

**CITY OF ISSAQUAH
PLANNING DEPARTMENT
DEVELOPMENT COMMISSION**

COMMUNITY CONFERENCE

STAFF REPORT

April 20, 2011

FILE NO.: Community Conference: PLN10-00064

PROJECT: **Hung Do Retail Development**

OWNERS: Mr. Hung Do & Mr. Derek Doke
238 – 246th Way SE
Issaquah, WA 98074

APPLICANT: TSE Architects
12930 NE 178th Street
Woodinville, WA 98072
Contact: Mr. David Wu

STAFF CONTACT: Mark R. Pywell, Senior Planner
Planning Department, (425) 837-3098

REQUEST: Proposal to demolish two existing homes and construct a small retail mall consisting of a 4,725 square foot building and a 10,790 square foot building and associated features including parking and landscaping.

LOCATION: The project is located on the SW corner of 221st Place and NW Sammamish Road (SE 56th Street).

EXISTING LAND USE:

Subject Property: There are currently two vacant homes on the site that will be removed as part of the development.

North: Office Buildings, Open Space & State Park

South: Office Buildings, Retail & Light Industrial Development

East: Service Station, Car Wash, Retail Buildings

West: Issaquah Creek, Retail and Office Buildings

EXISTING CONDITIONS: The subject site consists of 6 lots for a total of 146,361 square feet (3.36 acres). The site has a buildable upland area, a low lying area with a wetland, and is adjacent to the Issaquah Creek and the North Fork of Issaquah Creek. There are two existing vacant single family homes.

EXISTING ZONING: The subject property is currently zoned "PO", Professional Office.

COMPREHENSIVE PLAN: The site is designated Retail by the Issaquah Comprehensive Plan, Land Use Designation Map effective on December 21, 2009. The PO zone is compatible with this land use designation.

SUBAREA: North Issaquah

HISTORY:

- | | |
|-------------------|--|
| February 28, 2000 | Area annexed into the City of Issaquah |
| April 7, 2010 | The City's Project Review Team held a Pre-Application Conference to discuss the proposal for this development, File No. PLN10-00018. |
| December 2, 2010 | The Applicant submitted the Community Conference application, File No. PLN10-00064. |

BACKGROUND:

The project site is located at the southwest corner of 221st Place SE and NW Sammamish Road (SE 56th Street). This site was annexed into the City as part of larger the North Issaquah Annexation in February 2000. At that time the property was zoned PO (Professional Office) because it was the most comparable zone to the King County designation of commercial office.

Shoreline Master Program

Although the site was annexed into the City of Issaquah in 2000, the City's Shoreline Master Program (SMP) has not been amended to include the site. At this time Issaquah continues to administer the existing King County Shoreline Master Program. Therefore, any development on this site has to be reviewed under the existing King County Master Shoreline Program which prohibits commercial development within the shoreline jurisdiction on this site.

The City is now in the process of completing a new, updated Shoreline Master Program, and it is anticipated that around June of this year it will be acted on by the City Council and the City action will be forwarded to the State Department of Ecology (DOE) for final decision expected by the end of this year. DOE conducts its own review process after local adoption of the SMP. The applicant is aware of this time schedule and has been slowly bringing the project through the review process as noted above in order to be able to submit building plans as soon after final approval of the Shoreline Program as possible.

Central Issaquah Plan

The City is also working on the Central Issaquah Plan (CIP) which includes this site. The purpose of this planning process is to guide the redevelopment of the 900+ acres contained in this area as it evolves into a vibrant, pedestrian oriented town center. In August 2009, the Mayor appointed a Task Force to develop a draft plan, and related design and development standards for Central Issaquah. In November 2010, the Task Force presented its final recommendations to Mayor Frisinger. The Planning Policy Commission (PPC) is currently reviewing the Task Force Recommendations. The City is developing a Central Plan, development regulations, and design standards based on the Task Force recommendations which will be reviewed by the public, the Planning Policy Commission, and then forwarded to the City Council for action anticipated in 2012.

This staff report includes some ideas for the project that are based upon the draft concepts that have been developed to date through the CIP. Although the plan remains in the draft stage, it is helpful to discuss the information available at this stage of the Central Plan draft.

COMMUNITY CONFERENCE - PURPOSE:

Section 18.04.140(A) of the Issaquah Land Use Code states the following under Community Conference Purpose:

"The Community Conference is an informal community meeting, hosted by the Development Commission. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage."

Section 18.04.140 (B) states the following under Community Conference Expectations:

"The applicant can expect the following results from the conference:

- 1) The more information an applicant can provide for a community conference, the more complete staff's review and input will be for the proposal.*
- 2) Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project.*
- 3) Inconsistency with the Comprehensive Plans, Guiding Principles or City Vision will be discussed.*
- 4) Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations.*
- 5) Recommended revisions or modifications to the proposal will be discussed; and*
- 6) The applicant should be aware that additional modifications will most likely be required before the project review is final and a decision has been made."*

PROJECT DESCRIPTION AND ANALYSIS:

A. Use:

1. Findings of Fact:

The applicants will be seeking a Site Development Permit (SDP) to construct two retail buildings totaling 15,515 square feet. The project site totals 3.3 acres of which .09 acres is owned by Mr. Derek Doke and 2.4 acres is owned by Mr. Hung Do. The project site consists of several lots and both of the applicants will need to consolidate their own properties into single lots so that lot boundaries will not be cutting through the buildings. The project as envisioned by the applicants will share parking and will interact with each other as if it were a single development. Both applicants have retained the same architect to design the project to ensure that it looks and works as a single project.

The zoning of the site is "PO," Professional Office, which allows the proposed retail and office land uses as permitted uses according to the Issaquah Land Use Code, Section 18.06.130, Table of Permitted Land Uses. The Table of Permitted Land Uses establishes the level of review required for new development and redevelopment of an area. A Site Development Permit approval by the Development Commission will be required.

As discussed above, the King County Shoreline Master Program continues to apply and designates the large portion of the site governed by the program as "Conservancy." The "Conservancy" designation does not allow commercial uses, conflicting with the Professional Office (PO) zoning. However, the draft SMP update designates the site as

"Urban Conservancy." Commercial development is proposed to be allowed in "Urban Conservancy," thereby eliminating the conflict with the underlying PO zoning.

Earlier a pre-application meeting was held with City staff where a number of issues were raised. These issues included site layout, building elevations, landscaping, and circulation, orientation to the creek, wetland and stream buffer requirements. These issues are addressed below under the appropriate titles. This scheduled meeting before the Development Commission is for the "Community Conference" portion of the process. This is the second step in the review process for this request. A Site Development Permit (SDP) for the project will follow.

2. Conclusions:

The proposed retail and office uses are permitted in this zone by the Land Use Code and is allowed subject to the approval of a Level 3 Review. If the Shoreline Master Program is adopted as currently drafted, then the commercial uses will also become permitted by the SMP. Approval of a Site Development Permit (SDP) by the Development Commission is required for this project. A concurrent Shoreline Substantial Development Permit will review consistency with the SMP. A public hearing for the Site Development Permit will be scheduled some time after the Community Conference meeting is completed and after the new Shoreline Master Program is adopted by the City Council and approved by the State. The applications for the Site Development Permit, Shoreline Substantial Development Permit, and the Environmental Checklist have not yet been received. The applicant has been advised of the anticipated time schedule for the approval of the Shoreline Master Program.

B. Development Standards:

1. Findings of Fact:

The following are the development standards for developments in the "PO" zone.

<u>ITEM</u>	<u>PROPOSED</u>	<u>CITY CRITERIA</u>
Maximum impervious surface:	62 %	65 %
Minimum pervious surface:	38 %	35 %
Maximum Base Building Height:	25 feet	35-65 feet*

<u>SETBACKS</u>	<u>PROPOSED</u>	<u>CITY CRITERIA</u>
Front Yard (221 st Place)	10 feet**	30 feet
Rear Yard	135 feet***	25 feet
Side Yard (South)	20 feet	20 feet
Side Yard (North)	20 feet	20 feet

* 35 feet is the height limit within the shoreline jurisdiction. 40 feet is the base building height in the PO zone outside the shoreline jurisdiction area. The 40 foot base height may increase up to 65 feet following approval through an adjustment of height standards process.

