

# CITY OF BURIEN, WASHINGTON

## RESOLUTION NO. 327

---

### A RESOLUTION OF THE CITY OF BURIEN, WASHINGTON, ENTERING FINDINGS OF FACT AND CONCLUSIONS AND CONDITIONALLY APPROVING A TYPE 3 LAND USE REVIEW FOR THE REDEVELOPMENT OF FIRE STATION NO. 29

---

WHEREAS, the City of Burien Hearing Examiner conducted an open record public hearing on December 8, 2011, at which testimony from city staff, the applicant and public was heard regarding Fire Station No. 29 Type 3 Land Use Review; and

WHEREAS, on December 21, 2011 the Hearing Examiner made a recommendation to the City Council to approve the Fire District No. 29 Type 3 Land Use Review, based on the findings of fact and conclusions set forth in the attached Exhibit A and the conditions set forth in the attached Exhibit B;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council, having considered the Fire Station No. 29 Type 3 Land Use Review application and the Hearing Examiner's recommendation, conditionally approves the Fire Station No. 29 Type 3 Land Use Review and adopts the Hearing Examiner's findings of fact and conclusions attached as Exhibit A and the conditions attached as Exhibit B.

Section 3. Effective Date. This Resolution shall take effect immediately upon passage by the Burien City Council.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS 23<sup>RD</sup> DAY OF JANUARY, 2012.

CITY OF BURIEN

/s/ Brian Bennett, Mayor

ATTEST/AUTHENTICATED:

/s/ Monica Lusk, City Clerk

Approved as to form:

/s/ Craig D. Knutson, City Attorney

Filed with the City Clerk: January 23, 2012  
Passed by the City Council: January 23, 2012  
Resolution No. 327

**CITY OF BURIEN  
HEARING EXAMINER  
FINDINGS, CONCLUSIONS AND RECOMMENDATION**

---

**APPLICANT:** Paul Berry, Harris & Associates for King County Fire District #2

**CASE NO.:** PLA 11-1289

**LOCATION:** 135 South Normandy Road, Burien, WA

**APPLICATION:** Request to remove an existing fire station and replace it with a two-story 18,850 square foot station with 18 parking stalls, landscaping, running trail, and stormwater improvements (see Exhibit A and attachments).

**REVIEW PROCESS:** Hearing Examiner conducts an open record hearing and makes a recommendation to the City Council, who then makes the final decision.

**SUMMARY OF RECOMMENDATIONS**

Staff Recommendation: Approve with conditions

Hearing Examiner Recommendation: Approve with conditions

**PUBLIC HEARING**

After reviewing the official file, which included the Staff Recommendation; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Fire District #2 application was opened at 2:00 p.m., December 8, 2011, in City Hall, Burien, Washington, and closed at 2:40 p.m. Participants at the public hearing and the exhibits offered and entered are listed in this report. A verbatim recording of the hearing is available in the Community Development Department.

**Hearing Comments:**

The following is a summary of the comments offered at the public hearing.

From the City

Stephanie Jewett, Planner: Provided descriptions of the project location and site, vehicular access, and surrounding land uses and zoning. Described and discussed the various elements of the project and how the project met requirements such as landscaping, parking,

site access and circulation, and stormwater. Her comments are fully represented in Exhibit A.

#### From the Applicant

Paul Berry: Concurred with staff's analysis and recommended conditions. He noted such things as how the new building would be set back further into the lot, there will be a small meeting room that will be available to the local community, and that the new station was part of a district-wide upgrade of facilities. Mr. Berry responded to several question regarding use of the running track, nature of landscaping, the stormwater holding pond, and duration of construction.

#### From the Community

David Woodin  
Lloyd Whisman

Both individuals had questions regarding several features of the project. These included how extensively the running track would be used, how landscaping was being handled, concerns about the stormwater holding pond, concerns about tree roots getting into adjacent properties drainage systems, and the timing and duration of construction. Mr. Berry provided answers to their questions and concerns.

### **FINDINGS OF FACT AND CONCLUSION**

1. The Facts presented in the Site Description on page 3 in Exhibit A, Staff Recommendation, December 8, 2011, accurately reflects the site circumstances, zoning requirements and land use, and are hereby adopted by reference.
2. The Fact and Conclusion regarding compliance with a Type III application on pages 4 and 5 in Exhibit A, Staff Recommendation, December 8, 2011, is accurate and hereby adopted by reference.
3. The Facts and Conclusion regarding compliance with Development Regulations on pages 5 through 13, Exhibit A, Staff Recommendation, December 8, 2011, are accurate and are hereby adopted by reference. In particular, they include the following:

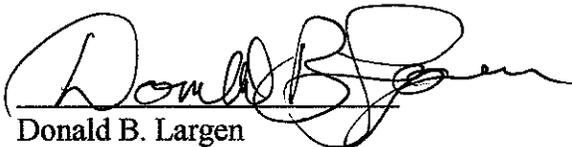
General Compliance	page 5
Zoning Code Compliance	page 6
SEPA Compliance	page 6
Significant Tree Retention	pages 6 & 7
Landscaping Requirements	pages 7 & 8
Parking	pages 8 & 9
Street and Access Improvements	pages 9 & 10
Surface Water Management	pages 10 & 11
Utilities	page 12
Aquifer Recharge Area	pages 12 & 13

4. The Facts and Conclusions regarding compliance with THE Comprehensive Plan on page 13 in Exhibit A, Staff Recommendation, December 8, 2011, are accurate and are hereby adopted by reference.

## **RECOMMENDATION**

Based upon the foregoing findings and conclusions, it is recommended that the request for a construction of a new fire station be approved, subject to the recommended conditions found on pages 1 & 2 of Exhibit A.

Entered this 21st day of December, 2011.



Donald B. Lagen  
Hearing Examiner

## **CITY COUNCIL REVIEW AND DECISION**

The City Council will take final action on this application in accordance with the provisions of BMC 19.65.075.

## **JUDICIAL REVIEW**

The following is a summary of the deadlines and procedures for judicial review.

BMC 19.65.060 allows the city's final decision to be appealed by filing a land use petition in King County Superior Court. Such petition must be filed within 21 days after issuance of the decision, as provided in RCW 36.70C. Requirements for fully exhausting City administrative appeal opportunities must first be fulfilled.

## **EXHIBITS**

The following exhibits were offered and entered into the record:

- A. Staff Recommendation to the Hearing Examiner with attachments dated November 21, 2011.

**PARTIES OF RECORD**

Paul Berry & Debra Alvarez  
Harris & Associates  
2104 SW 152<sup>nd</sup> Street, Ste.#2  
Burien, WA 98166

Community Development Department  
Public Works

David Woodin  
177 South Normandy Road  
Burien, WA 98148

Lloyd Whisman  
18025 2<sup>nd</sup> Place South  
Burien, WA 98148



**CITY OF BURIEN, WASHINGTON**

Department of Community Development  
400 SW 152<sup>nd</sup> Street, Suite 300, Burien, Washington 98166  
Phone: (206) 241-4647 Fax: (206) 248-5539

---

**TYPE III LAND USE REVIEW  
STAFF RECOMMENDATION TO THE HEARING EXAMINER**

**Fire Station No. 29**

DATE: November 21, 2011

FILE NO.: PLA 11-1289

APPLICANT: Paul Berry, Harris & Associates for King County Fire District #2

REQUEST: Type 3 Land Use and SEPA review for the redevelopment of Fire Station No. 29

LOCATION: 135 S. Normandy Road, Burien, WA (see Attachment 1)

PARCEL: 3223049165

APPLICATION SUBMITTED: July 25, 2011      APPLICATION COMPLETE: August 12, 2011

REVIEW PLANNER: Stephanie Jewett, AICP

DECISION MAKER: City Council

RECOMMENDATION:      **Approve subject to the following conditions:**

1. It is the responsibility of the Applicant to ensure compliance with the various provisions contained in the Burien Municipal Code (including but not limited to the Zoning Code, Building Code and Fire Code), the 2009 King County Surface Water Design Manual and the 2008 Burien Road Standards. Attachment 2, Development Requirements, is provided in this report to familiarize the Applicant with some of the additional requirements that may apply to the project. This attachment does not include all of the additional requirements. When a condition of approval below conflicts with a development requirement in Attachment 2, the condition of approval shall be followed (see Conclusion E.1).

2. All site development plans submitted for the project shall indicate those significant trees to be preserved and shall include all tree protective measures as outlined in BMC 19.25 (see Conclusion E.4).
3. Prior to issuance of any development permits, the Applicant shall:
  - a. Submit a signed written agreement between the property owner of 18016 Occidental Avenue and Fire District #2 to remove and replace the trees located on the property addressed 18016 Occidental Avenue as shown in the submitted plans (see Conclusion E.4).
  - b. Submit lighting plans indicating that the parking area lighting will be designed to minimize direct illumination of abutting properties and adjacent streets (see Conclusion E.6).
  - c. Submit detailed access and frontage improvement plans for the project, including curb, gutter and sidewalks for review and approval by the City's Public Works Department. The plans shall be in accordance with the 2008 Burien Road Standards and address the issues expressed in the City's Development Review Engineer's memorandum dated November 15, 2011 (see Conclusion E.7).
  - d. Submit detailed stormwater improvement plans designed in accordance with the 2009 King County Surface Water Design Manual as adopted by the City, for review and approval by the City's Public Works Department. The Plans shall address the issues expressed in the Development Review Engineer and Surface Water Management Engineer memorandums dated October 26, 2011 and November 15, 2011 (see Conclusion E.8).
  - e. Submit plans indicating that the above ground diesel storage tank and vehicle maintenance bay will be constructed to comply with the City's Aquifer Recharge Area requirements (see Conclusion E.10).
4. Prior to any work within the South Normandy Road or Occidental Avenue South right-of-ways, the Applicant shall apply for a right-of-way use permit (see Conclusion E.7).
5. Prior to final inspection and issuance of an occupancy permit, the Applicant shall:
  - a. Install the required landscaping and irrigation system consistent with the approved plans (see Conclusion E.5)
  - b. Provide the Community Development Department a security to insure proper establishment and maintenance of the required landscaping for a period of 2 years following installation (see Conclusion E.5).
  - c. Install the surface water management facilities as required and provide approved performance and maintenance bonds or other security methods as required by the Public Works Department (see Conclusion E.8)

## FINDINGS OF FACT & CONCLUSIONS

### A. SITE DESCRIPTION

**Location:** 135 S. Normandy Road, Burien, WA (see Attachment 1)

**Zoning:** RS-7,200 Single-family residential

**Critical Areas on or within 100 feet of site:** Aquifer Recharge Area

**Site area:** 74,100 square feet (1.7 acres)

**Current land use:** The existing fire station occupies the north portion of the site.

**Site characteristics:** Topographically the subject site slopes down approximately 16 feet from the southeast corner to the northwest corner. The existing fire station is located on the north portion of the site. Vegetation on the site consists of grass, scattered trees and shrubs.

**Neighborhood characteristics:** The western boundary of the site fronts onto Occidental Avenue South and single family homes zoned for residential single family use (RS 7,200) are located on the western side of the street. The northern boundary of the site fronts onto South Normandy Road and single-family homes zoned for single family use (RS 7,200) and a medical/dental office and gas station zoned Community Commercial-1 are located on the northern side of the street. Single family homes zoned for single-family use (RS 7,200) are located adjacent to the eastern and southern boundaries of the site.

### B. SUMMARY OF PROPOSAL (see Attachment 3 for plans)

The proposal is to construct a 2-story fire station of approximately 18,850 square feet with three apparatus bays, maintenance bay, training classroom and sleep rooms for 6 firefighters. The existing fire station occupies the north portion of the site and will be demolished after the new station is constructed. Other site development includes surface parking for approximately 18 vehicles, landscaping, a running trail, stormwater improvements and an emergency generator and fire engine fueling station. Primary vehicle access is proposed from Occidental Avenue South and a traffic emergency light signal is proposed at South Normandy Park Road and Occidental Avenue South.

## C. PUBLIC AND AGENCY COMMENT

### 1. Public Comments

- a. **Facts:** Public notice of the application was posted on the property and mailed to property owners within 500 feet of the site on August 23, 2011 and published in the Seattle Times on August 25, 2011. The 21-day comment period ended on September 15, 2011. No comments were received during the 21-day comment period.
- b. **Conclusions:** Public comment requirements have been addressed for the proposal.

## D. APPROVAL CRITERIA

1. **Facts:** Burien Municipal Code Section 19.65.075 (7) C sets forth the decision criteria for a Type III decision. The City Council may only approve the application if all of the following criteria (in *italics*) are met:

- a. *The application must be consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan.*

Staff Response: As conditioned, the proposed development addresses all of the required development standards. See Section E of this report for a detailed review of applicable development regulations.

- b. *The application must be consistent with the purpose and intent of the zone in which the site is located.*

Staff Response: The purpose and intent of the Single-Family Residential zone is stated in BMC 19.15.010 as follows:

The Single-family residential zones implement the Low and Medium Density Single-Family Neighborhood Comprehensive Plan designations. The purpose of these zones is to establish areas in which a wide range of single-family housing opportunities can be provided, while preserving the character of the surrounding neighborhood and protecting environmentally sensitive areas. The intent is to provide a variety of attractive, well-designed housing choices that meet the needs of existing and future City residents.

The use zone chart for the RS zones (BMC 19.15.00.13) lists those uses which are considered to be consistent with the purpose and intent of the RS zone. BMC 19.15.005 lists "Government Facility" as a permitted use following a Type 3 land use review. The proposed development addresses the purpose and intent of the Single-Family Residential zone.

c. *The application must be consistent with the public health, safety and welfare.*

Staff Response: The public health, safety and welfare are protected by adhering to and enforcing the City's development regulations. As conditioned, the proposed development addresses all of the City's required development regulations. See Section E of this report for a detailed review of applicable development regulations.

2. **Conclusions:** With the required conditions of approval, the proposal complies with Zoning Code section 19.65.075 (7) C.

- a. The proposal, as conditioned, is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan.
- b. The proposal is consistent with the purpose and intent of the zone in which it is located.
- c. The proposal, as conditioned, is sufficient to protect the public health, safety and welfare.

## **E. DEVELOPMENT REGULATIONS**

### **1. General Compliance**

- a. Facts: This application is subject to the applicable requirements contained in the Burien Municipal Code (including but not limited to the Zoning Code, Building Code and Fire Code), the 2009 King County Surface Water Design Manual as adopted by the City of Burien and the 2008 City of Burien Road Standards. Except as noted in the following sections, the proposal complies with the applicable requirements contained in the documents referenced above.
- b. Conclusion: It is the responsibility of the Applicant to ensure compliance with the various provisions contained in the Burien Municipal Code (including but not limited to the Zoning Code, Building Code and Fire Code), the 2009 King County Surface Water Design Manual as adopted by the City of Burien and the 2008 City of Burien Road Standards. Attachment 2, Development Standards, is provided to familiarize the applicant with some of the additional requirements that may apply to the project. This attachment does not include all of the additional requirements. When a condition of approval conflicts with a development requirement in Attachment 2, the condition of approval shall be followed.

**2. Zoning Code Use Chart Compliance (BMC 19.15.005.13)**

a. Facts:

Regulation	Requirement	Proposal	Complies?
Front Setback	30 feet	70-100 feet	Yes
Interior setbacks	30 feet	30-90 feet	Yes
Building Coverage	35 %	18 %	Yes
Impervious Surface Coverage	70 %	52 %	Yes
Height	35 feet	34 feet 4.5 inches	Yes

b. Conclusion: The proposed project complies with the height, bulk and scale requirements for "Government Facilities" in the RS-7,200 zone found in BMC 19.15.005.13.

**3. State Environmental Policy Act**

- a. Facts: A Determination of Nonsignificance (DNS) was issued for this project on November 21, 2011. Per BMC 19.65.075.2, if the Director's recommendation to the Hearing Examiner is consolidated with a threshold determination of non-significance under the State Environmental Protection Act for which a comment period pursuant to WAC 197-11-340 must be provided, the appeal period for the DNS shall be 14 days. The Environmental Review Report, Environmental Checklist and Determination of Nonsignificance are included as Attachments 6, 7 and 8.
- b. Conclusions: The Applicant and City of Burien have complied with the requirements of the State Environmental Policy Act.

**4. Significant Tree Retention**

- a. Facts: The site is required to retain 5 percent of the significant trees located on the site (BMC 19.25.120). Significant trees are defined as an existing healthy tree which, when measured four feet above grade, has a minimum diameter of eight inches for evergreen trees or twelve inches for deciduous trees (BMC 19.10.493).

There are 27 existing significant trees on the site. The Applicant submitted a Tree Retention Plan that proposes to retain 6 (or 22%) significant evergreen trees located along the east boundary of the site (see Attachment 3, Sheet L0.0).

The submitted Tree Retention Plan also indicates that 18 significant trees (16 evergreen and 2 deciduous) located on the property immediately adjacent to the southern boundary are also planned to be removed (see Attachment 3, Sheet L0.0). The Landscape Plan

(Attachment 3, Sheet L2.3) shows that there are plans to replace these trees with 16 evergreen trees. The Applicant has indicated that the property owner has verbally consented to the removal and replanting of the trees.

- b. **Conclusions:** The significant tree retention plan meets the City's significant tree retention requirements. All site development plans submitted for the project shall indicate those significant trees to be preserved and shall include all tree protection necessary as outlined in BMC 19.25. Prior to building permit approval, the Applicant shall submit a signed written agreement between the property owner of 18016 Occidental Avenue and Fire District #2 to remove and replace the trees located on the property addressed 18016 Occidental Avenue as shown in the plans (see Attachment 3, Sheet L0.0 & Sheet L2.3).

## 5. Landscaping Requirements

a. **Facts:**

- (1) BMC section 19.15.005 (13) requires the proposal to comply with landscape Category C.
- (2) Category C landscaping requires 10 ft of Type III landscaping along property lines abutting a public right-of-way. Type III landscaping is intended to function as a "see-through-screen" that functions as a partial visual separator to soften the appearance of parking areas and building elevations. The Applicant's submitted Landscape Planting Plan (Attachment 3, Sheets L2.1- 2.5) indicates that plantings of 10 ft or greater of Type III landscaping will be installed along the property line abutting South Normandy Road. The Planting plan does not propose landscaping along the entire property line abutting Occidental Avenue South due to the location of the driveways for the fire engines and onsite parking area. Consistent with BMC 19.25.090, this request complies with the City of Burien's landscaping requirement given that additional landscaping is proposed along the northern and eastern property lines.
- (3) Category C landscaping requires 5 feet of Type IV landscaping along building facades greater than 50 ft. wide. Type IV landscaping is intended to provide visual relief. The planting plan (Attachment 3, Sheets L2.1 - 2.5) indicates that plantings of 5 ft or greater of Type IV landscaping will be installed along most of the facades of the building. The Planting plan does not propose landscaping directly adjacent to most of the western façade due to the location of the garage doors for the fire engines. Consistent with BMC 19.25.090, this request complies with the City of Burien's landscaping requirements given that additional landscaping is proposed along the northern and eastern facades of the Fire Station building (see Attachment 3, Sheets L2.1 - 2.5).
- (4) Category C landscaping requires a 5-foot wide Type IV landscape strip along the perimeter of parking areas and additional interior landscaping at a rate of twenty

square feet per parking stall. Type IV landscaping is intended to provide shade and visual relief while maintaining clear sight lines within parking areas. The planting plan (Attachment 3, Sheets L2.1 - 2.5) indicates that this required parking area landscaping is deficient by 473 square feet along the northern and eastern sides of the parking area. Consistent with BMC 19.25.090 this request complies with the City of Burien's landscaping requirements given that additional landscaping is proposed to the north and west of the parking area and a 4 foot high chain link fence with screening slats as well as planted climbing vines is proposed along the northern and eastern sides of the parking area to provide additional screening.

