



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

January 19, 2017

5:15 p.m.

COUNCIL CHAMBERS

- I. CALL TO ORDER: 5:15 p.m.**
- II. ROLL CALL: 5:15 p.m.**
- III. APPROVAL OF MINUTES: 5:16 p.m.**
- A. Approval of June 16, 2016 Meeting Minutes ⁽¹⁾
- IV. NEW BUSINESS: 5:17 p.m.**
- A. Mill Creek Commons II PL 2017-0001 – Landscaping ⁽²⁾
- B. Informal Review of Mill Creek Public Works Shop – Building Elevations, Materials & Colors, and Landscaping
- C. Informal Review of Arena Sports – Building Elevations, Materials & Colors, Landscaping, and Signage
- V. ADJOURNMENT: 6:00 p.m.**

ATTACHMENTS:

1. June 16, 2016 Meeting Minutes
2. Staff report

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**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
June 16, 2016**

Draft

DRB Members:

Dave Gunter, Chair
Beverly Tiedje, Vice Chair
D. Wayne Bisom
David Hambelton
Tina Hastings (absent)

Community Development Staff:

Tom Rogers, Director of Community and Economic Development
Christi Amrine, Senior Planner
Sherrie Ringstad, Planning Specialist

I. CALL TO ORDER:

DRB Chair Gunter called the meeting to order at 5:16 p.m.

II. ROLL CALL:

All members were present except Member Hastings, who was absent because of a work conflict; thus, the absence is considered excused.

III. MINUTES:

A. Minutes of May 19, 2016

MOTION: Vice Chair Tiedje moved, seconded by Member Bisom, to approve the May 19, 2016 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

Vintage at Mill Creek Elevations, Landscaping and Signage

Senior Planner Christi Amrine noted that the project before the Design Review Board (DRB) is building elevations, landscaping and the monument sign for Vintage at Mill Creek development. Ms. Amrine presented the staff report, which included a vicinity map, aerial photos, an overview of the site plan, perspective drawings, and a review of the design guidelines relative to buildings. She reviewed the proposed materials and noted that samples were available for the DRB. Ms. Amrine described the various elevations and stated that staff finds them to be consistent with the design guidelines. She stated that staff is recommending a Condition of Approval requiring the applicant to submit a utility plan showing the location, size and screening of the utilities for City review and approval prior to issuance of the clearing and grading plan.

Building Elevations, Materials and Colors

Member Hambelton stated that he feels the applicant did a good job with their proposal and feels they are providing an excellent level of detail. He asked if the proposed vinyl siding can be painted if it starts to fade or if it has to be resided.

Chris Olson, Nystrom Olson Architecture, 502 West Riverside Ave, Spokane, WA 99201

Mr. Olson stated that the vinyl product has an excellent warranty and in their experience it is holding up well; in some cases even better than Hardie Board.

The applicant responded to Member Bisom's request for clarification regarding the proposed materials. Chair Gunter stated that he likes the design and expressed his appreciation to the applicant for taking the time to come to the DRB for an informal review and getting early guidance.

MOTION: Member Hambelton moved, seconded by Member Bisom, to approve the proposed building elevations, colors and materials for Vintage at Mill Creek as conditioned in the staff report. The motion was approved unanimously.

Donna E. Barnes, 1001 East Marine View Drive, Everett, WA 98201

Ms. Barnes, who lives in the Vintage senior apartments in Everett, said that she doesn't like the gray color that is proposed. She also expressed a concern about the white used on the decks and said that she feels it will be hard to maintain.

Chair Gunter suggested that the applicant consider Ms. Barnes comments regarding color. Mr. Olson stated that he would bring those comments to the developer, especially the comments about maintenance.

Landscaping

Senior Planner Amrine presented the staff report and described the various areas in the landscape plan, including the roadway buffer, streetscape, public and private plazas,

parking lot landscaping and the perimeter buffer area to the south. She reviewed the suggested staff conditions of approval. In addition to the conditions in the staff report, staff is recommending an additional condition to provide a colored concrete to provide interest – in two colors of gray, light and darker gray in a subtle checkerboard pattern, along the public sidewalks and plazas.

Jill McFarland, Jeffrey B. Glander & Associates, 1821 4th Ave. E., Olympia, WA 98506
Ms. Jill McFarland, the landscape architect, responded to Board Member Hambelton's question and explained that the numbers on the Landscape Plan that were missing from the key were simply errors, which have been corrected.

Ms. McFarland reviewed the landscape plan for the Board and described the individual elements in more detail. Member Bisom referenced staff's condition that a different species other than the Bowhall Maple that is proposed in the southern perimeter buffer be selected and asked if the landscape architect had any suggestions.

Donna E. Barnes, 1001 East Marine View Drive, Everett, WA 98201

Ms. Barnes suggested that the area directly adjacent to the raised garden beds be something more level than the gravel that is proposed, which would be easier for people with mobility issues, such as those using a walker. Member Hambelton suggested that exposed aggregate would be more accessible as well as easier to maintain.

MOTION: Member Hambelton moved, seconded by Vice Chair Tiedje, to approve the proposed landscaping for Vintage at Mill Creek as conditioned in the staff report and with the additional conditions added by the DRB as follows:

- **Modify the landscape plan to show the concrete along the public roadways and in the public plazas in a checker board pattern in Integral Concrete colors of Cool Gray and Landmarks Gray.**
- **Modify the landscape plan to show aggregate rather than gravel adjacent to the raised beds in the private plaza.**

The motion was approved unanimously.

Monument Sign

Ms. Amrine described the proposed monument sign and reviewed the Code requirements, stating that the sign does meet the design criteria and staff is recommending approval. Member Bisom asked about the height of the plants surrounding the sign, saying that he wanted to make sure the landscaping wouldn't obscure the sign.

MOTION: Member Bisom moved, seconded by Member Hamblton, to approve the proposed monument sign for Vintage at Mill Creek as conditioned in the staff report and with the additional condition added by the DRB as follows:

- Double check the mature height of the Point Reyes Ceanothus, which is proposed adjacent to the sign, to ensure that the height of the groundcover at maturity will not obscure the sign. If necessary propose an alternate selection of groundcover.

The motion was approved unanimously.

V. **ADJOURNMENT:**

Chair Gunter adjourned the meeting with the consensus of the Board Members at 6:25 p.m.

Submitted by:

Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2017-0001**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Mill Creek Commons II

APPLICANT: Alicia Schulz
Talasaea Consultants, Inc.
15020 Bear Creek Road Northeast
Woodinville, WA 98077-7849

OWNER/DEVELOPER: David Lee
Mill Creek Commons Phase II, LLC
12214 SE18th Place
Bellevue, WA 98005

LOCATION: The project is located at 16824 Bothell-Everett Highway (on the west side of the highway near the intersection with old Seattle Hill Road), Mill Creek, Washington.

PROPOSAL: Review of landscaping.

ZONING: Business and Industrial Park- BP

PART II – DESIGN REVIEW BOARD AUTHORITY

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, materials, colors, and landscaping for commercial and industrial developments. This review is limited to landscaping. Review of the other design elements of the project will be occur at a later date. Design guidelines for landscaping are contained in MCMC Section 17.34.040.H.

PART III – PROJECT DESCRIPTION

On October 12, 2016, the City of Mill Creek Hearing Examiner approved the Binding Site Plan to develop 1.45 acres of a 4.81 acre site with a self-storage facility comprised of 48,060 square feet of building space split between one 3-story building and two smaller 1-story buildings. The proposed development includes associated infrastructure with parking and landscaping. Access to the site will be from the Bothell-Everett Highway (SR 527) via a drive shared with the Mill Creek Commons Office Building. No direct or indirect impacts to wetlands or Nickel Creek are proposed with this project. Plantings in critical areas buffers are not subject to review by the DRB. See attached ***Binding Site Plan***.

PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposed landscape plan with the City's Design Guidelines:

Landscaping Criteria

City code requires that project landscaping provide unity of design through repetition of plants and coordination with adjacent developments. The Code requires landscape materials to be a hardy species adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required landscape areas shall be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Proposal - Building Perimeter Landscaping and Parking Lot

The applicant is proposing to install a mix of native and non-native plants along with draught tolerant varieties in areas as required by code. Areas required to be planted are along the building perimeters which includes the west side of Building C, and the east side of Building A and within the landscape islands between every 10 parking spaces. In the parking lot and around the perimeter, the applicant is required to install one tree for every four parking stalls. The proposal exceeds this code requirement by proposing to install 13 trees instead of the required 8.

Proposed plants include Service Berry, Slender Hinoki Cypress, Kousa Dogwood, Kelseys Red-Osier Dogwood, Gulf Stream Nandina, Tall Oregon Grape, Rotstrahlbusch Switchgrass, Dwarf Otto Luyken Cherry Laurel, Snowberry, and David's Viburnum. See *Attached Landscape Plan, Sheet LI.1*, which includes the landscape planting schedule with the complete plant listing and *Sheet LI.0*, which includes Plant Photos.

Staff is recommending two conditions of approval:

- provide wheel stops as required by code and
- install edging between graveled walkways and landscaped areas.

The applicant is proposing irrigation for the proposed landscaping, per MCMC Section 17.34.040.H.1.d.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that the proposed landscaping, as conditioned, is consistent with the design guidelines set forth in MCMC Section 17.34.040.H. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

1. The landscaping design and plants shall be as portrayed in the application.

2. A landscape performance bond in the amount of 125% of the proposed cost of materials and installation shall be provided to the City prior to beginning construction of the Binding Site Plan, pursuant to MCMC Section 16.16.040.
3. Wheel stops or another suitable mechanism will be required to protect the landscaping from vehicles pursuant to MCMC Section 17.34.040.H.2.c.
4. Edging shall be installed between graveled areas and landscape beds.
5. The irrigation system will require a building permit. The permit is an over-the-counter plumbing permit, no plans required, with an inspection of the system's backflow prevention.
6. Deciduous tree planting shall be in compliance with the City's tree planting standard plan specifications.
- 7.

ATTACHMENTS:

Binding Site Plan

Landscape Plan – Site Plan Overview and Project Plant Photos, Sheet L1.0

Landscape Plan – Planting Plan, Schedule, Notes and Details, Sheet L1.1

LEGAL DESCRIPTIONS :

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

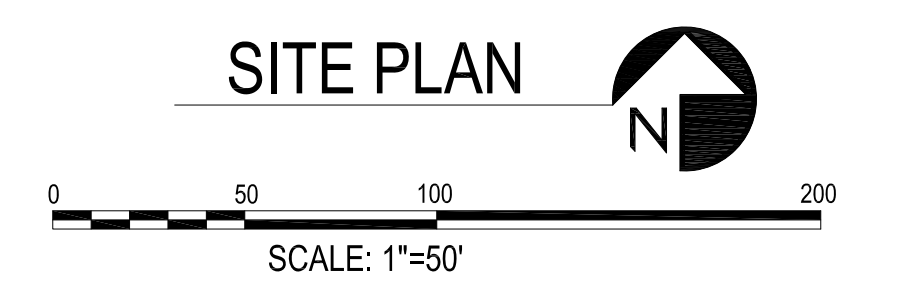
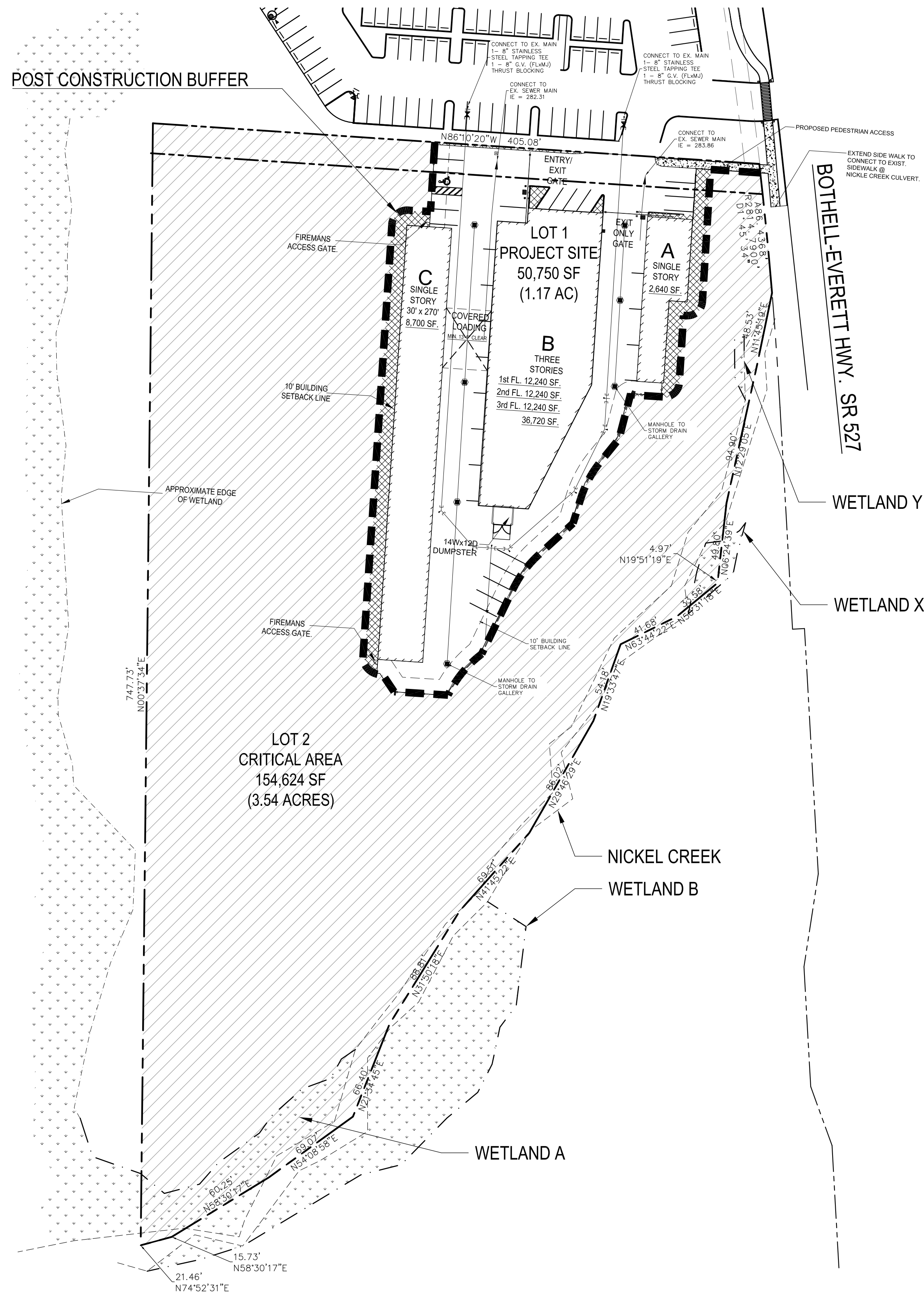
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION 426 FEET, MORE OR LESS, TO THE WEST LINE OF THE PACIFIC HIGHWAY;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PACIFIC HIGHWAY TO A POINT 44 RODS AND 4 1/2 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
 THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
 THENCE NORTHERLY ALONG SAID WEST LINE 44 RODS AND 4 1/2 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9204080377.

EXCEPT ALL THAT PORTION THEREOF LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AS DISPLAYED IN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER #9602085001;
 THENCE SOUTH 86°10'20" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 34.02 FEET TO THE CENTERLINE OF NICKEL CREEK AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE;
 THENCE FOLLOWING THE CENTERLINE OF NICKEL CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 58°30'17" EAST A DISTANCE OF 60.25 FEET;
 THENCE NORTH 54°08'58" EAST A DISTANCE OF 69.07 FEET; THENCE NORTH 21°34'45" EAST A DISTANCE OF 66.40 FEET;
 THENCE NORTH 31°50'18" EAST A DISTANCE OF 88.81 FEET; THENCE NORTH 41°45'22" EAST A DISTANCE OF 69.51 FEET;
 THENCE NORTH 29°46'29" EAST A DISTANCE OF 86.02 FEET; THENCE NORTH 19°33'47" EAST A DISTANCE OF 54.18 FEET;
 THENCE NORTH 63°44'22" EAST A DISTANCE OF 41.68 FEET; THENCE NORTH 50°31'18" EAST A DISTANCE OF 33.58 FEET;
 THENCE NORTH 19°51'19" EAST A DISTANCE OF 4.97 FEET; THENCE NORTH 06°24'39" EAST A DISTANCE OF 49.80 FEET;
 THENCE NORTH 12°29'05" EAST A DISTANCE OF 94.90 FEET; THENCE NORTH 11°45'19" EAST A DISTANCE OF 48.53 FEET MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SR-527 (BOTHELL-EVERETT HIGHWAY) AND THE TERMINUS OF DESCRIBED LINE.

TOGETHER WITH THAT PORTION OF LOT 6, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 86°10'20" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 34.02 FEET TO THE CENTERLINE OF NICKEL CREEK;
 THENCE FOLLOWING THE CENTERLINE OF NICKEL CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 58°30'17" WEST A DISTANCE OF 15.73 FEET; THENCE SOUTH 74°52'31" WEST A DISTANCE OF 21.46 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°37'34" EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 16.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



PRELIMINARY BINDING SITE PLAN
 CLOCK TOWER SELF STORAGE PHASE II
 Mill Creek Commons Phase II, LLC
 A Portion of the SW 1/4 of the NE 1/4 of Section 7,
 Township 27 North, Range 5 East, W.M.

Revisions	Mark	Date
—	—	07-25-2016
—	—	—
—	—	—

OWNER AND CONSULTANT LIST

OWNER / APPLICANT
 Mill Creek Commons Phase II, LLC
 12214 SE 18TH Place
 Bellevue, WA 98005
 Contact : David Lee
 C: 425-957-1411

CIVIL / SURVEYOR
 Omega Engineering , Inc.
 2707 Wetmore Ave.
 Everett, WA 98201
 Contact : Joseph Smeby, P.E.
 C: 425-387-3820

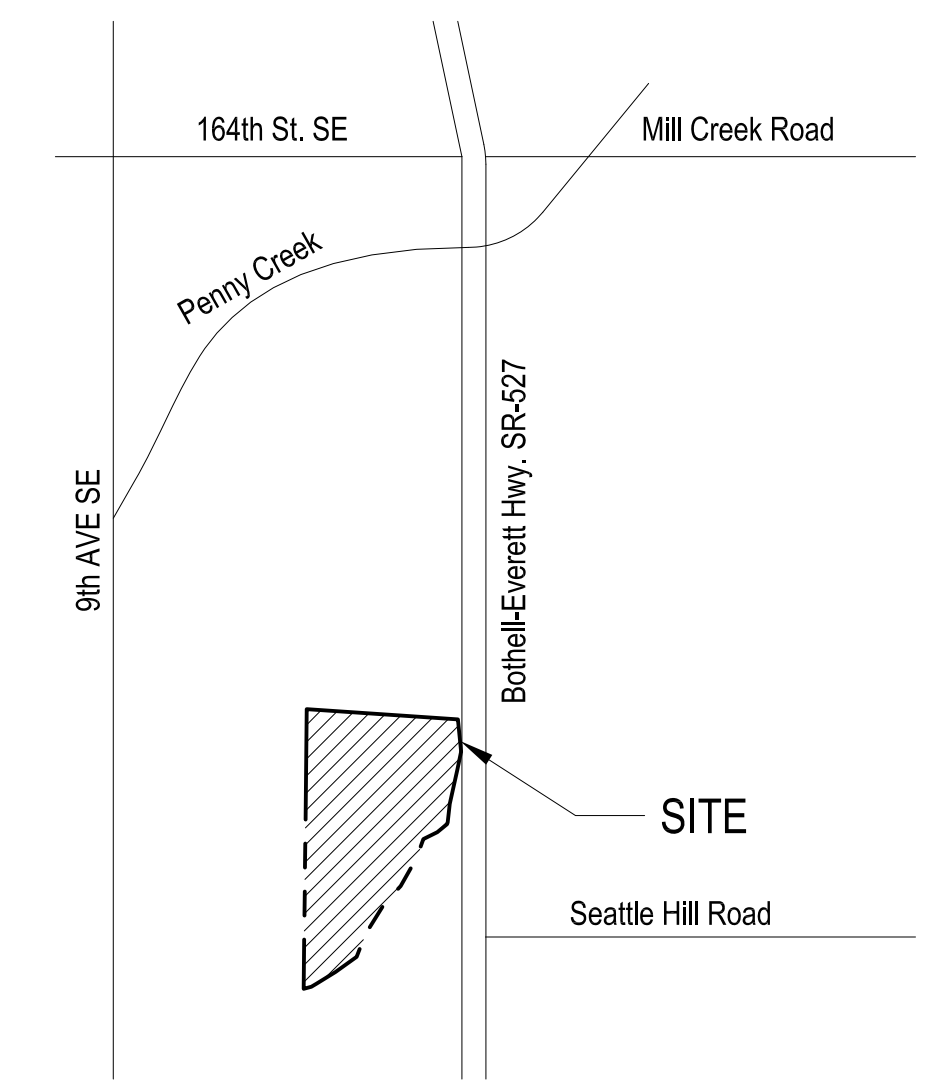
SURVEYOR
 Alpha Subdivision Pros, Inc.
 4532-B Evergreen Way
 Everett, WA 98203
 Contact: Harley Pawley, PLS
 C: 424-252-1884

ENVIRONMENTAL CONSULTANT
 Talasaea Consultants, Inc.
 15020 Bear Creek Road NE
 Woodinville, WA 98077
 Contact: Ann Olsen
 Project Ecologist: Jennifer Marriot
 O: 425-861-7550

ARCHITECT
 Moore Design Associates
 15504 SE 18TH Street
 Bellevue, WA 98007
 Contract: Greg Moore
 O: 425-941-1040

KEY	OPEN SPACE CALCULATION / LAND AREA
	SITE AREA = 210,067 S.F. = 4.82 AC.
	LOT 1 (PROJECT SITE) = 50,750 SF (1.17 AC)
	IMPERVIOUS AREA = 49,943 SF
	BUILDING "A" = 2,640 SF
	BUILDING "B" = 36,720 SF (3 STORY)
	BUILDING "C" = 8,700 SF
	LANDSCAPE AREA = 5,500 SF
	LANDSCAPING INCLUDES: SERVICEBERRY, HINOKI CYPRESS, KOUSA DOGWOOD, RED-OSIER DOGWOOD, NANDINA, OREGON GRAPE, ORNAMENTAL GRASS, DWARF CHERRY LAUREL, SNOWBERRY, VIBURNUM.
	LOT 2 (CRITICAL AREA TRACT) = 154,429 SF (3.54 ACRES)

PARKING CALCULATION
AS PER MCMC SECTION 17.27.020 SECTION D NON RESIDENTIAL #19. 1: 50 UNITS (& 1 PER 300 S.F. OFFICE DOES NOT APPLY)
TOTAL PROJECTED # UNITS = 480 480/50 = 10 STALLS REQUIRED. 30 STALLS PROVIDED.
TOTAL PARKING LOT AREA: 26,823 SF



Vicinity Map
 SCALE: N.T.S.



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Mill Creek Public Works Shop

Project Narrative

1/18/2017



The proposed project includes the construction of a new Public Works shop. The existing single family home that is currently being used for city storage will be demolished. The new building will house vehicles, equipment and storage for the Public Works Department and Parks Department. A yard will be constructed to store additional equipment and materials.

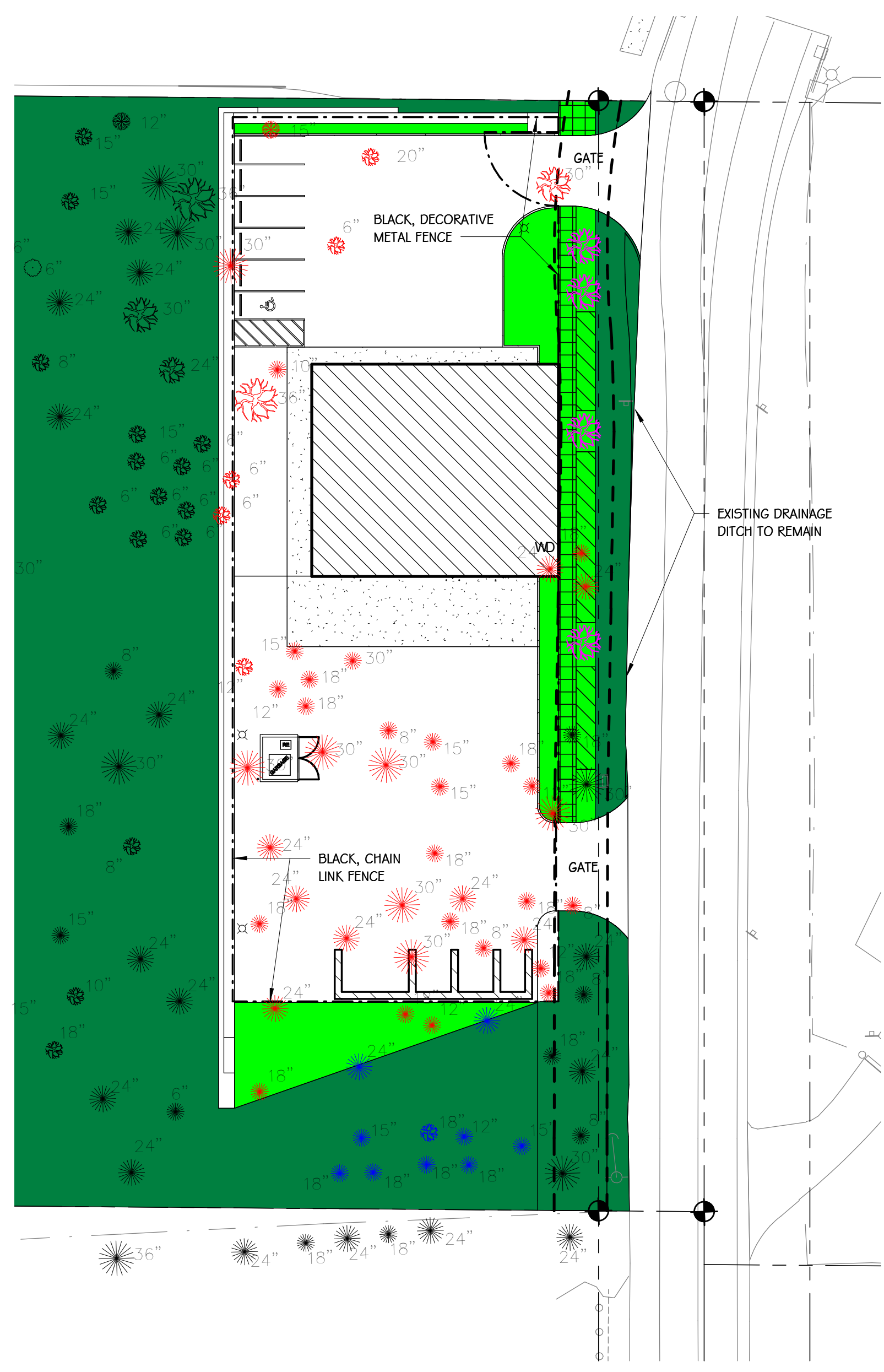
The site is located west of North Creek Drive and the Mill Creek Sports Park. To the north is a multifamily housing complex and a YMCA daycare. To the south is a WSDOT wastewater detention pond. The western portion of the property is forested and includes a wetland. The western neighbors are single family homes.

The project has a goal of providing a functional and attractive shop building for the City's use, while limiting the impact to the wetland onsite. The project includes two phases so that the facility can be expanded for future needs. Phase II would include street frontage improvements, construction of a crew space, and installation of a decant facility.

