



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Chris Morse, City of Bellevue Parks and Community Services

LOCATION OF PROPOSAL: 12409 Richards Road

NAME & DESCRIPTION OF PROPOSAL: McTavish Trail Boardwalk

Construction of a boardwalk over a section of existing non-motorized trail within steep slope critical areas in the Woodridge Open Space.

FILE NUMBER: 11-120884-LO

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 9/22/2011.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.


 Environmental Coordinator

9-8-11
 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



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

Proposal Name: McTavish Trail Boardwalk

Proposal Address: 12409 Richards Road

Proposal Description: Critical Areas Land Use Permit proposal to construct a 54-foot long boardwalk within steep slope critical areas in the Woodridge Open Space adjacent to the Lake Hills Connector.

File Number: 11-120884-LO

Applicant: Chris Morse, Bellevue Parks & 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:**

Determination of Non-Significance

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: July 27, 2011

Notice of Application Date: August 18, 2011

Decision Publication Date: September 8, 2011

Project/SEPA Appeal Deadline: September 22, 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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Attachments

1. Boardwalk plans
2. Geotech report, narrative, SEPA checklist, maps, application forms – In File

I. Proposal Description

Bellevue Parks and Community Services proposes to improve an existing trail by constructing a boardwalk section above to elevate the trail. The boardwalk will be 54 feet long and cover approximately 350 square feet. Improvements to trails are an allowed use in critical areas and require approval of a Critical Areas Land Use Permit. See figure 1 for a rendering of the boardwalk concept and Attachment 1 for the construction plans.

Figure 1

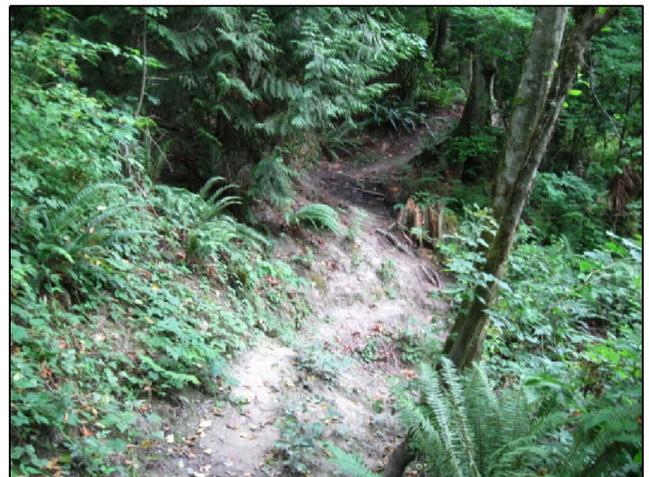


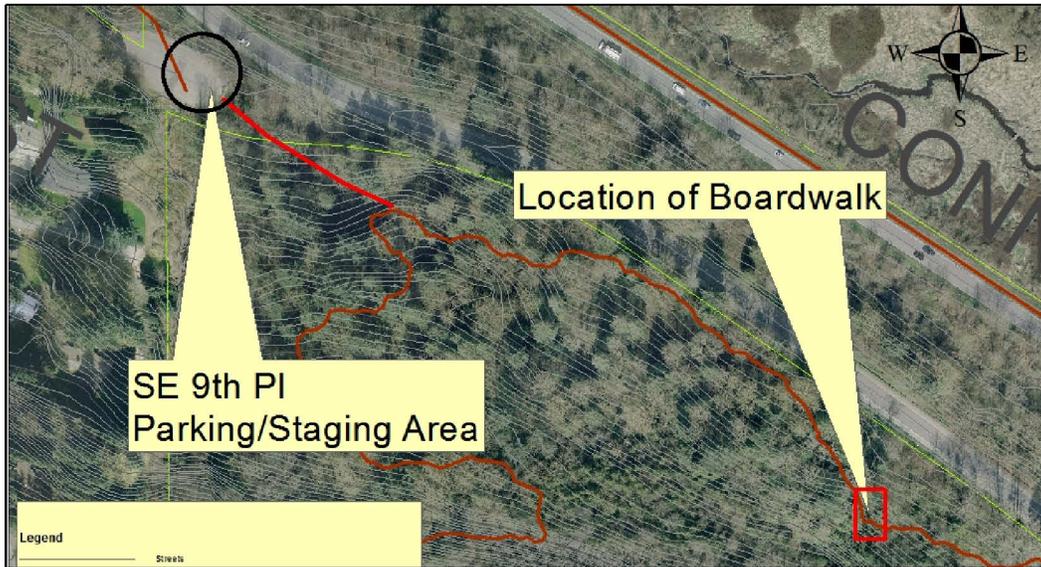
II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project site is located at 12409 Richards Road within City of Bellevue Woodridge Open Space adjacent to the Lake Hills Connector. The McTavish trail crosses the park. See figure 2 below for the existing trail condition and project site location.

Figure 2





The section of trail to be covered by the boardwalk slopes steeply and is wet in low lying places. The proposed boardwalk is meant to provide an easier and more level grade transition for trail users.

B. Zoning

The park and adjacent properties to the south and west of the park are zoned R-3.5.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of P/SF-M (Park/Single Family Medium Density). Improvement of park trails 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.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposed boardwalk structure generally complies with the dimensional standards where they are applicable.

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 steep slope critical areas and the 75-foot toe-of-slope structure setback and is subject to the performance standards found in LUC 20.25H.055.C.3.g and LUC 20.25H.125.

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

New non-motorized trails within the critical area or critical area buffer must meet following standards:

1. Trail location and design shall result in the least impacts on the critical area or critical area buffer;

The boardwalk is proposed to be directly over the existing trail to limit impacts. Relocating the trail to a different location is not feasible as a relocated trail would still require placement within steep slopes and would result in further disturbance to vegetation and trees than is already caused by the trail. The boardwalk is meant to provide a connection that is relatively easy to navigate and avoids wet and eroding soils and maintains the trail in its current location.

2. Trails shall be designed to complement and enhance the environmental, educational, and social functions and values of the critical area with trail design and construction focused on managing and controlling public access and limiting uncontrolled access;

The boardwalk will facilitate access on the trail through this brief section of steep slope. The boardwalk will also control public access by limiting users from leaving the trail to avoid wet areas or steep sections.

3. Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation;

The proposed boardwalk will result in removal of two alder trees at 4" and 10" in diameter. Moving the trail to another location would result in more significant removal of understory vegetation and trees than the loss of two alders. The boardwalk will be built over the existing trail and will result in no understory vegetation removal.

4. Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance;

No disturbance of salmonid habitat is occurring. The park open space has

extensive vegetation coverage and is a forested slope that does provide habitat value. The location of the boardwalk over the existing trail is the most feasible alternative as construction in another location would cause further disturbance and vegetation removal.

5. The trail shall be the minimum width necessary to accommodate the intended function or objective;

The proposed boardwalk is constructed on top of the existing trail. Per the construction drawings in Attachment 1 the maximum width from hand rail to hand rail is 5 feet 8 inches. This width is to accommodate the intended function of the trail.

6. All work shall be consistent with the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards, now or as hereafter amended;

The City of Bellevue BMPs are to be followed as well as the applicable codes and standards.

7. The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;

The proposed boardwalk will have gaps between the decking boards that will allow water to flow through so as not to concentrate runoff and modify site hydrology.

8. Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials;

The existing trail is dirt and mulch which will be covered by the proposed boardwalk. The decking of the boardwalk will allow water to flow through to the ground. The existing compacted trail surfaces are essentially impervious and will be scarified to improve permeability of the soil. As the trail will be covered by the bridge, vegetation may have a difficult time establishing and what will establish will most likely be invasive species. Coir fabric or another natural blanket material shall be placed under the boardwalk to provide some erosion protection and opportunity for debris to collect on the abandoned trail. See Conditions of Approval in Section X of this report.

9. Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function; and

No crossing of a wetland or stream is proposed.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

The work area is 600 square feet in area and the boardwalk will cover 350

square feet. Restoration planting of 250 square feet is proposed per the City's planting templates for steep slopes. As two trees are being removed by the boardwalk two trees shall be replanted to replace those lost. The trees planted should be an evergreen species and planted in the vicinity of the project. See Conditions of Approval in Section X of this report.

ii. Consistency With LUC 20.25H.125

The performance standards in LUC 20.25H.125 are primarily related to maintaining the existing grade and natural contours of steep slope critical areas. The proposed boardwalk is constructed on diamond piers which will not alter the existing grades and preserve the natural contour. The proposed boardwalk is isolated on the park property and is near the toe of the slope and does not increase risk to adjacent property. No retaining walls are proposed. No impervious surfaces are proposed. No foundation walls are proposed. The boardwalk is constructed using posts supported on diamond piers. Areas of temporary disturbance will be restored.

