

Kelsey Creek Fish Viewing Platform

City of Bellevue, WA



SITE PHOTO



SITE PHOTO

CLEARING AND GRADING STANDARD NOTES:

- All clearing & grading construction must be in accordance with City of Bellevue (COB) Clearing & Grading Code; Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23); Development Standards; Land Use Code; Uniform Building Code; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.
- A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
- All locations of existing utilities have been established by field survey or obtained from available records 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.
- The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
- A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
- Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
- Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.
- To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required: Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector. Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector. Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval. Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.
- The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
- A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
- Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
- Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the Clearing & Grading Code.

GENERAL NOTES:

- All construction must be in accordance with the City of Bellevue's Development Standards; the City of Bellevue's Engineering and Utility Standards; the Bellevue City Code; the Uniform Building Codes; permit conditions; and all other applicable codes, ordinances, standards and policies. Applicable installation details are incorporated by reference to Bellevue's Engineering and Utilities published Standards. All applicable erosion control measures must be taken.
- A copy of the approved plans must be on-site whenever construction is in progress.
- The Contractor is responsible for obtaining any mechanical, electrical or other required permits prior to beginning construction.
- All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered approximate only and not necessarily complete. It is the sole responsibility of the contractor (1) to independently verify the accuracy of all utility locations and (2) to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
- Site shall be restored to better or equal condition in any areas affected by this work.
- Scheduling: All work shall be coordinated with Owner to achieve minimal disturbance to roadway operation.
- Contractor shall have proven experience in similar projects and be thoroughly familiar with City of Bellevue applicable standards and codes prior to commencement of work.
- This layout is diagrammatic. Contractor shall coordinate exact location of points of connection to existing systems with Owner prior to beginning any work.
- Prior to commencing work, the Contractor, the City's Inspectors and the Owner's Representatives shall meet on the site to review existing site conditions. Logistical items will be determined at the pre-construction meeting and subsequent construction meetings, including the specific locations and methods to be used for staging, trail closure locations and timing and fencing materials. The Contractor is to coordinate with Owner's representative on all construction logistical items not explicitly described in the drawings and specifications.

PROJECT DESCRIPTION:

Contracted work includes site preparation, environmental protection, minor earthwork, 1 wooden diamond pier viewing platform, timber stairs, timber retaining wall, restoration planting, trail construction, and site restoration. For technical questions, call Barker Landscape Architects, (Nic) 206-783-2870.

CONTACTS:

Client:
City of Bellevue
Utilities Engineering Division
Watershed Planning Team
Contact: Katie Jensen
(425) 452-6879
KJensen@bellevuewa.gov

Geotechnical Engineer:
Stantec
Contact: Phil Haberman
12034 134th Court NE
Suite 102
Redmond, WA 98052
425-298-1031 (p)
425-298-1019 (f)

Landscape Architect:
Barker Landscape Architects
Contact: Nic Morin
1514 NW 52nd Street.
Seattle, WA 98107
206-783-2870
206-783-8312 fax.
nicolas@barkerla.com

DRAWING INDEX

- COVER
- EXISTING CONDITIONS
- TESC / DEMO
- LAYOUT / GRADING
- PLANTING
- DETAILS I
- DETAILS II
- DETAILS III



VICINITY MAP
NTS

NO.	DATE	BY	APPR.	REVISIONS
1	4/06/12	EJS	JFB	SCHEMATIC DESIGN
2	5/29/12	SJW	JFB	100% CONSTRUCTION

Approved By	
TRANSPORTATION DESIGN MANAGER	DATE
PROJECT MANAGER	DATE
	DATE

NM_JB	5/29/12
DESIGNED BY	DATE
SW	5/29/12
DRAWN BY	DATE
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City of
Bellevue



BARKER
LANDSCAPE
ARCHITECTS
1514 NW 52nd St.
Seattle, WA 98107
tel: 206.783.2870
fax: 206.783.3212

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COVER

SHT **1** OF **8**



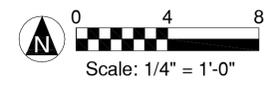


DOWL HKM
 8420 154TH AVENUE NE, REDMOND, WA 98052
 TEL: (425) 869-2670 FAX: (425) 869-2679

NOTE: INFORMATION DEPICTED IN THIS EXISTING CONDITIONS MAP IS A COMBINATION OF SURVEY PERFORMED BY DOWL HKM, AND LIDAR DATA AND DRAWING INFORMATION FROM ANCHOR QEA. IT IS MEANT TO DEPICT SITE CONDITIONS AS ACCURATELY AS POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS ON SITE AND MAKING FIELD ADJUSTMENTS AS NECESSARY TO FIT ACTUAL SITE CONDITIONS.

EXISTING CONDITIONS LEGEND	
	LIMIT OF WORK
	EXISTING TOPOGRAPHY
	ORDINARY HIGH WATER MARK
	EXISTING TREES
	EXISTING ELEVATION
	EXISTING LAWN AREA
	EXISTING CONC. SIDEWALK

