



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Coal Creek Park Newcastle Trailhead

Proposal Address: 15502 Newcastle Golf Club Road

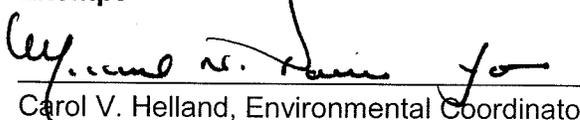
Proposal Description: Land Use Review of a Critical Areas Land Use Permit proposal by Bellevue Parks and Community Services to construct a 9-stall asphalt parking lot, gravel trailhead, and storm drainage system at the Newcastle Trailhead in Coal Creek Park. A portion of the paved parking area and storm improvements are located in a 50-foot top-of-slope buffer from a steep slope critical area.

File Number: 10-125203-LO

Applicant: Geoff Bradley, Bellevue Parks and Community Services

Decisions Included Critical Areas Land Use Permit
(Process II. 20.30P)

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** **Exempt**

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, Land Use Director

Application Date: October 18, 2010
Notice of Application Date: November 4, 2010
Decision Publication Date: December 23, 2010
Project/SEPA Appeal Deadline: January 6, 2011

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

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I. Proposal Description

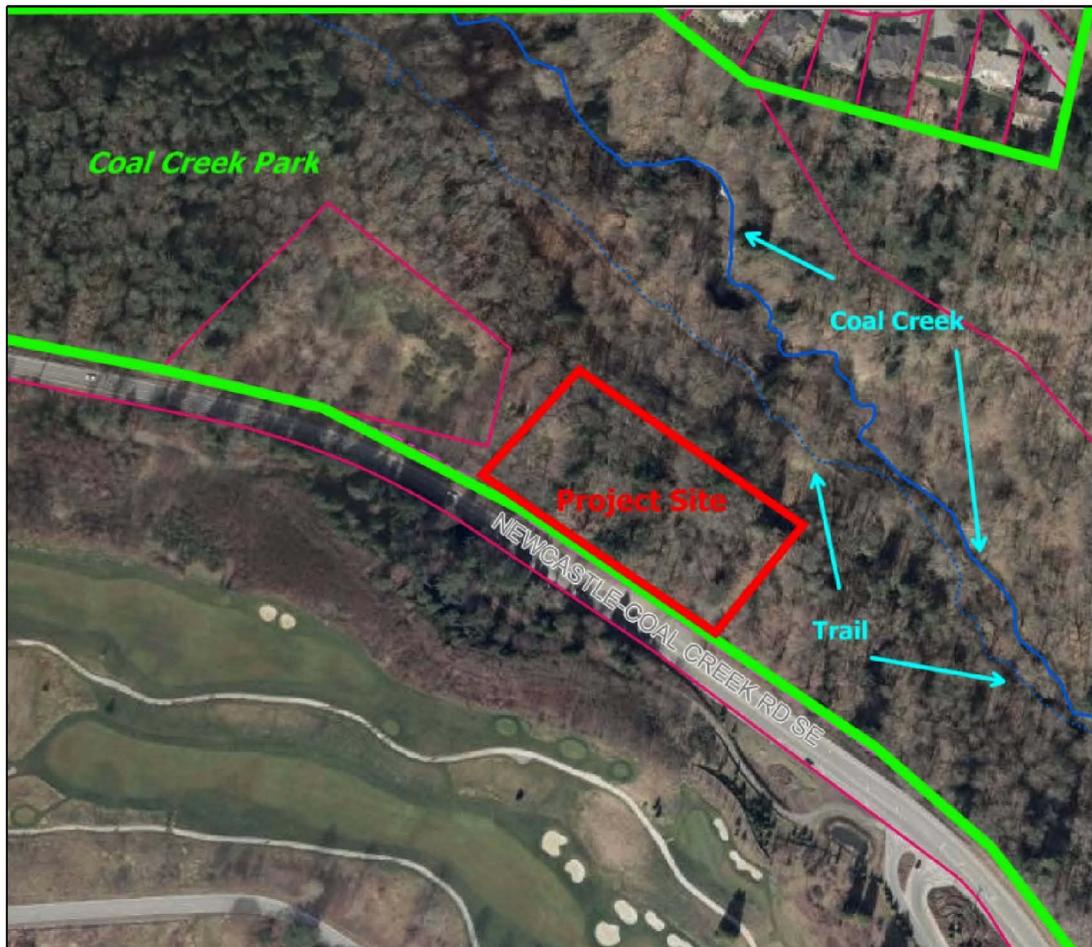
Bellevue Parks and Community Development proposes to improve an existing 15,270 square foot gravel parking area which provides parking for a trailhead in Coal Creek Park. The gravel parking area and driveway will be paved with asphalt to create a 9,907 square foot parking area with 9 parking stalls, driveway, and associated stormwater improvements to address runoff. Only 2,100 square feet of the driveway roundabout, storm improvements, and trail are located in a 50-foot top-of-slope buffer. Improvements to parks, trails, and utilities are an allowed use in a critical area buffer but require approval of a Critical Areas Land Use Permit. **See Attachment 1 for a project plan.**

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

A. Site Description

The project site is located at 15502 Newcastle Golf Club Rd. within City of Bellevue Coal Creek Park across from the Newcastle golf course. A trail crosses the park which this trailhead and parking lot will access. Coal Creek flows through the park outside of the project area, however the steep slopes which are above Coal Creek have buffers which extend onto the project site. See figure 1 below for project site.

Figure 1



B. Zoning

The properties to the south of the park, across Newcastle Gold Club Rd. are in the City of Newcastle while those north of the road are in the City of Bellevue. Coal Creek Park is within the R-1 single-family zoning district. The properties adjacent to Coal Creek Park and in the immediate vicinity of the project site are zoned R-3.5.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of P/SF-L (Park/Single Family Low Density). Improvement of parks facilities is consistent with this land use.

D. Critical Areas On-Site and Regulations

i. 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 provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

ii. 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).

iii. 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.

iv. Critical Areas Overlay District/Critical Area Land Use Permit

A Critical Area Land Use Permit (CALUP) is required as the applicant is requesting to construct improvements within a slope buffer. Expansion of a public park, trail, and utility system or facility is an allowed use in a buffer provided no technically feasible alternative to location in a critical area as defined in LUC 20.25H.055.C.2 is demonstrated.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

No structure is proposed which is subject to R-1 zoning dimensional requirements. A retaining wall around a proposed water quality pond is depicted on the plans and is over 30 inches in height in some locations. Structures which are taller than 30 inches are required to be placed outside of all required structure setbacks. The plans show that all portions of the wall over 30 inches are located outside of any setback. If any portions of the walls are over 30 inches inside a setback they can be allowed to remain per LUC 20.20.025.D as the pond location is due to drainage requirements and the need to keep the pond away from the top-of-slope as much as possible.

B. 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 project area is within a 50-foot top-of-slope buffer and is subject to the performance standards found in LUC 20.25H as specified in the table below

Critical Area	Geologic Hazard- Steep Slopes
Performance Standards	20.25H.055.C.3.G 20.25H.125 20.25H.130 20.25H.160

To address these performance standards the applicant submitted the following for staff review:

- Narrative Description dated October 14, 2010 prepared by Barker Landscape Architects (Attachment 2)
- Habitat Assessment dated October 14, 2010 prepared by Barker Landscape Architects (Attachment 3)
- Mitigation Plan dated October 14, 2010 prepared by Barker Landscape Architects (Attachment 4)
- Geology Investigation (Geotech Report) dated September 29, 2009 prepared by

Kane Environmental Inc. (Attachment 5)

- Coal Mine Hazard Review dated March 25, 2010 prepared by Kane Environmental Inc. (Attachment 6)
- Limited Infiltration Evaluation dated October 9, 2010 prepared by Kane Environmental Inc. (Attachment 7)

i. Consistency With LUC 20.25H.055.C.3.G and 20.25H.055.C.2

Other Parks Uses. Other parks uses proposed within the critical area or critical area buffer, including public access drives, public loading areas, and public boat launches and ramps, shall meet the generally applicable performance standards of subsection C.2.b of this section; provided, that active use playfields shall not be allowed in critical area or critical area buffers; and provided, that parking supporting parks uses shall be allowed in a critical area buffer only if no technically feasible alternative, as demonstrated through application of the criteria of subsection C.2.a of this section, exists.

a. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

1. The location of existing infrastructure;

The location of the existing gravel parking area within the buffer was considered in order to create the “least disturbance possible” as the new paved parking area is within the gravel area and will result in 6,173 square feet of gravel being removed (Narrative, Pg. 5). The proposed parking lot configuration maintains the existing gravel layout and provides new stormwater treatment and detention which does not currently exist. The proposed storm improvements within the buffer connect to existing storm water facilities already located in the slope buffer.

