



NOTICE OF LAND USE DECISION
PRELIMINARY UNIT LOT SUBDIVISION APPLICATION NO. ULS-23-0001
SITE DEVELOPMENT REVIEW APPLICATION NO. SPR 22-0001
DESIGN REVIEW APPLICATION NO. DR 22-0001
FORTWEST, LLC

PERMIT REQUEST: Unit Lot [short] Subdivision/Site Development Review/Design Review

FILE NUMBER: ULS 23-0001/SPR 22-0004/DR 22-0006

APPLICANT: Fortwest, LLC

LOCATION: The subject property is located at 4299 Stossel Avenue and identified as Assessor's Parcel No. 865730-0062.

PROPOSAL: Applications for a four lot Unit Lot Subdivision, Site Development Review, and Design Review approval to demolish an existing single-family structure and construct two new two-unit, two-story townhouse structures to be located on a 10,493 square foot lot in the residential 24 (R24) zoning district. Both proposed two-story townhouse units will front Stossel Avenue with vehicular access through a newly constructed private alley at the rear of the property.

DECISION: Approve with conditions (see Planning Department Staff Report with Decision signed September 6, 2023).

ISSUANCE DATE: September 6, 2023.

SEPA: The proposal is proposal is categorically exempt from the requirements of the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(b) and WAC 197-11-800(6)(d).

APPEAL PROCEDURE: The applicant for a project permit, owner of property to which a project permit decision is directed, and/or any other person aggrieved or adversely affected by the decision on a Type I or II permit may appeal a final decision by filing an appeal for an open record appeal hearing before the Hearing Examiner. Said appeal must be filed within fourteen (14) calendar days following the date of issuance of this notice of decision. Appeals and the appeal fee, if applicable, shall be delivered to the planner or city clerk, as prescribed by Section 15.11.010, by mail or personal delivery before 5:00 p.m. on the last business day of the appeal period. A notice of the appeal must be filed with the City of Carnation Planning Department at 4621 Tolt Avenue, Carnation Washington by **5:00 P.M. on September 20, 2023** and must be accompanied by a filing fee of \$780.00. A Statement of Appeal shall identify the decision being appealed, the grounds for appeal and the facts upon which the appeal is based.

Affected property owners may request a change in valuation for property tax purposes.

For more information, contact Tim Woolett, City Planner, at 425-333-4192 or tim.woolett@carnationwa.gov.



**CITY OF CARNATION
FINDINGS, ANALYSIS, CONCLUSIONS, AND DECISION
PRELIMINARY UNIT LOT SUBDIVISION APPLICATION NO. ULS-23-0001
SITE DEVELOPMENT REVIEW APPLICATION NO. SPR 22-0001
DESIGN REVIEW APPLICATION NO. DR 22-0001
FORTWEST, LLC**

1. PROJECT INFORMATION:

- A. Property Owner: Fortwest, LLC
Applicant: Shane Fortney
P.O. Box 522
Woodinville, WA 98072
- B. Proposal: Applications for a four-lot Unit Lot Subdivision, Site Development Review and Design Review approval to demolish an existing single-family structure and construct two new two-unit, two-story townhouse structures to be located on a 10,493 square foot lot in the residential 24 (R24) zoning district. Both proposed two-story townhouse units will front Stossel Avenue with vehicular access through a newly constructed private alley at the rear of the property. The unit lot subdivision provides *“an alternative method of subdividing individual cottages, duplex, and townhouse units on a parent site, while applying only those density and dimensional standards to the parent site as a whole, rather than to individual unit lots resulting from the subdivision.”* [CMC 15.16.461-Purpose]

Future permits that may be required include, but are not limited to, building permits, mechanical permit, plumbing permit, fire permit, clearing and grading permit, drainage review, side sewer installation, water installation, and right-of-way permit. All future permitting must be consistent with the standards of the R24 zone and the conditions of this approval.

C. Project History

The applications for Site Development Review and Design Review were submitted together on February 9, 2022, and subsequently determined incomplete. Upon receipt of additional information on April 5, 2022, the applications were determined complete on April 19, 2022. Following discovery of insufficient setback issues associated with the proposed alley, the project was held for revisions which were resubmitted as a four-unit townhouse building and determined complete on August 25, 2022. Following a correction to the City’s Municipal Code, a revision back to the applicant’s original proposal was submitted along with an application for Unit Lot Subdivision and determined complete on July 14, 2023.

Public notice was issued by mail to adjacent property owners on July 14, 2023, and published in the Snoqualmie Valley Record on July 21, 2023. The notice of application sign was posted on July 19, 2023. The fourteen-day comment period commenced on July 21, 2023, for this application and ended on August 4, 2023.

2. Site Description:

- A. Location: The subject property is located at 4299 Stossel Avenue and identified as Assessor's Parcel No. 865730-0062.
 - B. Size and Description: The property consists of a single 10,493 square foot Assessor's parcel situated such that it abuts the west side of Stossel Avenue (front), and the south side of Eugene Street (north side yard). The use of the property has been single-family residential. The property is flat with landscaping consistent with a single-family residential lot.
 - C. Access: The property will continue to be accessed from the south side of Eugene Street.
 - D. Comprehensive Plan/Zoning Designation: The property is currently zoned *Residential 24 (R24)*, which is consistent with the Comprehensive Plan's *High Density Residential* Land Use Designation (reference Official Comprehensive Land Use Map on file with the City of Carnation).
 - E. Existing Development: The property is currently developed with a single-family residence (to be demolished).
 - F. Critical Areas: The property is not located within any known or mapped critical areas.
 - G. Flood Zone: The subject property is not located within any mapped floodway or 100-year floodplain.
 - H. Shorelines: The subject property is not within 200 feet of a shoreline's ordinary high-water mark; floodways or contiguous floodplain areas landward 200 feet from such floodways.
3. Agency Comments: A request for comment on the applications was distributed to the parties listed below.
- A. Building Official: The Building Department has not commented on the proposal as of the date of this decision.
 - B. Public Works Department: The Public Works Department has not commented on the proposal as of the date of this decision.
 - C. City Engineer: The City Engineer returned comments dated August 11, 2023, providing comments and 30 conditions [*Exhibit 5*].
 - D. Eastside Fire and Rescue: The Fire District has not returned a response to the request for comment as of the date of this decision. However, in their review of the first submittal the Fire District provided the following:
 - 1) Please provide fire flow information from fire hydrant.
 - 2) Fire sprinkler requirements TBD based on fire flow calculations.
4. Public Notice: Public notice was issued by mail to adjacent property owners on July 14, 2023, and published in the Snoqualmie Valley Record on July 21, 2023. The notice of application sign was posted on July 19, 2023. The fourteen-day comment period for this application ended on August 4, 2023.
5. Public Comments: There were public comments received from an adjacent neighbor in response to the notice of the applications for site development review and design review applications. The

comments highlighted concerns over the need for a vegetated buffer between their existing single-family residence to the south, which is built on or near the property line, and the proposed development. They also express concern that any fencing would prevent emergency fire egress from basement window wells and prevent them from accessing the north side of their house for maintenance, and the need for an easement to access their building for maintenance.

Because this proposal is not multi-family, a landscape buffer is not required; however, the project proponent intends to construct fencing along the property line. To mitigate these concerns and for the purpose of life safety and access for ongoing maintenance to the north wall of the residence to the south, any fencing should allow reasonable access for maintenance to the residence. An easement should be agreed upon between the project proponent and the adjacent property owner to the south to ensure reasonable access along that common boundary between the two ownerships. The easement should remain in effect until such time as the existing building is partially or fully demolished, remodeled in a manner that it can be drawn back from the property line. Because the existing single-family residence south of the subject property was constructed in the 1940s and is a non-conforming use in the R24 zoning district the likelihood of demolition for future multi-family development exists. As such, the agreed upon easement between the parties need not be placed on the final plat and need only to be filed with the King County Auditor.

6. CRITERIA FOR APPROVAL. Review and City approval for a Development Review Permit requires consistency with the following:

1. *The City of Carnation Comprehensive Plan;*
2. *City of Carnation Municipal Code, Title 15 CMC;*
3. *The standards for land divisions in Chapter 15.16 CMC;*
4. *Site Development Review, Chapter 15.18 CMC;*
5. *Design Standards and Guidelines, Chapter 15.18 CMC;*
6. *Floodways, Floodplains, Drainage, and Erosion, Chapter 15.64 CMC;*
7. *The Critical Areas Code, Chapter. 15.88 CMC;*
8. *Shoreline Management, Chapter 15.92 CMC;*
9. *The Environmental Policy Code, Chapter 14.01 CMC;*
10. *The Public Health, Safety, Welfare, Use and Interest, Chapter 58.17 RCW.*

STAFF FINDINGS, ANALYSIS, AND CONCLUSIONS

2. RELATIONSHIP WITH LAND USE REGULATIONS:

1. The City of Carnation Comprehensive Plan.

Staff Finding: The Comprehensive Plan's "High Density Residential" Land Use Designation for the site is consistent with the current Residential 24 (R24) zoning designation (reference Comprehensive Plan's Future Land Use Map). The Land Use Element of the Comprehensive Plan provides that the High Density Residential land uses "...include a zone that would provide for high density single family development such as cottage housing at approximately 12 units per acre, and a zone that provides for multi-family developments (apartments) but would also allow cottage or townhouse higher density single family residential development." Consistency with the standards for the R24 zoning designation would ensure consistency with the Carnation Comprehensive Plan.

Staff Conclusion: The R24 zone allows for residential uses consistent with this proposal. Compliance with the standards for unit lot subdivisions, site development review, and the Design Standards and Guidelines for development in the R24 zoning designation will ensure consistency with the Carnation Comprehensive Plan.

2. The City of Carnation Municipal Code.

Staff Finding: The R24 districts are designed primarily to accommodate a range of housing types including townhouse, cottage and multifamily developments at a scale that is appropriate to the city of Carnation [CMC 15.36.010.C]. Townhomes are listed as a “permitted use” in the R24 zone and are subject to the design standards and guidelines as they apply. The proposal would satisfy the maximum allowable residential density in the R24 zone which is 24 units per net acre. In addition to the development standards provided in Title 15 CMC, the project is subject to unit lot subdivision, site development review, and design review application approval. Further detailed discussion of the requirements of the Carnation Municipal Code are provided below findings of consistency with these applications are provided below.

Staff Conclusion: The proposed townhomes are a “permitted use” in the underlying R24 zone and this proposal would satisfy the maximum allowed residential density subject to the applicable development standards.

3. Conformance with Chapter 15.16 CMC:

This proposed subdivision is subject to the requirements of Section 15.16., Part IV of the Carnation Municipal Code – Unit Lot Subdivisions. The provisions for unit lot subdivisions with staff findings are enumerated as follows:

- a. The purpose of unit lot subdivisions is “...is to allow an alternative method of subdividing individual cottages, duplex, and townhouse units on a parent site, while applying only those density and dimensional standards to the parent site as a whole, rather than to individual unit lots resulting from the subdivision.” [CMC 15.16.461-Purpose].

Staff Finding: This proposed unit lot subdivision is a review of the proposed division of property for townhouse units on a parent site while applying only those density and dimensional standards to the parent site as a whole.

Staff Conclusion: This unit lot subdivision review is the appropriate method for subdivision review of the townhouse development as reviewed and approved herewith Site Development Review permit application SPR 22-0001 and Design Review application DR 22-0001.

- b. “The types of existing development that may use the unit lot subdivision process include duplexes, cottage housing developments, townhouse developments, or combinations thereof” [CMC 15.16.463-Applicability].

Staff Finding: The proposal subject to this review is a division of property for the purpose of townhouse development consisting of two two-unit townhouse buildings for residential occupation.

Staff Conclusion: This application is for the division of land into unit lots for a proposed townhouse development.

- c. *“Unit lot subdivisions... of four or fewer lots shall be processed as short plats and all others shall be processed as formal subdivisions according to the associated permit types in CMC Chapter 15.09. Concurrently with an application for a unit lot subdivision, the applicant shall submit for city approval a development plan demonstrating compliance with the applicable requirements of this part. The development plan shall be processed using the same procedures applicable to the unit lot subdivision” [CMC 15.16.465 Application procedure].*

Staff Finding: This four-lot unit lot subdivision is subject to the review requirements for short subdivisions, a Type II permit process in accordance with Chapter 15.09 CMC et seq. The Type II permit process requires a City Planner decision.

Staff Conclusion: This review is conducted in accordance with the review requirements for a Type II permit pursuant to CMC 15.09 et seq.

- d. *The general regulations set forth in CMC 15.16.467.A. requires that unit lot subdivisions shall satisfy the following:*
1. *Lot and density standards applicable to the underlying zoning district (as applied to the parent site and not to individual unit lots).*
 2. *CMC 15.96.060 for any duplexes.*
 3. *CMC 15.96.080 for any proposed cottage units.*
 4. *Townhouse design standards within the Carnation Design Standards and Guidelines for any townhouse buildings.*
 5. *Other provisions of this title as applicable to the development.*

Staff Finding: This four-lot unit lot subdivision is a division of land for the purpose of townhouse development on a parcel of property where the density and dimensional standards apply to the parent site as a whole. The applicable standards for site development review and design review are reviewed concurrently herein as a single proposal with this unit lot subdivision application.

Staff Conclusion: This proposal satisfies the general regulations set forth in CMC 15.16.467.A.

- e. *As provided in CMC 15.16.467.B., portions of the parent site “...not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots located within the parent site. A homeowners' association shall be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development.*

Staff Finding: The area not subdivided as individual unit lots consists of the tract of land encompassing the private access alley, infiltration facilities, and landscape areas along the west 24 feet of the parent parcel. All areas not subdivided for individual unit lots will be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots located within the parent site. As a requirement of final unit lot subdivision approval, a homeowners' association will be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development.

Staff Conclusion: The requirement for a homeowners' association will be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development will satisfy the requirements of CMC 15.16.467.B.

- f. CMC 15.16.467.C. that *“Maximum impervious area of the aggregate buildings and other hard surfaces located upon the parent site shall not exceed the maximum impervious area permitted by the underlying zone.”*

Staff Finding: The maximum allowed impervious surface coverage is 80% for townhomes and multi-family. The proposal would result in impervious surface coverage of approximately 74.75 percent as provided in the Stossel Court Hard Surface Summary [*Exhibit 4*].

Staff Conclusion: The maximum impervious of the aggregate buildings and other hard surfaces located upon the parent site will not exceed the 80 percent maximum permitted area for the underlying R24 zone.

- g. As provided in CMC 15.16.467.D. *“Individual unit lots are subject to applicable setback requirements in CMC Chapter 15.48 Table 1, except for interior side yard lot lines, provided that:*
 1. *Detached buildings on separate individual unit lots shall be located no less than ten feet apart.*
 2. *Lots located on the perimeter of a unit lot subdivision are subject to the interior side yard lot lines set forth in CMC Chapter 15.48 Table 1.”*

Staff Finding: Detached building separation of the individual unit lots is shown as 10.9 feet on the site plan [*Exhibit 2*]. The proposed rear yard setbacks for the unit lots is 24 feet from the rear property line. The minimum allowable rear yard setback is 20 feet. The proposed front yard setback is 10 feet which satisfies the minimum requirement of 10 feet for proposals with rear alley access. This proposal has rear alley access, so the proposal satisfies the front yard setback requirements. The building side yard setback (interior) to the south is 5 feet which satisfies the minimum side yard setback requirements. However, it should be noted that the single-family residence on the adjacent property to the south has a near zero side yard setback along that common boundary. Prior to building permit issuance, the Eastside Fire and Rescue permit reviewer must sign off on the building separation from the adjacent residence to the south. The proposed building side yard (street) setback to the north adjacent to Eugene Street is ten (10) feet. Eugene Street is not an arterial, therefore the proposal satisfies the minimum 10-foot side yard (street) setback requirements.

Staff Conclusion: The proposal will satisfy the building separation and setback requirements for townhouse development and the underlying R24 zone.

- h. As provided in CMC 15.16.467.E. *“As applicable, access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Each unit-lot subdivision shall make adequate provisions for ingress, egress and utilities access to and from each individual unit lot created by reserving such*

common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying zoning district and consistent with the unit lot subdivision's approved development plan."

Staff Finding: As a requirement of final unit lot subdivision approval, covenants, conditions and restrictions (CC&Rs) creating a homeowners' association must be created. The CC&Rs will provide for the use and maintenance of common private alley, infiltration and drainage facilities, and landscaping tract; and any other common areas on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features and will be recorded with the county auditor's office. The final unit lot subdivision (plat) will make adequate provisions for ingress, egress, and utilities access to and from each individual unit lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards consistent with the approved development plan (SPR 22.0001 and DR 22.0001) [Exhibit 2].

Staff Conclusion: The requirement for a homeowners' association with provisions for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development and the easement provisions on the final plat will satisfy the requirements of CMC 15.16.467.E.

- i. CMC 15.16.467.F. provides that *"Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:*
 1. *Approval of the design and layout of the development plan was granted by the review of the development, as a whole, on the parent site (stating the subject project file number if applicable);*
 2. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved development plan;*
 3. *If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved development plan;*
 4. *Additional development of the individual lots may be limited as a result of the application of applicable development standards to the parent site."*

Staff Finding: The above notes will be imposed as conditions for final unit lot subdivision approval.

Staff Conclusion: With the above requirements imposed as conditions of final unit lot subdivision approval, the proposal satisfies the CMC 15.16.467.F.

4. Site Development Review (CMC Chapter 15.18)

15.18.160 - Applicability.

A. Site Development Review.

1. *Applicability: Site development review shall be required for any of the following:*
 - a. *New construction of four thousand or more square feet, excluding single-family dwellings.*
2. *Site development review permits shall be a Type 2 permit.*

Staff Finding: A Site Development Review is required for any new construction of four thousand or more square feet, excluding single-family dwellings (CMC Subsection 15.18.160.A.1.a). The proposed development is greater than 4,000 square feet; therefore, Site Development Review is required.

Staff Conclusion: This proposal includes the consolidated review of an application for unit lot subdivision, site development review, and design review.

B. CMC 15.18.220.A. Decision. *...The city planner's decision shall include any reasonable conditions to ensure consistency with the city's development regulations based upon, but not limited to, the following:*

1. *Conformance of the proposed site development plan with any conditions on a portion of the site, and with any applicable codes and ordinances of the state of Washington and the city;*

Staff Finding: The applicable codes and ordinances include, but are not limited to, the standards for the R24 zone, landscaping (CMC 15.76), streets and sidewalks (CMC 15.56), utilities (CMC 15.60), and parking (CMC 15.72).

The **R24 zone** allows townhouse developments as a “permitted use” subject to the requirement of Title 15 CMC including, but not limited to the **Density and Dimensional** standards for development in the R24 zone are provided in CMC 15.48. The maximum allowable residential density for residential development in the R24 zone is twenty-four (24) units per net acre. The property is assessed by King County Assessor for 10,493 square feet in area (.2409 acres) and surveyed (per the submitted preliminary short plat) as 10,263 square feet (.2356 acres). Considering the 3,245 square foot tract for access, parking, infiltration and drainage, and landscaping, the net acreage would consist of the 7,018 square feet of unit lots which could have a maximum of four townhouse unit lots pursuant to Subsection 15.48.020 CMC. This proposal is for four residential townhouse unit lots.

Setbacks are addressed above in the findings for unit lot subdivisions on page 6 of this report. The proposed building height as measured pursuant to CMC 15.48.060.A.1 is 24.4 feet, which satisfies the building height limits for lots located between 20 to 60 feet from a single-family zone.

Streets and sidewalks (CMC 15.56) and Utilities (CMC 15.16): Any project requiring a land use permit or building permit must satisfy the requirements of CMC 15.56.170.A. stating that except as provided in CMC 15.56.170.C., “...no land use or building permit shall be issued by the City unless or until the half of the public rights-of-way upon which the same abuts are deemed fully improved or guaranteed to the standards of the City and offered for dedication to the public.”

As required by the city Engineer, frontage improvements on Eugene Street are required. Eugene Street is classified as a Collector requiring a half-street section of a 10-ft wide traveled lane, 9-ft parking lane, curb, gutter and 6-ft wide cement concrete sidewalk.

The City Engineer has provided comments and conditions in their correspondence dated August 11, 2023 [Exhibit 5] that adequately address the street frontage requirements and utility installation in conformance with the City of Carnation Combined Water and Sanitary Sewer Utility Technical Standards [conditions 7 through 7.30].

The applicant will be required to pay impact fees for transportation, schools, and parks. Due to the improvement requirements for abutting street frontages, the existing safe walking conditions for students who walk to and from schools will be enhanced.

Utilities (CMC 15.60): The City's water and sewer systems have adequate capacity to serve the proposed unit lot subdivision. Certificate of Water Availability and Certificate for Sewer Availability have been issued. The new units will be subject to connection charges for both water and sewer. The city does not have a storm sewer system, and storm water will be infiltrated on-site for the new development. Puget Sound Energy provides gas and electricity to this area.

In accordance with Section 15.60.010 CMC, "...any case in which a developer installs or causes the installation of water, sewer, electrical power, natural gas, telephone, cable television, or other types of utility facilities and intends that such facilities shall be owned, operated, or maintained by a public utility or any entity other than the developer, the developer shall transfer to such utility or entity the necessary ownership or easement rights to enable the utility or entity to operate and maintain such facilities.

Every principal use and every building lot within a land division must have available to it a telephone service cable, and a source of electric power, each adequate to accommodate the reasonable needs of such use and every lot within such subdivision. An easement must be provided and graphically illustrated on the final [unit lot] plat for any utilities not within a public right-of-way and over property other than which the utility serves.

In accordance with Section 15.60.300.A. CMC (Lighting requirements) ...all public streets, sidewalks, and other common areas or facilities in subdivisions created after the effective date of this chapter shall be sufficiently illuminated to ensure the security of property and the safety of persons using such streets, sidewalks, and other common areas or facilities.

Prior to performing any work within a public right-of-way, the person performing the work shall obtain a right-of-way permit from the Public Works Director, who may condition the permit as necessary to protect the public health, safety, and welfare [CMC 15.60.030].

As provided in CMC 15.60.350, "...all existing, extended, and new electric power lines (not to include transformers or enclosures containing electrical equipment including, but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the city's "Design and Construction Standards and Specification," or as otherwise specified by the city engineer. Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway." As a condition of final unit lot subdivision approval, all existing, extended, and new electric power lines, telephone, gas distribution, cable television, and other communication lines in or adjacent to the proposed project shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the city's "Design and Construction Standards and Specification," or as otherwise specified by the city engineer.

As provided in the analysis of CMC 15.16.350 above, all utility lines must be extended to the property prior to final plat approval. As provided in CMC 15.60.370, in cases where the developer installs or causes to be installed any utility line within the city, or connects to existing facilities within the city, the developer shall, as soon as practicable after installation is complete, and before acceptance of any utility line, furnish the city with a printed and an AutoCAD computer disk (or other format acceptable to the city engineer) copy of a drawing that shows the exact location of such utility lines. Such drawings must be verified as accurate by the utility service provider. Compliance with this requirement is a condition of this permit approval.