EXISTING CONDITIONS



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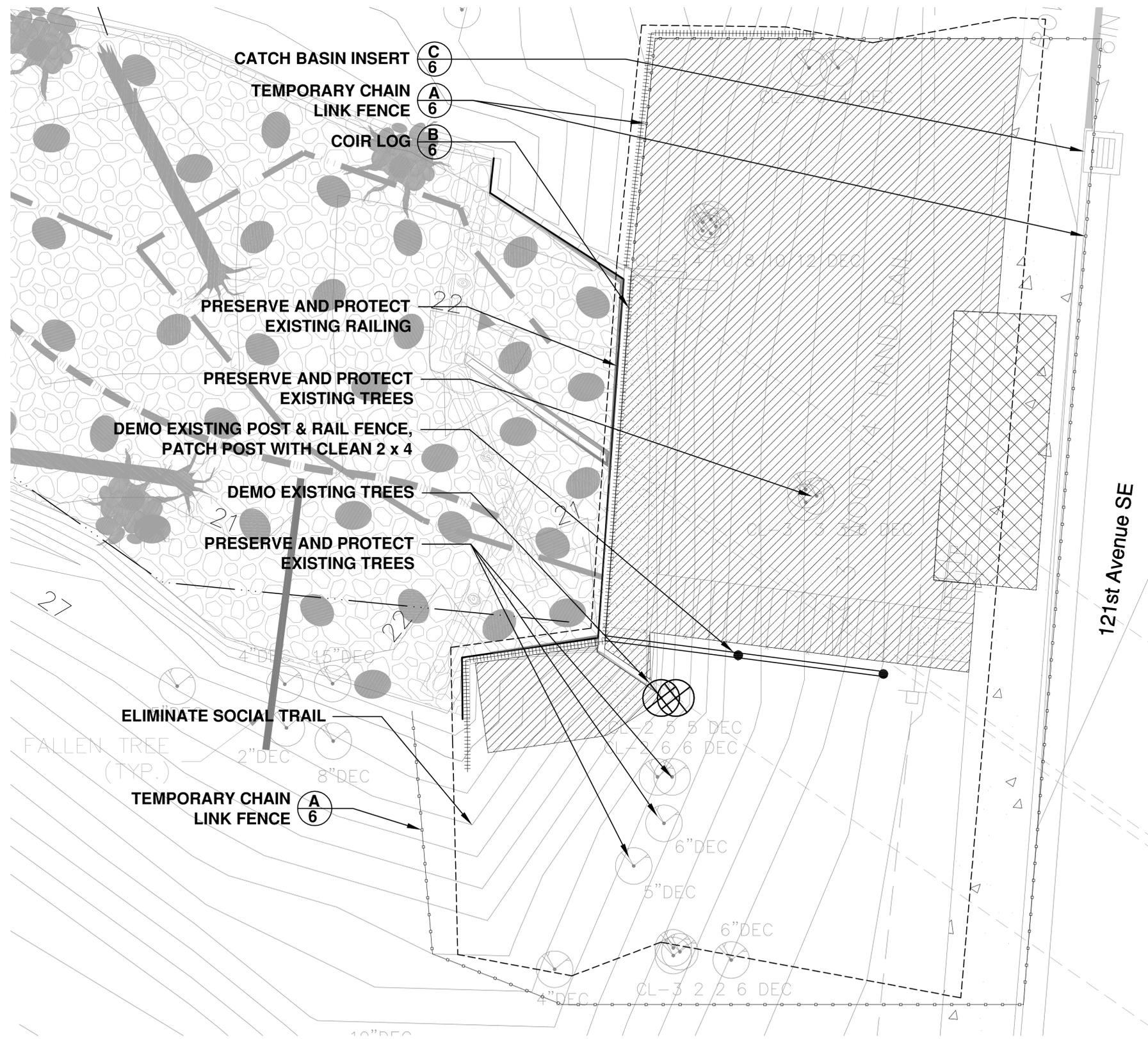
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EXISTING CONDITIONS



TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:

1. All clearing limits shall be visibly marked prior to clearing.
2. The constructed erosion control and sedimentation plan shall be approved by the City of Bellevue prior to performing any site grading or clearing.
3. The implementation of temporary erosion and sedimentation control (TESC) measures and the construction, maintenance, and replacement of these facilities is the responsibility of the contractor.
4. The TESC facilities must be constructed in conjunction with all construction activities and in such a manner as to ensure that sediment laden water does not enter the public drainage system or flow off site.
5. The TESC facilities shall be inspected daily by the contractor and maintained as necessary or as directed by the engineer to ensure continuous functioning.
6. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
7. All catch basins in the vicinity of construction shall be protected with filter fabric placed between the frame and grate or as directed by the engineer. Clean regularly: no more than 1 inch of sediment will be allowed to accumulate over filter fabric.
8. Any area stripped of vegetation where no further work is anticipated for a period of 15 days shall be immediately stabilized with approved TESC methods such as mulching, erosion blankets, plastic sheeting or as directed by the engineer.
9. All steep slope excavations greater than 2:1 shall be covered at the end of each working day.
10. All disturbed areas shall be covered with 7" depth woodchip mulch.
11. Any vegetation not in the construction area shall be left undisturbed.
12. Field verify location of existing trees & boulders.
13. The TESC facilities are the minimum requirements for anticipated site conditions. During the construction period, these TESC facilities shall be upgraded by contractor as directed by the engineer for unexpected storm events.
14. All storm drain facilities within the project boundary are to be cleared of sediment and debris prior to final acceptance of the project.

TESC/DEMO LEGEND	
	TEMPORARY CONSTRUCTION FENCE
	COIR LOG
	LIMIT OF WORK
	EXISTING VEGETATION TO BE REMOVED
	POTENTIAL STAGING AREA
	ORDINARY HIGH WATER MARK (OHWM)
	DEMO EXISTING TREE