IV. Public Notice and Comment

Application Date:	July 27, 2011
Public Notice (500 feet):	August 18, 2011
Minimum Comment Period:	September 1, 2011

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on August 18, 2011. 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. Clearing, grading, and erosion control will be reviewed under the required building permit.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

The construction of the boardwalk will result in some minor earth disturbance (less than 3 cubic yards) to install the diamond piers which support the boardwalk. Anticipated grading will occur at the ends of the boardwalk where it meets the trail. Soils in the Woodridge Open Space vary between Kitsap silt loam, Arents-Alderwood loam, and Alderwood sandy loam. Soils in the project area are dense to very dense and have high permeability. These soils have a high potential for erosion when in a disturbed state. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Division under the building permit to construct the boardwalk.

B. Plants and Animals

Two alder trees will be removed as a result of the boardwalk construction and will be replaced with at least 2 evergreen trees. No new impacts to species of local importance are anticipated as the boardwalk section is to be built on top of the existing trail. Once work is completed restoration planting is required.

D. Noise

The only noise anticipated as a result of this work will be from construction equipment. Any noise is regulated by Chapter 9.18 BCC. See Conditions of Approval in Section X of this report.

VII. Changes to Proposal Due to Staff Review

Staff had no revision comments on the project.

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 building 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;**
The boardwalk will be supported on diamond piers which need much less excavation and cause minimal disturbance to install than other systems. The structure will be on posts which will allow the existing grade to be maintained. Constructing the boardwalk on top of the existing trail also results in no new disturbance and will limit disturbance caused by trail users who go off-trail to avoid this section.
- 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;

No impacts to public facilities or systems will result from the construction of the boardwalk located within the public open space.

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 disturbance which will be restored. The work area is 600 square feet in area and the boardwalk will cover 350 square feet. Restoration planting of 250 square feet is proposed per the City's planting templates for steep slopes. Plans call for the planting of 65 plants to be maintained over three years. Planting shall include at least native 2 evergreen trees planted in the vicinity of the project to replace the alders removed. See Conditions of Approval in Section X of this report.

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 boardwalk placed on top of a section of the McTavish Trail partially located in a steep slope critical area. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building 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	Janney Gwo, 425-452-6190
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. Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit must be submitted and approved. Plans submitted as part of any 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. Abandoned Trail:** Once the abandoned trail underneath the boardwalk is scarified to loosen the soils the surface shall be covered in coir fabric or other natural blanket material that will allow water to infiltrate but also provide some erosion protection and the ability for debris to collect and cover the slope.

Authority: Land Use Code 20.25H.055
Reviewer: Reilly Pittman, Development Services Department

- 3. Restoration Planting:** Sixty-five plants will be planted in 250 square feet as proposed and maintained for a period of 3 years. In addition, at least 2 native evergreen trees shall be planted in the vicinity of the project to replace the 2 alder trees removed.

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

- 4. 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

McTavish Trail Improvements

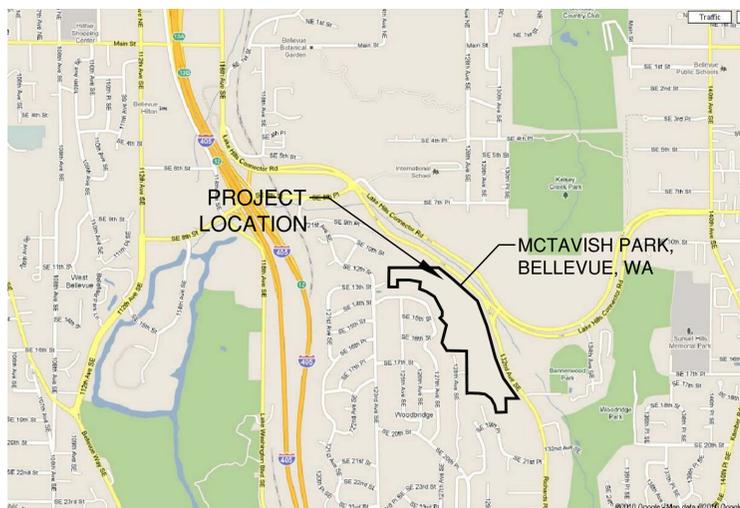
City of Bellevue, WA



EXISTING CONDITIONS



PROPOSED BOARDWALK & STAIRS



VICINITY MAP
NTS

CLEARING AND GRADING STANDARD NOTES:

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

TRAIL REMOVAL NOTES:

- Assume existing foot paths shown to be obliterated are an average of 2' in width.
- Limit negative impacts such as soil compaction, erosion, and sedimentation as required in the Western Washington Stormwater Manual.
- The Washington State Department of Natural Resources requires all cleared trees measuring 6" D.B.H. or larger to be retained on site.
- Existing Trail Obliteration: Scarify trail soil to a 4" depth before placing forest duff, cut soil, and plants. Do not scarify where tree roots greater than 1/2" diameter occur. Where mechanized equipment cannot access areas to scarify existing trails the Contractor shall employ other means and methods such as hand tools (forks, hoe-dads, and pulaski) to scarify soil.
- Scarification shall begin at the point where the user foot path departs the edge of the proposed trail shoulder, thence 50 horizontal feet along the user foot path, where scarification ends. Other oblitative activities extend past this point.
- Plants that are being relocated in this project shall be heeled in and roots and rhizomes protected from drying out. Maintain an even moisture content in root masses and root balls.
- Install all plants at the same depth they were dug.
- All logs 6" DBH and larger shall be kept on site and used for trail obliteration. Logs smaller than 6" DBH may be either disposed of off site or chipped on to areas identified to receive wood chips on site, as directed by the Owner.
- Remove or chip branches 3" diameter and greater, as measured from the branch collar, from logs used in the obliteration of existing user paths.
- Plant shrubs as staked in the field by the Owner.

GENERAL NOTES:

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

PROJECT DESCRIPTION:

Contracted work includes site preparation, environmental protection, minor earthwork, 2 segments of wooden pin pile boardwalk, 2 flights of wood and metal stairs, 2 wooden bridges (NIC), planting (at stairs and boardwalk only), trail construction and abandonment, and site restoration. For technical question, call Barker Landscape Architects, (Eric) 206-783-2870.

CONTACTS:

Client:

Bellevue Parks and Community Services
Jim Bennett, Project Manager
450 110th Ave. NE, P.O. Box 90012
Bellevue, WA. 98009
tel: (425) 452-6885

Landscape Architect:

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

Structural Engineer:

Reid Middleton
Contact: Paul Crocker, PE, SE
728 134th Street SW
Suite 200
Everett, WA 98204
425-741-3800 (p)
425-741-3900 (f)

DRAWING INDEX

- COVER
- SURVEY
- TESC / DEMO PLAN
- GRADING / LAYOUT PLAN
- DETAILS I
- DETAILS II
- DETAILS III
- BOARDWALK / STAIR VIEWS

LEGAL DESCRIPTION:

PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.



NO.	DATE	BY	APPR.	REVISIONS
	01/07/11	ES	JFB	DRAFT SUBMITTAL
	04/08/11	ES	JFB	BUILDING PERMIT SUBMITTAL



BARKER
LANDSCAPE ARCHITECTS, P.S.
1514 NW 52ND STREET, SEATTLE, WASHINGTON 98107
PH (206) 783-2870 FX (206) 783-3212

Approved By

Department of Parks & Community Services - Natural Resource Division

Kevin Husemann, Project Manager
450 110 th Ave. NE
P.O. Box 90012
Bellevue, WA. 98009
tel: (425) 452.2740



