



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Cadman, Inc.

LOCATION OF PROPOSAL: 1701 130th Avenue NE

DESCRIPTION OF PROPOSAL: To install an additional cement storage silo to the existing concrete batch plant.

FILE NUMBER: 08-129357 LA

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on January 29, 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Caree V. Holland
Environmental Coordinator

1/15/08
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

Jon P. Hall
9/4/08

ENVIRONMENTAL CHECKLIST

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.

BACKGROUND INFORMATION

Property Owner: *Cadman Inc.*

Proponent: *Cadman Inc.*

Contact Person: *Rob Johnson and/or Jason Adcox*

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *PO Box 97308 Redmond, WA 98073*

Phone: *206-867-1234*

Proposal Title: *Silo addition*

Proposal Location: *1701 130th Ave. NE*

(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached plans for legal description.

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:

The project at Cadman's Bellevue site is to install a new cement storage silo for use with its existing concrete batch plant. The silo will be approximately 12 feet in diameter and 80 feet in height. This additional height requires Cadman to apply for and obtain an administrative conditional use permit. This SEPA checklist and attached documents are in support of this administrative application.

2. Acreage of site:

9.43 acres is the total site area- newsilo would be installed on 16 feet x 16 feet concrete pad.

3. Number of dwelling units/buildings to be demolished:

N/A

4. Number of dwelling units/buildings to be constructed:

N/A

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5. Square footage of buildings to be demolished:

N/A

6. Square footage of buildings to be constructed:

N/A - no building being constructed only 360,000 pound capacity cement storage silo.

7. Quantity of earth movement (in cubic yards):

Please see clearing and grading application 07-126681-BW for further information regarding the silo footings and associated grading.

8. Proposed land use:

No change- Concrete Batching

9. Design features, including building height, number of stories and proposed exterior materials:

Silo will be approximately 80 feet tall and about 12 feet in diameter- Please see attached engineering plans for detail.

10. Other

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

As soon as permits are approved construction would begin. Construction would take two months to complete.

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.

*Geo technical engineering plan
Structural engineering plans
Grading Plans
Storm Water Pollution Prevention Plan*

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 number, if known.

No.

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

Grading Permit Application – 07-126681-BW

PSCAA – Air quality registration for baghouse. Application has not yet been made.

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 slop?)
< 1%

40% Slopes at west property boundary.

- 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.

Recessional outwash sands and gravels.

- d. Are there any 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.

None needed- equipment placed on grade

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

No.

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

No change in impervious surface.

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

N/A

2. Air

- a. What types or 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.

The cement silo will be equipped with a baghouse. The baghouse operates as a cement dust filter. This baghouse will be permitted under a notice of construction at Puget Sound Clean Air Agency.

- 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:

The baghouse will be maintained according to Puget Sound Clean Air Agency standards.

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 appropriate, state what stream or river it flows into.

There is a small drainage ditch on the property that accommodates storm water run-off.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? 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.

(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 water? 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 additional discharges. Current storm water discharges are regulated under a Department of Ecology NPDES permit. # WAG-50-3114

(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 in the system(s) are expected to serve.

None.

c. Water Runoff (including storm 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.

No new runoff sources or channels.

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

No new waste sources. Please see attached storm water Pollution Prevention Plan for site storm watch conditions.

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

Please see attached storm water Pollution Prevention Plan for detail of site storm water management.

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, skink cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

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 known

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

No change in current landscape Enhance Landscaping

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: *common house sparrow and geese*

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.

None known

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

No.

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

None.

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.

Additional project energy needs will be electrical.

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

No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measure 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 new hazard sources- please see attached MSDS for Portland cement.

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

No new services.

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

No new measures- site has existing emergency spill response plan and employee training.

b. Noise

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

None will affect our project.

(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.

There will be a two month period of construction. During which heavy machinery will be in operation.

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

This area is used primarily for light industrial activities. The noise generated from construction is not expected to disturb our industrial neighbors. However, construction will be conducted between the hours of 7 am and 7pm to reduce nighttime noise impacts. Monday through

*Saturday. 6pm
Friday.*

9-6 Sat.

8. Land and Shoreline Use

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

Industrial

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

No

c. Describe any structures on the site.

- *Existing site trailer*
- *Existing admixture storage building*
- *Existing aggregates storage bins*
- *Existing concrete batch plant*

Please refer to attached site plans for further detail.

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

No

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

LI

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

Industrial

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?

No Slopes-40% at west prop. boundary.

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

No additional Employees

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

None

k. Proposed measure to avoid or reduce displacement impact, if any:

N/A

l. Proposed measures to ensure that proposal is compatible with existing and projected land uses and plans, if any:

Continuation of existing site use – light industrial

9. Housing

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

N/A

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

N/A

- c. Proposed measure 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?

80 feet

- 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?

No new light sources

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

No.

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

None.

- 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?

Several city parks and trails

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

No.

e. 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.

No.

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

None.

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.

All vehicles enter and exit onto 130th Ave. NE

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

3 blocks

c. How many parking spaces would be completely 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?

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 from existing truck trips.

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

N/A

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.

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

N/A

16. Utilities

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

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.

No changes to existing service.

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.

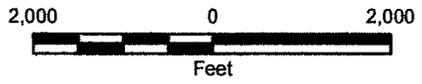
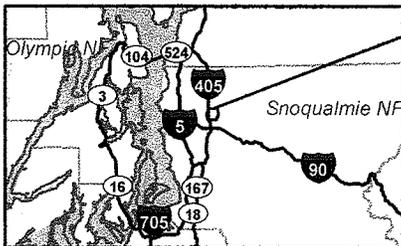
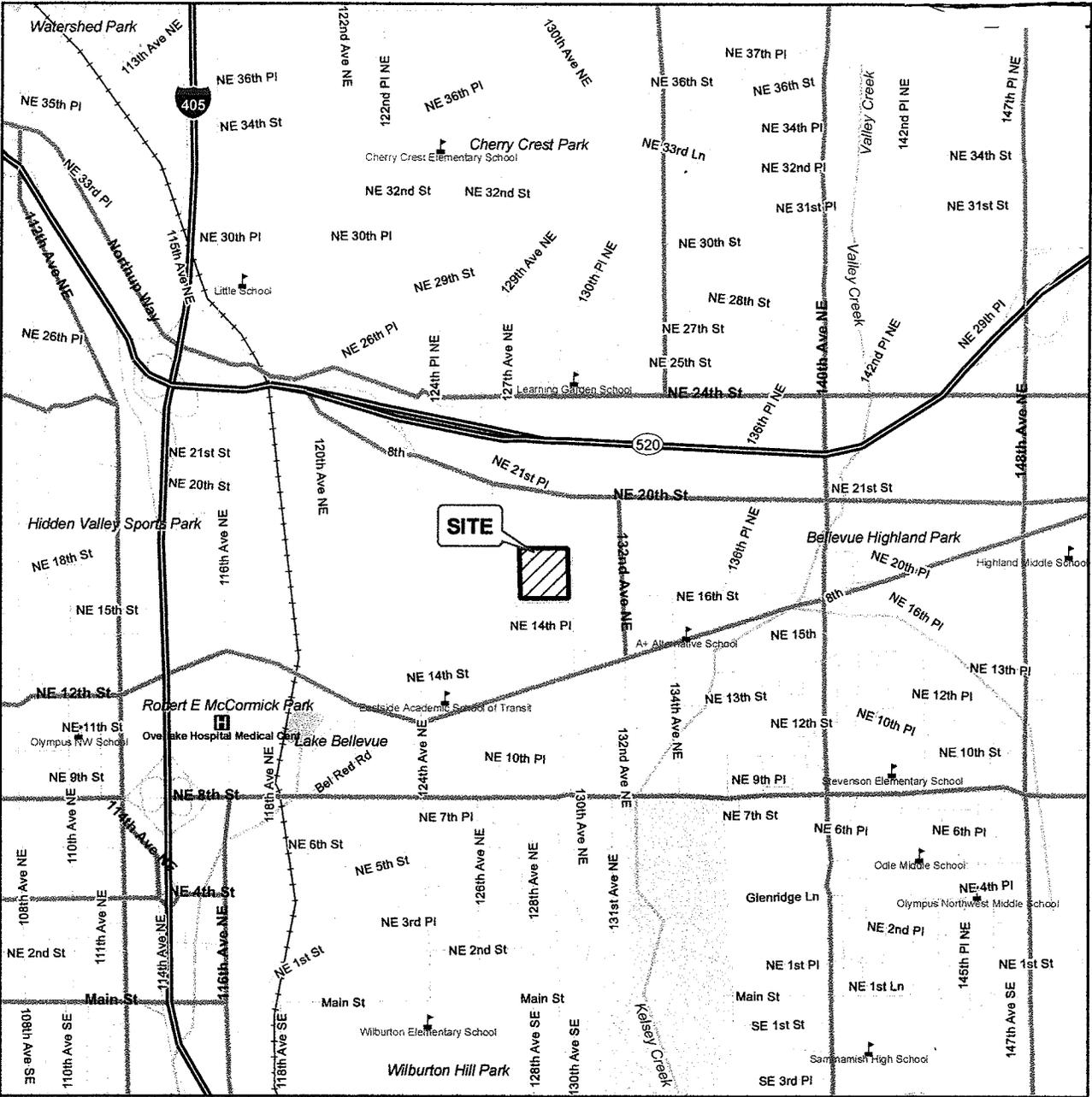
Signature..... *Bob Johnson*

Date Submitted..... *09/04/08*

Map Revised: April 12, 2007

Path: P:\010643009\00\GIS\064300900_Figure1.mxd

Office: SEA



- Notes:
1. The locations of all features shown are approximate.
 2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. can not guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
 3. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission.

Data Sources: ESRI Data & Maps, Street Maps 2005
 Transverse Mercator, Zone 10 N North, North American Datum 1983

Vicinity Map	
Cadman Cement Silo, Bellevue, Washington	
GEOENGINEERS 	Figure 1



City of Bellevue Development Services Department Land Use Division Staff Report

Proposal Name: Cadman Silo Upgrade

Proposal Address: 1701 130th Avenue NE

Proposal Description: To install an additional cement storage silo to the existing batch plant.

File Number: **08-129357 LA**

Applicant: Cadman, Inc.

