City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Olympic Pipe Line ILI Dig 20AR 2014-002**
Proposal Address:	**13204 SE 8th St**
Proposal Description:	Applicant seeks Critical Areas Land Use approval to facilitate visual inspection, and if necessary repair, of an identified anomaly in a section of a 20-inch jet fuel pipeline. The proposal includes temporary excavation and surface disturbance to allow for inspection and repair. This review is retroactive because the Director granted emergency authorization to commence repairs without a permit. An emergency exemption can be granted by a lead agency when an action is needed to avoid an imminent threat to public health or safety, public or private property, or to prevent serious environmental degradation.
File Number:	**15-103686-LO**
Applicant:	**Lisa Bona, GeoEngineers**
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	**David Wong**, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Exempt (under WAC 342-10-330)**
Director's Decision:	**Approval with Conditions**

Carol V. Helland, Land Use Director
Development Services Department

Application Date:	January 27, 2015
Notice of Application Publication Date:	February 12, 2015
Decision Publication Date:	March 12, 2015
Project/SEPA Appeal Deadline:	March 26, 2015

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.

CONTENTS

Attachments

1. Site Plan

I. Proposal Description

The applicant proposes to temporarily excavate a section of the 20-inch Olympic Pipe Line in order to facilitate the inspection, and repair if needed, of a detected anomaly. Approximately 300 square feet of surface disturbance and 25 cubic yards of excavation are required for inspection and repair. All surface disturbance and excavation will be restored per the included restoration plan. The project is located within a Category III wetland buffer and a steep slope top-of-slope buffer.

II. Site Description, Zoning, Land Use and Critical Areas

Site Description

The proposal is located in Kelsey Creek Park along the easterly boundary between SE 7th St and Lake Hills Connector in the Wilburton/NE 8th St subarea. The site is bounded to the east and southeast by existing R-1.8 single-family residential development. A gravel access trail is located adjacent to the project site and within the utility right-of-way. Vegetation largely consists of mowed grasses and blackberry within the right-of-way.

Zoning

The property is zoned R-1, single-family residential.

Land Use Context

The site has a Comprehensive Plan Land Use Designation of P/SF-L (Park/Single-Family Low Density).

Critical Areas Functions and Values

i. Streams and 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. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

iii. Geologic Hazard Areas

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 provides 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.

iv. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Critical Areas Requirements LUC 20.25H:

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 critical area, critical area buffer or structure setback from a critical area or buffer. The proposal is located within a 50-foot top-of-slope buffer and a 60-foot Category III wetland buffer. The project is subject to the performance standards found in LUC 20.25H100, 20.25H.125, and 20.25H.160 which are reviewed below.

i. Consistency with LUC 20.25H.055.B

The proposed inspection and repair are considered emergency actions, and are an allowed use according to the Uses and Development Allowed within Critical Areas table found in 20.25H.055.B. Emergency actions are subject to the requirements of

20.25H.055.C.3.b.

B. Consistency with Land Use Code Critical Areas Performance Standards:

i. Performance Standards for Wetlands 20.25H.100

1. Lights shall be directed away from the wetland

No lighting is included in this proposal.

2. Activity that generates noise such as parking lots, generators, and residential uses shall be directed away from the wetland, or any noise shall be minimized through the use of design and insulation techniques.

No permanent sources of noise are included in this proposal. All noise related to excavation and repair will be temporary, and will be required to meet the construction noise requirements of Bellevue City Code 9.18.

3. Toxic runoff from new impervious surface area shall be routed away from the wetlands.

No new impervious surface is proposed.

4. Treated water may be allowed to enter the wetland critical area buffer.

No water discharge is proposed.

5. The outer edge of the wetland critical area shall be planted with dense vegetation to limit pet or human use.

Due to utility right of way vegetation limitations, the temporarily disturbed area will be restored with a 50/50 native seed mix and covered with a layer or straw or mulch. Silt fencing will remain until vegetation until vegetative cover is restored and to discourage pet and human disturbance.

6. Use of pesticides, insecticides, and fertilizers within 150 feet of the edge of the wetland buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

No pesticide, insecticide, or fertilizer use is proposed.

ii. Performance Standards for Geologic Hazards 20.25H.125

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;

The temporary excavation are will be backfilled to match existing contours.

2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The temporary excavation area is the minimum amount required to inspect and repair, and is located as far from critical areas as possible.

3. The proposed development shall not result in greater risk or a need for

increased buffers on neighboring properties;
No permanent disturbance is proposed and temporary disturbance areas will returned to a condition comparable to the existing condition.

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 retaining walls or artificially graded slopes are proposed.

5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
No impervious surface is proposed.

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 change in grade is 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 foundation or retain walls 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 portion of this proposal will require pole-type construction.

