DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Vanaja Rajah

LOCATION OF PROPOSAL: 12525 NE Spring Blvd

DESCRIPTION OF PROPOSAL: The applicant requests Conditional Use and Critical Areas Land Use Permit approvals to replace the existing Midlakes sewer pump station to meet projected capacity demands.

FILE NUMBERS: 16-129661-LB & 16-129643-LO **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **10/27/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland
Environmental Coordinator
Carol V. Helland

10/13/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**COBU Mid Lakes Pump Station Replacement**
Proposal Address:	**12525 NE Spring Blvd**
Proposal Description:	The applicant requests Conditional Use and Critical Areas Land Use Permit approvals to replace the existing Midlakes sewer pump station to meet projected capacity demands.
File Number:	**16-129661-LB & 16-129643-LO**
Applicant:	**Vanaja Rajah, City of Bellevue Utilities**
Recommendations Included:	**Process I** Conditional Use Permit (LUC 20.30B)
Decisions Included:	**Process II** Critical Areas Land Use Permit (LUC 20.30P) SEPA (BCC 22.02)
Planner:	**David Wong**, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V Helland Carol V. Helland, Environmental Coordinator Development Services Department
Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department Carol V Helland Carol V. Helland, Land Use Director Development Services Department

Application Date:	April 19, 2016
Notice of Application Publication Date:	June 2, 2016
Public Meeting:	June 29, 2016
Decision Publication Date:	October 13, 2016
SEPA Appeal Deadline:	October 27, 2016
Public Hearing:	October 27, 2016

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

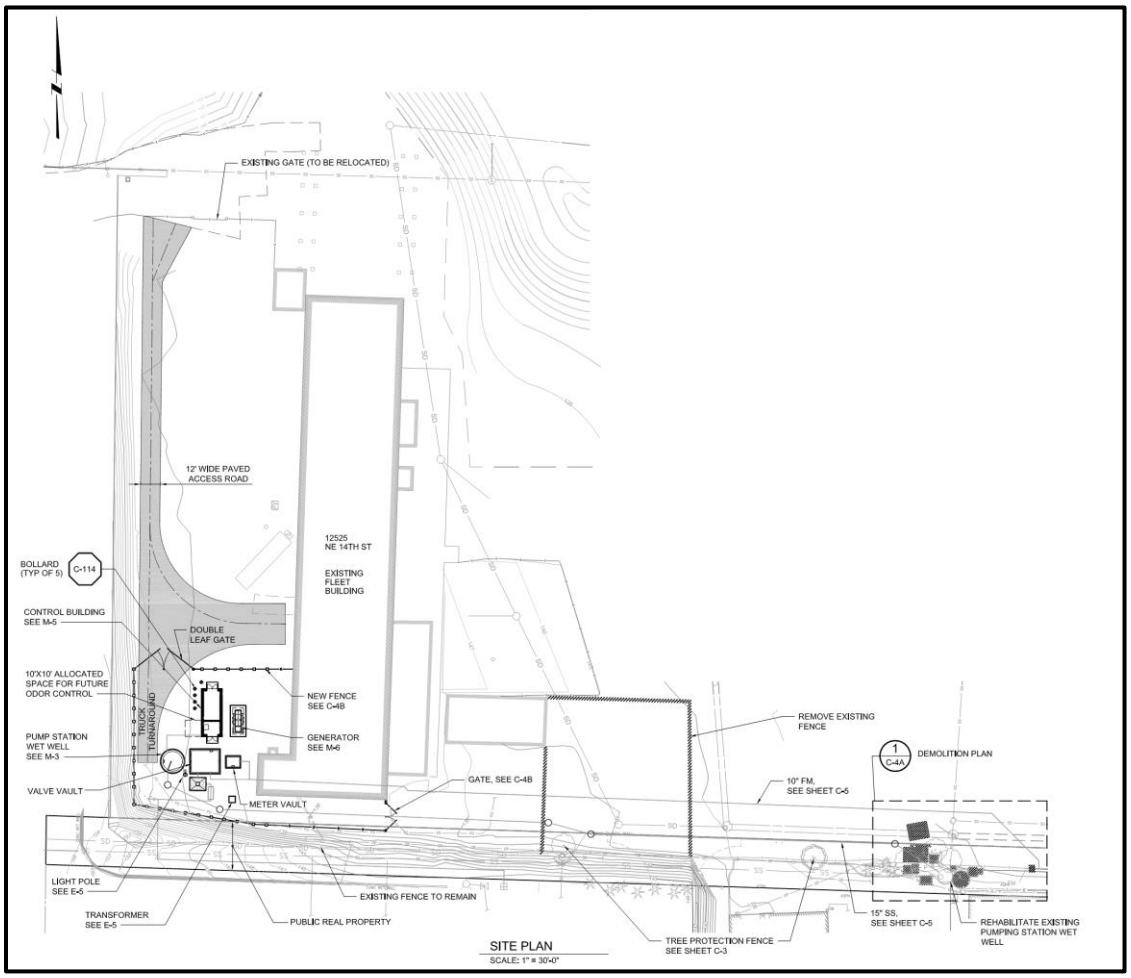
1. Environmental Checklist (in-file)
2. Site Plan
3. Restoration & Enhancement Plan
4. Geotechnical Engineering Services Report (in-file)

I. Request & Review Process

A. Request

The City of Bellevue Utilities Department has proposed construction of a replacement sewer pump station to upgrade the existing Midlakes sewer pump station. The upgrade is necessary in order to meet projected capacity demands associated with the Bel-Red subarea zoning changes. The project will include a new pump station, control building, generator, and access drive, and will require decommissioning and partial demolition of the existing pump station facilities located on-site. The proposal also includes the planting of native vegetation within the steep slope located in the southwest corner of the lot as mitigation. **See Figure 1 below for a plan of the proposal.**

Figure 1



The proposal is located within the Bel-Red subarea and would require modification of a 75-foot toe-of-slope structure setback. Development of a sewer pump station (utility facility) within the Bel-Red subarea requires issuance of a Conditional Use Permit (LUC 20.25D) and modification of a toe-of-slope structure setback requires issuance of a Critical Areas Land Use Permit (LUC 20.25H) prior to the issuance of construction and development permits.

B. Review Process

The Conditional Use Permit (CUP) is a Process I decision which requires a public hearing before the City's Hearing Examiner. The Critical Areas Land Use Permit (CALUP) and SEPA Determination are Process II decisions made administratively by the Director. As allowed under LUC 20.35.080 Process I and II decisions may be merged together into a consolidated staff report. As a result, this application combines a CUP, CALUP, and SEPA review into a consolidated staff report that includes the decision on the Process II applications and a recommendation on the Process I application for review by the Hearing Examiner.

II. Site Context, Zoning & Site Description

A. Site Context

The project site is located within the Bel-Red subarea, which the City's Comprehensive Plan vision describes as an area where "*thriving businesses will be adjacent to, and sometimes mixed with, livable neighborhoods, all served by a multi-modal transportation system…",* and an area "*distinguished by environmental community amenities that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city*." The Comprehensive Plan also recognizes that the creation of the Bel-Red subarea is a "*departure from its low intensity, industrial past…*", but that intent is to become a "*model of smart growth and sustainability…*" (Bellevue Comprehensive Plan, Volume 2, pg. 13-14).