** Front setback could be reduced down to 0 feet if Central Issaquah Plan recommendations are followed. Any reductions would require approval of an Administrative Adjustment of Setback Standards.

*** Rear setback is measured to the rear property line. Additional setbacks and buffers are required from the western wetland and streams and are shown on the site plan.

2. Conclusions:

As proposed, the project is in compliance with the Development Standards of the "PO" zone and the shoreline program with regard to impervious surface coverage and building height, but is not in compliance with regard to setbacks. An approval of an Administrative Adjustment of Setback Standards would be required concurrent with the Site Development Permit process to reduce the front yard setback below 30 feet.

C. **Issues:**

The Development Commission may wish to consider some general development issues that have been identified, including:

1. SITE DESIGN:

- a) **Building Location:** This is a long, narrow site that presents the challenge of addressing multiple, and possibly competing, priorities in terms of building location and site layout. Among the priorities are policies that guide development to create an inviting street presence along 221st Place and NW Sammamish Road, while shoreline policies encourage development to orient towards the creek environment at the rear. Meanwhile the applicant greatly desires a functioning drive-through facility associated with the Starbucks space. With these priorities in mind, here are some building and site location ideas to consider:

The plans as proposed show both buildings with a 10-foot wide front yard setback from 221st Place. The PO zone requires a 30-foot front yard setback reflecting a more suburban development style. Through the Pre-application meeting, the applicant was supported in efforts to reduce the setback to 10 feet as shown. Since the pre-application meeting a year ago, the Task Force recommendation for the Central Issaquah Plan has been released. The Task Force recommendation proposes locating the buildings closer to the street to establish a more urban streetscape with a zero to ten foot front yard setback. The applicants should consider moving Building #1 up closer to the 221st property line.

Building #1

Regarding Building #1, it would be appropriate to bring the corner building up to the sidewalk to provide a better pedestrian connection from the public sidewalk to the uses inside the building. This would still leave space for some small tables along the northern end of the building in the landscape area adjacent to 56th Street and along the sidewalk for the unit where Starbucks could move into the building.

To work towards the dual goals of creating a NW Sammamish street presence and a building presence closer to the creek, it would also be preferred for the building to continue along these areas such as in an "L" shape and follow the 56th frontage back toward the creek. It is anticipated that this would challenge the functionality of the drive-through facility. Presently the applicant proposes to address the orientation to the creek environment by locating sidewalks and gravel pathways with lookout areas

and seating at the creek buffer edge. This is a good effort. Locating indoor and outdoor seating with a building closer to the creek buffer could be an even more effective solution. Again, the input at the Community Conference can help guide us as to sort through these design layout priorities.

Building #2

Building #2 to the south could be left where it is proposed, 10 feet back from the sidewalk property line. Within this 10 foot setback, an integrated landscape and plaza design could include outdoor seating for the restaurant and bakery along the 221st sidewalk. Alternatively, Building #2 could also be brought forward towards the 221st sidewalk similar to Building #1. In addition to bringing Building #2 to the sidewalk, the restaurant portion of Building #2 (north end of the building) could be reoriented so that the longer façade is facing the sidewalk, thereby decreasing the amount of parking seen from the street and possibly adding a plaza/eating area behind the restaurant.

The applicant has shown a driveway at the south end of the site that is 14 feet in width. The Fire Department notes that driveways need to be a minimum of 20 feet in width. Interestingly, perhaps this wider lane could potentially accommodate a drive-up window as well as a pass-by lane for exiting vehicles. However this is designed, this Fire Department requirement will need to be addressed in the SDP application. The plans will also need to show all fire hydrants within 600 feet of the proposed structure.

The site will be designed with the two buildings on two lots. Each applicant owns multiple lots and the proposed buildings cross those lot lines. Buildings cannot be built across the lot lines. Therefore, each applicant will need to submit a Lot Line Adjustment application to combine the lots they own into a single parcel. After the Lot Line Adjustments are recorded, the development will be located on the two lots and joint access agreements will need to be recorded.

- b) **Parking Lot/Circulation:** Site improvements will include re-grading and paving of all vehicle-maneuvering areas. The project will also provide a new pedestrian access route connecting the sidewalk along NW Sammamish Road at two points to the interior circulation system. A gravel path is proposed to follow the wetland and creek buffer with two outlook viewing areas facing the creek environment.

For the most part, it appears that the parking and internal circulation system is outside of the critical areas and the buffers. Parking stalls and aisle widths appear for the most part to be logically located. There is some concern about circulation ability within the two parking rows immediately north and south of the middle driveway given the one way in and out of these areas.

The plans show the handicapped parking for Building #1 to be located adjacent to the west side of the building. This is a good location but an easy route of travel from these stalls into the proposed Starbucks does not seem to be provided. It appears that wheelchairs would need to access the door after traveling up the drive through going against the flow of traffic. A safe and easy route of access will need to be provided. If this building were to be moved forward to the edge of the property along 221st Place, then space for a sidewalk could be provided and only require a small adjustment to the drive through. The Building Department also noted that the handicapped parking is all located at one end of Building #2. This also would require the people using wheelchairs to go off

site to access the entrance doors facing the street. Building Department recommends that this parking be moved to the parking area nearest the doors of the building facing the parking lot.

- c) **Traffic Study and Traffic Concurrency:** With submittal of the Site Development Permit, a traffic impact analysis (TIA) will be required since the project will produce 30 or more AM or PM peak hour traffic trips. Also prior to or with submittal of the Site Development Permit, a Transportation Concurrency application will need to be submitted. Because more than 30 new PM peak hour trips will be generated by the project, a computer traffic model will need to be run to determine the project's consistency with the city's overall traffic system. This traffic analysis process may result in changes such as to the driveway locations and further street improvements.
- d) **Street Improvements:** It is anticipated that street improvements along the 221st street frontage will include installation of a curb, gutter, 5 foot minimum planter strip, 5 foot minimum sidewalk, and associated storm drainage. Parallel parking will be provided to the extent possible, likely beginning south of the middle driveway. The traffic analysis may result in additional improvements such as additional turn lanes accessing the site. The submitted plan currently shows the sidewalk adjacent to the street with landscaping between the sidewalk and the building. This street cross section is not consistent with the existing Street Standards or the Task Force recommendations for the Central Issaquah Plan. The Street Standards and the Task Force recommend reversing the order of the sidewalk and the landscape strip (preferred 8 feet) to provide a buffer between the road traffic and the pedestrians. The sidewalk would then be brought up to the building front to provide a pedestrian connection to the storefronts. The design and widths of the combined planter strip and sidewalk will be important to connect with the private improvements including the building entrances, outdoor seating, hardscape, and landscaping on the private property.
- e) **Driveways:** Two driveways are proposed to access the development. The main driveway is located off of 221st Place in about the middle of the site. It provides the sole entrance to the site and is an exit from the site. The driveway is currently shown with two 12 foot drive lanes. To decrease impervious surface, in accordance with the Central Issaquah Plan, it may be possible to decrease these drive lane widths to 10 feet each. A secondary exit-only driveway is provided at the southeast corner of the property. The main internal circulation route provides vehicular access and allows for emergency vehicles and the larger trucks to access the proposed buildings. Again, the south driveway needs to be a minimum of 20-feet wide as it passes the building for Fire Department access requirements. Depending on the traffic study analysis, the middle driveway might have to shift further south away from the NW Sammamish Road intersection.
- f) **Required Stalls:** Section 18.09.050 of the IMC contains the parking standards for this project and the Table of Off Street Parking Standards requires that a "Shopping Center" must provide 1 parking space for every 200 square feet of gross floor area. Based on that number, the 15,515 square-foot building would require 78 parking stalls. The applicants are proposing 95 parking stalls. This includes the five handicap stalls, 54 compact stalls, and 36 standard stalls. If parking stalls exceed the required parking counts, then perhaps the stall count should be reduced to free up room for more circulation and landscaping.

