DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Charlie Foushee, Talon Portfolio Services, LLC

LOCATION OF PROPOSAL: 1756 114th Ave SE

DESCRIPTION OF PROPOSAL: Bellefield Office Park Pavement Maintenance Phase II - Repair and restoration of an existing parking lot by lifting the parking surface 1 to 2 feet through the addition of fill material. No expansion of parking areas is proposed or allowed. A total of 1,310 cubic yards of cut and fill is proposed. The proposal is supported by a restoration and mitigation plan, habitat analysis, floodplain analysis, and project engineering.

FILE NUMBERS: 13-121777-WE/13-121778-GD **PLANNER:** David Pyle

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 **10/3/2013**

☐ 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

9/19/2013
Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

Exemption from Shoreline Management
Substantial Development Permit Requirement

To: Charlie Foushee
Talon Portfolio Services, LLC
1800 Ninth Ave, Suite 1600
Seattle, WA 98101
206-607-2572
foushee@talonprivate.com

Re: Bellefield Office Park Parking Lot Repair

File Numbers: 13-121777-WE/13-121778-GD

SEPA Determination:

☐ This proposal is exempt under WAC 197-11-800(3) *Repair, remodeling and maintenance activities*

☒ A DNS was issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. The DNS appeal period ends October 3, 2013.

☐ A DNS was issued under WAC 197-11-340(2) and is subject to a 14-day comment from _____.

Determination of Non-Significance is issued under City of Bellevue File # 13-121778-GD.

The proposal to undertake the following activity:
Bellefield Office Park Pavement Maintenance Phase II - Repair and restoration of an existing parking lot by lifting the parking surface 1 to 2 feet through the addition of fill material. No expansion of parking areas is proposed or allowed. A total of 1,310 cubic yards of cut and fill is proposed. The proposal is supported by a restoration and mitigation plan, habitat analysis, floodplain analysis, and project engineering.

Within the upland associated with **Lake Washington** and/or associated wetlands;

Is exempt from the requirement of a substantial development permit because:

Development is considered normal repair and maintenance (LUC 20.25E.050B)

Inconsistent	Consistent	
	X	Policies of the State Shoreline Management Act (RCW 90.58)
	X	The Bellevue Shoreline Master Program and Comprehensive Plan

Date: 9/19/13 Signed: _____

Note: This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452
WDFW, Stuart Reinbold, 1775 12th Ave. NW Suite 201, Issaquah, WA 98027

City of Bellevue Submittal Requirements

ENVIRONMEN

Thank you in advance for your cooperation and adhere
completing the checklist or have any questions regardi
the Permit Center (425-452-6864) between 8 a.m. and
Our TTY number is 425-452-4636.

City of Bellevue File Number 13-121777-WE/13-121778-GD
08/29/13
Bellefield Office Park Pavement Maintenance Phase II
Project SEPA Checklist
1756 114th Ave SE
SEPA Checklist Reviewed By:
David Pyle, Land Use Planner
425-452-2973 - dpyle@bellevuewa.gov

INTRODUCTION
Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include references to any reports or studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8½" x 11" vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements	**27a**

ENVIRONMENTAL CHECKLIST

12/21/00

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: **Talon Portfolio Services, LLC, a Washington limited liability company, as General Receiver for W2007 Seattle Office Bellefield Office Park Realty, LLC, a Delaware limited liability company, King County Case No. 12-2-21253-8-SEA**

Proponent: **Charlie Foushee**
Talon Portfolio Services, LLC
1800 Ninth Avenue, Suite 1600
Seattle, WA 98101

Contact Person: **Kenny Booth, The Watershed Company**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **750 Sixth Street South, Kirkland, WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Bellefield Parking Lot Maintenance – Phase II**

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

Street Address:
1756 114th Avenue SE
Bellevue, WA 98006

Parcel:
0662870070

Legal Description:
BELLEFIELD OFFICE PARK

Please attach an 8½" X 11" vicinity map that accurately locates the proposal site. **See last page.**

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

General description: **The proposed project includes the placement of hog fuel on top of areas of existing pavement within the parking lot at the Bellefield Office Park (directly in front of the Magnolia building). A new layer of pavement would then be placed over the hog fuel. Additionally, one large area of existing paved parking will be removed from the site, including removal of the pavement and subgrade and replacement with topsoil and native plantings.**

The existing site condition at the office park includes standing water in some parking areas throughout various times of the year. The standing water results from a high water table and a continued settling of the entire 'island' upon which the office park is located. A similar pavement maintenance effort occurred

in early 2013 to reclaim parking areas and drive aisles in front of the Maplewood building.

