Zoning	High Urban Residential (HUR)
Existing Land Use	Single Family Residential
Proposed Land Use	Single Family Residential
Number of Lots	28
Average Lot Size	3,937
Smallest Lot	3,600
Net Lot Density	-

LOCAL SERVICES

Water Supply:	PUD
Sewage Disposal:	Lake Stevens Sewer
School District:	Lake Stevens No. 4
Fire District:	Lake Stevens 08
Post Office:	Lake Stevens
Electric:	Puget Sound Energy
Phone:	Frontier Communications
Cable:	Comcast
Gas:	Puget Sound Energy

CONTACT PERSON

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CERTIFIED EROSION CONTROL SPECIALIST

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MAKING A "FIRM" OUT OF "NO FIRM"

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JACK W. TURPIN
STATE OF WASHINGTON
32432
REGISTERED PROFESSIONAL LAND SURVEYOR
2/3/2016

PROJECT LEAD: Merle
CHECKED BY: James A. Kresge, PE
DRAWN BY: JKP, AJB, TAF
DATE: Feb. 17, 2016
REVISION 1: July 22, 2016
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT: -

Autumn Crest
2115 103rd Ave. SE, Lake Stevens, WA 98258
A PORTION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 06 EAST, W.M.

Monterra Partners
1729 145th Pl SE, Mill Creek, WA 98012

TREE RETENTION PLAN

SHEET P4 of P4

24x36

LUA 2016-0034

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EXHIBIT 3c

GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

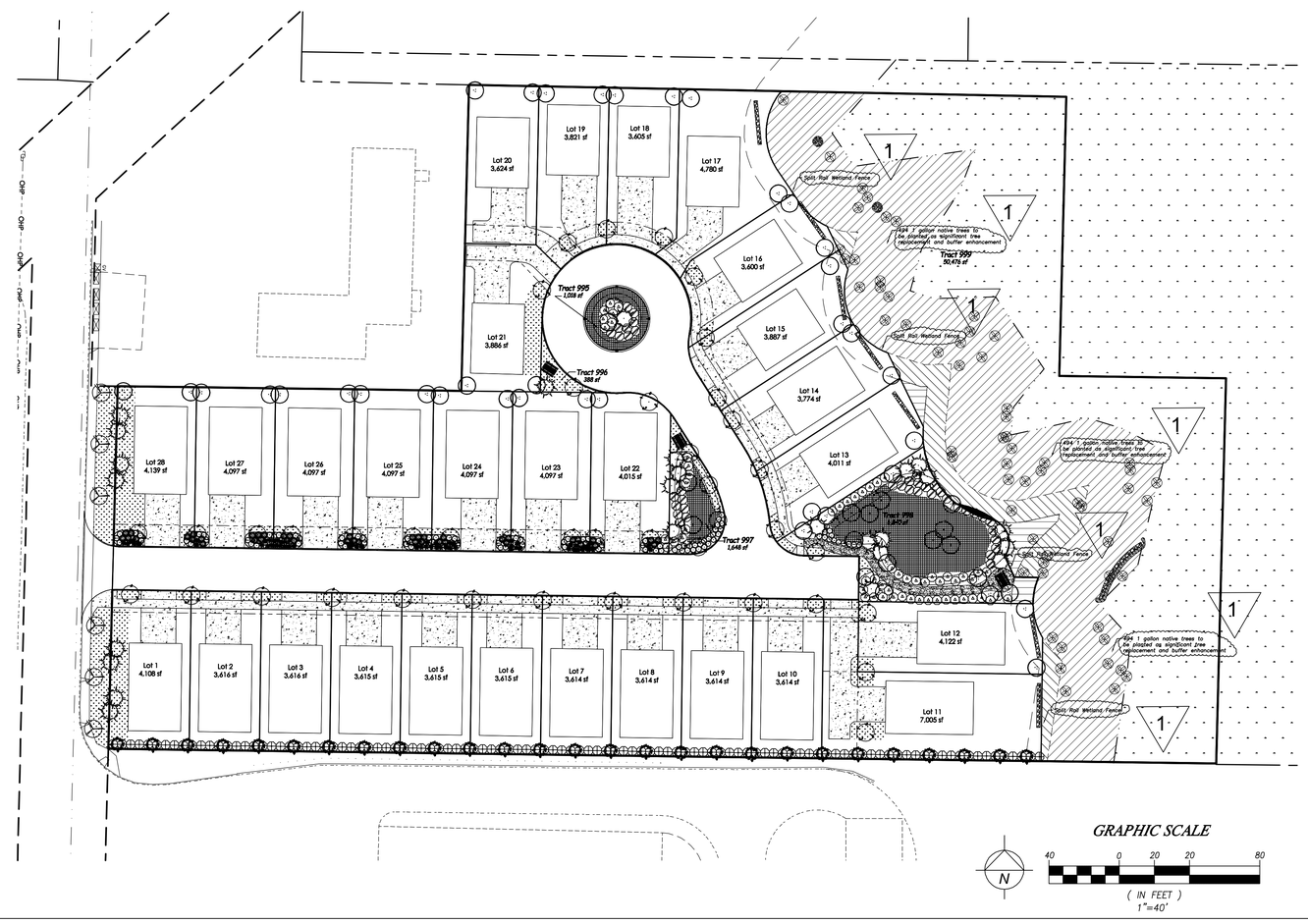
DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

TREE REPLACEMENT:

Total significant trees to be removed	193
Total replacement trees	579
Total native replacement trees in general landscape plan	85
Native trees to be placed in critical area buffer	494

1



DATE		REVISION	BY
7.7.16	1	Buffer Fence and Tree Replacement	PJ

Paul Jay
Landscape Architect
17028-Lakeview Boulevard
Mount Vernon, WA 98274
o. 360.815.1582
c. 425.210.1986
e. paulljayla@gmail.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
PAUL JAY
CERTIFICATE NO. 566

Autumn Crest

2115 103rd. Ave SE Lake Stevens WA
98258
LANDSCAPE PLAN

APPLICANT:
Monterra Partners

DATE:
Feburary 26, 2016

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-1
OF 3

Jul 07, 2016 - 7:32am karen E:\back up 6.24.16\2014\Autumn Crest\Plans\LP.dwg Layout Name: L-1 COVER

LANDSCAPE PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	6	Acer platanoides 'Parkway' / NORWAY MAPLE	1 ¾" CAL.	B&B 30' O.C.
	42	Amelancier alnifolia / Serviceberry	1 ¾" CAL.	B&B
	16	Thuja plicata / Western Red Cedar	6' MIN. HT.	B&B, 3' O.C.
	10	Lireodendron tulipifera / Tulip Tree	1 ¾" CAL.	B&B
	42	Acer rubrum 'October Glory' / Red Maple	1 ¾" CAL.	B&B
	27	Populus tremuloides / Quaking Aspen	1 ¾" CAL.	B&B

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	106	Prunus lusitanica / PORTUGAL LAUREL	36" MIN. HT.	CON. GROWN
	40	Philalelphus Lewisii / Mock Orange	21" MIN. HT.	CON. GROWN
	59	Rhododendron 'Anah Kruschke' N.C.N.	21" MIN. HT.	CON. GROWN
	43	Miscanthus sinensis / Maidengrass	2 GALLON	CON. GROWN
	94	Spiraea bumalda 'Limemound' / Limemound Spiraea	21" MIN. HT.	CON. GROWN
	51	Iris ensata / Japanese Iris	2 GALLON	CON. GROWN

GROUNDCOVER

SYMBOL	BOTANICAL / COMMON NAME
	Hydroseeded Lawn
	Bio-cells to be seeded with Pro-time Microclover seed mix per manufacturer's specifications.

NGPA SIGN NOTE:
NGPA signs shall be posted at a minimum rate of one every 100 feet or one per lot.
See Civil Plans for location

GRAPHIC SCALE
N
30 0 15 30 60
(IN FEET)
1"=30'

DATE	REVISION	BY
7.7.16	1 Buffer Fence and Tree Replacement	PJ

Paul Jay
Landscape Architect
17026-Lakeview Boulevard
Mount Vernon, WA 98274
p. 425.259.1583
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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
PAUL JAY
CERTIFICATE NO. 566

Autumn Crest
2115 103rd. Ave SE Lake Stevens WA
98258
LANDSCAPE PLAN

APPLICANT:
Monterra Partners

DATE:
Feburary 26, 2016

PJLA JOB NO.:

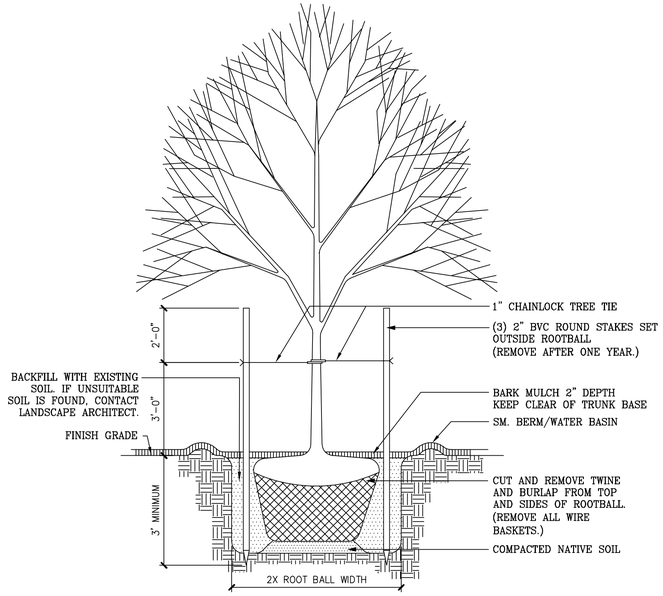
DRAWN BY: PJ

CHECKED BY: PJ

PLANTING PLAN

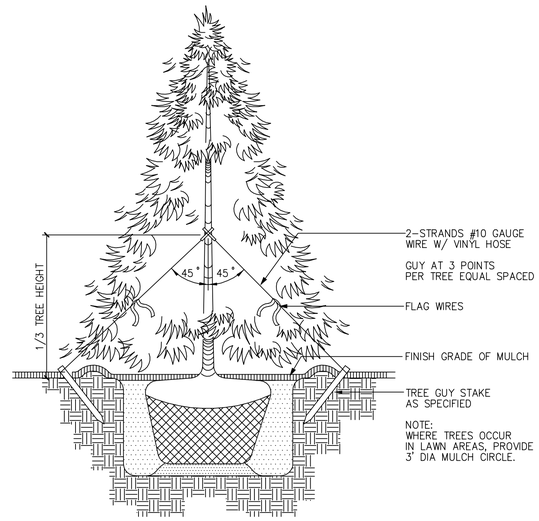
SHEET
L-2
OF 3

Jul 07, 2016 - 7:32am karen E:\back up 6.24.16\2014\Autumn Crest\Plans\LP.dwg Layout Name: L-2

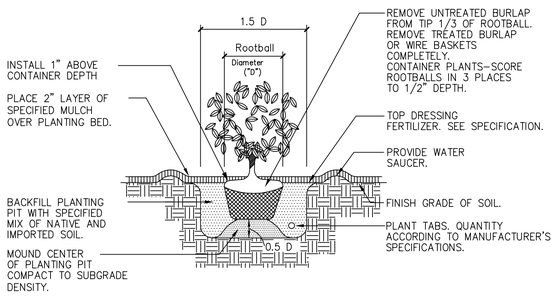


NOTE: DRIVE STAKES UNTIL FIRM IN GROUND TO SUPPORT TREE.

1/2 *TREE STAKING*
SCALE: NTS

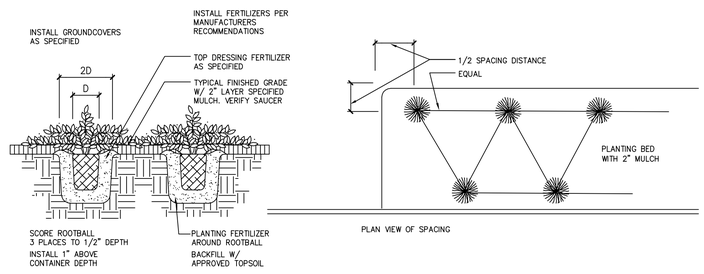


2/2 *TREE GUYING*
SCALE: NTS



NOTE:
DETAIL APPLIES TO TREES, SHRUBS AND GROUNDCOVER PLANTINGS.

3/2 *SHRUB PLANTING*
SCALE: NTS



4/2 *GROUNDCOVER PLANTING*
SCALE: NTS

DATE		REVISION	BY
7.7.16	1	Buffer Fence and Tree Replacement	PJ

Paul Jay
Landscape Architect
17028-Lakeview Boulevard
Mount Vernon, WA 98274
o. 360.428.1582
c. 425.210.1986
e. pauljayla@gmail.com

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
PAUL JAY
CERTIFICATE NO. 566

Autumn Crest
2115 103rd. Ave SE Lake Stevens WA
98258
LANDSCAPE PLAN

APPLICANT:
Monterra Partners

DATE:
Feburary 26, 2016

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE DETAILS

SHEET
L-2
OF 2

Jul 07, 2016 - 7:32am karen E:\back up 6.24.16\2014\Autumn Crest\Plans\LP.dwg Layout Name: L-3

EXHIBIT 3d

Acer platanoides 'Parkway' / Parkway Maple

Amelancier alnifolia / Serviceberry

Thuja plicata / Western Red Cedar

Lireodendron tulipifera / Tulip Tree

Acer rubrum ‘October Glory’ / October Glory Maple

Populus tremuloides / Quaking Aspen

Prunus lusitanica / Portugal Laurel

Philadelphus lewisii / Mock Orange

Rhododendron ‘Anah Kruschke’ / NCN

Miscanthus sinensis / Maiden Grass

Spiraea bumalda 'Limemound' / Limemound Spiraea

Iris ensata / Japanese Iris

EXHIBIT 4

Autumn Crest
Site Address: **2115 103rd Ave SE**
Parcel Numbers: **004571 000 002 00, 004571 000 001 12**
Zoning: **High Urban Residential**
Designation: **High Urban Residential**
Shoreline: **NA**
Flood Plain Designation: **NA**
Area: **4.5 Acres (190,243 sf)**
Section 30, Township 29, Range 06

Pre-Application Narrative

Prologue: This is an assemblage of two parcels, one original parcel that did have an old mobile home that has since been removed and cleaned out. An additional piece of vacant property was bought from the Lake Stevens Grange and added to this proposal for a total project area of 4.37 acres.

The project will take a single access from 103rd Ave SE just south of the Grange Building and the S Lake Stevens Road intersection. A single public road with a cul de sac will provide access to the homes in the site.

The project area is zoned High Urban Residential in the 20th Street SE Corridor Subarea. Minimum lot sizes allowed is 3600 square feet. The proposal is to provide 27 residential lots all near but above the allowed 3600 square feet minimum.

We are proposing to use Low Impact Development (LID) techniques to the fullest extent possible. The stormwater controls do provide small-scale facilities integrated throughout the site to best replicate the natural hydrologic environment to the best possible in this urban development.

Use of Bio-cells also provides a landscaped stormwater facility adding to the aesthetics of the site while managing stormwater.

The community access road is designed per the LID Local Access design standard 2-031. The one difference is that the 10’ area for a Bio-cell Swale is put in a Tract instead of in the Right of Way. Placed in a Tract, the Homeowners can be obligated to maintain the facilities. The Bio-cell swale also leads directly to a Bio-retention cell adjacent to the ROW that does not have consistent dimensions making it more suitable as a Tract versus ROW.

This will be a nice livable community adjacent to an Elementary School providing close proximity for young school children and additional adjacent recreational facilities for the this community. Sign up now for your home before they are all gone!!

PROJECT DESCRIPTION

Existing Site Use: The project is an assemblage of two parcels of land; the "original" parcel did have a dilapidated mobile home being occasionally occupied by homeless. The mobile home and other debris have been removed from the site. The second parcel is vacant land that had been owned by the Grange. The combined parcels are 4.37 acres.

A portion of the site, that portion that was part of the Grange property, is heavily wooded. The "original" parcel is sparsely treed. The site slopes from 103rd easterly at a mild slope of about 5 to 6 percent to a wetland that runs along the eastern border; at the wetland the slope flattens out.

Proposed Site Use:
Zoning/Land Use: the project proposes 27 single-family residential lots on 4.37 acres. The average lot size is 4,000 sf with the smallest lot at 3,600 sf which is consistent the High Urban Residential Zoning. The project is also in the 20th Street SE Corridor Subarea.

Consistent with 14.16C.050(4) the site uses low impact development (LID) techniques integrating small-scale stormwater controls to maintain as close as possible in an urban development the natural hydrological environment. The proposal maintains a more hydrologically functional landscape.

Pollutant Generating Impervious Surfaces (asphalt roads) are kept to the minimum allowed by City of Lake Stevens Code and Engineering Standards by using LID Road Standards. Approval of a Deviation is required for some of the minor adjustments proposed for the project. The Deviation does not diminish the functional elements of the standards.

The Bio-cell treatment and retention system is contained in Tracts to be maintained by Homeowners.

Stormwater Management/LID: to minimize impacts to the hydrology of the area we are proposing using Low Impact Development (LID) techniques for Storm Water Management (SWM). LID also creates a more aesthetic and appealing infrastructure. Access corridors are more intensely landscaped to provide the Bio-retention features for SWM. We are proposing use of Standard Plan 2-031 a LID Road Section and we are using Standard Plan 2-141 LID Island Section.

The soils at the site are not highly infiltrative and the Bio-retention features will likely have to become Bio-detention features which on the surface look exactly the same but we add a rock chamber for storage and provide a flow restrictor to provide controlled discharge when the inflow exceeds infiltration capacity. We have implemented several hundred of these features at various sites in Snohomish and King County.

SITE DESCRIPTION

Soils

Primary soils are mapped by the Natural Resources Conservation Service (NRCS) as Tokul gravelly loam and McKenna gravelly silt loam. It is a moderately deep and moderately well to poorly drained soil. It is formed in/on Glacial till; the till layer is typically 30 to 40 inches below the surface. This soil type has been confirmed by the MTC Geologist and Geotechnical Engineers.

MTC states the site geology is mapped as Vashon Till. MTC states "Soil conditions throughout the property consisted of loose sand with varying amounts of gravel, and silt with consolidation commonly seen at depth.

Groundwater or saturated flows indicative of a Water Table was not encountered. There was some unsaturated inflow and seepage found along the interface between the unconsolidated surface soils and denser subsurface layers. This unsaturated flow will first decrease or disappear when the site is developed. It can also be accounted for as pass-through in the stormwater modeling.

Drainage

On the undeveloped site rain that is not used in evapotranspiration seems to infiltrate as there is no sign of surface runoff or erosion in the portion of the site proposed for development. The infiltrated portion of the stormwater goes to interflow and some goes onto the Water Table some 25 to 50 feet below the surface. The unsaturated flows follow the mild slopes easterly to the wetlands and do provide partial hydrology to those wetlands.

The proposed drainage will try to maintain the hydrology to the wetlands through a series of Bio-cell swales, Bio-retention ponds, and dispersion trenches. Any discharge flows has been distributed to along the full length of buffer above the wetland with the intent of maintain hydrology to the wetland.

Topography

The site slopes easterly from 103rd with an average slope of about 5 to 6 percent. This mild but steady slope does flatten out when it gets to the wetland along the east property line.

Wetlands

There is a large Category III wetland along the eastern boundary of this site. The wetland had been determined as a Cat III wetland by two different biologists. The wetland does discharge into a stormwater control facility east and south of this site just north of the development to the south.

A portion of the buffer to wetland at the back of the original parcel (south parcel) had been cleared and since grown up in blackberries and other invasives. This buffer will be enhanced.

Streams

No streams on the site.

Vegetation

The south parcel had been cleared and not maintained. It had been growing up in blackberries and other invasive species. The area had been at one time cleared to the wetland.

The parcel behind the Grange is wooded with maturing second growth cedar, fir and hemlock. For some reason there was a lot of invasive Ivy covering the ground and climbing into the trees.

Wildlife

Only common wildlife found in the area; no protected species known to be on or near the site.

Surrounding Land Use

There is an Elementary School to the south and a Community Grange in the NW corner or the site. City of Everett has a hundred foot easement for the water trunk line along the north edge of the property. Other surrounding uses are residential.

Traffic Patterns

A single access is proposed off of 103rd Ave SE. Most traffic will come from the onsite public road and turn north to 20th. A smaller but significant distribution will be to the south on 103rd where it can access SR 9 off of Bunk Foss Road.

Nearest Schools

Lake Stevens School District, one elementary school adjacent to the south property line.

Bus Stops

Not nearby

Walkways

Students to the adjacent elementary will walk and there is existing sidewalks to the school for safe walking conditions. Older students will be bussed to school.

Other Unique Characteristics of Site

NA

KEY ISSUES & SPECIFIC QUESTIONS:

1. **Consideration and acceptance of proposed minor deviations on road system.**

Thank you

Merle Ash
Land Technologies Inc.

Staff Report
Lake Stevens Design Review Board
Meeting Date: September 1, 2016

FILE NAME/NO:	Lake Stevens School District #4: New Elementary School and Early Learning Center / LUA2016-0102
APPLICANT:	Robb Stanton: Lake Stevens School District #4
LOCATION OF PROPERTY:	9105 and 9203 29th Street NE, Lake Stevens, WA 98258
ASSESSOR PARCEL NUMBER(S):	2905010040100 and 29050100401400
REQUEST:	Design Review Approval of a proposed elementary school and early learning center
STAFF CONTACT PERSON:	Stacie Pratschner, Senior Planner

PROJECT DESCRIPTION

The applicant, Robb Stanton of the Lake Stevens School District #4 ("The District"), is requesting design review for both a proposed elementary school and an early learning center on two properties totaling approximately 38 acres. The lots are identified by Assessor Parcel Number's (APN's) 2905010040100 and 29050100401400. The properties are currently zoned High Urban Residential, however the applicant has applied for a comprehensive plan map amendment and rezone to change the designation of the parcels to Public/Semi-Public (LUA2015-0119). Development will include construction of the new buildings, associated parking areas, frontage improvements, landscaping and utility installations. The Lake Stevens Planning & Community Development Department has reviewed the proposal and determined that the proposed development meets the requirements of the Lake Stevens Municipal Code (LSMC).

DESIGN GUIDELINES

Pursuant to LSMC 14.16C.050(f)(1)(xi), structures within the Public/Semi-Public zoning district are subject to the City of Lake Stevens Design Guidelines per LSMC 14.16C.050(b)(1). The first section reviews the application against LSMC 14.16C.050(e), which defines the design review application requirements. The subsequent sections provide a summary of the relevant design guidelines within the *City of Lake Stevens Urban Design Guidelines*. This is followed by an analysis of project findings.

LSMC 14.16C.050 (e)(2) - DESIGN REVIEW SUBMITTAL REQUIREMENTS

Building and Site Development Plans – This section details required plan review materials.

- The District submitted building applications for an early learning center (BLD2016-0378) and a new elementary school (BLD2016-0518) on May 4, 2016 and June 21, 2016, respectively. The District then submitted an application for a Design Review Board meeting on July 6, 2016 (**Exhibit 1**).
- The District has provided a project narrative (**Exhibit 2**) and a list of responses to the urban design guidelines that are applicable to the proposed development (**Exhibit 3**).
- The District has also submitted floor plans, exterior renderings, elevations drawings, material palette samples, a lighting plan, sign plans and landscape plans for the Design Review Board's

evaluation (**Exhibit 4**). Signage will be reviewed pursuant to separate sign applications.

- The applicant has been granted a Conditional Use Permit (LUA2016-0001) for the school and early learning center. The city is reviewing construction plans (LUA2016-0092) and the building permits in concurrence with this design review request.

Conclusions: The plans and supporting materials provided by the applicant meet the requirements of Chapter 14.16C LSMC.

STREETSCAPE - Emphasizing the relationship of the project to neighboring buildings and the experience of the pedestrian.

S2.4 – Screening Parking Lots: The intent is to improve the streetscape and help to define the street while reducing the negative visual impact of asphalt lots and parked vehicles.

Compliance: Full frontage improvements including street trees will be provided adjacent to 29th Street NE, improving and better defining the local streetscape (LUA2016-0092). The parking lots within the development will be screened with a variety of plant material, including red maple and little leaf linden trees, Oregon grape, rhododendrons and other hardy and attractive species (Sheet L2.00).

S2.7 – Lighting Design: The intent is to identify and highlight key site elements such as vehicular and pedestrian intersections, paths, sidewalks and entrances while enhancing safety and security. Glare from tall, high-intensity street light fixtures should be minimized.

Compliance: Street lighting has been designed to highlight site access to the site for both pedestrian and vehicular traffic. The site lighting meets or exceeds the minimum footcandle lighting levels required by the *City of Lake Stevens Urban Design Guidelines* (Sheet E1.00L).

S3.3 – Parking Lots: The intent is to reduce the apparent size of parking lots, reduce heat and glare adjacent to lots and improve the views of parking areas for pedestrians and residents.

