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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	12-118111-LO
Project Name/Address:	Bellevue Botanical Garden Maintenance Facility Improvements
Planner:	Kevin LeClair
Phone Number and Email:	425-452-2928 kleclair@bellevuewa.gov
Minimum Comment Period:	August 23, 2012

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☒ Other: Project Narrative

City of Bellevue Submittal Requirements | **27a**

ENVIRONMENTAL CHECKLIST

7/20/2012

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). .

BACKGROUND INFORMATION

Reviewed under Bellevue file # 12-118111-LO
Reviewer: Kevin LeClair
ksleclair@bellevuewa.gov
425-452-2928

Property Owner: Bellevue Parks & Community Services

Proponent:

Contact Person: Scott Vander Hyden
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 450 110th Avenue NE, Bellevue, WA 98009

Phone: 425-452-4169

Proposal Title: Bellevue Botanical Gardens Maintenance Facility

Proposal Location: 420 120th Ave SE, Bellevue, WA 98005
(Street address and nearest cross street or intersection) Provide a legal description if available.

Parcel # 33250590921 –

SE 1/4 OF SW 1/4 LESS N 1/2 OF NW 1/4 LESS S 140 FT OF N 280 FT OF E 275 FT SUBJ TO ESMT TRANS LN R/W LESS CO RD LESS POR FOR LAKE HILLS CONNECTOR RD

Parcel #8046100100

STRAWBERRY LAWN ADD TR 5 LESS S 75 FT TGW THE NE 1/4 OF SW 1/4 OF SEC 33-25-5 EXCEPT FOLG POR DAF - BEG AT NE COR OF SD SUBD TH WLY ALG N LN THOF 491.74 FT TO E LN OF W 165 FT OF E 1/2 OF NE 1/4 OF SW 1/4 TH SLY ALG SD E LN 528.02 FT TO S LN OF N 528 FT TH N 89-02-02 W TO W LN OF E 1/2 OF NE 1/4 OF SW 1/4 OF SD SEC 165.01 FT TH S 00-24-27 W ALG SD E LN 358.02 FT TO S LN OF N 886 FT OF SD NE 1/4 OF SW 1/4 TH S 89-02-02 E ALG SD S LN 657.37 FT TO E LN OF SD SUBD TH NLY ALG SD E LN TO POB TGW N 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 OF SEC 33-25-5 TGW NW 1/4 OF SE 1/4 OF SEC 33-25-5 TGW S 1/2 OF SW 1/4 OF NE 1/4 OF SEC 33-25-5 TGW LOT 2 OF BELLEVUE SP #86-17 REC #8609049002 SD SP DAF N 886 FT OF E 1/2 OF NE 1/4 OF SW 1/4 SEC 33-25-5 LESS N 528 FT OF W 165 FT THOF & LESS CO RD SUBJ TO TRANS LN R/W LESS PORS FOR MAIN ST & FOR 128TH AVE SE & FOR 128TH AVE NE & FOR 124TH AVE NE SUBJ TO TRAN LN R/W AKA PARS 1 THRU 5 OF BEL BLA 90-368 PER REC #9101259008

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The proposed project will include installation of new gravel and asphalt access roads and parking/staging areas, along with demolition and removal of existing asphalt and gravel driveways and parking areas, installation of several site walls, and regrading for a new access drive route including a connection to the existing BBG maintenance access road north of the project work area.

2. Acreage of site: 121.6 acres (Total for Wilburton Park including 53 Acre Bellevue Botanical Gardens & 2006 acquired 16.13 acre south property)

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

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

5. Square footage of buildings to be demolished: N/A

6. Square footage of buildings to be constructed: N/A

7. Quantity of earth movement (in cubic yards): 1,452 cubic yards

8. Proposed land use: Bellevue Parks Maintence Facility

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

10. Other

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

Depending project funding the following is the anticipated timing:

- Maintenance yard and access road from Lost Meadow Trail to maintenance yard 2012
- Access drive re-route from connection to exiting to Lost Meadow Trail access including removal and restoration of existing access road and hairpin curve 2013.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

The proposed access road and the existing maintenance yard are included in the adopted Bellevue Botanical Garden Master Plan Update, adopted January 5, 2009

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Wetland study & delinantion (2005-2006) with 2012 Interpretation Letter by Raedeke Associates, Inc. dated July 11, 2012
- Geotechnical report by Associated Earth Sciences, Inc , dated May 18, 2012
- Master Plan Update Wildlife Study by Skillings Connolly Environmental dated April 23, 2008

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

N/A

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

No permits have yet been applied for. The following permits are anticipated:

- Critical Area Land Use Permit
- Clear and Grade Critical Area permit
- NPDES

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

X Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

Erosion and sedimentation controls are required for review and approval of the required clearing and grading permit #12-118113-GH.

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly X Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope in the project site is approximately 65% and is located on the east portion of the site. There are no proposed improvements within this area.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Per the Geotech Report, the onsite soils consists of Forest duff/organic material underlain by Vashon advance outwash.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

There is not expected to be any fill required for the project.

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

The potential adverse impacts from erosion hazards on the project can be mitigated with the proper implementation of the TESC plans. The soil samples showed medium dense to dense sand, with variable silt and gravel content.

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

Less than 5%

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

Per the proposed contract documents, the contractor is to provide protection for soils to limit the exposure to erosion. The limitation of disturbance, adequate cover practices, and runoff control are the most effective methods for reduction of turbidity in stormwater runoff. Areas that have not been permanently stabilized will be addressed using DOE-approved BMPs, per the construction documents.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, exhaust from generators and other construction equipment relating to the construction. Dust may occur during periods of dry weather when earthwork / grading activity is underway.

Paving operations using tar and asphalt would cause odors. Construction contractor(s) would have to comply with PSCAA regulations that prohibit the emission of any air contaminant in sufficient quantities and of such characteristics and duration that it would be, or is likely to be, injurious to human health, plant or animal life, or property, or which unreasonably interferes with enjoyment of life and property. Any odors related to construction would be short-term and unlikely to significantly affect the nearest residences. Minimal, from construction, mortized equipment. Quantity not known.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Water trucks, or other means of providing water, provided in conformance with City of Bellevue standards and best practices will be used to control dust during periods of dry weather. Brush/ wash truck wheels and undercarriages before exiting the project site, and place quarry spalls at construction entrance/exit areas.

Implement measures to minimize on-site diesel engine idling and to locate combustion-fueled equipment as far as possible from nearby residences.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are designated wetlands located in the southern portion of the site and seasonal unnamed non-fish bearing stream located on the eastern portion of the site, which flows into Mercer Slough East.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

- Restoration and conversion of existing access drive into pedestrian pathway.
- Re-route of existing access drive.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff throughout the site is limited due to the presence of the thick layer of forest duff/ground cover and the underlying outwash soils; there are no existing drainage systems on site. In very heavy rainfall events, sheet flow runoff may occur. In the eastern portion of the site, sheet flow will head east until reaching a stream that flows south along the eastern edge of the site; the stream's discharge point is located near the southeast corner of the site. Stormwater in the western portion of the site sheet flows to the south until reaching an existing ditch and 18-inch culvert drainage conveyance system along the southern boundary of the site. The two discharge points combine downstream within one quarter mile downstream of the project site. The combined flow continues west along the downstream drainage path until ultimately discharging into Lake Washington.

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

Due to the proposed stormwater controls, waste materials are not anticipated to be able to enter the surface waters.

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

Runoff from the onsite new impervious areas will be fully dispersed via dispersion BMPs into the surrounding native vegetation.

Additionally, temporary erosion and sedimentation control measures will be utilized during construction to limit possible siltation impacts downstream. Precautions to prevent leaks or spills from equipment will also be taken.

4. Plants

a. Check or circle types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

☐ grass

☐ pasture

☐ crop or grain

X wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

A few select trees, native shrubs, and Ground Covers

c. List threatened or endangered species known to be on or near the site.

None known or observed

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

Restoration with 100% native plants per plans and requirements.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

X Birds: hawk, heron, eagle, songbirds, other:

X Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known or observed

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

Not known

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

Native plant restoration.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N/A

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

N/A

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

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

Fire Department/aid access

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

N/A

b. Noise

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

None

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Minimal traffic increase to site expect 5-10 to and from site daily M-F
7AM-4PM Monday-Friday

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

None

8. Land and Shoreline Use

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

Public Garden

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

No

c. Describe any structures on the site.

Residential home currently used for storage purposes.

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

No

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

R-1

The actual zoning classification of the maintenance yard and access driveway is R-10

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

Comprehensive plan designation of the project area is Medium Family - Low Density.

Public Garden

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

Yes. Steep slopes and wetands nearby

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

3 full time employees and 2-3 summer seaonals

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

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

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

2008 Masterplan Update included LU review and approval

9. Housing

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

N/A

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

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No new structures are proposed.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

Plantings to visually buffer site

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

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

No

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

None

d. Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Project area is included in Bellevue Botanical Graden and Bellevue Trail system. Project will create a dedicated trail where a portion of the existing access road is located.

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

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Maintain all current trail accesses available to the public

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None

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

N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

SE 5th St. gravel driveway, only current access and will remain primary access to site.

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

No

c. How many parking spaces would be completed project have? How many would the project eliminate?

Apprx. 5, eliminate none

Signature page inserted from hard copy submitted with permit application.

describe.

N/A

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

5-10 trips

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

None

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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

N/A

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

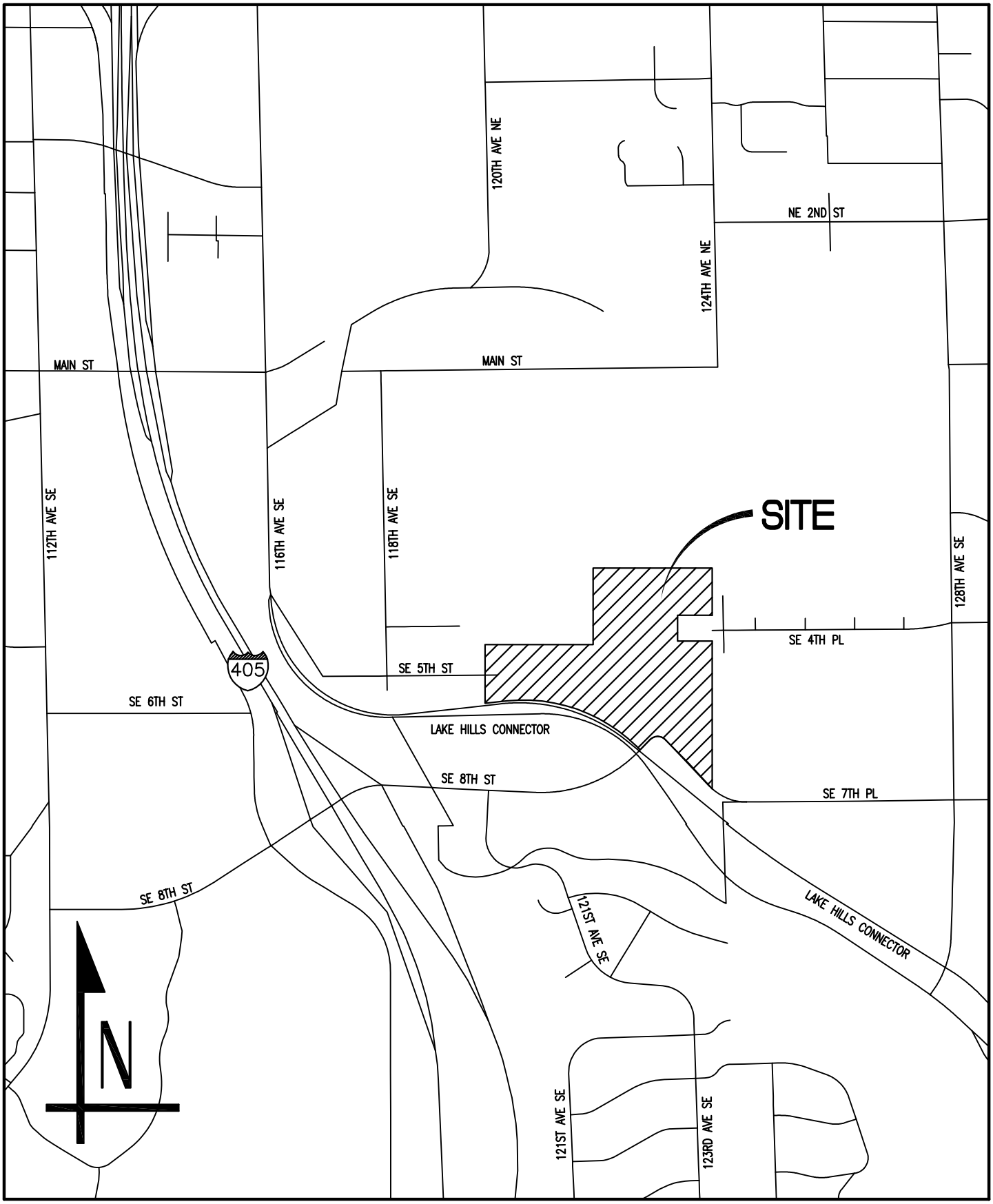
Power (PSE) and water only. Sewer not yet determined.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....7-20-2012



