BERGSMA SUBDIVISION

NW NEWPORT WAY, ISSAQUAH WA

06/18/15

PACE
An Engineering Services Company

11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | *f.* 425.827.5043

Civil | Structural | Planning | Survey
www. paceengrs.com

APPLICANT/DEVELOPER:
WINDWARD REAL ESTATE SERVICES, INC

CONTACT: GREG KRABBE
COMPANY: WINDWARD REAL ESTATE SERVICES, INC.
ADDRESS: 335 PARK PLACE CENTER, SUITE G-119
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

WETLANDS:

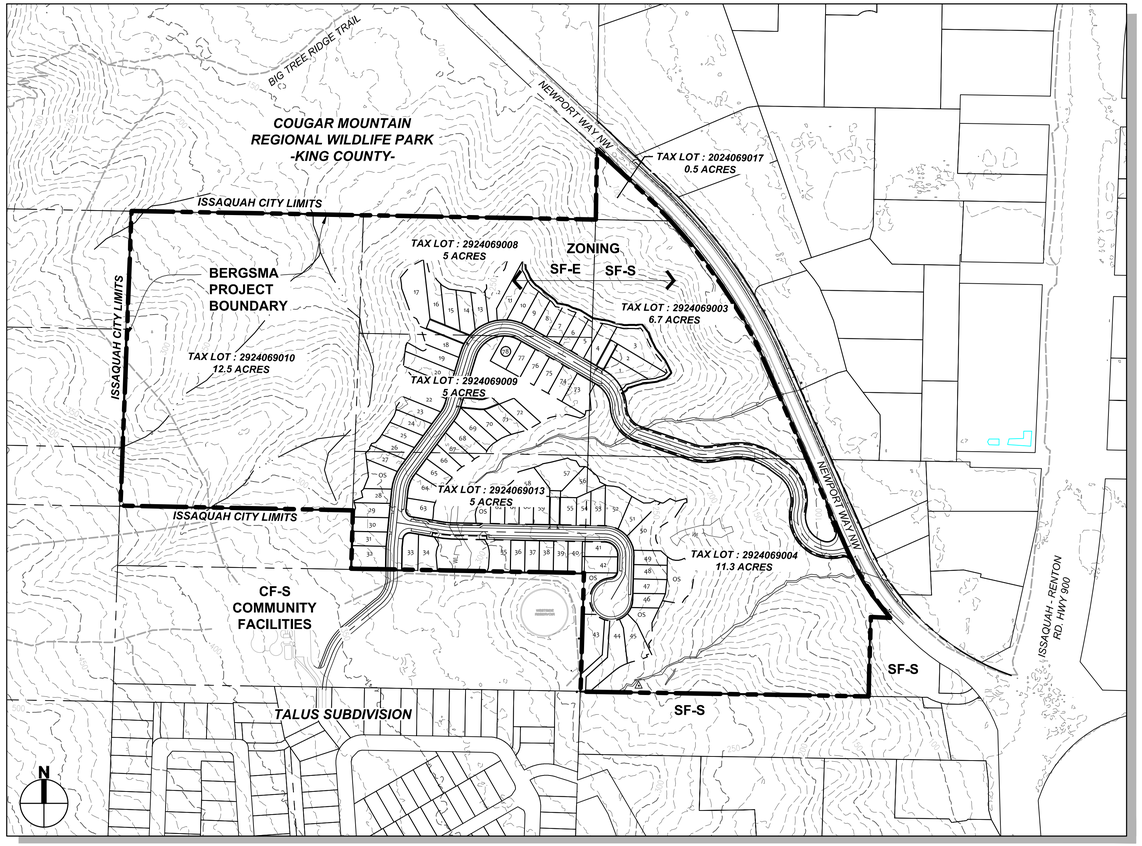
NAME: CELESTE BOTHA
COMPANY: WETLAND PERMITTING SERVICES
ADDRESS: PO BOX 1601
MERCER ISLAND, WA 98040
PHONE: (206) 240-2413
EMAIL: WPS@ISP.COM

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 WOS 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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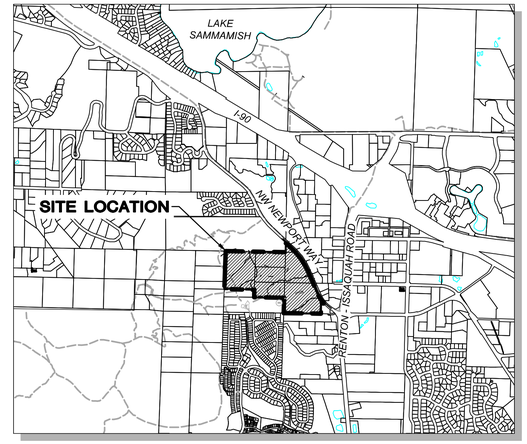

VICINITY MAP
NTS

SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	CRITICAL AREAS MAP
4	SITE PLAN
5	GRADING, DRAINAGE & UTILITES CONCEPT
6	NEWPORT WAY NW PLAN & PROFILE
7	ROAD A PROFILES
8	ROAD B & PARK ACCESS ROAD PROFILES
9	LANDSCAPE PLAN
10	OPEN SPACE
11	TREE RETENTION

PROPOSED CLUSTER HOME SUBDIVISION:

PER IMC 18.07.420 CLUSTER HOUSING STANDARDS

SETBACKS USED AT PERIMETER FOR UNDERLYING ZONE:

SF-E: FRONT: 30', SIDE: 15', REAR: 30'

SF-S: FRONT: 20', SIDE: 8', REAR: 10'

PER IMC 18.10.450 DENSITY CALCULATION IN CRITICAL AREAS

Property Density Calculation

max. du =(acres in critical area and critical area buffer)(DU/Acre)(Density Credit)+(DU allowed on remaining acreage of site)

Property Zone	DU/ Acre	Area	Percentage of site in buffers and/or critical areas	Area (Critical Areas & Buffers)	DU/ Acre	Density Credits	DU Allowed on Remainder	Total DU
SF-E	1.24	27.11	49%	13.42	1.24	60%	16.98	26.96201
SF-S	4.5	18.53	65%	12.07	4.5	40%	29.06	50.78337
		45.64		25.49				**77.74538**