Compliance: The parking lots have been divided into smaller bays to minimize the visual impact of the parking areas. Landscaping is clustered within the parking bay in order to frame human-made elements with a natural backdrop (Sheet L1.03).

Conclusions: The pedestrian experience of the site will be enhanced by the planting of attractive, hardy and native Northwest vegetation, the use of lighting that will enhance safety but not create light pollution and the installation of screening around the parking areas.

SITE PLANNING – A review of the location and the design of elements on the site.

SP 1.1 - Creating Streetscape Compatibility: The intent is to enhance the positive character of the street by providing pleasant and safe pedestrian circulation and compatibility with the development.

Compliance: 29th Street NE will continue the landscape and street tree development established on Lake Drive, and landscape buffers adjacent to the north and west property lines will provide greater compatibility with the surrounding residential neighborhoods. Frontage improvements shall be installed pursuant to approved construction plans (Sheets C2.03, C2.05 and C2.06).

SP 3.1 – Creating Usable Open Space: The intent is to provide users of the property with inviting and well-defined outdoor spaces.

Compliance: The designs for the new school and early learning center integrate several play areas and outdoor congregation areas that can be enjoyed by both students attending school on the site and by surrounding neighborhoods when school is not in session. There is a large open play area, playgrounds with equipment, courtyards with seating and an athletic field. The outdoor spaces have been designed

away from vehicular traffic areas (Sheet L1.00).

SP 3.2 – Siting Parking Areas: The intent is to reduce the impact of the automobile while retaining accessibility and safety, to orient building fronts and not parking areas to the street and to enhance the safety of the pedestrian user.

Compliance: On-site parking has been divided into staff areas, bus drop-off and parent drop-off areas. Circulation on site has been designed to provide visibility and safe delivery of students to school (Sheet C2.00).

SP 3.3 – Siting Service Elements: The intent is to encourage thoughtful siting of trash and other service areas and screen these elements from pedestrians.

Compliance: The service elements and utility yards have been located to the rear of the buildings, so as not to have a negative visual or physical impact on the pedestrian environment. Rooftop mechanical units at the proposed ELC will be screened from vehicles traveling on 29th Street NE (Sheet A4.01.b and A4.03.a).

SP 4.1 – Preserving Sensitive Areas and SP 4.2 Stormwater Management: The intent is to protect sensitive areas of a site from development and encourage appropriate stormwater management.

Compliance: The proposed project has undergone a SEPA MDNS threshold determination and review and approval of critical areas mitigation pursuant to the Hearing Examiner's approval of the Conditional Use (LUA2016-0001). The Public Works department is currently reviewing the stormwater submittal pursuant to the construction plans (LUA2016-0092 and Sheets C3.01 – C3.07 and C3.10).

SP 4.3 – Protecting Significant Trees – The intent is to retain the positive visual character of the landscape and to minimize erosion and runoff by preserving existing vegetation.

Per the submitted landscape plan a variety of native, hardy and attractive plants will be installed on site in landscaped areas. All trees to be removed shall be replaced at a 3:1 ratio pursuant to LSMC 14.76.120.

Conclusions: The proposed development will create streetscape compatibility with frontage improvements, mitigate impacts to critical areas and provide stormwater management pursuant to the currently adopted DOE Stormwater Manual. Tree replacement shall be required pursuant to municipal code.

BUILDING DESIGN – A review of the architectural character of the proposed buildings.

BD 1.1 Consideration of Site Conditions – The intent is to ensure the design of new development meets specific site conditions and maintains neighborhood characteristics.

Compliance: The buildings have been located on the site to maximize the distance from the existing neighborhoods, take advantage of views of Cascades and provide the surrounding neighborhoods easy access to the amenities on the site when school is not in session (Building Character sheets).

BD 1.2 Unifying Design Concept – The intent is to unify and organize a building's architectural character and individual elements.

Compliance: The applicants have integrated the concepts of movement and flow as the cornerstone of the building designs (**Exhibit 2**).

BD 2.3 Rooflines – The intent is to add visual interest to a building and the streetscape and reduce its apparent size.

Compliance: The horizontal rooflines provide an overhang for the higher windows and serve to visually "break down" the scale of the building and keep the structures appropriately scaled for younger children (Sheets A4.01 a and b).

BD 3.3 Entries – The intent is to create an appropriate invitation into a building, provide security and privacy and also create an area where social interaction between neighbors can take place.

Compliance: The entries have been designed with a mix of materials (including glass) that will allow visibility and supervision of students entering the building. The pedestrian pathways from the entrances to the public ROW's have been lit and the large window near the entrance will appear inviting to visitors to the school. Canopies will provide weather protection at each of the entrances.

BD 4.1 – Appropriate Materials – The intent is to enhance the quality of buildings and the streetscape while avoiding poor materials with high life cycle costs.

Compliance: The applicants have chosen low-maintenance and durable elements for the exterior, including graphite concrete masonry, metal panel siding and/or aluminum storefront. The development will feature a natural color palette with earth tones.

Conclusions: The proposed building designs feature a unifying design concept complemented by a use of attractive and durable materials. The earth tone color palette will highlight the architectural character of the buildings and reinforce the human scale of the buildings.

CONCLUSIONS

The proposed design is in keeping with the guidelines as well as the standards and intent of LSMC Title 14 as reviewed and conditioned. As described in this staff report, the development will enhance the character of the surrounding area and add to the visual attractiveness of the neighborhood.

STAFF RECOMMENDED CONDITIONS

1. The project plans shall be consistent with the development plans (**Exhibit 3**) presented to the Board except as modified by conditions stated herein, or as necessary to comply with conditions imposed on the construction plans.
2. Any signage will require a separate permit and administrative approval prior to installation.
3. Final inspection of the site pursuant to approved construction plans shall not be commenced until staff has confirmed that all design features described in this staff report will be installed to the satisfaction of the City of Lake Stevens.
4. If there is any dispute on the interpretation of these conditions, the issue shall be remanded back to the Design Review Board for final resolution.

Exhibit List

1. Design Review Board Application, received July 6, 2016
2. Project Narrative, received July 6, 2016
3. Development Plans, received July 6, 2016

Exhibit 1

Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To Be Completed By Staff
Date of Application: _____
Staff Initials: _____
Permit Number: _____

TYPE I AND II – ADMINISTRATIVE DECISIONS LAND USE DEVELOPMENT APPLICATION

CHECK ONE

TYPE I

- ☐ **Administrative Design Review**
- ☐ **Administrative Modification**
- ☐ **Boundary Line Adjustment**
- ☐ **Change of Use**
- ☐ **Code Interpretation**
- ☐ **Fireworks Stand**
- ☐ **Floodplain Development**
- ☐ **Grading Permit, 100 cubic yards or less**
- ☐ **Master Sign Program**
- ☐ **Reasonable Use Exception**
- ☐ **Shoreline Exemption**
- ☐ **Sign**
- ☐ **Temporary Use**
- ☐ **Type I Other:** _____

TYPE II

- ☐ **Administrative Conditional Use** (Grading over 100 cubic yards)
- ☐ **Binding Site Plan**
- ☐ **Planned Action Certification**
- ☐ **SEPA Review**
- ☐ **Shoreline Substantial Development**
- ☐ **Short Plats**
- ☐ **Short Plat Alteration**
- ☐ **Short Plat Vacation**
- ☐ **Site Plan Review**

- ☒ **Type II Other:** Design Review

All Shoreline Permits Require Floodplain Review

Property Information	Site Address: 9203 and 9105 29th Street NE		
	Assessor Parcel No: 2905010040100, 29050100401400	Property Square Feet:	Acres: 38
	Land Use Designation: Medium Density Residential	Zoning: HUR	
	Number of Buildings on Site/: 0	Number to be Retained: 0	
	Existing Impervious Surface Area:	Proposed Impervious Surface Area:	
Applicant	Name/Company: Lake Stevens School District No. 4, Attn: Robb Stanton		
	Address: 12309 22nd Street NE	City/State/Zip: Lake Stevens, WA 98258	
	Phone: 425-765-0336	Applicants relationship to owner: Executive Director	
	Fax: 425-335-1549	Email: robb_stanton@lkstevens.wednet.edu	
Primary Contact	Name/Company: Couglin Porter Lundeen Attn: Tim Brockway		
	Address: 801 Second Avenue, 900	City/State/Zip: Seattle, WA 98104	
	Phone: 206-343-0460	Email: timb@cplinc.com	

	Fax:

Property Owner	Name/Company: Same as Applicant				
	Address:	City/State/Zip:			
	Phone:	Email:			
	Fax:				
Project Description	Grading Quantities	**Cut:**	**Fill:**		
	Proposed project/land use (attach additional sheets if necessary):				
	See attached narrative.				
Building Information	Gross Floor Area of Existing and Proposed Buildings: 100,850 SF				
	Bldg 1: 78,400 SF	Bldg: 2 22,450 SF	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

Signature of Property Owner/Agent

7/5/16
Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.

NOTE ON ENTERING PROPERTY

The City of Lake Stevens may enter onto the property, which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday – Friday, for the sole purpose of inspecting the limited area of the property, which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the City employees or agents will contact applicant verbally or in writing at least 24 hours before entering.

LEGAL DESCRIPTION

Parcel #29050100401000

Section 01 Township 29 Range 05 SW1/4 SE1/4 LESS W 318.04FT OF S 645.77FT; EXC TH PTN LYG NELY OF FDL: BAAP N LN SD SW1/4 SE1/4 LYG S89*10 57E 1066.53FT FR NW COR; TH S36*45 11E 215.67FT TO BEG570.0FT RAD CRV TO R; TH SELY ALG SD CRV THRU C/A OF 22*36 37 AN ARC DIST 224.94FT TAP E LN SD SW1/4 SE1/4, TERM SD LN

Parcel #29050100401400

SEC 01 TWP 29 RGE 05ALL TH PTN SE1/4 SE1/4 LY WLY OF STRIP OF LAND CONVYD TO SNO COFOR RD UNDER AF NO. 2213052 (AKA PTN OF TRS 32,33,34 & 35 LAKE STEVENS FARMS, DIVISION NO. 2 AN UNREC PLAT)

Exhibit 2

As a result of increasing enrollment in the Lake Stevens School District a new elementary school (Kindergarten through 5th grade) as well as a new early learning center (ages 3-5) will be built on the School Districts property east of Lake Drive, creating a new PK-5 campus. The PK-5 campus is centered on the concept of flow. The steeply sloping site falls 65' from the high point at the northwest corner to the southeast corner, with the natural water patterns flowing with the topography. This idea of movement and flow is the cornerstone for the organization of the site and development of the buildings.

A three year old begins their formal educational career on the highest, most protected areas of the site, the sources of the flow… the spring. When the students graduate from the ELC, they move downhill toward the elementary school, located on the middle tier of the site with the next and final progression to the south on the lowest tier which will house the future middle school. As the students' flow in and around the buildings the exit points where the water leaves the building focus on the views of the Cascade Mountains beyond. The site design reinforces the idea of ebb and flow creating larger eddies where groups can gather around active hardscape spaces or clustered natural vegetation, connected by areas that contract and direct flow to other features areas around the site or within the building.

Exterior building materials include ground face charcoal concrete masonry unit base illustrating the growth of the building out of the landscaping, transitioning to a variegated metal panel reminiscent of the tree trunks and vegetation on the site. Natural wood building elements are expressed at main entries or other highlight student spaces to draw people to key entry/exit points or congregation areas.

The 23,000 SF early learning center is a single story with a higher roof element at the indoor play area, bringing natural light into the core of the building and highlight the key public space serving the building. The 78,400 SF elementary school is primarily one level with two story classroom wings stepping with the slope of the site, respecting the natural grades and integrating the building into the slope.

Due to the plateaus needed to create the building pads and site circulation, the majority of the site will need to be cleared and graded. The existing site is very dense with vegetation and not highly usable by the community. Development of the site to include a wide variety of site amenities will make the site a much more attractive and accessible recreation and gathering space for the surrounding neighborhoods and the overall Lake Stevens community.

Exhibit 3

Table of Contents

1. **Frontal Documents**
    a. Checklist
    b. Application
    c. Narrative

2. **Building and Site Development Plans**
    a. Civil Drawings Paving Sheets C2.0-C2.07, C2.10
    b. Landscape Site Sheets L1.00-L1.07
    c. Overall Floor Plans
        a. Early Learning Center
        b. Elementary
    d. Exterior Renderings
        a. Early Learning Center
        b. Elementary
    e. Exterior Elevation Drawings
        a. Early Learning Center A4.01b
        b. Elementary A4.01a, A4.02a, A4.03a
    f. Exterior Material Palette Samples
        a. Ground Face Concrete Masonry Unit
        b. Metal Panel Profile Example with Custom Color Paint Chips
        c. Aluminum Storefront and Sheet Metal Sample
        d. Exterior Wood Soffit and Wall Panel Sample
    g. Roof Plan Sheets A4.10a, A4.10b (Exterior elevations keyed on roof plan)

3. **Lighting Plan**
    a. Electrical Photometric Site Plan

4. **Sign**
    a. Overall Site Plan
    b. Sign Rendering
    c. Sign Elevations

5. **Landscape Plans**
    a. Landscape Plan Sheets L2.00-L2.05
    b. Plant Images
    c. Civil Grading Sheets C3.00-C3.0

The narrative below specifically addresses the City of Lake Stevens Design Guidelines Adopted April 17, 1995.

NP 3.1 Creating Usable Open Space

Intent: To provide open spaces within the community for active and passive recreation.

To create open space amenities which lend identity to a neighborhood.

Recognizing that schools become community centers when students are not in session, several play areas and outdoor congregation areas have been incorporated into the design. These spaces benefit the educational programs along with serving as spaces for after-hours community functions. A large open play area suitable for recreation is located closest to the neighborhood in the northwest corner of the site. Formal play areas with play structure elements are located at both facilities, along with a large covered play area including basketball hoops. Smaller garden and built-in outdoor seating and learning areas occur at both of the schools allowing for additional flexibility for group gatherings and other outdoor community activities. The variety of outdoor spaces provided creates community amenities currently not prevalent in the existing neighborhood.

NP 4.3 Street Layout and Design

Intent: To provide safe, durable and attractive public streets.

The design includes a new roundabout at the intersection of Lake Drive and the newly developed 29th street NE that meet and exceed the recommended guidelines. A landscape buffer between the sidewalk and the street is provided along with heavy duty asphalt paving to create a safe, durable and attractive public streets. Detail 8/C2.10 illustrates the current design along with future expansion of the development of the new public drive.

NP 4.4 Street Trees

Intent: To upgrade the visual quality of neighborhoods and create a superior residential setting.

To provide shade and improve environmental conditions.

Street trees have been provided along the newly developed 29th Street NE, along with specific areas in the parking and drive areas accessing the schools. Species are identified on the plan and concur with the recommended list outlined in the guidelines.

NP 6.2 Encouraging protection of Natural Resources

Intent: To allow local review bodies some flexibility in permitting innovative design and site planning solutions that save natural resources.

To allow property owners to develop their land to the expected intensity while saving wetlands, farmland and wooded areas.

The building is sited to follow the natural contours of the site with the smallest building on the highest plateau and the larger building stair-stepped following the natural contours of the site to nestle the building into the site. Retaining walls along the building edge allow for the grades to slope down naturally at the stair stepped portions of the building, minimizing retaining walls extended out from the buildings. The majority of natural vegetation on the site is not very valuable and not able to be retained due to the grading required for the building and parking pads. Replanting of the site with native materials to replace the existing vegetation and create educational opportunities for the students and community is included the design and illustrated on the landscaping drawings and supporting planting images. Attempts were made to avoid impacts to the 28 wetlands on the site. However, the fill of 17 wetlands is unavoidable due to required design elements, including the new public road crossing the site, access roads, parking, frontage improvements and stormwater facilities. Wetland A, the highest category of wetland on the site which contains a beautiful pond and important habitat for wildlife is being preserved.

S2.4 Screening Parking Lots

Intent: To improve the streetscape and help to define the street.

To reduce the negative visual impact of asphalt lots and parked vehicles.

Street trees and landscaping is provided along 29th Street NE and around the on-site parking lots to screen the parking and drive areas minimizing the impact of drive surfaces to the community.

S2.7 Lighting Design

Intent: To identify and highlight key site elements, such as vehicular and pedestrian intersections, pedestrian paths and sidewalks and entrances, enhancing safety and security.

To provide a desirable and safe pedestrian environment by decreasing the glare associated with tall, high intensity street light fixtures.

Street lighting, along with site lighting have been designed to highlight access to and from the site for both pedestrian and vehicular traffic. The site lighting plan indicates specific foot candle levels along with light pole types and heights.

S3.3 Parking Lots

Intent: To reduce the apparent size of parking lots.

To reduce the summertime heat and glare build-up adjacent to parking lots.

To improve the views of parking areas for pedestrians and residents.

Parking areas in and around the site have been divided at the two buildings to minimize the visual impact of large areas of asphalt as well as respect the existing site contours, minimizing the

retaining walls required. Street trees and landscaping is clustered in the parking islands and around the parking areas to screen the parking and drive areas minimizing the impact to pedestrians.

SP 1.1 Creating Streetscape Compatibility

Intent: To enhance the positive character of the street.

To define the street as a coherent space or "room".

To fit into a neighborhood more compatibly.

To provide pleasant and safe pedestrian circulation, providing clear access to residences.

29th Street NE has been designed to continue the landscape and street tree development established along Lake Drive. Landscape buffers on the north and west property lines along with onsite landscaping further integrate the new school buildings into the neighborhood. A continuous sidewalk connects Lake Drive to 29th Street NE leading to each of the two primary access points to the buildings and to primary site features.

SP 3.1 Creating Usable Open Space

Intent: To provide residents with inviting and well defined outdoor spaces.

Recognizing that schools become community centers when students are not in session, several play areas and outdoor congregation areas have been incorporated into the design. These spaces benefit the educational programs along with serving as spaces for after-hours community functions. A large open play area suitable for recreation is located closest to the neighborhood in the northwest corner of the site. Formal play areas with play structure elements are located at both facilities, along with a large covered play area including basketball hoops. Smaller garden and built-in outdoor seating and learning areas occur at both of the schools allowing for additional flexibility for group gatherings and other outdoor community activities. The variety of outdoor spaces provided creates community amenities currently not prevalent in the existing neighborhood. All outdoor gathering spaces are located away from traffic in protected environments conducive to free activity without the disruption of traffic noise and danger.

SP 3.2 Siting Parking Areas

To reduce the impact of the automobile while retaining accessibility and safety.

To allow buildings to reinforce the street and not face directly onto large parking areas.

To enhance pedestrian access, circulation and safety by reducing curb cuts and driveways across sidewalks.

On-site parking areas have been divided to separate staff parking areas, bus drop-off and student and parent drop off and parking from each other. For student safety and security of the overall

campus parking areas immediately in front of the two schools have been placed to allow for optimum visibility and supervision from school staff inside the building and on site. To provide clear circulation, single-entry/exit points have been provided to the primary parent/visitor parking lots for each of the schools with drop-off aisles provided curbside providing the safest delivery for students to the site. Circulation on site has been designed to separate bus drop off from parent drop off, along with providing sidewalks directly to the buildings that do not require crossing parking areas for students who walk or bike to school.

SP 3.3 Siting Service Elements

Intent: To encourage more thoughtful siting of trash and other service areas, balancing the need for service access with the desire to screen its negative aspects.

Service and utility yards have been located in the rear of the buildings separating the service access from parent/visitor parking. This avoids disruption or viewing from the adjacent neighborhood as well as provides safe access to and from the spaces while the students are on site. Rooftop mechanical units at the early learning center have been screened from view from 29th Street NE.

SP 4.1 Preserving Sensitive Areas

Intent: To protect sensitive areas of a site from development.

To reduce the impacts of development on steeply sloped sites.

To encourage appropriate storm water management.

To minimize mass surface grading which destroys the character of the landscape.

The existing site is a very densely vegetated site that does not provide substantive community recreation and gathering opportunities. Substantial grading will be required to provide the building pads and site development required for a new elementary school and early learning center. Recognizing this site will not be able to retain the majority of the natural vegetation, it is being developed with a diverse array of site features that will ultimately serve a variety of community functions and better support the activities of the surrounding neighborhoods and the overall Lake Stevens community.

SP 4.2 Storm Water management

Intent: To reduce stormwater runoff (and improve water quality) through natural infiltration methods, reducing costly storm drainage.

Stormwater management and runoff will be diligently managed during construction with the final design creating new retention ponds and onsite treatment of all storm water. Civil drawings C3.01-C3.07 and C3.10 show intent of on-site stormwater management.

CP4.3 Protecting Significant Trees

Intent: To retain the positive visual character of the landscape.

To preserve and enhance the country's physical and aesthetic character.

To minimize surface water runoff and to prevent erosion and reduce the risk of slides.

The site development did not allow for preservation of mature trees on site, evaluation by the arborist indicated that there were very few trees within the developed area that would be considered valuable and worthwhile to protect. The final site development will be naturally vegetated to restore many portions of the site to a more native condition. All disturbed surfaces will be landscaped to avoid slides or runoff on to neighboring properties. Trees will be replaced at a 3:1 ratio as required by LSMC 14.76.120.

BD1.1 Considerations of Site Conditions

Intent: To encourage new development to be designed for the specific conditions of its site.

To ensure that new development will fit in with the neighborhood.

The buildings are located on the site to maximize the distance from the existing neighborhoods, providing a large buffer between the buildings and the existing neighborhoods to the north and east. Site vehicular circulation is limited to bus and some staff/service traffic on the north edge of the site. The public and more heavily used parking lots during the day and after hours are located south of the building, keeping headlight intrusion and noise away from the neighborhoods. Site amenities available to the public after hours have been oriented to the north side of the site allowing for the most convenient access by the patrons living near the new development. Recognizing that there is not "back" to the building, the utility access is located on the north side of the building in an alcove, shielding the utilities from both the student/staff of the school but also the residences immediately north of the property.

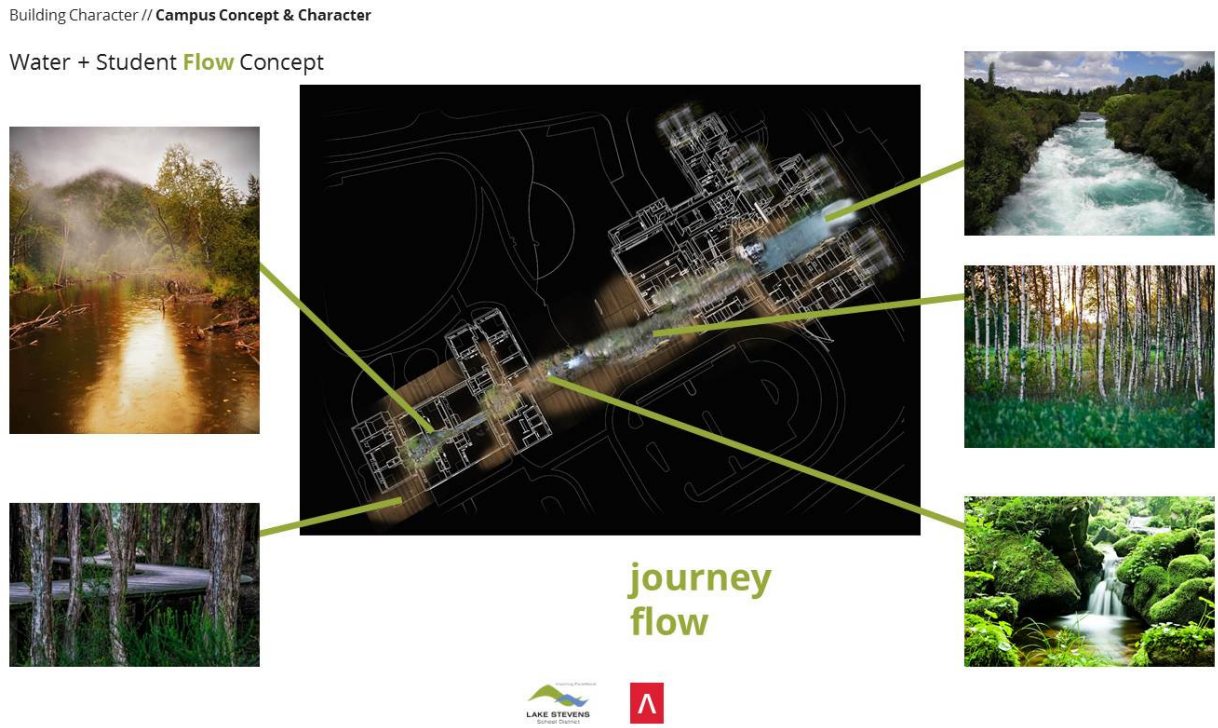
The building has been organized to locate the main entry to provide maximum solar exposure. Public entries are clearly delineated through site elements along with canopies extending beyond the building edge at the main entries for both schools. The building is sited with a slight counterclockwise orientation to more closely react to the natural contours as well as capture views of the Cascades to the east in several two story glass walls at primary circulation paths or student gathering spaces inside and outside the building.