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 new structures or paved areas are 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.
A restoration plan meeting the requirements of LUC 20.25H.210 has been provided with this proposal.

iii. Performance Standards for Habitat Associated with Species of Local Importance

1. If habitat associated with species of local importance will be impacted by a proposal, the proposal shall implement the wildlife management plan developed by the Department of Fish and Wildlife for such species. Where the habitat does not include any other critical area or critical area buffer, compliance with the wildlife management plan shall constitute compliance with this part.

A GeoEngineers staff biologist has determined that "No negative impact to habitats associated with pileated woodpeckers or red-tailed hawks" are anticipated (Critical Areas Memorandum pg. 2).

IV. Public Notice and Comment

Application Date:	January 27, 2015
Public Notice (500 feet):	February 12, 2015
Minimum Comment Period:	February 26, 2015

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 12, 2015. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. 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.

VI. Decision Criteria

A. 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:

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

Finding: A Clearing & Grading permit was issued under the Emergency Actions provision of LUC 20.25H.055.C.3.B. Additional work outside of this proposal will required additional review and permitting.

2. 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 requests only the minimum amount of disturbance required to inspect and repair the anomaly. Temporary disturbance will be restored to a condition comparable to the existing conditions.

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

Finding: As discussed in Section III, this proposal incorporates the performance standards of LUC 20.25H.

4. 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.

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

Finding: The proposal includes a restoration plan for temporary disturbance consistent with the requirements of LUC 20.25H.210.

6. The proposal complies with other applicable requirements of this code.

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

VII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to perform inspection and repair operations within the top-of-slope and wetland critical area buffers. Work that exceeds the scoping of this report or exceeds the limits of disturbance defined may require additional review, permitting, restoration, and/or mitigation.

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.

VIII. 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- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282

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

1. Restoration for Areas of Temporary Disturbance: A restoration plan for all areas of temporary disturbance 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, including reseeding species, total area of disturbance, and site protection measures.

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

2. Monitoring: The temporary disturbance area shall be self-maintained for a period of six (6) months. Monitoring reports at three and six months are to be submitted to Land Use. Photos from selected photo points will be included in the monitoring reports to document the planting.

The reports can be sent to David Wong at dwong@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

3. Land Use Inspection: A Land Use inspection is required to be completed within 30 days of the emergency action and prior to final inspection of the Clearing & Grading permit.

Authority: Land Use Code 20.25H.220
Reviewer: Planner, Land Use

4. Rainy Season restrictions: Due to the proximity to of steep slope and wetland critical areas, 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

5. 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

6. 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

APPLICANT/DEVELOPER:
OLYMPIC PIPE LINE COMPANY

CONTACT INFORMATION:
GREG BENNETT
600 SW 39TH STREET SUITE 275
RENTON, WA 98057
(425) 981-2520

CONSULTING ENGINEER
GEOENGINEERS
8410 154TH AVE NE
REDMOND, WA 98052
(425) 861-6090 (LISA BONA)

SWPPP PREPARER
GEOENGINEERS
8410 154TH AVE NE
REDMOND, WA 98052
(425) 861-6090 (LISA BONA)

TAX PARCEL NO:
3425059016 AND 3424059009

SITE ADDRESS:

ESTIMATED AREA TO BE CLEARED AND/OR GRADED (DISTURBED):
630 MAXIMUM SQUARE FEET

CUT/FILL VOLUME:
WILL NOT EXCEED 25 CUBIC YARDS - EXCAVATED (APPROXIMATE)
WILL NOT EXCEED 25 CUBIC YARDS CUBIC YARDS - FILLED (APPROXIMATE)

BEST MANAGEMENT PRACTICES:

THE FOLLOWING ARE GENERAL BMP's RECOMMENDED FOR THE CONSTRUCTION ACTIVITIES. ADDITIONAL NOTES ARE PROVIDED ON SHEET 3.

1. LIMIT CLEARING AND GRADING OF CONSTRUCTION, LAY-DOWN, AND STAGING AREAS TO REDUCE EXPOSED SOIL.
2. COMPLETE SITE PREPARATION, EXCAVATION, AND FILL PLACEMENT DURING DRIER WEATHER IF PRACTICAL.
3. CONDUCT ROUTINE INSPECTION OF THE CONSTRUCTION SITE TO ENSURE EFFECTIVENESS OF THE MEASURES AND TO DETERMINE THE NEED FOR MAINTENANCE OR ADDITIONAL MEASURES.
4. ROADWAY WILL BE SWEPT IF TRUCK TIRES TRACK SOIL ONTO THE ROAD FROM THE SITE .