TESC / DEMO PLAN

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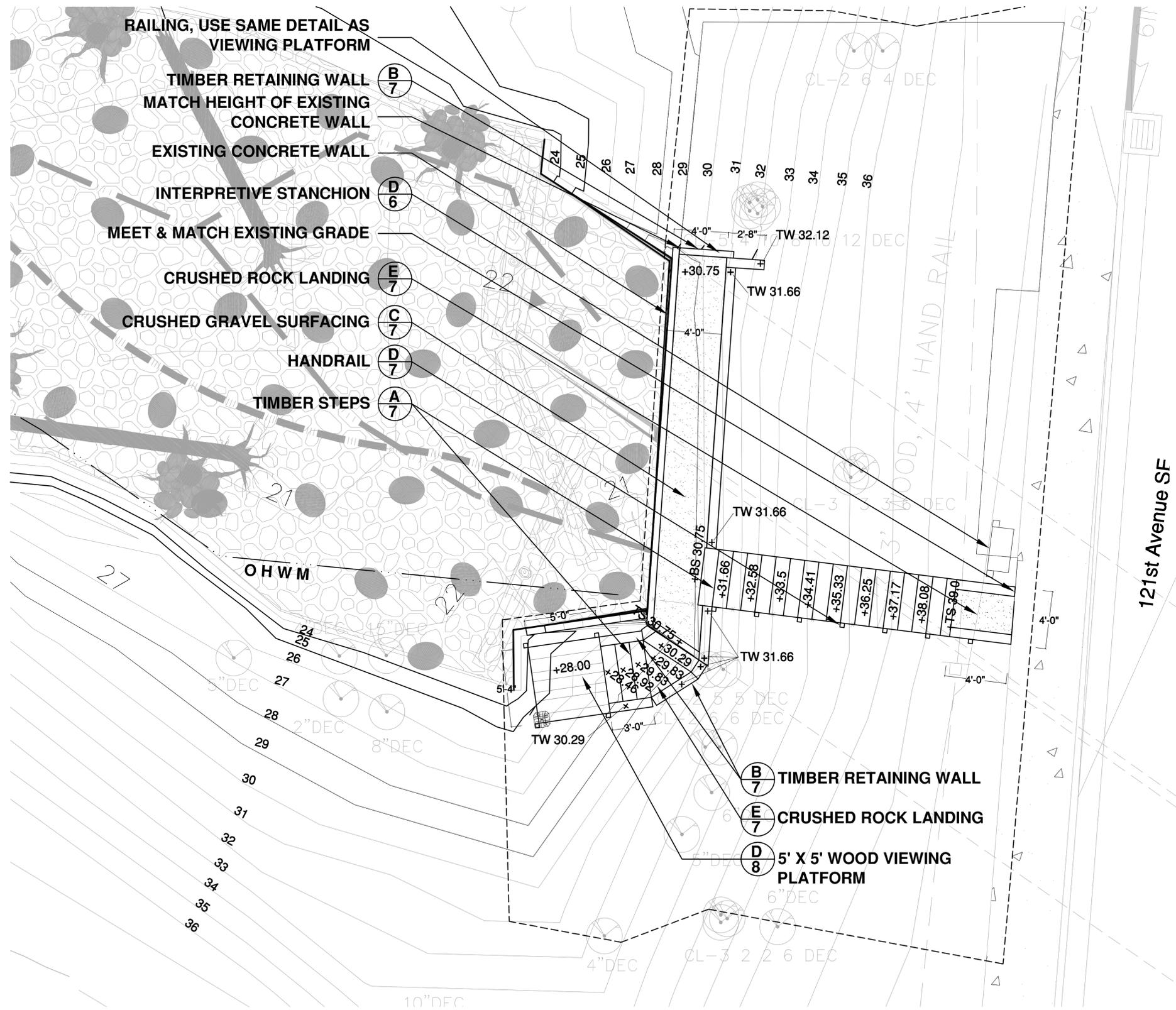


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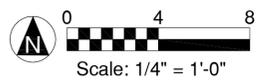
TESC / DEMO





LEGEND	
-----	LIMIT OF WORK
-----	EXISTING TOPOGRAPHY
	EXISTING TREES
+30.0	PROPOSED SPOT ELEV.
30	EXISTING ELEVATION
-----	PROPOSED GRADING
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
-----	ORDINARY HIGH WATER MARK (OHWM)
	PROPOSED LAWN AREA

LAYOUT / GRADING PLAN



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LAYOUT / GRADING
 SHT **4** OF **8**



GENERAL PLANTING NOTES:

- All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual.
- Protect tree bark from abrasion due to installation.
- Remove all inorganic burlap, container, wires or twine from plants prior to planting. Thoroughly water backfill soil and water as necessary to establish plant during warranty period.
- Contractor shall prepare all planting areas by fine grading and removing all deleterious material to plant growth, including all debris over 2" in any dimension.
- Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted shall be loosened to increase aeration to a minimum depth of twenty-four (24) inches or to the depth of the largest plant root ball, whichever is greater. Imported topsoils shall be tilled into existing soils to prevent a distinct soil interface from forming. After soil preparation is completed, motorized vehicles shall be kept off to prevent excessive compaction and underground pipe damage. The organic content of soils in any landscape area shall be as necessary to provide adequate nutrient and moisture-retention levels for the establishment of plantings.
- Required plantings, except turf or areas of established ground cover, shall be covered with three inches or more of organic mulch to minimize evaporation and runoff. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that are fully composted.
- All mulches used in planter beds shall be kept at least six (6) inches away from the trunks of shrubs and trees.
- All required landscaped areas, particularly trees and shrubs, must be protected from potential damage by adjacent uses and development, including parking and storage areas. Protective devices such as bollards, wheel stops, trunk guards, root guards, etc., may be required in some situations.
- All disturbed areas shall be finish graded and hydroseeded.

PLANT SCHEDULE						
SMALL TREES						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	TOTAL QUANT.
⊙	<i>Acer circinatum</i>	Vine Maple	1 Gallon	As shown	-	1
SHRUBS & PERENNIALS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	TOTAL QUANT.
★	<i>Polystichum munitum</i>	Sword Fern	1 Gallon	As shown	container	56
⬠	<i>Symphoricarpos albus</i>	Snowberry	1 Gallon	As shown	-	35
⊕	<i>Rosa gymnocarpa</i>	Woods rose	1 Gallon	As shown	-	33
GROUNDCOVERS & PERENNIALS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	TOTAL QUANT.
⬢	<i>Gaultheria shallon</i>	Salal	1 Gallon	18" o.c.	tri-spacing, container	233
▨	<i>Asarum caudatum</i>	Wild Ginger	1 Gallon	18" o.c.	tri-spacing, container	12

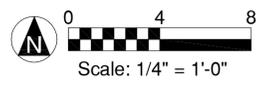
LEGEND	
-----	LIMIT OF WORK
.....	ORDINARY HIGH WATER MARK