The project site consists of two parcels that are zoned BR-OR (Bel-Red Office/Residential) and BR-RC-2 (Bel-Red Residential/Commerical Node 2). The surrounding properties are zoned BR-OR, BR-RC-2, and BR-CR (Bel-Red Commercial/Residential). The site to the west and south is associated with the Coca-Cola Bottling facility; the site to the east is associated with a multi-tenant commercial warehouse; and the site to the north is a vacant parcel owned by the City's Parks Department. The property has a small segment of street frontage along NE Spring Blvd at the northwest corner. **See Figure 2 below for the current site.**

Figure 2

B. Site Description

The site consists of King County parcels 2825059011 (west parcel) and 2825059180 (east parcel), and is approximately 210,046 square feet in size. Both parcels are owned by the City Parks Department and the west parcel contains a Parks Department fleet building used for vehicle and general storage while the east parcel is mostly undeveloped with exception of the existing Mid Lakes sewer pump station.

The site has a steep slope along the southwest corner and contains a piped segment of West Tributary of Kelsey Creek, a Type-F stream. The stream flows north to south through a 42-inch storm drain until it reaches the southern boundary where it begins flowing west to east. Eventually this segment turns south and continues on to a city owned undeveloped parcel. The land area above the piped-stream segments contain mostly gravel with limited vegetation, much of which is non-native. **See Figure 3 below for critical areas on the site.**

Figure 3

III. Proposed Development

A. General Provisions of the Land Use Code

1. Use

As noted above, the sewer pump station use (utility facility) is only allowed by approval of a Conditional Use Permit in the BR-OR zone LUC 20.25D.070. The existing pump station was constructed in the 1960s and has the capacity of approximately 800 gallons per minute (gpm). The proposed replacement pump station would provide capacity of approximately 1,700 gpm which is necessary to meet the forecasted capacity demands associated with the Bel-Red subarea rezone. Because the utility use is being upsized and built in a new location on the site, the project requires a new conditional use permit.

2. Site Design

The site is an L-shaped site consisting of two parcels. The northwest corner of the larger of the two parcels contains a street frontage to NE Spring Blvd. A piped-stream segment of West Tributary runs along the eastern and southern boundaries and a steep slope critical area is present in the southwest corner of the site. Access to the pump station will be achieved from NE Spring Blvd. via a new access drive with turnaround.

The site design and layout of the pump station components are proposed in a location that is mindful of the future development plans for the site which include a park and the daylighting of the piped-section of West Tributary. Plans for daylighting this segment of West Tributary are conceptual, and no modifications to the existing piped-stream segment are being considered under this review. Demolition of the existing pump station includes restoration of the southeast portion of the site where it is located, and will not impact the future potential stream daylighting project. In addition, the proposal will allow continued use to the fleet building and does not propose to modify the existing structure.

3. Building Design

The project includes the construction of a new one-story, rectangular control building with a footprint measuring approximately 371.5 square feet, and one weather-protected enclosure with sound attenuation padding to house a back-up diesel generator. The design of the control building structure was intended to meet the contextual design of the Bel-Red subarea through observation of the design guidelines found in LUC 20.25D.150 with both modern architecture and future development in mind. The building cladding is proposed to include cedar fiber cement siding atop earth-toned stone veneer, and accented by cherry-colored doors, grey stone banding, and a dark bronze roof and trim to provide a modern look while maintaining long-term durability. A land use exemption from design review approval is required to demonstrate compliance with the Bel Red Design Guidelines **See Figure 4 and Figure 5 for the architectural elevation of the control building and photo simulation.**

Figure 4

Figure 5

IV. Consistency with Land Use Code Requirements

A. Standard Requirements and Dimensions

The site of the replacement pump station facility is zoned BR-OR. This project complies with the required dimensional requirements as show below:

Basic Information		
Zoning District	BR-OR, Bel-Red Office Residential	
Site Area	153,326 S.F.	
Critical Area	~1,820 S.F.	
Development Standard	Required	Proposed Standard
Front Yard Setback	0 feet	Greater than 55 feet
Rear Yard Setback	0 feet	Greater than 285 feet
Side Yard Setback	0 feet	Greater than 45 feet
Maximum Building Height	70 feet	15.5 feet
Maximum Lot Coverage by Structures	114,994.5 S.F. (75%)	24,113 S.F (15.7%)*
Maximum Impervious Surface	114,994.5 S.F. (75%)	32,762 S.F. (21.4%)**

Maximum Floor Area Ratio	1.0	0.157
Landscape Requirements	Per LUC 20.25H.220***	Meets LUC 20.25H.220

**Calculation takes into account all lot coverage associated with the proposed pump station and existing fleet building*
***Calculation takes into account all impervious surface associated with the proposed pump station and existing fleet building*
****Where there is a conflict between the Bel-Red land use district regulations and the Critical Areas Overlay District, the Critical Areas Overlay District shall govern.*

B. Critical Areas Requirements

1. Critical Areas Functions and Values

The project site has a steep slope and piped-stream segment of West Tributary on-site with limited habitat value. The Land Use Code protects critical areas and their important functions and values:

i. Streams & Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow.

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the

greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Geologic Hazards

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

2. Critical Areas Impacts

The location of the proposal largely contains regulated setbacks established in LUC 20.25H associated with the above-mentioned critical areas. The proposal seeks to avoid any impact to the critical areas that would require a permanent modification to the steep slope critical area, the buffer associated with the slope, or the piped-stream segment. LUC 20.25H.055 provides the allowance to locate a new or expanded utility facility within critical areas or critical area buffers so long as the prescriptive standards of that section are met, including consideration of feasible alternatives. The proposed control building and generator have been designed to be located

outside of the stream structure setback, steep slope and the steep slope buffer, and are proposed to only be located within 75-foot toe-of-slope structure setback. The applicant has provided geotechnical analysis to support this proposal and has proposed replanting approximately 1,650 square feet of native vegetation within the degraded slope as mitigation. Portions of the existing pump station facility will be decommissioned and restored through the planting of native vegetation in order to facilitate future daylighting operations. **See Figure 6 and 7 for the proposed site conditions new pump station, existing pump station, and setback locations.**