- (5) BMC 19.25.100 requires installation of irrigation systems within all required landscaped areas. The proposal indicates that all required landscaped areas will be irrigated (Attachment 3, Sheets L3.1 & 3.2).
  - (6) BMC 19.25.180 requires a performance bond or other appropriate security for the planting of required landscaping to insure proper installation, establishment and maintenance for a period of two years.
- b. Conclusion: The proposed preliminary landscaping plan meets the City's requirements. Prior to final inspection and issuance of an occupancy permit, the landscaping and irrigation system shall be installed consistent with the approved plans and a security shall be required to insure proper establishment and maintenance of the required landscaping for a period of two years.

## 6. Parking

- a. Facts: The redevelopment is required to comply with BMC 19.20.030 (2) which states that when specific parking ratios are not provided the Director shall establish a minimum parking requirement based on a study of anticipated parking demand. The Applicant submitted a Parking Demand Analysis and two follow-up emails (see Attachment 9) consistent with City requirements. The analysis estimates that:
  - 13 on-site parking spaces are needed to accommodate overlap parking during shift changes and projected on-site training sessions.
  - 5 additional parking spaces will be needed for public, walk-in visitor use for services such as free drop-in blood pressure checks.

The submitted Site Plan (see Attachment 3, Sheet A2) proposes 18 parking stalls along the north portion of the site to meet this anticipated parking demand.

BMC 19.20.100 (5) sets forth the minimum dimensional requirements for parking spaces and parking lot aisles. The submitted plans (see Attachment 3 Sheet C-2) show that the parking stall and aisle dimensions generally comply with the City's requirements. Parking stall and aisle dimensions will also be reviewed at the time of building permit application.

BMC 19.20.040 (6) requires off-street parking and access for physically handicapped persons to be provided. The plans submitted propose 1 handicapped stall.

BMC 19.20.100 (12) states that parking area lighting shall be provided for safety of traffic and pedestrian circulation on the site. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. In the SEPA checklist (see Attachment 6) the Applicant proposes to minimize the direct illumination of abutting properties and adjacent streets by providing landscape screening and "cut-off" parking lighting designed to prevent light from impacting any off site property. The Applicant has not submitted a proposed lighting plan for the site. Lighting plans will be reviewed at the time of building permit application.

- b. Conclusions: In general, the parking as proposed meets the City's parking requirements. Parking stall and aisle dimensions will also be reviewed at the time of building permit application. Prior to issuance of any development permits, the Applicant shall submit lighting plans indicating that the parking area lighting will be designed to minimize direct illumination of abutting properties and adjacent streets.

#### **7. Street & Access Improvements:**

- a. Facts: The City of Burien has adopted the 2008 Burien Road Standards. The Applicant applied for and received a Road Standards Variance Request from the Department of Public Works for the use of a single driveway width of 172.85 feet along Occidental Avenue South for apparatus and parking area access (see Attachment 14). The Development Review Engineer reviewed the proposed project for conformance with these standards and issued a set of comments in a memorandum dated November 15, 2011 (see Attachment 4) including, but not limited to, the following:
  1. The plans show the turning wheel path(s) for the fire apparatus. The direction of travel is not identified, but we assume the lines shown are for vehicles exiting the station. Similar diagrams shall be provided for vehicles entering the station. We have several concerns regarding the turning radius for this station:
    - i. It does not appear that the inside wheel path is shown at the station for either the southbound or northbound exit from the station.
    - ii. The design for frontage improvements identifies two 12-foot travel lanes, with a paved shoulder on the west side of Occidental Avenue and a vertical curb and gutter on the east side. The wheel paths on the drawings appear to show the outside wheel in the gutter and the inside wheel on the road centerline. If the fire apparatus is truly 12 feet wide, then the travel lanes should be wider to avoid collisions with other vehicles.

- iii. Channelization for Normandy Road, including the emergency signal stop bars, shall be shown on the drawings, with the wheel paths overlaid so a complete understanding of the apparatus' travel path can be evaluated.
  2. The plans indicate that Occidental Avenue will be signed "No Parking" on the west shoulder across from the station. We presume this is to accommodate the wide turning radius required for the fire apparatus. We assume that residents of these two homes are accustomed to parking in front of their homes; therefore, the applicant should identify where the homeowners might park. Otherwise, enforcement may become a problem.
  3. We have noted that the access gate to the storm pond is approximately 12 feet from the edge of the pavement. If a maintenance vehicle were to stop in the driveway to open the gate, it may protrude into the travel lane. Since no striping is shown on the drawings, we are unsure where the travel lane is proposed.
  4. The Applicant shall be required to sign a Concomitant Agreement to not protest any future Local Improvement Districts for future urban frontage and drainage improvements along Normandy Road. The agreement shall be recorded and run with title to the property.
- b. Conclusions: Street and frontage improvements for the project shall be designed in accordance with the 2008 Burien Road Standards, subject to final review and approval by the City Public Works Department prior to building permit issuance. Prior to building permit approval, the Applicant shall address the comments of the Development Review Engineer in the memorandum dated November 15, 2011 (see Attachment 4). Prior to any work within South Normandy Road or Occidental Ave South, the Applicant shall apply for a Right-of-Way use permit, as required by BMC 12.11 and 12.18.

## 8. Surface Water Management

- a. Facts: BMC 13.10.020 adopts the 2009 King County Surface Water Design Manual (KCSWDM) as the City of Burien's drainage control regulation. The Development Review Engineer and Surface Water Management Engineer both reviewed the proposed project, including the submitted preliminary Technical Information Report (TIR) prepared by Warner Engineering (Attachment 10), for conformance with the KCSWDM and issued comments (Attachments 4 & 5), including, but not limited to the following comments related to surface water requirements:
  1. The TIR correctly describes the site as requiring Level 2 Flow Control plus basic water quality treatment and source control.
  2. The TIR shall include the flow duration curves, indicating the pre- and post-development flows for each facility and at the point of compliance. Based on the

computer printouts, it appears the pond design meets the Level 2 flow control requirements; however, the curves must be included in the TIR.

3. It would be helpful if the TIR included a summary table of the pre-developed and developed areas for each land cover type, including the bypass areas.
  4. At the time the TIR was prepared, Section III indicates that the downstream field inspection had not been performed. This inspection must be included in the TIR. We believe the downstream storm system lies within the City of Normandy Park's right-of-way of 1<sup>st</sup> Avenue. It may be prudent to inquire the condition of the drainage system from their public works staff.
  5. The plans do not include design details for the pond and control structure. This information shall be provided.
  6. The TIR identifies that the site resides within the South King County Groundwater Management Area, but that the soils on the eastern part of the site are not suitable for infiltration (glacial till), and the west portion consists of outwash soils. The TIR shall address how the project may be affected by the South King County Ground Water Management Area regulations should it be discovered during construction that the soils in the pond area are permeable. The geotechnical studies for the site should be included in the TIR.
  7. It appears that the properties located to the east and south of the site naturally drain onto the project site. The plans should indicate how this runoff will be collected and conveyed through the property in the future. Future development of these parcels may require an easement through the site, as the right to drain for those properties cannot be impede by the downstream property.
  8. It appears that the frontage improvements along Occidental Avenue will create a significant amount of new impervious area within the existing right-of-way. This conversion to impervious surface should be indicated in the land use cover table as part of the bypass area.
- b. Conclusions: Storm water improvements for the project shall be designed in accordance with the 2009 King County Surface Water Design Manual as adopted by the City, subject to final review and approval by the City Public Works Department prior to building permit issuance. Prior to building permit approval the Applicant shall address the comments of the Development Review Engineer and Surface Water Management Engineer in the memorandums dated October 26, 2011 and November 15, 2011 (see Attachments 4 and 5). Prior to final inspection and issuance of an occupancy permit, the Applicant shall install the required surface water management facilities and provide approved performance and maintenance bonds or other security methods as required by the Public Works Department.

## 9. Utilities

### a. Facts:

- (1) Fire District #2 provides fire protection to the area. The Fire Marshal approved the development for water flow, hydrant spacing and fire department access (see Attachment 11)
- (2) Highline Water District provides water service to the site. According to the Certificate of Water Availability (see Attachment 12), an existing 8 inch diameter water main on Occidental Avenue and 12 inch diameter water main on South Normandy Park Road are available to serve the redevelopment (see Attachment 12).
- (3) SW Suburban Sewer District provides sanitary sewer service. According to the Certificate of Sewer Availability (see Attachment 13), provision of sewer service will be provided through a side sewer stub connection to an existing 8-inch main (see Attachment 13).

- ### b. Conclusion: Fire, Water and Sewer Services will adequately serve the proposed development.

## 10. Aquifer Recharge Area

### a. Facts: The City's Critical Areas Map indicates the site is located in an "Aquifer Recharge Area".

- (1) The proposal includes an above ground diesel fuel storage tank. The City's Zoning Code regulates the location of above ground hazardous material storage tanks within Aquifer Recharge Areas (BMC 19.40.430.F) and requires the following:
  - i. An impervious containment area enclosing or underlying the tank.
  - ii. A secondary containment system either built into the tank structure or a dike system built outside the tank. The secondary containment system or dike system must be designed and constructed to contain the material stored in the tank, have a capacity of at least 110 percent of the primary tank and conform to the requirements of the Uniform Fire Code.
- (2) The proposal includes a maintenance bay for the maintenance of the emergency vehicles. The City's Zoning Code regulates vehicle washing, repair and servicing in an "Aquifer Recharge Area" (BMC 19.40.430.C & G) and requires the following:
  - i. Vehicle washing must be self contained or be discharged to a sanitary sewer system

- ii. Vehicle repair and servicing must be conducted over impermeable pads and within a covered structure.
  - iii. No dry wells shall be allowed on sites used for vehicle repair and servicing.
- b. Conclusion: As proposed, the above ground diesel fuel storage tank and vehicle maintenance bay appear to meet the City's Aquifer Recharge Area regulations. Prior to building permit approval the Applicant shall submit plans indicating that the above ground diesel storage tank and vehicle maintenance bay will be constructed to comply with the Aquifer Recharge Area requirements (BMC 19.40.430).

#### **E. COMPREHENSIVE PLAN**

- a. Facts: The subject property is designated as "*Moderate Density Residential Neighborhood*" on the City's Comprehensive Plan map. Burien Comprehensive Plan Policy RE 1.6 states that the "*Moderate Density Residential Neighborhood*" designation allows for single family residential uses, their accessory uses and public and semi-public uses. Considering the Fire Station is a public facility, the proposed redevelopment is consistent with the land use designation.
- b. Conclusion: The proposed development is consistent with the land use designation and therefore complies with the Comprehensive Plan.

## APPEALS

BMC 19.65.060 allows the City's final decision to be appealed by filing a land use petition in King County Superior Court. Such petition must be filed within 21 days after issuance of the decision, as provided in RCW 36.70C.

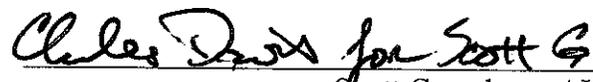
## ATTACHMENTS

1. Vicinity map
2. City of Burien Development Standards
3. Proposed Plans
4. Comment Memo from Ramesh Davad, City of Burien Development Review Engineer, dated November 15, 2011
5. Comment Memo from Huengkook Lim, City of Burien Stormwater Engineer, dated October 26, 2011
6. SEPA Checklist
7. Environmental Review Report
8. Determination of Nonsignificance
9. Off-street Parking Demand Analysis, Reid Middleton, dated June 28, 2011
10. Preliminary Technical Information Report, Warner Engineering, dated June 11, 2008
11. Certificate of Fire Hydrant Availability (King County Fire District #2, July 21, 2011)
12. Certificate of Water Availability (Highline Water District, April 14, 2011)
13. Certificate of Sewer Availability (Southwest Suburban Sewer District, April 4, 2011)
14. Road Standards Variance, dated November 2, 2011

## PARTIES OF RECORD

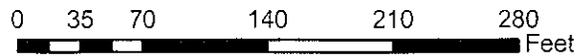
Name	Address
Paul Berry, Harris & Associates Applicant	2104 SW 152 <sup>nd</sup> St. Suite #2 Burien, WA 98166
King County Fire Protection District #2 Property Owner	15100 8 <sup>th</sup> Avenue SW Burien, WA 98166

Dated this 21<sup>st</sup> day of November, 2011

  
Scott Greenberg, AICP  
Director of Community Development



Vicinity Map  
Fire Station #29 Redevelopment  
PLA 11-1289



THE CITY OF BURIEN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR A PARTICULAR PURPOSE EXPRESS OR IMPLIED WITH RESPECT TO THIS PRODUCT.

# CITY OF BURIEN DEVELOPMENT REQUIREMENTS

King County Fire District #2 Burien Fire Station 29  
File No. PLA 11-1289

## Regulatory Requirements

It will be necessary to further analyze certain aspects of the proposal to determine if the project complies with all applicable City and State codes and policies. That analysis is most appropriately addressed during building permit review. At a minimum, the following Burien Municipal Code Chapters and State laws will be analyzed during building permit review.

**RCW 70.94** Addressing dust mitigation during construction

**BMC 12.05** Addressing road standards and referencing the Burien Road Design and Construction Standards.

**BMC 12.17 and 12.18** A right-of-way permit will be required for work in the right of way.

**BMC 12.40 Undergrounding of Utilities** Addressing requirement that all utility lines on a site must be undergrounded. All existing overhead utility lines in the right-of-way adjacent to the site must be undergrounded unless the Public Works Director determines that this is infeasible. If this is infeasible, the property owner must sign a concomitant agreement for future undergrounding.

**BMC 13.10.020** Addressing surface water design standards and referencing the 2009 King County Surface Water Design Manual.

**BMC 15** Addressing building and construction

## **BMC Title 19 Zoning Code**

### **19.17.120(1) (D) Building Height Measurement Methods.**

Compliance with the height limit shall be determined by:

- i. Field verification by building official or designee of the establishment of the bench mark for a topographic map, if applicable,
- ii. Review of building permit plans,
- iii. Field verification at the completion of building framing

On sloping lots or when the structure is within two feet of the height limit, certification by a licensed surveyor is required.

On all other structures, verification by the building official or designee is required at the time of the framing inspection.

### **19.17.290(1) Fences.**

Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located.

### **19.17.240 Sight distance requirements**

## 19.20 Parking and circulation

19.20.040.6 Off-street parking and access for physically handicapped persons shall be provided in accordance with the **International Building Code**, Chapter 11 Accessibility.

19.20.090.3 Pedestrian walkways shall comply with City of Burien development standards and meet the following minimum design standards:

- B. Access and walkways shall be a minimum of 5-feet of unobstructed width and meet City standards for surfacing of walkways.

19.20.100.1 Off-street parking shall be located on the same site as the development served by the parking.

2. Access between off-street parking areas and abutting public streets shall be designated, located and constructed in accordance with City of Burien development standards
8. Any parking areas abutting a landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area.
9. Parking space depth may be reduced up to 18 inches when vehicles overhang a walkway if the remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.
12. Parking area lighting shall be provided for safety of traffic and pedestrian circulation on the site, as required by the **International Building Code**. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The Director shall have the authority to waive the requirement to provide lighting.

## 19.20.110 Off-street parking construction standards

### 19.20.130 Parking area maintenance

### 19.25.080 Landscaping-general requirements

General requirements pertaining to specie size, specie type, fence location, cast in place concrete curbs required, soil augmentation and mulch coverage.

### 19.25.100 Landscaping-irrigation

Landscaping irrigation is required.

### 19.25.110 Landscaping-installation

Landscaping shall be installed prior to issuance of a final occupancy permit.

### 19.25.150 Landscaping-significant trees-protection

2. An area of prohibited disturbance, generally corresponding to the drip line of the significant tree shall be protected during construction with a temporary five-foot-high chainlink or plastic net fence. The fencing shall be installed prior to issuance of development permits for the site.
3. No impervious surfaces, fill, excavation, or storage of construction materials shall be permitted within the area defined by such fencing.

#### 19.25.170 Landscaping-maintenance

1. All landscaping and significant trees shall be maintained for the life of the project.
2. All landscape materials and significant trees shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure;
3. With the exception of dead, diseased or damaged trees specifically retained to provide wildlife habitat, other dead, diseased, damaged or stolen planting shall be replaced within three months or during the next planting season if the loss does not occur in a planting season; and
4. Landscape areas shall be kept free of trash.

#### 19.30 Signs

All building signage proposed shall meet the requirements of the sign code chapter and more specifically of the zone in which the property is located.

#### 19.70.020 General requirements

All new development proposals shall be adequately served by the following facilities and services:

- a. Sewage disposal
- b. Water supply
- c. Surface water management
- d. Roads and access
- e. Fire protection service

#### 19.70.030 Adequate sewage disposal

All new development shall be served by an adequate public or private sewer disposal system.

#### 19.70.040 Adequate water supply

All new development shall be served by a public or private water supply system.

#### 19.70.050 Surface water management

All new development shall be served by an adequate surface water management system approved by the City as being consistent with the design, operating and procedural requirements of the **2009 King County Surface Water Design Manual**.