Bellevue Botanical Garden Maintenance Facility

LPD engineering pllc
7936 Seward Park Ave S,
Seattle, WA 98118
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com

Description

Vicinity Map

June 29, 2012

Figure

1

File: Figure 1 - Vic Map.dwg Date: 03-Jul-12 1:00:31pm

MAINTENANCE SITE & IMPROVEMENTS
BELLEVUE BOTANICAL GARDENS

Site Development for

BELLEVUE PARKS DEPARTMENT

420 120th Ave SE, Bellevue, WA 98004

Section 33, Township 05N, Range 05E W.M.

Vertical Datum

NAVD 1988 PER CITY OF BELLEVUE BENCHMARKS.

MASTER BENCHMARK –CITY OF BELLEVUE BENCHMARK NO. 131 – TOP SOUTH BOLT SIGNAL POLE AT THE SOUTHWEST CORNER OF INTERSECTION OF SE 8TH ST AND LAKE HILLS CONNECTOR STAMPED #131. (SEE CITY OF SEATTLE SURVEY CONTROL DATABASE FOR A MORE DETAILED DESCRIPTION). ELEVATION = 35.60 FEET.

SITE BM #1: GOLDSMITH SURVEY CONTROL POINT WP*2C – SET PK NAIL WITH TAG 1.3 FEET NORTH AND 25.0 FEET WEST OF THE SOUTHEAST CORNER END PAVED SE 5TH STREET. (SEE MAP FOR PLOTTED LOCATION) ELEVATION = 135.67 FEET.

SITE BM #2: GOLDSMITH SURVEY CONTROL POINT WP*2E– SET REBAR AND CAP ON THE NORTH SHOULDER OF GRAVEL/DIRT ACCESS ROAD AT THE APPROXIMATE INTERSECTION WITH PROPOSED ACCESS ROAD TO NORTH. (SEE MAP FOR PLOTTED LOCATION). ELEVATION = 122.04 FEET.

SITE BM #3: GOLDSMITH SURVEY CONTROL POINT WP*2K– SET PK NAIL WITH TAG ON RAISED EDGE OF ASPHALT DRIVE TO RENTAL HOUSE APPROXIMATELY 35.0 FEET, S 56° W OF THE SOUTH END OF PROPANE TANK. (SEE MAP FOR PLOTTED LOCATION). ELEVATION = 134.32 FEET.

Horizontal Datum

1. NAD 83/91 PER CITY OF BELLEVUE GPS SURVEY CONTROL. THE BOUNDARY INFORMATION SHOWN HEREON IS HELD PER A RECORD OF SURVEY RECORDED IN VOLUME 22 OF SURVEYS, PAGES 95-95A, RECORDS OF KING COUNTY, WASHINGTON. THIS INFORMATION ALONG WITH ALL INFORMATION SHOWN ON A PREVIOUS WETLAND DELINEATION SURVEY FOR THE CITY OF BELLEVUE IN APRIL 2005 AND CONTAINED HEREON, HAS BEEN TRANSLATED AND ROTATED TO MATCH THE CITY OF BELLEVUE HORIZONTAL CONTROL POINTS NOTED BELOW.

2. BASIS OF POSITION (CADASTRAL) : HELD MONUMENTED POINT OF CURVATURE (PC) OF CENTERLINE OF SE 7TH PL PER THE ABOVE NOTED RECORD OF SURVEY.

3. BASIS OF BEARING : HELD BEARING BETWEEN ABOVE NOTED BASIS OF POSITION AND FOUND MONUMENTED POINT OF TANGENCY (PT) OF CENTERLINE SE 7TH PL SE TO BE N 41°38'51" W (NAD 83/91).

4. BASIS OF POSITION (STATE PLANE COORDINATES): HELD CITY OF BELLEVUE SURVEY CONTROL POINT COB*0935 (N 223259.511, E 1309129.831) (SEE CITY OF BELLEVUE SURVEY DATABASE FOR A DETAILED DESCRIPTION).

5. BASIS OF BEARING (STATE PLANE COORDINATES): HELD BEARING BETWEEN ABOVE NOTED BASIS OF POSITION AND CITY OF BELLEVUE SURVEY CONTROL POINT COB*1523R (N 223651.002, E 1307550.821) (SEE CITY OF BELLEVUE SURVEY DATABASE FOR A DETAILED DESCRIPTION). TO BE N 76°04'31" W (NAD 83/91) PER DIRECT INVERSE.

Legal Description

PARCEL #3325059092 1

SE 1/4 OF SW 1/4 LESS N 1/2 OF NW 1/4 LESS S 140 FT OF N 280 FT OF E 275 FT SUBJ TO ESMT TRANS LN R/W LESS CO RD LESS POR FOR LAKE HILLS CONNECTOR RD

PARCEL #8046100100

STRAWBERRY LAWN ADD TR 5 LESS S 75 FT TGW THE NE 1/4 OF SW 1/4 OF SEC 33-25-5 EXCEPT FOLG POR DAF – BEG AT NE COR OF SD SUBD TH WLY ALG N LN THOF 491.74 FT TO E LN OF W 165 FT OF E 1/2 OF NE 1/4 OF SW 1/4 TH SLY ALG SD E LN 528.02 FT TO S LN OF N 528 FT TH N 89-02-02 W TO W LN OF E 1/2 OF NE 1/4 OF SW 1/4 OF SD SEC 165.01 FT TH S 00-24-27 W ALG SD E LN 358.02 FT TO S LN OF N 886 FT OF SD NE 1/4 OF SW 1/4 TH S 89-02-02 E ALG SD S LN 657.37 FT TO E LN OF SD SUBD TH NLY ALG SD E LN TO POB TGW N 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 OF SEC 33-25-5 TGW NW 1/4 OF SE 1/4 OF SEC 33-25-5 TGW S 1/2 OF SW 1/4 OF NE 1/4 OF SEC 33-25-5 TGW LOT 2 OF BELLEVUE SP #86-17 REC #8609049002 SD SP DAF N 886 FT OF E 1/2 OF NE 1/4 OF SW 1/4 SEC 33-25-5 LESS N 528 FT OF W 165 FT THOF & LESS CO RD SUBJ TO TRANS LN R/W LESS PORS FOR MAIN ST & FOR 128TH AVE SE & FOR 128TH AVE NE & FOR 124TH AVE NE SUBJ TO TRAN LN R/W AKA PARS 1 THRU 5 OF BEL BLA 90-368 PER REC #9101259008

Owner

BELLEVUE PARKS DEPARTMENT
450 110TH AVE NE
BELLEVUE, WA 98009
PH: (425) 452-4169
CONTACT: SCOTT VANDER HYDEN

Civil Engineer

LPD ENGINEERING, PLLC
7936 SEWARD PARK AVE S
SEATTLE, WA 98118
PH. (206) 725-1211
FAX. (206) 973-5344
CONTACT: LAURIE PFARR

Surveyor

GOLDSMITH LAND DEVELOPMENT SERVICES
1215 114TH AVE SE
BELLEVUE, WA 98004
(425) 462-1080
CONTACT: DAVID LOY

Earthwork

CUT MAT'L TO BE STOCKPILED AND REUSED: 649 CY
EXCESS ORGANIC MAT'L CUT TO BE HAULED OFF SITE: 368 CY
GRAVEL RD DEMO MAT'L CUT TO BE HAULED OFF SITE: 435 CY

TOTAL CUT: 1,452 CY

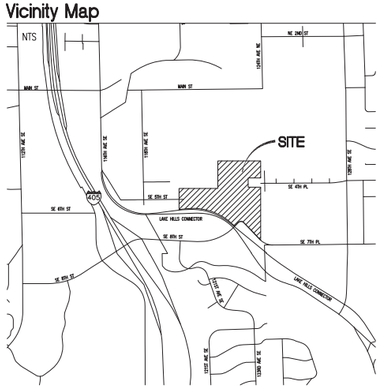
FILL MAT'L FROM STOCK PILE FOR LANDSCAPE RESTORATION: 649 CY

TOTAL FILL: 649 CY

*NOTE: QUANTITIES ABOVE ARE ESTIMATES FOR MUNICIPAL PERMITTING ONLY. CONTRACTOR IS TO COMPLETE THEIR OWN EARTHWORK ESTIMATE BASED ON THE CONTRACT DOCUMENTS.

Sheet Index

Vicinity Map



Call 3 Working Days Before You DIG!