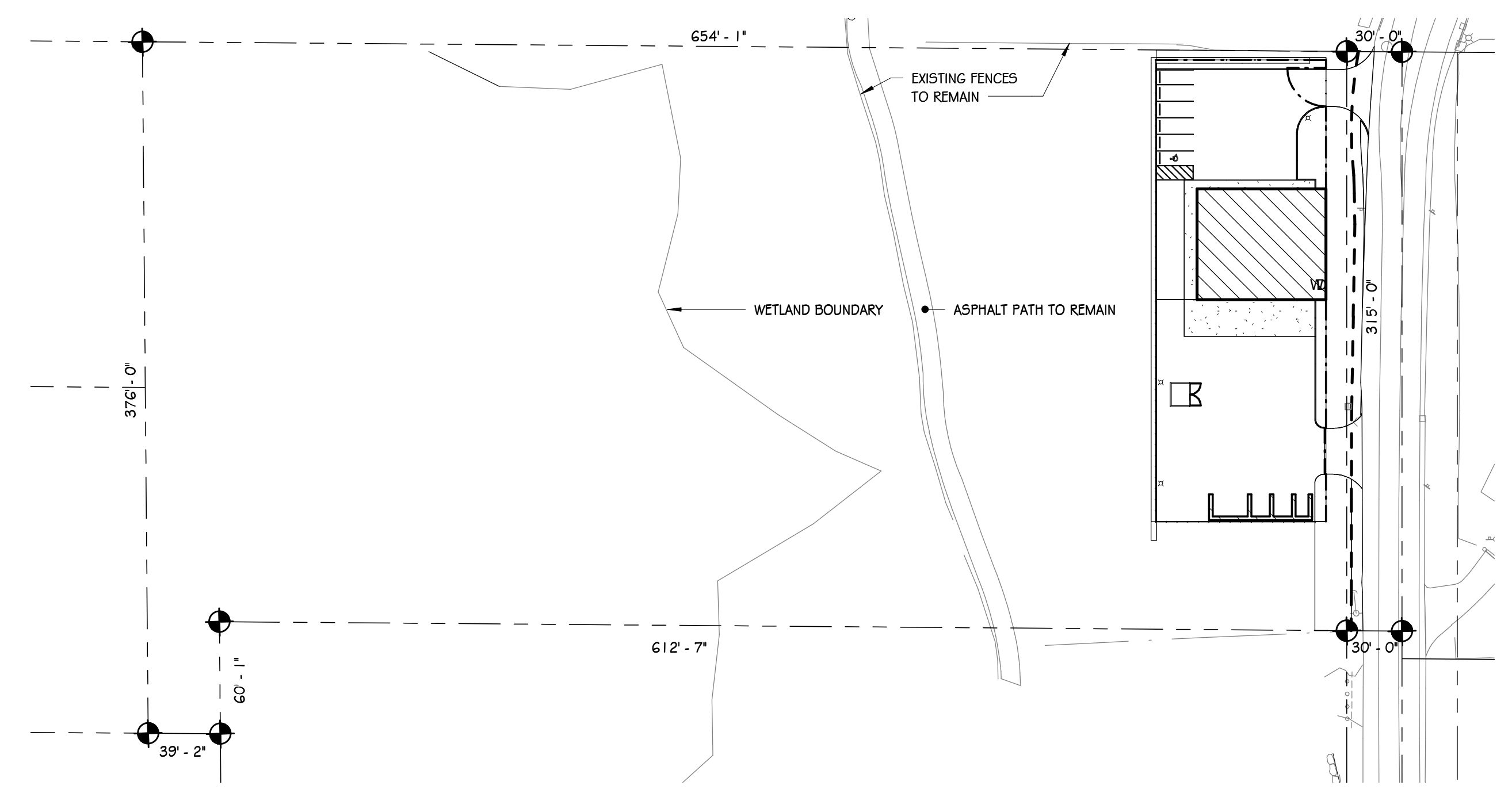
Landscaping Narrative

The design involves softening the building with trees, screening the security fence with evergreen shrubs, layering with deciduous shrubs providing color and interest, ground covers throughout planting beds to reduce maintenance weeding and the use of native plant species relating to adjacent wetlands and hardy ornamentals to reducing maintenance watering after plants have become established in 3-5 years.

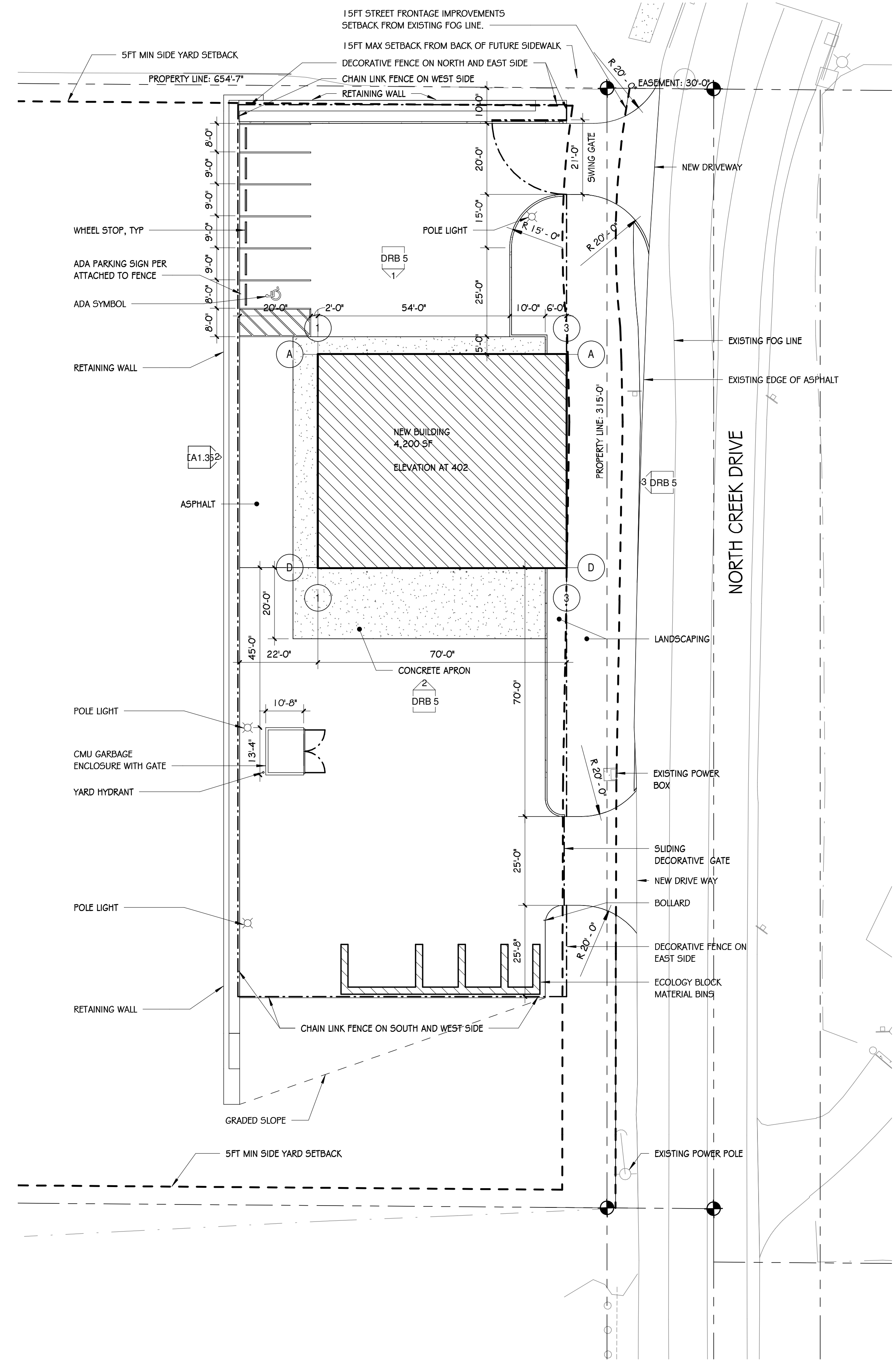
-  NEW GROUNDCOVER: SALAL OR KINKIKINNIK
-  NEW EVERGREEN SHRUBS ALONG FENCE: TALL OREGON GRAPE, PACIFIC WAX MYRTLE OR DAVID'S VIBURNUM.
-  NEW DECIDUOUS SHRUBS: RED FLOWERING CURRANT OR RED TWIG DOGWOOD
-  NATIVE/EXISTING LANDSCAPING
-  NEW TREE: PAPER BIRCH OR VINE MAPLE
-  TREES TO BE HARVESTED IN PHASE I
-  TREES TO BE HARVESTED IN PHASE II
-  EXISTING TREE TO REMAIN



LANDSCAPING PLAN  SCALE 1" = 30'-0" **9**



SITE PLAN - FULL SITE  SCALE 1" = 60'-0" **11**



PHASE I SITE PLAN  SCALE 1" = 20'-0" **1**



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**MILL CREEK
PUBLIC WORKS SHOP**
13628 N CREEK DR, MILL CREEK, WA 98012

SITE PLAN

11629 REGISTERED ARCHITECT
Lee Richards Driftmier
STATE OF WASHINGTON

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Revision Schedule		
NO.	TYPE REVISION	DATE

ISSUE DATE: 1/9/2017
DRAWN BY: LRD
CHECKED BY: LRD

PROJECT NUMBER
21620

SHEET NUMBER
DRB 1

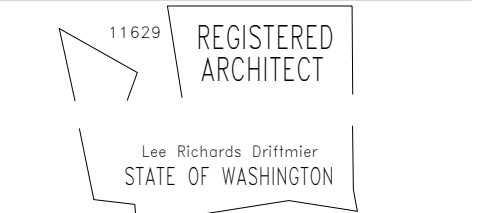
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FLOOR PLAN



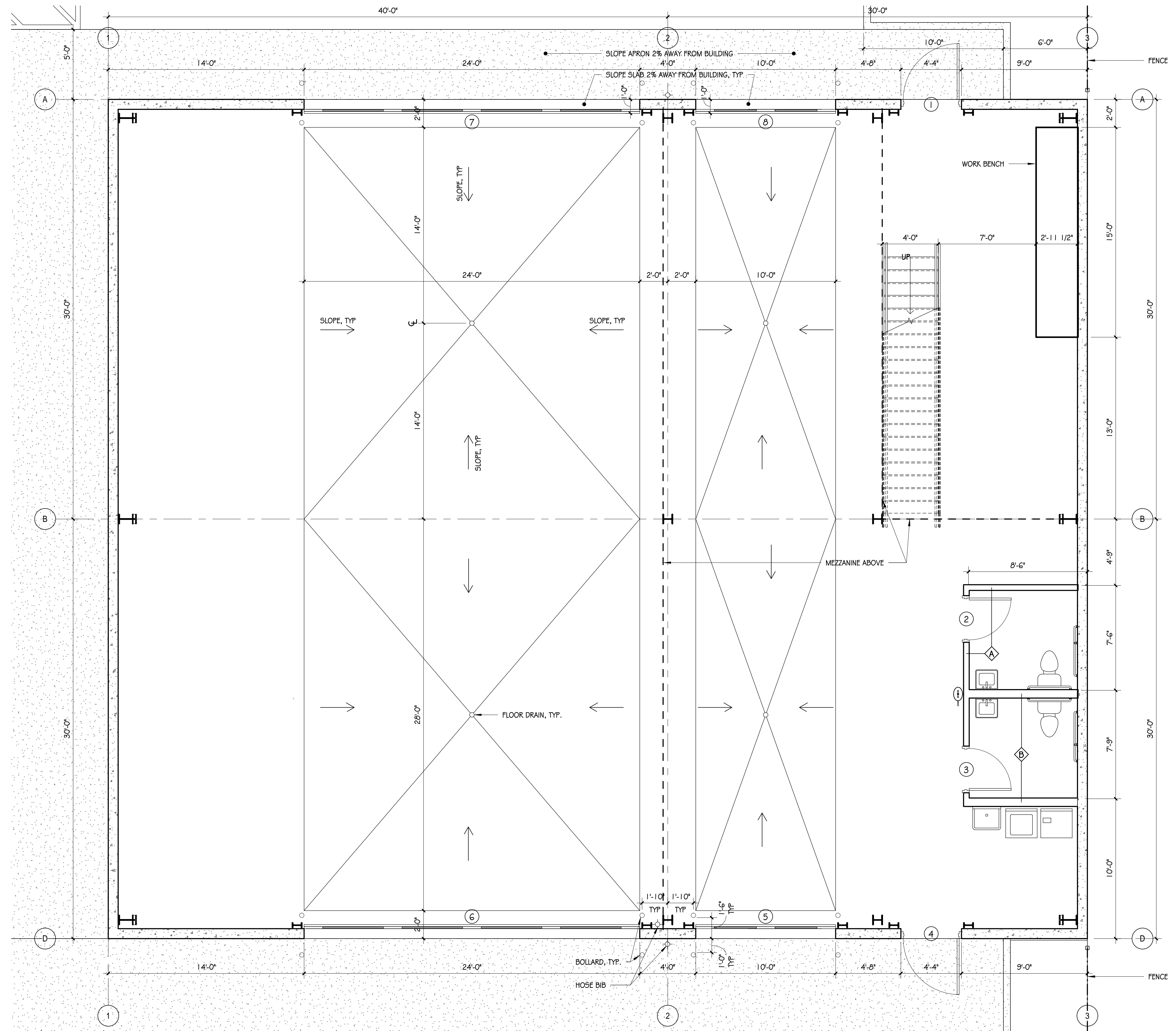
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ISSUE DATE: 1/9/2017
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PROJECT NUMBER
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SHEET NUMBER
DRB 2



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**MEZZANINE
& ROOF**

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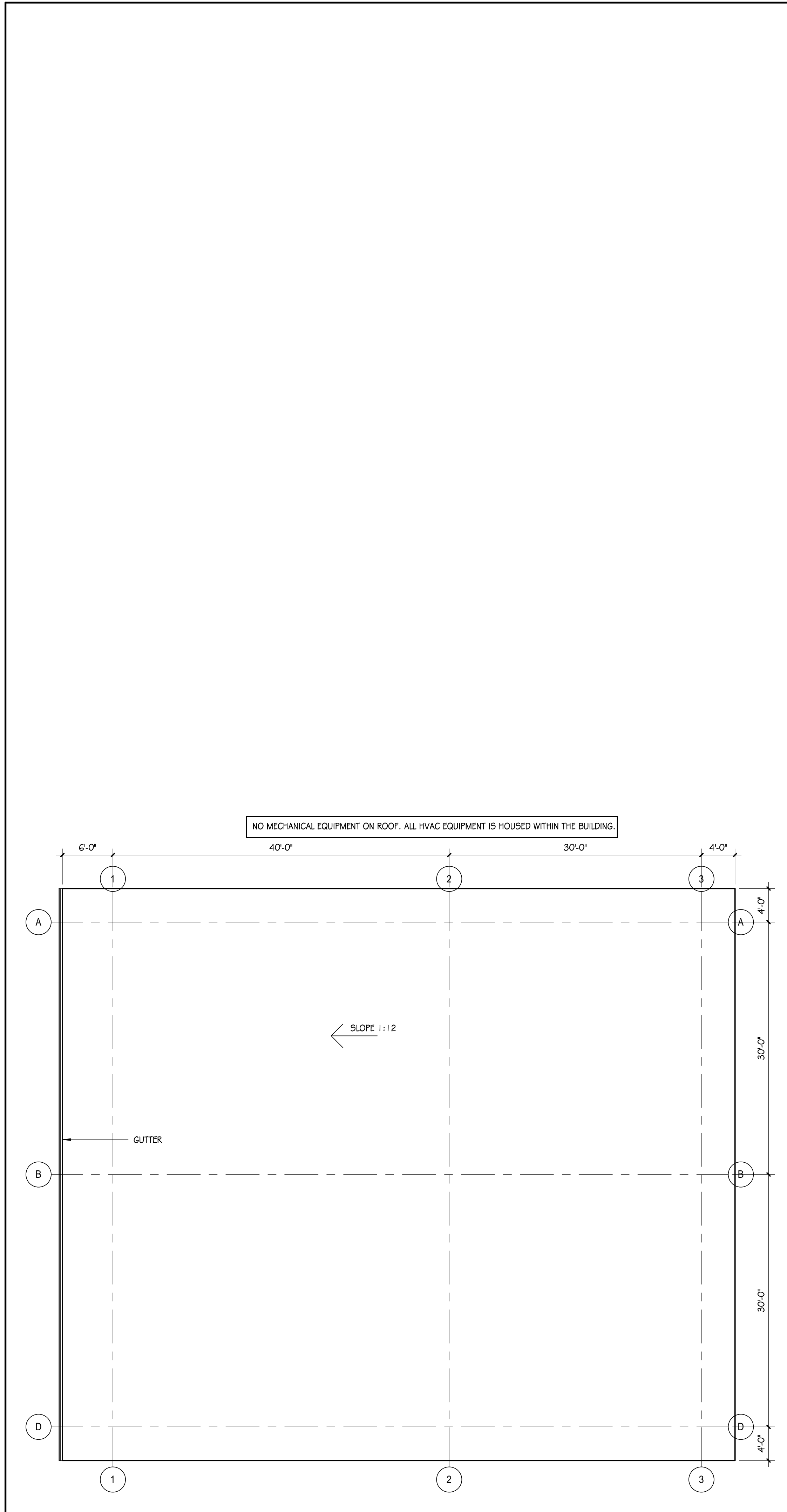
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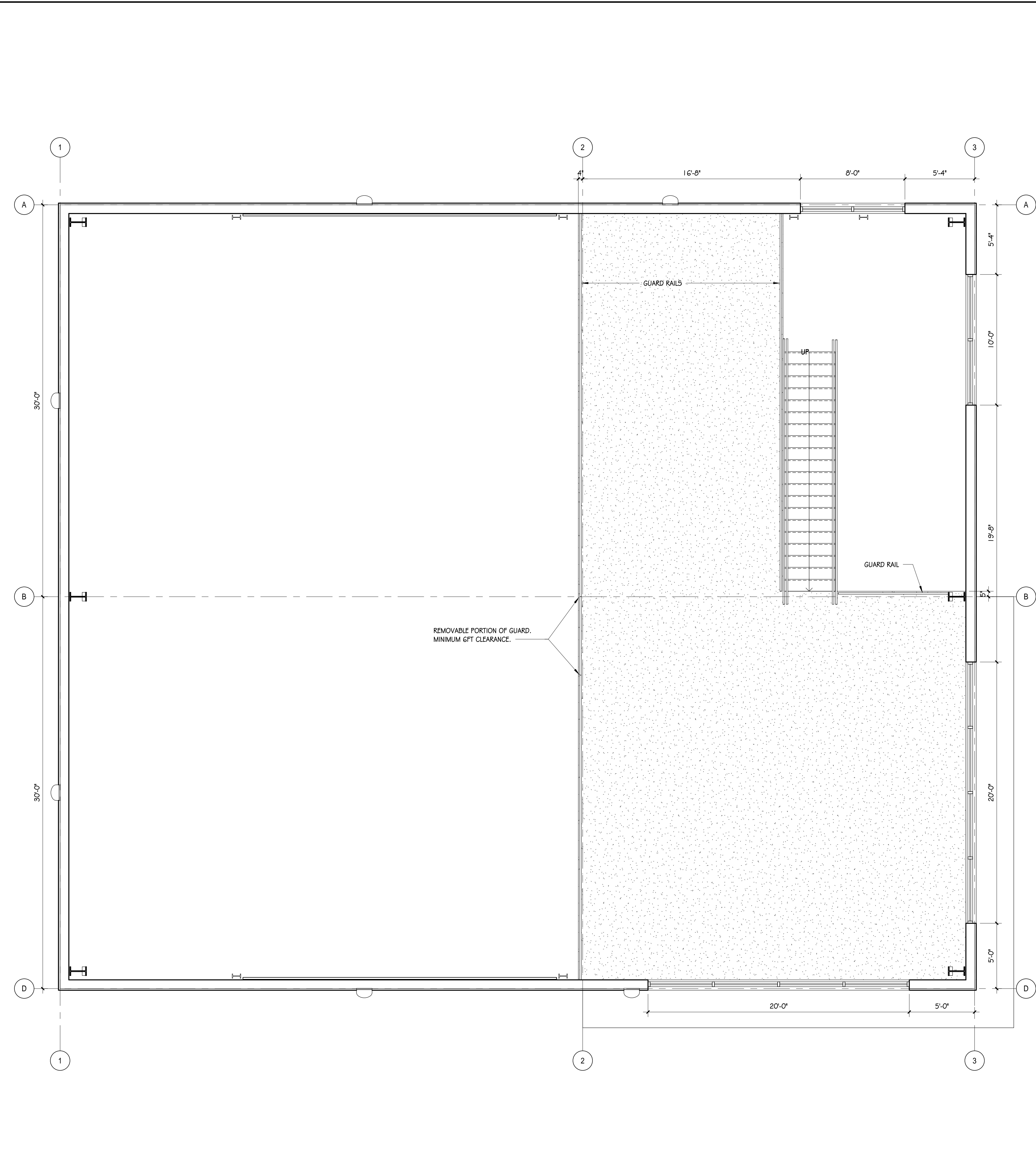
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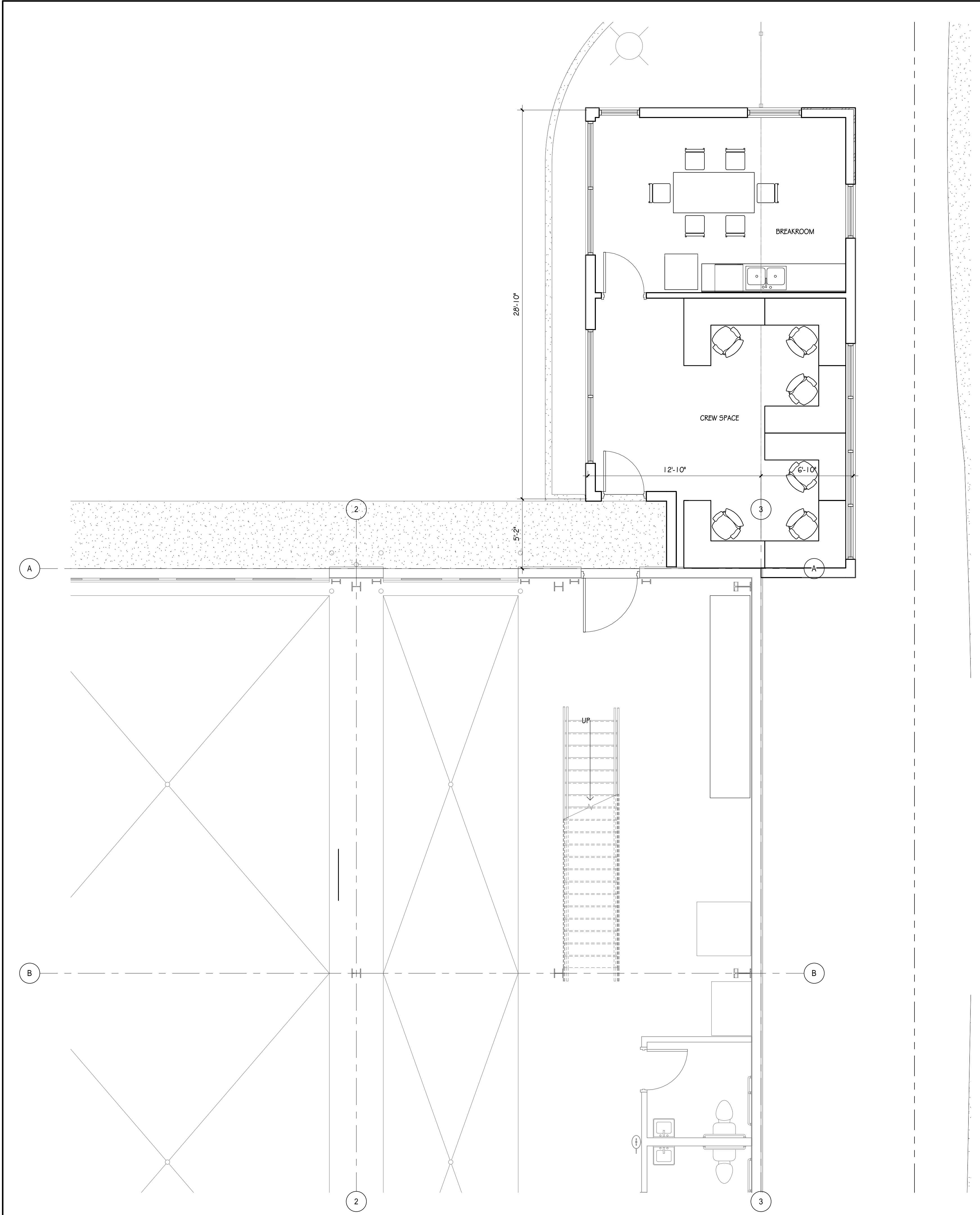
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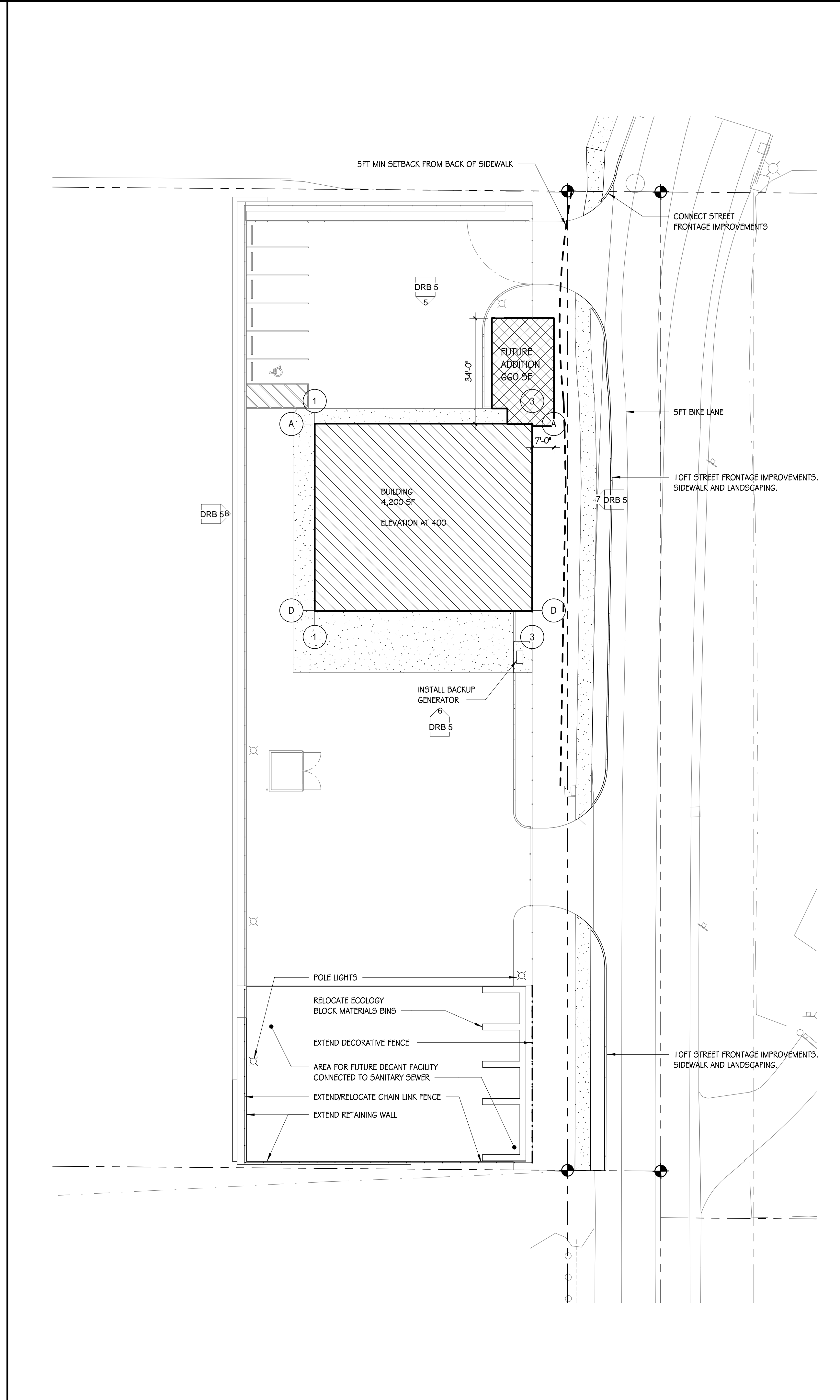
DRB ROOF PLAN SCALE 1/8" = 1'-0" **13**



