



US Army Corps
of Engineers
Seattle District



Joint Public Notice

Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence

US Army Corps of Engineers

Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone (360) 734-3156
Attn: Randel Perry, Project Manager

WA Department of Ecology

SEA Program
Post Office Box 47600
Olympia, WA 98504-7600
Telephone (360) 407-6068
Attn: SEA Program, Federal Permit
Coordinator

Public Notice Date: March 18, 2014

Expiration Date: April 17, 2014

Reference No.: NWS-2010-1144

Name: The RJ Group

Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the United States as described below and shown on the enclosed drawings dated February 26, 2014. The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws and the Coastal Zone Management Act.

APPLICANT: The RJ Group
222 Grand Avenue, Suite B
Attention: Ms. Carrie Veldman
Telephone: (360) 733-5760

AGENT: Northwest Ecological Services, LLC
1229 Cornwall Avenue, Suite 313
Bellingham, Washington 98225
Attention: Ms. Vikki Jackson
Telephone: (360) 739-9484

LOCATION: In wetlands on property at the eastern terminus of Stuart Road (off Cordata Parkway) at Bellingham, Washington.

WORK: Fill 5.50 acres of wetlands.

PURPOSE: Provide residential facilities in the north Bellingham (Cordata) vicinity.

ADDITIONAL INFORMATION: A Public Notice for a combined residential and commercial project was issued on May 30, 2012, under the applicant name Tin Rock Development. The application was withdrawn. Based on clarification of project details, the Corps determined that the residential portion of the project was independent of the commercial portion and that the projects could be permitted independently. A revised application for a residential development, submitted by The RJ Group, has been received. The permit request for the commercial project will be processed under Corps reference number NWS-2014-103.

The project involves filling and grading 5.50 acres of Category III and IV palustrine emergent wetlands onsite for construction of buildings, roads, utilities, and stormwater treatment facilities. In addition, 0.02 acre of Category III

palustrine emergent wetlands will be filled on the Riley Site for installation of public trails. See the attached project drawings for details. Post construction stormwater will be treated on-site.

Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates the scope of project impacts. To access the electronic version of this public notice, go to the Seattle District's web page at <http://www.nws.usace.army.mil/> and scroll down the alphabetical listing of District elements, and click on "Regulatory" and then "Regulatory – Permits" for the Seattle District's Regulatory homepage. Select the prominently displayed "Public Notices" heading and a list of recently-issued public notices will appear, in chronological order of the date of issuance. Select and view the listing for this project.

MITIGATION: To compensate for impacts to wetlands and 3.26 acres of buffer impacts, the applicant has proposed to enhance 3.43 acres of wetlands and enhance 6.03 acres of buffers on site. The proposed mitigation also involves creation of 5.57 acres of wetlands, enhancement of 12.34 acres of wetlands, and enhancement of 7.53 acres of buffers at an off-site location (Riley Site). Additional information on mitigation is available on request.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service pursuant to Section 7 of ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. A preliminary determination indicates that the activity will not affect endangered or threatened species, or their critical habitat. Consultation under Section 7 of the ESA is not required.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would not impact EFH in the project area. The Corps has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

CULTURAL RESOURCES: The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. A historic properties investigation has been conducted within the permit area, and the remains of a historic homestead were identified. The applicant has agreed to avoid this historic site. The Corps completed consultations with the Washington State Department of Archeological and Historic Preservation and local tribes on March 17, 2011, as part of the permit review process for the original application. The Corps determined that there would be no historic properties affected by this undertaking. There are no changes to the Area of Potential Effect for the revised project. Section 106 of the National historic Preservation Act compliance has been completed.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION – CORPS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply

and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The described discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the CWA. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the U.S.

SOURCE OF FILL MATERIAL: The source of the fill material will be on site soils and clean fill from a commercial source.

EVALUATION—ECOLOGY: Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

ADDITIONAL EVALUATION: This proposal is outside of the Shorelines Substantial Management Area. The State Environmental Policy Act lead agency is the City of Bellingham.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentator's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

CORPS COMMENTS: All e-mail comments should be sent to randel.j.perry@usace.army.mil. Conventional mail comments should be sent to U.S. Army Corps of Engineers, Regulatory Branch, Attention: Mr. Randel Perry, P.O. Box 3755, Seattle, Washington 98124-3755.

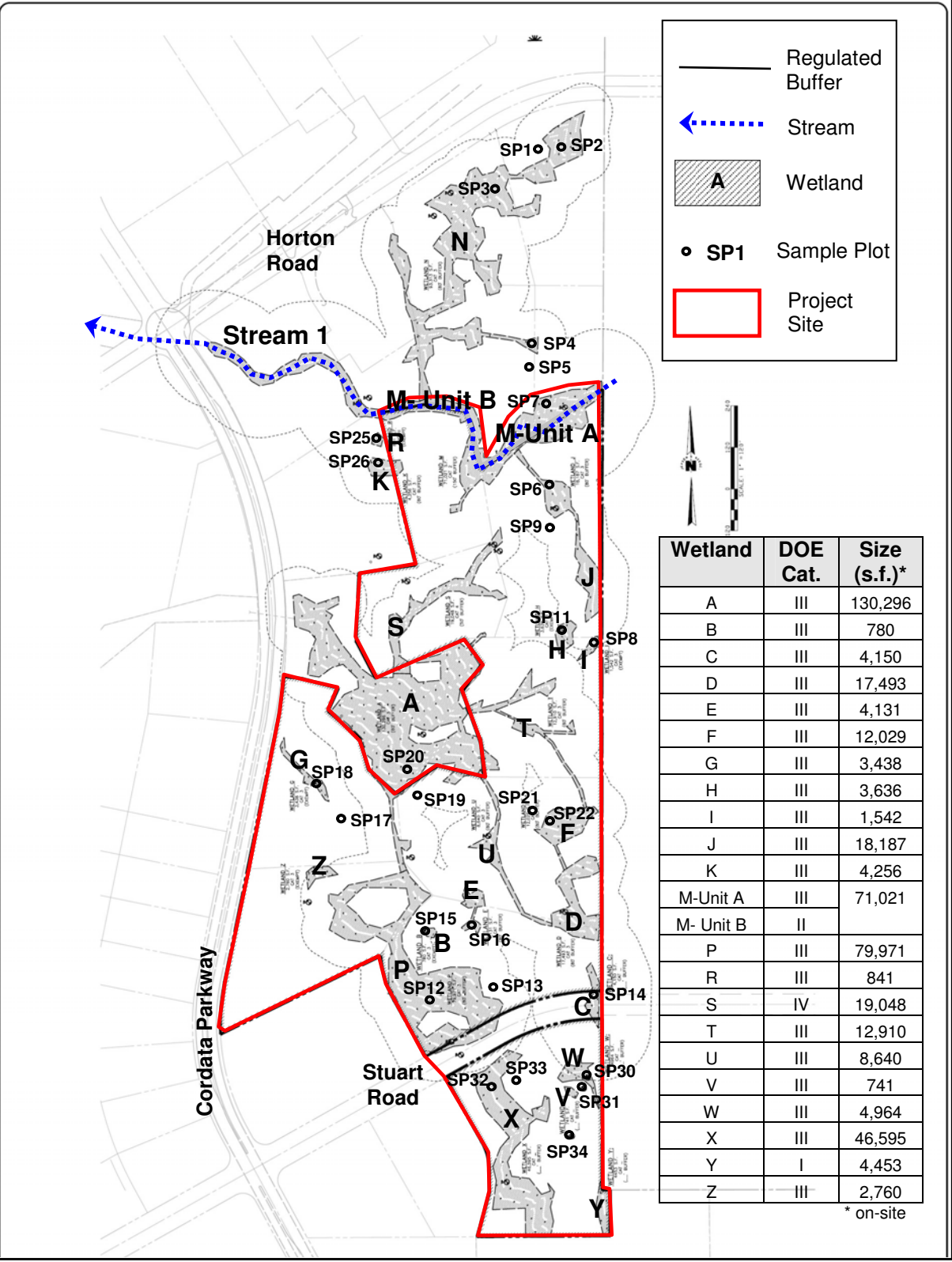
ECOLOGY COMMENTS: Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: SEA program – Federal Permit Coordinator, P.O. Box 47600, Olympia, Washington 98504-7600, or e-mail to ecyrefedpermits@ecy.wa.gov.

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: The RJ Group; NWS-2010-1144.

Encl: Figures (20)



<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential Corps Ref# NWS-2010-1144 Vicinity Map</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 1 of 20</p>
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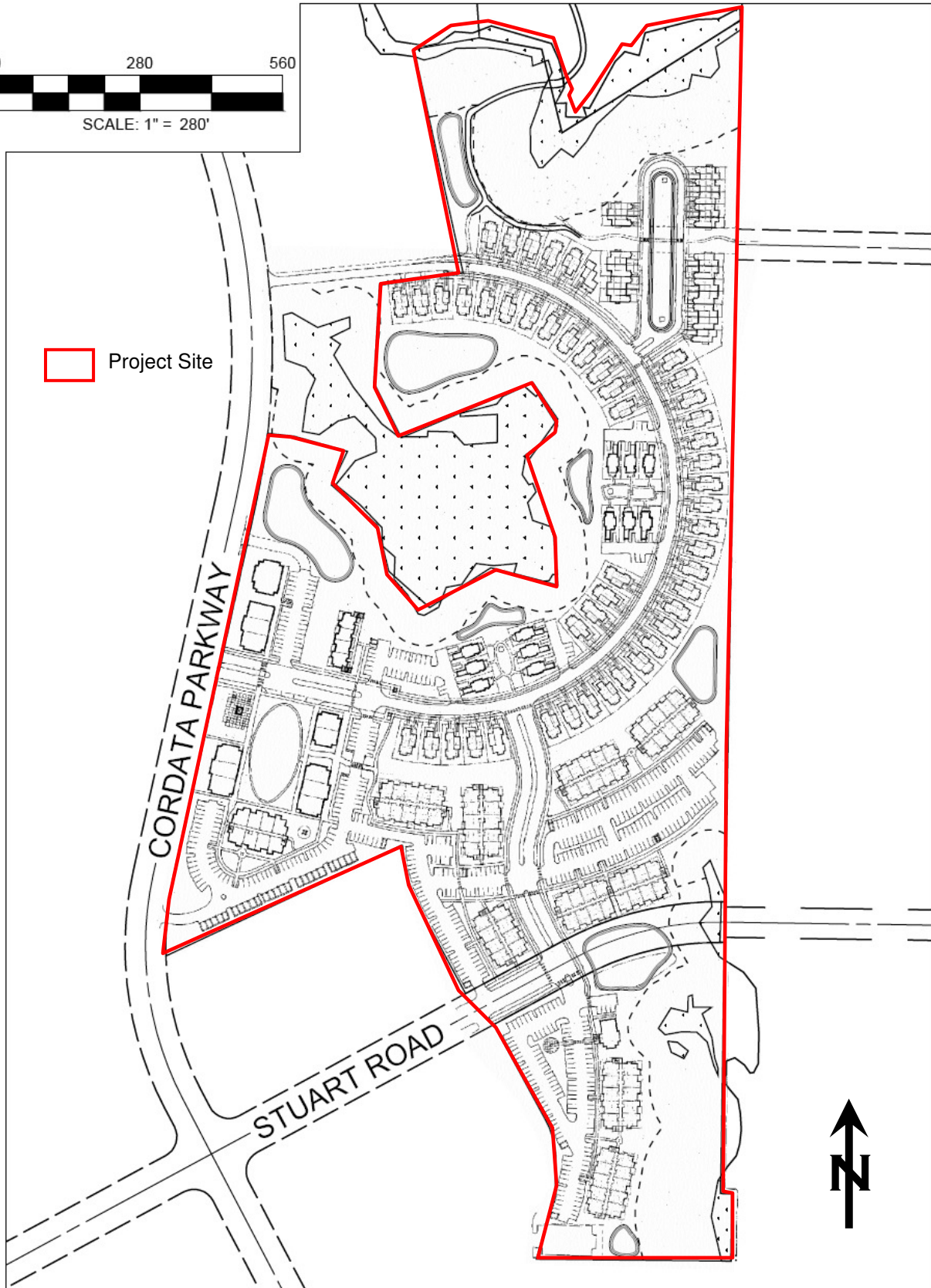
Purpose: Residential Development
Applicant: The RJ Group
Project #: NWS-2010-1144
Adjacent Prop. Owners: See JARPA
Date: 02/26/2014

