BERGSMA SUBDIVISION

PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

12/8/15

WRES
WINDWARD REAL ESTATE SERVICES INC.

PACE
An Engineering Services Company

PORTIONS OF:
NW1/4, SECTION 29, T. 24 N., R. 6 E., W.M.
NE1/4, SECTION 29, T. 24 N., R. 6 E., W.M.

SITE DATA

EXISTING ZONING:	SF-E (LOTS 5-40, 55-78) AND SF-S (LOTS 1-4, 41-55)
PROPOSED LAND USE:	SFR LOTS USING CLUSTERED HOME PROVISION
SITE AREA:	45.64 ACRES (1,988,163 SQ. FT.)
PROPOSED NUMBER OF LOTS:	78 LOTS
NUMBER OF LOTS PER ACRE:	1.7 LOTS/GROSS ACRE

SITE SUMMARY

AREA IN LOTS:	8.82 AC (385,182 SF)
CRITICAL AREA (NGPA):	28.48 AC (1,240,560 SF)
ROW DEDICATION (PUBLIC):	3.23 AC (140,537 SF)
OPEN SPACE TRACTS:	4.77 AC (207,713 SF)
ACCESS TRACTS:	0.34 AC (14,171 SF)
TOTAL NON-RESIDENTIAL AREA	36.82 AC (1,603,697 SF)

LOT SIZE SUMMARY

MINIMUM LOT SIZE:	3,437 SF (LOT 60)
MAXIMUM LOT SIZE:	11,372 SF (LOT 50)
AVERAGE LOT SIZE:	4,929± SF

NET DENSITY CALCULATION

PER IMC 18.10.450 DENSITY CALCULATION IN CRITICAL AREAS

SF-E (1.24 DU/ACRE)	=	27.11 AC
CRITICAL AREAS & BUFFERS	=	13.42 AC
PERCENTAGE OF SITE IN CRITICAL AREA &/OR BUFFERS	=	49%
DENSITY CREDITS	=	60%
DU ALLOWED PER CRITICAL CALCULATION 13.42 AC X 1.24 DU/AC X 0.60 (60%)	=	9.98 UNITS
DU ALLOWED ON REMAINDER 13.69 AC X 1.24 DU/AC	=	16.98 UNITS
SUBTOTAL UNITS ALLOWED	=	26.96 UNITS
SF-S (4.5 DU/ACRE)	=	18.53 AC
CRITICAL AREAS & BUFFERS	=	12.07 AC
PERCENTAGE OF SITE IN CRITICAL	=	65%
AREA &/OR BUFFERS DENSITY CREDITS	=	40%
DU ALLOWED PER CRITICAL CALCULATION 12.07 AC X 4.5 DU/AC X 0.40 (40%)	=	21.73 UNITS
DU ALLOWED ON REMAINDER 6.46 AC X 4.5 DU/AC	=	29.07 UNITS
SUBTOTAL UNITS ALLOWED	=	50.80 UNITS
TOTAL UNITS	=	77.76 (78) UNITS

AREA CALCULATIONS

GROSS SITE AREA:	45.64 AC (1,988,163 SF)
TOTAL TRACT AREA:	33.57 AC (1,462,444 SF)
TOTAL LOT AREA:	8.82 AC (385,182 SF)
TOTAL R.O.W. AREA TO BE DEDICATED TO PUBLIC:	3.23 AC (140,537 SF)

TRACT SUMMARY

TRACT	TRACT USE	TRACT AREA
TRACT A	CRITICAL AREA (NGPA)	797,114 SQ. FT.
TRACT B	CRITICAL AREA (NGPA)	13,034 SQ. FT.
TRACT C	CRITICAL AREA (NGPA)	8,121 SQ. FT.
TRACT D	CRITICAL AREA (NGPA)	414,638 SQ. FT.
TRACT E	OPEN SPACE	25,012 SQ. FT.
TRACT F	OPEN SPACE	5,128 SQ. FT.
TRACT G	OPEN SPACE	2,297 SQ. FT.
TRACT H	OPEN SPACE	4,021 SQ. FT.
TRACT I	OPEN SPACE	4,697 SQ. FT.
TRACT J	OPEN SPACE	48,339 SQ. FT.
TRACT K	OPEN SPACE	5,818 SQ. FT.
TRACT L	OPEN SPACE	96,279 SQ. FT.
TRACT M	OPEN SPACE	16,122 SQ. FT.
TRACT N	ACCESS	2,083 SQ. FT.
TRACT O	ACCESS	3,504 SQ. FT.
TRACT P	ACCESS	2,806 SQ. FT.
TRACT Q	ACCESS	2,388 SQ. FT.
TRACT R	ACCESS	3,390 SQ. FT.
TRACT S	STORMWATER	7,653 SQ. FT.
TOTAL		1,462,444 SQ. FT.

R/W DEDICATION

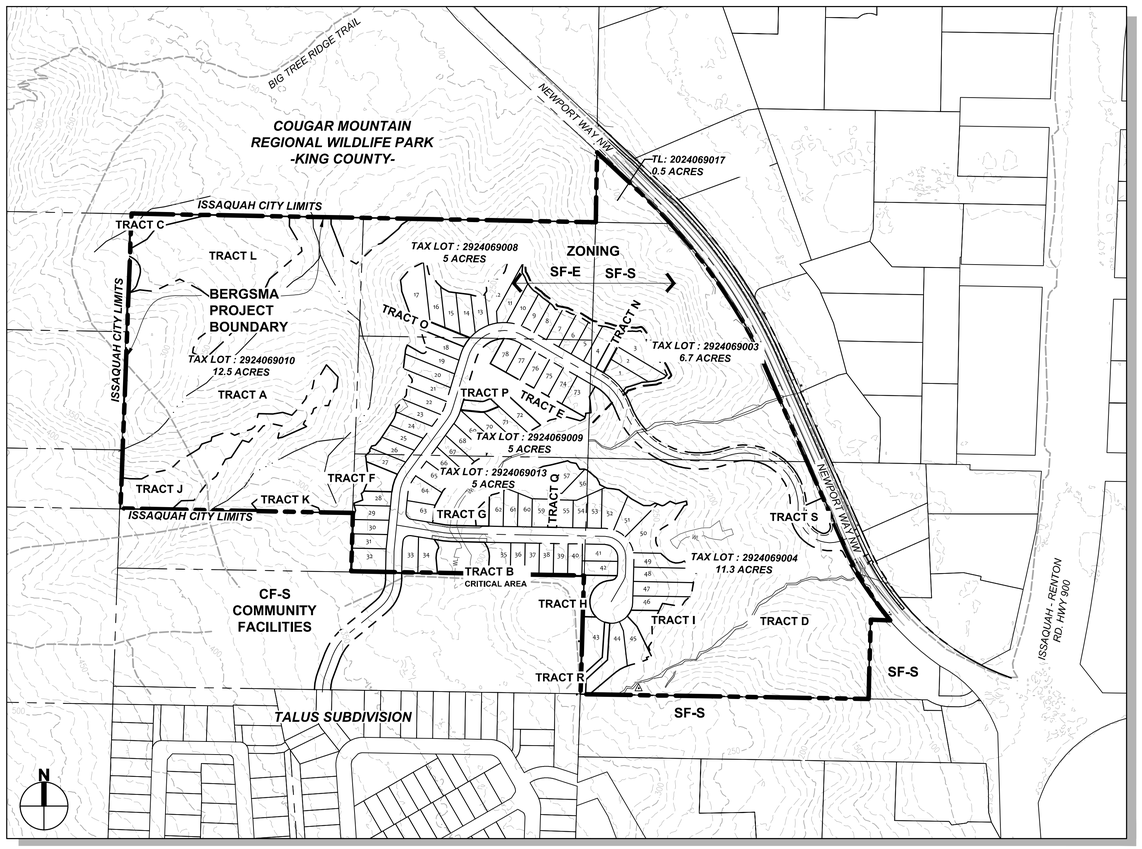
ROAD	TYPICAL R/W	R/W AREA
NEWPORT WAY NW	TBD	TBD
ROAD A	45'	COMBINED
ROAD B	45'	"
ROAD C	45'	"
ROAD D	45'	"
	TOTAL	140,537 SF

HORIZONTAL DATUM

NAD 83-2011, WASHINGTON COORDINATE SYSTEM NORTH ZONE BASED ON TIES TO CITY OF BELLEVUE CONTROL POINTS 0232 AND 0487.

VERTICAL DATUM:

NAVD 88 BASED ON KING COUNTY CONTROL POINT AS PUBLISHED IN THE WGS DATABASE AS POINT DESIGNATION 2359. BEING A MONUMENT AT THE INTERSECTION OF NEWPORT WAY NW AND SE RENTON-ISSAQUAH ROAD (SR-900)



SITE MAP
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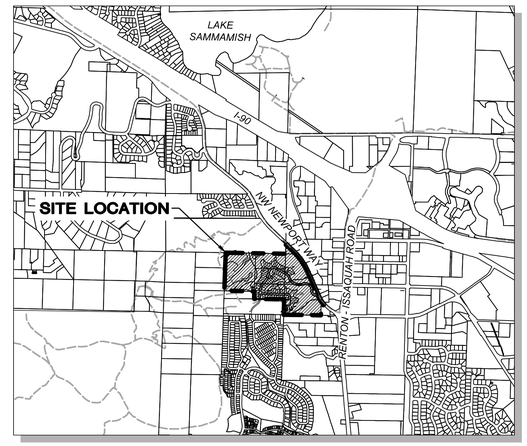

VICINITY MAP
NTS

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- 212 EXISTING GRADES
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT PAVING
- PROPOSED CEMENT CONCRETE
- PROPOSED GUARDRAIL
- PROPOSED SIGN (TYP)

SHEET LIST

SHEET	TITLE
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY
C2.0	PRELIMINARY SITE PLAN
C2.1	PRELIMINARY PLAT (NORTH)
C2.2	PRELIMINARY PLAT (SOUTH)
C2.3	ROAD SECTIONS
C3.0	PRELIMINARY GRADING AND DRAINAGE
C4.0	PRELIMINARY UTILITY PLAN
C5.0	ROAD A PLAN AND PROFILE
C6.0	NEWPORT WAY IMPROVEMENTS
L1.0	OVERALL LANDSCAPE AND OPEN SPACE PLAN
L1.1	PRELIMINARY SITE LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN (NEWPORT WAY)
L2.0	TREE PLAN

APPLICANT/DEVELOPER:
WINDWARD REAL ESTATE SERVICES, INC

CONTACT: GREG KRABBE
COMPANY: WINDWARD REAL ESTATE SERVICES, INC.
ADDRESS: 805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033
PHONE: 425-750-8400