JFB / EJS / NM	04/08/11
DESIGNED BY	DATE
EJS	04/08/11
DRAWN BY	DATE
NM	04/08/11
CHECKED BY	DATE

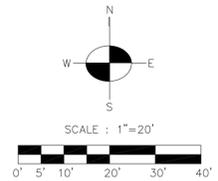
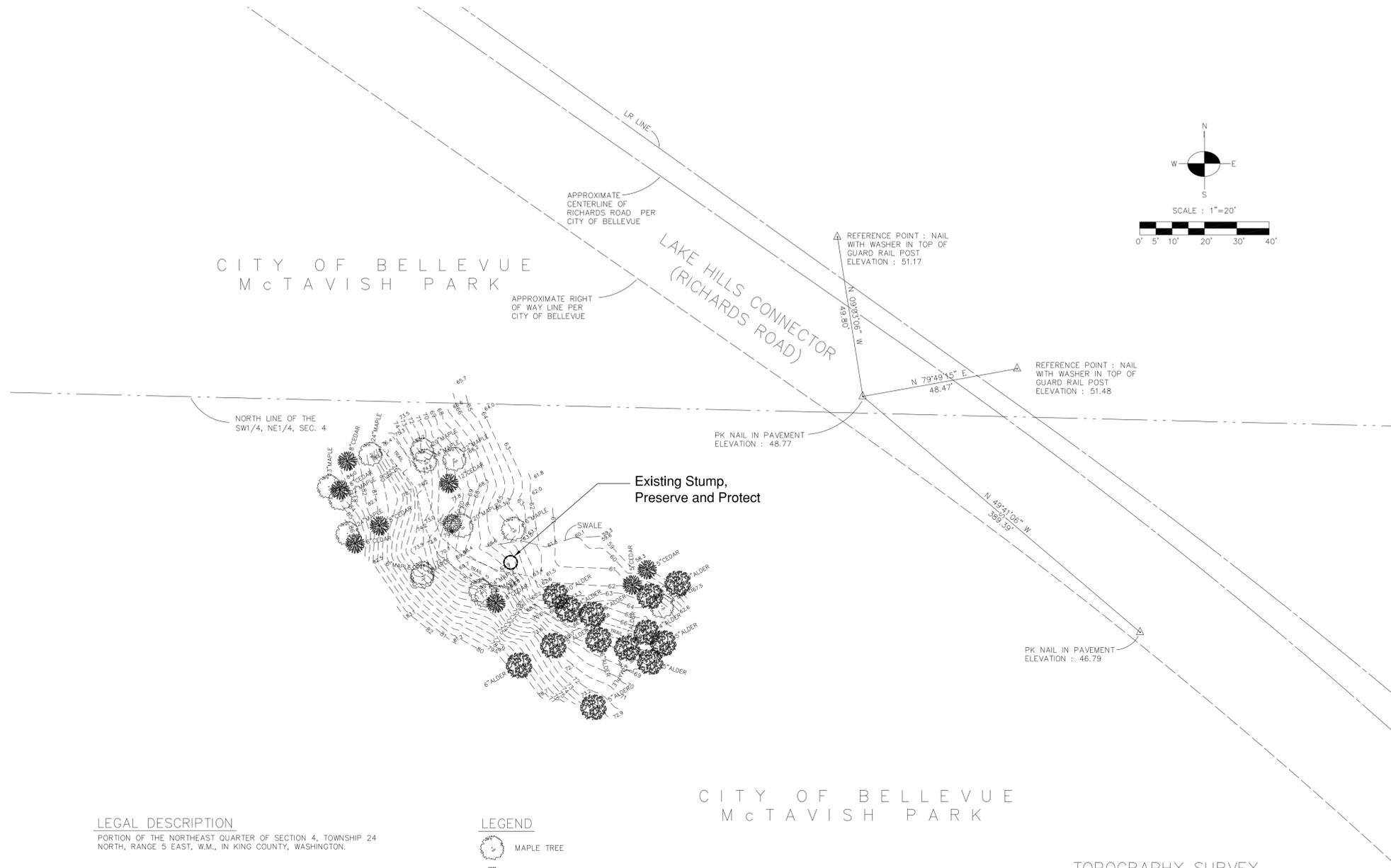
City of Bellevue
McTavish Trail Improvements

PERMIT SET

COVER SHEET

1

1 OF 8 SHEETS



LEGAL DESCRIPTION

PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ASSUMED DATUM AS SHOWN HEREON

BENCH MARK

CITY OF BELLEVUE CONTROL POINT NO. 134 LOCATED AT THE INTERSECTION OF RICHARDS ROAD AND EASTBOUND LAKE HILLS CONNECTOR. LOCATED S 48°35'21" E - 1011.45' FROM NORTHERLY PK NAIL

TOP OF MONUMENT CASE ELEVATION : 36.38

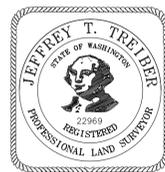
DATUM : NAVD 1988

TBM : "PK" NAIL LOCATED ADJACENT TO SURVEYED AREA ELEVATION : 48.77

LEGEND

- MAPLE TREE
- CEDAR TREE
- FIR TREE
- ALDER TREE

TOPOGRAPHY SURVEY
FOR
McTAVISH PARK
IN SW1/4, NE1/4, SECTION 4, 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 106, Lynnwood, WA 98036 • WWW.LSAENGINEERING.COM

DRAWN	CHECKED	DATE	F.B.	SCALE	FILE NO.
J.T.T.	J.T.T.	1-5-11	521	1" = 20'	5282-0-10

SURVEY

NO.	DATE	BY	APPR.	REVISIONS
01	07/11	ES	JFB	DRAFT SUBMITTAL
04	08/11	ES	JFB	BUILDING PERMIT SUBMITTAL



BARKER
LANDSCAPE ARCHITECTS, P.S.
1514 NW 52ND STREET, SEATTLE, WASHINGTON 98107
PH (206) 783-2870 FX (206) 783-3212

Approved By

Department of Parks & Community Services - Natural Resource Division

Kevin Husemann, Project Manager
450 110 th Ave, NE
P.O. Box 90012
Bellevue, WA, 98009
tel: (425) 452.2740



JFB / EJS / NM	04/08/11
DESIGNED BY	DATE
EJS	04/08/11
DRAWN BY	DATE
NM	04/08/11
CHECKED BY	DATE

City of Bellevue
McTavish Trail Improvements

PERMIT SET



SURVEY
2
2 OF 8 SHEETS

CITY OF BELLEVUE McTAVISH PARK

APPROXIMATE
CENTERLINE OF
RICHARDS ROAD PER
CITY OF BELLEVUE

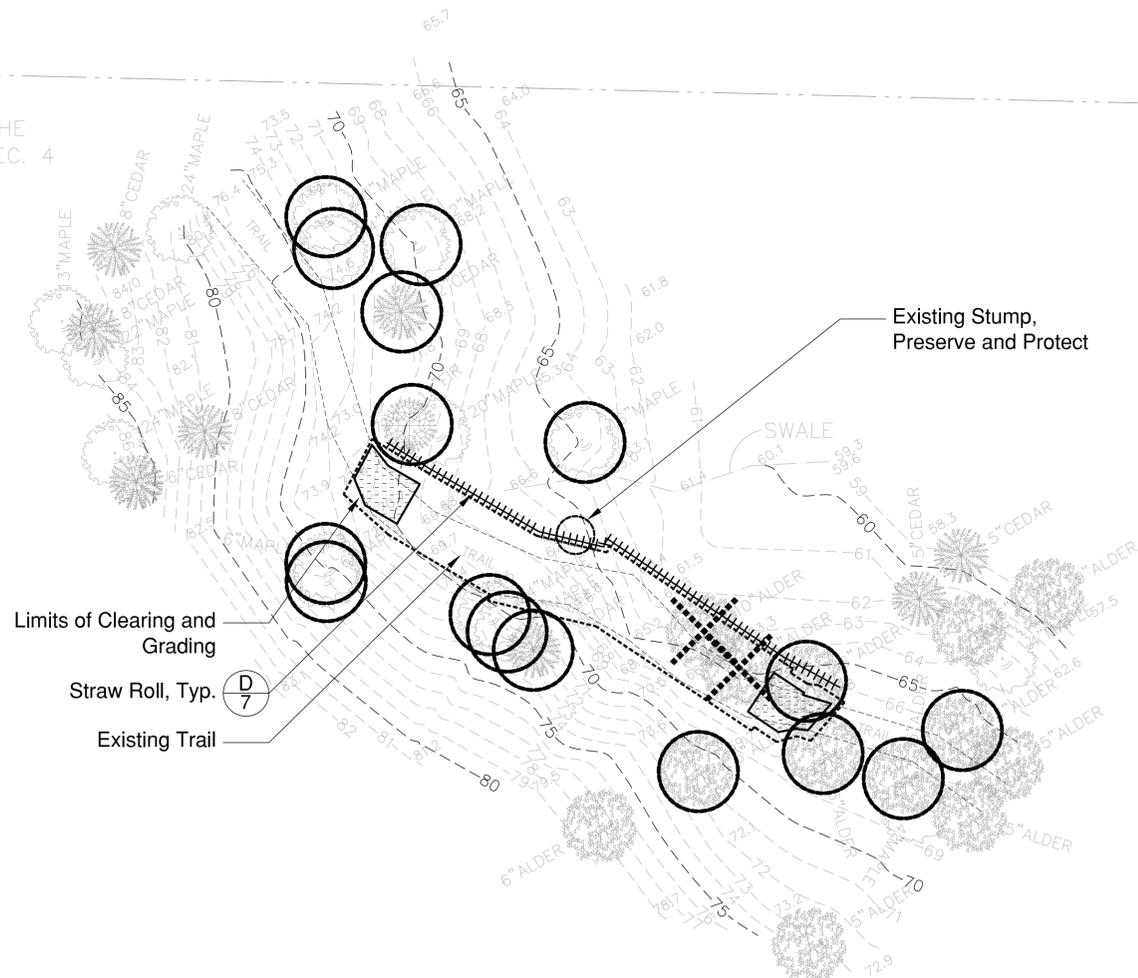
APPROXIMATE RIGHT
OF WAY LINE PER
CITY OF BELLEVUE

LAKE HILLS CONNECTOR
(RICHARDS ROAD)

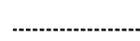
REFERENCE POINT
WITH WASHER IN
GUARD RAIL POS
ELEVATION : 51.1

NORTH LINE OF THE
SW1/4, NE1/4, SEC. 4

PK NAIL IN PAVEMENT
ELEVATION : 48.77



TESC / DEMOLITION / TREE PROTECTION PLAN LEGEND

-  1 Foot Contours /
5 Foot Contours
-  Limit of Clearing
& Grubbing Area
-  Straw Roll
-  Jute Netting
-  Existing Trail
-  Tree to be Removed
-  Tree to be Preserved
-  Limit of Work Line

CLEARING AND GRADING STANDARD NOTES:

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

TESC / DEMOLITION PLAN SCALE: 1" = 10'-0"



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City of Bellevue
**McTavish Trail
Improvements**

PERMIT SET

TESC / DEMO / TREE
PROTECTION PLAN

3

3 OF 8 SHEETS

CITY OF BELLEVUE
McTAVISH PARK

LAKE HILLS CONNECTOR
(RICHARDS ROAD)

APPROXIMATE
CENTERLINE OF
RICHARDS ROAD PER
CITY OF BELLEVUE

APPROXIMATE RIGHT
OF WAY LINE PER
CITY OF BELLEVUE

REFERENCE POINT : NAIL
WITH WASHER IN TOP OF
GUARD RAIL POST
ELEVATION : 51.17

REFERENCE POINT : NAIL
WITH WASHER IN TOP OF
GUARD RAIL POST
ELEVATION : 51.48

NORTH LINE OF THE
SW1/4, NE1/4, SEC. 4

Meet and Match
Existing Trail
Wood Chip Path
with Peeler Pole
Retainer, Typ.