Decisions Included: Administrative Conditional Use with SEPA, Process II

Planner: Antoinette Pratt, Senior Planner

State Environmental Policy Act Threshold Determination: **Determination of Non-significance**
Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: *Carol V. Helland*
Carol V. Helland, Land Use Director

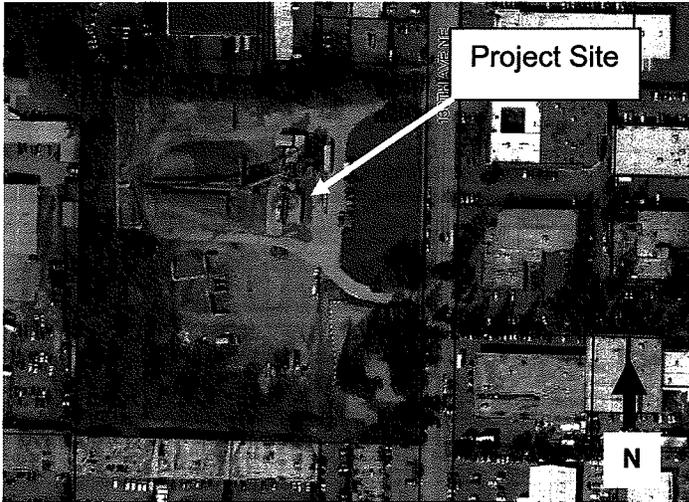
Application Date: August 18, 2008
Notice of Application Date: September 11, 2008
Minimum Comment Period: September 25, 2008
Bulletin Publication Date: January 15, 2009
Appeal Deadline: January 29, 2008

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

Development Services Department ■ 425-452-4570 ■ Hearing Impaired: dial 711
450 110th Avenue NE, Bellevue, WA 98004

I. Request/Proposal Description

The applicant, Cadman Inc., requests approval of an Administrative Conditional Use (ACU) to add an additional cement storage silo to its existing concrete batch plant at 1701 130th Avenue NE. The silo will be approximately 12 feet in diameter and 81 feet in height installed on a 16 foot by 16 foot concrete pad. Silo square footage is 401 square feet.



The site is located in an Light Industrial (LI) zoning district which does not permit concrete batching plants per Land Use Code (LUC) 20.10.440, subnote 1 which excludes this use. Because this use has been in operation since 1946 it is considered a legal, nonconforming use. Expansion of this use is permitted through LUC 20.20.560.B. subject to an ACU Permit. See Section VI below for discussion. With the approval of this application, the

applicant will comply with the requirement of obtaining an ACU permit.

II. Site Context and Description

Cadman is located west of 130th Avenue NE between 12th Avenue NE and 132nd Avenue NE. This site is surrounded by other light industrial uses in the Bel-Red/Northup subarea.

The site contains two buildings. One was constructed in 1946 and is 728 square feet while the other was constructed in 1960 and is 927 square feet. Both structures are one story in height and are currently used for office and storage uses. There are four designated parking stalls located adjacent to the new silo for three employees that are assigned to this site. There is an existing trailer located north of these stalls. The site also contains existing aggregate block storage areas located north, west and south of the existing u-shaped concrete roadway. Gates exist at the entry and exit of this driveway. A designated trash area is located in the middle of this u-shaped road along with a water recirculation processor.

There is an existing silo that is 75 feet tall with an existing light attached at the top. Attached to this silo is an existing plant feed conveyor that moves the aggregate or other materials to this silo. There is an opening beneath the silo that allows a cement truck to pull in beneath this opening to receive cement. The silo itself is composed of a grey metal with a vertical ribbing. The new silo will be composed of the same material to match the existing.

The new silo will be 75 feet tall as well but there is a required bag house on top to catch emissions which brings total silo height to 81 feet. The existing silo will be connected to

this new silo through use of a cement transfer screw conveyor that is located approximately 35 feet from the base of the silo, i.e., top of concrete. The new silo will be located approximately 39 feet from the existing. Beneath this conveyor, there is a second opportunity for cement trucks to be filled at this location.

Frontage landscaping consists of grass throughout a majority of the street frontage. To comply with Type III landscape requirements, the applicant will provide both evergreen and deciduous trees to create an overstory vegetation along the center of this frontage. As such, the current plan is approved with this application. The applicant will be required to submit landscape security devices to ensure installation of landscaping and/or maintenance of installed landscaping prior to completion of the silo. See Section VII for related condition.

Outside of the frontage landscaping, the site contains existing landscaping at its north, west and south property boundaries. These buffers are composed of a mix of deciduous trees and dense brush.

III. Public Comment and City Department Response

As of the date of this staff report, no written comments have been received regarding this proposal.

The Departments of Utilities, Police, Fire, and Clear and Grade do not have any comments regarding this proposal and have approved this project. The Department of Transportation will require a Right of Way Use Permit for construction work requiring more than 10 truck trips. See Section VII for related condition.

IV. State Environmental Policy Act

The environmental review indicates no probability of significant adverse environmental impacts resulting from the proposal. Issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory requirements correspond, no further documentation is necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. See project file for SEPA checklist.

Earth

The applicant submitted a geotechnical report dated May 4, 2007, from GeoEngineers, Inc. The geotechnical analysis supports construction of the silo using a shallow mat foundation embedded to a depth of 8 feet and supported on compacted recessional outwash deposits encountered during soil boring.

A small amount of filling and grading is anticipated with this application as the applicant will mount the silo at existing grade. This site contains 40 percent slopes at its western property boundaries; however, development of the silo is located outside of the top of bank buffer of 50 feet. Therefore, these regulations do not apply to this application. However, any future development that may occur in this area will be subject to the regulations of LUC 20.25H.

Noise

Exterior Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C for expanded hours of operation as authorized by the applicable department director to accommodate construction which cannot be undertaken except during exempt hours. However, prolonged exposure to noise created by extended hours of construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit shall be required for exemption from the Noise Control Code must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with the Bellevue City Code – BCC 9.10 – Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off are required to be done at night by the Utility Dept, public school construction)
- Work to accommodate transportation mitigation
- Required evening haul routes
- Work that has been previously determined by sound level monitoring to not exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities. See Section XI.C for related condition.

V. Maximum Building Height—Light Industrial District

The maximum building height in a Light Industrial District may be exceeded upon approval of the Director of the Development Services Department per LUC 20.20.010, subnote 9. Requests for such approval shall be processed in accordance with the administrative conditional use procedure of Part 20.30E LUC. Before granting any such approval, the Director of Development Services must find that:

- A. **The height increase is only to accommodate equipment, structures or buildings that contain special equipment primarily related to light manufacturing, wholesale, trade and distribution use, and is not for office or bulk retail use; and**

Finding: The existing silo has a light mounted on top. The proposed silo will not have a light mounted on it but will have a bag house that is required by Puget

Sound Air Authority to contain emissions from this silo. The applicant will be required to obtain a permit from this agency to mount this feature.

The applicant has not increased the height of the proposed silo beyond what is already existing on-site so complies with the above requirement by building the minimum necessary facility.

B. There is functional need for a height increase; and

Finding: The Light Industrial District limits building height to 45 feet. However, this height is not functionally sufficient for delivery of concrete to waiting concrete trucks below. Additional height is necessary to the minimum necessary for sufficient concrete delivery. The applicant has proposed the same height as the existing silo so is not asking for height beyond what has already been approved. Accordingly, the increase in height from 45 to 81 feet is approved with this application.

C. The overall site development will minimize adverse impacts caused by the height increase.

Finding: The new silo will be located approximately 170 feet west of 130th Avenue NE and approximately 14 feet lower than this roadway. The silo has been designed to be a slender tower which is of very similar width to the existing silo.

**VI. Administrative Conditional Use
Decision Criteria / Findings and Conclusions (LUC 20.30E.140)**

A. The administrative conditional use is consistent with the Comprehensive Plan.

This proposal is located within the Bel-Red/Northup Subarea Plan—Planning District A. The Comprehensive Plan designation for this site is Light Industrial (LI), which is consistent with the zoning classification of LI.¹

Policy S-BR-6: Allow opportunities for a complimentary mix of businesses and maintain a strong economic base. Discussion: It is important that the City provide a place where small businesses and entrepreneurs can flourish. Historically, Bel-Red has been that place and the City should continue to encourage entrepreneurial activities here.

Response: This site has been utilized for concrete batching since 1946. The expansion of the existing facility allows this use to continue to meet the concrete demands in this area for local construction projects. The LI district provides an

¹ The Bel-Red/Northup Subarea Plan is currently being reviewed by the Planning Commission and City Council. It is anticipated that the Comprehensive Plan and zoning will be modified in early 2009. This site will be rezoned from LI to RC-1. RC-1, node 1 is designated as a residential/commercial district. Draft policies are now available for public viewing at http://www.bellevuewa.gov/bel-red_intro.htm.

opportunity for the applicant to successfully expand and maintain this business in this location until such time as the owner desires.

Policy S-BR-8: Preserve the bulk of the Light Industrial (LI) and General Commercial (GC) designated area for uses that are not high traffic generators.

Response: This applicant complies with the above policy as there is low vehicular traffic in and out of this site due to the use on this site. This is not a service or sales business that requires clients to constantly access the site in order to obtain Cadman's services. Staff has learned that Cadman utilizes this site as a satellite plant so it is not operational every day. The main operations take place in Redmond, Issaquah and Seattle. No mixer trucks are stored on this site. Previously in 1999-2000, during the previous building period, 10 mixer trucks were stored at this location but this has since ceased given the alternate locations.

The addition of this silo will not increase the number of trips from this site. The additional silo allows the applicant to support green development practices requested by its clients. The concrete mixed in this silo will incorporate recycled products from steel and/or coal industries. Adaptive reuse of these materials allows Cadman to meet the green needs of its clients to fulfill LEED construction standards.

Given the above, the applicant complies with the above standard.

*Policy S-BR-29: Encourage landscaping on corridors and entrances to the City.
Policy S-BR-30: Improve the visual aspects of landscaping and signing.
Encourage consolidation of freestanding commercial signs.*

Response: The applicant will modify a portion of the frontage along 130th Avenue NE to comply with Type III landscaping standards. A combination of evergreen and deciduous trees will be installed with this application.

Policy S-BR-33: Light Industrial uses are appropriate in this district. The Land Use Code should be reviewed to consider a broader range of permitted light industrial uses.

Discussion: It is important to maintain areas in the City for light industrial and other land-extensive uses. Appropriately these types of uses should locate in the Light Industrial areas if they generate little traffic and are generally compatible with currently designated light industrial uses.