In addition, no vehicular access (other than emergency) is proposed from 91st Drive NE. This will keep traffic associated with the schools out of the existing neighborhood to the north.

BD 1.2 Unifying Design Concept

Intent: To unify and organize a building's architectural character and individual elements such as entries, windows, gardens, roofs, etc.

The PK-5 campus is centered on the concept of flow as illustrated by the graphic below. The steeply sloping site falls 65' from the high point at the northwest corner to the southeast corner, with the natural water patterns flowing with the topography. This idea of movement and flow is the cornerstone for the organization of the site and development of the buildings. The design reflects the idea of compression and release of water as it moves down a site as reflected in the concept diagram below. Key learning and student gathering spaces are aligned along the path connecting the campus. Where the flow exits the building at the east end where the primary elementary gathering space occurs at the learning stair a two story window wall highlights the views to the Cascade Mountains beyond, truly connecting the building to the natural landscape beyond.



BD 2.3 Rooflines

Intent: To add visual interest to a building and the streetscape and reduce its apparent size.

To complement neighboring structures with prominent roofs.

The horizontal rooflines provide an overhang for the higher windows and emphasize the layering of the building as it nestles into the terraces of the site. The roofline contributes to breaking down the scale of the building, making it feel more appropriately scaled for younger children.

BD 3.3 Entries

Intent: To create an appropriate invitation into a building, providing for security and privacy.

To provide an area where social interaction between neighbors can take place.

Each entry at the two buildings is highlighted through the use of unique materials only found at entry spaces, along with large expanses of glass allowing for visibility and supervision from the building to the site, a key component in school safety and security. In addition, the path from the public right of way to the building is lit, with the glass at the main entry providing a warm and welcoming glow during evening activities. Canopies extending beyond the building edge at each entry allow for protected outdoor gathering spaces prior to entering the building.

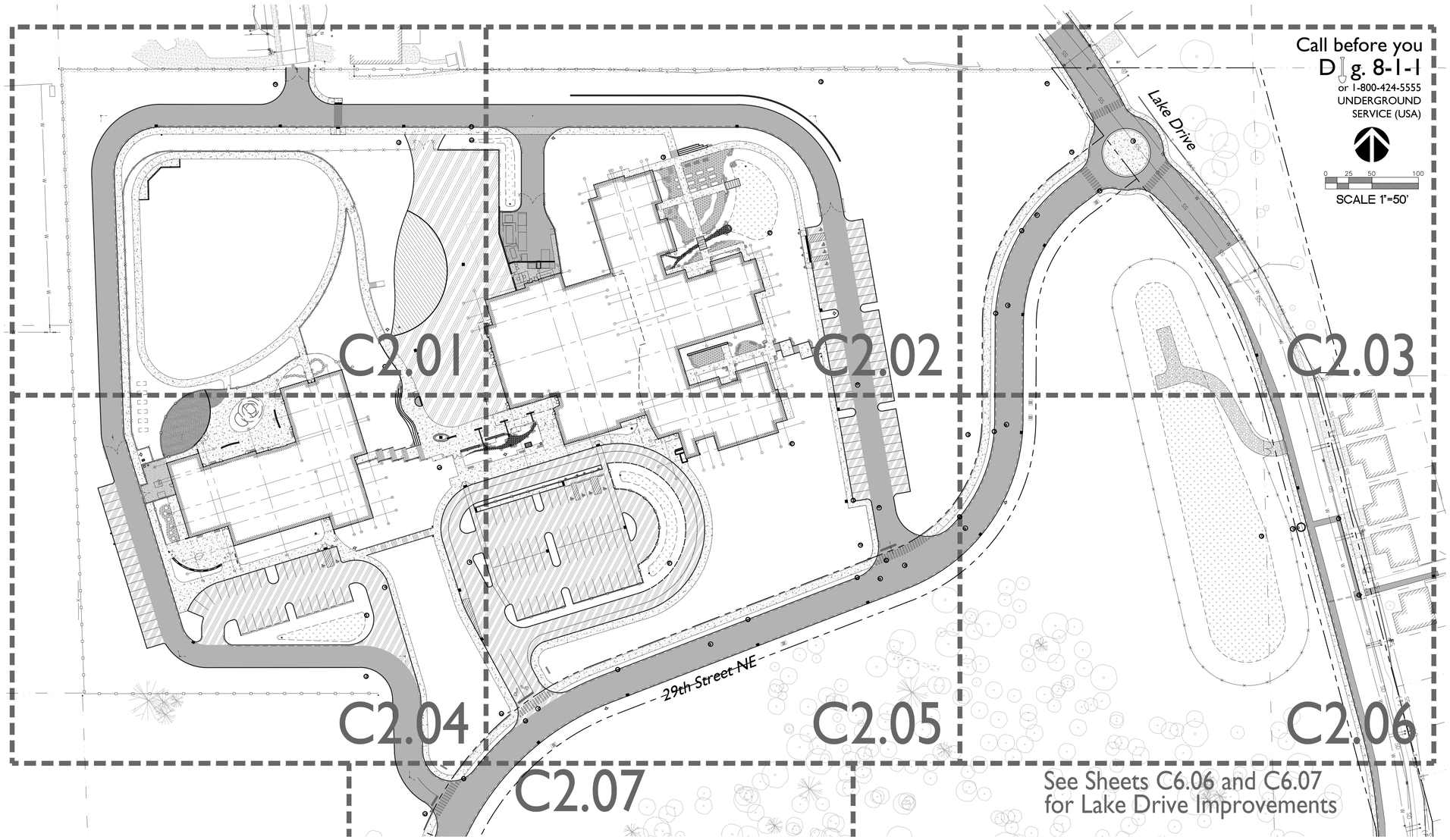
BD 4.1 Appropriate Materials

Intent: To enhance the quality of buildings and the streetscape.

To discourage poor materials with high life cycle costs.

Long term, low-maintenance, highly durable and aesthetically pleasing materials have been selected for the exterior. The graphite concrete masonry unit base reminiscent of the earth is utilized at the lower level classrooms, along with other high traffic/abuse areas, such as the play area. Above the CMU base prefinished metal panel siding or aluminum storefront is provided, each with 30 plus year lifespans and providing highly durable, visually attractive building elements that are scale appropriately for an elementary and early learning center.

Exhibit 4



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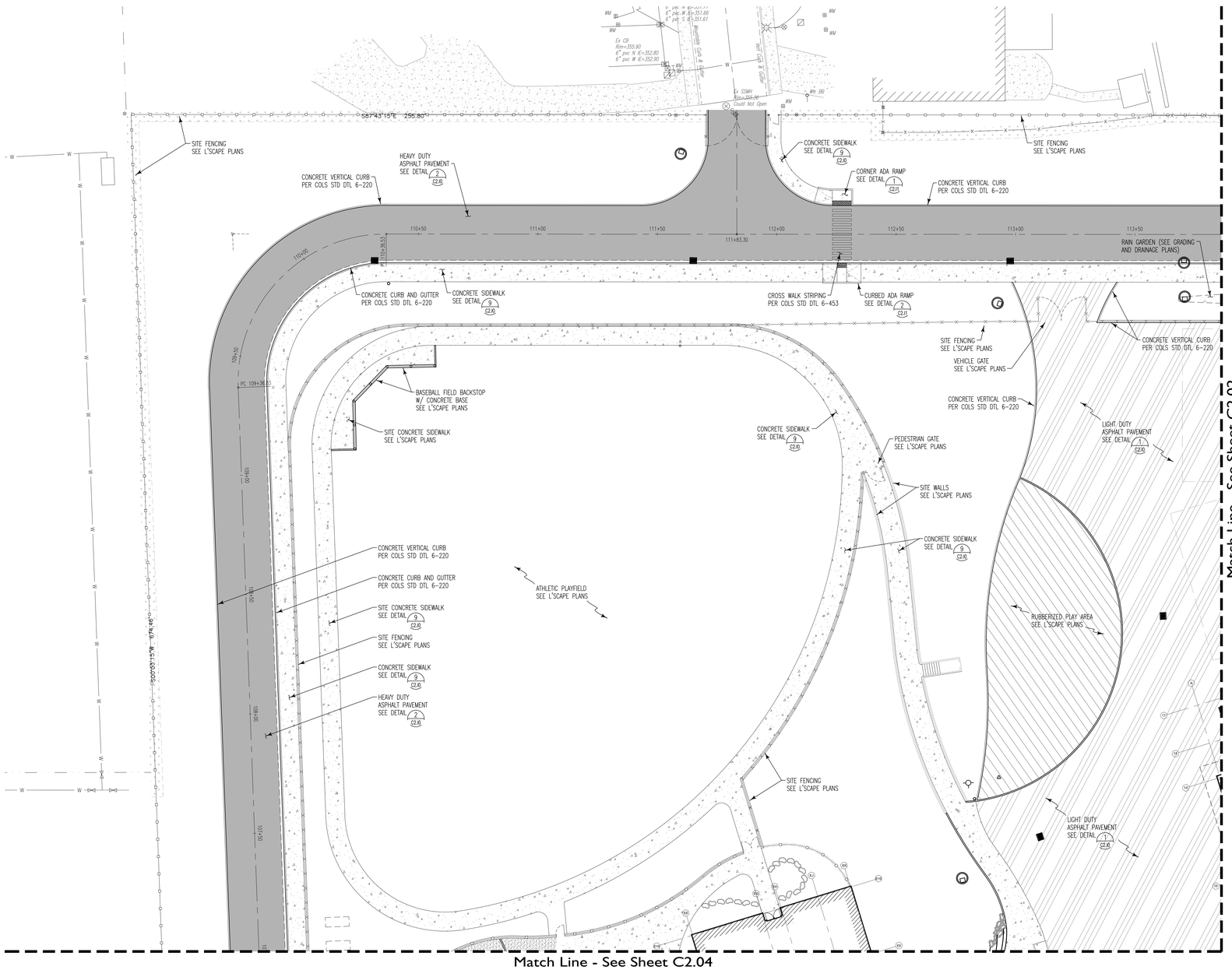

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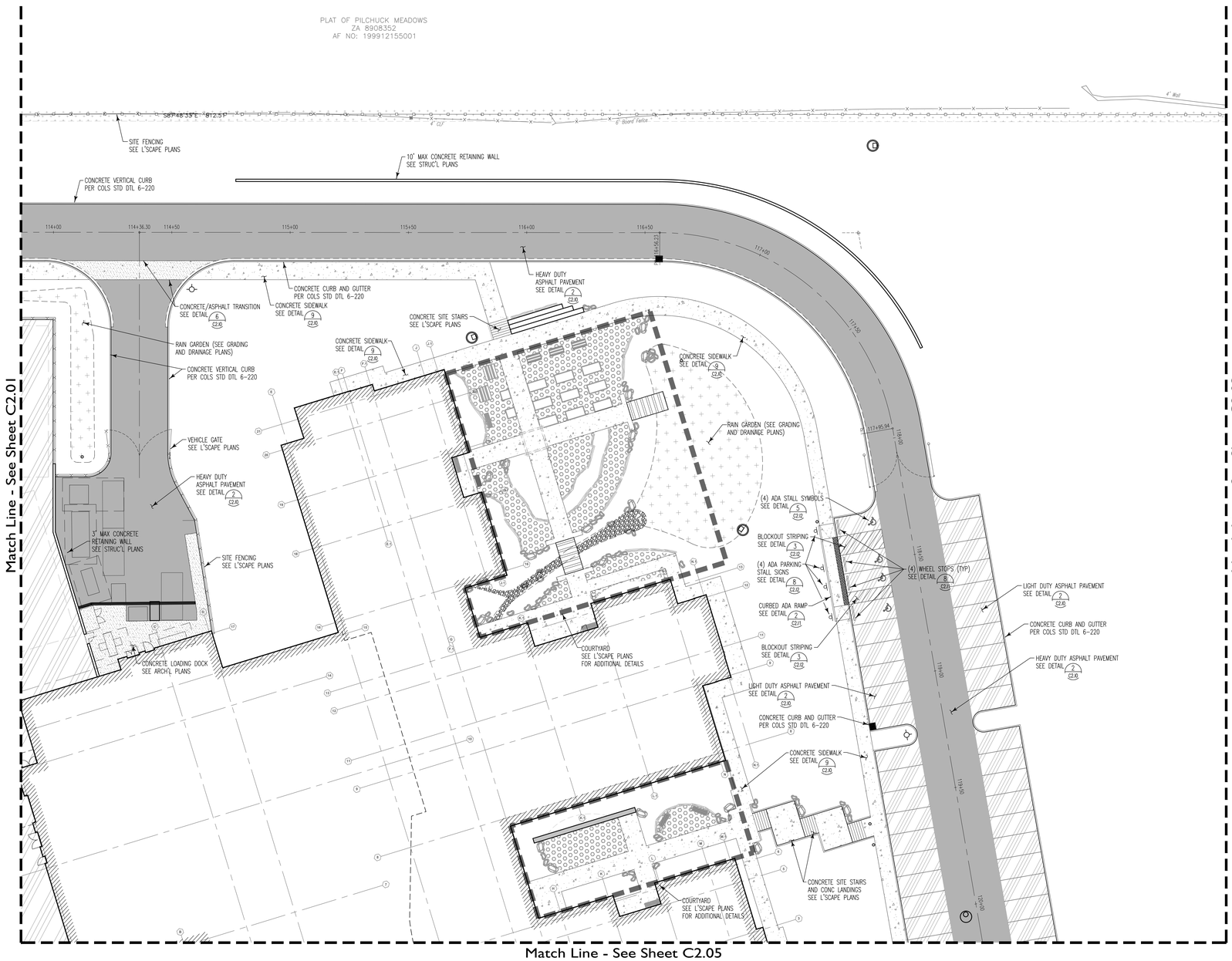

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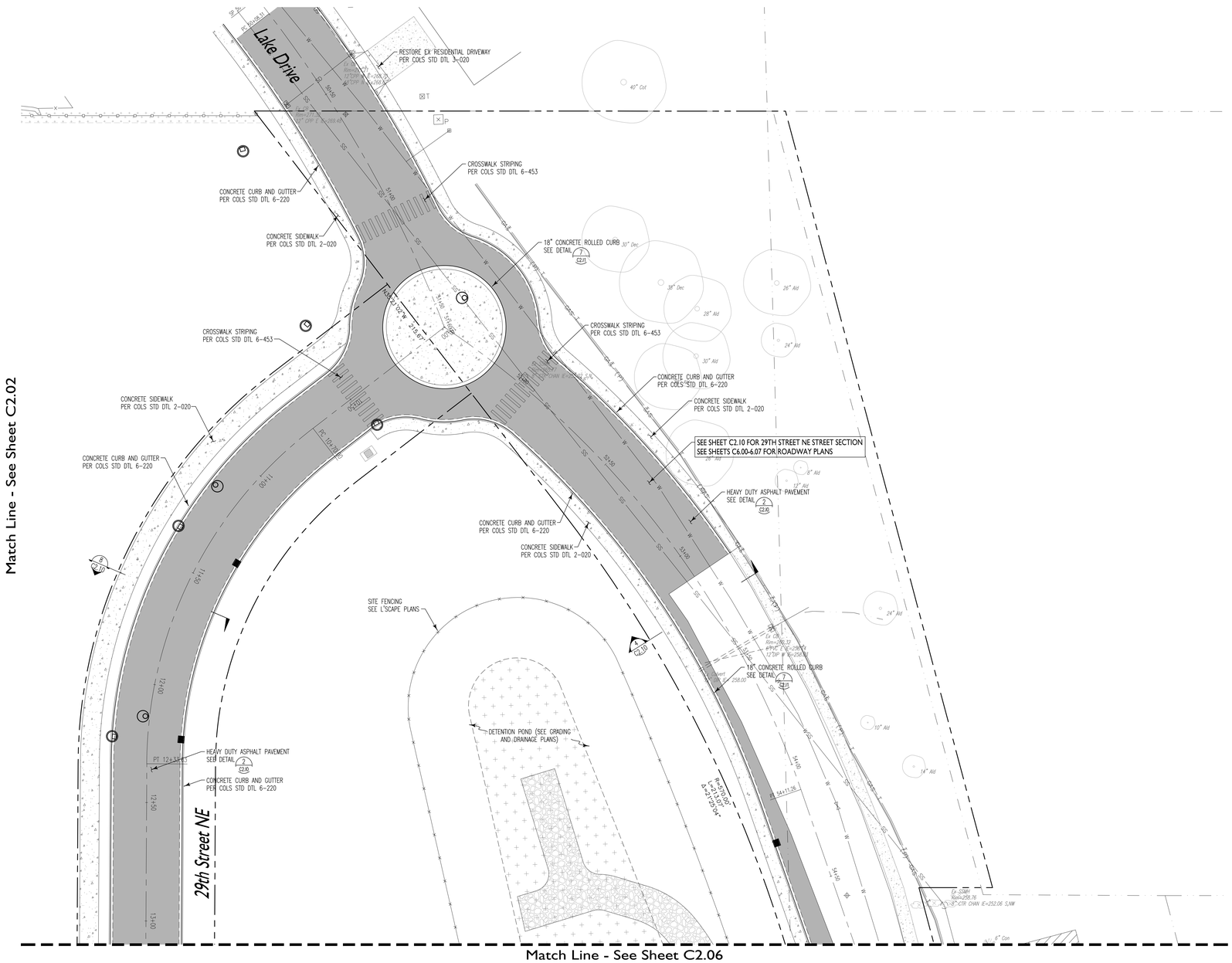

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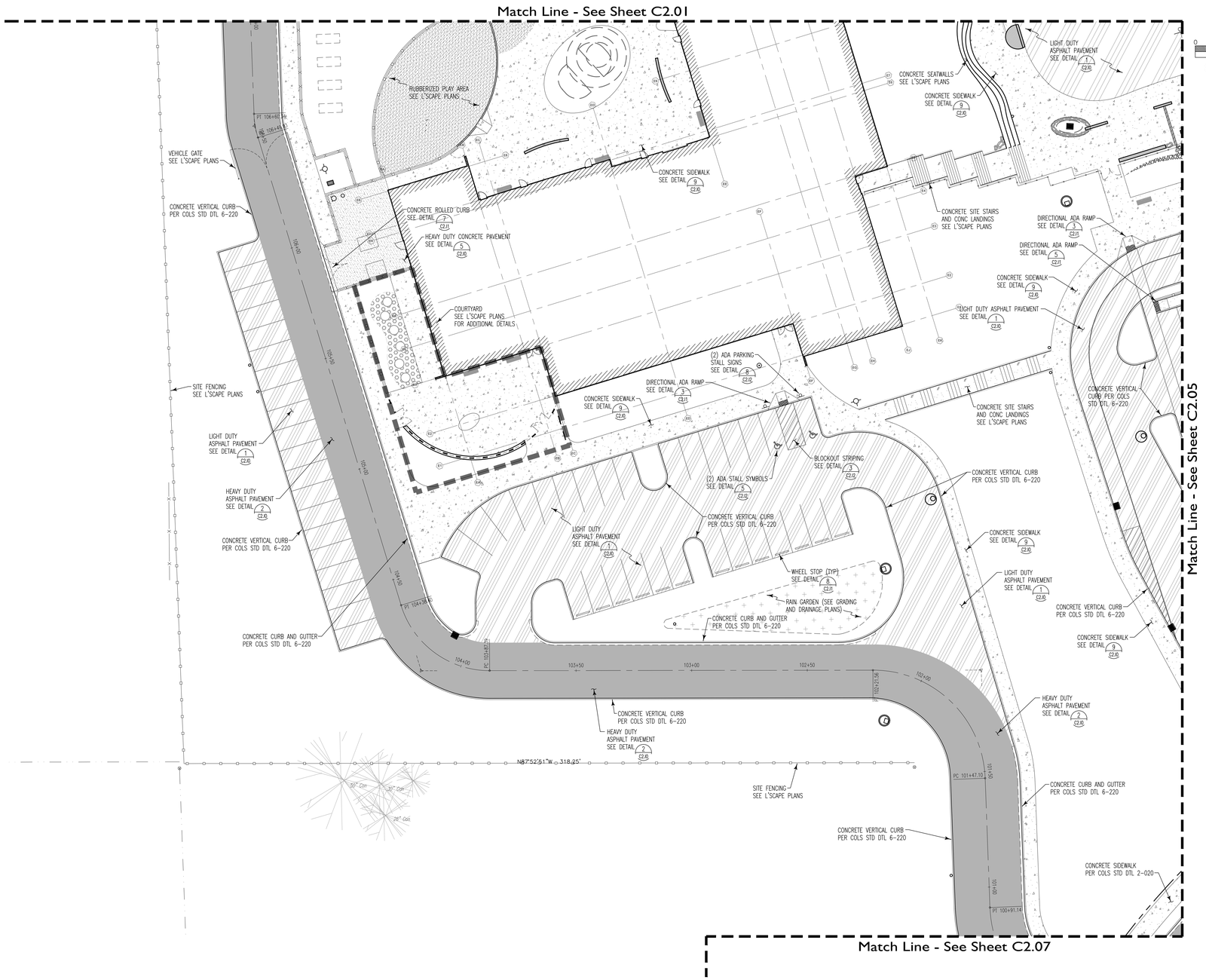

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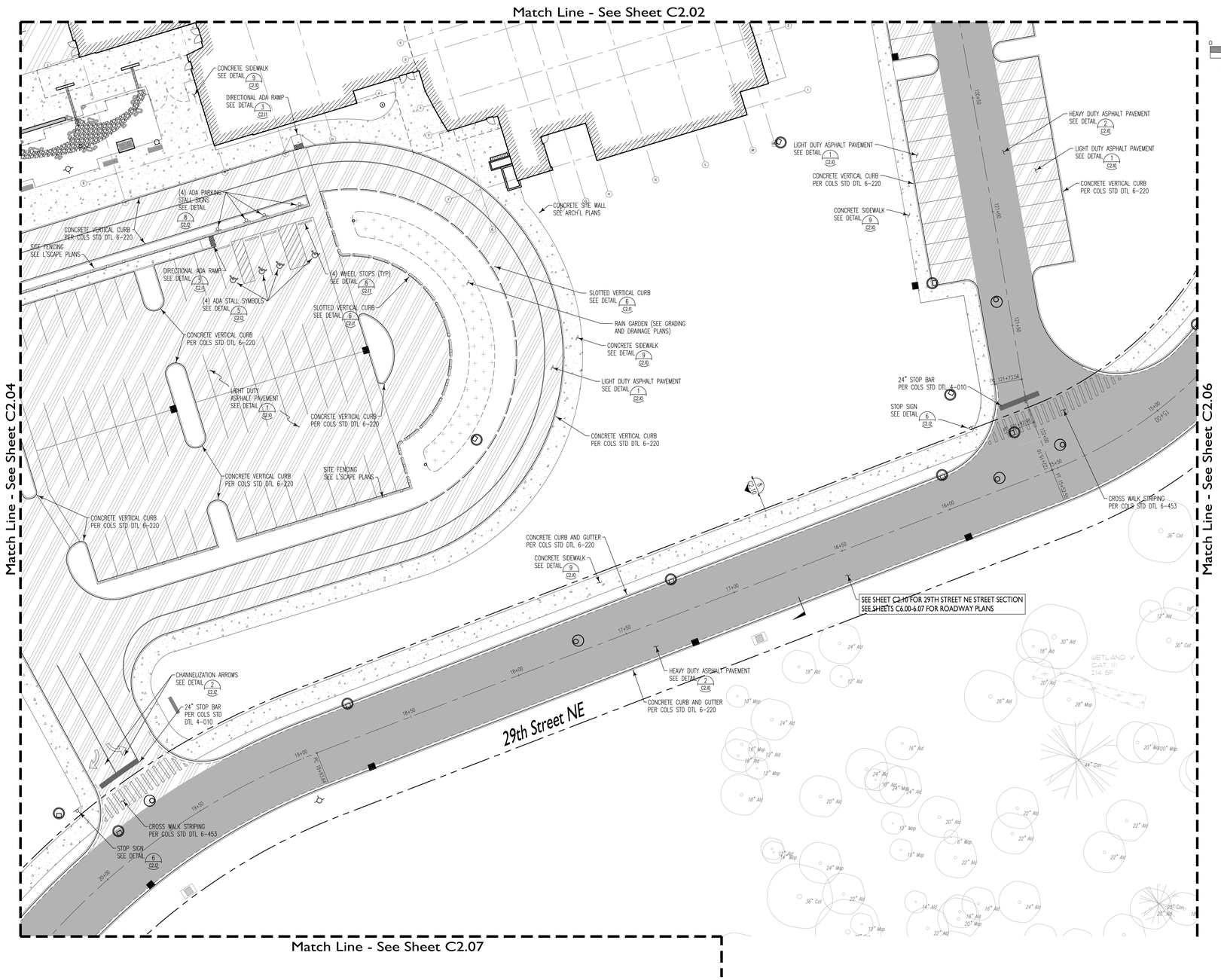

