



Staff Report
Lake Stevens Design Review Board
Meeting Date: December 14, 2016

FILE NAME/NO: Eagle Glen North Subdivision (LU2016-0138)
APPLICANT: H. George Newman, AICP / Barghausen Consulting Engineers
LOCATION OF PROPERTIES: 1425, 1429, 1431 and 1433 99th Avenue SE, Lake Stevens, WA 98258
ASSESSOR PARCEL NUMBER(S): APNs 00493401800300, 00493401800301, 00493401800302 and 00493401800303
REQUEST: Design Review Approval of Subdivision
CONTACT PERSON: Stacie Pratschner, Senior Planner

PROJECT DESCRIPTION

The applicant is requesting design review for a proposed 53-lot subdivision with associated improvements located in the High Urban Residential zoning district and Lake Stevens 20th Street SE Corridor Subarea on four parcels totaling approximately 10.07 acres. The plat is proposed to be accessed via two ingress/egress points; one adjacent to 99th Ave SE and one connecting to the Eagle Glen neighborhood directly south (named "Road B" on the preliminary plat application).

The proposed subdivision is located within the Lake Stevens 20th Street SE Corridor Subarea, 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 applicant, Mr. George Newman, submitted an application for preliminary plat on September 16, 2016 (**Exhibit 1**). The City issued a Planned Action Certification on November 8, 2016 and held a public scoping meeting on November 16, 2016 pursuant to LSMC 14.16B.325.
- Mr. Newman submitted an application for Design Review (**Exhibit 2**) and plans for the subdivision including a design review package for the project on September 16, 2016 (**Exhibit 3**).
- The design review package includes site development plans, a compliance narrative, photographs of plant material and potential building elevations.
- The design guideline checklist indicates how the project addresses design review guidelines specific to the Lake Stevens 20th Street Corridor Subarea that they feel are applicable to the

proposed subdivision (**Exhibit 1**).

- Potential building elevations (**Exhibit 3e**) have been provided to show the character of possible homes however 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 landscape plans (Sheets L1 through L3 of **Exhibit 3e**) show the proposed planter strips, street trees and buffer enhancement pursuant to the frontage improvements and the recording of the NGPA. The applicant has also submitted photographs of the proposed plantings indicating the types of vegetation that will be used throughout the development (**Exhibit 3f**).

(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 Lake Stevens 20th Street SE Corridor Subarea and the growing residential development adjacent to 99th Avenue SE.

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 Lake Stevens 20th Street SE Corridor 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 approximately a half mile from properties that are zoned for zoned for business and mixed-use under the Lake Stevens 20th Street SE Corridor Subarea. Road improvements proposed by this development will create additional 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 3,680 and 8,346 square feet.

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

Community Open Space

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

Findings: The applicant proposes a park and play structure in the 50, 458 square foot common Tract “B”.

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

Findings: A wetland, steep slopes and a portion of a stream are located on the eastern portion of the project site. The critical areas and their buffers shall be placed into a Native Growth Protection Area (NGPA) tract and protected in perpetuity from disturbance or development.

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

Findings: The subdivision proposes sidewalks as part of their frontage improvements adjacent to 99th Avenue and sidewalks along the new internal road (Road B) to connect to the neighborhood to the South.

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 and planting strips are proposed along both sides of the road within the subdivision. Road improvements related to this project will provide sidewalks and planting strips along the length of the property’s frontage on 99th Ave SE.

Conclusions: *As conditioned, the proposed site plan and supporting materials will 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 two connection points, one to 99th Ave SE and the other to road in the new neighborhood development directly south (Eagle Glen). A traffic impact fee worksheet and an entering/stopping sight distance analysis have been prepared by the applicant and submitted to the City for review. The applicant is proposing frontage improvements including curb, gutter, sidewalk, and landscape strip with street trees along the length of the property’s frontage on both streets and within the plat.

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

Findings: The applicant is proposing a road width of 28 feet which would allow for parking on one side of the road. The proposed right-of-way width along 99th Ave SE would provide enough width to accommodate bicycle lanes or wide shoulders for bicycles in the future as designated by the Lake Stevens 20th Street SE Corridor Subarea Plan.

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

Findings: Residential roads proposed by this development will provide sidewalks on both sides of the road, 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 applicant is proposing the drought tolerant species of Pacific Sunset Maple and Autumn Applause Ash. The species and installation of these trees will be reviewed during Construction Plan review.

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: No cul-de-sacs are proposed.

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.*

Transit

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 on 99th Ave SE. With approval of this development, sidewalks will be developed along the property's frontage and will directly link pedestrians to 99th Ave SE and the existing routes. There is a bus stop on 99th Ave SE and the Lake Stevens Transit Center is located on between 4th St NE and Market Pl.

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

Natural and Scientific Resources

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: The applicant has submitted a critical areas report (*Wetland Assessment Report & Buffer Averaging Plan: Lennar Northwest – Eagle Glen Division 2*. Soundview Consultants, LLC; 2016.) to identify critical areas on site, propose buffer reduction and enhancement and provide bonding amounts of mitigation. A Category II wetland, a stream and slopes exist on the eastern portion of the property. The applicant has proposed 3,723 square feet of buffer enhancement and will place all critical areas into a Native Growth Protection Area (NGPA tract).

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 standards. The street has been designed with pedestrian use in mind with sidewalks connecting the entire length on both sides 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: If significant retaining 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: The proposed building elevations (**Exhibit 3d**) demonstrate house plans with an emphasis on entryways with varying architectural elements rather than garages. The home designs that feature garages flush with the entry ways have incorporated design elements that mitigate the visual effect of the garages, including mixes of colors and building materials and larger roof overhangs.

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: Installation of 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 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 routes will be provided within the development and along the frontages of 99th Ave SE and the new internal road. This will help transition the walkability from the development to the surrounding residential uses and the business uses to the south towards 20th Street SE.

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: All of the critical areas on site will be placed within a Native Growth Protection Area tract and protected in perpetuity from disturbance. 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 that stormwater from site improvements will be collected and detained onsite prior to being discharged to a naturally-occurring drainage course. Discharge from the proposed stormwater vault will be dispersed to the adjacent Category II wetland on the eastern portion the property. The proposal will comply with the current Department of Ecology Stormwater Manual and Chapter 11.06 LSMC.