Response: Cadman is appropriately located within the LI District for its use. It is one of three concrete suppliers for the eastside so is therefore, an essential use for this area. Because of the nature of this business, it generates very low vehicular trips to the site. Primary trips are made by concrete trucks moving this material to required sites. It is staff's understanding that it is Cadman's intention to continue to operate this use in this location. There are no plans of abandoning this use.

Given the above, this fulfills the policy above.

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

Finding: There will be no change to existing structures. The proposed silo has been designed to complement the existing structures; therefore, this proposal complies with the above standard.

- C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.**

Finding: The site will be served by adequate public facilities including fire protection and utilities. No proposed exterior changes are proposed to existing structures on site.

- D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

Finding: As conditioned, the new facility will not be materially detrimental to adjacent businesses in this complex.

- E. The administrative conditional use complies with the applicable requirements of this Code.**

Finding: Concrete batching facilities are classified as manufacturing uses per LUC 20.10.440. However, subnote (1) excludes concrete batching facilities from the LI district. However, since concrete batch operations have occurred here since 1946, it is considered a legal, nonconforming use per LUC 20.20.560.B.1-3, which permits such uses to be continued and expanded. Cadman is permitted to continue to operate this facility. Since this expansion is less than 20,000 square feet, the Administrative Conditional Use process applies. As conditioned the proposal meets the requirements of the Land Use Code.

VII. Director's Decision and Conditions of Approval

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services Department hereby grants **APPROVAL** of the proposal, subject to the following conditions:

- 1. Ancillary Permits:** All ancillary permits shall be obtained prior to start of work on this site.

Authority: 2003 IBC
Reviewer: Antoinette Pratt, (425) 452-5374

2. **Right-of-Way-Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.
- i) Sufficient off-street parking for construction workers.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

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

Authority: BCC 11.70 & 14.30
Reviewer: Jon Regalia

3. **Landscape Installation Assurance Device:** Prior to completion of the silo, if the applicant has not completed installation of landscaping, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, (425) 452-5374

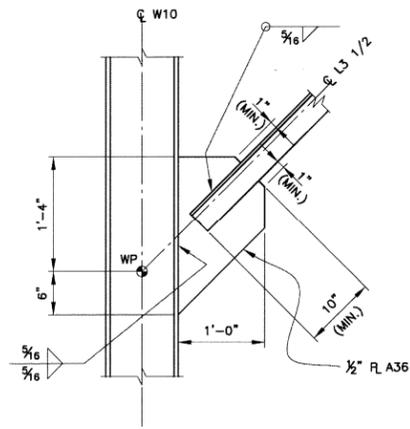
4. **Landscape Maintenance Assurance Device:** The applicant shall file with DSD a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt, (425) 452-5374

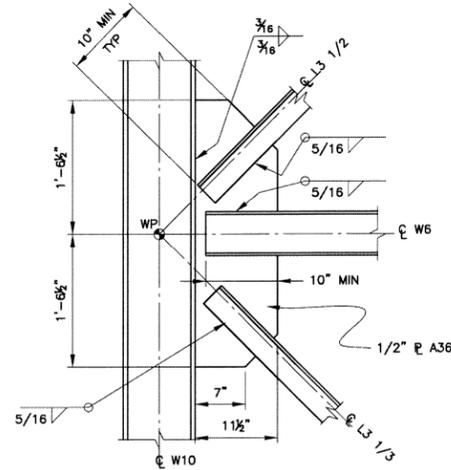
Attachments

Site plans and drawings

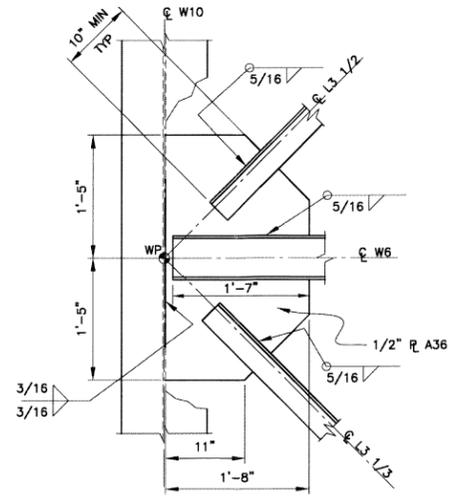
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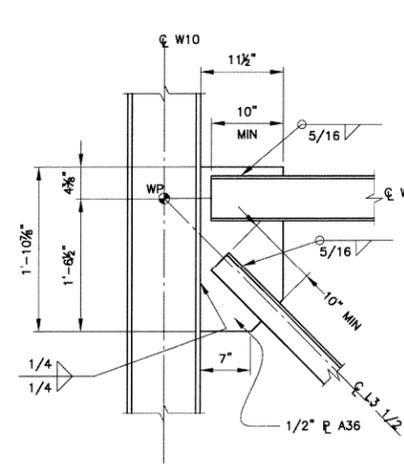
DETAIL 1
1"=1'-0" 00-203



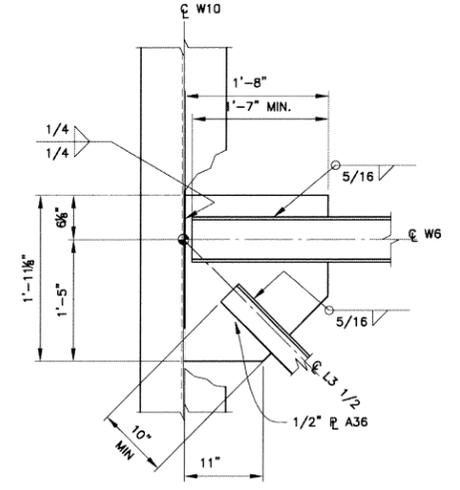
DETAIL 2
1"=1'-0" 00-203



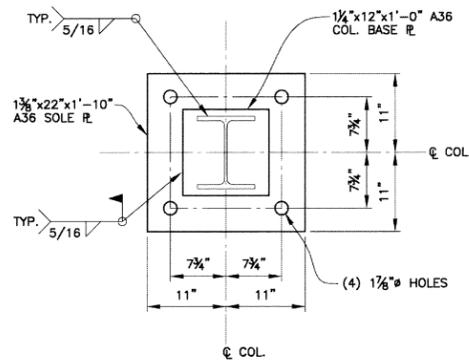
DETAIL 3
1"=1'-0" 00-203



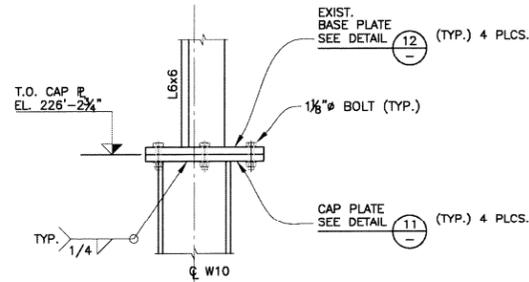
DETAIL 5
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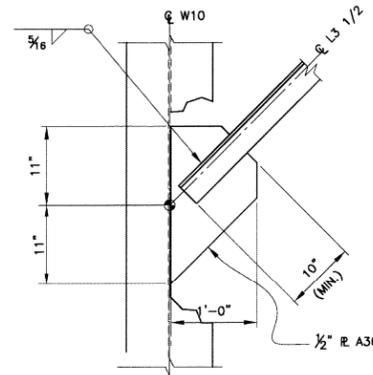
DETAIL 6
1"=1'-0" 00-203



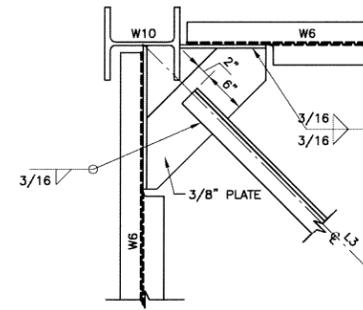
DETAIL 7
1"=1'-0" 00-203



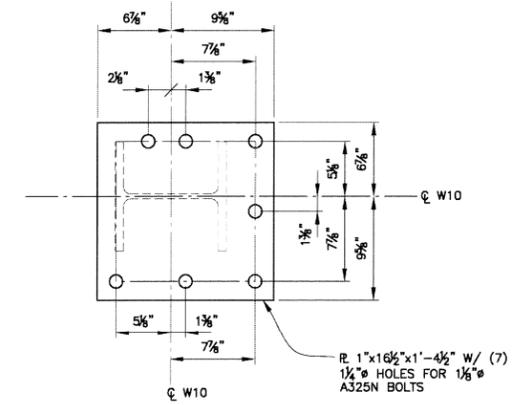
DETAIL 8
1"=1'-0" 00-203



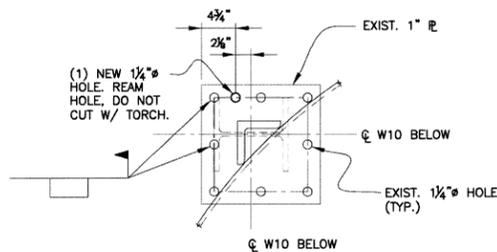
DETAIL 9
1"=1'-0" 00-203



DETAIL 10
1"=1'-0" 00-203



DETAIL 11
1 1/2"=1'-0" W10 CAP PLATE



DETAIL 12
1"=1'-0" EXIST. L6 BASE PLATE

NOTES:

- FOR GENERAL NOTES, SEE DWG. 00-200
- FOR STANDARD DETAILS, SEE DWG 00-201

DRAWING No.	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D

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P3	AUG17/07	ISSUED FOR PERMIT	VK	JAP			
P2	AUG07/07	ISSUED FOR FINAL REVIEW	AB		CAG	RRL	
P1	4/18/07	ISSUED FOR REVIEW	AB		CAG	RRL	