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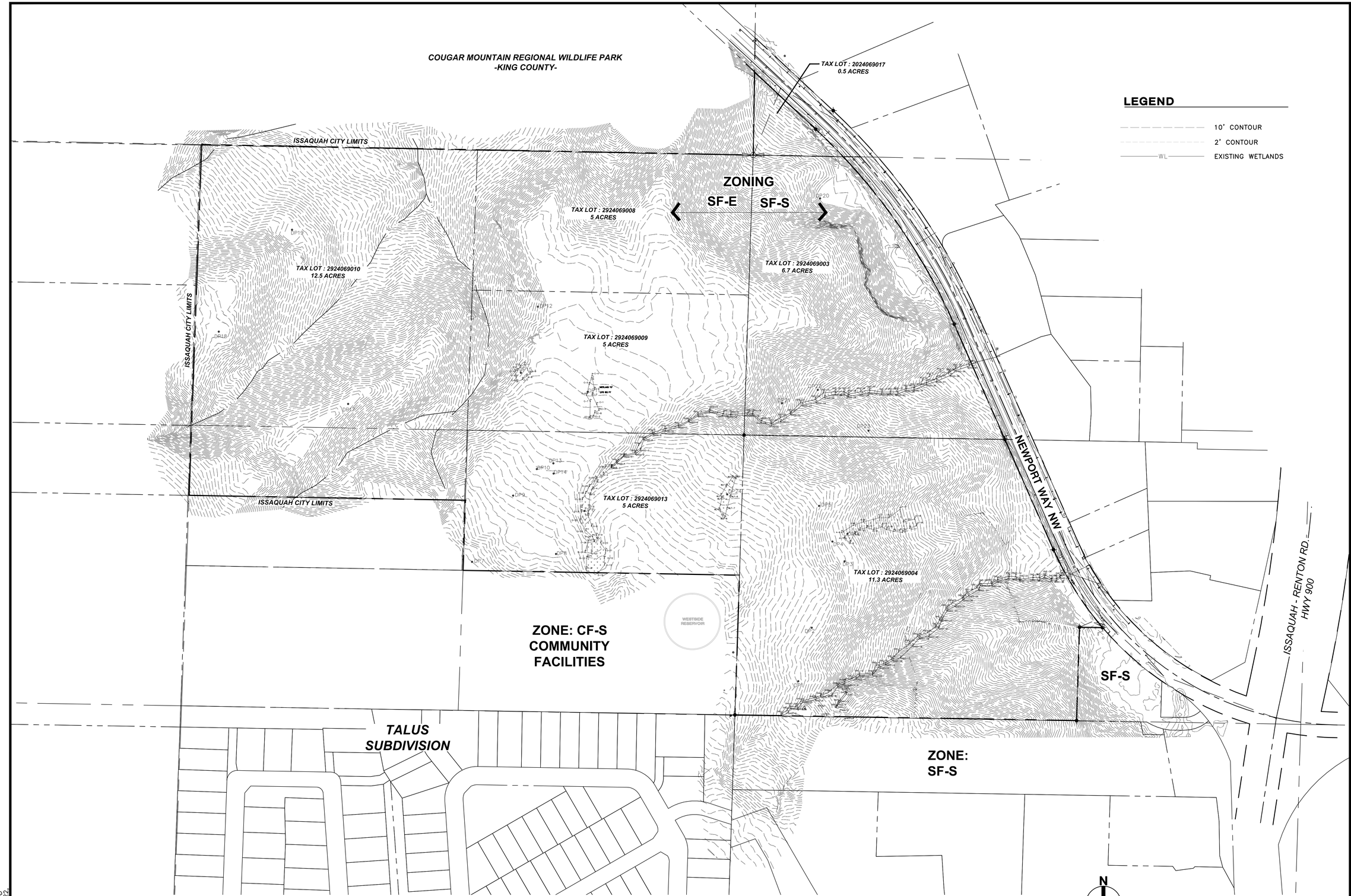
PRE-APPLICATION



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CONTACT: GREG KRABBE
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BERGSMA SUBDIVISION
NW NEWPORT WAY, ISSAQUAH WA

EXISTING CONDITIONS

SCALE:	DATE:
AS SHOWN	06/18/15
DESIGNED BY:	CHECKED BY:
JC	SS

JOB NUMBER
14499.00

DWG NAME:
P14499-EC

SHEET 2 OF 11

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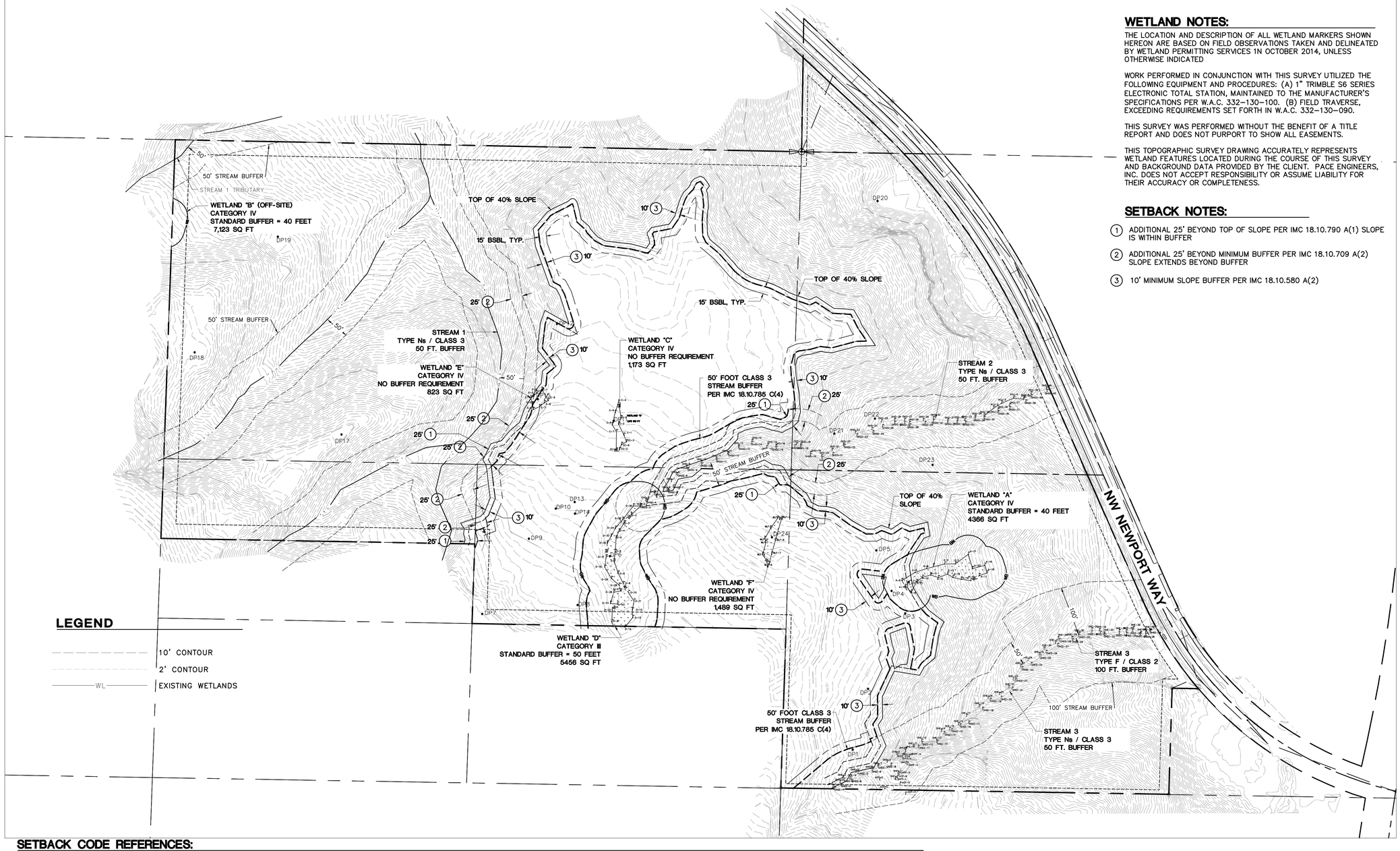

WETLAND NOTES:

THE LOCATION AND DESCRIPTION OF ALL WETLAND MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN AND DELINEATED BY WETLAND PERMITTING SERVICES 1N OCTOBER 2014, UNLESS OTHERWISE INDICATED

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWNG 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.