CONSTRUCTION NOTES:

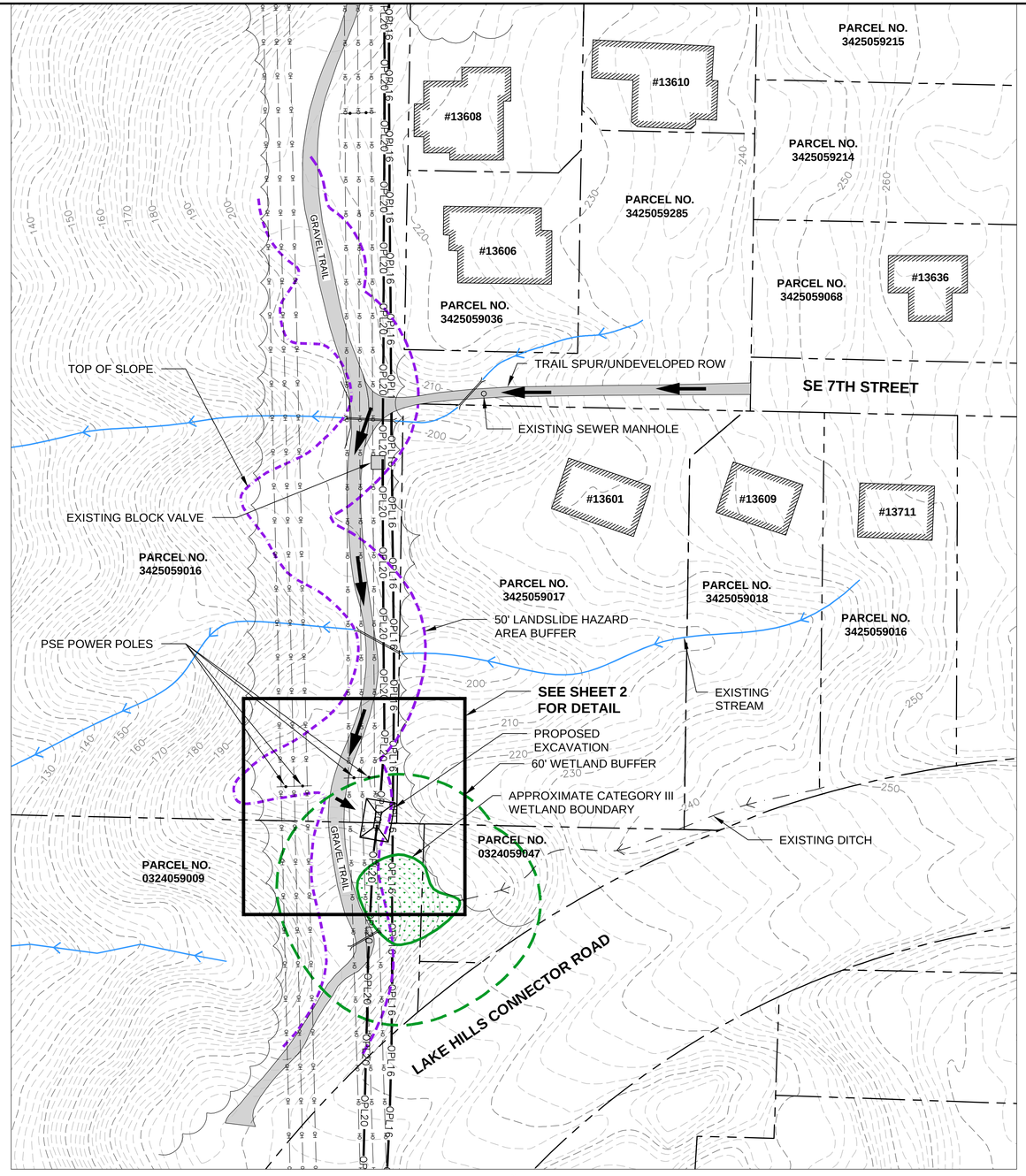
GENERAL

1. INSTALL APPROPRIATE EROSION CONTROL MEASURES (SEE SHEET 2).
2. EXCAVATE ALONG PIPELINE ALIGNMENT.
3. TEMPORARY SLOPES SHALL BE NO STEEPER THAN 1H:1V (HORIZONTAL TO VERTICAL) OR SHORING SHALL BE USED.
4. THE PIPELINE SHALL BE BACKFILLED WITH NATIVE SOILS AND NO ROCK SHALL BE PLACED AGAINST THE PIPELINE.
5. THE EXCAVATIONS WILL BE RESTORED TO ORIGINAL CONDITIONS.

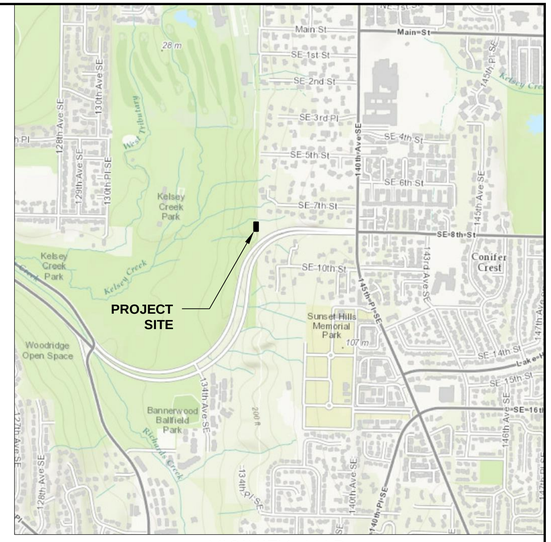
REFERENCE:
SITE LAYOUT PLAN PRODUCED FROM SKETCH PROVIDED BY GEOENGINEERS' STAFF, DATED 12/10/14.
VICINITY MAP FROM ESRI GIS STREET MAP.
GROUND CONTOURS FROM PUGET SOUND LIDAR CONSORTIUM.
STREAMS GIS DATA FROM CITY OF BELLEVUE.