Cordata Center Residential
 NWS-2010-1144
Wetland Map

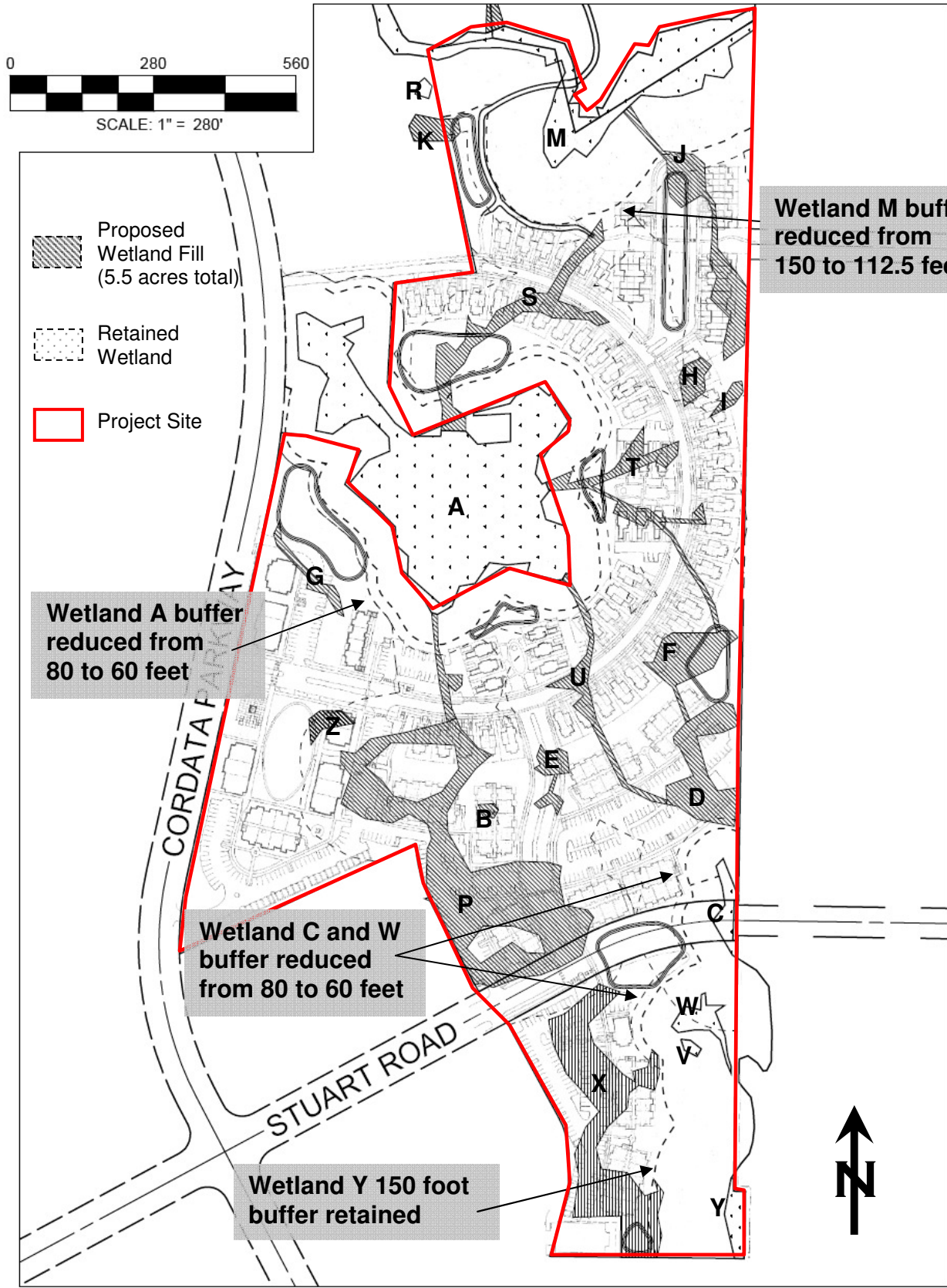
In: Wetlands
Location: Cordata Parkway, Bellingham,
Sec/Twp/Rng: 1 and 12/38N/02E
County: Whatcom **State:** WA
 Sheet 2 of 20



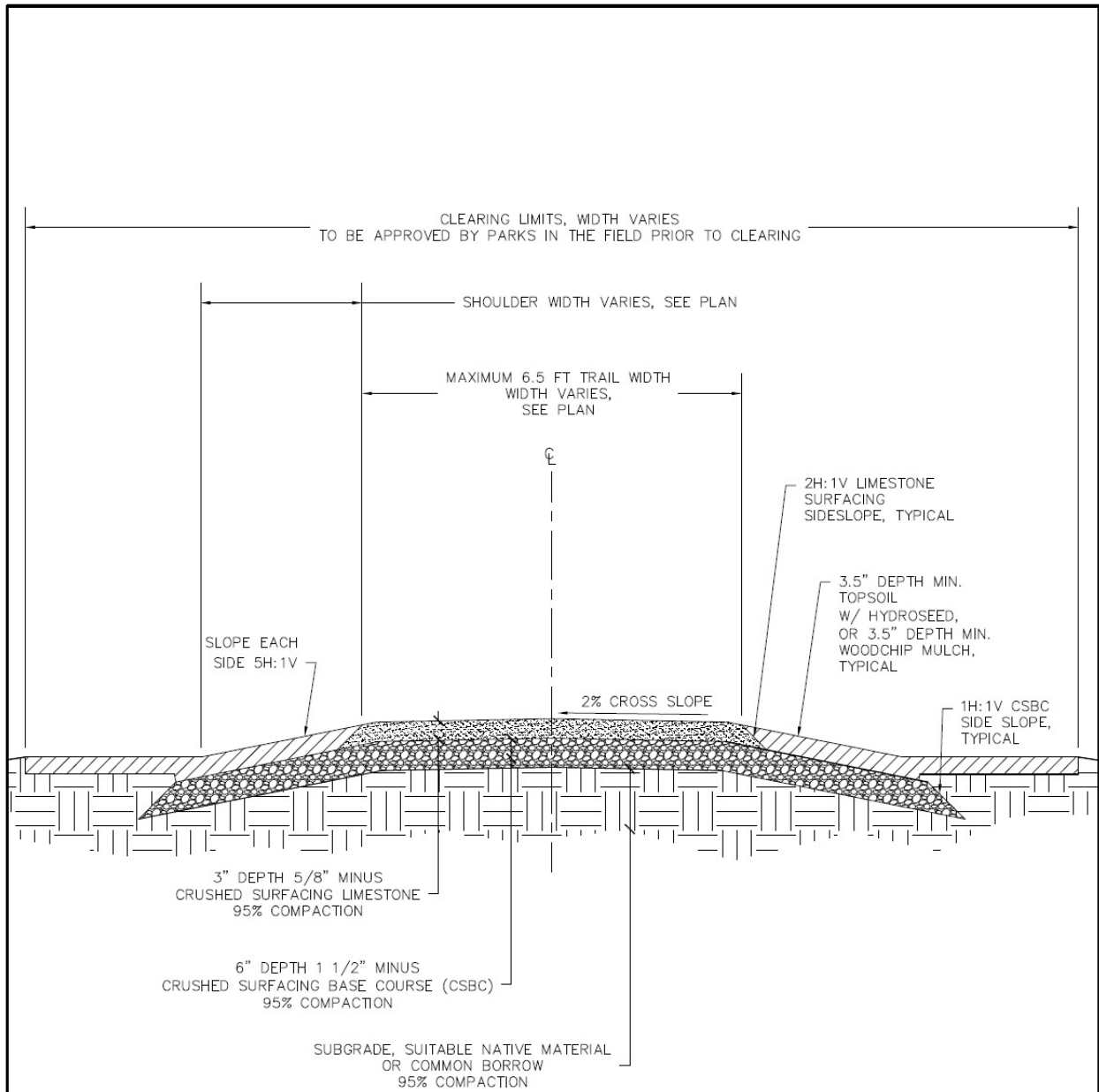
 Project Site



<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential NWS-2010-1144 Site Plan</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 3 of 20</p>
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<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential NWS-2010-1144 Proposed Impacts Map</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 3 of 20</p>
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NOTES:

- A. TRAIL DETAIL SHOWN DOES NOT INCLUDE STORMWATER DESIGN. STORMWATER DESIGN MUST BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES.
- B. DRAINAGE DITCH PARALLEL TO TRAIL MAY BE REQUIRED FOR STORMWATER DESIGN. MINIMUM DITCH WIDTH IS 3 FT. OR AS APPROVED BY PARKS MANAGER. SLOPE EACH SIDE OF CENTERLINE OF DITCH WITH MAXIMUM SIDE SLOPE OF 4H:1V OR AS OTHERWISE NOTED.
- C. WHERE TRAIL IS LOCATED OVER BURIED UTILITIES, THE ENTIRE UTILITY TRENCH SHALL BE BACKFILLED WITH IMPORTED GRAVEL AND COMPACTED TO 95% MAXIMUM DENSITY.
- D. SECTION SHOWN IS FOR TYPICAL CONDITIONS, TRAIL MAY BE MODIFIED TO ACCOMMODATE SITE SPECIFIC REQUIREMENTS.
- E. CRUSHED SURFACING BASE COURSE DEPTH AND SIZE OF AGGREGATE SHOWN IS MINIMUM REQUIREMENT. ACTUAL DEPTH OF AGGREGATE MAY VARY PER SITE SPECIFIC CONDITIONS.
- F. STAKE TRAIL ALIGNMENT AND TRAIL CLEARING LIMITS IN THE FIELD BEFORE CLEARING. VIOLATORS WILL BE FINED. SEE BMC13.40.150.
- G. SUBGRADE COMPACTION MUST BE CERTIFIED BY A GEOTECHNICAL ENGINEER.
- H. TRAIL WIDTH SHOWN IS MAXIMUM WIDTH. WIDTH MAY VARY ACCORDING TO SITE SPECIFIC PLAN.

