



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Mr. Stan Rochlin

**LOCATION OF PROPOSAL:** 11113 NE 38<sup>th</sup> Place

**DESCRIPTION OF PROPOSAL:** To replace failed timber wall located at the northeast corner of existing single-family residence with a keystone wall in same location.

**FILE NUMBER:** GC-06-124571

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 Department of Planning & Community Development. 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 March 8, 2007.
- 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 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

*[Signature]*  
 Environmental Coordinator

3/1/07  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

Joni Platt  
10/21/06

**ENVIRONMENTAL CHECKLIST**

4/18/02

*Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.*

**INTRODUCTION**

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.**

RECEIVED  
OCT 21 2006  
PERMIT PROCESSING

T.P.

**ENVIRONMENTAL CHECKLIST**

4/18/02

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**BACKGROUND INFORMATION**

Property Owner: JOHN SCHRAMM 11113 NE 38<sup>th</sup> PL.  
 Proponent: BELLEVUE, WA. 98004

Contact Person: STAN ROCHLIN PH. 206-819-9663 PO BOX 47, KIRKLAND, WA 98083  
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)  
 ROCHSTAR @ EARTHLINK.NET

Address: PO BOX 47 KIRKLAND, WA. 98083  
 Phone: 206-819-9663

Proposal Title:

Proposal Location: 11113 NE 38<sup>th</sup> PL., BELLEVUE, WA. 98004  
 (Street address and nearest cross street or intersection) Provide a legal description if available.  
 LOT 22 YARROW BAY VILLAGE

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: REPLACE EX'G. FAILED TIMBER LANDSCAPE WITH
2. Acreage of site: LESS THAN 1 ACRE
3. Number of dwelling units/buildings to be demolished: Ø
4. Number of dwelling units/buildings to be constructed: Ø
5. Square footage of buildings to be demolished: Ø
6. Square footage of buildings to be constructed: Ø
7. Quantity of earth movement (in cubic yards): 10 cyds. IN 30 cyds. OUT
8. Proposed land use: NO CHANGE
9. Design features, including building height, number of stories and proposed exterior materials:  
 NO CHANGE
10. Other  
 REPLACE EX'G. WITH OTHER WALLS LESS THAN 4'-0" HT.

T.P.

Estimated date of completion of the proposal or timing of phasing:

2006 - May 2007

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NONE

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

10/20/06 will apply C.O.B.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary plat map
- Clearing & Grading Permit Plan of existing and proposed grading Development plans
- Building Permit (or Design Review) Site plan Clearing & grading plan
- Shoreline Management Permit Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other

b. What is the steepest slope on the site (approximate percent slope) 20-30% +/-

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

SAND / GRAVEL

T.R.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

10 cyds. AGGREGATES 30 cyds. EXCAVATION

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

MINOR SEDIMENT RUNOFF, IF NOT CONTROLLED

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

NO CHANGE

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

BEST MANAGEMENT PRACTICES, SILT FENCES, COVER STOCKPILES. Satisfy requirements of

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

300/23.76 of the clear & grade work

NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

NONE

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

NO

T.R.

appropriate, state what stream or river it flows into.

NO

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

NO

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO, EXCEPT WALK DRAIN TO EX'S. YARD  
DRAINS

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c. Water Runoff (Including ...n water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NONE

(2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

SILT FENCES and any other measures as determined by Clear & grade inspector.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation GROUND COVER - NATIVE

b. What kind and amount of vegetation will be removed or altered?

NONE

c. List threatened or endangered species known to be on or near the site.

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

GROUND COVERS

T.R.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

DONT KNOW N/A

c. Is the site part of a migration route? If so, explain.

DONT KNOW N/A

d. Proposed measures to preserve or enhance wildlife, if any:

DONT KNOW N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

NO CHANGE

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO CHANGE

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

NONE

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NO

(1) Describe special emergency services that might be required.