The City Engineer has provided comments and conditions in their correspondence dated August 11, 2023 [*Exhibit 5*] that adequately address utility installation in conformance with the City of Carnation Combined Water and Sanitary Sewer Utility Technical Standards [*conditions 7 through 7.30*].

Parking (CMC 15.72): As required in the Carnation Municipal Code [CMC 15.72.130], the off-street parking requirements for townhouse development are the same as multifamily development which is based on the number of bedrooms. The proposed townhouse units are each four bedrooms; therefore, the parking requirements for the four townhouse units would be 2 per dwelling unit plus one additional space for every four units in the development [CMC 15.72.130; *Table VI – Table of Parking Requirements*]. This four-unit townhouse development would require eight parking spaces. As shown on the site plan [*Exhibit 2*], there are two garage parking spaces per unit and one guest parking space at the end of the private alleyway.

Landscaping (CMC 15.76): The landscaping requirements of CMC 15.76.040 applies to all non-single-family residential uses, unless otherwise noted in *Table 1. Perimeter Landscaping Requirements*. This proposed development is “attached single family”. There are no noted landscaping requirements for single family uses adjacent to other single family uses. The north side yard and front yard are adjacent to public rights-of-way, the south side yard is adjacent to a single-family use in the R24 zone, and the rear yard/alley is adjacent to a single-family use in the R24 zone. Landscaping will be further addressed in the findings for Design Review below.

Staff Conclusion: *The proposed site development plan as conditioned herein conforms with the applicable codes and ordinances of the State of Washington and the city.*

- A finding that the site plan makes appropriate provisions for, but not limited to, the public health, safety, and general welfare related to dedication of rights-of-way or recreation space, and tracts, easements, or limitations which may be proposed or required for utilities, access, drainage controls, sanitation and water supply;*

Staff Finding: The conditions of the September 9, 2021, approved Certificate of Water Availability and Certificate of Sewer Availability will ensure appropriate provisions for sanitation and water supply. As provided above, City Engineer has provided comments and conditions in their correspondence dated August 11, 2023 [*Exhibit 5*] that adequately address the street frontage requirements and utility installation in conformance with the City of Carnation Combined Water and Sanitary Sewer Utility Technical Standards.

Staff Conclusion: As proposed and conditioned herein, appropriate provisions for the public health, safety, and general welfare related to dedication of rights-of-way or recreation space, and tracts, easements, or limitations which may be proposed or required for utilities, access, drainage controls, sanitation, and water supply.

3. *A finding that the site plan complies with all applicable provisions of this title, and all other applicable adopted administrative rules and regulations.*

Staff Finding: The proposed townhouse development is listed in Chapter 15.40 CMC as a “permitted use” in the R24 zone. The site plan makes appropriate provisions for, but not limited to, the public health, safety, and general welfare related to dedication of rights-of-way or recreation space, and tracts, easements, or limitations which may be proposed or required for utilities, access, drainage controls, sanitation and water supply. Further, the proposal meets the requirements of the applicable codes and ordinances which include, but are not limited to, the density and dimensional regulations for the R24 zone (CMC 15.48); streets and sidewalks (CMC 15.56), utilities (CMC 15.60) screening, landscaping, and trees (CMC 15.76); parking (CMC 15.72); and standards for streets and utilities (Street and Storm Sewer System Standards, Water and Sewer Technical Standards).

Staff Conclusion: As provided in the forgoing analysis, the proposed four-unit townhouse development would satisfy this review criterion as conditioned herein.

5. Conformance with the Carnation Design Standards and Guidelines:

- A. **15.18.240 - Purpose and adoption of design guidelines.** *The document entitled Design Standards and Guidelines ("Design Standards") are adopted by reference and incorporated by this reference as if set forth in full. The design standards are intended to provide clear objectives for those embarking on planning and design of commercial and multifamily projects in Carnation, to increase awareness of design considerations among the citizens of Carnation and to maintain and enhance property values within Carnation.*

Staff Finding: The design standards apply to all non-single-family development in R24 zoned properties. Additionally, CMC 15.96.040 references the Carnation Design Standards and Guidelines as required for new multi-family projects in Carnation.

As noted herein, the proposed townhouse development is not a “multi-family” development as defined in CMC 15.08.010, Definitions, which states that “Multi-family... means a residential use consisting of a building containing three or more dwelling units...” The proposal is composed of two residential structures each containing two townhouse units. Because the proposed buildings do not contain three or more dwelling units, this proposal is described as “attached single family residential” as supported in the definition of “Townhouse” which states in part “...means a single-family dwelling attached in a row of at least two dwelling units.”

Staff Conclusion: The subject property is situated within the R24 zone and within the Design Overlay area shown in Figure 1 of the Carnation Design Standards and Guidelines. As a result, the project for four townhouse units in two separate structures is limited to review for consistency with the Design Standards and Guidelines for *townhouse development* through design review.

B. 15.18.250 - Applicability and process.

- A. *The design standards apply to all non-single-family development in the following zones: central business district, mixed use, service commercial and multifamily residential zones, and in the public use zone where the property abuts Tolt Avenue.*

- B. *Within the zoning districts identified in subsection A of this section, the design standards apply only to the following:*
1. *New construction, except for single-family detached housing;*
 2. *Major exterior remodels, defined as all remodels within a three-year period whose value exceeds fifty percent of the value of the existing structure, as determined by city of Carnation valuation methods, except as provided in CMC Section 15.18.270*
 3. *Minor exterior remodels, defined as all remodels within a three-year period with value of fifty percent of the valuation or less.*

Staff Finding: This proposal involves a four-lot unit lot subdivision to divide the subject property for construction of four residential townhouse units, two units in each of the proposed two buildings.

Staff Conclusion: This proposal to develop four townhouse units in two separate buildings is new construction [CMC 15.18.250 B.1.]

C. 15.18.320 - Decision.

- A. *A written record of decision shall be prepared in each case. The record may be in the form of a staff report or other written document and shall indicate whether the application shall be approved, approved with conditions, or denied. The city planner's decision shall include any conditions to ensure consistency with the city's development regulations based on, but not limited to, the following:*
1. *Conformance of the proposed design with an approved site plan, building permit, any conditions on a portion of the site, and with any applicable codes and ordinances of the state of Washington and the city;*

Staff Finding: A site plan and building plans were submitted with the application for Design Review which is subject to this review for consistency with the standards for *Townhouse design* and all other applicable codes and ordinances of both the city and state. Any conditions of building permit approval will also be required to maintain consistency with the Carnation Design Standards and Guidelines adopted September 25, 2005, and amended October 2018.

2. *A finding that the design of new or remodeled buildings and site plan meet the requirements of the design standards;*

The site plan has been reviewed for consistency with the site development review standards and the standards for unit lot subdivision. The following provisions are the applicable design standards and guidelines for townhouses in *Chapter 5 of the Carnation Design Standards and Guidelines* adopted September 25, 2005, and amended October 2018:

D. Chapter 5 - Townhouse Design.

The following is a review of the applicable standards from Chapter 5 for townhouse design.

All townhouses within Carnation are subject to the following supplemental standards.

Intent

- *To provide livable and pedestrian-oriented townhouse designs that can be well integrated into Carnation's neighborhoods.*

Standards

5.1 Landscaping.

Townhouses are subject to the landscaping standards as set forth in Chapter 15.76 CMC.

5.2 Setbacks.

See Chapter 15.48 CMC for minimum building and garage setbacks for the applicable zone. The minimum setbacks set forth in Chapter 15.48 CMC Table 1 apply to development frontage and external side and rear setbacks of the entire townhouse development.

- *Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet.*

5.4 Façade transparency.

Transparent windows and/or doors are required on at least eight percent of the facades (all vertical surfaces of street facing).

5.6 Access and parking:

- *Off-street parking standards for townhouses are set forth Chapter 15.72 CMC as a type of multifamily residential use.*
- *Internal driveway standards:*
 - *Must meet minimum widths and other standards such as turning radii of any city adopted International Fire Code*
 - *Minimum building separation along uncovered internal drive aisles must be 24 feet. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.*
 - *Upper level building projections over vehicle areas are limited to three feet, and must comply with provisions above*

5.7 Usable open space. Townhouse dwellings must provide open space at least equal to ten percent of the habitable floor area. The required open space may be provided by one or more of the following:

- *Private ground level open space that is directly adjacent and accessible to dwelling units. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc. Street setbacks may be used to meet this standard, provided they are defined with a fence (meeting standards of Chapter 15.76 CMC).*
- *Balconies, roof decks, or porches.*

5.8 Building design.

- *Townhouse articulation. Townhouse buildings must comply with multifamily building articulation standards as set forth in Standard 4.3.4 except that the articulation intervals must be no wider than the width of units in the building. Thus - if individual units are 15 feet wide, the building must include at least three articulation features for all facades facing a street, common or other shared open space, and common parking areas at intervals no greater than 15 feet.*
- *Repetition with variety. Townhouse developments must employ one or more of the following “repetition with variety” articulation guidelines:*
 - *Reversing the elevation of two out of four dwellings.*
 - *Providing different building elevations for external (units on the end or corner of a building) townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns.*
 - *Adding a different dwelling design or different scale of the same design, such as adding a one-story version of the basic dwelling design where two-stories are typical (or a two-story design where three stories are typical)*

- *Other design treatments that add variety or provide special visual interest, such as different cladding materials, window sizes and groupings, roof slopes, porch designs, balconies, etc. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the purpose of the standards.*

Section 5.1 – Townhouse design - landscaping

Staff Finding: Townhouses of more than three units in a building are subject to landscaping requirements in CMC 15.76. The submitted site plan [*Exhibit 2*] provides landscaping that would satisfy the requirements of Chapter 15.76 CMC. Prior to final unit lot subdivision approval, a final landscaping plan must be submitted to the City Planner for review and approval.

Staff Conclusion: The proposal complies with the applicable design standards for landscaping.

Section 5.2 – Townhouse design – setbacks

Staff Finding: Setbacks in CMC 15.48 apply to the development frontage and external side and rear setbacks of the entire townhouse development. See discussion of conformance with setbacks described above in the findings for unit lot subdivisions and site development review.

Conclusion: The proposal meets the design standard for setbacks.

Section 5.4 – Townhouse design - façade transparency

Staff Finding: Transparent windows and doors are required on at least 8 percent of the façades of the townhouse buildings. In Providing 22.2percent glazing, this project satisfies the 8 percent requirement.

Staff Conclusion: The proposal meets the design standard for façade transparency.

Section 5.6 – Townhouse design – access and parking

Staff Finding: Access and off-street parking is subject to multi-family parking requirement of two spaces per unit plus one space per four units in CMC 15.72 and the standards for alleys in the City of Carnation Street and Storm Sewer System Standards Chapter 2, Section 1.5., and Section 3.2.

Staff Conclusion: The proposal meets the design standards for access and parking with the provision of nine off street parking spaces and construction to the standards of the City of Carnation Street and Storm Sewer System Standards.

Section 5.7 – Townhouse design – usable open space

Staff Finding: Townhouse dwellings must provide open space at least equal to 10% of habitable floor area, which may take the form of balconies, roofs, decks, or porches. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity. This standard would apply only to the townhouse buildings.

The habitable floor area of each townhouse unit is approximately 1,145 square feet, with private open spaces of 234 square feet for each unit, 936 square feet cumulatively. The open spaces are provided in the 12' x 19.5' "outdoor space" that includes 7' x 19.5' covered patio (each unit), satisfying the minimum dimensions of 12 feet on all sides and are at least 10% of habitable floor area for each unit.

Staff Conclusion: The proposal meets this design standard for usable open space.

Section 5.8 – Townhouse design – building design

Staff Finding: New building facades visible from the street and common open space will be articulated with windows, or other architectural elements. Articulation intervals may be no wider than the width of units in the building. Repetition with variety is required. This standard would apply only to the townhouse buildings.

The proposed design incorporates building modulations by popping out gable ends on the second floor and recessing the plane with the main entrances. Articulated window paneling on the upper floors and changes in cladding materials in conjunction with the application of an accent color for the façade. The combination of these features achieves the desired intent of providing visual interest and reducing the perceived scale of the building. Prior to building permit issuance, any exterior paint colors shall be approved by the City Planner upon finding it satisfies the Acceptable Building Colors of the Carnation Design Standards and Guidelines.

The proposed design demonstrates repetition with variety in that the townhouse buildings incorporate features that sufficiently distinct from each other while still having many elements in common that serve to unify the building design.

Staff Conclusion: The proposal meets this design standard for building design.

6. Floodways, Floodplains, Drainage, and Erosion, Chapter 15.64 CMC.

Staff Finding: The property is not shown to be located within the mapped 100-year floodplain. Drainage and erosion control are addressed in the requirements of the City Engineer in their comments dated August 11, 2023 [*Exhibit 5*].

Staff Conclusion: The requirements of Chapter 15,64; Floodplains, Drainage, and Erosion Control have been addressed and conditioned to ensure consistency with the requirements therein for drainage and erosion control.

7. The Critical Areas Code, Chapter. 15.88 CMC.

Staff Finding: There are no known or mapped critical areas on or near the site.

Staff Conclusion: The requirements of the City of Carnation Critical Areas Code are not applicable to this proposal.

8. Shoreline Management, Chapter 15.92 CMC.

Staff Finding: The subject property is not within 200 feet of any shorelines of the State; thus, it is not within the jurisdiction of the Carnation Shoreline Master Program or the requirements for shoreline management provided in Chapter 15.92 CMC.

Staff Conclusion: The requirements of the Carnation Shoreline Master Program and requirements for shoreline management provided in Chapter 15.92 CMC are not applicable to this proposal.

9. The Environmental Policy Code, Chapter 14.01 CMC.

Staff Finding: This proposed four (4) lot unit lot [short] subdivision is not a further subdivision of a lot platted under RCW 58.16 or RCW 58.17 within the past five years, does not contain wetlands or tidelands, and is not abutting a shoreline; and the proposed residential townhouse units do not exceed four single family residential units. Therefore, the proposed four lot unit lot subdivision, site development review, and design review are categorically exempt from environmental review pursuant to WAC 197-11-800(1)(b) and WAC 197-11-800(6)(d).

Staff Conclusion: This proposal is categorically exempt from the requirements of the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(b) and WAC 197-11-800(6)(d).

10. Public Health, Safety, Welfare, Use and Interest, Chapter 58.17 RCW.

Staff Finding: The above findings of consistency with the requirements for unit lot subdivisions subject to the conditions herein demonstrate the proposal's meeting the requirements for the public health, safety, welfare, use, and interest as articulated in RCW 58.17.110.

Staff Conclusion: The proposed unit lot subdivision provides for the public health, safety, welfare, use and interest as required in Chapter 58.17 RCW.

DECISION

Following review of the subject Unit Lot Subdivision, Site Development Review, and Design Review permit applications for conformity with the City of Carnation Comprehensive Plan, Municipal Code, and other applicable ordinances, laws and policies, applications number ULS 23-0001, SPR 22-0001 and DR 22-0001 are hereby granted **APPROVAL subject to** the following conditions:

1. This preliminary unit lot subdivision shall be valid for a period of five (5) years as specified by Chapter 58.17 RCW, including any future amendments thereto. If any condition is not satisfied and the final unit lot subdivision, hereinafter referenced as final [short] plat, is not recorded within the approval period, the preliminary [short] plat shall be null and void. If all conditions have been satisfied and all required documents have been submitted within the approval period, the department may grant a single extension of up to ninety (90) days to obtain additional information for the processing and recording of the final plat documents.
2. The final plat shall be in substantial conformance with the submitted preliminary unit lot subdivision map as modified through preliminary approval [*Exhibit 1*]. The complete plat number and existing (parent) parcel numbers must appear at the top right corner of the final plat as follows:

FINAL PLAT NO. ULS 23-0001
ASSESSOR'S PARCEL NO. 865730-0062

3. The project development shall be in conformance with the approved development plan under Site Development Review Application No. SPR 22-0001 and Design Review Application No. DR 22-0001 [*Exhibit 2*].
4. A final plat must be approved by the city prior to recording. An electronic version of the final plat shall be submitted to the City of Carnation.
5. After recordation of the final map with the King County Auditor, one copy of the recorded final plat shall be provided to the City of Carnation's City Planner.
6. Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:
 - 6.1. Approval of the design and layout of the development plan was granted by the review of the development, as a whole, on the parent site under City of Carnation land use files No. SPR 22-0001 and DR 22-0001. All future development shall be in conformance with the approved development plan unless otherwise modified though a revised development plan in conformance with the requirements of Title 15 CMC.
 - 6.2. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved development plan.
 - 6.3. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved development plan.
 - 6.4. Additional development of the individual lots may be limited as a result of the application of applicable development standards to the parent site.

City Engineer conditions

7. Unless otherwise waived or modified by the City Engineer, the proponent shall satisfy the conditions set forth by the in his comments dated August 11, 2023 [*Exhibit 5*] as follows:

Note: Design and Construction of the Project shall conform to the Construction and Design Standards listed in Carnation Municipal Code 12.06.010. The following is not a detailed review, additional requirements and review comments will be provided during review of the design documents.

Water:

- 7.1. The proposed townhouse units will be served from an existing eight-inch water main located on Stossel. Each unit shall have a separate connection to the water main and water meter. The water services shall be designed consistent with the City's Combined Water and Sanitary Sewer Utility Technical Standards. The Developer shall provide all materials and, tap the water main and install the service line within the right-of-way to the meter boxes. A 30-ft long overlay of Stossel is required centered on the trench patch(s).
- 7.2. The existing fire hydrant at the intersection of Stossel and Eugene St shall be replaced with a new hydrant compliant with city standards.
- 7.3. The Fire Marshall will determine and approve fire system requirements.

Stormwater:

- 7.4. Drainage system shall be designed and installed to control on-site runoff including rooftops and driveways for both lots. If the on-site soils are conducive to infiltration, the infiltration system shall be consistent with the requirements of the 2019 DOE Stormwater Manual for Western Washington however, permeable pavement is not allowed [CMC 15.64.190.C]. Infiltration stormwater facilities shall be designed to infiltrate 100% of the 50-year developed runoff event utilizing the following DOE correction factors; Site variability of 0.8, uncertainty 0.40, maintenance 0.50.
- 7.5. Stormwater runoff from impervious surfaces shall not be directed towards City rights-of-way.
- 7.6. In-situ testing is required to determine the existing soils' infiltration capacity. [DOE Manual]. On-site infiltration systems for rooftop drainage and alley may be constructed in concurrent with building construction.
- 7.7. Flow Control facilities must be designed to include stormwater runoff from the frontage improvements.
- 7.8. A Technical Information Report shall be submitted and include calculations for the sizing of the infiltration facilities.
- 7.9. The HOA shall be responsible to maintain the Plat's stormwater facilities through a drainage covenant recorded against the title of the underlying property. The covenant shall include but not limited to HOA operation and maintenance of stormwater facilities. [CMC 15.64.190.F.3].

Sanitary Sewer:

- 7.10. The proposed lot will be served from an existing vacuum sewer mains on Stossel or Eugene. A valve pit cannot handle more than 3 gallons per minute which limits the number of houses that can connect to a valve pit.
- 7.11. One valve pit may serve two units, two valve pits may be connected to the existing sewer main on Stossel Ave to serve the four units proposed.
- 7.12. Gravity side sewers must be six-in diameter, installed at 2% slope. Sewer facilities shall be designed and installed consistent with the City's Combined Water and Sanitary Sewer Utility Technical Standards. Applicable city standard details and notes shall be included in the utility plan.
- 7.13. Preliminary vacuum sewer design shall be sent to Aqseptence group for review.

Street Reconstruction:

- 7.14. Street and storm sewer system improvements shall be consistent with the City's 2018 Street and Storm Sewer System Standards, WSDOT Standard Plans and Standards for Road, Bridge, and Municipal Construction and the 2014 DOE Stormwater Manual for Western Washington. All streets shall be crowned at the pavement centerline. Permeable pavement or sidewalks are not allowed. [CMC 15.56.100A, CMC 15.56.060, CMC 15.56.090]
- 7.15. If trenches are necessary across either Eugene or Stossel, the street(s) shall be reconstructed with a minimum 30-foot wide grind and overlay.

- 7.16. Frontage improvements on Eugene Street are required. Eugene Street is classified as a Collector requiring a half-street section of a 10-ft wide traveled lane, 9-ft parking lane, curb, gutter and 6-ft wide cement concrete sidewalk.
- 7.17. The proposed residential driveway shall be Type 1, consistent with WSDOT Standard Plan F-80.10-4. Driveway width shall not exceed 18-feet wide or be less than 10-feet wide. [CMC 15.56.050]
- 7.18. No portion of a cement concrete driveway shall be within 5-feet of the adjacent property lines. [Carnation Street Standards]
- 7.19. Reconstruct the existing curb ramp at the southwest corner of the Eugene St/Stossel Ave NE intersection to meet current ADA requirements. Ramps shall be aligned to the corresponding ramp across the street. If disturbed, street signage shall be replaced with new signs and metal posts.
- 7.20. The southwest curb radii at the Eugene St/Stossel Ave intersection shall be reconstructed to match the Eugene street section.

Construction Activities:

- 7.21. The geotechnical engineer of record shall observe street and utility construction and shall conduct on-site material sampling and compaction testing to verify compaction for roadway, and utility trenching meets recommended compaction criteria.
- 7.22. Dust generated during construction activities shall be controlled by wetting the dust sources of exposed soils and washing truck wheels before trucks leave the site. Mud and dirt shall not be tracked onto public rights-of-way.
- 7.23. Effective erosion control and sediment measures shall be designed, installed, and maintained to minimize the discharge of pollutants. A temporary sediment pond shall be designed and constructed as part of the sediment control measures.

General:

- 7.24. All existing and proposed electric, telephone, cable, and communication lines shall be placed underground from the existing distribution lines to the proposed townhouses. The utility designs shall include a trench detail and continuous underground warning tapes installed 12-inches above each buried utility line. [CMC 15.60.350]
- 7.25. Building permits will not be issued before the utility services are stubbed out to the property line.
- 7.26. Approval of the following city permits, and corresponding drawings are required before construction activities are allowed to proceed:
 - Drainage Permit
 - Side Sewer Permit
 - Water Service Installation
 - Water Availability
 - Sewer Availability
 - Clearing, Filling & Grading Permit if required per Carnation Municipal Code 15.44.20 – 15.64.210.

- Right-of-Way Permit

- 7.27. Partial closure of Eugene Street or Stossel will require a traffic control plan that must be included with the Right-of-Way Permit application.
- 7.28. Construction performance and maintenance guarantees shall be provided in accordance with City of Carnation Street and Storm Sewer System Standards. Before utility extension and right-of-way permits are issued, the applicant shall furnish the City a performance bond to guarantee the full and complete construction and installation of the right-of-way improvements. [CMC 15.16.740]
- 7.29. The Developer shall transfer ownership of accepted water and sewer facilities installed by the Developer to the City of Carnation through a Bill of Sale prior to final recording. The Bill of Sale shall include but not limited to the legal description of the development and material quantities of water and sewer facilities installed. [CMC 15.60.010]
- 7.30. A pre-construction meeting with the Contractor(s) shall be held before commencing work under the permits listed above. The Contractor(s) connecting to city water and sewer systems shall have similar experience and pre-approved by the city's public works superintendent.