**PARKS AND RECREATION
DESIGN AND DEVELOPMENT**
JANUARY 7, 2010

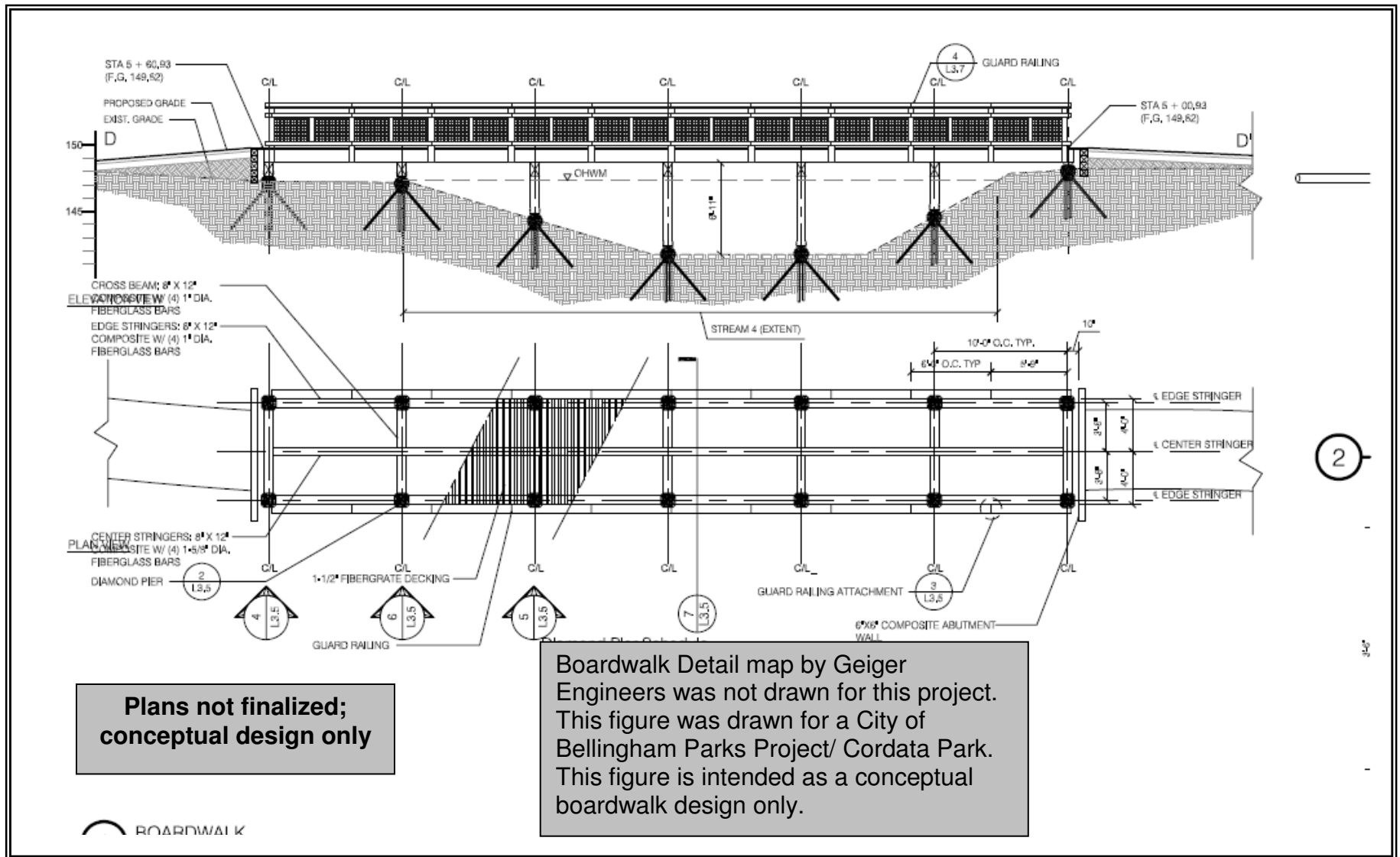
**CITY OF BELLINGHAM
NARROW TRAIL**
Scale: NTS

**DRAWING
2505.02**

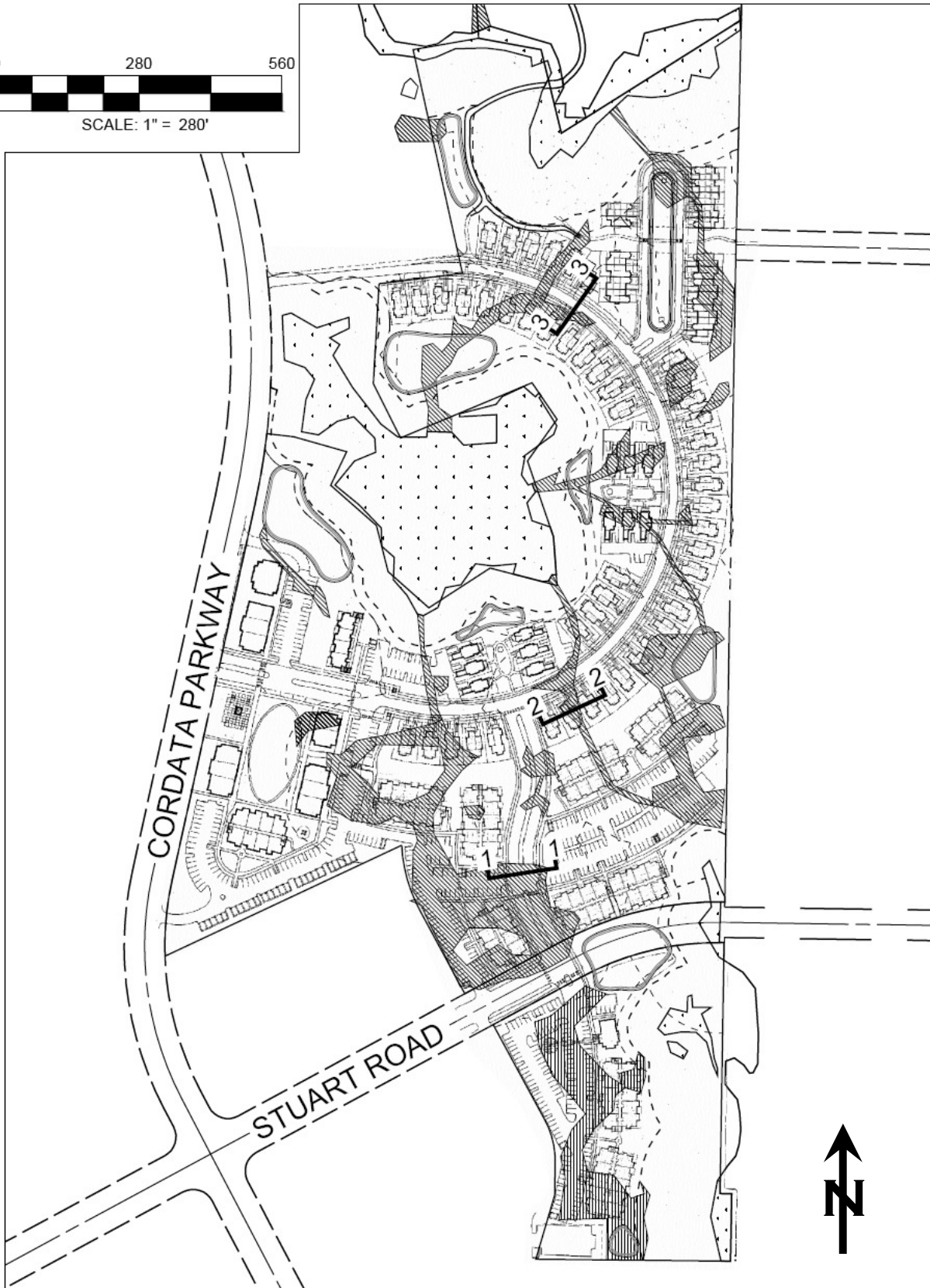
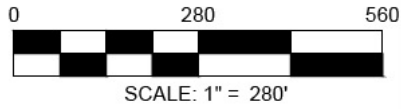
Purpose: Residential Development
Applicant: The RJ Group
Project #: NWS-2010-1144
Adjacent Prop. Owners: See JARPA
Date: 02/26/2014

Cordata Center Residential
NWS-2010-1144
**Secondary Trail
Cross Section**

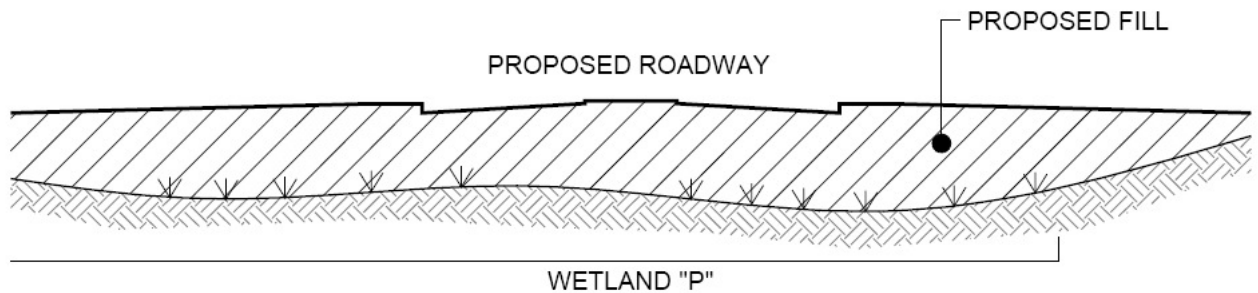
In: Wetlands
Location: Cordata Parkway, Bellingham,
Sec/Twp/Rng: 1 and 12/38N/02E
County: Whatcom **State:** WA
Sheet 5 of 20



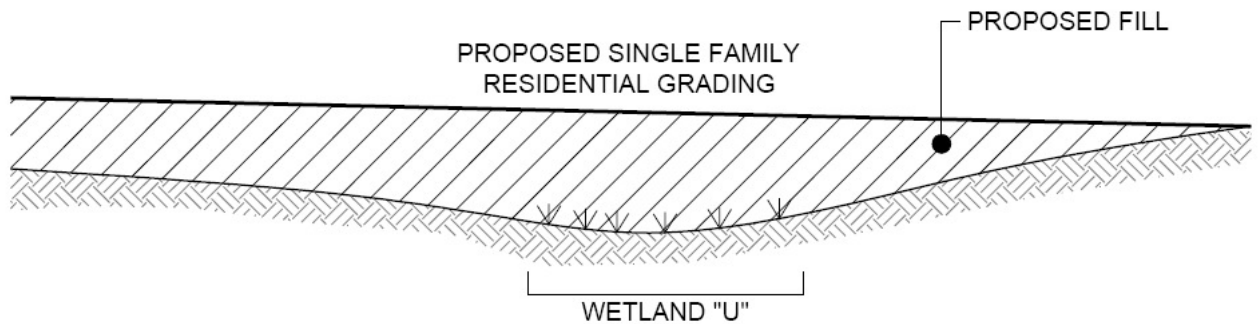
<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential NWS-2010-1144 Conceptual Boardwalk Design</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 6 of 20</p>
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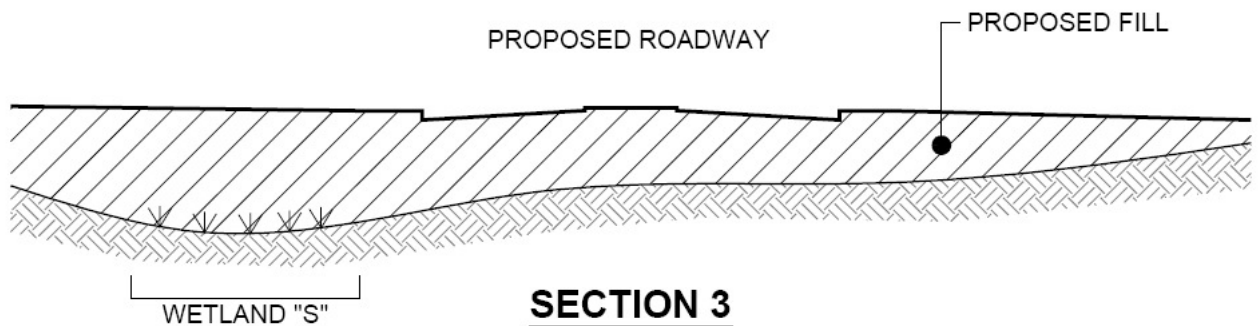
<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential NWS-2010-1144 Wetland Fill Cross Section Locations</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 7 of 20</p>
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SECTION 1
NTS