Metal Stairs Section
Elevation Typ.

Pins at these two
locations shall be 64"
in length, per detail
C-5

Timber Landing Plan,
Timber Landing
Section
Wood Chip Path
with Peeler Pole
Retainer, Typ.

A,B
7
Timber Landing Plan,
Timber Landing
Section

A,C
6
Abutment Plan, Post Connection @
Abutment Section/Elevation

B
5
Boardwalk Framing

Existing Tree Stump
to be Preserved and
Protected

C
5
Pin Pile @ Boardwalk
Section

A
5
Boardwalk Section &
Elevation

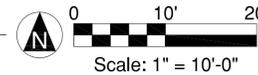
A,C
6
Post Connection @
Abutment Plan, Post Connection @
Abutment Section/Elevation
Meet and Match
Existing Trail

PK NAIL IN PAVEMENT
ELEVATION : 48.77

GRADING / LAYOUT PLAN LEGEND

- Limit of Work Line
- 2 Foot Contours
- Proposed Trail
- Proposed Boardwalk/
Metal Stairs
- +62.5 Proposed Spot
Elevations
- Proposed Contours
- Existing Trail
- Proposed Trail with
Peeler Pole Retainer

GRADING / LAYOUT PLAN
SCALE: 1" = 10'-0"



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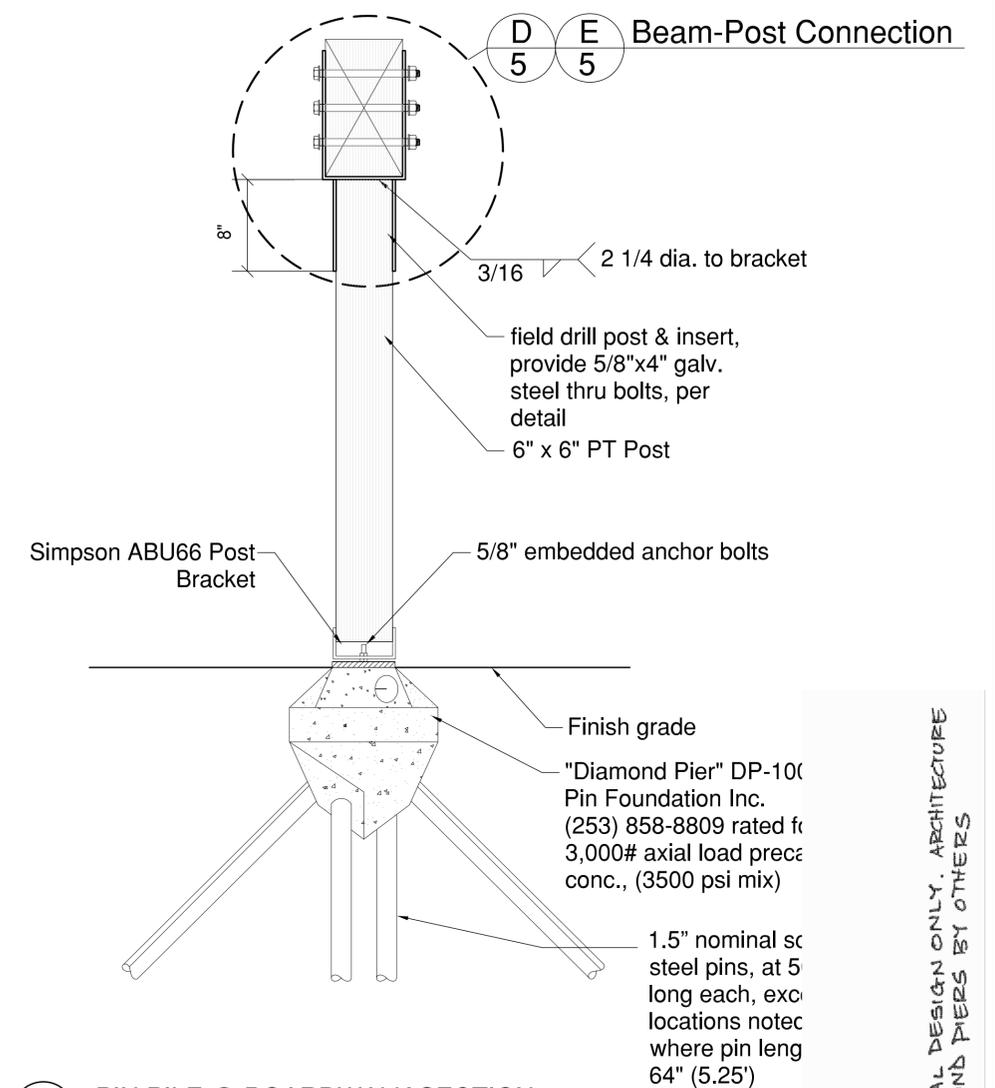
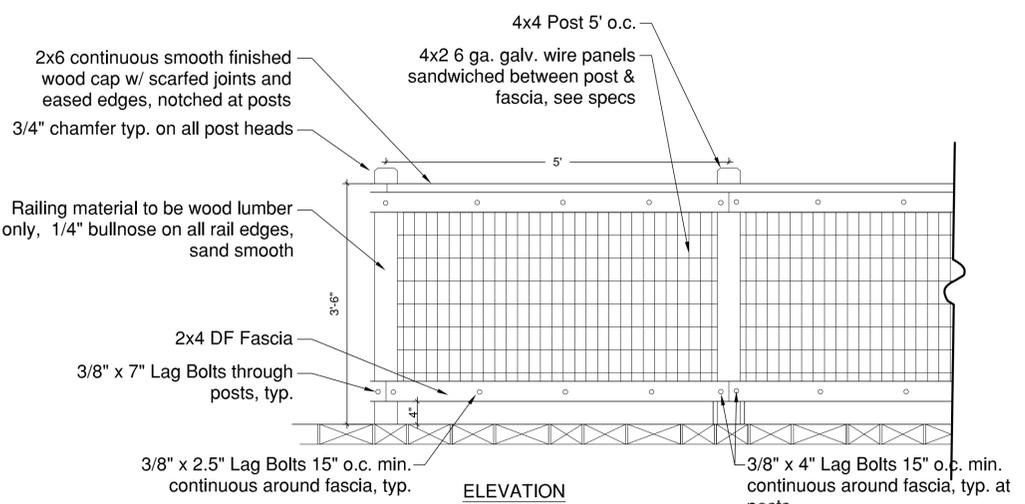
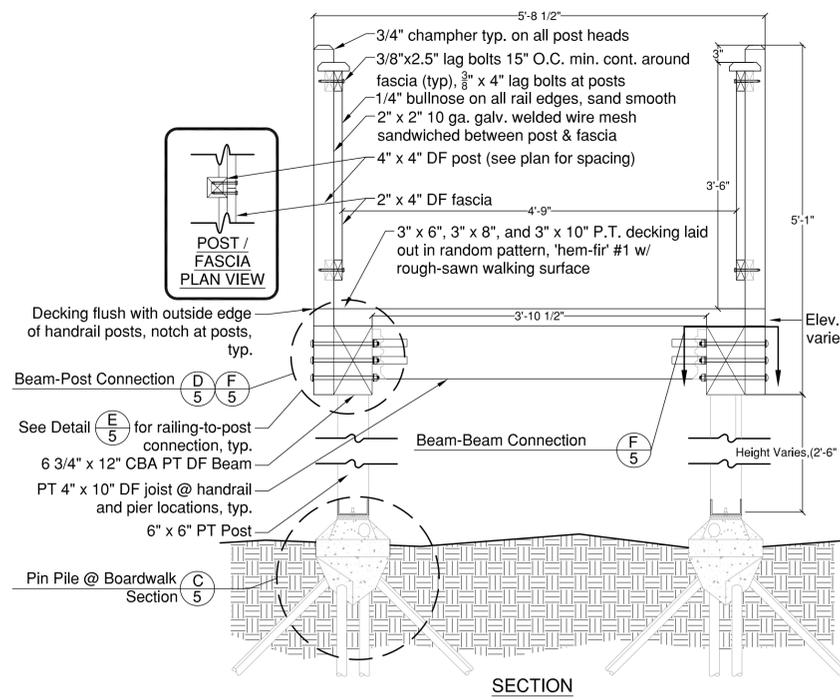
City of Bellevue
**McTavish Trail
Improvements**