2. The function or objective of the proposed new or expanded facility or system;

The function of the parking area maintains the existing parking lot use which serves the trailhead. The existing lot is gravel and only a portion of this gravel area will be paved with asphalt as part of this approval. In addition the proposed storm water improvements will provide treatment and detention whereas no storm water improvements currently exist.

3. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

The submitted narrative document examined the following alternatives and selected the proposal as the only feasible alternative:

“1. The first alternative considered was to build a footbridge across Lakemont Boulevard from the Red Town Trailhead at Cougar Mountain Park, providing access to Coal Creek Park from that location. The cost of building a footbridge over Lakemont Boulevard would be quite high. Although this alternative would provide safe access across Lakemont Blvd. the cost would be cost prohibitive. Because of the Transportation nature of crossing Lakemont Blvd the structure would most likely require ADA access. Initial cost estimates range in the neighborhood of 1.0 to 1.5 million dollars for this facility. In addition, this alternative provides no additional parking and shared use of the existing Cougar Mountain parking lot.

2. Another alternative considered was to install a crosswalk, with or without a control structure, across Lakemont Boulevard from the Red Town Trailhead to provide access to Coal Creek Park from that location. While the cost of a crosswalk would be feasible, this type of structure has been deemed unsafe and would not be permitted by the City of Bellevue’s Transportation Department at this location because of sight distance issues and vehicular traffic speeds on Lakemont Blvd.

3. A third alternative would be to locate the parking lot directly across from Cougar Mountain parking lot. Although from a recreational use perspective this would be an ideal site, there is evidence of a coal seam directly under this site. Surface subsidence is clearly visible at this location.

4. The fourth alternative considered was to take advantage of the existing disturbed site at Newcastle Golf Club road, and create a new trailhead parking area here. This site has already been extensively impacted by past work done by the City of Bellevue Utility Department. Taking advantage of this site would avoid impacting any previously undisturbed site in close proximity to the site. The site is already cleared and covered in quarry spalls, so the groundwork has already been laid for construction on this site.

5. Another alternative would be to locate the trailhead in another location site along Lakemont Blvd, but this would involve impacting a site that has not been previously impacted.”

- 4. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and**

2,100 square feet of the buffer is impacted by this proposal; only 320 square feet of this area is currently undisturbed by the gravel. In order to avoid this disturbance the project would either be required to disturb previously unimproved areas or result in expenditure far exceeding the project cost while not resulting in any improved services, safety, or better location for the parking lot.

5. The ability of both permanent and temporary disturbance to be mitigated.

The majority of the project is located within already disturbed areas of gravel parking area. The new storm water improvements associated with the paved parking lot will be outside of any areas previously disturbed but will result in temporary disturbance. However, over 12,000 square feet of the area surrounding the parking lot is proposed to be restored as mitigation for the small buffer impact proposed and any temporary disturbance.

b. If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

1. **Location and design shall result in the least impacts on the critical area or critical area buffer;**
2. **Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;**
3. **Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;**
4. **Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer;**
5. **All work shall be consistent with applicable City of Bellevue codes and standards;**
6. **The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**
7. **Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible**

alternative exists; and

- 8. 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.**

Where applicable the above performance standards will be met by the proposal. The project is outside of any stream or wetland and is only impacting slope buffer. Storm water improvements will manage storm water runoff. Areas of temporary impacts are to be restored as part of the overall restoration proposed.

ii. Consistency With LUC 20.25H.125

The performance standards in LUC 20.25H.125 are primarily related to the construction of structures in steep slope critical areas. No structures or retaining walls are proposed in the slope buffer or steep slopes. The installation of the storm line connection in the buffer will not require extensive grading. The portions of the proposed trail connection and roundabout that are in the slope buffer are being installed where the existing gravel parking area is located, already disturbing the buffer. Areas of temporary disturbance will be restored as part of the proposed 12,000 square foot restoration plan.

iii. Consistency With LUC 20.25H.130

The submitted Coal Mine Hazard Review found the site to be located in Coal Mine Subsidence Zone 1. The report documents “sinkholes related to surface mining as well as mine openings are located several hundred feet south and east of the site... ..not within the proposed trailhead parking area (CMH Review, Pg. 4). Furthermore the report finds that based on evidence and historical information the site “has no evidence of significant subsidence or sinkhole development” (Pg. 4). The site is underlain by the Pacific Coast Coal Companies 3rd level gangway of the number 3 seam. This mine was active from 1899 to 1900 and coal was removed using “room-and-pillar mining methods where coal pillars were left in place for roof support” (Pg. 4). Eventually the coal in the roof was removed and the mine area collapsed as the mining ceased. The report documents that the 3rd level gangway is located at an approximate depth of 570 to 580 feet below the elevation of the project site and is estimated to have fully collapsed (Pg. 4). The conclusion of the evaluation is that the site is “suitable for the development of the currently proposed parking lot” with no mitigation required (Pg. 6).

iv. Consistency With LUC 20.25H.150

The applicant has submitted a Habitat Analysis which reviews the project site, its location in the City, and impacts to habitat. Coal Creek Basin is identified as a wildlife habitat core area, being larger than 10 acres with native forest, riparian, wetland, and other habitat types. Coal Creek Basin provides an important linkage between Lake Washington and Cougar Mountain for birds, mammals, and fish. Impacts to habitat from the proposed project will be related to ground disturbance of upland forested areas from construction and restoration activity. Impacts from

removal and clearing of vegetation can result in erosion and introduction of invasive species into the site. The site chosen for this parking area is already heavily disturbed by gravel from past uses and projects. The proposed parking lot is removing the gravel and paving a smaller area to be used as parking. The removal of gravel to make a smaller parking area will result in areas needing restoration. The proposed restoration is meant to not only restore these areas but also mitigate for the original loss of habitat area from the installation of the gravel which is approximately 5,000 square feet in area. As a result of the proposed construction activity two trees, one 20-inch red alder and one 12-inch willow, are proposed to be removed. The project proposes to restore 12,000 square feet of habitat area by replanting and removal of invasive and non-native species. No work is proposed in riparian habitat and no impacts were anticipated. The habitat analysis states that new trails and accesses will be aligned to minimize vegetation disturbance, the use of hand construction, low-pressure tracked equipment, and equipment platforms will be used in sensitive areas.

IV. Public Notice and Comment

Application Date:	October 18, 2010
Public Notice (500 feet):	November 4, 2010
Minimum Comment Period:	November 18, 2010

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on November 4, 2010. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application. A clearing and grading permit with a Temporary Erosion and Sediment Control Plan will be required.

VI. State Environmental Policy Act (SEPA)

The proposed project is exempt from SEPA review as it is outside of any critical areas and does not exceed any of the Categorical Exemptions in WAC 197-11-800.

VII. Changes to Proposal Due to Staff Review

Staff had no revision comments on the project but did inquire about the necessity for the width of the proposed driveway and roundabout. The roundabout will most likely be barricaded or restricted from general access so that it may be used as a staging and/or parking area for City vehicles and equipment. Any barricades will need to be noted on plans as part of the future clearing and grading permit. See Conditions of Approval in Section X of

this report.