PROJECT ENGINEER:

CONTACT: SCOTT SHERROW, PE
COMPANY: PACE ENGINEERS, INC.
ADDRESS: 11255 KIRKLAND WAY
KIRKLAND, WA 98033
PHONE: 425-827-2014

SURVEYOR:

CONTACT: DAVID FULTON, PLS
COMPANY: PACE ENGINEERS, INC.
ADDRESS: 11255 KIRKLAND WAY
KIRKLAND, WA 98033
PHONE: 425-827-2014

LANDSCAPE ARCHITECT:

CONTACT: V. BRIAN WAY, RLA
COMPANY: PACE ENGINEERS, INC.
ADDRESS: 11255 KIRKLAND WAY
KIRKLAND, WA 98033
PHONE: 425-827-2014
EMAIL: BRIANW@PACEENGRS.COM

GEOTECH:

NAME: KRISTINA M. WELLER, PE
COMPANY: THE RILEY GROUP, INC
ADDRESS: 17522 BOTHELL WAY NORTHEAST
PHONE: 425-415-0551

WETLANDS:

NAME: CELESTE BOTHA
COMPANY: WETLAND PERMITTING SERVICES
ADDRESS: PO BOX 1601
MERCER ISLAND, WA 98040
PHONE: 206-240-2413
EMAIL: WPS@ISP.COM

STREAM BIOLOGIST:

NAME: RUTH PARK, PROJECT BIOLOGIST
COMPANY: CONFLUENCE ENV. COMPANY
ADDRESS: 146 N CANAL ST. SUITE 111
SEATTLE, WA 98103
PHONE: 206-321-6633
EMAIL: RUTH.PARK@CONFENV.COM

TRAFFIC ENGINEER:

NAME: BRAD LINCOLN
COMPANY: GIBSON TRAFFIC CONSULTANTS
ADDRESS: 2802 WETMORE AVE #220
EVERETT, WA 8201
PHONE: 425-339-8266
EMAIL: BRADL@GIBSONTRAFFIC.COM

QA/QC APPROVAL
THESE DOCUMENTS HAVE BEEN REVIEWED BY:
NAME: [signature] DATE: 12/9/15

Dec 8, 2015
DAVID R. FULTON STATE OF WASHINGTON 22429 REGISTERED PROFESSIONAL LAND SURVEYOR

CITY FILE NO. _____

SHEET: C0.0
SHEET 1 OF 14

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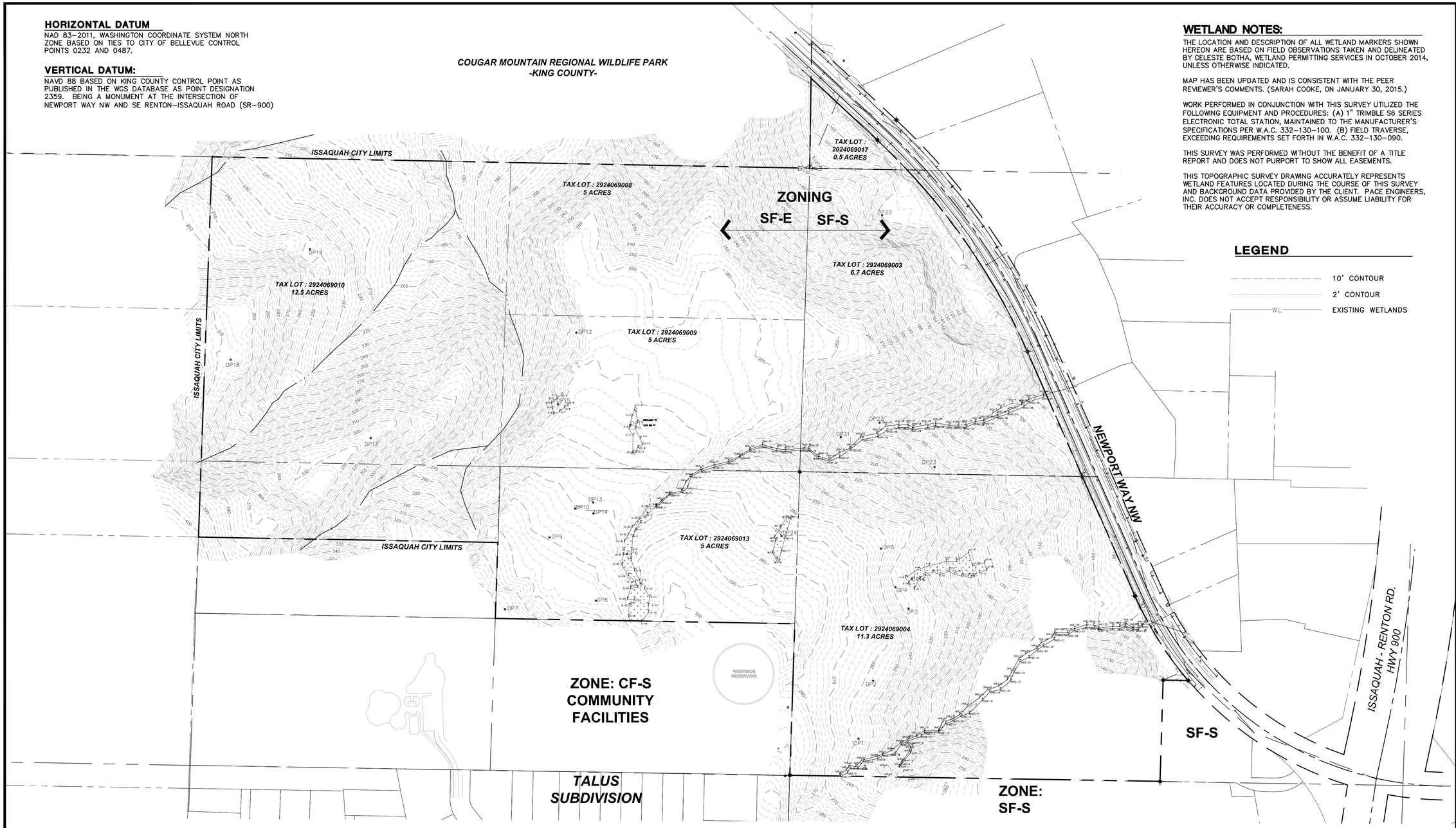

WETLAND NOTES:

THE LOCATION AND DESCRIPTION OF ALL WETLAND MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN AND DELINEATED BY CELESTE BOTHA, WETLAND PERMITTING SERVICES IN OCTOBER 2014, UNLESS OTHERWISE INDICATED.

MAP HAS BEEN UPDATED AND IS CONSISTENT WITH THE PEER REVIEWER'S COMMENTS. (SARAH COOKE, ON JANUARY 30, 2015.)

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY REPRESENTS WETLAND FEATURES LOCATED DURING THE COURSE OF THIS SURVEY AND BACKGROUND DATA PROVIDED BY THE CLIENT. PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS.

LEGEND

- 10' CONTOUR
- 2' CONTOUR
- WL — EXISTING WETLANDS

LEGAL DESCRIPTION:

POR OF S 1/2 OF NW 1/4 OF NE 1/4 INCL POR OF VAC ROAD AS DESC UNDER REC NO 20020806000047 LY WLY OF ISSAQUAH-NEWPORT RD-LESS POR LY WITHIN THE SOUTH 220.00 FT OF EAST 528.00 FT OF SD S ½

N

HORIZ. 0 50 100 200
Scale In Feet

CITY FILE NO. _____

DATE | REVISION | SYM

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Kirkland, WA 98033
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Civil | Structural | Planning | Survey
paceengrs.com

DAVID R. FULTON
STATE OF WASHINGTON
32429
REGISTERED
PROFESSIONAL LAND SURVEYOR
Dec 8, 2015

WINDWARD REAL ESTATE SERVICES, INC
805 KIRKLAND AVE. SUITE 200
KIRKLAND, WA 98033
CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA
TOPOGRAPHIC SURVEY

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER 14499.00

SHEET: **C1.0**

SHEET 2 OF 14

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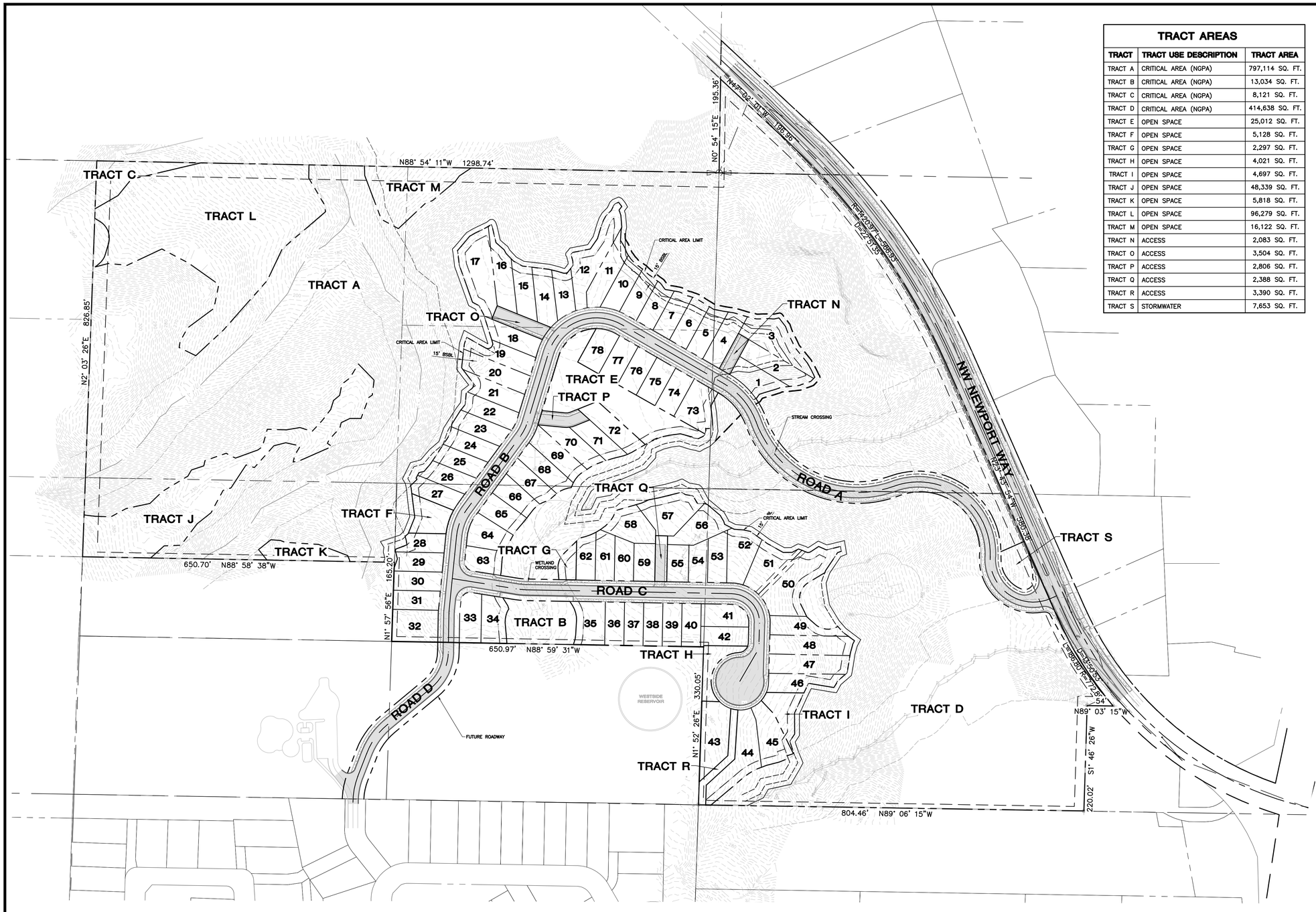

TRACT AREAS

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TRACT R	ACCESS	3,390 SQ. FT.
TRACT S	STORMWATER	7,653 SQ. FT.