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REGISTERED PROFESSIONAL ENGINEER
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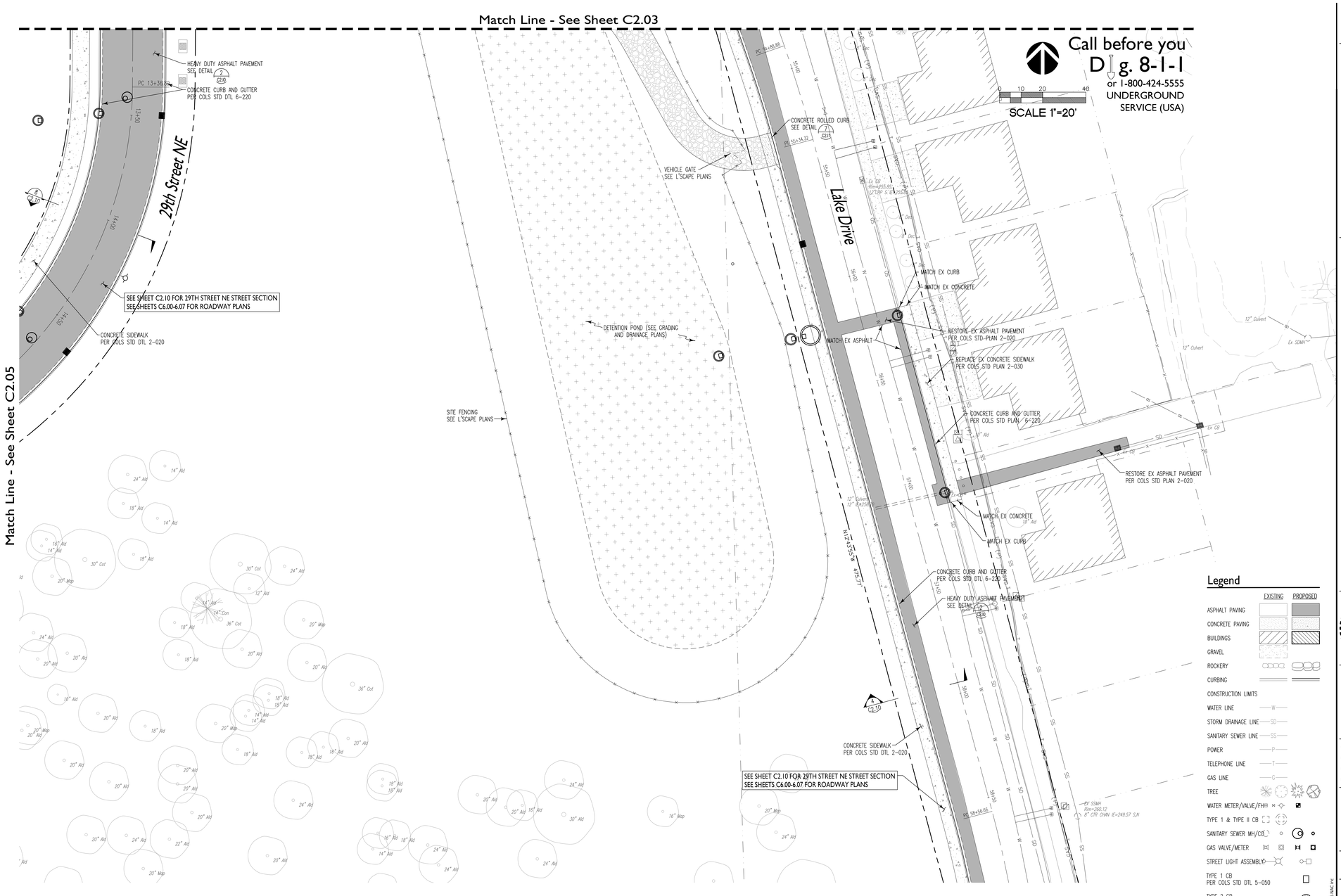

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P: 206/343-0460
F: 206/343-5691

LAKE STEVENS SCHOOL DISTRICT
ELEMENTARY No.7 AND EARLY LEARNING CENTER
LAKE DRIVE PROPERTY, LAKE STEVENS, WA 98258

STATE OF WASHINGTON
JEFF NOEL PETERSON
36036
REGISTERED PROFESSIONAL ENGINEER
7/13/16

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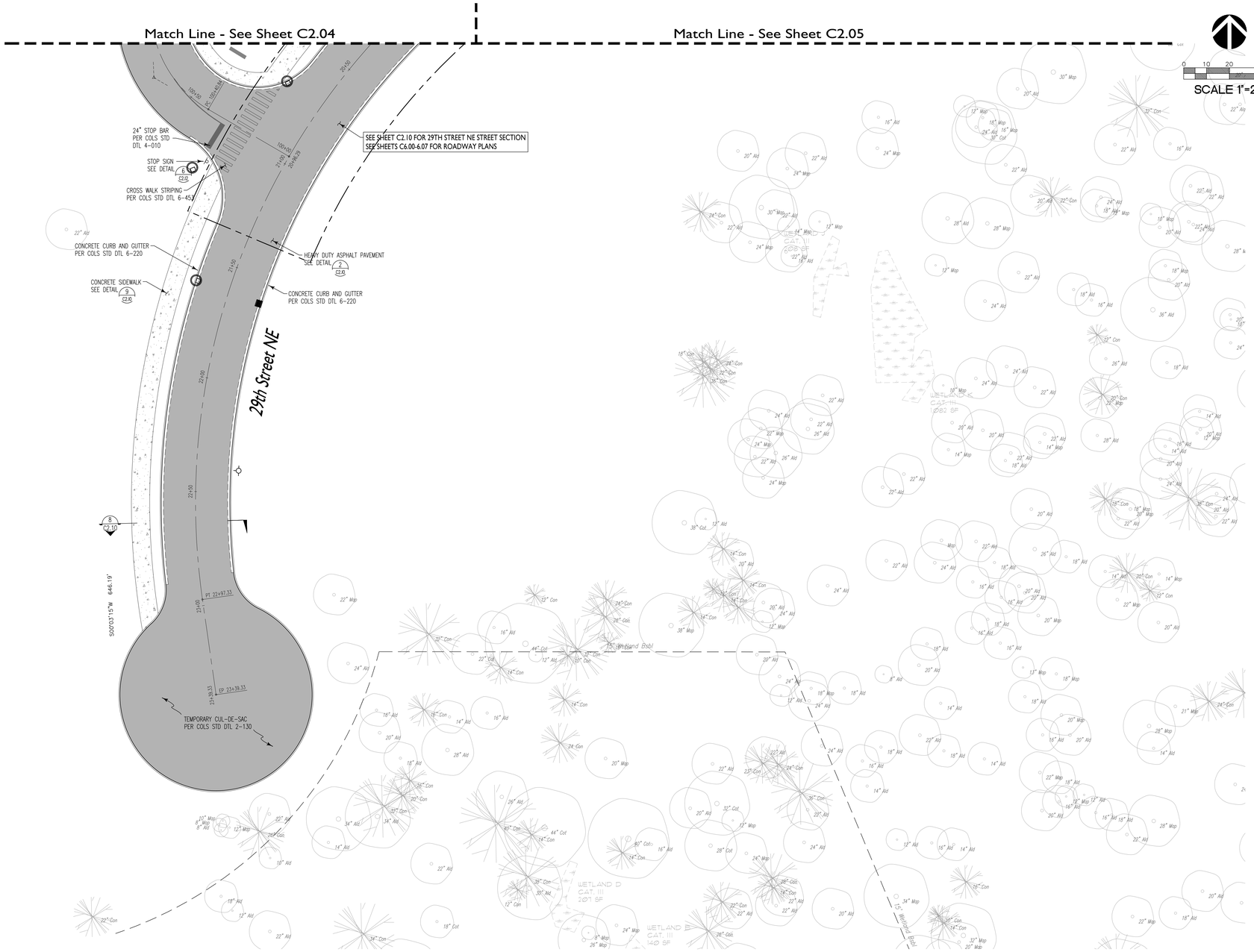

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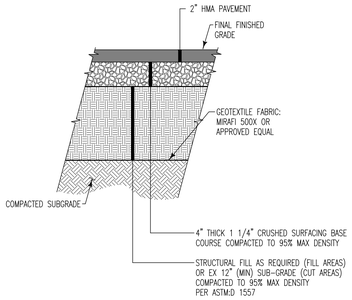
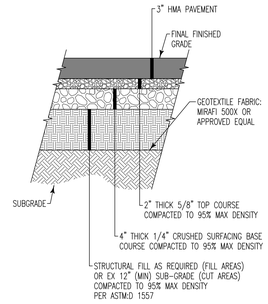


NOTES:

SEE SPECIFICATIONS FOR GENERAL ASPHALT PAVING NOTES

NTS

Light Asphalt Pavement 1

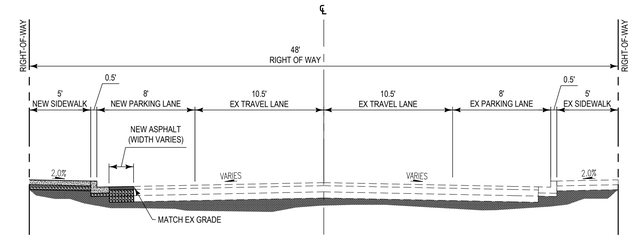


NOTES:

SEE SPECIFICATIONS FOR GENERAL ASPHALT PAVING NOTES

NTS

Heavy Asphalt Pavement 2

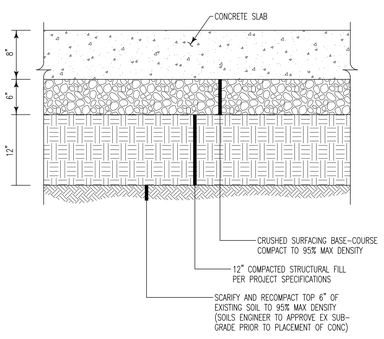


NOTES:

1. CURB AND GUTTER SHALL BE CEMENT CONCRETE BARRIER CURB AND GUTTER PER SECTION 6-113.
2. CURB AND SIDEWALK JOINTS AS PER SECTION 6-114.
3. REFER TO SECTION 3-103 FOR DRIVEWAY DETAILS.
4. CURB RAMP DETAILS AS PER SECTION 6-115.
5. DRAINAGE REQUIRED BEHIND WALK IN CUT AREAS.

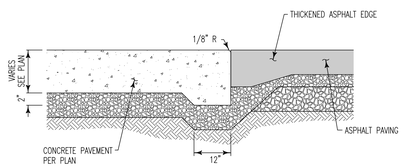
NTS

Lake Drive - Street Section 4



NTS

Heavy-Duty Concrete Paving 5

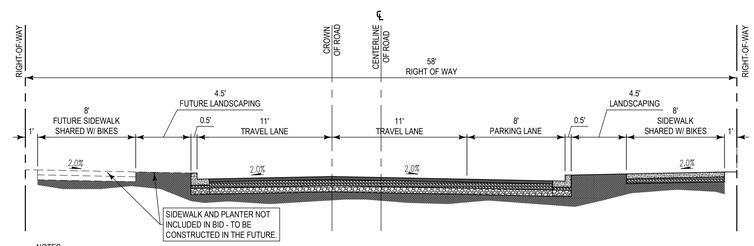


NOTES:

1. SEE SPECIFICATIONS FOR GENERAL ASPHALT PAVING NOTES
2. IN AREAS WHERE NEW CONCRETE IS INSTALLED ADJACENT TO ATB PAVING, INSTALL ATB RAMP TO CONCRETE AT 12:1 SLOPE.

NTS

Concrete / Asphalt Transition 6

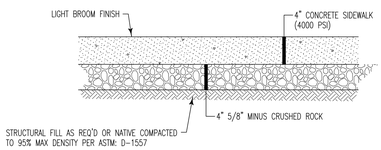


NOTES:

1. CURB AND GUTTER SHALL BE CEMENT CONCRETE BARRIER CURB AND GUTTER PER SECTION 6-113.
2. CURB AND SIDEWALK JOINTS AS PER SECTION 6-114.
3. REFER TO SECTION 3-103 FOR DRIVEWAY DETAILS.
4. CURB RAMP DETAILS AS PER SECTION 6-115.
5. THIS DRAWING ILLUSTRATES A MINIMUM ASPHALT CONCRETE ROAD SECTION. ACTUAL SURFACING DESIGN FOR ARTERIALS AND COMMERCIAL STREETS SHALL BE BASED ON SOILS AND TRAFFIC ANALYSIS.
6. THE RIGHT-OF-WAY WIDTH SHALL BE WIDENED AN ADDITIONAL 5 FEET FOR FIRE HYDRANTS AND MAILBOX CLUSTERS.
7. DRAINAGE REQUIRED BEHIND WALK IN CUT AREAS.

NTS

29th Street NE - Street Section 8

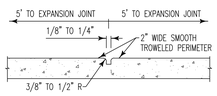


NOTE:

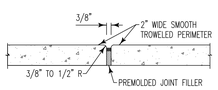
SIDEWALK IN RIGHT-OF-WAY TO BE PER CITY OF RENTON DETAIL THIS SHEET

NTS

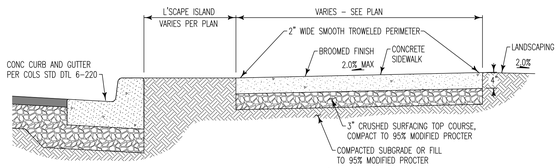
On-Site Concrete Sidewalk 9



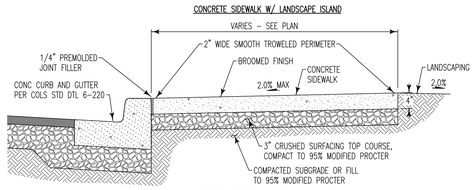
CONTRACTION JOINT SPACED BETWEEN EXPANSION JOINTS



EXPANSION JOINT @ 10'-0" O.C.



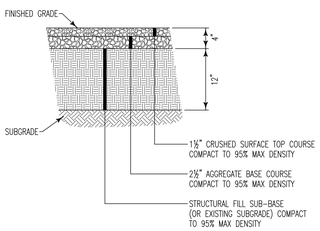
CONCRETE SIDEWALK W/ LANDSCAPE ISLAND



CONCRETE SIDEWALK ADJACENT TO CURB

NTS

Right Of Way Concrete Sidewalk 11



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Gravel Access Road 12

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PAVING DETAILS

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SITE LEGEND (LEGEND SHOWN AT 1"=20'-0")

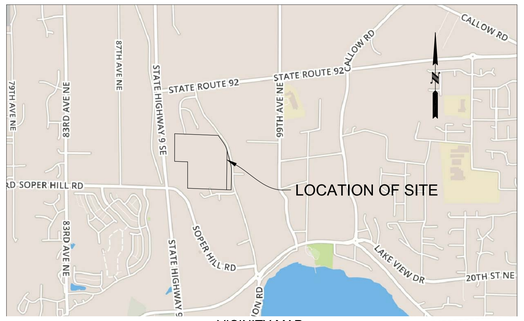
SYMBOL	ITEM	DESCRIPTION
	20' HT. BACKSTOP FENCING	SEE DETAILS 'A' 'B' AND 'C' ON SHEET L5.04 AND SPECIFICATIONS
	6' HT. VINYL CHAIN LINK FENCE	SEE DETAIL 'A' ON SHEET L5.02 AND SPECIFICATIONS
	6' HT. DECORATIVE FENCE	SEE DETAIL 'A' ON SHEET L5.02 AND SPECIFICATIONS
	6' HT. DECORATIVE FENCE PANEL	SEE DETAIL 'A' ON SHEET L5.02 AND SPECIFICATIONS
	4' HT. BLACK VINYL COATED CHAIN LINK FENCE	SEE DETAIL 'A' ON SHEET L5.02 AND SPECIFICATIONS
	4' HT. DECORATIVE FENCE	SEE DETAIL 'A' ON SHEET L5.02 AND SPECIFICATIONS
	CONCRETE SEATWALL	SEE DETAIL 'B' ON SHEET L-400
	CONCRETE PAVING	SEE CIVIL
	CONCRETE PAVING WITH SAND BLAST FINISH ACCENT BAND	SEE SPECIFICATIONS
	CRUSHED STONE SURFACE	SEE DETAIL 'D' ON SHEET L5.03 AND SEE SPECIFICATIONS
	BIO-RETENTION AREA	SEE PLANTING DRAWINGS, CIVIL DRAWINGS AND SPECIFICATIONS
	BICYCLE RACK	SEE SPECIFICATIONS
	LITTER RECEPTACLE	SEE SPECIFICATIONS
	FLAG POLE	SEE DETAIL 'H' ON SHEET L5.02 AND SPECIFICATIONS
	BOULDERS	SEE DETAIL 'B' ON SHEET L5.03 AND SPECIFICATIONS
	STEPPING STONES	SEE SPECIFICATIONS
	WORK TABLES	SEE SPECIFICATIONS
	BENCH	SEE SPECIFICATIONS
	GALVANIZED CIRCULAR PLANTER	SEE SPECIFICATIONS
	RAISED BEDS AT ES	SEE DETAIL 'E' ON SHEET L5.05 AND SPECIFICATIONS
	COMPOST BINS AT ES	SEE SPECIFICATIONS
	PICNIC TABLE	SEE SPECIFICATIONS
	BASKETBALL STANDARD	SEE DETAIL 'E' AND 'F' ON SHEET L5.02 AND SEE SPECIFICATIONS
	LANDSCAPE AREA	SEE PLANTING DRAWINGS AND SPECIFICATIONS
	ACCESSIBLE ROUTE	COMPLIANT WITH IBC CHAPTER 11 BARRIER FREE REQUIREMENTS
	SYNTHETIC TURF	SEE SPECIFICATIONS
	BUILDING SETBACK	
	WETLAND TEMPORARY BUFFER IMPACT AREAS	NATIVE PLANT SPECIES DETERMINED BY WETLAND CONSULTANT, SEE PLANTING PLAN.
	ASPHALT PAVING	
	ROCKERY	
	CURBING	
	CONSTRUCTION LIMITS	
	WATER LINE	
	STORM DRAINAGE LINE	
	SANITARY SEWER LINE	
—P—	POWER	
—T—	TELEPHONE LINE	
—G—	GAS LINE	
	WATER METER/VALVE/FH	
	STORM CB/MH	
	SANITARY SEWER MH/CO	
	GAS VALVE/METER	
	STREET LIGHT ASSEMBLY	

SHADE TREES IN PARKING AREAS – CALCULATIONS

	TOTAL AREA (SF)	SHADED AREA NEEDED (SF)	NUMBER OF TREES
LOT 1 (ELC VISITOR)	13260	2652	4
LOT 2 (ES VISITOR)	54700	10940	15.5
LOT 3 (ES STAFF)	21600	4320	6.5
LOT 4 (ELC STAFF)	3600	720	1
BUS DROP AREAS	40100	8020	11.5

PARKING SPACE REQUIREMENT

PARKING REQUIREMENT: 1.75 SPACES PER CLASSROOM
81 PARKING SPOTS REQUIRED, 168 PROVIDED

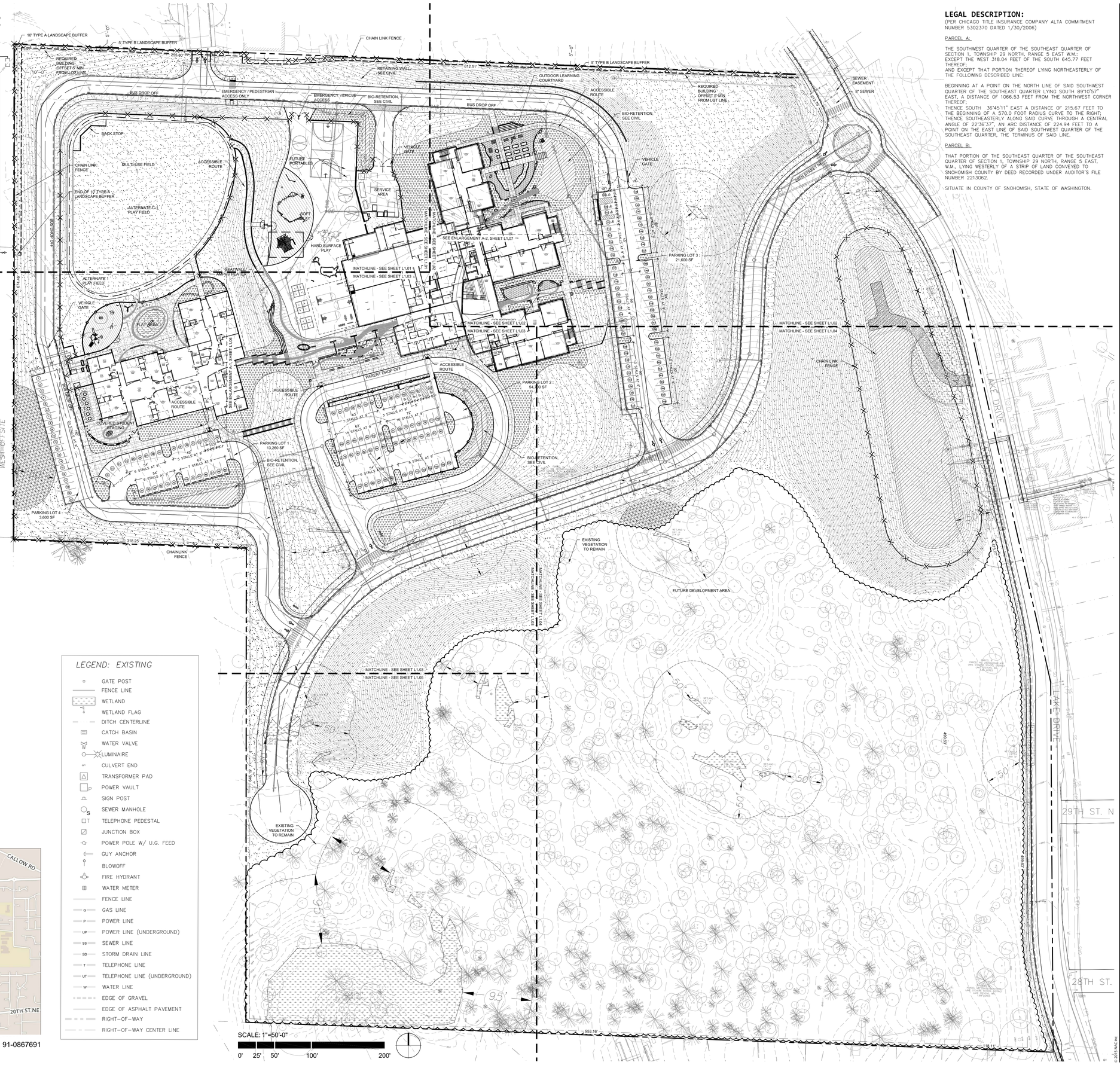


VICINITY MAP
SCALE: 1" = 1500'

TAX ID NUMBER: 91-0867691

LEGEND: EXISTING

- GATE POST
- FENCE LINE
- WETLAND
- WETLAND FLAG
- DITCH CENTERLINE
- CATCH BASIN
- WATER VALVE
- LUMINAIRE
- CULVERT END
- TRANSFORMER PAD
- POWER VAULT
- SIGN POST
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- JUNCTION BOX
- POWER POLE W/ U.G. FEED
- GUY ANCHOR
- BLOWOFF
- FIRE HYDRANT
- WATER METER
- FENCE LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- EDGE OF GRAVEL
- EDGE OF ASPHALT PAVEMENT
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTER LINE



LEGAL DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT NUMBER 5302370 DATED 1/30/2006)

PARCEL A:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST W.M.; EXCEPT THE WEST 318.04 FEET OF THE SOUTH 645.77 FEET THEREOF;
AND EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH 89°10'57" EAST, A DISTANCE OF 1066.53 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 36°45'11" EAST A DISTANCE OF 215.67 FEET TO THE BEGINNING OF A 570.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'37", AN ARC DISTANCE OF 224.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE TERMINUS OF SAID LINE.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF A STRIP OF LAND CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2213062.