SECTION 2
NTS



SECTION 3
NTS

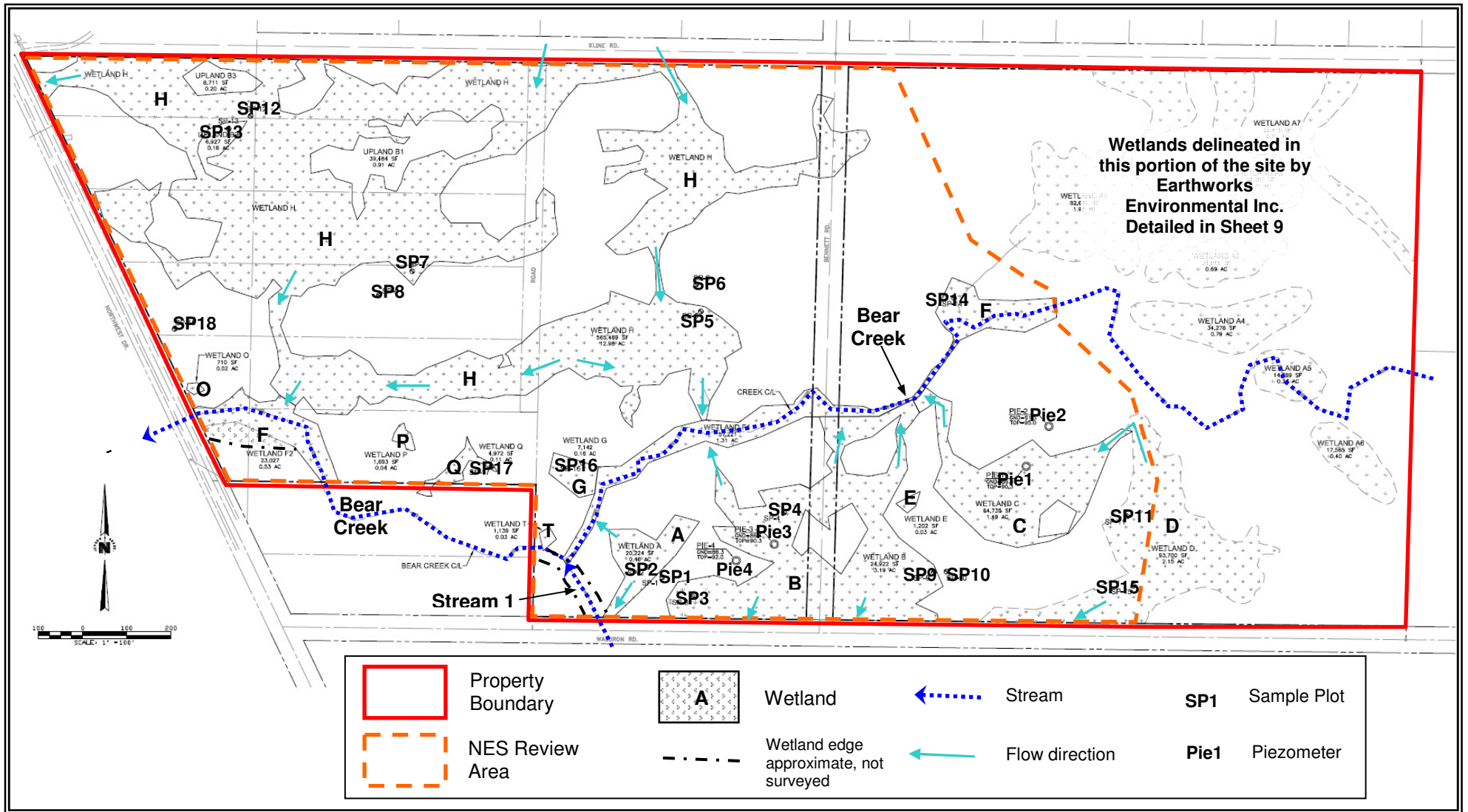
NOTES:

1. ALL PROPOSED WETLAND FILLS ARE OF DEPRESSIONAL WETLANDS THAT ARE NOT CONNECTED TO ANY REMAINING CRITICAL AREAS. NO CULVERTS ARE PROPOSED TO MAINTAIN SURFACE HYDROLOGY.
2. PROPOSED GRADES SHOWN ARE CONCEPTUAL. FINAL DEPTHS TO BE DETERMINED DURING FINAL ENGINEERING.

Purpose: Residential Development
Applicant: The RJ Group
Project #: NWS-2010-1144
Adjacent Prop. Owners: See JARPA
Date: 02/26/2014

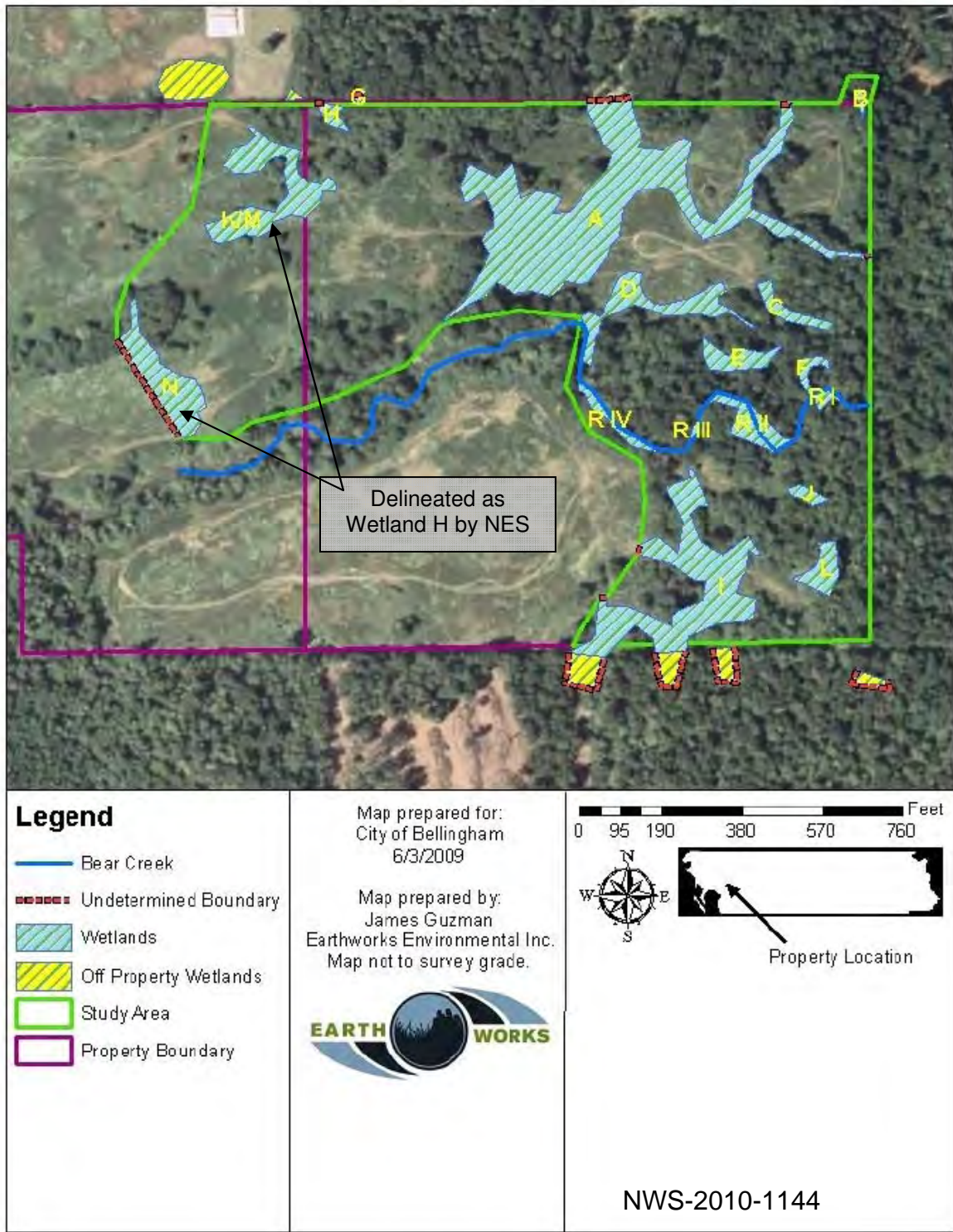
Cordata Center Residential
 NWS-2010-1144
Wetland Fill
Cross Sections

In: Wetlands
Location: Cordata Parkway, Bellingham,
Sec/Twp/Rng: 1 and 12/38N/02E
County: Whatcom **State:** WA
 Sheet 8 of 20