- g) **Parking Stall Dimensions:** The applicant is proposing to use both standard parking stalls and compact parking stalls. The standard stalls are 9' x 20' and the compact stalls are 9' x 15' as required by IMC 18.09.090. There can be an 18-inch overhang as long as it is not blocking the required width of the walkway.
- h) **Dumpster/Recycling Enclosure:** The garbage, recycling, food and yard waste dumpster location and enclosure is proposed at the west side of the property opposite the main driveway. Details of the enclosure are provided on Sheet 2 and Sheet 3.1 of the submitted plans. The applicant is proposing to use chain link fencing with site obscuring brown vinyl slats for the enclosure walls and for the gates. The detailed design is appreciated at this stage. The enclosure design should be modified to a solid material to better coordinate with the building materials, and with selection of a different more solid and durable enclosure material. The vinyl slats all too often deteriorate over time and due to its location, the enclosure will be highly visible.
- i) **Bike Racks:** Section 18.09.030(I) states that a bicycle rack is required for every twelve vehicle parking spaces or eight total bike spaces. Two bicycle rack areas must be included in the Site Development Permit application. Space for a minimum of four bikes should be included in each bike rack. The applicant shows one rack north of the Starbucks space and another rack west of the Hair Salon space. If the racks are not fully visible from inside the stores, then they should be relocated so the bikes can be seen by their owners from inside the stores.
- j) **Lighting:** The submitted plans do show the locations of exterior light fixtures. The details and specifications of those fixtures will need to be submitted with the Site Development Permit. The applicants will also need to submit a detailed lighting analysis, in accordance with IMC 18.07.107. It should be noted that the lighting code does not allow spillover lighting into the environmentally critical areas just west of the parking areas.
- k) **Grading/Storm Drainage:** Storm drainage will need to comply with the most recently adopted stormwater regulations, currently the 2009 City of Issaquah Addendum to the 2009 King County Surface Design Manual. This project is generating greater than an acre of disturbed area, so full drainage review will be required. A preliminary drainage plan and Technical Information Report will be required as part of the Site Development Permit submittal with approval required by the Public Works Department.

2. LANDSCAPING:

- a) **Landscape Plan:** A detailed landscape plan, designed by a landscape architect, has been submitted as Page 5.1, 5.2, and 5.3 of the plans. As discussed earlier in the Street Improvements section, the design of the landscape and hardscape along the 221st Place frontage will have an important bearing on the overall appearance of the project as seen from the public streets. There is the opportunity to create an inviting, pedestrian-oriented urban street frontage especially along 221st. Sample street frontage photos are included in the packet to help generate ideas.

Planter islands, located throughout the parking lot, appear to be meeting the intent of breaking up the pavement area with landscape and shaded areas. The landscape appearance of the main entrance drive from 221st is an area to focus on. The nearby stalls facing 221st do not show any landscape screening located on the private

property so this will likely need additional landscaping. Later in the permit process, the applicant will need to submit an irrigation plan and water budgeting calculations as required by IMC Section 18.12.145. An automatic irrigation system will need to be installed in all planter beds.

- b) **Plant Materials:** In general, the plant materials selected are appropriate. Street trees along NW Sammamish Road shall be Sycamore maple trees (*Acer psuedoplatanus*) and are to be planted at least 6 feet back from the sidewalk. London Plane trees in the rest of the landscape plan can be retained or changed out for the *Acer psuedoplatanus*. To minimize root disturbance to surroundings, any London Plane tree within 10 feet of pavement shall have a Deep Root brand barrier (or approved equivalent) installed along the paving.
- c) **Tree preservation and critical area enhancement:** Preservation of the existing trees around the site will be especially important, and adequate protection, including chain link fencing around the critical root zone (approximate dripline) of the trees throughout construction, will need to be shown on the grading and demolition plans per IMC Section 18.12.1370 through 1390. Depending on the upcoming detailed environmental review, it is possible that additional native plantings may be required to enhance the wetland and stream buffers.

3. BUILDING DESIGN / AESTHETICS:

- a) **General Design:** Sheets 3.1 and 3.2 show the proposed building elevations. The following suggestions are offered relating to issues brought up during the review of the application that can be incorporated into the design. The building elevations show fairly well modulated and proportional massing that appears to reflect a traditional storefront appearance. However, it will be important to understand the specific design elements including the materials, colors, texture, and modulation details to establish whether this is an acceptable design or an outstanding design. For example, to establish a more traditional storefront appearance, the windows should stop at approximately 18" – 24" above grade instead of extending fully to the ground. This would establish the traditional design theme of a building base, middle and cap. This theme is shown on the adjacent cement board siding surrounding the windows. More materials should be considered to differentiate from the cement board (EIFS) covering most of the building now. For example, can the base and top be clad in a different material or texture, such as brick for example?

The drawings show angled awnings on the buildings that will offer some protection for pedestrians and design interest. It appears that some awnings extend a couple feet from the building at an angle perhaps for design accent more than pedestrian cover. Where there will be pedestrian activity, full awnings or canopies should be installed. Is it possible to add windows above the awnings while maintaining proportionality in the design and keeping sufficient wall signage space?

A place to especially emphasize the building design and presence to the street will be at those portions especially visible to the corner of 221st Place and NW Sammamish Road. Can these elevations be enhanced with additional building height, more substantial awnings and canopies, trellis and arbor structures to emphasize the building at the corner and connect it to the surrounding public sidewalks and outdoor seating? To really establish a presence on these streets, the applicant could consider expanding the project to a second or even third floor of tenant space. This appears

beyond the scope of the project but this early Community Conference stage is the time to bring up such issues. Such a design would support development visions generated to date from the Central Plan discussion. Staff would be available to work with the applicant through subsequent issues such as additional parking requirements from this added space.

Any discussion of building design should keep in mind the earlier discussion about the suggestions to move buildings toward 221st, and to extend buildings along NW Sammamish Road toward the creek. The drive-through facility should also be included in any of these building design elements to best screen and integrate it into the development.

- b) **Mechanical Screening:** Rooftop mechanical equipment is not shown on the rooftop of the elevations; however, it is appreciated that a note is on the plans acknowledging the need to screen roof top equipment. As equipment is installed, the equipment will need to be screened with a material and color that is compatible with the building if it extends beyond the parapet wall of the roof.
- c) **Signage:** Sheet 3.2 shows the elevation of the monument sign proposed at the corner of NW Sammamish Road and 221st Place. IMC Section 18.11.220.B "Multibusiness Development" states "A monument sign shall not exceed 10 feet in height and 100 square feet total for all faces with a maximum of 50 square feet for any one face. For retail development with four or more tenants, at least twenty-five percent of each face shall identify the development. The panels must be a minimum of 14" high with letters of at least 8" high. It appears that the proposed sign can meet the Sign Code requirements but the applicant will need to clearly show this on the sign permit application. Some combinations of wall, awning, canopy, or pedestrian signs are also anticipated with each tenant space, so the building elevations should be designed to anticipate such signage that is integrated with the architecture.

4. **ENVIRONMENTAL ISSUES:**

Environmental review will be required as part of the Site Development Permit and Shoreline Permit process. An environmental checklist to begin review for compliance with SEPA (State Environmental Policy Act) will need to be submitted with the permit applications.

Critical Areas – The North Fork of Issaquah Creek is along the west boundary or inside the west part of the subject site. The North Fork is a Class 2 stream with salmonids and requires a 100-foot buffer plus a 15-foot building setback from the buffer. The stream buffer is measured from the ordinary high water mark (OHWM). The OHWM and stream buffer have been flagged/surveyed and the City's wetland/stream peer review concurred with the applicant's consultant OHWM determination. The proposed development is completely outside the 100-foot stream buffer and 15-foot building setback.

Issaquah Creek (mainstem) is further off site to the west. Issaquah Creek is a Class 1 shoreline stream and also requires a 100-foot buffer plus a 15-foot building setback from the buffer. The North Fork buffer extends further landward onto the property than the Issaquah Creek buffer. Issaquah Creek is a "shoreline of the state" and the proposal is within shoreline jurisdiction and requires a shoreline permit. Further information is provided below.

Wetlands – Wetland ‘A’ has been identified on the site and the wetland boundary delineation has been reviewed and approved by the City’s wetland/stream peer review consultant.