SETBACK NOTES:

1. ADDITIONAL 25' BEYOND TOP OF SLOPE PER IMC 18.10.790 A(1) SLOPE IS WITHIN BUFFER
2. ADDITIONAL 25' BEYOND MINIMUM BUFFER PER IMC 18.10.709 A(2) SLOPE EXTENDS BEYOND BUFFER
3. 10' MINIMUM SLOPE BUFFER PER IMC 18.10.580 A(2)

LEGEND

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

SETBACK CODE REFERENCES:

IMC 18.10.580 STEEP SLOPE HAZARD AREAS - PROTECTION MECHANISMS AND PERMITTED ALTERATIONS

A. Buffers:

2. The buffer may be reduced to a minimum of ten (10) feet when an applicant demonstrates to the Director, pursuant to a critical areas study, that the reduction will not reduce the level of protection to the proposed development and the critical area as provided by the fifty (50) foot buffer. An occupied building shall not be closer than twenty-five (25) feet (including buffer) to the toe of a steep slope (or altered steep slope).

IMC 18.10.790 EXCEPTIONS TO STREAM BUFFER WIDTH REQUIREMENTS

A. Buffer Requirements for Streams Adjacent to Steep Slopes: When the ordinary high water mark of any stream is within twenty-five (25) feet of the toe of slopes equal to or greater than forty (40) percent the following minimum buffers shall be provided:

1. Where the horizontal length of the slope including small benches and terraces is within the buffer for that stream class, the buffer shall be the greater of:

a. The minimum buffer for that stream class; or

b. Twenty-five (25) feet beyond the top of the slope.

2. Where the horizontal length of the slope extends beyond the minimum buffer for that stream class, the buffer shall extend to a point twenty-five (25) feet beyond the minimum buffer for that stream class.

3. No reduction to stream buffer standards in IMC 18.10.785(C) is allowed.

STEEP SLOPE HAZARD AREAS: Any ground that rises at an inclination of forty (40) percent or more within a vertical elevation change of at least ten (10) feet (a vertical rise of ten (10) feet or more for every twenty-five (25) feet of horizontal distance). A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten (10) feet of vertical relief.

A. The "toe of a slope" is a distinct topographic break in a slope which separates slopes inclined at less than forty (40) percent from slopes equal to or in excess of forty (40) percent. Where no distinct break exists, the toe of a steep slope is the lowermost limit of the area where the ground surface drops ten (10) feet or more vertically within a horizontal distance of twenty-five (25) feet.

B. The "top of a slope" is a distinct, topographic break in a slope which separates slopes inclined at less than forty (40) percent from slopes equal to or in excess of forty (40) percent. Where no distinct break in slope exists, the top of a slope shall be the uppermost limit of the area where the ground surface rises ten (10) feet or more vertically within a horizontal distance of twenty-five (25) feet.

N

HORIZ. 0 50 100 200
Scale In Feet

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BERGSMA SUBDIVISION
NW NEWPORT WAY, ISSAQUAH WA

CRITICAL AREAS MAP

SCALE:	DATE:
AS SHOWN	06/18/15
DESIGNED BY:	CHECKED BY:
JC	SS

JOB NUMBER **14499.00**

DWG NAME: P14499–CAM

SHEET 3 OF 11

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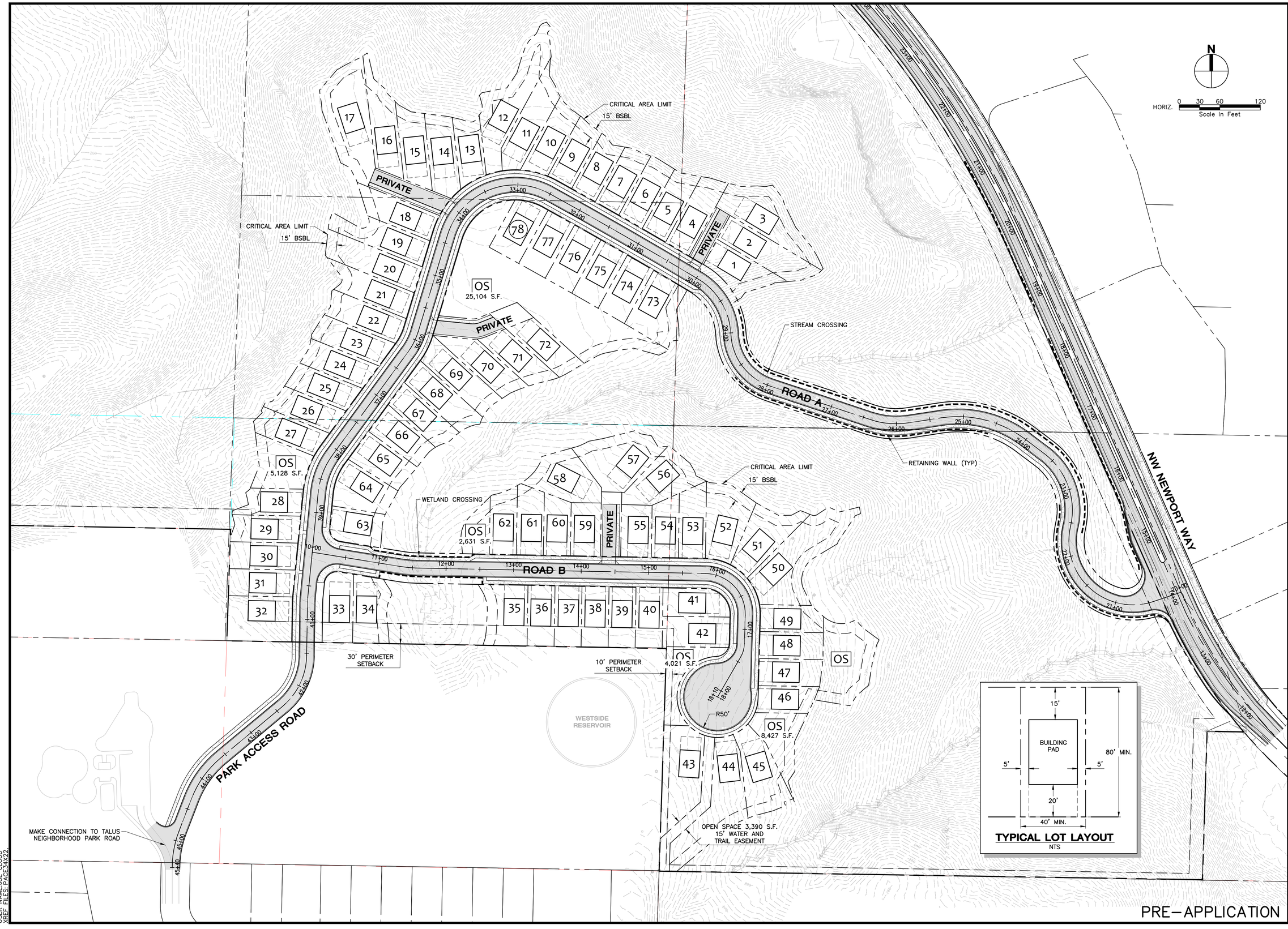