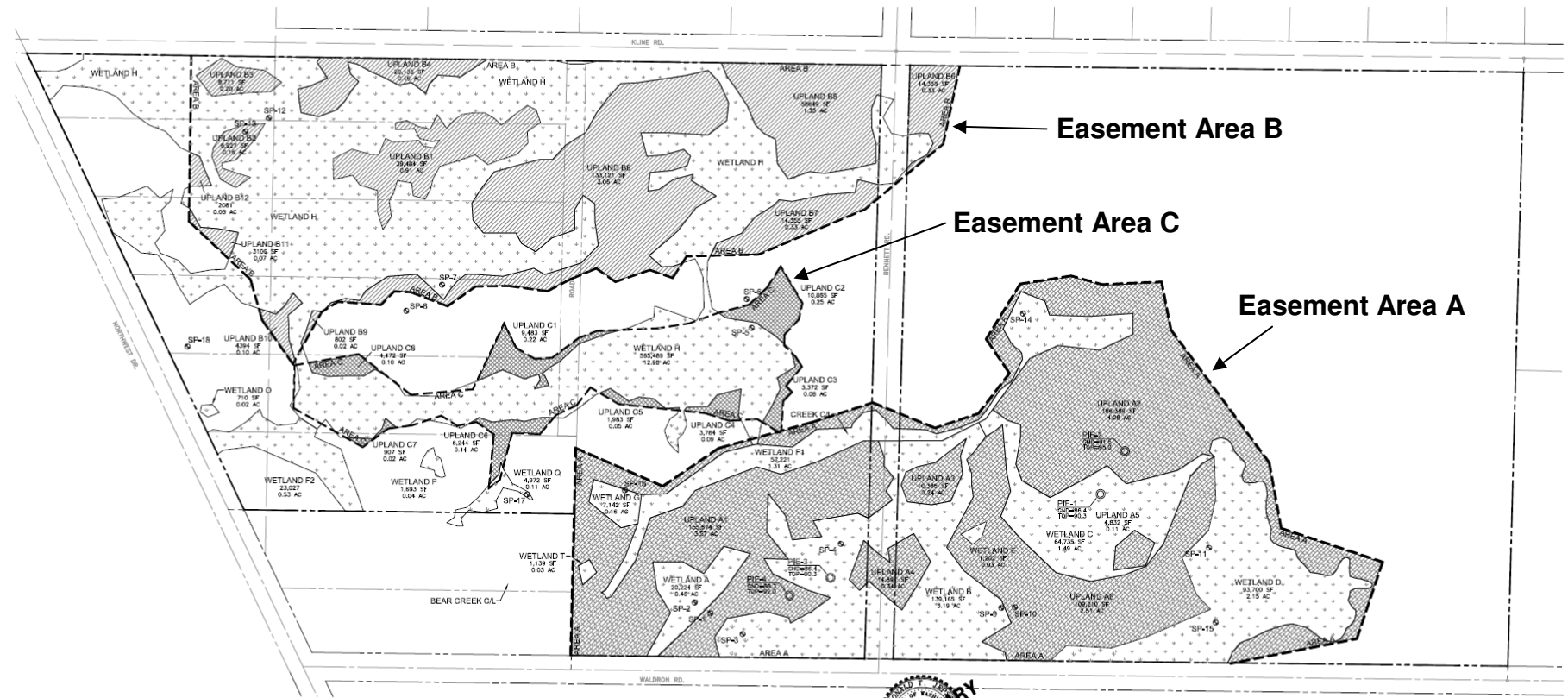
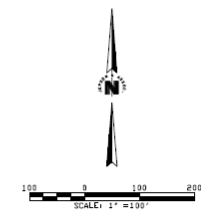


<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential NWS-2010-1144 Bear Creek Preserve Wetland Map</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 9 of 20</p>
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Figure 1. Wetland and stream map within the study area (portions of Whatcom County tax parcels #380202-333346 and 380202-150361).



<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential Wetland Map for East Section of Bear Creek Preserve from the Earthworks Recon</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 10 of 20</p>
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RONALD T. JEPSON & ASSOCIATES
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS 222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH: (360)733-5740 FAX: (360)647-8939

SCALE	AS SHOWN
DATE	1/28/2014
PROJECT	
CLIENT	
DATE	1/28/2014



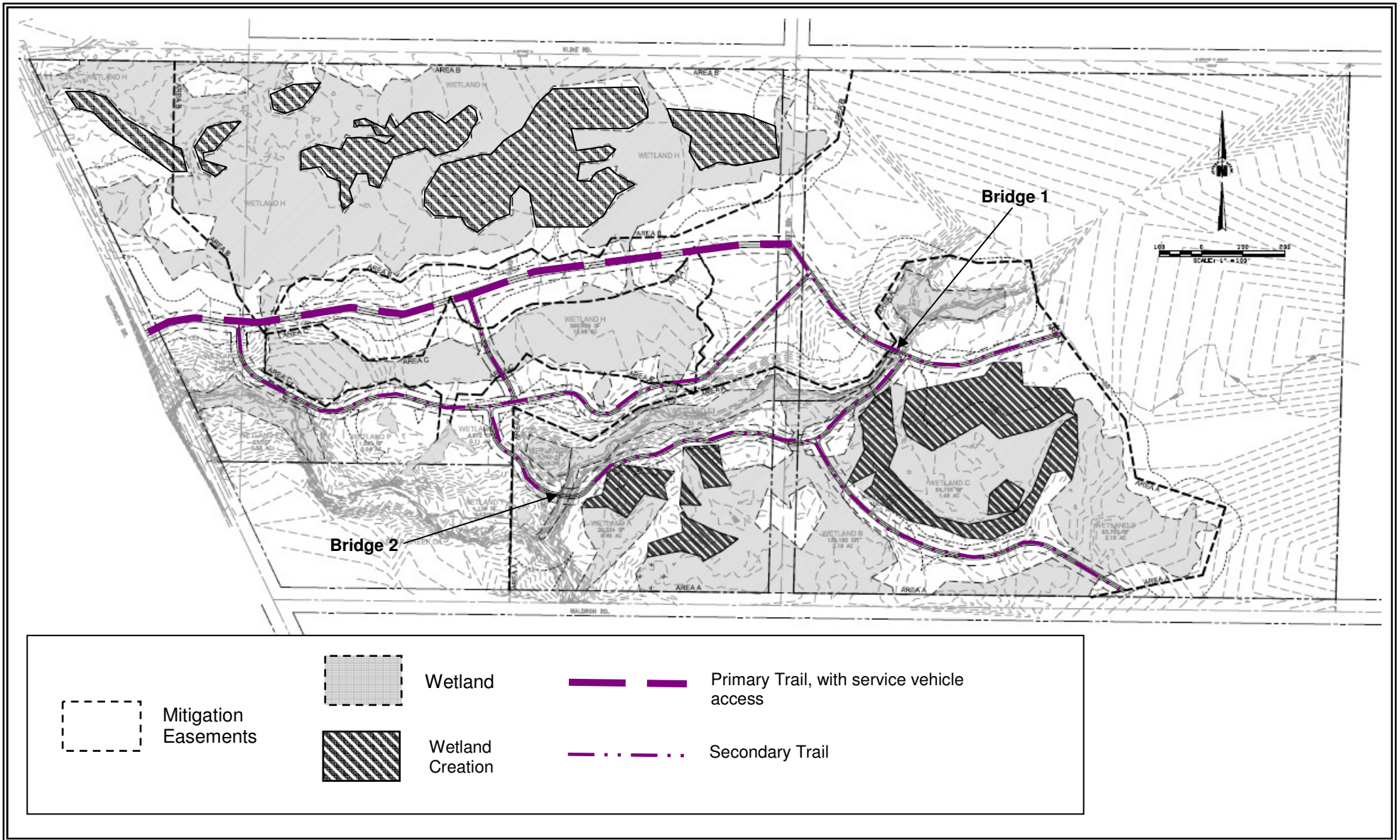
WETLAND EXHIBIT/AREA TABULATION
 NORTHWEST DR. & WALDRON RD.
 BELLINGHAM, WASH.

CLIENT:
CORDATA INVESTMENTS LLC

08113
 1
 OF 1

Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014	Cordata Center Residential NWS-2010-1144 Easement Locations	In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 11 of 20
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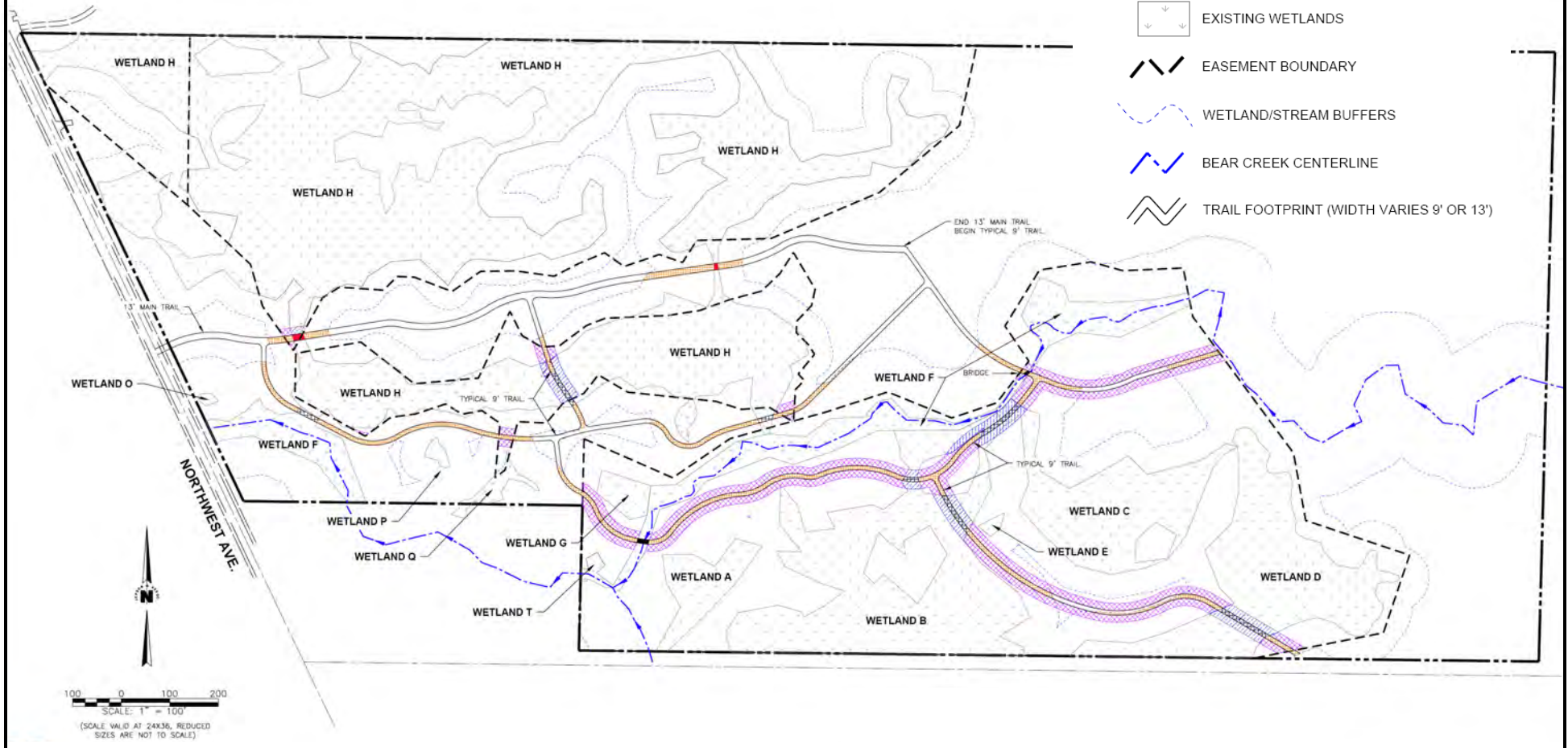
L:\Jepson Projects\2008\081131.dwg (BLS)SHEET 11 - WETLAND - 360202.DWG - operator - MAP 03_2009 - 10.37327



<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential NWS-2010-1144 Proposed Bear Creek Preserve Trails Map</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 12 of 20</p>
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LEGEND