DRB FLOOR PLAN - MEZZANINE SCALE 1/4" = 1'-0" **1**



PHASE II FLOOR PLAN SCALE 1/4" = 1'-0" **9**



PHASE II SITE PLAN SCALE 1" = 20'-0" **1**



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**MILL CREEK
PUBLIC WORKS SHOP**
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**PHASE II
PLANS**

11629 REGISTERED ARCHITECT
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SHEET NUMBER
DRB 4

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**MILL CREEK
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ELEVATIONS

11629 REGISTERED ARCHITECT
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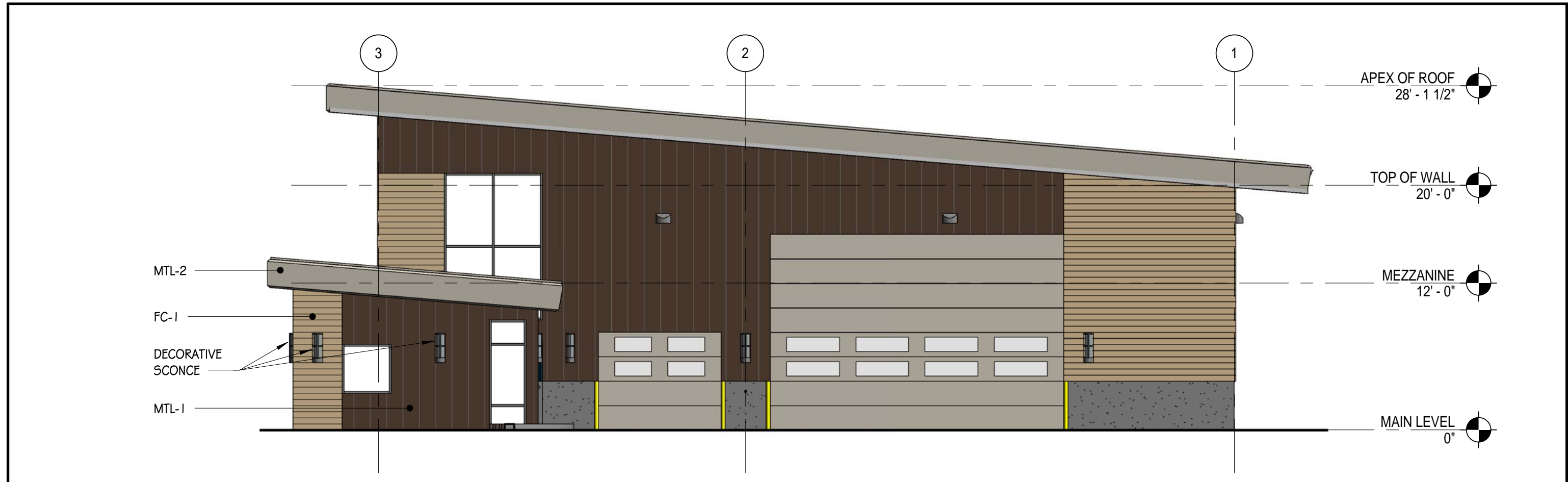
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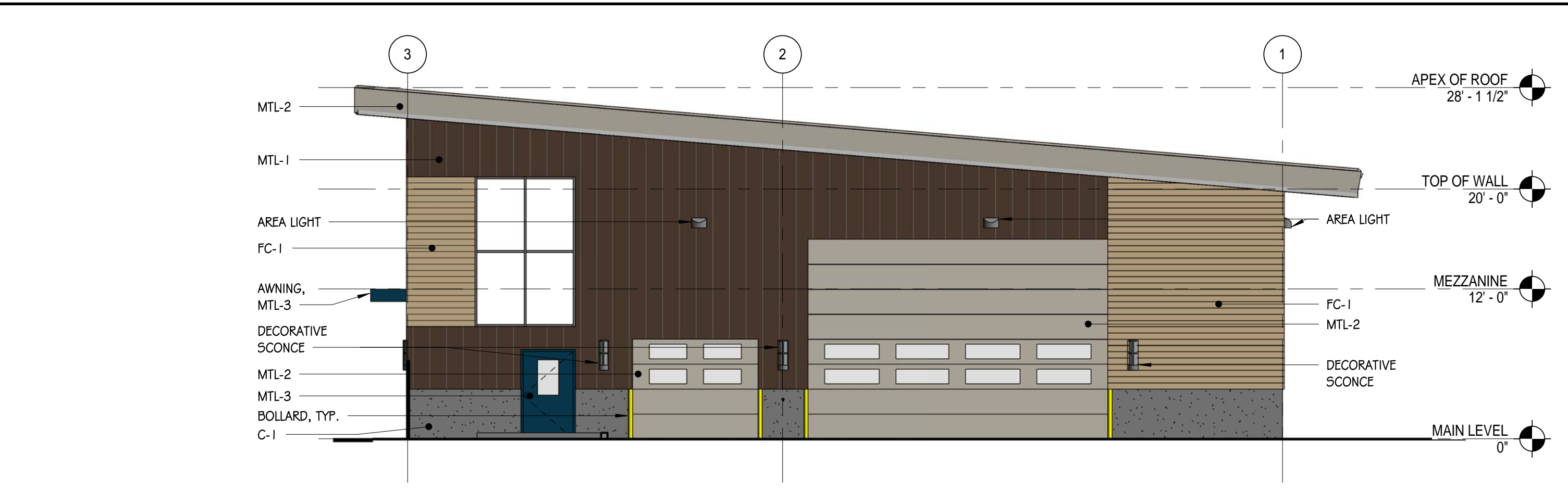
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DRB 5

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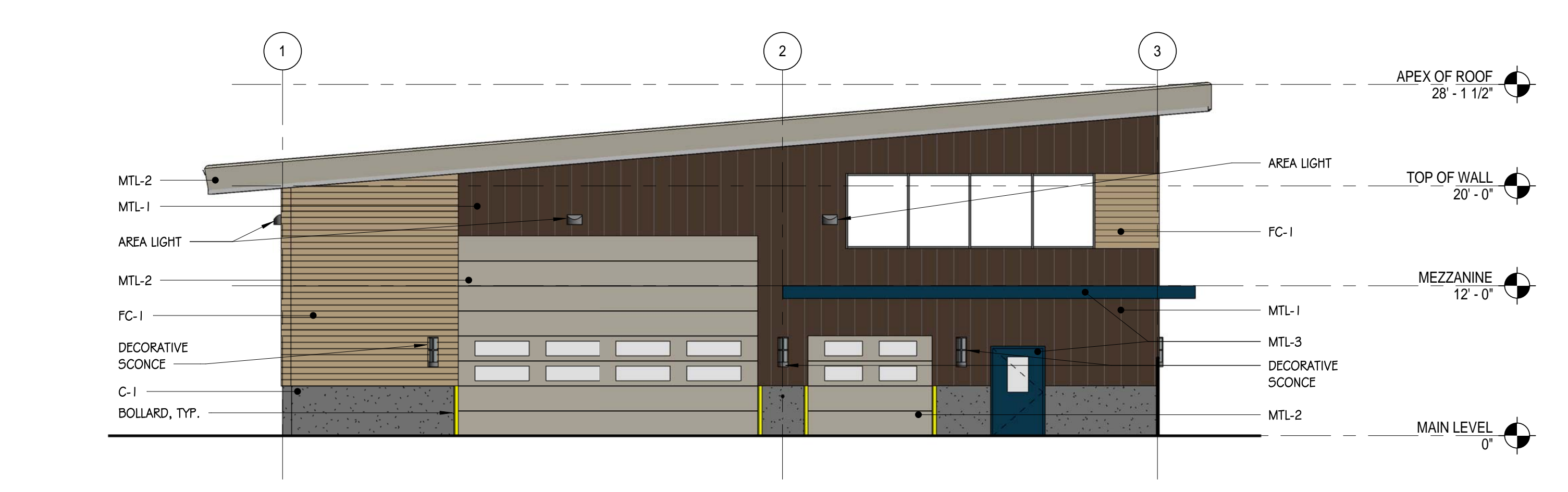
PHASE 2 NORTH ELEVATION SCALE 1/8" = 1'-0" **5**



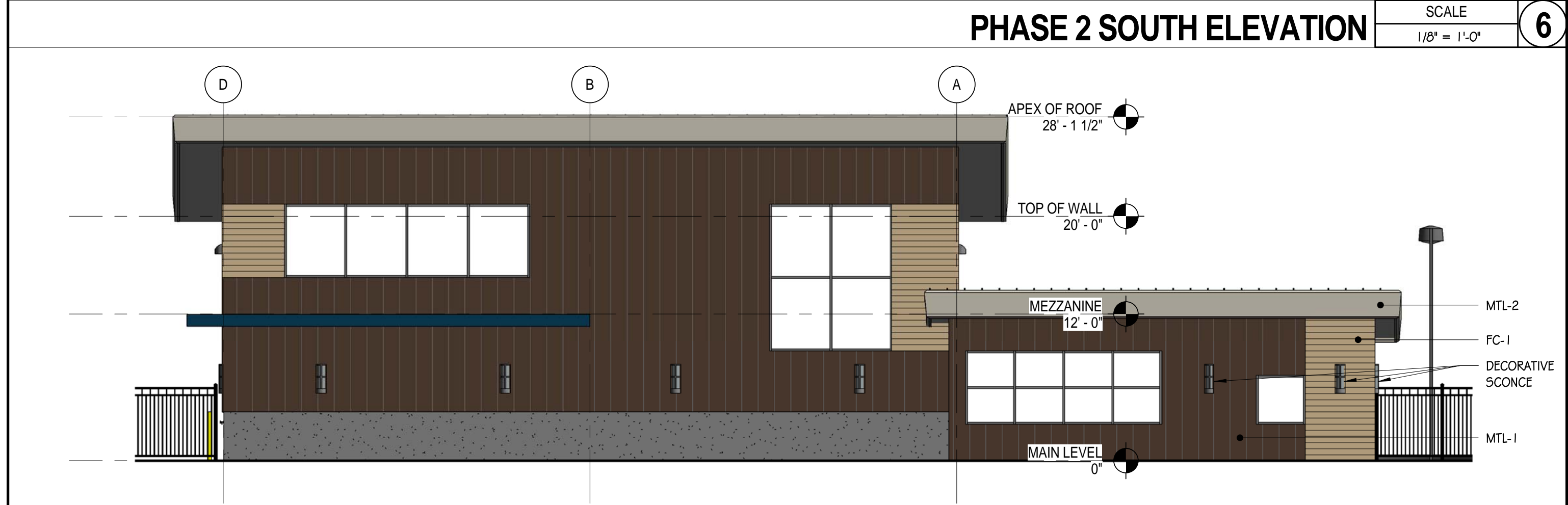
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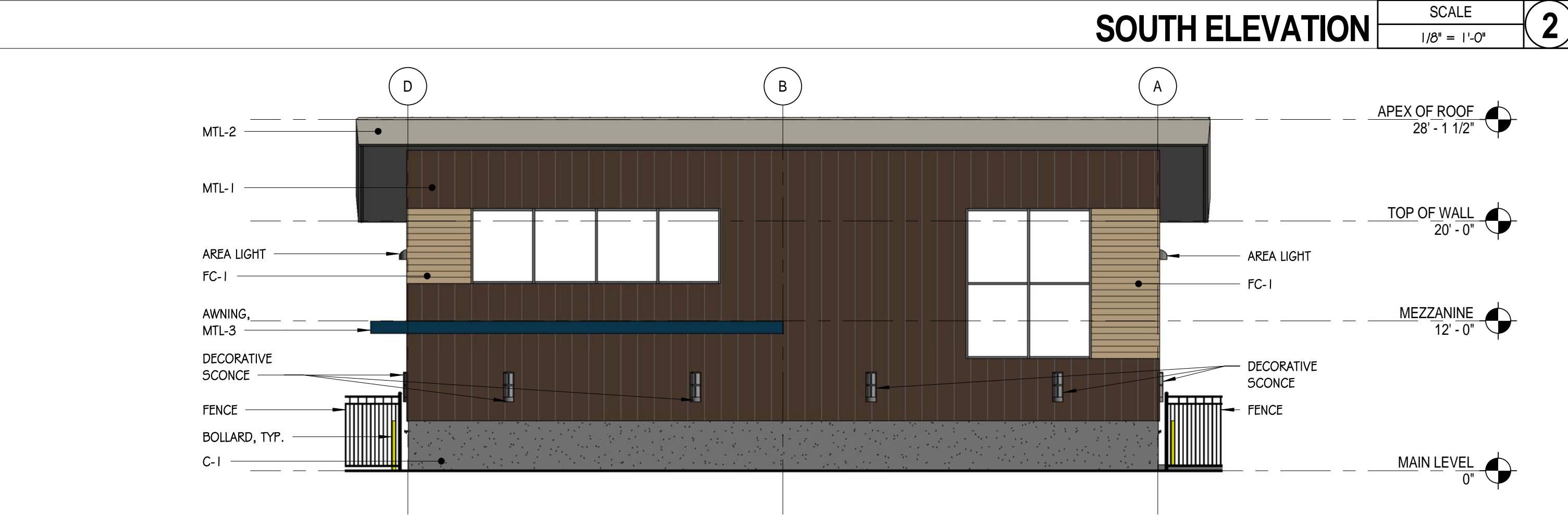
PHASE 2 SOUTH ELEVATION SCALE 1/8" = 1'-0" **6**



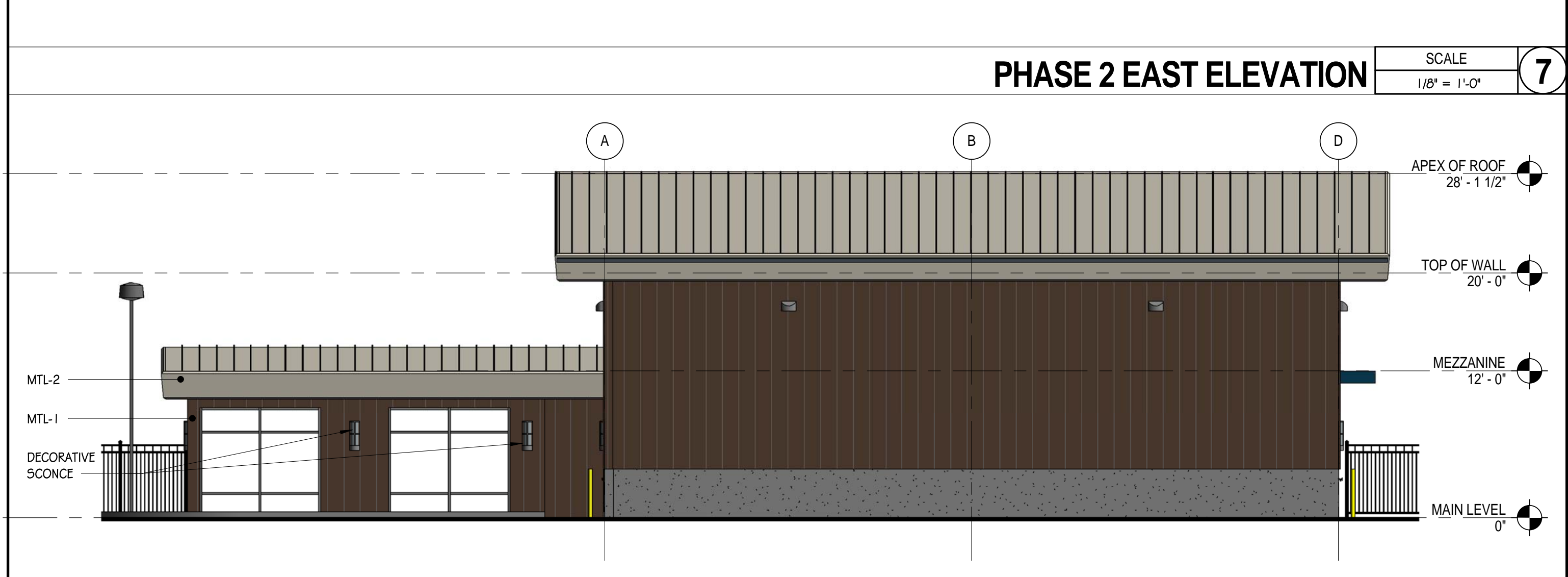
SOUTH ELEVATION SCALE 1/8" = 1'-0" **2**



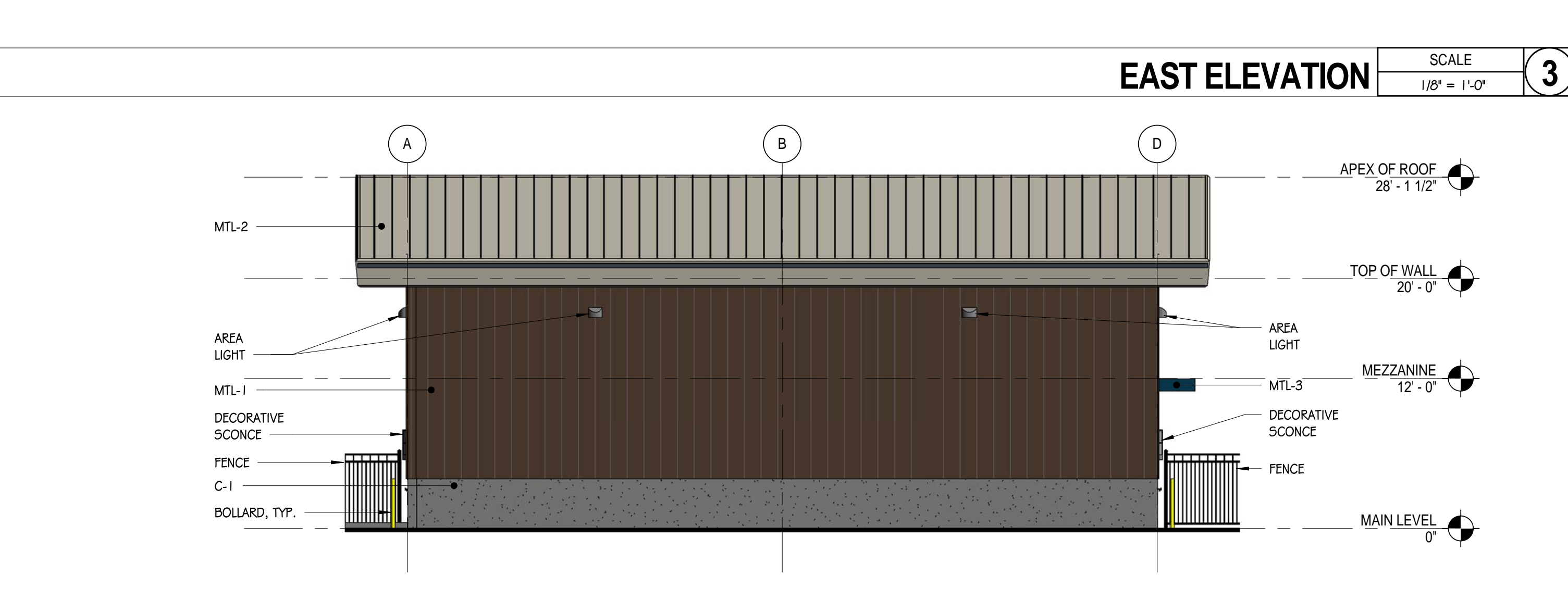
PHASE 2 EAST ELEVATION SCALE 1/8" = 1'-0" **7**



EAST ELEVATION SCALE 1/8" = 1'-0" **3**



PHASE 2 WEST ELEVATION SCALE 1/8" = 1'-0" **8**



WEST ELEVATION SCALE 1/8" = 1'-0" **4**

OPTION 1 COLOR SCHEME



FC-1 VINTAGE WOOD CEDAR - ACCENT PANELS



MTL-3 COOL REGAL BLUE - DOORS, AWNING



MTL-2 COOL PARCHMENTS - ROOF, TRIM & GARBAGE DOORS



MTL-1 COOL WEATHERED COPPER - METAL SIDING



C-1 CONCRETE - BASE WALLS

MATERIAL USE IMAGES



NICHIHA - VINTAGE WOOD CEDAR



AEPSPAN - METAL ROOF



AEPSPAN - VERTICAL METAL SIDING



KALWALL - WINDOWS

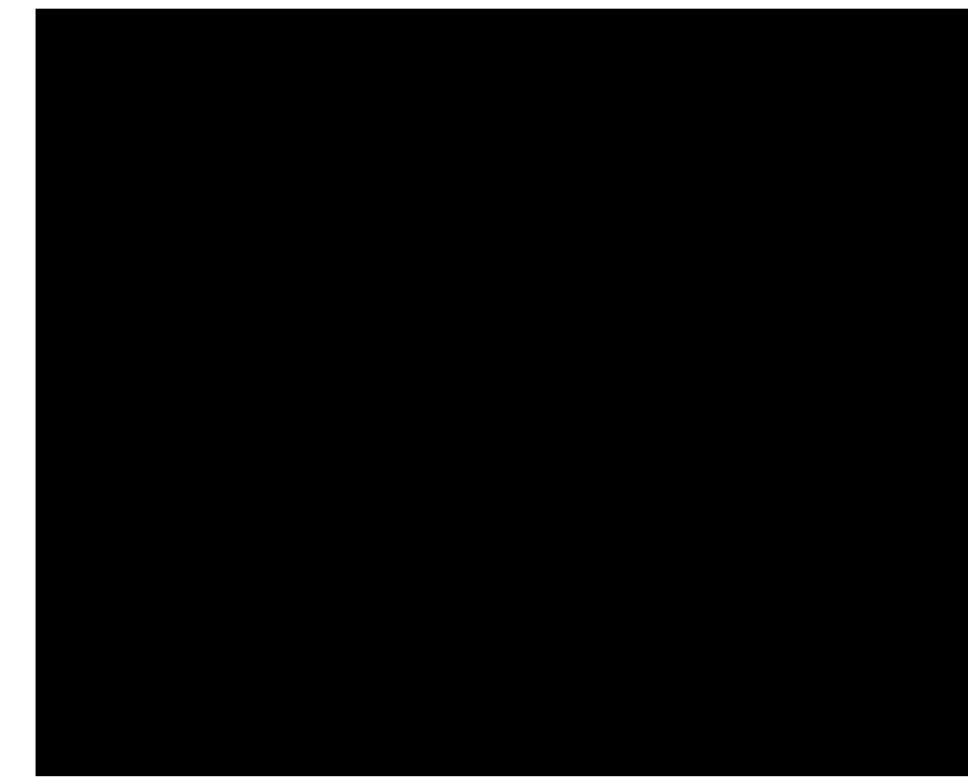


AMERISTAR MONTAGE - FENCE

OPTION 2 COLOR SCHEME



FC-1 VINTAGE WOOD BARK - ACCENT PANELS



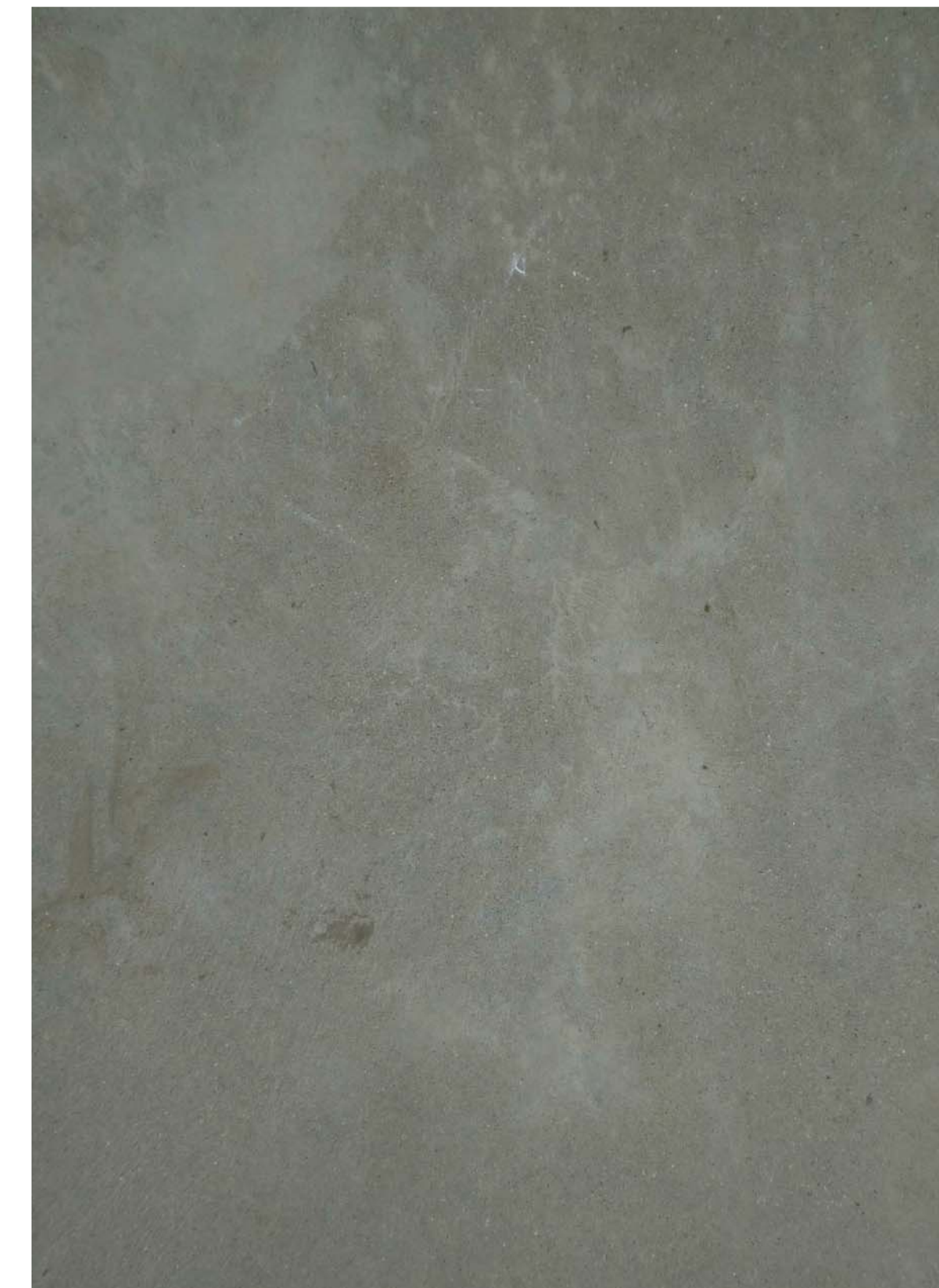
MTL-3 COOL MATTE BLACK - DOORS, AWNING, WINDOW TRIM



MTL-2 COOL PARCHMENTS - ROOF, TRIM & GARBAGE DOORS



MTL-1 COOL COLONIAL RED - METAL SIDING



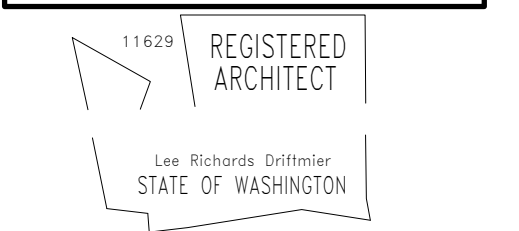
C-1 DARK CONCRETE - BASE WALLS



The
Driftmier
Architects, p.s.
7983 Leary Way NE
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

**MILL CREEK
PUBLIC WORKS SHOP**
13628 N CREEK DR, MILL CREEK, WA 98012

MATERIALS



THIS DOCUMENT REPRESENTS A PROPRIETARY DESIGN OWNED BY THE ARCHITECT AND SHALL NOT BE USED ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY PRIOR AGREEMENT IN WRITING.