VIII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

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

The applicant must obtain a clearing and grading permit. See Conditions of Approval in Section X of this report.

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;**

Storm water will be collected and treated by the proposed detention pond, bioswales, and filter strips and directed into existing storm drainage which would otherwise sheet flow off the existing gravel and infiltrate into the soils. Water infiltration in this location has been discouraged due to the coal mine tailings in the soils which can add to sediment in Coal Creek.

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

As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

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

The proposal is served by adequate public facilities and this project is meant to enhance public facilities.

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

The proposed project will result in only temporary disturbance which will be restored. However a total area of 12,000 square feet is being restored to account for the impacts from this project and those which have already been caused by prior use of this site. A restoration plan has been prepared which will restore areas currently impacted by gravel and other construction staging. The proposed restoration is to be maintained and monitored for 1 year. **See Attachments 1 and 4 for the project plan and mitigation plan respectively.**

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

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. 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 construction of a 9 stall parking lot with driveways, trailhead, and storm improvements which are partially located in a 50-foot top-of-slope buffer. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clear and grade permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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 building permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

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

- 1. Clear and Grade Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a clear and grade permit must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 2. Roundabout Barricade:** If any barricade to block off the roundabout is proposed the barricade or blocking structure is required to be shown on the plans for the clearing and grading permit.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 3. 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.

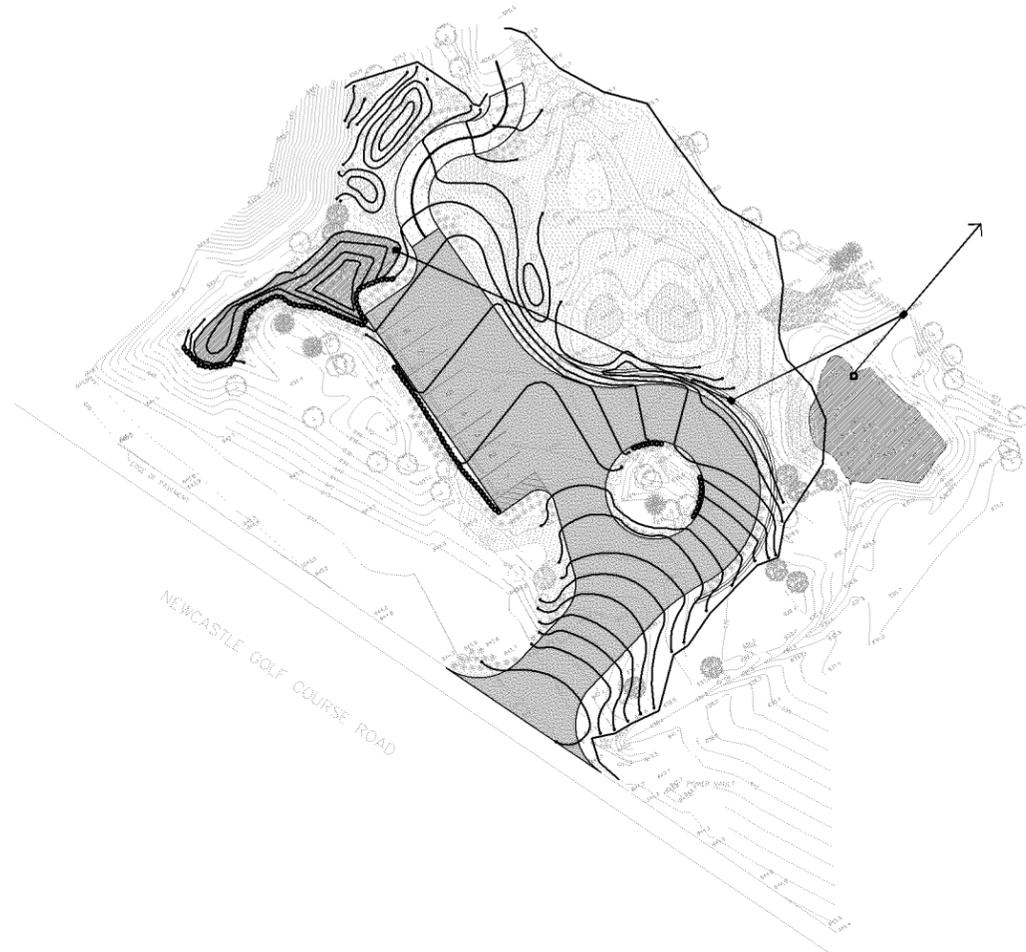
Authority: Bellevue City Code 9.18
Reviewer: Reilly Pittman, Development Services Department

XI. Attachments:

1. Project Plans – Enclosed
2. Narrative Description dated October 14, 2010 prepared by Barker Landscape Architects - Enclosed
3. Habitat Assessment dated October 14, 2010 prepared by Barker Landscape Architects – Enclosed
4. Mitigation Plan dated October 14, 2010 prepared by Barker Landscape Architects – Enclosed
5. Geology Investigation (Geotech Report) dated September 29, 2009 prepared by Kane Environmental Inc. – Enclosed
6. Coal Mine Hazard Review dated March 25, 2010 prepared by Kane Environmental Inc. – Enclosed
7. Limited Infiltration Evaluation dated October 9, 2010 prepared by Kane Environmental Inc. – Enclosed
8. Other Information – In Project File

Coal Creek Newcastle Trailhead

City of Bellevue, WA.



SITE PLAN

SCALE: 1" = 30'-0"



CONTEXT / VICINITY MAPS

NTS



EXISTING CONDITIONS

Calculations:

Total Proposed Impervious Area: 9547 square feet
 Total Proposed Native Planting Area: 12,000 square feet
 Total Proposed Rockery Length: 279 lineal feet

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.

PROJECT DESCRIPTION

Contracted work includes site preparation, environmental protection, demolition, earthwork, furnishing and installing storm drainage systems, asphalt parking lot, soil preparation, planting, retaining walls, bioretention pond, and site restoration. For technical question, call Barker Landscape Architects. (John or Eric) 206-783-2870.

Contacts:

Client:
 City of Bellevue Parks Department
 Geoffrey Bradley, Project Manager
 450 110th Ave. NE, P.O. Box 90012
 Bellevue, WA. 98009
 tel: (425) 452-2740

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

Surveyor & Engineer:
 Lovell-Sauerland & Associates
 Contact: Jerry O'Connell
 19217 36th Avenue W., Suite 106
 Lynnwood, WA 98036
 425-775-1591
 425-67217998 fax
 jerryo@lsaengineering.com

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- SITE DETAILS 2

COAL CREEK NEWCASTLE TRAILHEAD SITE

LEGAL DESCRIPTION

PORTION OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

NAD 83/81 AS CALCULATED FROM INTERSECTION OF 155th AVENUE S.E. AND NEWCASTLE GOLF COURSE ROAD PER PLAT OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 9512289002 AND ROAD DEED RECORDED UNDER RECORDING NUMBER 20020606002077.

BENCH MARK

CITY OF BELLEVUE BRASS DISK IN MONUMENT CASE LOCATED 212 FEET EASTERLY OF THE INTERSECTION OF 155th AVENUE S.E. AND NEWCASTLE GOLF COURSE ROAD AS SHOWN HEREON.

ELEVATION : 666.66

DATUM : NAVD 1988

PROJECT BENCH MARK : TOP OF MAG NAIL LOCATED ADJACENT TO SURVEY AREA AS SHOWN HEREON.

ELEVATION : 644.24

CONSTRUCTION NOISE NOTES

Construction noise outside the allowable hours is prohibited per BCC 9.18.040. To be considered a violation, the construction-related noise must be audible across a property line or at least 75 feet from the source. Any violation is a civil infraction and the City may assess a monetary penalty to the individual creating the noise. The penalties are:

- A warning will be issued if no construction noise violation has been committed by the same person within the previous two years at any location within the City.
- A citation will be issued and a \$125 fine imposed if one previous violation has been committed by the same person within the previous two years at any location within the City.
- A citation will be issued and a \$250 fine imposed if two or more previous violation have been committed by the same person within the previous two years at any location within the City.

FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:

Construction-related noise is allowed:

- 7 am to 6 pm on weekdays
- 9 am to 6 pm on Saturdays

Construction-related noise is not allowed:

- Outside of allowable hours
- Legal holidays
- Sundays

Approved By

Department of Parks & Community Services

Geoffrey Bradley, Project Manager
 450 110th Ave. NE
 P.O. Box 90012
 Bellevue, WA. 98009
 tel: (425) 452-2740



JFB / ES 10/13/10
 DESIGNED BY DATE
 ES / MW 10/13/10
 DRAWN BY DATE
 JFB 10/13/10
 CHECKED BY DATE

City of Bellevue
**Coal Creek
 Newcastle Trailhead**

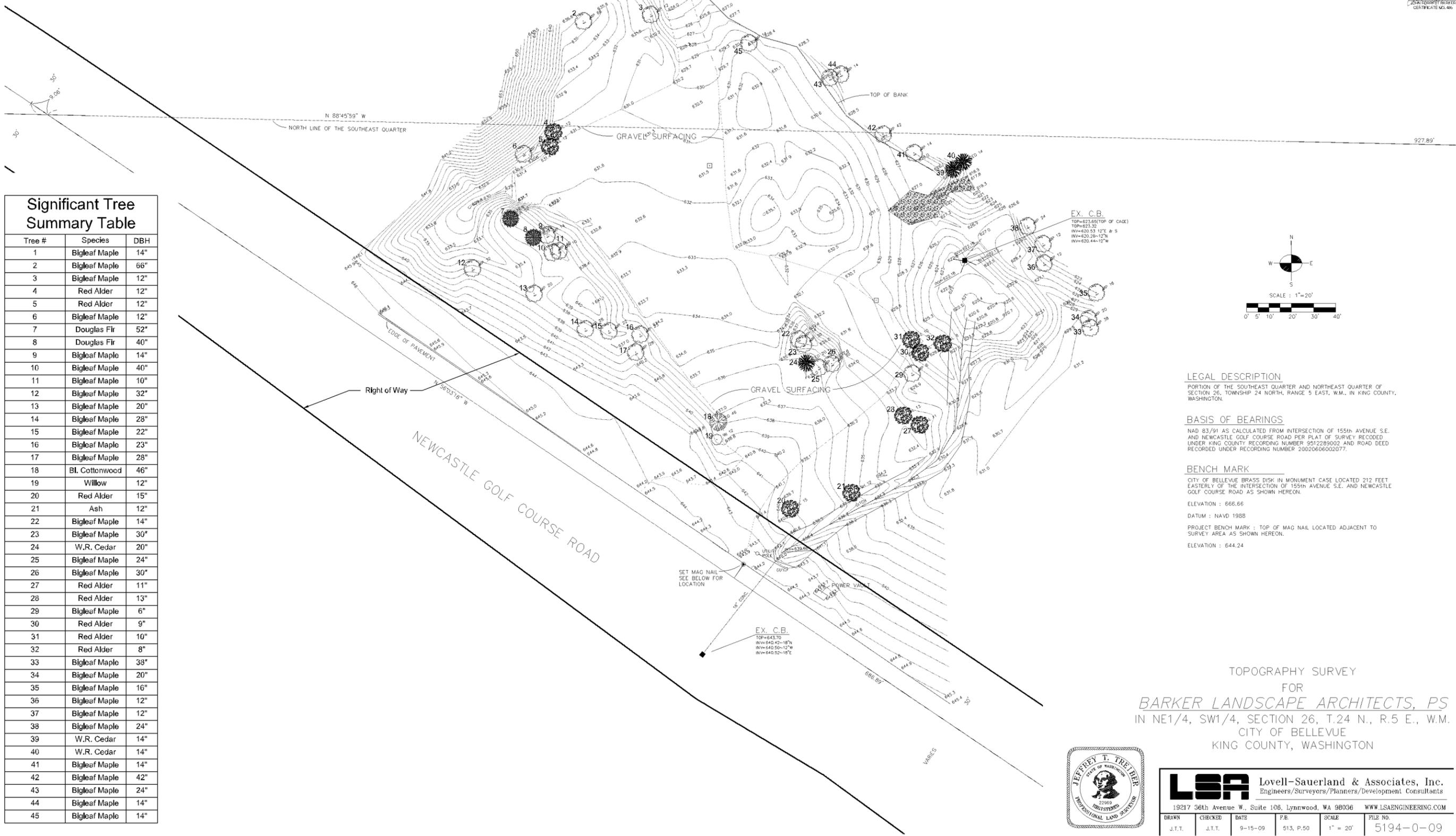
COVER
1
 SHEET 1 of 9

NO.	DATE	BY	APPR.	REVISIONS
12/1	ES	JFB		Preapplication Submittal
10/13	ES	JFB		Land Use in Critical Areas Submittal



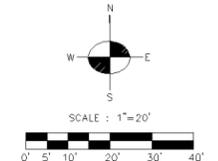
**BARKER
 LANDSCAPE ARCHITECTS, P.S.**
 1514 NW 52ND STREET, SUITE 111, SEATTLE, WASHINGTON 98107
 P.O. Box 90012
 P11 (206) 783-2870 EX (206) 783-3212





Significant Tree Summary Table

Tree #	Species	DBH
1	Bigleaf Maple	14"
2	Bigleaf Maple	66"
3	Bigleaf Maple	12"
4	Red Alder	12"
5	Red Alder	12"
6	Bigleaf Maple	12"
7	Douglas Fir	52"
8	Douglas Fir	40"
9	Bigleaf Maple	14"
10	Bigleaf Maple	40"
11	Bigleaf Maple	10"
12	Bigleaf Maple	32"
13	Bigleaf Maple	20"
14	Bigleaf Maple	28"
15	Bigleaf Maple	22"
16	Bigleaf Maple	23"
17	Bigleaf Maple	28"
18	Bl. Cottonwood	46"
19	Willow	12"
20	Red Alder	15"
21	Ash	12"
22	Bigleaf Maple	14"
23	Bigleaf Maple	30"
24	W.R. Cedar	20"
25	Bigleaf Maple	24"
26	Bigleaf Maple	30"
27	Red Alder	11"
28	Red Alder	13"
29	Bigleaf Maple	6"
30	Red Alder	9"
31	Red Alder	10"
32	Red Alder	8"
33	Bigleaf Maple	38"
34	Bigleaf Maple	20"
35	Bigleaf Maple	16"
36	Bigleaf Maple	12"
37	Bigleaf Maple	12"
38	Bigleaf Maple	24"
39	W.R. Cedar	14"
40	W.R. Cedar	14"
41	Bigleaf Maple	14"
42	Bigleaf Maple	42"
43	Bigleaf Maple	24"
44	Bigleaf Maple	14"
45	Bigleaf Maple	14"

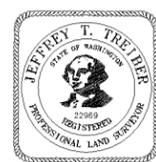


LEGAL DESCRIPTION
 PORTION OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS
 NAD 83/91 AS CALCULATED FROM INTERSECTION OF 155th AVENUE S.E. AND NEWCASTLE GOLF COURSE ROAD PER PLAT OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 9512289002 AND ROAD DEED RECORDED UNDER RECORDING NUMBER 20020606002077.