1-800-424-5555

Emergency Contact

SCOTT VANDER HYDEN
BELLEVUE PARKS DEPARTMENT
PHONE: 425-452-4169
ADDRESS: 450 110TH AVE NE, BELLEVUE, WA 98009

IPD engineering pllc
7936 Seward Park Ave S,
Seattle, WA 98118
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com

Stamp

LAURIE J. PFARR — STATE OF WASHINGTON — 30766 — REGISTERED PROFESSIONAL ENGINEER
7-20-2012

No.	Revisions	Date

0 1" 2"
Two Inches At Full Scale
If Not Scale Accordingly

Project Name

MAINTENANCE SITE & ACCESS IMPROVEMENTS
BELLEVUE BOTANICAL GARDENS
420 120TH AVE SE
BELLEVUE, WASHINGTON

PERMIT SUBMITTAL

Project No.	003-11-01		
Issue Date	06-29-2012		
Scale	N/A		
Designed	LJP	Checked	LJP
Drawn	AJ	Approved	LJP

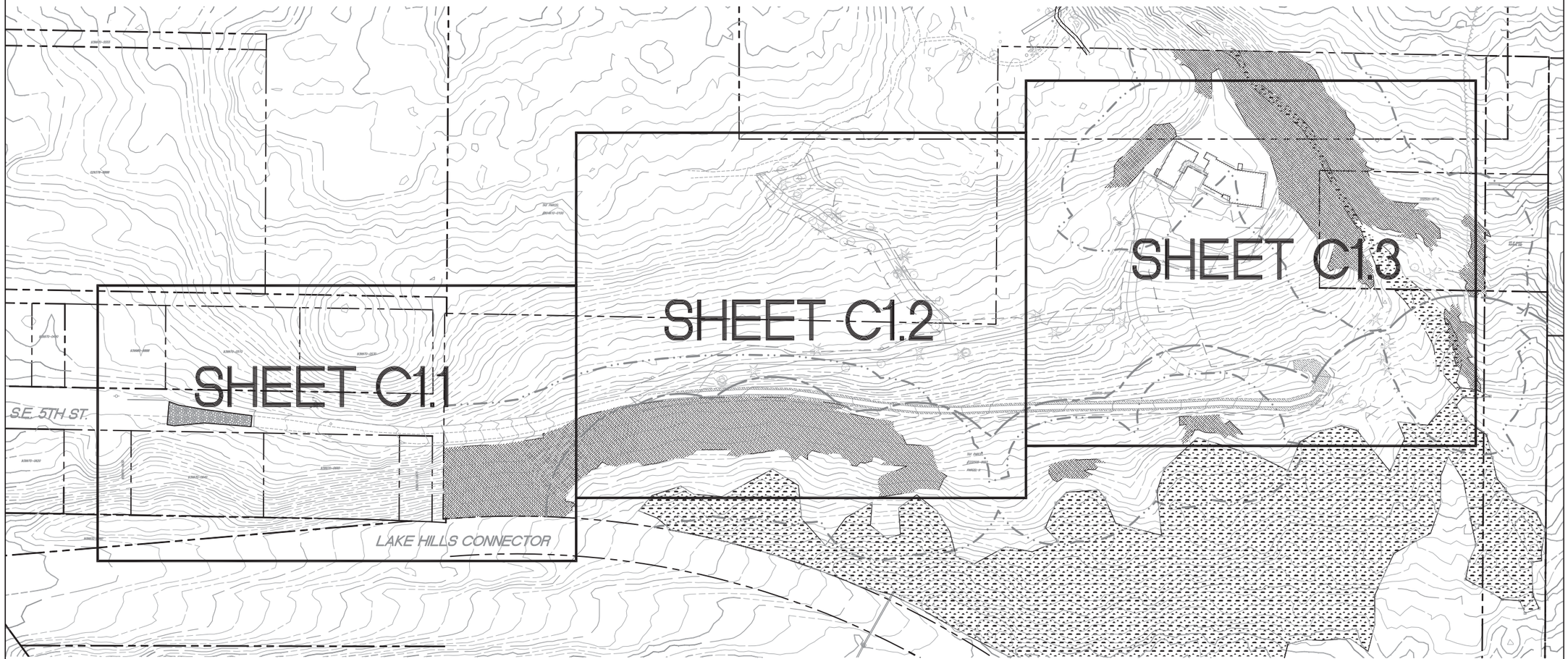
Description

Cover Sheet

Sheet

C0.0

Section 33, Township 25 N., Range 5E. W.M.



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60 0 30 60 120

Scale 1"=60'

Sheet Index

Call 3 Working Days Before You DIG!

1-800-424-5555

PERMIT SUBMITTAL

LPD engineering pllc
7936 Seward Park Ave S.
Seattle, WA 98118
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com

Stamp

LAURIE J. PEARR — STATE OF WASHINGTON — 30766 — REGISTERED PROFESSIONAL ENGINEER

7-20-2012

No.	Revisions	Date

0 1" 2"

Two Inches At Full Scale
If Not Scale Accordingly

Project Name

MAINTENANCE SITE & ACCESS IMPROVEMENTS BELLEVUE BOTANICAL GARDENS

420 120TH AVE SE
BELLEVUE, WASHINGTON

Project No.	003-11-01		
Issue Date	06-29-2012		
Scale	1"=60'		
Designed	LJP	Checked	LJP
Drawn	AJ	Approved	LJP

Description

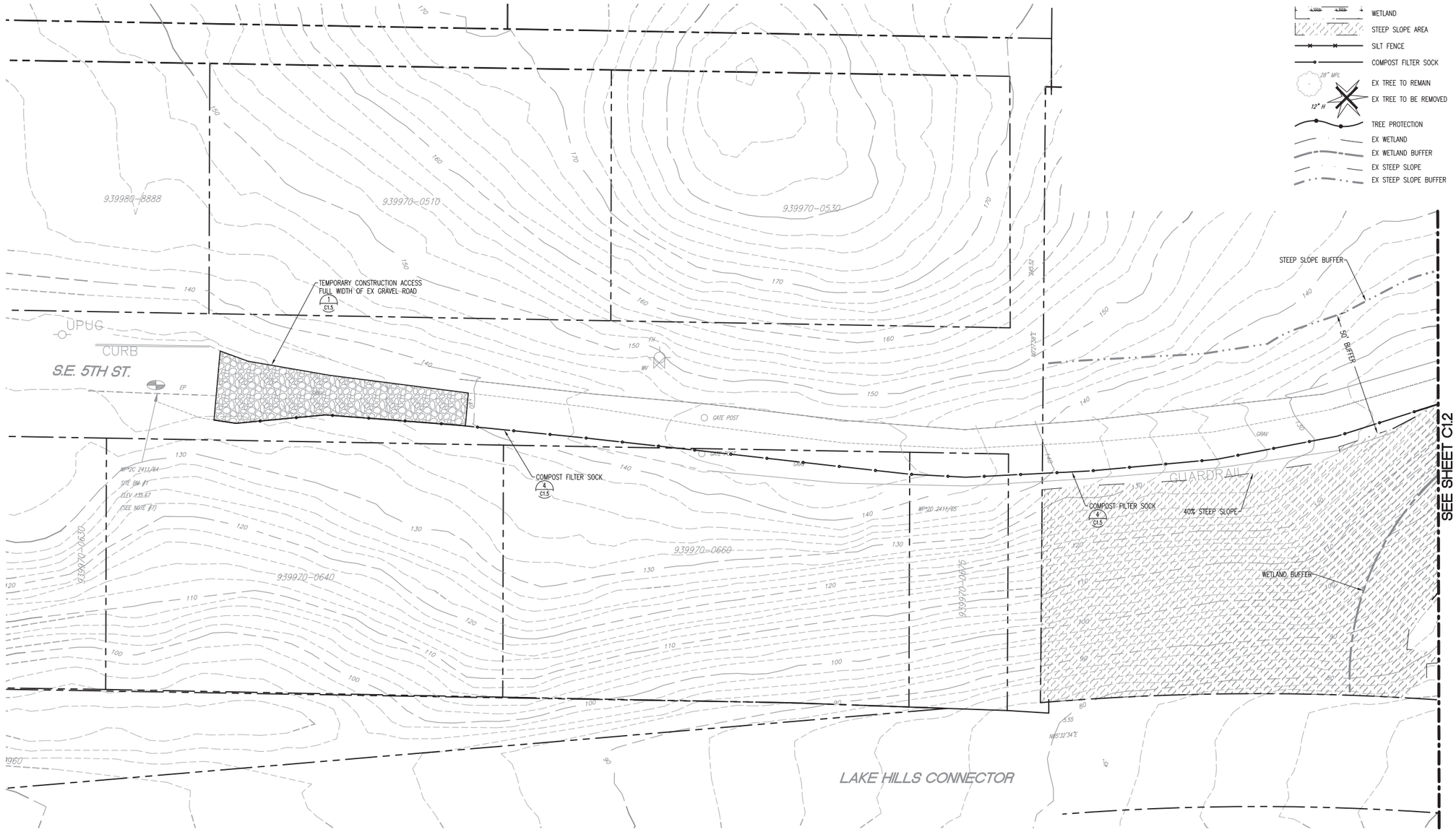
TESC Overall

Sheet

C1.0

24x36 File: BBG_MaintL_TESC.dwg Plotted by: dianneB Date: 20-Jul-12 10:14:21am

Section 33, Township 25 N., Range 5E. W.M.



N

20 0 10 20 40

Scale 1"=20'

Legend

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- EX BUILDING
- SAWCUT LINE
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- STABILIZED CONSTRUCTION ENTRANCE
- WETLAND
- STEEP SLOPE AREA
- SILT FENCE
- COMPOST FILTER SOCK
- EX TREE TO REMAIN (28" MPE)
- EX TREE TO BE REMOVED (12" H)
- TREE PROTECTION
- EX WETLAND
- EX WETLAND BUFFER
- EX STEEP SLOPE
- EX STEEP SLOPE BUFFER

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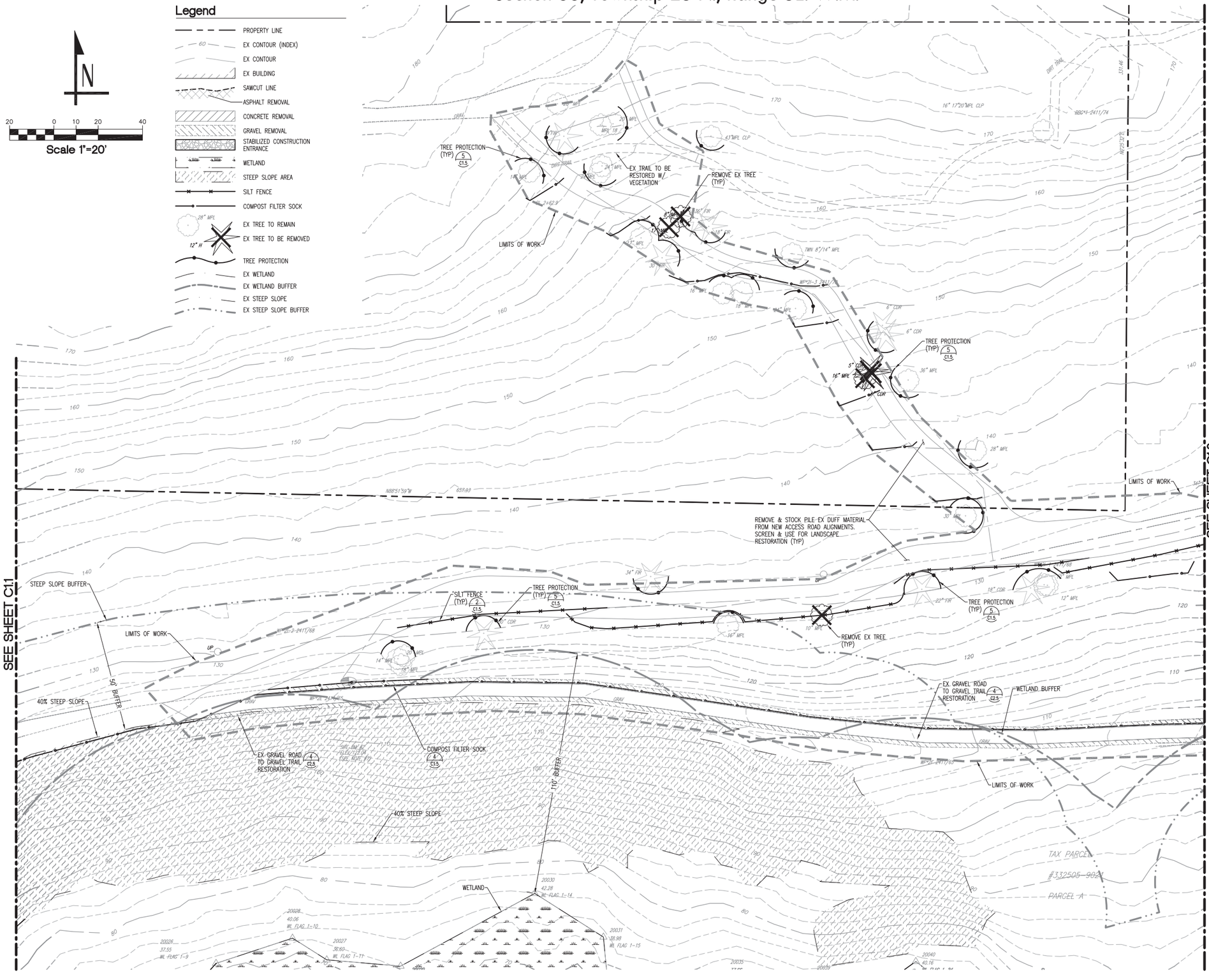
Description

TESC & Site Demolition Plan

Sheet

C1.1

Section 33, Township 25 N., Range 5E. W.M.