VERTICAL DATUM:
NAVD88

HORIZONTAL DATUM:
THE HORIZONTAL DATUM FOR THIS SURVEY IS THE WASHINGTON COORDINATE SYSTEM OF 1983, NORTH ZONE (NAD 83/91)



LOCATION MAP
50 0 50
Feet



VICINITY MAP
1,000 0 1,000
Feet
Data Source: ESRI Data & Maps, Street Maps

SHEET INDEX

GENERAL NOTES:

1. THE FOLLOWING BP/AMOCO PIPELINE SPECIFICATIONS SHALL BE FOLLOWED (AS APPLICABLE):
   - STP 04-003 SPECIFICATION FOR SITE PREPARATION AND EARTHWORK
   - USPL-GP 04-112 SPECIFICATION FOR DITCHING

   THE ABOVE SPECIFICATIONS MAY NOT COVER ALL ASPECTS OF THE WORK TO BE COMPLETED. CONTACT THE BP/OLYMPIC PIPE LINE COMPANY PROJECT MANAGER TO RESOLVE ANY SPECIFICATION RELATED ISSUES.
2. ALL LOCATIONS OF THE EXISTING UTILITIES HAVE BEEN OBTAINED FROM THE CAD DRAWING REFERENCED AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
3. CLEAR AREA, PROTECT EXISTING UTILITIES AND STRUCTURES IN PLACE.

Legend

- OPL20 — OPL20 — Olympic 20" Pipeline
- OPL16 — OPL16 — Olympic 16" Pipeline
- Parcel Line
- 200 — Ground Elevation Contour (2ft Intervals)
- Culvert
- Ditch
- Edge of Vegetation
- OH — OH — OH — Overhead Power Line
- Stream
- Top of Slope
- 50' Landslide Hazard Area Buffer
- Approximate Category III Wetland Boundary
- 60' Wetland Buffer
- Access Route

GeoEngineers
8410 154TH AVENUE N.E. REDMOND, WA 98052
P: 425/861-6000 F: 425/861-6050

THE LOCATIONS OF ALL FEATURES SHOWN ARE APPROXIMATE. THIS DRAWING IS A COPY OF THE MASTER DOCUMENT. THE MASTER FILE IS STORED BY GEOENGINEERS, INC. AND WILL SERVE AS THE OFFICIAL DOCUMENT OF RECORD.

NO.	REVISION	BY	CHECKED	APPROVED
B	ISSUED FOR CRITICAL AREAS PERMIT	TJM 1-22-15		
A	ISSUED FOR GRADING PERMIT	TJM 12-19-14		
REFERENCE DRAWINGS				

HORIZONTAL DATUM: NAD 83 SPN
VERTICAL DATUM: NAVD 88
NOTE BOOKS:
AFE NO'S:

ENGINEER	
DRAFTER	TJM
ENGINEERING CHECK	
DRAFTING CHECK	
APPROVED	DATE

OLYMPIC PIPE LINE COMPANY
600 SW 39th Street Suite 275
Renton, Washington

COVER SHEET, VICINITY MAP, AND LOCATION MAP
20-inch Pipeline Dig Site 20AR 2014-002 (MP 100.83)
Bellevue, Washington