Detailed design drawings are not required at this time, detailed design drawings by a professional engineer are required and shall be submitted after preliminary plat approval. These requirements may change, or new requirements imposed with submittal of additional information.

8. Prior to building permit issuance, the Eastside Fire and Rescue permit reviewer must sign off on the seven-foot building separation from the adjacent residence to the south.
9. Prior to building permit issuance, exterior paint colors shall be approved by the City Planner upon finding it satisfies the Acceptable Building Colors of the Carnation Design Standards and Guidelines.
10. For the purpose of life safety and access for ongoing maintenance to the north wall of the adjacent residence to the south, any fencing must allow reasonable access for maintenance to the single-family residence on the abutting residence to the south. An easement must be agreed upon between the project proponent and the adjacent property owner to the south to ensure reasonable access along that common boundary between the two ownerships. The easement should remain in effect until such time as the existing building is partially or fully demolished, remodeled in a manner that it can be drawn back from the property line. The agreed upon easement between the parties need not be placed on the final plat and needs only to be filed with the King County Auditor.

Public Facilities

10. A School Impact Fee as imposed by the Riverview School District for each individual unit lot shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy..
11. A Parks Impact Fee for each individual unit lot shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy.
12. A Transportation Impact Fee for each individual unit lot shall be assessed at the time of building permit issuance and paid prior to final certificate of occupancy.

General

13. All permit requests will be reviewed for compliance with applicable codes, ordinances, laws, rules and regulations prior to issuance of approval.
14. In the event that the US Postal Service will provide mail delivery to any of the proposed lots, mail boxes shall be provided in accordance with City of Carnation Street and Storm Sewer Standards. Location shall be approved by the US Postal Service and the City.
15. Prior to final plat approval, all existing, extended, and new electric power lines, telephone, gas distribution, cable television, and other communication lines in or adjacent to the proposed project shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the city's "Design and Construction Standards and Specification," or as otherwise specified by the city engineer [CMC 15.60.350.A].
16. Where the developer installs or causes to be installed any utility line within the city, or connects to existing facilities within the city, the developer shall, as soon as practicable after installation is complete, and before acceptance of any utility line, furnish the city with a printed and an AutoCAD computer disk (or other format acceptable to the city engineer) copy of a drawing that shows the exact location of such utility lines. Such drawings must be verified as accurate by the utility service provider.
17. All easements shall be provided and graphically illustrated on the final unit lot subdivision [plat] for any utilities not within a public right-of-way and over property other than which the utility serves.
18. As applicable, access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Adequate provisions for ingress, egress and utilities access to and from each individual unit lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying R24 zone and consistent with the unit lot subdivision's approved development plan shall be shown and noted on the final plat.
19. All areas not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots located within the parent site.
20. The CC&Rs document shall be provided with the final plat submittal. The City's review and approval of the CC&Rs document does not imply the City will assume any responsibility for enforcing private covenants between the lot owners nor maintaining any roads or other amenities not specifically dedicated to the City on the public's behalf.
21. Responsibility for the maintenance and operation of any common facilities including, but not limited to roadside drainage facilities, shall be determined prior to final plat approval. Said facilities may be maintained and operated by the land divider, a lot owners' association, a public agency or a private agency consistent with applicable state requirements. Any maintenance provisions including, but

not limited to, maintenance schedule, technical details, specifications, and obligations shall be provided in the CC&Rs and referenced as a note on the final plat.

22. The above requirements and/or decision are subject to change if proposed unit lot sizes or any other information provided by the applicants, or their authorized representative proves inaccurate.
23. As provided in condition number 1 of this approval, a final plat that meets all the requirements of Sections 15.16.340 CMC and 15.16.350 CMC and of this decision shall be submitted to the City for processing and approval within five (5) years of the date of this preliminary unit lot subdivision approval. The final plat may be presented to the City at any time during the period of preliminary approval. The preliminary approval shall be null and void unless a final plat is approved and recorded during the original five (5) year approval period.

SIGNED THIS 6th DAY OF September, 2023.



Tim Woolett, City Planner/Consultant
City of Carnation

Exhibits

1. Stossel Court Preliminary unit lot subdivision [Plat].
2. Stossel Court Site plan.
3. Stossel Court Building Plan Set.
4. Stossel Court Hard Surface Area Summary.
5. City Engineer comments dated August 11, 2023.

Any other documents, ordinance, statute, law or reference to case law, or other article referenced herein shall be incorporated by reference into this record.

Any documents, ordinance, statute, law or reference to case law, or other article referenced herein shall be incorporated by reference into this record.

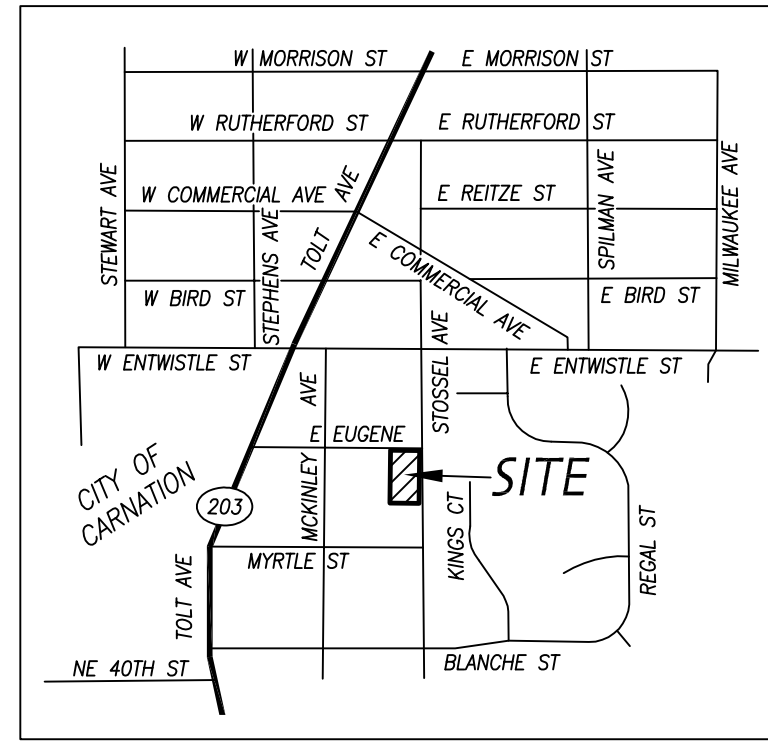
DEDICATION

THE UNDERSIGNED, BEING ALL THE PARTIES HAVING AN OWNERSHIP INTEREST IN THE LAND HEREBY SUBDIVIDED, DO HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE CITY OF CARNATION ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC STREET PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN ORDER TO ESTABLISH, CONSTRUCT AND MAINTAIN SAID DRAINAGE AND DRAINING SYSTEMS RELATED THERETO, AND FURTHER DEDICATE TO THE CITY OF CARNATION ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARK, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON FOR THEMSELVES AND THEIR SUCCESSORS IN TITLE, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF CARNATION AND ITS SUCCESSORS IN TITLE WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION. FURTHER, THE UNDERSIGNED HEREBY AGREE FOR THEMSELVES AND THEIR SUCCESSORS IN TITLE, TO INDEMNIFY AND HOLD THE CITY OF CARNATION AND ITS SUCCESSORS HARMLESS FROM ANY CLAIMS FOR DAMAGES ALLEGED TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THE SUBDIVISIONS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

SHANE FORTNEY, FORTWEST LLC, A WASHINGTON LIMITED LIABILITY COMPANY

CREATIVE EQUITY LENDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY



VICINITY MAP

NOT TO SCALE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHANE FORTNEY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

DATED: _____

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

STATE OF WASHINGTON)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF CREATIVE EQUITY LENDING, LLC TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE

DATED: _____

(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION

BEGINNING AT A MONUMENT IN CASE AT THE INTERSECTION OF ENTWISTLE STREET AND STOSSEL AVENUE (AKA COUNTY ROAD AND KING STREET) PER PLAT OF TOLT, ALL RECORDED IN VOLUME 20 OF PLATS, PAGE 45, IN KING COUNTY, WASHINGTON;

THENCE SOUTH 00°37'39" WEST, ALONG THE PLATTED CENTERLINE OF STOSSEL AVENUE (AKA KING STREET) 423.00 FEET;
THENCE LEAVING SAID CENTERLINE NORTH 89°17'39" WEST A DISTANCE OF 17.00 FEET TO THE NORTH LINE OF THE VACATED SOUTH 6 FEET OF EUGENE STREET ADJOINING, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE ALONG SAID VACATED NORTH LINE NORTH 89°17'39" WEST A DISTANCE OF 76.05 FEET;
THENCE SOUTH 00°37'20" WEST A DISTANCE OF 137.98 FEET;
THENCE SOUTH 89°16'47" EAST A DISTANCE OF 76.03 FEET;
THENCE NORTH 00°37'39" EAST A DISTANCE OF 138.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT A, CITY OF CARNATION LOT LINE ADJUSTMENT NUMBER 98-001, RECORDED UNDER RECORDING NUMBER 9811241623 AND DELINEATED ON SURVEY RECORDED UNDER RECORDING NUMBER 9811249006)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EASEMENTS, RESTRICTIONS AND COVENANTS

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 0220937-ETU - SECOND, DATED MAY 5, 2023.

- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE REPLAT OF TOWN OF TOLT, RECORDED UNDER RECORDING NUMBER 790757.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY/LOT LINE ADJUSTMENT, RECORDED UNDER RECORDING NUMBER 9811241623.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT, RECORDED UNDER RECORDING NUMBER 9811249006.
- SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 20210628001415 (BENEFICIARY IS CREATIVE EQUITY LENDING, LLC)

SURVEYOR'S VERIFICATION

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DARREN J. RIDDLE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

(PRINT NAME)
DATED: _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

APPROVALS

EXAMINED AND APPROVED PER C.M.C. 15.09 THIS _____ DAY OF _____, 20____.

CITY ENGINEER
CITY OF CARNATION

PUBLIC WORKS DIRECTOR
CITY OF CARNATION

CITY PLANNER
CITY OF CARNATION

CITY MANAGER
CITY OF CARNATION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

KING COUNTY TAX PARCEL NUMBER: 865730-0062-08

KING COUNTY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL THIS ____ DAY OF ____ 20____.

MANAGER, KING COUNTY OFFICE OF FINANCE DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOL. _____ OF PLATS, PAGE _____; AFN _____ RECORDS OF KING COUNTY, WASHINGTON.

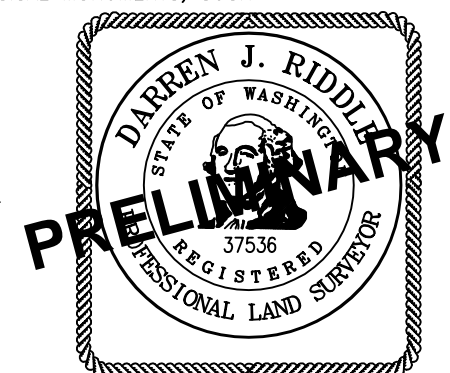
MANAGER SUPERINTENDANT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FORTWEST, LLC IN MAY, 2023. THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND. I HEREBY CERTIFY THAT THIS PLAT OF FORTWEST IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DARREN J. RIDDLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536

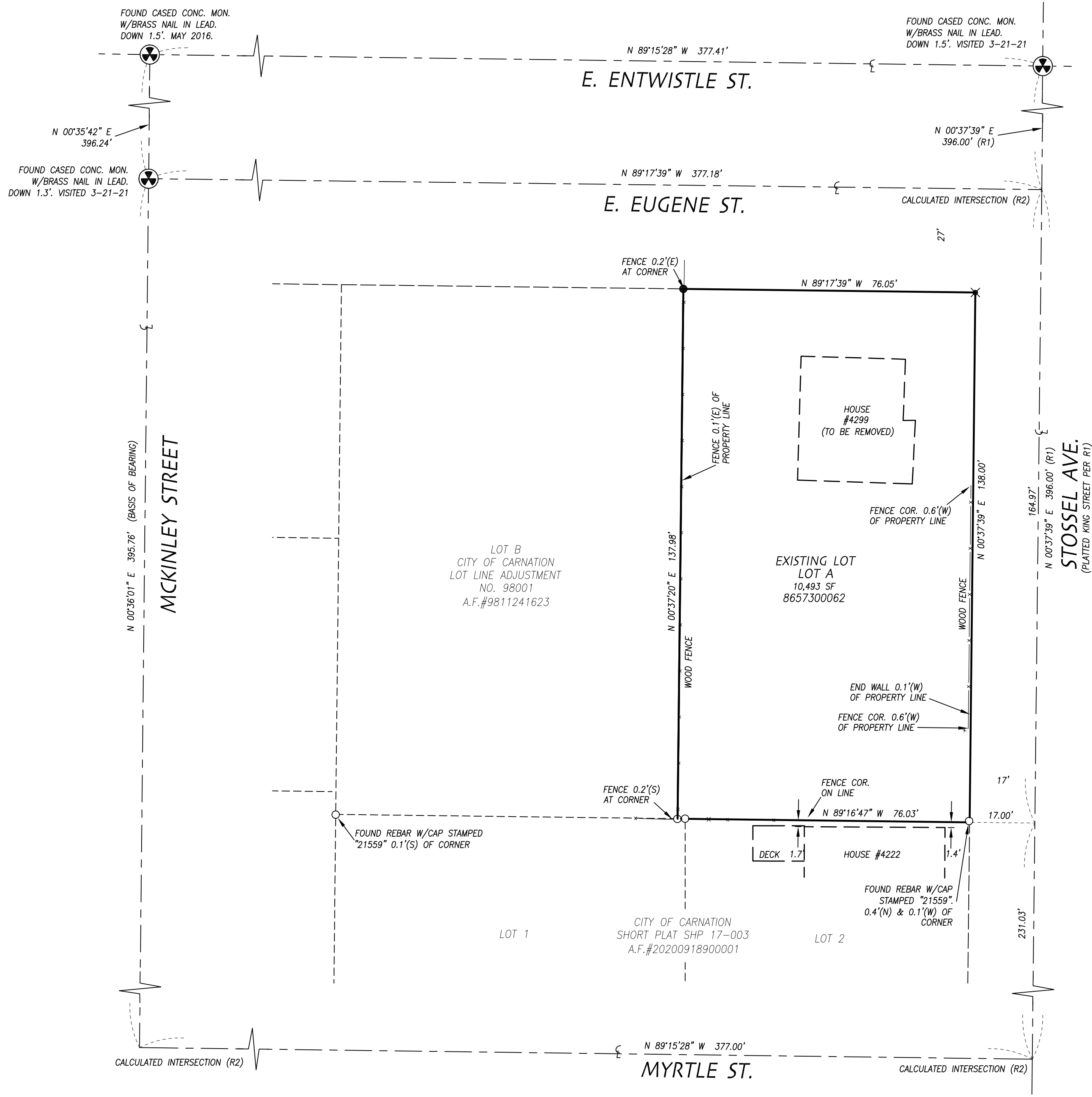
DATE



A.F. NO. _____

SHEET 1 of 3

Pacific Coast Surveys, Inc. LAND SURVEYING & MAPPING P.O. BOX 13619 MILL CREEK, WA 98082 PH. 425.508.4951 FAX 425.357.3577 www.PCSurveys.net	PLAT MAP FOR: FORTWEST LLC A UNIT LOT SUBDIVISION FILE NO. _____ SW 1/4 SE1/4, SEC.16, T.25N., R.7E., W.M.	
	DRAWN BY JRM DATE 6.26.23	DRAWING FILE NAME 212218puls.dwg



EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

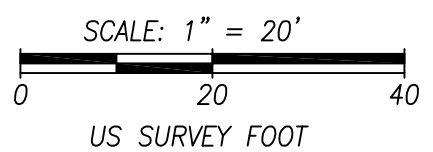
INSTRUMENTATION:
LEICA TC RP 1201 ROBOTIC ELECTRONIC TOTAL STATION
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-080 THROUGH 332-130-110

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF MCKINLEY STREET, AS THE BEARING OF N 00°36'01" E, PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9811249006.

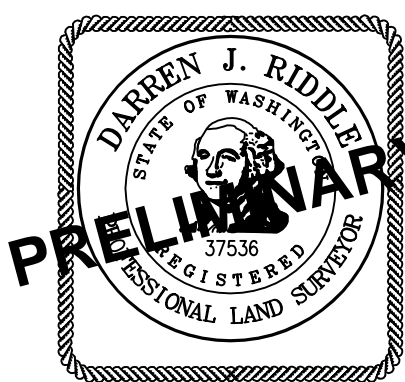
LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊗ SET NAIL AND WASHER STAMPED "PCS 37536"
- ⊗ EXISTING NAIL AND WASHER AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- ⊗ RIGHT OF WAY CENTERLINE
- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- BUILDING LINE



SURVEY REFERENCES

- R1: REPLAT OF TOWN OF TOLT VOL. 20, PG. 45, REC. NO. 790757
- R2: CITY OF CARNATION LOT LINE ADJUSTMENT NO. 98-001, REC. NO. 9811241623 & 9811249006



Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.508.4951 FAX 425.357.3577
www.PCSurveys.net

A.F. NO. _____

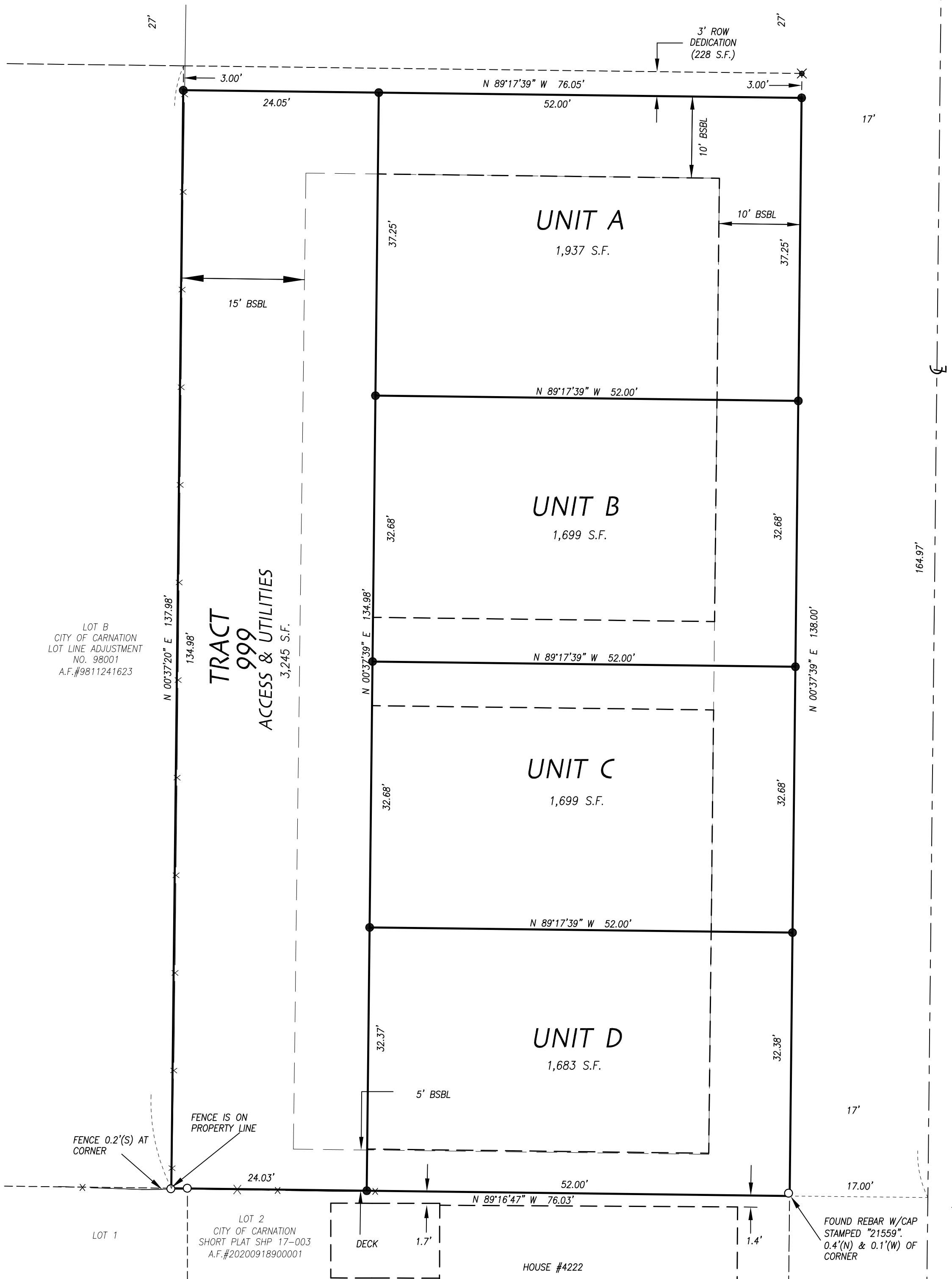
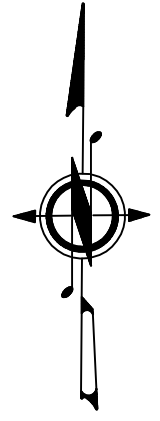
PLAT MAP FOR:
FORTWEST LLC
A UNIT LOT SUBDIVISION
FILE NO. _____
SW 1/4 SE 1/4, SEC.16, T.25N., R.7E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	6.26.23	212218puls.dwg	1"=10'	21-2218

MCKINLEY STREET

FOUND CASED CONC. MON.
W/BASS NAIL IN LEAD.
DOWN 1.3'. VISITED 3-21-21

N 89°17'39" W 377.18'
E. EUGENE ST.



LOT B
CITY OF CARNATION
LOT LINE ADJUSTMENT
NO. 98001
A.F.#9811241623

TRACT
999
ACCESS & UTILITIES
3,245 S.F.

LOT 1
LOT 2
CITY OF CARNATION
SHORT PLAT SHP 17-003
A.F.#20200918900001

STOSSEL AVE.
N 00°37'39" E 396.00'

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "PCS 37536"
- EXISTING REBAR W/CAP, AS NOTED
- ⊗ SET NAIL AND WASHER STAMPED "PCS 37536"
- ⊗ EXISTING NAIL AND WASHER AS NOTED
- ⊗ FOUND CONCRETE MONUMENT AS NOTED
- ⊕ RIGHT OF WAY CENTERLINE

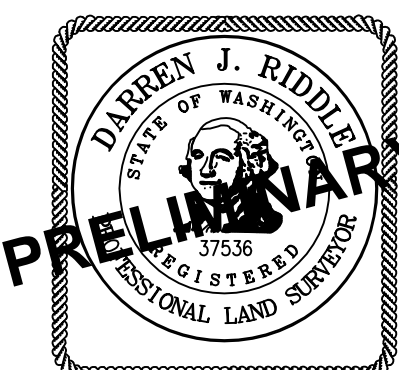
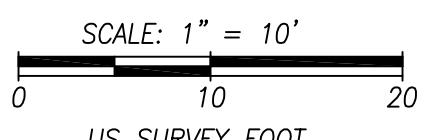
EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCPR 1201 ROBOTIC ELECTRONIC TOTAL STATION
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO
MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY
WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-080
THROUGH 332-130-110

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF MCKINLEY STREET,
AS THE BEARING OF N 00°36'01" E, PER BOUNDARY LINE
ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9811249006.