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. Replacement will be required at a ratio of 3:1 as required by LSMC 14.76.120.

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: Community Transit Routes 280 and 425, which serve Lake Stevens, are located on 99th Ave SE. With approval of this development, sidewalks will be developed along the property’s frontage and will directly link pedestrians to 99th Ave SE and the existing routes. There is a bus stop on 99th Ave SE, and the Lake Stevens Transit Center is located on between 4th St NE and Market Place.

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 project site has some rolling hills, with steeper slopes and critical areas on the eastern portion of the site. All development on the site will be subject to geotechnical review pursuant to the construction plan application.
- **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:** A wetland, steep slopes and a portion of a stream are located on the eastern portion of the project site. The critical areas and their buffers shall be placed into a Native Growth Protection Area (NGPA) tract and protected in perpetuity from disturbance or development.

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 a mix of existing large lot single-family residential development and high density development that is currently under construction. The proposed density 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 surrounding neighborhoods currently support or will support 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 single-family 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 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 with approval by the City.
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. All home design shall include offsets that define 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. 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.

Staff Recommendation Completed by:



12-09-2016

Stacie Pratschner, *Senior Planner*
Planning and Community Development

Date

Exhibit List

1. Preliminary Plat Application, received on September 16, 2016
2. Design Review Board Application, received on September 16, 2016
3. Design Review Package, received on September 16, 2016
 - a. Design Review Code Compliance Assessment
 - b. Conceptual Lot Fit Exhibit
 - c. Site Plan showing NGPA and common Open Space
 - d. Potential Building Elevations
 - e. Landscape Sheets L1 through L3
 - f. Plant Photographs



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:			
	Assessor Parcel No:	Area of property	Sq Feet:	Acres:
	Land Use Designation:		Zoning:	
Applicant/Contact	Name/Company:			
	Address:		City/State/Zip:	
	Phone:		Applicants relationship to owner:	
	Fax:		Email:	

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 September 16, 2016

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.

<p>A. Pedestrian Orientation & Streetscape</p>	
<p>1. Pedestrian Oriented Zone</p>	
<p>2. Street Landscaping</p>	
<p>3. Setbacks</p>	
<p>4. Site Landscaping</p>	
<p>5. Drive-through Use</p>	
<p>B. Architectural Landmarks & Gateways</p>	
<p>1. Structural Elements</p>	
<p>C. Plazas, Courtyards & Seating Areas</p>	
<p>1. Plazas, Courtyard & Seating</p>	
<p>D. Lighting</p>	
<p>1. Street Light</p>	
<p>2. Site Lighting</p>	

E. Crosswalks & Intersections.	
1. Crosswalks & Intersection Treatments	
F. Pedestrian Connections	
1. Pedestrian Pathways	
G. Parking Lots	
1. Configuration and Screening	
2. Landscaping	
3. Parking Structures	
H. Screening of Trash & 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.

<p>A. Primary Orientation</p>	
<p>B. Ground Level Details</p>	
<p>1. Entrances</p>	
<p>2. Weather Protection</p>	
<p>3. Façade Details</p>	
<p>4. Blank Wall Treatments</p>	
<p>C. Massing and Articulation</p>	
<p>1. Massing</p>	
<p>2. Articulation</p>	
<p>D. Architectural Character</p>	
<p>1. Design Concept</p>	
<p>2. Building Material</p>	
<p>3. Windows</p>	
<p>4. Rooflines</p>	
<p>5. Screening Rooftop Equipment</p>	

**Eagle Glen North
City of Lake Stevens Design Review Code Compliance Assessment**

Prepared by
Barghausen Consulting Engineers

LSMC 14.16C.050 Design Review.

(a) The Design Review Board is created to review and make urban design decisions that will promote visual quality throughout the City. The purpose of design review includes but is not limited to the following:

- (1) To encourage and promote aesthetically pleasing and functional neighborhood and commercial developments for the citizens of Lake Stevens by establishing design review standards and guidelines including site layout, landscaping, parking and preferred architectural features;
- (2) To implement the City's Comprehensive Plan policies and supplement the City's land use regulations, promote high-quality urban design and development, supplement land use regulation, promote a coordinated development of the unbuilt areas, improve walkability, lessen traffic congestion, provide light and air, prevent the overcrowding of land, and conserve and restore natural beauty and other natural resources;
- (3) To encourage originality, flexibility, and innovation in site planning and development, including the architecture, landscaping and graphic design of proposed developments in relation to the City or subarea as a whole;
- (4) To encourage low impact development (LID) by conservation and use of existing natural site features in order to integrate small-scale stormwater controls and to prevent measurable harm to natural aquatic systems from commercial, residential or industrial development sites by maintaining a more hydrologically functional landscape;
- (5) To encourage green building practices in order to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional, and global ecosystems;
- (6) To encourage creative, attractive and harmonious developments and to promote the orderliness of community growth, the protection and enhancement of property values for the community as a whole and as they relate to each other, the minimization of discordant and unsightly surroundings, the need for harmonious and high quality of design and other environmental and aesthetic considerations which generally enhance rather than detract from community standards and values for the comfort and prosperity of the community and the preservation of its natural beauty and other natural resources which are of proper and necessary concern of local government, and to promote and enhance construction and maintenance practices that will tend to prevent visual impairment and enhance environmental and aesthetic quality for the community as a whole;
- (7) To aid in assuring that structures, signs and other improvements are properly related to their sites and the surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

- (8) To protect and enhance the City's community vision for living and working and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business and other properties;
- (9) To stabilize and improve property values to help provide an adequate tax base to the City to enable it to provide required services to its citizens;
- (10) To foster civic pride and community spirit by reason of the City's favorable environment and thus promote and protect the health, safety and welfare of the City and its citizens; and
- (11) To ensure compatibility between new and existing developments.

Response: *Acknowledged.*

- (b) The City Council shall adopt design guidelines or standards by ordinance.
 - (1) City of Lake Stevens Design Guidelines (Residential Development Handbook for Snohomish County Communities) were readopted on April 17, 1995, for use within City limits, excluding subareas.
 - (2) Subarea Design Guidelines were adopted in September 2012 as an exhibit of the Lake Stevens Center Subarea Plan and 20th Street SE Corridor Subarea Plan. To assure an attractive, pedestrian-friendly environment, all development occurring within either subarea shall comply with these design guidelines which are attached to the subarea plans. If design guidelines appear to conflict with another provision of this title, the design guidelines shall prevail.