SCALE: NOTED | DRAWING NO. 1 OF 3 | REV. NO. B

REDM:JKR : TJM

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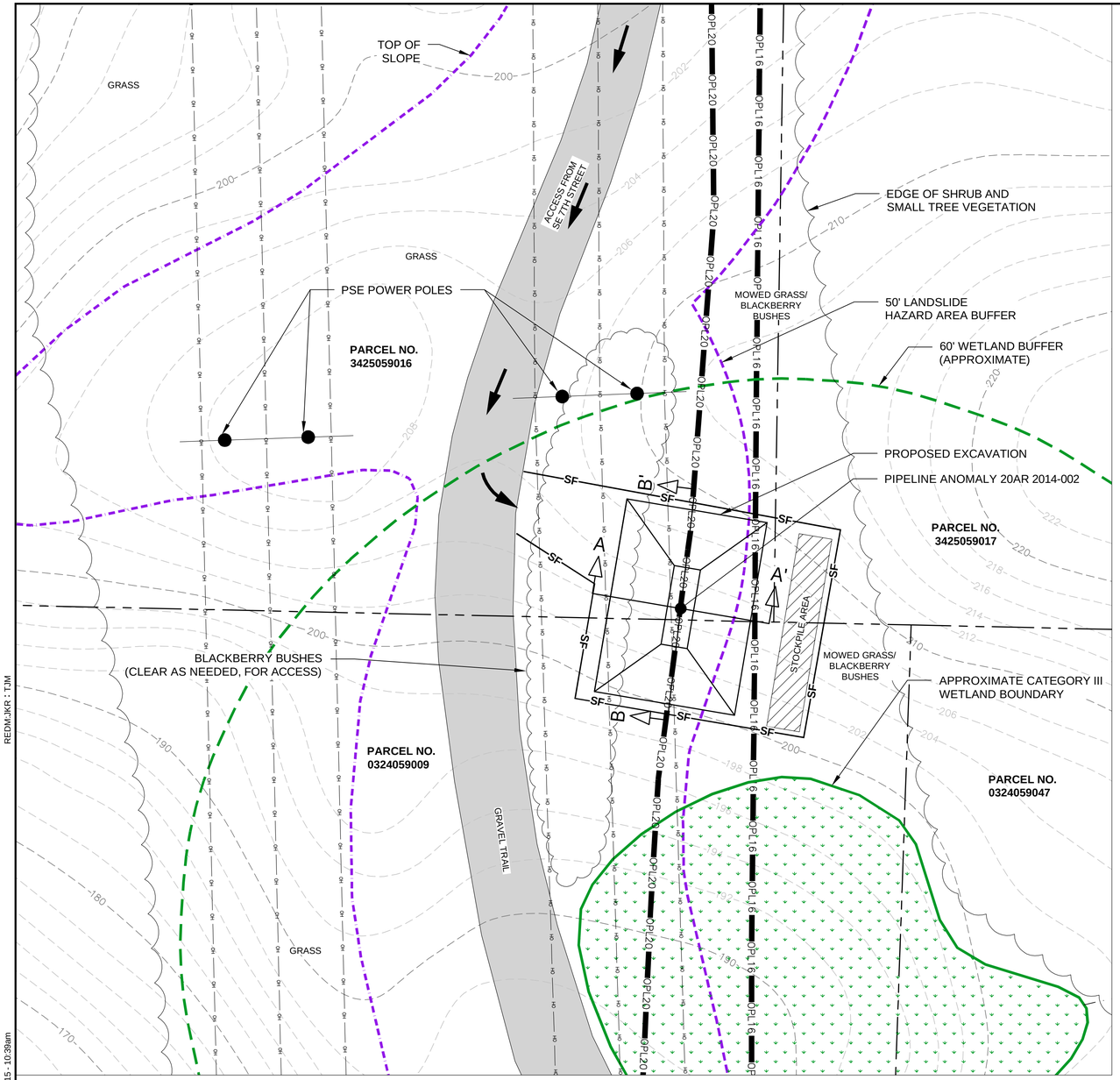

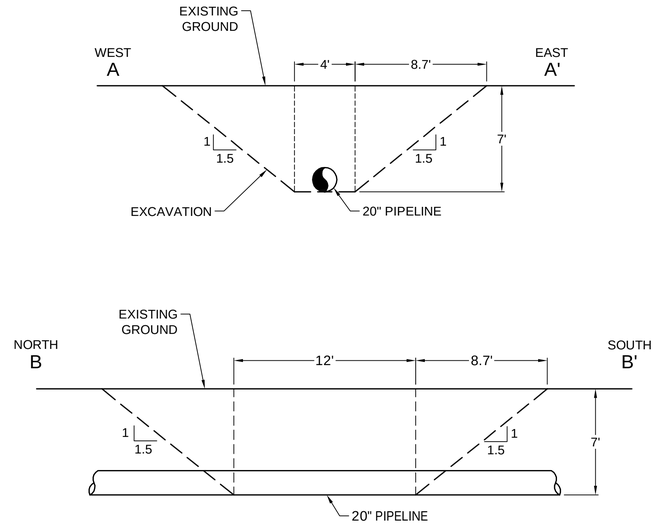

TYPICAL CROSS SECTIONS A–A' AND B–B'

5 0 5 Feet

EXCAVATION PLAN

10 0 10 Feet

REFERENCE:
SITE LAYOUT PLAN PRODUCED FROM SKETCH PROVIDED BY GEOENGINEERS' STAFF, DATED 12/10/14.
VICINITY MAP FROM ESRI GIS STREET MAP.
GROUND CONTOURS FROM PUGET SOUND LIDAR CONSORTIUM.