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www.PCSurveys.net

A.F. NO. _____

PLAT MAP FOR:
FORTWEST LLC
A UNIT LOT SUBDIVISION
SHP-_____
SW 1/4 SE1/4, SEC.16, T.25N., R.7E., W.M.

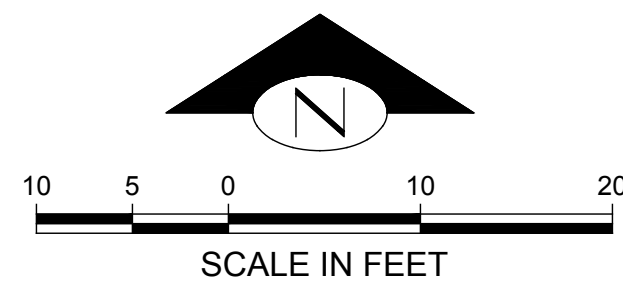
DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
JRM	6.26.23	212218puls.dwg	1"=10'	21-2218

SHEET 3 of 3

SW 1/4, SE 1/4, SEC.16, T.25N., R.7E., W.M.

Exhibit 2

KEY NOTES		
KEY	DESCRIPTION	DETAIL/SHEET
1	2 CAR GARAGE FOR EACH UNIT	-
2	12' CONCRETE DRIVEWAY	-
3	3:1 ASPHALT TAPER	-
4	PARALLEL ADA RAMP	-
5	RELOC EX HYDRANT BEHIND SIDEWALK	-
6	3' ROW DEDICATION	-
7	REUSE EX WM FOR UNIT A	-
8	CONNECT TO EX 8" WM (TYP)	-
9	NEW WATER METER (TYP)	-
10	REUSE EX WM FOR UNIT C	-
11	NEW SANITARY SEWER VALVE PIT TO SERVE TWO UNITS (TYP)	-
12	CONNECT TO EX SANITARY SEWER VACUUM MAIN	-
13	PERMEABLE CONCRETE ACCESS (TYP)	-
14	FOUNDATION FOOTING DRAIN (TYP)	-
15	ROOF DOWNSPOUT (TYP)	-
16	ONSITE LANDSCAPE FENCING	-
17	60' x 5' x 3' ROOF INFILTRATION FACILITY	-
18	CATCH BASIN W/ SUMP (TYP)	-
19	SOLID WALL PVC FOOTING DRAIN CONNECTION (TYP)	-
20	INFILTRATION TRENCH FOR FOOTING DRAIN (TYP)	-
21	PROTECT EX CURB AND SIDEWALK	-
22	AREA DRAIN W/ SUMP (TYP)	-
23	12' x 19.5' OUTDOOR SPACE, INCLUDES 7' x 19.5' COVERED PATIO (TYP EACH UNIT)	-
24	GRIND AND OVERLAY OUTSIDE OF TRENCH EXTENTS AS SHOWN	-
25	REPLACE TRAFFIC MARKINGS, FULL WIDTH	-

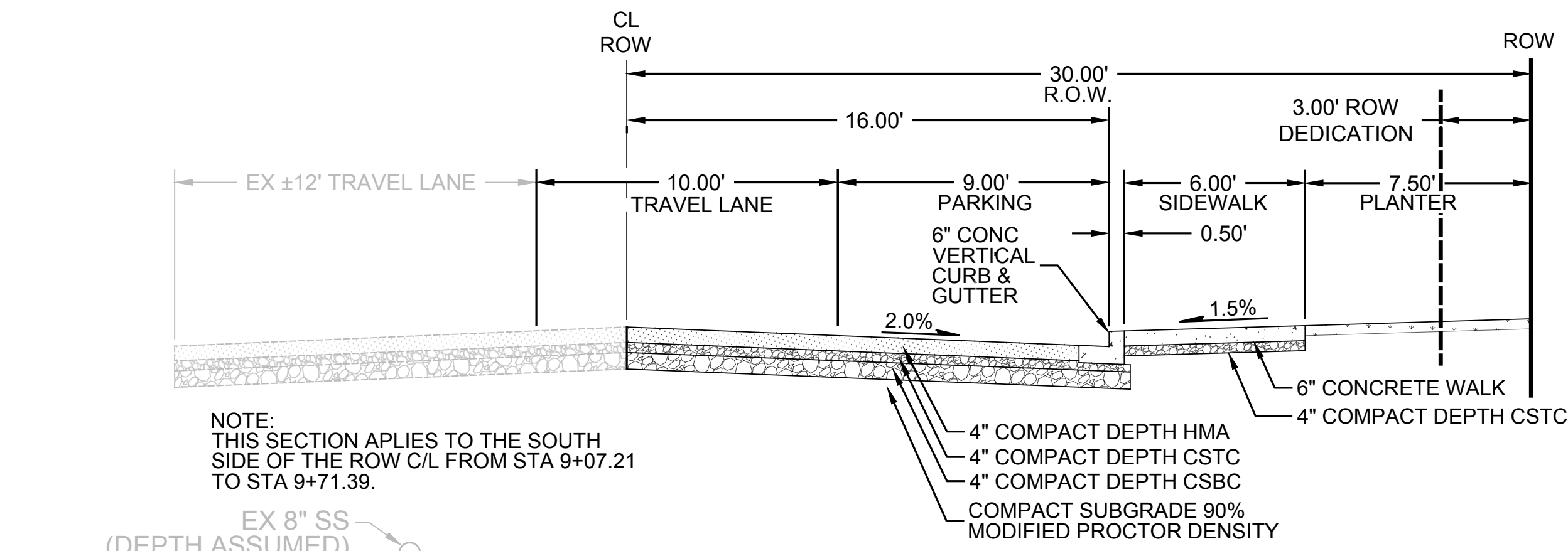


GENERAL NOTES:

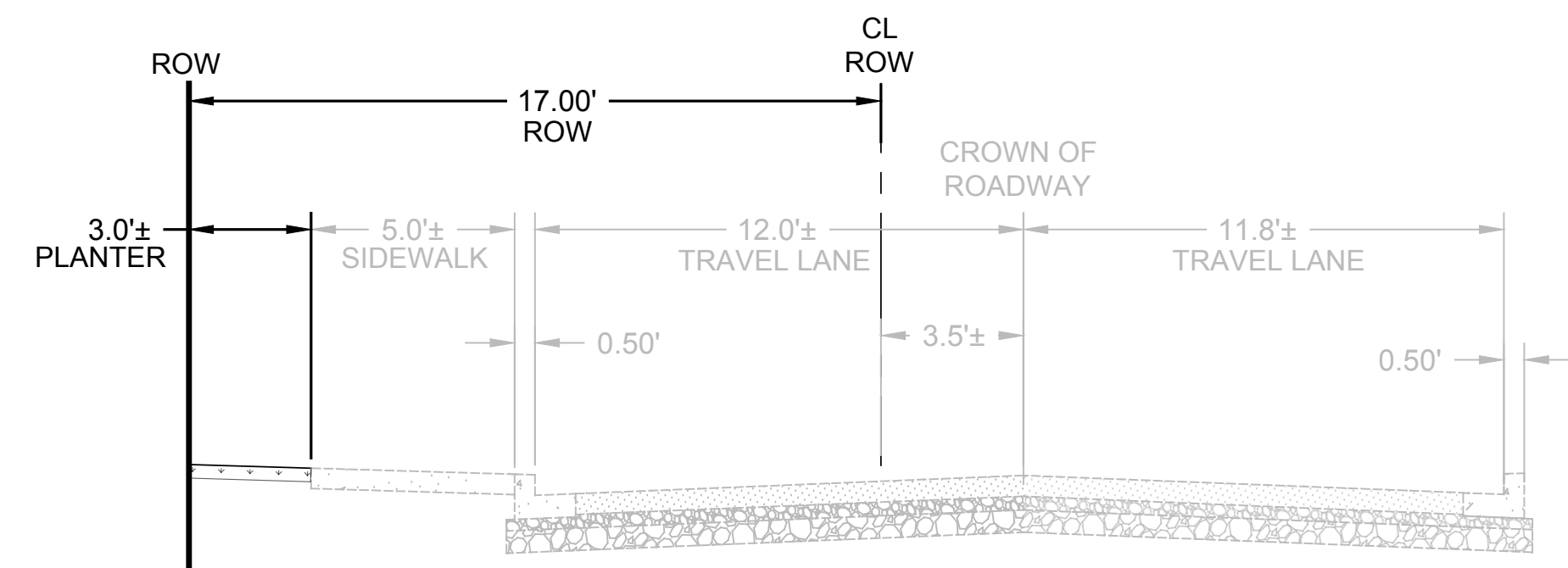
- EACH TOWNHOME HAS A 2 CAR GARAGE

LEGEND:

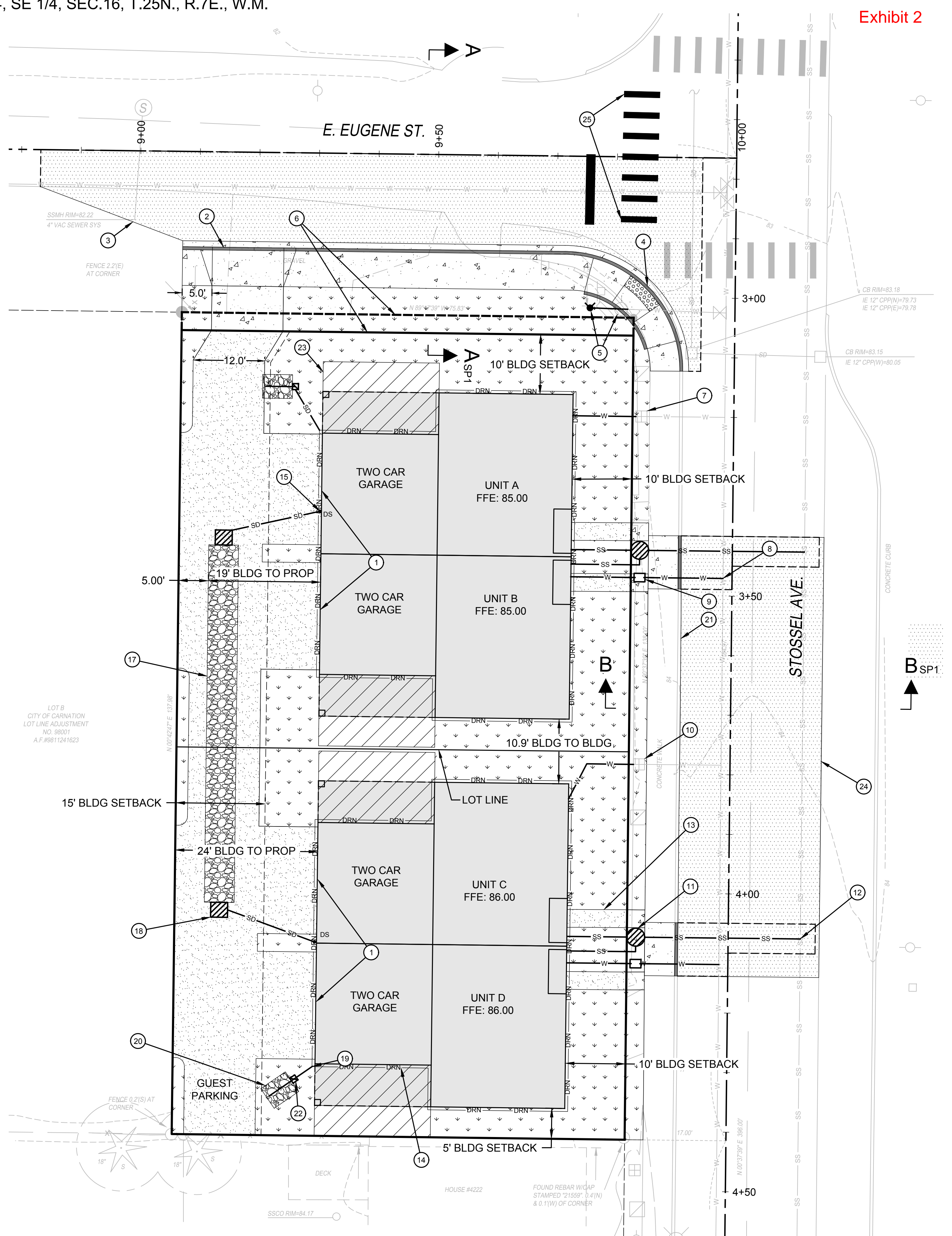
- CONCRETE
- INFILTRATION TRENCH
- ASPHALT
- LANDSCAPE
- PERMEABLE PAVEMENT SURFACING OVER 4" CSBC SUBGRADE
- CONCRETE CURB



E EUGENE ST - SECTION A-A
NOT TO SCALE SP1



STOSSEL AVE - SECTION B-B
NOT TO SCALE SP1



CAD FILE NUMBER: P:\CLIENTS-CIVIL\FORTWEST, LLC\4299 STOSSEL AVE CARNATION\DWG\DRAWING\4299 STOSSEL AVE CARNATION_20_PLANS.DWG
 USER: JMW DATE: 5/24/2022 7:26 AM SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00 X 22.00 INCHES)
 AUTOCAD VERSION: CIVIL 3D 2016

No. _____ DATE _____ BY _____	REVISION _____ _____ _____	LEED AP LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.	9706 4th Ave N Suite 300 Seattle, WA 98115 P: 206.523.0024 F: 206.523.1012 www.dcgengr.com	DCG civil structural	CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)	JIMOTHY W. GABELMAN STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER	BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.	OWNER: FORTWEST, LLC SHANE FORTNEY, PO BOX 522 WOODINVILLE, WA 98072	PROJECT: 4299 STOSSEL AVE CARNATION, WA 98014 SITE PLAN APPLICATION MAP	PROJ. MANAGER: NA DESIGNED BY: XX DRAWN BY: MH CHECKED BY: TG	SCALE: SEE SCALE BAR DATE: 5/24/2022 REV. A SHEET 1 OF X	SHEET NUMBER SP1
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NASH & ASSOCIATES
ARCHITECTS
8003 118TH AVE NE • KIRKLAND, WA • 98033 • (425) 526-4117
www.nasharchitects.com

STOSSEL COURT
CARNATION, WA

Project:

date: 3-14-22
permit:
revisions:

drawn by: LMD
checked by: MWJ

SHEET
OF
A1
A8

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.

DIRECTORY

- A1 - FRONT/REAR ELEVATION
- A2 - SIDE ELEVATIONS
- A3 - FOUNDATION PLAN
- A4 - MAIN FLOOR PLAN
- A5 - UPPER FLOOR FRAMING PLAN
- A6 - UPPER FLOOR PLAN
- A7 - ROOF FRAMING PLAN
- A8 - BUILDING SECTION-WSEC NOTES
- L1 - LATERAL NOTES/DETAILS
- G1 - DESIGN DATA-DETAILS

CONSULTANTS

ARCHITECT
NASH AND ASSOCIATES ARCHITECTS
8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

CODE INFORMATION

CONSTRUCTION TYPE: 5B
OCCUPANCY: RS/U-I
2018 INTERNATIONAL RESIDENTIAL CODE
FOR ONE AND TWO FAMILY DWELLINGS
2018 INTERNATIONAL FIRE CODE
2018 UNIFORM PLUMBING CODE
2018 WASHINGTON STATE ENERGY CODE
2018 INTERNATIONAL MECHANICAL CODE

NOTES:

1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
3. GLAZING PER STATE ENERGY CODE.
4. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2" ABOVE SLOPES, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
5. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
6. S.G. = SAFETY GLASS

FLASHING NOTE

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT IN GUTTERS.

ADDRESS NOTE:
ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" AND TO BE ON A CONTRASTING BACKGROUND PER IRC 319.1



FRONT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

FRONT FACADE IS 1200 SQUARE FEET
GLAZING AREA= 270 SQUARE FEET (22.2%)- THIS MEETS MINIMUM CRITERIA WHICH IS 8 %

EACH UNIT:

SQUARE FOOTAGES	
MAIN	585
UPPER	1100
TOTAL	1685
GARAGE	390
COVERED PATIO	137
COVERED PORCH	23



REAR ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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RIGHT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



NASH & ASSOCIATES
ARCHITECTS
8003 118TH AVE. NE • KIRKLAND, WA • 98033 • 425-828-4117
www.nasharchitects.com

STOSSEL COURT
CARNATION, WA

Project:

date: 8-14-22
permit:
revisions:

drawn by: LMD
checked by: MWJ

SHEET
OF **A2**
A8

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



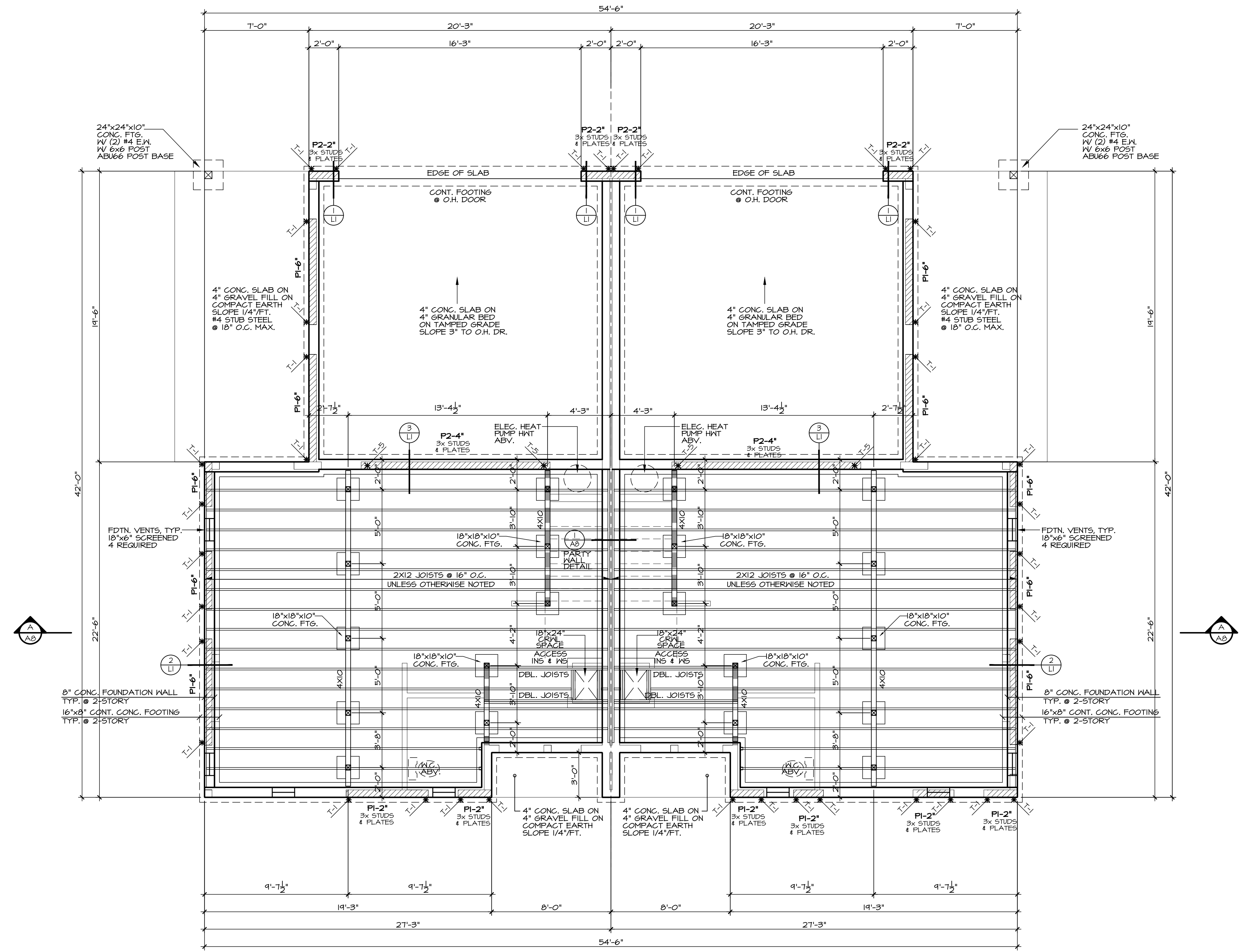
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www.nasharchitects.com

STOSSEL COURT
CARNATION, WA

Project:
date: 8-14-22
permit:
revisions:

drawn by: LMD
checked by: MWJ

SHEET
OF
AB
AB



SHEAR NOTE:
1. 3X MATERIAL CAN BE USED FOR ALL MUDSILLS.
2. SET A DOUBLE 3X STUD BEHIND EVERY STHD14 HOLDDOWN CALLED OUT ON THE FOUNDATION PLAN. SET HOLDDOWN 1/2" MINIMUM AWAY FROM WALL CORNERS. WINDOW AND DOOR HEADERS, IT IS IMPORTANT THAT THE FOUNDATION CONTRACTOR HAS THE MAIN FLOOR PLAN SHEET TO PROPERLY LAYOUT HOLDDOWNS.
3. A METAL STRAP WITH (2) 1/2" BOLTS INTO THE FOUNDATION IS A PROPER FIX FOR A MISPLACED STHD14 HOLDDOWN.