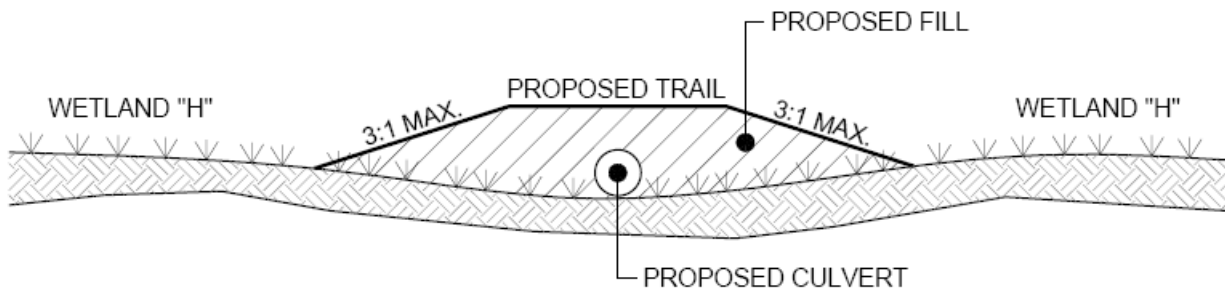
- WETLAND FILL FROM TRAIL (448 SF, 0.01 AC)
- BOARDWALK (4,623 SF, 0.10 AC, 514 LF)
- BUFFER IMPACT FROM TRAIL (0.72 AC)
- TRAIL BARRIER PLANTING, 15' EACH SIDE OF TRAIL, NO MITIGATION CREDIT (1.48 AC)
- WETLAND ENHANCEMENT IN TRAIL CORRIDOR, NO MITIGATION CREDIT (0.41 AC)
- EXISTING WETLANDS
- EASEMENT BOUNDARY
- WETLAND/STREAM BUFFERS
- BEAR CREEK CENTERLINE
- TRAIL FOOTPRINT (WIDTH VARIES 9' OR 13')



Purpose: Residential Development
Applicant: The RJ Group
Project #: NWS-2010-1144
Adjacent Prop. Owners: See JARPA
Date: 02/26/2014

Cordata Center Residential
NWS-2010-1144
Bear Creek Preserve
Trail Impacts Map

In: Wetlands
Location: Cordata Parkway, Bellingham,
Sec/Twp/Rng: 1 and 12/38N/02E
County: Whatcom **State:** WA
 Sheet 13 of 20



SECTION 1
NTS

NOTES:

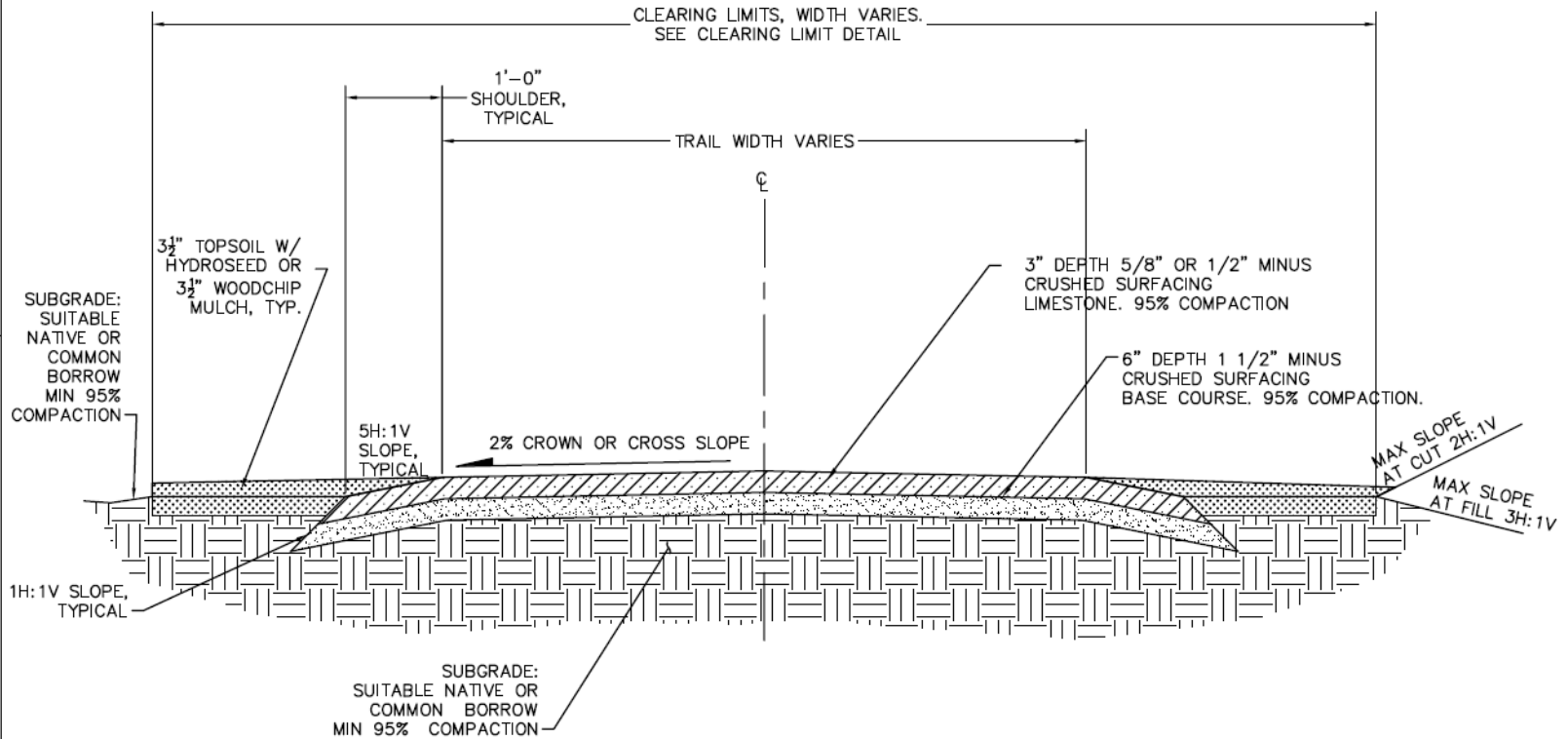
1. PROPOSED GRADES SHOWN ARE CONCEPTUAL. FINAL DEPTHS AND CULVERT SIZING TO BE DETERMINED DURING FINAL ENGINEERING.

Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014	Cordata Center Residential NWS-2010-1144 Typical Trail Wetland Fill Cross Section	In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA <div style="text-align: right;">Sheet 14 of 20</div>
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PARKS AND RECREATION
 DESIGN AND DEVELOPMENT
 REV. November 13, 2006

CITY OF BELLINGHAM
 TRAIL SECTION
 3/8" = 1'-0"

DRAWING
 2505.01



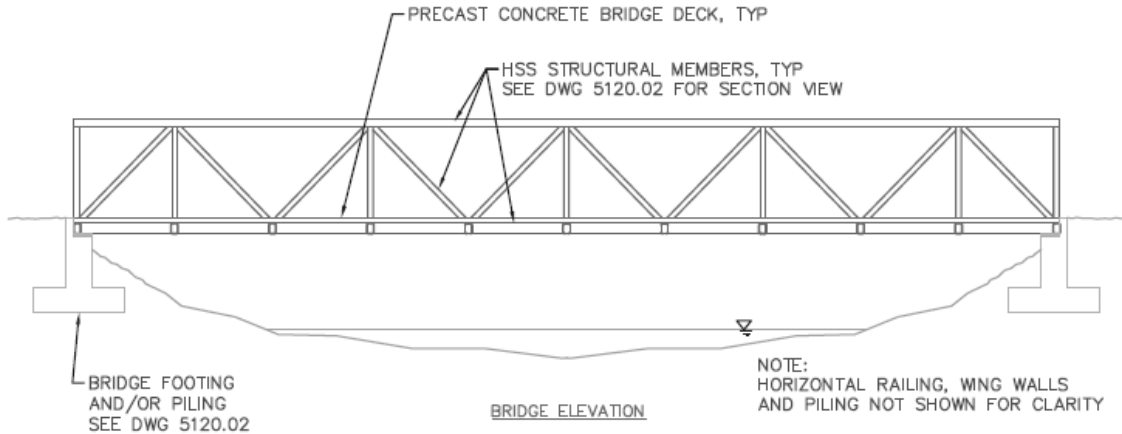
NOTES:

- A. WHERE TRAIL IS LOCATED OVER BURIED UTILITIES, THE ENTIRE TRENCH SHALL BE BACKFILLED WITH IMPORTED GRAVEL AND COMPACTED TO 95% MAXIMUM DENSITY.
- B. SECTION SHOWN IS FOR TYPICAL CONDITIONS. TRAIL MAY BE MODIFIED TO ACCOMODATE SITE SPECIFIC REQUIREMENTS.
- C. DRAINAGE DITCH PARALLEL TO TRAIL MAY BE REQUIRED FOR STORMWATER DESIGN. MINIMUM WIDTH OF DITCH IS 3 FT OR AS APPROVED BY PARKS AND RECREATION. BANK SLOPE EACH SIDE OF CENTERLINE OF DITCH WITH MAX SIDE SLOPES OF 4H:1V
- D. CRUSHED SURFACING BASE COURSE DEPTH AND SIZE OF AGGREGATE SHOWN IS MINIMUM REQUIREMENT. ACTUAL SIZE AGGREGATE MAY VARY PER SITE SPECIFIC CONDITIONS.
- E. STAKE ALIGNMENT AND CLEARING LIMITS IN THE FIELD PRIOR TO CLEARING. VIOLATORS WILL BE FINED. BMC 13.40.150
- F. SUBGRADE COMPACTION MUST BE CERTIFIED BY A GEOTECHNICAL ENGINEER.