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TESC & Site Demolition Plan

Sheet

C1.2

24x36 File: BBG_MaintL_TESC.dwg Plotted by: dianneB Date: 20-Jul-12 10:16:48am

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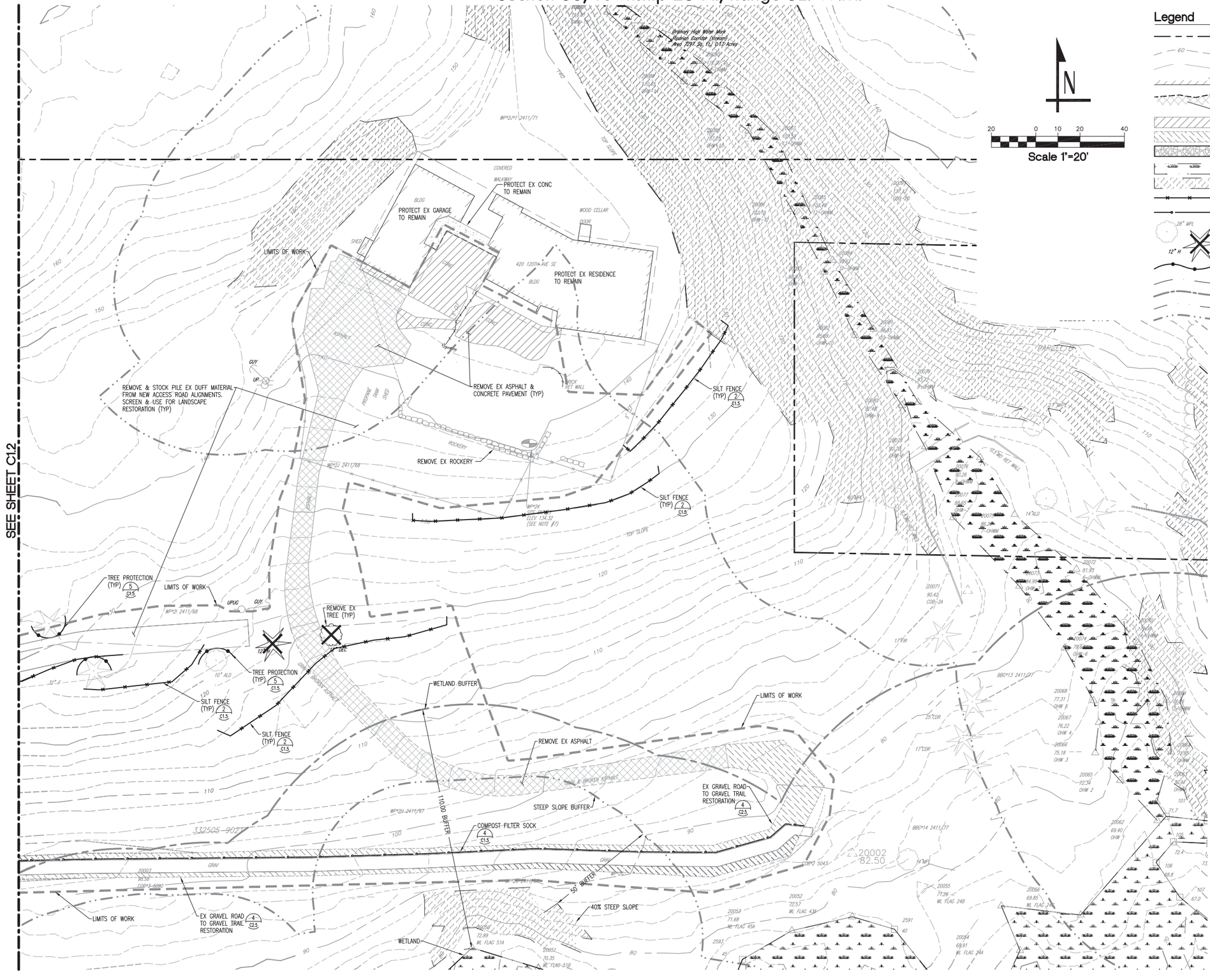

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TESC & Site Demolition Plan

Sheet

C1.3

24x36 File: BBG_MainL_TESC.dwg Plotted by: dianneB Date: 20-Jul-12 10:17:28am

General Notes

1. EXISTING CONDITIONS.
   A. CONTACT ALL NECESSARY UTILITY PURVEYORS TO COORDINATE UTILITY CUTOFFS AND REMOVALS. VERIFY THAT ALL APPROPRIATE SERVICES HAVE BEEN DISCONNECTED.
   B. CONFORM TO LOCAL GOVERNING REQUIREMENTS REGARDING NOISE CONTROL.
   C. MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES:
      1. ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, ALLEYS, SIDEWALKS, AND ADJACENT FACILITIES.
      2. DO NOT CLOSE OR OBSTRUCT STREETS, FIRE LANES, SIDEWALKS, ALLEYS OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
      3. IF REQUIRED BY GOVERNING AUTHORITIES, PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS.
   D. VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION PRIOR TO COMMENCING WORK ON NEW UTILITY THAT IS TO BE CONNECTED TO THE EXISTING UTILITY. COORDINATE WITH OWNER'S REPRESENTATIVE IF ACTUAL CONDITIONS ARE AT VARIANCE WITH PLANS.
   E. VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO ALLOW FOR COORDINATION AND MITIGATION OF CONFLICTS WITHOUT DOWN TIME.

2. DIMENSIONS AND LAYOUTS
   A. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING ALL BENCHMARKS AND STAKES AND IS REQUIRED TO REPLACE ANY STAKES OR BENCHMARKS THAT ARE DISPLACED OR MISSING.
   B. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PURVEYOR AND CITY RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNDERGROUND UTILITIES NOT SHOWN ON RECORD DOCUMENTS ARE ENCOUNTERED.
   C. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE LOCATION STAKES. A QUALIFIED LAYOUT ENGINEER, SURVEYOR, OR TECHNICAL SPECIALIST MUST BE ASSIGNED TO THE CONTRACTOR'S CREW FOR THIS WORK AND SHALL BE ON SITE AT ALL TIMES WHEN WORK REQUIRING CONTROL IS BEING PERFORMED, TOGETHER WITH ALL NECESSARY EQUIPMENT, SUPPLIES AND INSTRUMENTS RELATED THERETO. THIS EQUIPMENT AND PERSONNEL MUST BE AVAILABLE, AT NO ADDITIONAL COST TO THE OWNER OR OWNER'S REPRESENTATIVE, FOR THE PURPOSE OF VERIFYING LAYOUT AND CERTIFYING THE ACCURACY OF WORK ON THE SITE.

3. REGULATORY REQUIREMENTS
   A COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SAFETY REGULATIONS. IF THERE ARE ANY CONFLICTS AMONG REFERENCED STANDARDS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
   B. OBTAIN ALL NECESSARY PERMITS

4. SAFETY SYSTEMS
   A. PROTECT ALL EXCAVATION IN EXCESS OF FOUR-FEET IN DEPTH WITH A SAFETY SYSTEM CONFORMING TO THE REFERENCED REQUIREMENTS.
   B. THE CONTRACTOR'S EXCAVATION SAFETY SYSTEM SHALL BE DESIGNED BY A QUALIFIED PERSON AND MEET THE REFERENCED REQUIREMENTS.
   C. ALL EXCAVATION NOT REQUIRING TRENCH SAFETY SYSTEMS SHALL ALSO MEET THE WISHA SAFETY STANDARDS AND CITY OF BELLEVUE REQUIREMENTS.

5. EXCAVATION
   A. MATERIALS NOT DESIGNATED FOR SALVAGE SHALL BE BROKEN UP, LOADED, AND LEGALLY DISPOSED OF BY THE CONTRACTOR. CARE SHALL BE TAKEN REMOVING ITEMS TO ENSURE THAT DAMAGE DOES NOT OCCUR TO THE EXISTING TREES AND IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. ALL REMOVALS SHALL BE ACCOMPLISHED BY MAKING A NEAT VERTICAL SAWCUT AT THE LIMITS OF REMOVAL. ALL CONCRETE WALK REMOVALS SHALL BE SAWCUT AT THE NEXT ADJACENT JOINT. ADJACENT MATERIALS DESIGNATED TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR DURING THE WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
   B. SPRINKLE EXCAVATED MATERIAL AND ACCESS ROADS AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICABLE LEVEL. DO NOT USE WATER TO SUCH AN EXTENT AS TO CAUSE FLOODING, CONTAMINATED RUNOFF, OR ICING.
   C. IN THE EVENT THE CONTRACTOR ENCOUNTERS UTILITY LINES NOT SHOWN ON THE SITE PLAN OR OTHERWISE INDICATED TO BE SAVED, REMOVED, OR ABANDONED, THE LOCATION OF SUCH LINES SHALL BE MARKED IN THE FIELD AND THE OWNER'S REPRESENTATIVE NOTIFIED.

6. FILL MATERIALS
   A. ALL MATERIAL WHICH IS PROPOSED TO BE USED AS FILL, BEDDING OR BACKFILL SHALL BE GRADED AND TESTED FOR MOISTURE CONTENT AND COMPACTABILITY. GRADATION AND TEST RESULTS SHALL BE SUBMITTED FOR REVIEW AND ACCEPTANCE BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF FILL.
   B. MATERIAL USED IN FILLING SHALL BE APPROPRIATE TO THE SITE AND THE INTENDED USE OF THAT PORTION OF THE SITE.
   C. TOPSOIL SHALL NOT BE USED AS A FILL MATERIAL.
   D. NO FROZEN OR THAWING MATERIAL SHALL BE USED IN A FILL.
   E. COMMON FILL MATERIAL SHALL CONSIST OF ON-SITE EXCAVATED SOILS FREE OF ORGANIC AND DELETERIOUS MATERIAL AND OF SUCH SIZE AND GRADATION THAT THE SPECIFIED COMPACTION CAN BE READILY ATTAINED. THE MOISTURE OF COMMON FILL MATERIAL AT THE TIME OF PLACEMENT SHALL BE WITHIN A RANGE OF ONE PERCENT ABOVE TO TWO PERCENT BELOW THE OPTIMUM MOISTURE CONTENT FOR COMPACTION.
   F. GRAVEL BORROW: PER SECTION 9-03.14(1) OF WSDOT.
   G. STRUCTURAL FILL SHALL BE NON-ORGANIC SOIL, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE, PLACED IN MAXIMUM 8-INCH LOOSE LIFTS, WITH EACH LIFT BEING COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY USING ASTM:D 1557. STRUCTURAL FILL SHALL BE PLACED AND COMPACTED WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.

7. COMPACTION
   REQUIRED COMPACTION: COMPACT FILLS AND BACKFILLS TO THE FOLLOWING MINIMUM RELATIVE COMPACTION (PERCENTAGE OF MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557).