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PROJECT
**BELLEVUE BATCH PLANT
 CEMENT SILO RELOCATION**

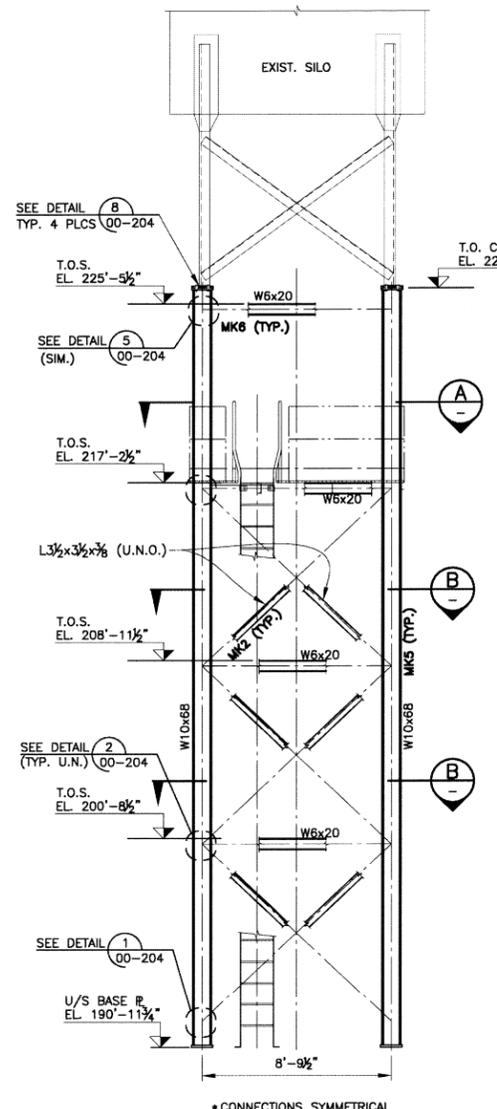
Westmar
 Consulting Engineers

Kirkland, Washington - (425) 822-2462
 Portland, Oregon - (503) 258-7670
 North Vancouver, BC - (604) 985-6488

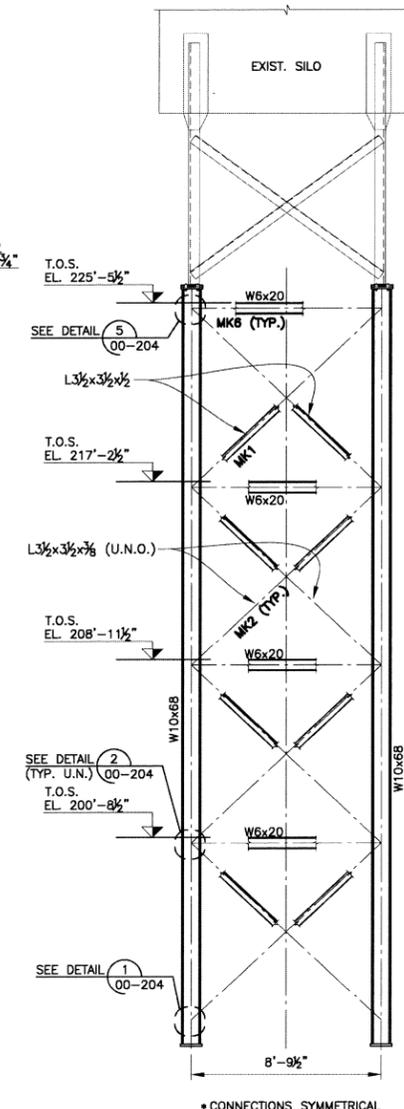
TITLE
STRUCTURAL SECTIONS & DETAILS

DRAWING SCALE	PROJECT NUMBER	DRAWING NUMBER	REV.
SHOWN	80354	00-204	P4

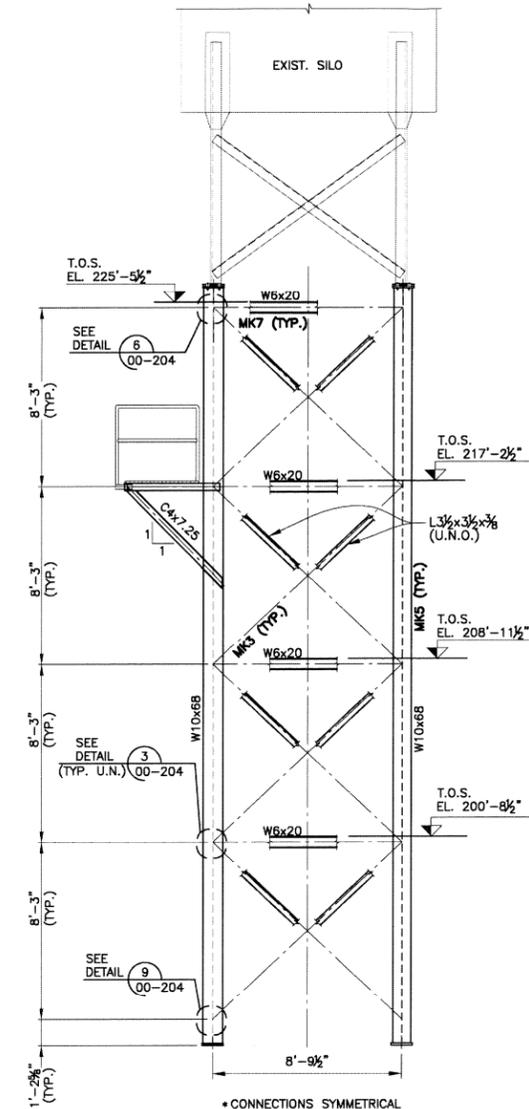
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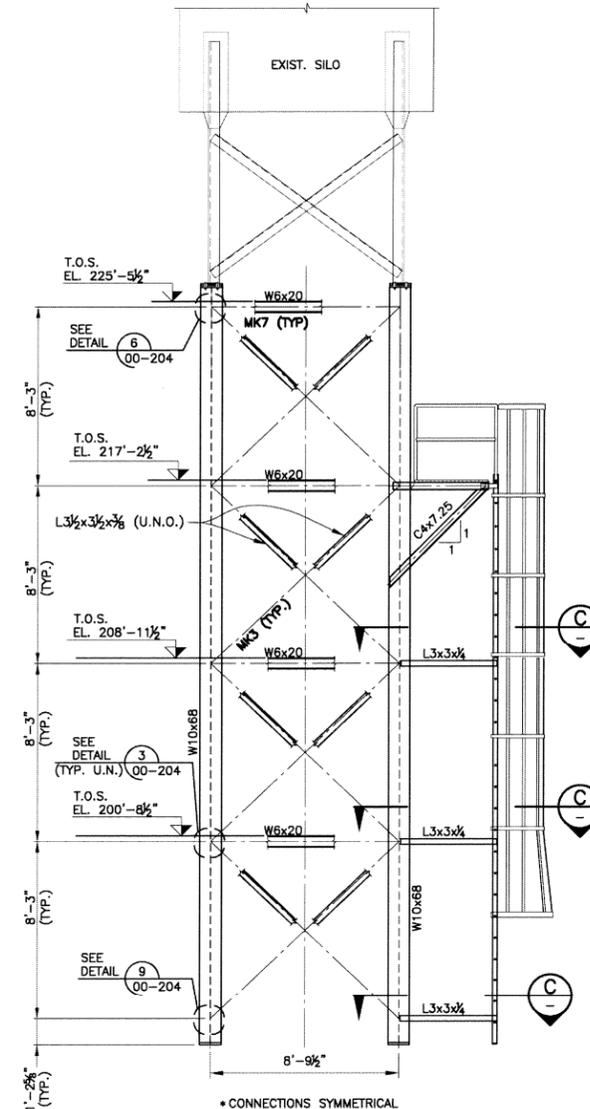
SOUTH ELEVATION
1/4"=1'-0"



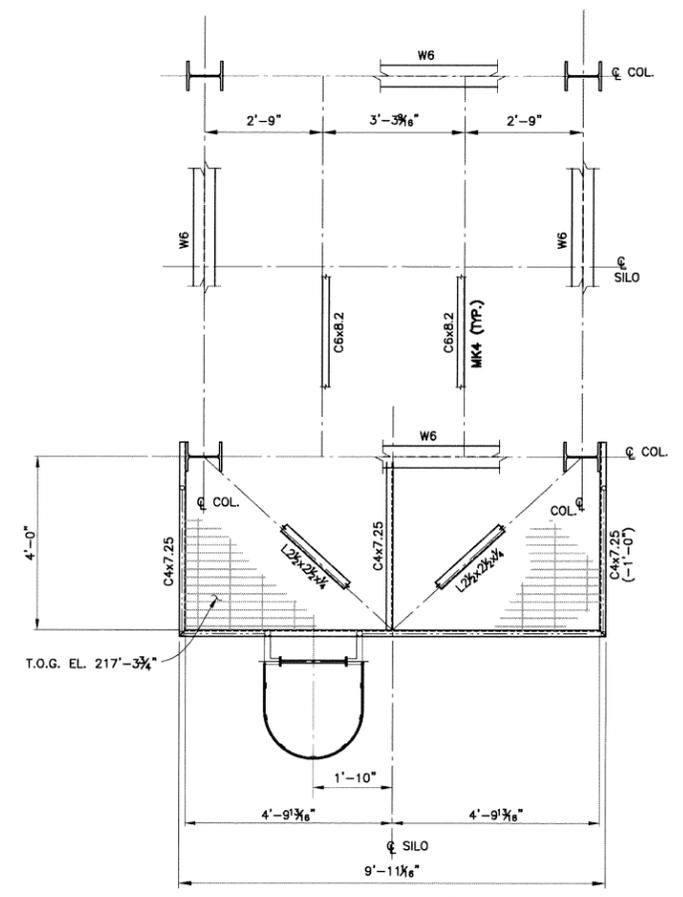
NORTH ELEVATION
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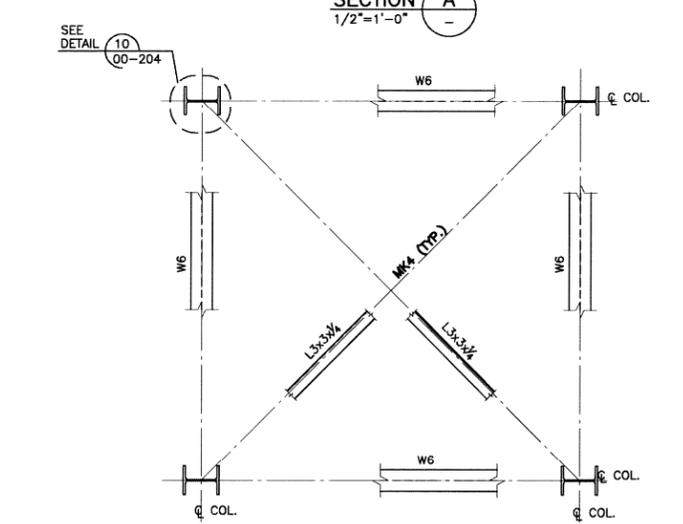
EAST ELEVATION
1/4"=1'-0"