VERTICAL DATUM:
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Legend

- OPL20 OPL20 — Olympic 20" Pipeline
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- Ditch
- OH OH OH — Overhead Power Line
- Stream
- Top of Steep Slope
- 50' Steep Slope Buffer
- Approximate Category III Wetland Boundary
- 60' Wetland Buffer
- A A' — Cross-Section Location
- SF — Silt Fence (Detail 1, Sheet 3)
- Access Route
- Edge of Vegetation

GEOENGINEERS
8410 154TH AVENUE N.E. REDMOND, WA 98052 P: 425/861-6000 F: 425/861-6050

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REFERENCE DRAWINGS	NO.	REVISION	BY	CHECKED	APPROVED
N/A	A	ISSUED FOR GRADING PERMIT	TJM 12-19-14		
	B	ISSUED FOR CRITICAL AREAS PERMIT	TJM 1-22-15		

HORIZONTAL DATUM: NAD 83 SPN
VERTICAL DATUM: NAVD 88
NOTE BOOKS:
AFE NO'S:

ENGINEER	
DRAFTER	TJM
ENGINEERING CHECK	
DRAFTING CHECK	
APPROVED	DATE

OLYMPIC PIPE LINE COMPANY
600 SW 39th Street Suite 275
Renton, Washington

EXCAVATION/TESC PLAN AND TYPICAL SECTIONS
20-inch Pipeline Dig Site 20AR 2014-002 (MP 100.83)
Bellevue, Washington

SCALE: NOTED
DRAWING NO. 2 OF 3
REV. NO. B

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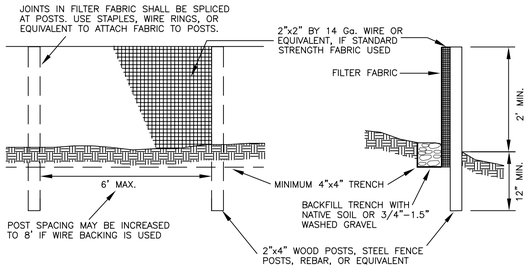
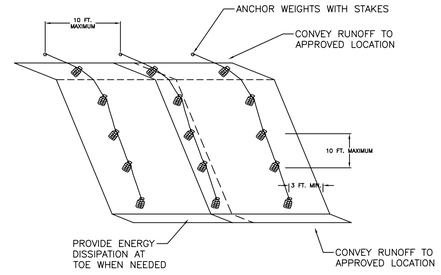


DETAIL 1: SILT FENCE – BMP C232

NOT TO SCALE

REF: STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (2012)



NOTES

1. SANDBAGS OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING.
2. SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUM OF 12 IN. AND BE WEIGHTED OR TAPED.
3. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL.
4. DUE TO RAPID RUNOFF CAUSED BY PLASTIC SHEETING, THIS METHOD SHALL NOT BE USED UPSLOPE OF AREAS THAT ARE NOT PROTECTED BY A SILT FENCE.

DETAIL 2: TEMPORARY STOCKPILE PLASTIC COVERING

NOT TO SCALE

REFERENCE: CITY OF BELLEVUE DETAIL EC-14 AND STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (2012) BMP C 123.