NOTES:
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR CEDAR.
PROVIDE GRAVEL DRAIN @ LOW POINT IN CRAWLSPACE.
SOLID BLOCKING UNDER ALL BEARING WALLS.
SLOPE ALL CONC. STOODS AND/OR PATIOS 1/4" PER FOOT AWAY FROM DOORWAYS.
BEARING WALL ABOVE

FOUNDATION VENT CALCULATION
585 SQUARE FEET = 1.95
300 = .57
(4) VENTS REQUIRED

SHEAR NOTE:
SEE SHEET LI FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST4B	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(36)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB28 (7/8") MIN. 24-1/8" EMBEDMENT

FOUNDATION PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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NASH & ASSOCIATES
ARCHITECTS
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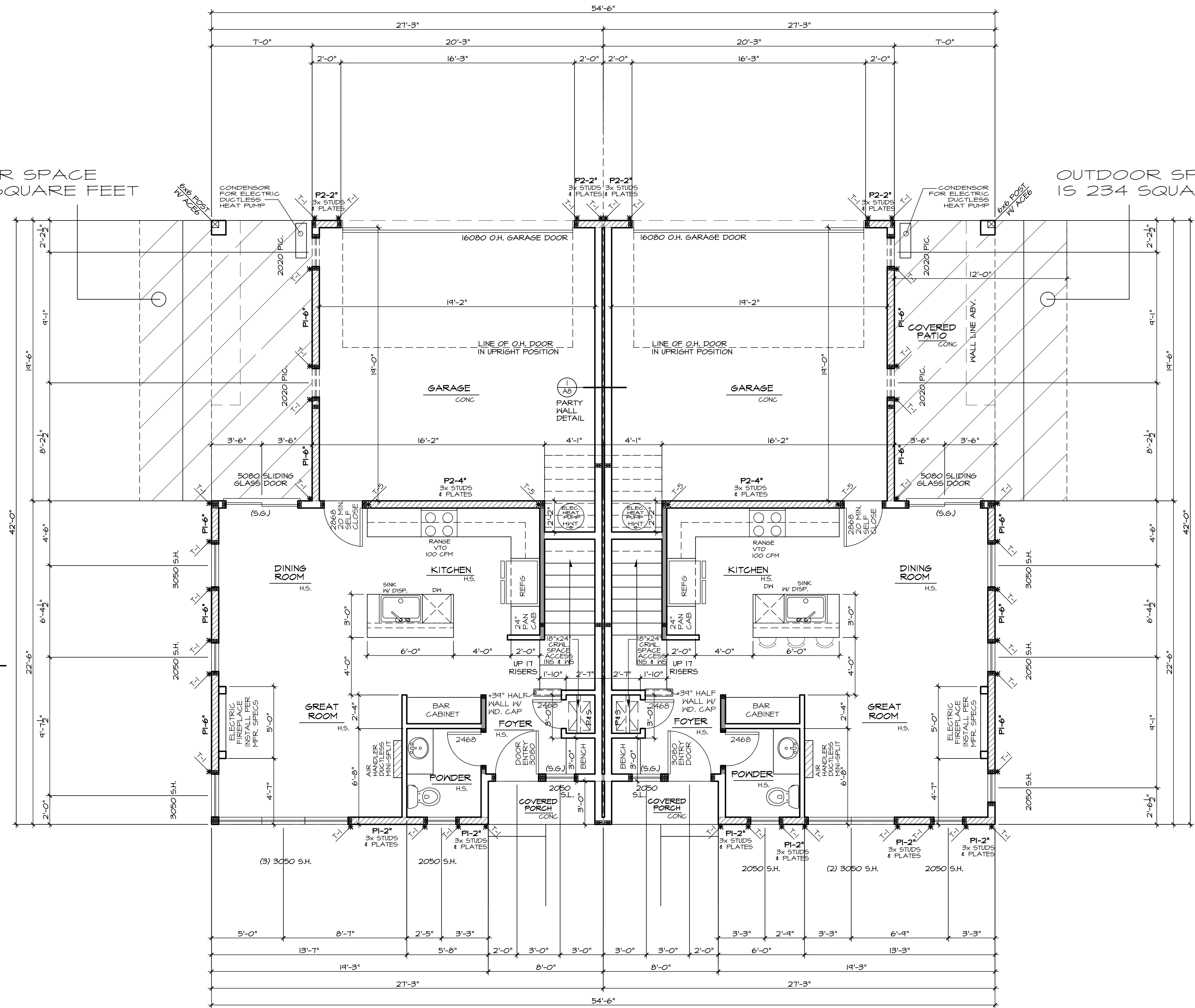
STOSSEL COURT
CARNATION, WA

Project:
date: 8-14-22
permit:
revisions:

drawn by: LMD
checked by: MWJ
SHEET
A4
OF
A8

OUTDOOR SPACE IS 234 SQUARE FEET

OUTDOOR SPACE IS 234 SQUARE FEET



NOTES:

- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 24" O.C. TYPICAL.
- ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 24" O.C. TYPICAL.
- ALL HEADERS TO BE 4X10 D#2 UNLESS NOTED OTHERWISE.
- FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.
- SOLID BLOCKING UNDER ALL BEARING WALLS.
- TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO "12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN "12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOW IS LIMITED TO 1.75 GAL/MIN.
- EXHAUST FANS LARGER THAN 60CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 15" DIAMETER, WITH A MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR
- ICV INTERCONNECTED W/ BATTERY BACK-UP, PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

GARAGE NOTES:

1. GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GMB AT CEILING/WALL, WRAP POSTS AND BEAMS.
2. INSULATE ALL WARM WALLS AND CEILING.

FIREPLACE NOTE:

- 0' CLEARANCE FIREPLACE W/ DIRECT VENT
- FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED
- 5/8" TYPE 'X' GMB TO ROOF SHEATHING
- FIREPLACES & STOVES MUST BE D.O.E. APPROVED & BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BAN.

SHEAR NOTE:

SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST4B	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(36)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB28 (7/8") MIN. 24-1/8" EMBEDMENT

MAIN FLOOR PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



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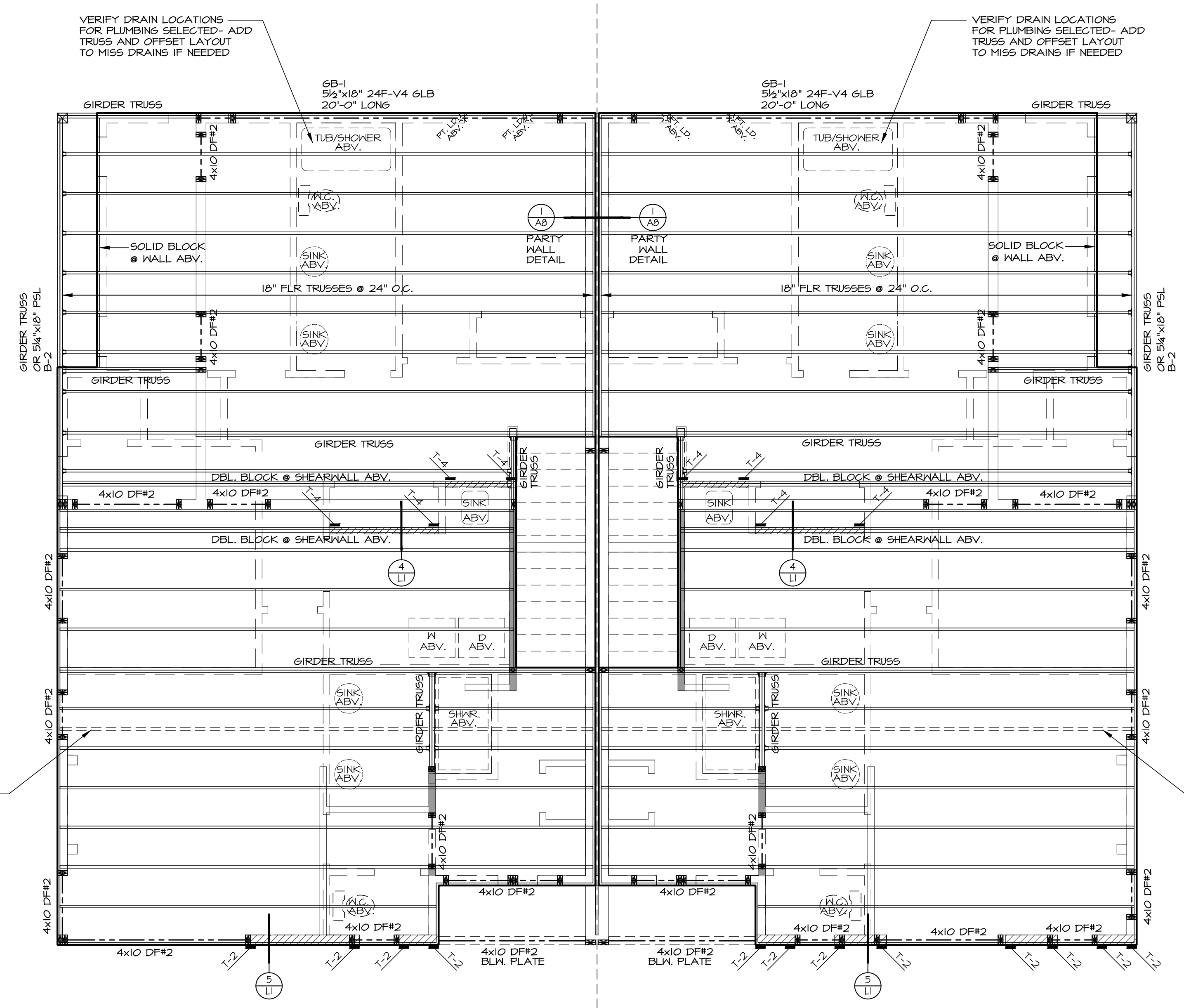
- NOTES:**
- ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.
 - ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 24" O.C. TYPICAL.
 - ALL HEADERS TO BE 4 X 10 DF#2 UNLESS NOTED OTHERWISE.
 - FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.
 - ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER MISC.
 - FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENINGS SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2040 OR R612.3
 - SOLID BLOCKING UNDER ALL BEARING WALLS.
 - TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +72" FROM DRAIN, SHOWER.
 - FLOOR IS LIMITED TO 175 S.F./MIN. PER IRC R309.4.5. GLAZING LESS THAN 60" VERTICALLY FROM STANDING SURFACE AND WITHIN 60" HORIZONTALLY FROM EDGE OF TUB/SHOWER SHALL BE SAFETY GLASS.
 - EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH A MAXIMUM RUN OF 15'.
 - COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

- LEGEND:**
- BEARING WALL
 - BEARING ABOVE
 - FLOOR LINE ABOVE
 - PT. LD. ABV. X
 - MULTIPLE 2x STUDS @ POINT LOAD
 - SMOKE DETECTOR 110V INTERCONNECTED W/ BATTERY BACK-UP. PER IRC 314
 - CARBON MONOXIDE DETECTOR PER IRC 315

*** SHEAR NOTE:
SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	REQUIRED
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T-4	MSTC4B3	(3B)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB2B (7/8") MIN. 24-1/8" EMBEDMENT

ALL GIRDER TRUSS/FLOOR TRUSS CONNECTIONS TO BE PROVIDED BY TRUSS MFR.



UPPER FLOOR FRAMING PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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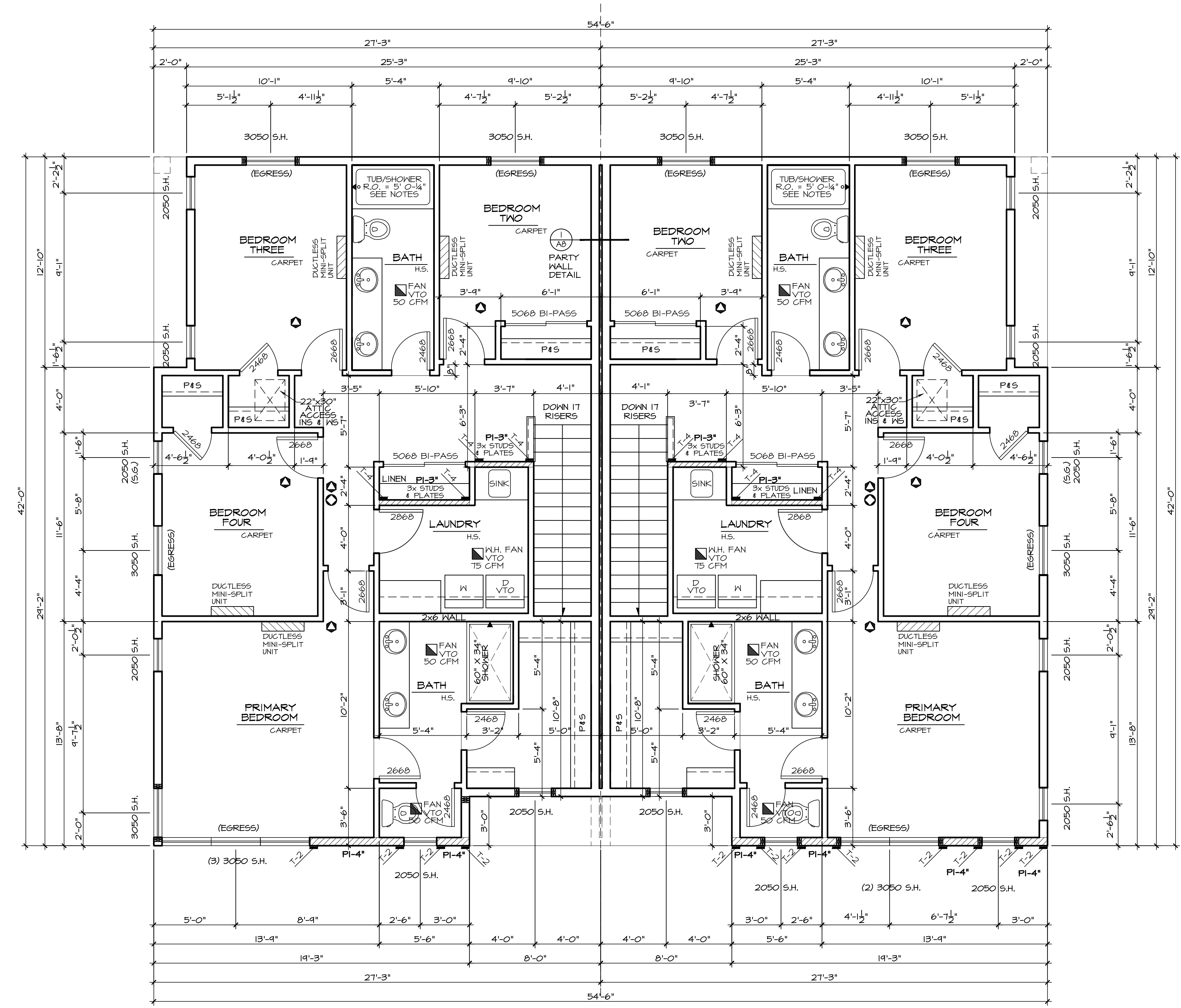
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NOTES:

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- ALL INTERIOR WALLS TO BE 2 X 4 STUDS @ 24" O.C. TYPICAL.
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- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR 110V INTERCONNECTED W/ BATTERY BACK-UP PER IRC 314
- CARBON MONOXIDE DETECTOR PER IRC 315

GARAGE NOTES:

1. GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GKB AT CEILINGS/WALLS. WRAP POSTS AND BEAMS.
2. INSULATE ALL WARM WALLS AND CEILING.

FIREPLACE NOTE:

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5/8" TYPE 'X' GKB TO ROOF SHEATHING

FIREPLACES & STOVES MUST BE D.O.B. APPROVED & BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BAN.

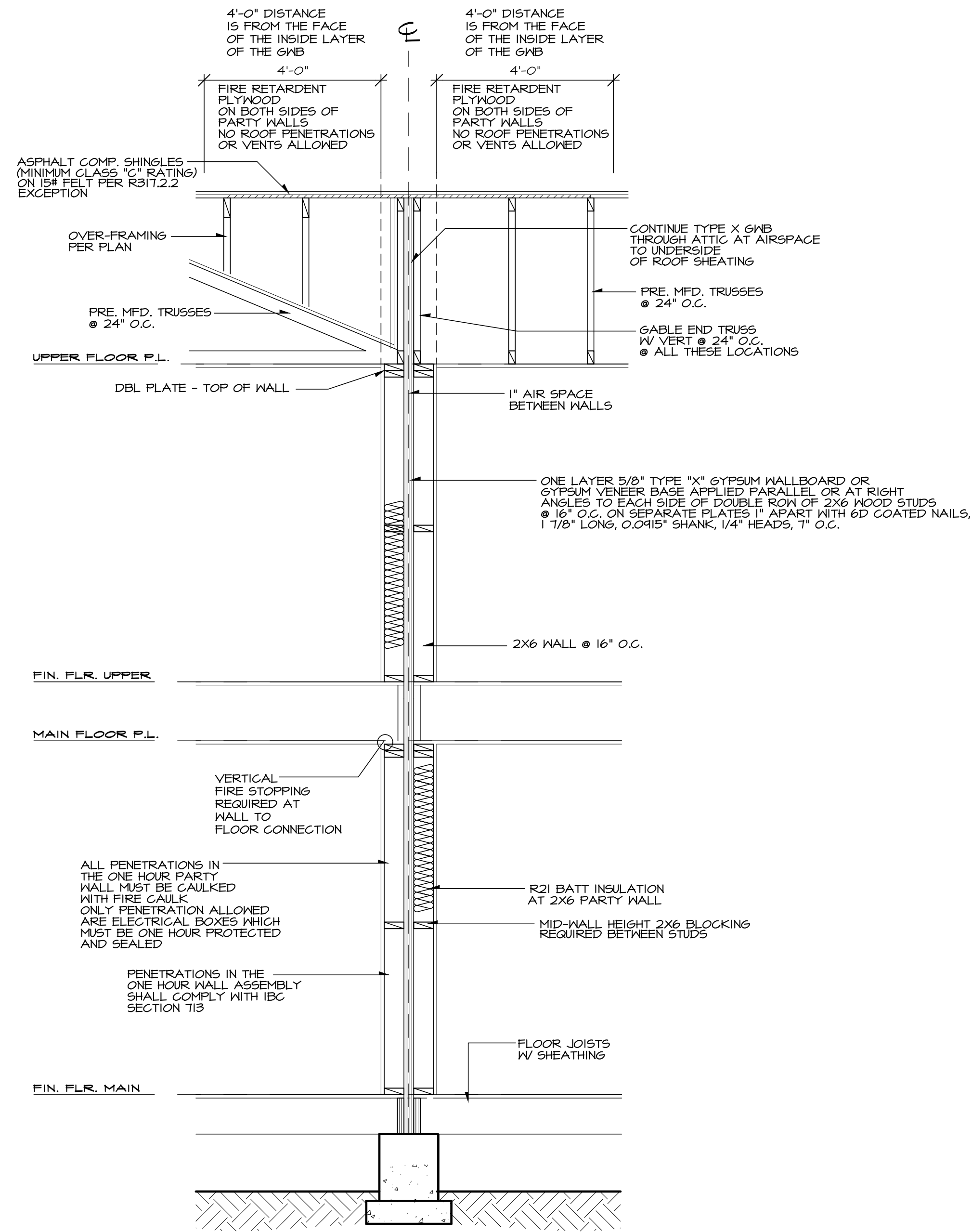
*** SHEAR NOTE:

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HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	REQUIRED
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T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC40B3	(36)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HD7B	(3)- 3/4"	3-1/2" MIN. DF/SP	SSTB28 (7/8") MIN. 24-1/8" EMBEDMENT

UPPER FLOOR PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

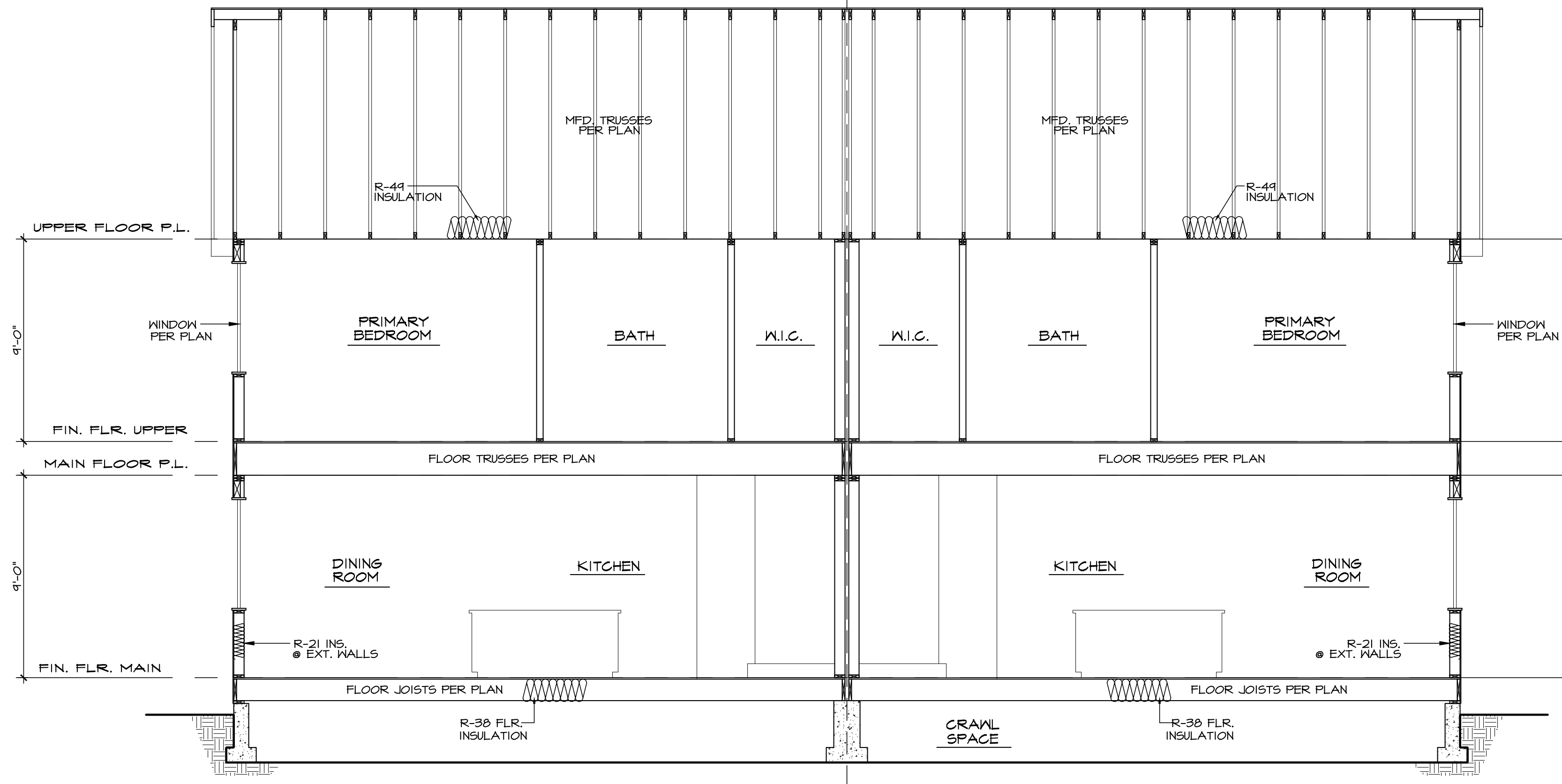
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TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION

SEE GENERAL NOTES

NO SCALE



SECTION A

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"

2018 WASHINGTON STATE ENERGY CODE

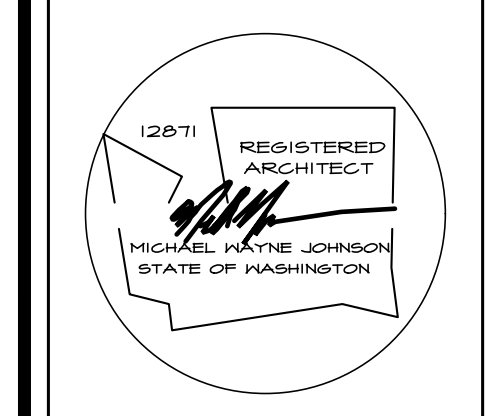
CLIMATE ZONE 5 AND MARINE 4

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	FLOOR R-VALUE	BELOW GRADE WALL R-VALUE	SLAB R-VALUE AND DEPTH
0.28	0.50	NR	R-44 (R-38 VAULTED)	R-21	R-38	10/15 R-21 +TB	R-10, 2 FEET

*TABLE 406.3- ENERGY CREDITS (SINGLE FAMILY)

THIS PLAN REQUIRES 6 CREDITS SINCE IT IS OVER 1500 SQUARE FEET AND UNDER 5000 SQUARE FEET

OPTION	CREDIT	
HEATING OPTION 2	HEAT PUMP (ELECTRIC)	1.0
ENERGY OPTION 1.3	PREScriptive COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS: VERTICAL FENESTRATION U=0.28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB OR COMPLIANCE BASED ON SECTION R402.1.4; REDUCE THE TOTAL CONDUCTIVE UA BY 5%	5
ENERGY OPTION 2.1	COMPLIANCE BASED ON R402.4.1.2; REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 408.3 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM 0.35 watts/cfm), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT A LOW SPEED IN VENTILATION ONLY MODE	5
ENERGY OPTION 3.6	DUCTLESS SPLIT SYSTEM HEAT PUMP WITH NO ELECTRIC RESISTANCE HEATING IN THE PRIMARY LIVING AREAS. A DUCTLESS HEAT PUMP WITH A MINIMUM HSPF OF 10.0 SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT	2.0
ENERGY OPTION 5.5	WATER HEATING SYSTEM SHALL INCLUDE THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION	2.0
	ELECTRIC HEAT PUMP WATER HEATER TO BE USED PER OPTION 5.5	
	TOTAL	6.0 CREDITS



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SHEAR WALL SCHEDULE PER 2018 IBC

GENERAL NOTES:

SEE PLANS TO DETERMINE THE DIFFERENT DESIGNATORS FOR SHEAR WALL MATERIALS, NAILING, ANCHOR BOLTS, AND HOLDOWNS. LOCATE HOLDOWNS AS CLOSE AS POSSIBLE TO THE END OF THE DESIGNATED WALL.
ALL HOLDOWNS, ANCHOR BOLTS, WASHERS, & NAILS IN CONTACT WITH P.T. WOOD TO BE HOT DIPPED GALVANIZED.