NONE

(2) Proposed measures to reduce or control environmental health hazards, if any.

NONE

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NONE N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NO CHANGE N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NO CHANGE N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

4'-0"

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

N/A

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

SHORT TERM - HAND TOOLS EQUIPMENT  
NO ROOM FOR MACHINERY, SUPPLY LOADERS

(3) Proposed measures to reduce or control noise impacts, if any:

Limit construction activities to ONLY  
7-6p.m., Monday-Friday and Sat. 9-6p.m. per  
BCD 9.18

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

RESIDENTIAL

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site.

SFR

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

~~DON'T KNOW~~  
R-35

f. What is the current comprehensive plan designation of the site?

SF-M

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

DON'T KNOW

i. Approximately how many people would reside or work in the completed project?

Single Family (2)

j. Approximately how many people would the completed project displace?

0 N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NE 30th PL.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO

c. How many parking spaces would be completed project have? How many would the project eliminate?

NO CHANGE

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NO CHANGE

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO N/A

b. Proposed measures to reduce or control direct impacts on public services, if any.

NONE

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

N/A

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

N/A

Signature.....

Date Submitted..... 10/20/06

T.P.

**Design Calculations**

For

**KeyStone Mechanically Stabilized Earth  
Retaining Walls**

***John Schramm Residence***

Bellevue, WA

***KeyStone Retaining Wall***

1/26/07

(not to be revised without a separate dated cover sheet)



EXPIRES 1-16-08

**NOTICE: For technical assistance or information regarding these calculations and the information contained within, contact your assigned Wall Representative at:**

Phone: 206-819-9663

Fax: 425-952-0379

E-Mail: rochstar@earthlink.net

**(48 hour notice for schedule site observation)**

THE DETAILS, SPECIFICATIONS AND CALCULATIONS CONTAINED WITHIN THIS REPORT PERTAIN TO THIS SPECIFIC SITE ONLY. THE WALLS ARE DESIGNED BASED ON A SPECIFIC CONFIGURATION AND LOADS APPLICABLE TO THIS SITE AS INDICATED ON THE PLANS. THESE CALCULATIONS DO NOT APPLY TO SIMILAR CONFIGURATIONS OR THE SAME CONFIGURATION AT A DIFFERENT LOCATION.

*The following section(s) represents a typical section(s) for the proposed wall(s) to be built at the John Schramm Residence in Bellevue, WA . A typical section may not represent the exact condition found at any given station, but shall be similar enough for construction. It shall be the responsibility of the Owner's Representative to FIELD VERIFY the correct placement, length and strength/style of geogrid per the manufactures recommendations. Should the field condition(s) be greater or dis-similar from the section(s), it shall be the responsibility of the contractor to notify the KeyStone Field Representative (assigned to the wall design engineer) assigned to this project prior to construction for evaluation. The wall section(s) contained in this package have been reviewed to a maximum height of 6'-6". Soils information and Geotechnical Review provided by James Strange, PE of Geotech Consultants.*

RECEIVED

FEB 08 2007

Permit Processing

**John Schramm Residence, Bellevue, WA**

1. Method of Design: Coulomb Analysis
2. Design of reinforced soil structure is based on the following soil parameters:

	Effective <u>Phi</u>	Effective <u>Cohesion</u>	Unit <u>Weight</u>
Reinforced Soil:	Gravity	Gravity	Gravity
Retained Soil:	34	0 psf	120 pcf
Foundation Soil:	34	0 psf	120 pcf

Factors of Safety for Sliding  $\geq 1.5$   
Factors of Safety for Overturning:  $\geq 2.0$   
Factors of Safety for Bearing  $\geq 2.0$