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REVISIONS

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
ANDREW JOEL RASMUSSEN
CERTIFICATE NO. 739

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LANDSCAPE ARCHITECTURE
3321 1 MADISON ST
SEATTLE WA 98122
(206) 324-7670
WWW.WDGINC.COM

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LANDSCAPE SITE PLAN

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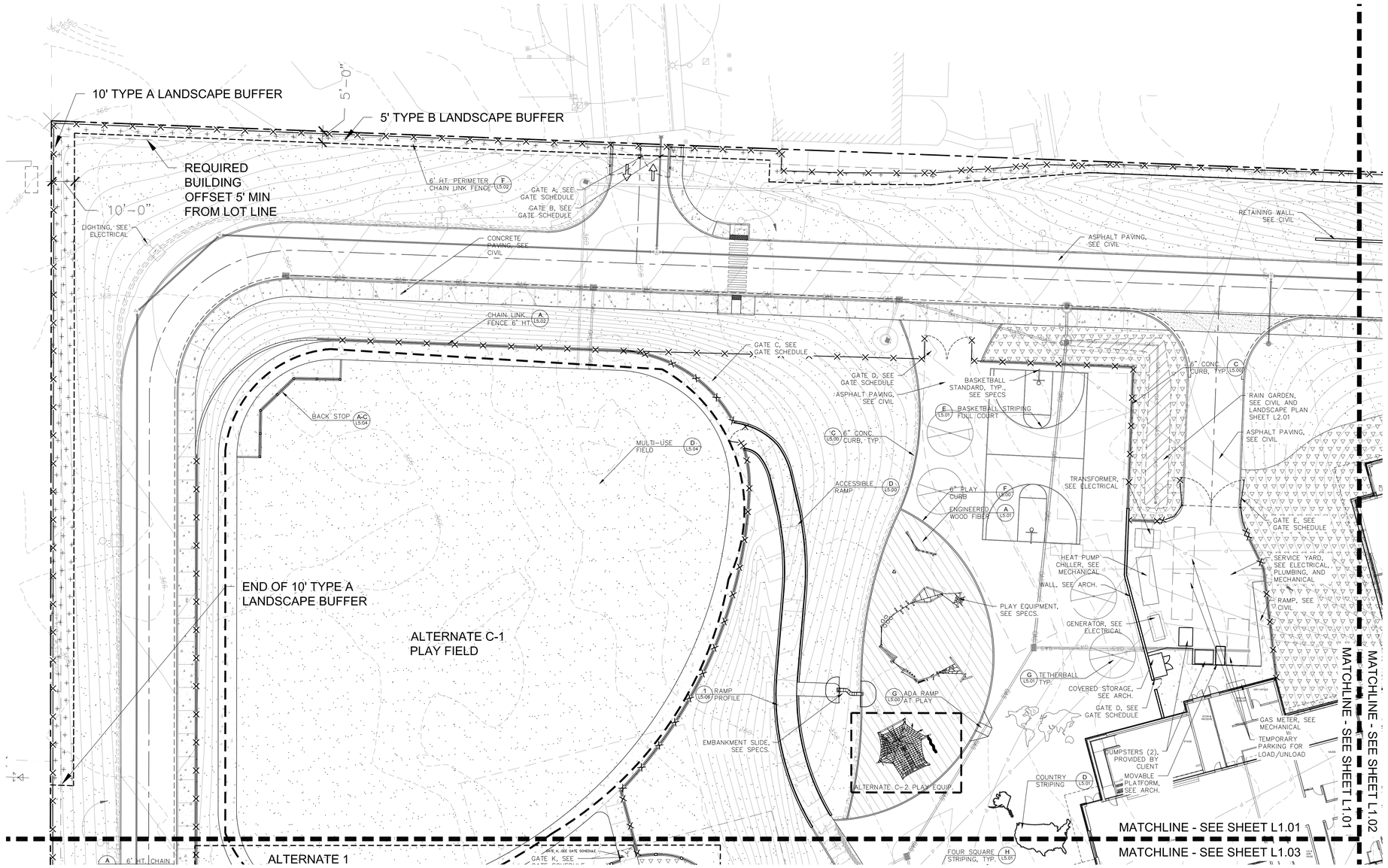

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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SEATTLE WA 98112
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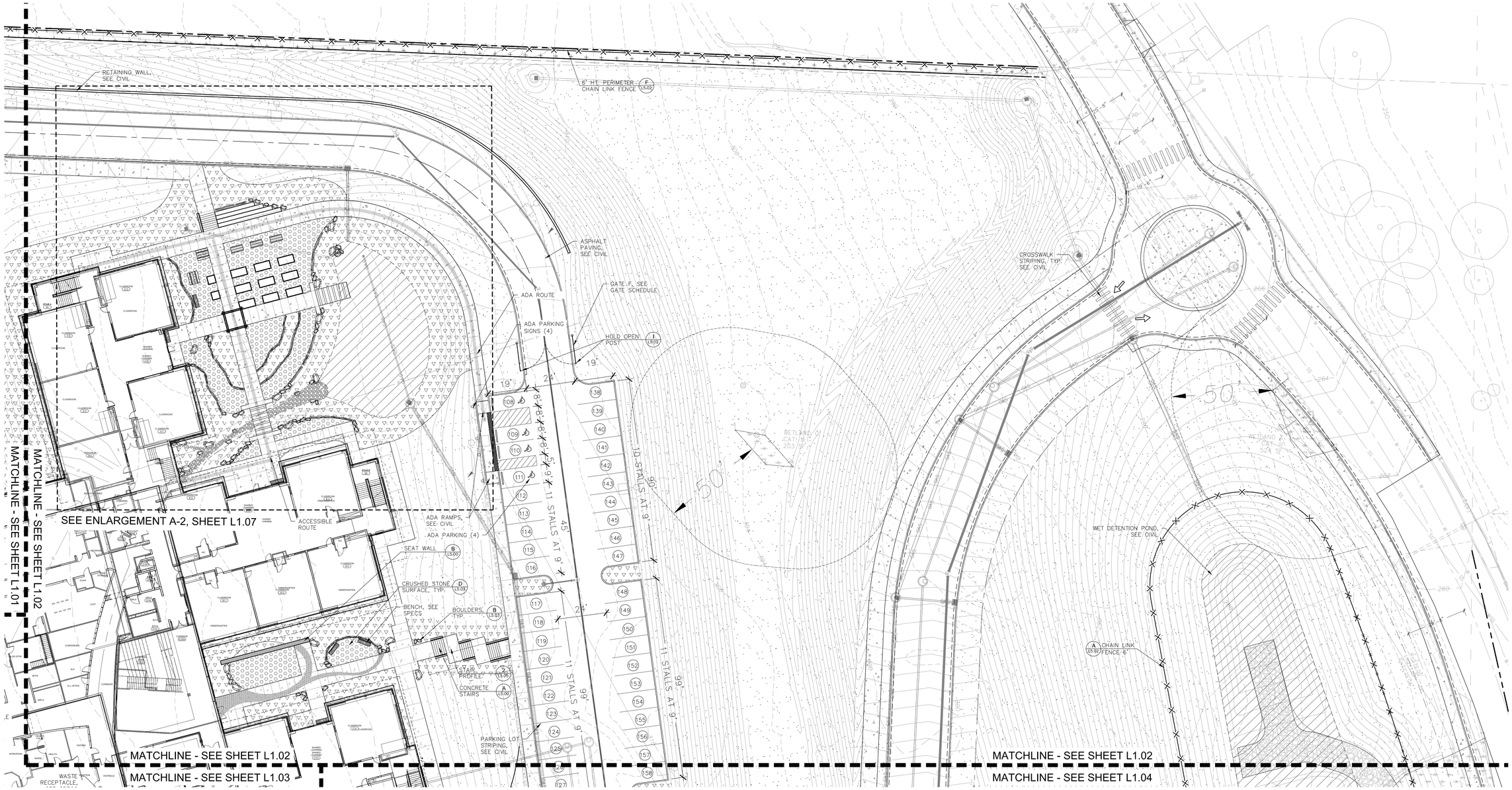

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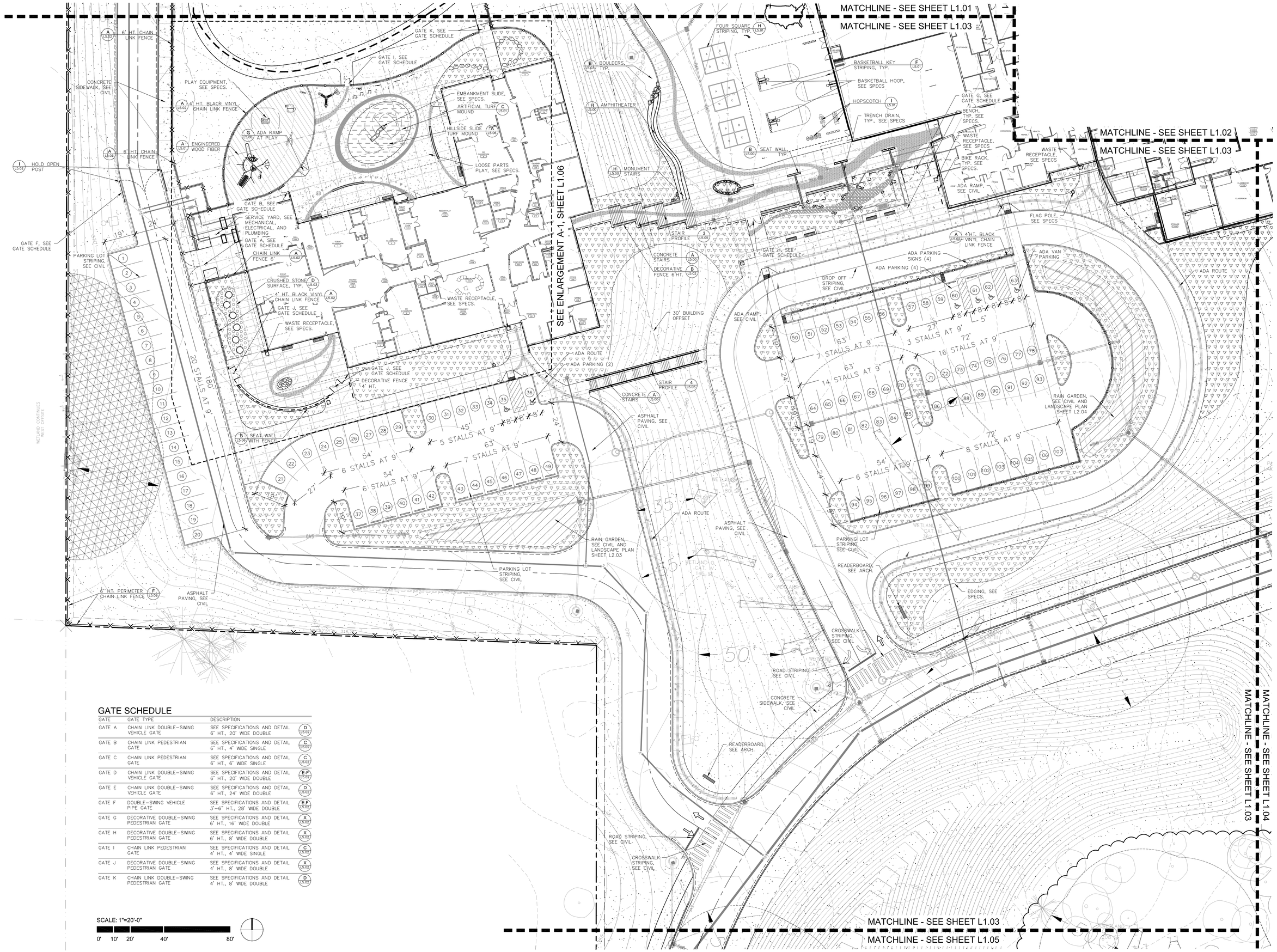

GATE SCHEDULE

GATE	GATE TYPE	DESCRIPTION	
GATE A	CHAIN LINK DOUBLE-SWING VEHICLE GATE	SEE SPECIFICATIONS AND DETAIL 6' HT., 20' WIDE DOUBLE	D L5.02
GATE B	CHAIN LINK PEDESTRIAN GATE	SEE SPECIFICATIONS AND DETAIL 6' HT., 4' WIDE SINGLE	C L5.02
GATE C	CHAIN LINK PEDESTRIAN GATE	SEE SPECIFICATIONS AND DETAIL 6' HT., 6' WIDE SINGLE	C L5.02
GATE D	CHAIN LINK DOUBLE-SWING VEHICLE GATE	SEE SPECIFICATIONS AND DETAIL 6' HT., 20' WIDE DOUBLE	E-F L5.02
GATE E	CHAIN LINK DOUBLE-SWING VEHICLE GATE	SEE SPECIFICATIONS AND DETAIL 6' HT., 24' WIDE DOUBLE	D L5.02
GATE F	DOUBLE-SWING VEHICLE PIPE GATE	SEE SPECIFICATIONS AND DETAIL 3'-6" HT., 28' WIDE DOUBLE	E-F L5.02
GATE G	DECORATIVE DOUBLE-SWING PEDESTRIAN GATE	SEE SPECIFICATIONS AND DETAIL 6' HT., 16' WIDE DOUBLE	X L5.02
GATE H	DECORATIVE DOUBLE-SWING PEDESTRIAN GATE	SEE SPECIFICATIONS AND DETAIL 6' HT., 8' WIDE DOUBLE	X L5.02
GATE I	CHAIN LINK PEDESTRIAN GATE	SEE SPECIFICATIONS AND DETAIL 4' HT., 4' WIDE SINGLE	C L5.02
GATE J	DECORATIVE DOUBLE-SWING PEDESTRIAN GATE	SEE SPECIFICATIONS AND DETAIL 4' HT., 8' WIDE DOUBLE	X L5.02
GATE K	CHAIN LINK DOUBLE-SWING PEDESTRIAN GATE	SEE SPECIFICATIONS AND DETAIL 4' HT., 8' WIDE DOUBLE	D L5.02

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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2025 FIRST AVENUE | SUITE 300
SEATTLE WA 98121
P.206.441.4522

NAC NO	121-15024, 121-15032
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LANDSCAPE SITE PLAN

L1.03

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
ANDREW JOEL RASMUSSEN
CERTIFICATE NO. 739

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LAKE STEVENS SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL & ELC
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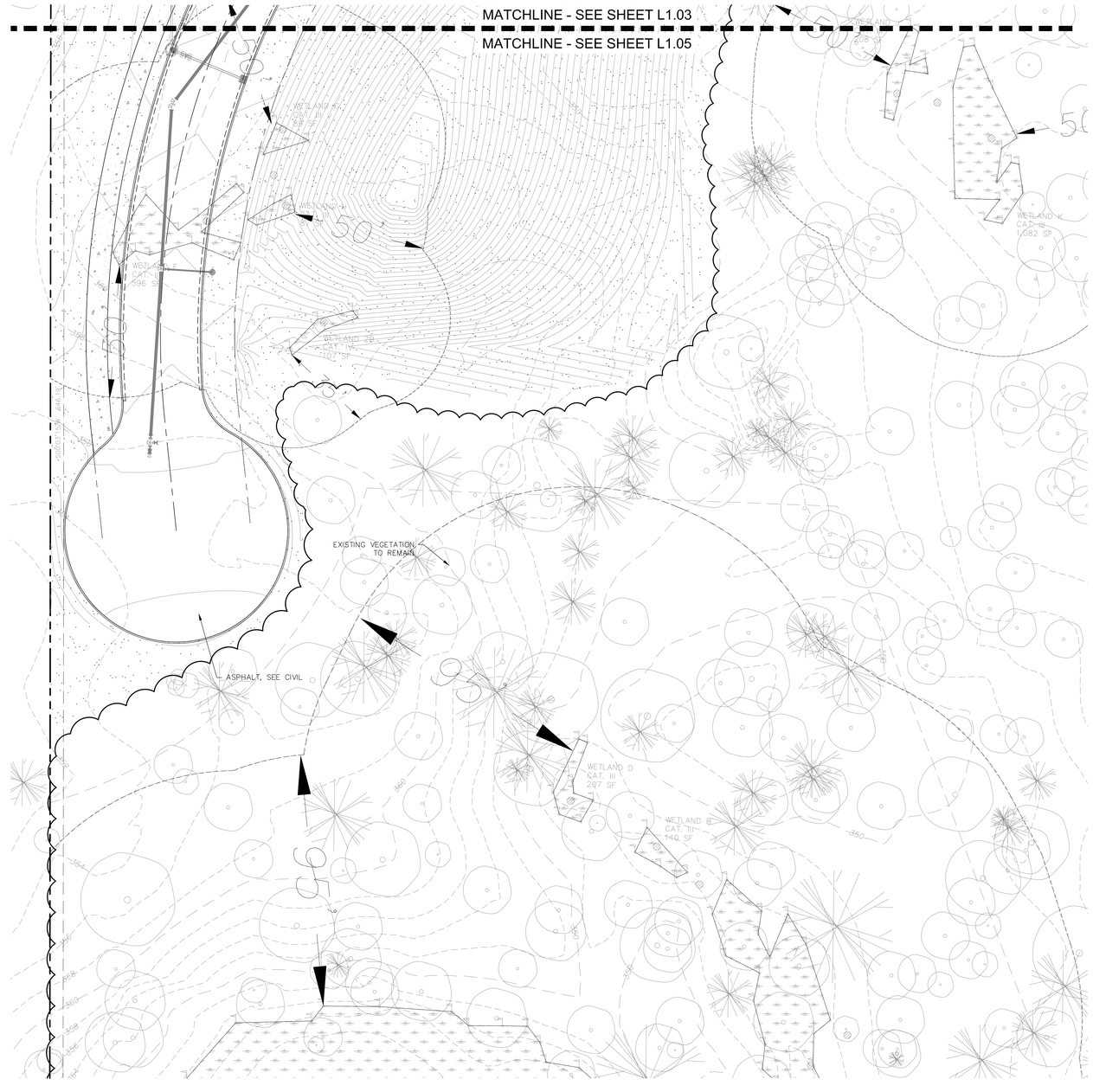

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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SEATTLE WA 98122
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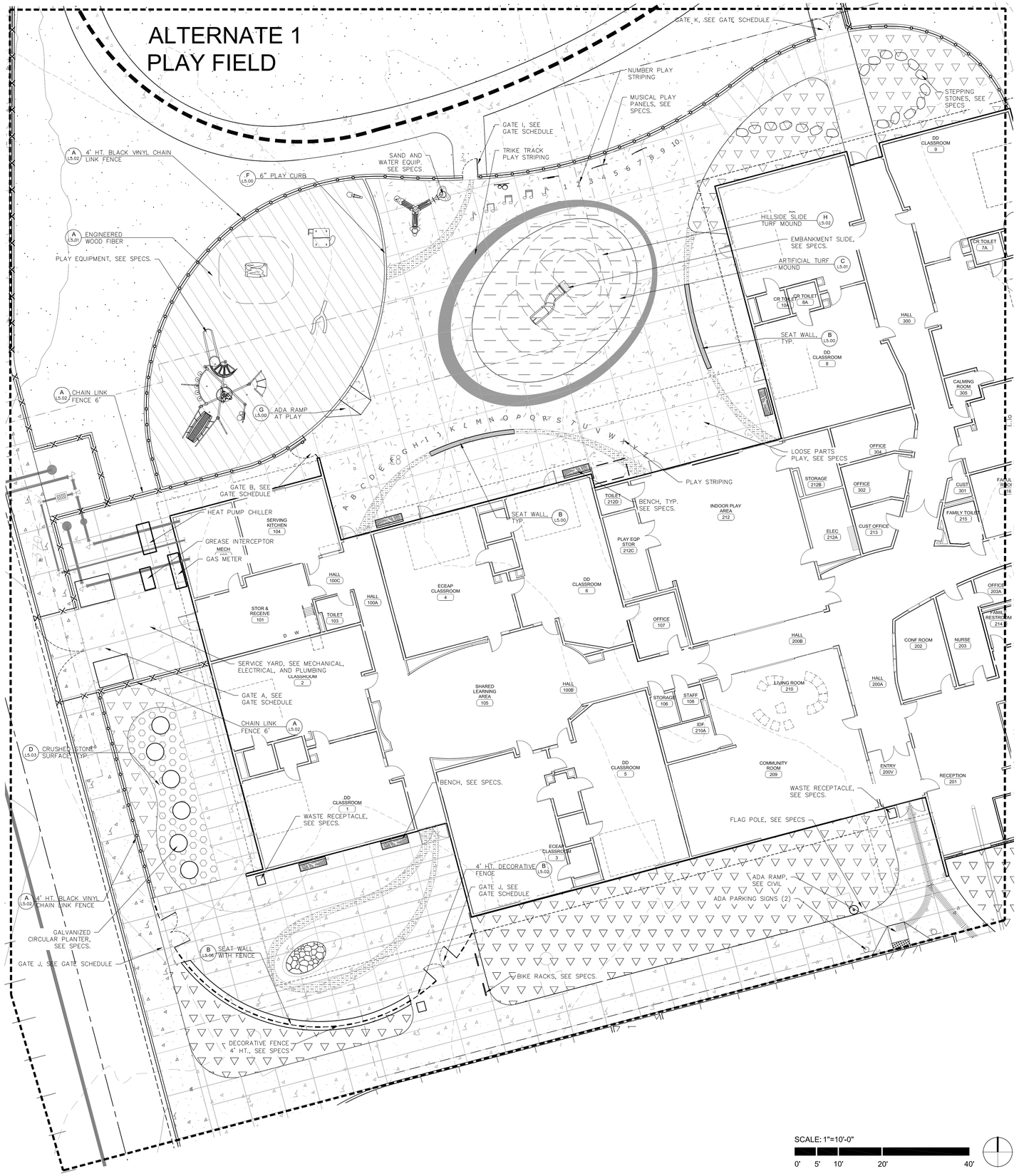

A-1 ELC ENTRY AND PLAYGROUND ENLARGEMENT

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(425) 831-1170
WWW.WDGINC.COM

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LANDSCAPE SITE PLAN

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A-2 OUTDOOR LEARNING SPACE ENLARGEMENT

SCALE: 1"=10'-0"

0' 5' 10' 20' 40'

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LANDSCAPE SITE PLAN

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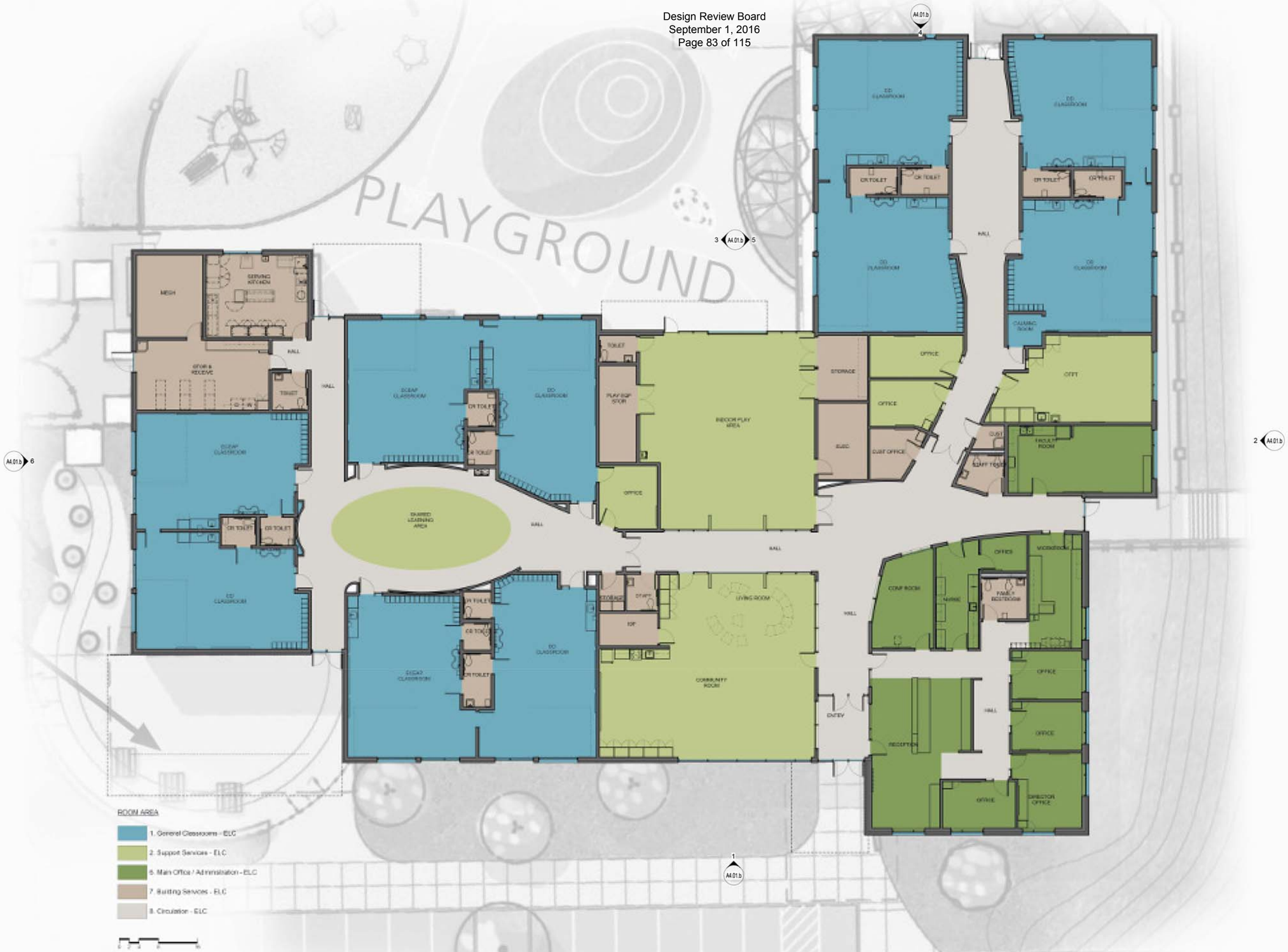