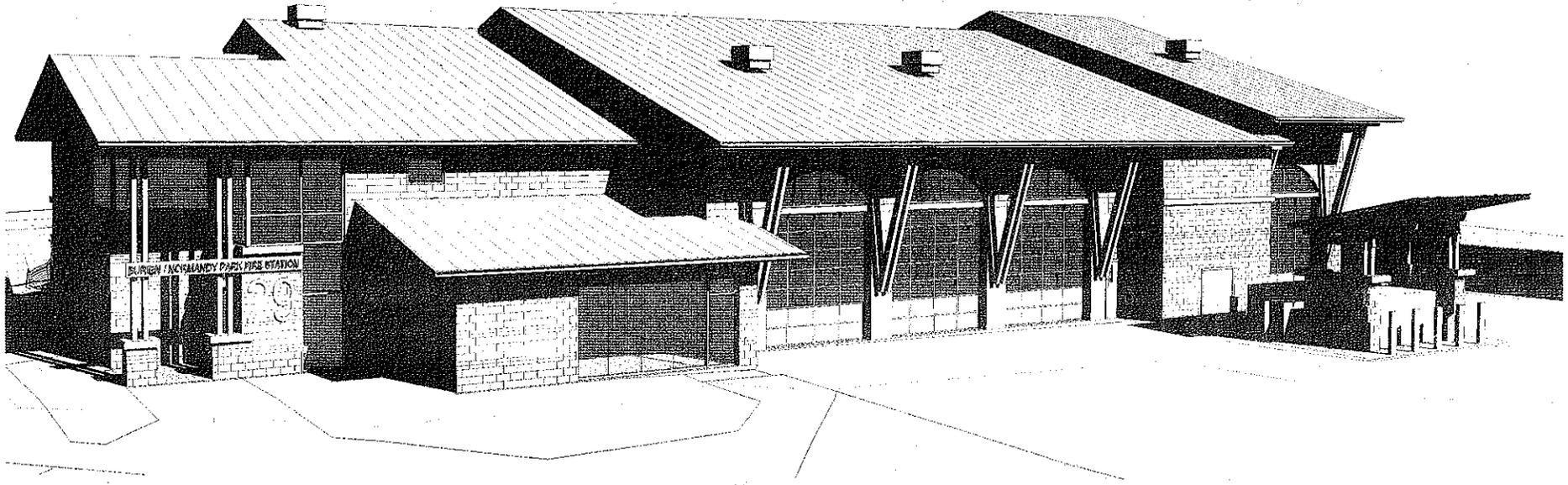
#### 19.70.100 Adequate vehicular access

All new development shall be served by adequate vehicular access including access to direct access to a public or private street that meets city road standards or an alternative acceptable to the city engineer; or the property has access to an acceptable street by a private driveway approved by the city. Access locations shall intersect with existing and anticipated streets at safe and convenient locations as determined by the City as being consistent with the design, operating and procedural requirements of the **2008 Burien Road Standards**.

#### 19.70.110 Adequate fire protection

All new development shall be served by adequate fire protection including a water supply system that provides at least minimum fire flow and road system that provide life safety/rescue access.

# BURIEN / NORMANDY PARK FIRE DEPARTMENT STATION 29



## LAND USE REVIEW SHEET LIST

Sheet Number	Sheet Name
A-1	TITLESHEET - LAND USE REVIEW
1 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
2 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
C-2	PRELIMINARY SITE DIMENSION AND STRIPING PLAN
C-1	STORM DRAINAGE, GRADING AND UTILITY PLAN
L-0	TREE RETENTION & PROTECTION PLAN
L1.10	LAYOUT PLAN
L1.30	SITE DETAILS
L1.40	SITE DETAILS
L1.50	SITE DETAILS
L2.10	PLANTING PLAN
L2.20	ENLARGED AREA PLANS - PLANTING
L2.30	ENLARGED AREA PLANS - PLANTING
L2.40	PLANTING PLAN NOTES & SCHEDULE
L2.50	PLANTING PLAN DETAILS
L3.10	IRRIGATION PLAN
L3.20	IRRIGATION PLAN DETAILS
A-2	CONCRETE ELEVATIONS
A-2	LAND USE SITE PLAN

A-2 R Landuse site plan + Building Elevation

## GENERAL INFORMATION

**PROJECT DESCRIPTION**  
A NEW SATELLITE FIRE STATION WITH CREW AREAS, ADMINISTRATIVE AREA, AND TRAINING ROOM. DEMOLITION OF EXISTING STATION AND SITE WORK INCLUDING PARKING, PLANTINGS, AND EARTHWORK.

**SITE ADDRESS**  
135 S. NORMANDY RD.  
BURIEN, WA 98146

**PARCELS**  
LOT AREA: 74,100 SF

**ZONING**  
RS - SINGLE FAMILY RESIDENTIAL - 7,200

## SITE AND ZONING DATA

**SPECIAL REVIEW PROCESS**  
TYPE 9

**PARKING REQUIRED AND PROVIDED**  
REQUIRES PARKING STUDY

SETBACK	REQUIRED	PROVIDED
FRONT	30'	30'
INTERIOR	30'	30'

	MAXIMUM	ACTUAL
BUILDING COVERAGE	35%	18% (11,115 / 74,100)
IMPERVIOUS SURFACE	70%	52% (27,250 SITE PAVING + 11,115 / 74,100)

**LANDSCAPE CATEGORY C**  
AIRCRAFT NOISE REDUCTION AREA 1: 35 DB REDUCTION REQUIREMENT

## BUILDING DATA

**ZONING CODES**  
CITY OF BURIEN MUNICIPAL CODE, CHAPTER 19

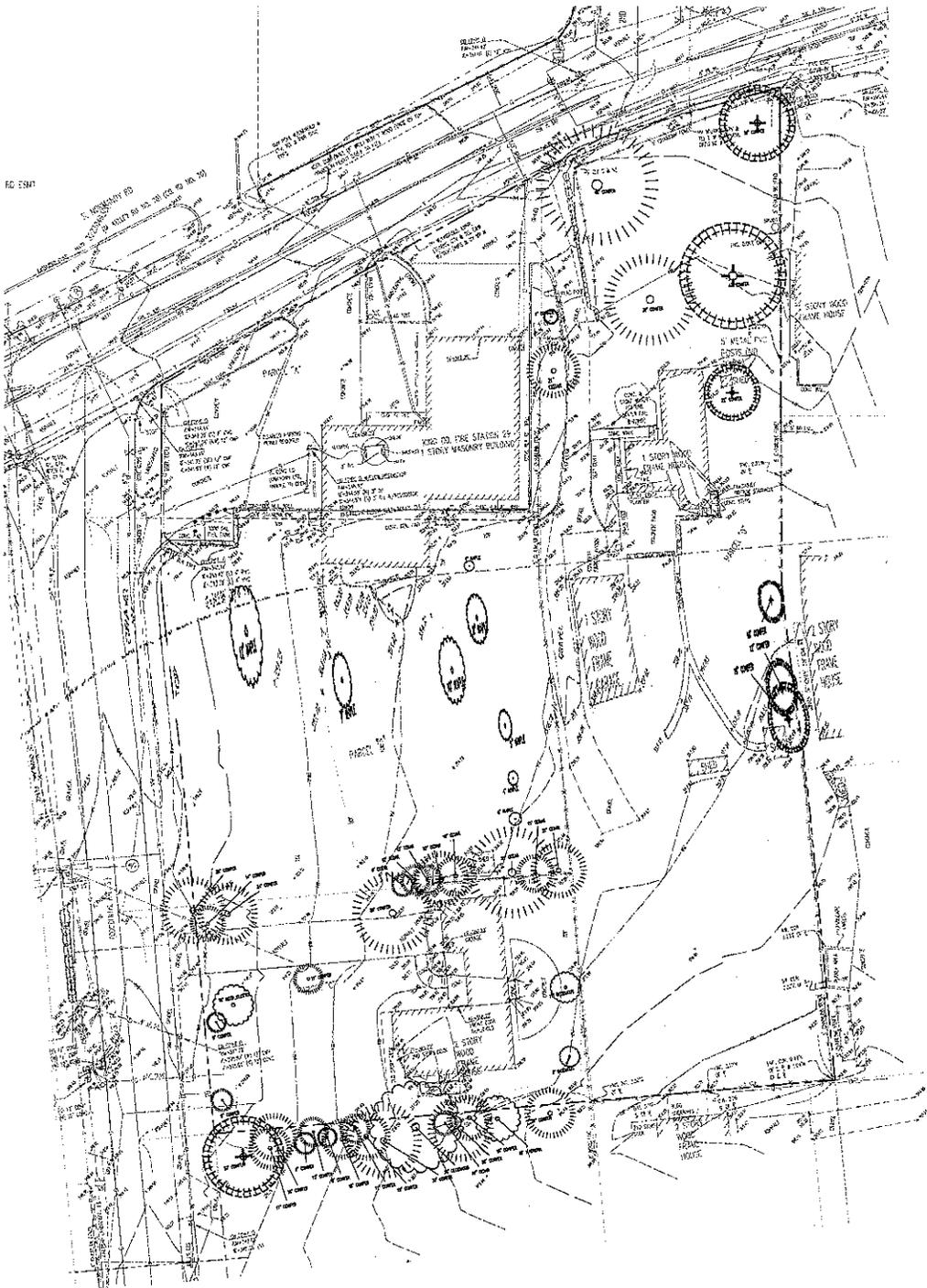
**CONSTRUCTION TYPE**  
V5 - FULLY SPRINKLERED W/ FULL AUTOMATIC FIRE ALARM SYSTEM PER WAC 296.0 MC 15.20.100 REQUIRES APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES WITH A GROSS SQUARE FOOTAGE OF 5,000 OR GREATER SQUARE FEET, REGARDLESS OF TYPE OR USE.

**BUILDING AREA BASE BID**  
FIRST FLOOR = 10,665 SF GROSS AREA + 450 SF ROOF OVERHANG = 11,115 SF  
MEZZANINE AREA = 845 SF. SATISFIES IRC 305.2 - MEZZANINE AREA LIMITATION.  
2ND FLOOR LIVING AREA (S 205 SF) = 3,285 SF / 3 = 1,095 SF  
SECOND FLOOR AREA = 5,120 SF  
MAINTENANCE BAY FLOOR AREA = 1970 SF  
TOTAL AREA = 18,850 SF = 11,115 SF + 5,120 SF + 645 SF + 1970 SF

**MAXIMUM BUILDING HEIGHT**  
34'-0" = 40'-0" + 26'-0" (35 FT ALLOWED IN RS RESIDENTIAL ZONE DISTRICT)







**LEGEND**



EXISTING TREE TO REMAIN

**Burien Fire Station 29  
Significant Tree Calculation**

There are 27 healthy significant\*\* trees existing on the site. Code requires preservation of at least 5% of them.  $27 \times 5\% = 1.35$  rounded up = a minimum of two (2) significant trees required to be preserved.

We are preserving a total of six (6) of the significant trees. These are all conifers located at the east side of the site (42", 30", 22", 10", 12" and 16" caliper).

\*\* Significant trees are defined as follows in the code:  
16.10.483 Significant tree -- An existing healthy tree which, when measured four feet above grade, has a minimum diameter of:

1. Eight inches for evergreen trees, or
2. Twelve inches for deciduous trees. [Ord. 293 § 1, 2000]

**RICE**  
ARCHITECTURE  
& PLANNING  
**MILLER**

275 5th Street, Suite 100  
Burien, WA 98337  
(360) 377-8772  
FAX 792-1385  
info@rmarsh.com

**MacLeod**  
**Reckord** PLLC

Coman Building  
91 Main Street  
Seattle, Washington 98104  
206-222-7218  
FAX 206-222-7212



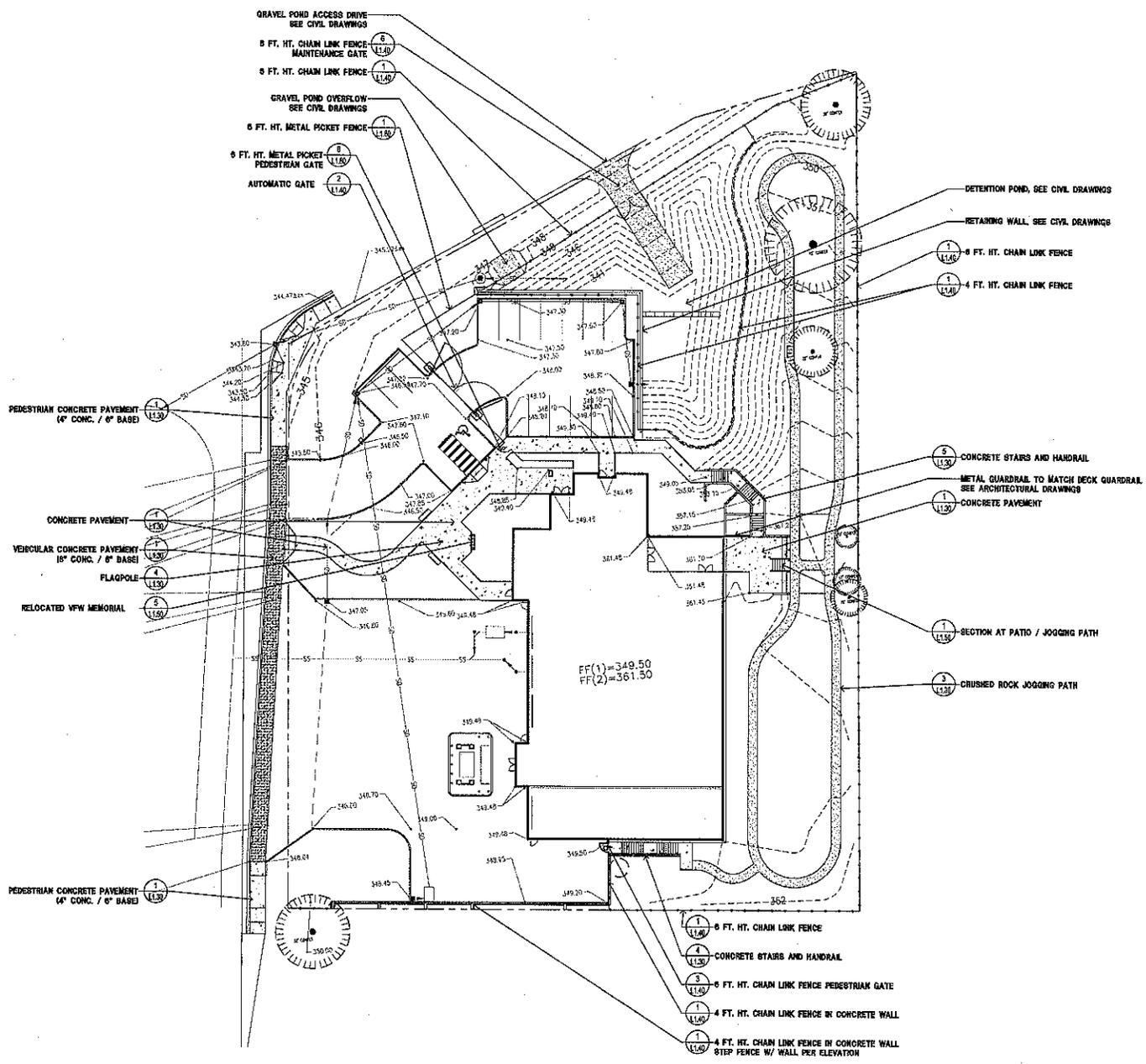
LAND USE  
PLANNING  
ARCHITECTURE  
**MACLEOD RECKORD**  
PLLC

**BURIEN / NP STATION 29**  
135 S. Normandy Road  
Burien, Washington

Project Number	2008012.02
Land Use Permit	
ISSUED:	07/01/2011
REVISED SCHEDULE	

**TREE RETENTION & PROTECTION PLAN**

SHEET:  
**L0.0**

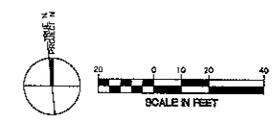


**LAYOUT LEGEND**

SYMBOL	DESCRIPTION
	VEHICULAR CONCRETE PAVEMENT (8" CONC. / 6" BASE)
	PEDESTRIAN CONCRETE PAVEMENT (4" CONC. / 4" BASE UNLESS OTHERWISE NOTED)
	CRUSHED ROCK SURFACING
	BENCH PER SPEC. PROVIDER (S)
	CHAIN LINK FENCE (HEIGHT AS NOTED)
	CHAIN LINK PEDESTRIAN GATE
	METAL PICKET PEDESTRIAN GATE
	METAL PICKET AUTOMATIC GATE
	METAL PICKET FENCE

**LAYOUT NOTES**

- SEE CIVIL SHEETS FOR LAYOUT OF ALL VEHICULAR PAVEMENT, SITE WALLS, CURBS, STORM DRAINAGE FACILITIES, AND OTHER SITE UTILITIES.
- SEE ARCHITECTURAL SHEETS FOR BUILDING LAYOUT.
  - SEE SHEET L2.10 FOR LOCATIONS OF PLANTED AREAS AND EXISTING PLANTS TO REMAIN.
  - PRESERVE AND PROTECT ALL EXISTING ITEMS, MATERIALS AND PLANTINGS OUTSIDE OF THE LIMIT OF WORK.



**RICE**  
*fergus*  
**MILLER**  
 ARCHITECTS & PLANNERS  
 275 Fifth Street, Suite 100  
 Bremerton, WA 98337  
 (360) 377-8773  
 FAX 732-1035  
 info@rmarsh.com

**MacLeod**  
**Reckord** PLLC  
 CIVIL ENGINEERS  
 81 Marion Street  
 Burien, Washington 98148  
 206-335-7918  
 Fax 206-335-7914



**BURIEN / NP STATION 29**  
 135 S. Normandy Road  
 Burien, Washington

Project Number 2008012.02

Land Use Permit

ISSUED: 07/01/2011
REVISIONS

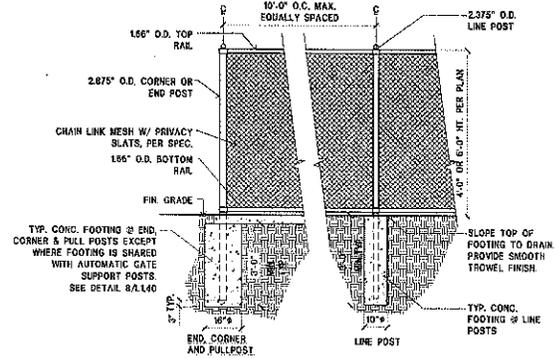
LAYOUT PLAN

SHEET:  
**L1.10**

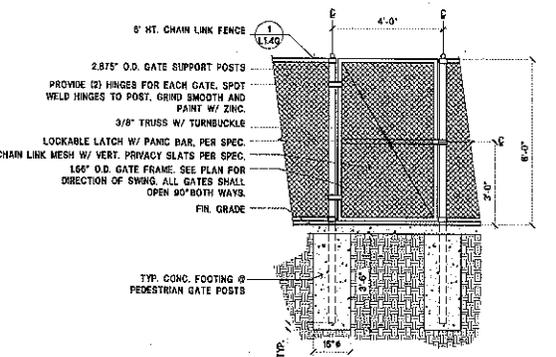


**NOTES:**

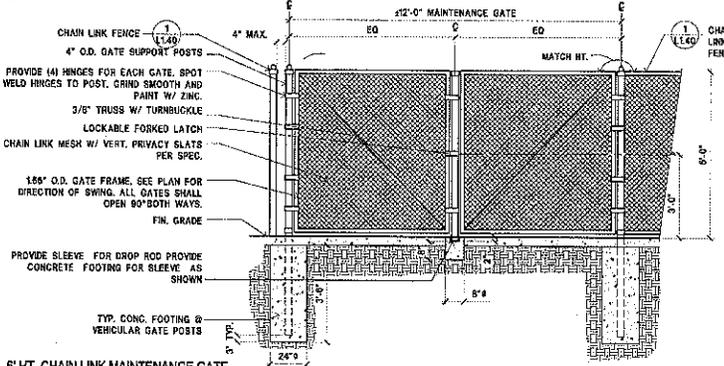
1. PROVIDE 2.875" O.D. FULL POST AT MAX. 100'-0" O.C.
2. PROVIDE VERTICAL PRIVACY SLATS FOR ALL CHAINLINK FENCING PER SPEC.