<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential NWS-2010-1144 Primary Trail Cross Section</p>	<p>In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 15 of 20</p>
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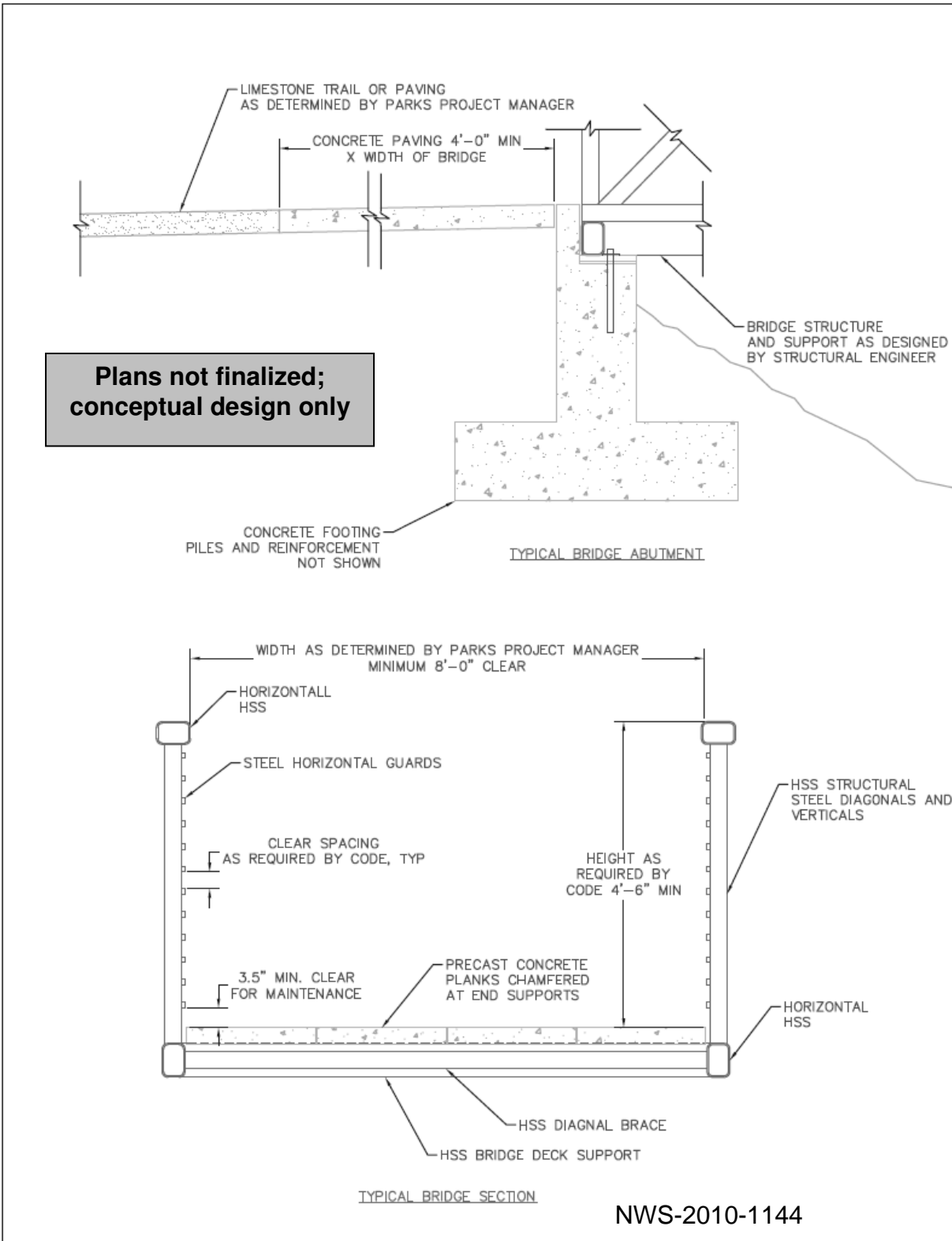
- MANUFACTURED PEDESTRIAN BRIDGE
- A. BRIDGE DESIGN SHALL BE STANDARD TRUSS CONSTRUCTED OF WEATHERED HSS STRUCTURAL STEEL WITH A CONCRETE BRIDGE DECK AS SHOWN BELOW.
 - B. ALL CONSTRUCTION AND DESIGN IS TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE CITY OF BELLINGHAM.
 - C. PROVIDE A COMPLETE, INTEGRATED SET OF BRIDGE MANUFACTURER'S STANDARD COMPONENTS THAT FORM A BRIDGE. INCLUDE PRIMARY AND SECONDARY FRAMING AND ACCESSORIES.
 - D. INFORMATION ON THIS DRAWING ESTABLISHES REQUIREMENTS FOR SYSTEM'S AESTHETIC EFFECTS, AS INDICATED BY SIZES, RELATIONSHIPS AND PROFILES OF COMPONENTS.
 1. DO NOT MODIFY INTENDED AESTHETIC EFFECTS, AS JUDGED SOLELY BY PARK PROJECT MANAGER, EXCEPT WITH PRIOR APPROVAL BY PARK PROJECT MANAGER. IF MODIFICATIONS ARE PROPOSED, SUBMIT COMPREHENSIVE EXPLANATORY DATA FOR REVIEW.
 - E. MANUFACTURER QUALIFICATIONS: A FIRM WITH AT LEAST FIVE YEARS EXPERIENCE IN MANUFACTURING PEDESTRIAN BRIDGE SYSTEMS SIMILAR TO THOSE INDICATED FOR THE PROJECT. THE FIRM SHALL BE AISC CERTIFIED FOR THIS TYPE OF CONSTRUCTION.
 1. ENGINEERING RESPONSIBILITY: PROVIDE COMPREHENSIVE ENGINEERING ANALYSIS AND DESIGN BY A QUALIFIED STRUCTURAL ENGINEER REGISTERED WITH WASHINGTON STATE (HEREAFTER REFERRED TO AS "STRUCTURAL ENGINEER").
 - F. PROVIDE FRAMING AND DECKING SYSTEMS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY AND ENVIRONMENTAL LOADS AS SPECIFIED BY STRUCTURAL ENGINEER. DESIGN FOR THERMAL MOVEMENTS WITHOUT OVER STRESSING OR FAILURE OF COMPONENTS OR CONNECTIONS.
 - G. BRIDGE SYSTEM DESIGN: AS SPECIFIED BY STRUCTURAL ENGINEER
 1. PRIMARY FRAME TYPE: PARALLEL CHORD TRUSS WITH VERTICAL ENDS BUILT UP OF HSS STEEL SECTIONS AS INDICATED ON DRAWINGS IN PRATT, FINK, OR WARREN WEB CONFIGURATIONS. OVERHEAD (PORTAL) BRACING IS PROHIBITED.
 2. DESIGN THE BRIDGE TO HAVE DEPTHS, SPANS, CLEARANCES AND GENERAL CONFIGURATIONS AS SHOWN. NOMINAL CHANGES TO SUIT THE MANUFACTURER'S SYSTEMS WILL BE ACCEPTED PROVIDED THAT THE INSIDE CLEARANCE, MINIMUM SPAN AND REQUIRED TOP OF RAIL HEIGHT WILL NOT CHANGE. THE BRIDGE SHALL BE DESIGNED TO ACCOMMODATE FLOOD STAGE REQUIRED BY THE REGULATORY AGENCIES. NO PORTION OF THE STRUCTURE SHALL BE ALLOWED BELOW BOTTOM OF STEEL ELEVATION AS MANDATED BY THE REGULATORY AGENCIES.
 - H. DECK SYSTEM DESIGN: THE DECK SYSTEM WILL BE CAST-IN-PLACE OR PRECAST CONCRETE. FINISH SHALL BE MEDIUM-COARSE BROOM FINISH. IF CAST-IN-PLACE IS USED, LEAVE-IN-PLACE FORM SYSTEMS WILL NOT BE PERMITTED.
 1. PLACEMENT OF WET CONCRETE ON THE DECK AFTER THE BRIDGE IS PLACED IN ITS FINAL LOCATION WILL NOT BE PERMITTED.
 - I. PROVIDE FRAMING AND DECKING SYSTEMS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY AND ENVIRONMENTAL LOADS AS INDICATED BY THE STRUCTURAL ENGINEER INCLUDING DEAD, LIVE, SNOW, WIND, CONSTRUCTION, AND SEISMIC EFFECTS COMBINED AS REQUIRED BY THE APPLICABLE CODE.
 - J. MINIMUM LIVE LOADS SHALL BE IN ACCORDANCE WITH THE IBC AS ADOPTED BY THE CITY OF BELLINGHAM.
 - K. DESIGN FOR MINIMUM VEHICLE LOAD OF 10,000 POUNDS
 - L. SUBMIT SHOP DRAWINGS FOR ABUTMENT REINFORCEMENT AND BRIDGE STEEL.
 - M. ALL STEEL SHALL BE ASTM A588 OR ASTM A847 WEATHERING STEEL EXCEPT CONCRETE REINFORCEMENT AND PILING.
 - N. CAMBER SHALL BE AS SPECIFIED BY THE STRUCTURAL ENGINEER.
 - O. THE BRIDGE SHALL BE DESIGNED FOR VIBRATION.
 - P. WELDING: QUALIFY PERSONNEL ACCORDING TO AWS D1.1, "STRUCTURAL WELDING CODE - STEEL"
 - Q. COMPLY WITH APPLICABLE PROVISIONS OF THE FOLLOWING SPECIFICATIONS AND DOCUMENTS:
 1. AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC"
 2. ASTM A 6 "SPECIFICATION FOR GENERAL REQUIREMENTS FOR ROLLED STEEL PLATES, SHAPES, SHEETING PILING, AND BARS FOR STRUCTURAL USE"
 3. ERECTION TOLERANCES: AISC S303, "STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
 - R. ALL EXPOSED SURFACES OF WEATHERING STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC SP-6, COMMERCIAL BLAST CLEANING.
 - S. DESIGN ABUTMENTS AND FOOTINGS. COORDINATE SIZE AND LOCATION OF CONCRETE FOUNDATIONS AND CASTING OF ANCHOR-BOLT INSERTS INTO FOUNDATION WALLS AND FOOTINGS.
 - T. DESIGN COMPONENTS AND FABRICATE FRAMING TO PRODUCE CLEAN, SMOOTH CUTS AND BENDS. PUNCH ALL HOLES OF PROPER SIZE, SHAPE AND LOCATION.
 - U. DESIGN AND FABRICATE ALL WEATHERING STEEL PARTS SO AS TO AVOID LOCATIONS WHICH WILL IMPEDE OR PREVENT DEVELOPMENT OF THE SURFACE OXIDE COATING.
 - V. SHOP FABRICATE ALL COMPONENTS