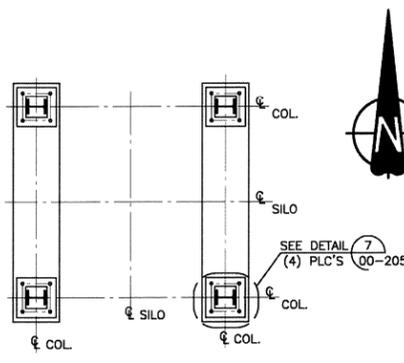
WEST ELEVATION
1/4"=1'-0"



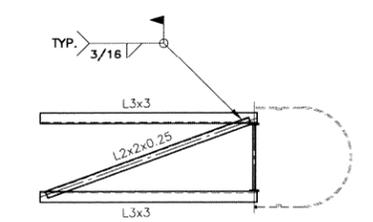
SECTION A
1/2"=1'-0"



SECTION B
1/2"=1'-0"



BASE PLATE PLAN
SCALE: 1/4"=1'-0"



SECTION C
1/2"=1'-0"

STRUCTURAL MATERIAL LIST			
TAG	DESCRIPTION	QTY.	LENGTH
MK1	L3 1/2 x 3 1/2 x 1/2	2	10'-3 1/2"
MK2	L3 1/2 x 3 1/2 x 3/8	12	10'-3"
MK3	L3 1/2 x 3 1/2 x 3/8	16	11'-5"
MK4	L3 x 3 x 1/4	4	10'-10"
MK5	W10x68	4	35'-0 3/4"
MK6	W6x20	8	7'-9"
MK7	W6x20	8	8'-7 1/2"
MK8	C6x8.2	2	8'-7 1/2"

NOTE: LENGTHS SHOWN ARE ESTIMATED AND SHOULD BE VERIFIED PRIOR TO FABRICATION.

- NOTES:**
- FOR GENERAL NOTES, SEE DWG. 00-200
 - FOR STANDARD DETAILS, SEE DWG 00-201

DRAWING No.	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D

No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D
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P3	AUG17/07	ISSUED FOR PERMIT	VK	JAP			
P2	AUG07/07	ISSUED FOR FINAL REVIEW	AB		CAG	RRL	
P1	4/18/07	ISSUED FOR REVIEW	AB		CAG		

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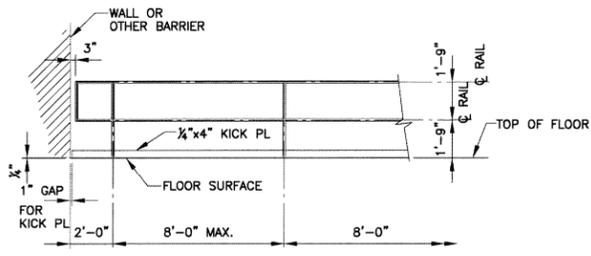
PROJECT
**BELLEVUE BATCH PLANT
CEMENT SILO RELOCATION**

Westmar
Consulting Engineers

Kirkland, Washington - (425) 822-2462
Portland, Oregon - (503) 258-7670
North Vancouver, BC - (604) 985-6488

TITLE
**SILO SUPPORT STAND
PLAN AND ELEVATIONS**

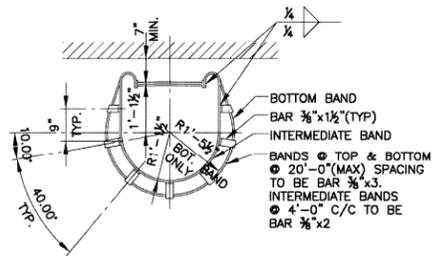
DRAWING SCALE	PROJECT NUMBER	DRAWING NUMBER	REV.
SHOWN	80354	00-203	P4



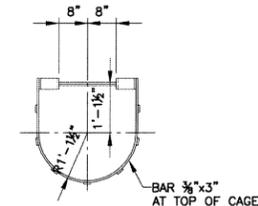
FIXED HANDRAIL
1/2"=1'-0" (TYPICAL U.N.O.)

NOTES:

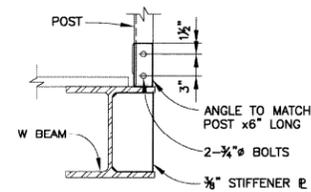
- HANDRAILS TO BE 1 1/2" SCH. 40 PIPE. POSTS ON WALKWAYS TO BE L2 1/2 x 2 1/2 x 1/4.
- ALL HANDRAILS TO BE WELDED CONSTRUCTION
- ALL SHARP CORNERS AND ROUGH EDGES TO BE GROUND SMOOTH AFTER FABRICATION.



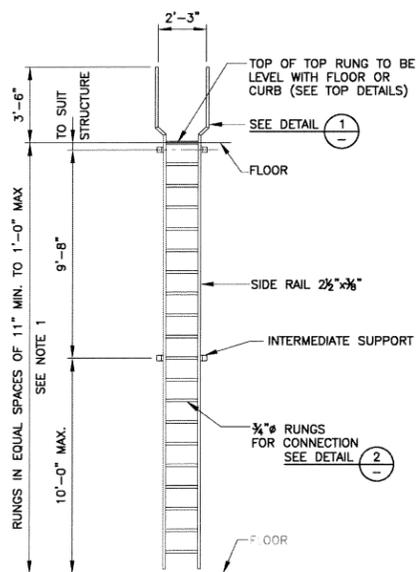
SECTION A
1/2"=1'-0"



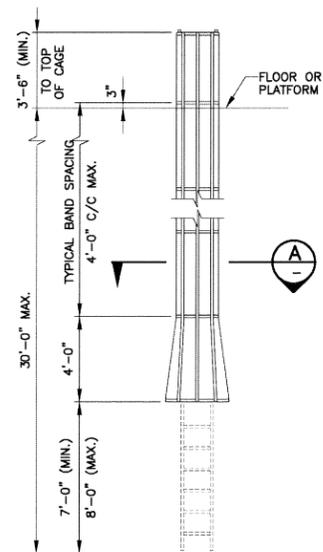
CAGE WITH STEP-THRU OPENING
1/2"=1'-0"



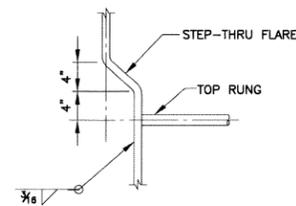
TYPE 3
HANDRAIL CONNECTION DETAILS



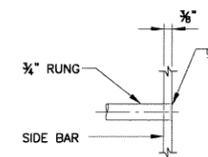
STEP-THRU LADDER ELEVATIONS
1/4"=1'-0"



STEP-THRU CAGE
1/4"=1'-0"



STEP-THRU FLARE CONN.
DETAIL 1
1"=1'-0"



RUNG CONN. TO SIDE RAIL
DETAIL 2
3"=1'-0"

NOTES:

- LADDERS 20'-0" OR LONGER REQUIRE CAGES.
- ALL LADDERS & CAGES SHALL BE PAINTED SAFETY YELLOW.
- USE L3x3x3/8 SIDE RAILS WHERE SUPPORTS EXCEED 10'-0".

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DRAWING No.	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D

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P1	4/20/07	ISSUED FOR REVIEW	AB		CAG		

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	PROJECT BELLEVUE BATCH PLANT CEMENT SILO RELOCATION	TITLE STRUCTURAL NOTES AND STANDARD DETAILS
DRAWING SCALE SHOWN	PROJECT NUMBER 80354	DRAWING NUMBER 00-201
		REV. P4

GENERAL NOTES

- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE 2006 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS.
- 2.) DESIGN LOADS:
 - A.) IBC SEISMIC PARAMETER:
 - a.) SITE CLASS DEFINITION = C
 - b.) $S_s = 1.33$
 - c.) $S_1 = 0.45$
 - d.) OCCUPANCY CATEGORY II
 - e.) IMPORTANCE FACTOR = 1.0
 - B.) A GEOTECHNICAL REPORT FOR THE SITE WAS PREPARED BY GEOENGINEERS INC. FILE NO. 0643-009-00 IS AVAILABLE FOR REVIEW. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS FOR EXCAVATION, COMPACTION & BACKFILL REQUIREMENTS.
 - C.) WIND DESIGN PARAMETERS:
 - a.) WIND SPEED: 85 MPH, 3-SECOND GUST.
 - b.) WIND EXPOSURE: C
 - c.) IMPORTANCE FACTOR = 1.0
 - D.) ALLOWABLE SOIL BEARING CAPACITY ON IMPROVED GROUND = 6000 psf
 - E.) LIVE LOAD ON ACCESS PLATFORM IS 50 psf.
 - F.) PORTLAND CEMENT DENSITY USED FOR DESIGN IS 90 pcf.
 - G.) PORTLAND CEMENT ANGLE OF REPOSE IS 37 DEGREES.
- 3.) ALL EXISTING DIMENSIONS AND ELEVATIONS ARE GIVEN FOR REFERENCE INFORMATION ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL REFERENCE INFORMATION AND EXISTING CONDITIONS THAT MAY AFFECT FABRICATION OR CONSTRUCTION.

CODES AND REFERENCE STANDARDS

- 1.) INTERNATIONAL BUILDING CODE (IBC) 2006 EDITION.
- 2.) WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT.
- 3.) AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL, 13TH EDITION.
- 4.) AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM).
- 5.) AMERICAN CONCRETE INSTITUTE (ACI).
- 6.) WHEREVER CODES, ORDINANCES, STANDARDS, ETC., ARE REFERRED TO IN THESE NOTES, IT SHALL BE ASSUMED TO BE THE LATEST EDITION UNLESS NOTED OTHERWISE.

QUALITY CONTROL

- 1.) CONTRACTOR SHALL COMPLY WITH THE SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE THE PLANS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
- 2.) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY SITE CONDITIONS CAUSED BY CONSTRUCTION ACTIVITIES.
- 3.) CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW UTILITIES, STRUCTURES AND EQUIPMENT FROM DAMAGE. CONTRACTOR SHALL INVESTIGATE AND LOCATE UNDERGROUND UTILITIES THAT MAY CONFLICT WITH WORK.
- 4.) CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL ENVIRONMENTAL REGULATIONS AS SET FORTH IN PERMITS APPROVING CONSTRUCTION.