Revision Schedule		
NO.	TYPE REVISION	DATE

ISSUE DATE: 1/9/2017
DRAWN BY: SA
CHECKED BY: LRD

PROJECT NUMBER
21620

SHEET NUMBER
DRB 6

1/9/2017 2:40:35 PM



NE CORNER W/LOT P2 SCALE N/A 4



NE CORNER W/LOT P1 SCALE N/A 1



NE CORNER P2 SCALE N/A 5



NE CORNER P1 SCALE N/A 2



SE CORNER P2 SCALE N/A 6



SE CORNER P1 SCALE N/A 3



The Driftmier Architects, p.s.
 7983 Leary Way NE
 Redmond, WA 98052
 (425) 881-7506
 mail@driftmier.com

MILL CREEK PUBLIC WORKS SHOP
 13628 N CREEK DR, MILL CREEK, WA 98012

RENDERINGS

11629 REGISTERED ARCHITECT
 Lee Richards Driftmier
 STATE OF WASHINGTON

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Revision Schedule		
NO.	TYPE REVISION	DATE

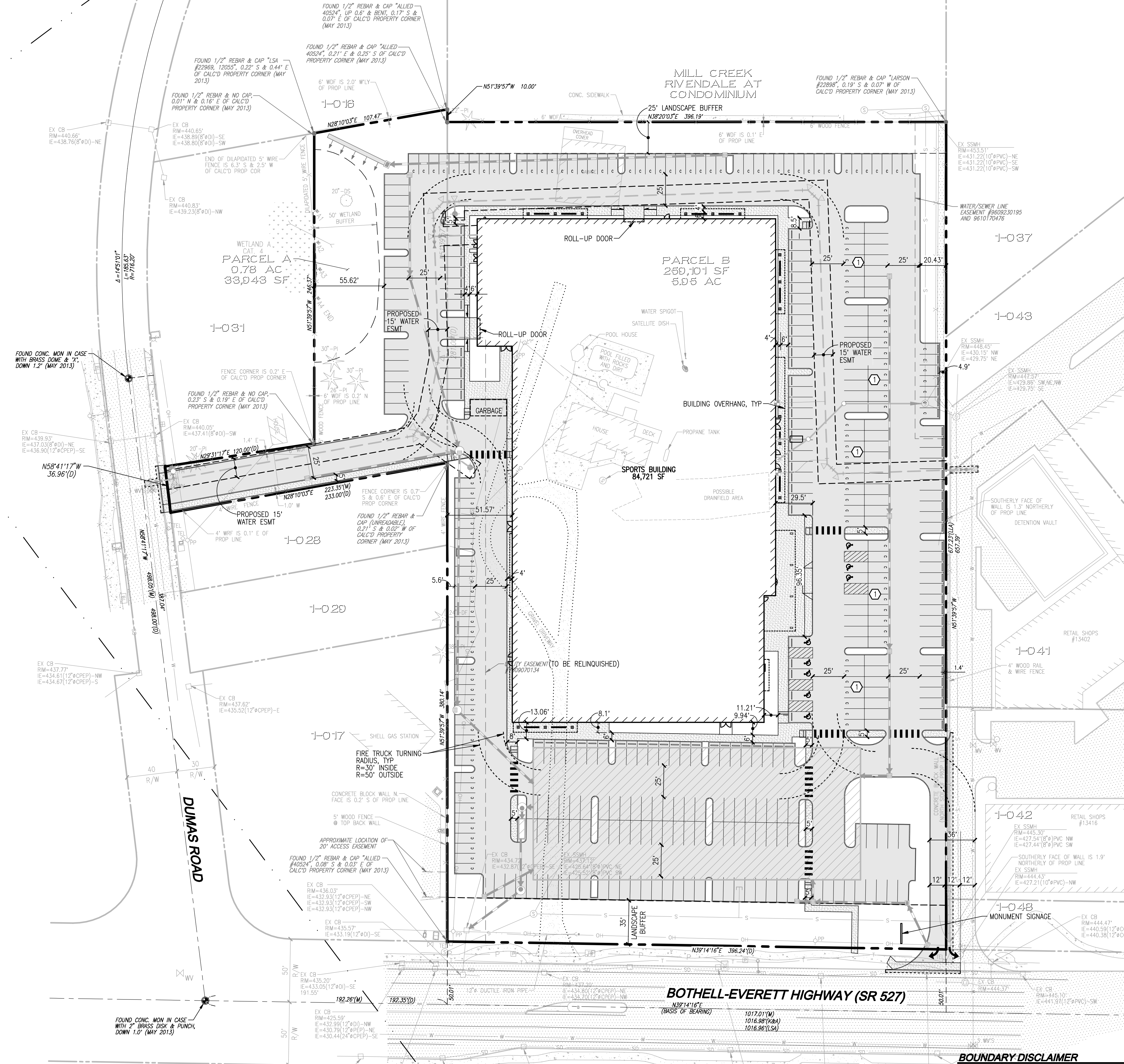
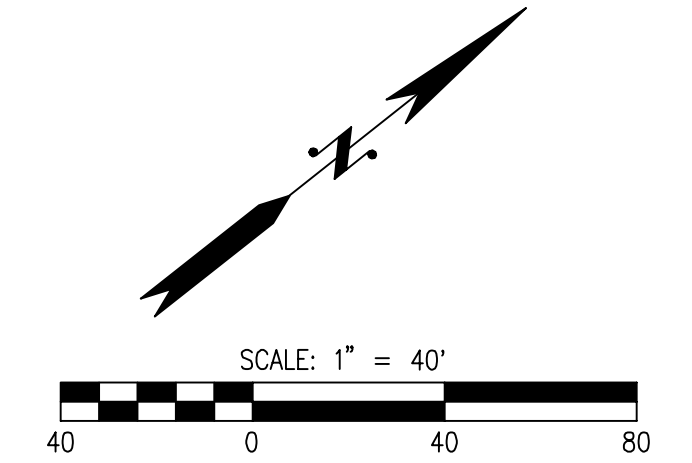
ISSUE DATE: 1/9/2017
 DRAWN BY: SA
 CHECKED BY: LRD

PROJECT NUMBER
21620

SHEET NUMBER
DRB 7

1/9/2017 3:29:43 PM

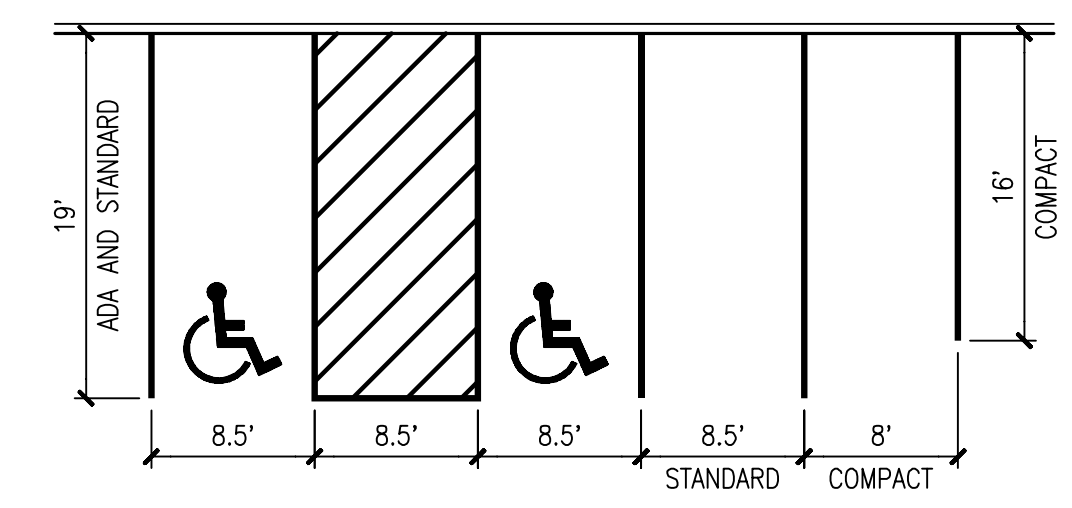
A PORTION OF THE NE 1/4 OF SECTION 31, TWP. 28 N., RGE. 5 E., W.M., CITY OF MILL CREEK, SNOHOMISH COUNTY, WASHINGTON



PROJECT INFORMATION

PROJECT TYPE:	PRINCIPAL USE: COMMERCIAL RECREATION FACILITIES	TAX PARCEL #S:	28053100104000 28053100103400 28053100103200
SITE AREA:	6.73 ACRES (293,167 SF)	PROPOSED CODE REFERENCE:	MCMC 17.16.060 MCMC 17.16.070 MCMC 17.16.040
ZONING:	COMMUNITY BUSINESS *		
MAX BUILDING COVERAGE:	PERMITTED: NONE	84,721 SF	
HEIGHT LIMIT:	40 FEET	40 FEET	
MIN LOT SIZE:	7,200 SQUARE FEET	293,167 SF	
PARKING:	PROPOSED-SPORTS BLDG. REQUIRED: 176 STALLS BASED ON USE OF INTERIOR AREAS (SEE ESTIMATE OF REQUIRED AND PROPOSED PARKING SPACES PARKING ANALYSIS INCLUDED WITH THIS SUBMITTAL).		
STANDARD:	246		
COMPACT:	128		
TOTAL:	374		
REGULAR 90' STALL:	8.5 FT x 19 FT	COMPLIES	MCMC 17.22.080A
COMPACT 90' STALL:	8 FT x 16 FT	COMPLIES	WAC 51-10
DRIVE AISLE @90' PARKING:	25 FT	COMPLIES	
SETBACKS:			
FRONT - BOTHELL - EVERETT HWY.:	35 FT ROADWAY BUFFER		MCMC 17.16.080A
SIDEYARD/REARYARD TO RESIDENTIAL:	25 FT		
PARKING FRONT:	35 FT		
BUFFER:			
WETLAND (CAT. 4)	50 FT		MCMC 18.06.930.B
LANDSCAPE REQUIREMENTS:			
TREES:	1 TREE PER 4 PARKING SPACES		MCMC 17.34.04003(d)
PARKING:	382/4 = 96 TREES NO MORE THAN 10 SPACES BETWEEN LANDSCAPE ISLANDS OR MEDIANS MUST BE 5 FEET WIDE	COMPLIES	MCMC 17.34.04003
LANDSCAPE ISLANDS:		COMPLIES	MCMC 17.34.04004

* THIS SITE HAS A PRINCIPAL USE AS A COMMERCIAL RECREATION FACILITY PER MCMC17.16.010G.



PARKING SPACE DETAIL
NOT TO SCALE

NOTE
① COMPACT PARKING STALLS ADJACENT TO STANDARD PARKING STALLS ARE TO BE 8.5' WIDE

BOUNDARY DISCLAIMER
THE BOUNDARY SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2013. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS FOUND IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	REVISIONS	DESCRIPTION
1	12-01-16	REVISED PER CITY COMMENTS	MEV

LDC
THE CIVIL ENGINEERING GROUP
30210 162nd Avenue NE
Woodinville, WA 98072
www.LDCorp.com
Ph: 425.808.6888
Fax: 425.882.2888

CSA REAL ESTATE, LLC
ARENA SPORTS
MILL CREEK
PRELIMINARY SITE PLAN

MARK B. VILLIARD
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
14088

JOB NUMBER: 16-115
DRAWING NAME: 16115-SP-PL
DESIGNER: MEV
DRAFTING BY: BPC
DATE: 9-27-16
SCALE: 1"=40'
JURISDICTION: MILL CREEK

SP-01
SHEET 5 OF 6

September 27, 2016

Mill Creek
Planning Department
15728 Main St.
Mill Creek, WA 98012

**RE: Arena Sports Mill Creek
Preliminary Project Narrative**

Mill Creek Arena Sports is a commercial project on an approximately 6.73-acre site located at 13518 Bothell-Everett Highway, Mill Creek, WA 98012 in Snohomish County. The proposed project is summarized by the following characteristics and narrative:

Property Address:	13518 Bothell-Everett Highway, Mill Creek, WA 98012
Tax Parcel Numbers:	28053100103400, 28053100103200, and 28053100104000
Property Zoning:	CB (Community Business)
Property Area:	Approximately 6.73 Acres
Proposed Building(s):	One recreational building with an approximate footprint of 84,721 SF

Site Description

The site currently contains a single family home and several additional outbuildings. These existing structures will be removed before construction. Existing elevations range from 453 feet near the northern corner of the property to 435 near the southern corner of the property. Adjacent to the site are the following uses:

- **North** - Community Business
- **South** - Community Business
- **East** - Low Density Residential
- **West** - High Density Residential

Access

The property will be accessed from two locations. The primary access to the property will be provided at the eastern corner of the property off the Bothell-Everett Highway and will be shared with the adjacent commercial property. This drive aisle will be widened from 24 ft to 36 ft. The other access will connect the southwest side of the property to Dumas Road, approximately 250 feet northwest of the Bothell-Everett Highway/Dumas Road intersection. The typical drive aisle section for access will consist of a 25-ft pavement with a 5-ft sidewalk.

Project Description

The proposed project will combine the three existing parcels with the intent of creating a 96,370 sf commercial building (84,721 sf main level, 9,394 sf mezzanine, 1,252 sf HVAC platform 1, and 1,003 sf HVAC platform 2) providing indoor recreational opportunities. The structure will be surrounded by 382 parking stalls. There will be a 50-ft wetland buffer near the western side of the property and a 35-ft landscape buffer between the parking area and

the Bothell-Everett Highway. Utilities (water, sewer, and storm drainage facilities) will be installed to serve the development.

There are a total of 382 proposed parking spaces on site, including 246 standard, 128 compact, and 8 ADA-compliant parking spaces. The proposed number of parking spaces proposed is greater than the 176 required number of spaces based on the type of use of the various areas within the building as shown on the attached table.

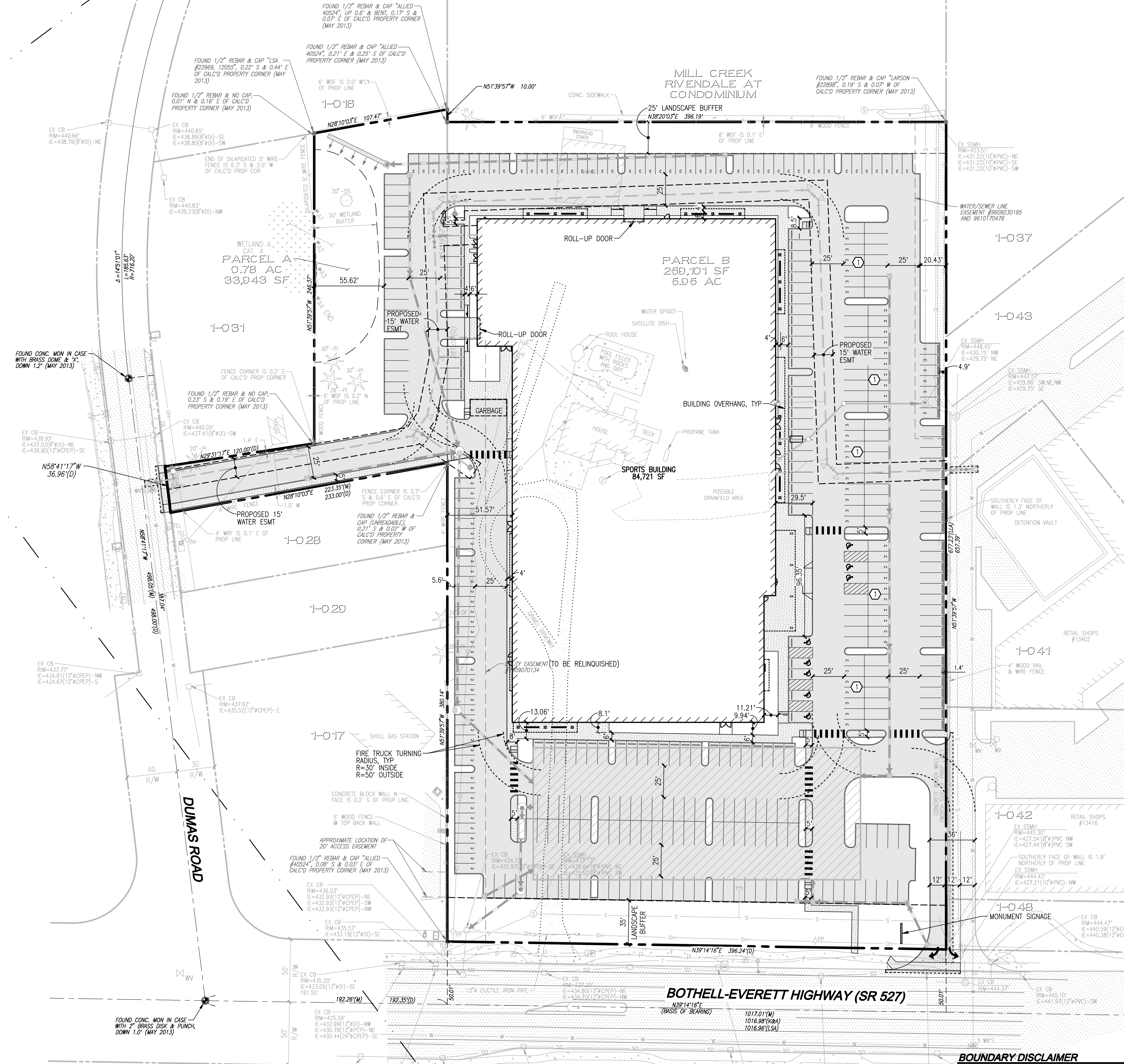
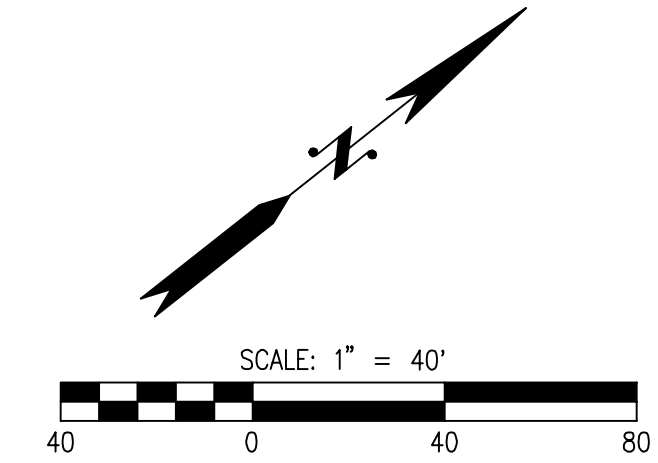
Thank you for the time and effort you have dedicated to making sure this project is a success. We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,
LDC, Inc.



Mark Villwock, PE
Vice President

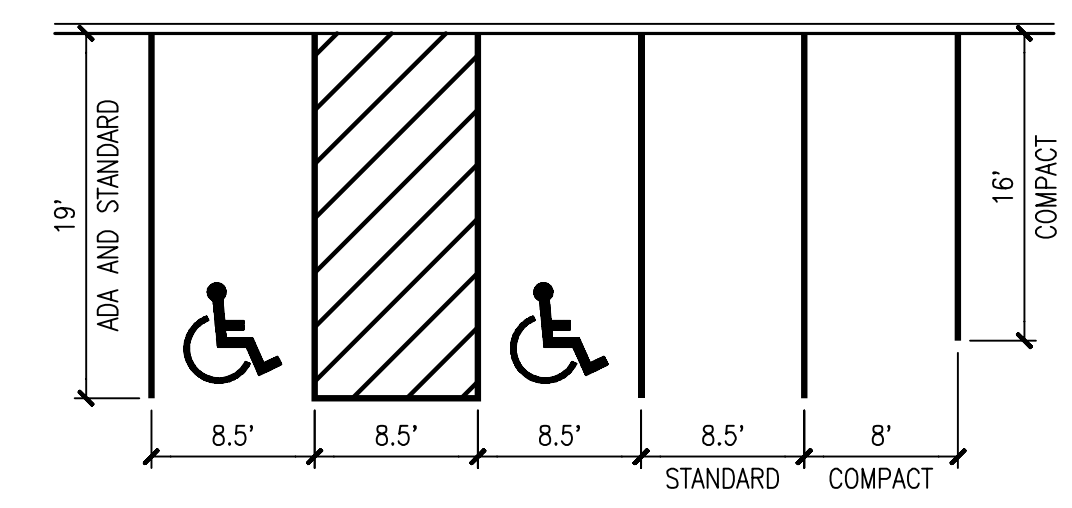
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PROJECT INFORMATION

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HEIGHT LIMIT:	NONE		
MIN LOT SIZE:	7,200 SQUARE FEET		
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PARKING FRONT:	35 FT		
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WETLAND (CAT. 4)	50 FT		MCMC 18.06.930.B
LANDSCAPE REQUIREMENTS:			
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LANDSCAPE ISLANDS:		COMPLIES	MCMC 17.34.04004

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NO.	DATE	REVISIONS	DESCRIPTION
1	12-01-16	REVISED PER CITY COMMENTS	MEV

LDC
THE CIVIL ENGINEERING GROUP
30210 162nd Avenue NE
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CSA REAL ESTATE, LLC
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PRELIMINARY SITE PLAN

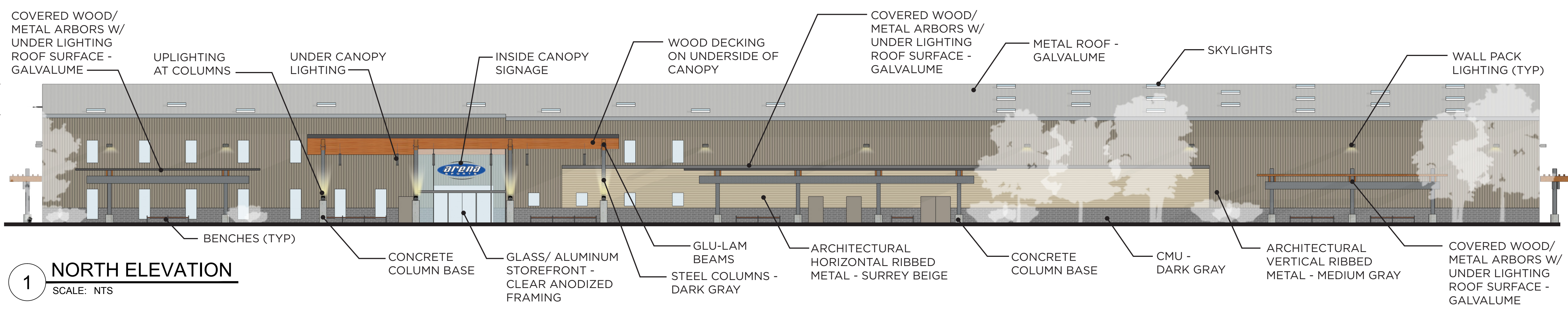
MARK B. VILLIARD
STATE OF WASHINGTON
1988
REGISTERED PROFESSIONAL ENGINEER
P.E.

JOB NUMBER: 16-115
DRAWING NAME: 16115-SP-PL
DESIGNER: MEV
DRAFTING BY: BPC
DATE: 9-27-16
SCALE: 1"=40'
JURISDICTION: MILL CREEK

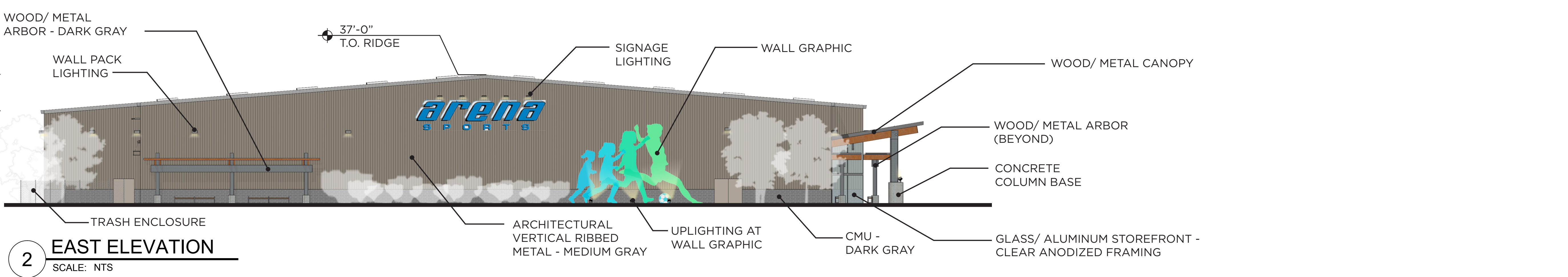
SP-01
SHEET 5 OF 6

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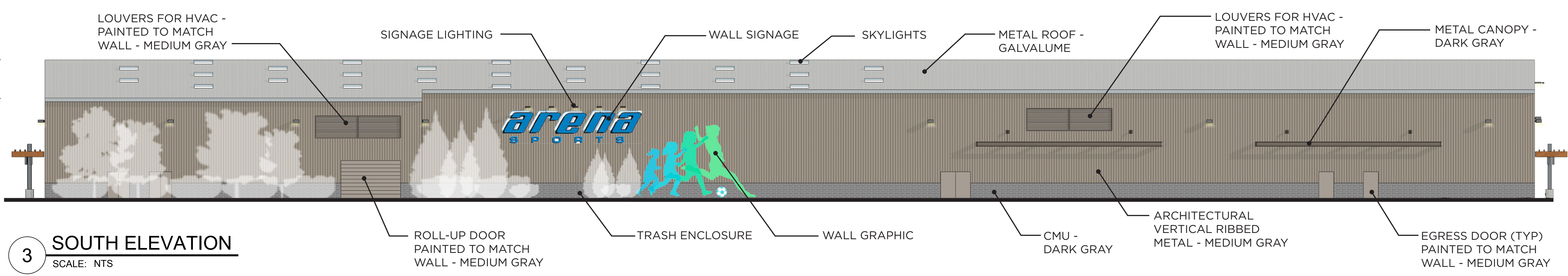
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37'-0" T.O. RIDGE
29'-0" EAVE
13'-0" T.O. MEZZ.
12'-0" T.O. ARBOR
0'-0" GRADE
E



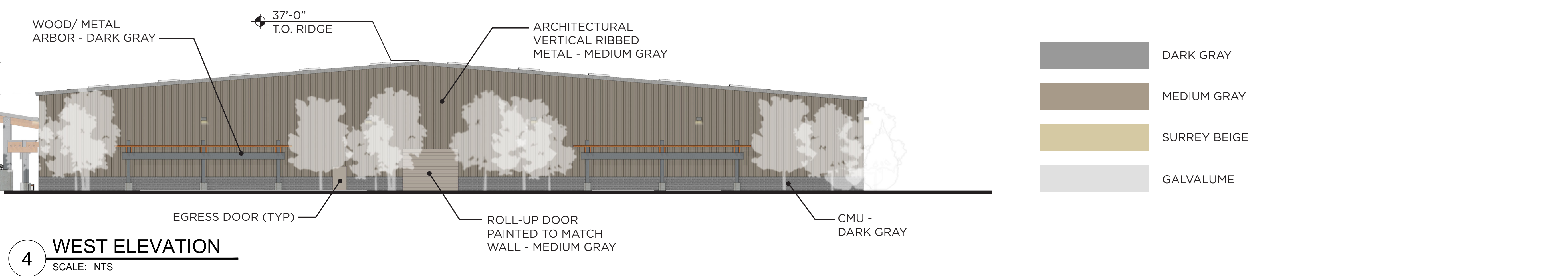
D
37'-0" T.O. RIDGE
26'-9" EAVE
13'-0" T.O. MEZZ.
0'-0" GRADE