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NW NEWPORT WAY, ISSAQUAH WA

SITE PLAN

SCALE:	DATE:
AS SHOWN	06/18/15
DESIGNED BY:	CHECKED BY:
JC	SS

JOB NUMBER
14499.00

DWG NAME:
P14499-SP

SHEET 4 OF 11

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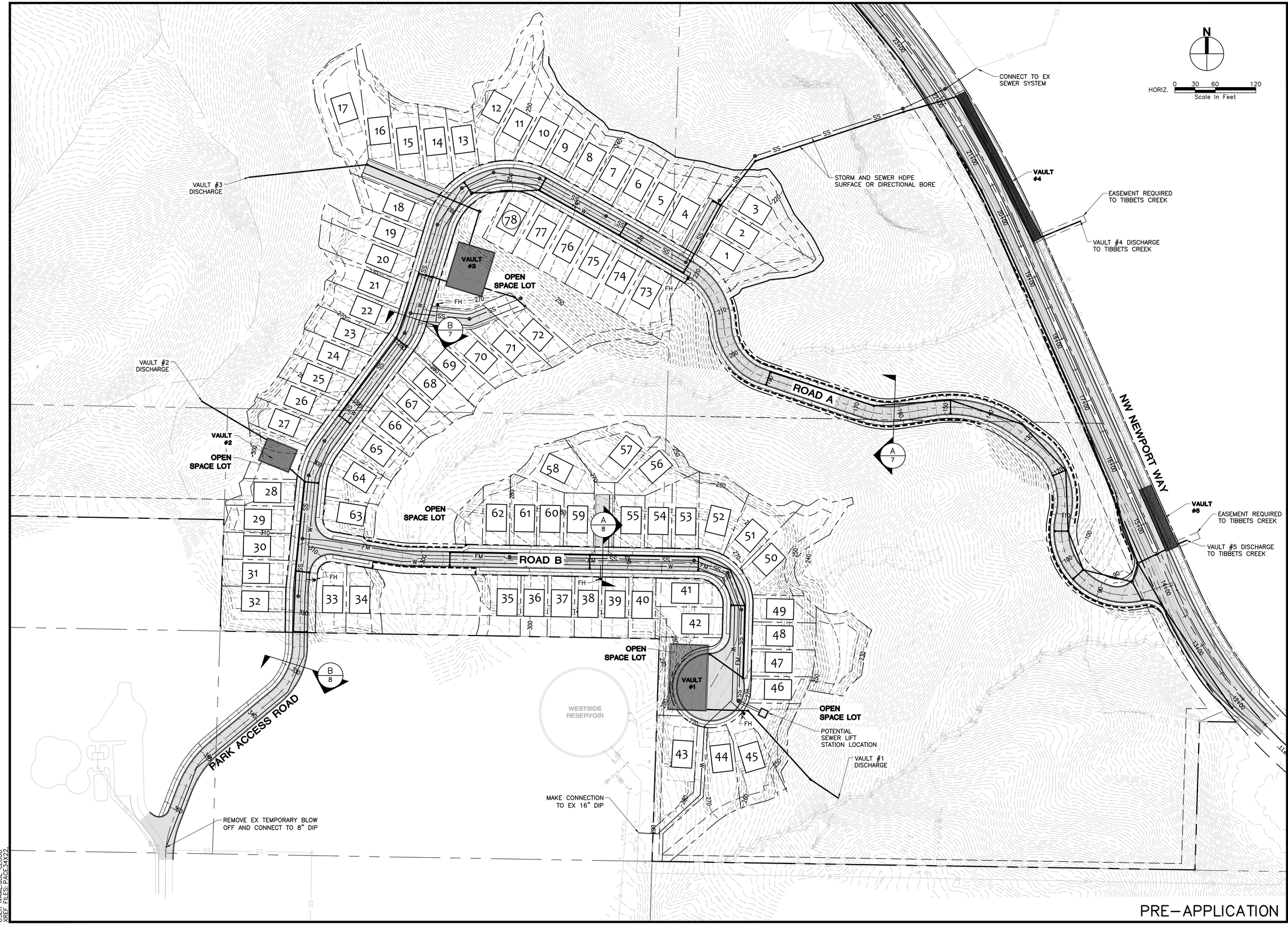

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NW NEWPORT WAY, ISSAQUAH WA

GRADING, DRAINAGE & UTILITES CONCEPT

SCALE:	DATE:
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JOB NUMBER **14499.00**

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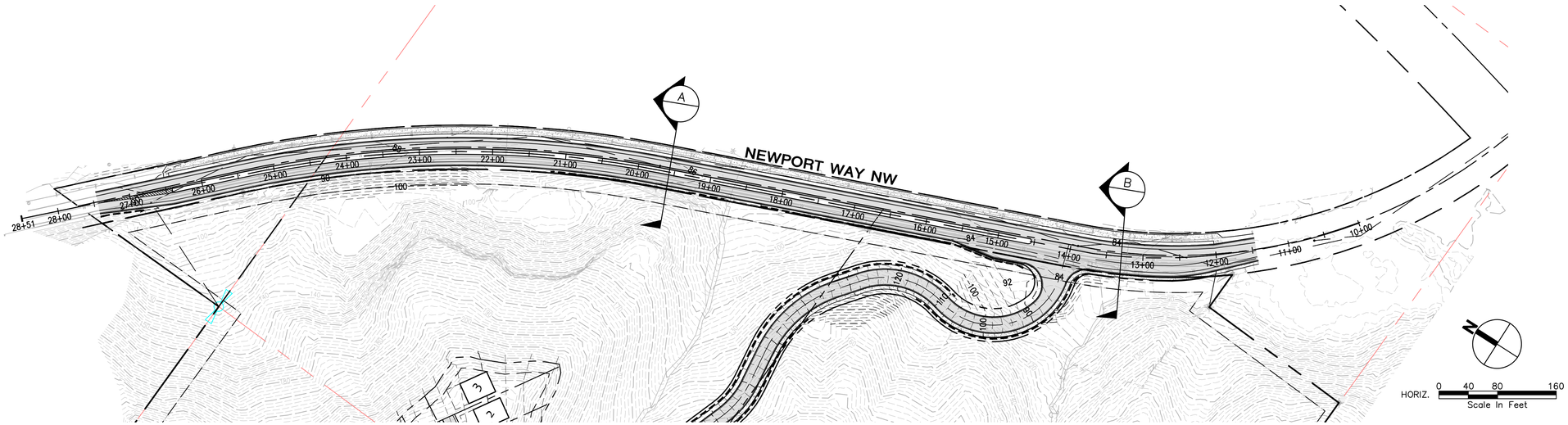

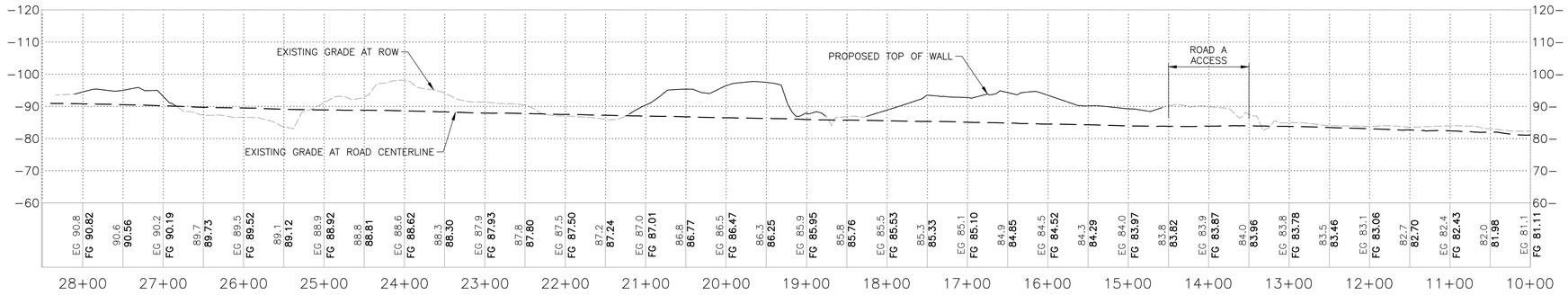

NEWPORT WAY NW

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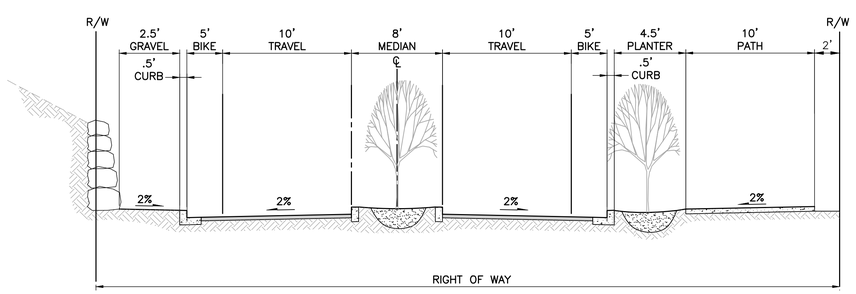