PLANTING PLAN

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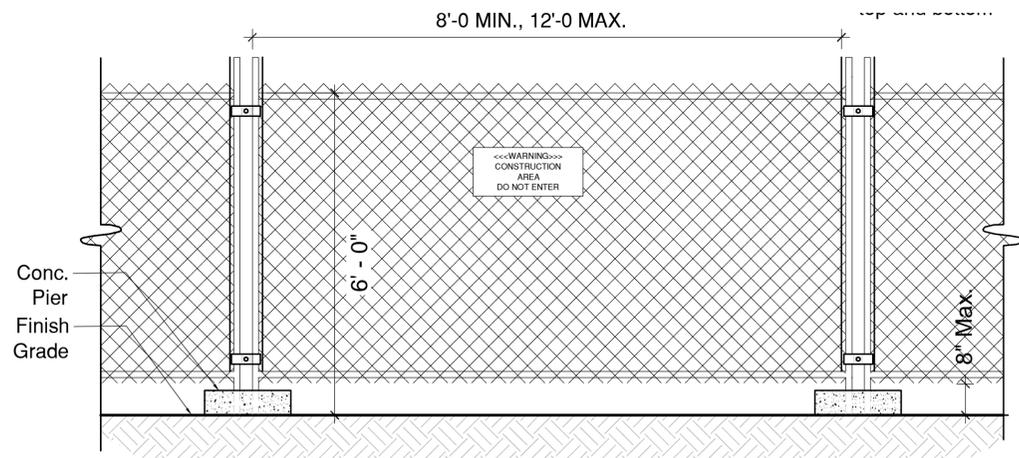
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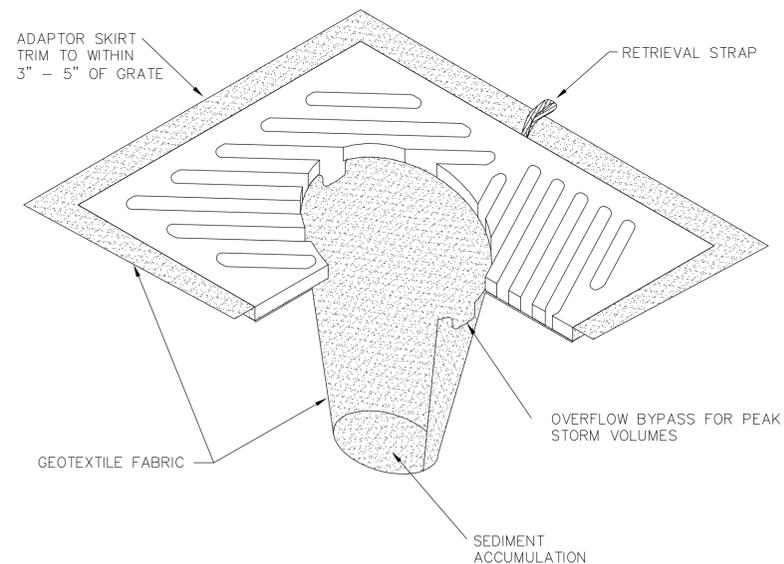
PLANTING	
SHT	5
OF	8





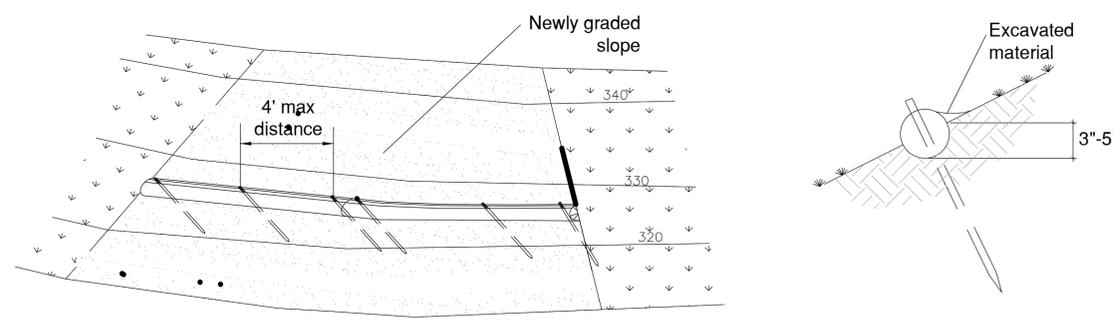
- Notes:
1. Chain link fabric to be min. 11 gauge, galvanized. No rusted or excessively malformed fabric.
 2. Fence bases shall be of sufficient weight and/or spread to adequately support each panel.
 3. Panel-to-panel connections shall be made at a min. Two locations per connection unless otherwise approved.
 4. Provide construction warning signage 50' o.c. Along fencing installation.

A TEMPORARY CHAIN LINK FENCE
N.T.S.