MARK	7/16" PLYND.	NAIL SPACING EDGES FIELD	P1 = ONE SIDE PLYWOOD		P2 = TWO SIDES PLYWOOD		BLKG. REQ'D.	SILL PLATE ANCHOR BOLTS	OPTIONAL SIMPSON MASAP ANCHORS	BASE PLATE NAILING	HEM FIR #2 VALUE (4/LF)
			TOP & BTM. PLATES	ASB ANCHORS @ 60" O.C.	TOP & BTM. PLATES	ASB ANCHORS @ 60" O.C.					
PI-6*	8d	6" 12"	6"	18" O.C.	2x4	5/8" @ 48"	@ 48" @ ENDS	(2) 16d @ 10"			240
PI-4*	8d	4" 12"	4"	16" O.C.	2x4	5/8" @ 32"	@ 30" @ ENDS	(2) 16d @ 7"			344
PI-3**	8d	3" 12"	3"	14" O.C.	(2) 2x4/6	5/8" @ 24"	@ 24" @ ENDS	(2) 16d @ 5"			450
PI-2**	8d	2" 12"	2"	12" O.C.	(2) 2x4/6	3/4" @ 24"	@ 18" @ ENDS	(2) 16d @ 5"			585
P2-6**	8d	6" 12"	6"	10" O.C.	(2) 2x4/6	5/8" @ 24"	N/A	(2) 16d @ 5"			480
P2-4**	8d	4" 12"	4"	8" O.C.	(2) 2x4/6	3/4" @ 20"	N/A	(3) 16d @ 5"			700
P2-3**	8d	3" 12"	3"	8" O.C.	(2) 2x4/6	3/4" @ 16"	N/A	(4) 16d @ 5"			900
P2-2**	8d	2" 12"	2"	8" O.C.	(2) 2x4/6	3/4" @ 12"	N/A	(4) 16d @ 4"			1170

**NOTE: WALLS WITH UNIT SHEAR OF 950#/ft. OR GREATER SHALL HAVE FRAMING MEMBERS (STUDS & PLATES) ABUTTING PANELS NOT LESS THAN 3X MEMBERS OR (2) 2X MEMBERS PER IBC 2015 AND SDPWS-2008

PER SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC, CHAPTER 4.3.11 #4 EXCEPTION; (2) 2X MEMBERS ARE OK IN LIEU OF 3X MEMBERS

STITCH NAIL DOUBLE STUDS AND PLATES TOGETHER WITH 16d NAILS @ 12" O.C. STAGGERED ON THE STUD FACE

- USE POWER-DRIVEN STEEL STUDS AND NAILS BY HILTY OR RAMSET WHERE APPLICABLE.
- PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
- SOLID BLOCK WITH JOIST UNDER INTERIOR SHEAR WALLS.

SHEAR WALL NOTES

7/16" OSB OR PLYWOOD SHEATHING - USE 8d COMMON OR GALVANIZED NAILS. BLOCK ALL PANEL EDGES. LONG DIMENSIONS OF PLYWOOD MAY BE INSTALLED VERTICALLY. NAIL @ 12" O.C. TO ALL INTERMEDIATE STUDS. WHERE 3" NAIL SPACING IS SPECIFIED AT PANEL EDGES USE 1/2" 8d SHORT NAILS OR 3X STUDS WITH 8d COMMON NAILS. FOR 2" NAIL SPACING, USE 3X STUDS AND STAGGER PANELS. WHERE PLYWOOD IS 2 SIDES OF WALL, JOINTS TO FALL ON SEPARATE STUDS ON EACH SIDE.

FLOOR PLYWOOD - USE 8d COMMON NAILS @ 10" O.C. AT INTERMEDIATE SUPPORTS, 6" O.C. AT ALL PANEL EDGES AND 4" O.C. AT ALL SHEAR WALLS, UNLESS OTHERWISE SHOWN ON PLANS. FLOOR JOISTS - JOIST PARALLEL TO FLOOR OPENINGS AND EXTERIOR WALLS SHALL BE CROSS BLOCKED AT 48" O.C. @ EDGES W/ (4) 10d NAILS FOR THE FIRST BAY.

3" x 3" x 1/4" SQUARE WASHERS AT ALL ANCHOR BOLTS. PLATE WASHERS TO BE INSTALLED WITHIN 1/2" OF SHEATHING

7/16" OSB OR PLYWOOD SHEATHING - STAPLE SCHEDULE ALLOWABLE SHEAR VALUES WITH HEM FIR #2 STUDS

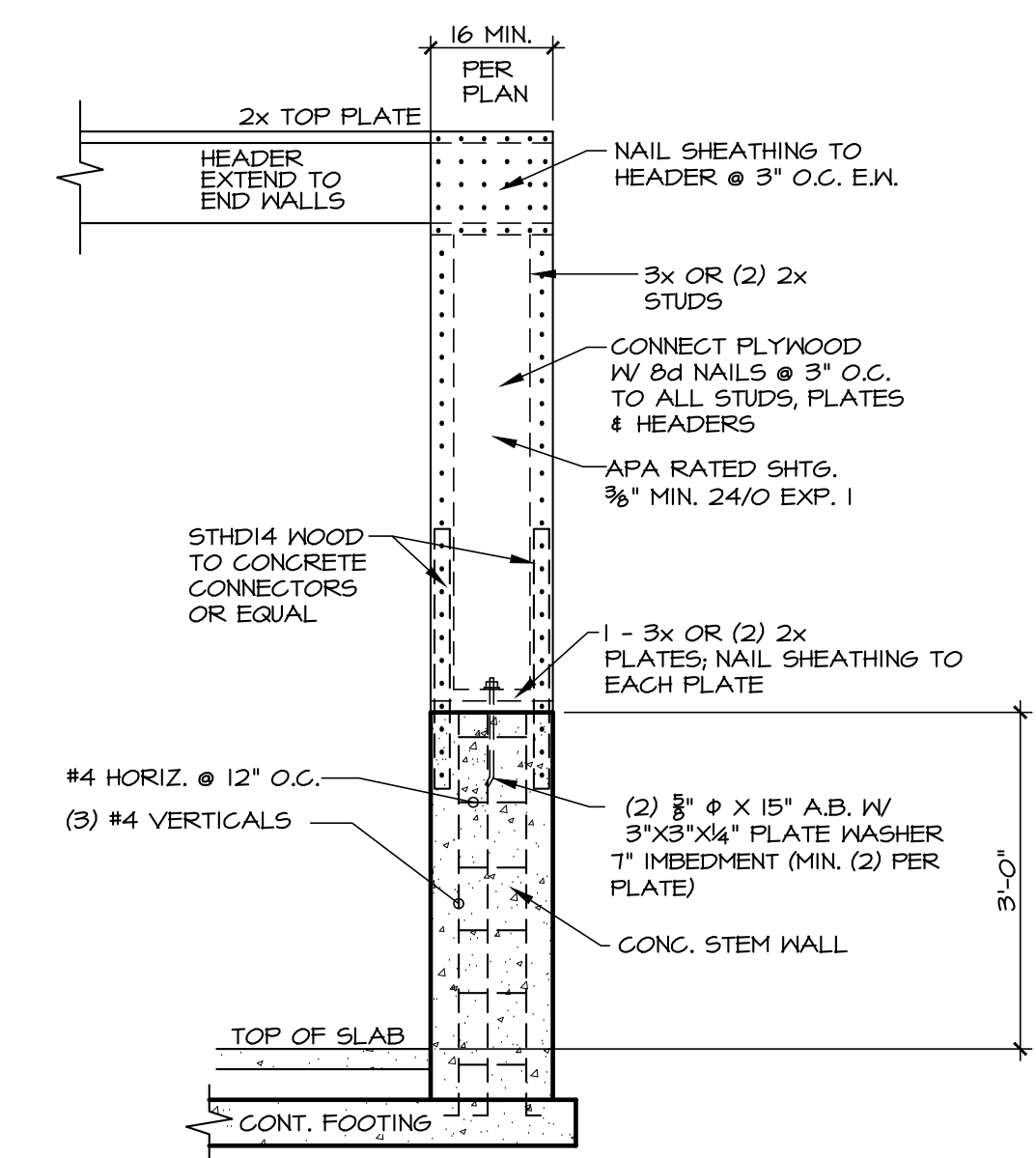
2" 16 GA. STAPLES @ 3" O.C. - 280#/ft.	15 GA. STAPLES @ 4" O.C. - 280#/ft.	14 GA. STAPLES @ 4" O.C. - 303#/ft.
2" O.C. - 360#/ft.	2-1/2" O.C. - 430#/ft.	3" O.C. - 390#/ft.
	4" O.C. AND 10d NAILS @ 6" O.C. - 620#/ft.	2" O.C. - 504#/ft.

FIELD SPACING: 12" O.C. NAILS & STAPLES.

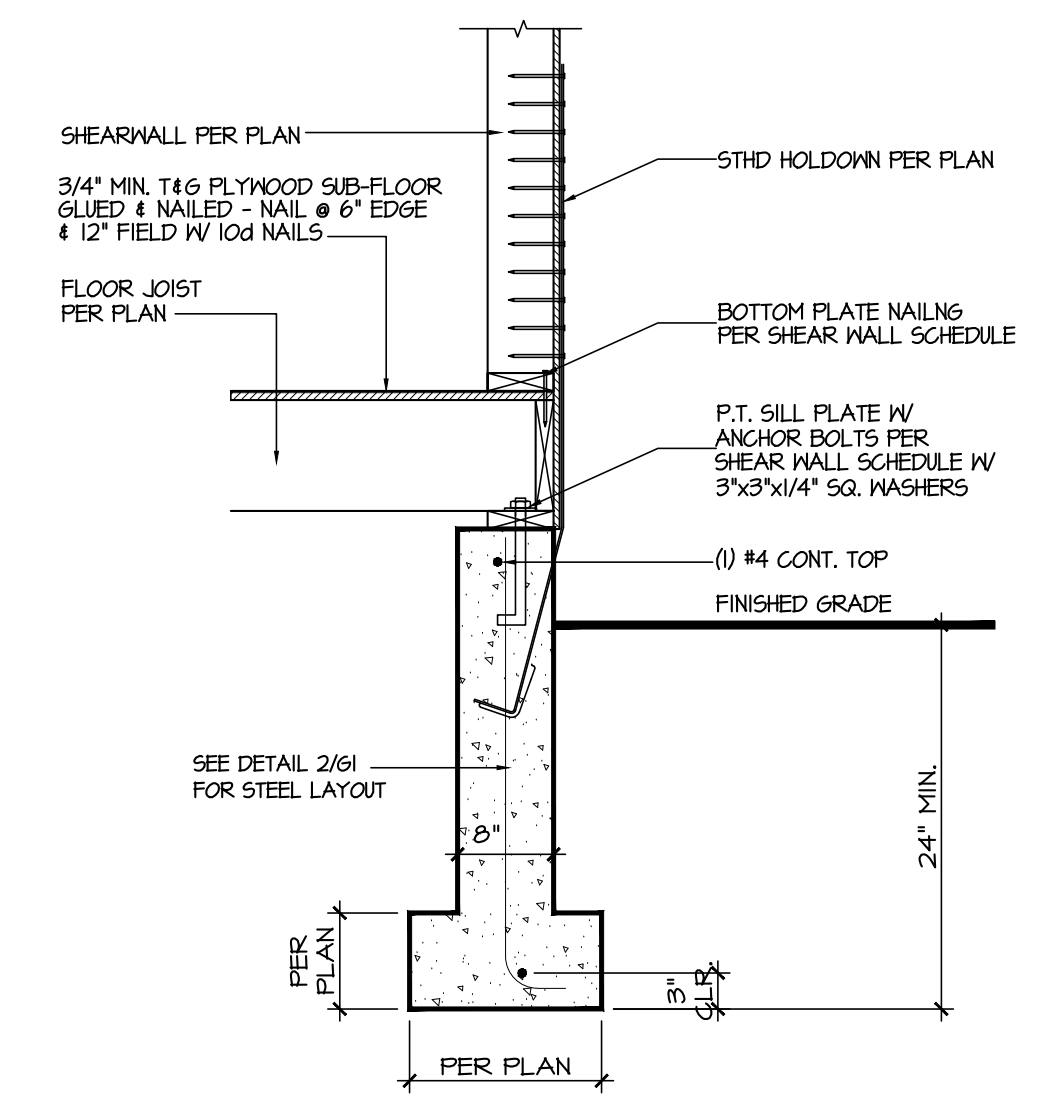
HOLDOWNS - INSTALL SIMPSON HOLDOWNS OR USP HOLDOWNS AT THE END OF SHEAR WALLS WHEN SHOWN ON DRAWINGS.

PER PLAN, SIMPSON STHD14 OR USP STAD14
SIMPSON MST48 OR USP KST248
SIMPSON MSTC48B3 OR USP MSTCB4B3

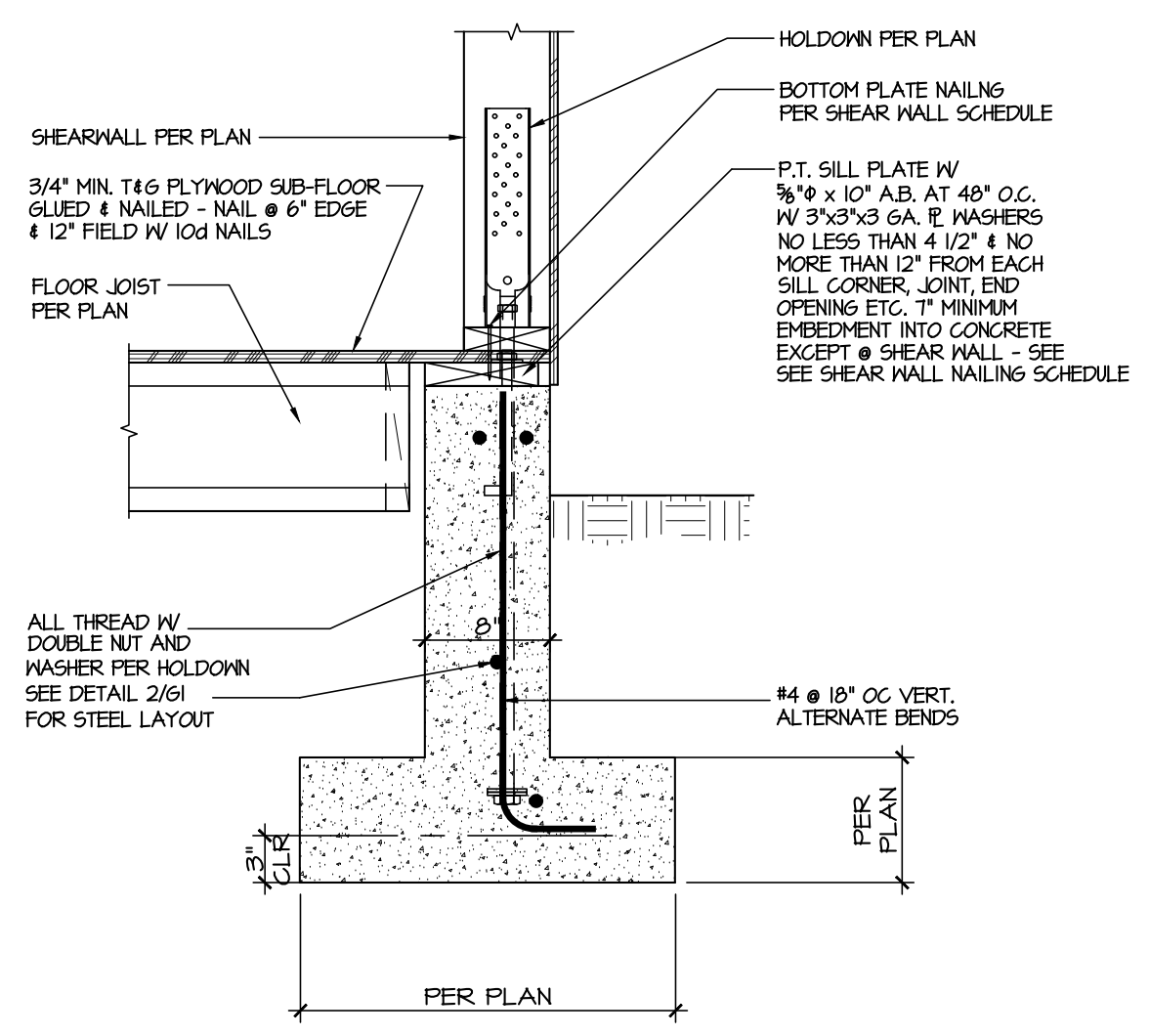
SIMPSON MST36 OR USP MST36
SIMPSON HDUB OR USP TDIX10 (1/8" ANCHOR BOLT MIN. 24" EMBEDMENT, 3" BOLT INTO (3) 2x4(6))



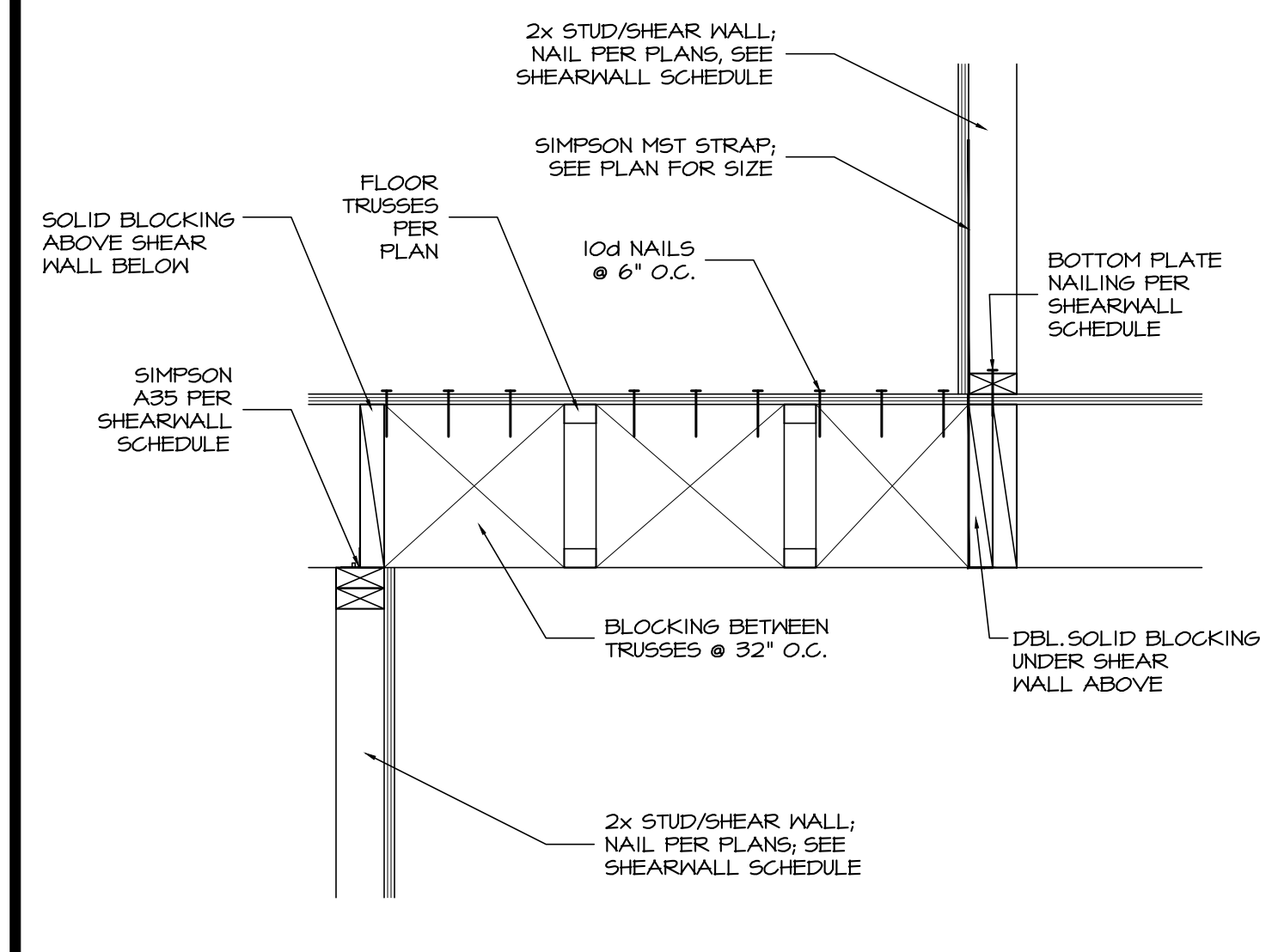
1 LATERAL RESTRAINT PANEL SCALE: 1" = 1'-0"



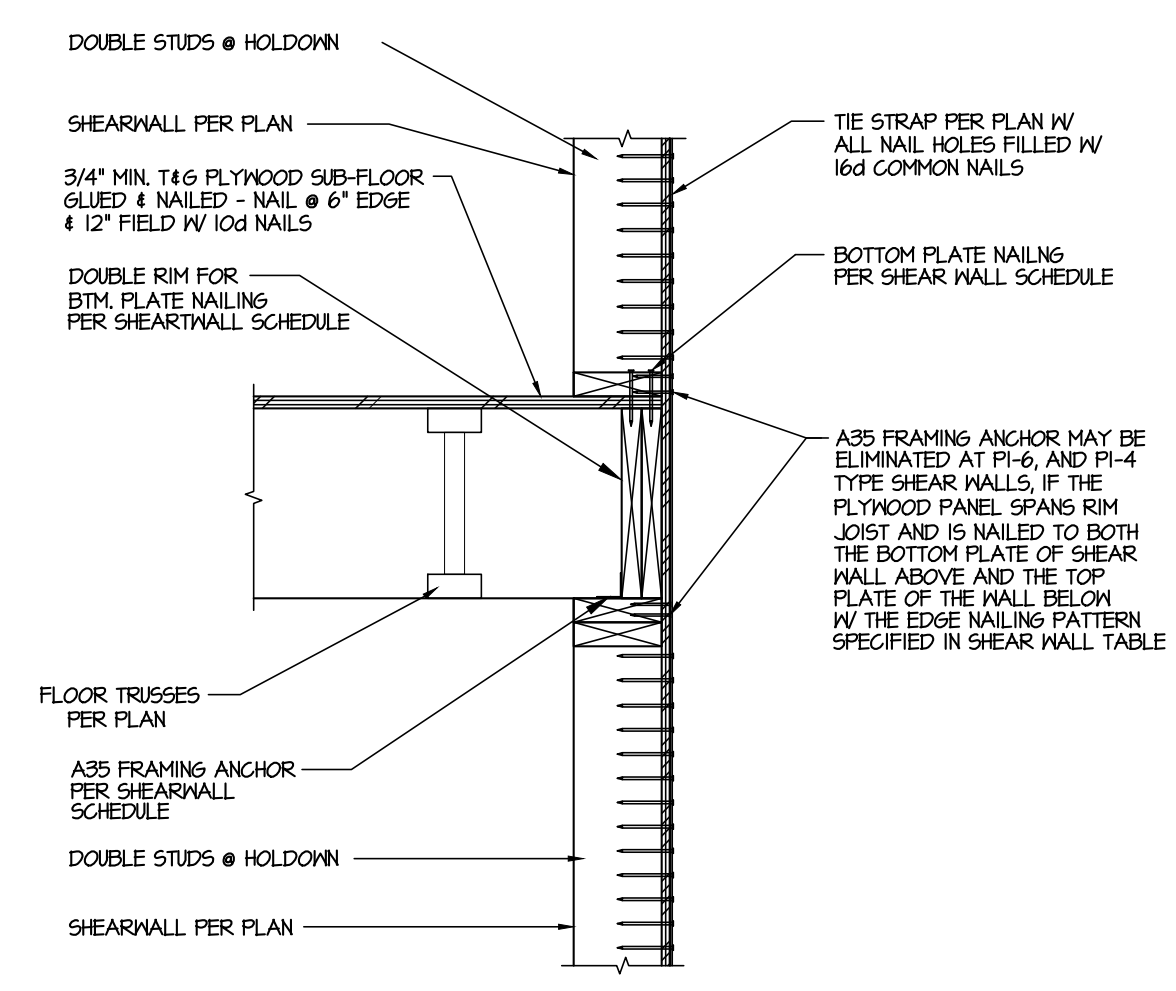
2 STHD HOLDOWN @ FOUNDATION SCALE: N.T.S.