LOT AREAS

LOT #	LOT AREA
1	4,575 SQ. FT.
2	5,758 SQ. FT.
3	7,758 SQ. FT.
4	4,715 SQ. FT.
5	4,200 SQ. FT.
6	4,075 SQ. FT.
7	3,902 SQ. FT.
8	3,614 SQ. FT.
9	3,860 SQ. FT.
10	4,377 SQ. FT.
11	5,722 SQ. FT.
12	8,859 SQ. FT.
13	3,661 SQ. FT.
14	4,859 SQ. FT.
15	4,548 SQ. FT.
16	5,564 SQ. FT.
17	9,821 SQ. FT.
18	4,580 SQ. FT.
19	5,037 SQ. FT.
20	5,831 SQ. FT.
21	4,674 SQ. FT.
22	4,581 SQ. FT.
23	4,487 SQ. FT.
24	4,101 SQ. FT.
25	3,967 SQ. FT.
26	4,011 SQ. FT.
27	4,077 SQ. FT.
28	3,455 SQ. FT.
29	3,949 SQ. FT.
30	3,959 SQ. FT.
31	3,854 SQ. FT.
32	6,370 SQ. FT.
33	4,571 SQ. FT.
34	5,085 SQ. FT.
35	5,628 SQ. FT.
36	3,598 SQ. FT.
37	3,596 SQ. FT.
38	3,594 SQ. FT.
39	3,592 SQ. FT.

LOT AREAS

LOT #	LOT AREA
40	3,590 SQ. FT.
41	4,364 SQ. FT.
42	3,991 SQ. FT.
43	8,140 SQ. FT.
44	9,399 SQ. FT.
45	6,449 SQ. FT.
46	4,802 SQ. FT.
47	6,591 SQ. FT.
48	6,851 SQ. FT.
49	4,601 SQ. FT.
50	11,372 SQ. FT.
51	6,033 SQ. FT.
52	6,101 SQ. FT.
53	4,025 SQ. FT.
54	3,299 SQ. FT.
55	3,472 SQ. FT.
56	5,783 SQ. FT.
57	7,525 SQ. FT.
58	5,792 SQ. FT.
59	3,508 SQ. FT.
60	3,453 SQ. FT.
61	4,018 SQ. FT.
62	3,667 SQ. FT.
63	3,812 SQ. FT.
64	4,898 SQ. FT.
65	4,231 SQ. FT.
66	4,030 SQ. FT.
67	4,146 SQ. FT.
68	4,763 SQ. FT.
69	5,131 SQ. FT.
70	4,754 SQ. FT.
71	4,180 SQ. FT.
72	5,503 SQ. FT.
73	5,920 SQ. FT.
74	4,008 SQ. FT.
75	4,026 SQ. FT.
76	4,045 SQ. FT.
77	4,063 SQ. FT.
78	4,382 SQ. FT.

HORIZ. 0 30 60 120
Scale In Feet

CITY FILE NO. _____

DATE
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SYM

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Dec 8, 2015

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PHONE: 425.750.8400

BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

PRELIMINARY SITE PLAN

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER 14499.00

SHEET: C2.0

SHEET 3 OF 14

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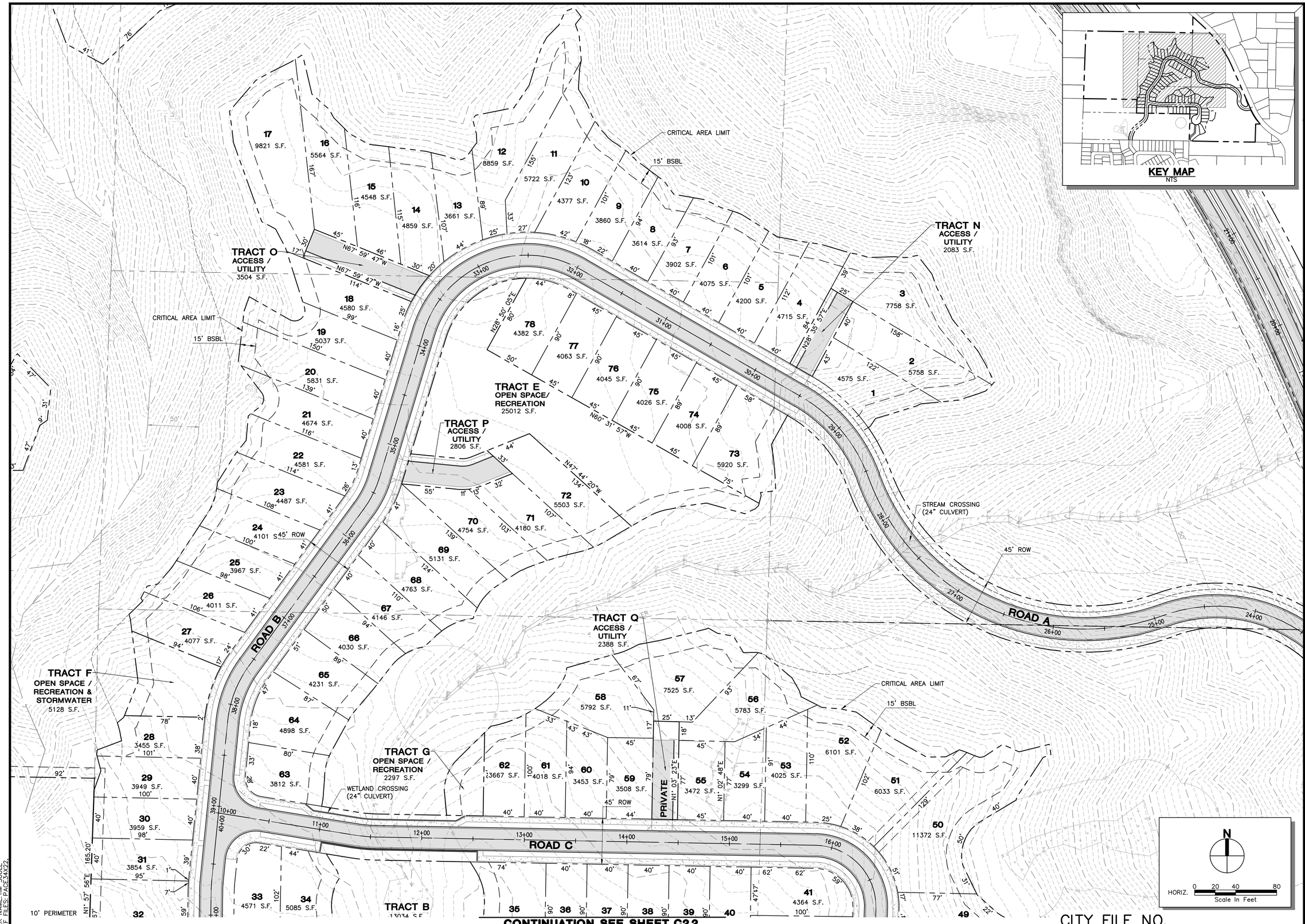

DATE | REVISION | SYM

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DAVID R. FULTON
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PROFESSIONAL LAND SURVEYOR
Dec 8, 2015

WINDWARD REAL ESTATE SERVICES, INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033
CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

PRELIMINARY PLAT (NORTH)