BENCH MARK
 CITY OF BELLEVUE BRASS DISK IN MONUMENT CASE LOCATED 212 FEET EASTERLY OF THE INTERSECTION OF 155th AVENUE S.E. AND NEWCASTLE GOLF COURSE ROAD AS SHOWN HEREON.
 ELEVATION : 666.66
 DATUM : NAVD 1988
 PROJECT BENCH MARK : TOP OF MAG NAIL LOCATED ADJACENT TO SURVEY AREA AS SHOWN HEREON.
 ELEVATION : 644.24

TOPOGRAPHY SURVEY
 FOR
BARKER LANDSCAPE ARCHITECTS, P.S.
 IN NE1/4, SW1/4, SECTION 26, T.24 N., R.5 E., W.M.
 CITY OF BELLEVUE
 KING COUNTY, WASHINGTON



LSA Lovell-Sauerland & Associates, Inc.
 Engineers/Surveyors/Planners/Development Consultants
 19217 36th Avenue W., Suite 108, Lynnwood, WA 98036 WWW.LSAENGINEERING.COM

DRAWN	CHECKED	DATE	P.B.	SCALE	FILE NO.
J.T.T.	J.T.T.	9-15-09	513, P.50	1" = 20'	5194-0-09

NO.	DATE	BY	APPR.	REVISIONS
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 Bellevue, WA, 98009
 tel: (425) 452-2740

Approved By

Department of Parks & Community Services
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City of Bellevue
Coal Creek Newcastle Trailhead

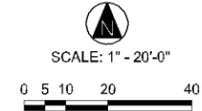
EXISTING CONDITIONS
2
 SHEET 2 of 9



TESC/DEMO LEGEND			
	50' Steep Slopes Buffer		Preserve Existing Tree
	Tree Protection Fencing		Remove Existing Tree
	Right of Way		Quarry Spall / Gravel Area to Be Removed
	Limit of Work		Existing Quarry Spall / Gravel to Be Preserved
	Silt Fence		Selectively Clear and Grub - Clear Invasives, Preserve Native Shrubs and Trees - Hand Clear and Grub Only Within Tree Driplines
	Temporary Chainlink Fencing		

TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:

- All clearing limits shall be visibly marked prior to clearing.
- The constructed erosion control and sedimentation plan shall be approved by the City of Bellevue prior to performing any site grading or clearing.
- 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.
- 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.
- The TESC facilities shall be inspected daily by the contractor and maintained as necessary or as directed by the engineer to ensure continuous functioning.
- 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.
- 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.
- 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.
- All steep slope excavations greater than 2:1 shall be covered at the end of each working day.
- All disturbed areas shall be covered with 7" depth woodchip mulch.
- Any vegetation not in the construction area shall be left undisturbed
- Field verify location of existing trees & boulders.
- 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.
- All storm drain facilities within the project boundary are to be cleared of sediment and debris prior to final acceptance of the project.



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10/13	ES	JFB		Land Use in Critical Areas Submittal



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 P11 (206) 783-2870 EX (206) 783-3212

Approved By

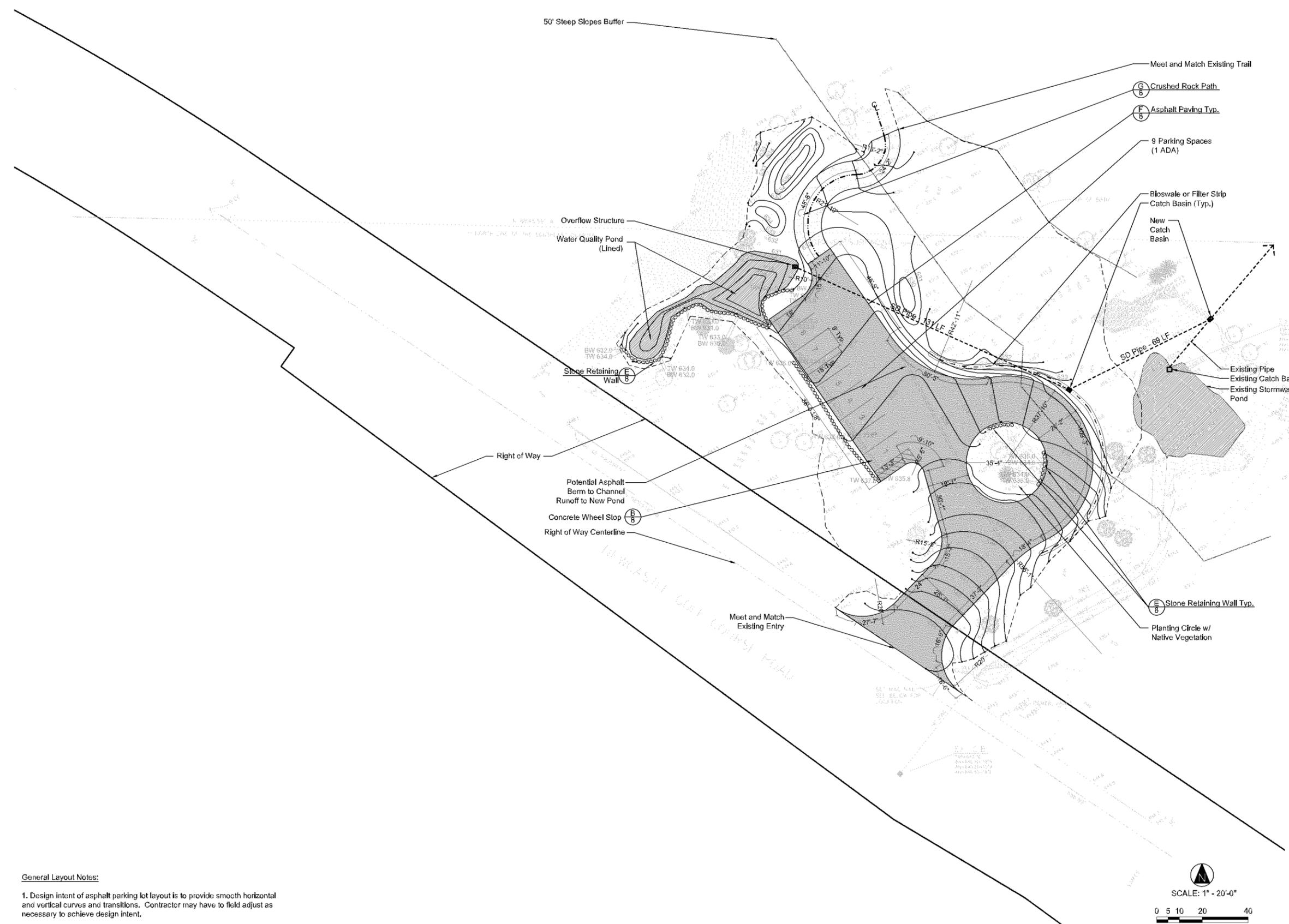
Department of Parks & Community Services
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City of Bellevue
Coal Creek
Newcastle Trailhead

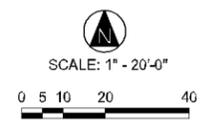
TESC/DEMO PLAN
3
 SHEET 3 of 9



LAYOUT LEGEND

- Asphalt Surfacing
- Crushed Gravel Path / Road
- Proposed Contour
- 50' Steep Slopes Buffer
- Right of Way
- Stone Retaining Wall
- Limit of Work
- Arc Length / Radius of Pavement Edges

General Layout Notes:
 1. Design intent of asphalt parking lot layout is to provide smooth horizontal and vertical curves and transitions. Contractor may have to field adjust as necessary to achieve design intent.