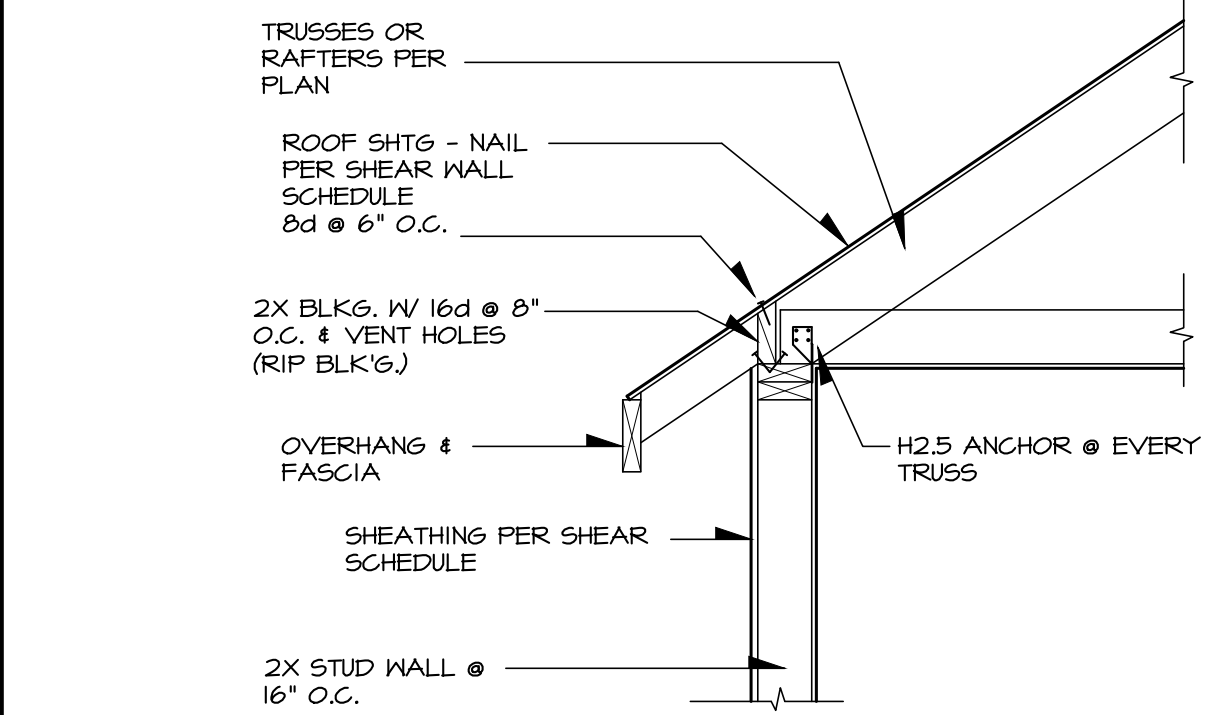
3 HOLDOWN @ RAISED FOUNDATION SCALE: 1" = 1'-0"



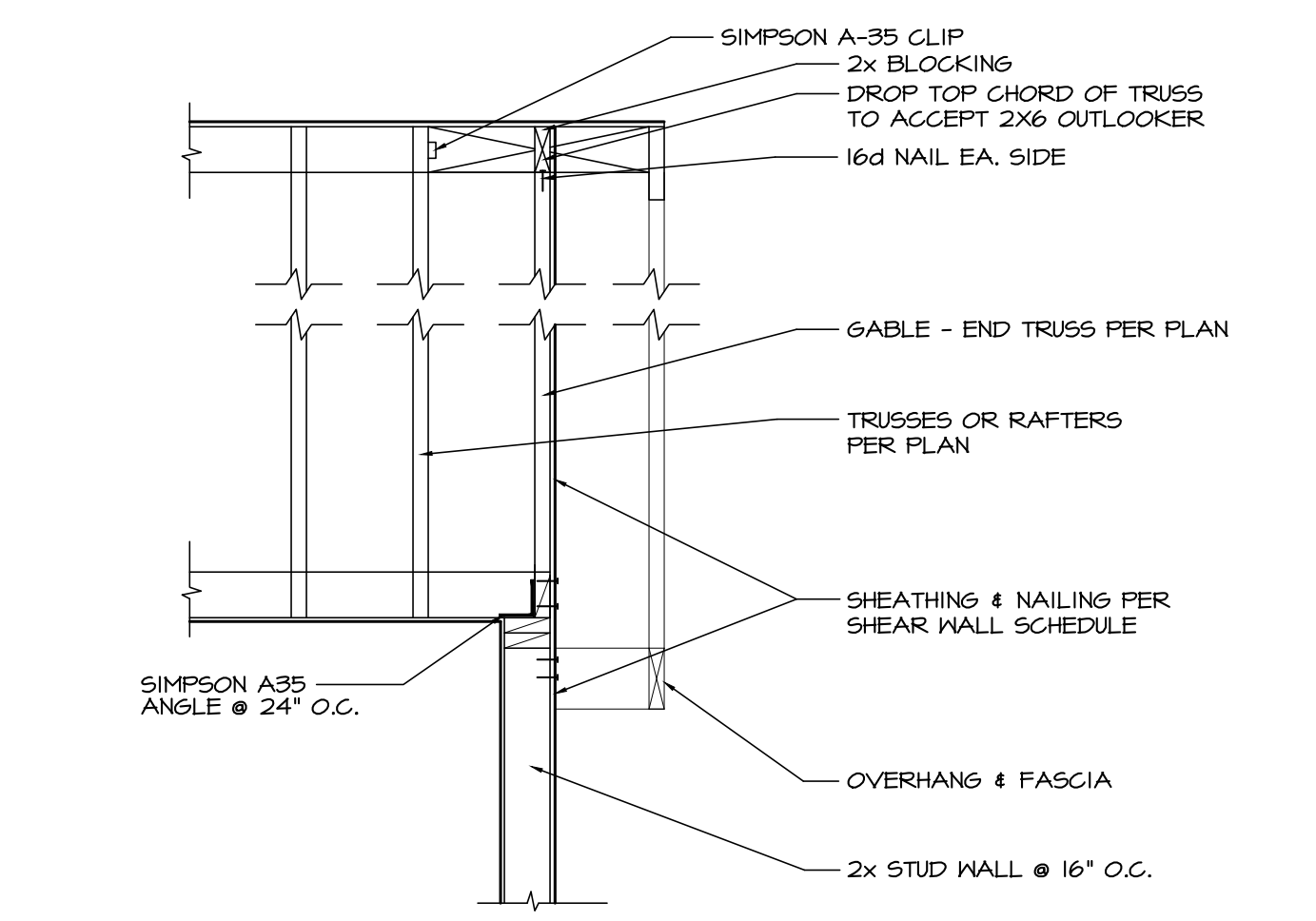
4 OFFSET SHEARWALL TRUSSES PARALLEL SCALE: 1" = 1'-0"



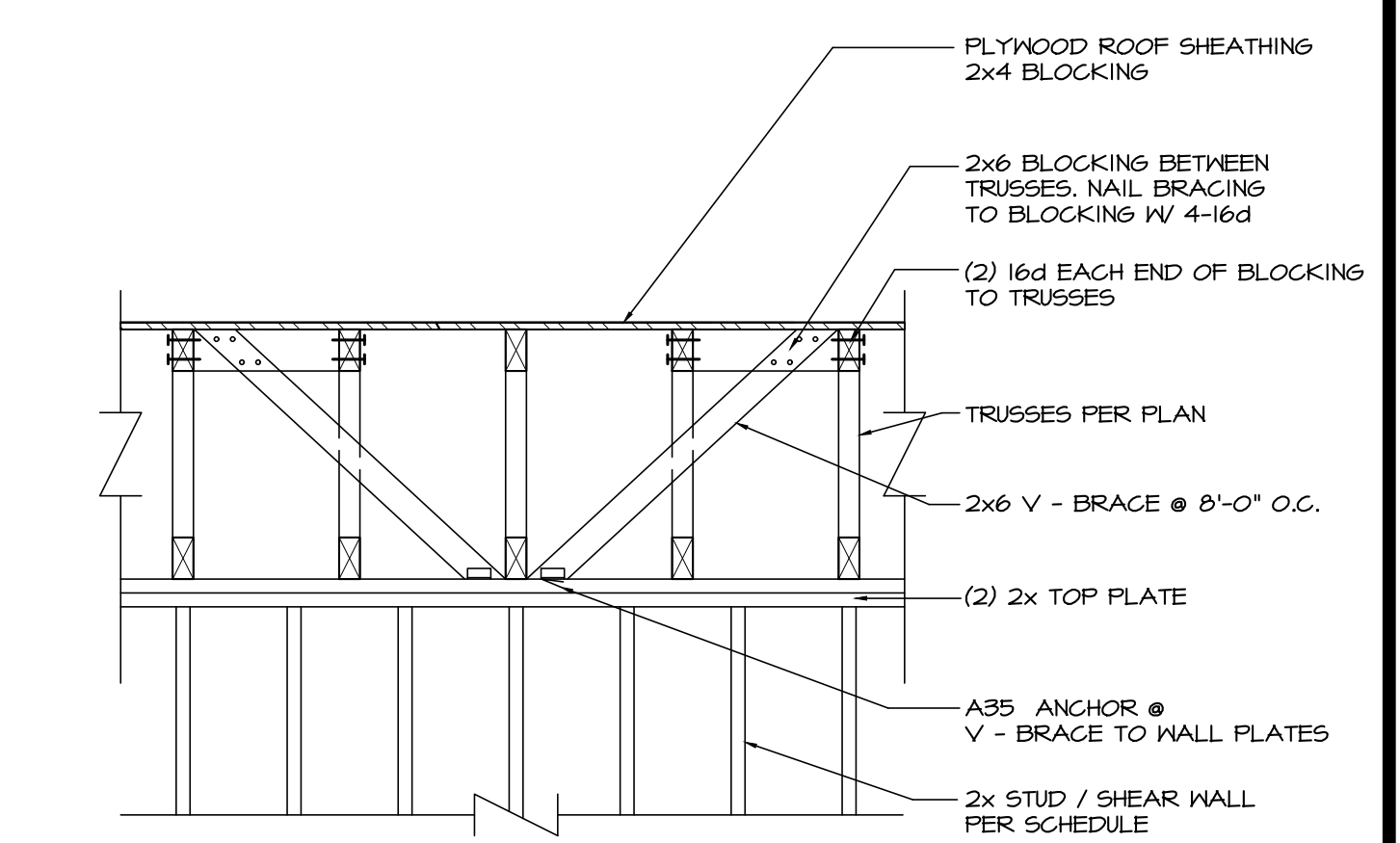
5 STRAP HOLDOWN WALL TO WALL SCALE: 1" = 1'-0"



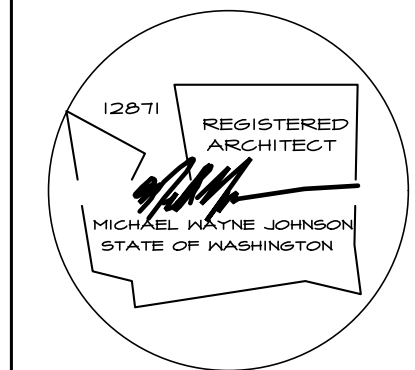
6 TYP. SHEARWALL TO ROOF CONNECTION SCALE: N.T.S.



7 TYPICAL SHEARWALL TO ROOF CONNECTION SCALE: N.T.S.



8 SHEAR WALL PERPENDICULAR TO TRUSS SCALE: N.T.S.



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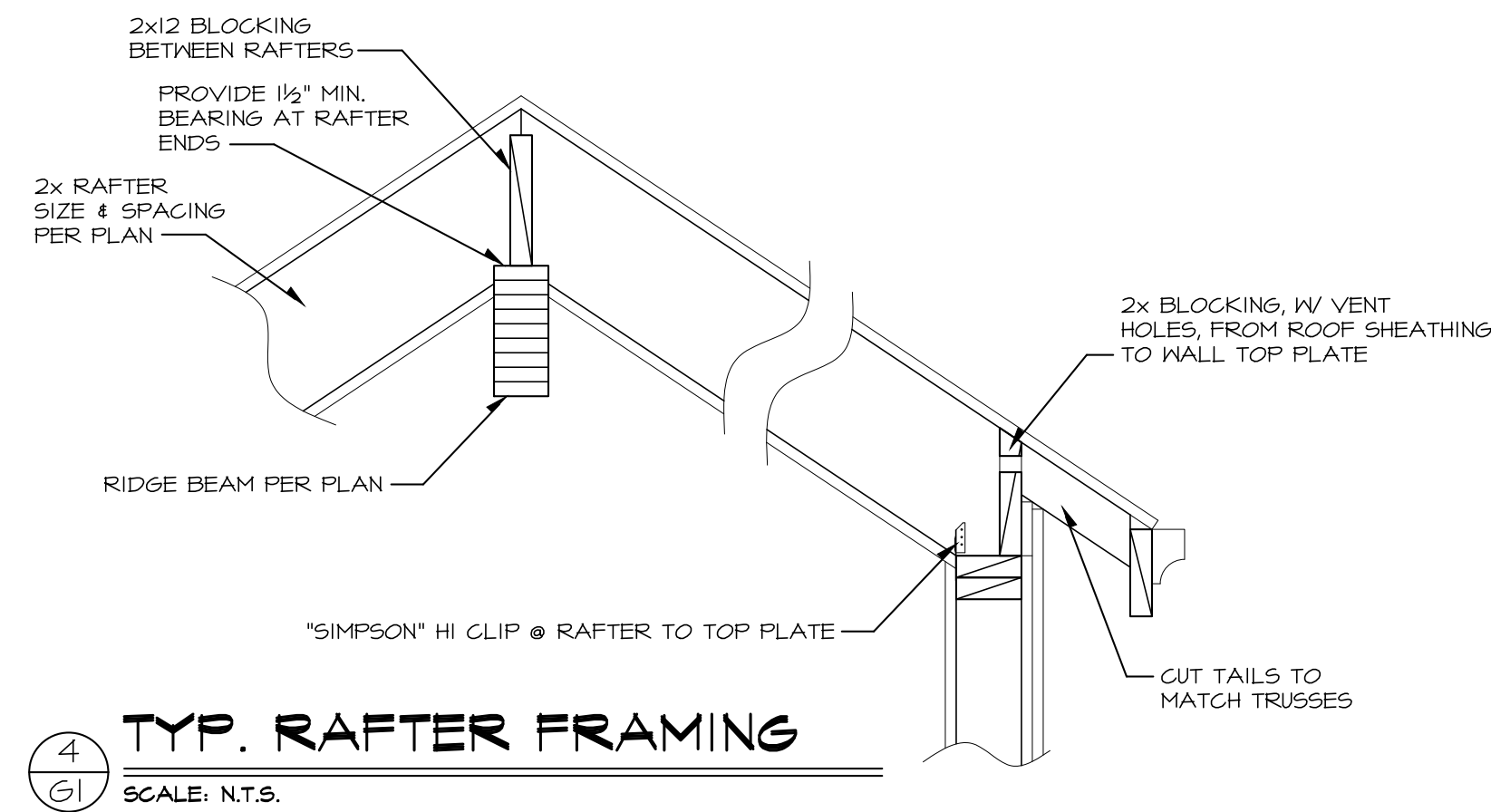
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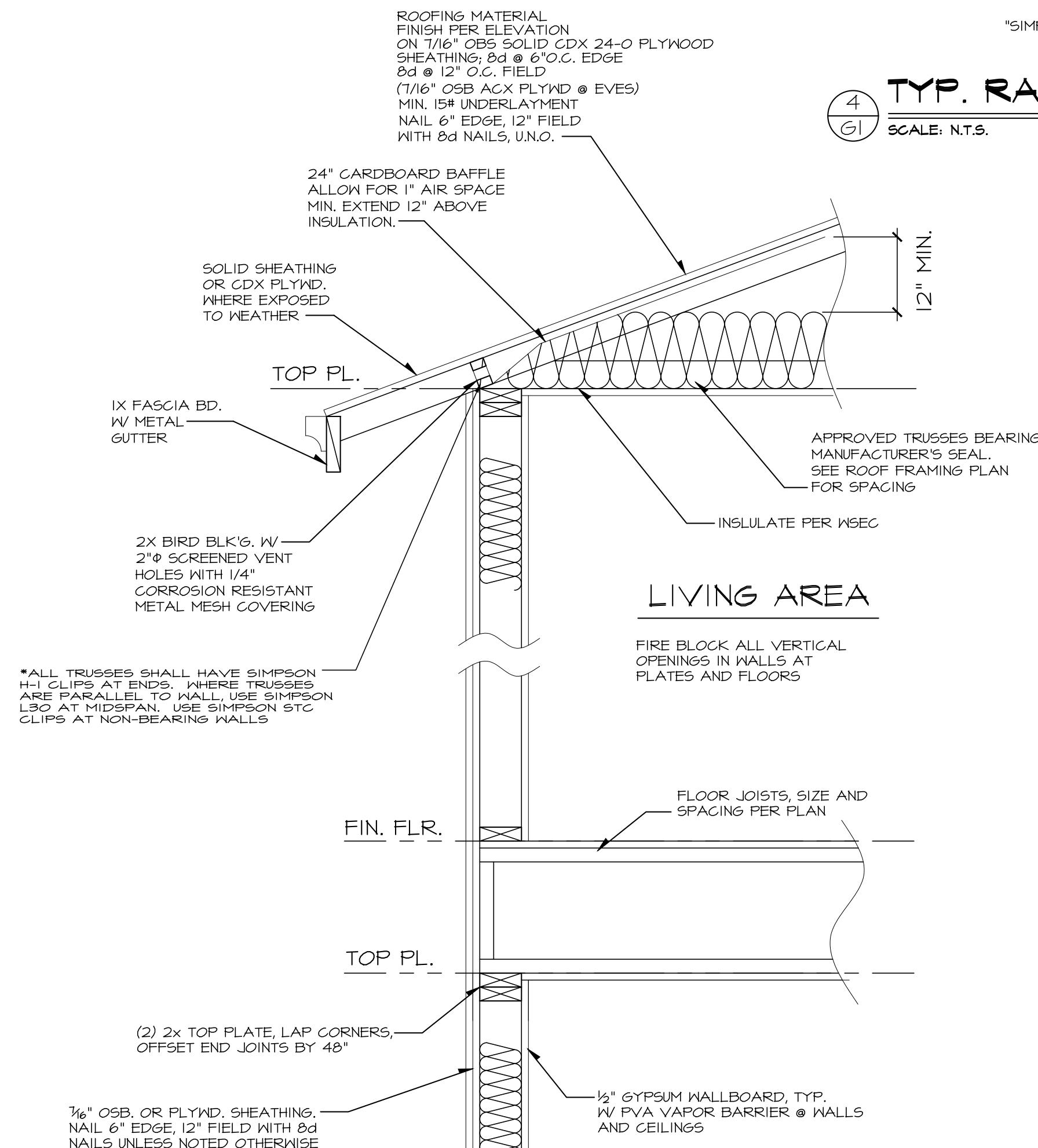
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WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



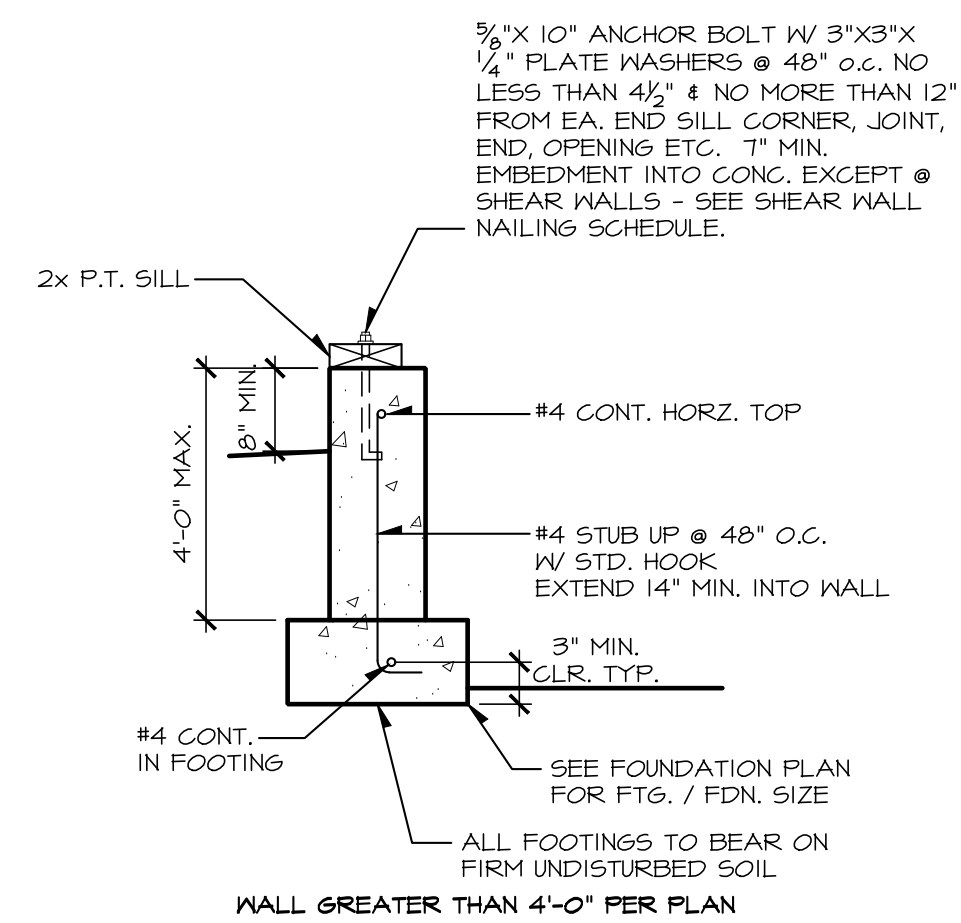
TYP. RAFTER FRAMING

SCALE: N.T.S.