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER 14499.00

SHEET: **C2.1**

SHEET 4 OF 14

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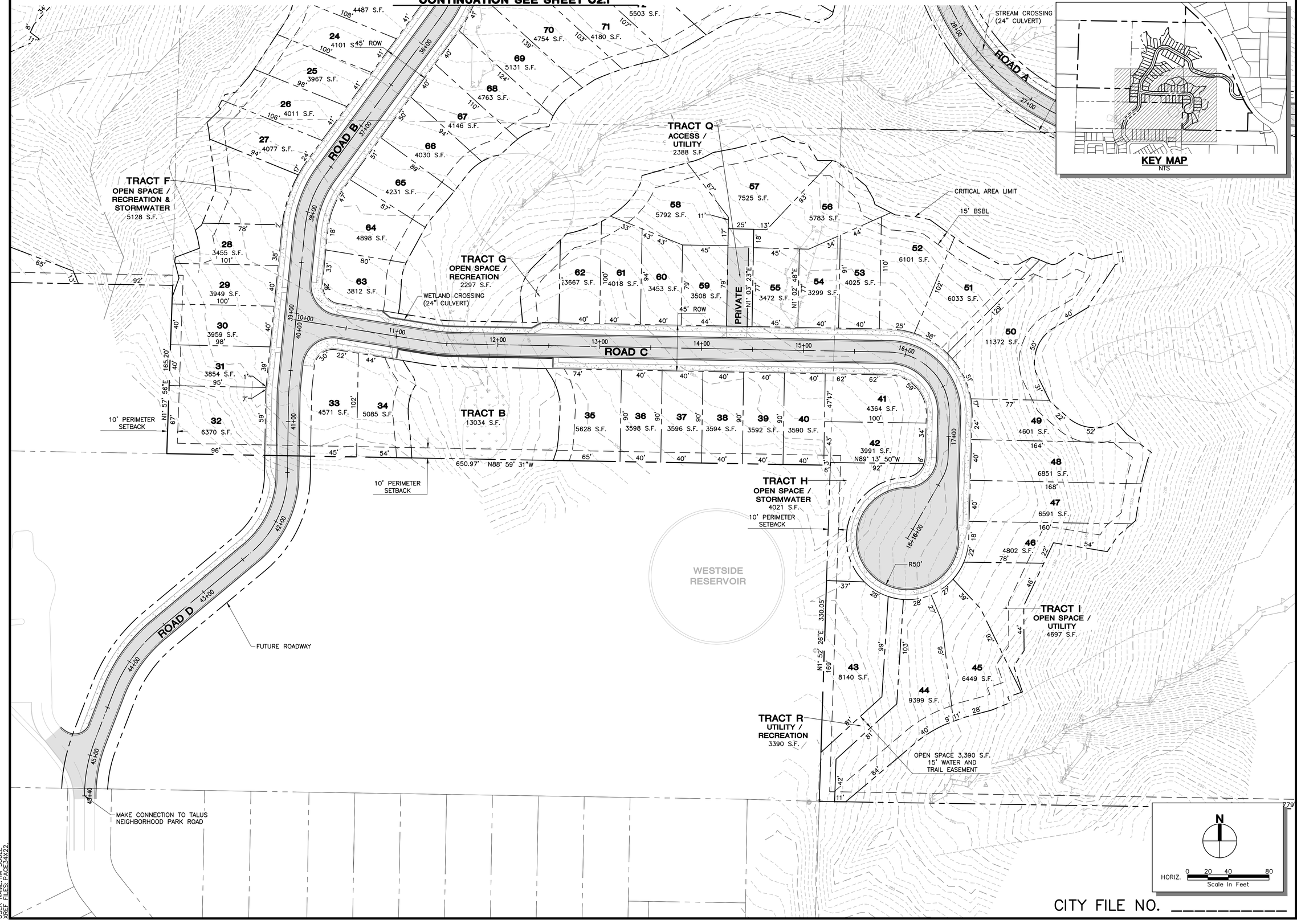

CITY FILE NO. _____

SYM	REVISION	DATE

PACE
An Engineering Services Company
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Kirkland, WA 98033
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DAVID R. FULTON
STATE OF WASHINGTON
32429
REGISTERED PROFESSIONAL LAND SURVEYOR
Dec 8, 2015

WINDWARD REAL ESTATE SERVICES, INC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033
CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA
PRELIMINARY PLAT (SOUTH)

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER 14499.00

SHEET: **C2.2**

SHEET 5 OF 14

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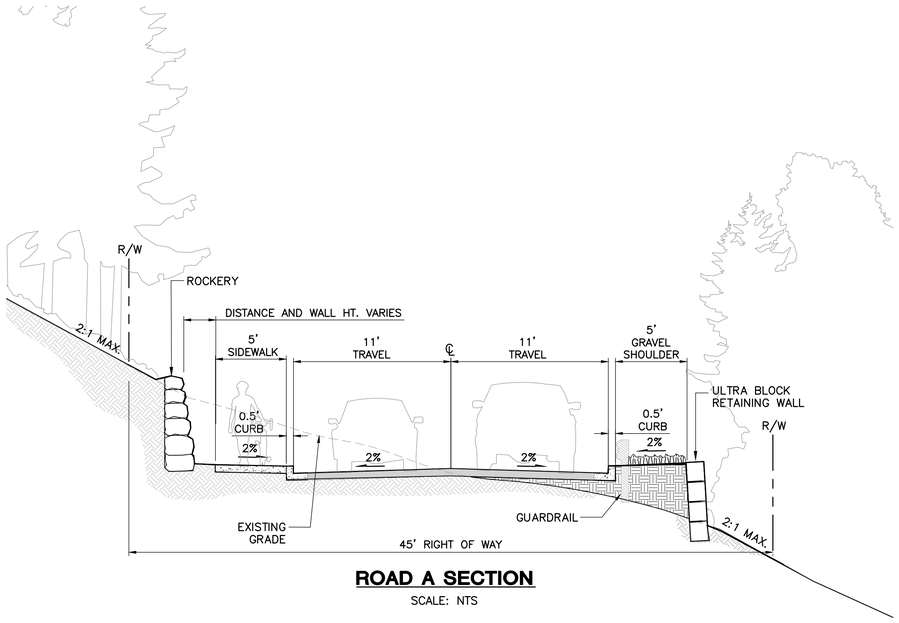

ROAD A SECTION

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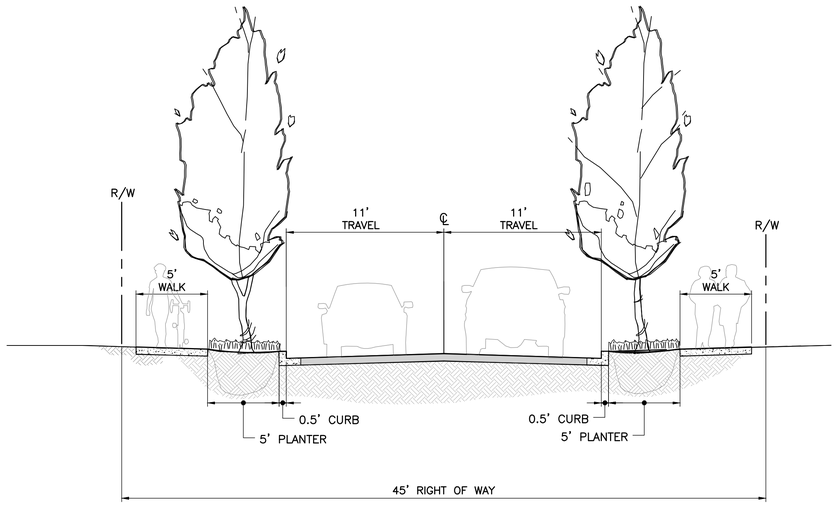

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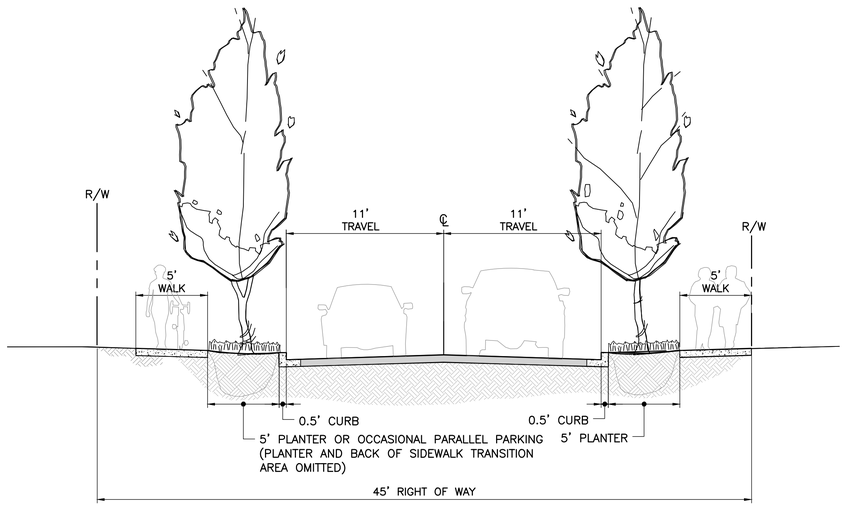

ROAD C SECTION

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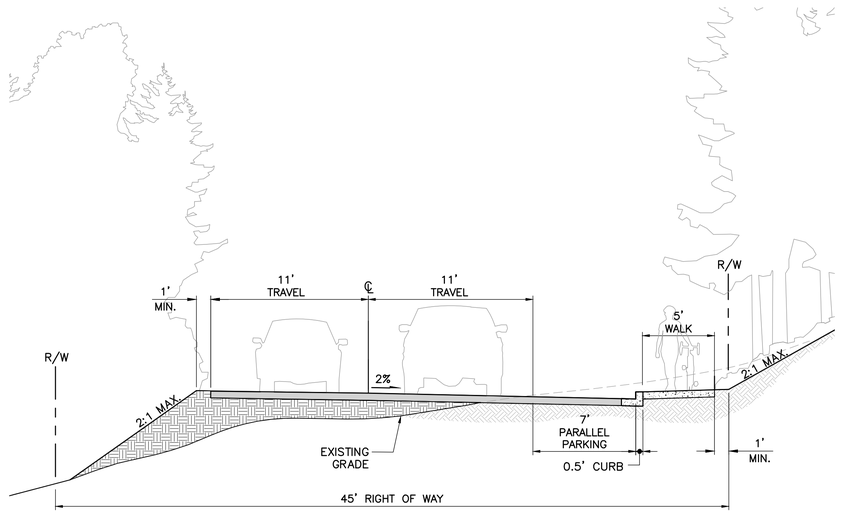

ROAD D SECTION

SCALE: NTS

CITY FILE NO. _____

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STATE OF WASHINGTON
SCOTT A. SHERIDAN
25808
REGISTERED PROFESSIONAL ENGINEER
12/8/15

WINDWARD REAL ESTATE SERVICES, INC

805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033
CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION PRELIMINARY PLAT

NEWPORT WAY NW, ISSAQUAH WA

ROAD SECTIONS

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS
JOB NUMBER	14499.00
SHEET:	C2.3
SHEET 6 OF	14