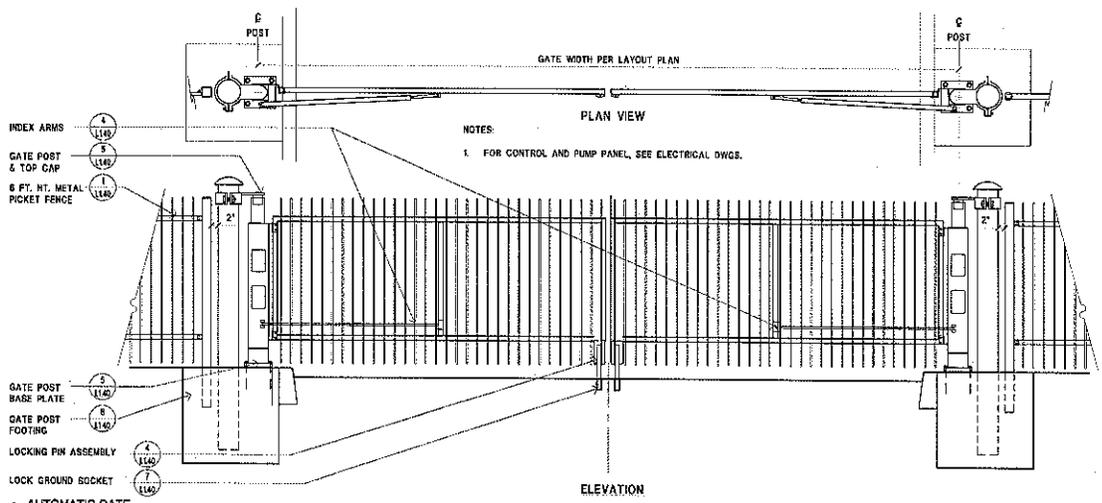
**1 4' OR 6' HT. CHAIN LINK FENCE**  
1/2"-1'-0"



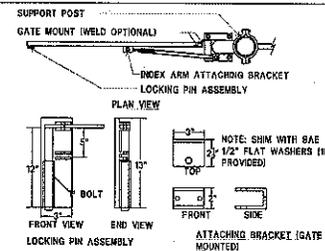
**3 6' HT. CHAIN LINK PEDESTRIAN FENCE GATE**  
1/2"-1'-0"



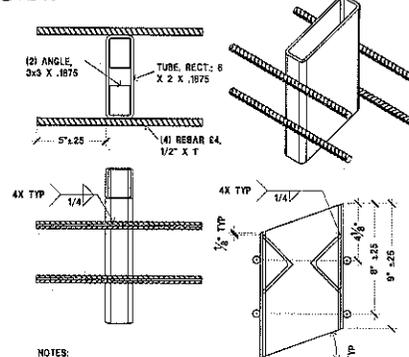
**6 6' HT. CHAIN LINK MAINTENANCE GATE**  
3/4"-1'-0"



**2 AUTOMATIC GATE**  
1/2"-1'-0"

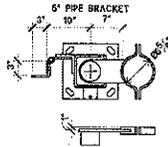


**4 INDEX ARM BRACKET AND LOCKING PIN**  
1/2"-1'-0"

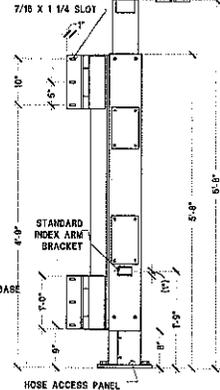


**7 LOCK AND GROUND SOCKET**  
3/4"-1'-0"

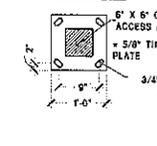
**STANDARD TOP CAP INSTALLATIONS**



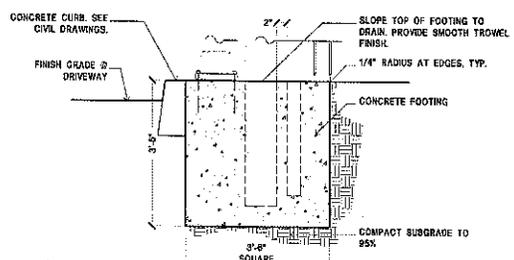
**STANDARD POST DIMENSIONS**



**BASEPLATE/FOOTPRINT DIMENSIONS**



**5 GATE POST, TOP CAP, AND BASE PLATE**  
1/2"-1'-0"



**8 GATE POST FOOTING**  
3/4"-1'-0"

**RICEfergus MILLER**  
ARCHITECTS & PLANNERS  
275 Fifth Street, Suite 100  
Bremerton, WA 98337  
(360) 377-8773  
FAX 752-1585  
info@rferch.com

**MacLeod Reckord PLLC**  
Civil Engineers  
81 Main Street  
Snohomish, WA 98296  
360-877-8119  
fax 360-877-8122



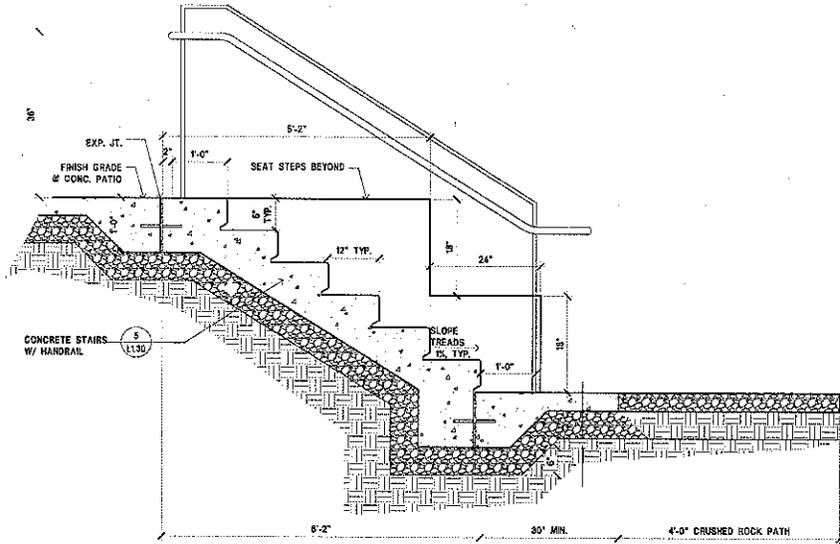
**BURIEN / NP STATION 29**  
135 S. Normandy Road  
Burien, Washington

Project Number 2009012.02

Land Use Permit
ISSUED: 07/01/2011
REVISIONS

**SITE DETAILS**

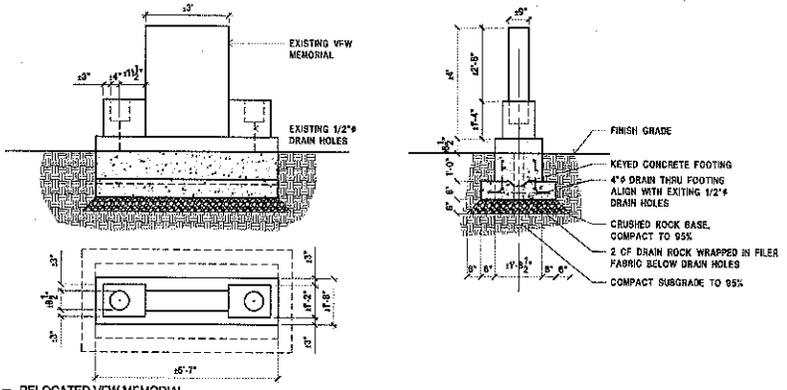
SHEET:  
**L1.40**



1 SECTION @ PATIO / JOGGING PATH  
N.T.S.

2 NOT IN USE  
N.T.S.

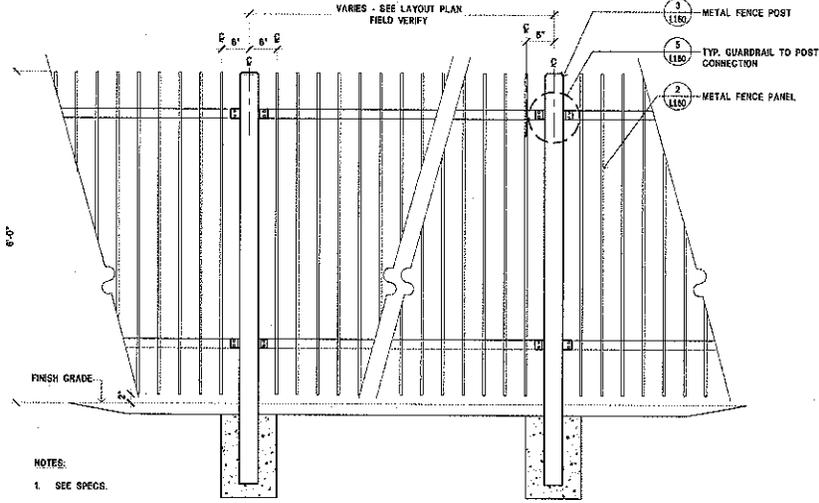
3 NOT IN USE  
N.T.S.



6 RELOCATED VFW MEMORIAL  
N.T.S.

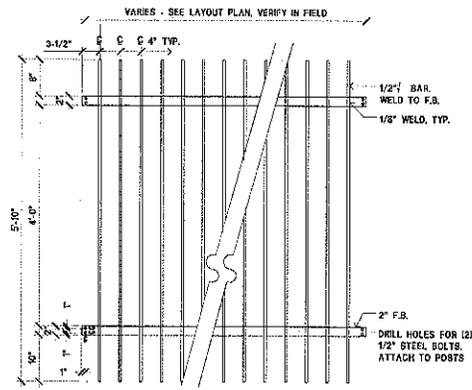
Project Number	2008012.02
Land Use Permit	
ISSUED:	07/01/2011
REVISION SCHEDULE	

**SITE DETAILS**

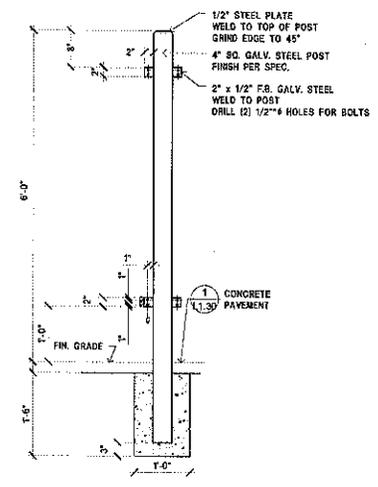



- NOTES:**
1. SEE SPECS.
  2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
  3. INSTALL TRUE & PLUMB.
  4. VERIFY LOCATION AND DIMENSIONS PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
  5. COORDINATE WITH GATE INSTALLATION AND OTHER RELATED WORK.

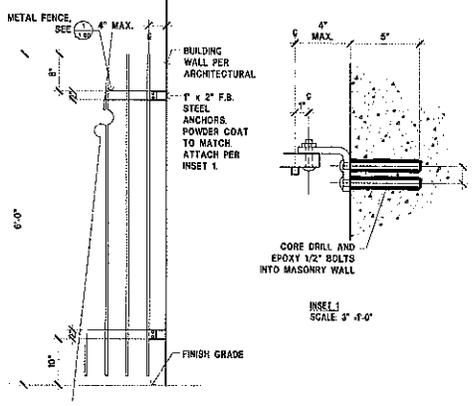
**1 METAL PICKET FENCE**  
SCALE: 1"=1'-0"



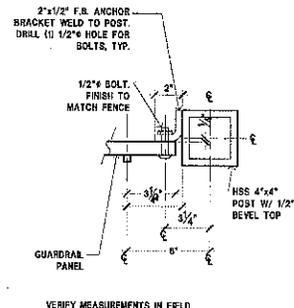
**2 METAL PICKET FENCE PANEL**  
SCALE: 1"=1'-0"



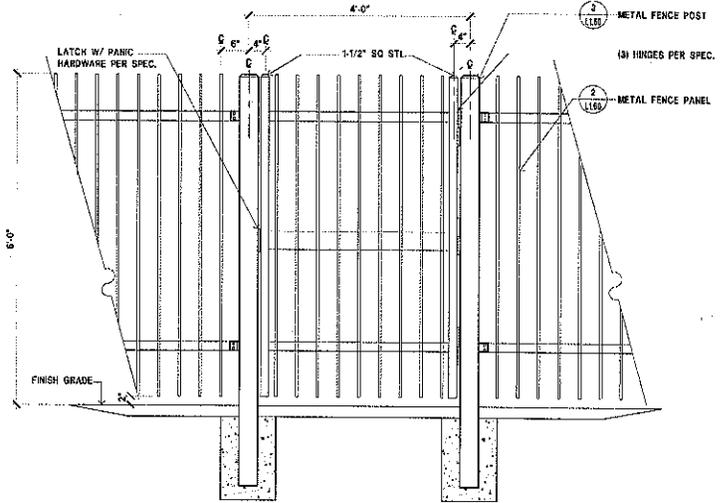
**3 METAL PICKET FENCE POST**  
SCALE: 1"=1'-0"



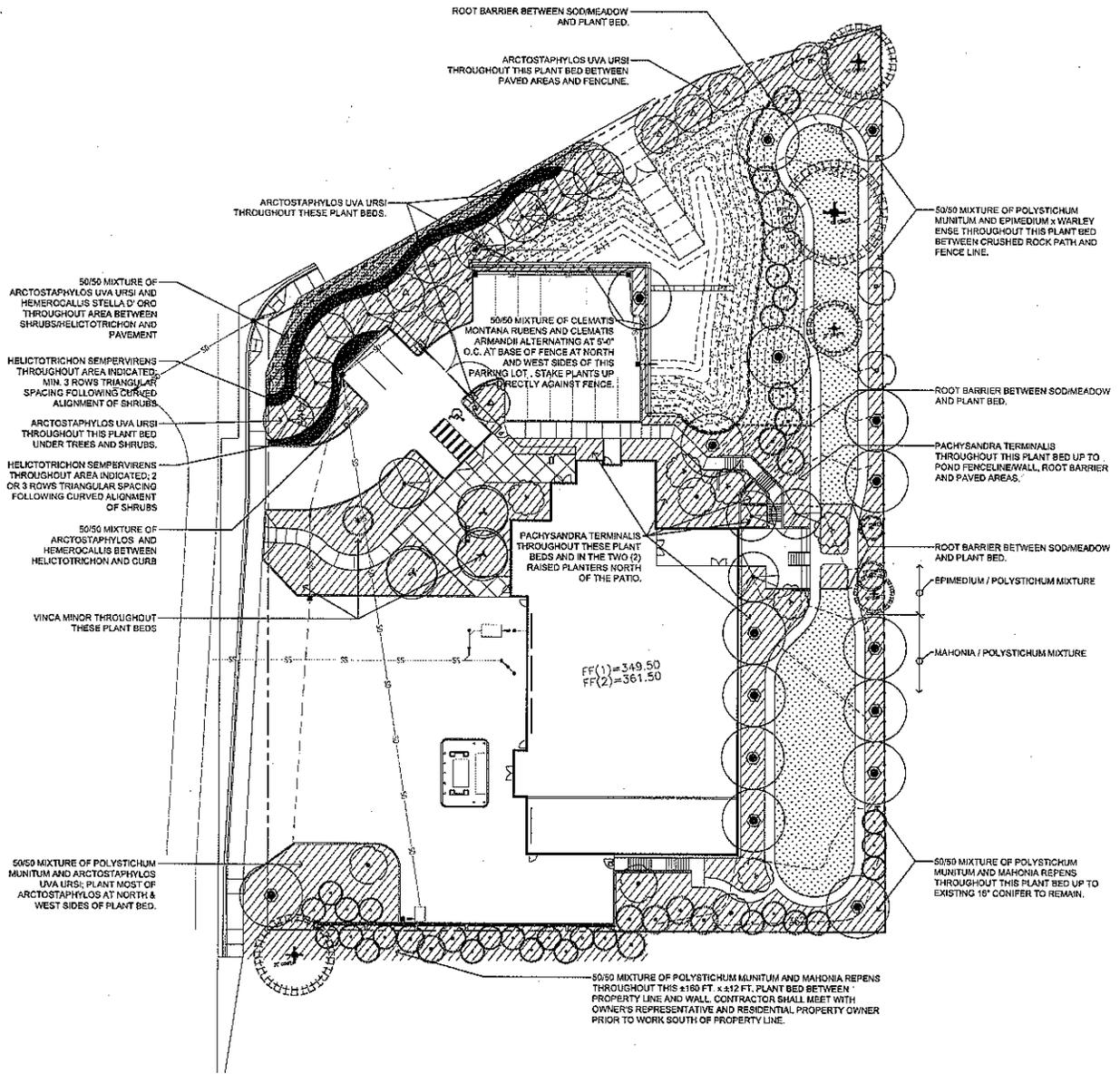
**4 METAL PICKET FENCE CONNECTION AT BUILDING**  
SCALE: 1"=1'-0"



**5 METAL PICKET FENCE CONNECTION AT POST**  
SCALE: 3"=1'-0"



**6 METAL PICKET FENCE PEDESTRIAN GATE**  
SCALE: 1"=1'-0"



**BURIEN PLANTING BUFFER REQUIREMENTS**

Landscape Category "C" requirements are applied to this site as follows:

1. A 10 foot wide Type III buffer is required along the property line abutting the public right-of-way.
2. A landscaped buffer is not required along the remaining property lines.
3. A 5 foot wide Type IV buffer is required along building facades greater than 25 feet in height or 50 feet wide.
4. Landscaping for surface area parking (18 stalls) is required per BMC 19.25.070 as follows:
  - a. Perimeter landscaping - Type IV; 5 feet wide, or 7 feet wide at vehicle overhangs\*\*
  - b. Interior landscaping - Type IV; a total of 360 square feet minimum (20 SF per stall, in addition to perimeter landscaping)

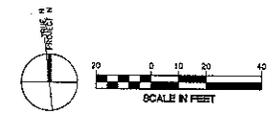
\*\*\*Due to retention pond sizing and location requirements, the parking lot perimeter landscaping provided in this plan is less than the required with at the north and east sides of the 13 stall section of the parking lot. This planted area is deficient 473 square feet. The planted area to the north and west of the parking lot (between the 10 foot Type III buffer and the parking lot perimeter buffer) is larger than required and is intended to be averaged with the lesser perimeter landscaping provided. This area is 1762 square feet. In addition, a 4 foot high chain link fence with screening slats is indicated within the narrower perimeter landscaped areas at the north and east side of the lot to provide additional screening as well as fulfilling the requirement for a fence around the pond. Climbing vines are planted along the fence. Groundcover in this area is intended to drop over the sides of the retention pond wall to soften the visual impact of it.