Under the existing proposal a total of 11,527 square feet would be raised through the addition of hog fuel and then repaved while an additional approximate 7,572 square feet would be restored with pavement removal, top soil placement and native plantings. A total of 7 parking spaces would be lost under the proposal.

1. Acreage of site: **The entire parcel is 303,000 (6.96 acres)**
2. Number of dwelling units/buildings to be demolished: **None.**
3. Number of dwelling units/buildings to be constructed: **None.**
4. Square footage of buildings to be demolished: **None.**
5. Square footage of buildings to be constructed: **None.**
6. Quantity of earth movement (in cubic yards): **610 cy cut / 1,310 cy fill**
7. Proposed land use: **No changes are proposed to the existing land use.**
8. Design features, including building height, number of stories, and proposed exterior materials: **Not applicable.**
10. Other

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

It is anticipated that construction activities would begin in late September 2013 and conclude sometime in November 2013.

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

None at this time.

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

-Talon Bellefield Office Park Property – Wetland Delineation Study. The Watershed Company. September 4, 2012.
-FEMA Habitat Assessment, Bellefield Office Complex, Pavement Repair, Bellevue, WA. The Watershed Company. January 2013.
-Bellefield Office Park, Floodplain Evaluation for Proposed Parking Lot Repair. The Watershed Company. January 14, 2013.

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.

A Vegetation Management Plan (13-112477-LO and 13-112479-GH), applicable to the entire Bellefield Office Park, is currently pending with the City of Bellevue.

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.

Clearing and Grading Permit (GC) – submitted concurrently with this SEPA Checklist
Shoreline Exemption (WD) – submitted concurrently with this SEPA Checklist
Building Permit (BW) – submitted concurrently with this SEPA Checklist
Utility Developer Extension Agreement (UE) – submitted concurrently with this SEPA Checklist

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

- ☐ Land Use Reclassification (rezone)
  Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
  Preliminary plat map
- ☐ Clearing & Grading Permit
  Plan of existing and proposed grading
  Development plans
- ☑ Building Permit (or Design Review)
  Site plan
  Clearing & grading plan
- ☐ Shoreline Management Permit
  Site plan

A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): **Flat** Rolling Hilly Steep slopes Mountains Other:

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

The site is essentially flat.

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

According to Natural Resources Conservation Service (NRCS) soil maps, the project site is comprised of Seattle muck.

The geotechnical report indicates the presence of loose, dark brown to black, siltly sand and gravel, fine to coarse; wet; gravel and sand are angular.

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

On-site soils have shown a propensity to settle and subside.

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

All proposed cut and fill activities are associated with maintaining the affected parking areas and converting some areas of parking to a vegetated condition.

	Cut (CY)	Fill (CY)
Hog Fuel	**---**	**425**
Crushed Rock	**---**	**215**
Pavement	**---**	**110**
Existing pavement/subgrade	**560**	**---**
Topsoil	**---**	**560**
Total	**560 CY**	**1,310 CY**

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

Erosion could occur if exposed soils are mobilized by rainfall. Short-term erosion may occur in limited areas cleared of pavement. However, any impacts would be short-term and the measures described below would help minimize erosion.

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

Total impervious surfaces will decrease by approximately 6,666 square feet.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing. A silt fence would be installed around exposed soils as necessary to prevent silt-laden water from leaving the site during rainfall events.

2. AIR

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

Emissions from vehicle trips and construction equipment would occur for a short period of time during site construction. After project completion, emissions to the air would return to the level currently occurring as part of office park operations.

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

No off-site sources of emissions or odor would affect the proposal.

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

Vehicles and construction equipment would be kept in good working order.

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.

Upwards of 28 wetlands are located on the project site. Additionally, the site is adjacent to the Mercer Slough. For further details, see the Talon Bellefield Wetland Delineation Report prepared by The Watershed Company (September 12, 2012).

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.

The entirety of the proposed project will occur within 200 feet of on-site wetlands and/or the Mercer Slough. In areas of pavement removal adjacent to wetlands, a geotextile 'MSE' wall will be constructed so that no filling occurs in the wetland.

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.

No excavation or fill will occur within wetland areas.

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

The proposal would not require surface water withdrawals or diversions.

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

The base flood elevation in the vicinity of the project area in Mercer Slough is approximately 20.3 ft. (NAVD 88). Therefore, portions of the proposed activities fall within the mapped 100-year floodplain.

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.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

No withdrawal of ground water or discharge of water to ground water would occur as part of this project.

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.