DATE | REVISION | SYM

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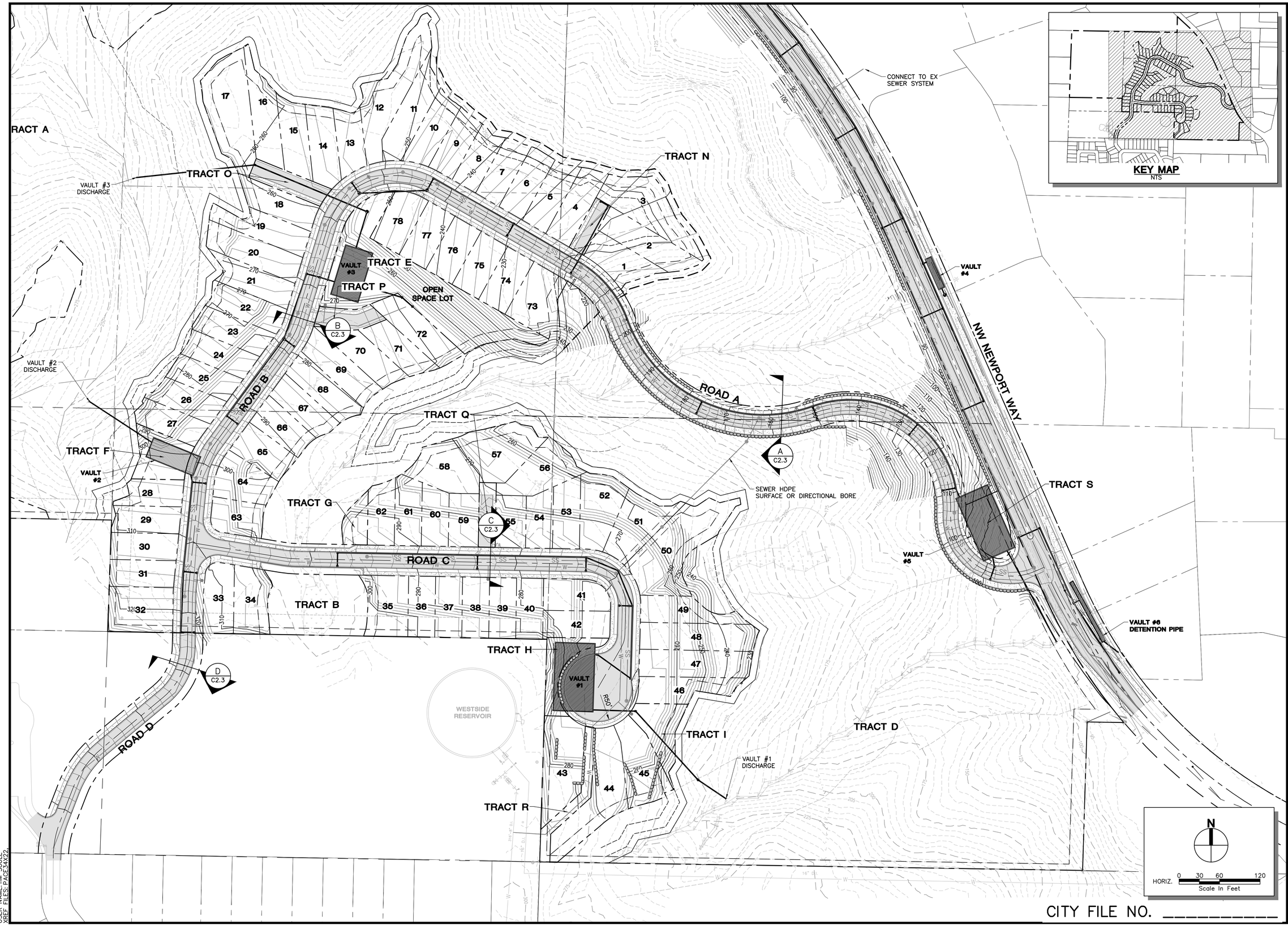

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STATE OF WASHINGTON
SCOTT A. SHERATON
25808
REGISTERED PROFESSIONAL ENGINEER
12/8/15

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805 KIRKLAND AVE., SUITE 200
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CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

PRELIMINARY GRADING AND DRAINAGE

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER: 14499.00

SHEET: **C3.0**

SHEET 7 OF 14

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XREF FILES: PACE34X22.

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STATE OF WASHINGTON
SCOTT A. SHERIDAN
25808
REGISTERED PROFESSIONAL ENGINEER
12/8/15

WINDWARD REAL ESTATE SERVICES, INC
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BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

PRELIMINARY UTILITY PLAN

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TC	SS

JOB NUMBER: 14499.00

SHEET: **C4.0**

SHEET 8 OF 14

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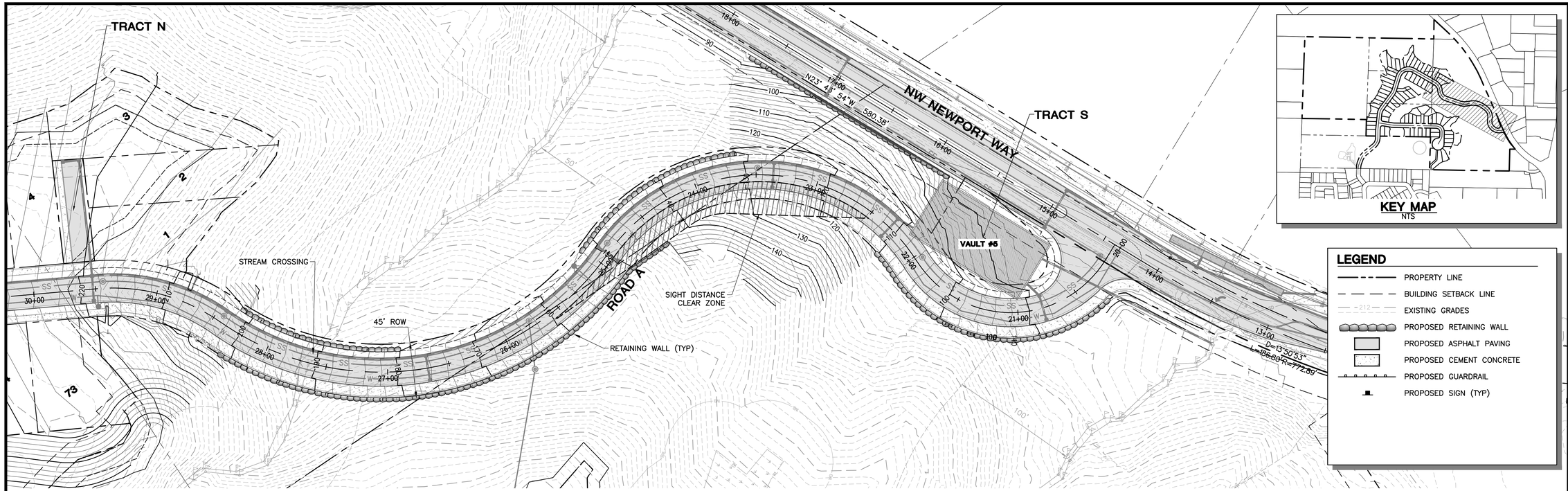

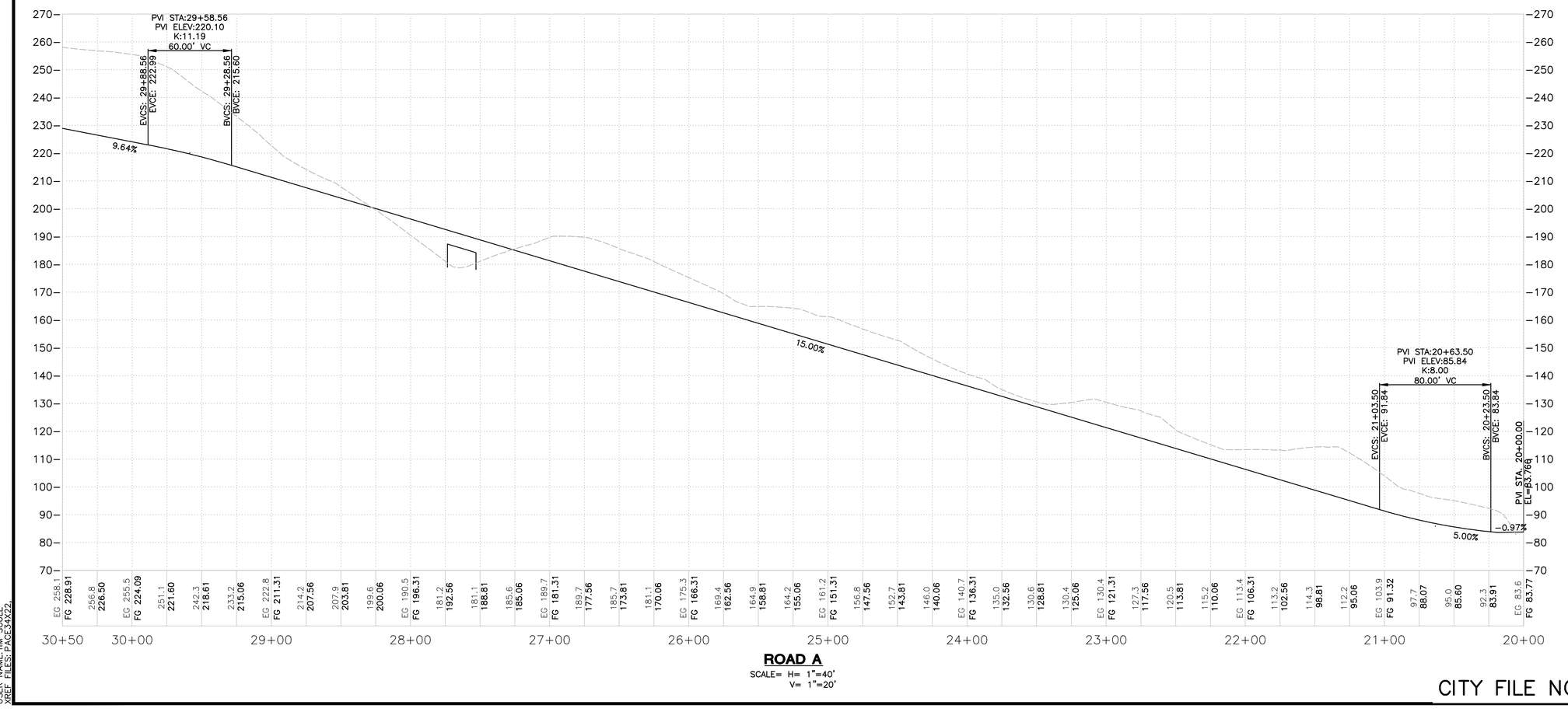

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BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