NEWPORT WAY NW SECTION A

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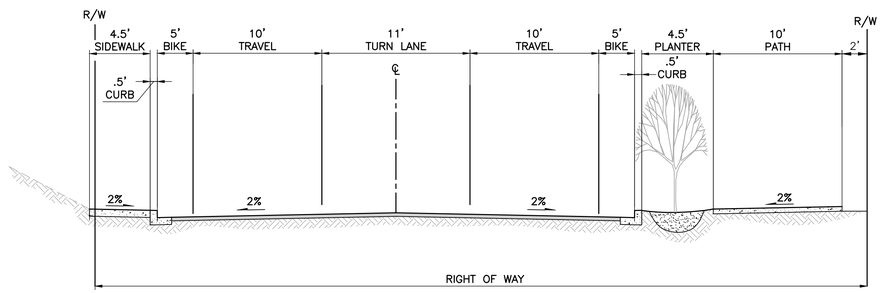

NEWPORT WAY NW SECTION B

SCALE: NTS

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NW NEWPORT WAY, ISSAQUAH WA

NEWPORT WAY NW PLAN & PROFILE

SCALE:	DATE:
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DESIGNED BY: JC	CHECKED BY: SS
JOB NUMBER 14499.00	
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SHEET 6 OF 11	

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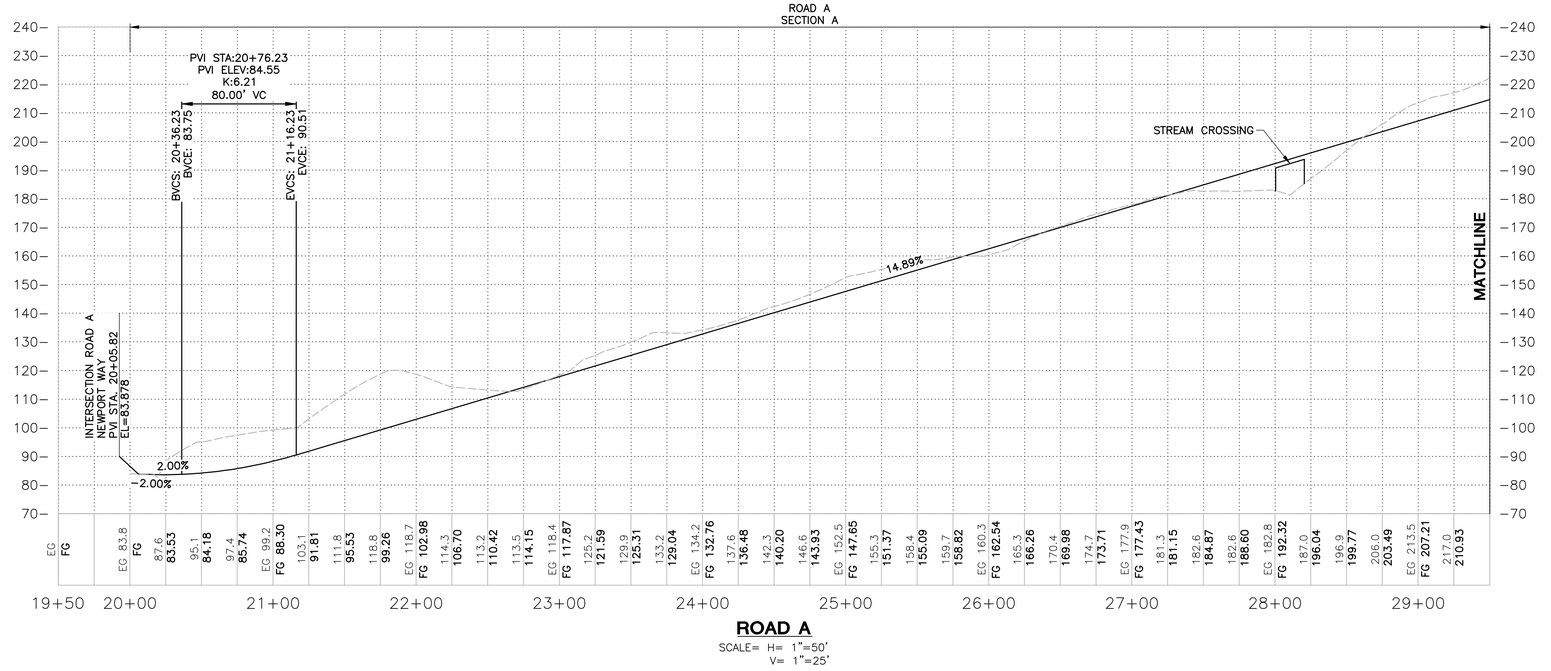

ROAD A

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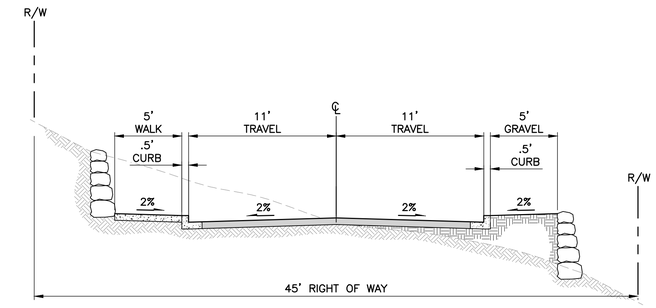
V= 1"=25'



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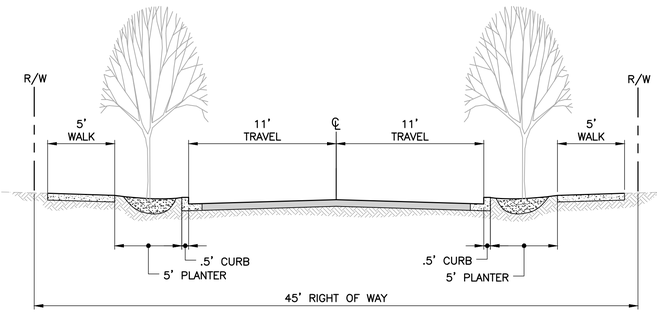