C
37'-0" T.O. RIDGE
26'-9" EAVE
13'-0" T.O. MEZZ.
12'-0" T.O. ARBOR
0'-0" GRADE

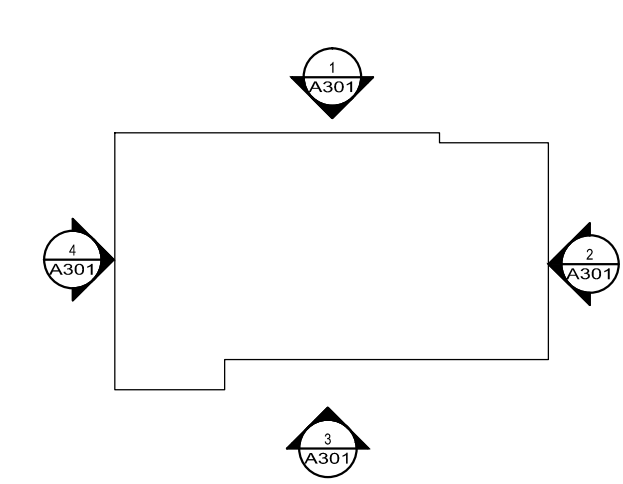


B
37'-0" T.O. RIDGE
28'-3" EAVE
13'-0" T.O. MEZZ.
0'-0" GRADE
A



	DARK GRAY
	MEDIUM GRAY
	SURREY BEIGE
	GALVALUME

KEY PLAN

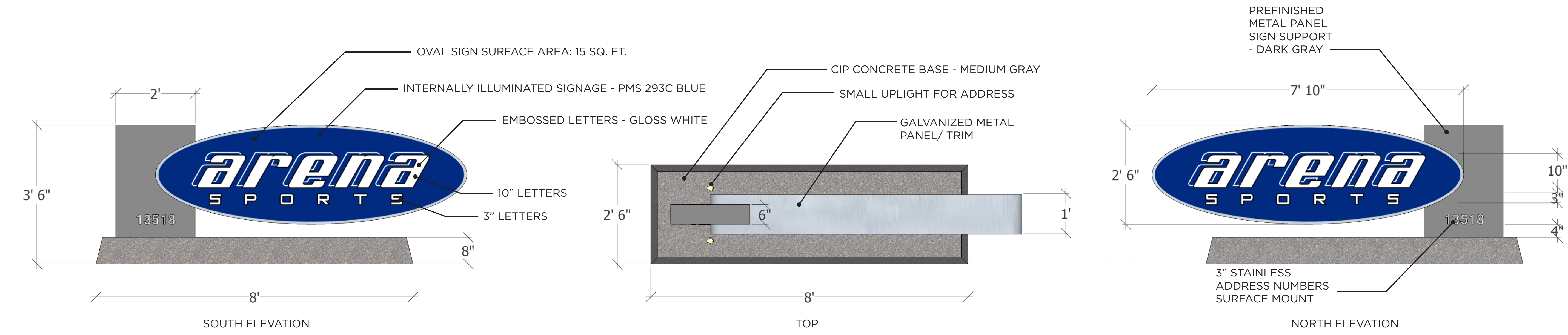


MITCHELL C. SMITH, ARCHITECT

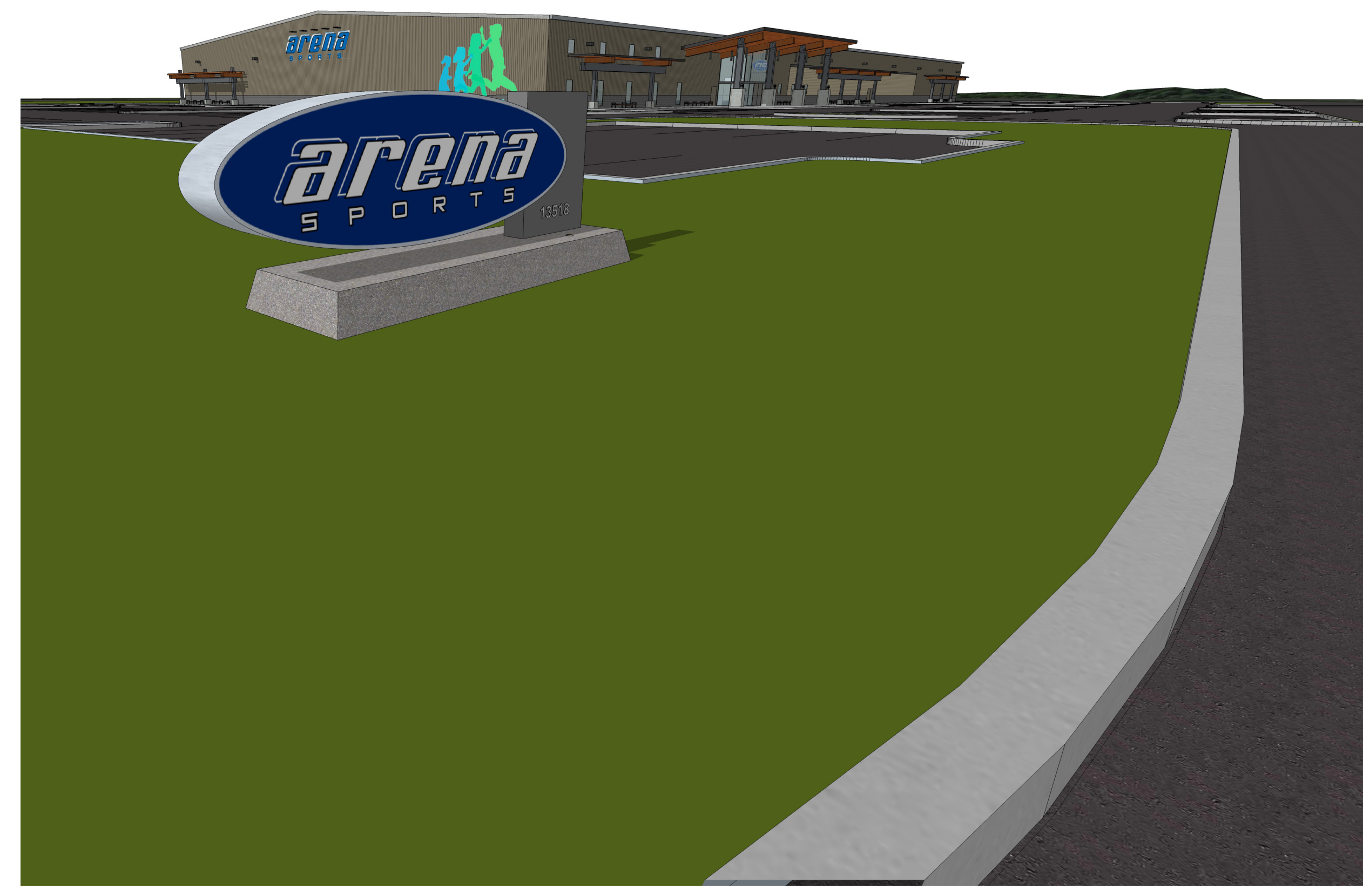
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09.06.16	ISSUE FOR BINDING SITE PLAN
12.02.16	ISSUE FOR BINDING SITE PLAN
01.05.17	ISSUE FOR DRB REVIEW

16-5083-01
PM: GEOFFREY GRICE
DRAWN: VS
01.05.2017

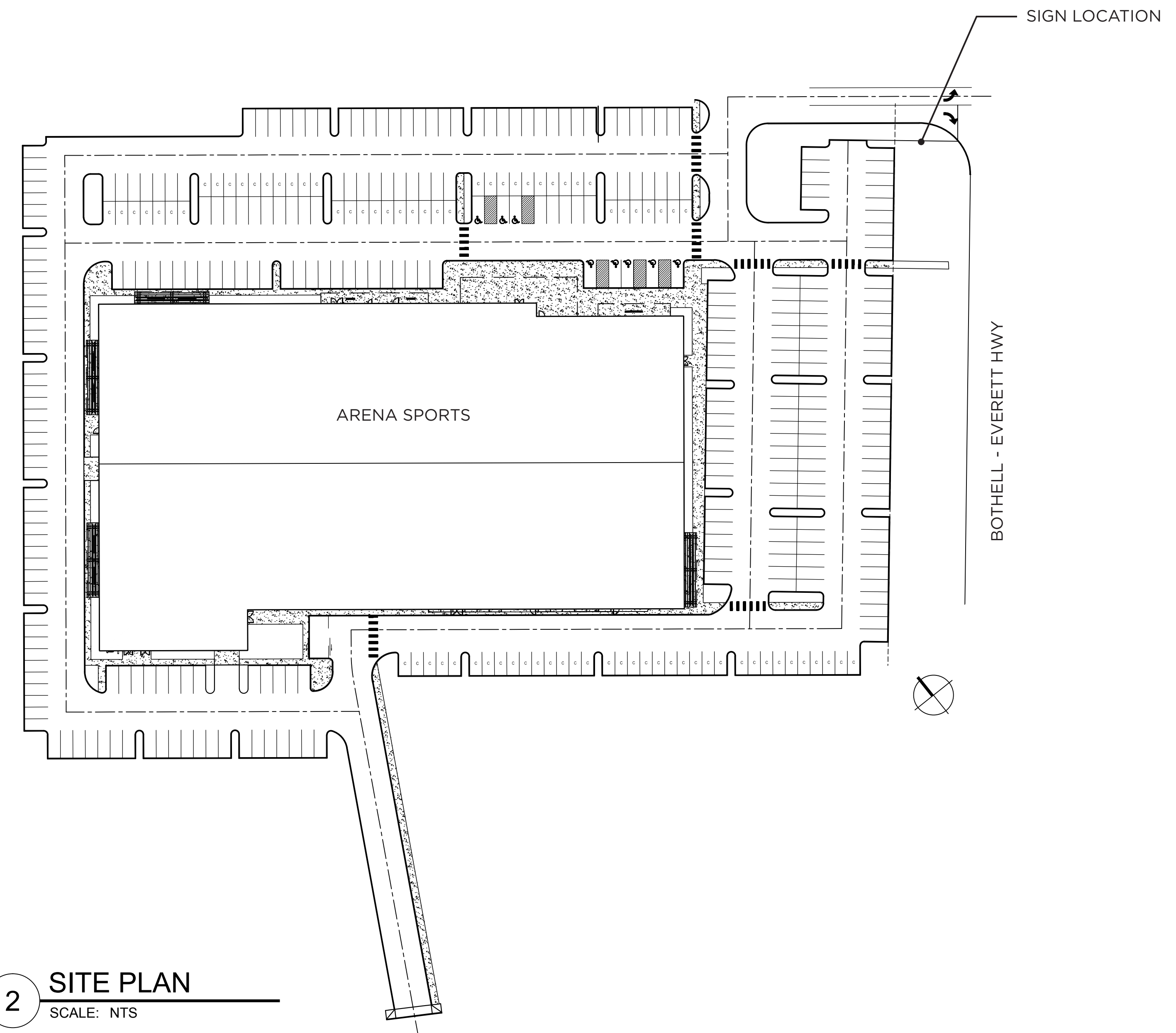
EXTERIOR ELEVATIONS



1 ELEVATIONS
SCALE: NTS



3 PERSPECTIVE (AS SEEN FROM ENTRY OFF BOTHELL/ EVERETT HWY)
SCALE: NTS



2 SITE PLAN
SCALE: NTS

MITCHELL C. SMITH, ARCHITECT

DATE	DESCRIPTION
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16-5083-01
PM: GEOFFREY GRICE
DRAWN: VS
01.05.2017

MONUMENT
SIGN

A302

PLOTTED BY: VICTOR SUNG DATE/TIME: 1/5/2017 10:20 PM FILE: H:\RET\ARENA SPORTS MILL CREEK\16-5083-01\A_arena sports_mill creek\08_Presentation\2017-01-04_monument sign\16508301-X001_36x24.dwg

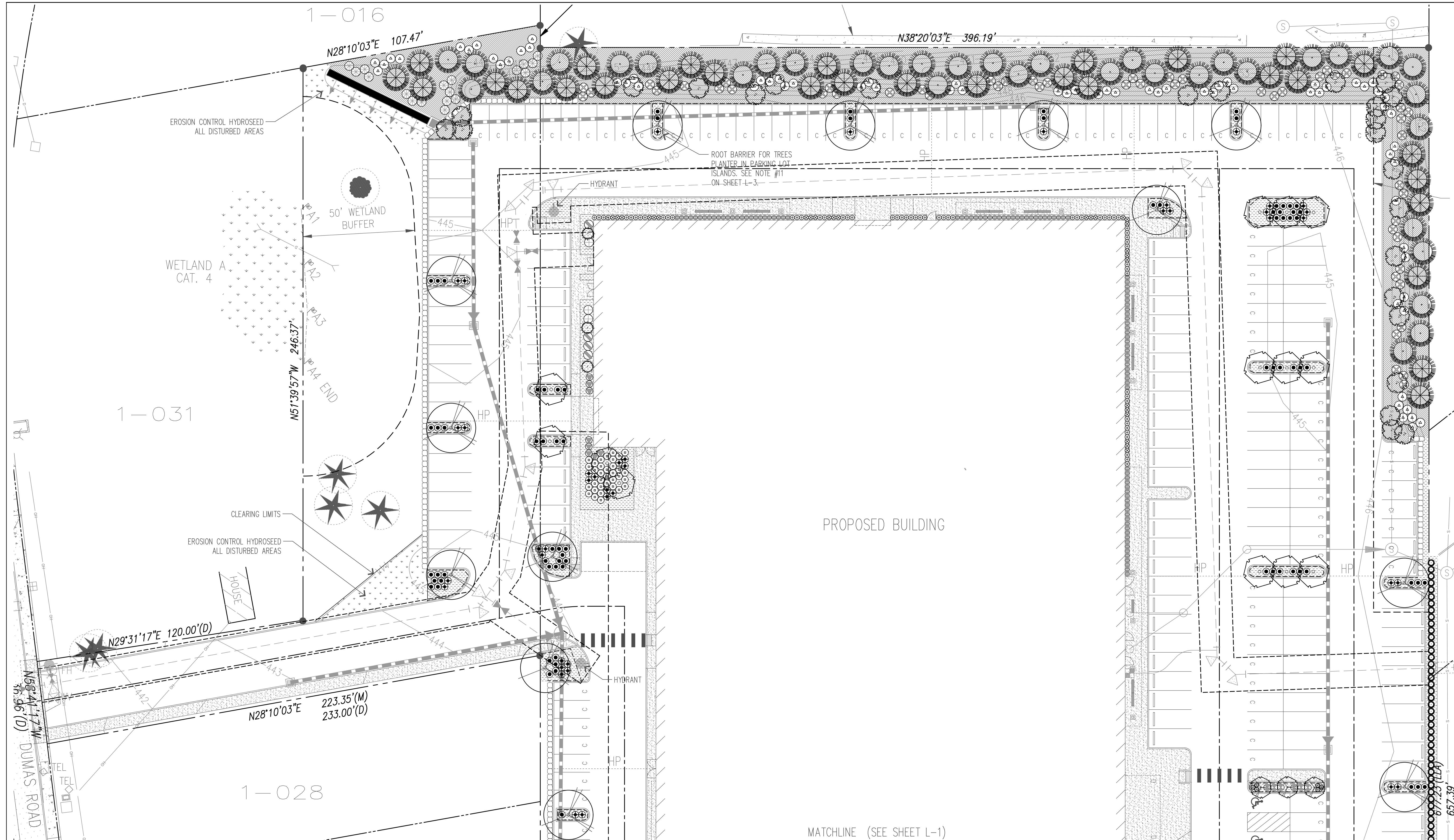
PROJECT:

**ARENA
SPORTS**

LOCATION:

MILL CREEK, WA

CLIENT:
**CSA REAL ESTATE,
 LLC**
 6840 FORT DENT WAY
 SEATTLE, WA 98188

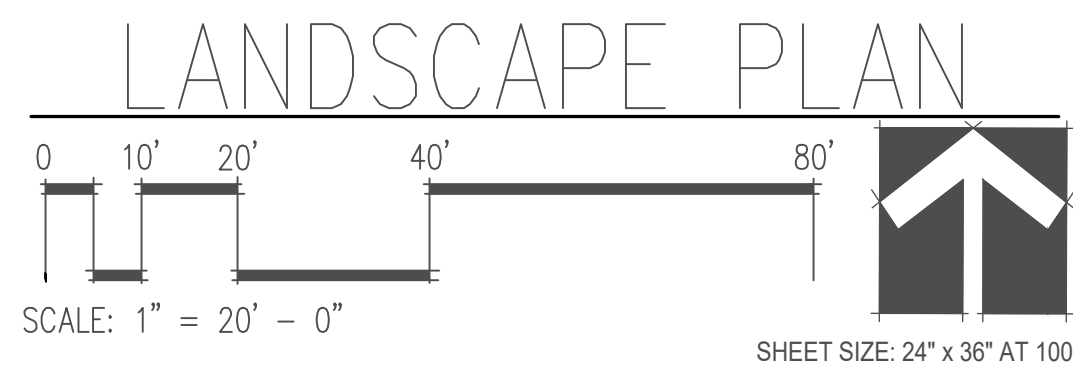


PLANT LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME	SYMBOL	BOTANICAL NAME / COMMON NAME		
	DECIDUOUS TREES ACER CIRCINATUM / VINE MAPLE ACER PLATANOIDES 'COLUMNARBROAD' / PARKWAY MAPLE ACER T. x ACER P. 'WARRENRED' / PACIFIC SUNSET MAPLE CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM CERCIS CANADAENSIS 'OKLAHOMA' / OKLAHOMA REDBUD FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH ZELCOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELCOVA		EVERGREEN SHRUBS ABELIA X GRANDIFLORA 'ROSE CREEK' / GLOSSY ABELIA ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE ILEX CRENATA 'SKY PENNOL' / SKY PENCIL JAPANESE HOLLY MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE OSMANTHUS H. 'GOSHIKI' / VARIEGATED OSMANTHUS PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX TAXUS 'DARK GREEN SPREADER' / SPREADING YEW THUJA OCC. 'EMERALD GREEN' / EMERALD GREEN PYRAMIDALIS VIBURNUM DAVIDII / DAVID'S VIBURNUM VIBURNUM T. 'SPRING BOUQUET' / SPRING BOUQUET		DECIDUOUS SHRUBS BERBERIS T. A. 'HILMOND PILLAR' / HELMOND PILLAR BARBERRY CORNUS SERICEA 'ARCTIC FIRE' / REDTWIG DOGWOOD PHYSOCARPUS O. 'SUMMER WINE' / PACIFIC NINEBARK SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA SYMPHORICARPOS ALBUS / SNOWBERRY		GROUNDCOVER ARCHTOSTAPHYLOS UVA-URSI / KINNIKINNICK CORNUS SERICA 'KELSYI' / DWARF REDTWIG DOGWOOD GAULTHERIA SHALLON / SALAL GERANIUM X C. 'KARMINA' / KARMINA CRANESBILL PRUNUS L. 'MT. VERNON' / MT VERNON LAUREL		WETLAND BUFFER / EROSION CONTROL SEED MIX:
	EVERGREEN TREES CHAMAECYPARIS OBUTSA 'GRACILIS' / SLENDER HINOKI CALOCEDRUS DECURRENS / INCENSE CEDAR PSEUDOTSUGA MENZIEII / DOUGLAS FIR THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR		PERENNIALS / ORNAMENTAL GRASSES CALAMAGROSTIS X A. 'KARL FOERSTER' / FEATHER REED GRASS CAREX OSHIMENSIS / EVEREST VARIEGATED SEDGE HELICOTRICHON SEMPERVIRENS 'SHAPHIRE' / BLUE OAT GRASS		VINES PARTHENOCCISSUS HENRYANA / SILVERVINE CREEPER				

NOTES

1. REFER TO SHEET L-3 FOR PLANT SCHEDULE, NOTES, AND DETAILS.



NO.	DATE	REVISION
	09.20.2016	PERMIT
	12.01.2016	PERMIT RESUBMITTAL

DESIGNED: CB
 DRAWN: CB
 CHECKED: CB

PROFESSIONAL SEAL

STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 WILLIAM A. BROWN
 CERTIFICATE NO. 501