Response: *The Subarea Design Guidelines have been reviewed. Most of the guidelines are oriented toward commercial and multifamily development. However, pedestrian streetscape and site design criteria are addressed on the Preliminary Landscape Plan, Sheets L-1, L-2 and L-3. The sidewalk and pedestrian connectivity is shown on the Preliminary Road and Drainage Plan, Sheet 4 of 8 of the Preliminary Plat set.*

- (c) Design Review Board. Review of permit applications for conformance with the development design guidelines shall be done by the Design Review Board in public meetings, as set forth in Section [14.16A.260](#).
- (d) Projects requiring design review that meet the limitations in Section [14.16C.020](#)(d) shall follow the procedures established in Chapter [14.16B](#) for a Type I permit process as an administrative design review. All other projects requiring design review shall follow the procedures in subsection (e) of this section.
- (e) Procedure.
 - (1) Pre-Application Meeting. If design review is required, a pre-application meeting with the City is highly recommended prior to submittal of a formal application.

Response: *A pre-application for the proposal was held with City of Lake Stevens staff on June 1, 2016.*

(2) Design Review Submittal Requirements. Seven color, hard copies and one electronic copy are required for each submittal for review by the Design Review Board.

Response: *The required colored copies and CD are included in this submittal.*

(i) **Buildings and Site Development Plans.** The following information and materials shall be submitted to the City for review under this chapter:

- a. A completed application.

Response: *Completed application enclosed.*

- b. Site plan at an engineering scale from one inch equals 20 feet to one inch equals 50 feet, showing:

1. Location of all proposed structures and any existing structures to be retained or incorporated into the development.
2. Location of building setback lines.
3. Proposed pedestrian and vehicular circulation including driveways, access points, sidewalks and pedestrian pathways.
4. Parking lot layout, design and, if applicable, loading areas.
5. Public improvements including sidewalks, curbs, gutters, etc.
6. Location of existing trees and vegetation to be retained.

Response: *Please see the Eagle Glen North Conceptual Lot Fit Exhibit. This preliminary layout shows how specific home models fit on the lots and correlate to the color renderings of the twelve specific home models and house plans.*

- c. Building material samples and color chips.

Response: *Not applicable.*

- d. Plans and section drawings depicting the relationship of the proposed project to abutting properties and buildings.

Response: *Please see the Eagle Glen North Conceptual Lot Fit Exhibit. A similar residential development pattern is connected to the Eagle Glen project immediately to the South, and is also being developed by Lennar Northwest.*

- e. Building elevations and/or perspective renderings drawn to scale and indicating the exterior color and material composition (including mechanical equipment and screening).

Response: *Please refer to the color renderings of the twelve specific home models and house plans.*

- f. Roof plan including the location of mechanical equipment.

Response: *Not applicable.*

- g. A lighting plan, if required, adequate to determine the location, character, height and style of fixtures and the amount and impacts of spillover on adjacent properties.

Response: *Not applicable.*

- h. A brief narrative description of the design elements or objectives of the proposal and discussion of the project's relationship to surrounding properties.

Response: *Please see the Eagle Glen North Conceptual Lot Fit Exhibit and the Preliminary Landscape Plans included with this application. A similar residential development pattern is connected to the Eagle Glen project immediately to the South, and is also being developed by Lennar Northwest. Sixty-six street trees are being provided as shown on the Preliminary Landscape Plans with an additional 63 yard trees. There are an additional 69 native tree species and 77 native shrub species proposed.*

(ii) **Landscape Plans.** The following information and materials shall be submitted to the City for review under this chapter:

- a. A completed application.

Response: *Completed application enclosed.*

- b. Site plan at an engineering scale from one inch equals 20 feet to one inch equals 50 feet, showing:

1. Location of all proposed structures and any existing structures to be retained or incorporated into the development.

Response: *Please see the Eagle Glen North Conceptual Lot Fit Exhibit. This preliminary layout shows how specific home models fit on the lots and correlate to the color renderings of the twelve specific home models and house plans.*

2. Proposed pedestrian and vehicular circulation including driveways, access points, sidewalks and pedestrian pathways.

Response: *Pedestrian streetscape and site design criteria are addressed on the Preliminary Landscape Plan, Sheets L-1, L-2 and L-3. The sidewalk and pedestrian connectivity is shown on the Preliminary Road and Drainage Plan, Sheet 4 of 8 of the Preliminary Plat set.*

3. Parking lot layout, design and loading areas if applicable.

Response: *Not applicable.*

4. Public improvements including sidewalks, curbs, gutters, etc.

Response: *Please refer to the Preliminary Plat map, Sheets 1 and 3 of 8, as well as the Preliminary Road and Drainage Plan, Sheet 4 of 8 of the Preliminary Plat set.*

5. Location and size of existing trees and vegetation to be retained.

Response: *Please refer to the Preliminary Plat map Sheet 1 which shows that all the trees in Tract A (approximately 2.05 acres) will be protected as a Native Growth Protection Area.*

6. Plans and section drawings depicting the relationship of the proposed project to abutting properties and buildings.

Response: *Please refer to the Conceptual Lot Fit Exhibit and Preliminary Landscape Plan, Sheets 1-3.*

7. Landscape plan showing the location of proposed plant materials, including a plant schedule identifying plants by common and scientific names, spacing, size at time of planting, size at maturity, location of any existing vegetation and trees to be retained, and special notes.

Response: Please refer to the Preliminary Landscape Plan, Sheets 1-3.

8. Photographs of proposed plant material.

Response: Please refer to the Preliminary Landscape Plan, Sheets 1-3 and the images of the proposed trees and shrubs provided by the Landscape Architect, Jeff Varley.

9. Plans showing proposed grading/topography, drawn to the same scale as the landscape plan.

Response: Please refer to the Preliminary Road and Drainage Plan which shows existing and proposed grading contours.