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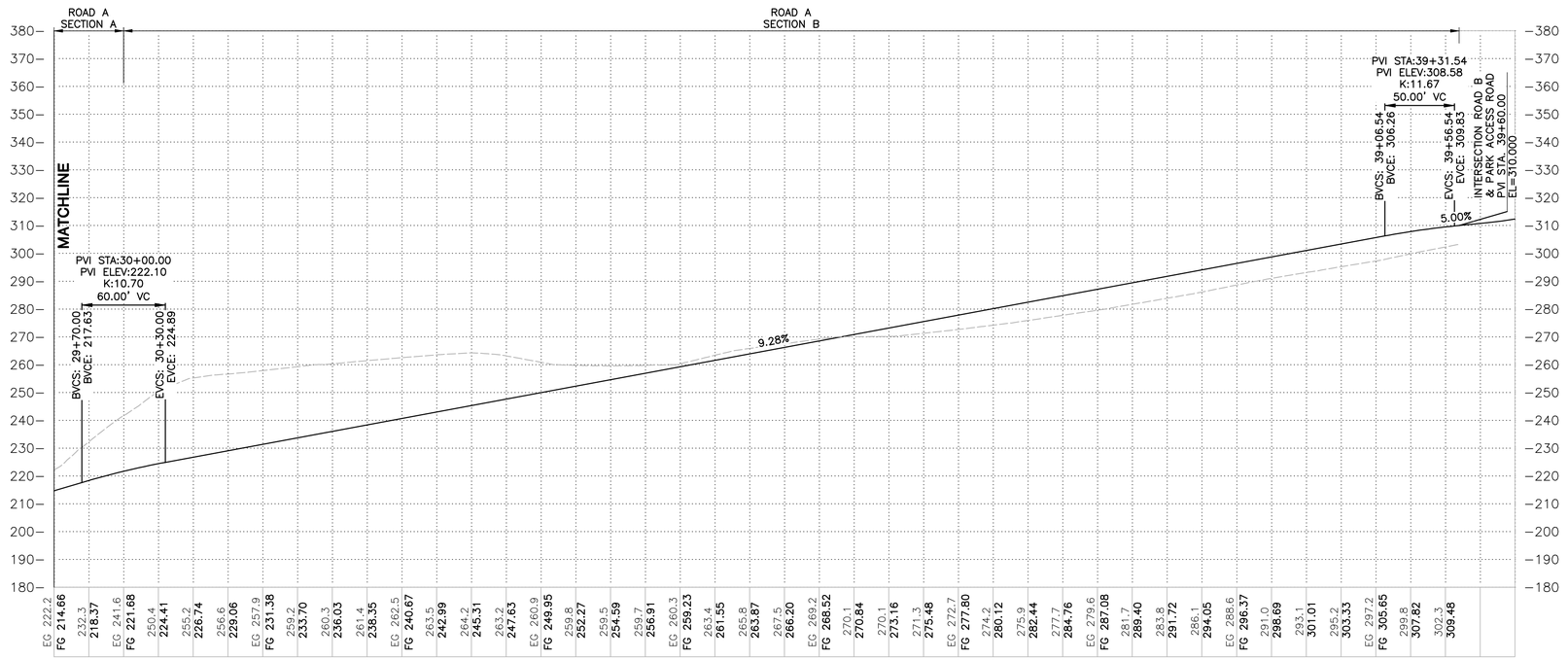

ROAD A

SCALE= H= 1"=50'
V= 1"=25'

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ROAD A PROFILES

SCALE: ####	DATE: 06/18/15
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14499.00

DWG NAME:
P14499-PROFS

SHEET 7 OF 11

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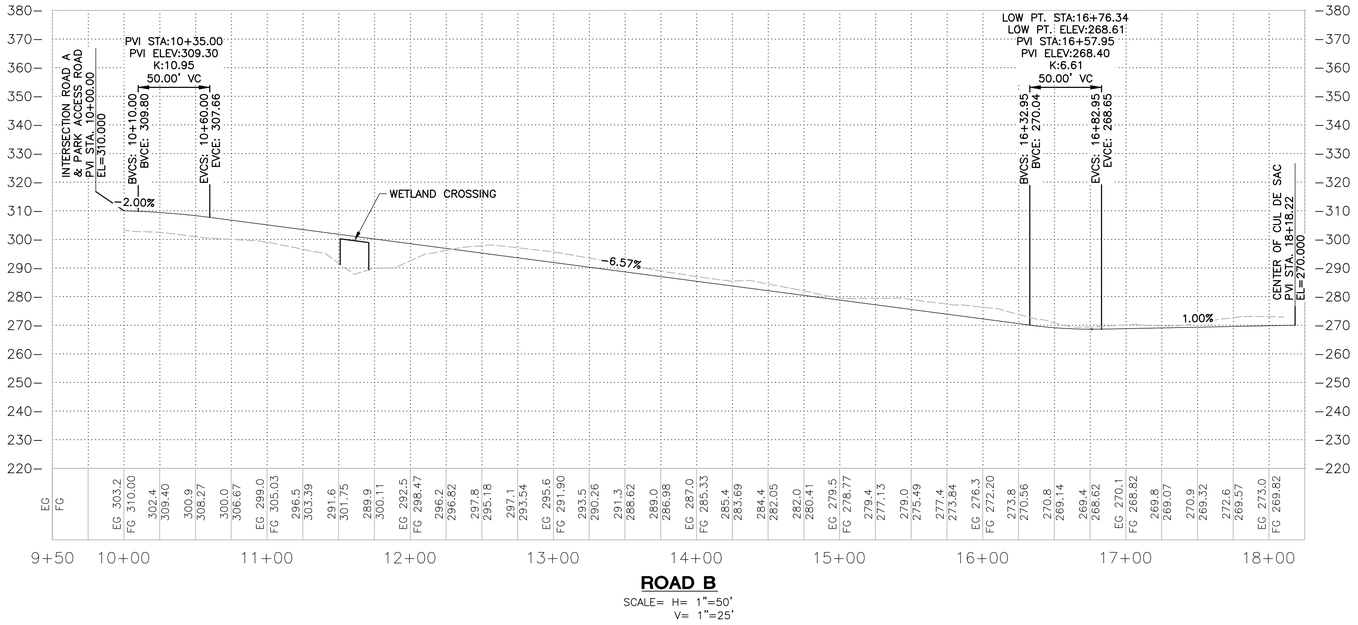

ROAD B

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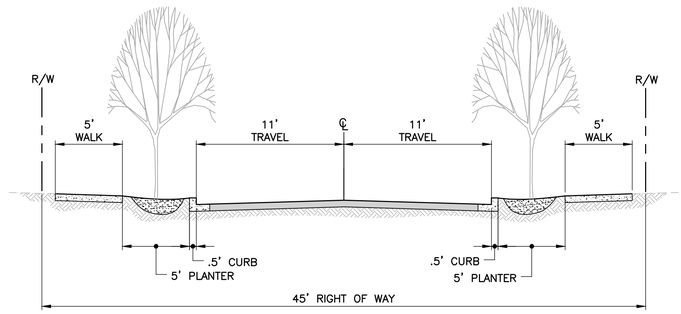

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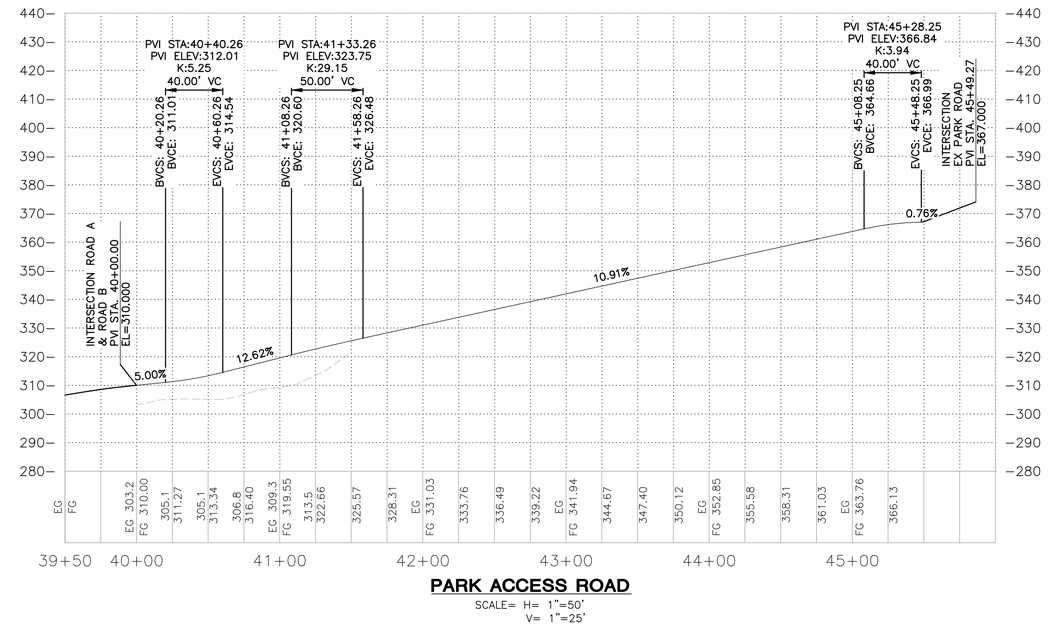