**NOTES**

1. SEE SHEETS L2.20 & L2.30 FOR LOCATIONS OF ALL SHRUBS, PERENNIALS, FERNS, ORNAMENTAL GRASSES, AND BULBS.
2. GROUNDCOVERS SHALL BE PLANTED THROUGHOUT PLANT BEDS AS INDICATED, EXCEPT WHERE PERENNIALS AND FERNS ARE LOCATED.
3. BULBS SHALL BE PLANTED BETWEEN OTHER SPECIFIED PLANTS AS DIRECTED BY OWNERS REPRESENTATIVE.

**LEGEND**

	PLANTED AREA
	LAWN AREA (SOD)
	MEADOW AREA
	ROOT BARRIER



**RICEfergus MILLER**  
 ARCHITECTURE & LANDSCAPE ARCHITECTURE  
 275 5th Street, Suite 100  
 Bremerton, WA 98337  
 (360) 377-8773  
 FAX 702-1385  
 info@rfergus.com

**MacLeod Reckord PLLC**  
 20700 8th Ave  
 217 West 32nd Street  
 Seattle, WA 98107-0804  
 206-325-7910  
 FAX 206-325-7912

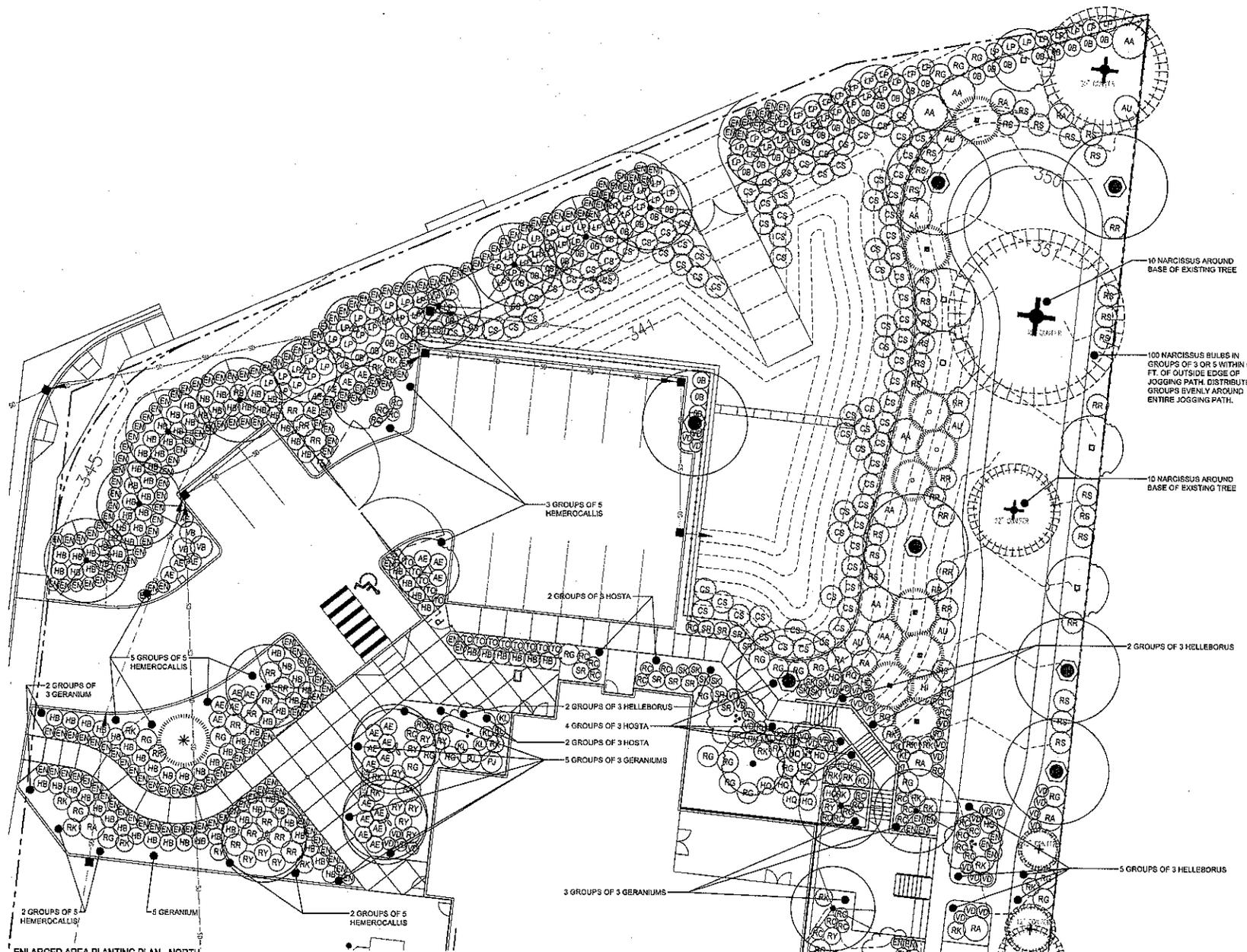


**BURIEN / NP STATION 29**  
 135 S. Normandy Road  
 Burien, Washington

Project Number 2008012.02  
 Land Use Permit  
 ISSUED: 07/01/2011  
 REVISION: 02-28-2011

**PLANTING PLAN**

SHEET:  
**L2.10**



ENLARGED AREA PLANTING PLAN - NORTH  
SCALE: 1" = 10'

**RICE**  
fergus  
MILLER  
ARCHITECTURE  
& LANDSCAPE  
275 Fifth Street, Suite 100  
Bremerton, WA 98337  
(360) 377-8773  
FAX 360-1385  
info@rfergus.com

**MacLeod**  
**Reckord** PLLC  
Cedar Bluffs  
31 West Street  
Burien, Washington 98148  
360-537-9195  
FAX 360-537-9242



**BURIEN / NP STATION 29**  
135 S. Normandy Road  
Burien, Washington

Project Number: 2008012.02  
Land Use Permit  
ISSUED: 07/01/2011  
REVISION: SC-E0112


ENLARGED AREA  
PLANS - PLANTING

SHEET:  
**L2.20**



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MIN. SIZE	REMARKS	DROUGHT RESISTANT OR TOLERANT
	<b>EXISTING TREE TO REMAIN</b>	NA	NA	PRESERVE AND PROTECT	
<b>DECIDUOUS TREES</b>					
	<i>Acer fraxinifolius</i> 'Jeffers Red' Aurum Blaze	16	2 cal.	B&B or cont., well matched, symmetrical, branched to 6' ht.	Y
	<i>Acer palmatum</i> 'Omazaki' Japanese Maple	6	10' ht.	B&B or cont., specimen quality, 2 to 5 trunk, min. 1 1/2" cal. per trunk branched to 4' ht.	
	<i>Acer glaberrimum</i> 'Columnare' Norway Maple	7	2 cal.	B&B or cont., well matched, symmetrical, branched to 5' ht.	Y
	<i>Cornus nuttallii</i> 'Starlight' Pacific Dogwood	4	2 cal.	B&B or cont., well matched, symmetrical, branched to 4' ht.	Y
	<i>Nyssa sylvatica</i> Star Gum	12	2 cal.	B&B or cont., well matched, symmetrical, branched to 5' ht.	Y
	<i>Prunus americana</i> 'Chinkapin' Mount Fuji Cherry	3	2 cal.	B&B or cont., well matched, symmetrical, branched to 5' ht.	Y
	<i>Pyrus calleryana</i> 'Redspire' Callery Pear	5	2cal.	B&B or cont., well matched, symmetrical, branched to 5' ht.	Y
<b>EVERGREEN TREES</b>					
	<i>Abies concolor</i> White Fir	1	12' ht.	B&B or cont., specimen quality, symmetrical, full to base, single leader.	
	<i>Calocedrus decurrens</i> Incense Cedar	10	8' ht.	B&B or cont., symmetrical, full to base, single leader.	Y
	<i>Pinus sylvatica</i> 'French Blue' Scotts Pine	10	5' ht.	B&B or cont., symmetrical, full to base, single leader.	Y
	<i>Pseudotsuga menziesii</i> Douglas Fir	14	8' ht.	B&B or cont., symmetrical, full to base, single leader.	Y
<b>DECIDUOUS SHRUBS</b>					
	<i>Amelanchier alnifolia</i> Western Serviceberry	-	24" ht.	B&B or cont., well rooted, full plants, 5' o.c.	Y
	<i>Cornus sericea</i> 'Bailey' Redtwig Dogwood	-	24" ht.	B&B or cont., well rooted, full plants, 5' o.c.	
	<i>Hamamelis virginica</i> 'Diana' Winged	-	24" ht.	B&B or cont., well rooted, full plants, 5' o.c.	Y
	<i>Hydrangea arborescens</i> 'Fire Wheel' Oakleaf Hydrangea	-	18" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Rhododendron</i> 'Kandyke' Kandyke Azalea	-	18" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Ribes sanguineum</i> 'Pulborough Scarlet' Red Flowering Currant	-	18" ht.	B&B or cont., well rooted, full plants, 5' o.c.	
	<i>Rosa rugosa</i> Redleaf Rose	-	18" ht.	B&B or cont., well rooted, full plants, 5' o.c.	Y
	<i>Viburnum x burkwoodii</i> 'Mojave' Mojave Viburnum	-	24" ht.	B&B or cont., well rooted, full plants, 5' o.c.	Y
	<i>Symphoricarpos albus</i> Common Snowberry	-	18" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
<b>LAWN</b>					
	<b>SEEDED MEADOW</b>	8272 SF			
	<b>SOD LAWN</b>	3922 SF			

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	MIN. SIZE	REMARKS	DROUGHT RESISTANT OR TOLERANT
<b>EVERGREEN SHRUBS</b>					
	<i>Abelia</i> 'Edward Goucher' Abelia	-	24" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Escallonia</i> 'Newport Dwarf' Dwarf Escallonia	-	12" ht.	B&B or cont., well rooted, full plants, 3' o.c.	Y
	<i>Hebe</i> 'budding' Budding Hebe	-	24" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Kalmia latifolia</i> 'Dor' Dwarf Mountain Laurel	-	12" ht.	B&B or cont., well rooted, full plants, 3' o.c.	
	<i>Lonicera</i> 'plestar' Plestar Honeyuckle	-	12" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Mahonia aquilifolia</i> 'Orange Flame' Oregon Grape	-	12" ht.	B&B or cont., well rooted, full plants, 3' o.c.	Y
	<i>Osmanthus burkwoodii</i> Burkwood Dazylindium	-	24" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Pieris japonica</i> 'Dorothy Wyckoff' Lily-of-the-Valley Shrub	-	24" ht.	B&B or cont., well rooted, full plants, 5' o.c.	Y
	<i>Rhododendron</i> 'augustinii' 'Baro Blue' Rhododendron	-	24" ht.	B&B or cont., well rooted, full plants, 6' o.c.	Y
	<i>Rhododendron</i> 'Cinnamon Bear' Rhododendron	-	12" ht.	B&B or cont., well rooted, full plants, 3' o.c.	Y
	<i>Rhododendron</i> 'Gloria Walcott' Rhododendron	-	24" ht.	B&B or cont., well rooted, full plants, 6' o.c.	Y
	<i>Rhododendron</i> 'yakuishinum' 'Ken Jaseck' Rhododendron	-	18" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Sarcococca exoniifolia</i> Fragrant Sarcococca	-	18" ht.	B&B or cont., well rooted, full plants, 4' o.c.	Y
	<i>Salix rooseae</i> Veldt Willow	-	12" ht.	B&B or cont., well rooted, full plants, 3' o.c.	Y
	<i>Thuja occidentalis</i> 'Emerald Green' Emerald Green Arborvitae	-	6" ht.	B&B or cont., well rooted, full plants, 5' o.c.	Y
	<i>Viburnum dentatum</i> David's Viburnum	-	12" ht.	B&B or cont., well rooted, full plants, 3' o.c.	Y
<b>GROUNDCOVERS AND VINES</b>					
	<i>Clematis armandii</i> Evergreen Clematis	-	1 gal.	Well rooted, min. 5' o.c. at base of fence alternating with clematis montana rubens	Y
	<i>Clematis montana rubens</i> Anemone Clematis	-	1 gal.	Well rooted, min. 5' o.c. at base of fence alternating with clematis armandii	Y
	<i>Epimedium x warleyense</i> Epimedium	-	4" pot	Well rooted, min. 18" o.c., triangular spacing.	Y
	<i>Anemone hepatica</i> Hepatica	-	4" pot	Well rooted, min. 18" o.c., triangular spacing.	Y
	<i>Mahonia repens</i> Cascading Mahonia	-	1 gal.	Well rooted, min. 24" o.c., triangular spacing.	Y
	<i>Pachysandra terminalis</i> Japanese Spurge	-	4" pot	Well rooted, min. 18" o.c., triangular spacing.	Y
	<i>Vinca minor</i> Dwarf Periwinkle	-	4" pot	Well rooted, min. 18" o.c., triangular spacing.	Y
<b>PERENNIALS PERNS AND BULBS</b>					
	<i>Dianthus barbatus</i> Daisy Fern	-	1 gal.	Well rooted, well developed crown, 24" o.c.	Y
	<i>Geranium</i> 'Johnsons Blue' Cranesbill	-	1 gal.	Well rooted, well developed crown, 24" o.c.	Y
	<i>Helleborus foetidus</i> 'Western Pink' Bears Foot Hellebore	-	1 gal.	Well rooted, well developed crown, 24" o.c.	Y
	<i>Helleborus scaber</i> 'Hans Jansz' Blue Star Hellebore	-	1 gal.	Well rooted, well developed crown, 24" o.c.	Y
	<i>Helleborus viridis</i> 'Hans Jansz' Green Star Hellebore	-	1 gal.	Well rooted, well developed crown, 24" o.c.	Y
	<i>Hosta</i> 'Frances Williams' Plantain Lily	-	1 gal.	Well rooted, well developed crown, 24" o.c.	Y
	<i>Narcissus</i> Daffodil	-	1 gal.	Mixture of colors, varieties over 12" ht., plant in groups of 3 or 6 between other specified plants as directed and noted.	Y
	<i>Polytrichum commune</i> Sheep Fern	-	1 gal.	Well rooted, well developed crown, 24" o.c.	Y

**PLANTING NOTES**

1. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.
2. STAKE LOCATIONS OF ALL NEW TREES AND TRANSPLANTED PLANT MATERIALS FOR APPROVAL AND ORIENT TREES AS DIRECTED PRIOR TO PLANTING. PRIOR TO PLANTING SHRUBS AND GROUNDCOVERS, SET PLANTS IN PROPOSED LOCATIONS AND ADJUST PLACEMENT IN FIELD AS DIRECTED.
3. PRESERVE AND PROTECT ALL EXISTING VEGETATION TO REMAIN. DO NOT DRIVE MACHINERY OVER ROOTS WITHIN EXISTING TREE DRIP LINES, INCLUDING TREES LOCATED OUTSIDE THE LIMIT OF WORK.
4. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH MINIMUM SIZES AND TYPES IDENTIFIED IN THE PLANT SCHEDULE.
5. PRUNE EXISTING AND NEW VEGETATION ONLY AS DIRECTED BY OWNERS REPRESENTATIVE.
6. PLANT BEDS AND SEEDED MEADOWS SHALL BE WATERED WITH AN AUTOMATIC OR A TEMPORARY IRRIGATION SYSTEM AS INDICATED ON SHEETS L3.10 AND L3.20. SOD AT DETENTION PONDS WILL NOT BE IRRIGATED.
7. SEE SPECIFICATIONS FOR LAWN AND PLANT BED PREPARATION. INSTALL MINIMUM 6" DEPTH TOPSOIL AND 2" DEPTH ORGANIC MULCH IN ALL PLANT BEDS, AND MINIMUM 6" DEPTH TOPSOIL IN SEEDED SOD AREAS.
8. GROUNDCOVERS SHALL BE PLANTED THROUGHOUT THE PLANT BEDS AS INDICATED ON THE PLANS, INCLUDING UNDER SHRUBS AND TREES UNLESS OTHERWISE NOTED. LOCATE ALL PLANTS AS INDICATED PRIOR TO PLANTING GROUNDCOVERS.

**TOPSOIL PREPARATION NOTES**

1. ESTABLISH A 10" MINUS SUBGRADE IN ALL PLANT BED AREAS AND 8" MINUS SUBGRADE IN ALL SEEDED OR SODDED LAWN AREAS.
2. TILL SUBGRADE TO A 4" DEPTH.
3. INSTALL IMPORTED TOPSOIL TO AN 8" DEPTH AFTER SETTLEMENT. THE TOPSOIL IS TO BE COMPRISED OF A THOROUGHLY BLENDED MIX OF 40% COMPOST, 20% SAND, AND 40% SANDY LOAM.
4. INSTALL 2" OF MULCH IN ALL PLANT BEDS.