LOCATIONS	REQUIRED MINIMUM RELATIVE COMPACTION
UTILITY TRENCHES:	95%
UNDER WALKS AND PAVING:	95%
AGAINST WALLS:	90%
PLANTING AND LANDSCAPE AREAS:	85%
OTHER:	95%

   FIELD QUALITY CONTROL
   A. THE OWNER'S TESTING AGENCY SHALL PERFORM TESTING. THE OWNER'S TESTING IS ONLY TO VERIFY CONFORMANCE WITH THE PROJECT PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE WORK MEETS THE REQUIREMENTS OF THE SPECIFICATIONS AND THE CITY OF BELLEVUE.

NTS General Notes 2

Construction Sequence

1. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF BELLEVUE, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES THAT MAY BE EFFECTED BY THE PROPOSED CONSTRUCTION. THE ONE CALL CALL NUMBER IS 1-800-424-5555.
3. MAINTAIN & PROTECT EXISTING UTILITY SERVICES TO REMAIN, AS INDICATED ON THE PLANS, DURING CONSTRUCTION.
4. VERIFY GRADES PRIOR TO CONSTRUCTION. FLAG CLEARING LIMITS.
5. INSTALL STABILIZED CONSTRUCTION ENTRANCES & SITE ACCESS ROUTES.
6. INSTALL REINFORCED SILT FENCE, TREE PROTECTION FENCE IF NECESSARY, AND COMPOST FILTER SOCKS AS INDICATED ON PLAN.
7. INSTALL DISCHARGE PIPES.
8. REMOVE TREES, CURBING, ASPHALT, SIDEWALKS AND UTILITIES AS NOTED ON THE PLANS.
9. CLEAR & GRUB AREAS OF THE SITE TO BE ROUGH GRADED OR FILLED.
10. REMOVE UNSUITABLE BEARING MATERIAL AS REQUIRED.
11. GRADE AND PLACE ACCEPTABLE FILL AS REQUIRED. AS SITEWORK PROGRESSES, MAINTAIN AND ADJUST EROSION CONTROL SUCH THAT ALL CONSTRUCTION STORMWATER RUNOFF IS DIRECTED TO SEDIMENT SETTLING FACILITIES. NO UNCONTROLLED SEDIMENT-LADEN SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE AT ANY TIME DURING THE GRADING OPERATIONS.
12. INSTALL NEW STORM DRAINAGE SYSTEM AND CATCH BASIN INSERTS. FINISH GRADING SITE. CONSTRUCT ASPHALT PAVING AREAS AND ACCESS DRIVES AFTER BUILDING PERMIT IS ISSUED.
13. REMOVE EXCESS EXCAVATED MATERIALS, TRASH DEBRIS, AND WASTE MATERIALS. DISPOSE OF IN AN AUTHORIZED LOCATION AT NO ADDITIONAL COST TO THE OWNER.
14. CLEAN STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS.
15. MAINTAIN TEMPORARY EROSION CONTROL FACILITIES UNTIL SITE IS COMPLETELY STABILIZED.

NTS Construction Sequence 3

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. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES AND GEOGRID REINFORCED MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
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 AND 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 SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
6. A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.
7. CLEARING SHALL 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.
8. 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 AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
9. 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 AND 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 AND GRADING INSPECTOR.
   -INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS IN THE PUBLIC RIGHT OF WAY AS A RESULT OF CONSTRUCTION.
12. 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 SITE IN FULL VIEW OF THE PUBLIC, AND IT MUST REMAIN POSTED UNTIL FINAL SIGN-OFF BY THE CLEARING & GRADING INSPECTOR.
13. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
14. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND 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 AND GRADING CODE.

NTS Clearing & Grading Standard Notes 8

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

Mobilization/Stockpile Area Notes

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 CITY INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY DUMPING.

Dust Suppression

DUST FROM CLEARING, GRADING, AND OTHER CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED AT ALL TIMES. ANY DUST SUPPRESSANTS USED SHALL BE APPROVED BY THE DIRECTOR. PETROCHEMICAL DUST SUPPRESSANTS ARE PROHIBITED. WATERING THE SITE TO SUPPRESS DUST IS ALSO PROHIBITED UNLESS IT CAN BE DONE IN A WAY THAT KEEPS SEDIMENT OUT OF THE PUBLIC DRAINAGE SYSTEM.

Design Changes After Permit Issuance

IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

NTS Construction Notes 5

NTS Not Used 6

NTS Not Used 7

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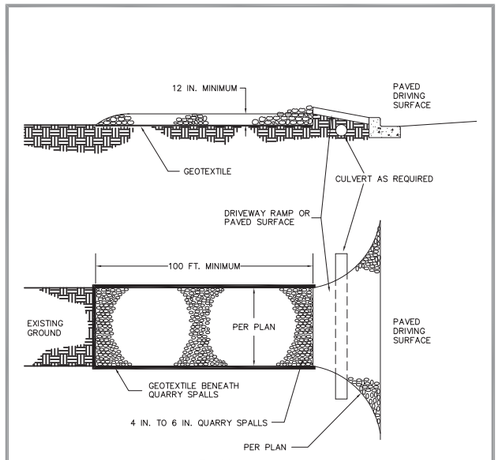
24x36 File: BBG_Maint_TESC_Det.dwg Plotted by: dianneB Date: 20-Jul-12 10:22:51am

Section 33, Township 25 N., Range 5E. W.M.



PLAN

NOTES:

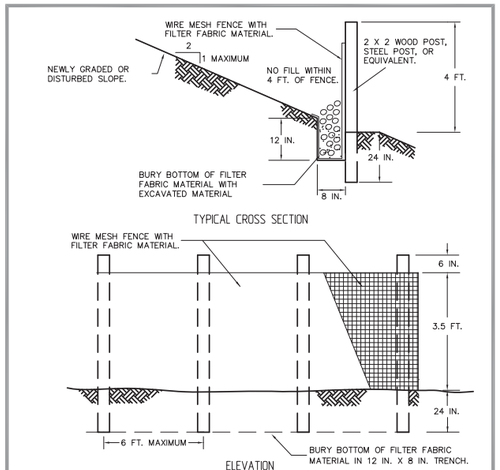
1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.

City of Bellevue — NO SCALE

TITLE: TEMPORARY CONSTRUCTION EXIT – PLAT/COMMERCIAL

REV. DATE 10/2000 — NO. EC-1

NTS
C.O.B. EC-1 Detail - Temporary Construction Exit 1



TYPICAL CROSS SECTION

ELEVATION

NOTES:

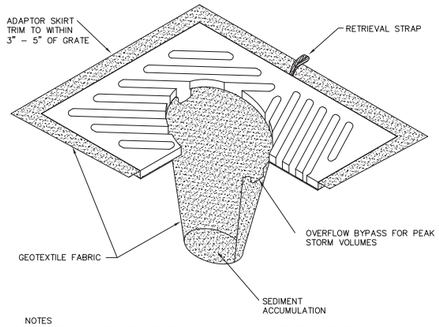
1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2 : 1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

City of Bellevue — NO SCALE

TITLE: REINFORCED SILT FENCE

REV. DATE 10/2000 — NO. EC-5

NTS
C.O.B. EC-5 Detail - Reinforced Silt Fence 2



NOTES

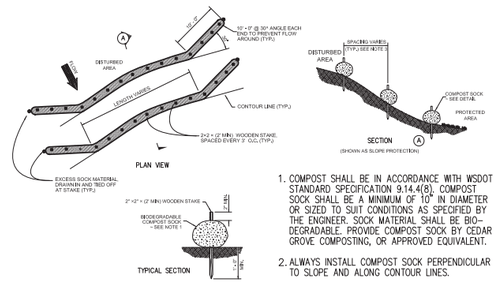
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

City of Bellevue — NO SCALE

TITLE: CATCH BASIN INSERT

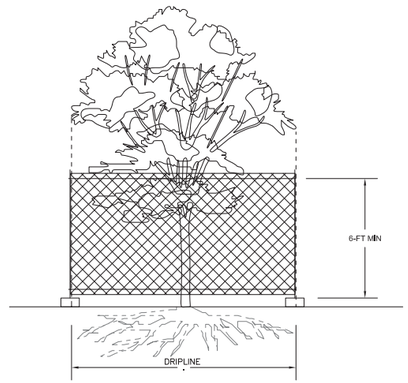
REV. DATE 10/2000 — NO. EC-6

NTS
C.O.B. EC-6 Detail - Catch Basin Insert 3



1. COMPOST SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 9.14.4(8). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER. SOCK MATERIAL SHALL BE BIO-DEGRADABLE. PROVIDE COMPOST SOCK BY CEDAR GROVE COMPOSTING, OR APPROVED EQUIVALENT.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. ONCE PLACED ON THE GROUND, APPLY WEIGHT TO THE SOCK BY WALKING ON OR ROLLING TO IMPROVE CONTACT BTWN THE SOCK AND THE GROUND SURFACE.

NTS
Compost Filter Sock 4



NOTES:

1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. FOR ROOTS OVER 1-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.

City of Bellevue — NO SCALE

TITLE: TREE PROTECTION

REV. DATE 10/2000 — NO. EC-21

NTS
C.O.B. EC-21 Detail - Tree Protection 5

NTS
Not Used 6

NTS
Not Used 7

NTS
Not Used 8

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p. 206.725.1211
f. 206.973.5344
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LAURIE J. PEARR — STATE OF WASHINGTON — 30766 — REGISTERED PROFESSIONAL ENGINEER

7-20-2012

No.	Revisions	Date

0 1" 2"
Two Inches At Full Scale
If Not Scale Accordingly

Project Name

MAINTENANCE SITE & ACCESS IMPROVEMENTS BELLEVUE BOTANICAL GARDENS

420 120TH AVE SE
BELLEVUE, WASHINGTON

PERMIT SUBMITTAL

Project No.	003-11-01
Issue Date	06-29-2012
Scale	1"=20'
Designed	LJP
Checked	LJP
Drawn	AJ
Approved	LJP

Description: TESC Details

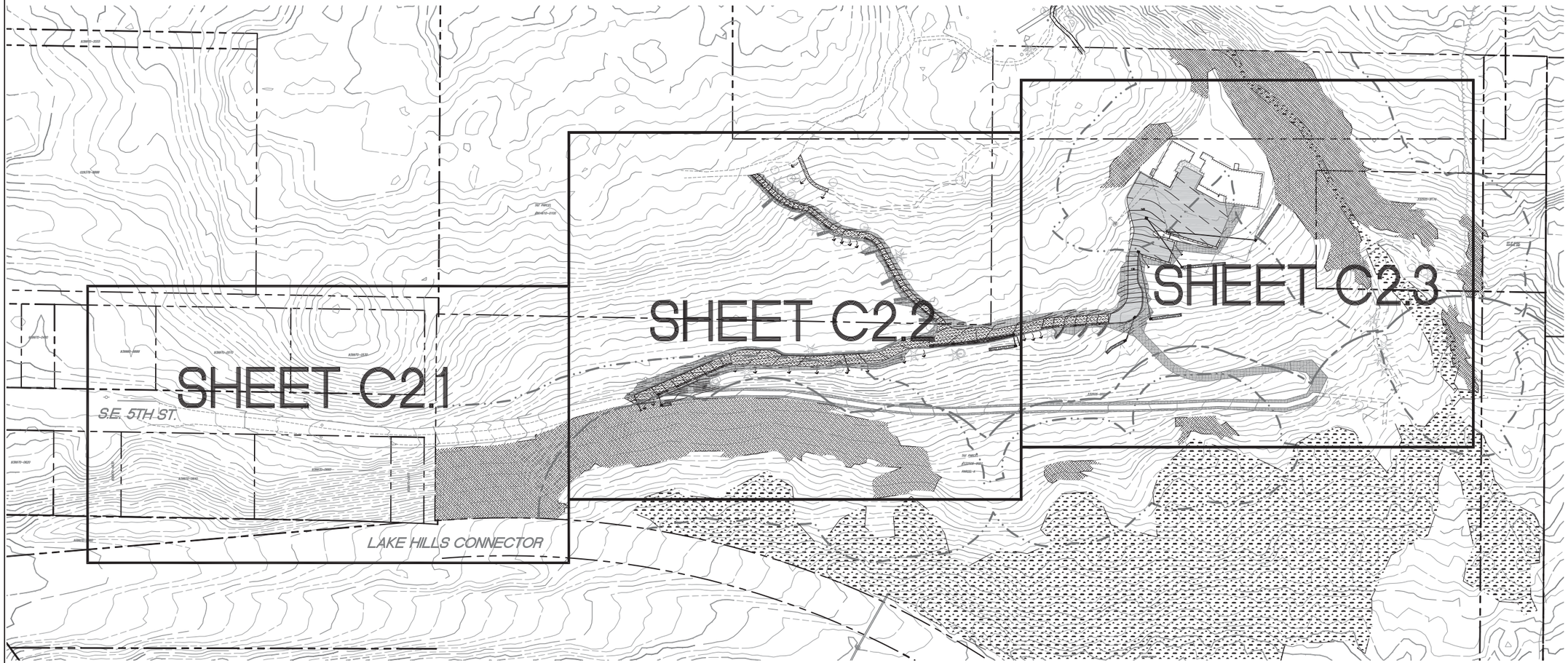
Sheet: C1.5

Section 33, Township 25 N., Range 5E. W.M.