Figure 6

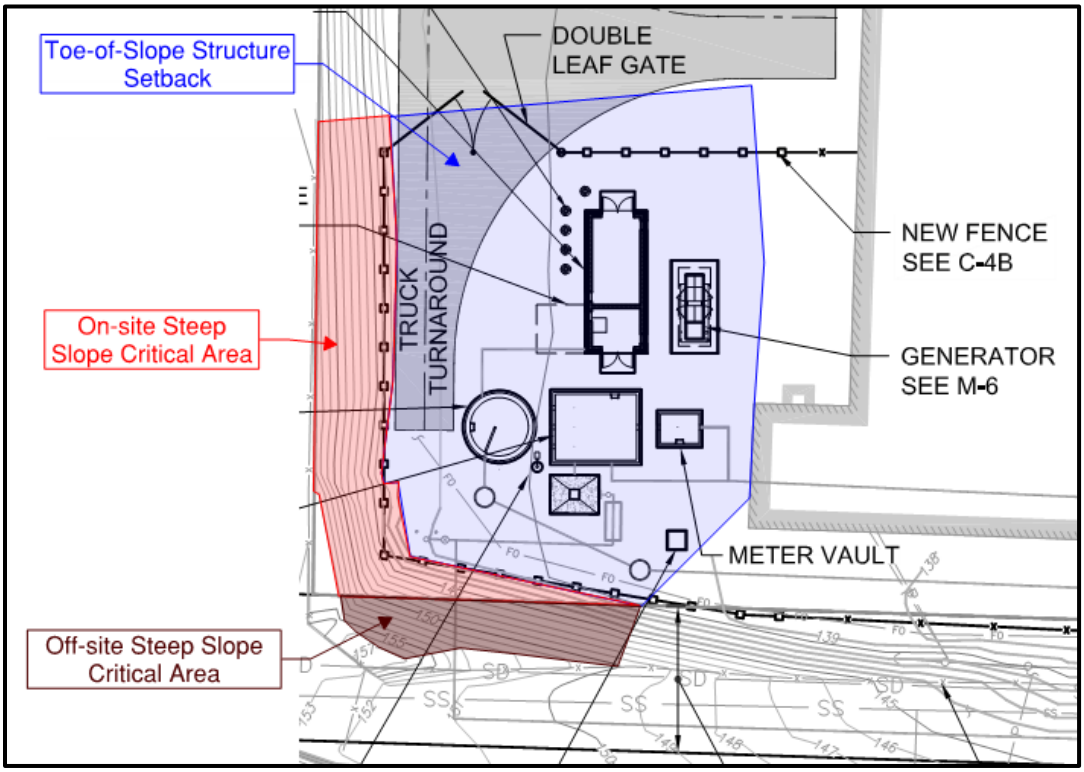
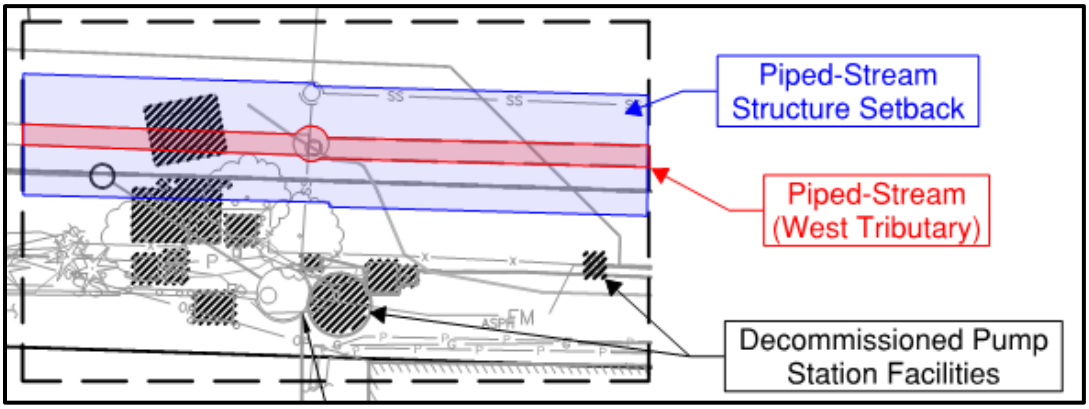


Figure 7



3. Conformance with Critical Areas Performance Standards

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as steep slope critical area, stream, or buffer. LUC 20.25H.055 establishes certain uses which are allowed in critical areas, of which utility facilities are one of them. In addition to the prescriptive standards of LUC 20.25H.055, LUC 20.25H.125 provides performance standards when within a steep slope toe-of-slope structure setback.

i. Conformance with LUC 20.25H.055.C.2

1. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:
   - The location of existing infrastructure;
   - The function or objective of the proposed new or expanded facility or system;
   - Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;
   - Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of propose disturbance; and
   - The ability of both permanent and temporary disturbance to be mitigated.

   The proposal has taken into consideration the location of all critical areas on and adjacent to the site, the intent of the City's Parks and Recreation Department to develop the site into a park in the future, and any future plans to daylight the on-site piped-stream segment. Through this process, a feasible alternative to development within the steep slope critical area and/or slope buffer was determined and selected.

ii. Conformance with LUC 20.25H.125

In addition to generally applicable performance standards set forth in LUC 20.25H.055, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

1. **Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**
   No alteration to the slope or the existing contours of the slope are proposed.

2. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**
   The new pump station facilities are located in an area of the site that contains little to no native vegetation and is currently used as storage for fleet vehicles. The proposal includes revegetating the adjacent degraded slope with approximately 1,650 square feet of native vegetation.

3. **The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**
   The geotechnical analysis provided by GeoEngineers, Inc. dated December 16, 2015 found that the *"slope will not be significantly impacted by construction of the new facility…"* (Attachment 4, pg. 5).

4. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**
   No artificially graded slopes or retaining walls are proposed.

5. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**
   The proposal does not include adding or changing any impervious surface within the critical area or critical area buffer.

6. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**
   No changes in grade outside of the building footprint are proposed.

7. **Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**
   No walls or rockeries are proposed.

8. **On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**
   No development on slopes in excess of 40 percent is proposed.

9. **On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**
   No development on slopes in excess of 40 percent is proposed.

10. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210. (Ord. 5680, 6-26-06, § 3)**
    No permanent disturbance of the steep slope critical area or the buffer associated with it is proposed. The proposal includes revegetation of the steep slope in order to improve degraded conditions and provide vegetative screening of the facility. See Section XI for a related condition of approval.

V. Public Notice and Comment

Application Date:	April 19, 2016
Public Notice (500 feet):	June 2, 2016
Minimum Comment Period:	June 16, 2016
Public Meeting:	June 29, 216

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 2, 2016. It was mailed to property owners within 500 feet of the project site. A public meeting was also held and did not have any additional attendees outside of the applicant and City review staff. No comments have been received from the public as of the writing of this staff report.

VI. Summary of Technical Reviews

Clearing and Grading
The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. See Section XI for related Conditions of Approval.

Utilities
The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development.

Transportation
Site Access
Access to the proposed project will not change from the existing conditions. Access is provided at the east end of NE Spring Boulevard. This public road is located within right of

way that is thirty feet wide. NE Spring Boulevard then connects to 124th Ave NE. NE Spring Boulevard and the access location for the proposed project appear to be sufficient to accommodate the existing truck traffic and the one new trip that is associated with this project. The internal circulation for the proposed project appears to provide facilities for trucks to turn around within the site. No on-street loading is allowed within the public right of way. No mitigation or improvements are required.

Street Frontage Improvements

The future NE Spring Boulevard will pass through the north edge of the proposed project parcel. It was determined that a right of way dedication and street frontage improvements for NE Spring Boulevard will not be required with this project.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See Section XI for related Conditions of Approval.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Near this project, 124th Ave NE has been classified as "Standard Trench Restoration." NE Spring Boulevard does not have a classification, pavement restoration will be provided by Right of Way staff at the time the Right of Way Permit issuance. See Section XI for related Conditions of Approval.

Fire

The Fire Department's Development Services Department has reviewed the proposed development for compliance with building codes and standards. Fire Department staff found no issues with the proposed development.

VII. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are

expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The capacity increase proposed by the Bellevue Utilities Department is intended to serve the growth anticipated for the Bel-Red subarea. This project is consistent with the growth and associated impacts described in the Bel-Red EIS (Bel-Red FEIS, Chapter 1, pg. 1-14) which is incorporated by reference into this staff report. The long-term traffic impacts for the city are addressed in the 2016-2017 Transportation Facilities Plan FEIS addendum which is also incorporated by reference in this staff report. Both EIS documents are available for review at the City of Bellevue Records Room, and the SEPA portion of this staff report is considered to be an addendum to those previously issued EISs.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section XI for a related condition of approval.

B. Animals

The project site contains a piped-stream segment of West Tributary, a Type-F stream, and a degraded slope with little to no habitat opportunity. The project will decommission facilities located around the piped-stream segment but will not alter the pipe section. Decommissioning work includes restoration planting and removal of facilities will facilitate daylighting operations in the future.

C. Plants

Non-native invasive species will be removed to facilitate the replanting of native vegetation within the steep slope adjacent to the project site. Three (3) trees (not within a critical area) will be removed to facilitate the decommissioning of the existing pump station. To mitigate this loss the mitigation and restoration plan includes the planting of six (6) native trees and eight (8) native shrubs near the existing pump station. Restoration for temporary disturbance will be approved pursuant to an approved restoration plan. See Section XI for related conditions of approval.

D. Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The

Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Mid Lakes Pump Station lies within MMA #12, which has a 2027 total growth projection of 3,742,924-square feet. This development proposes 260-square feet. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. The approximately 260-square foot mechanical pump station building will produce less than one new p.m. peak hour trip and therefore no impact fee will be assessed.