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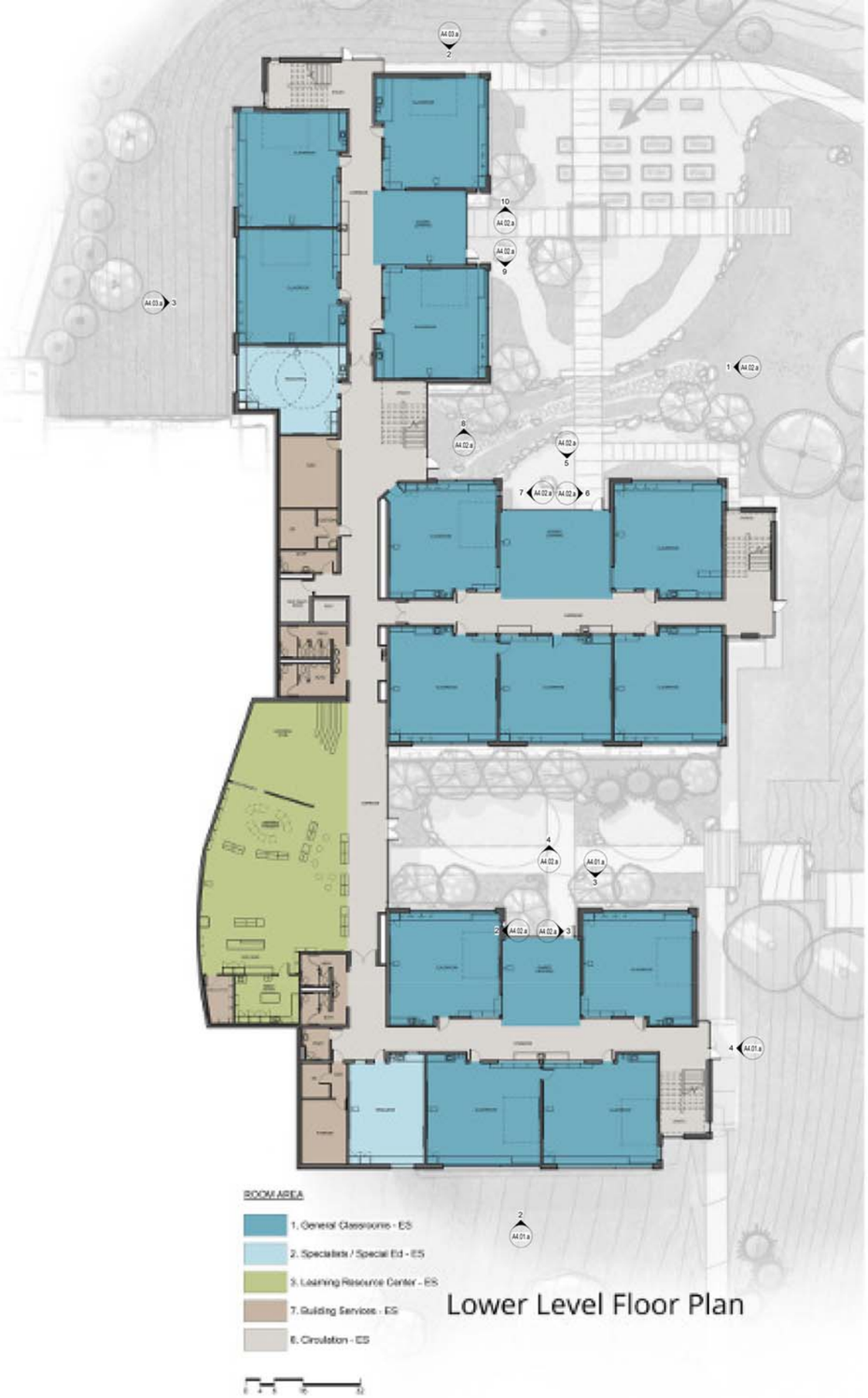
Lake Stevens School District

New Early Learning Center

Inspiring Excellence
LAKE STEVENS

Main Level Floor Plan



Lower Level Floor Plan

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Lake Stevens School District

New Elementary School

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LAKE STEVENS

Building Character // **ELC Expression - Exterior**

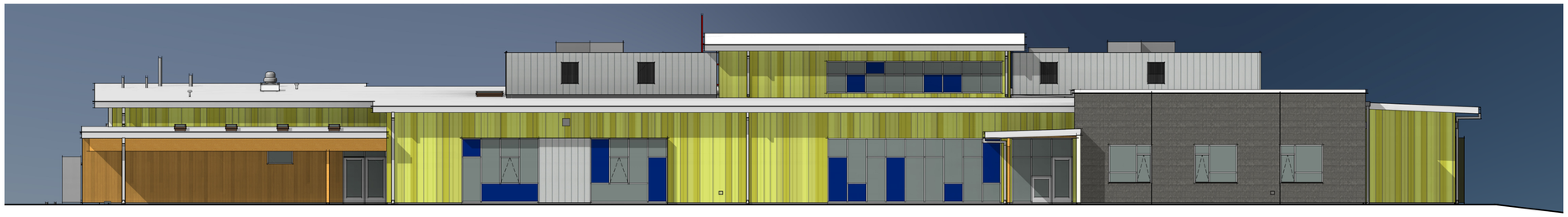
ELC / Southwest

LAKE STEVENS
School District

Building Character // **Elementary Expression - Exterior**

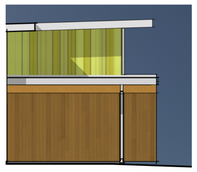
Elementary / South Approach

LAKE STEVENS
School District



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

2 EAST ELEVATION
Scale: 1/8" = 1'-0"



3 PARTIAL EAST ELEVATION
Scale: 1/8" = 1'-0"

4 NORTH ELEVATION
Scale: 1/8" = 1'-0"

5 PARTIAL WEST ELEVATION
Scale: 1/8" = 1'-0"

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

EXTERIOR ELEVATION GENERAL NOTES

1. LOCATION AND SPACING OF WINDOW MULLIONS, MASONRY CONTROL JOINTS AND COURSE PATTERNS, ETC., ARE TO BE AS SHOWN ON EXTERIOR ELEVATIONS. WHERE NOT DIMENSIONED OR DETAILED, WINDOW MULLIONS AND MATERIAL JOINTS ARE TO BE EQUALLY SPACED AND/OR CENTERED/ALIGNED W/ ADJACENT ELEMENT (MASONRY COLUMN, EDGE OR CENTER LINE OF WINDOW OR DOOR OPENING, ETC.) AS SHOWN.
2. SEE SHEET A4.03 FOR ALUMINUM LOUVER TYPES AND SEE MECH FOR COORDINATION WITH DUCTWORK.
3. REFER TO DETAILS FOR DIMENSION REFERENCE POINTS.
4. CJ'S EXTEND FULL HEIGHT OF MASONRY, TYP. WHERE "CJ" IS INDICATED AT INSIDE CORNERS THE JOINT SHALL PENETRATE THE MASONRY SURFACE ON WHICH THE LABEL OCCURS. SEE DETAILS FOR ADDITIONAL CJ LOCATIONS.
5. ALL WINDOW AND LOUVER DIMENSIONS ARE FOR ROUGH OR MASONRY OPENING, UNLESS NOTED OTHERWISE. SEE PLANS FOR ADDITIONAL DIMENSION INFORMATION.
6. EXTERIOR WALL FINISHES EXTEND FULL HEIGHT TO SOFFITS (NOT SHOWN WHERE EAVES OBSCURE VIEW). SEE BUILDING SECTIONS & DETAILS.
7. SEE REFLECTED CEILING PLANS (RCP) FOR SHEET METAL CLAD SOFFIT COLORS. SHEET METAL CLAD FINS & VERT FACE OF SOFFIT TO MATCH COLOR OF ASSOCIATED SOFFIT AS NOTED ON RCP

EXTERIOR FINISH LEGEND

EXFIN-1	CUSTOM GREEN COLORS BY ARCHITECT. SEE A4.02.b FOR PANEL PATTERN
EXFIN-2	CUSTOM GREEN BY ARCHITECT
EXFIN-3	CLEAR, NATURAL
EXFIN-4	WHITE

MATERIALS LEGEND

- SPLIT FACE CMU IN STACK BOND PATTERN, UNO
- MEMBRANE ROOFING
- VERTICAL METAL WALL PANEL - TYPE 1
- WOOD CLADDING
- VERTICAL METAL WALL PANEL - TYPE 2; COLOR: EXFIN-2

NOTE: THIS LEGEND DOES NOT INCLUDE ALL MATERIALS. SEE NOTES & REFERENCED DETAILS FOR ADDITIONAL INFORMATION.

GLAZING LEGEND

- CLEAR GLASS
- FRITTED GLASS

15032 ELC - EXTERIOR ELEVATION CODED NOTES

1 EXTERIOR FAUCET. SEE MECHANICAL
2 EXHAUST VENT. SEE MECHANICAL
3 CAMERA. SEE MECHANICAL FOR LOCATIONS
4 PERFORATED METAL PANEL SCREEN
5 MECHANICAL UNIT. SEE MECHANICAL
6 CARD READER. SEE MECHANICAL
7 EXTERIOR SPEAKER. SEE MECHANICAL
8 LIGHT. SEE ELECTRICAL
9 FIRE STROBE. SEE MECHANICAL
10 ROOF LADDER. SEE 15/A5.01.b

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EXTERIOR ELEVATIONS

A4.01.b

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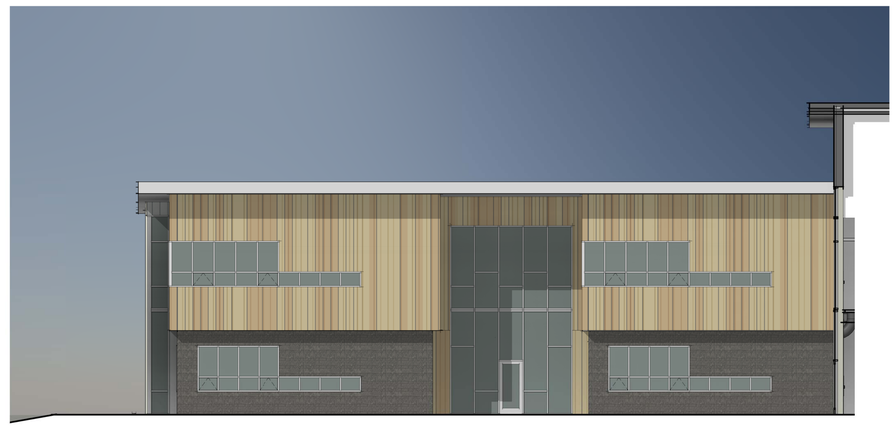
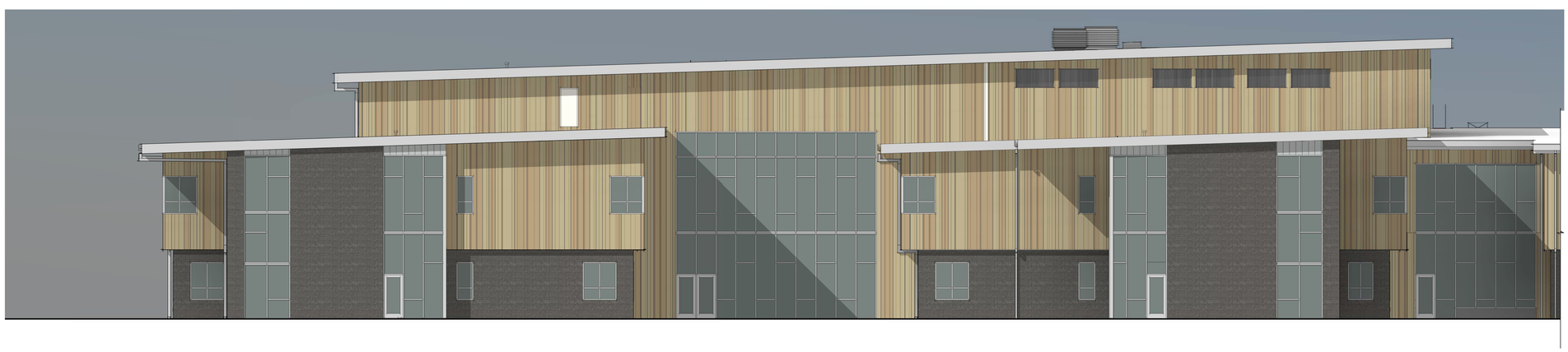
1 SOUTH
Scale: 1/8" = 1'-0"

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



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



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

MATERIALS LEGEND

- GROUND FACE, STACK BOND CMU IN PATTERN #1
- VERTICAL METAL WALL PANEL SIDING

NOTE: THIS LEGEND DOES NOT INCLUDE ALL MATERIALS. SEE NOTES & REFERENCED DETAILS FOR ADDITIONAL INFORMATION.

GLAZING LEGEND

- CLEAR GLASS
- BRONZE TINTED GLASS
- GREEN TINTED GLASS

EXTERIOR FINISH LEGEND

EXFIN-1	CUSTOM TAN COLORS BY ARCHITECT. SEE AX.XX FOR PANEL PATTERN
EXFIN-2	CUSTOM TAN BY ARCHITECT
EXFIN-3	CLEAR, NATURAL
EXFIN-4	WHITE

EXTERIOR FINISH GENERAL NOTES

1. EXTERIOR FINISH NOTES APPLY TO BUILDING AND SITE.
2. EXTERIOR STEEL DOORS AND FRAMES TO BE PT 6.X.
3. ALL METAL FASCIA AND CONTINOUS CLEATS TO BE PT 6.X (FACTORY FINISH).
4. EXTERIOR LOUVERS AND ASSOCIATED EXPOSED FLASHING COLOR TO MATCH CORRUGATED METAL PANEL SIDING.
5. ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE A CLEAR SEALER PER SPECIFICATIONS.
6. STEEL AT MONUMENT SIGNS TO BE PT 6.X, UNLESS NOTED OTHERWISE.
7. ALL METAL FINS/SOFFITS TO BE PT 6.X (FACTORY FINISH), UNLESS NOTED OTHERWISE.
8. BIKE RACKS TO BE GALVANIZED STEEL, NO PAINT.
9. SIGN POSTS, BOLLARDS, AND STEEL GATES TO BE PT 6.X.
10. ATHLETIC AND PLAY EQUIPMENT TO BE FACTORY FINISHED IN MANUFACTURERS' STANDARD COLOR(S), OR UNPAINTED GALVANIZED STEEL.
11. ALL GUTTERS TO BE PT 6.X (FACTORY FINISH), ALL EXPOSED DOWNSPOUTS TO BE PT 6.X (FACTORY FINISH).
12. ROOF TOP VENTS, COWLS, FLUES AND ASSOCIATED FLASHINGS TO BE PT 6.X.
13. ALL FIBER CEMENT SOFFIT BOARD TO BE PT 6.X.
14. EXPOSED STEEL LINTELS SUPPORTING MASONRY TO BE PT 6.X.
15. STEEL (EXCEPT CORRUGATED MTL SOFFIT) AT ENTRY CANOPIES TO BE PT 6.X.
16. ALL STOREFRONT WINDOW SYSTEM TO BE TYPE SF-1, UNO.

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EXTERIOR ELEVATIONS

A4.01.a

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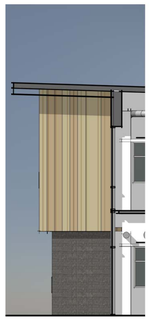
1 PARTIAL EAST ELEVATION
Scale: 1/8" = 1'-0"

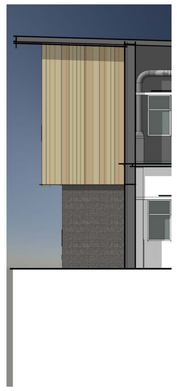
2 EAST
Scale: 1/8" = 1'-0"



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

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

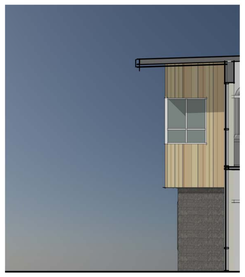
5 NORTH
Scale: 1/8" = 1'-0"



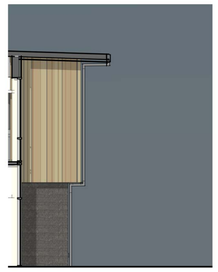
6 WEST
Scale: 1/8" = 1'-0"

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

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



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



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

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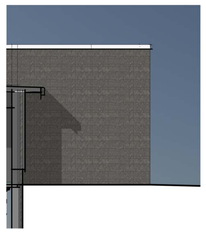
EXTERIOR ELEVATIONS

A4.02 a

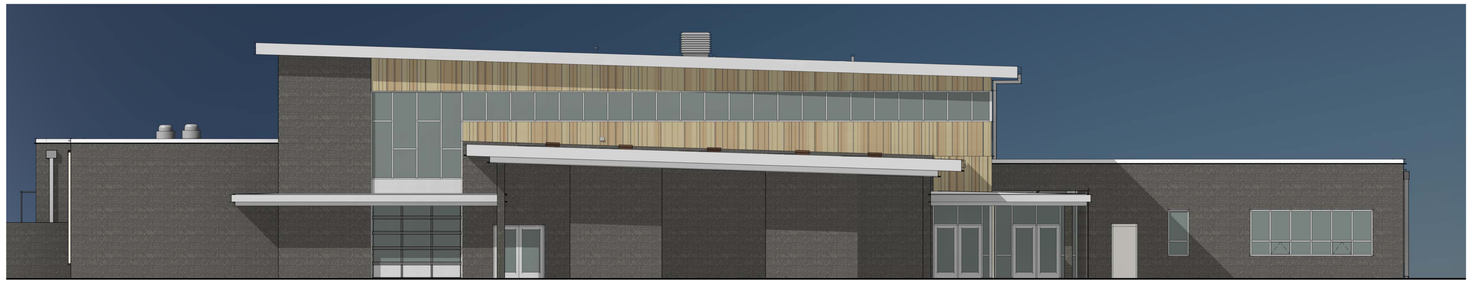
1 PARTAIL NORTH ELEVATION
Scale: 1/8" = 1'-0"

2 PARTIAL NORTH ELEVATION
Scale: 1/8" = 1'-0"

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



6 EAST ELEVATION
Scale: 1/8" = 1'-0"



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

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

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EXTERIOR ELEVATIONS

A4.03 a

LEGEND

- DIRECTION OF ROOF SLOPE
- DS — DOWNSPOUT. SEE ELEVATIONS FOR EXACT LOCATIONS
- FALL PROTECTION ANCHOR
- WALKWAY TRAFFIC PAD
- CRICKET OF TAPERED INSULATION. MIN SLOPE 1/4" / 12"
- ROOF TYPE 3 (TYP UNO)

  SBS MODIFIED BITUMEN ROOF SYSTEM ON SLOPED WOOD SHEATHING

  1. SBS MODIFIED BITUMEN ROOFING SYSTEM
  2. 1/2" COVER BOARD
  3. TAPERED RIGID INSUL CRICKETS (AS INDICATED)
  4. RIGID ROOF INSULATION
  5. VAPOR BARRIER
  6. EXTERIOR RATED PLYWOOD SHEATHING - SEE STRUCT
- ROOF TYPE 4

  SBS MODIFIED BITUMEN ROOF SYSTEM ON SLOPED STRUCTURAL WOOD TONGUE & GROOVE DECKING

  1. SBS MODIFIED BITUMEN ROOFING SYSTEM
  2. 1/2" COVER BOARD
  2. RIGID ROOF INSULATION
  3. VAPOR BARRIER
  4. WD TONGUE & GROOVE DECKING - SEE STRUCT
- ROOF TYPE 5 (CANOPIES)

  SBS MODIFIED BITUMEN ROOF SYSTEM ON SLOPED WOOD SHEATHING, WITHOUT INSULATION

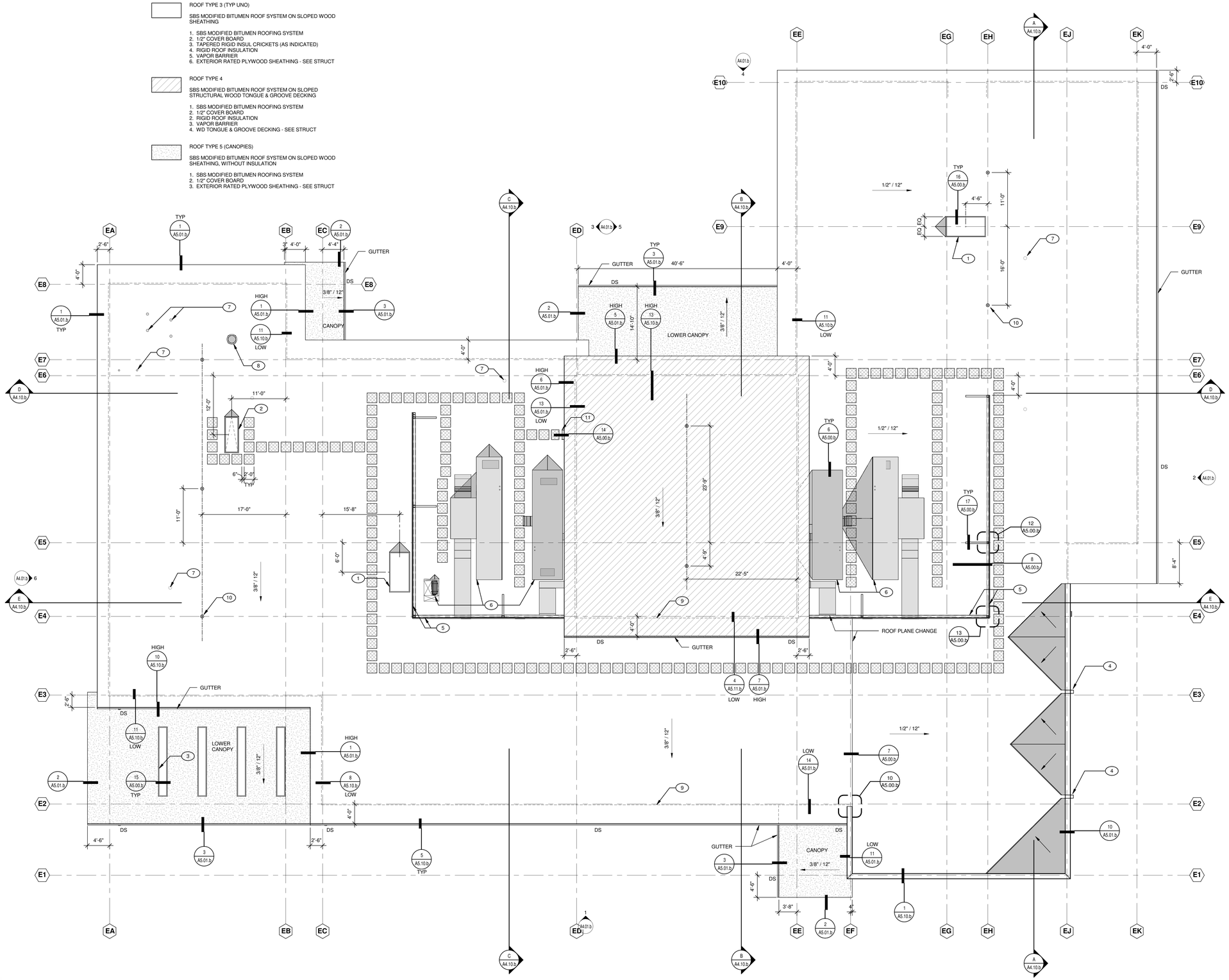
  1. SBS MODIFIED BITUMEN ROOFING SYSTEM
  2. 1/2" COVER BOARD
  3. EXTERIOR RATED PLYWOOD SHEATHING - SEE STRUCT

GENERAL ROOF PLAN NOTES

1. VENTS, EXHAUST, & COWLS ARE MECHANICAL ROOF PENETRATION ITEMS. SEE MECHANICAL FOR LOCATIONS, TYPES, SIZES AND QUANTITY OF ALL PENETRATIONS. PENETRATIONS SHALL BE MIN 18" FROM ANY WALL OR EDGE OF ROOF.
   ALL FLASHING & ROOFING TIE-INS TO PLUMBING & HVAC PENETRATIONS ARE BY ROOFING CONTRACTOR.
2. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL ROOFING DETAIL INDICATIONS.
3. MIN SLOPE AT CRICKET VALLEYS = 3/16" = 1'-0"
4. SEE ELEVATIONS FOR EXACT LOCATIONS OF ALL DOWNSPOUTS.