The proposed plan shows wetland buffer averaging. Code criteria for wetland buffer averaging are in IMC 18.10.650.3. The code allows the buffer to be reduced by a maximum of 25% from the standard buffer width. The plan shows an encroachment with enhancement into the 75-foot buffer which is a 25% reduction and meets the code requirement. The wetland buffer averaging should minimize loss of existing trees. Please show the existing trees (over 6-inch diameter) which would be removed in the buffer encroachment area and the trees saved.

Shoreline Master Program

Shoreline jurisdiction should be shown on the plans. It’s commonly measured as 200 feet landward of the OHWM. However, shoreline jurisdiction also extends to include the 100-year floodplain area within 200 feet of the floodway.

Shoreline Master Program Update – As discussed at the pre-application meeting, the subject site was annexed into Issaquah in 2000 but the City’s Shoreline Master Program (SMP) has not been amended to include the site. Issaquah administers the King County SMP, which designates the site as "Conservancy" and doesn’t allow for commercial uses, conflicting with the underlying Professional Office (PO) zoning. Presently, commercial development on the site is not permitted within 200 feet of the shoreline jurisdiction of Issaquah Creek.

As stated above, Issaquah is in the process of updating the SMP and the draft SMP designates the site as "Urban Conservancy." Commercial development is allowed, eliminating the conflict with the underlying PO zoning. The SMP is going to the City Council in this year. The State Department of Ecology (DOE) conducts its own review process after local adoption of the SMP.

Consistency with Draft SMP -

The critical area buffer requirements described above will apply in the updated SMP.

The draft SMP encourages commercial uses which are water-oriented. This includes uses which are water-dependent, water-related, or for water enjoyment, and these terms are defined in the State Shoreline Guidelines. Water-dependent and water-related uses means the use is either intrinsically dependent on the shoreline for its operation or the economic viability is dependent on a waterfront location. Water-enjoyment uses mean a recreational use or other use that facilitates public access as “a primary characteristic of the use.” The proposed uses and the buildings’ street frontage locations do not qualify as water-oriented. However, the project could move towards this goal, if the site plan was revised to locate a building toward the west side of the site with some orientation toward the creek. If a building was moved to the west side of the developable portion of the site, patrons of the Starbucks, for example, would get a view of the vegetation in the buffer but not a view of the actual stream due to the distance from the stream and the existing vegetation between the building and the stream. A building oriented to the creek could also tie into the proposed trail and lookout area, meeting the objective of a water-enjoyment use.

Non-water oriented commercial uses can be approved if meeting the following requirements: "The use includes public access and ecological restoration including removing shoreline armoring and enhancing shoreline vegetation. The City shall determine the appropriate type and extent of public access and ecological restoration required based on the type of development and the existing site conditions."

The draft SMP also allows water-enjoyment features (outdoor walkways, patios, view platforms, trails, public spaces) to locate in shoreline buffers, provided the feature is in the outer 50% of the shoreline buffer and limited to 10% of the total buffer area. The small lookouts proposed on the site plan may qualify; however, both lookouts appear to encroach more than 50% into the stream and wetland buffers. The location is good in terms of providing for public access connected to the sidewalk on NW Sammamish Road. Further review of this feature will be required as part of the Site Development Permit and Shoreline Substantial Development Permit.

D. Impact Fees: Impact and Mitigation Fees that will be required for the project include Transportation, General Government, Police and Fire Services.

E. Public Notification:
As part of the Community Conference process, public notice is required to be provided to all property owners within 300 feet of the exterior boundaries of the proposal site at least 10 days prior to the meeting. Notice to adjacent property owners within 300 feet of the site was mailed out on April 5, 2011.

F. Exhibit List:

1. File and Application, PLN10-00064, received December 2, 2010.
2. Vicinity Map.
3. Project Narrative, received December 2, 2010.
5. Cover Sheet, sheet 1, received April 12, 2011
6. Site Plan, sheet 2, received April 12, 2011
7. Building #1 Exterior Elevations, sheet 3.1, received April 12, 2011
8. Building #2 Exterior Elevations, sheet 3.2, received April 12, 2011
9. Preliminary Landscape Plan, sheet 5.1, received April 12, 2011
10. Preliminary Plant Schedule & Notes, sheet 5.2, received April 12, 2011
11. Preliminary Landscape Details, sheet 5.3, received April 12, 2011
12. Photograph "Project site looking east"
13. Photograph "North Fork Issaquah Creek"
14. Photograph "On site looking towards creek"
15. Sample Images for 221st Street Commercial Development, 3 pages

MP/nb

VICINITY MAP

Hung Do Retail Development PLN10-00064

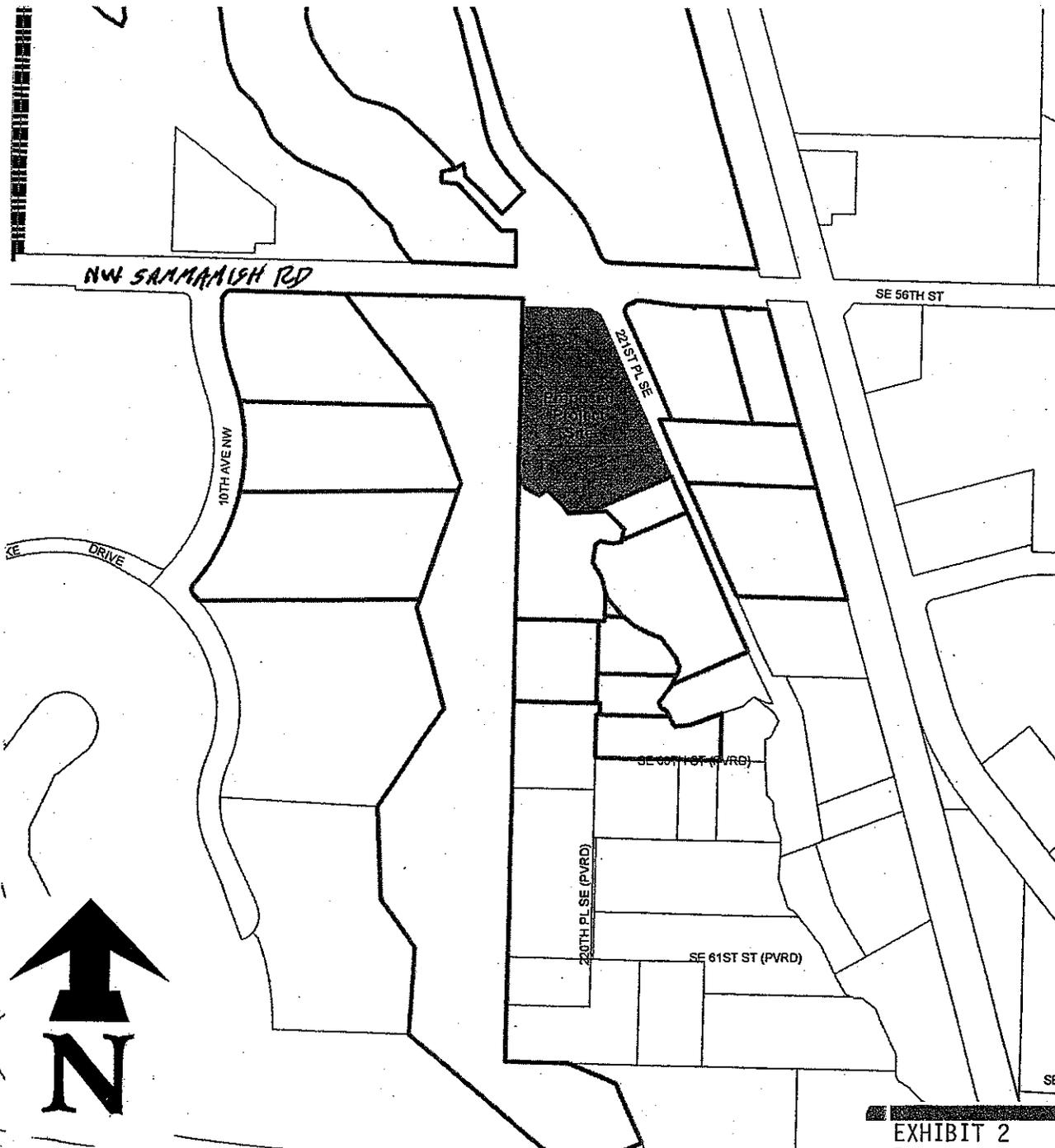


EXHIBIT 2
— PLN10-00064



Architecture ▲ Engineering ▲ Planning

RECEIVED

DEC - 2 2010

COMMUNITY CONFERENCE
WRITTEN NARRATIVE

CITY OF ISSAQUAH

PLAZA 221
&
56TH / 221ST DEVELOPMENT LLC

(Page 1 of 3)