Mid-Range Impacts

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. The existing land use of the site is warehousing for City Fleet vehicles. The Mid-lakes pump station will be added to the southwest portion of the site. The only anticipated trips that this development will generate is for maintenance purposes. Therefore, the net p.m. peak hour trip generation of one new trip for this proposed project is less than 30 trips. As such, a concurrency test will not be required.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal. After looking at access to the site, off of the public road 124th Ave NE and NE Spring Boulevard, no mitigation will be required.

E. Noise

Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section XI for a related condition of approval.

VIII. Changes to Proposal As a Result of City Review

The project received only minor requests for changes in the outer cladding colors and materials of the building in order to match the context of the subarea. No other alterations to the existing site plan were made or requested by City review staff.

IX. Decision Criteria

A. 20.30B.140 Conditional Decision Criteria

The City may approve or approve with modifications an application for a Conditional Use Permit if:

1. The conditional use is consistent with the Comprehensive Plan; and

The site is located in the Bel-Red subarea and designated Bel-Red Office Residential (BR-OR) per the Comprehensive Plan.

Subarea Goals and Policies

Policy S-BR-4. Develop and implement a phased approach to new commercial development, so that transportation, open space, and other infrastructure is in place or committed to serve the needs of growth. This may include establishment of a year 2030 commercial development limitation consistent with the terms of an interlocal agreement with the city of Redmond, for the purpose of coordinating land use and mitigation between the two cities.

Policy S-BR-19. Encourage the use of building materials that are of high quality and durability, are appropriate for the area climate, and that have a sense of permanence.

Finding: The proposal is in conformance with the Bel-Red subarea policies listed by providing the necessary infrastructure (sewer) upgrades to support projected capacity demands as a result of the Bel-Red rezone. Much of the Bel-Red redevelopment is in the early stages and this proposal provides the necessary infrastructure to be in-place to support further redevelopment intended in the subarea. The proposal also provides use of high-quality and durable materials for the control building structure. Designs of nearby developments in Bel-Red and Spring District were considered for context.

Utilities Goals and Policies

Policy UT-2. Build and manage city-owned utility infrastructure assets to reduce the likelihood of risks to public safety, property and environment, and disruption due to asset failure.

Policy UT-7. Base the extension and sizing of system components on the land use plan of the area. System capacity will not determine land use.

Policy UT-8. Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods.

Policy UT-31. UT-31. Provide a reliable wastewater disposal system that ensures

public health and safety, and protects the environment.

Finding: The proposal will replace the existing Midlakes pump station that was constructed in the 1960s, and in order to meet projected capacity demands associated with the Bel-Red rezone. The majority of the pump station is housed below grade with exception to the control building and generator. The control building has been designed with the modern architectural context of Bel-Red in-mind and by utilizing high-quality and durable materials. In addition, the proposal has included sound-dampening material for the generator housing and landscape screening in order to avoid impacts to the adjacent properties with their current and future uses in mind.

2. **The design is compatible with and responds with the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and**

   Finding: As discussed above, the proposal's design is compatible with and responds to the intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity. The final site plan, structure architectural design including color, and other elements of design related to compatibility submitted with the required building permits shall be consistent with the findings of this staff report and the plans submitted to support those findings. See Section XI for a related condition of approval.

3. **The conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and**

   Finding: The proposal will be served by adequate public facilities and provide additional public facilities through sewer infrastructure to the subarea. City of Bellevue Utilities, Transportation, and Fire Departments have reviewed the development and have found the project to be in conformance with their codes or have required the project to make improvements where necessary.

4. **The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and**

   Finding: The project does not propose a new use and is a replacement for an existing pump station use at the site. The project is not material detrimental to uses or property in the vicinity of the site. The use will support redevelopment of property in the vicinity of the pump station, and in Bel-Red more broadly, consistent with the subarea vision.

5. **The conditional use complies with the applicable requirements of this Code. (Ord. 5481, 10-20-03, § 4; Ord. 4972, 3-3-97, § 79; Ord. 4816, 12-4-95, § 178)**

Finding: As noted in Section II of this report, project complies with the applicable code requirements.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant has submitted applications for the necessary Building and Clearing & Grading permits.

The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal has located all permanent impacts outside of the critical area steep slope on-site and does not include any alteration to the existing piped-stream segment. In addition to locating outside of any critical areas, the proposal includes restoration planting of the degraded slope adjacent to the proposed pump station location.

The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

Finding: As discussed in Section IV of this report, the proposal complies with the performance standards of LUC 20.25H.055 and LUC 20.25H.125.

The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The proposal will be served by adequate public facilities and provide additional public facilities through sewer infrastructure to the subarea. City of Bellevue Utilities, Transportation, and Fire Departments have reviewed the development and have found the project to be in conformance with their codes or have required the project to make improvements where necessary.

The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a mitigation and restoration plan consistent with the

requirements of LUC 20.25H.210. See Attachment 3.

The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section IV and IX of this report, the proposal complies with all other applicable requirements of the Land Use Code.

X. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to develop a replacement pump station within the steep slope critical area structure setback. In addition, after conducting the various administrative reviews associated with this proposal, including Land Use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **recommend approval with conditions** of the Conditional Use Permit.

Note - Vested Status of CUP Approval: The vested status of the CUP approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit approval shall be automatically extended for the life of the project.

Note Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

XI. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- Title 20	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282
Fire Code- BCC 23.11	Travis Ripley, 425-452-6042
Transportation Code- BCC 14.60	Ryan Miller, 425-452-7915
Right of Way Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- Title 24	Arturo Chi, 4119

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

General Conditions

1. Building Permit Required: An application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval. The final site plan, structure architectural design including color, and other elements of design related to compatibility submitted with the required building permits shall be consistent with the findings of this staff report.

Authority: LUC 20.30C; 20.30D; 20.30F; 20.30R
Reviewer: David Wong, Land Use

2. Rainy Season Restrictions: Due to the proximity to steep slope critical area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Tom McFarlane, Clearing and Grading

3. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

4. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: David Wong, Land Use

5. **Turbidity and pH Monitoring May Be Required:** A turbidity and pH monitoring plan

must be submitted and approved if any worksite stormwater is to be discharged to the storm system. The approved plan must then be implemented during site work. The plan must be developed and implemented in accordance with the Turbidity & pH Monitoring Requirements contained in the Bellevue Clearing & Grading Development Standards. This requirement may be waived if worksite stormwater is discharged to sanitary sewer.

Authority: Clearing & Grading Code 23.76.160.C
Reviewer: Tom McFarlane, Clearing & Grading

6. Geotechnical Monitoring: The project geotechnical engineer of record or his representative must be on site during critical earthwork operations. The geotechnical engineer shall observe all excavations and shoring installation. In addition, the engineer must observe installation of dewatering and subsurface drainage measures, and verify compaction in fill areas. The engineer must submit field report in writing to the DSD inspector for soils verification and foundation construction. All earthwork must be in general conformance with the recommendations in the geotechnical report.