ROAD A PLAN AND PROFILE

SCALE: AS SHOWN	DATE: 12/8/15
DESIGNED BY: TC	CHECKED BY: SS
JOB NUMBER 14499.00	
SHEET: **C5.0**	
SHEET 9 OF 14	

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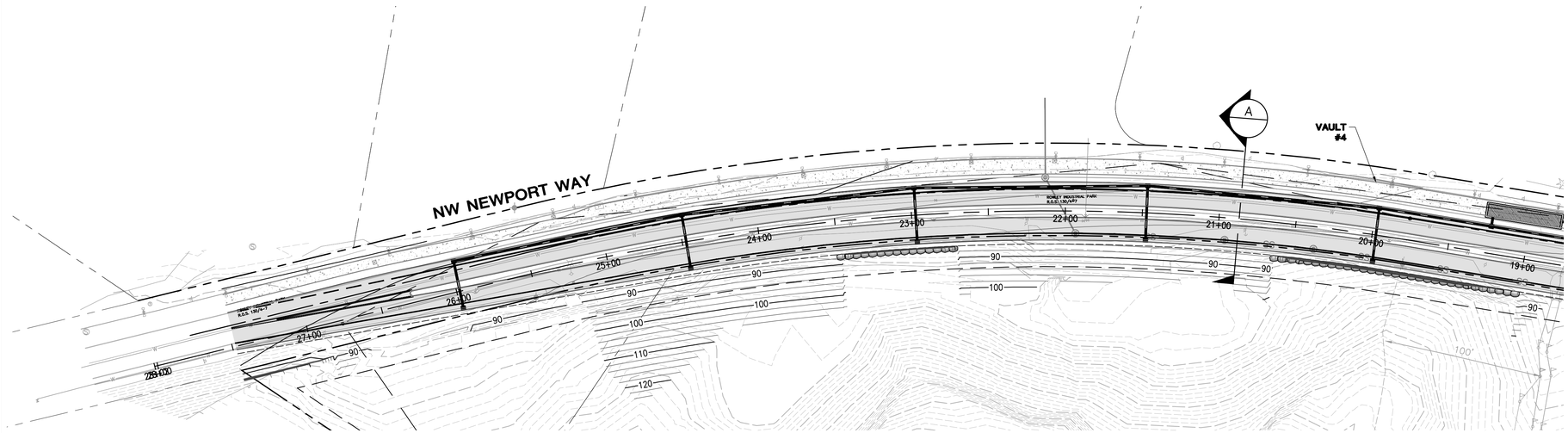
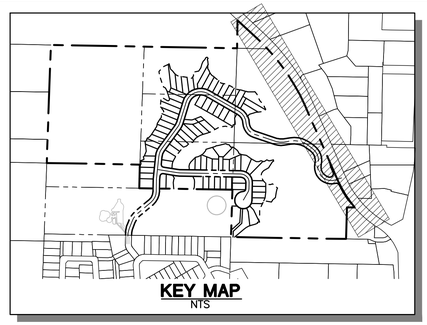
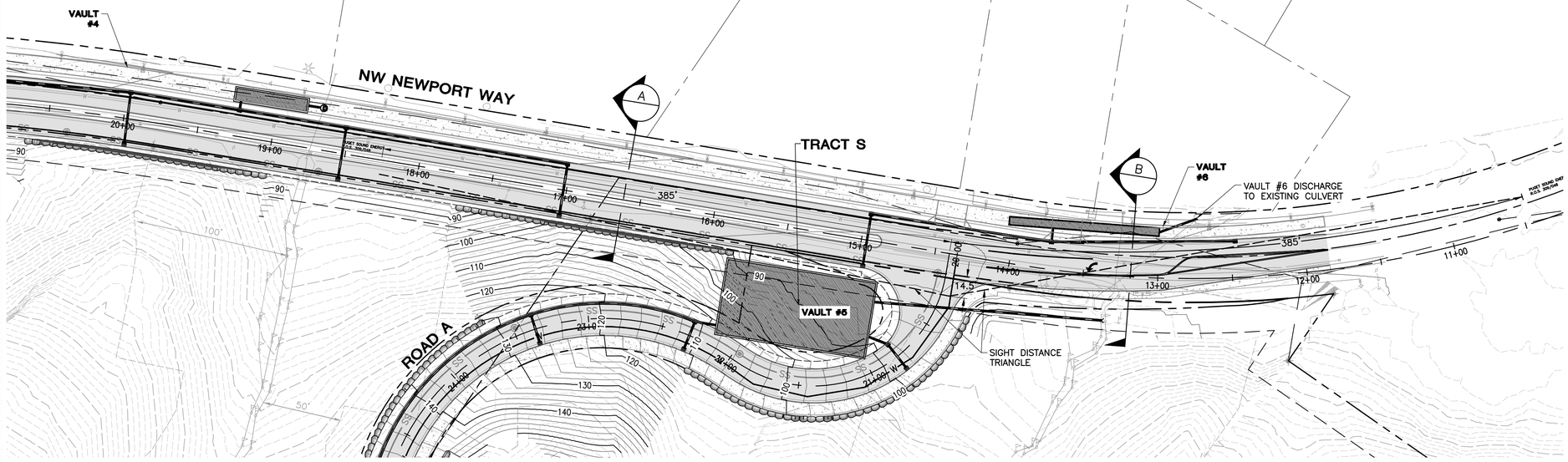
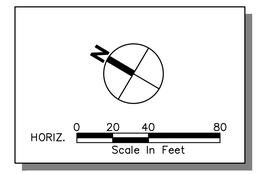


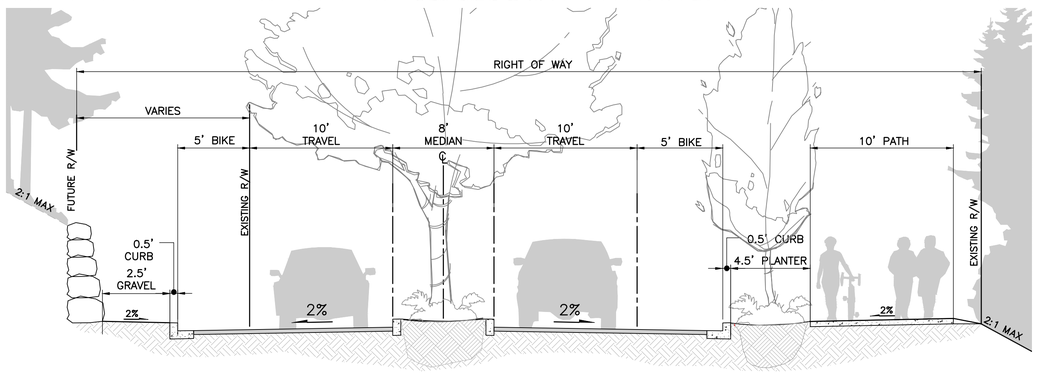


LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING GRADES
- PROPOSED RETAINING WALL
- PROPOSED ASPHALT PAVING
- PROPOSED CEMENT CONCRETE
- PROPOSED GUARDRAIL
- PROPOSED SIGN (TYP)

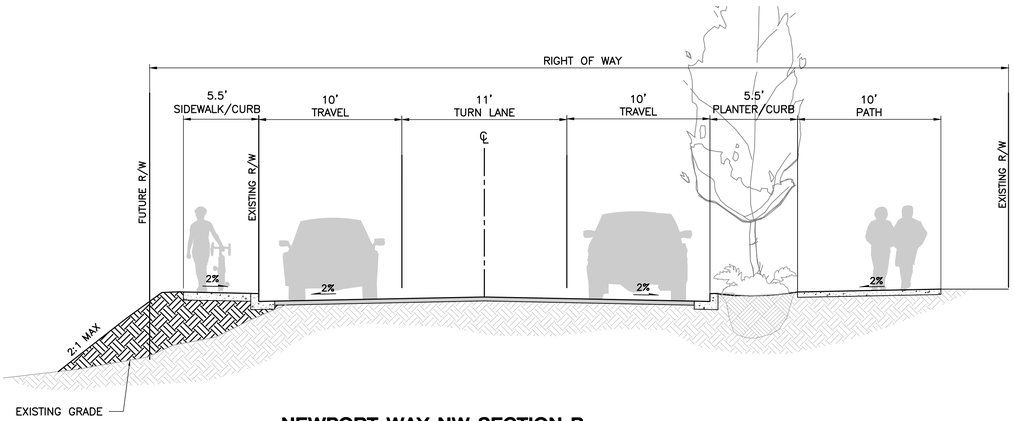






NEWPORT WAY NW SECTION A

SCALE: NTS



NEWPORT WAY NW SECTION B

SCALE: NTS

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STATE OF WASHINGTON
SCOTT A. SHERIDAN
25808
REGISTERED PROFESSIONAL ENGINEER
12/8/15

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BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA
NEWPORT WAY IMPROVEMENTS

SCALE:	DATE:
AS SHOWN	12/8/15
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TC	SS

JOB NUMBER 14499.00

SHEET: **C6.0**

SHEET 10 OF 14

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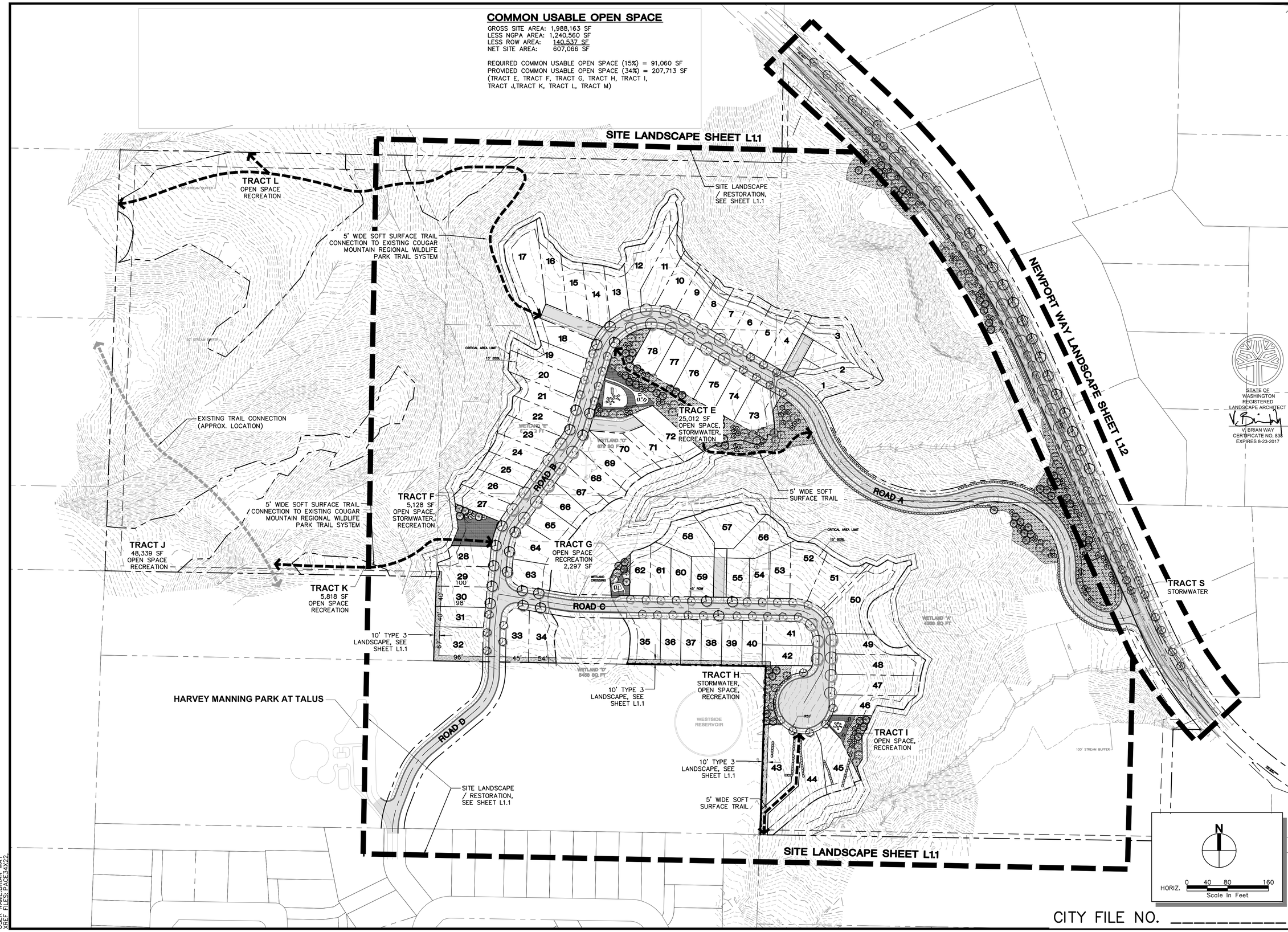
SAVE TIME: 12/9/2015 10:04:00 AM
USER NAME: TC
PLOT TIME: 12/9/2015 10:29 AM
PLOTTED BY: CHRIS OFFERSON
XREF FILES: PACE34X22