CONCRETE NOTES:

- 1.) ALL WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE (ACI) 318.
- 2.) MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 4000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE ON THE PLANS; 3/4" MAXIMUM AGGREGATE SIZE.
- 3.) USE CEMENT TYPE II
- 4.) REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. PLACE AND DETAIL PER ACI 301, 315 AND 318. WELDING OF A615 BARS IS PROHIBITED UNLESS SPECIFICALLY NOTED ON THE PLANS.
- 5.) ALL REINFORCING LAP SPLICES SHALL BE "CLASS B" IN CONFORMANCE WITH ACI 318, CHAPTER 12.15, UNLESS NOTED OTHERWISE ON THE PLANS.
- 6.) UNLESS NOTED OTHERWISE ON PLANS, MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE 2", UNLESS CAST AGAINST SOIL; 3" COVER IS REQUIRED FOR CONCRETE CAST AGAINST SOIL.
- 7.) ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/4" CHAMFER, UNLESS NOTED OTHERWISE.
- 8.) ALL ANCHOR BOLTS ARE TO BE ASTM A1554 GR 36 HEADED BOLTS, HOT DIPPED GALVANIZED PER ASTM A123 AND SHALL BE THREADED FULL PROJECTION ABOVE ROUGH CONCRETE. IF THREADED ROD IS USED, BOTTOM NUT MUST BE WELDED TO ROD.
- 9.) REINFORCEMENT SHOP FABRICATION DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.
- 10.) GROUT SHALL BE NON-SHRINK, NONMETALLIC WITH MINIMUM $F_c = 5000$ psi.

STEEL NOTES:

- 1.) MATERIALS, WORKMANSHIP, FABRICATION, ERECTION AND CONNECTION DESIGN SHALL CONFORM TO "AISC MANUAL OF STEEL CONSTRUCTION", 13TH EDITION.
- 2.) MATERIALS, (U.N.O. ON PLANS):
WIDE FLANGE AND TEE'S - A992
CHANNELS, ANGLES, PLATES AND S SHAPES - A36
RECTANGULAR HHS - A500, GR B
ROUND HHS - A53, GR B (STD. WEIGHT, U.N.O.)
- 3.) FOR CONNECTIONS NOT DETAILED ON THE PLANS, ALL FRAMED BEAM CONNECTIONS SHALL CONFORM TO TABLE 10-1 OR TABLE 10-1 COMBINED WITH TABLE 10-3, "AISC STEEL CONSTRUCTION MANUAL", THIRTEENTH EDITION. THE BEAM CONNECTIONS SHALL BE DESIGNED FOR THE SHEARS GIVEN. IF NO SHEAR IS GIVEN OR OTHERWISE NOTED, USE THE MAXIMUM NUMBER OF BOLTS THE WEB CAN CONTAIN AT 3" SPACING IN A SINGLE VERTICAL LINE. NOT LESS THAN (2) BOLTS SHALL BE USED IN ANY CONNECTION, UNLESS SPECIFICALLY NOTED ON THE PLANS.
- 4.) ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE, MADE WITH 3/4" HIGH STRENGTH BOLTS CONFORMING TO ASTM A325-N, UNLESS NOTED OTHERWISE.
- 5.) ALL WELDING SHALL BE DONE BY AWS CERTIFIED WELDERS USING ELECTRODES CONFORMING TO AWS SPECIFICATION D1.1 CLASS E70XX SERIES.
- 6.) STEEL SURFACE PREPARATION, PAINTING AND FIELD TOUCH-UP SHALL BE PER CADMAN SPECIFICATIONS.
- 7.) GRATING SHALL BE ANSI/ANMM MBG 531 TYPE W-19-4 (1 1/4 x3/16) GALV. STEEL WITH NON-SLIP SURFACE. FASTEN GRATING WITH CLIPS PER MANUFACTURER'S INSTRUCTIONS.
- 8.) STEEL SHOP FABRICATION DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.

QUALITY ASSURANCE PROGRAM: GENERAL

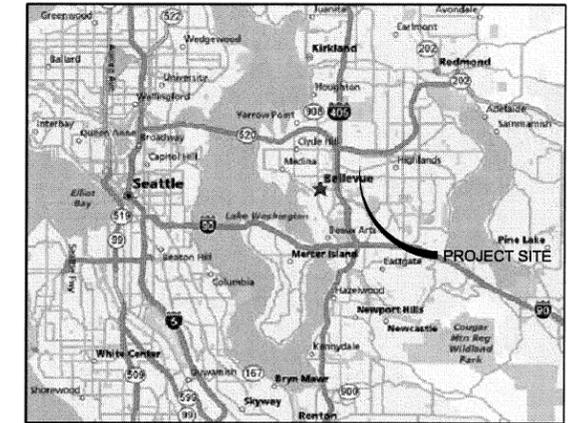
STRUCTURE HEIGHT 75 FEET
 BASIC WIND SPEED (3-SEC GUST) 85 MPH
 WIND EXPOSURE C
 OCCUPANCY CATEGORY II
 IMPORTANCE FACTORS I = 1.00
 $I_E = 1.00$
 $I_W = 1.0$

QUALITY ASSURANCE PLAN:

- 1.) QUALITY ASSURANCE PLANS SHALL CONFORM TO CHAPTER 17 OF THE 2006 "INTERNATIONAL BUILDING CODE", INCLUDING WASHINGTON AMENDMENTS.
- 2.) SEISMIC FORCE RESISTING SYSTEMS INCLUDED AS PART OF THE QUALITY ASSURANCE PLAN INCLUDE THE FOLLOWING:
LATERAL BRACING
- 3.) DESIGNATED SEISMIC SYSTEMS INCLUDED AS PART OF THE QUALITY ASSURANCE PLAN INCLUDE THE FOLLOWING:
NONE
- 4.) ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS INCLUDE THE FOLLOWING:
NONE

SPECIAL INSPECTIONS:

- 1.) SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE 2006 "INTERNATIONAL BUILDING CODE", INCLUDING ANY WASHINGTON AMENDMENTS.
- 2.) SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED ACCREDITED INDEPENDENT AGENCY MEETING THE REQUIREMENTS OF ASTM E329 (MATERIALS), ASTM D3740 (SOILS), ASTM C1077 (CONCRETE), ASTM A880 (STEEL) AND ASTM E543 (NONDESTRUCTIVE). THE INSPECTION AND TESTING AGENCY SHALL FURNISH TO THE ENGINEER A COPY OF THEIR SCOPE OF ACCREDITATION. SPECIAL INSPECTORS SHALL BE CERTIFIED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1.1 OF AWS D1.1. THE OWNER SHALL SECURE AND PAY FOR THE SERVICES OF THE INSPECTION AND TESTING AGENCY TO PERFORM ALL SPECIAL INSPECTIONS AND TESTS.
- 3.) THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, NOTED IN THE INSPECTION REPORTS, AND IF NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE BUILDING OFFICIAL.
- 4.) THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ENGINEER, CONTRACTOR AND OWNER. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT A FINAL REPORT INDICATING THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.
- 5.) REFER TO IBC 2006 CHAPTER 17 TABLES 1704.3, 1704.4 AND 1704.7 FOR SPECIAL INSPECTION AND TESTING REQUIREMENTS OF THIS PROJECT.
- 6.) A WABO-CERTIFIED SPECIAL INSPECTION AGENCY WILL BE USED.
- 7.) SEE GEOTECHNICAL INSPECTION REPORT.
- 8.) SEE CALCULATIONS PROVIDED IN SUBMITTAL.