PERMIT SET

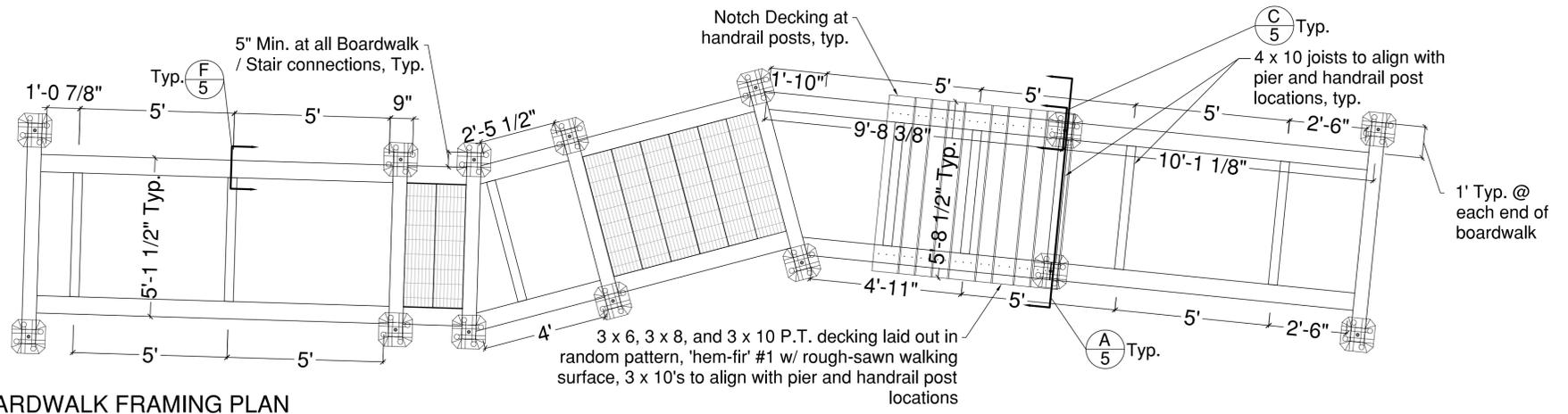
GRADING / LAYOUT
PLAN

4

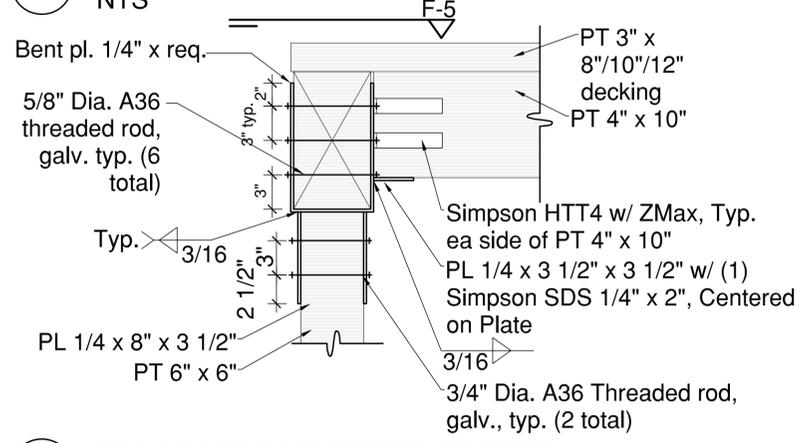
4 OF 8 SHEETS



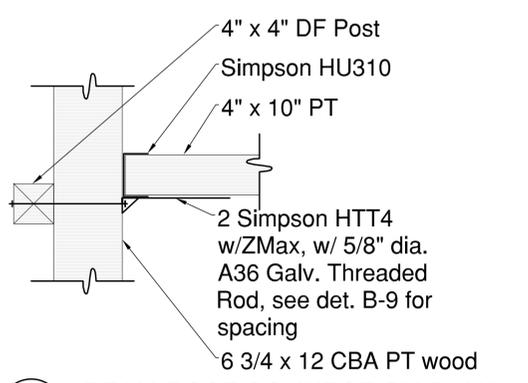
A BOARDWALK SECTION AND ELEVATION
SCALE: 3/4" = 1'-0"



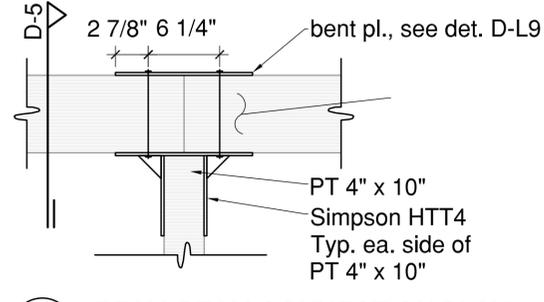
B BOARDWALK FRAMING PLAN NTS



D BEAM-POST CONNECTION SECTION NTS



E BEAM-POST CONNECTION PLAN NTS



F BEAM-BEAM CONNECTION PLAN NTS

C PIN PILE @ BOARDWALK SECTION NTS

GENERAL NOTES:

1. Maximum slope at diamond pier locations not to exceed 2H:1V slope.
2. Follow Manufacturer's Installation Instructions when installing Diamond Pier Pin Foundations, per specifications.
3. All welds on Simpson connectors and all other metal accessories shall be prefabricated and welded in a WABO-inspected fabrication shop, by an Approved Fabricator pursuant to Chapter 17 of 2006 International Building Code and per attached specifications. No welds on Simpson connectors and all other metal accessories shall be field-welded.
4. Owner's Representative shall be on hand to observe all driving of pins in Diamond Piers.

REID WIDDLETTON
 737 10th Street SE, Apt. 202
 Everett, WA 98201
 P: 425-791-3880
 F: 425-791-3265
 STRUCTURAL DESIGN ONLY. ARCHITECTURE AND DIAMOND PIERS BY OTHERS
 4-B-11

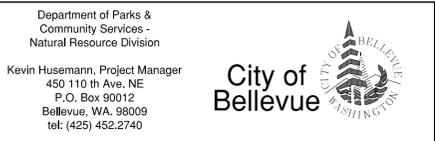


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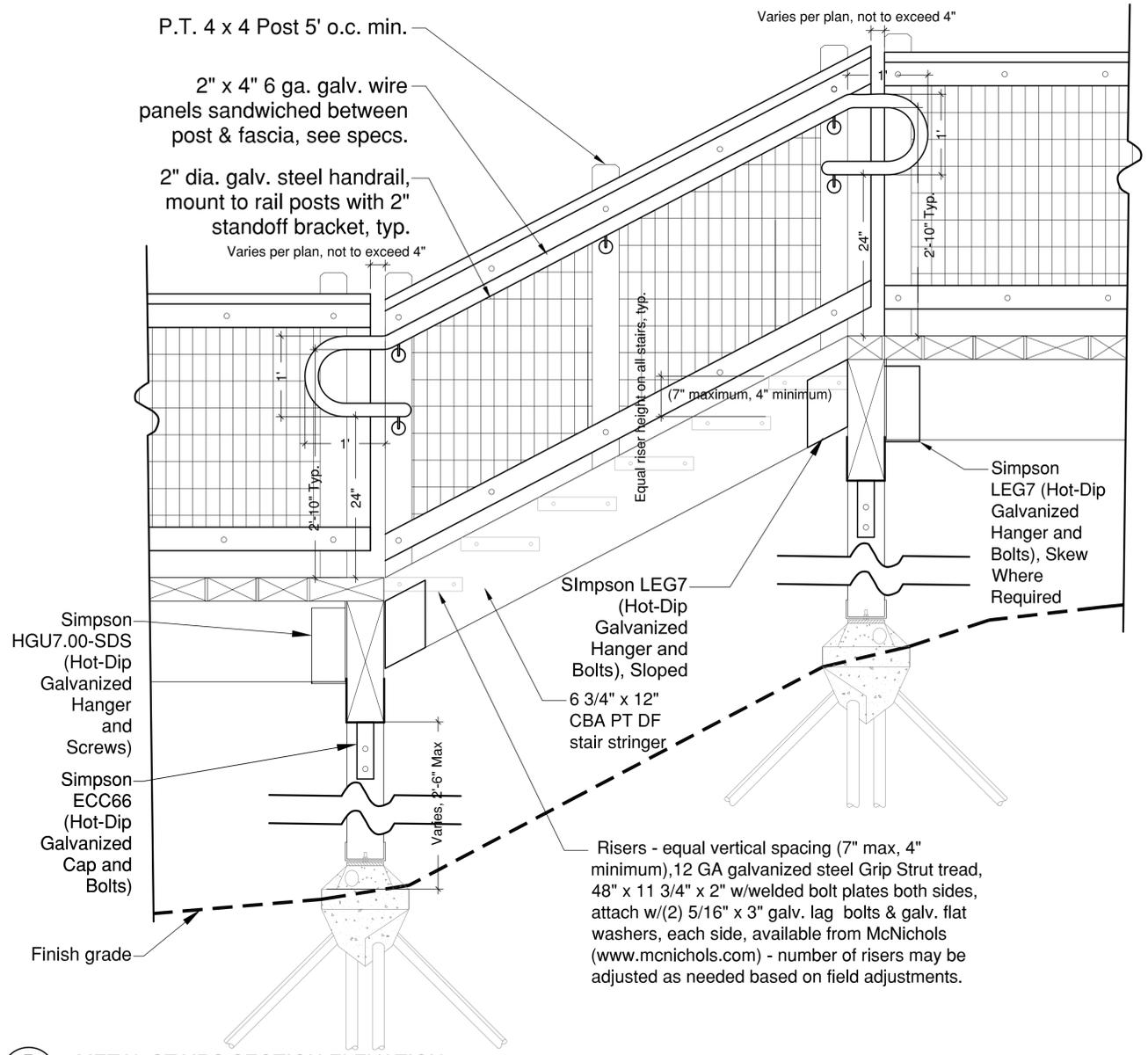