(iii) Sign Plans. The following information and materials shall be submitted to the City for review under this chapter:

- a. A completed application.
 - b. A site plan, drawn to scale, showing the location of the building upon which the sign will be installed, surrounding buildings, and adjacent streets.
 - c. A drawing showing the size, shape and exact location of the proposed sign(s). For wall or building-mounted signs, the drawing shall portray the proposed sign's relationship to any existing or proposed signs located on the same facade or common building wall. Drawings must be to scale or contain dimensions indicating the size of the sign and the length and height of the appropriate building surface.
 - d. Dimensions, area (in square feet), and style of letters/symbols of the proposed signs.
 - e. A colored illustration of the proposed signs.
 - f. Sign materials (wood, plastic, metal, etc.) and color samples.
- (iv) The Director may require the submission of such other information determined to be appropriate and necessary for a proper review of the requested action.

Response: Not Applicable. No commercial signs proposed.

(3) Recommendation. A staff report of findings, conclusions and recommendations shall be forwarded to the Design Review Board before a public meeting. The conclusions and recommendations shall indicate how the recommendations carry out the goals, policies, plans and requirements of the development design guidelines. The findings shall be referenced to contested issues of fact, and the conclusions shall be referenced to specific provisions of the development

design guidelines and review criteria incorporated therein, together with reasons and precedents relied upon to support the same. The conclusions shall make reference to the effect of the decision upon the Comprehensive Plan, as well as the effect of both approval and denial on property in the vicinity, on business or commercial aspects, if relevant, and on the general public. The decision shall be based upon a consideration of the whole record of the application.

Response: *Acknowledged*

(f) Conformance with Design Guidelines or Standards.

(1) Structures within the following zones are subject to the design guidelines or standards adopted per subsection (b) of this section, except when the project meets the limitations in Section [14.16C.020](#)(d) or when the development is located within an adopted subarea plan and is required to meet the adopted subarea design guidelines:

- (i) Central Business District (except Class 1.100 or 1.200 uses);
- (ii) Mixed Use (except Class 1.100 or 1.200 uses);
- (iii) Neighborhood Commercial (except Class 1.100 or 1.200 uses);
- (iv) Local Business (except Class 1.100 or 1.200 uses);
- (v) Planned Business District;
- (vi) Sub-Regional Commercial;
- (vii) High Urban Residential;
- (viii) Multi-Family Residential;
- (ix) Light Industrial;
- (x) General Industrial; or
- (xi) Public/Semi-Public.

Response: *The subject property is in the High Urban Residential plan designation and HUR-12 Zone.*

(2) Structures are subject to the design guidelines or standards adopted per subsection (b) of this section when developed under specified regulations listed below, except when the project meets the limitations in Section [14.16C.020](#)(d):

- (i) Planned neighborhood developments (Section 14.16C.080);
- (ii) Planned residential developments (Section 14.44.020); and

Response: *Not Applicable.*

- (iii) Innovative Housing Options Program (Chapter 14.46).

(3) No building or land use permit shall be issued for structures or uses which do not conform to the applicable guidelines or standards, except as allowed under subsection (f)(4) of this section.

(4) A building or land use permit may be issued for a structure or use that does not comply with subsection (f)(1), (2) or (3) of this section, if any one of the following findings can be made by the permit-issuing authority:

- (i) The structure is of a temporary nature which, in all likelihood, will be replaced by a permanent structure within a reasonable time frame.
- (ii) The structure is minor to the overall use of the property and will not be noticeably visible from a public right-of-way.
- (iii) The structure will not be visible from an existing, planned, or proposed public right-of-way.
- (iv) The structure is pre-existing with proposed changes to portions of the facade that are not visible from public rights-of-way.

(Ord. 903, Sec. 19, 2013; Ord. 876, Sec. 12, 2012; Ord. 811, Sec. 4 (Exh. 3), 2010)