COMMON USABLE OPEN SPACE

GROSS SITE AREA: 1,988,163 SF
LESS NGPA AREA: 1,240,560 SF
LESS ROW AREA: 140,537 SF
NET SITE AREA: 607,066 SF

REQUIRED COMMON USABLE OPEN SPACE (15%) = 91,060 SF
PROVIDED COMMON USABLE OPEN SPACE (34%) = 207,713 SF
(TRACT E, TRACT F, TRACT G, TRACT H, TRACT I, TRACT J,TRACT K, TRACT L, TRACT M)



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
V. BRIAN WAY
CERTIFICATE NO. 838
EXPIRES 8-23-2017

CITY FILE NO. _____

SYM	REVISION	DATE

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BERGSMA SUBDIVISION PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA
OVERALL LANDSCAPE AND OPEN SPACE PLAN

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER 14499.00
SHEET: L1.0
SHEET 11 OF 14

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XREF FILES: PACE34X22

TRAIL AMENITIES (BENCHES ,PICNIC TABLES, AND WAYFINDING) LOCATED IN OPEN SPACE TRACTS

TRACT M
OPEN SPACE / ACTIVE RECREATION TRAIL

5' WIDE SOFT SURFACE TRAIL CONNECTION TO EXISTING COUGAR MOUNTAIN REGIONAL WILDLIFE PARK TRAIL SYSTEM

TRACT O
ACCESS / UTILITY TRAIL CONNECTION

ROAD B

SMALL PLAYGROUND BENCHES, OPEN LAWN & PICNIC TABLES

TRACT E
OPEN SPACE / ACTIVE RECREATION PICNIC AREA, OVERLOOK & TRAIL CONNECTION

OPEN MULTI-USE LAWN, TRAILHEAD

5' WIDE SOFT SURFACE TRAIL CONNECTION TO EXISTING COUGAR MOUNTAIN REGIONAL WILDLIFE PARK TRAIL SYSTEM

TRACT F
OPEN SPACE / STORMWATER, TRAIL CONNECTION

5' WIDE SOFT SURFACE TRAIL INTERIOR TRAIL CONNECTION LINKING TO EXISTING COUGAR MOUNTAIN REGIONAL WILDLIFE PARK TRAIL SYSTEM

PICNIC AREA

TRACT G
OPEN SPACE PICNIC AREA & OVERLOOK

ROAD C

10' TYPE 3 LANDSCAPING PER IMC 18.12.060(A)

N1° 57' 56"E 165.20'

10' TYPE 3 LANDSCAPING PER IMC 18.12.060(A)

650.97' N88° 59' 31"W

10' TYPE 3 LANDSCAPING PER IMC 18.12.060(A)

EXISTING CITY PARK HARVEY MANNING PARK AT TALUS

ROAD D

TRACT H
OPEN SPACE / STORMWATER

8' CHAINLINK SECURITY FENCE PER CITY REQUEST

WESTSIDE RESERVOIR

N1° 52' 26"E 330.05'

10' TYPE 3 LANDSCAPING PER IMC 18.12.060(A)

TRACT R
UTILITY / TRAIL CONNECTION

804.46' N89° 06' 15"W

ROCKERY, TYP.

SEE SHEET L1.2 FOR NEWPORT WAY NW LANDSCAPE PLAN

NW NEWPORT WAY

2:1 GRADED SLOPE TO BE RESTORED WITH NATIVE PLANTING

TRACT I
OPEN SPACE / UTILITY ACTIVE RECREATION PICNIC AREA

SMALL PLAYGROUND & PICNIC TABLES

Rad 1360.53'
L=86.80'
S7°E 172.89'

54'
N89° 03' 15"W

220.02' S1° 46' 26"W

POTENTIAL TYPE III LANDSCAPE PALLETE

SYMBOL BOTANICAL NAME/COMMON NAME

TREES (30% MIN. EVERGREEN, 20FT O.C.)
THUJA PLICATA / WESTERN RED CEDAR
PSEUDOSTUGA MENZIEZII / DOUGLAS FIR
ACER CIRCINATUM / VINE MAPLE
ACER MACROPHYLLUM / BIG LEAF MAPLE

SHRUBS (30% MIN. EVERGREEN, 1 GAL. MIN.)
OEMLERIA CERASIFORMIS / INDIAN PLUM
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK
RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
SAMBUCUS RACEMOSA / RED ELDERBERRY
SYMPHORICARPOS ALBUS / SNOWBERRY
MAHONIA AQUIFOLIUM / TALL OREGON GRAPE
VACINIUM OVATUM / EVERGREEN HUCKLEBERRY
CORYLUS CORNUTA / WESTERN HAZELNUT

GROUNDCOVERS
MAHONIA NERVOSA / LOW OREGON GRAPE
GAULTHERIA SHALLON / SALAL
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK

PRELIMINARY STREET TREE SCHEDULE

SYMBOL BOTANICAL NAME/COMMON NAME

SMALL OR ACCENT STREET TREES
ACER GRISEUM / PAPERBARK MAPLE
AMELANCHIER GRANDIFLORA / SERVICEBERRY
STYRAX JAPONICA / JAPANESE SNOWBELL
PRUNUS SERRULATA 'KWAZAN' / KWAZAN FLOWERING CHERRY

COLUMNAR STREET TREES
FAGUS SYLVATICA 'DAWYCK' / COLUMNAR EUOPEAN BEECH
PRUNUS SERRULATA 'AMANOGAWA' / FLOWERING CHERRY
QUERCUS ROBUR 'FASTIGIATA' / COLUMNAR ENGLISH OAK

MEDIUM / LARGE STREET TREES
BETULA JACQUEMONTII / HIMALAYAN BIRCH
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
FRAXINUS AMERICANA 'AUTUMN APPLAUSE' / AUTUMN APPLAUSE ASH
ZELKOVA SERRATA / JAPANESE ZELKOVA

POTENTIAL NATIVE RESTORATION / SLOPE STABILIZATION PLANTING

SYMBOL BOTANICAL NAME/COMMON NAME

THUJA PLICATA / WESTERN RED CEDAR
PSEUDOSTUGA MENZIEZII / DOUGLAS FIR
ACER CIRCINATUM / VINE MAPLE
ACER MACROPHYLLUM / BIG LEAF MAPLE

OEMLERIA CERASIFORMIS / INDIAN PLUM
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK
RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON
SAMBUCUS RACEMOSA / RED ELDERBERRY
SYMPHORICARPOS ALBUS / SNOWBERRY
MAHONIA AQUIFOLIUM / TALL OREGON GRAPE
VACINIUM OVATUM / EVERGREEN HUCKLEBERRY
CORYLUS CORNUTA / WESTERN HAZELNUT

SLOPES OVER 3:1 WILL RECEIVE AN EROSION CONTROL ELEMENT TO MAINTAIN SOIL DURING PLANT ROOT ESTABLISHMENT

GENERAL PLANTING NOTES:

1. ALL STREET TREES TO BE A MINIMUM OF 2-INCH CALIPER INSTALLATION SIZE AS REQUIRED BY IMC 18.12.140 (G)(3)(g) TREES.
2. TREE PLACEMENT IS PRELIMINARY AND APPROXIMATE. ACTUAL TREE LOCATIONS WILL BE ADJUSTED TO ACCOUNT FOR UTILITY CONFLICTS, STREET LIGHTING AND SIGHT DISTANCE.
3. REFER TO CITY OF ISSAQUAH TYPICAL DETAILS (L-01 TO L-04) FOR STREET TREES, PLANTING AREA PREP AND PLANTING REQUIREMENTS.
4. ROOT BARRIER REQUIRED AT BACK OF SIDEWALK & CURB EDGES 5 FEET MINIMUM BEYOND TREE LOCATIONS.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
V. BRIAN WAY
CERTIFICATE NO. 838
EXPIRES 8-23-2017

HORIZ. 0 30 60 120
Scale In Feet

CITY FILE NO.