Project Description

Mr. Derek Doke and Mr. Hung Do plan to demolish two existing single-family homes and their accessory structures on adjacent lots located in Issaquah, WA. The gross site square footage per owner is 41,817 s.f. for Derek Doke (Building #1) and 104,544 s.f. for Hung Do (Building #2). Derek Doke is proposing a newly-constructed 1-story commercial plaza consisting of a 4,725 s.f. building on the north lot with 3 tenants of the following: Tenant #1 Office 1,065 s.f., Tenant #2 Chiropractor 1,800 s.f., and Tenant #3 Starbucks 1,750 s.f. Hung Do is proposing a newly-constructed 1-story commercial plaza consisting of a 10,790 s.f. building on the south lot with 5 tenants of the following: Tenant #1 Bakery 2,600 s.f., Tenant #2 Dry Cleaners 1,530 s.f., Tenant #3 Hair Salon 1,640 s.f., Tenant #4 Nail Salon 2,200 s.f., and Tenant #5 Restaurant 2,710 s.f. Both buildings will be consistent in their design to be beneficial to the overall appearance of the development as a whole. See the attached site plan (sheet 2) for locations of the existing building footprints (to be demolished) as well as the proposed building footprints. The location of both buildings will be setback 10'-0" minimum from the 221ST Place SE lot line to allow for adequate parking area on the interior of both sites. The parking areas have been maximized to the full extent possible based on square footages of each proposed building and minimum city requirements. There are a total of 95 parking stalls consisting of: 36 standard stalls, 54 compact stalls, 3 ADA stalls, and 2 ADA van stalls. Each parking area will share a common entrance and will have 2-way aisles with 90 degree stalls for efficient use of space. The common entrance provides direct access to the enclosed garbage areas as well. Total impervious surface of buildings, parking, and walkways is 55,616 s.f. The zoning classification of the project is Professional Office (PO). The new buildings' design will be contemporary in character and the proposed layout will provide a good mix of spaces for various retail/office and restaurant establishments.

12930 NE 178th Street ▲ Woodinville, WA 98072-5708
(425) 481-6601 ▲ FAX (425) 481-6371

EXHIBIT 3
PLN10-00064



Architecture ▲ Engineering ▲ Planning

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WRITTEN NARRATIVE

PLAZA 221
&
56TH / 221ST DEVELOPMENT LLC

(Page 2 of 3)

Building #1 & #2 Descriptions

West Facade/Front Elevation: As noted above, the new building designs are contemporary in character with interior layouts to allow for a variety of space sizes and easy access from both the parking area and the adjacent streets. Main entrances to each tenant space will be provided on this west side of the buildings. See attached elevations (sheets 3.1 and 3.2) and the material board samples for a visual color rendering of the building elevations. The western facades are proposed to have all entrance doors sheltered by aluminum awnings for weather protection and wall sconces at each column feature for ambient lighting. Windows are typically centered about the main entrances and are also covered by the said aluminum awnings. The awnings are charcoal grey in color. The windows and doors are typically centered on panels (Cocoa Butter #0123 Benjamin Moore Classic) between column features (Santo Domingo Cream #274 Benjamin Moore Classic). The window and door mullions are to appear as bare aluminum. EIFS trim tops the entire roof lines all around the buildings. Future signage for each tenant will be centered between the aluminum awnings and the EIFS trim along the roof lines above.

Northern Facade/Side Elevation: The northern elevations are also depicted on sheets 3.1 and 3.2. These facades are shorter walls that are visible from SE 56th Street (Building #1) or the main driveway (Building #2). This side of the buildings is proposed to have ample daylighting through the use of large panels of windows. There are to be aluminum awnings at these window locations on Building #2. The overall appearance remains consistent with the use of panels between column features. The column features have wall sconces for ambient lighting. Please note that Building #2 has access doors for the fire sprinkler riser room and the electrical/telephone room on this side. Building #2 is fronted by a sidewalk and parking, but Building #1 is fronted by a drive-thru and landscaping allowing for the potential enhancement of the building's appearance through the use of landscaping along the SE 56th Street facing side.



Architecture ▲ Engineering ▲ Planning

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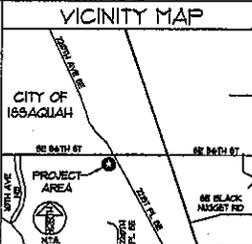
PLAZA 221
&
56TH / 221ST DEVELOPMENT LLC

(Page 3 of 3)

Southern Facade/Side Elevation: The southern facades are depicted on sheets 3.1 and 3.2. These elevations are similar to the north facing ones. These wall exteriors have large areas of windows for daylight centered on panels between column features. There are no awnings on the south facing facades of Building #1. There are to be aluminum awnings on the south facing façade of Building #2. Building #2 has facades to the south (and west) that define an outdoor terrace amenity sheltered from the noise of the street and taking advantage of views of the nearby wetland area. Please note that Building #1 has access doors for the fire sprinkler riser room and the electrical/telephone room on this side. The overall design remains consistent with column features having ambient lighting and panels having EIFS trim along the top of the rooflines.

Eastern Facade/Street Elevation: The eastern street facing facades (also on sheets 3.1 and 3.2) provide a consistent building identity and character to all sides of the proposed buildings. These east facades are composed of tenant entrance doors flanked by windows on both sides. Aluminum awnings are centered above the doors and windows of each panel between column features. Other features such as panel color, column feature color, awning color, ambient lighting, window/door materials, and EIFS trim continue as with all the other sides. Both buildings are fronted by landscaping on this side allowing for the potential enhancement of the building's appearance through the use of shrubbery or other plantings along this street facing façade. Future signage is to be located between the awnings and EIFS trim along the roof line.

Trash Enclosure: The color and design of the trash enclosure screening is shown on sheet 3.1 and the color and material sample sheet of the application materials. The area will be screened with standard galvanized fencing with brown slats inserted in chainlink fencing that coordinates with the earth tones of the buildings.