ROOF PLAN CODED NOTES

1. SKYLIGHT
2. 2'-6"x7'-0" ROOF HATCH. SEE DETAIL 4/A5.00.b
3. LINEAR SKYLIGHTS IN CANOPY.
4. SCUPPER, CONDUCTOR HEAD & DOWNSPOUT.
5. SCREEN WALL W/ METAL PANEL SIDING. SEE 8,12,13,17/A5.00.b
6. ROOFTOP HVAC UNIT. SEE MECH
7. PLUMBING VENT, TYP. SEE MECH FOR LOCATIONS. SEE DETAIL 2/A5.00.b
8. CURB FOR EXHAUST FAN, SEE 3/A5.00.b
9. LINE OF WALL BELOW, TYP
10. FALL PROTECTION ANCHOR, TYP. SEE 9/A5.00.b
11. ROOF LADDER



TRUE NORTH / PLAN NORTH

ROOF PLAN- ELC
Scale: 1/8" = 1'-0"

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ROOF PLAN

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LEGEND

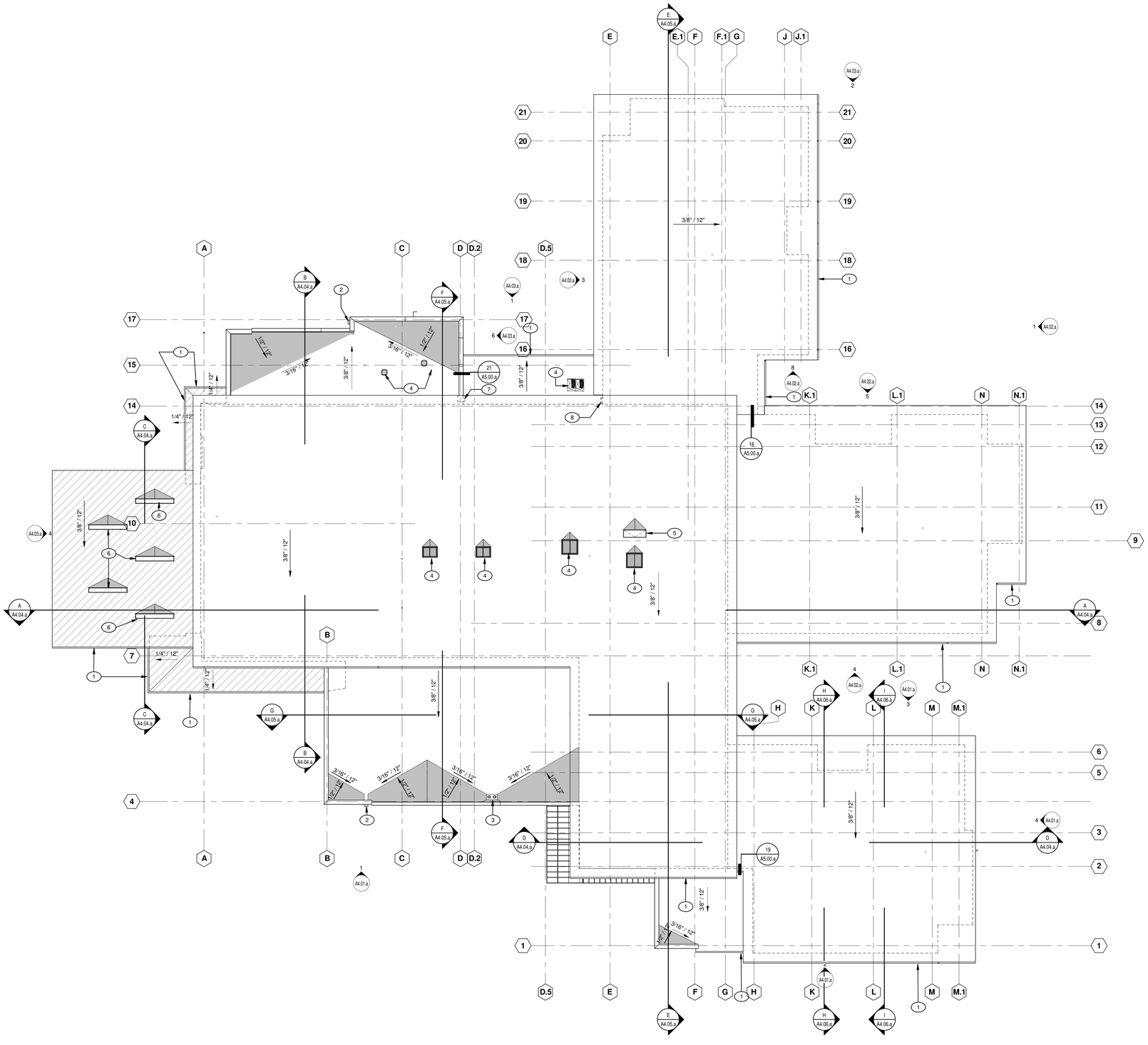
⟶	DIRECTION OF ROOF SLOPE
DS	DOWNSPOUT
⊗	FALL ARREST DEVICE
	TRAFFIC PAD
	CRICKET: MIN CRICKET SLOPE: 1/4" / 12". MIN CRICKET VALLEY SLOPE: 3/16" / 12"
	ROOF TYPE 1 (TYP UNO) SBS MODIFIED BITUMEN ROOF SYSTEM ON SLOPED METAL DECK 1. SBS MODIFIED BITUMEN ROOFING SYSTEM 2. 1/2" COVER BOARD 3. TAPERED RIGID INSUL CRICKETS (AS INDICATED) 4. 6" RIGID ROOF INSULATION, MIN R-30 5. VAPOR BARRIER 6. METAL DECK - SEE STRUCT
	ROOF TYPE 2 SBS MODIFIED BITUMEN ROOF SYSTEM ON SLOPED STRUCTURAL WOOD TONGUE & GROOVE DECKING 1. SBS MODIFIED BITUMEN ROOFING SYSTEM 2. 1/2" COVER BOARD 3. METAL DECK - SEE STRUCT

ROOF PLAN CODED NOTES

1 GUTTER, REFER TO ELEVATIONS FOR DS LOCATIONS
2 THRU-WALL SCUPPER AND DS, SEE 9/A5.00a
3 ROOF DRAIN, SEE 1/A5.00a
4 ROOFTOP MECH EQUIPMENT, SEE MECH
5 2'-6" x 8'-0" ROOF HATCH. SEE DETAIL 3/A5.00a
6 1'-8" x 14'-0" SKYLIGHT, SEE DETAIL --/--
7 ROOF OVER PARAPET SHIPS LADDER, SEE --/--
8 ROOF LADDER, SEE 8/A5.00a

GENERAL ROOF NOTES

1. TYPICAL ROOF ASSEMBLY IS ROOF TYPE 1 AS DESCRIBED IN LEGEND.
2. ALL ROOF STRUCTURE IS SLOPED 3/8":12, UNO.
3. VENTS, EXHAUST, & COWLS ARE MECHANICAL ROOF PENETRATION ITEMS. SEE MECHANICAL FOR LOCATIONS, TYPES, SIZES AND QUANTITY OF ALL PENETRATIONS. PENETRATIONS SHALL BE MIN 18" FROM ANY WALL OR EDGE OF ROOF.
4. ALL FLASHING & ROOFING TIE-INS TO PLUMBING & HVAC PENETRATIONS ARE BY ROOFING CONTRACTOR.
5. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL ROOFING DETAIL INDICATIONS.
6. MECHANICAL CONTRACTOR TO FURNISH ALL CURBS REQUIRED FOR HVAC EQUIPMENT. SEE DIV 23, MECHANICAL.
7. TAPERED INSUL SHALL BEGIN AT 0" THICKNESS AT TOP EDGE OF ROOF DRAIN SUMPS AND SLOPE UP AWAY AT VALLEYS AT A MIN 1/4"FT AS SHOWN UNLESS NOTED OTHERWISE TO ACCOMPLISH POSITIVE DRAINAGE AT ALL LOCATIONS.
8. CENTER OF ROOF DRAINS TO BE LOCATED 2'-0" MIN FROM ADJACENT ROOF EDGE, PARAPET, OR WALL, TYP AS SHOWN, UNO.



TRUE NORTH
PLAN NORTH

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

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STATE OF WASHINGTON

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NEW ELEMENTARY SCHOOL & ELC
LAKE DRIVE PROPERTY, LAKE STEVENS, WASHINGTON, 98258

NAC ARCHITECTURE
nacarchitecture.com
2025 FIRST AVE | SUITE 300
SEATTLE WA 98121
P:206.441.4522

NAC NO	121-15024, 121-15032
DRAWN	BMH, RDK
CHECKED	MAM
DATE	6.13.16

ROOF PLAN

A4.10.a

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FIXTURE SCHEDULE

E1,E2,E2,E4,E5,E7 = 25' TALL LED SITE LIGHTING POLE FIXTURE
E8 = 50" TALL SITE LIGHTING BOLLARD FIXTURE
E9/E9B = 15' TALL LED PEDESTRIAN SITE LIGHTING POLE FIXTURE

POINT BY POINT PHOTOMETRIC CALCULATIONS:

Calc Pts

BUS LOOP
Illuminance (Fc)
Average=2.51 Maximum=8.4 Minimum=0.3 Avg/Min=8.37 Max/Min=28.00

ELC ENTRY DRIVE AND PARKING
Illuminance (Fc)
Average=2.44 Maximum=8.6 Minimum=0.1 Avg/Min=24.40 Max/Min=86.00

ELC PEDESTRIAN PATHWAY
Illuminance (Fc)
Average=2.36 Maximum=3.1 Minimum=1.4 Avg/Min=1.69 Max/Min=2.21

ELC WEST PARKING
Illuminance (Fc)
Average=2.50 Maximum=7.9 Minimum=0.1 Avg/Min=25.00 Max/Min=79.00

ES EAST PARKING AND DRIVE
Illuminance (Fc)
Average=2.90 Maximum=8.3 Minimum=0.7 Avg/Min=4.14 Max/Min=11.86

ES ENTRY DRIVE LOOP
Illuminance (Fc)
Average=2.78 Maximum=8.9 Minimum=0.1 Avg/Min=27.80 Max/Min=89.00

ES PEDESTRIAN PATHWAY
Illuminance (Fc)
Average=2.11 Maximum=3.0 Minimum=1.3 Avg/Min=1.62 Max/Min=2.31

PROPERTY LINE
Illuminance (Fc)
Average=0.00 Maximum=0.0 Minimum=0.0 Avg/Min=N.A. Max/Min=N.A.

TRUE NORTH
PLAN NORTH

ELECTRICAL SITE PLAN - SITE LIGHTING PHOTOMETRICS

Scale: 1" = 40'-0"

REVISIONS

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LAKE STEVENS SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL & ELC
LAKE DRIVE PROPERTY, LAKE STEVENS, WA 98258

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seattle, washington 98101
t 206.438.3574 w hargis.biz

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P:206.441.4522

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ELECTRICAL SITE PLAN - SITE LIGHTING PHOTOMETRICS

E1.00L

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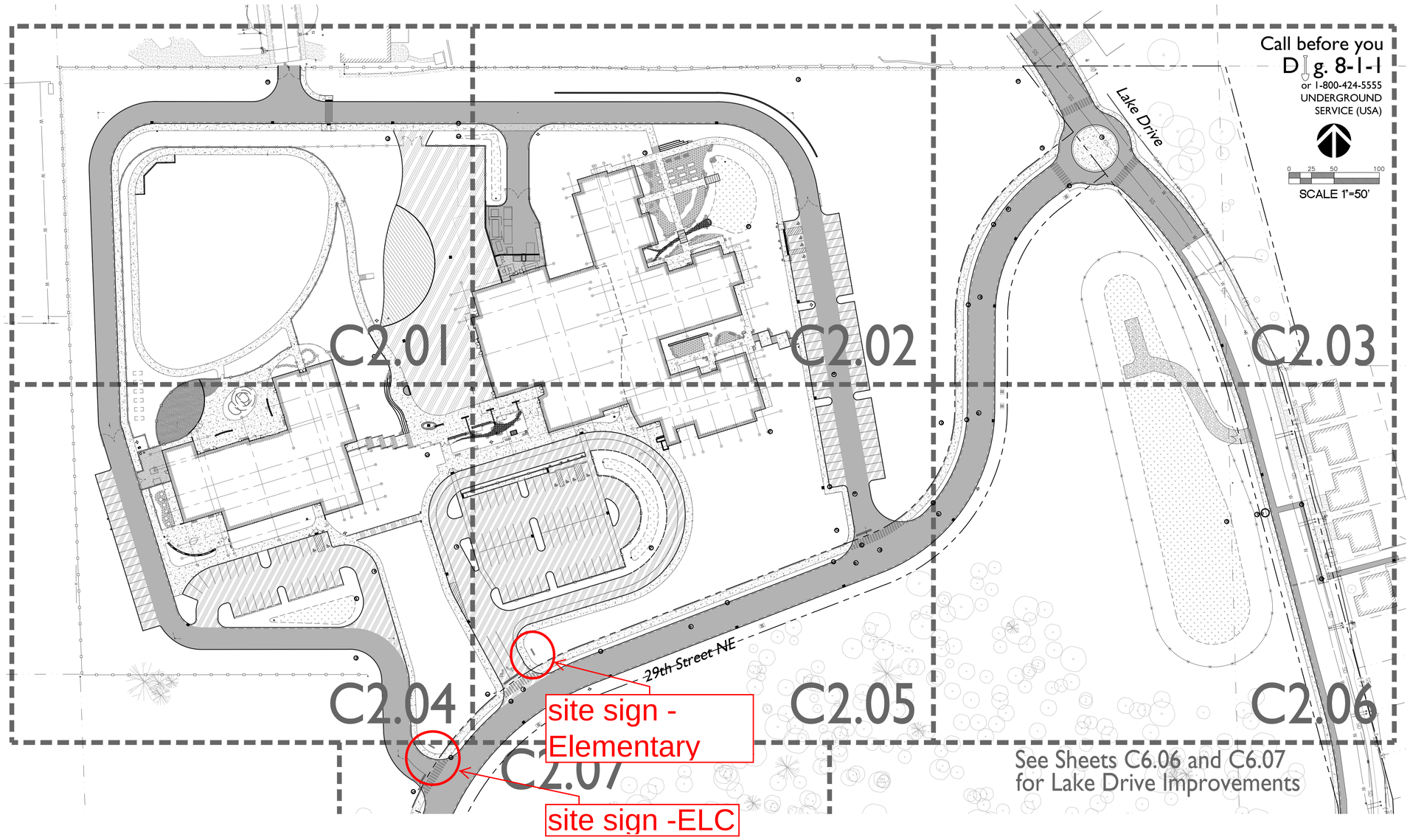

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A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691

LAKE STEVENS SCHOOL DISTRICT
ELEMENTARY No.7 AND EARLY LEARNING CENTER
LAKE DRIVE PROPERTY, LAKE STEVENS, WA 98258

JEFFREY NEIL PETERSON
STATE OF WASHINGTON
36030
REGISTERED PROFESSIONAL ENGINEER
6/13/16

NAC ARCHITECTURE
nacarchitecture.com
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PAVING
INDEX PLAN

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F: 206/343-5691

LAKE STEVENS SCHOOL DISTRICT
ELEMENTARY No.7 AND EARLY LEARNING CENTER
LAKE DRIVE PROPERTY, LAKE STEVENS, WA 98258

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nacarchitecture.com
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PAVING
INDEX PLAN

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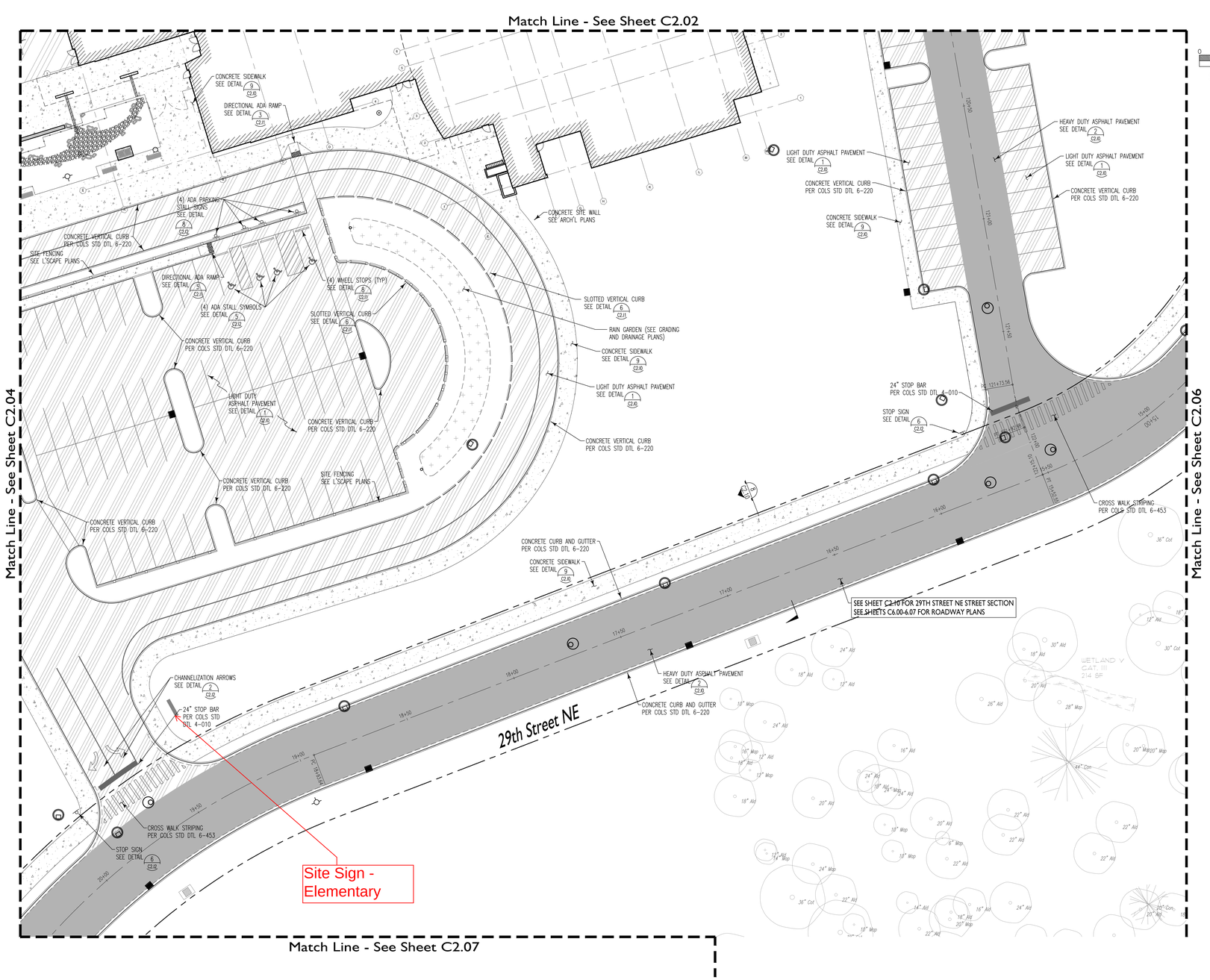

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

Legend

	EXISTING	PROPOSED
ASPHALT PAVING		
CONCRETE PAVING		
BUILDINGS		
GRAVEL		
ROCKERY		
CURBING		
CONSTRUCTION LIMITS		
WATER LINE	W	
STORM DRAINAGE LINE	SD	
SANITARY SEWER LINE	SS	
POWER	P	
TELEPHONE LINE	T	
GAS LINE	G	
TREE		
WATER METER/VALVE/FH		
TYPE 1 & TYPE II CB		
SANITARY SEWER MH/CO		
GAS VALVE/METER		
STREET LIGHT ASSEMBLY		
TYPE 1 CB PER COLS STD DTL 5-050		
TYPE 2 CB PER COLS STD DTL 5-070		

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F: 206/343-5691

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ELEMENTARY No.7 AND EARLY LEARNING CENTER
LAKE DRIVE PROPERTY, LAKE STEVENS, WA 98258

JEFF MOEL PETERSON
STATE OF WASHINGTON
36636
REGISTERED PROFESSIONAL ENGINEER
6/13/16

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F: 206/343-5691

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JEFF MOEL PETERSON
STATE OF WASHINGTON
36636
REGISTERED PROFESSIONAL ENGINEER
6/13/16

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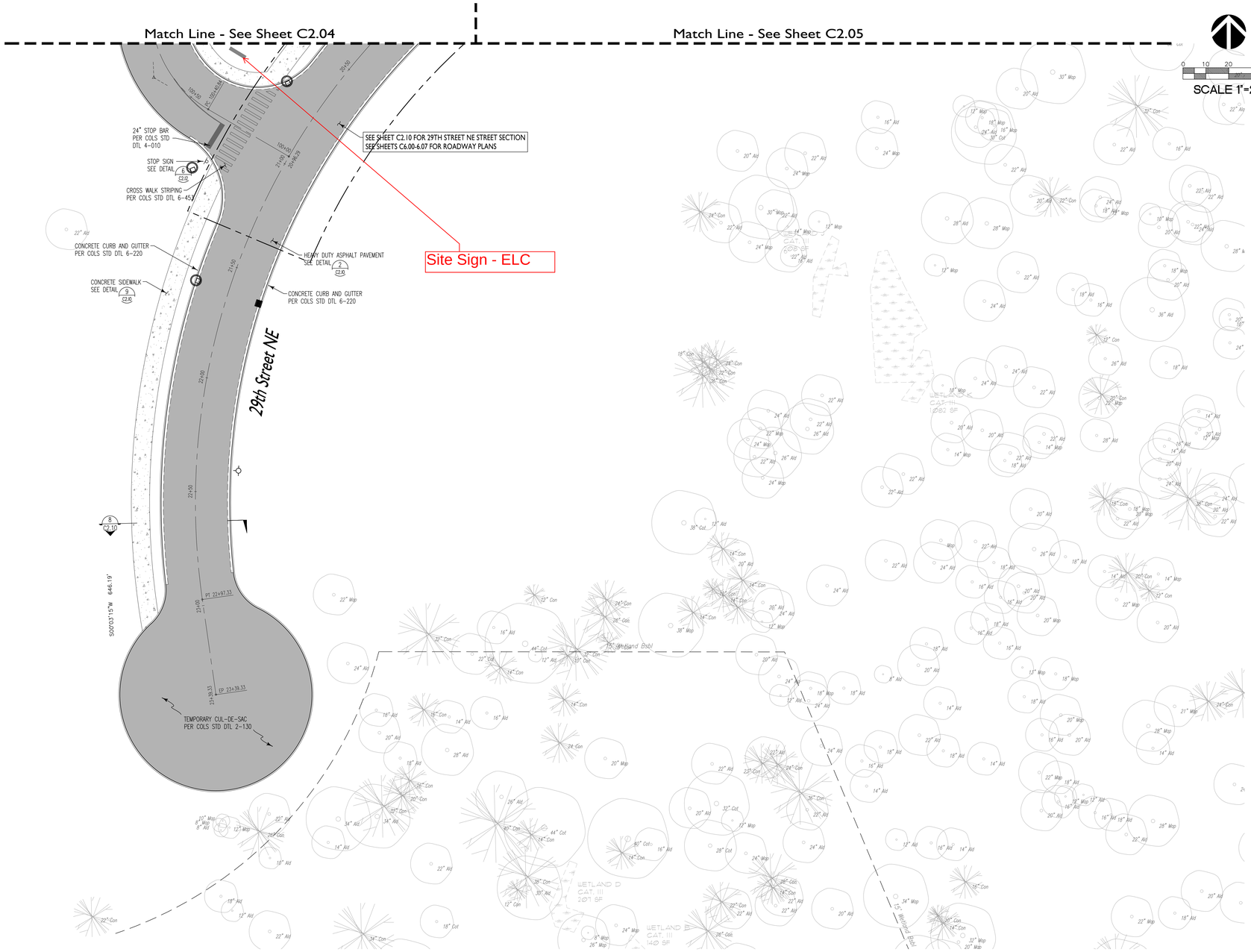

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F: 206/343-5691

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LAKE DRIVE PROPERTY, LAKE STEVENS, WA 98258

JEFF NOEL PETERSON
STATE OF WASHINGTON
36636
REGISTERED PROFESSIONAL ENGINEER
6/13/16

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ELEMENTARY No.7 AND EARLY LEARNING CENTER
LAKE DRIVE PROPERTY, LAKE STEVENS, WA 98258