PARK ACCESS ROAD

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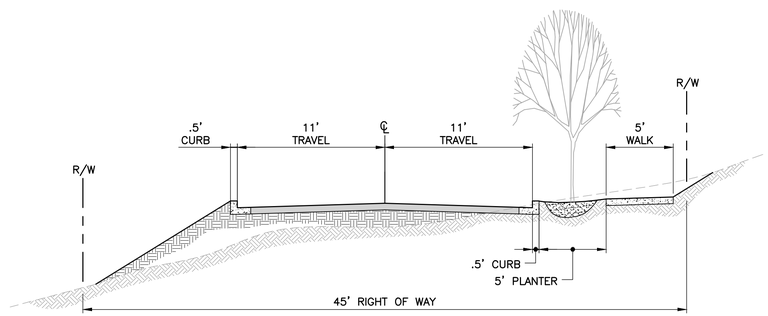

PARK ACCESS ROAD SECTION B

SCALE: NTS

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ROAD B & PARK ACCESS ROAD PROFILES

SCALE:	DATE:
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JOB NUMBER **14499.00**

DWG NAME: P14499-PROFS

SHEET 8 OF 11

DATE | REVISION | SYM

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XREF FILES: PACE34X22

LANDSCAPE CODE REFERENCES:

IMC 18.07.420 CLUSTER HOUSING STANDARDS

B. Approval Criteria:

5. **Landscape Plan:** Residential projects developed as a cluster development (this section) shall be required to submit a landscape plan per IMC 18.12.070 and a Building Permit(s) shall not be issued until the landscaping plan has been approved. The landscaping plan shall be fully detailed as required by the provisions of the landscaping chapter and shall be subject to the approval of the Planning Director/Manager. Minimum standards for cluster development projects shall include:

a. Landscaping of all building setbacks and internal areas between buildings except for ingress and egress (driveways and sidewalks) shall be as required for multifamily residential uses in IMC 18.12.070, Schedule – General requirements by landscape type.

b. Landscaping on the exterior periphery yards of a cluster development project shall include a combination of coniferous and deciduous trees, shrubs and ground cover.

c. The minimum pervious area established by the underlying zone of the clustered development shall be fully landscaped. Critical areas and their associated buffers (i.e., steep slopes, wetlands, etc.) retained or recreated as native forest may count towards the required pervious area and need not be landscaped. Enhancement of those critical areas, including critical area buffers, may be required if they are counted towards required buffering.

IMC 18.12.060(A) LANDSCAPE TYPES BY LAND USE ZONES

Multifamily:

Street Frontage: Type 3 Landscape

Perimeter: Type 3 Landscape

Landscape Buffer Abutting Less Intense Land Use District: Type 2 Landscape

IMC 18.12.150 LANDSCAPEREQUIREMENTS ON PUBLIC PROPERTIES AND RIGHTS-OF-WAY

POTENTIAL STREET TREE LIST:

NEWPORT WAY NW

SMALL / MEDIUM TREE -
* STYRAX JAPONICA / JAPANESE SNOWBELL

LARGE / BOULEVARD TREE (STREET MEDIAN) -
* TILIA CORDATA / LITTLE LEAF LINDEN (BY CITY)

ROAD 'A'

FRAXINUS AMERICANA / AUTUMN APPLAUSE ASH

ROAD 'B'

CERCIDIPHYLLUM JAPONICUM / KATSURA TREE

PARK ACCESS ROAD

BETULA JACQUEMONTII / JACQUEMONTII BIRCH

* FROM ISSAQUAH MASTER STREET TREE PLAN LIST FOR NEWPORT WAY

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LANDSCAPE PLAN

SCALE:	DATE:
AS SHOWN	06/18/15
DESIGNED BY:	CHECKED BY:
JC	SS

JOB NUMBER 14499.00

DWG NAME: P14499-LNSCP

SHEET 9 OF 11

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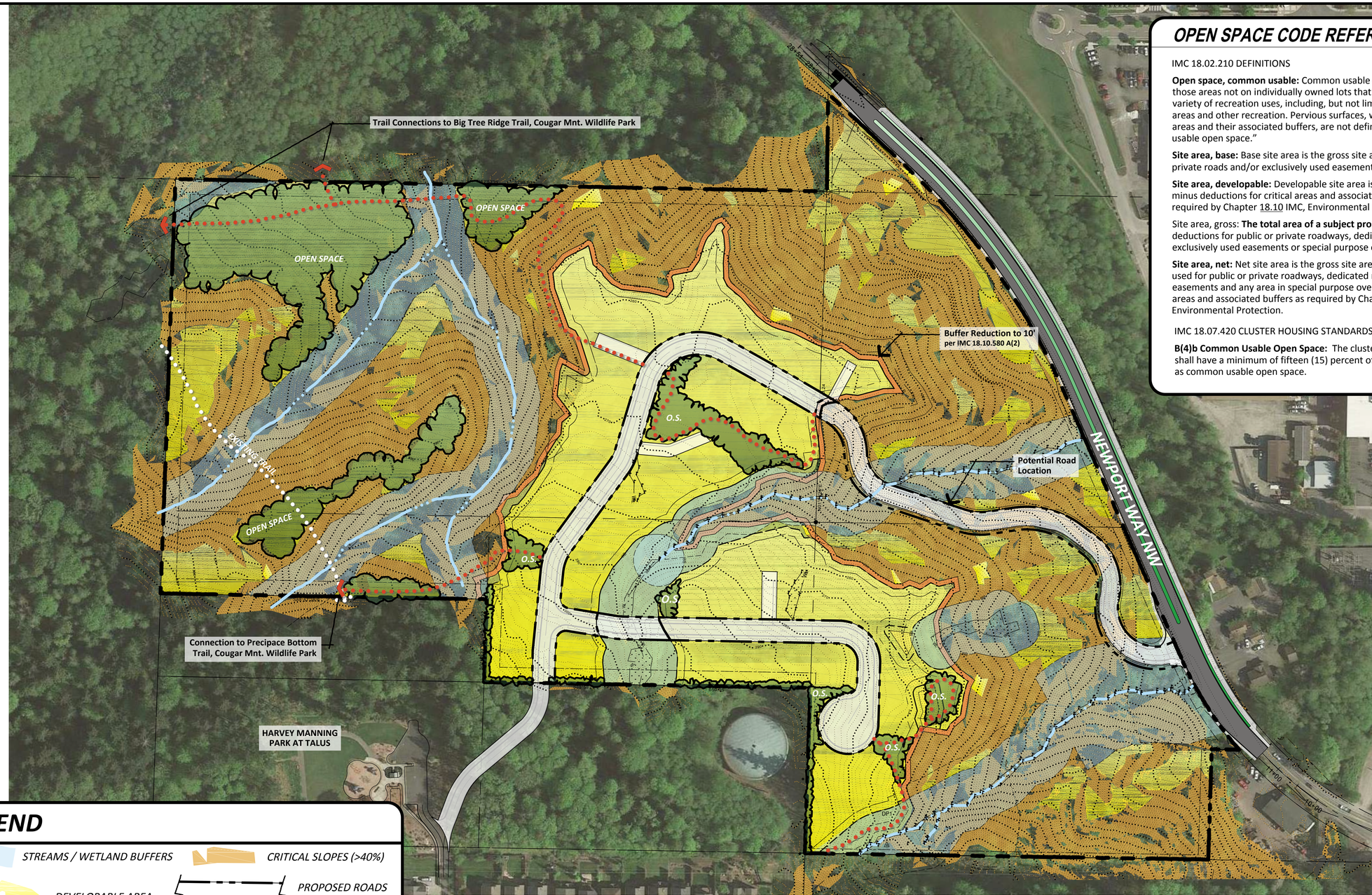