3. Seismic Acceleration.....None Req'd.
4. Uniform Surcharge, Live Load:.....0 psf \*\*
5. Uniform Surcharge, Dead Load..... 0 psf \*\*
6. Uniform Back Slope:.....(see individual calcs)
7. Hydrostatic Loading.....None  
Surface and subsurface drainage during and after construction of the wall shall be provided to divert all water away from the wall. The consideration,, design and mitigation of subsurface water and surface runoff both during and after construction is designed and specified by the Owner..
8. Foundation soils shall be inspected by the owner's geotechnical engineer prior to walls erection. Any unstable material shall be removed and replaced as directed by owner's geotechnical engineer.
9. Global Stability.....None
10. Traffic Barrier Loading.....None

**Additional Notes:**

1. Grading and Drainage Plans verified on site.
2. "Top of Wall" as indicated in cross sections **INCLUDE 4"** cap units.
3. Owner shall verify soil assumptions in the field. If conditions are different than those shown on this Design Assumption sheet, contractor shall contact the field representative assigned to this project at 425-819-9663 immediately prior to start of construction for review.
4. \*\* Walls assume no building or vehicle loads. 100 psf temp. construction load ONLY unless otherwise stated in calculations.



# RETAINING WALL DESIGN

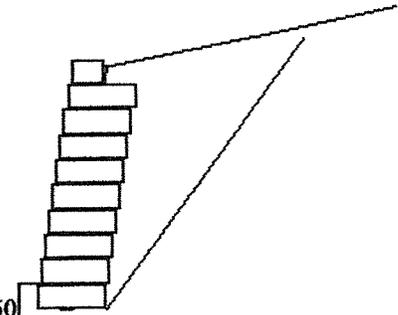
Version 3.3.1.167

**Project:** Schramm Residence  
**Project No:** Project Number  
**Case:** Case 1  
**Design Method:** Coulomb-NCMA (modified soil interface)

**Date:** 1/26/2007  
**Designer:**

**Design Parameters**

<b>Soil Parameters:</b>	$\phi$	$c$	$\gamma$ pcf
Retained Zone	34	0	120
Foundation Soil	34	0	120
Unit Fill:	Crushed Stone, 1 inch minus		



**Minimum Design Factors of Safety**

sliding:	1.50	pullout:	1.50	uncertainties:	1.50
overturning:	1.50	shear:	1.50	connection:	1.50
bearing:	2.00	bending:	1.50	Serviceability:	1.00

**Analysis:**

<b>New Case</b>	<b>Case: Case 1</b>
Unit Type: Standard 21.5"	Wall Batter: 8.80 deg.
Leveling Pad: Crushed Stone	
Wall Ht: 6.50 ft	embedment: 0.70 ft
BackSlope: 10.00 deg. slope,	10.00 ft long
Surcharge: LL: 0 psf uniform surcharge	DL: 0 psf uniform surcharge
Load Width: 0.00 ft	Load Width: 0.00 ft

**Results:**

	<u>Sliding</u>	<u>Overturning</u>	<u>Bearing</u>	<u>Shear</u>	<u>Bending</u>
Factors of Safety:	2.17	1.67	8.90	N/A	N/A

Calculated Bearing Pressure: 926 psf  
 Eccentricity at base: 0.33 ft



**Calculated Reactions**

For the "modified" design method, the back of the mass assumed to be vertical for calculation of resisting forces.

$$P_a = 0.5 H (\gamma H k_a - 2c\sqrt{k_a})$$

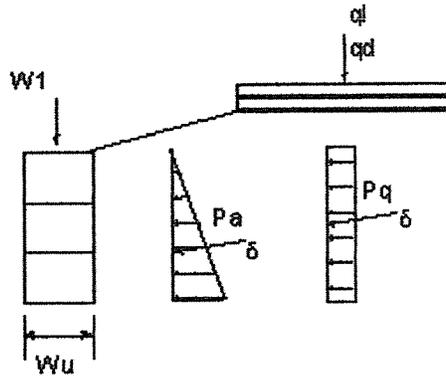
$$P_{a_h} = P_a \cos(\delta)$$

$$P_{a_v} = P_a \sin(\delta)$$

$$P_q = q H k_a$$

$$P_{q_h} = P_q \cos(\delta)$$

$$P_{q_v} = P_q \sin(\delta)$$



Reactions are:

Area	Force	Arm-x	Arm-y	Moment
W1	1397.50	[1.399]	3.250	1955.05
Pa_h	540.00	N/A	[2.167]	-1169.99
Sum V =	1397.50		Sum Mr =	1955.05
Sum H =	540.00		Sum Mo =	-1169.99

Calculate Sliding at the base:

Horizontal Earth Pressure (Df) = 540.00 ppf

Factor of Safety = Rf/Df = 2.17

Calculate Overturning about base:

Driving Moment (Dm) = -1169.99

Resisting Moment (Rm) = 1955.05

Factor of Safety of Overturning = Rm/Dm = 1.67

**Calculate eccentricity at base: [no surcharge]**

Sum Moments = 785

Sum Vertical = 1398

Base Length = 1.79

$e = 0.33$

**Calculate Ultimate Bearing based on shear:**

where:

$$N_q = 29.44$$

$$N_c = 42.16$$

$$N_g = 41.06 \text{ (ref. Vesic(1973, 1975) eqns)}$$

$$Q_{ult} = 8239 \text{ psf}$$

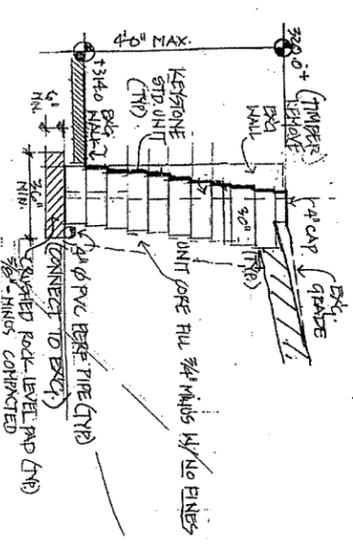
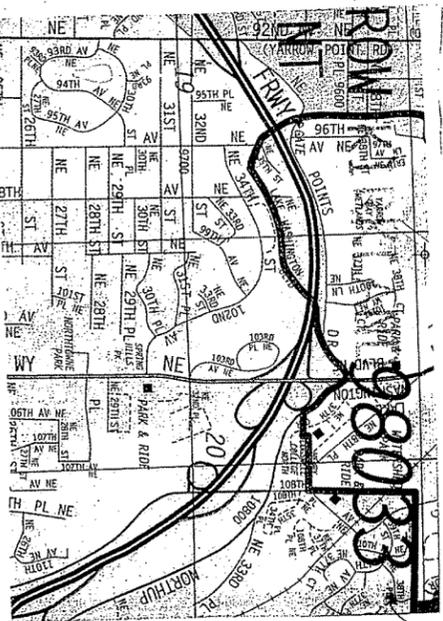
Equivalent footing width,  $B' = L - 2e + L_v/\text{pad depth} = 1.62$