TEMPORARY EROSION/SEDIMENTATION CONTROL (TESC) GENERAL NOTES

THE CONSTRUCTION CONTRACTOR SHALL USE REASONABLE MEASURES TO MINIMIZE THE IMPACTS OF CONSTRUCTION ACTIVITY. WATER QUALITY CONSTITUENTS OF PARTICULAR CONCERN ARE TURBIDITY, SUSPENDED SEDIMENTS, SETTLEABLE SOLIDS, OIL AND GREASE. REQUIRED EROSION CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWPPP PREPARATION: A SHORTFORM SWPPP HAS BEEN PREPARED. CONTRACTOR SHALL REVISE AS NEEDED TO REFLECT THE ANTICIPATED CONSTRUCTION METHOD, SCHEDULE AND SITE CONDITIONS AND SUBMIT REVISED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE OLYMPIC PIPE LINE COMPANY. NO EARTH DISTURBING ACTIVITY SHALL OCCUR PRIOR TO APPROVAL OF THIS PLAN.
2. THE BOUNDARIES OF THE EXCAVATION ARE SHOWN ON THE SITE REVISE EXCAVATION PLAN, SHEETS 2. THE AREA TO BE EXCAVATED MUST BE FLAGGED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE FLAGGING MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
3. THE TESC MEASURES SHOWN ON THIS PLAN AND DESCRIBED IN THE SPECIAL PROVISIONS ARE FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED (E.G. RELOCATION OF OR ADDITIONAL (SILT FENCE), OR ADDITIONAL STORMWATER TREATMENT MEASURES) AS NEEDED TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM OR OFF-SITE AREAS.
4. THE CONTRACTOR SHALL USE PROPER EROSION AND SEDIMENT CONTROL PRACTICES ON THE CONSTRUCTION SITE AND CONSTRUCTION STAGING AREAS TO PREVENT EROSION IN AND DOWNHILL OF DISTURBED AREAS, AND TO PREVENT THE DISCHARGE OF UPLAND SEDIMENTS OR SEDIMENT-LADEN WATER INTO WETLANDS, WATER BODIES, AND LOCAL DRAINAGE SYSTEMS.
5. THE MEASURES SHOWN ON THESE PLANS ARE THE MINIMUM THAT ARE REQUIRED FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES AS NEEDED DUE TO WEATHER, AND/OR FIELD CONDITIONS, AND/OR CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL NOT DISCHARGE TURBID WATER GENERATED FROM CONSTRUCTION ACTIVITIES, DIRECTLY TO ANY STREAMS, WETLAND, LANDSLIDE HAZARD AREAS, STORM WATER SYSTEM INLETS, OR DRAINAGE DITCHES IN ACCORDANCE WITH THE GENERAL PERMIT.
7. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING VEGETATION BEYOND THE CLEARING LIMITS.
8. THE TESC FACILITIES SHOWN ON THIS PLAN WILL BE CONSTRUCTED PRIOR TO THE GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
9. AREAS OF EXPOSED SOILS, INCLUDING ROADWAYS EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE PERIOD FROM OCTOBER 1 TO APRIL 30 OR SEVEN DAYS DURING THE PERIOD FROM MAY 1 TO SEPTEMBER 30 WILL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G. SEEDING, MULCHING, NETTING, CLEAR PLASTIC COVERING).
10. SILT FENCE SEDIMENTS SHALL NOT BE ALLOWED TO ENTER STREAM AS A RESULT OF RUNOFF THAT MAY OCCUR AFTER CONSTRUCTION IS COMPLETED.
11. WHERE MULCHING FOR TEMPORARY COVER IS REQUIRED TO PREVENT EROSION, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
12. AFTER 24-HOUR RUNOFF-PRODUCING EVENT, THE SITE INSPECTOR (EITHER A CESCL OR OLYMPIC'S INSPECTOR) WILL INSPECT TESC MEASURES FOR INTEGRITY. ANY DAMAGED TESC MEASURES WILL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND REPAIRED IMMEDIATELY.
13. THE CONTRACTOR SHALL SET ASIDE A SEPARATE AREA, FOR THE WASH-OUT OF CONSTRUCTION EQUIPMENT AND TOOLS. SEE SWPPP PLANS FOR MORE DETAILS FOR CLEANING AND WASHING OF EQUIPMENT OR TOOLS THAT HAVE OIL OR OTHER HAZARDOUS MATERIAL.
14. THE CONTRACTOR SHALL NOT DISCHARGE ANY CLEANING SOLVENTS OR CHEMICALS UTILIZED FOR TOOL OR EQUIPMENT CLEANING TO THE GROUND. REFUELING OF EQUIPMENT SHALL BE CONDUCTED AWAY FROM THE DRAINAGE FACILITIES AND DONE IN SUCH A MANNER AS TO PREVENT SPILLS FORM ENTERING THE GROUNDWATER OR WATER BODIES (INCLUDING WETLANDS). SPILLS SHOULD BE PREVENTED FROM HITTING THE GROUND PER SWPPP.
15. THE CONTRACTOR SHALL PROPERLY DISPOSE OF CONSTRUCTION DEBRIS IN AN APPROVED AND PERMITTED LANDFILL FACILITY.
16. THE CONTRACTOR SHALL MAINTAIN STREETS AND SHOULDERS WITH STREET SWEEPING AS NECESSARY TO REMOVE SEDIMENT.
17. THE ENGINEER AND/OR CESCL HAS THE AUTHORITY TO HALT CONSTRUCTION IF EROSION CONTROLS ARE NOT MAINTAINED PROPERLY OR IF A VIOLATION HAS NOT BEEN CORRECTED. THE CONTRACTOR SHALL BEAR RISK AND COSTS OF ANY WORK DELAYS CAUSED BY THESE ACTIONS.
18. A CESCL SHALL CONDUCT SITE INSPECTIONS ON A DAILY BASIS DURING THE WET SEASON (BETWEEN OCTOBER 1 AND APRIL 30). THE RESULTS OF THE MONITORING SHALL BE PROVIDED TO THE CITY INSPECTOR ON A DAILY BASIS. IF ELEVATED TURBIDITY LEVELS ARE OBSERVED IN ANY DISCHARGE FROM THE WORK AREAS, THEN TURBIDITY MONITORING WILL BE CONDUCTED AND RECORDED/REPORTED.
19. FOR TURBIDITY NONCOMPLIANCE ISSUES, THE CONTRACTOR SHALL REPORT TO GEOENGINEERS AND OLYMPIC. GEOENGINEERS OR OLYMPIC WILL CONTACT THE CITY OF BELLEVUE GRADING INSPECTOR TO REPORT THE NONCOMPLIANCE ISSUE. THE CITY MAY REPORT THE ISSUE TO THE DEPARTMENT OF ECOLOGY. FOR SPILLS OF IMMEDIATE DANGER TO LIFE AND HEALTH, THE CONTRACTOR SHALL CONTACT DEPARTMENT OF ECOLOGY HOTLINE (425-649-7000).