JEFF NOEL PETERSON
STATE OF WASHINGTON
36636
REGISTERED PROFESSIONAL ENGINEER
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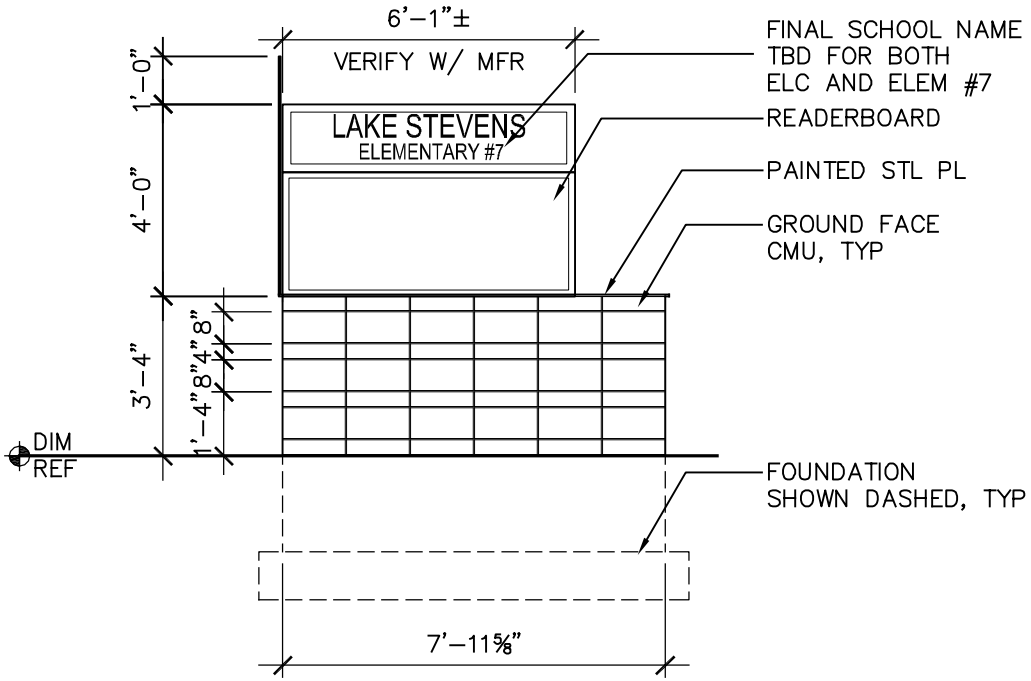
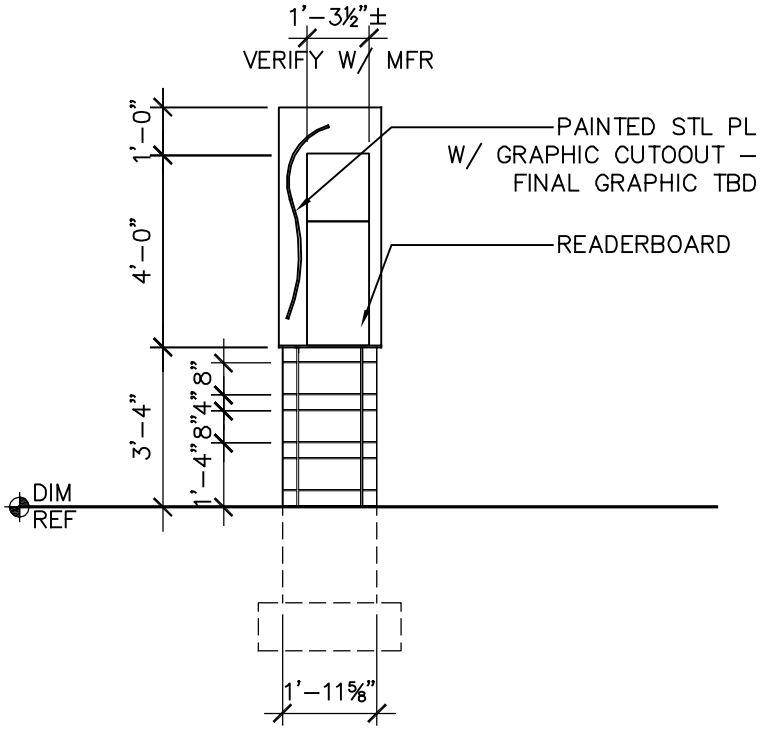


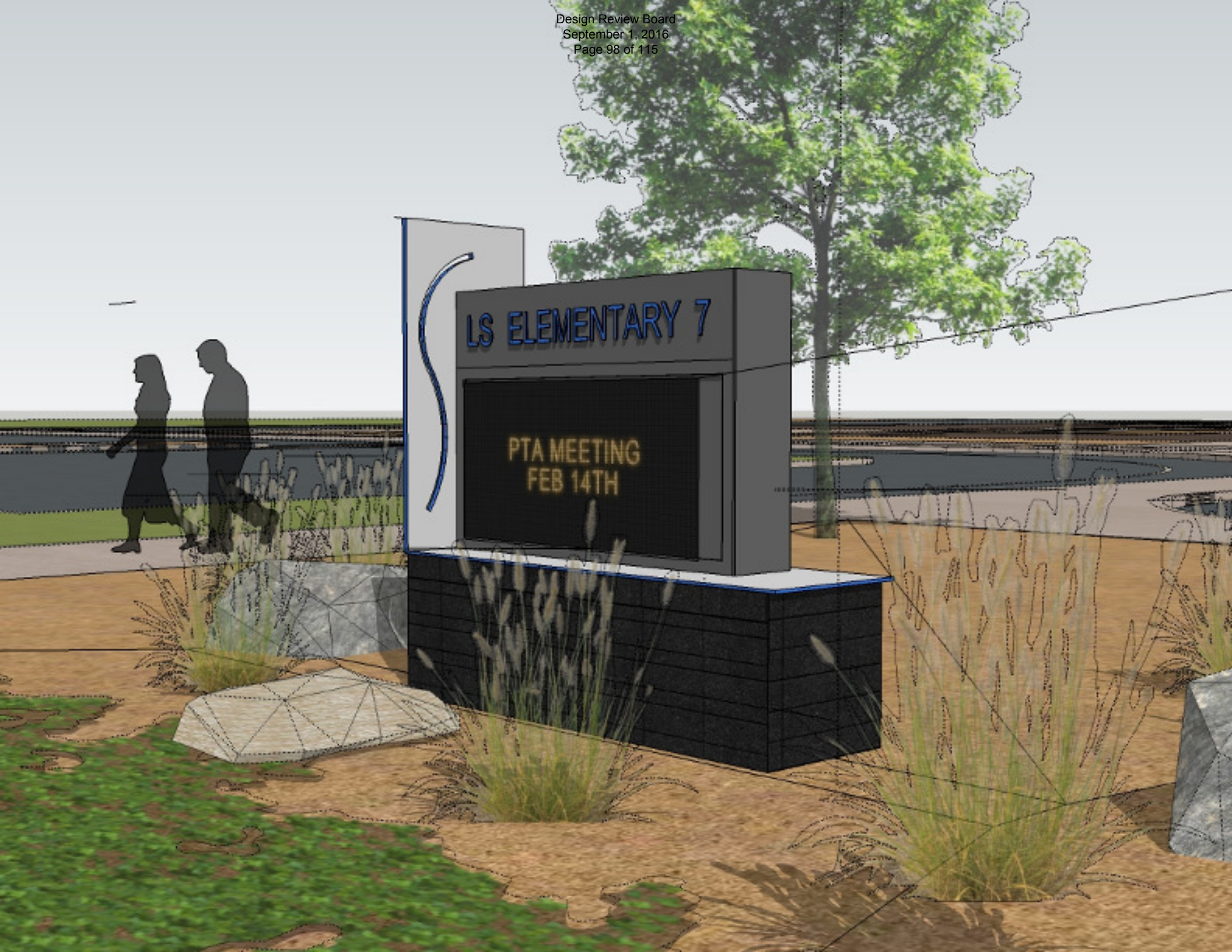
SITE SIGN ELEVATION-FACE

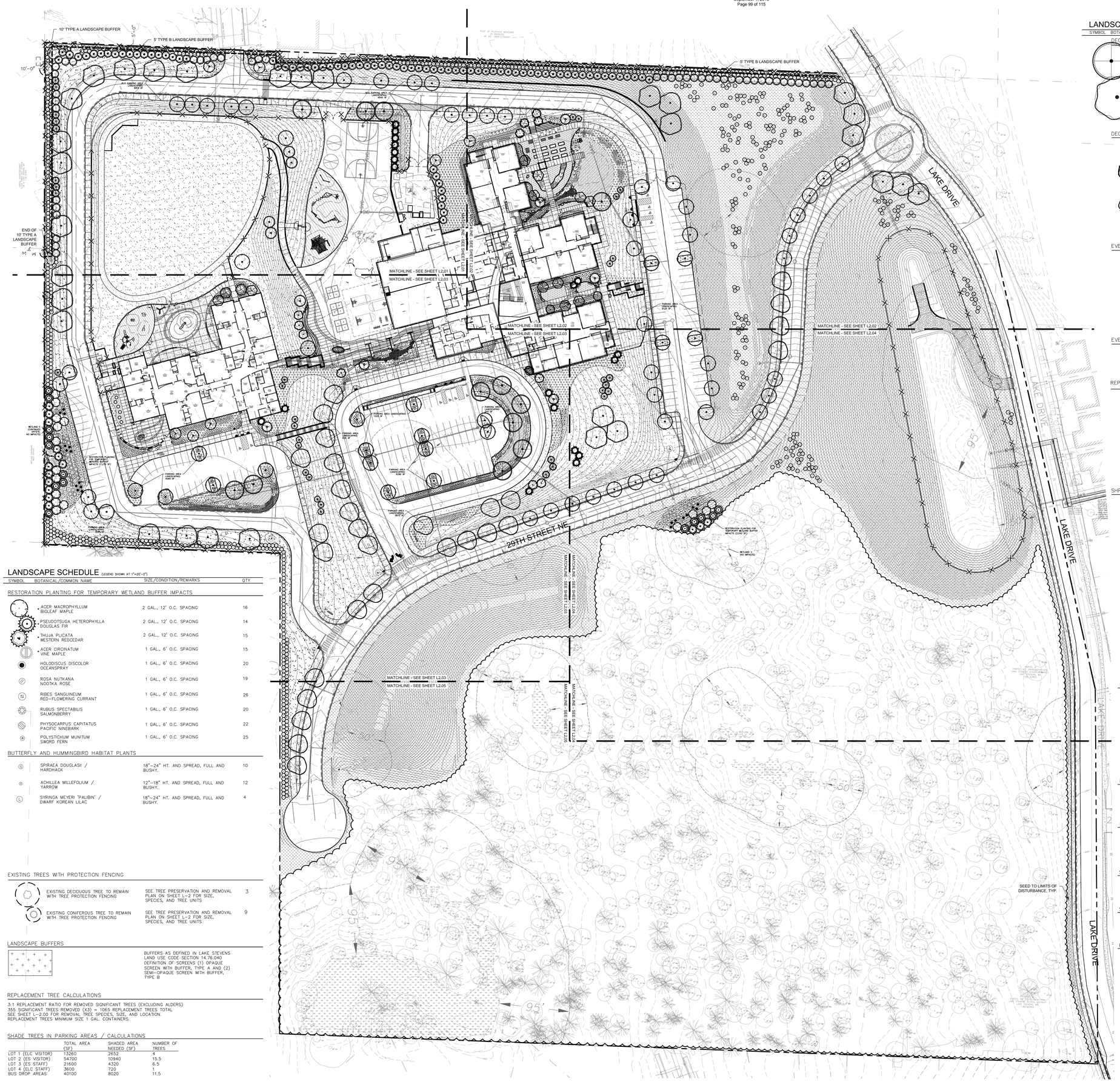
Scale: 1/4" = 1'–0"



SITE SIGN ELEVATION-END

Scale: 1/4" = 1'–0"


LS ELEMENTARY 7
PTA MEETING
FEB 14TH



LANDSCAPE SCHEDULE (LEGEND SHOWN AT 1"=20'-0")

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS	QTY
RESTORATION PLANTING FOR TEMPORARY WETLAND BUFFER IMPACTS			
*	ACER MACROPHYLLUM BIGLEAF MAPLE	2 GAL., 12' O.C. SPACING	16
*	PSEUDOTSUGA HETEROPHYLLA DOUGLAS FIR	2 GAL., 12' O.C. SPACING	14
*	THUJA PLICATA WESTERN REDCEDAR	2 GAL., 12' O.C. SPACING	15
*	ACER CIRCINATUM VINE MAPLE	1 GAL., 6' O.C. SPACING	15
	HOLODISCUS DISCOLOR OCEANSPRAY	1 GAL., 6' O.C. SPACING	20
	ROSA NUTKANA NOOTKA ROSE	1 GAL., 6' O.C. SPACING	19
	RIBES SANGUINEUM RED-FLOWERING CURRANT	1 GAL., 6' O.C. SPACING	26
	RUBUS SPECTABILIS SALMONBERRY	1 GAL., 6' O.C. SPACING	20
	PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	1 GAL., 6' O.C. SPACING	22
	POLYSTICHUM MUNITUM SWORD FERN	1 GAL., 6' O.C. SPACING	25
BUTTERFLY AND HUMMINGBIRD HABITAT PLANTS			
	SPIRAEA DOUGLASII / HARDHACK	18"-24" HT. AND SPREAD, FULL AND BUSHY.	10
	ACHILLEA MILLEFOLIUM / YARROW	12"-18" HT. AND SPREAD, FULL AND BUSHY.	12
	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	18"-24" HT. AND SPREAD, FULL AND BUSHY.	4

EXISTING TREES WITH PROTECTION FENCING

EXISTING DECIDUOUS TREE TO REMAIN WITH TREE PROTECTION FENCING	SEE TREE PRESERVATION AND REMOVAL PLAN ON SHEET L-2 FOR SIZE, SPECIES, AND TREE UNITS	3
EXISTING CONIFEROUS TREE TO REMAIN WITH TREE PROTECTION FENCING	SEE TREE PRESERVATION AND REMOVAL PLAN ON SHEET L-2 FOR SIZE, SPECIES, AND TREE UNITS	9

LANDSCAPE BUFFERS

BUFFERS AS DEFINED IN LAKE STEVENS LAND USE CODE SECTION 14.76.040 DEFINITION OF SCREENS (1) OPAQUE SCREEN WITH BUFFER, TYPE A AND (2) SEMI-OPAQUE SCREEN WITH BUFFER, TYPE B

REPLACEMENT TREE CALCULATIONS

3:1 REPLACEMENT RATIO FOR REMOVED SIGNIFICANT TREES (EXCLUDING ALDERS)
355 SIGNIFICANT TREES REMOVED (X3) = 1065 REPLACEMENT TREES TOTAL
SEE SHEET L-2.00 FOR REMOVAL TREE SPECIES, SIZE, AND LOCATION.
REPLACEMENT TREES MINIMUM SIZE 1 GAL. CONTAINERS.

SHADE TREES IN PARKING AREAS / CALCULATIONS

	TOTAL AREA (SF)	SHADED AREA NEEDED (SF)	NUMBER OF TREES
LOT 1 (ELC VISITOR)	13260	2652	4
LOT 2 (ES VISITOR)	54700	10940	15.5
LOT 3 (ES STAFF)	21600	4320	6.5
LOT 4 (ELC STAFF)	3600	720	1
BUS DROP AREAS	40100	8020	11.5

LANDSCAPE SCHEDULE (LEGEND SHOWN AT 1"=20'-0")

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS	QTY
DECIDUOUS SHADE TREES			
	ACER RUBRUM 'RED SUNSET' / RED MAPLE	2" CALIPER 12'-14' HT., WELL BRANCHED ABOVE 6', MATCHED, B&B.	12
	CERCIDIPHYLLUM JAPONICUM / KATSURA	2" CALIPER 12'-14' HT., WELL BRANCHED ABOVE 6', MATCHED, B&B.	30
	ACER MACROPHYLLUM / BIG LEAF MAPLE	2" CALIPER 12'-14' HT., WELL BRANCHED ABOVE 6', MATCHED, B&B.	30
	TILIA CORDATA 'GREENSPIRE' / LITTLE LEAF LINDEN	2" CALIPER 12'-14' HT., WELL BRANCHED ABOVE 6', MATCHED, B&B.	70
DECIDUOUS ACCENT TREES			
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.	5
	CORNUS KOUSA / KOUSA DOGWOOD	1.5" CALIPER 8'-10' HT., WELL BRANCHED ABOVE 5', MATCHED, B&B.	9
	CERCIS CANADENSIS / EASTERN REDBUD	1.5" CALIPER 8'-10' HT., WELL BRANCHED ABOVE 5', MATCHED, B&B.	7
*	ACER CIRCINATUM / VINE MAPLE	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.	13
	DWARF APPLE TREE VARIETIES / GALA GOLDEN DELICIOUS	MIN. 3/4" CALIPER TRUNK, 5'-6' HT., DWARF ROOT STOCK, WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.	2 2
EVERGREEN TREES			
	THUJA PLICATA 'HOGAN' / HOGAN CEDAR	4-6' HT., FULL & BUSHY TO BASE, B&B	17
	X CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	10-12' HT., FULL & BUSHY TO BASE, B&B	79
*	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	MIN. 4-6' HT., FULL AND BUSH TO BASE, B&B.	21
*	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	MIN. 10-12' HT., FULL AND BUSH TO BASE, B&B.	44
	PINUS THUNBERGII / BLACK JAPANESE PINE	MIN. 6-8' HT., FULL AND BUSH TO BASE, B&B.	6
EVERGREEN ACCENT TREES			
	THUJA PLICATA 'EXCELSA' / EXCELSA CEDAR	MIN. 18'-20' HT., FULL AND BUSHY TO BASE, B&B. FIELD GROWN SPECIMENS, ROOT PRUNED PRIOR TO START OF CONSTRUCTION. SEE DETAIL G, SHEET L2.02	6
REPLACEMENT TREES (SEE TREES MARKED WITH "*" FOR ADDITIONAL REPLACEMENT TREES)			
*	THUJA PLICATA / WESTERN RED CEDAR 25%	1 GAL. CONTAINERS, SPACING AS SHOWN ON PLAN. RANDOMLY PLANT SPECIES IN APPROXIMATE PERCENTAGES OF EACH AS SHOWN.	955
*	PSEUDOTSUGA MENZIESII / DOUGLAS FIR 25%		
*	PINUS MONTICOLA / OREGON WHITE PINE 20%		
*	BIG LEAF MAPLE / ACER MACROPHYLLUM 10%		
*	CORNUS NUTTALLII / WESTERN FLOWERING DOGWOOD 10%		
*	ACER CIRCINATUM / VINE MAPLE 10%		
SHRUBS			
	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	24"-36" HT. AND SPREAD, FULL AND BUSHY.	11
	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	24"-30" HT. AND SPREAD, FULL AND BUSHY.	16
	HOLODISCUS DISCOLOR / OCEAN SPRAY	30"-36" HT. AND SPREAD, FULL AND BUSHY.	21
	RIBES SANGUINEUM / RED FLOWERING CURRANT	30"-36" HT. AND SPREAD, FULL AND BUSHY.	63
	PHILADELPHUS LEWISII / MOCK ORANGE	18"-24" HT. AND SPREAD, FULL AND BUSHY.	90
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	18"-24" HT. AND SPREAD, FULL AND BUSHY.	88
	RHODODENDRON X 'YAKU PRINCESS' / YAKU PRINCESS RHODODENDRON	MIN. 24"-30" HT. AND SPREAD, FULL AND BUSHY. CONT OR B&B	41
	CORYLUS CORNUTA VAR. CALIFORNICA / BEAKED HAZELNUT	30"-36" HT. AND SPREAD, FULL AND BUSHY.	9
	CORNUS SERICEA 'ISANTI' / ISANTI RED-OSIER DOGWOOD	18"-24" HT. AND SPREAD, FULL AND BUSHY.	18
PARKING AREAS			
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA	15"-18" HT. AND SPREAD, FULL AND BUSHY.	194
	PRUNUS LAUROCERASUS 'OTTO LUYKENS' / OTTO LUYKEN ENGLISH LAUREL	18"-24" HT. AND SPREAD, FULL AND BUSHY.	69
	RUBUS CALYCINOIDES / CREEPING BRAMBLE	1 GAL. CONTAINERS @ 12" O.C., TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA	173
	LONICERA PILEATA / PRIVET HONEYSUCKLE	18"-24" HT. AND SPREAD, FULL AND BUSHY.	55
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	15"-18" HT. AND SPREAD, FULL AND BUSHY.	467
NATIVE SHRUB MIX			
	33% MAHONIA REPENS / CREEPING MAHONIA 33% GAULTHERIA SHALLON / SALAL 33% ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1. GAL. CONTAINERS @ 24" O.C., TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA	
GROUNDCOVERS			
	POLYSTICHUM MUNITUM / SWORD FERN	MIN. 18-24" HT. & SPR., FULL & BUSHY, MIN. 12 HEALTHY FRONDS, CONT.	517
	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED-OSIER DOGWOOD	MIN. 18-24" HT. & SPR., FULL & BUSHY	296
SEEDED LAWN		SEE SPECIFICATIONS	
SLOPE LAWN MIX		HYDROSEED MIX	
RAIN GARDEN MIX			
	CAREX OBNUPTA / SLOUGH SEDGE (50% BOTTOM) JUNCUS ACUMINATUS / TAPERED BULRUSH (20% BOTTOM) SCIRPUS MICROCARPUS / SMALL FRUITED BULRUSH (10% BOTTOM)	1 GALLON @ 18" O.C., TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF BIO-RETENTION AREAS	

SCALE: 1"=50'-0"
0' 25' 50' 100' 200'

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STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
ANDREW JOEL RASMUSSEN
CERTIFICATE NO. 739

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
22421 MADISON ST
ED, WA 98372
206 323-7730
WEISMANDESIGN.COM

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LANDSCAPE PLANTING PLAN

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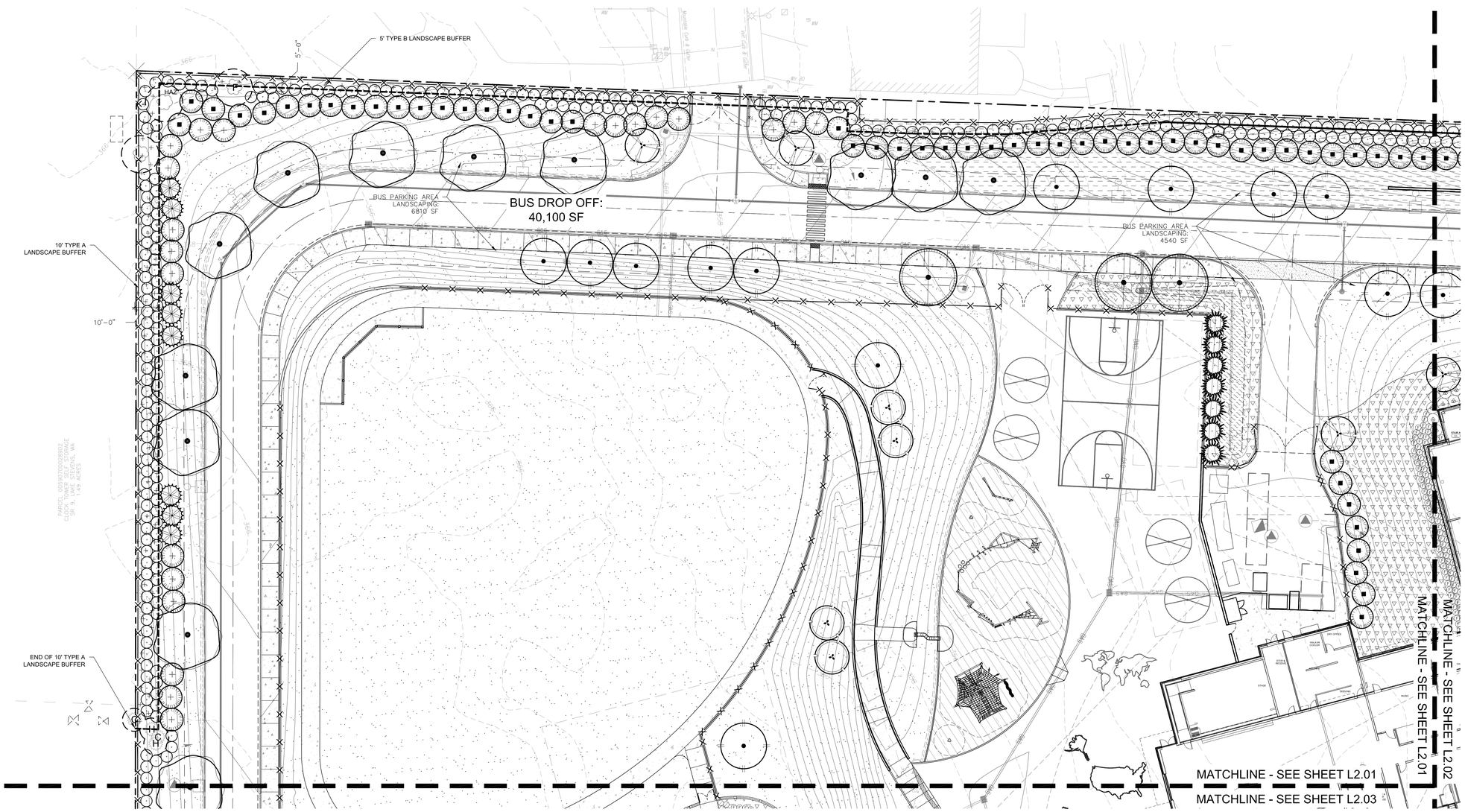

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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ANDREW JOEL RASMUSSEN
CERTIFICATE NO. 739

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2323 1 MADISON ST
SEATTLE WA 98112
206 323.7720
WWW.WDGINC.COM

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LANDSCAPE PLANTING PLAN

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