Authority: Bellevue City Code 23.76.160
Reviewer: Tom McFarlane, Clearing & Grading

7. Provisions for Loading: On-street loading and unloading will not be permitted within the public right of way.

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Ryan Miller, Transportation

Prior to Issuance of Any Clearing and Grading Permit

1. **Right-of-Way Use Permit:** Prior to issuance of any construction permit or Clearing and Grading Permit, the applicant shall secure applicable Right-of-Way Use permits from the City's Transportation Department, which may include:

A. Designated truck hauling routes.
B. Truck loading/unloading activities.
C. Location of construction fences.
D. Hours of construction and hauling.
E. Requirements for leasing of right of way or pedestrian easements.
F. Provisions for street sweeping, excavation and construction.
G. Location of construction signing and pedestrian detour routes.
H. All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring,

foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Tim Stever, Right-of-Way

2. **Restoration for Areas of Temporary Disturbance and Degraded Slope Conditions:** A restoration plan for all areas of temporary disturbance and slope enhancement adjacent to the proposed pump station is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H and be consistent with the conceptual mitigation plan in Attachment 3.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

3. **Mitigation for Tree Removal:** A mitigation plan for tree removal associated with the demolition and decommissioning of the existing pump station is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Clearing and Grading Permit. The plan shall document the total number of trees removed and their respective species and size.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

Prior to Issuance of Any Building Permit

1. **Transportation Impact Fee:** Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Due to the number of new trips being less than one, no impact fee is anticipated. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Ryan Miller, Transportation

2. **Building and Site Plans – Transportation:** During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building

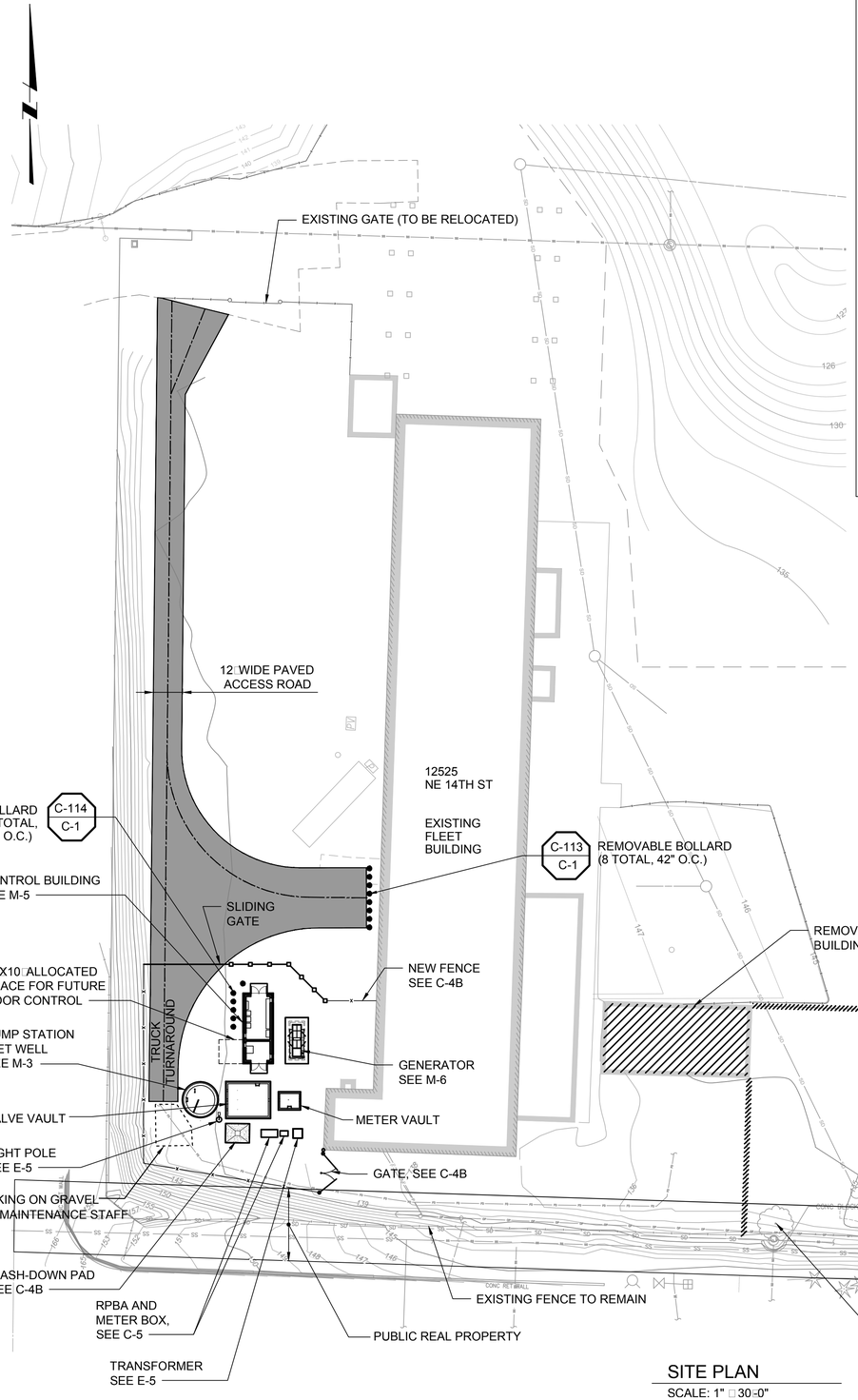
plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.
Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
Reviewer: Ryan Miller, Transportation

3. **Existing Easements:** Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100
Reviewer: Tim Stever, Right-of-Way

Prior to Issuance of Any Certificate of Occupancy

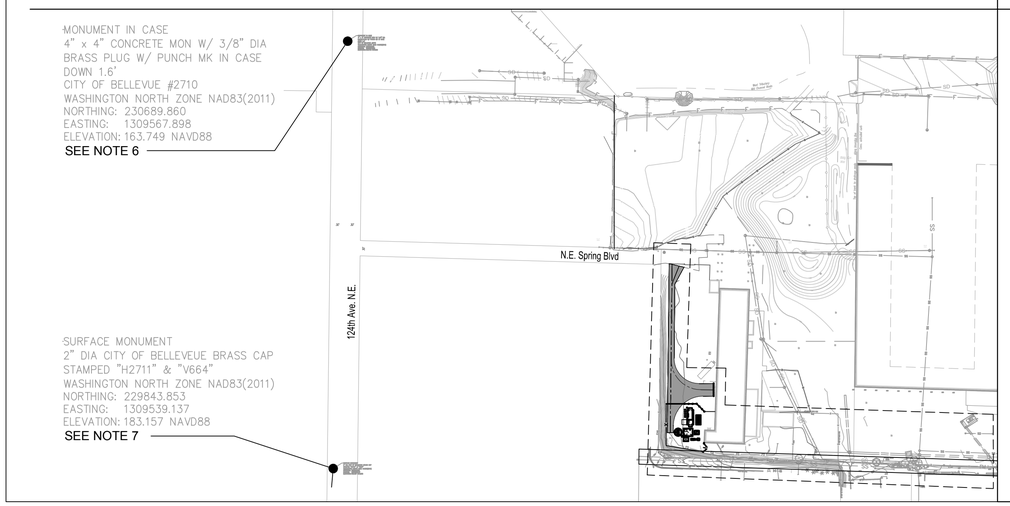
1. **Pavement Restoration:** Pavement restoration associated with the repair of damaged street surfaces shall be provided per the requirements of the Right of Way Use Permit.
Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever, Right-of-Way