SITE RESTORATION NOTES:

1. FOLLOWING CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE DISTURBED AREAS TO EXISTING CONDITION OR BETTER.
2. IF NEEDED, THE GRAVEL TRAIL SHALL BE TOPDRESSED AT THE COMPLETION OF THE PROJECT TO THE SATISFACTION OF THE CITY OF BELLEVUE.
3. FOLLOWING BACKFILLING OF THE PIPELINE EXCAVATION, THE CONTRACTOR SHALL RETURN THE SITE TO THE PRE-PROJECT CONTOURS. UPON COMPLETION OF THE GRADE RESTORATION, THE CONTRACTOR SHALL HAND BROADCAST A 50/50 MIX OF NATIVE SEED THROUGHOUT THE DISTURBED AREA. THE NATIVE SEED MIX SHALL CONSIST OF THE FOLLOWING SPECIES:
   - ROUGH BENTGRASS (*Agrostis scabra*).
   - OREGON BENTGRASS (*Agrostis oregonensis*).

   SUBSTITUTIONS TO THE SPECIFIED SPECIES SHALL BE APPROVED BY THE CONSULTING BIOLOGIST.
4. THE CONTRACTOR SHALL COVER THE SEEDED AREAS WITH WEED-FREE STRAW OR A 2-INCH THICK LAYER OF FINE COMPOSTED MULCH.
5. TO PROTECT THE SITE FROM TRAMPLING AND EROSION, A TEMPORARY SILT FENCE SHALL SURROUND AND ENCLOSE THE SEEDED AREAS. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL THE RESTORATION OF THE SITE HAS BEEN DEEMED SUCCESSFUL.
6. SITE MONITORING - OLYMPIC WILL PERFORM A SITE VISIT APPROXIMATELY 30 DAYS FOLLOWING THE INITIAL INSTALLATION OF THE GRASS SEED. DURING THIS SITE VISIT, SUPPLEMENTAL SEED WILL BE BROADCAST AND OTHER MAINTENANCE NEEDS WILL BE EVALUATED. OLYMPIC WILL COMPLETE A FOLLOW UP SITE VISIT DURING THE HOTTER PORTIONS OF THE SUMMER (JULY AND AUGUST) TO EVALUATE THE NEED FOR SUPPLEMENTAL SEED INSTALLATION OR OTHER CORRECTIVE ACTIONS.
7. PERFORMANCE STANDARD. AT THE END OF THE 2015 GROWING SEASON, A QUALIFIED BIOLOGIST WILL MEASURE THE AREAL COVER OF VEGETATION ALONG A SINGLE REPRESENTATIVE TRANSECT USING THE LINE-INTERCEPT METHOD. THE RESTORATION OF THE SITE WILL BE DEEMED SUCCESSFUL IF THE MEASURED AREAL COVER OF VEGETATION IS EQUAL TO OR GREATER THAN 70-PERCENT.
8. CONTINGENCY - IF THE SITE FAILS TO MEET THE PERFORMANCE STANDARD, THEN OLYMPIC WILL MONITOR THE SITE INTO THE 2016 GROWING SEASON. UNDER NO CIRCUMSTANCES WILL OLYMPIC MONITOR THE SITE BEYOND NOVEMBER 1, 2016.

TYPICAL SEQUENCING

1. INSTALL FLAGGING OR FENCING TO DELINEATE WORK LIMITS, WHERE APPLICABLE.
2. INSTALL SILT FENCE AROUND DOWNSLOPE END OF POTHOLE EXCAVATION, SEE SHEET 2.
3. COVER/STABILIZE AREAS THAT WILL BE UNWORKED IN ACCORDANCE WITH THE TESC GENERAL NOTES. COVER THE TEMPORARY STOCKPILE WITH WEIGHTED PLASTIC SHEETING AT THE END OF THE WORK SHIFT IF RAIN IS FORECAST.
4. COMPLETE RESTORATION AS DESCRIBED ABOVE.
5. REMOVE TESC MEASURES AFTER THE WORK IS COMPLETED AND RESTORATION OF THE SITE AND AS DIRECTED BY THE ENGINEER.

GeoEngineers
8410 154TH AVENUE N.E. REDMOND, WA 98052
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REFERENCE DRAWINGS	NO.	REVISION	BY	CHECKED	APPROVED
	B	ISSUED FOR CRITICAL AREAS PERMIT	TJM 1-22-15		
N/A	A	ISSUED FOR GRADING PERMIT	TJM 12-19-14		

HORIZONTAL DATUM:	NAD 83 SPN
VERTICAL DATUM:	NAVD 88
NOTE BOOKS:	
AFE NO'S:	

ENGINEER	
DRAFTER	TJM
ENGINEERING CHECK	
DRAFTING CHECK	
APPROVED	DATE

OLYMPIC PIPE LINE COMPANY
600 SW 39th Street Suite 275
Renton, Washington

GRADING, TESC AND SITE RESTORATION NOTES
20-inch Pipeline Dig Site 20AR 2014-002 (MP 100.83)
Bellevue, Washington

SCALE:	DRAWING NO.	REV. NO.
NOTED	3 OF 3	B

REDM:JKR : SCY

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