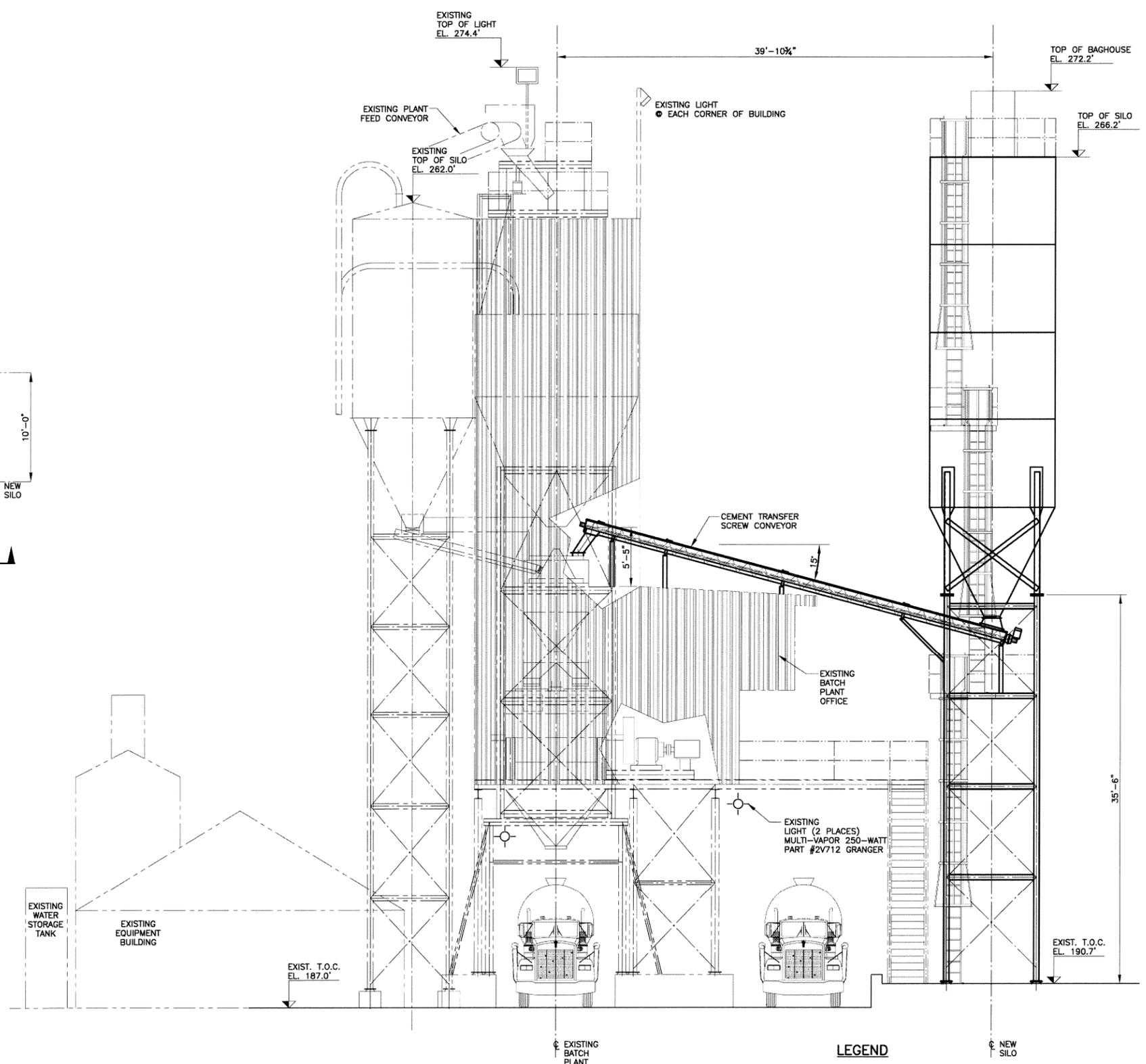
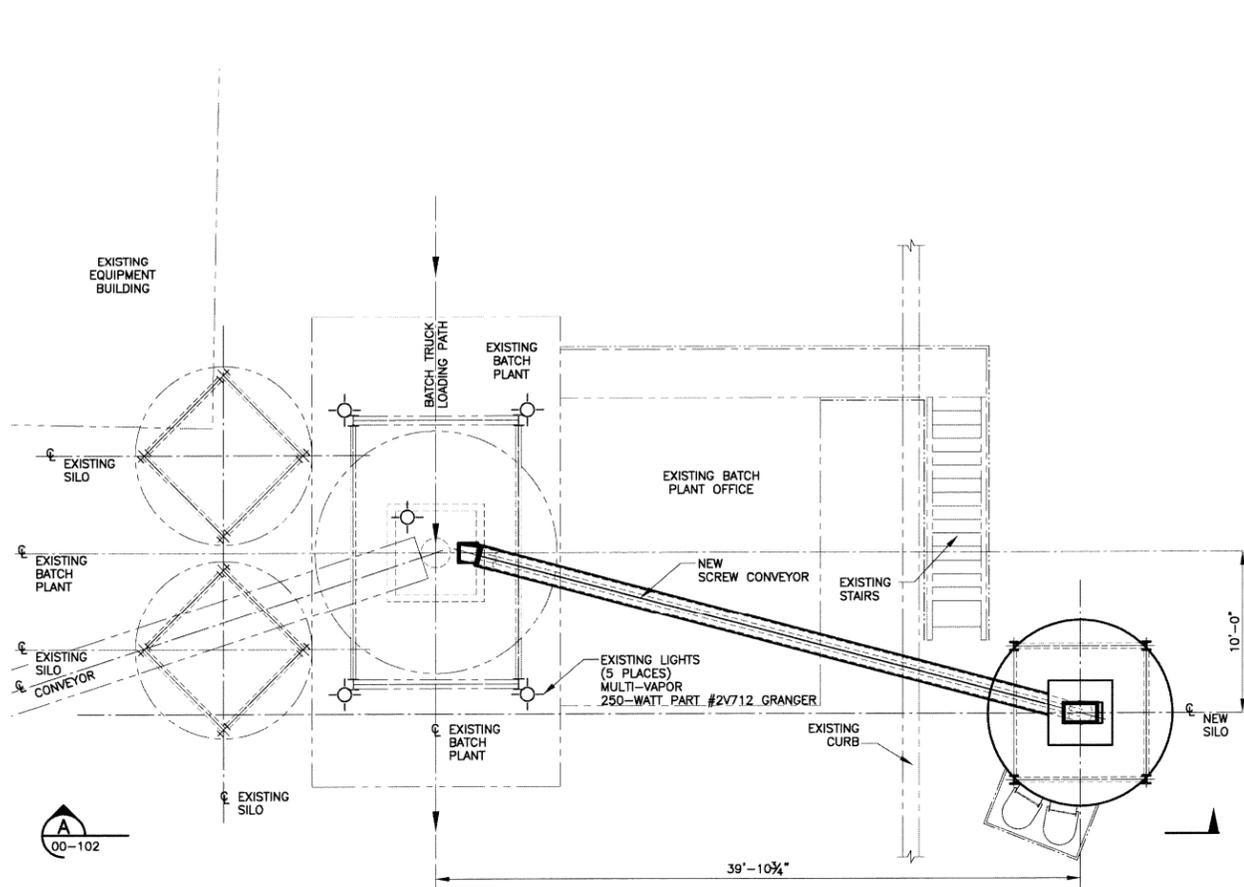


VICINITY MAP

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 Last Saved: Dec. 11/08 11:27am Plotter: Dec. 11/08

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PROJECT: BELLEVUE BATCH PLANT CEMENT SILO RELOCATION																																																	
TITLE: GENERAL STRUCTURAL NOTES																																																	
DRAWING No.	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D																																								
ISSUE / REVISIONS																																																	
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td style="width: 5%;">No.</td> <td style="width: 15%;">DATE</td> <td style="width: 45%;">DESCRIPTION</td> <td style="width: 5%;">DRAWN</td> <td style="width: 5%;">CHK'D</td> <td style="width: 5%;">DESIGN</td> <td style="width: 5%;">CHK'D</td> <td style="width: 5%;">APP'D</td> </tr> <tr> <td>P4</td> <td>JUL30/08</td> <td>RE-ISSUED FOR PERMIT</td> <td>JAP</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>P3</td> <td>AUG17/07</td> <td>ISSUED FOR PERMIT</td> <td>VK</td> <td>JAP</td> <td></td> <td></td> <td></td> </tr> <tr> <td>P2</td> <td>AUG07/07</td> <td>ISSUED FOR FINAL REVIEW</td> <td>AB</td> <td></td> <td>CAG</td> <td></td> <td>RRL</td> </tr> <tr> <td>P1</td> <td>4/16/07</td> <td>ISSUED FOR REVIEW</td> <td>AB</td> <td></td> <td>CAG</td> <td></td> <td></td> </tr> </table>										No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D	P4	JUL30/08	RE-ISSUED FOR PERMIT	JAP					P3	AUG17/07	ISSUED FOR PERMIT	VK	JAP				P2	AUG07/07	ISSUED FOR FINAL REVIEW	AB		CAG		RRL	P1	4/16/07	ISSUED FOR REVIEW	AB		CAG		
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LEGEND

- NEW SILO
- - - EXISTING PLANT
- EXISTING LIGHT MULTI-VAPOR 250-WATT PART #2V712 GRANGER

DRAWING No.	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D

No.	DATE	DESCRIPTION	DRAWN	CHK'D	DESIGN	CHK'D	APP'D
P5	JUL30/08	RE-ISSUED FOR PERMIT	JAP				
P4	JAN23/08	ISSUED FOR REVIEW	VK	JAP			
P3	AUG17/07	ISSUED FOR PERMIT	VK	JAP			
P2	AUG07/07	ISSUED FOR FINAL REVIEW	NLH/DDI	JAP			
P1	FEB08/07	ISSUED FOR REVIEW	DDI				

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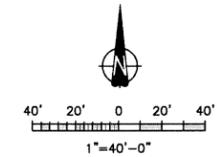
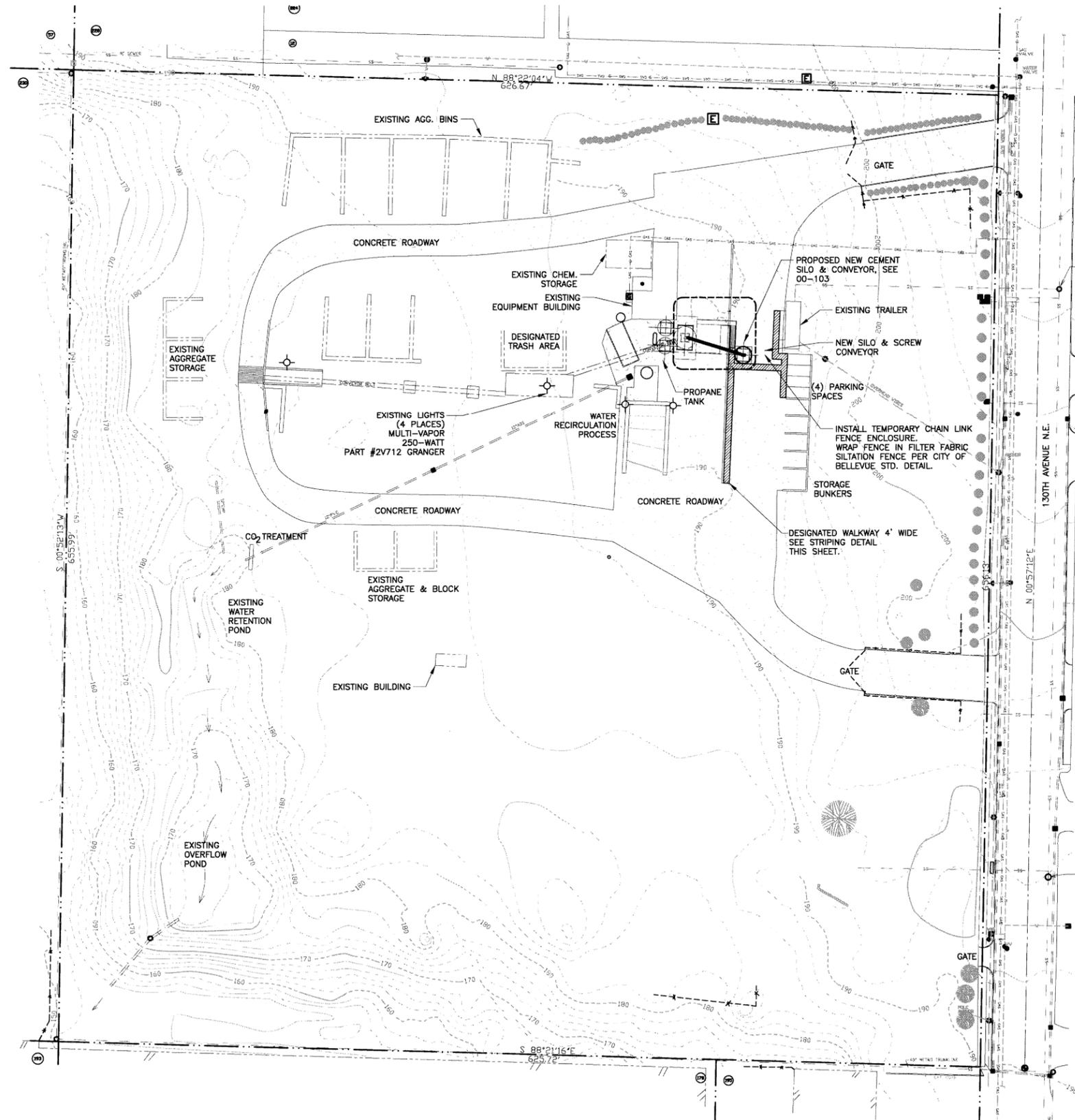
PROJECT
**BELLEVUE BATCH PLANT
 CEMENT SILO RELOCATION**

Westmar
 Consulting Engineers

Kirkland, Washington - (425) 822-2462
 Portland, Oregon - (503) 258-7670
 North Vancouver, BC - (604) 989-8488

TITLE
**BATCH PLANT AND SILO
 PLAN AND ELEVATION**

DRAWING SCALE	PROJECT NUMBER	DRAWING NUMBER	REV.
SHOWN	80354	00-103	P5



SITE SURVEY IS REFERENCED FROM HANSEN SURVEYING PROJECT 95044 SHEET 1 OF 1 DATED DEC 4, 1995.