**SEED MIX NOTES**

1. SOD SHALL BE 60% PERENNIAL RYEGRASS AND 40% FESCUE. CONFORM TO REQUIREMENTS OF THE KING COUNTY 'SURFACE WATER DESIGN MANUAL' D.2.2.7 SODDING - DESIGN AND INSTALLATION SPECIFICATIONS.
2. SEEDED MEADOW SHALL BE 60% PERENNIAL RYEGRASS AND 40% FESCUE

**RICE**  
ARCHITECTURE  
& PLANNING  
**MILLER**  
275 Fifth Street, Suite 100  
Bremerton, WA 98337  
(360) 377-8773  
FAX 782-1085  
info@rmmarch.com

**MacLeod**  
**Reckord** PLLC  
Corner Bldg  
5100 Broadway  
Seattle, WA 98108-0104  
206-465-7700  
FAX 206-465-0212



**BURIEN / NP STATION 29**  
135 S. Normandy Road  
Burien, Washington

Project Number: 2008012.02

Land Use Permit

ISSUED: 07/01/2011

REVISION SCHEDULE


**PLANTING**  
**NOTES & SCHEDULE**

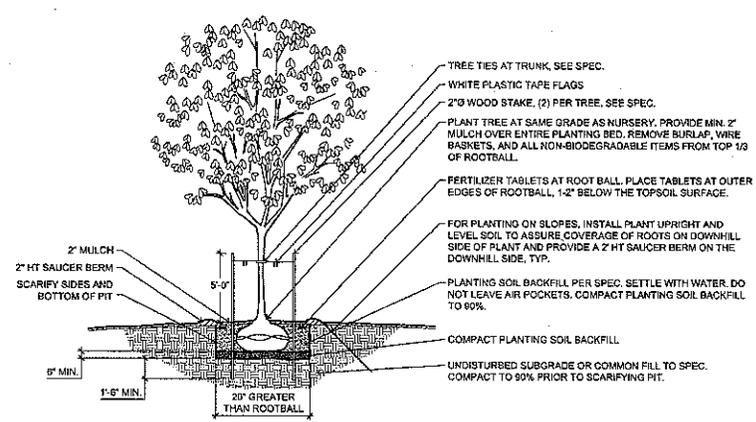
SHEET:  
**L2.40**



Project Number: 2008012.02

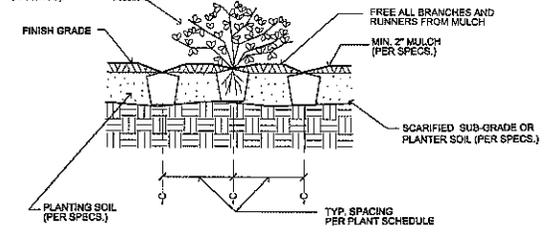
Land Use Permit
ISSUED: 07/01/2011
REVISION SCHEDULE

**PLANTING DETAILS**

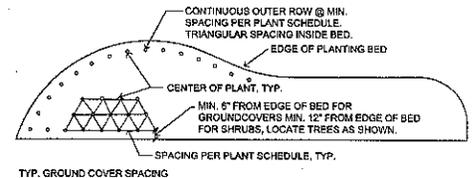


**1 DECIDUOUS TREE PLANTING**  
N.T.S.

TYPICAL GROUND COVER PLANTED AT NURSERY LEVEL (POTTED PLANTS OR ROOTED CUTTINGS)



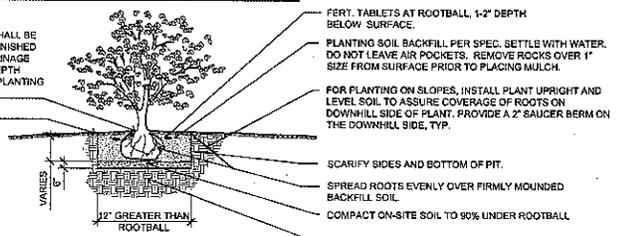
**3 GROUND COVER PLANTING**  
N.T.S.



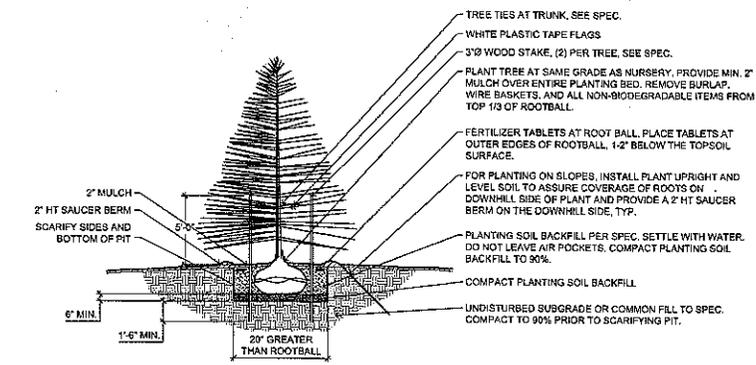
TYP. GROUND COVER SPACING

**4 PLANT SPACING**  
N.T.S.

PLANT SHRUB AT SAME GRADE AS NURSERY. FIN. GRADE AT STEM SHALL BE 1\"/>



**5 SHRUB PLANTING**  
N.T.S.

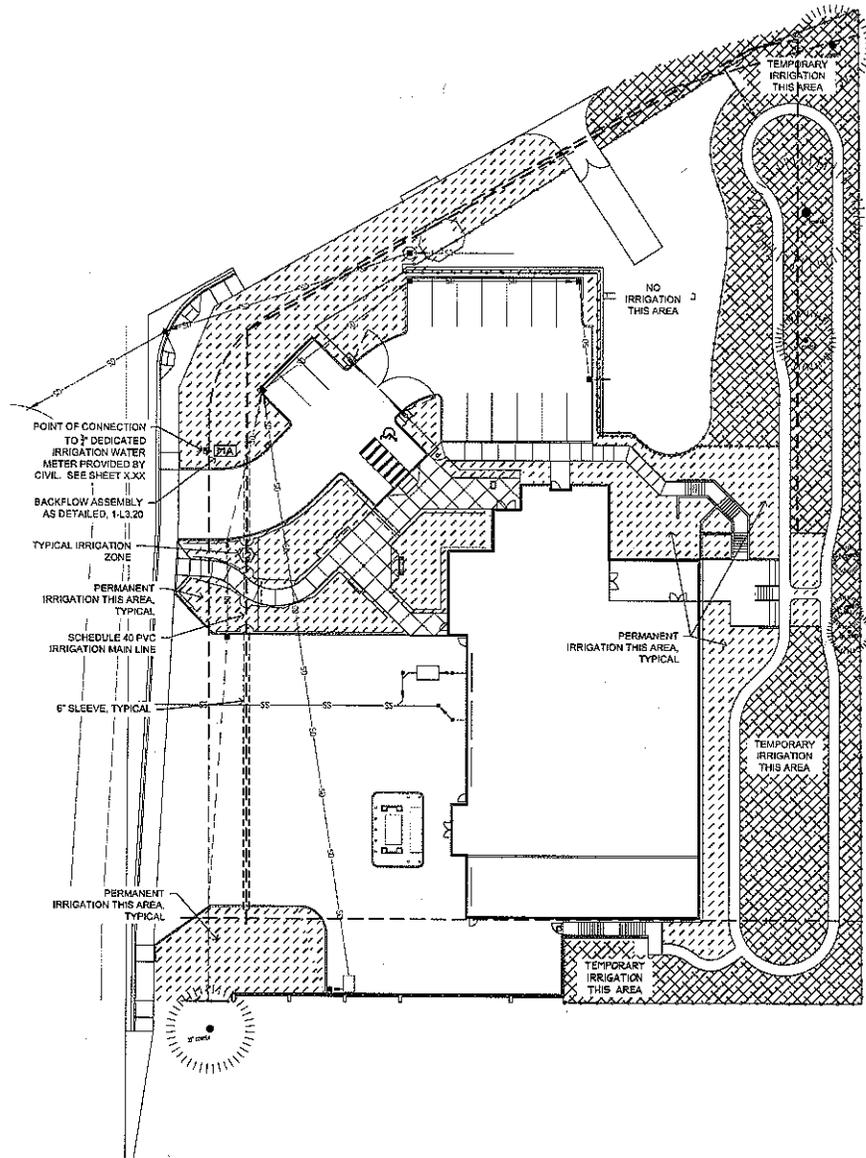


**2 CONIFEROUS TREE PLANTING**  
N.T.S.

Project Number: 2008012.02

Land Use Permit
ISSUED: 07/01/2011
REVISION SCHEDULE

**PLANTING DETAILS**



**IRRIGATION NOTES**

1. PROVIDE SPARE WIRES AT ENDS OF MAINLINE AS INDICATED ON PLAN. LOOP SPARES THROUGH EACH INTERMEDIATE VAULT BACK TO CONTROLLER. LABEL ALL WIRES AS THEY PASS THROUGH EACH VAULT. USE 3M-DBY WIRE CONNECTORS.
2. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL. PLAN IS DIAGRAMMATIC. NO VAULTS TO BE PLACED WITHIN TURF AREAS.
3. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB, OR PAVING.
4. ALL IRRIGATION UNDER BUILDINGS, ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 1-1/2 TIMES THE DIAMETER OF THE INSERT PIPE, 6" MINIMUM, OR AS INDICATED. SLEEVING MAY BE INCLUDED FOR FUTURE WORK.
5. ALL PIPE SHOWN UNDER PAVING ADJACENT AND PARALLEL TO PLANTED AREAS IS INTENDED TO BE PLACED IN THAT AREA WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNERS PROPERTY.
6. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY.
7. LATERAL LINE SHALL HAVE 18" OF COVER, AND MAIN LINES 24", 30" MAXIMUM COVER.
8. REFER TO PLANTING PLAN FOR EXACT LAYOUT. INTENT IS THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER.
9. TEST STATIC PRESSURE AT POINT OF CONNECTION & SUBMIT WRITTEN RESULTS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. STATIC PRESSURE IS ANTICIPATED TO BE XX PSI PER HIGHLINE WATER DISTRICT.
10. NO PIPING IS PERMITTED UNLESS WATER SUPPLY IS ACTIVE AND AVAILABLE FOR FLUSHING.
11. USE VARIABLE ARC NOZZLES ONLY WHERE FIXED ARC NOZZLES ARE NOT ADEQUATE.
12. SEE PROJECT SPECIFICATIONS FOR FURTHER INFORMATION.

**VALVE KEY**

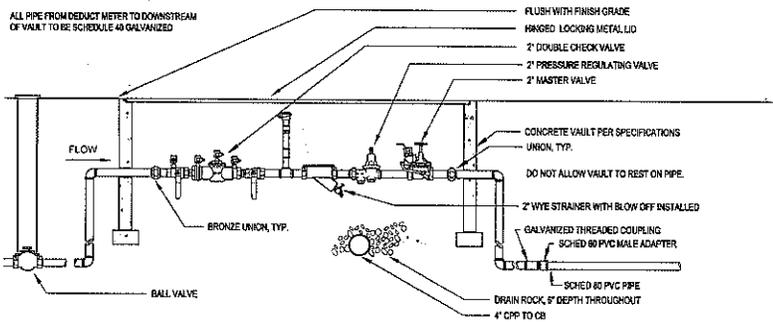
VALVE	SIZE	GPM	PSI
1	1"	30	30
2	1"	30	30
3	1"	30	30
4	1"	30	30
5	1"	30	30
6	1"	30	30
7	1"	30	30
8	1"	30	30
9	1"	30	30
10	1"	30	30
11	1"	30	30
12	1"	30	30
13	1"	30	30
14	1"	30	30
15	1"	30	30
16	1"	30	30
17	1"	30	30
18	1"	30	30

**EQUIPMENT LEGEND**

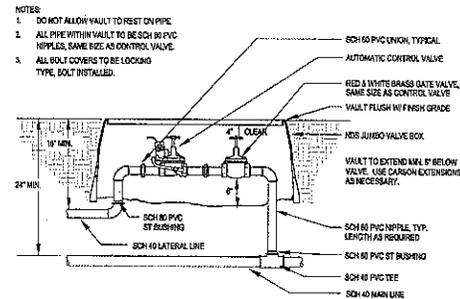
-  AREA TO RECEIVE PERMANENT IRRIGATION
-  AREA TO RECEIVE TEMPORARY IRRIGATION
-  RETENTION BASIN
-  AREA TO RECEIVE NO IRRIGATION



NO.	DATE	DESCRIPTION

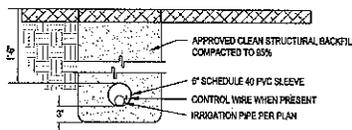


1 MAIN ASSEMBLY  
NO SCALE

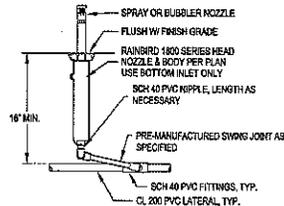


2 AUTOMATIC CONTROL VALVE  
NO SCALE

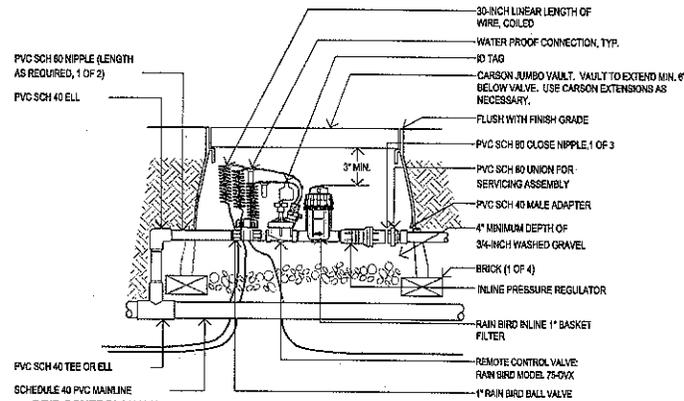
SLEEVING NOTES:  
1. EXTEND ALL SLEEVES 12" BEYOND PAVEMENT EDGE.



3 SLEEVE TRENCH  
NO SCALE

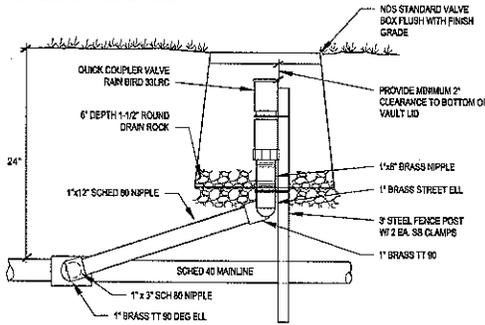


4 POP-UP SPRAY HEAD  
NO SCALE

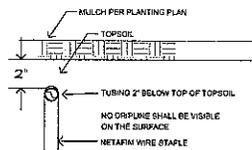


5 DRIP CONTROL VALVE  
NO SCALE

NOTES:  
1. INSTALL QCV PLUMB AND CENTERED IN VALVE BOX.  
2. SECURE ASSEMBLY TO STEEL POST W/ 2 STAINLESS STEEL CLAMPS.  
3. USE TEFLON TAPE ON ALL THREADS.



6 QUICK COUPLER  
NO SCALE



7 DRIP TUBING  
NO SCALE

EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	P.S.I.	RADIUS
	RAIN BIRD 1800-SAM-PRS 5' SERIES NOZZLES	30	5'
	RAIN BIRD 1800-SAM-PRS 8' SERIES NOZZLES	30	8'
	RAIN BIRD 1800-SAM-PRS 10' SERIES NOZZLES	30	10'
	RAIN BIRD 1800-SAM-PRS 12' SERIES NOZZLES	30	12'
	RAIN BIRD 1800-SAM-PRS 15' SERIES NOZZLES	30	15'
	RAIN BIRD 1800-SAM-PRS 5-STRIP SERIES NOZZLES - 155ST, 155ST	30	15'
	USE RAIN BIRD PCS SCREENS TO CONTROL OVERSPRAY		
	RAIN BIRD 1800-SAM HEAD WITH WALLA WALLA NP1000 ROTOR NOZZLE 40	15	
	RAIN BIRD 1800-SAM HEAD WITH WALLA WALLA NP2000 ROTOR NOZZLE 40	20	
	RAIN BIRD 1800-SAM HEAD WITH WALLA WALLA NP3000 ROTOR NOZZLE 40	30	
	3/4" DEDICATED IRRIGATION WATER METER BY CRYL		
	AUTOMATIC CONTROL VALVE, RAIN BIRD P88 SERIES PLASTIC		
	QUICK COUPLER VALVE - RAIN BIRD 33LRC		
	CONTROLLER - HUNTER PRO-C WITH SOLAR 5VDC SENSOR		
	MAIN ASSEMBLY AS DETAILED		
	1-1/4" SCHEDULE 40 PVC MAINLINE		
	SCHEDULE 40 PVC LATERAL PIPE - SIZE AS INDICATED		
	SCHEDULE 40 PVC SLEEVE - 6" SIZE UNLESS OTHERWISE INDICATED		
	NETAFIM CV DRIPPERLINE W/ 0.8 GPH EMITTERS AT 12" SPACING		
	NETAFIM FLUSH VALVE		
NOT SHOWN	# 14 AWS TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, YELLOW = SPARE		

**RICE**  
AGRICULTURAL  
EQUIPMENT  
**MILLER**

275 5th Street, Suite 100  
Bremerton, WA 98317  
(360) 377-8723  
Benton, Washington 98501  
info@riformer.com

**MacLeod**  
**Reckord** PLLC

Office Building  
91 Macleod Drive  
Benton, Washington 98501  
206.325.1999  
FAX: 206.325.1992



**BURIEN / NP STATION 29**  
135 S. Normandy Road  
Burien, Washington

Project Number: 2008012.GG  
Land Use Permit  
ISSUED: 07/01/2011  
REVISION SCHEDULE

IRRIGATION DETAILS

SHEET:  
**L3.20**

A PORTION OF THE NW 1/4 OF SECTION 32, TOWNSHIP 23, RANGE 4E, W.M., KING COUNTY WASHINGTON

**GENERAL SIGNAL NOTES:**

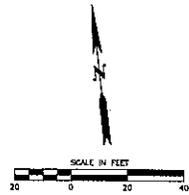
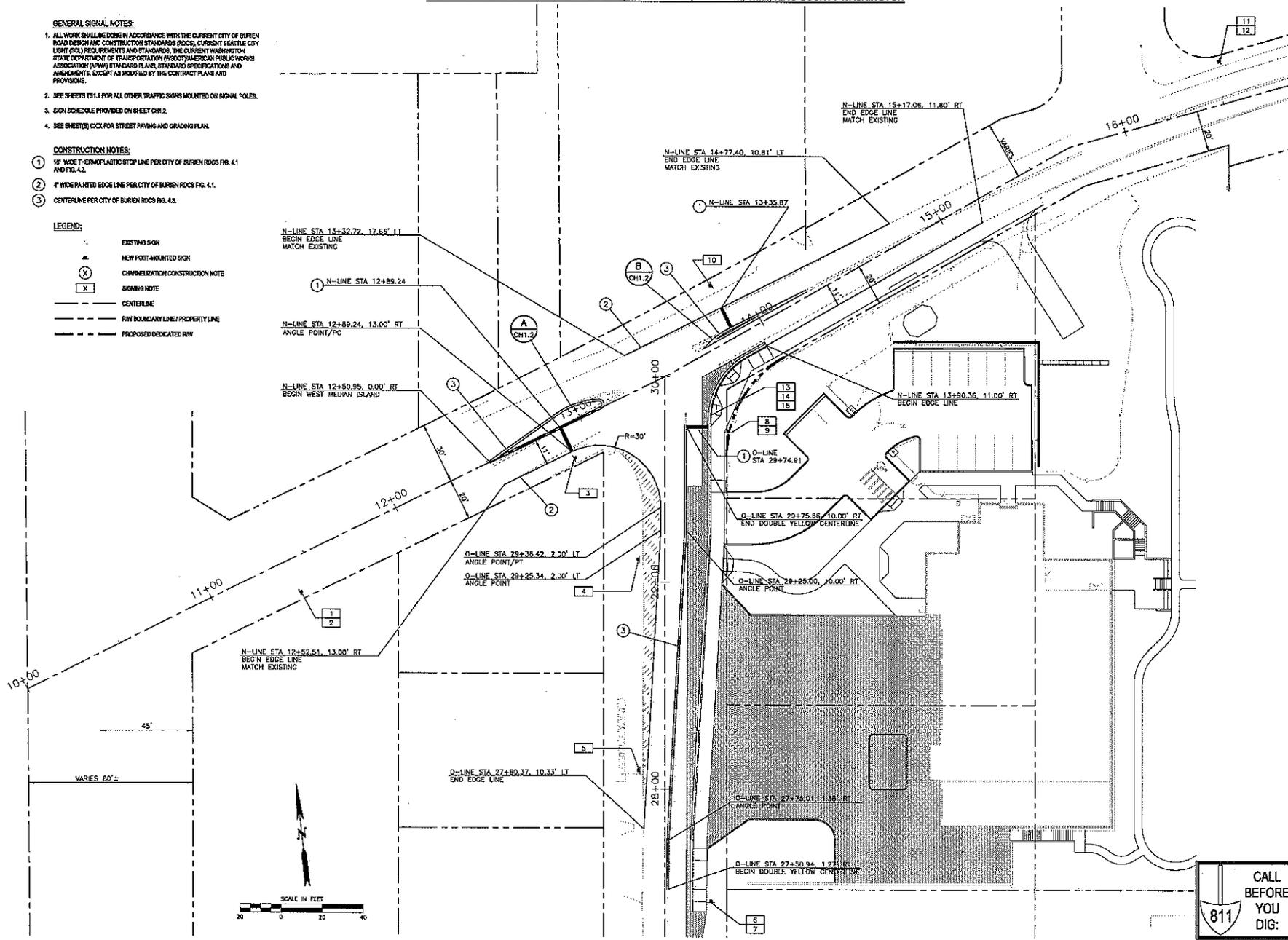
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF BURIED ROAD DESIGN AND CONSTRUCTION STANDARDS (RODS), CURRENT SEATTLE CITY LIGHT (SCL) REQUIREMENTS AND STANDARDS, THE CURRENT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (SDOT) AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD PLANS, STANDARD SPECIFICATION AND AMENDMENTS, EXCEPT AS MODIFIED BY THE CONTRACT PLANS AND PROVISIONS.
2. SEE SHEETS TS11.1 FOR ALL OTHER TRAFFIC SIGNS MOUNTED ON SIGNAL POLES.
3. SIGN SCHEDULE PROVIDED ON SHEET CH1.2.
4. SEE SHEETS CCKX FOR STREET PAVING AND GRADING PLAN.