Response: *Acknowledged.*

EAGLE GLEN NORTH CONCEPTUAL LOT FIT EXHIBIT

Exhibit 3b



No. Date By Cld. Appr. Revision

Title:
**CONCEPTUAL LOT FIT EXHIBIT
 FOR
 EAGLE GLEN NORTH**

For:
**LENNAR NORTHWEST INC,
 33455 6TH AVENUE S, UNIT 1-B
 FEDERAL WAY, WA 98003**

Scale:
 Horizontal 1"=40'
 Vertical N/A

Designed _DAB_ Draw _DAB_ Checked _BMS_ Approved _BMS_ Date 9/14/16

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES



Job Number
17999

Sheet
1 of 1

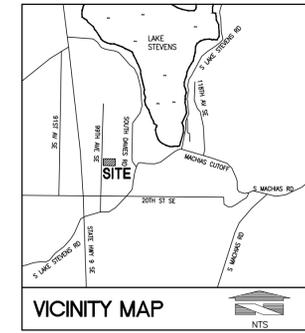
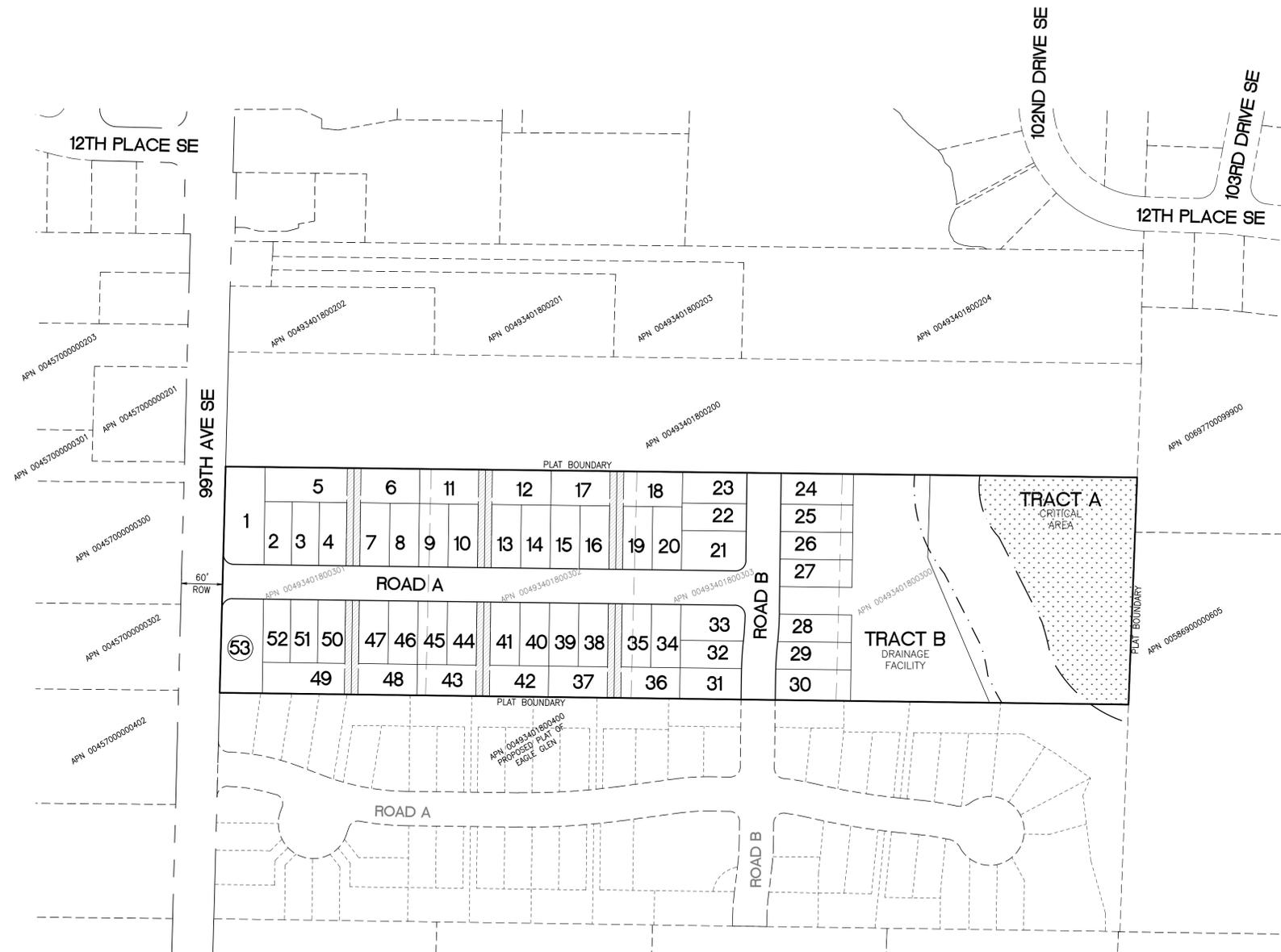
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 29 N., RANGE 6 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON

Exhibit 3c



LEGAL DESCRIPTION:

LOTS A, B, C AND D, SHORT PLAT NO. SP-452 RECORDED UNDER AUDITOR'S FILE NO. 7812150398 AND NOTICE OF CORRECTION RECORDED UNDER AUDITOR'S FILE NO. 8002080264, BEING A PORTION OF LOT 3, BLOCK 18, REPLAT OF LAKE STEVENS SUMMER HOMES TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 66, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



LEGEND:

PROPOSED:	EXISTING:
ASPHALT	POWER METER
CONCRETE SIDEWALK	POWER POLE
CONTOURS	JUNCTION BOX (AS NOTED)
STORM	GAS VALVE
SEWER	WATER VALVE (WV)
WATER	WATER METER
TOP OF WALL ELEVATION	SURVEY MONUMENT (AS NOTED)
BOTTOM OF WALL ELEVATION (AT EXPOSED GROUND SURFACE)	BENCHMARK
SPOT ELEVATION TEXT	SECTION CORNER (AS NOTED)
BUILDING SETBACK LINE	FOUND REBAR/CAP (AS NOTED)
EASEMENT	CONCRETE
LOCK+LOAD WALL	GRAVEL
ROCKERY WALL	WATER LINE
FENCE	GAS LINE
	TELEPHONE UNDERGROUND
	POWER UNDERGROUND
	POWER OVERHEAD
	CHAIN LINK FENCE
	WOOD FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	BUILDING
	EDGE OF ASPHALT

NOTE:
 BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR PREPARATION OF CONSTRUCTION DRAWINGS.

APPLICANT/DEVELOPER

MATT RECKNAGEL
 LENNAR NORTHWEST, INC.
 33455 6TH AVE S, UNIT 1B
 FEDERAL WAY, WA 98003
 (253) 590-2219

SERVICES AND UTILITIES

PUBLIC WATER SNOHOMISH COUNTY P.U.D.
 SANITARY SEWER LAKE STEVENS SEWER DISTRICT
 PUBLIC SCHOOLS LAKE STEVENS SCHOOL DISTRICT
 FIRE PROTECTION LAKE STEVENS FIRE DISTRICT
 POLICE PROTECTION CITY OF LAKE STEVENS
 ELECTRICITY SNOHOMISH COUNTY P.U.D.
 TELEPHONE VERIZON
 NATURAL GAS PUGET SOUND ENERGY SERVICES

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72ND AVE. SOUTH
 KENT, WA 98032
 PHONE: (425) 251-6222
 FAX: (425) 251-8782
 CONTACT: BRYAN SCHWARTZ, P.E./GEORGE NEWMAN, A.I.C.P./
 BRIAN GILLOOLY, P.L.S.

PROPERTY OWNER(S)

PARCEL NO.	ADDRESS	CURRENT OWNER	LAND USE	ACRES
00493401800-300	1433 99TH AVE SE, LAKE STEVENS	AMENY, CHRISTOPHER & KIMBERLY	SFR	3.23
00493401800-301	1425 99TH AVE SE, LAKE STEVENS	JOHNSON, MICHAEL & SHARON	SFR	2.28
00493401800-302	1429 99TH AVE SE, LAKE STEVENS	GULLINGS, LYLE F.	SFR	2.28
00493401800-303	1431 99TH AVE SE, LAKE STEVENS	BLATTER, DANIEL & SUSAN	SFR	2.28
				10.07

SHEET INDEX

- 1 OF 8 COVER SHEET
- 2 OF 8 EXISTING CONDITIONS AND DEMOLITION PLAN
- 3 OF 8 PRELIMINARY PLAT PLAN
- 4 OF 8 PRELIMINARY ROAD AND DRAINAGE PLAN
- 5 OF 8 ROAD A AND B PROFILE
- 6 OF 8 PRELIMINARY UTILITIES PLAN
- 7 OF 8 STOPPING SIGHT DISTANCE EXHIBIT
- 8 OF 8 ENTERING SIGHT DISTANCE EXHIBIT