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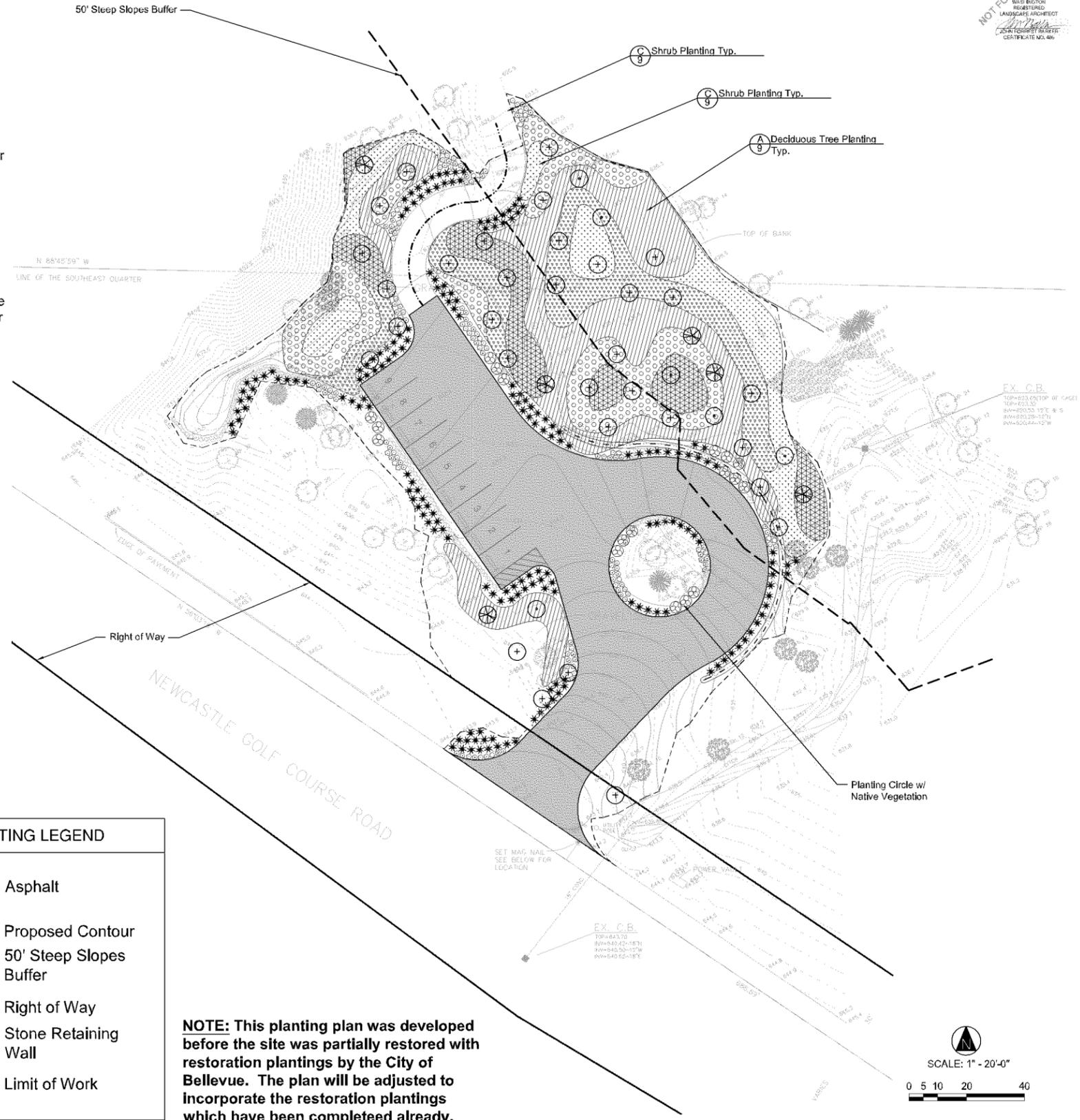
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 JFB 10/13/10
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City of Bellevue
Coal Creek
Newcastle Trailhead

LAYOUT PLAN
5
 SHEET 5 of 9

GENERAL PLANTING NOTES:

- Plant selection shall be consistent with the Bellevue Land Use Code, Section 20.20.520, Landscape Development.
- Plants shall be selected and sited to produce a hardy and drought-resistant landscape area. Selection shall consider soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site. Preservation of existing vegetation is strongly encouraged.
- Prohibited materials. Plants listed as prohibited in the Bellevue Land Use Code are prohibited in required landscape areas. Additionally, there are other plants that may not be used if identified in Bellevue Land Use Code as potentially damaging to sidewalks, roads, underground utilities, drainage improvements, foundations, or when not provided with enough growing space.
- All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual.
- Plants shall meet the minimum size standards established in other sections of Bellevue Land use Code, Section 20.20.520 Landscape Development.
- Multiple-stemmed trees may be permitted as an option to single-stemmed trees for required landscaping provided that such multiple-stemmed trees are at least ten (10) feet in height and that they are approved by the Planning Official prior to installation.
- Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted to a density greater than one and three-tenths (1.3) grams per cubic centimeters 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. See Bellevue Clearing and Grading Development Standards for mulch requirements.
- Required plantings, except turf or areas of established ground cover, shall be covered with two 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.



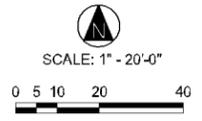
PLANT SCHEDULE

SMALL TREES						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	TOTAL QUANT.
⊙	Amelanchier spp.	Serviceberry	B & B		10' - 12' ht	9
⊕	Acer Circinatum	Vine Maple	B & B		10' - 12' ht	31
⊗	Corylus Cornuta	Beaked Hazelnut	B & B		5 gallon	7
SHRUBS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	TOTAL QUANT.
⊗	Philadelphus Lewisii	Mock Orange	1 Gal.		10' - 12' ht	19
*	Polystichum munitum	Sword Fern	1 Gal.			210
⊙	Mahonia nervosa	Dull Oregon Grape	1 Gal.			137
⊗	Vaccinium ovatum	Evergreen Huckleberry	1 Gal.	24" o.c.	1' - 3' ht	500
⊗	Rubus spectabilis	Salmonberry	1 Gal.	36" o.c.	4' - 5' ht	100
⊗	Oemleria cerasiformis	Indian Plum	1 Gal.	18" o.c.	1' - 2' ht	380
⊗	Gaultheria shallon	Salal	1 Gal.	24" o.c.	1' - 2' ht	830
⊗	Rosa Gymnocarpa	Baldhip Rose	1 Gal.	24" o.c.		605
GROUNDCOVERS & PERENNIALS						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	TOTAL QUANT.
⊗	Native erosion control hydroseed	Native erosion control hydroseed	n/a		seed all exposed soil	n/a

PLANTING LEGEND

- Asphalt
- Proposed Contour
- 50' Steep Slopes Buffer
- Right of Way
- Stone Retaining Wall
- Limit of Work

NOTE: This planting plan was developed before the site was partially restored with restoration plantings by the City of Bellevue. The plan will be adjusted to incorporate the restoration plantings which have been completed already.



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BARKER LANDSCAPE ARCHITECTS, P.S.
 1514 NW 32nd St, Suite 111, Seattle, WA 98107
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Approved By _____