ITEM	BUILDING 5	BUILDING 9	COMBINED	ITEM	BUILDING 4	BUILDING 2	COMBINED	
(a) TITLE OF PROPOSAL	B4TH - 228T DEVELOPMENT LLC	PLAZA 221		(U) IBC BUILDING TYPE			CONSTRUCTION TYPE V (FULLY-SPRINKLERED)	
(a) PROJECT ADDRESS	5611 228T PLACE SE ISSAQUAH, WA 98027	5625 228T PLACE SE ISSAQUAH, WA 98027		(U) USE OF BUILDING SPACE OR OCCUPANCY CLASSIFICATION PER IBC	TENANT 1 - OFFICE - B (BUSINESS) TENANT 2 - CHIROPODCTOR - B (BUSINESS) TENANT 3 - STARBUCKS - B (BUSINESS LESS THAN 50 OCCUPANTS)	TENANT 1 - BAKERY - B (BUSINESS LESS THAN 50 OCCUPANTS) TENANT 2 - DRY CLEANERS - B (BUSINESS) TENANT 3 - HAIR SALON - B (BUSINESS) TENANT 4 - NAIL SALON - B (BUSINESS) TENANT 5 - RESTAURANT - A-2 (ASSEMBLY)		
(b) LEGAL OWNER'S ADDRESS	MR. DEREK DOKE 238 246TH WAY SE ISSAQUAH, WA 98074 TEL: (425) 807-5653	MR. HANG DO 4625 225TH PLACE SE ISSAQUAH, WA 98075 TEL: (206) 350-6431		(U) OCCUPANT LOAD (GROSS SQUARE FEET)	TENANT 1 - 1065 SF / 100 GROSS = 1 TENANT 2 - 1800 SF / 100 GROSS = 18 TENANT 3 - 1750 SF / 100 GROSS = 18 TOTAL OCCUPANT LOAD = 41 ELECTRICAL/TELEPHONE ROOM = 32 SF. FIRE SPRINKLER RISER ROOM = 32 SF. ARCH DECORATIVE FEATURES = 46 SF. TOTAL GROSS SQUARE FEET = 4,725 SF.	TENANT 1 - 2,600 SF / 100 GROSS = 26 TENANT 2 - 1930 SF / 100 GROSS = 19 TENANT 3 - 1640 SF / 100 GROSS = 16 TENANT 4 - 2200 SF / 100 GROSS = 22 TENANT 5 - 2700 SF / 5 NET = 181 TOTAL OCCUPANT LOAD = 260 ELECTRICAL/TELEPHONE ROOM = 32 SF. FIRE SPRINKLER RISER ROOM = 32 SF. ARCH DECORATIVE FEATURES = 46 SF. TOTAL GROSS SQUARE FEET = 10,190 SF.		
(c) AGENT'S ADDRESS			TSE ARCHITECTURE ENGINEERING PLANNING 1930 NE 17TH STREET WOODVILLE, WA 98071-8100 TEL: (425) 481-6600 FAX: (425) 481-6311 CONTACT: ANDERS RAMAN, AIA (PROJECT ARCHITECT) DAVID H. WU, (PROJECT DESIGNER) david@tse-aep.com	(U) TYPE OF CONSTRUCTION PER IBC			TYPE V (WOOD CONSTRUCTION)	
(d) NAME, ADDRESS, AND PHONE NUMBER OF ALL AGENCIES WORKING ON DEVELOPMENT.			CORE SURVEYING / CIVIL ENGINEERING / PLANNING / LANDSCAPE ARCHITECTURE 1411 NE 29TH PLACE, SUITE 101 BELLEVUE, WA 98007 TEL: (425) 688-1871 FAX: (425) 688-1869 CONTACT: ROBERT H. STEVENS, P.E. (PRINCIPAL / SENIOR PROJECT MANAGER) rh@coredesign.com	(U) GROSS SITE AREA IN SQUARE FEET / ACRES	4187 SQUARE FEET (0.9 ACRES)	10434 SQUARE FEET (2.4 ACRES)	146361 SQUARE FEET (3.3 ACRES)	
(e) SMALL SCALE VICINITY MAP			VICINITY MAP 	(U) TOTAL GROSS FLOOR AREA (MEASURED FROM THE EXTERIOR SURFACES OF EACH EXTERIOR WALL)	4,725 SQUARE FEET	10,190 SQUARE FEET	19,515 SQUARE FEET	
				(U) ADJUSTED GROSS FLOOR AREA	4,265 SQUARE FEET	9,993 SQUARE FEET	14,288 SQUARE FEET	
				(U) TOTAL SQUARE FOOTAGE OF IMPERVIOUS AND PERVIOUS SURFACES CALLED OUT BY TYPE INCLUDING BUILDING FOOTPRINT (PERVIOUS AND IMPERVIOUS = 100%)	BUILDING FOOTPRINT 4,725 SF. PARKING AND WALKWAYS 13,333 SF. TOTAL IMPERVIOUS SURFACE 18,058 SF. TOTAL PERVIOUS SURFACE 29,999 SF. TOTAL GROSS SITE AREA 41,871 SF.	BUILDING FOOTPRINT 10,190 SF. PARKING AND WALKWAYS 26,568 SF. TOTAL IMPERVIOUS SURFACE 37,758 SF. TOTAL PERVIOUS SURFACE 66,186 SF. TOTAL GROSS SITE AREA 104,944 SF.	BUILDING FOOTPRINTS 5,915 SF. PARKING AND WALKWAYS 40,921 SF. TOTAL IMPERVIOUS SURFACE 55,616 SF. TOTAL PERVIOUS SURFACE 90,148 SF. TOTAL GROSS SITE AREA 146,361 SF.	
				(U) NUMBER OF PROPOSED DWELLING UNITS	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	
				(U) TOTAL NUMBER OF PROPOSED COMPACT, STANDARD, / BARRIER-FREE/VAN PARKING STALLS PROVIDED	STANDARD STALLS 11 COMPACT STALLS 19 (59%) BARRIER-FREE STALL 1 BARRIER-FREE VAN STALL 1 TOTAL STALLS (PROVIDED) 31	STANDARD STALLS 25 COMPACT STALLS 36 (56%) BARRIER-FREE STALLS 2 BARRIER-FREE VAN STALL 1 TOTAL STALLS (PROVIDED) 64	STANDARD STALLS 36 COMPACT STALLS 54 (56%) BARRIER-FREE STALLS 3 BARRIER-FREE VAN STALLS 2 TOTAL STALLS (PROVIDED) 95	
				(U) TOTAL PARKING REQUIRED	TENANT 1 OFFICE = 1065 SF/300 = 4 TENANT 2 CHIROPODCTOR = 1800 SF/200 = 9 TENANT 3 STARBUCKS = 1750 SF/200 = 9 TOTAL PARKING STALLS REQUIRED = 31 (60% MAX. COMPACT STALLS)	TENANT 1 BAKERY = 2,600 SF/200 = 13 TENANT 2 DRY CLEANER = 1930 SF/200 = 10 TENANT 3 HAIR SALON = 1640 SF/200 = 8 TENANT 4 NAIL SALON = 2200 SF/200 = 11 TENANT 5 RESTAURANT = 2700 SF/200 = 14 TOTAL PARKING STALLS REQUIRED = 64 (60% MAX. COMPACT STALLS)	TOTAL PARKING STALLS REQUIRED = 95 (60% MAX. COMPACT STALLS)	
(f) LEGAL DESCRIPTION	PARCEL A, THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, 1/4, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 21, THENCE SOUTH 90 DEGREES EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION TO WEST MARGIN OF COUNTY ROAD, THENCE NORTH ALONG SAID WEST MARGIN TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER, THENCE WEST TO POINT OF BEGINNING. EXCEPT COUNTY ROAD.	LOTS 1, 2, AND 3, JAMES BUSH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLAT PAGE 46, RECORDS OF KING COUNTY, WASHINGTON AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, 1/4, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, THENCE SOUTH 159°46' WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 294.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTAINING SOUTH 159°46' WEST 34.18 FEET TO THE NORTHERLY LINE OF SAID LOT 1 OF SAID JAMES BUSH ADDITION, THENCE NORTH 66°27'04" EAST ALONG SAID NORTHERLY LINE 294.00 FEET TO THE SOUTHERLY LINE OF 228T PLACE SE (NORTHELY BUSH LANE), THENCE NORTHERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHERLY LINE OF THE LAND CONVEYED BY AUDITORS FILE NO. 183638, THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING.		(U) MANUFACTURING PROCESS/HAZARDOUS MATERIALS TO BE USED ON SITE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
				(U) MATERIAL SAFETY DATA SHEETS FOR HAZARDOUS MATERIALS TO BE USED OR STORED	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	
				(U) LISTING OF ANY AND ALL PERMITS REQUIRED, INCLUDING OUTSIDE THE CITY OF ISSAQUAH	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	
(i) PROPERTY TAX NUMBERS	224065053 / 224065055	127502005 / 127500010 / 127500075 / 224065052						
(j) ZONING CLASSIFICATION			PROFESSIONAL OFFICE (PO)					

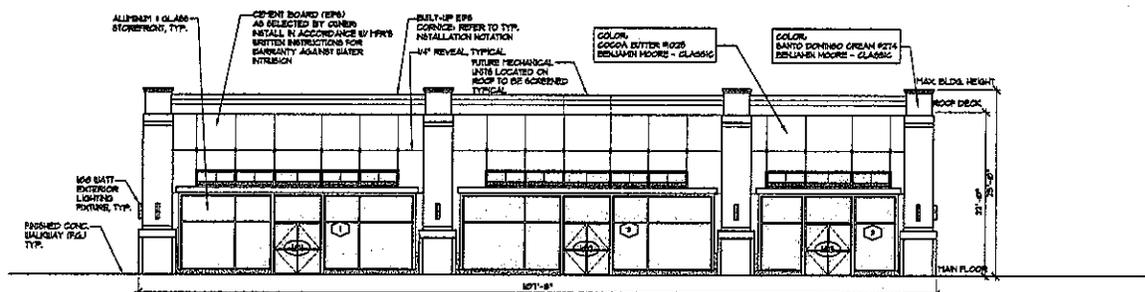
TSE
ARCHITECTURE
ENGINEERING
PLANNING
12830 N.E. 17TH STREET
Woodinville, WA 98072-5709
(425) 481-6600 • FAX: 481-6371