NOTES

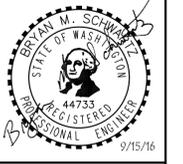
1. APN #: 00493401800300, -301, -302, -303
2. GROSS SITE AREA: ±438,631 S.F. (±10.07 AC)
3. RIGHT OF WAY AREA: 54,898 SF
4. NET SITE AREA: ±383,733 SF (±8.81)
5. EXISTING USE: 4 LOT SINGLE FAMILY RESIDENCES
6. PROPOSED USE: 53 LOT SINGLE FAMILY RESIDENTIAL
7. EXISTING ZONING: HUR-12
8. PROPOSED ZONING: HUR-12
9. EXISTING COMPREHENSIVE PLAN DESIGNATION: HIGH URBAN RESIDENTIAL
10. GROSS DENSITY: 5.26 DU/AC
11. PROPOSED MIN. LOT WIDTH: 40 FEET
12. REQUIRED MIN. LOT WIDTH: 40 FEET
13. REQUIRED MIN. LOT AREA: 3,600 SF
14. MIN. LOT AREA: 3,623 SF
15. AVERAGE LOT AREA: 4,612 SF
16. REQUIRED MIN. BUILDING SETBACKS:
 NON ARTERIAL STREET ROW LINE: 15 FEET
 NON ARTERIAL STREET CENTERLINE: 45 FEET
 ULTIMATE ARTERIAL ROW LINE: 20 FEET
 LOT, TRACT, OR EASEMENT LINE: 5 FEET
 *EAVES MAY PROJECT INTO THE REQUIRED SETBACK UP TO 18 INCHES
17. MIN. PARKING: 2 OFF-STREET STALLS/LOT
18. MAX HEIGHT LIMITATION: 35 FEET
19. MAX IMPERVIOUS COVERAGE: 65 PERCENT
20. SOURCE OF BOUNDARY AND TOPOGRAPHY:
 BOUNDARY AND CRITICAL AREAS INFORMATION HAS BEEN OBTAINED FROM OTHERS AND HAS NOT BEEN EVALUATED OR CONFIRMED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THE BASIS FOR THE EXISTING LOT LINES AND TOPOGRAPHIC INFORMATION IS FROM GIS DATA. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THE DATA. THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR PREPARATION OF CONSTRUCTION DRAWINGS

No.	Date	By	Chd.	Appr.

Title:

COVER SHEET
 FOR
 EAGLE GLEN NORTH

For: **LENNAR NORTHWEST INC.**
33455 6TH AVENUE SOUTH, UNIT 1-B
FEDERAL WAY, WA 98003



Scale:
 Horizontal 1"=100'
 Vertical N/A

Designed	Drawn	Checked	Approved	Date
...BMS	...CER	...BMS	...BMS	9/15/16

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES



Job Number: **17999**
 Sheet: **1 of 8**



2086 B

Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.



2311 A

Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.





2494 A

Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.



2494 B

Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.



2501 A

Residential Renderings of Twelve Homes,
by Lennar Northwest, Inc.



2501 B

Residential Renderings of Twelve Homes,
by Lennar Northwest, Inc.





3222 A

Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.



3222 B

Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.



3395 A

Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.



3395 B

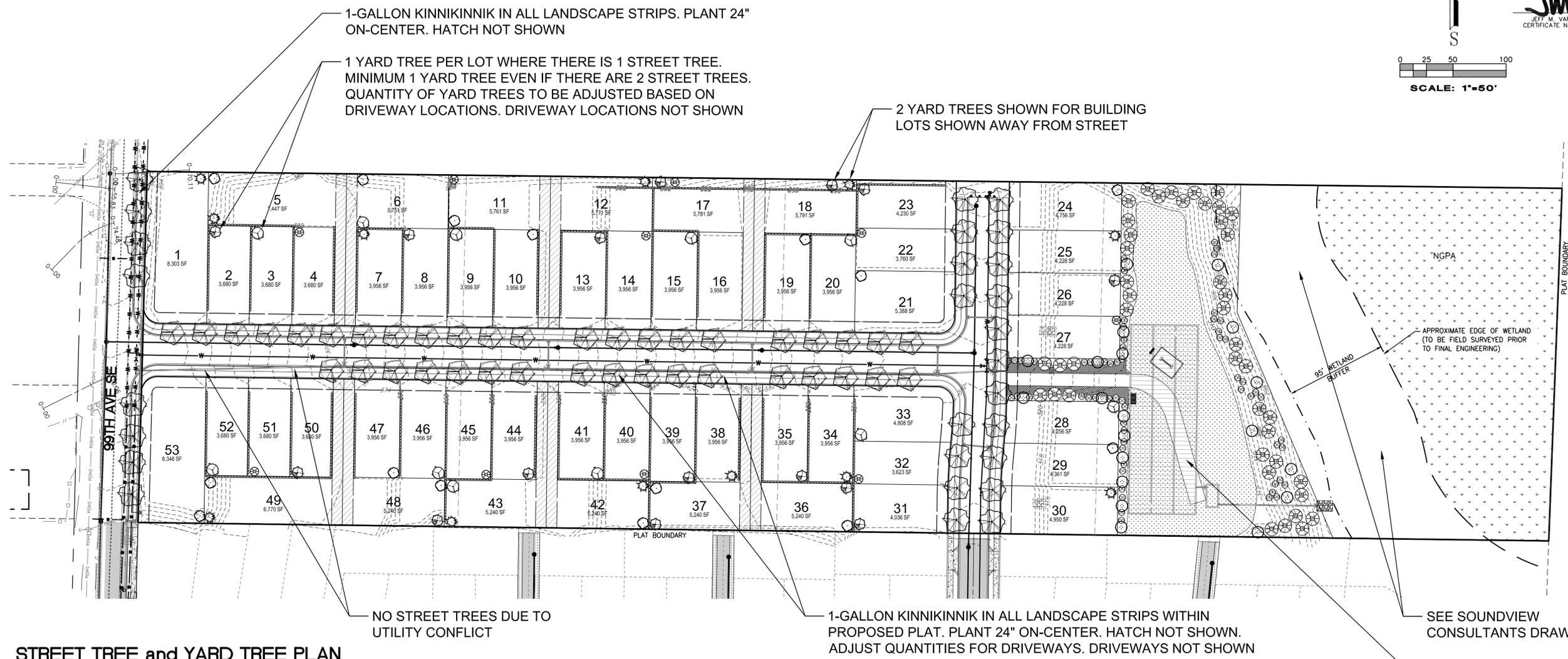
Residential Renderings of Twelve Homes, by Lennar Northwest, Inc.