VERTICAL DATUM NAD 88, CITY OF BELLEVUE BENCH MARK: CITY OF BELLEVUE BRASS CAP IN NORTHWEST CORNER OF TRAFFIC CONTROLLER BASE AT SOUTHWEST CORNER OF 130TH AVE. NE & NORTHRUP WAY ELEVATION = 228.32 FEET

SITE AREA = 410.788 S.F. OR 9.43 ACRES

LEGAL DESCRIPTION:

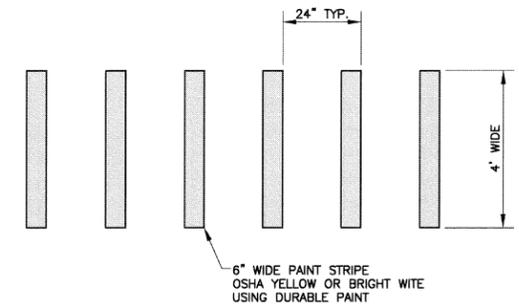
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON:

EXCEPT THE EAST 30 FEET THEREOF CONVEYED FOR 130TH AVENUE NORTHEAST, BY DEEDS RECORDED UNDER RECORDING NUMBERS 2961143, 5341388 AND 5341390.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

LEGEND

- NEW SILO
- - - EXISTING FEATURE
- ⊙ EXISTING LIGHT



WALKWAY STRIPING DETAIL
N.T.S.

BATCH PLANT - SITE PLAN
1"=40'-0"

Filename: Z:\WCC Project Work\80354 - Cadman Silo and Support Design\Drafting\Civil\80354-00-102.dwg - 00-102
 Last Saved: Dec. 11/08 11:16am Plotted: Dec. 11/08

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				ISSUE / REVISIONS														
										P5	JUL30/08	RE-ISSUED FOR PERMIT					JAP	
										P4	JAN23/08	ISSUED FOR REVIEW					VK	JAP
										P3	AUG17/07	ISSUED FOR PERMIT					VK	JAP
										P2	AUG07/07	ISSUED FOR FINAL REVIEW					NLH/DDI	JAP
										P1	FEB08/07	ISSUED FOR REVIEW					NLH/DDI	

CLIENT

PROJECT

BELLEVUE BATCH PLANT CEMENT SILO RELOCATION

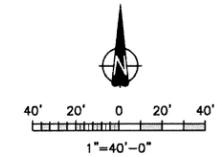
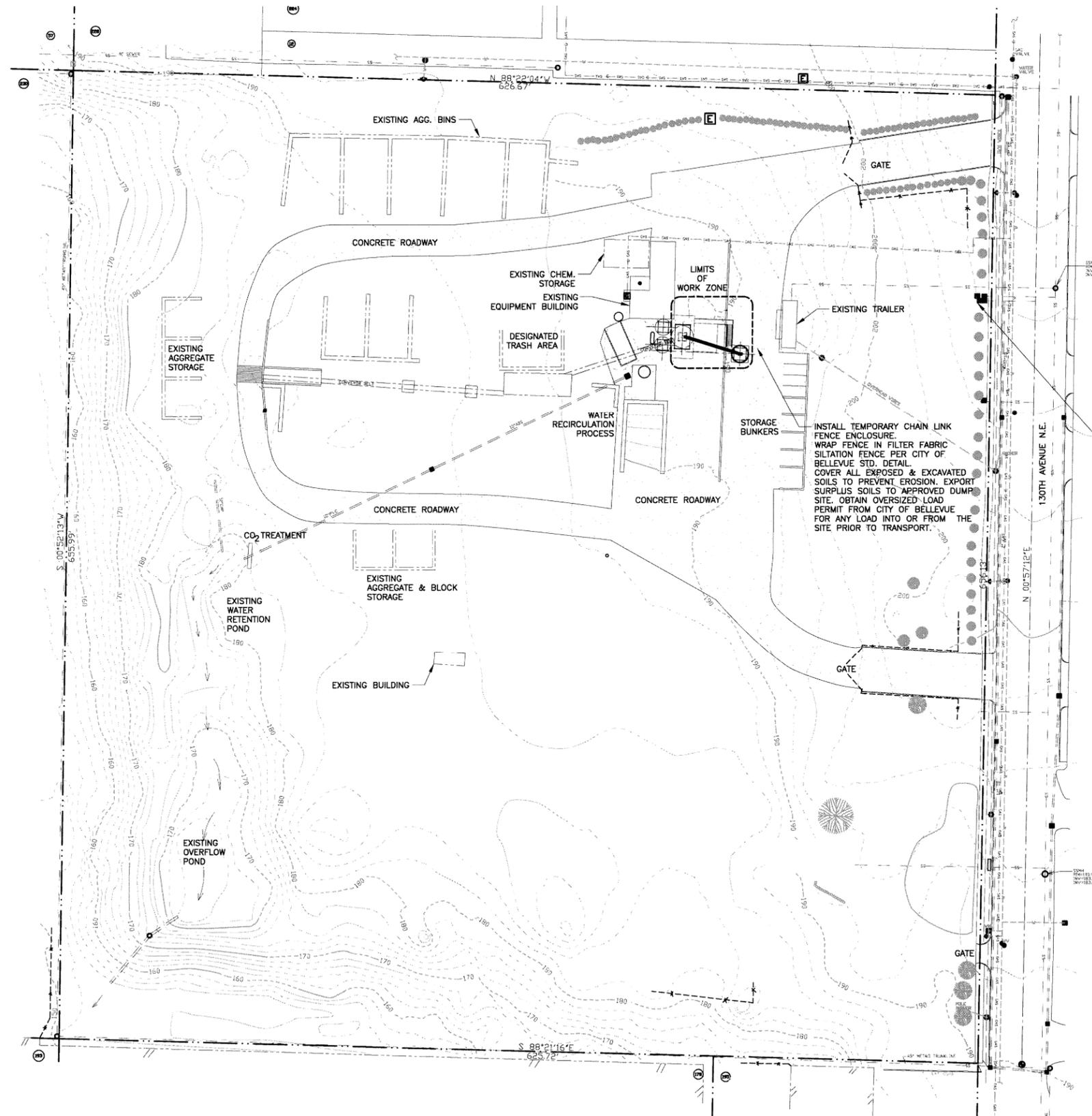
Westmar
Consulting Engineers

Kirkland, Washington - (425) 823-2482
Portland, Oregon - (503) 256-7670
North Vancouver, BC - (604) 985-6488

TITLE

BATCH PLANT SILO INSTALLATION SITE PLAN

DRAWING SCALE	PROJECT NUMBER	DRAWING NUMBER	REV.
SHOWN	80354	00-102	P5



SITE SURVEY IS REFERENCED FROM HANSEN SURVEYING PROJECT 95044 SHEET 1 OF 1 DATED DEC 4, 1995.

VERTICAL DATUM NAD 88, CITY OF BELLEVUE BENCH MARK: CITY OF BELLEVUE BRASS CAP IN NORTHWEST CORNER OF TRAFFIC CONTROLLER BASE AT SOUTHWEST CORNER OF 130TH AVE. NE & NORTHUP WAY ELEVATION = 228.32 FEET

SITE AREA = 410,788 S.F. OR 9.43 ACRES

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON:

EXCEPT THE EAST 30 FEET THEREOF CONVEYED FOR 130TH AVENUE NORTHEAST, BY DEEDS RECORDED UNDER RECORDING NUMBERS 2961143, 5341388 AND 5341390.

SITUATED IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

INSTALL TEMPORARY CHAIN LINK FENCE ENCLOSURE. WRAP FENCE IN FILTER FABRIC SILTATION FENCE PER CITY OF BELLEVUE STD. DETAIL. COVER ALL EXPOSED & EXCAVATED SOILS TO PREVENT EROSION. EXPORT SURPLUS SOILS TO APPROVED DUMP SITE. OBTAIN OVERSIZED LOAD PERMIT FROM CITY OF BELLEVUE FOR ANY LOAD INTO OR FROM THE SITE PRIOR TO TRANSPORT.

INSTALL NEW R.P.B.A. w/ENCLOSURE AT BACK OF EXISTING DOMESTIC WATER SERVICE TO SITE. PROVIDE NEW DEVICE CERTIFICATION TO CITY OF BELLEVUE WATER DEPARTMENT. ADDITIONALLY THIS NEW DEVICE SHALL BE ADDED TO THE EXISTING IRRIGATION SYSTEM BACKFLOW DEVICE'S YEARLY CERTIFICATION SCHEDULE.

BATCH PLANT – SITE PLAN
1"=40'-0"

NOTE:

NO EXISTING VEGETATION AND OR TREES WILL BE REMOVED AS A RESULT OF THIS PROJECT.

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				CLIENT								Kirkland, Washington - (425) 822-2462 Portland, Oregon - (503) 256-7670 North Vancouver, BC - (604) 985-6488	
				PROJECT				BELLEVUE BATCH PLANT CEMENT SILO RELOCATION		TITLE BATCH PLANT TEMPORARY EROSION AND SEDIMENT CONTROL PLAN			
				P2 JUL30/08 ISSUED FOR PERMIT P1 JAN23/08 ISSUED FOR REVIEW				JAP VK JAP		DRAWING SCALE SHOWN		PROJECT NUMBER 80354	
				No. DATE DESCRIPTION DRAWN CHK'D DESIGN CHK'D APP'D No. DATE DESCRIPTION DRAWN CHK'D DESIGN CHK'D APP'D						DRAWING NUMBER 00-101		REV. P2	