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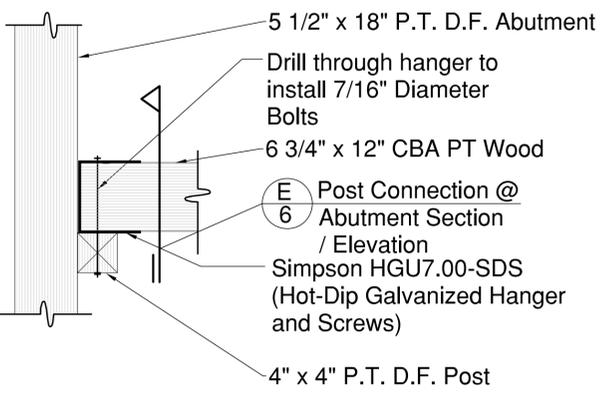
City of Bellevue
McTavish Trail Improvements

PERMIT SET

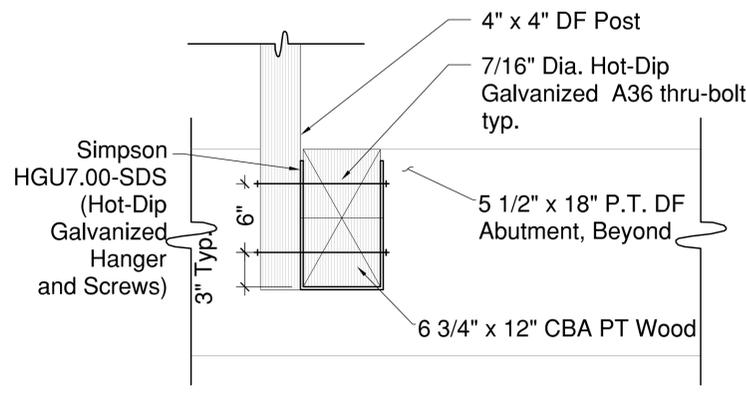
DETAILS I
5
 5 OF 8 SHEETS



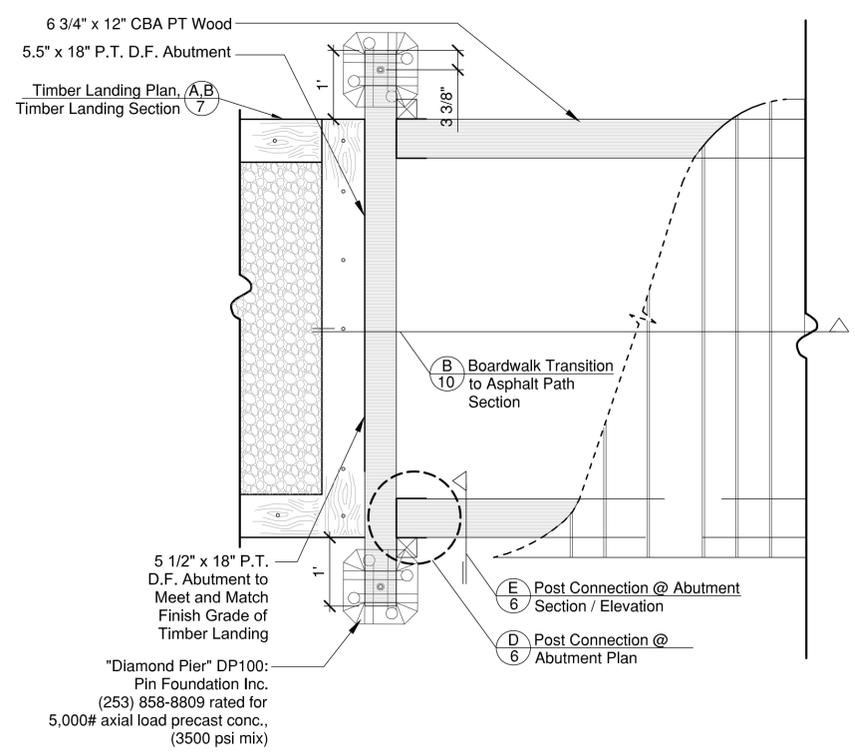
B METAL STAIRS SECTION ELEVATION
SCALE: 3/4" = 1'-0"



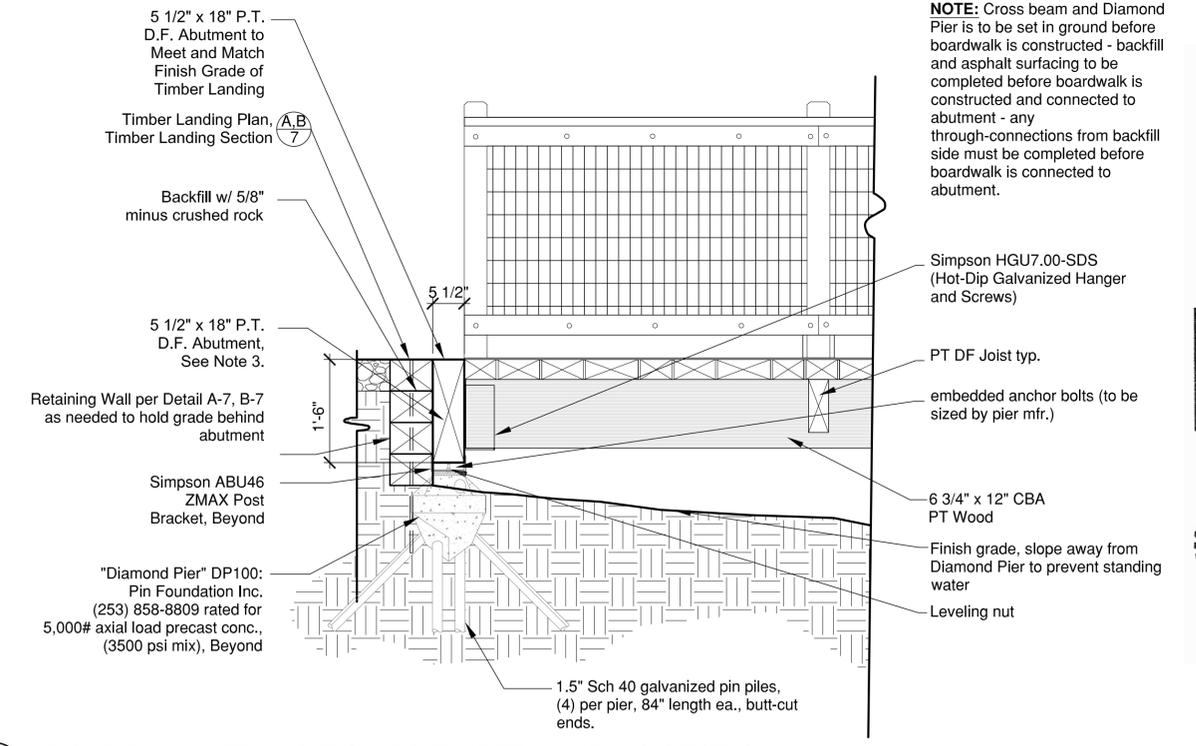
D POST CONNECTION @ ABUTMENT PLAN
SCALE: 1-1/2" = 1'-0"



E POST CONNECTION @ ABUTMENT SECTION / ELEVATION
SCALE: 1 1/2" = 1'-0"



A BOARDWALK TRANSITION TO TIMBER LANDING PLAN
SCALE: 3/4" = 1'-0"



C BOARDWALK TRANSITION TO TIMBER LANDING SECTION
SCALE: 3/4" = 1'-0"

REID MIDDLETON
 700 1/2" Street SE, 3rd Fl
 Seattle, Washington 98101
 Tel: 425.741.3700
 4-8-11
 STRUCTURAL DESIGN ONLY.
 ARCHITECTURE AND DIAMOND
 PIERS BY OTHERS.