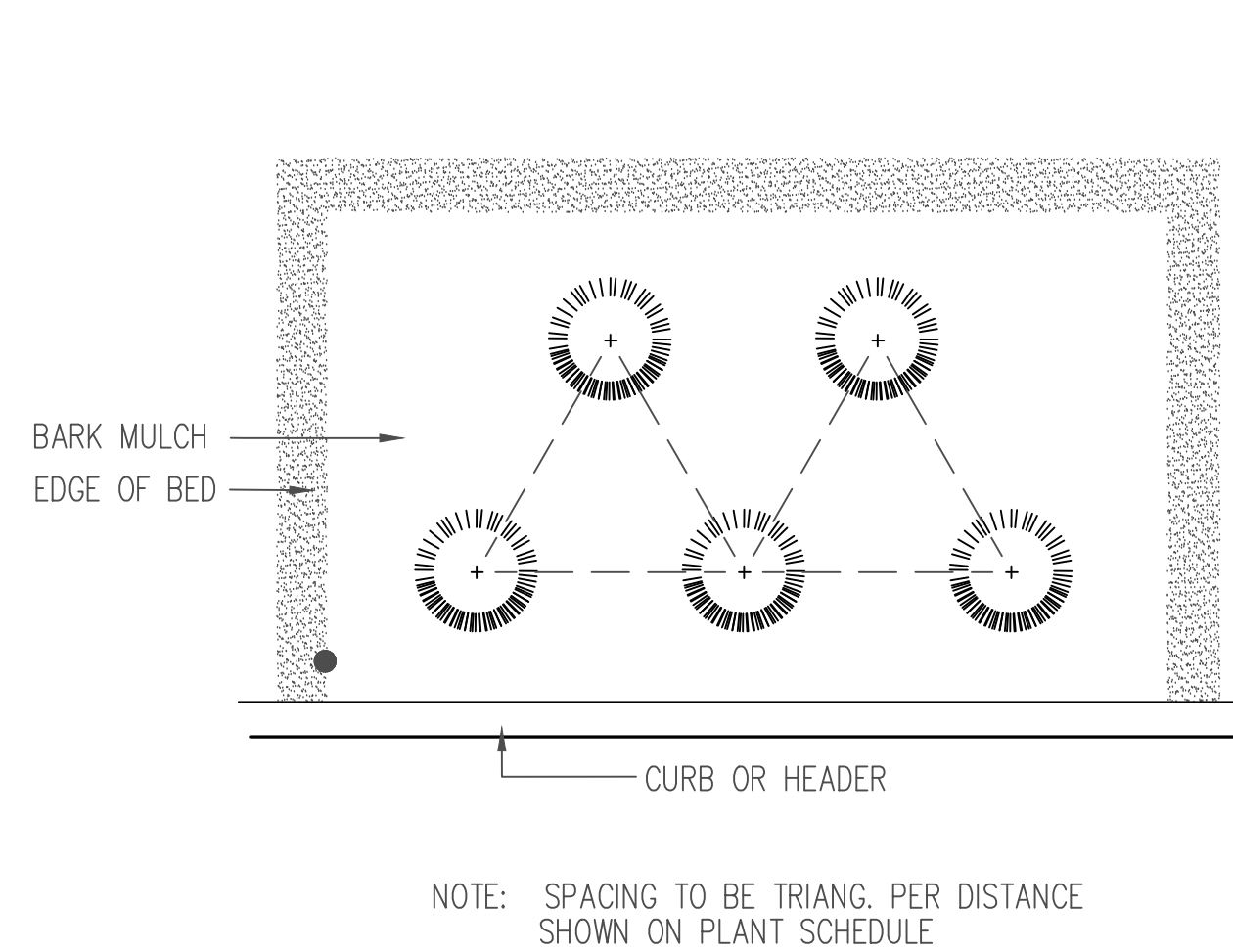
DATE: 08.29.2016
 PROJECT NO.: 201630

**LANDSCAPE
PLAN**

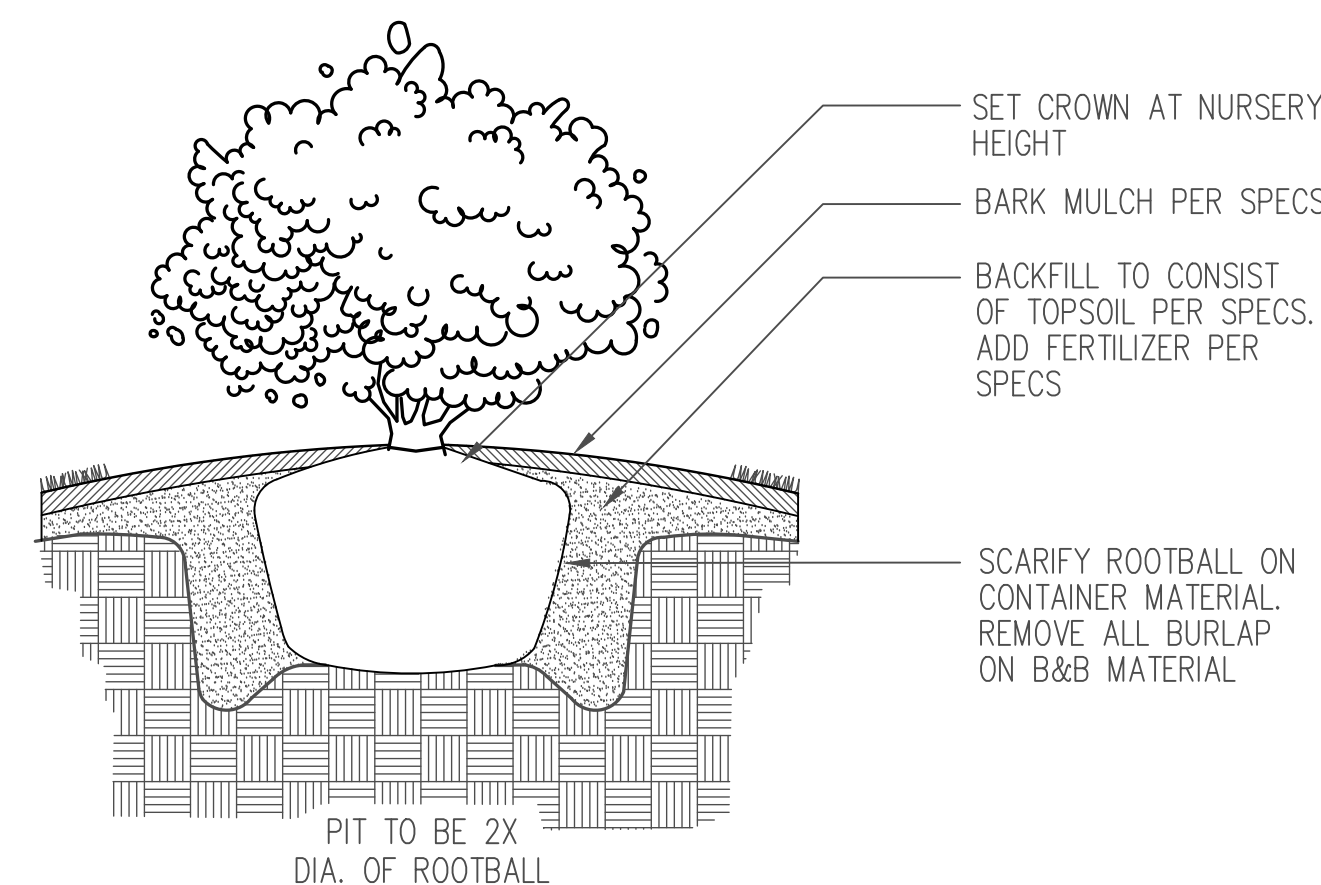
SHEET NUMBER
L-2

PLANT SCHEDULE

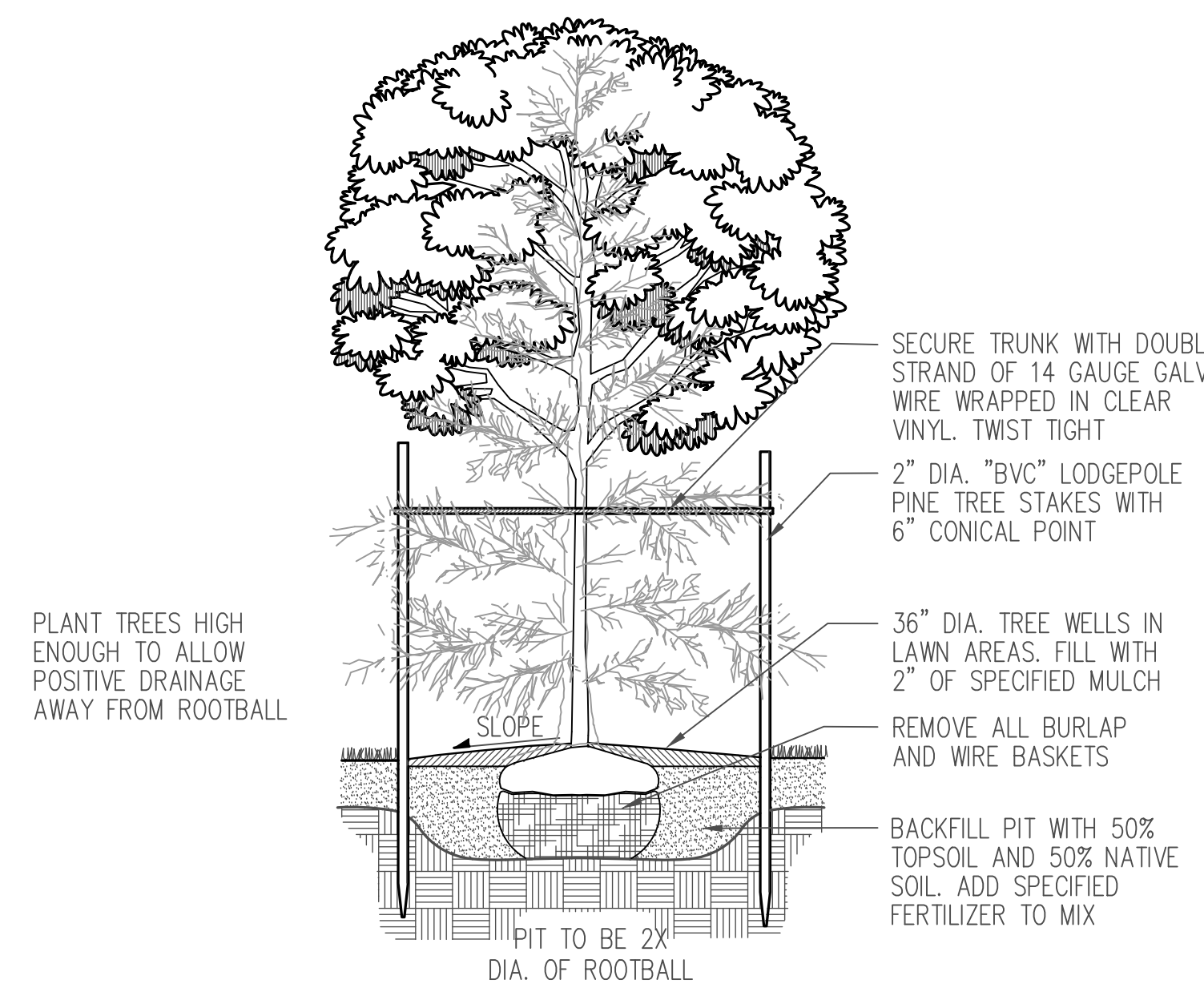
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	REMARKS
DECIDUOUS TREES				
	ACER CIRCINATUM / VINE MAPLE	48	MIN. 8-10' HT.	B & B
	ACER PLATANOIDES 'COLUMNARBROAD' / PARKWAY MAPLE	7	MIN. 2" CAL.	B & B
	ACER T. x ACER P. 'WARRENRED' / PACIFIC SUNSET MAPLE	21	MIN. 1-3/4" CAL.	B & B
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	13	MIN. 1-3/4" CAL.	B & B
	CERCIS CANADAENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	9	MIN. 1-3/4" CAL.	B & B
	FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH	9	MIN. 1-3/4" CAL.	B & B
	ZELCOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELCOVA	3	MIN. 2" CAL.	B & B
EVERGREEN TREES				
	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI	8	MIN. 6' HT.	B & B
	CALOCEDRUS DECURRENS / INCENSE CEDAR	23	MIN. 8' HT.	B & B
	PSEUDOTSUGA MENZIEI / DOUGLAS FIR	39	MIN. 8' HT.	B & B
	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	39	MIN. 8' HT.	B & B
EVERGREEN SHRUBS				
	ABELIA X GRANDIFLORA 'ROSE CREEK' / GLOSSY ABELIA	18	5 GAL.	
	ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE	67	5 GAL.	
	BERBERIS X G. 'WILLIAM PENN' / WILLIAM PENN BARBERRY	71	1 GAL.	
	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	59	5 GAL.	
	OSMANTHUS H. 'GOSHIKI' / VARIEGATED OSMANTHUS	10	5 GAL.	
	PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	163	5 GAL.	
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SWEETBOX	99	5 GAL.	
	TAXUS 'DARK GREEN SPREADER' / SPREADING YEW	122	5 GAL.	
	THUJA OCC. 'EMERALD GREEN' / EMERALD GREEN PYRAMIDALIS	65	MIN. 5' HT.	B & B
	VIBURNUM DAVIDI / DAVID'S VIBURNUM	34	5 GAL.	
	VIBURNUM T. 'SPRING BOUQUET' / SPRING BOUQUET	22	5 GAL.	
DECIDUOUS SHRUBS				
	BERBERIS T. A. 'HILMOND PILLAR' / HELMOND PILLAR BARBERRY	27	5 GAL.	
	BERBERIS T. 'SUNSATON' / SUNSATON BARBERRY	54	1 GAL.	
	CORNUS SERICEA 'ARCTIC FIRE' / REDTWIG DOGWOOD	18	1 GAL.	
	PHYSOCARPUS O. 'SUMMER WINE' / PACIFIC NINEBARK	43	5 GAL.	
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / SPIREA	36	5 GAL.	
	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA	64	1 GAL.	
PERENNIALS / ORNAMENTAL GRASSES				
	CALAMAGROSTIS X A. 'KARL FOERSTER' / FEATHER REED GRASS	26	1 GAL.	24" O.C.
	CAREX OSHIMENSIS / EVEREST VARIEGATED SEDGE	14	1 GAL.	24" O.C.
	HELICTOTRICHON SEMPERVIRENS 'SHAPHIRE' / BLUE OAT GRASS	50	1 GAL.	24" O.C.
VINES				
	PARTHENOCISSUS HENRYANA / SILVERVINE CREEPER	22	1 GAL.	6' O.C.
GROUNDCOVER				
	ARCHTOSTAPHYLOS UVA-URSI / KINNIKINICK	1,800	4" POT	24" O.C.
	CORNUS SERICA 'KELSY' / DWARF REDTWIG DOGWOOD	32	1 GAL.	24" O.C.
	GAULTHERIA SHALLON / SALAL	5,300	1 GAL.	24" O.C.
	GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL	220	1 GAL.	24" O.C.
	PRUNUS L. 'MT. VERNON' / MT VERNON LAUREL	100	1 GAL.	24" O.C.
WETLAND BUFFER / EROSION CONTROL SEED MIX:				
	60-70% FESTUCA ARUNDINACEA / TALL FESCUE			
	10-15% AGROSTIS PALUSTRIS / SEASIDE BENTGRASS			
	10-15% ALEPOCURUS PRATENSIS / MEADOW FOXTAIL			
	1-6% TRIFOLIUM HYBRIDIUM / ALSIKE CLOVER			
	1-6% AGROSTIS ALBA / REDTOP BENTGRASS			



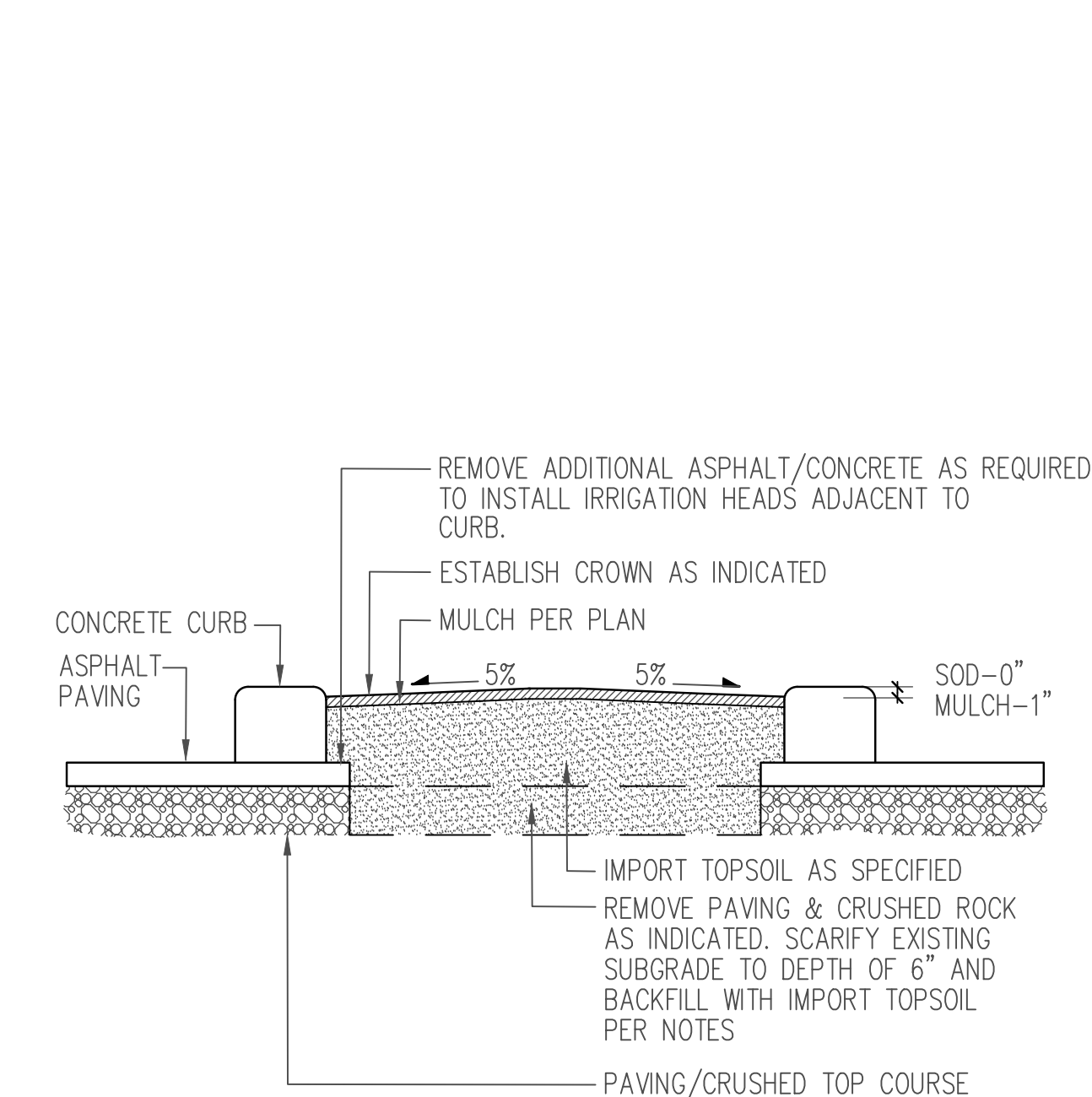
1 GROUND COVER SPACING
NTS



2 SHRUB PLANTING
NTS



3 TREE STAKING
NTS



4 LANDSCAPE ISLAND
NTS

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO CLEAR AND GRUB FROM BENEATH EXISTING TREES TO REMAIN. REMOVE ALL BLACKBERRIES, GRASSES, AND OTHER NON NATIVE PLANT MATERIAL.
- ALL NEW LANDSCAPE AREAS TO BE SET AT 8" MINUS FINISH ELEVATION EXCEPT AREAS WITHIN DRIP LINE OF EXISTING TREES TO REMAIN. NEW LANDSCAPE AREAS TO RECEIVE IMPORTED 3-WAY TOPSOIL TO A MINIMUM DEPTH OF 12". SUBGRADE TO BE SCARIFIED TO A DEPTH OF 12" AND ALL SPOILS (ROCK & DEBRIS > 2" DIA.) TO BE REMOVED PRIOR TO INSTALLATION OF NEW TOPSOIL. INSTALL TOPSOIL IN TWO LIFTS OF 6" EACH. ROTOTILL EACH LIFT TO A DEPTH OF 8" INTO SUBGRADE. PLANTING WITH IN DRIP LINE OF EXISTING TREES TO BE PIT PLANTED WITH A 50/50 MIX OF TOPSOIL AND EXISTING SUBGRADE. PLACE PLANTING TO MINIMIZE DISTURBANCE TO EXISTING ROOTS. 3-WAY IMPORTED TOPSOIL TO BE UNIFORMLY AMENDED FOR FERTILITY AND PH AS RECOMMENDED BY A CURRENT SOILS TEST PROVIDED BY SOIL AND PLANT LABORATORY OR APPROVED EQUAL. (SOIL AND PLANT LABORATORY, INC. 425-746-6665, TEST #A05-2)
- GROUND COVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS DESIGNATED TO RECEIVE GROUND COVER. GROUNDCOVER BENEATH EVERGREEN TREES TO MAINTAIN A MINIMUM 3' CLEARANCE FROM BASE OF TRUNK.
- ALL PLANT MATERIAL HAS BEEN SELECTED TO BE DROUGHT TOLERANT. ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLAN PREPARED BY LDC CIVIL ENGINEERS. NOTIFY LANDSCAPE ARCHITECT OF ANY FILED CHANGES TO THE SITE PLAN WHICH MAY REQUIRE ADJUSTMENTS TO LANDSCAPE PLAN.
- ALL NEW AND EXISTING PLANTING BEDS TO RECEIVE FINE (1-1/2" MINUS) BARK MULCH INSTALLED TO A DEPTH OF 2".
- ALL NEW PLANTINGS (EXCEPT EMERGENT PLANTS) TO BE FERTILIZED WITH STARTER FERTILIZER 2-4-2, APPLIED AT MANUFACTURERS RECOMMENDED RATE AND AGSAFE 20-10-5 21 GRAM PLANT TABS AT MANUFACTURES RECOMMENDED RATE.
- A SIX-FOOT HIGH TEMPORARY CHAIN LINK FENCE TO BE PLACED TO PROTECT SIGNIFICANT TREES TO REMAIN. INSTALL FENCE POSTS USING CONCRETE PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS. NO STOCKPILING OF MATERIALS, SOIL, DEBRIS, VEHICLE TRAFFIC, OR STORAGE OF EQUIPMENT SHALL BE ALLOWED WITHIN PROTECTION FENCE. ALL EXCAVATION WITHIN DRIP LINES SHALL BE INSPECTED BY A CERTIFIED ARBORIST BEFORE BACKFILLING. ANY TREE ROOTS REQUIRING REMOVAL SHALL BE CLEANLY CUT TO MINIMIZE DAMAGE TO EXISTING ROOTS TO REMAIN. ALL EXPOSED ROOTS TO BE COVERED WITH SOIL OR DAMP BURLAP ON SAME DAY AS EXPOSED TO PREVENT DRYING BEFORE BACKFILL OCCURS.
- ALL NEW LANDSCAPE PLANTING TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE UTILIZE HIGH EFFICIENCY IRRIGATION ELEMENTS INCLUDING A AUTOMATIC ET ADJUSTED IRRIGATION CONTROLLER. REFER TO SHEETS L-4 AND 5 FOR IRRIGATION PLANS.
- TREES PLANTED IN PARKING LOT ISLAND PLANTERS TO HAVE ROOT BARRIER INSTALLED AS SHOWN ON THE PLANS. PLACED ADJACENT TO THE CURB OR SIDEWALK. ROOT BARRIER TO BE EP SERIES ROOT BARRIER PANELS EP-2450, 24" DEEP PANELS AS MANUFACTURED BY N.D.S. OR APPROVED EQUAL. INSTALLED PER MANUFACTURES RECOMMENDATIONS.

PROJECT:

ARENA
SPORTS

LOCATION:

MILL CREEK, WA

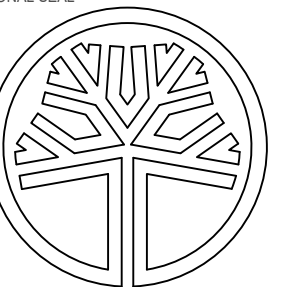
CLIENT:

CSA REAL ESTATE,
LLC
6840 FORT DENT WAY
SEATTLE, WA 98188

NO.	DATE	REVISION
09.20.2016	PERMIT	
12.01.2016	PERMIT RESUBMITTAL	

DESIGNED CB
DRAWN CB
CHECKED CB

PROFESSIONAL SEAL



WILLIAM A. BROWN
REGISTERED
LANDSCAPE ARCHITECT
CERTIFICATE NO. 501

DATE 08.29.2016

PROJECT NO. 201630

TITLE

LANDSCAPE
SCHEDULE,
NOTES &
DETAILS

SHEET NUMBER

L-3

PROJECT:
ARENA SPORTS

LOCATION:
MILL CREEK, WA

CLIENT:
CSA REAL ESTATE, LLC
 6840 FORT DENT WAY
 SEATTLE, WA 98188

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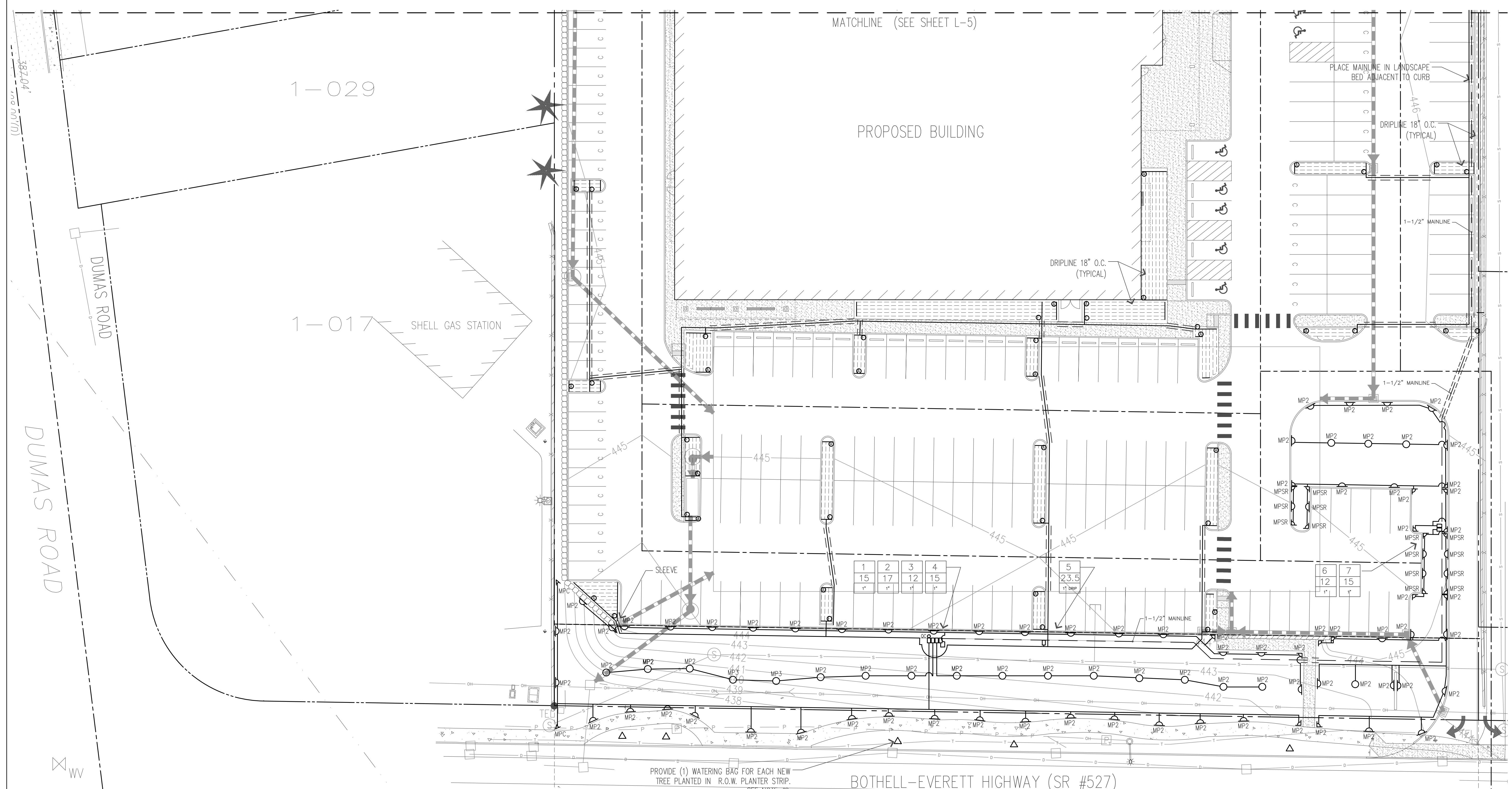
DESIGNED: CB
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DATE: 08.29.2016
 PROJECT NO: 201630

IRRIGATION PLAN

SHEET NUMBER
L-4



IRRIGATION SCHEDULE

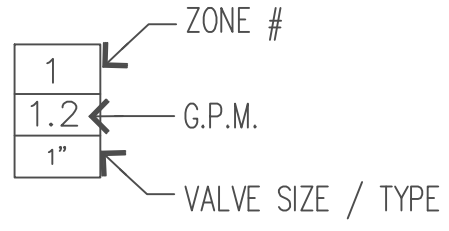
SYM.	DESCRIPTION
□	1" IRRIGATION METER (REFER TO CIVIL)
□	POINT OF CONNECTION: (1) 1" BRONZE GATE VALVE (1) WILKENS 950XLC, 1" DOUBLE CHECK VALVE ASSEMBLY (1) HUNTER HQ44-LRC, 1" QUICK COUPLER (1) HUNTER ICV-151G-FS, 1-1/2" MASTER VALVE
⊠	IRRIGATION CONTROLLER: HUNTER IC-600-M-(2) ICM-600, EIGHTEEN STATION IRRIGATION CONTROLLER W/ HUNTER WSS-SEN, WIRELESS SOLAR-SYNC ET/RAIN/FREEZE SENSOR
□	HUNTER ICV-101G-FS, 1" REMOTE CONTROL VALVE
□	HUNTER ICZ-101-25, 1" DRIP CONTROL ZONE
⊙	HUNTER HQ44-LRC-HSJ-1, 1" QUICK COUPLER W/ LOCKING RUBBER CAP
---	HUNTER PLD-10-18, DRIPLINE WITH 1.00 GPH DRIP EMITTERS @ 18" O.C. W/ HUNTER TIE DOWN STAKES @ 3' O.C. USE HUNTER FLUSH VALVES AND AIR/VACUUM RELIEF VALVES AS REQUIRED.
○	HUNTER PLD-BV, MANUAL FLUSH VALVE
○	HUNTER PLD-AVR, AIR/RELIEF VALVE
---	1-1/2" MAINLINE, SCHEDULE 40 PVC
---	CLASS 200 PVC LATERAL LINE (SIZED PER PIPE SIZING TABLE BELOW)
---	4" SLEEVING, SCHEDULE 40 PVC (MINIMUM 2X SIZE OF INTERIOR PIPE)

IRRIGATION SCHEDULE

SYM.	DESCRIPTION	P.S.I.	RAD.	G.P.M.
○MP3	HUNTER PROS-12-PRS40-MP3000 360, 12" POP-UP ROTATOR	40	30'	3.65
△MP3	HUNTER PROS-12-PRS40-MP3000 90-210, 12" POP-UP ROTATOR	40	30'	1.82
▽MP2	HUNTER PROS-12-PRS40-MP3000 90-210, 12" POP-UP ROTATOR	40	30'	0.86
○MP2	HUNTER PROS-12-PRS40-MP2000 360, 12" POP-UP ROTATOR	40	20'	1.47
△MP2	HUNTER PROS-12-PRS40-MP2000 90-210, 12" POP-UP ROTATOR	40	20'	0.74
▽MP2	HUNTER PROS-12-PRS40-MP2000 90-210, 12" POP-UP ROTATOR	40	20'	0.40
○MP1	HUNTER PROS-12-PRS40-MP1000 369, 12" POP-UP ROTATOR	40	14'	0.75
△MP1	HUNTER PROS-12-PRS40-MP1000 90-210, 12" POP-UP ROTATOR	40	14'	0.37
▽MP1	HUNTER PROS-12-PRS40-MP1000 90-210, 12" POP-UP ROTATOR	40	14'	0.19
△MPC	HUNTER PROS-12-PRS40-MP CORNER, 12" POP-UP ROTATOR	40	14'	0.19
▽MPSR	HUNTER PROS-12-PRS40-MP1000 90-210, 12" POP-UP ROTATOR	40	10'	0.42
▽MPSR	HUNTER PROS-12-PRS40-MP CORNER, 12" POP-UP ROTATOR	40	10'	0.23

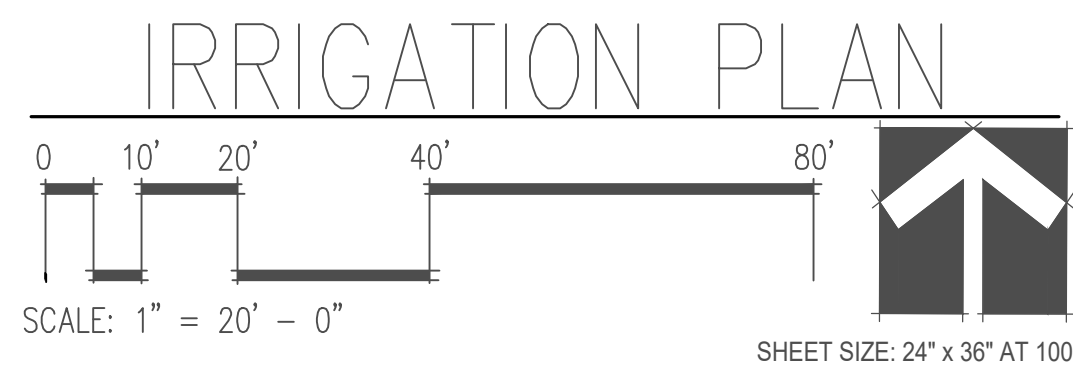
PIPE SIZING TABLE

PIPE SIZE	MAX G.P.M.
3/4" CLASS 200	UP TO 10 G.P.M.
1" CLASS 200	UP TO 16 G.P.M.
1-1/4" CLASS 200	UP TO 26 G.P.M.
1-1/2" CLASS 200	UP TO 35 G.P.M.



IRRIGATION NOTES

- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. PROTECT ALL NEW AND EXISTING UTILITIES. PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN PROPOSED WORK AND OBSTRUCTIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS, PAVED SURFACES AND EXISTING LANDSCAPE AND IRRIGATION TO REMAIN DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK AND PROTECT SAID UTILITIES.
- IRRIGATION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK. ALL WORK TO BE INSTALLED PER LOCAL CODE REQUIREMENTS AND MANUFACTURE'S SPECIFICATIONS.
- PRESSURIZE MAINLINE TO 150 PSI FOR A PERIOD OF 1 HOUR CHECK ALL JOINTS AND CONNECTIONS FOR LEAKS AND REPAIR AS REQUIRED. PROVIDE WRITTEN DOCUMENTATION THAT A PRESSURE TEST HAS BEEN COMPLETED WITH NO MORE THAN 5 PSI LOSS DURING THE TEST DURATION.
- UPON THE COMPLETION OF IRRIGATION WORK, OPERATE THE SYSTEM IN THE PRESENCE OF THE OWNERS REPRESENTATIVE. ADJUST AS REQUIRED.
- GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR COMMENCING AT THE TIME OF FINAL ACCEPTANCE. THIS GUARANTEE DOES NOT APPLY TO WORK OR DAMAGE DONE TO THE IRRIGATION SYSTEM BY OTHERS AFTER FINAL ACCEPTANCE.
- PRIOR TO FINAL ACCEPTANCE PROVIDE THE OWNER WITH A SET OF CLEARLY DRAWN ELECTRONIC AND REPRODUCIBLE RECORD DRAWINGS SHOWING ACTUAL LOCATION AND TYPE OF IRRIGATION ELEMENTS INSTALLED.
- IRRIGATION CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS, PAVED SURFACES AND EXISTING LANDSCAPE AND IRRIGATION TO REMAIN DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK AND PROTECT SAID UTILITIES.
- PROVIDE (1) 15 GAL. SLOW RELEASE WATERING BAG FOR EACH NEW TREE PLACED IN EXISTING R.O.W. PLANTER STRIP. WATERING BAG TO BE TREEGATOR ORIGINAL SLOW RELEASE WATERING BAG (WWW.TREEGATOR.COM) OR APPROVED EQUAL.