SITE PLAN

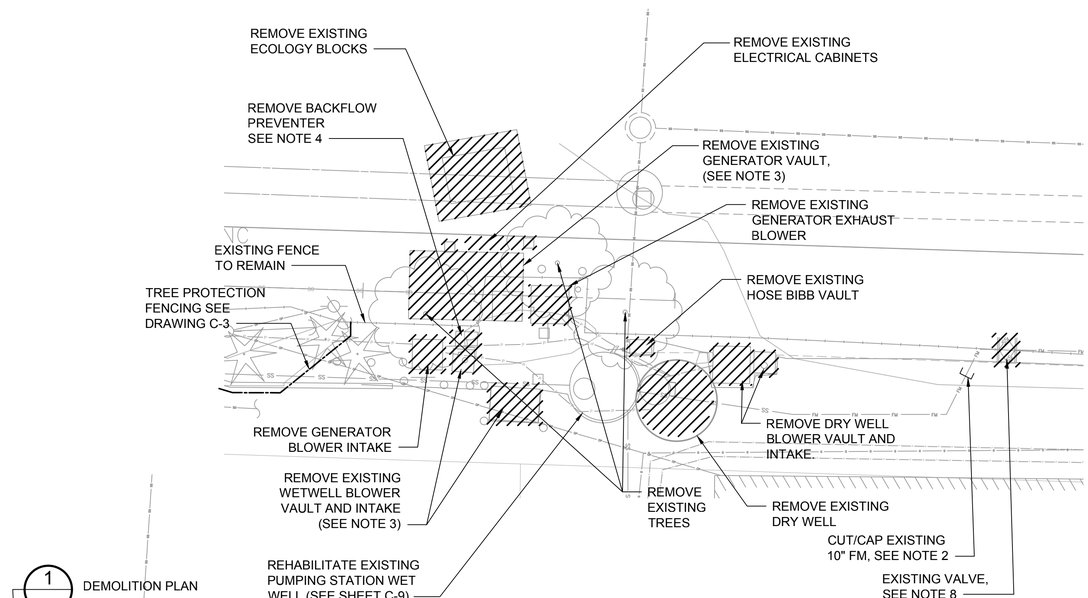
SCALE: 1" = 30'-0"

SITE KEY PLAN



GENERAL SHEET NOTES

1. REFER TO SECTION DEMOLITION AND RECONSTRUCTION FOR FURTHER INFORMATION ON REUSE OF EXISTING PUMP STATION WET WELL AND DEMOLITION OF REMAINING FACILITIES.
2. CUT AND CAP EXISTING 10"FM AFTER CONNECTION OF THE NEW FM FILL ABANDONED FM TO WEST WITH CDF TO EXISTING WET WELL
3. REMOVE EQUIPMENT LISTED FOR SALVAGE, THEN DEMOLISH REMAINING STRUCTURES, SEE SPECIFICATION 02 41 19.
4. AFTER REMOVING BACK FLOW PREVENTER, CAP ENDS OF UNUSED PORTION OF 1" W PIPE AND ABANDON. REMOVE SERVICE FROM MAIN AND REPAIR.
5. BACKFILL AND GRADE AREA FOLLOWING VAULT REMOVAL. REPAIR AREAS DISTURBED BY DEMOLITION WORK.
6. BENCHMARK LOCATED ON 124TH AVE NE, APPROXIMATELY 800 FT NW OF CITY PARCEL.
7. BENCHMARK LOCATED ON 124TH AVE NE, APPROXIMATELY 700 FT SW OF CITY PARCEL.
8. AFTER CONNECTION OF THE NEW FM TO EXISTING FM. THE EXISTING VALVE SHALL REMAIN CLOSED.



1 - DEMOLITION PLAN (SEE NOTE 3)

SCALE: 1" = 10'-0"

1 - DEMOLITION PLAN

REHABILITATE EXISTING PUMPING STATION WET WELL

REV	DATE	BY	DESCRIPTION

SCALE: AS NOTED

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED Q DENG
DRAWN P PAWAR
CHECKED C SMITH

ISSUED FOR BID - JUNE 22, 2016

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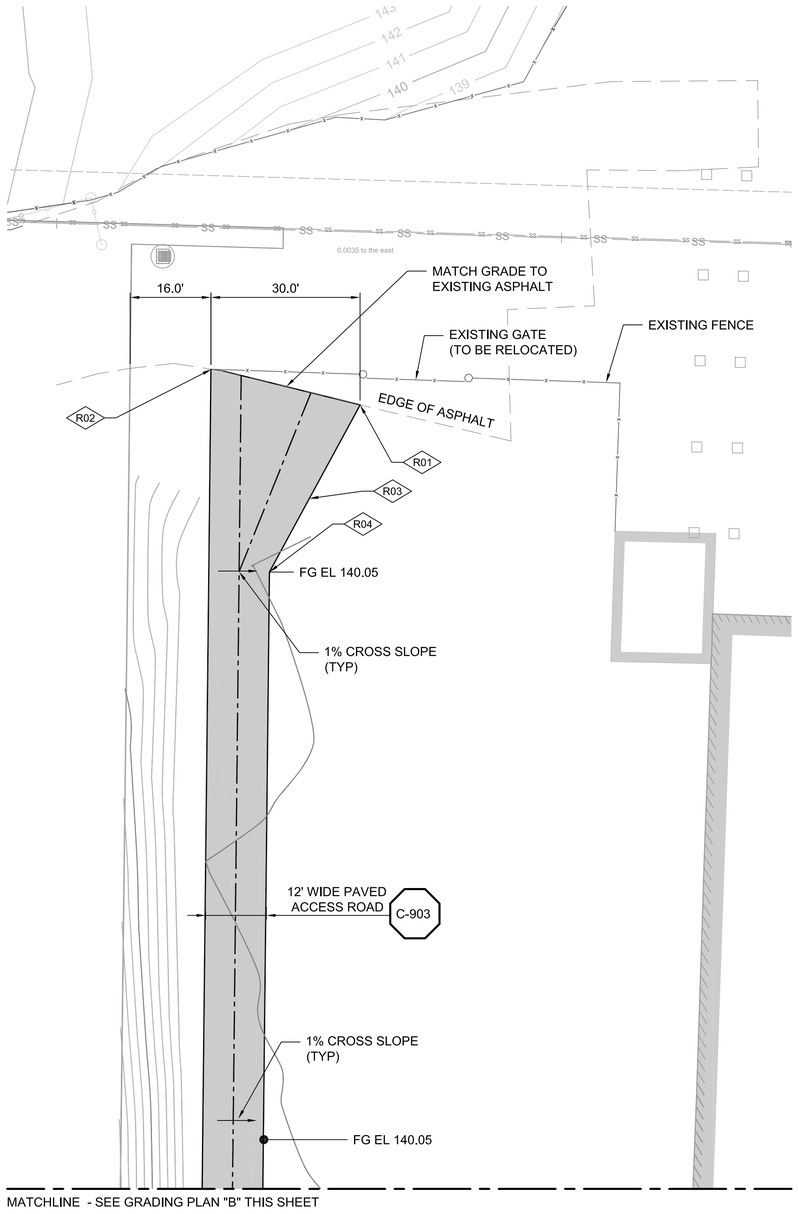
CIVIL
SITE LAYOUT AND DEMOLITION PLAN