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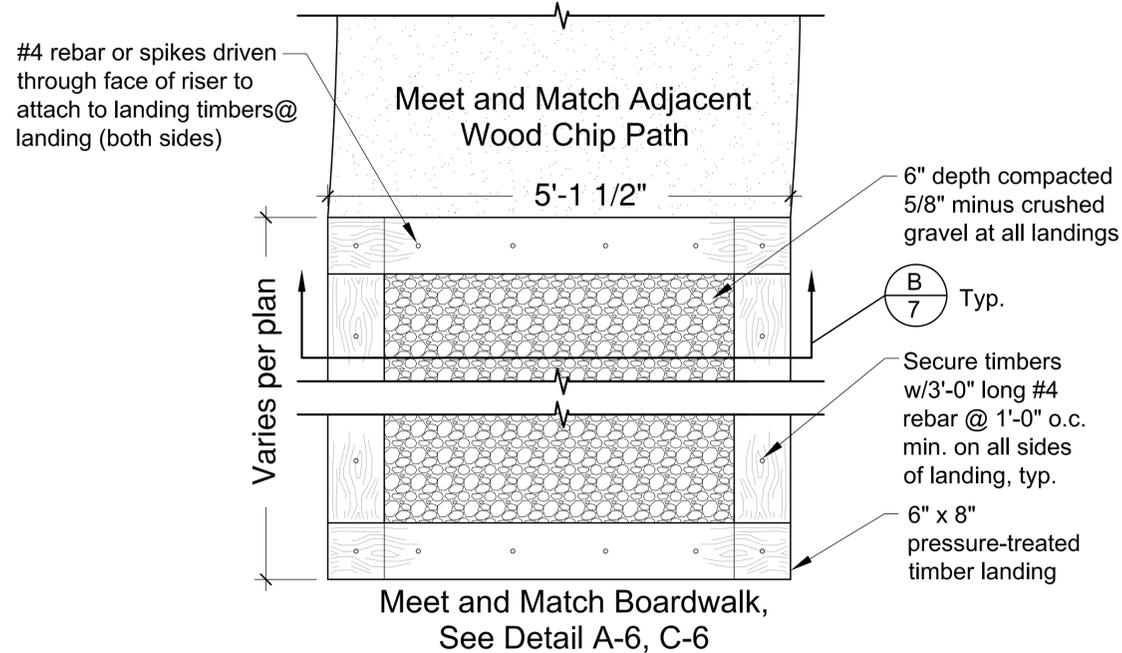


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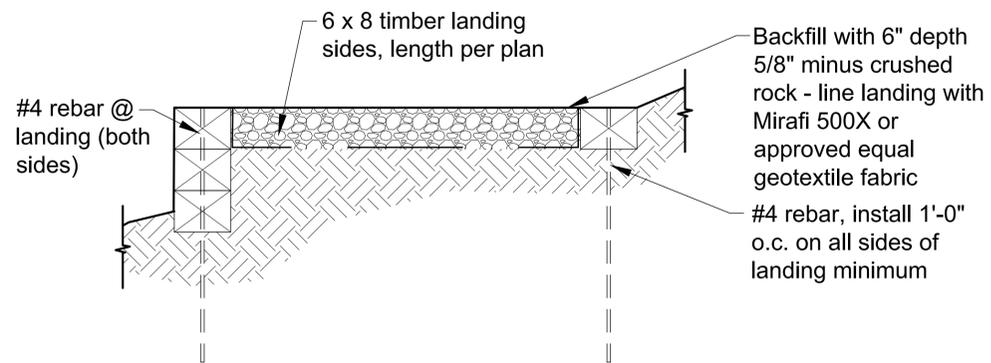
City of Bellevue
McTavish Trail Improvements

PERMIT SET

DETAILS II
6
6 OF 8 SHEETS



A TIMBER LANDING PLAN
SCALE: NTS

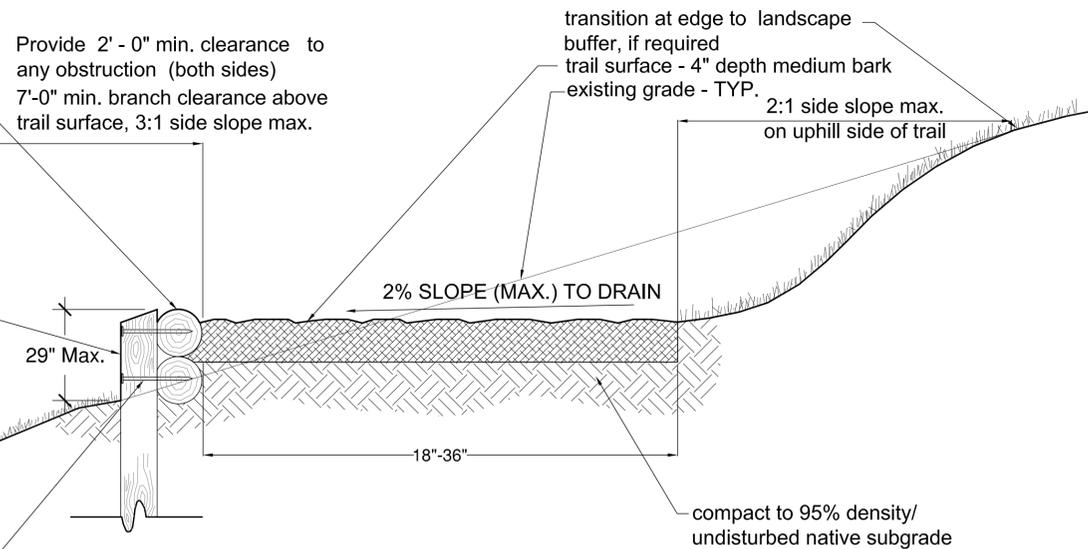


NOTE: Landing lumber to be hem-fir #2 or better, with rough sawn walking surface, Wolmanized Natural Select® wood treated with Copper Azole Type B

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

B TIMBER LANDING SECTION
SCALE: NTS

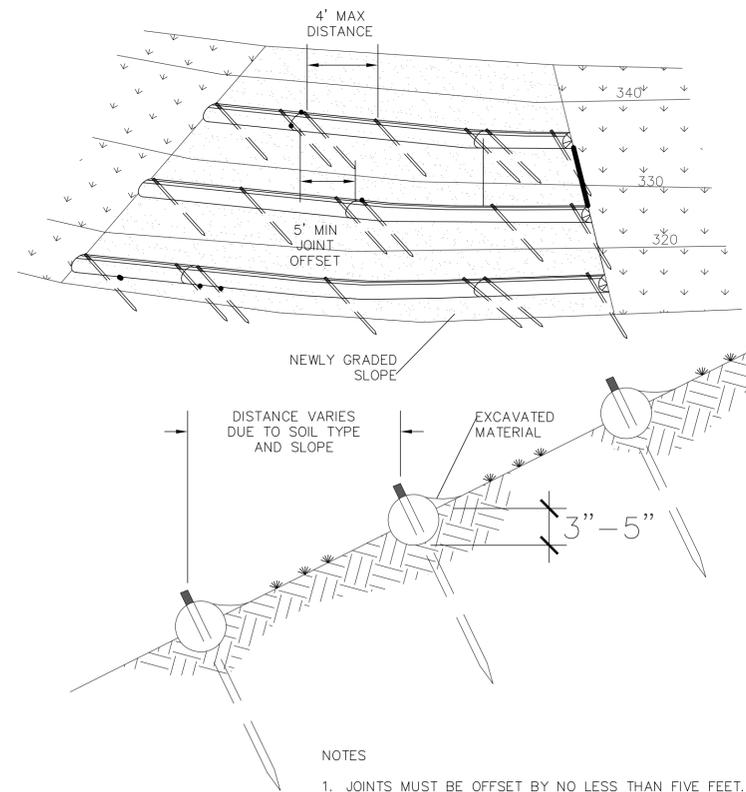
NOTE: Total height of stacked peeler poles not to exceed 29 inches. treated peeler poles, 5-6\"/>



NOTE:

- Provide drainage as required
- Trail alignments shall be reviewed & approved by City prior to construction
- Provide woven filter fabric between wood chips & subgrade as required by City

NOTE: Trail with pole work to be installed on areas of side slope greater than 5:1. Contractor shall flag locations of pole work for verification prior to installation.



NOTES

- 1. JOINTS MUST BE OFFSET BY NO LESS THAN FIVE FEET.