PROJECT:
ARENA SPORTS


LOCATION:
MILL CREEK, WA

CLIENT:
CSA REAL ESTATE, LLC
 6840 FORT DENT WAY
 SEATTLE, WA 98188

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12.01.2016	PERMIT RESUBMITTAL	

DESIGNED: CB
 DRAWN: CB
 CHECKED: CB

PROFESSIONAL SEAL

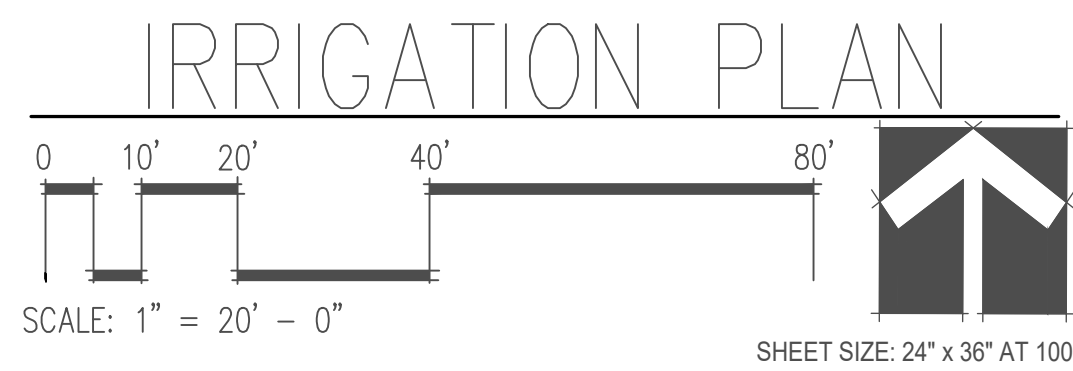
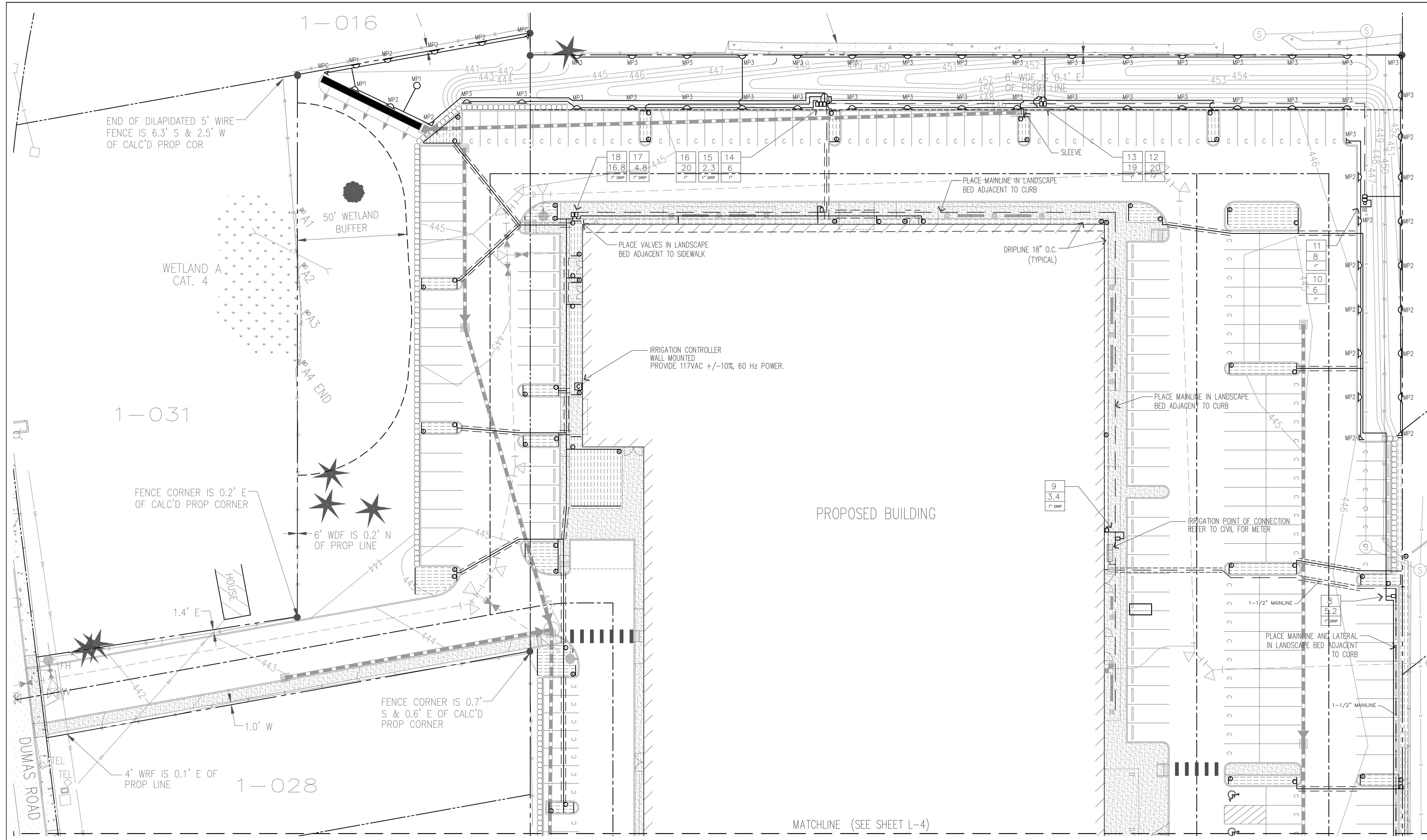


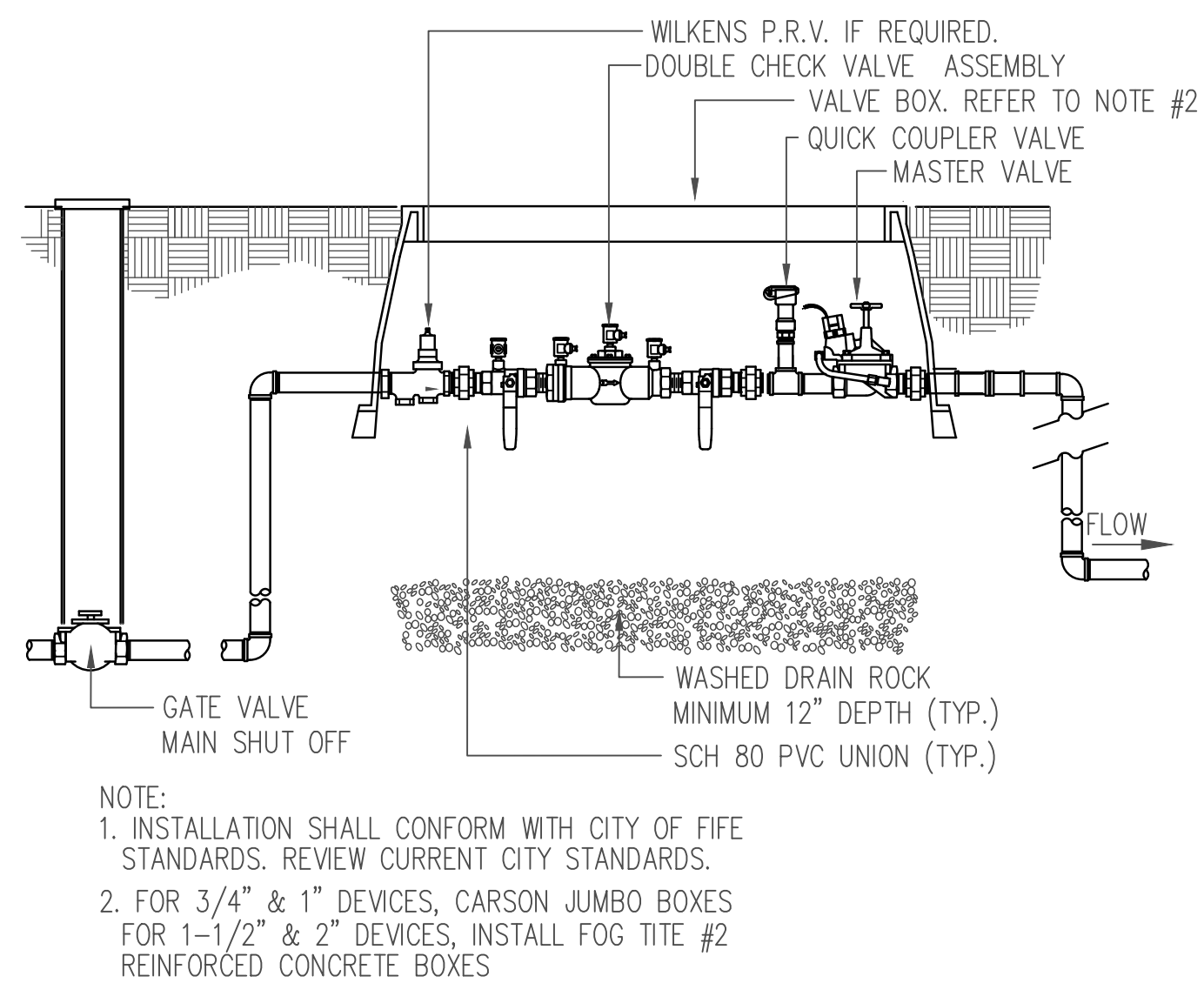
WILLIAM A. BROWN
 CERTIFICATE NO. 501

DATE: 08.29.2016
 PROJECT NO.: 201630

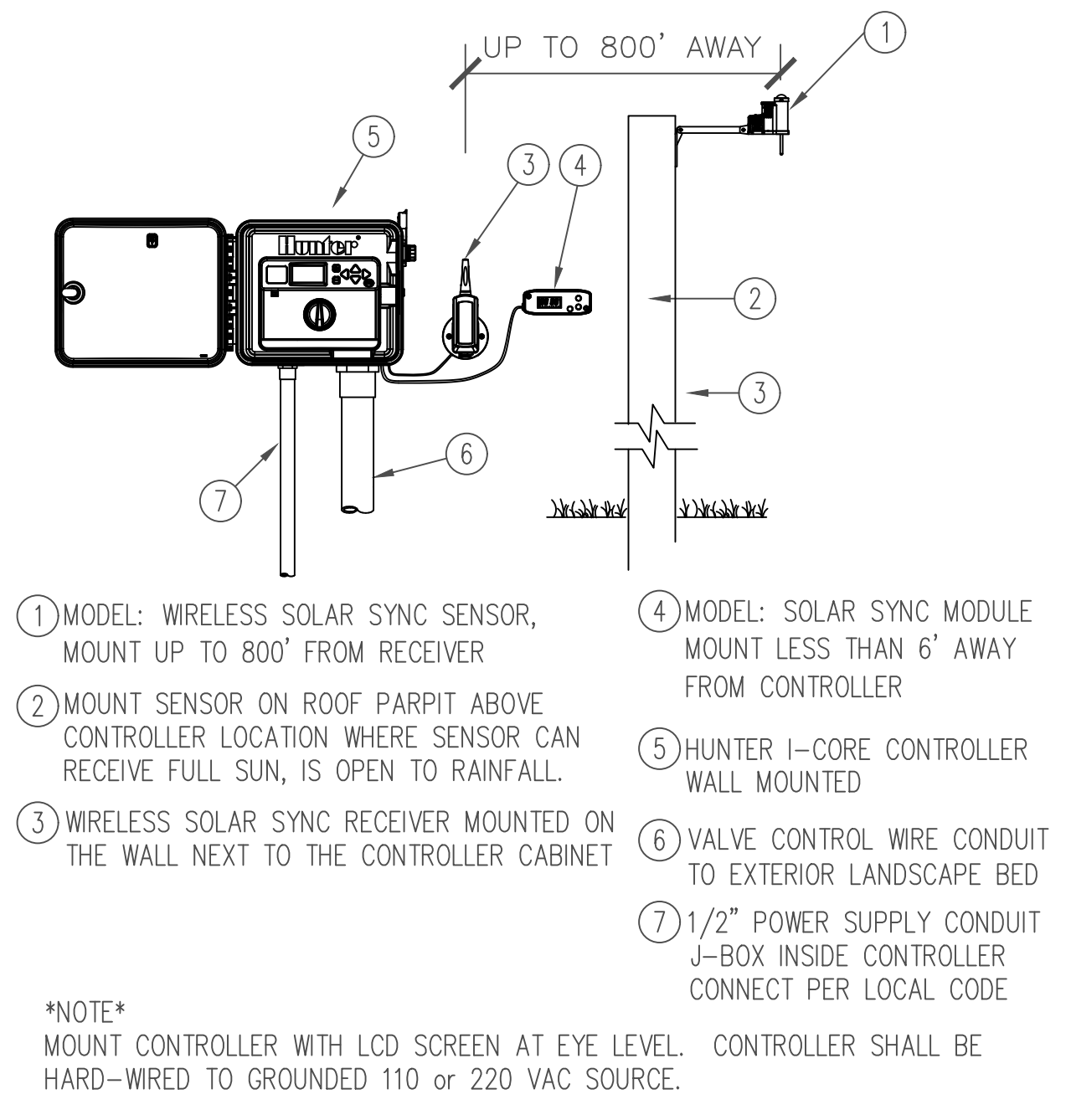
IRRIGATION PLAN

SHEET NUMBER
L-5



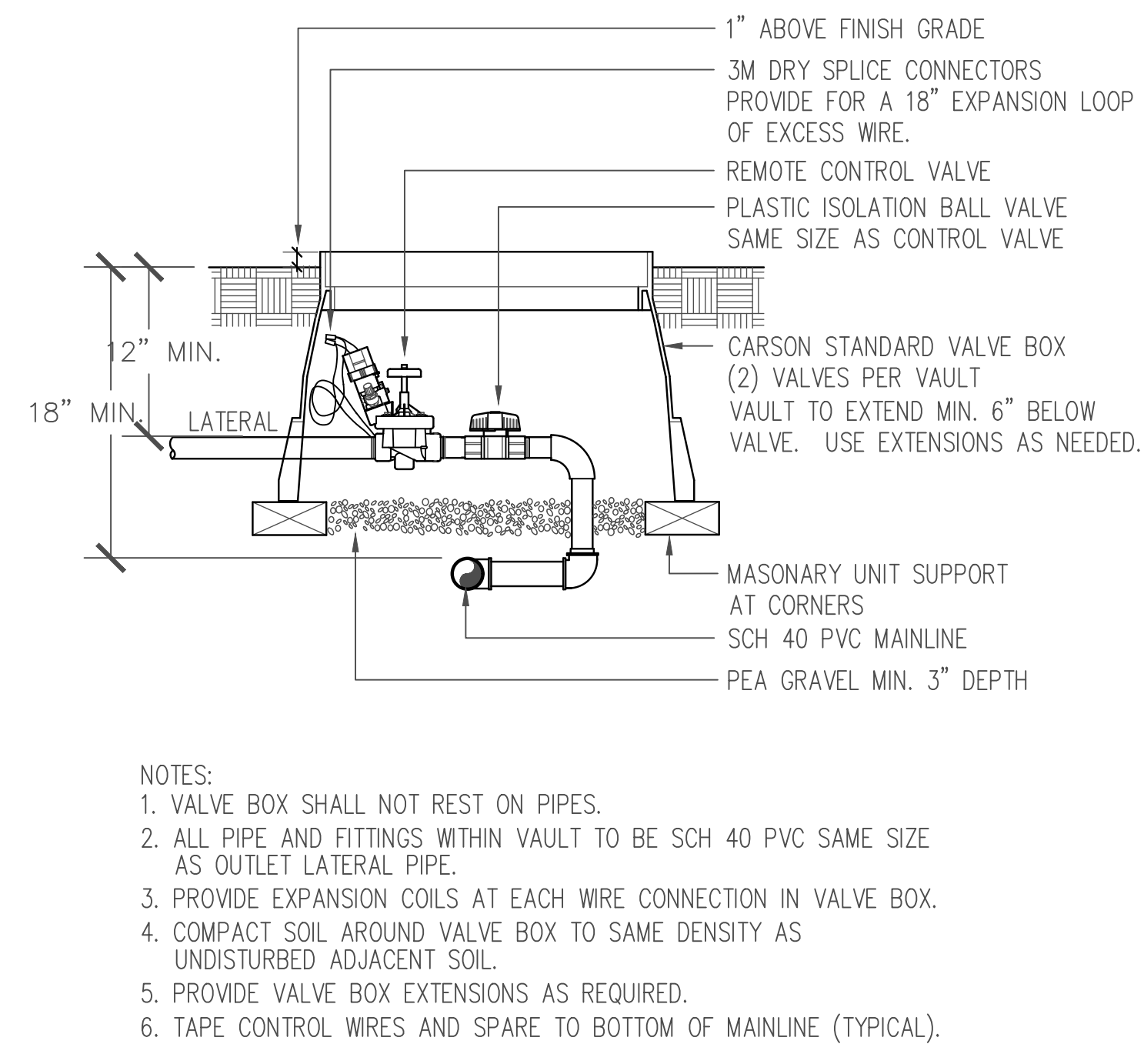


NOTE:
 1. INSTALLATION SHALL CONFORM WITH CITY OF FIFE STANDARDS. REVIEW CURRENT CITY STANDARDS.
 2. FOR 3/4" & 1" DEVICES, CARSON JUMBO BOXES FOR 1-1/2" & 2" DEVICES, INSTALL FOG TITE #2 REINFORCED CONCRETE BOXES

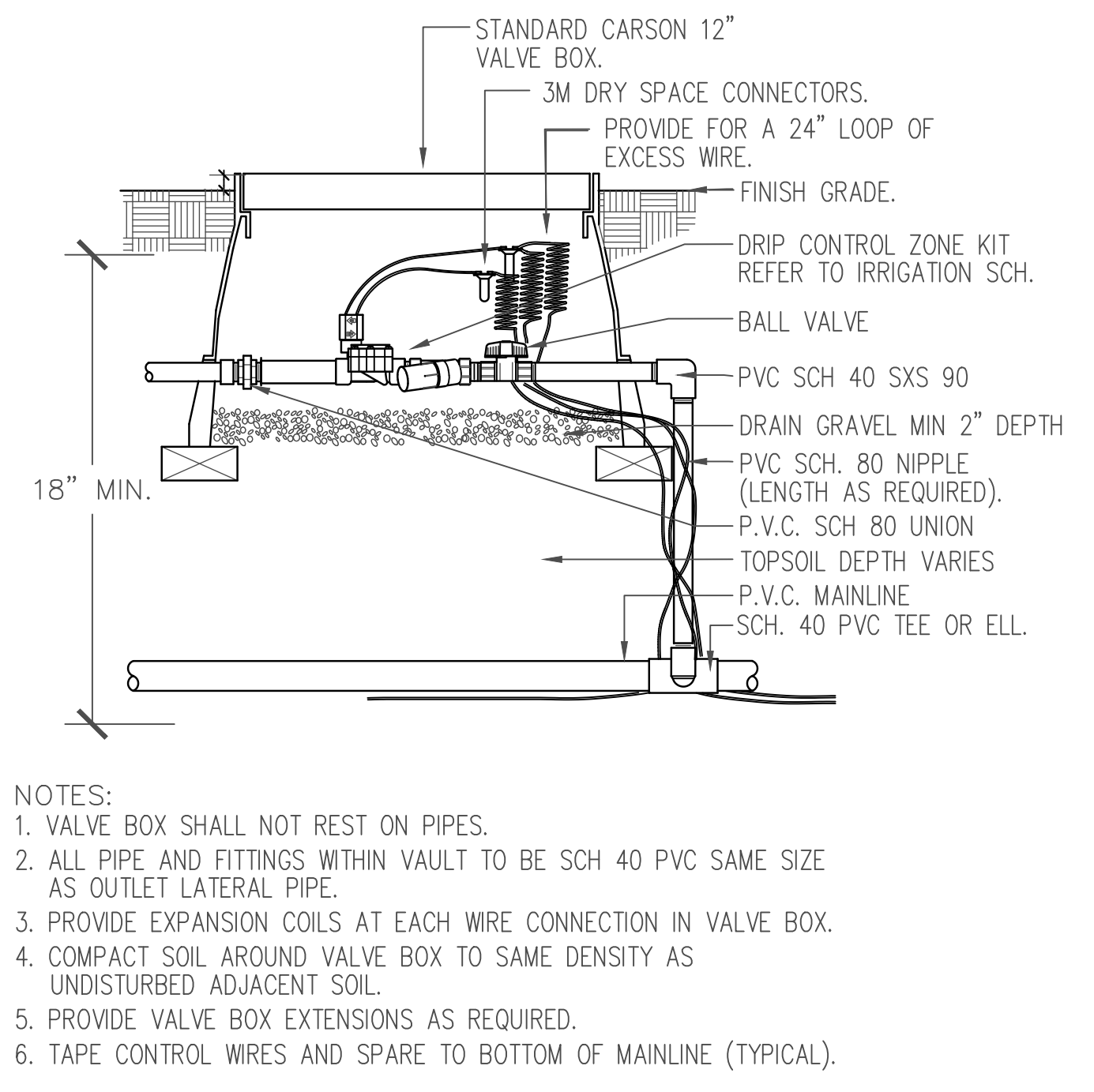


① MODEL: WIRELESS SOLAR SYNC SENSOR, MOUNT UP TO 800' FROM RECEIVER
 ② MOUNT SENSOR ON ROOF PARPIT ABOVE CONTROLLER LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL.
 ③ WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER CABINET
 ④ MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
 ⑤ HUNTER I-CORE CONTROLLER WALL MOUNTED
 ⑥ VALVE CONTROL WIRE CONDUIT TO EXTERIOR LANDSCAPE BED
 ⑦ 1/2" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

NOTE
 MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDLED 110 or 220 VAC SOURCE.



NOTES:
 1. VALVE BOX SHALL NOT REST ON PIPES.
 2. ALL PIPE AND FITTINGS WITHIN VAULT TO BE SCH 40 PVC SAME SIZE AS OUTLET LATERAL PIPE.
 3. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX.
 4. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
 5. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
 6. TAPE CONTROL WIRES AND SPARE TO BOTTOM OF MAINLINE (TYPICAL).



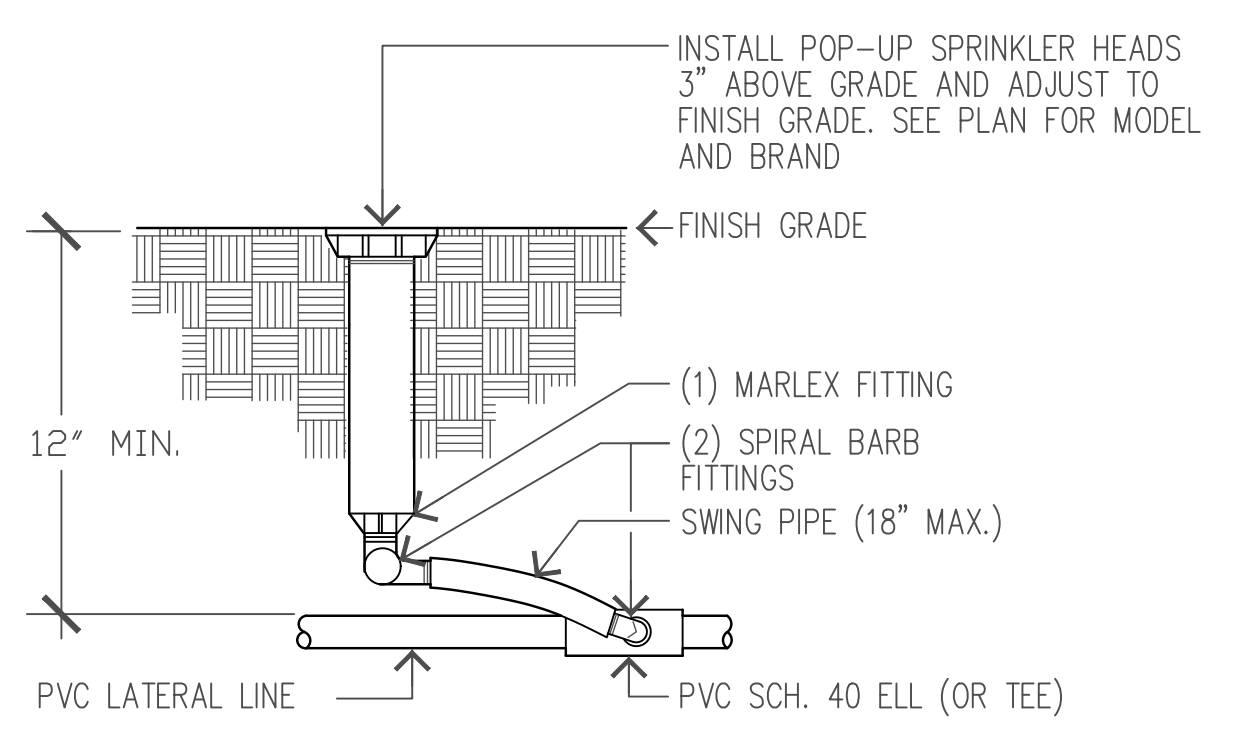
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1 POINT OF CONNECTION
 NTS