SHEET C-4A

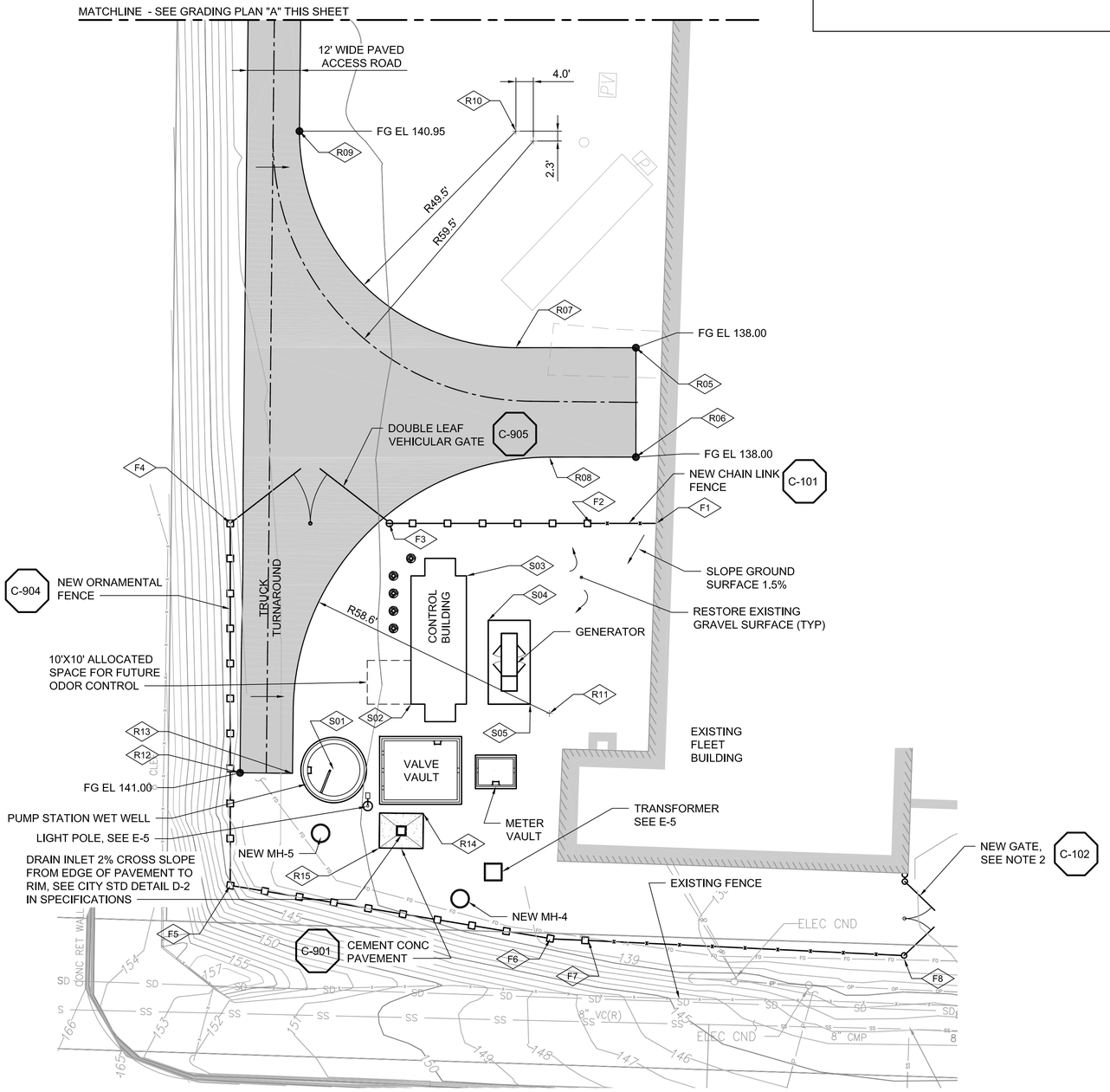
10505461

GENERAL SHEET NOTES

1. REFER TO SHEET C-8 FOR CONTROL POINTS DATA.
2. GATE SHALL EXTEND TO THE SE CORNER OF THE EXISTING FLEET BUILDING.



PLAN A



PLAN B

REV	DATE	BY	DESCRIPTION

SCALE: 1" = 15'

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

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DRAWN P PAWAR
CHECKED C SMITH

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CIVIL
SITE PLAN AND GRADING

SHEET C-4B

10505461

SITE PLAN

SCALE: 1" = 30'-0"

REV	DATE	BY	DESCRIPTION

SCALE: AS NOTED

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED Q DENG

DRAWN P PAWAR

CHECKED C SMITH

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CIVIL
SLOPE CATEGORIES

SHEET
C-4C
10505461

GENERAL SHEET NOTES

1. SEE DRAWING M-1 FOR PIPING SCHEDULE
2. SAW CUT AND REPAIR CONCRETE SLAB.
3. REFER TO CITY STANDARD DETAIL S-1 FOR MANHOLES.
4. REFER TO SHEET C-8 FOR CONTROL POINTS DATA.
5. VENTILATION PIPE TO MAINTAIN A SLOPE OF -0.5% FROM WETWELL TO CONTROL BUILDING.
6. SEE CITY STD DETAIL W-46A IN SPECIFICATIONS. A 1-1/2" FLOW METER SHALL BE INSTALLED UPSTREAM OF THE RPBA SUCH THAT NO CONNECTION CAN BE MADE BETWEEN. HOT BOX SHALL BE 26"Wx45"Hx70"L.
7. NOT USED
8. THE NEW FM SHALL BE CONNECTED TO THE EXISTING FM DOWNSTREAM OF THE EXISTING VALVE, USING A TAPPING TEE SIMILAR TO CITY STANDARD DETAIL S-36.
9. MAINTAIN A MINIMUM 3FT COVER FOR UW PIPING. 8" UW IS ANTICIPATED TO CROSS EXISTING CONDUIT (INV EL 142□AT CROSSING), EXISTING 8"SS (INV EL 142.9□AT CROSSING) AND EXISTING 18" SD (INV EL 148.5□AT CROSSING). CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES LOCATION AND ELEVATIONS.
10. EXISTING MANHOLE MH17-203716 (UPSTREAM OF MH17-203717) IS LOCATED AT XXN, XXE
11. EXISTING MANHOLE MH18-202941 (RECEIVING MANHOLE FOR EXISTING FM) IS LOCATED AT XX N, XX E
12. PROTECT AND SUPPORT EXISTING BUILDING FOOTING DURING CONSTRUCTION.

TRUCK TURNAROUND
NEW FENCE, SEE C-4B
CONTROL BUILDING, SEE M-5 FOR ADDITIONAL PIPING
GENERATOR, SEE M-6
PUMP STATION WET WELL, SEE M-3
METER VAULT
VALVE VAULT
12" FA (18) SEE NOTE 5
6" DRAIN LINE TO VALVE VAULT
8"X1-1/2"X8" REDUCER TEE
M-822 NON-FREEZE HOSE BIB
M-832
C-906 SEE NOTE 12
BYPASS
TRANSFORMER
FIRE HYDRANT GUARD POST, SEE CITY STD DETAIL W-14 IN SPECIFICATIONS
FIRE HYDRANT, SEE CITY STD DETAIL W-13 IN SPECIFICATIONS
8" UW (11) SEE NOTE 9
1-1/2" UW (24)
NEW MH-5 RIM EL 140.05 INV EL 117.43 IN SE INV EL 117.33 OUT N
NEW MH-4 RIM EL 139.00 INV EL 117.73 IN E INV EL 117.63 OUT NW
1-1/2" FLOW METER AND RPBA IN A HOT BOX, SEE NOTE 6
EXISTING 8"SS, SEE NOTE 9
EXISTING 18"SD, SEE NOTE 9
EXISTING CONDUIT, SEE NOTE 9
8" UW (11) SEE CITY STD DETAIL W-6 FOR TRENCH DETAIL
PUBLIC REAL PROPERTY
MH17-203717 RIM=143.97' 8" RCP E=133.6' 6" PVC S=134.7' 8" RCP W=133.9'
NEW MH-2 RIM EL 135.05 INV EL 120.08 IN E INV EL 119.98 OUT NW
TAPPING TEE CONNECTED TO EXISTING 8"DI WATER MAIN, SEE CITY STD DETAIL W-10
NEW MH-3 RIM EL 135.10 INV EL 119.75 IN SE INV EL 119.65 OUT W
PROPOSED RELOCATION OF 12" SD BY SOUND TRANSIT
EXISTING 42" SD
10" FM (26) SEE SHEET C-7 FOR PROFILE, SEE CITY STD DETAIL S-14 FOR TRENCH DETAIL
15" SS (19) SEE SHEET C-6 FOR PROFILE, SEE CITY STD DETAIL S-14 FOR TRENCH DETAIL
EXISTING 8" SS TO BE ABANDONED. DESIGN WILL BE UPDATED POST 90%
CONNECTION FROM EXISTING PUMP STATION WETWELL INV EL 122.23 OUT NW
NEW MH-1 RIM EL 134.15 INV EL 121.68 IN SE INV EL 121.58 OUT W
EXISTING 8" SS
MH 17 -205007 RIM=132.98' CENTER CHANNEL IE=124.6'
EXISTING PUMPING STATION WET WELL (REPURPOSED)
CONNECT TO EXISTING 10" FM, SEE NOTE 8
EXISTING 10" PLUG VALVE, CONTRACTOR TO VERIFY LOCATION
EXISTING 10" SS FROM MH 17-203905
WELL B-5
WELL E320-PZ-009
WELL E320-PZ-006
WELL B-6
WELL B-4
WELL B-3
WELL B-2
P01 P02 P03 P04 P05 P06 P07 P08 P09 P10 P11 P12 P13 P00