N

60 0 30 60 120

Scale 1"=60'



Sheet Index

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f. 206.973.5344
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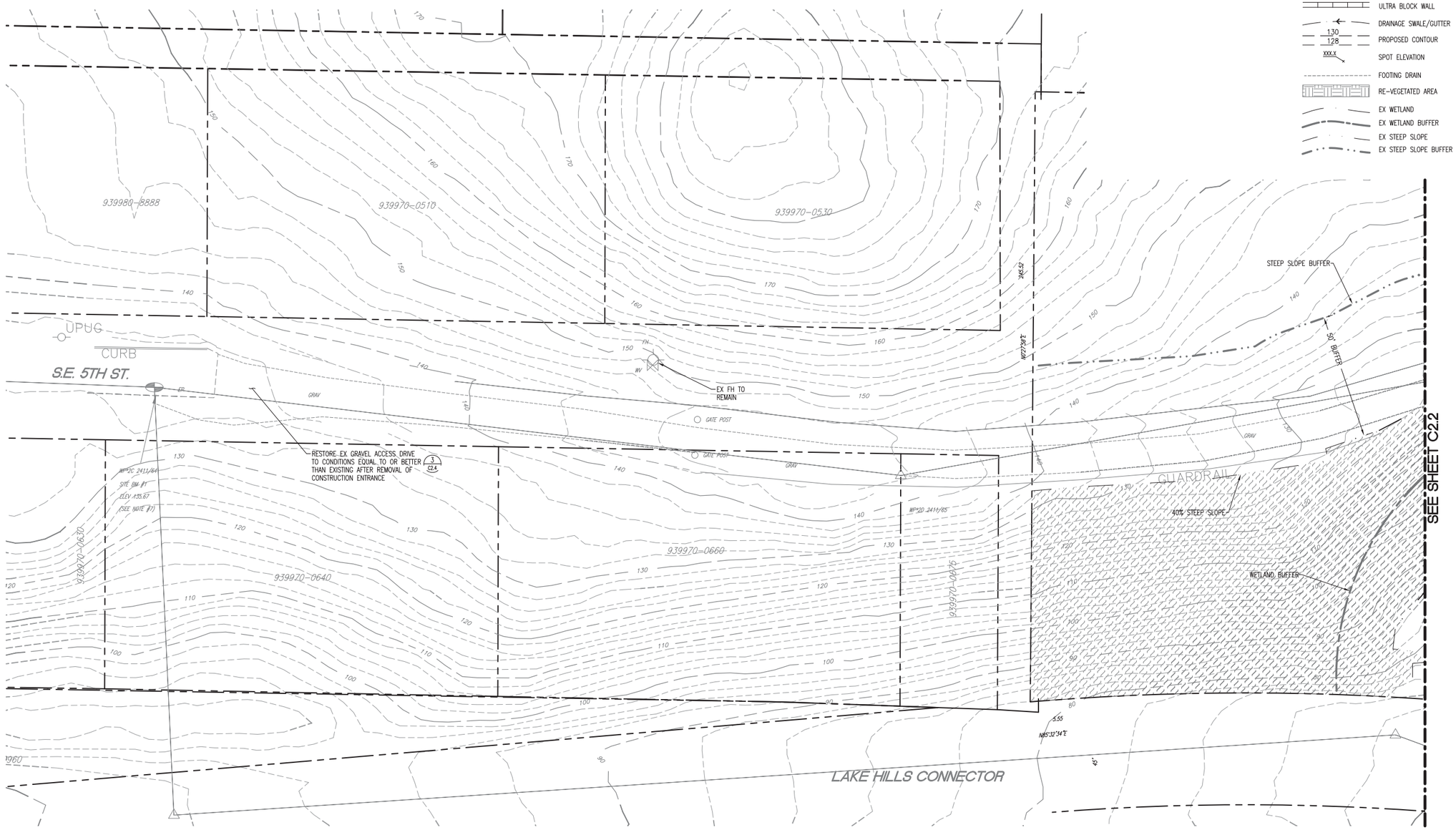
Description

Road Grading, Paving, & Drainage Overall

Sheet

C2.0

Section 33, Township 25 N., Range 5E. W.M.



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Description

Road Grading, Paving, & Drainage Plan

Sheet

C2.1

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Section 33, Township 25 N., Range 5E. W.M.

N

20 0 10 20 40

Scale 1"=20'

Legend

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- EX BUILDING
- ASPHALT PAVEMENT
- GRAVEL SURFACING
- WETLAND
- STEEP SLOPE AREA
- SITE WALL
- ULTRA BLOCK WALL
- DRAINAGE SWALE/GUTTER
- PROPOSED CONTOUR
- SPOT ELEVATION
- FOOTING DRAIN
- RE-VEGETATED AREA
- EX WETLAND
- EX WETLAND BUFFER
- EX STEEP SLOPE
- EX STEEP SLOPE BUFFER

MATCH EX GRADE

TRAIL REALIGNMENT AT NORTH END (3/C2.4) FIELD LOCATE 4' WIDTH. CONSTRUCT IN ACCORDANCE W/ BELLEVUE PARKS STDS

SHEET FLOW FULL DISPERSION (TYP) (4/C2.4)

INTERCEPTOR TRENCH (TYP) (TYPE 2) (8/C2.4)

LANDSCAPE RESTORATION (TYP) (3/C2.5)

GRAVEL ACCESS ROAD (TYP) (3/C2.4)

CB TYPE I
RIM 130.00
IE 128.00 (6"W) IN
IE 128.00 (6"S) OUT

6' WIDENING AT INTERSECTION

72 LF 6" SD @ 2% MIN

CB TYPE I
RIM 131.80
IE 129.80 (6"E) OUT

14 LF 6" SD @ 2% MIN

CB TYPE I
RIM 125.00
IE 123.00 (6"N) IN
IE 123.00 (6"W) OUT

30 LF DISPERSION TRENCH (TYPE 1) OVERFLOW EL 125.00 (6/C2.4)

SEE SHEET C2.3

SEE SHEET C2.1

STEEP SLOPE BUFFER

50' BUFFER

40% STEEP SLOPE

CB TYPE I
RIM 125.00
IE 123.00 (6"S) OUT

GUTTER FLOW LINE (TYP) (8/C2.4)

CONC BLOCK WALL (2/C2.5)

FOOTING DRAIN (TYP)

6' WIDENING AT CURVE

CONC BLOCK WALL (2/C2.5)

GRAVEL ACCESS ROAD (TYP) (3/C2.4)

SHEET FLOW FULL DISPERSION (TYP) (4/C2.4)

DAYLIGHT FD

EX GRAVEL ROAD TO GRAVEL TRAIL RESTORATION (4/C2.5)

WETLAND BUFFER

10 LF 6" SD @ 2.0% MIN

CB TYPE I
RIM 120.00
IE 118.00 (6"N) IN
IE 118.00 (6"E) OUT

10 LF DISPERSION TRENCH (TYPE 1) OVERFLOW EL 120.00 (6/C2.4)

10' BUFFER

WETLAND

TAX PARCEL #3325059029 PARCEL A

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p. 206.725.1211
f. 206.973.5344
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STATE OF WASHINGTON
20766
REGISTERED
PROFESSIONAL ENGINEER
7-20-2012

No.	Revisions	Date

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Drawn	AJ
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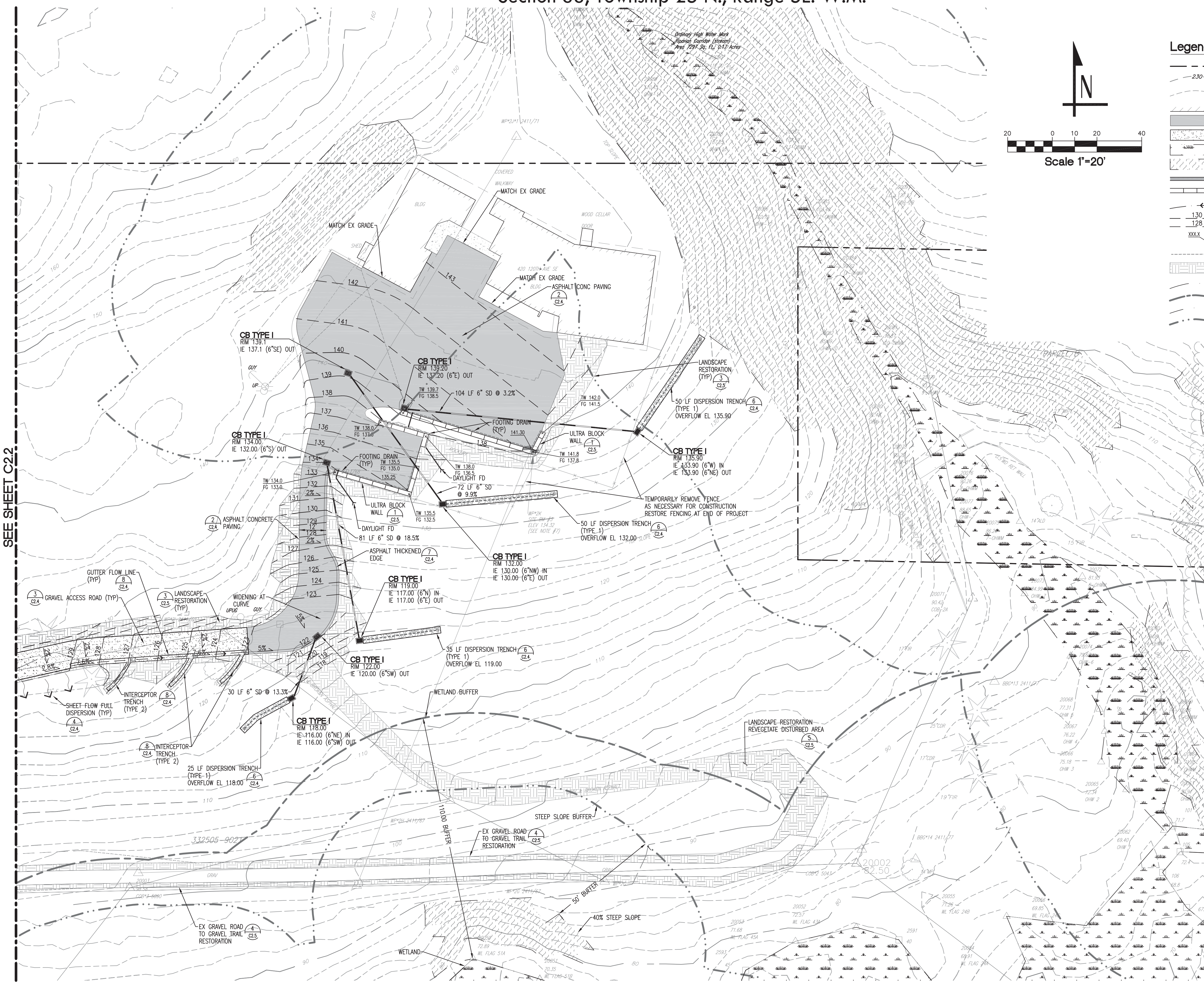
Description

Road Grading, Paving, & Drainage Plan

Sheet

C2.2

Section 33, Township 25 N., Range 5E. W.M.