**Plans not finalized;
conceptual design only**



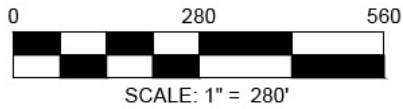
PARKS AND RECREATION DESIGN AND DEVELOPMENT	CITY OF BELLINGHAM PEDESTRIAN BRIDGE GENERAL DESIGN & NOTES	DRAWING 5120.01
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Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014	Cordata Center Residential Bear Creek Preserve Conceptual Bridge Detail (1 of 2)	In: Wetlands NWS-2010-1144 Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA <div style="text-align: right;">Sheet 16 of 20</div>
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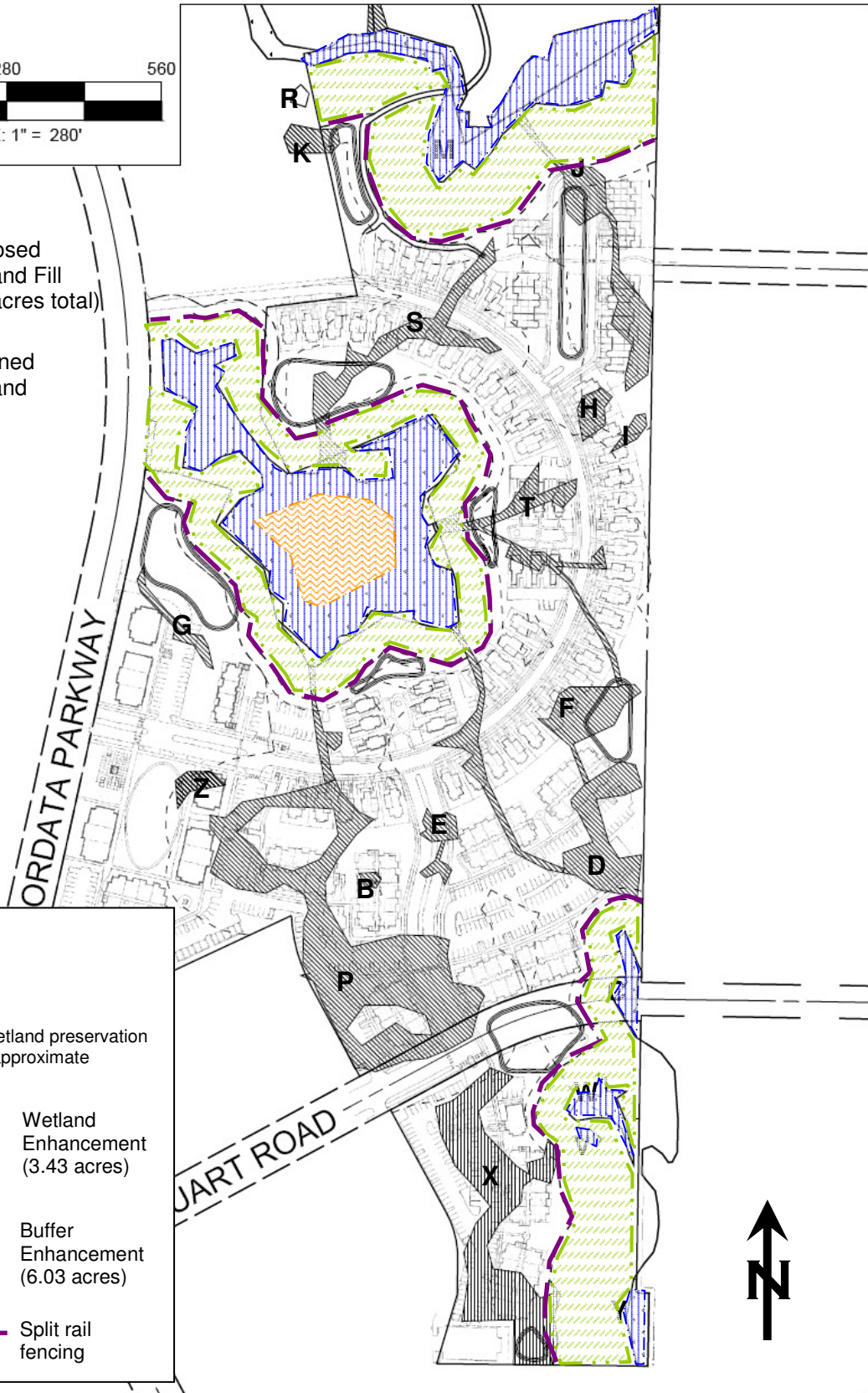
PARKS AND RECREATION DESIGN AND DEVELOPMENT	CITY OF BELLINGHAM PEDESTRIAN BRIDGE ABUTMENT AND SECTION	DRAWING 5120.02
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Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014	Cordata Center Residential Bear Creek Preserve Conceptual Bridge Detail (2 of 2)	In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA <div style="text-align: right;">Sheet 17 of 20</div>
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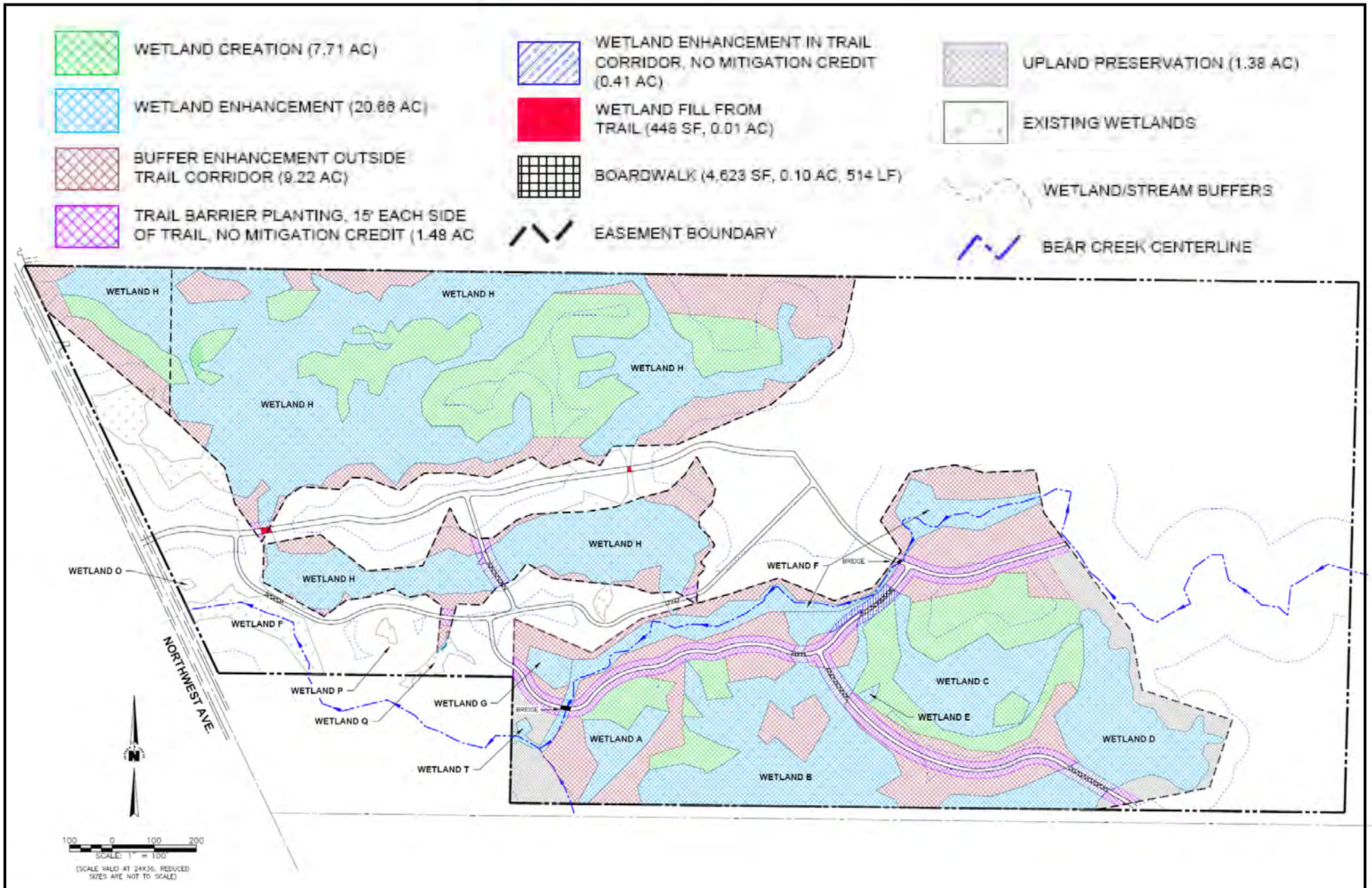


 Proposed Wetland Fill (5.5 acres total)
 Retained Wetland

 Note: the wetland preservation polygon is approximate
 Wetland Enhancement (3.43 acres)
 Buffer Enhancement (6.03 acres)
 Split rail fencing



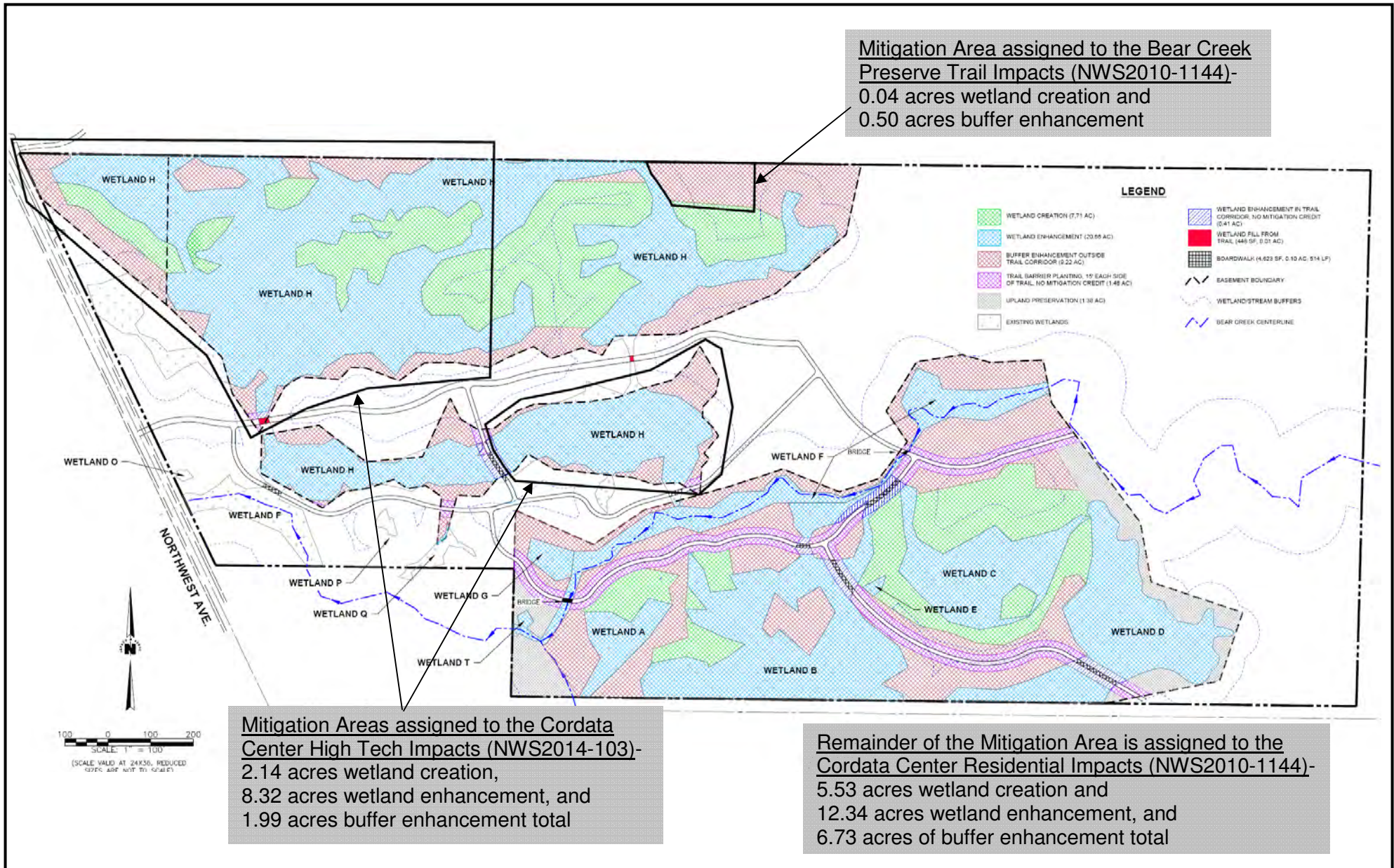
Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014	Cordata Center Residential NWS-2010-1144 On-site Mitigation Map	In: Wetlands Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA <div style="text-align: right;">Sheet 18 of 20</div>
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Purpose: Residential Development
Applicant: The RJ Group
Project #: NWS-2010-1144
Adjacent Prop. Owners: See JARPA
Date: 02/26/2014

Cordata Center Residential
 NWS-2010-1144
Off-site Mitigation Map

In: Wetlands
Location: Cordata Parkway, Bellingham,
Sec/Twp/Rng: 1 and 12/38N/02E
County: Whatcom **State:** WA
 Sheet 19 of 20



<p>Purpose: Residential Development Applicant: The RJ Group Project #: NWS-2010-1144 Adjacent Prop. Owners: See JARPA Date: 02/26/2014</p>	<p>Cordata Center Residential Off-site Mitigation Map With individual project mitigation area</p>	<p>In: Wetlands NWS-2010-1144 Location: Cordata Parkway, Bellingham, Sec/Twp/Rng: 1 and 12/38N/02E County: Whatcom State: WA Sheet 20 of 20</p>
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