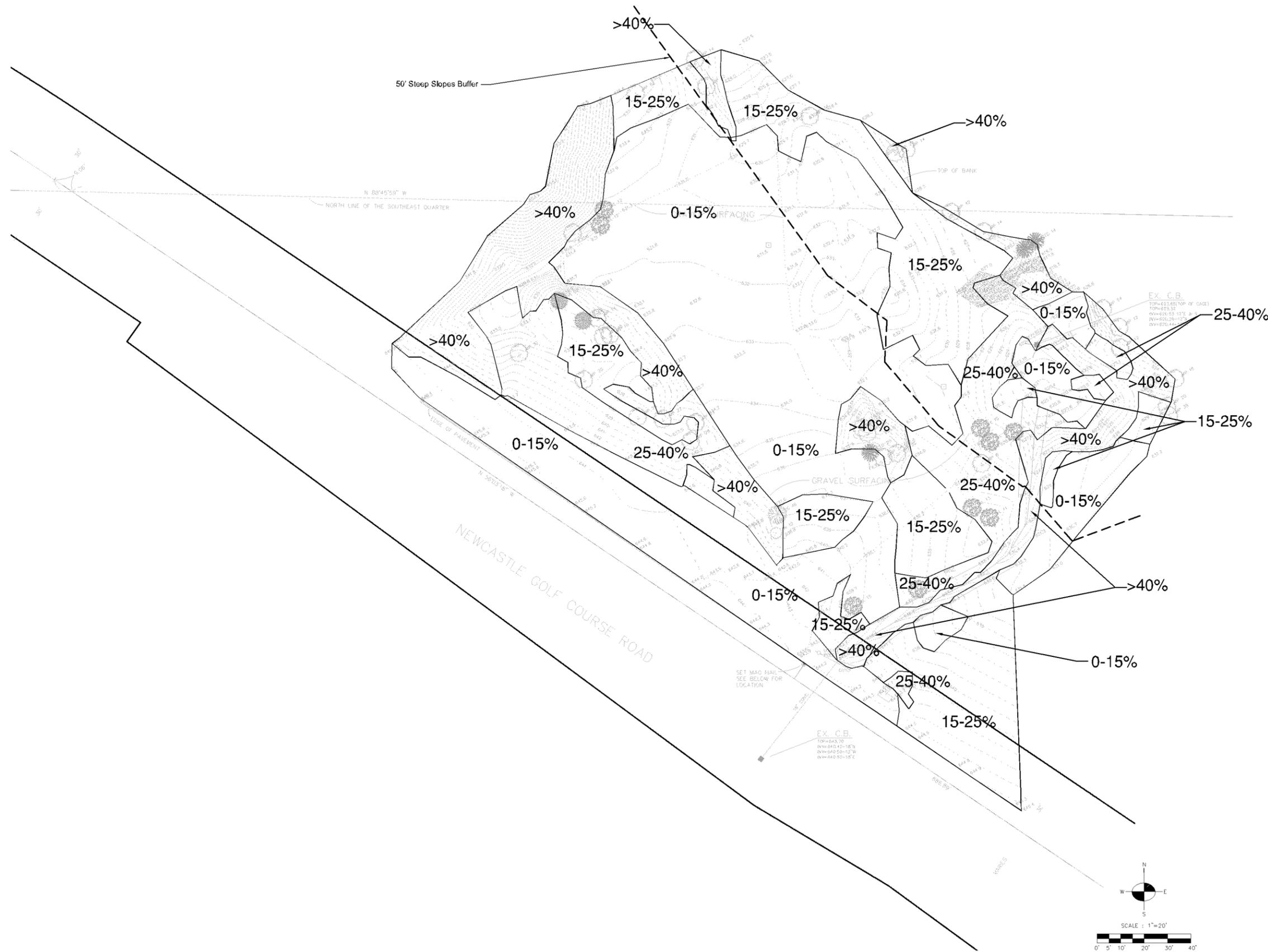
Department of Parks & Community Services
 Geoffrey Bradley, Project Manager
 450 110th Ave, NE
 P.O. Box 90612
 Bellevue, WA, 98009
 tel: (425) 452-2740



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City of Bellevue
Coal Creek Newcastle Trailhead

PLANTING PLAN
6
 SHEET 6 of 9



SLOPE CATEGORIES LEGEND

15-25% Slope Categories

50' Steep Slopes Buffer

Right of Way

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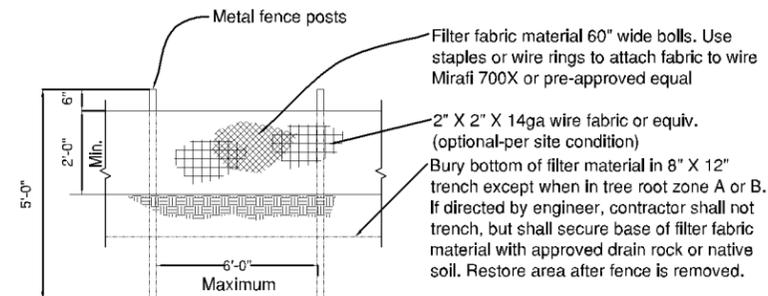
Department of Parks & Community Services
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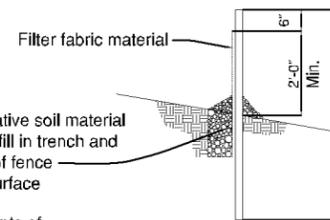
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City of Bellevue
**Coal Creek
Newcastle Trailhead**

SLOPE CATEGORIES
7
SHEET 7 of 9

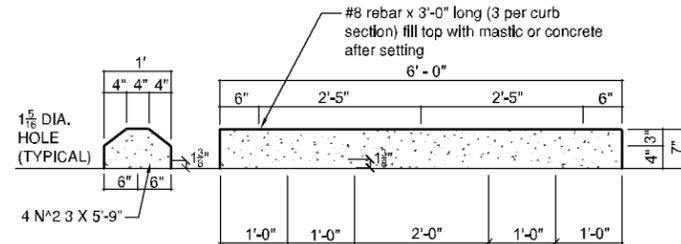


NOTE: Angle the silt fence back up the slope at end of run.



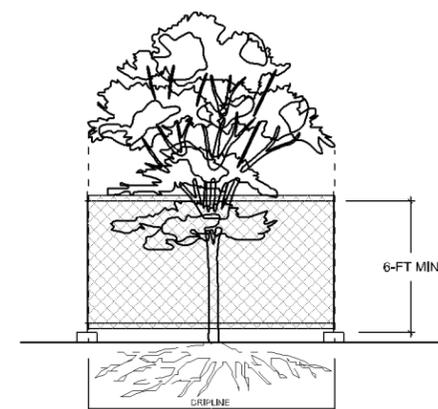
PURPOSE: To intercept & detain small amounts of sediment and sheet flow conditions from disturbed areas during construction and to reduce the velocity of sheet flows.

A SILT FENCE
NTS



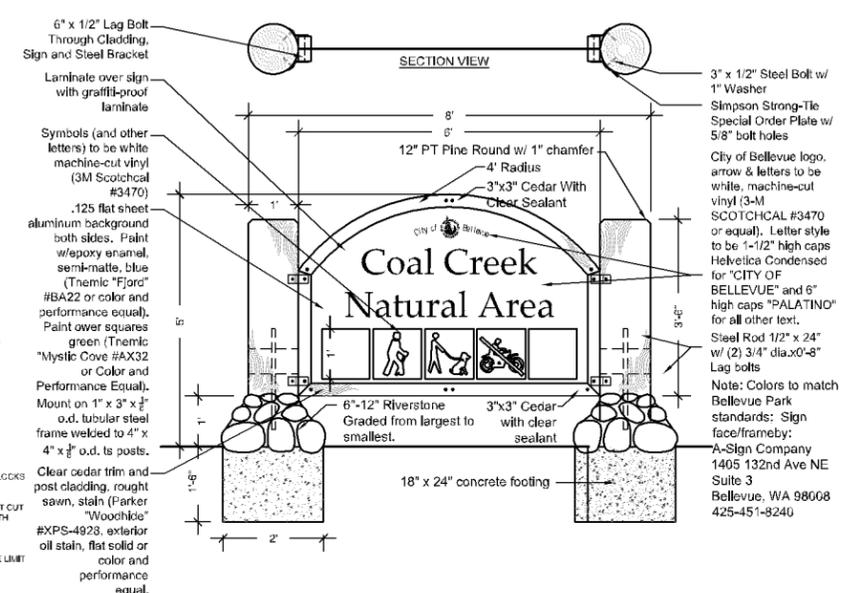
NOTES:
Available from Renton Concrete Products or Utility Vault Co.