REV	DATE	BY	DESCRIPTION

SCALE 1" = 20'

WARNING 0 ½ 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED Q DENG
DRAWN S STARK
CHECKED -

CONSTRUCTION DOCUMENT PHASE - 90%

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SITE PIPING PLAN

SHEET C-5

10505461

C:\pwworkin\d0194369\MLPS_WWPS_C-5.dwg | Layout: Layout1
PLOTTED: Apr 08, 2016-04:36:13pm By richardce
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IMAGES:

GENERAL LANDSCAPE NOTES

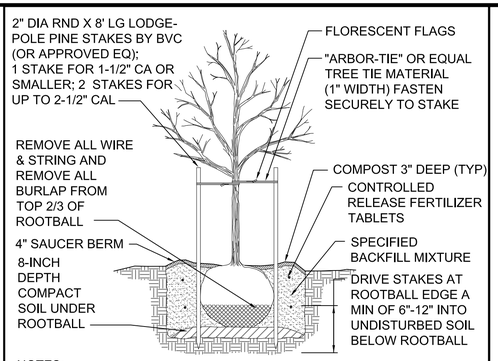
1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING WITH ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR AND AGENCY OF ANY DISTURBED UTILITIES. (DIG ALERT 811)
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND ACCEPTANCE BY THE OWNER OR HIS AGENT IN WRITING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED IN THE PLANT SCHEDULE AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
5. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ABUTS CURBING, WALKWAYS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, WALKWAY, ETC., MINIMUM PLANTING DISTANCE SHALL BE 14" FROM CENTER OF TREES.
6. CONTRACTOR TO INSTALL EROSION CONTROL MATTING ON ALL SLOPES 4:1 OR GREATER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
8. CONTRACTOR TO PROVIDE SOIL PREPARATION IN ALL NEW PLANTING AREAS AS SPECIFIED IN SECTION 329300.
9. SEE ADDITIONAL PLANTING NOTES ON PLANTING DETAILS.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	ACER CIRCINATUM / VINE MAPLE	15 GAL	1.5"CAL	7`-8`	4
	OEMLERIA CERASIFORMIS / INDIAN PLUM	15 GAL	1"CAL	7`-8`	2
	PICEA SITCHENSIS / SITKA SPRUCE	B & B		7`-8`	2

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB	5 GAL	9
	CISTUS X HYBRIDUS / WHITE ROCKROSE	5 GAL	20
	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL	8
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GAL	9
	ROSA NUTKANA / NOOTKA ROSE	5 GAL	9
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL	6

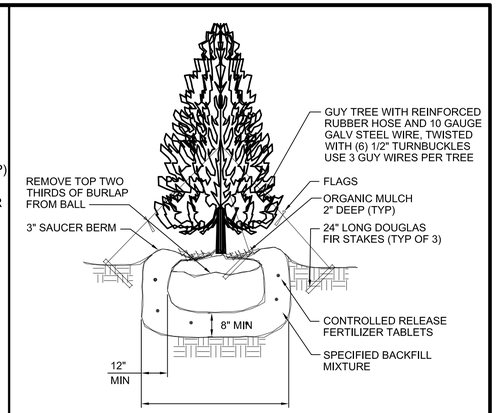
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	FRAGARIA CHILOENSIS `LIPSTICK` / BEACH STRAWBERRY	4"POT	18" o.c.	87 SF
	GAULTHERIA SHALLON / SALAL	1 GAL	18" o.c.	479 SF
	TYPE I SEED MIX EROSION CONTROL SEED MIX	SEED		2,217 SF
	ENHANCEMENT PLANTING AREA	1,470 SF		
	CORNUS STOLONIFERA `KELSEY`S DWARF` / DOGWOOD	6	1 gal 64" oc	
	MAHONIA AQUIFOLIUM / OREGON GRAPE	6	1 gal 64" oc	
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	4	1 gal 120" oc	
	THUJA PLICATA `HOGAN` / HOGAN CEDAR	2	1 gal 120" oc	
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	11	1 gal 64" oc	



NOTES:
1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS PLANTING.
2. SEE GENERAL PLANTING NOTES FOR ADDITIONAL PLANTING AND PLANT INSTALLATION REQUIREMENTS.

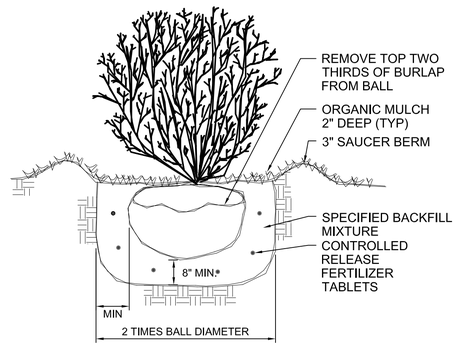
DECIDUOUS TREE PLANTING DETAIL — L-107

SCALE: NOT TO SCALE



CONIFERS PLANTING — L-101

REV 112008

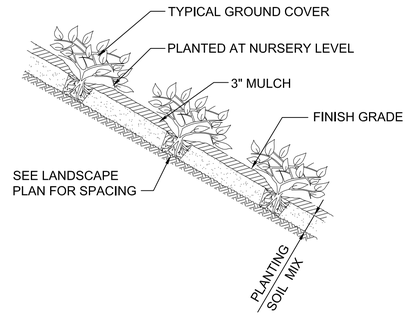


NOTE:

1. SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS PLANTING.

SHRUB PLANTING — L-110

REV 112008



GROUND COVER PLANTING — L-137

REV	DATE	BY	DESCRIPTION

SCALE: 1" = 30'

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED S. RADFORD
DRAWN P PAWAR
CHECKED S BEDROSS

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MIDLAKES PUMP STATION CAPACITY IMPROVEMENTS

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LANDSCAPE
NOTES AND LEGEND

SHEET L-1

10505461

MATCH LINE SEE CONTINUATION THIS SHEET BELOW

GRAVEL SURFACE

PERVIOUS CONCRETE PAVING

EXISTING FLEET BUILDING

GRAVEL SURFACE

ENHANCEMENT PLANTING AREA

0 10' 20'

MATCH LINE SEE CONTINUATION THIS SHEET ABOVE

PERVIOUS CONCRETE PAVING

GRAVEL SURFACE

EXISTING FLEET BUILDING

GRAVEL SURFACE

SEEDED AREA

GENERAL SHEET NOTES

1. SEE DRAWING L-1 FOR PLANTING LEGEND AND LANDSCAPE NOTES.
2. SEE CIVIL DRAWINGS FOR LIMITS OF CONSTRUCTION, GRADING AND PAVING LAYOUT.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL SEEDING AND SOIL PREPARATION TO ALL NON PAVED AREAS UNLESS OTHERWISE SHOWN.

REV	DATE	BY	DESCRIPTION

SCALE: 1" = 20'

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED S. RADFORD
DRAWN P PAWAR
CHECKED S BEDROSS

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LANDSCAPE
LANDSCAPE PLAN

SHEET
L-3
10505461