A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 29 N., RANGE 6 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON

Exhibit 3e



1-GALLON KINNIKINNIK IN ALL LANDSCAPE STRIPS. PLANT 24" ON-CENTER. HATCH NOT SHOWN

1 YARD TREE PER LOT WHERE THERE IS 1 STREET TREE. MINIMUM 1 YARD TREE EVEN IF THERE ARE 2 STREET TREES. QUANTITY OF YARD TREES TO BE ADJUSTED BASED ON DRIVEWAY LOCATIONS. DRIVEWAY LOCATIONS NOT SHOWN

2 YARD TREES SHOWN FOR BUILDING LOTS SHOWN AWAY FROM STREET

NO STREET TREES DUE TO UTILITY CONFLICT

1-GALLON KINNIKINNIK IN ALL LANDSCAPE STRIPS WITHIN PROPOSED PLAT. PLANT 24" ON-CENTER. HATCH NOT SHOWN. ADJUST QUANTITIES FOR DRIVEWAYS. DRIVEWAYS NOT SHOWN

SEE SOUNDVIEW CONSULTANTS DRAWING SET

SEE SHEET L-2 FOR ENLARGED TRACT 999 LANDSCAPE PLAN

STREET TREE and YARD TREE PLAN

No.	Date	By	Crd.	Appr.

Title:
 LENNAR NORTHWEST INC.
 33455 6TH AVENUE SOUTH, UNIT 1-B
 FEDERAL WAY, WA 98003

For:
 9/12/16

Scale:	Horizontal	Vertical	
	1"=50'	N/A	
Designed	JML	Date	7/18/16
Drawn	JML		
Checked	JML		
Approved	BML		

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES



Job Number
17999
 Sheet
L-1 of 3

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 29 N., RANGE 6 E., W.M.
 SNOHOMISH COUNTY, WASHINGTON

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

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

QUALIFICATIONS:

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

JOB CONDITIONS:

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

PROTECTION:

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

REPAIR OF EXISTING PLANTINGS:

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

REPAIR OF IRRIGATION SYSTEM:

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

GUARANTEE:

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

90-DAY MAINTENANCE:

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

MATERIALS:

PLANT MATERIALS:

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

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:

PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION; PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

C) SUBSTITUTION:

NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES, SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

SOIL PREPARATION:

AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO NORTHERN LIGHTS ANALYTICAL & CONSULTING INC., RAVENSDALE WA, TEL. 253-653-5770 OR, EQUIVALENT TESTING LABORATORY, FOR TEST #A05-2. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:

AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO NORTHERN LIGHTS ANALYTICAL & CONSULTING INC., RAVENSDALE WA, TEL. 253-653-5770 OR, EQUIVALENT TESTING LABORATORY, FOR TEST #A05-2. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:

CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.

B) TOPSOIL TO CONSIST OF WINTER MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC. WINTER MIX TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT. AT MINIMUM, TOPSOIL PRODUCTS BROUGHT ON SITE TO CONTAIN AMENDMENTS AS LISTED IN "C".

C) TOPSOIL TO INCLUDE THE FOLLOWING AMENDMENTS AS NECESSARY:

THE FOLLOWING AMOUNT PER 1,000 SQUARE FEET:
 1. 6-CUBIC YARDS ORGANIC COMPOST. COMPOST TO BE FREE OR NON-FARM ANIMAL SOURCES, NOR TO BE FROM SOURCES CONTAINING REDWOOD OR CEDAR PRODUCTS.
 2. 30-POUNDS NITROFORM (38-0-0)
 3. 5-POUNDS AMMONIUM SULFATE
 4. 40-POUNDS CALCIUM CARBONATE LIMESTONE
 5. 40-POUNDS DOLOMITE LIMESTONE
 6. 5-OUNES BORON (AS BORAX)

D) PLANTING BACKFILL FOR ALL TREES, SHRUBS, AND GROUNDCOVERS:

1. 0.6-CUBIC YARDS PER VOLUME TOPSOIL
 2. 0.4-CUBIC YARDS ORGANIC COMPOST.
 3. 3-POUNDS NITROFORM (38-0-0)
 4. 1-POUNDS AMMONIUM SULFATE
 5. 20-POUNDS CALCIUM CARBONATE LIMESTONE
 6. 2-POUNDS DOLOMITE LIMESTONE

E) TOPSOIL PREPARATION AND INSTALLATION:

1. VERIFY SUBGRADES TO -6 INCHES IN LANDSCAPE AREAS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH.
2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

F) TOPSOIL PLACEMENT:

1. PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF 3-WAY TOPSOIL FOR LAWN AND LANDSCAPE AREAS. APPLIED IN TWO LIFTS OF 3" EACH, THE FIRST LIFT TO BE TILLED INTO THE SUBGRADE.
2. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

BARK MULCH (TOPDRESSING):

ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), I.E., "FINE," HEMLOCK/FIR BARK.

STAKES:

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

GUY MATERIAL:

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

LAWN:

COMMERCIAL SEED AS NOTED ON PLAN.

HERBICIDE:

HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:

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

EXECUTION:

FINISH GRADES:

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

TREES AND SHRUBS:

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

GROUNDCOVERS:

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

MULCH:

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

UTILITY CLEARANCES:

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

PLANTING MAINTENANCE:

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

IRRIGATION ASSESSMENT:

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

TREE PROTECTION:

1. TO PROVIDE THE BEST PROTECTION FOR TREES TO BE RETAINED, THE FOLLOWING STANDARDS SHALL BE MET:

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

2. AT NO TIME DURING OR AFTER CONSTRUCTION SHALL THE FOLLOWING BE PERMITTED WITHIN THE AREA DESCRIBED ABOVE:

- A. IMPERVIOUS SURFACES, FILL EXCAVATION, OR STORAGE OF CONSTRUCTION MATERIALS, IF THE APPLICANT PROPOSES TO DISTURB GROUND WITHIN THE DRIP LINE OF A SIGNIFICANT TREE, A CERTIFIED ARBORIST SHALL SUPERVISE ACTIVITY.
- B. GRADE LEVEL CHANGES, EXCEPT IN LIMITED CIRCUMSTANCES WHERE PROPOSED IMPROVEMENTS USING PERMEABLE MATERIAL ARE DETERMINED BY AN ARBORIST TO BE NON-DETRIMENTAL TO THE TREE'S ROOT SYSTEM.