LIVING AREA

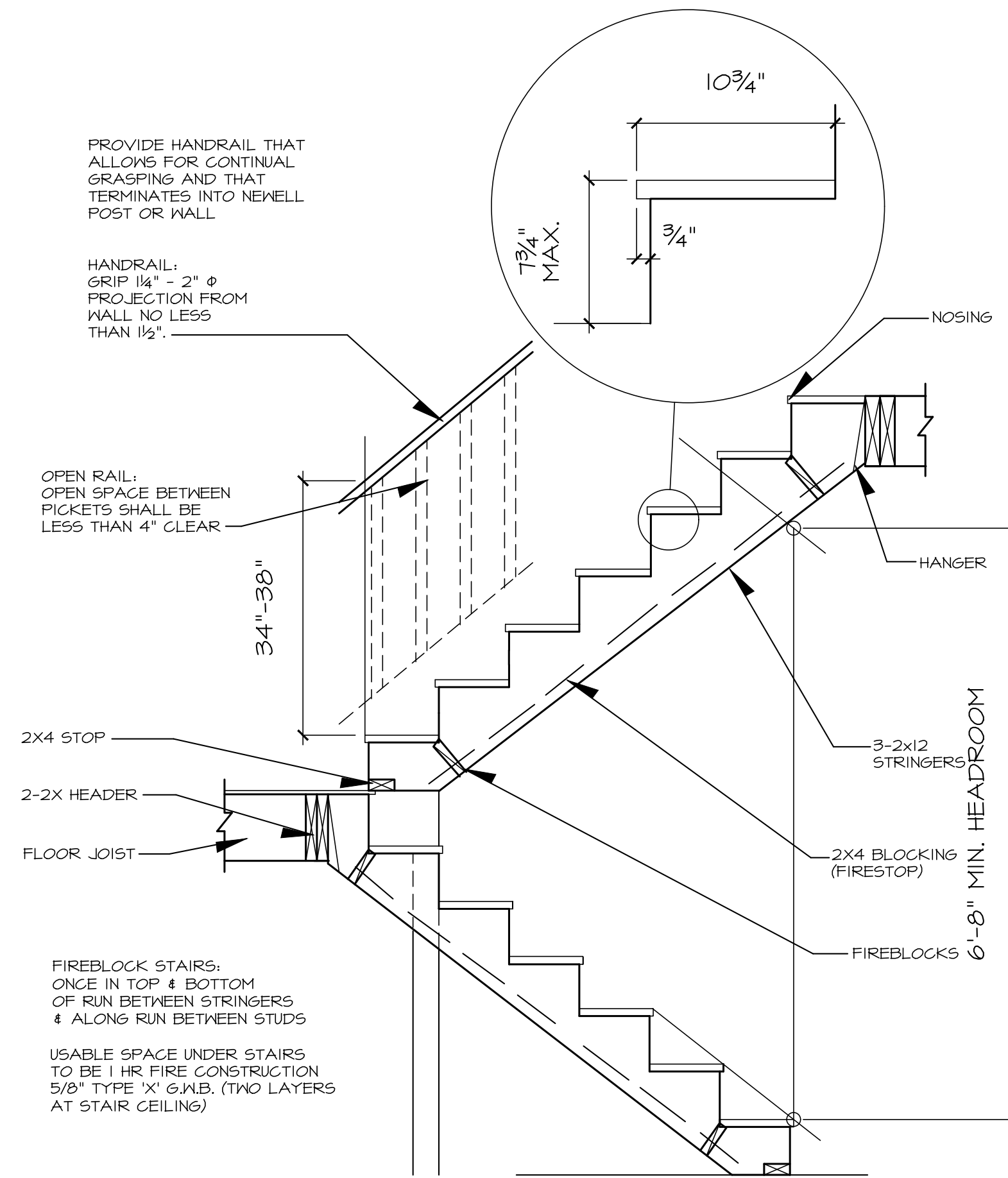
FIRE BLOCK ALL VERTICAL OPENINGS IN WALLS AT PLATES AND FLOORS



STD. FOUNDATION DETAIL

SCALE: N.T.S.

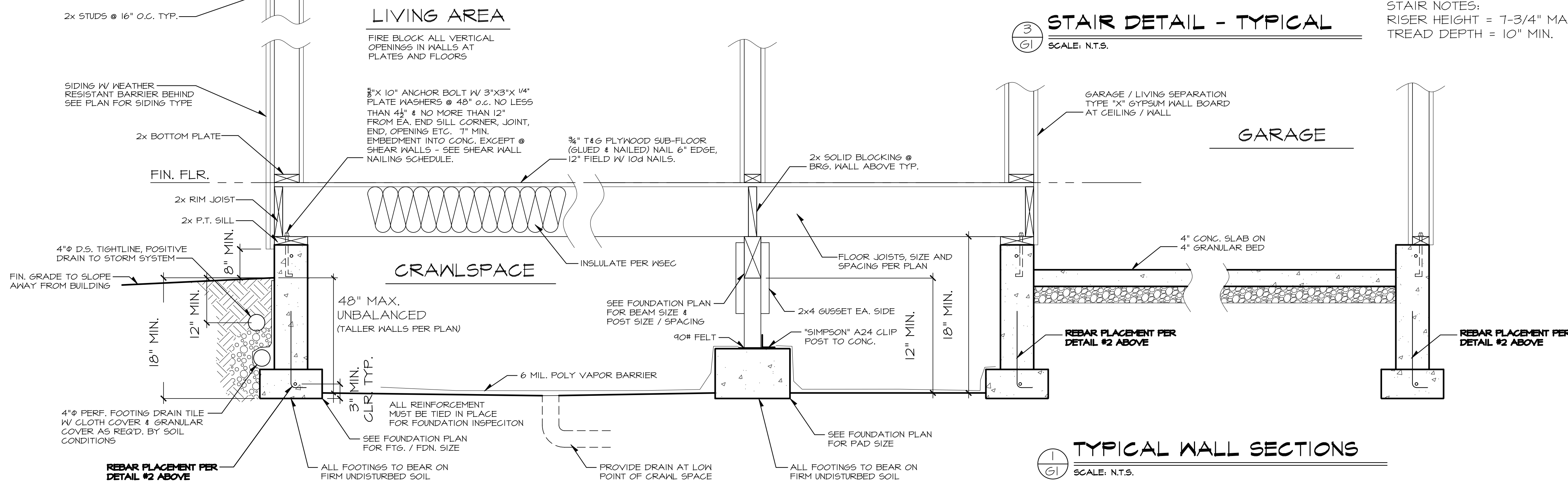
PER IRC R403.1.3 #5



STAIR DETAIL - TYPICAL

SCALE: N.T.S.

STAIR NOTES:
RISER HEIGHT = 7-3/4" MAX.
TREAD DEPTH = 10" MIN.



TYPICAL WALL SECTIONS

SCALE: N.T.S.

NASH & ARCHITECTS
GENERAL NOTES:

- All construction per applicable codes and ordinances. 2018 IRC, IBC.
- Verify all dimensions on job site. Bring discrepancies to the attention of Owner and/or Designer.
- Owner will verify window sizes and manufacturer(s) with framer before start of construction.
- One window per bedroom shall meet egress code.
- Skylight glazing per 2018 IBC.
- Truss manufacturer shall supply shop drawings to Owner and framer to review and approve before fabrication.
- Owner will verify electrical and heat layouts with installer before installation.
- Under all parallel bearing walls, use double joists or as noted on plan. Double joist (or extra TJI) under all non-bearing parallel walls.
- TJI products to be installed per manufacturer's installation guide and approved reports.
- All metal connections to treated wood shall be at a minimum triple zinc 2MAX (5185 per ASTM A653); Hot Dip Galvanize (ASTM A123 for connectors and ASTM153 for fasteners and anchors).
- All bathroom fans, kitchen hood, and dryer ducts shall be exhausted through the attic to the roof or through the floor system to an outside wall. All wall ducts shall terminate at least 36" from a window opening.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

TERMITE:	SLIGHT TO MODERATE
DECAY:	SLIGHT TO MODERATE
WINTER DESIGN TEMP:	17°
ICESHIELD REQUIRED:	NO
FLOOD HAZARDS:	2003 1942 FIRM
AIR FREEZING INDEX:	250
MEAN ANNUAL TEMP:	50

DESIGN DATA:

ROOF LOADS:	LL 25#/SF (SNOW)
	DL 15#/SF
	TOTAL 40#/SF

FLOOR LOADS:	LL 40#/SF
	DL 10#/SF
	TOTAL 50#/SF

DECK LOADS:	LL 60#/SF
	DL 10#/SF
	TOTAL 70#/SF

SOIL: 1500 PSF

CONCRETE: 2500 PSI AFTER 28 DAYS (5/2 SACK MIX)

-3000 PSI FOR EXTERIOR FOUNDATION WALLS, PORCHES, STEPS, AND OR GARAGE SLABS- AIR ENTRAINMENT IS BETWEEN 5-7% (TABLE 402.2 IRC)

MASONRY:	PER 2018 IBC
STEEL:	PER 2018 IBC (GRADE 60)
WOOD:	PER 2018 IBC
NAILING:	PER 2018 IRC NAILING PER TABLE R602.3(I)
WIND:	85 MPH
SEISMIC:	ZONE - D
	V = see design calculations(w/d)

WEATHERING POTENTIAL: MODERATE

FROST LINE: 12"

E.F.P.: 45 PSF

4" BEAM: DOUGLAS FIR #2

Fv = 180

Fb = 900 PSI

E = 1,800,000

6" BEAM: DOUGLAS FIR #2

Fv = 170

Fb = 875 PSI

E = 1,800,000

4" POST: DOUGLAS FIR #2

Fc II = 1350 PSI

E = 1,800,000

6" POST: DOUGLAS FIR #2

Fc II = 700 PSI

E = 1,800,000

JOISTS & RAFTERS: HEM FIR #2

Fv = 150

Fb = 850 PSI

E = 1,800,000

6" GLU-LAM BEAMS:

Fv = 240 psi

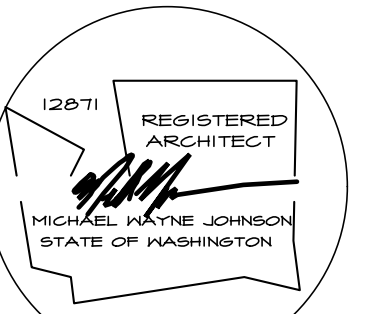
Fb = 2,400 psi (reduced by size factor, Cf*K)

E = 1,800,000 psi

NOTE: VARIATIONS FROM THE ABOVE LUMBER GRADES WILL BE NOTED ON THE PLANS.

1. SUBFLOOR: T&G PLYWOOD OR OSB APA RATED STURD-I-FLOOR 1/2" O.C., 3/4"

WALL & ROOF SHEATHING: APA RATED SHEATHING 24/16 7/16"



NASH & ASSOCIATES
ARCHITECTS

8003 118TH AVE. NE • KIRKLAND, WA • 98033 • 425-828-4117
www.nasharchitects.com

STOSSEL COURT
CARNATION, WA

Project:

date: 3-14-22
permit:
revisions:

drawn by: LMD
checked by: MWJ

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OF



HARD SURFACE AREA SUMMARY
DRIVEWAY: 2,504 SF
ROOFS: 4,578 SF
PATHWAYS/PATIOS: 580 SF
TOTAL HARD SURFACE AREA: 7,662 SF
TOTAL SITE AREA: 10,250 SF
HARD SURFACE AREA COVERAGE: $7,662/10,250 = 74.75\%$

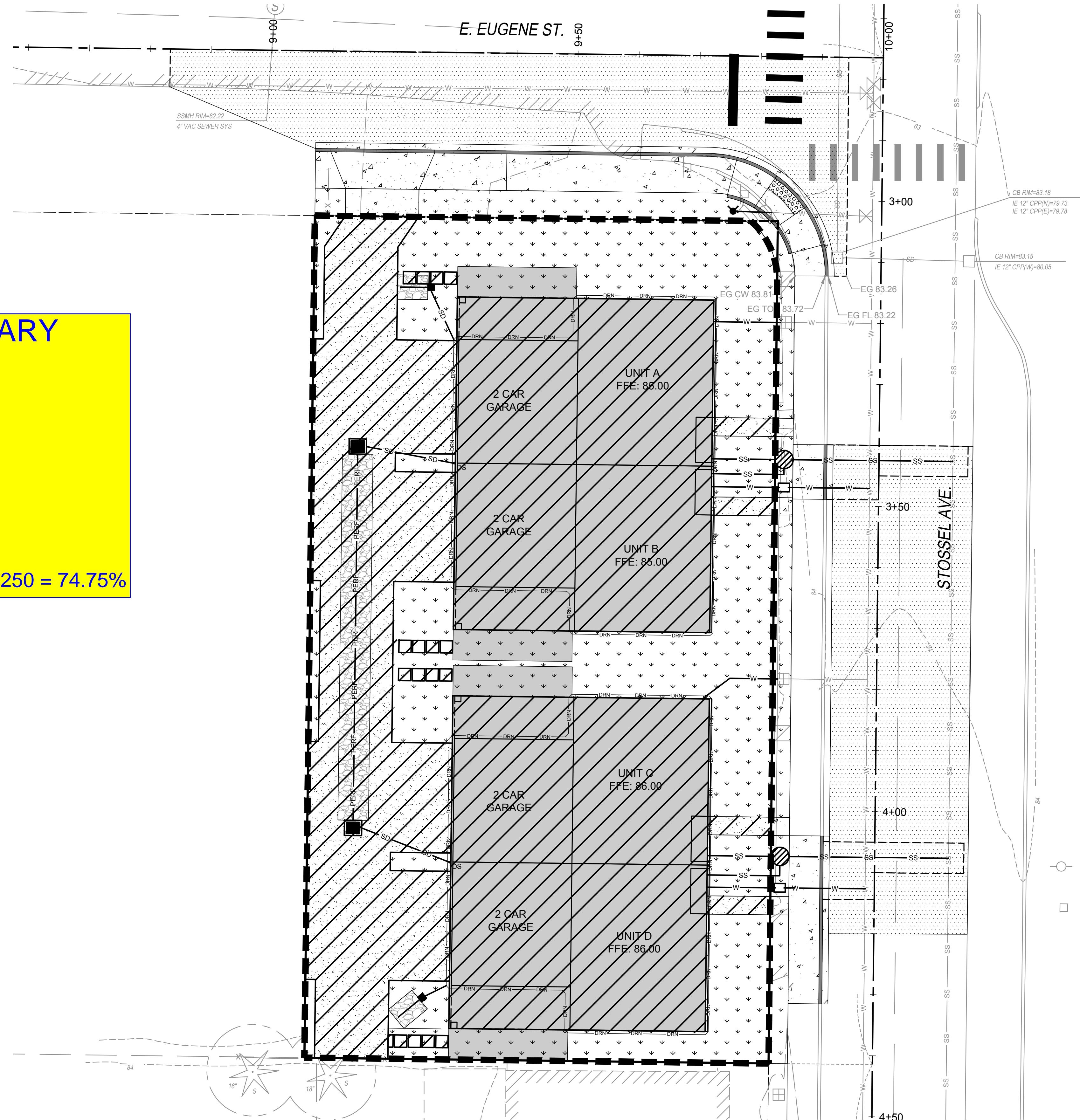




Exhibit 5

August 11, 2023

Tim Woolett
City Planner
4621 Tolt Avenue
P.O. Box 1238
Carnation, WA 98014-1238

Subject: **Stossel Court Preliminary Review**

Dear Tim:

The following comments are based on the Stossel Court drawings dated June 15, 2023. Design and Construction of the Project shall conform to the Construction and Design Standards listed in Carnation Municipal Code 12.06.010. The following is not a detailed review, additional requirements and review comments will be provided during review of the design documents.

Water:

1. The proposed duplex units will be served from an existing eight-inch water main located on Stossel. Each unit shall have a separate connection to the water main and water meter. The water services shall be designed consistent with the City's Combined Water and Sanitary Sewer Utility Technical Standards. The Developer shall provide all materials and, tap the water main and install the service line within the right-of-way to the meter boxes. A 30-ft long overlay of Stossel is required centered on the trench patch(s).
2. The existing fire hydrant at the intersection of Stossel and Eugene St shall be replaced with a new hydrant compliant with city standards.
3. The Fire Marshall will determine and approve fire system requirements.

Stormwater:

4. Drainage system shall be designed and installed to control on-site runoff including rooftops and driveways for both lots. If the on-site soils are conducive to infiltration, the infiltration system shall be consistent with the requirements of the 2019 DOE Stormwater Manual for Western Washington however, permeable pavement is not allowed [CMC 15.64.190.C]. Infiltration stormwater facilities shall be designed to infiltrate 100% of the 50-year developed runoff event utilizing the following DOE correction factors; Site variability of 0.8, uncertainty 0.40, maintenance 0.50.
5. Stormwater runoff from impervious surfaces shall not be directed towards City right-of-ways.
6. In-situ testing is required to determine the existing soils' infiltration capacity. [DOE Manual]. On-site infiltration systems for rooftop drainage and alley may be constructed in concurrent with building construction.
7. Flow Control facilities must be designed to include stormwater runoff from the frontage improvements.
8. A Technical Information Report shall be submitted and include calculations for the sizing of the infiltration facilities.

9. The HOA shall be responsible to maintain the Plat's stormwater facilities through a drainage covenant recorded against the title of the underlying property. The covenant shall include but not limited to HOA operation and maintenance of stormwater facilities. [CMC 15.64.190.F.3].

Sanitary Sewer:

10. The proposed lot will be served from an existing vacuum sewer mains on Stossel or Eugene. A valve pit cannot handle more than 3 gallons per minute which limits the number of houses that can connect to a valve pit.
11. One valve pit may serve two units, two valve pits may be connected to the existing sewer main on Stossel Ave to serve the four units proposed.
12. Gravity side sewers must be six-in diameter, installed at 2% slope. Sewer facilities shall be designed and installed consistent with the City's Combined Water and Sanitary Sewer Utility Technical Standards. Applicable city standard details and notes shall be included in the utility plan.
13. Preliminary vacuum sewer design shall be sent to Aqseptence group for review.

Street Reconstruction:

14. Street and storm sewer system improvements shall be consistent with the City's 2018 Street and Storm Sewer System Standards, WSDOT Standard Plans and Standards for Road, Bridge, and Municipal Construction and the 2014 DOE Stormwater Manual for Western Washington. All streets shall be crowned at the pavement centerline. Permeable pavement or sidewalks are not allowed. [CMC 15.56.100A, CMC 15.56.060, CMC 15.56.090]
15. If trenches are necessary across either Eugene or Stossel, the street(s) shall be reconstructed with a minimum 30-foot wide grind and overlay.
16. Frontage improvements on Eugene Street are required. Eugene Street is classified as a Collector requiring a half-street section of a 10-ft wide traveled lane, 9-ft parking lane, curb, gutter and 6-ft wide cement concrete sidewalk.
17. The proposed residential driveway shall be Type 1, consistent with WSDOT Standard Plan F-80.10-4. Driveway width shall not exceed 18-feet wide or be less than 10-feet wide. [CMC 15.56.050]
18. No portion of a cement concrete driveway shall be within 5-feet of the adjacent property lines. [Carnation Street Standards]
19. Reconstruct the existing curb ramp at the southwest corner of the Eugene St/Stossel Ave NE intersection to meet current ADA requirements. Ramps shall be aligned to the corresponding ramp across the street. If disturbed, street signage shall be replaced with new signs and metal posts.
20. The southwest curb radii at the Eugene St/Stossel Ave intersection shall be reconstructed to match the Eugene Street section.

Construction Activities:

21. The geotechnical engineer of record shall observe street and utility construction and shall conduct on-site material sampling and compaction testing to verify compaction for roadway, and utility trenching meets recommended compaction criteria.
22. Dust generated during construction activities shall be controlled by wetting the dust sources of exposed soils and washing truck wheels before trucks leave the site. Mud and dirt shall not be tracked onto public rights-of-way.
23. Effective erosion control and sediment measures shall be designed, installed, and maintained to minimize the discharge of pollutants. A temporary sediment pond shall be designed and constructed as part of the sediment control measures.

General:

24. All existing and proposed electric, telephone, cable, and communication lines shall be placed underground from the existing distribution lines to the proposed townhouses. The utility designs shall include a trench detail and continuous underground warning tapes installed 12-inches above each buried utility line. [CMC 15.60.350]
25. Building permits will not be issued before the utility services are stubbed out to the property line.
26. Approval of the following city permits, and corresponding drawings are required before construction activities are allowed to proceed:
 - Drainage Permit
 - Side Sewer Permit
 - Water Service Installation
 - Water Availability
 - Sewer Availability
 - Clearing, Filling & Grading Permit if required per Carnation Municipal Code 15.44.20 – 15.64.210.
 - Right-of-Way Permit
27. Partial closure of Eugene Street or Stossel will require a traffic control plan that must be included with the Right-of-Way Permit application.
28. Construction performance and maintenance guarantees shall be provided in accordance with City of Carnation Street and Storm Sewer System Standards. Before utility extension and right-of-way permits are issued, the applicant shall furnish the City a performance bond to guarantee the full and complete construction and installation of the right-of-way improvements. [CMC 15.16.740]
29. The Developer shall transfer ownership of accepted water and sewer facilities installed by the Developer to the City of Carnation through a Bill of Sale prior to final recording. The Bill of Sale shall include but not limited to the legal description of the development and material quantities of water and sewer facilities installed. [CMC 15.60.010]
30. A pre-construction meeting with the Contractor(s) shall be held before commencing work under the permits listed above. The Contractor(s) connecting to city water and sewer systems shall have similar experience and pre-approved by the city's public works superintendent.

Detailed design drawing are not required at this time, detailed design drawings by a professional engineer are required and shall be submitted after preliminary plat approval. These requirements may change, or new requirements imposed with submittal of additional information.

Sincerely,

Jorge Garcia, P.E.
HNTB