**CONSTRUCTION NOTES:**

- ① 16" WIDE THERMOPLASTIC STOP LINE PER CITY OF BURIED RODS FIG. 4.1 AND FIG. 4.2
- ② 4" WIDE PAINTED EDGE LINE PER CITY OF BURIED RODS FIG. 4.1
- ③ CENTERLINE PER CITY OF BURIED RODS FIG. 4.2

**LEGEND:**

- - - EXISTING SIGN
- ▲ NEW POST MOUNTED SIGN
- (X) CHANNELIZATION CONSTRUCTION NOTE
- (X) SIGNING NOTE
- CENTERLINE
- - - R/W BOUNDARY LINE/PROPERTY LINE
- - - PROPOSED DEDICATED R/W



**RICE fergus MILLER**  
ARCHITECTURE  
PLANNING  
262 4th Street  
Bremerton, WA 98317  
(360) 377-8773  
FAX 792-1885  
info@rffmarch.com

**Reid Middleton**  
231 14th Street SE  
Seattle, Washington 98104  
PH 425 741-3820



RM PROJECT NO: 25201.1.007

**BURIEN FIRE STATION #29**  
BURIEN-NORMANDY FIRE PROTECTION DISTRICT #2  
BURIEN, WASHINGTON

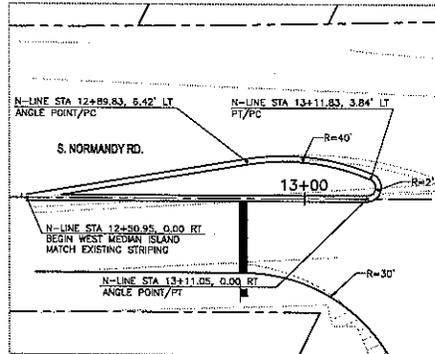
PROJECT #: 2008012.02  
LAND USE SUBMITTAL  
ISSUED: AUGUST 2011  
CITY OF BURIED #:  
SCALE: 1"=20'  
CHANNELIZATION  
AND SIGNING PLAN  
S. NORMANDY RD/  
OCCIDENTAL AVE  
INTERSECTION

CALL BEFORE YOU DIG:  
811

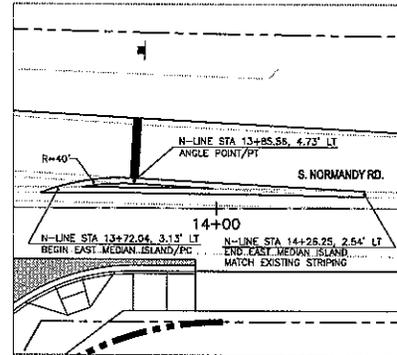
SHEET:  
**CH1.1**  
5107-CH1.1.dwg

08/12/2011 2:26pm I:\312011\29 Burien Fire Station #29\DWG\CH1.dwg

A PORTION OF THE NW 1/4 OF SECTION 32, TOWNSHIP 23, RANGE 4E, W.M., KING COUNTY WASHINGTON



**A** WEST MEDIAN ISLAND STRIPING DETAIL  
CH1.1 SCALE: 1"=10'



**B** EAST MEDIAN ISLAND STRIPING DETAIL  
CH1.1 SCALE: 1"=10'

- LEGEND:**
- EXISTING SIGN
  - NEW POST-MOUNTED SIGN
  - CHANNELIZATION CONSTRUCTION NOTE
  - SIGNING NOTE
  - CENTERLINE
  - RW BOUNDARY LINE/PROPERTY LINE
  - PROPOSED DEDICATED RW

SIGN SCHEDULE										
NEW SIGN INSTALLATION										
SIGN NO.	STATION	OFFSET	SIGN TYPE	DESCRIPTION	SIGN SIZE		CLEARANCE V (ft)	POLE HEIGHT (ft)	POLE SIZE (ft x ft)	COMMENTS
					W. (ft)	H. (ft)				
1	N-LINE STA 11+40	17' RT	W11-12P	EMERGENCY SIGNAL AHEAD PLAQUE	36	30	7		4 x 6	FIELD LOCATE
2	N-LINE STA 11+40	17' RT	W11-B	EMERGENCY VEHICLE	30	30	--	--	--	MOUNT ABOVE SIGN 1
3	N-LINE STA 12+89	17' RT	R10-8A	STOP HERE ON RED	24	36	7		4 x 4	
4	O-LINE STA 29+11	12' LT	R7-102B	NO PARKING ANYTIME (DOUBLE ARROW)	12	18	7		4 x 4	
5	O-LINE STA 28+09	12' LT	R7-102R	NO PARKING ANYTIME (RIGHT ARROW)	12	18	7	--	4 x 4	
6	O-LINE STA 27+44	22' RT	W11-12P	EMERGENCY SIGNAL AHEAD PLAQUE	36	30	7		4 x 6	FIELD LOCATE
7	O-LINE STA 27+44	22' RT	W11-B	EMERGENCY VEHICLE	30	30	--	--	--	MOUNT ABOVE SIGN 6
8	O-LINE STA 29+74	32' RT	W4-4P	CROSS TRAFFIC DOES NOT STOP	24	12	7		4 x 4	
9	O-LINE STA 29+74	32' RT	R1-1	STOP	30	30	--	--	4 x 4	MOUNT ABOVE SIGN 8
10	N-LINE STA 13+87	28' LT	R10-8A	STOP HERE ON RED	24	36	7	--	4 x 4	
11	N-LINE STA 16+54	21' LT	W11-12P	EMERGENCY SIGNAL AHEAD PLAQUE	36	30	7		6 x 6	FIELD LOCATE
12	N-LINE STA 16+54	21' LT	W11-B	EMERGENCY VEHICLE	30	30	--	--	--	MOUNT ABOVE SIGN 11
SIGN REMOVAL										
SIGN NO.	STATION	OFFSET	SIGN TYPE	DESCRIPTION	SIGN SIZE		CLEARANCE V (ft)	POLE HEIGHT (ft)	POLE SIZE (ft x ft)	COMMENTS
					W. (ft)	H. (ft)				
13	O-LINE STA 29+80	21' RT	R1-1	STOP	--	--	--	--	--	REMOVE EXISTING SIGN AND POST
14	O-LINE STA 29+80	21' RT		STREET NAME	--	--	--	--	--	REMOVE EXISTING SIGN
15	O-LINE STA 29+80	21' RT		STREET NAME	--	--	--	--	--	REMOVE EXISTING SIGN

**RICE**  
ARCHITECTURE  
& PLANNING  
**MILLER**

262 4th Street  
Bremerton, WA 98337  
360 377-8773  
FAX 360-377-1385  
info@rmaarch.com

**ReidWiddleton**

728 1/2th Street SE - Suite 20  
Seattle, Washington 98104  
PH 425 941-3868



RM PROJECT NO: 252011.007

**BURIEN FIRE STATION #29**  
**BURIEN-NORMANDY FIRE PROTECTION DISTRICT #2**  
**BURIEN, WASHINGTON**

PROJECT #: 2008012.02

LAND USE SUBMITTAL

ISSUED: AUGUST 2011

CITY OF BURIEN #: \_\_\_\_\_

SCALE: AS SHOWN

CHANNELIZATION AND  
SIGNING DETAILS

S. NORMANDY RD/  
OCCIDENTAL AVE  
INTERSECTION

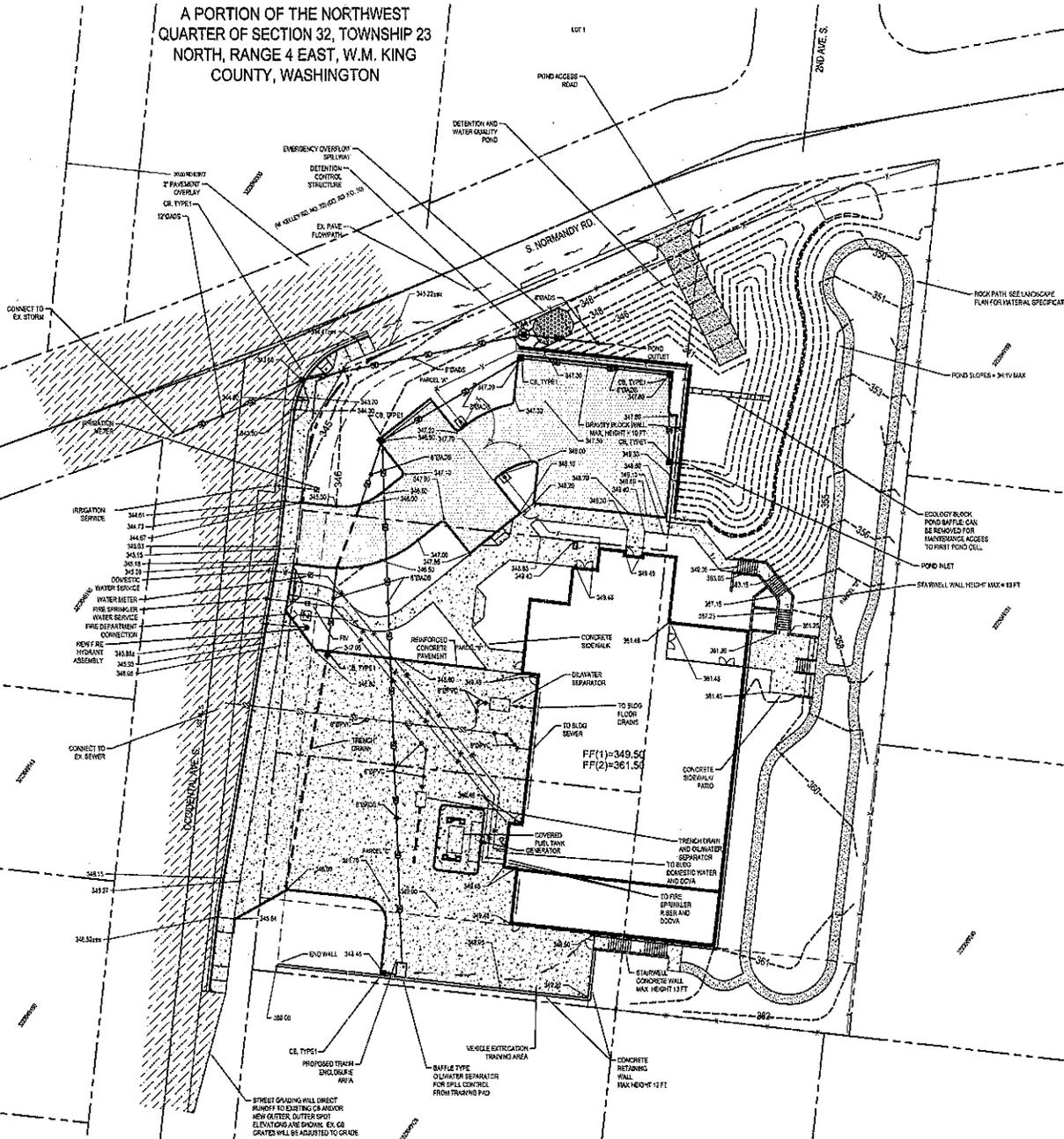
SHEET:

**CH1.2**

5107-CH1.1.dwg



A PORTION OF THE NORTHWEST  
QUARTER OF SECTION 32, TOWNSHIP 23  
NORTH, RANGE 4 EAST, W.M. KING  
COUNTY, WASHINGTON



PROJECT INFORMATION:

PARCEL NUMBER(S): 222549129, 322261912, 322264133, 322264136  
 SITE ADDRESS: 133 S NORMANDY RD, BURLEN, WA 98148  
 133 S NORMANDY RD, BURLEN, WA 98148  
 148 S NORMANDY RD, BURLEN, WA 98148  
 OWNER(S): KING COUNTY FIRE PROTECTION DISTRICT NO. 2  
 PROJECT NO.: (206) 242-2600  
 DATE: 02/04/2010  
 CONSULTANT: WARRIOR ASSOCIATES  
 2018 DUNDON ST, SUITE "A"  
 ALBUQUERQUE, NM 87101  
 SURVEYOR: KENNETH R. ANDERSON & ASSOCIATES  
 1705 3RD AVENUE NE, SUITE 140  
 COVINGTON, TN 38019  
 PHONE: (252) 855-1150  
 FAX: (252) 855-9194  
 ENGINEER: WARNER ENGINEERING  
 2705 JAPAN AVENUE, SUITE H-6  
 GIG HARBOR, WA 98158  
 PHONE: (206) 844-8477  
 FAX: (206) 844-8379  
 ZONING: RESIDENTIAL SINGLE-FAMILY (R-300)  
 TOTAL AREA: 11,326.85 SF  
 TOTAL LOT: 13,000.00 SF  
 AVERAGE LOT AREA: 11,326.85 SF  
 WATER: HIGHLAND WATER DISTRICT  
 2200 84th St  
 SW, SILVERDALE, WASHINGTON 98138  
 (206) 244-8375  
 SEWER: PACIFIC SOUTHWEST ENERGY  
 (360) 271-1778  
 GAS: PACIFIC SOUTHWEST ENERGY  
 (360) 271-1778  
 CABLE: TELUS-CAN  
 SCHEDULED CONTRACT:  
 FIRE DISTRICT: KING COUNTY FIRE DIST. NO. 2  
 (206) 242-2600



WSDOT MONUMENT (2010) DESIGNATION: GP11208-166 (MONUMENT ID: 2584)  
 1482502.542  
 E: 36891.2448  
 10000 MONUMENT DESIGNATION: GP11208-167 (MONUMENT ID: 2585)  
 1482502.548  
 E: 36891.2448  
 BASIS OF BEARINGS: MONUMENT LINE BETWEEN WSDOT MON. GP11208-166 (MON. ID: 2584) AND WSDOT MON. GP11208-167 (MON. ID: 2585) BEARING: N0°00'00"E

LEGAL DESCRIPTION:  
 (PER STEWART TITLE QUANTITY CO. SUBDIVISION QUANTIFIER CRD. NO. 389115)

PANEL A:  
 THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;  
 THENCE NORTH 4°02'30" EAST ALONG THE WESTERLY LINE OF SAID SECTION, A DISTANCE OF 473.25 FEET;  
 THENCE NORTH 89°43'30" EAST 278.04 FEET;  
 THENCE NORTH 4°02'30" EAST 58.36 FEET;  
 THENCE SOUTH BY 75°12' EAST 348.27 FEET TO THE EASTERLY LINE OF OCCIDENTAL AVENUE SOUTH (1ST PLACE SOUTH), AS THE SAME WAS DECEDED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 4231916 AND THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 87°12' EAST 150.10 FEET;  
 THENCE NORTH 4°02'30" EAST TO THE SOUTHERLY LINE OF NORMANDY ROAD;  
 THENCE SOUTH 87°12' EAST 300.00 FEET TO THE EASTERLY LINE OF OCCIDENTAL AVENUE SOUTH (1ST PLACE SOUTH), AND THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 4°02'30" WEST ALONG SAID EASTERLY LINE TO THE TRUE POINT OF BEGINNING.

PANEL B:  
 THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;  
 THENCE NORTH 4°02'30" EAST ALONG THE WESTERLY LINE OF SAID SECTION, A DISTANCE OF 873.25 FEET;  
 THENCE NORTH 89°43'30" EAST 278.04 FEET;  
 THENCE NORTH 4°02'30" EAST 58.36 FEET;  
 THENCE SOUTH BY 75°12' EAST 300.00 FEET TO THE EASTERLY LINE OF OCCIDENTAL AVENUE SOUTH (1ST PLACE SOUTH), AND THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 4°02'30" WEST 150.10 FEET;  
 THENCE SOUTH 87°12' WEST 150.10 FEET TO THE TRUE POINT OF BEGINNING.

PANEL C:  
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;  
 THENCE NORTH 89°43'30" EAST 278.04 FEET;  
 THENCE NORTH 4°02'30" EAST 58.36 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 87°12' EAST 150.10 FEET;  
 THENCE SOUTH 4°02'30" WEST 150.10 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 87°12' WEST 150.10 FEET TO THE TRUE POINT OF BEGINNING.