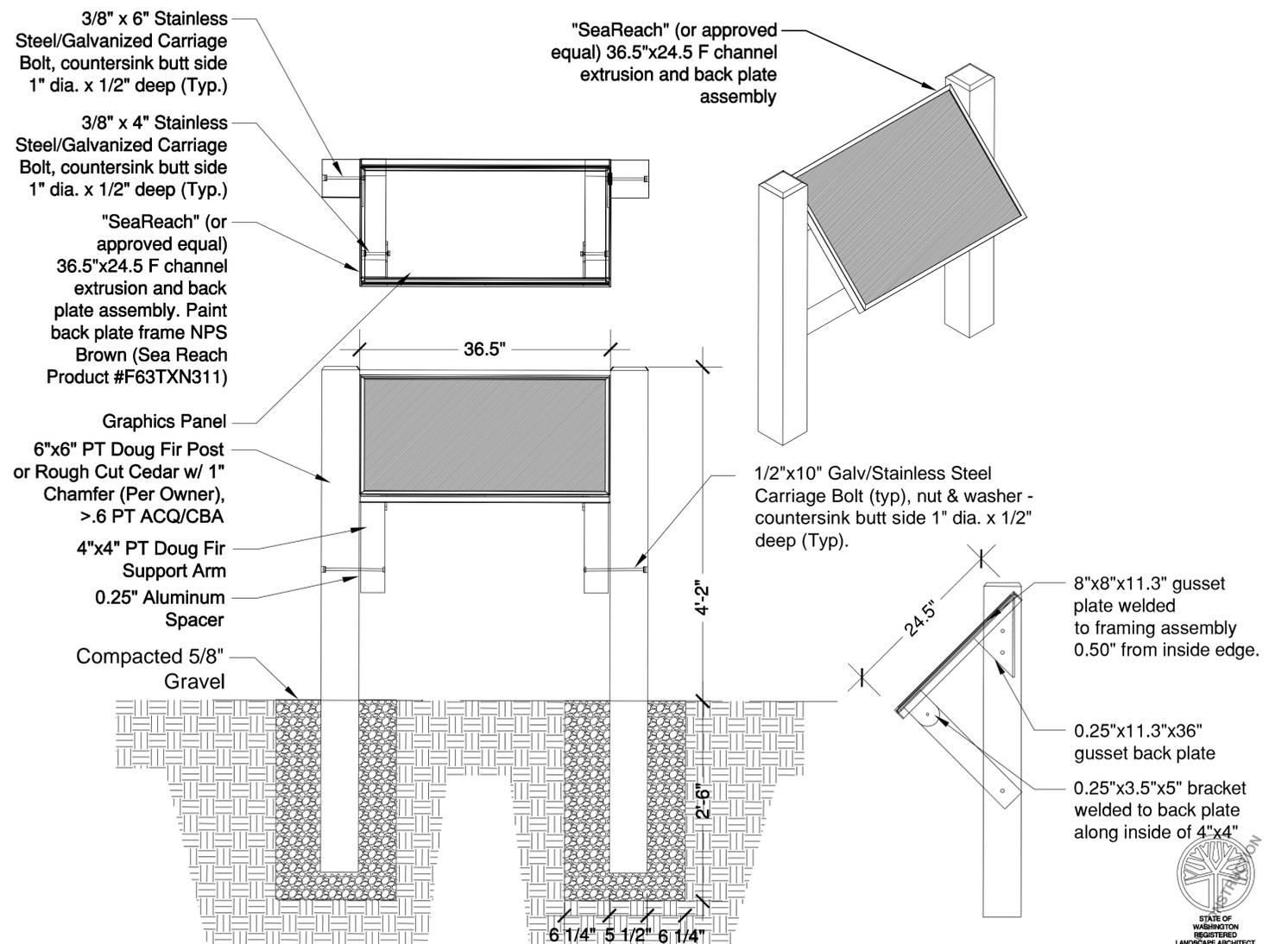


- NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
 2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
 3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

C CATCH BASIN INSERT
N.T.S.



B STRAW ROLL
N.T.S.



D INTERPRETIVE STANCHION
N.T.S.



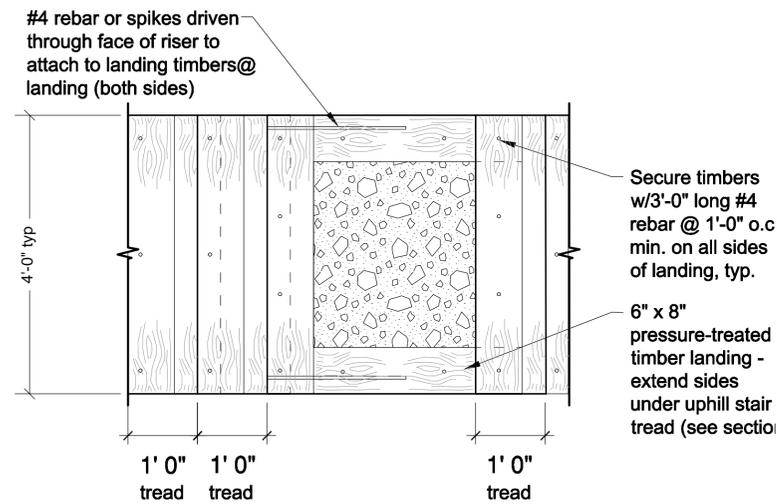
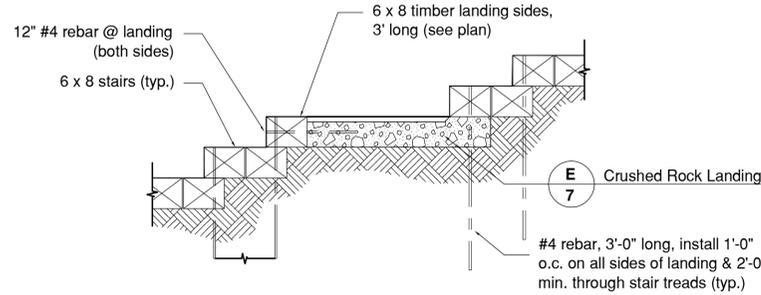
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2	5/29/12	SJW	JFB	100% CONSTRUCTION