Bearing pressure =  $\text{sum}V/B' = 926 \text{ psf}$

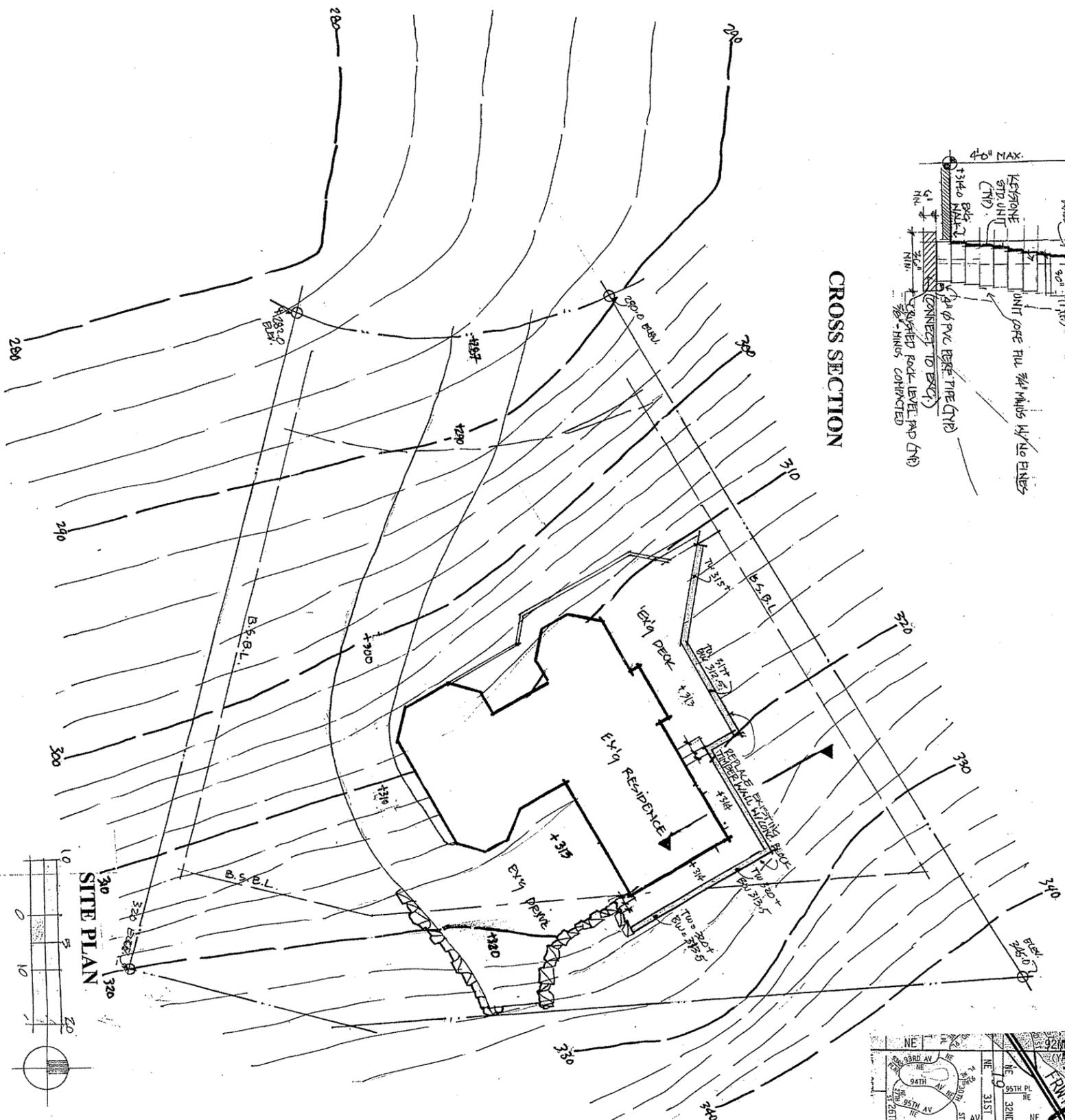
Factor of Safety for bearing =  $Q_{ult}/\text{bearing} = 8.90$