PANEL D:  
 THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION;  
 THENCE NORTH 4°02'30" EAST ALONG THE WESTERLY LINE OF SAID SECTION, A DISTANCE OF 873.25 FEET;  
 THENCE NORTH 89°43'30" EAST 278.04 FEET;  
 THENCE NORTH 4°02'30" EAST 58.36 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 87°12' EAST 150.10 FEET;  
 THENCE SOUTH 4°02'30" WEST 150.10 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 87°12' WEST 150.10 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE WESTERLY 30 FEET THEREOF, CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 423116

EXISTING	LEGEND	PROPOSED
---	CLEANOUT LINES	---
---	CONTOUR	---
---	SPOT ELEVATION	---
---	STORM PIPE	---
---	CATCH BASIN	---
---	SEWER CLEAN OUT (SO)	---
---	SEWER MANHOLE	---
---	SEWER PIPE	---
---	SEWER CLEAN OUT (CO)	---
---	WATER PIPE	---
---	FIRE HYDRANT	---
---	FIRE DEPARTMENT CONNECTION	---
---	POST INDICATOR VALVE	---
---	GATE VALVE	---
---	WATER METER	---
---	BURIED TELEPHONE LINE	---
---	BURIED TELEPHONE CABLE	---
---	BURIED POWER LINE	---
---	OVERHEAD POWER LINE	---
---	ELECTRICAL JUNCTION BOX	---
---	ELECTRIC METER	---
---	SURVEYOR	---
---	PAO MOUNT TRANSFORMER	---
---	UTILITY POLE	---
---	UTILITY POLE WITH UTILITY TRAFFIC SIGNAL BOX	---
---	NATURAL GAS LINE	---
---	NATURAL GAS METER	---
---	NATURAL GAS VALVE	---
---	CABLE TV LINES	---
---	ASPHALT PAVEMENT	---
---	GRAVEL ROADWAY	---
---	HEAVY CONCRETE PAVEMENT	---
---	CONCRETE SIDEWALK	---
---	ASPHALT OVERLAY	---
---	FINISH AS NOTED	---
---	SILT FENCE	---
---	EASEMENT LINE	---
---	ROCKPILE	---
---	RESERVE LINE	---
---	CENTERLINE R.O.W.	---
---	SET SQUARE WITH CAP (AS PER FOUND PIPES OR BARS)	---

**CALL BEFORE YOU DIG:**  
 811

**RICE**  
 ARCHITECTURE  
 & PLANNING  
**MILLER**

275 Fifth Street, Suite 100  
 Bremerton, WA 98317  
 (360) 377-8778  
 FAX 792-1388  
 Info@rmmarch.com

**WARNER ENGINEERING**  
 CIVIL ENGINEERING  
 & ARCHITECTURE

2705 JAPAN AVENUE, SUITE H-6  
 GIG HARBOR, WA 98158  
 TEL: (206) 844-8477  
 FAX: (206) 844-8379



FILE: 021016.warnerengineering.com  
 WARNER NO.: 036055

**BURIEN FIRE STATION 29**  
 Burien-Normandy Fire Protection District No. 2  
 Burien, Washington

PROJECT #: 200801201  
**LAND USE**

ISSUED: July 1, 2011

SCALE: 1"=20'-0"

**STORM DRAINAGE, GRADING AND UTILITY PLAN**

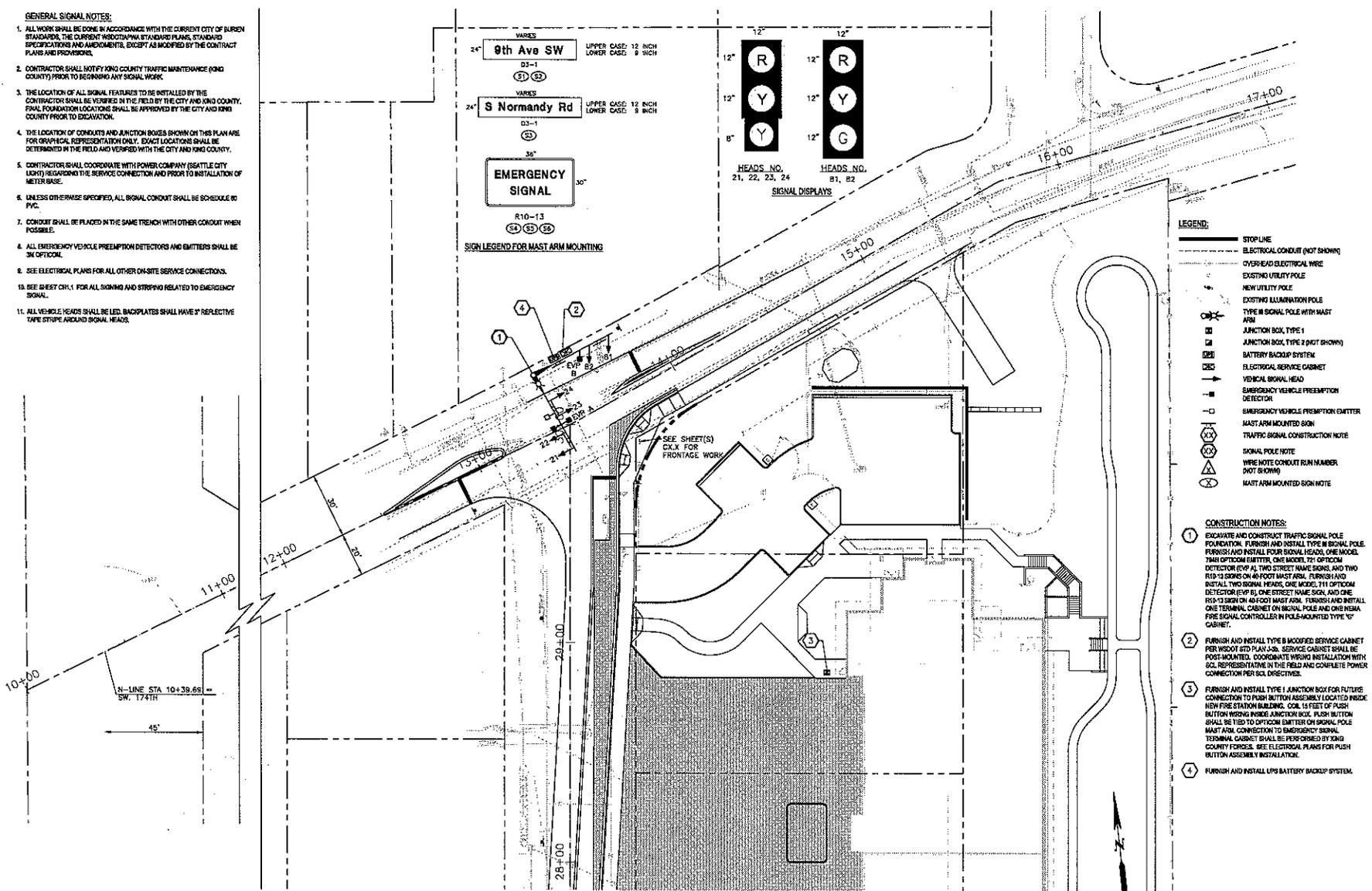
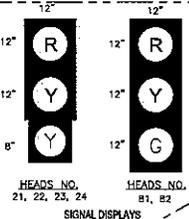
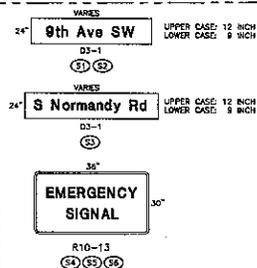
SHEET:  
**C-1**  
 SITE PLAN



A PORTION OF THE NW 1/4 OF SECTION 32, TOWNSHIP 23, RANGE 4E, W.M., KING COUNTY WASHINGTON

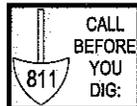
**GENERAL SIGNAL NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF BURIEN STANDARDS, THE CURRENT WASHINGTON STANDARD PLANS, STANDARD SPECIFICATIONS AND AGREEMENTS, EXCEPT AS INCORPORATED BY THE CONTRACT PLANS AND PROVISIONS.
- CONTRACTOR SHALL NOTIFY KING COUNTY TRAFFIC MAINTENANCE (KING COUNTY) PRIOR TO BEGINNING ANY SIGNAL WORK.
- THE LOCATION OF ALL SIGNAL FEATURES TO BE INSTALLED BY THE CONTRACTOR SHALL BE VERIFIED IN THE FIELD BY THE CITY AND KING COUNTY. FINAL FOUNDATION LOCATIONS SHALL BE APPROVED BY THE CITY AND KING COUNTY PRIOR TO EXCAVATION.
- THE LOCATION OF CONDUITS AND JUNCTION BOXES SHOWN ON THIS PLAN ARE FOR GRAPHICAL REPRESENTATION ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD AND VERIFIED WITH THE CITY AND KING COUNTY.
- CONTRACTOR SHALL COORDINATE WITH POWER COMPANY (SEATTLE CITY LIGHT) REGARDING THE SERVICE CONNECTION AND PRIOR TO INSTALLATION OF METER BASE.
- UNLESS OTHERWISE SPECIFIED, ALL SIGNAL CONDUIT SHALL BE SCHEDULE 40 PVC.
- CONDUIT SHALL BE PLACED IN THE SAME TRENCH WITH OTHER CONDUIT WHEN POSSIBLE.
- ALL EMERGENCY VEHICLE PREEMPTION DETECTORS AND EMITTERS SHALL BE 3M OPTICAL.
- SEE ELECTRICAL PLANS FOR ALL OTHER ON-SITE SERVICE CONNECTIONS.
- SEE SHEET C-1 FOR ALL SIGNING AND STRIPING RELATED TO EMERGENCY SIGNAL.
- ALL VEHICLE HEADS SHALL BE LED. BACKPLATES SHALL HAVE 2' REFLECTIVE TAPE STRIPE AROUND SIGNAL HEADS.



- LEGEND:**
- STOP LINE
  - ELECTRICAL CONDUIT (NOT SHOWN)
  - OVERHEAD ELECTRICAL WIRE
  - EXISTING UTILITY POLE
  - NEW UTILITY POLE
  - EXISTING ILLUMINATION POLE
  - TYPE II SIGNAL POLE WITH MAST ARM
  - JUNCTION BOX, TYPE 1
  - JUNCTION BOX, TYPE 2 (NOT SHOWN)
  - BATTERY BACKUP SYSTEM
  - ELECTRICAL SERVICE CABINET
  - VEHICAL SIGNAL HEAD
  - EMERGENCY VEHICLE PREEMPTION DETECTOR
  - EMERGENCY VEHICLE PREEMPTION EMITTER
  - MAST ARM MOUNTED SIGN
  - TRAFFIC SIGNAL CONSTRUCTION NOTE
  - SIGNAL POLE NOTE
  - WIRE NOTE CONDUIT RUN NUMBER (NOT SHOWN)
  - MAST ARM MOUNTED SIGN NOTE

- CONSTRUCTION NOTES:**
- EXCAVATE AND CONSTRUCT TRAFFIC SIGNAL POLE FOUNDATION. FURNISH AND INSTALL TYPE II SIGNAL POLE. FURNISH AND INSTALL FOUR SIGNAL HEADS, ONE MODEL 794H OPTICOM EMITTER, ONE MODEL 771 OPTICOM DETECTOR (EVP A), TWO STREET NAME SIGNS, AND TWO RED TO GREEN ON 40 FOOT MAST ARM. FURNISH AND INSTALL TWO SIGNAL HEADS, ONE MODEL 711 OPTICOM DETECTOR (EVP B), ONE STREET NAME SIGN, AND ONE RED TO GREEN ON 40 FOOT MAST ARM. FURNISH AND INSTALL ONE TERMINAL CABINET ON SIGNAL POLE AND ONE NEMA FIRE SIGNAL CONTROLLER IN POLE-MOUNTED TYPE 'C' CABINET.
  - FURNISH AND INSTALL TYPE B MODIFIED SERVICE CABINET PER MODEL 870 PLAN-100. SERVICE CABINET SHALL BE POST-MOUNTED. COORDINATE WIRING INSTALLATION WITH SOL REPRESENTATIVE IN THE FIELD AND COMPLETE POWER CONNECTION PER SOL DIRECTIVE.
  - FURNISH AND INSTALL TYPE I JUNCTION BOX FOR FUTURE CONNECTION TO PUSH BUTTON ASSEMBLY LOCATED INSIDE NEW FIRE STATION BUILDING. COIL 15 FEET OF PUSH BUTTON WIRING INSIDE JUNCTION BOX. PUSH BUTTON SHALL BE TIED TO OPTICOM SWITCH ON SIGNAL POLE. MAST ARM CONNECTION TO EMERGENCY SIGNAL TERMINAL CABINET SHALL BE PERFORMED BY KING COUNTY PERIOD. SEE ELECTRICAL PLANS FOR PUSH BUTTON ASSEMBLY INSTALLATION.
  - FURNISH AND INSTALL UPS BATTERY BACKUP SYSTEM.



**RICE fergus MILLER**  
A CONTRACTOR  
1721 1/2 AVENUE  
BREMERTON, WA 98537  
(206) 377-8773  
FAX 792-1385  
info@rfgm.com

**Reid Middleton**  
728 136 Street SW - 5th Fl  
Bremerton, WA 98537  
PH 361-9600



RM PROJECT NO. 252011.007

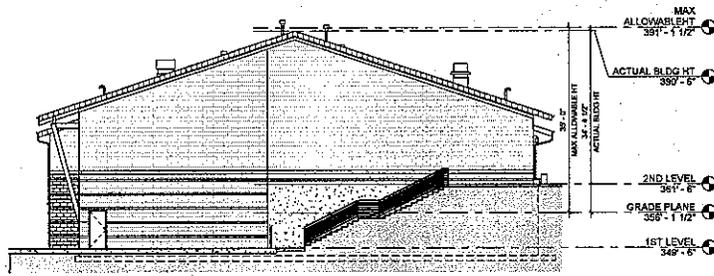
**BURIEN FIRE STATION #29**  
BURIEN-NORMANDY FIRE PROTECTION DISTRICT #2  
BURIEN, WASHINGTON

PROJECT #: 2008012.01  
LAND USE SUBMITTAL  
ISSUED: AUGUST 2011  
CITY OF BURIEN #:  
SCALE: 1"=20'  
EMERGENCY SIGNAL LAYOUT PLAN  
S. NORMANDY RD / OCCIDENTAL AVE INTERSECTION

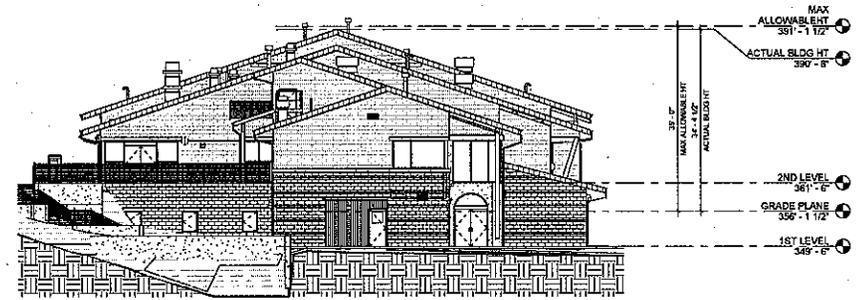
SHEET: TS1.1

5107-TS1.1.dwg

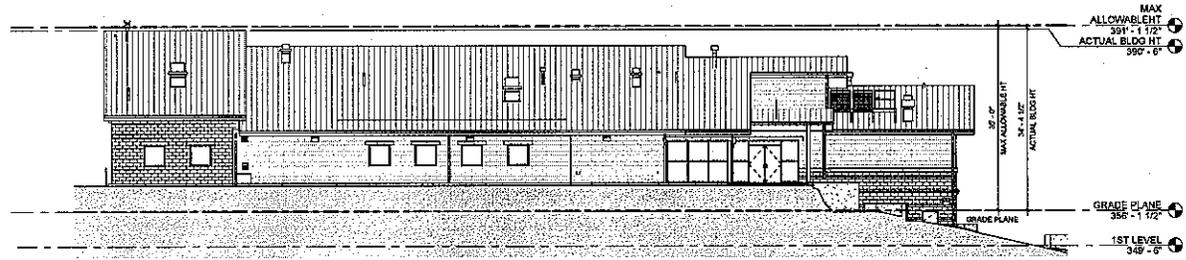
*David J. Miller*



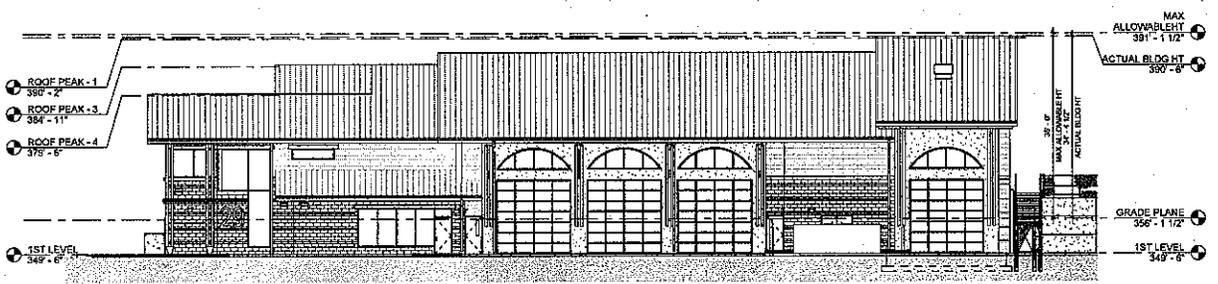
4 SOUTH ELEVATION  
3/32" = 1'-0"



5 NORTH ELEVATION  
3/32" = 1'-0"



3 EAST ELEVATION  
3/32" = 1'-0"

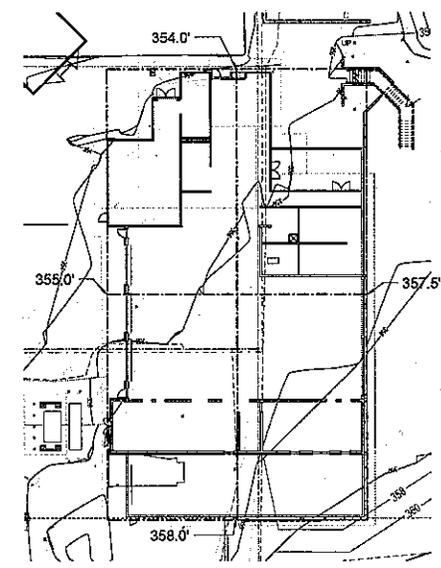


2 WEST ELEVATION  
3/32" = 1'-0"

**EXISTING GRADE**

NORTH = 354.0'  
EAST = 387.5'  
SOUTH = 358.0'  
WEST = 355.0'

AVERAGE NATURAL GRADE =  $354 + 387.5 + 358 + 355 \div 4$   
MAXIMUM ALLOWABLE BUILDING HEIGHT = 358.125'



1 SITE PLAN - AVERAGE NATURAL GRADE  
1" = 20'-0"

**BURIEN / NORMANDY PARK FIRE  
DEPARTMENT STATION 29**  
BURIEN NORMANDY PARK FIRE DEPARTMENT  
BURIEN WASHINGTON

Project Number 2006012.02

LANDUSE PERMIT

ISSUED: 07/01/2011

REVISION SCHEDULE

PERMIT REVIEW: 11/03/11

LAND USE SITE  
PLAN AND  
BUILDING  
ELEVATIONS

SHEET  
**A-2R**