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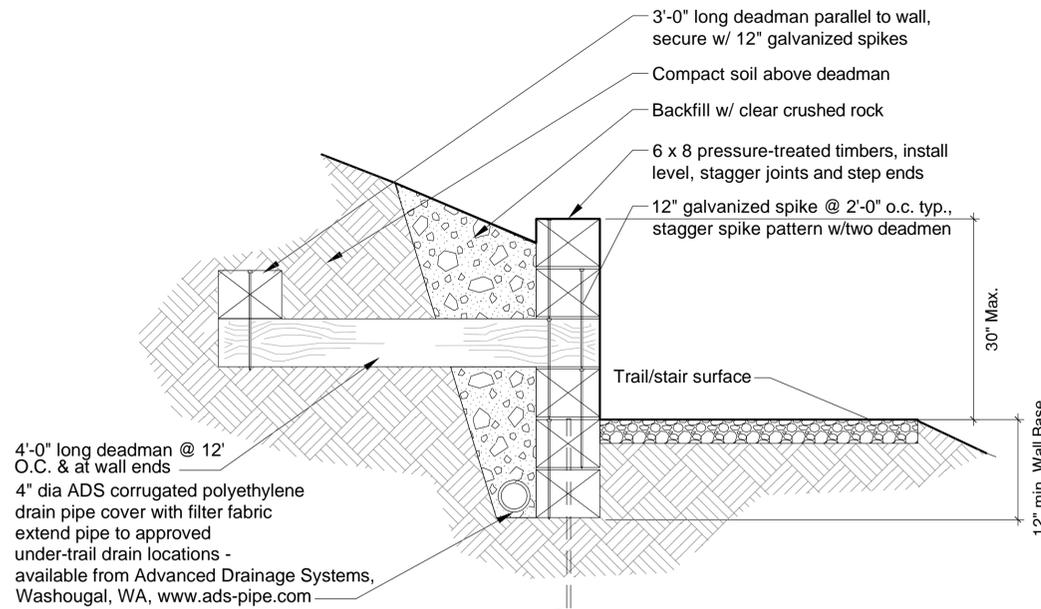
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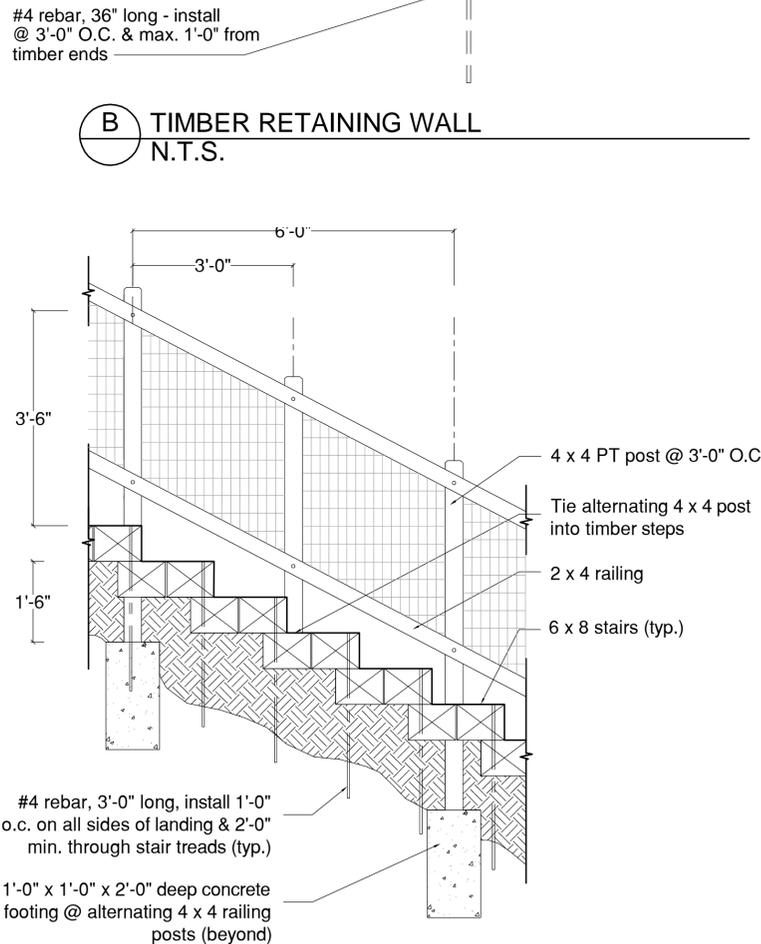
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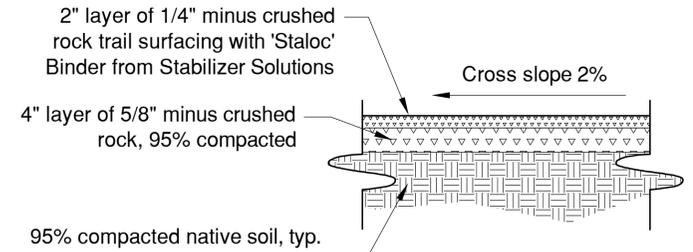
A TIMBER STEPS
N.T.S.



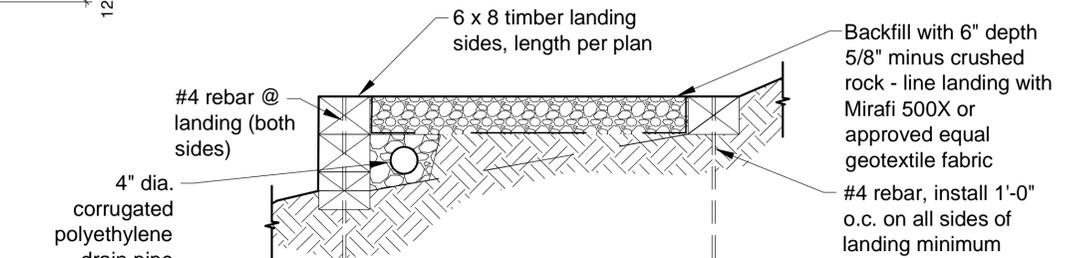
B TIMBER RETAINING WALL
N.T.S.



D TIMBER STEPS RAILING SECTION ELEVATION
N.T.S.

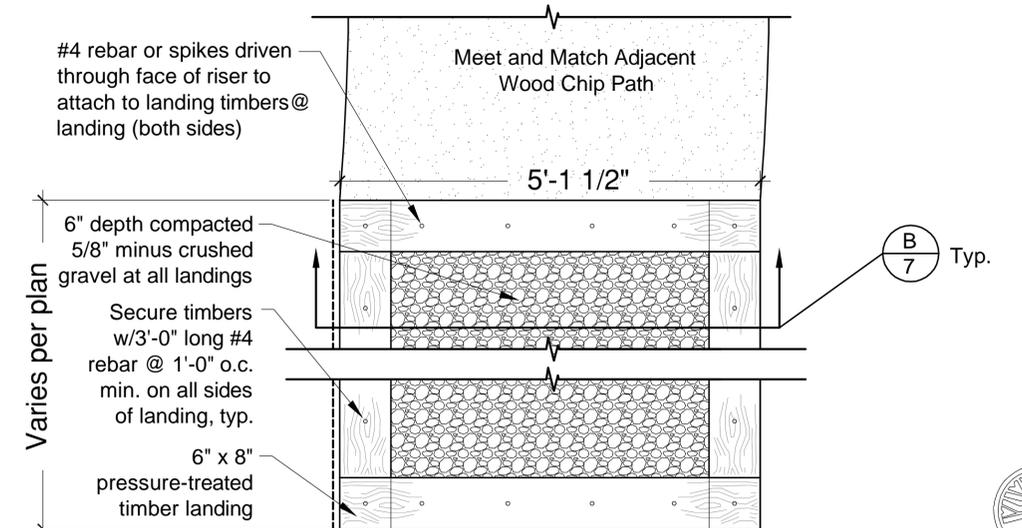


Note: Provide drainage as required
C CRUSHED ROCK SURFACING
N.T.S.