OPEN SPACE CODE REFERENCES:

IMC 18.02.210 DEFINITIONS

Open space, common usable: Common usable open space includes those areas not on individually owned lots that are accessible for a variety of recreation uses, including, but not limited to, trails, picnic areas and other recreation. Pervious surfaces, which are critical areas and their associated buffers, are not defined as "common usable open space."

Site area, base: Base site area is the gross site area minus internal private roads and/or exclusively used easements.

Site area, developable: Developable site area is the gross site area minus deductions for critical areas and associated buffers as required by Chapter 18.10 IMC, Environmental Protection.

Site area, gross: **The total area of a subject property prior to any** deductions for public or private roadways, dedicated right-of-way, exclusively used easements or special purpose overlay districts.

Site area, net: Net site area is the gross site area minus the area used for public or private roadways, dedicated right-of-way, easements and any area in special purpose overlay districts, critical areas and associated buffers as required by Chapter 18.10 IMC, Environmental Protection.

IMC 18.07.420 CLUSTER HOUSING STANDARDS

B(4)b Common Usable Open Space: The cluster development shall have a minimum of fifteen (15) percent of the net site area as common usable open space.

LEGEND

STREAMS / WETLAND BUFFERS

CRITICAL SLOPES (>40%)

DEVELOPABLE AREA

PROPOSED ROADS (DEDICATED ROW)

PROPOSED USABLE OPEN SPACE AREA

ACCESS OR CONNECTION TRAIL

OPEN SPACE CALCUATION

TOTAL PROPERTY AREA	46 ACRES
CRITICAL AREAS: SLOPES >40%, WETLANDS, STREAMS, AND BUFFERS	26 ACRES
PROPOSED ROADS DEDICATED ROW AREA (OUTSIDE CRITICAL AREAS)	2.3 ACRES
REMAINING NET SITE AREA	17.7 ACRES

REQUIRED OPEN SPACE PER IMC 18.07.420 (B)(4)b

17.7 ACRES X 15% =	**2.7 ACRES**
APPROXIMATELY AREA OF USABLE OPEN SPACE SHOWN =	**4.0 ACRES**

N

HORIZ. 0 50 100 200
Scale In Feet

PRE-APPLICATION

SYM	REVISION	DATE

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

PRELIMINARY

WINDWARD REAL ESTATE SERVICES, INC
335 PARK PLACE CENTER, SUITE G-119
KIRKLAND, WA 98033
CONTACT: GREG KRABBE
PHONE: 425.750.8400

BERGSMA SUBDIVISION
NW NEWPORT WAY, ISSAQUAH WA

OPEN SPACE

SCALE:	DATE:
AS SHOWN	06/18/15
DESIGNED BY:	CHECKED BY:
JC	SS

JOB NUMBER
14499.00

DWG NAME:
P14499-OPS

SHEET 10 OF 11

FILE NAME: P:\P14\14499 BERGSMA ISSAQUAH\CAD\ENGINEERING\SHEETS\P14499-OPS.DWG
SAVE TIME: 6/18/2015 1:04:44 PM
PLOT TIME: 4/12/2005 8:33 AM
USER NAME: BRIAN WAY
XREF FILES: SURVEY_PACE_36X24.DWG

TREE RETENTION AREAS

TOTAL PROPERTY AREA	46 ACRES
CRITICAL AREAS: SLOPES >40%, WETLANDS, STREAMS, AND BUFFERS	26 ACRES
REMAINING DEVELOPABLE AREA	20 ACRES
PROPOSED DEVELOPMENT AREA	11 ACRES
REMAINING DEVELOPABLE AREAS AVAILABLE FOR TREE RETENTION TO BE PLACED IN NGPA (44% OF DEVELOPABLE AREA)	**9 ACRES**

REQUIREMENT OF 30% TREE RETENTION IN D.I. DIAMETER INCHES TO BE CALCULATED AS D.I. PER 1,000 S.F. BASED ON SAMPLING OF SIGNIFICANT TREES IN DEVELOPABLE AREAS

STREAM 'A' TRIBUTARY

WETLAND "B" (OFF-SITE)
CATEGORY IV
STANDARD BUFFER = 40 FEET
7,123 SQ FT

TOP OF 40% SLOPE

15' BSBL, TYP.

STREAM 1
TYPE Ns / CLASS 3
50 FT. BUFFER

WETLAND "E"
CATEGORY IV
NO BUFFER REQUIREMENT
823 SQ FT

WETLAND "C"
CATEGORY IV
NO BUFFER REQUIREMENT
1,173 SQ FT

50' FOOT CLASS 3
STREAM BUFFER
PER IMC 18.10.785 C(4)

STREAM 2
TYPE Ns / CLASS 3
50 FT. BUFFER

TOP OF 40% SLOPE

WETLAND "A"
CATEGORY IV
STANDARD BUFFER = 40 FEET
4368 SQ FT

WETLAND "F"
CATEGORY IV
NO BUFFER REQUIREMENT
1,499 SQ FT

WETLAND "D"
CATEGORY III
STANDARD BUFFER = 50 FEET
5458 SQ FT

50' FOOT CLASS 3
STREAM BUFFER
PER IMC 18.10.785 C(4)

STREAM 3
TYPE F / CLASS 2
100 FT. BUFFER

STREAM 3
TYPE Ns / CLASS 3
50 FT. BUFFER

NEWPORT WAY NW

N

HORIZ. 0 50 100 200
Scale In Feet

LEGEND

Streams / Wetland Buffers

Developable Area / Tree Retention Areas

SIGNIFICANT TREES: 6-inches or greater at dbh or alder, cottonwood at 8-inches or greater at dbh

TREE RETENTION (IMC 18.12.1385): 30% of total caliper(dbh) of all significant trees in development site area.

TREE REPLACEMENT (IMC 18.12.1390): One tree for every six (6) caliper at dbh removed if remaining tree density is below the minimum requirements in IMC 18.12.1370. (2 significant trees per 5,000 s.f. for single family development)

DEVELOPABLE SITE AREA: The gross site area minus critical areas and buffers.

PRE-APPLICATION

DATE | REVISION | SYM

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BERGSMA SUBDIVISION
NW NEWPORT WAY, ISSAQUAH WA

TREE RETENTION

SCALE:	DATE:
AS SHOWN	06/16/15
DESIGNED BY:	CHECKED BY:
JC	SS

JOB NUMBER 14499.00

DWG NAME: P14499-TR

SHEET 11 OF 11

FILE NAME: P:\P14\14499 BERGSMA ISSAQUAH\CAD\ENGINEERING\SHEET\SP14499-TR.DWG
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