B CONCRETE WHEEL STOP
NTS

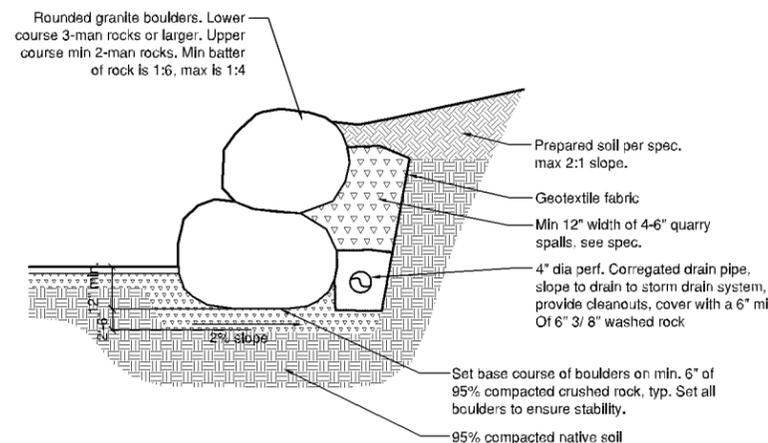


NOTES:
1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIFLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREE(S). INSTALL FENCE POSTS USING FIBER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. FOR ROOTS OVER 1-1/2 IN. DIA. THAT ARE DAMAGED DURING CONSTRUCTION MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

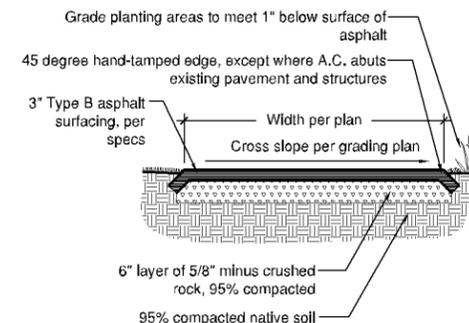
C TREE PROTECTION FENCING
NTS



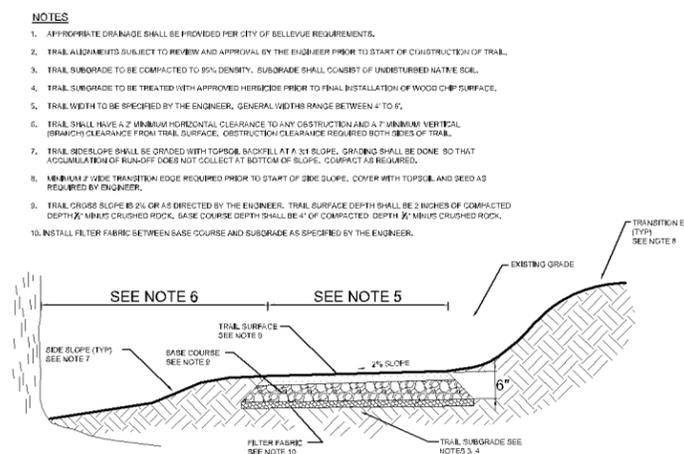
D ENTRANCE SIGN
NTS



E STONE RETAINING WALL
NTS



F ASPHALT PAVING
NTS



G CRUSHED ROCK PATH
NTS

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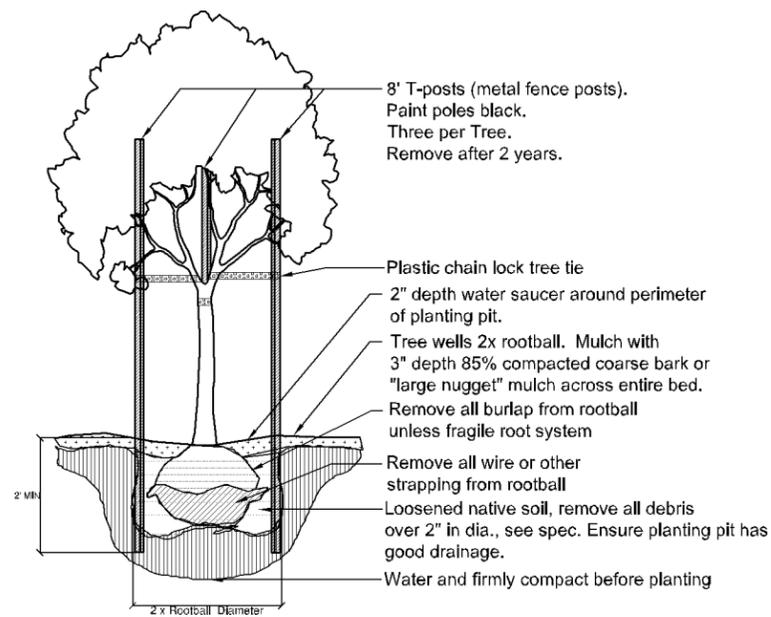
BARKER
LANDSCAPE ARCHITECTS, P.S.
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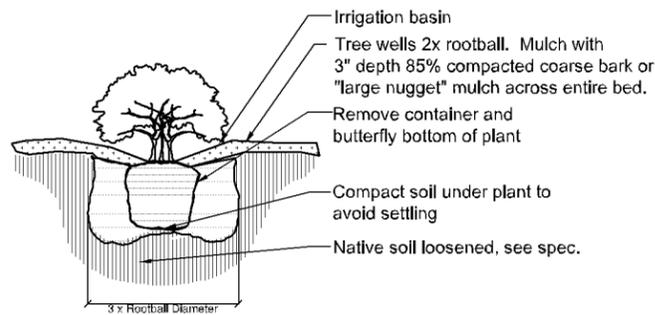
Department of Parks & Community Services
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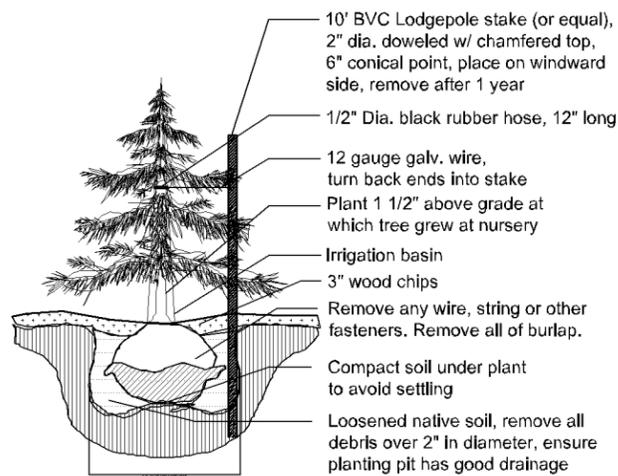
City of Bellevue
Coal Creek
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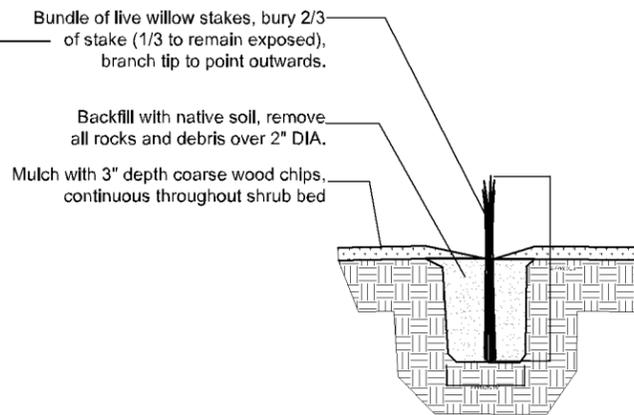
A DECIDUOUS TREE PLANTING
NTS



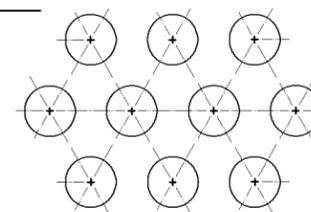
C SHRUB PLANTING
NTS



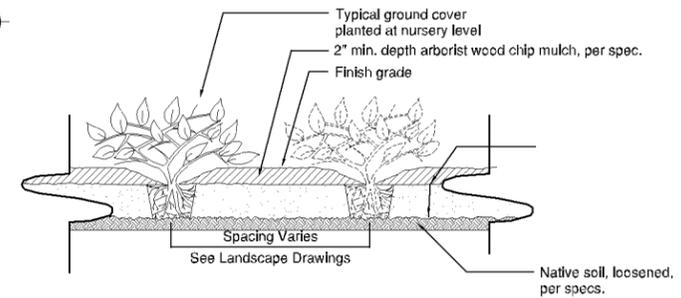
B CONIFEROUS TREE PLANTING
NTS



D LIVE WILLOW / DOGWOOD STAKE PLANTING
NTS



- (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



E GROUNDCOVER PLANTING
NTS

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SITE DETAILS II
9
SHEET 9 of 9