D STRAW ROLL
SCALE: NTS

C WOOD CHIP PATH WITH PEELER POLE RETAINER
SCALE: NTS

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City of Bellevue
McTavish Trail Improvements

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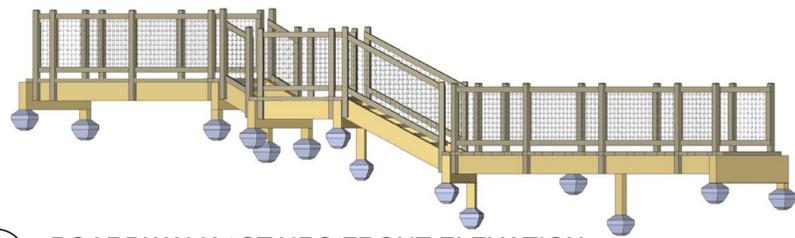


DETAILS II

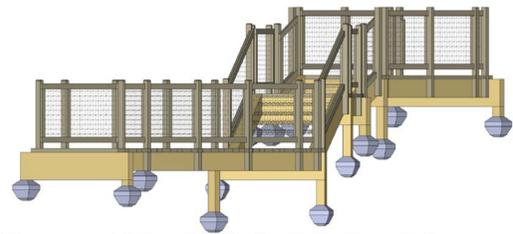
7

7 OF 8 SHEETS

GENERAL NOTE: Orthographic views are meant to convey general design intent only, and are diagrammatic only. Post locations and quantities shown in orthographic views are not exact. Field adjustments to post heights, locations and quantities, boardwalk lengths and stair lengths may be necessary in order to meet and match existing trail, to conform as closely as possible to existing topography, and to minimize cut and fill quantities. Contractor to coordinate with Owner on all aspects of construction.



A BOARDWALK / STAIRS FRONT ELEVATION
SCALE: NTS



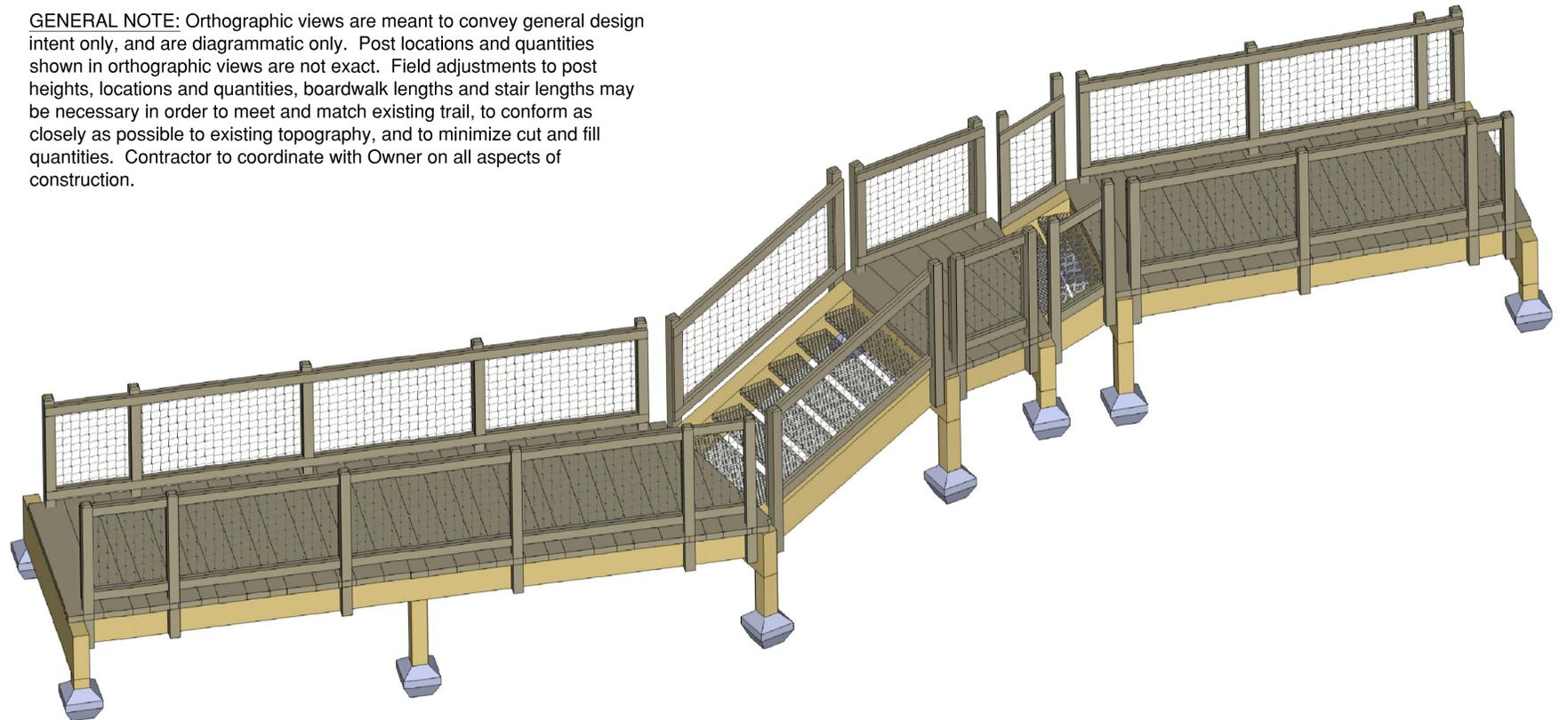
B BOARDWALK / STAIRS RIGHT ELEVATION
SCALE: NTS



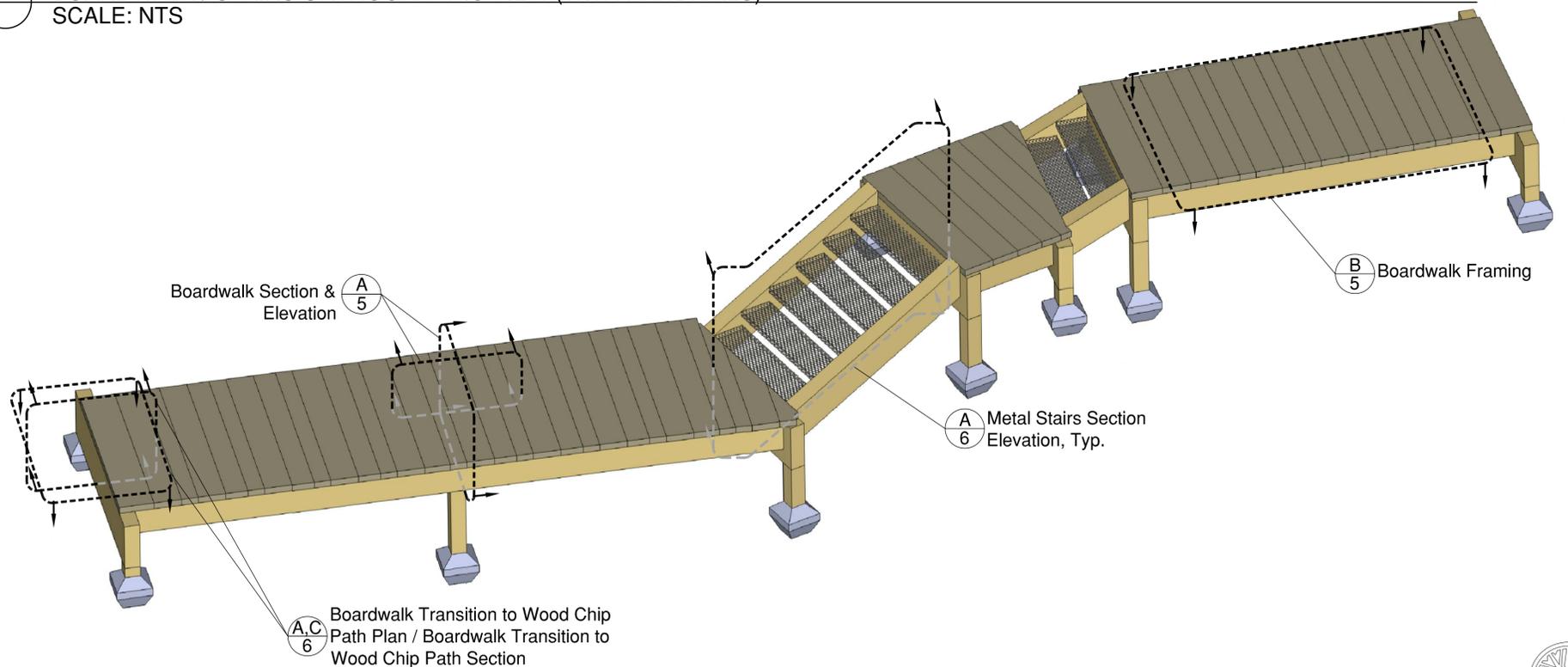
C BOARDWALK / STAIRS LEFT ELEVATION
SCALE: NTS



D BOARDWALK / STAIRS BACK ELEVATION
SCALE: NTS



E BOARDWALK / STAIRS ORTHOGRAPHIC VIEW (WITH HANDRAILS)
SCALE: NTS



F BOARDWALK / STAIRS ORTHOGRAPHIC VIEW (HANDRAILS NOT SHOWN)
SCALE: NTS

BOARDWALK / STAIRS VIEWS

NOT TO SCALE

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McTavish Trail Improvements

PERMIT SET



GRADING / LAYOUT PLAN

8

4 OF 8 SHEETS