NOTE: Landing lumber to be hem-fir #2 or better, with rough sawn walking surface, Wolmanized Natural Select® wood treated with Copper Azole Type B

- a. Above Ground: 0.20 pcf CBA-A or 0.10 pcf CA-B
- b. Ground or Fresh Water Contact: 0.41 pcf CBA-A or 0.21 pcf CA-B
- c. Sawn Structural Poles: 0.61 pcf CBA-A or 0.31 pcf CA-B



E CRUSHED ROCK LANDING
N.T.S.

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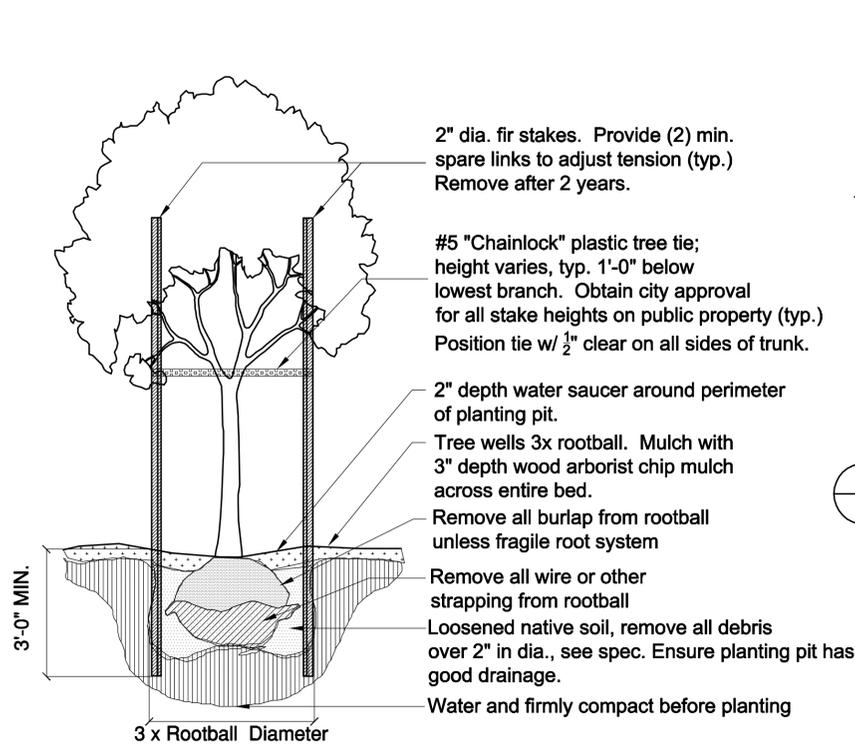


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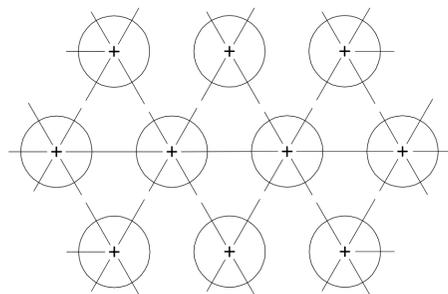
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DETAILS 2



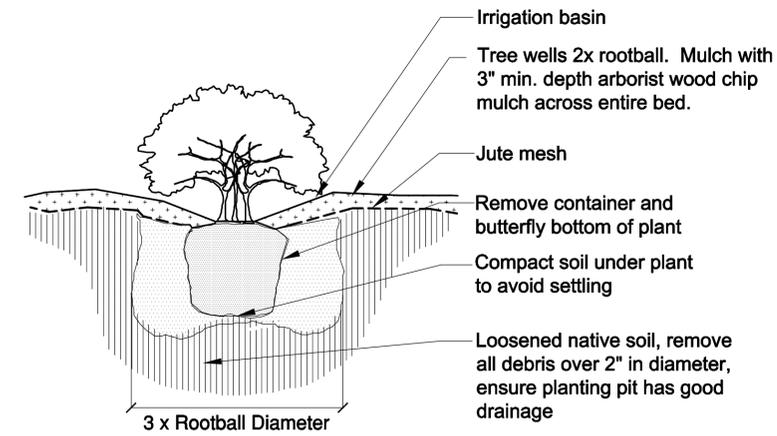


A DECIDUOUS TREE PLANTING
N.T.S.

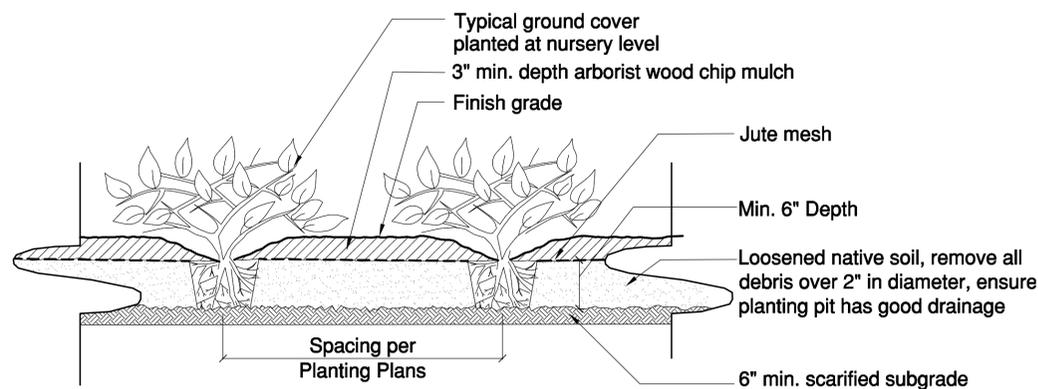


- (1) All groundcover shall be planted at equal triangular spacing or on center spacing as specified on planting plan
- (2) Locate groundcover one half of specified spacing distance from any curb, sidewalk, or other hard surface, unless otherwise specified