Legend

- PROPERTY LINE
- EX CONTOUR (INDEX)
- EX CONTOUR
- EX BUILDING
- ASPHALT PAVEMENT
- GRAVEL SURFACING
- WETLAND
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- EX STEEP SLOPE BUFFER

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Drawn	AJ	Approved	LJP

Description

Site Grading, Paving, & Drainage Plan

Sheet

C2.3

24x36 File: BBG_Maint_Grad.dwg Plotted by: dianneB Date: 20-Jul-12 10:21:16am

Storm Drainage General Notes

(NOTE THAT SOME HAVE BEEN OMITTED--SEE COB SURFACE WATER ENGINEERING STANDARDS FOR FULL LIST)

1. ALL WORK SHALL CONFORM TO THE 2012 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.

2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" – 15") OR ASTM F-679 (18"-27". BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.

3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON 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 EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.

5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITE'S APPROVED SWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.

6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.

9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.

10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.

12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.

15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.

18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.

19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.

20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.

22. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.

23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.

24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).

25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.

28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.

30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.

31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.

32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.

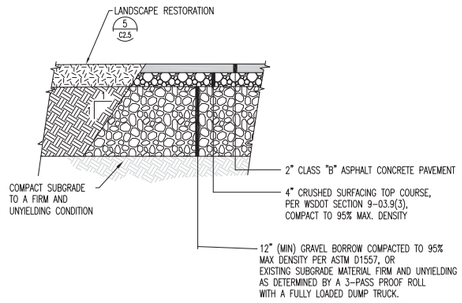
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.

34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.

36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.

38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

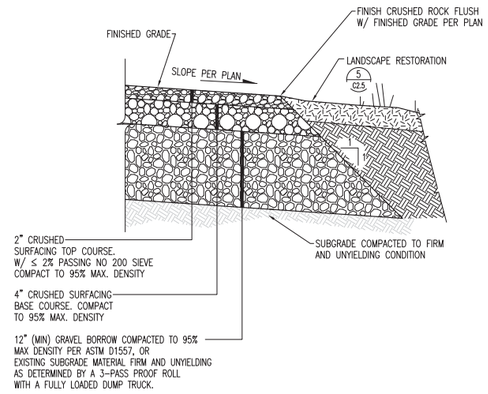
NTS
Storm Drainage General Notes 5



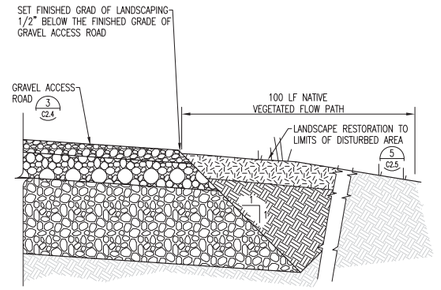
NOTES:

1. PLACE AC IN ACCORDANCE WITH WSDOT APWA SECTION 5-04
2. PROOF ROLL AND REMOVE ANY SOFT SPOTS. REPLACE REMOVED MATERIAL WITH GRAVEL BORROW. CONTRACTOR SHALL TEST AND VERIFY SUBGRADE MEETS COMPACTION REQUIREMENTS PRIOR TO PAVING.

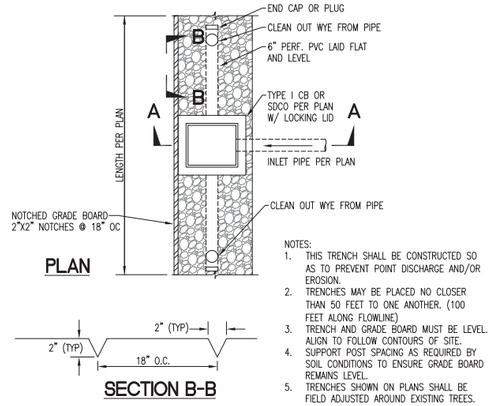
NTS
Asphalt Concrete Paving 2



NTS
Gravel Access Road 3

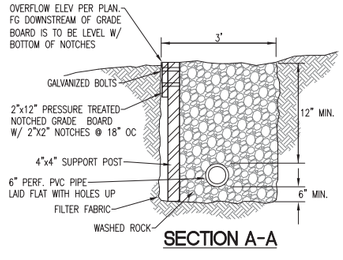


NTS
Sheet Flow Full Dispersion 4

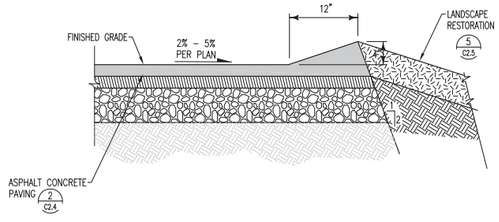


NOTES:

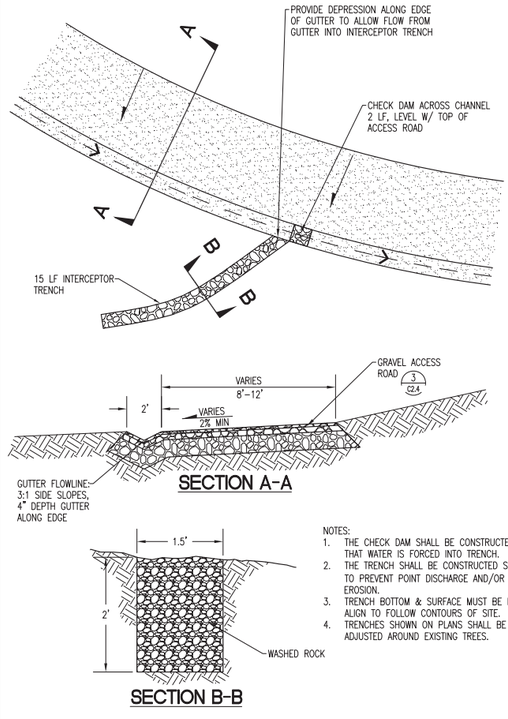
1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER. (100 FEET ALONG FLOWLINE)
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.
5. TRENCHES SHOWN ON PLANS SHALL BE FIELD ADJUSTED AROUND EXISTING TREES.



NTS
Gravel Dispersion Trench (Type 1) 6



NTS
Asphalt Thickened Edge 7



NOTES:

1. THE CHECK DAM SHALL BE CONSTRUCTED SO THAT WATER IS FORCED INTO TRENCH.
2. THE TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
3. TRENCH BOTTOM & SURFACE MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. TRENCHES SHOWN ON PLANS SHALL BE FIELD ADJUSTED AROUND EXISTING TREES.

NTS
Interceptor Trench (Type 2) 8

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PERMIT SUBMITTAL

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Drawn	AJ
Approved	LJP

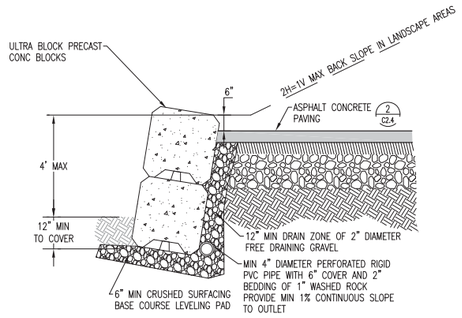
Description

Grading, Paving, & Drainage Notes & Details

Sheet

C2.4

24x36 File: BBG_Maint_Grnd_Det.dwg Plotted by: dianneB Date: 20-Jul-12 10:24:13am

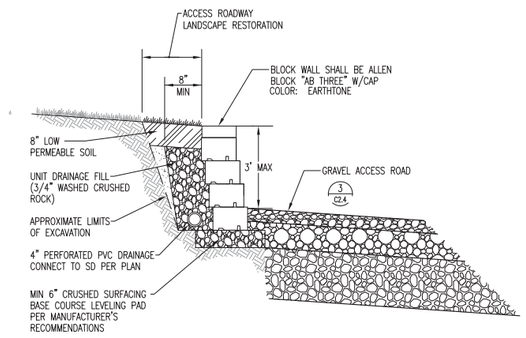


NOTES:
1. GOETECHNICAL ENGINEER SHALL OBSERVE COMPACTION OF SUBGRADE, PLACEMENT OF BASE COURSE AND DRAINAGE, AND PLACEMENT OF FINISHED ULTRA BLOCK WALL.

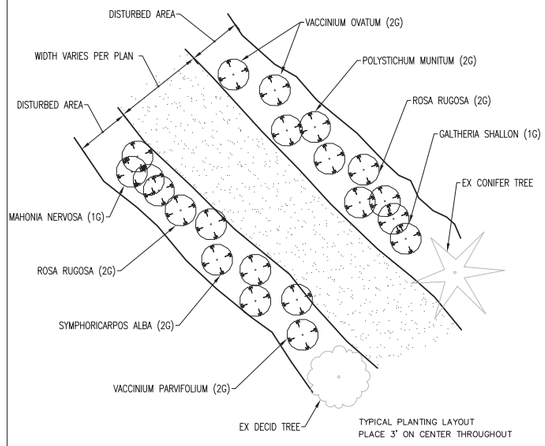
2. CONCRETE BLOCKS 2-1/2'x2-1/2'x5-0' SHALL BE SOUND, HARD AND DURABLE.