**GENERAL NOTES:**

1. Site Plan and Wall Design Criteria:
  - a. Grading Plan and Elevations: Geotech Consultants, Inc.
  - b. Soils Information: Geotech Consultants, Inc.
2. Contractor shall verify all dimensions, contours, elevations, utilities, property lines, set backs and quantities prior to starting any work. Should a discrepancy exist, contractor shall notify Owner or his representative immediately without delay or assume responsibility for additional costs related to the discrepancy. Wall Design Engineer or (his assigned representative) shall perform all required compaction testing and verification of suitable materials under all conditions. Wall Design Engineer (or his assigned representative) shall review and approve of all changes prior to commencement of change. Site for all failures to get written approval shall make Contractor responsible for all changes or revisions and costs associated with retaining. Contractor shall be held back to its original state. Where a discrepancy exists between the Contractor and the Owner (or his representative) regarding the wall, the Wall Design Engineer (or his assigned representative) shall be the governing authority.
3. The Contractor is responsible for verifying and complying with all City of Bellevue (depending on jurisdiction) inspections and requirements as indicated on the plans or not. This shall include, but not be limited to, OSMA, IIRC, Local Building/Zoneing Codes and Best Management Practices (BMP).
4. **NOTE: MDC shall be responsible for submitting applications and obtaining all necessary permits. Contractor shall postretention all permits from the City. Contractor shall close all permit processes and provide Owner proof of closure prior to final payment. All permits shall be posted in clear view per CAM 113.**
5. Contractor shall take necessary precautions to protect existing surfaces, vegetation and property of the Owner from damages during construction. Contractor shall take all reasonable measures to avoid disturbance (i.e. dust, erosion, noise, etc.) from his work to adjacent and neighboring properties. Contractor shall work ONLY during daylight hours of construction as posted or allowed by the City of Bellevue. Contractor shall sweep and remove materials, tools, debris, etc. from all public sidewalks and right-of-ways daily and in conformance with the permit. All public areas affected by construction shall be clearly marked and barricaded to prevent access and accidents.
6. The temporary erosion and sediment controls shown on these plans are minimum requirements necessary to minimize erosion and transport off site. Additional measures may be required during construction if those shown on plans are insufficient or weather conditions require greater controls to protect properties, drainage and water facilities. Contractor shall provide additional said measures at his own expense. Contractor shall re-grade, cover with viscous and/or provide temporary facilities to direct water away from the wall at the end of each construction day prior to completion of work.
7. **ALL WALL SHALL BE CONSTRUCTED TO THE LATEST EDITION OF "KEYSTONE CONSTRUCTION MANUAL" and "KEYSTONE STANDARD SPECIFICATIONS" unless otherwise noted on the plans or directed by the Wall Design Engineer (or his assigned representative). KeyStone Construction Manual and Keystone Standard Specifications may be obtained by the assigned Keystone Retaining Wall Representative ONLY at 206-819-9663.**
8. If in the event unsuitable and/or non bearing soils are encountered during excavation of the leveling pad or reinforced zone, Contractor shall excavate to bearing and bring soils back up to proper grade with approved suitable soils or at the direction of the wall Design Engineer (or his assigned representative). Contractor (at his own expense) may provide at his option an alternate base leveling pad (i.e. "A", reinforced gravel, concrete, etc.) upon review and approval by the Wall Design Engineer.
9. Embankment indicated on the plan is the minimum allowed. Contractor at his own expense and option may use more block than required to reduce number of leveling pad steps, or may use concrete to increase wall height without written approval of the Wall Design Engineer.
10. Utilities: round under or through the wall shall be bridged to protect from damages caused by bearing, compression and/or settling. Refer to KeyNotes for recommended bridging techniques.
11. Wall drainage will be routed through weep holes in the block face at 6'-0" O.C. weep holes should be a 1/2" cross section of block removed. Contractor shall ensure proper block spacing is maintained.
12. Walls shown on the plans have been calculated with Keystone Standard units. Units shall be concrete "Gray" color and "Classic Face". Wall cuts are to be done so that no out face or parts are exposed. Split face ONLY is to be the finish face.



**CROSS SECTION**



**SITE PLAN**



John Schramm Residence  
 1113 NE 38<sup>th</sup> Pl  
 Bellevue, WA 98004  
 Tax Lot ID: 980861-0220-05  
 Legal: Lot 22 Yarrow Bay Village  
 Bellevue, WA, King Co.  
 Date:  
 Rev'd:  
 Rev'd:

**Sht. # 1 OF 2**

Rev'd:  
 FEB 16 2007