DATE | REVISION | SYM

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PHONE: 425.750.8400

BERGSMA SUBDIVISION PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

PRELIMINARY SITE LANDSCAPE PLAN

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER 14499.00

SHEET: **L1.1**

SHEET 12 OF 14

FILE NAME: P:\P14\14499 BERGSMA ISSAQUAH\CAD\ENGINEERING\SHEETS\PRE-PLAT\P14499-LP3.DWG
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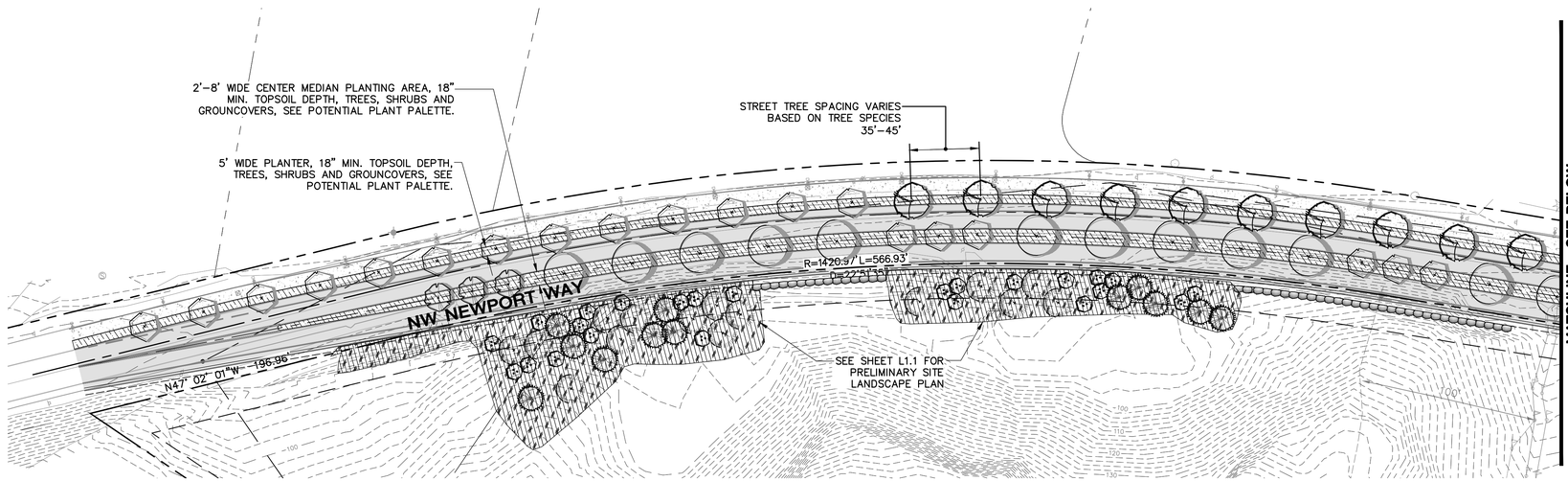

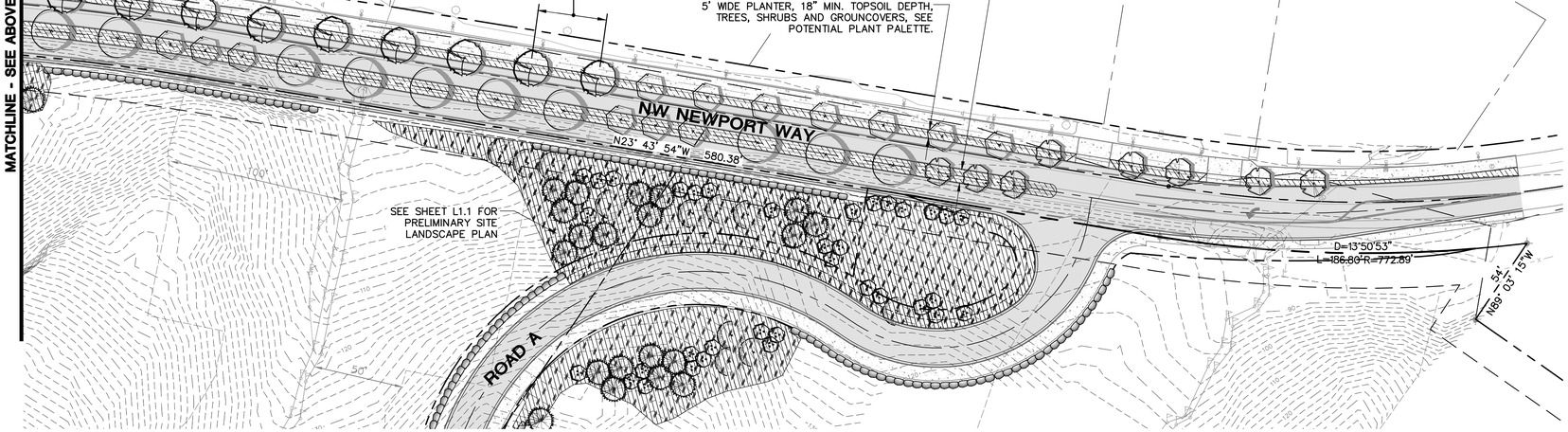

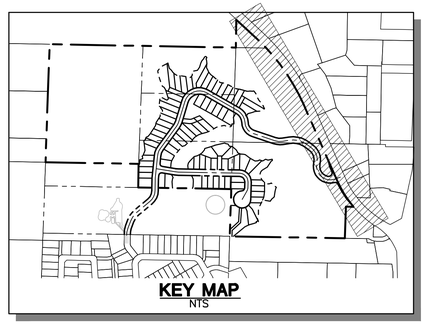

POTENTIAL NEWPORT WAY PLANTING PALETTE

SYMBOL BOTANICAL NAME/COMMON NAME

SMALL OR ACCENT STREET TREES
STYRAX JAPONICA / JAPANESE SNOWBELL
PRUNUS SERRULATA 'KWAZAN' / KWAZAN FLOWERING CHERRY

COLUMNAR STREET TREES
QUERCUS ROBUR 'FASTIGIATA' / COLUMNAR ENGLISH OAK

MEDIUM / LARGE STREET TREES
FRAXINUS AMERICANA 'AUTUMN APPLAUSE' / AUTUMN APPLAUSE ASH
ZELKOVA SERRATA / JAPANESE ZELKOVA

SHRUBS
JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
VACCINIUM OVATUM/ EVERGREEN HUCKLEBERRY
MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE
RIBES SANGUINEUM 'KING EDWARD VII' / FLOWERING RED CURRANT
ILEX CRENATA 'CONVEXA' / CONVEX-LEAF JAPANESE HOLLY
ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE
PHYSOCARPUS OPULIFOLIUS 'DIABLO' / PURPLE LEAF NINEBARK
HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA
VIBURNUM PLICATUM F. TOMENTOSUM 'MARIESII' / DOUBLEFILE VIBURNUM
SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA
VIBURNUM DAVIDII / DAVID'S VIBURNUM

FERNS, GROUNDCOVERS, AND GRASSES
POLYSTICHUM MUNITUM / SWORD FERN
HELICTOTRICHON SEMPERVIRENS/ BLUE OAT GRASS
MISCANTHUS SINENSIS 'ADAGIO' / DWARF MAIDEN GRASS

GROUNDCOVERS
MAHONIA REPANS / SPREADING OREGON GRAPE
GAULTHERIA SHALLON / SALAL
PRUNUS LAUROCERASUS 'MOUNT VERNON' / DWARF ENGLISH LAUREL
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK
RUBUS PENTALOBUS / CREEPING TAIWAN BRAMBLE

PERENNIALS
HEUCHERA X 'OBSIDIAN' / CORAL BELLS
CROCOSMIA 'LUCIFER' / CROCOSMIA
RUDBECKIA FULDIGA VAR. SULLIVANTII 'GOLDSTURM' / GOLDSTURM BLACK EYED SUSAN
HEMEROCALLIS SP. / DAYLILLY

GENERAL PLANTING NOTES:
1. ALL STREET TREES TO BE A MINIMUM OF 2-INCH CALIPER INSTALLATION SIZE AS REQUIRED BY IMC 18.12.140 (G)(3)(g) TREES.
2. TREE PLACEMENT IS PRELIMINARY AND APPROXIMATE. ACTUAL TREE LOCATIONS WILL BE ADJUSTED TO ACCOUNT FOR UTILITY CONFLICTS, STREET LIGHTING AND SIGHT DISTANCE.
3. REFER TO CITY OF ISSAQUAH TYPICAL DETAILS (L-01 TO L-04) FOR STREET TREES, PLANTING AREA PREP AND PLANTING REQUIREMENTS.
4. ROOT BARRIER REQUIRED AT BACK OF SIDEWALK & CURB EDGES 5 FEET MINIMUM BEYOND TREE LOCATIONS.

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
V. BRIAN WAY
CERTIFICATE NO. 838
EXPIRES 8-23-2017

HORIZ. 0 20 40 80
Scale In Feet

CITY FILE NO. _____

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CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA
PRELIMINARY LANDSCAPE PLAN (NEWPORT WAY)

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS
JOB NUMBER	14499.00
SHEET:	L1.2
SHEET 13 OF	14

FILE NAME: P:\P14\14499 BERGSMA ISSAQUAH\CAD\ENGINEERING\SHEETS\PRE-PLAT\P14499-LP.DWG
SAVE TIME: 12/8/2015 1:24:55 PM
PLOT TIME: 12/8/2015 3:58 PM
USER NAME: TIM SOULE
XREF FILES: PACE34X22.

TREE RETENTION

THIS TREE PLAN IS BASED ON THE ARBORIST REPORT FOR BERGSMA PLAT BY AFM, DATED JUNE 29TH, 2015.

THE TREE RETENTION WILL CONFORM TO THE CITY OF ISSAQUAH MUNICIPAL CODE 18.12.1385(A) REQUIRING A PROJECT RETAIN 30% OF TOTAL CALIPER INCHES OF ALL SIGNIFICANT TREES BY USING SAMPLE PLOTS TO QUANTIFY TOTAL CALIPER INCHES PER ACRE, THEN DEMONSTRATE HOW MANY ACRES OF DEVELOPABLE (NON-CRITICAL) AREAS WITH THE ASSOCIATED SIGNIFICANT TREES ARE BEING RETAINED.

BASED ON THE SAMPLE PLOTS EVALUATED BY THE ARBORIST THE TOTAL CALIPER INCHES (DBH) FOR THE SITE IS 36,620. ACCORDING TO THE REPORT APPROXIMATELY 9 ACRES OF TREES WILL BE RETAINED WITH AN ESTIMATED TOTAL CALIPER (DBH) INCHES OF 16,479, WHICH EXCEEDS THE 10,986 MINIMUM REQUIREMENT.

KEY MAP
NTS

LEGEND

- APPROX. AREAS FOR TREE RETENTION NOT ENCUMBERED BY CRITICAL AREAS (STEEP SLOPES , WETLANDS, STREAMS, OR THEIR ASSOCIATED BUFFERS.
- CRITICAL SLOPES (> 40%)
- # PLOT SAMPLE AREA SEE ARBORIST REPORT FOR DETAILS.

HORIZ. 0 40 80 160 Scale In Feet

CITY FILE NO. _____

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CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION
PRELIMINARY PLAT
NEWPORT WAY NW, ISSAQUAH WA

TREE PLAN

SCALE:	DATE:
AS SHOWN	12/8/15
DESIGNED BY:	CHECKED BY:
TC	SS

JOB NUMBER
14499.00

SHEET:
L2.0

SHEET 14 OF 14

FILE NAME: P:\P14\14499 BERGSMA ISSAQUAH\CAD\ENGINEERING\SHEETS\PRE-PLAT\P14499-TP.DWG
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