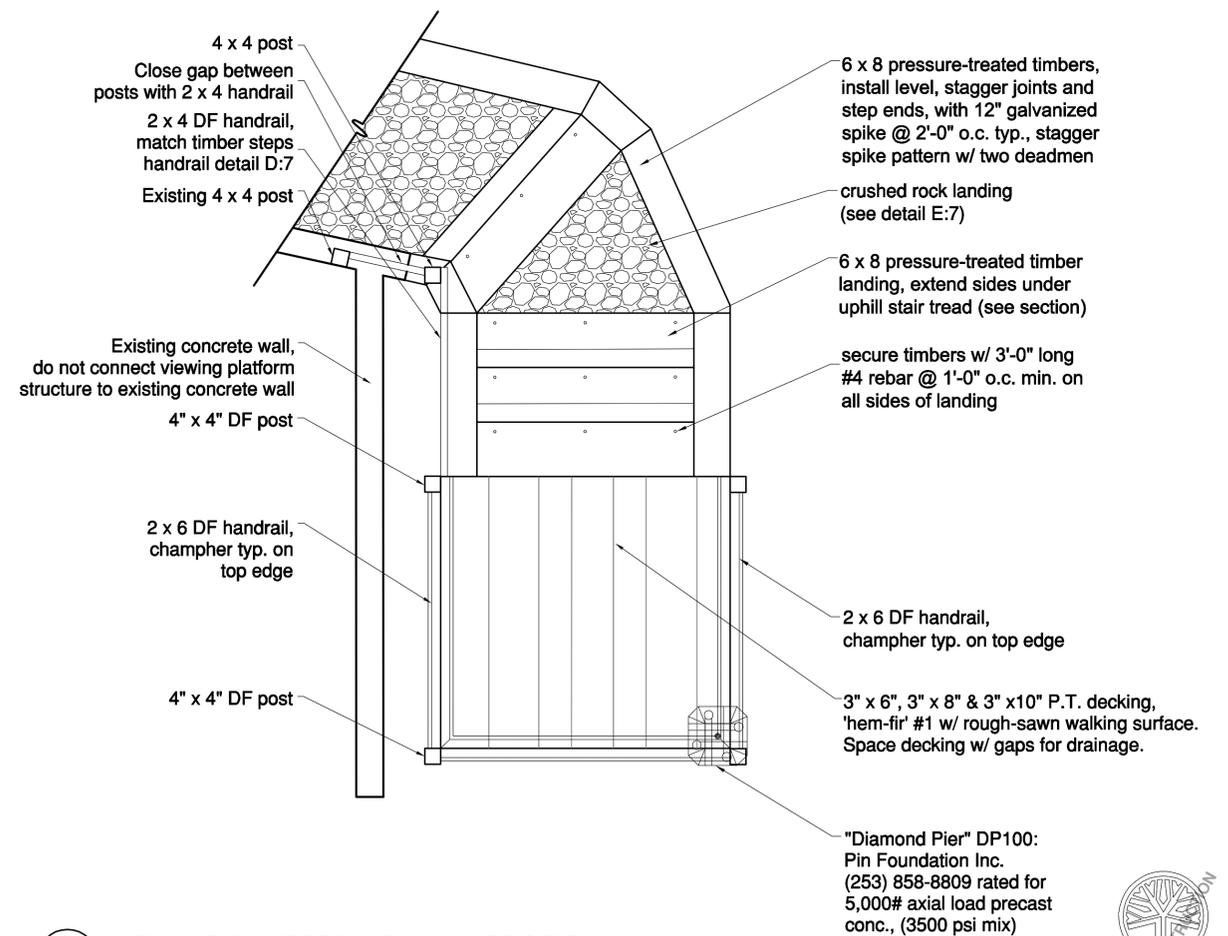
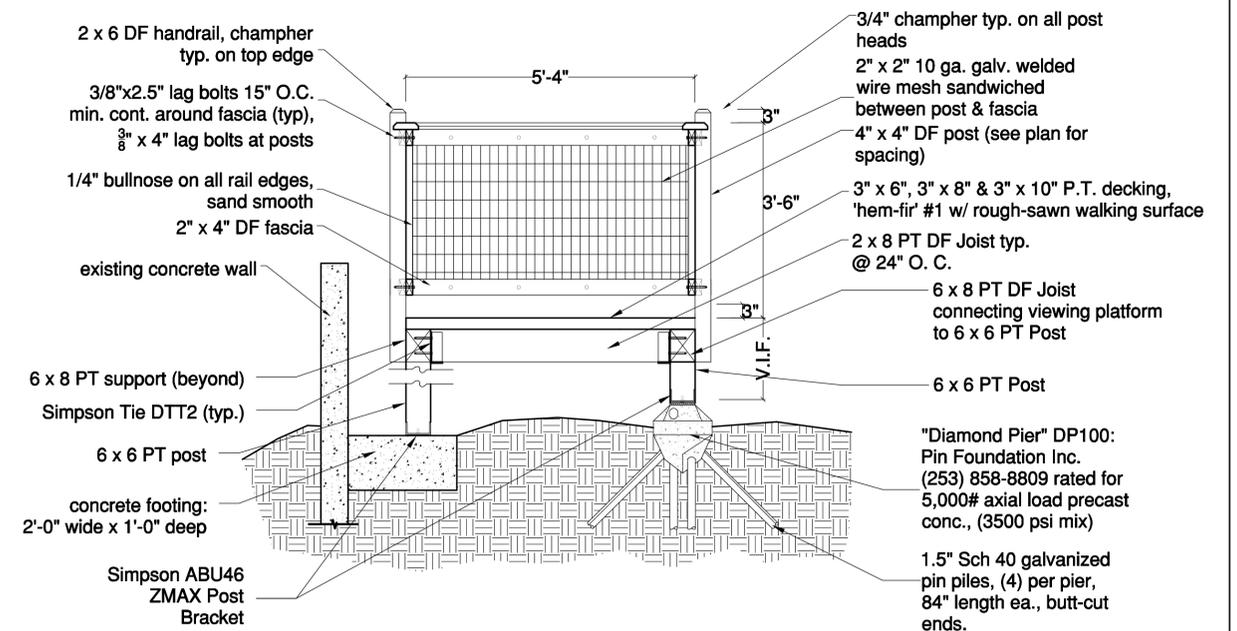
C GROUND COVER PLANTING
N.T.S.



B SHRUB PLANTING
N.T.S.



D VIEWING PLATFORM PLAN & SECTION
N.T.S.



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