COMMUNITY
CONFERENCE

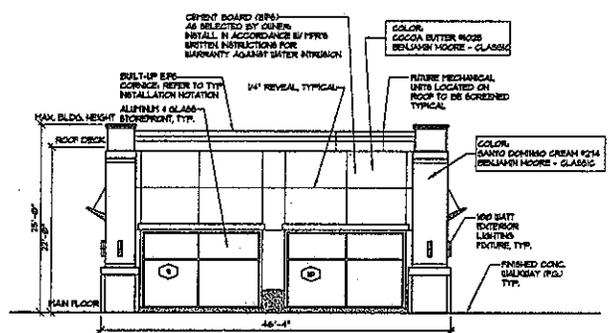
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4
B4TH - 228T
DEVELOPMENT LLC
Sheet Title: COVER SHEET

designer: DHU
drawn: LWB
checked: ARR
date: 11/9/20
scale:
file: 6888-A

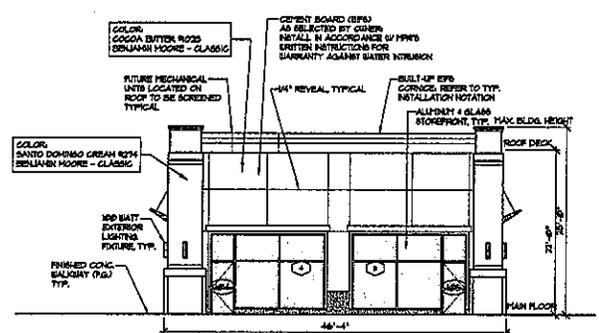
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APR 12 2011
CITY OF ISSAQUAH



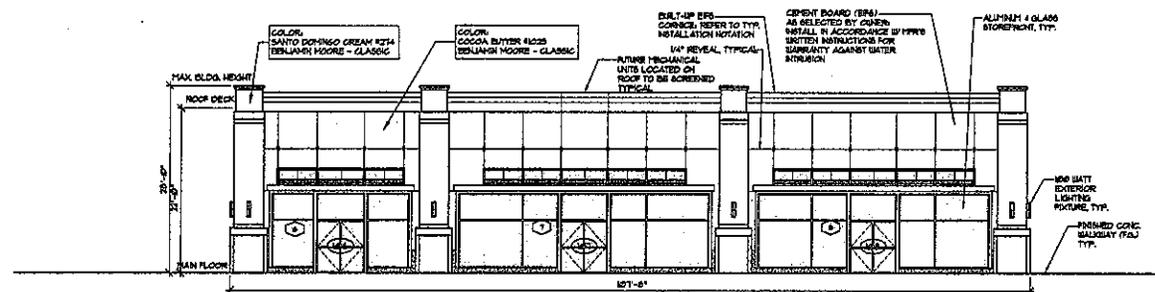
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NORTH ELEVATION
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SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING 2 GARAGE CALCULATION

TENANT 9: 1060 SF. x 1 CL TO 2800 SF. = 642
 TENANT 10: 1060 SF. x 1 CL TO 2800 SF. = 642
 TENANT 11: 1060 SF. x 1 CL TO 2800 SF. = 642

TOTAL PER DAY: 194 CL TO/DAY
 TOTAL PER WEEK (7 DAYS): 1358 CL TO/WK

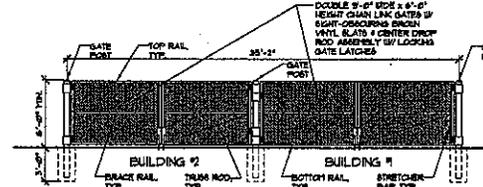
1/4 PER WEEK PICKUP: 336 CL YDA
 2/3 PER WEEK PICKUP: 438 CL YDA
 1/4 PER WEEK PICKUP: 161 CL YDA
 CONTAINER SIZES: 3 CL YDA

BUILDING 2 GARAGE CALCULATION

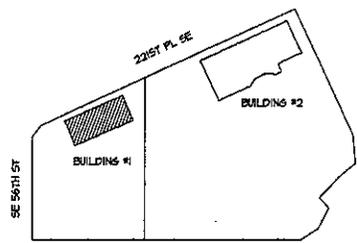
TENANT 9: 1060 SF. x 1 CL TO 2800 SF. = 642
 TENANT 10: 1060 SF. x 1 CL TO 2800 SF. = 642
 TENANT 11: 1060 SF. x 1 CL TO 2800 SF. = 642

TOTAL PER DAY: 194 CL TO/DAY
 TOTAL PER WEEK (7 DAYS): 1358 CL TO/WK

1/4 PER WEEK PICKUP: 336 CL YDA
 2/3 PER WEEK PICKUP: 438 CL YDA
 1/4 PER WEEK PICKUP: 161 CL YDA
 CONTAINER SIZES: 3 CL YDA



DUMPSTER ENCLOSURE GATES
 SCALE: 3/8" = 1'-0"



KEY PLAN
 SCALE: N.T.S.

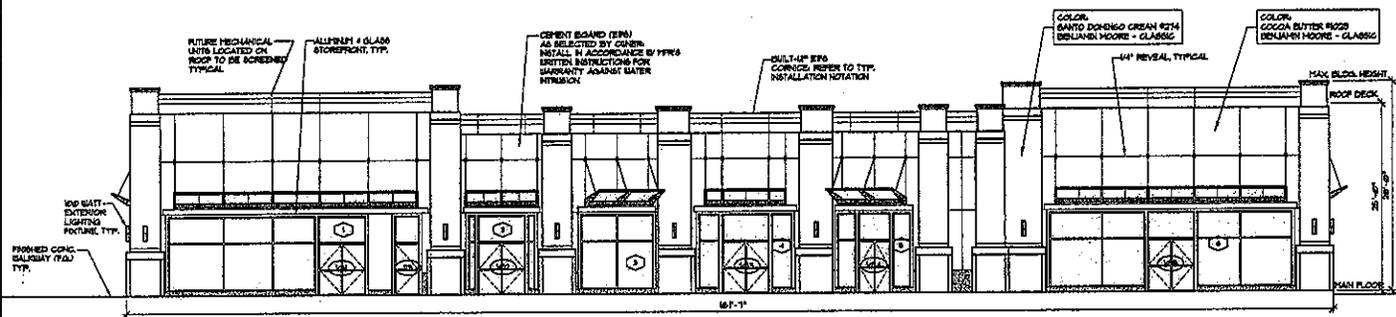
COMMUNITY
 CONFERENCE

Project Title:
 PLAZA 221
 66TH - 221ST
 DEVELOPMENT LLC

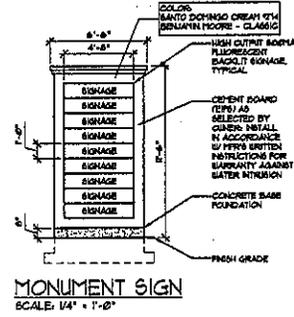
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 EXTERIOR ELEVATIONS

designer: DMU
 drawn: WAB
 checked: ARR
 date: 11/19/10
 scale: AS NOTED
 file: 6888-A