3. STAGGER EACH LAYER OF BLOCKS BY HALF BLOCK LENGTH.

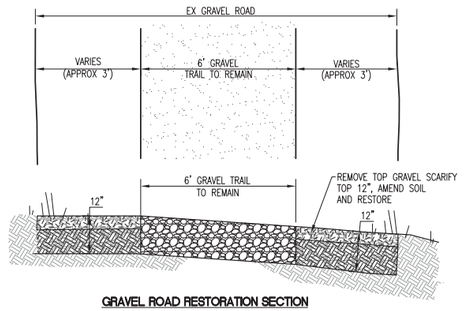
NTS
Ultra-Block Wall 1



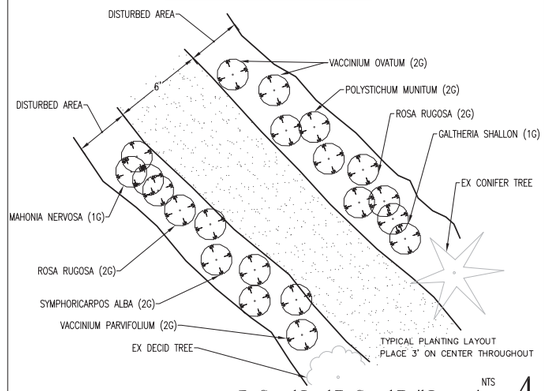
NTS
Concrete Block Wall 2



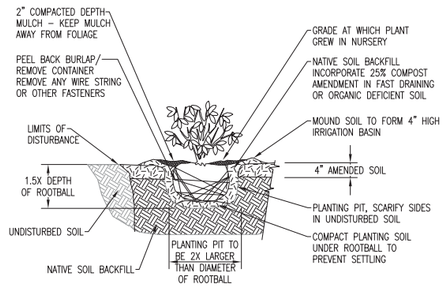
NTS
Access Road Landscape Restoration 3



GRAVEL ROAD RESTORATION SECTION



NTS
Ex Gravel Road To Gravel Trail Restoration 4



AMENDED SOIL, PLANT LIST AND SHRUB PLANTING

* TYPICAL PLANTING 3' ON CENTER THROUGH OUT DISTURBED AREA

PLANT LIST			
PLANT NAME BOTANICAL	COMMON NAME	EACH	SIZE
GALTHERIA SHALLON	SALAL	750	1G
MAHONIA NERVOSA	LOW OREGON GRAPE	750	1G
POLYSTICHUM MUNITUM	SWORD FERN	400	2G
ROSA RUGOSA	NATIVE ROSE	100	2G
SYMPHORICARPOS ALBA	SNOWBERRY	150	2G
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	150	2G
VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	150	2G

NTS
Landscape Restoration 5

NTS
Not Used 6

NTS
Not Used 7

NTS
Not Used 8

LPD engineering pllc
7936 Seward Park Ave S.
Seattle, WA 98118
p. 206.725.1211
f. 206.973.5344
www.lpdengineering.com

Stamp

LAURIE J. PEARR
STATE OF WASHINGTON
20766
REGISTERED
PROFESSIONAL ENGINEER
7-20-2012

No.	Revisions	Date

0 1" 2"
Two Inches At Full Scale
If Not Scale Accordingly

Project Name

MAINTENANCE SITE & ACCESS IMPROVEMENTS BELLEVUE BOTANICAL GARDENS

420 120TH AVE SE
BELLEVUE, WASHINGTON

PERMIT SUBMITTAL

Project No.	003-11-01
Issue Date	06-29-2012
Scale	1"=20'
Designed	LJP
Checked	LJP
Drawn	AJ
Approved	LJP

Description

Grading, Paving, & Drainage Notes & Details

Sheet

C2.5

LPD engineering pllc

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BELLEVUE BOTANICAL GARDEN MAINTENANCE FACILITY
PROJECT NARRATIVE
JULY 20, 2012

Project Site Description:
This project narrative is for the Bellevue Botanical Garden Maintenance Facility, which is located at 420 120th Avenue SE, Bellevue, Washington. The project improvements are located on two parcels: the greater Wilburton Park (33250590921) 105.49 which includes the 53 Acre Bellevue Botanical Garden and the 2006 acquired 16.13 acre south parcel (8046100100). The total area of both is approximately 121.6 acres based upon the King County Assessor's report. The majority of the work is on the 2006 acquired south parcel. The project work area is located on the north half of this parcel in an area that was once a single family residential parcel and has been acquired by Bellevue Parks for use as a maintenance facility. Access to the site is from SE 5th St, heading east from 118th Ave SE; site access is controlled with bollards across the entry.

The proposed project will include installation of new gravel and asphalt access roads and parking/staging areas, along with demolition and removal of existing asphalt and gravel driveways and parking areas, installation of several site walls, and re-grading for a new access drive route including a connection to the existing Botanical Garden maintenance access road north of the project work area. The total project work area is approximately 97,000 square feet (2.2 acres).

The majority of the project work area is densely wooded, with dense ground cover. Topography is relatively flat around the existing building and parking area. There are steep slope areas (>40%) located along the southwest portion of the project and around the existing residence. In areas where this project's work is proposed, existing topography has slopes ranging between approximately 10% and 30%. Refer to the project drawings for locations of critical areas.

Stormwater runoff throughout the site is limited due to the presence of the thick layer of forest duff/ground cover and the underlying outwash soils; there are no existing drainage systems on site. During the rainy season and during significant storm events, sheet flow runoff may occur toward the south and east away from the proposed work areas.

Description of how the Design Constitutes the Minimum Necessary Impact to the Critical Areas:
The alignment of the proposed access drive has been selected based on the previously existing cleared area following the alignment of utility poles that bring overhead power to the pre-existing residence; there is a slight bench in the topography in this area, and existing vegetation is somewhat less dense than other areas of the site. The location results in limited additional clearing and grading as well as minimal construction within the steep slope and buffer areas. There is a net reduction of permanent disturbance area within the critical area buffers, which is shown in the following table (Refer to Figure A and Figure B included with this Narrative):

Table 1 –Disturbance Areas within Critical Area Buffers

Existing Permanent Disturbance within Critical Area Buffers	Proposed Permanent Disturbance within Critical Area Buffers	Net Reduction in Permanent Disturbance Area
26,292 sf	20,521 sf	-5,771 sf

There are limited temporary impacts such as grading and vegetation restoration proposed within the steep slope and buffer areas.

Explanation of why is there no Feasible Alternative with less Critical Area Impact:
Much of the existing access drive currently resides adjacent to the steep slope area, within the steep slope buffer areas, and also within the wetland buffer area. There is no feasible alternative with less impact to the critical areas and clearing; any connection from the existing access drive would require some impact to the critical areas and buffers. The proposed improvements generally move the access road further away from the critical area buffers than the existing road.

Alternatives Considered:
In review of the existing topography, alternatives were considered for routing. Alternatives were also considered for the widening of the existing access road was considered to provide additional maneuvering area for maintenance vehicles and fire access at the hairpin turn. However, it was not feasible to provide sufficient added width at the east end switchback turn to make the existing route viable for the maintenance vehicles that are expected to use the site. The current layout provides sufficient maneuvering room for maintenance vehicles and fire access and limits the impact to the exiting vegetation by locating the road along an existing bench.

Summary of how the Proposal meets Land Use Code Section 20.30P Decision Criteria:
Below is a brief description of how the proposal meets each of the decision criteria contained in Land Use Code Section 20.30P:

A. The proposal will obtain the required clearing and grading permit from the City of Bellevue.
B. The project has been designed to minimize the impact to the critical area. Stormwater runoff from the new impervious surfaces will be dispersed over large areas on site.
C. Refer to the next section of this memo for how the project incorporates the performance standards of LUC Part 20.25H to the maximum extent applicable.
D. The proposed access road has been preliminarily reviewed by the fire marshal and accepted as providing adequate access for fire/emergency vehicles. It is anticipated that final review will be conducted during Clear and Grade submittal.
E. Refer to the information below regarding how this project complies with the requirements of LUC 20.25H.210.
F. The proposal complies with other applicable requirements of the LUC.

Summary of how the Proposal meets Land Use Code Section 20.25H Decision Criteria:
Per a conversation with Kevin LeClair at the City of Bellevue, the project only needs to show compliance with the following specific sections:

Section 20.25H.055.C.2 – Refer to the explanation provided earlier in this memo regarding how the project was designed to minimize the impacts to the critical area.

Section 20.25H.100 – Below is a brief description of how the project meets each of the criteria:

A. No lights are proposed.
B. The proposed project is surrounded by dense forest and vegetation.
C. No toxic runoff is anticipated from the proposed project.
D. Stormwater runoff from the project area will be dispersed using dispersion trenches and sheet flow runoff. Runoff is ultimately tributary to the wetland area.
E. Currently the site consists of dense vegetation within the critical areas and buffers. Any areas impacted will be restored to match the natural vegetation.
F. No pesticides or fertilizers are anticipated to be used for the project.

Section 20.25H.125 – Below is a brief description of how the project meets each of the criteria:

A. The proposed design of the access road matches the natural contour of the slope as closely as possible, and is proposed in an area that already has a slight topographical bench with somewhat flatter grades. This limits the extents of the grading.
B. The proposed improvements have been located to preserve the most critical portions of the site and its natural landforms and vegetation.
C. The project is not expected to result in greater risk or a need for increased buffers on neighboring properties; proposed work is several hundred feet from any neighboring properties.
D. Small retaining walls have been proposed to limit the amount of disturbance, allowing the natural sloped terrain to be left in its existing conditions to the extent feasible.
E. The access road has been designed to minimize the impervious surface within the critical areas and their buffers while still meeting the Owner's goals of providing improved maintenance vehicle access.
F. Small retaining walls have been proposed to create level areas for the road section to be constructed while limiting the topographic modification required.
G. There are no proposed building foundations for the project.
H. There are no proposed buildings with this project; therefore, this item does not apply.
I. There are no decks proposed with this project; therefore, this item does not apply.
J. Areas that are to be disturbed will be restored in accordance with the requirements of LUC 20.25H.210.

<u>Summary of how the Project Complies with Land Use Code Section 20.25H.210-20.25H.225:</u>
Where a landscape restoration plan is required, as it is on this project, Land Use Code Section 20.25H.210 requires that the plan be developed in accordance with the standards of LUC 20.25H.210 through 20.25H.225 inclusive. Below is an explanation of how the requirements of each section are addressed:

Section 20.25H.215 – Below is a brief description of how the project meets each of the criteria:

A. The impact cannot be avoided while still meeting the Owner's program of providing improved maintenance vehicle and emergency service access.
B. Impacts of the project will be minimized by the use of Low Impact Development techniques for stormwater mitigation. Dispersion and sheet flow runoff will be used to spread out stormwater over as large of an area as possible.
C. Performing the following types of mitigation:
    1. The impacts will be remedied by restoring the areas affected by construction, as well as restoring portions of the old access road to a natural condition.
    2. The impact over time will be reduced by preservation of the forested areas on site.
    3. Compensation for the impact is proposed by enhancing the old access road areas to restore them to a natural condition.
D. The Bellevue Parks Department will review the restored critical areas and take remedial action when necessary.

Section 20.25H.220 – Based upon our conversation with Kevin LeClair at the City of Bellevue, the project proposes restoration of portions of previously disturbed areas that will be converted back to a vegetated conditions and restoration of areas impacted by the construction of the new facilities. Below is a brief description of how the project meets each of the criteria:

A. Plan Phases; this requirement does not apply to this project because it does not seek modifications through a critical areas report.
B. Restoration and Mitigation Project Details:

1. The above narrative as well as the project plans will serve as the information providing the project goals and objectives.
2. The planting and restoration area will be monitored by the Bellevue Parks Staff to confirm establishment and remedial action will be taken as necessary. The measurable criteria will be in plant establishment.
3. Specifications and descriptions of the restoration are shown in the project documents. Implementation of the restoration with the temporally impacted areas of construction will immediately follow the completed improvements. The roadway to path restoration will immediately follow the establishment of the new access roadway.

C. All work required in the restoration plan will be conducted as the improvements are being completed and prior to final inspection.
D. The planting and restoration area will be monitored by the Bellevue Parks Staff to confirm establishment and remedial action will be taken as necessary.
E. Not Applicable.
F. Not Applicable.
G. Not Applicable.
H. Restoration for Areas of Temporary Disturbance:
   1. Areas of temporary disturbance and restoration are identified on the plan.
   2. The conditions of the areas of temporary disturbance are documented in the project survey.
   3. The project will restore the areas temporarily disturbed to existing condition prior to final approval.
   4. The planting and restoration area will be monitored by the Bellevue Parks Staff to confirm establishment and remedial action will be taken as necessary.

Section 20.25H.225 – The project does not propose innovative mitigation.

Section 20.25H.230 - In addition, the project is not proposing a modification through the use of the Critical Areas Report process; therefore the criterion contained in Land Use Code Section 20.25H.230 is not applicable to this project.