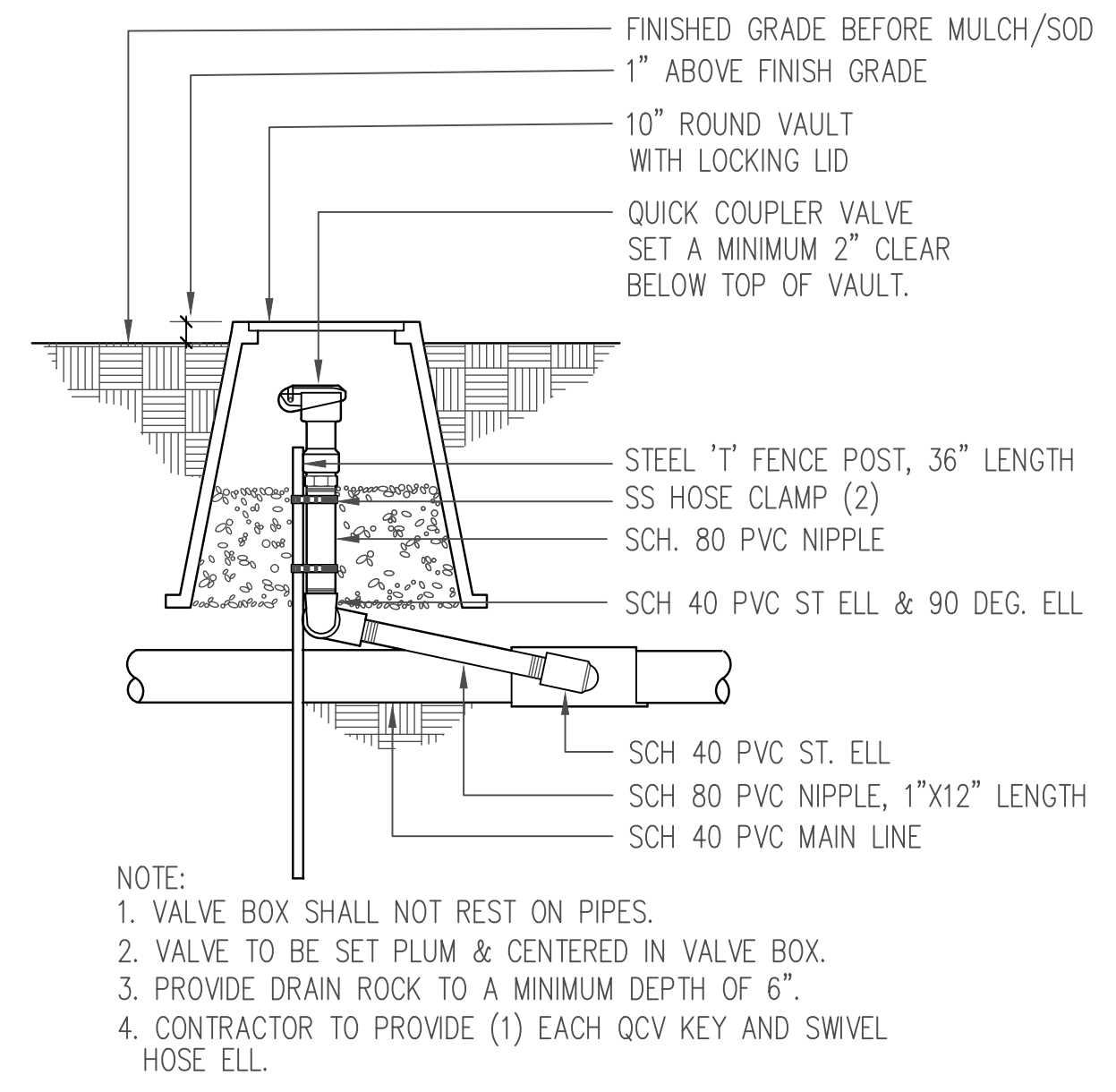
2 IRRIGATION CONTROLLER
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3 AUTOMATIC VALVE
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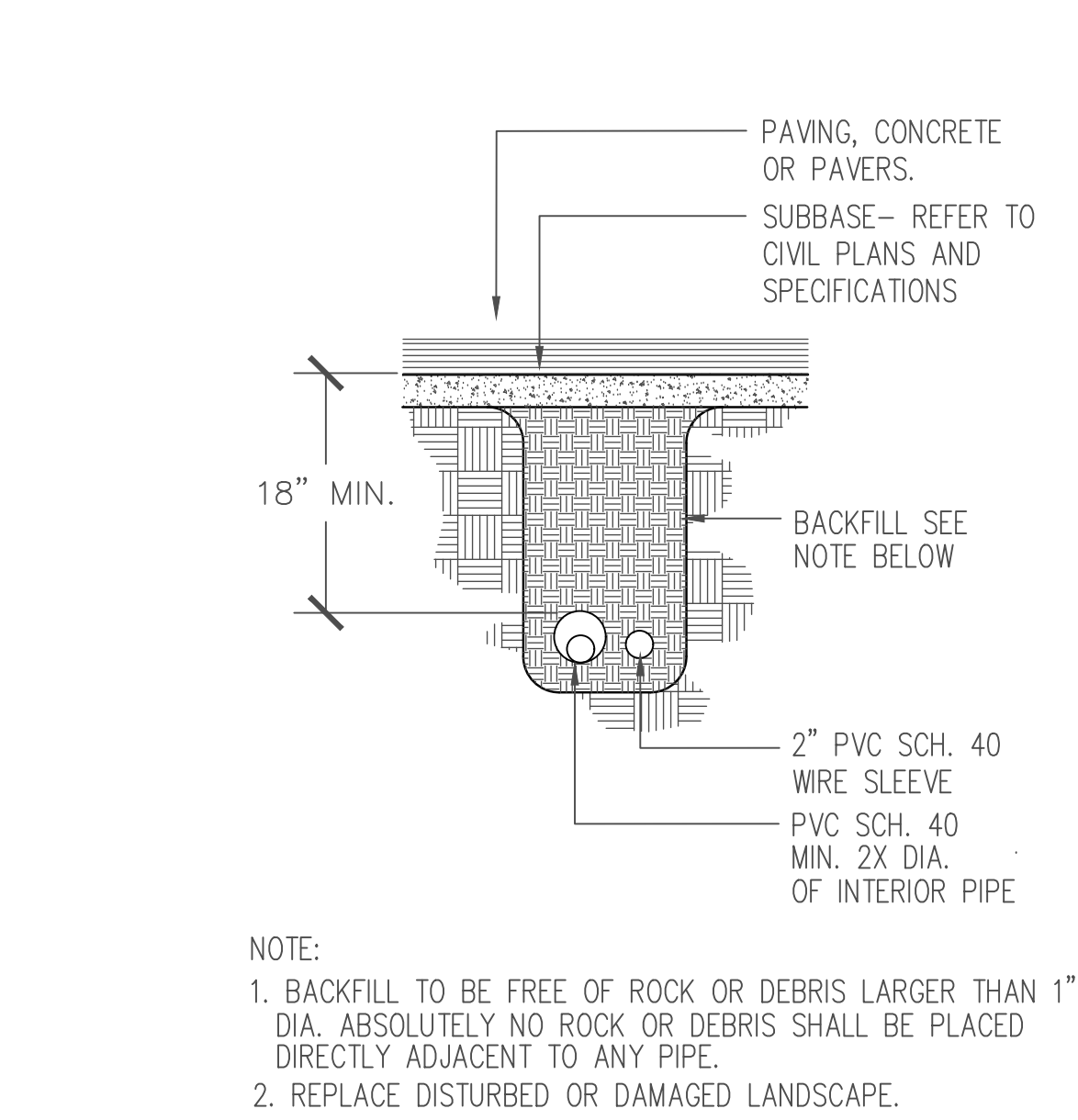
4 DRIP CONTROL ZONE
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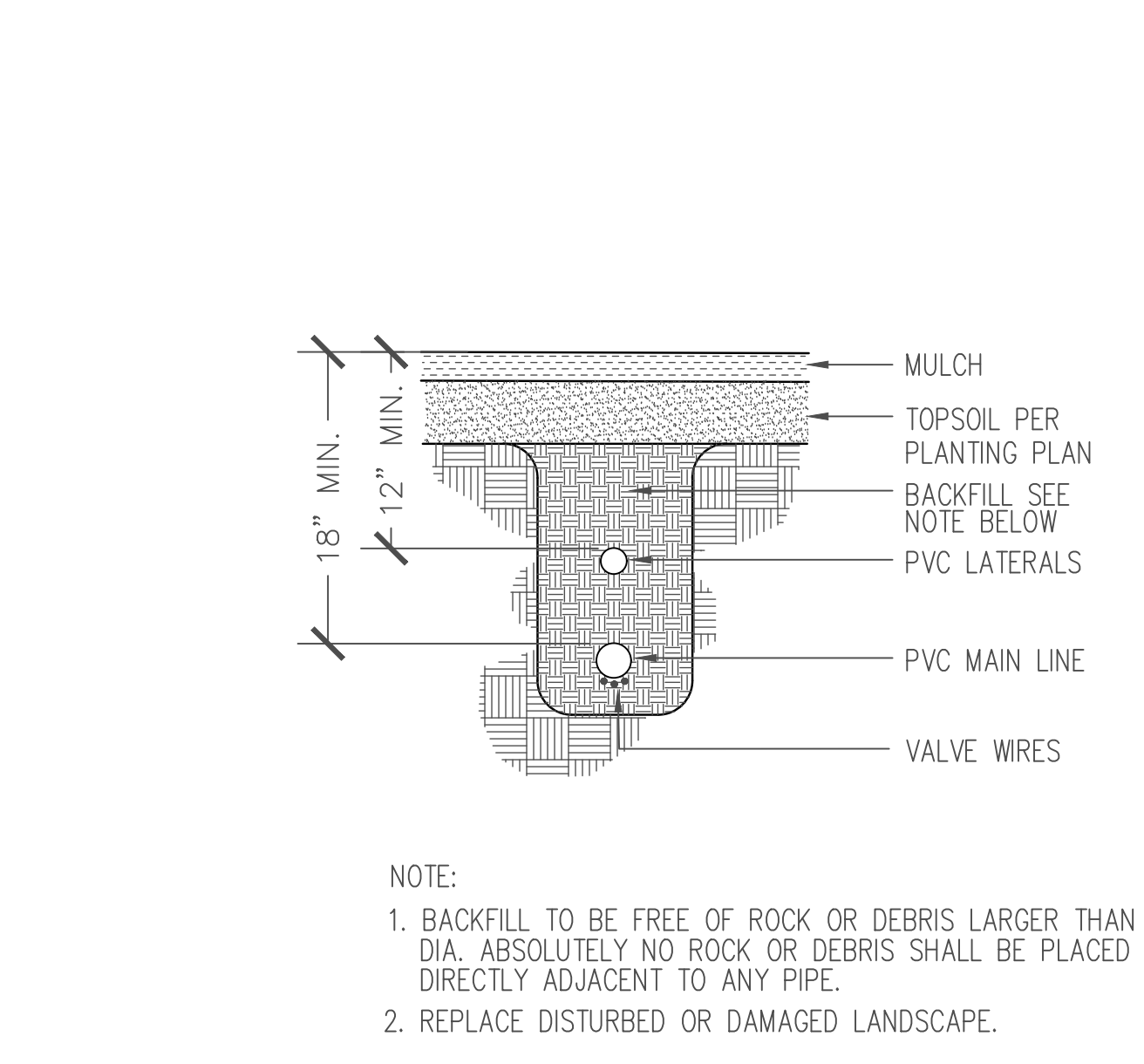
5 POP-UP HEAD
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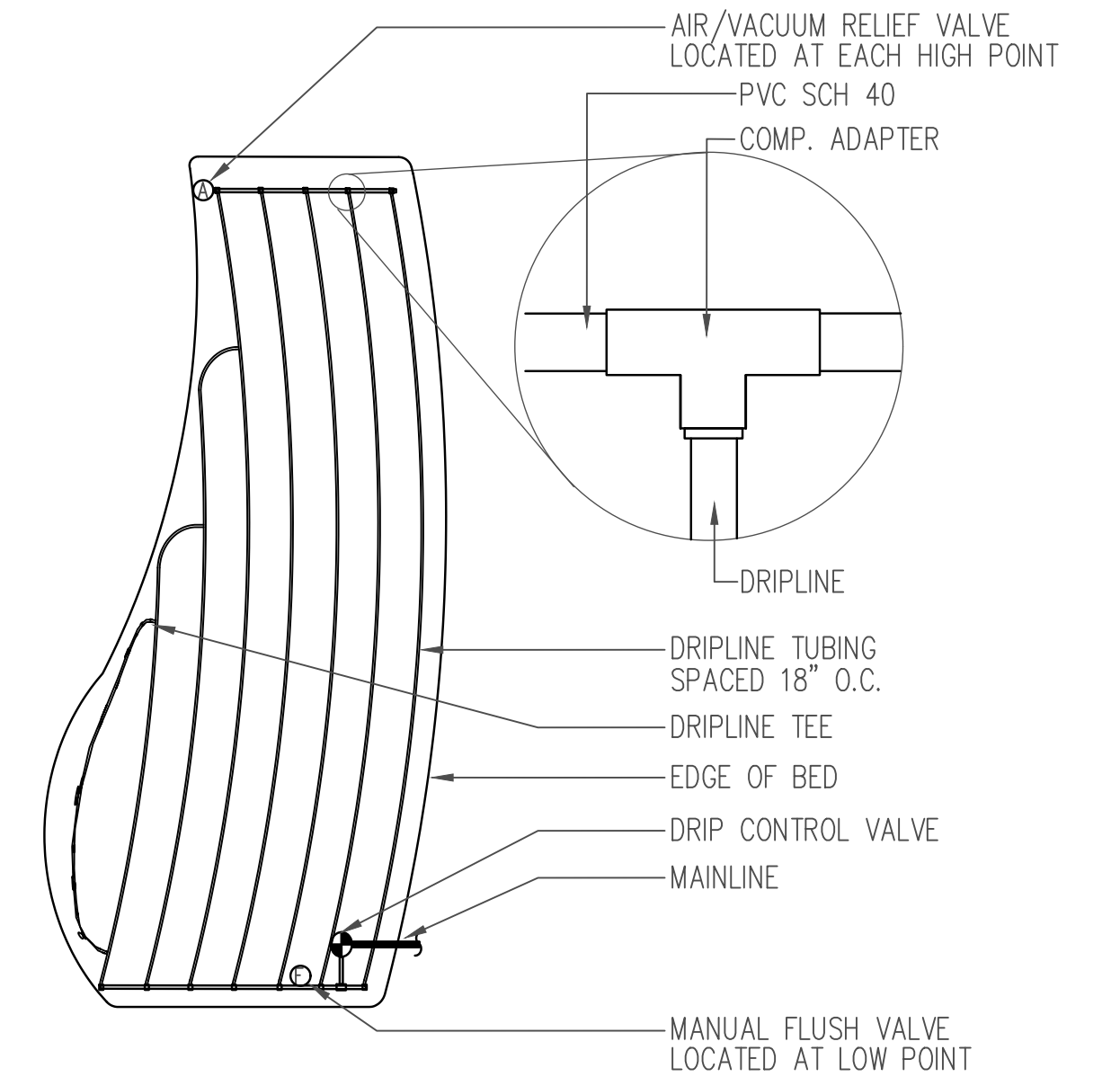
6 QUICK COUPLER VALVE
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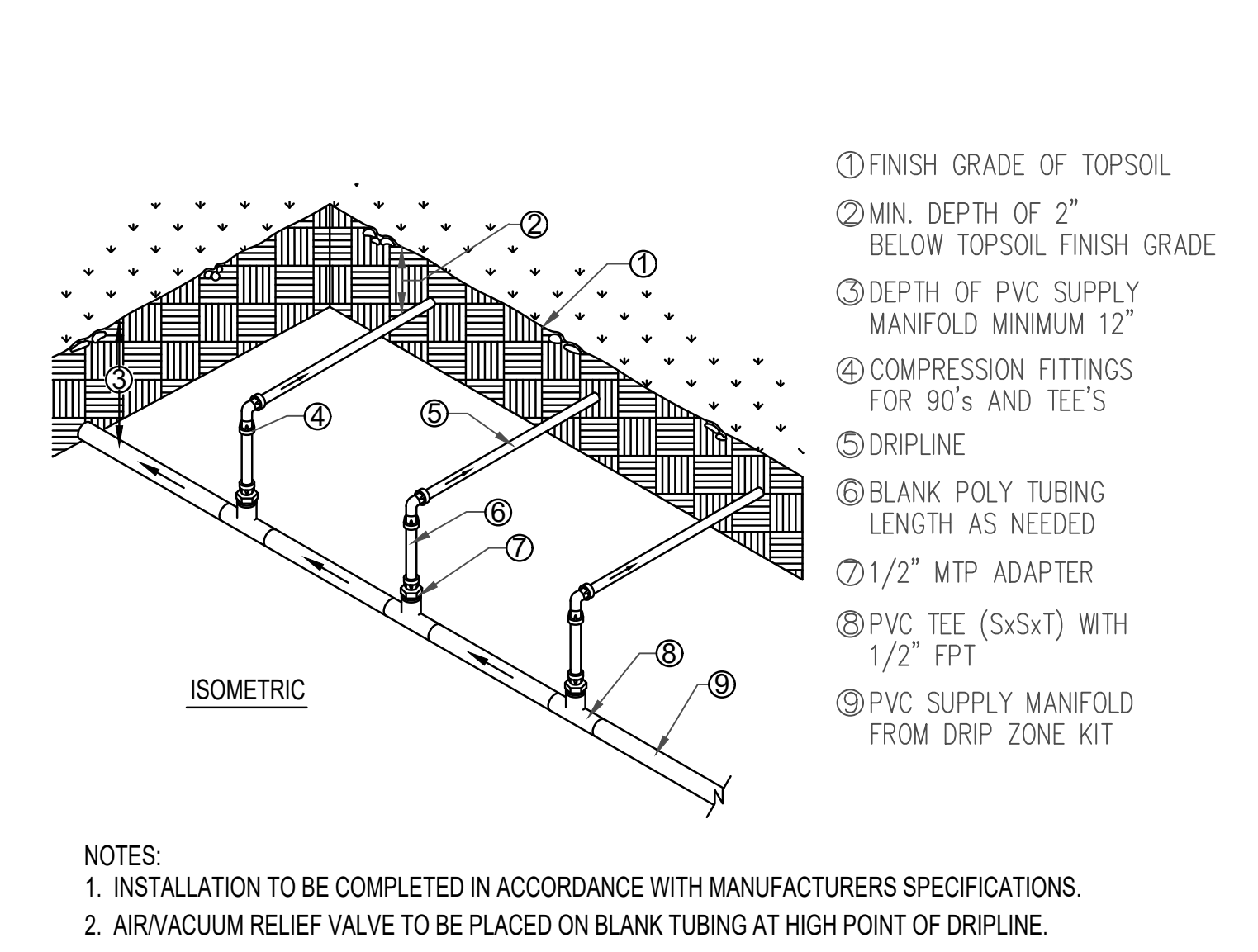
7 SLEEVE
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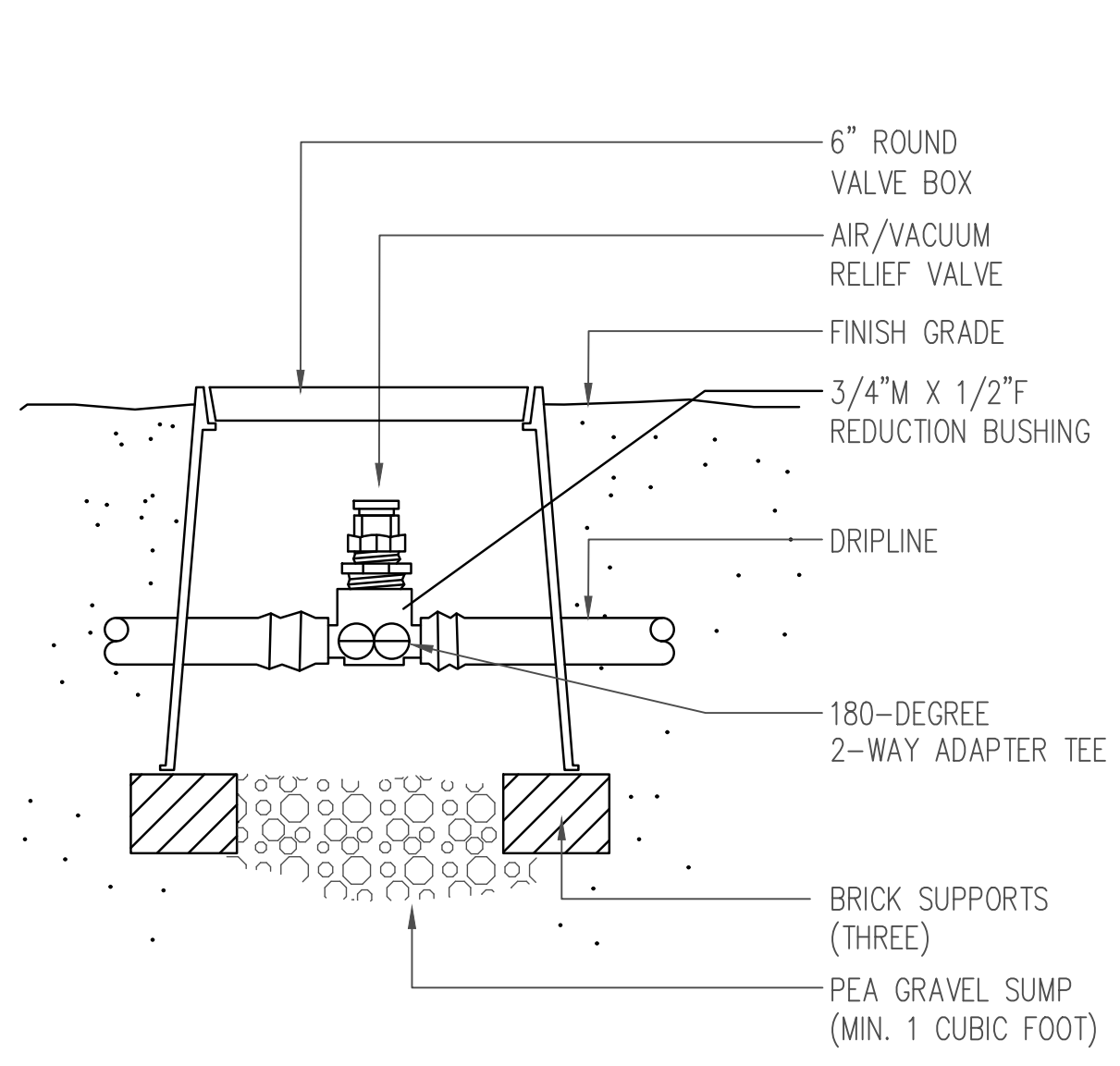
8 PIPE TRENCHING
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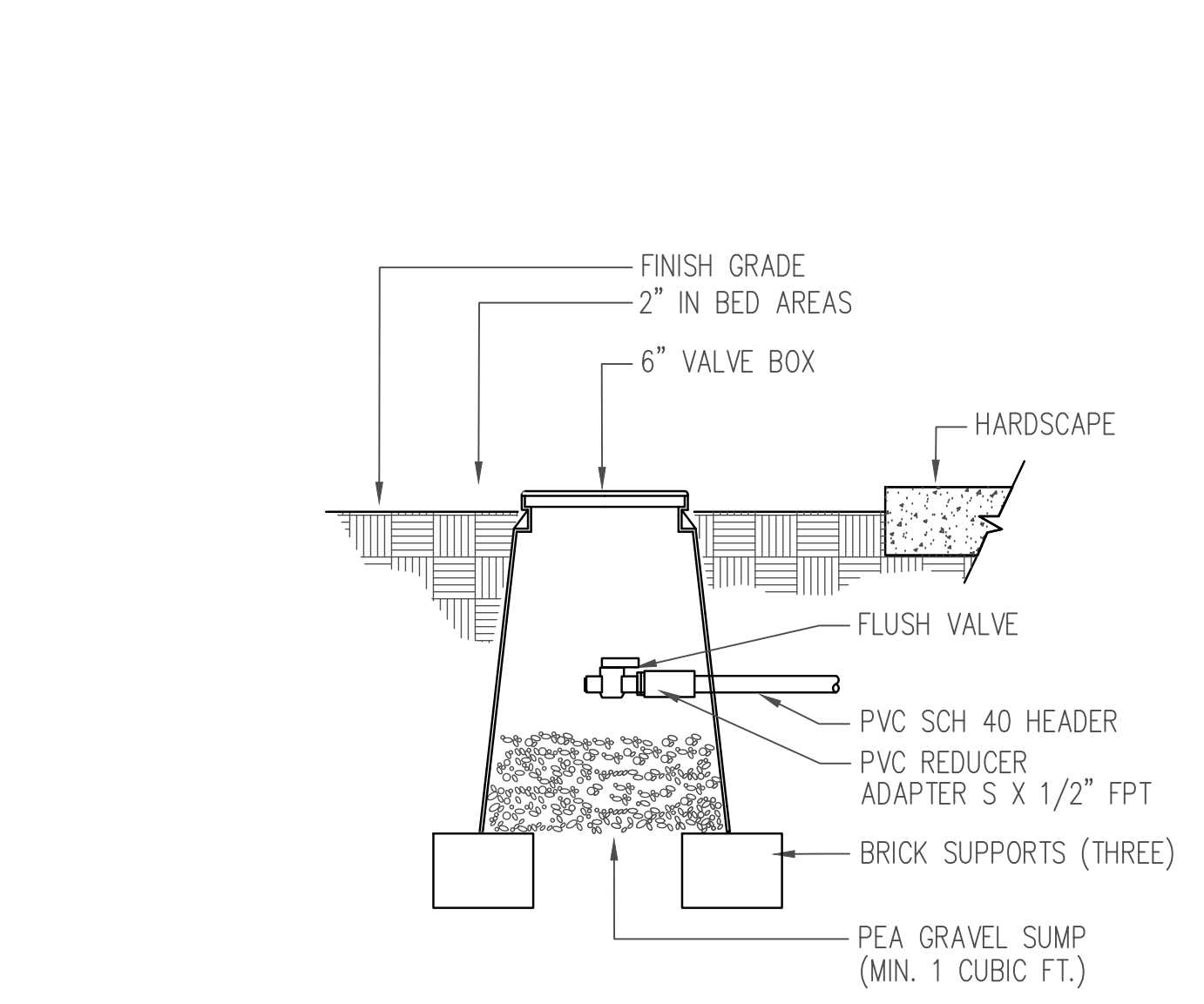
9 DRIPLINE LAYOUT
 NTS



10 DRIPLINE HEADER
 NTS



11 AIR / VACUUM RELIEF VALVE
 NTS



12 FLUSH VALVE
 NTS

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	09.20.2016	PERMIT
	12.01.2016	PERMIT RESUBMITTAL

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IRRIGATION DETAILS

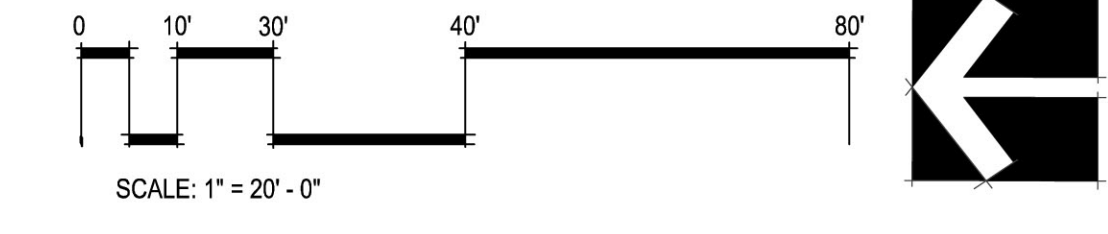
PROJECT:
**ARENA
 SPORTS**

LOCATION:
MILL CREEK, WA

CLIENT:
**CSA REAL ESTATE,
 LLC
 6840 FORT DENT WAY
 SEATTLE, WA 98188**



LANDSCAPE PLAN



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DESIGNED CB
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 PROFESSIONAL SEAL

DATE 08.29.2016
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TITLE
**LANDSCAPE
 PLAN**

SHEET NUMBER
L-1



CSA Real Estate, LLC



VINE MAPLE



PARKWAY MAPLE



PACIFIC SUNSET MAPLE



COLUMNAR HORNBEAM



OKLAHOMA REDBUD



DAWYCK PURPLE BEECH



SLENDER HINOKI



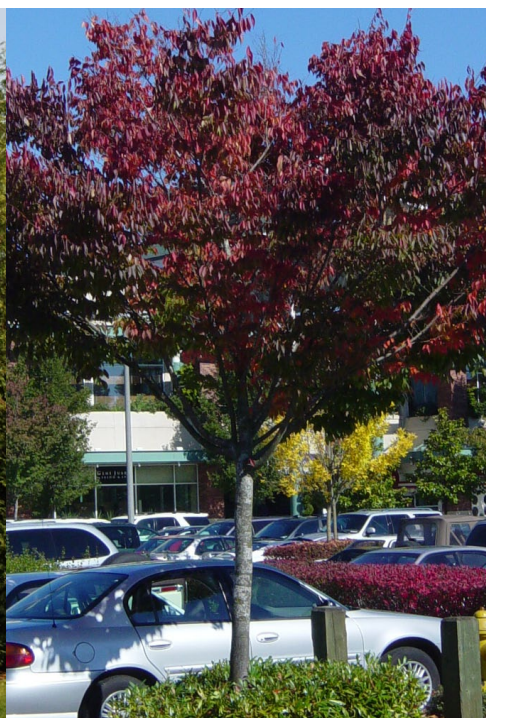
INCENSE CEDAR



DOUGLAS FIR



WESTERN RED CEDAR



GREEN VASE ZELCOVA



GLOSSY ABELIA



STRAWBERRY TREE



YULETIDE CAMELLIA



COMPACT OREGON GRAPE



HEAVENLY BAMBOO



VARIEGATED OSMANTHUS



OTTO LUYKEN LAUREL



FRAGRANT SWEETBOX



SPREADING YEW



**EMERALD GREEN
PYRAMIDALIS**



DAVID'S VIBURNUM



SPRING BOUQUET



REDTWIG DOGWOOD

PACIFIC NINEBARK

ANTHONY WATERER SPIREA

MAGIC CARPET SPIREA

SNOWBERRY



FEATHER REED GRASS

EVEREST VARIEGATED SEDGE

BLUE OAT GRASS

SILVERVINE CREEPER



KINNIKINNICK

DWARF REDTWIG DOGWOOD

BISHOP'S HAT

KARMINA CRANESBILL

MT VERNON LAUREL