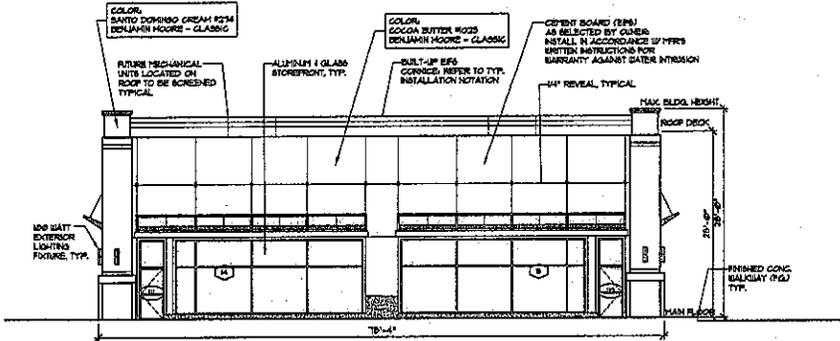
Sheet #
 3.1



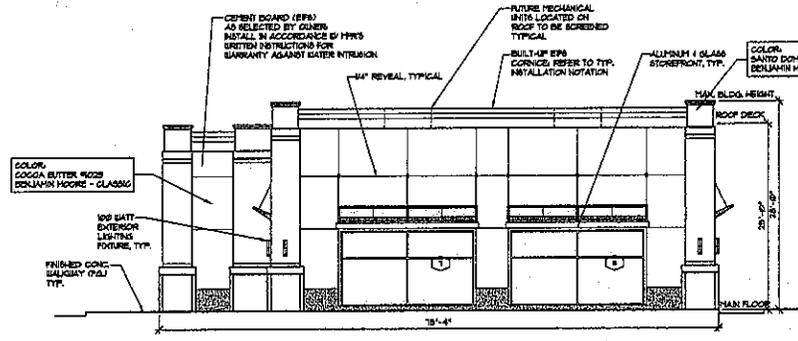
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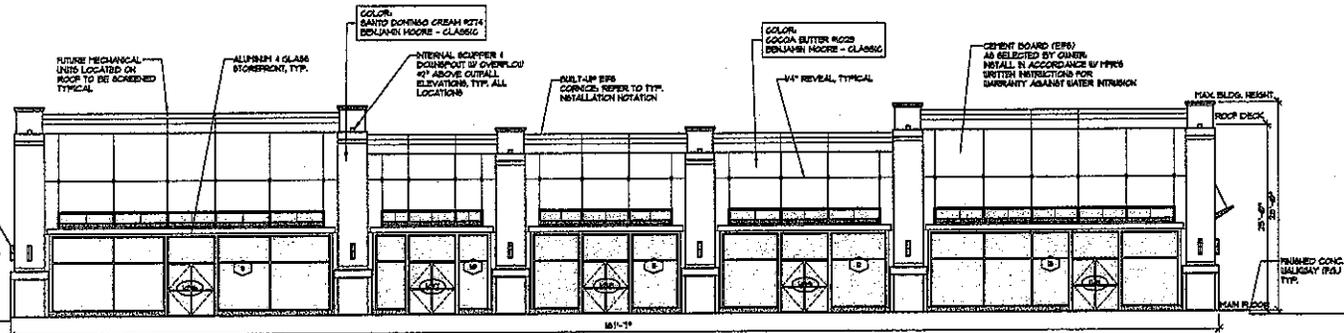
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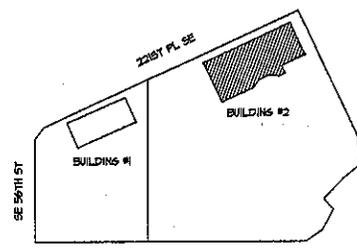
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



KEY PLAN
 SCALE: N.T.S.

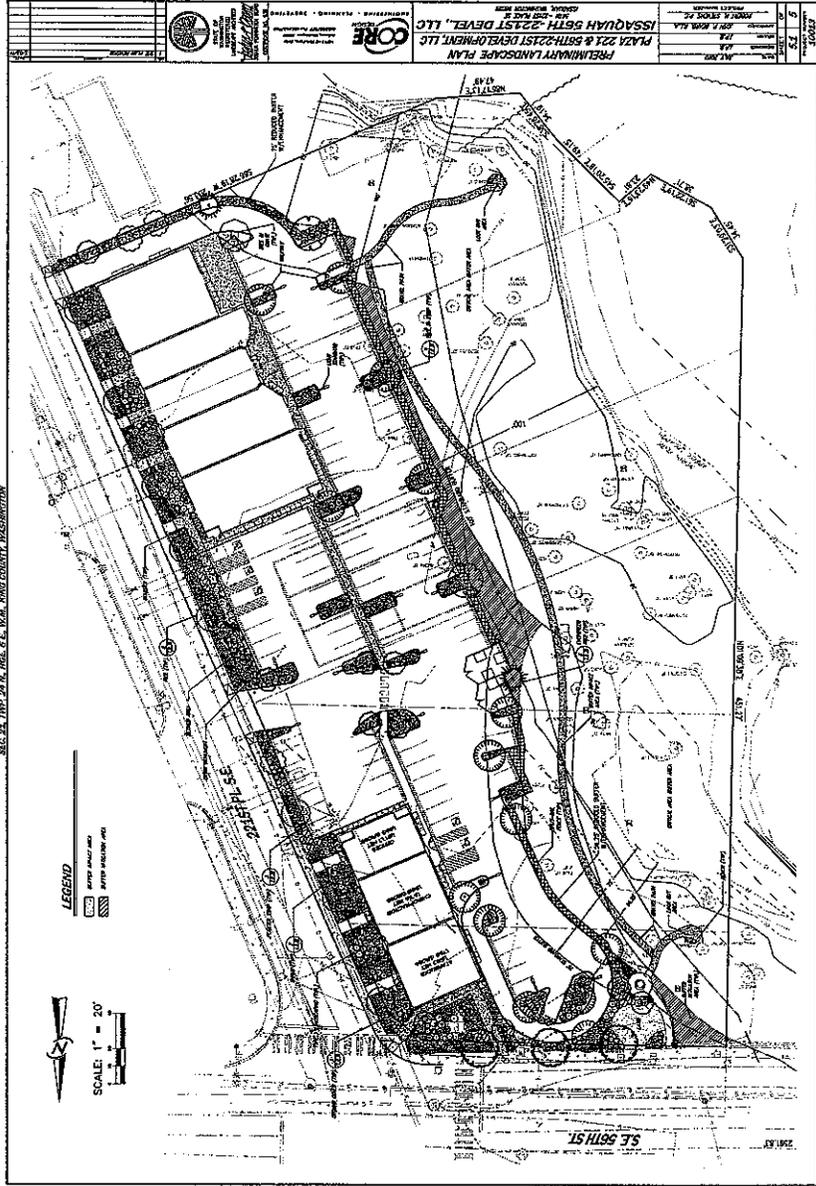
COMMUNITY CONFERENCE

Project Title: PLAZA 221
 56TH - 221ST
 DEVELOPMENT LLC

Sheet Title: BUILDING #2
 EXTERIOR ELEVATIONS

Revisions:

designer: DHU
 drawn: UMB
 checked: AFR
 date: 1/19/20
 scale: AS NOTED
 file: 6088-A



SEC. 24, T11P. 24N. R1E. 6E. WA. KING COUNTY, WASHINGTON

SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS

PRELIMINARY LANDSCAPE DETAILS

PLAZA 221 & 26TH-231ST DEVELOPMENT, LLC
 221 & 26TH STS
 WALKWAY COUNTY, MASSACHUSETTS

ISSAQUAH 56TH-231ST DEVELOPMENT, LLC
 56TH & 231ST STS
 WALKWAY COUNTY, MASSACHUSETTS

DATE: 08/11/2014
 DRAWN BY: J. ROY
 CHECKED BY: J. ROY
 PROJECT NO.: 14-001

1. **GROUNDCOVER PLANTING**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

2. **PLANTER STRIP: GROUNDCOVER (R-1101)**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

3. **STREET TREE PLANTING IN PLANTER STRIP (R-1102)**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

4. **TYPICAL STREET TREE PLANTING (R-1103)**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

5. **PERMEABLE TREE PLANTING**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

6. **POST & RAIL FENCE DETAIL**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. FENCE SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. FENCE SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. FENCE SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

7. **GENOE DETAIL**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. GENOE SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. GENOE SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. GENOE SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

8. **BOLLARD DETAIL**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. BOLLARD SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. BOLLARD SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. BOLLARD SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

9. **TYPICAL STREET TREE PLANTING STAIRS (R-1104)**
 SEE PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS
 1. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 2. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.
 3. PLANTING SHALL BE INSTALLED AS SHOWN ON PLAN SHEET 24.11.01E OF WALKWAY COUNTY, MASSACHUSETTS.