MAINTENANCE:

- A. TOPPING OF PRIMARY STEMS,
- B. PRUNING THAT RESULTS IN THE LOSS OF 20% OF VEGETATIVE MASS, AND
- C. CUTTING OF MAJOR ROOTS, EXCEPT IN PREPARATION FOR TRANSPLANTATION OR AS DEEMED NECESSARY AND/OR ACCEPTABLE BY A CERTIFIED ARBORIST WITH THE EXCEPTION OF DEAD, DISEASED OR DAMAGED TREES SPECIFICALLY RETAINED TO PROVIDE WILDLIFE HABITAT, OTHER DEAD, DISEASED, DAMAGED, OR STOLEN PLANTINGS SHALL BE REPLACED WITHIN THREE MONTHS OR DURING THE NEXT PLANTING SEASON IF THE LOSS DOES NOT OCCUR IN A PLANTING SEASON.



Revision
 Appr.
 Cnd.
 By
 Date
 No.

PRELIMINARY LANDSCAPE PLAN
 FOR
 EAGLE GLEN NORTH

For:
 LENNAR NORTHWEST INC.
 33455 6TH AVENUE SOUTH, UNIT 1-B
 FEDERAL WAY, WA 98003

Scale:
 Horizontal 1"=50'
 Vertical N/A

Designed JML
 Draw JML
 Checked JML
 Approved BML
 Date 7/18/16

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX



Job Number
 17999
 Sheet
 L-3 of 3

STREET TREE PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	TREES: ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / 'PACIFIC SUNSET' MAPLE PLANTED 30" ON-CENTER	2-1/2" CAL. B & B	30' O.C.	27	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6"
	FRAXINUS SP. 'AUTUMN APPLAUSE' / ASH PLANTED 30" ON-CENTER	2-1/2" CAL. B & B	30' O.C.	39	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6"

NOTE: STREET TREE LOCATIONS TO BE ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UTILITIES, TYPICAL

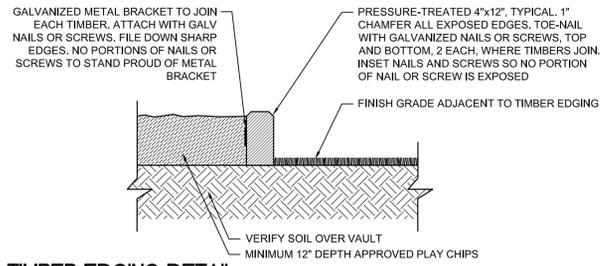
YARD TREE PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	CONDITION	SPACING	QUANTITY	REMARKS
	TREES: ACER CIRCINATUM / VINE MAPLE	2" CAL. B & B	AS SHOWN	15	STAKE & GUY ONE GROWING SEASON
	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	2" CAL. B & B	AS SHOWN	12	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, UN-CUT LEADER
	TSUGA MERTENSIA / WESTERN HEMLOCK	2" CAL. B & B	AS SHOWN	15	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, UN-CUT LEADER
	PRUNUS EMARGINATA / BITTER CHERRY	2" CAL. B & B	AS SHOWN	11	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, UN-CUT LEADER
	ABIES GRANDIS / GRAND FIR	2" CAL. B & B	AS SHOWN	10	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, UN-CUT LEADER

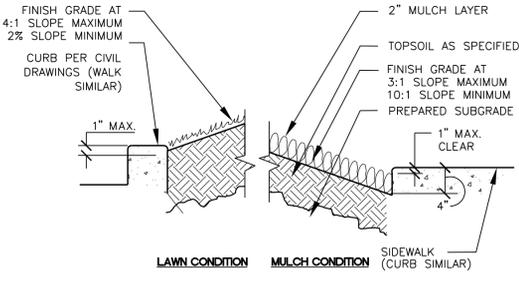
PER 14.76.124, MINIMUM 2 TREES PER LOT FOR PROJECTS IN HIGH RESIDENTIAL ZONE
 CALIPER IS MEASURED DIAMETER AT BREAST HEIGHT

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	CONDITION	SPACING	QUANTITY	REMARKS
	TREES: ACER CIRCINATUM / VINE MAPLE	8'-10' HT. B & B	AS SHOWN	26	FULL AND BUSHY, MIN. 3 STEMS
	THUJA PLICATA / WESTERN RED CEDAR	6'-7' HT. B & B	AS SHOWN	43	FULL AND BUSHY, SINGLE STEM
	SHRUBS: MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GALLON	AS SHOWN	77	FULL AND BUSHY
	GROUND COVER: LAWN, SEED OR SOD				
	GAULTHERIA SHALLON / SALAL SEE ADDITIONAL AREAS SHOWN ON THIS SET THAT ARE TO BE PLANTED WITH SALAL	1 GALLON	24" O.C.	AS REQ'D	FULL AND BUSHY



TIMBER EDGING DETAIL
 NOT TO SCALE



PLANTER SECTION DETAIL
 NOT TO SCALE

Photographs of Proposed Plant Material per Design Review Submittal Checklist

Figure 1 - Abies Grandis



Figure 2 - Acer circinatum



Photographs of Proposed Plant Material per Design Review Submittal Checklist

Figure 3 - *Acer truncatum* 'Warrenred' (Autumn)



Figure 4 - *Fraxinus* 'Autumn Applause' (Autumn)



Photographs of Proposed Plant Material per Design Review Submittal Checklist

Figure 5 - Gaultheria shallon



Figure 6 - Mahonia aquifolium



Figure 7 - Prunus emarginata



Photographs of Proposed Plant Material per Design Review Submittal Checklist

Figure 8 - Thuja plicata



Figure 9 - Thuja plicata 'Excelsa'



Photographs of Proposed Plant Material per Design Review Submittal Checklist

Figure 10 - *Tsuga mertensiana*