No waste material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water runoff (including stormwater):

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

No change in on-site runoff patterns or drainage facilities is proposed.

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

Waste materials would not enter ground or surface waters.

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

The erosion control measures described under question 1h would be implemented as necessary.

4. PLANTS

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

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrub: salmonberry, twinberry, hardhack spirea
☐ pasture
☐ crop or grain
☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: soft rush, small bedstraw, spike rush
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation: grass

For a detailed list of vegetation found on the site, please see the Talon Bellefield Wetland Delineation Report prepared by The Watershed Company (September 12, 2012).

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

No existing vegetation will be removed as part of the proposed project.

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

No threatened or endangered plant species are known to be on or near the site.

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

The proposal involves the planting of approximately 7,572 square feet of native vegetation on the project site. Proposed plantings will include native trees, shrubs, and groundcover. Species include shore pine, western red cedar, pacific willow, red twig dogwood, black twinberry, ninebark, salmonberry, and soft rush grass.

5. ANIMALS

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

birds: hawk, heron, eagle, songbirds, other:
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.

Adult and juvenile chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Lake Washington and into the Mercer Slough. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Lake Washington and Mercer Slough also contains coho salmon (Species of Concern under the Federal Endangered Species Act). Lake Washington and Mercer Slough potentially contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

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

As described above, adult and juvenile salmon migrate up and downstream, respectively, through Mercer Slough. Migrating waterfowl may use the slough as resting and foraging areas during spring and fall migrations.

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

The proposed project will enhance wildlife habitat through the installation of approximately 7,575 square feet of native plantings adjacent to areas of wetlands.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

There is no proposed change in the existing forms of energy currently used for the office park.

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

The project would not affect the potential use of solar energy by adjacent properties.

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

No changes to energy features are proposed.

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.

Typical hazards related to heavy equipment fuels and fires are associated with construction of the proposed project. After project completion, hazards would consist of those related to the normal operation of the office park.

1) Describe special emergency services that might be required.

Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency during construction. After project completion, emergency services would only be necessary as dictated by the operation of the office park.

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

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

b. Noise

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

Typical noise associated with adjacent traffic exists in the project area.

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

Noise associated with project construction would be restricted to use of excavating and hauling equipment. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the completed project, other than that associated with typical operation of the office park.

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

As mentioned above, construction noise would be limited to daylight weekday hours. No other noise-control measures are necessary.

8. LAND AND SHORELINE USE

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

The current use of the site is an office park. The office park extends to the north and west, while open spaces are located south and east of the site.

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

The site has not been used for agriculture.

c. Describe any structures on the site.

The project site includes multiple office buildings within the Bellefield Office Park. No new structures or changes to existing structures are proposed.

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

No structures will be demolished.

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

The current zoning classification is O (Office).

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

The current comprehensive plan designation is O (Office).

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

Unclassified.

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

The on-site wetlands and the Mercer Slough have been classified as "environmentally sensitive" areas. Additionally, the Mercer Slough and lower lying areas of the office park are within the mapped 100-year floodplain.

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

There is no proposed change in the number of people who will work in the office park.

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

No people would be displaced as a result of this project.

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

No measures are necessary.

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

This project does not affect existing land use.

9. HOUSING

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

None.

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

None.

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

No measures are necessary.

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?

Views will not be affected by the proposed project.

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

No such measures are necessary.

11. LIGHT AND GLARE

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

Light or glare will not be produced by the finished project.

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 and glare impacts, if any:

No reduction measures are necessary.

12. RECREATION

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

The Mercer Slough Nature Park is located just east of the project site and offers nature walking, wildlife viewing, and kayaking.

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

The proposed project would not displace any existing recreational uses.

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

No such measures are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

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

No such places or objects are known to be on or next to the site.

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

No such landmarks or evidence is known to be on or next to the site.

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

Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

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.

The property takes access from 112th Avenue SE via SE 15th Street. Site access would not be changed as a result of the proposed project.

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

The nearest King County Metro transit stop is located at the entrance to the office park (corner of 112th Avenue SE and SE 15th Street).

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

A total of 10 parking spaces will be eliminated, while three new spaces will be created. This results in a net loss of 7 parking spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The proposal would not require any new roads or streets, or improvements to existing roads or streets.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Water, rail, or air transportation would not be utilized by the completed project.

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

Traffic generation would not change as result of the proposed project.

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

No such measures are necessary.

15. PUBLIC SERVICES

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

No increase in public service needs would result from this project.

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

No such measures are necessary.

16. UTILITIES

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

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

No new utilities, beyond those available at the office park, are proposed as part of the project.

Signature

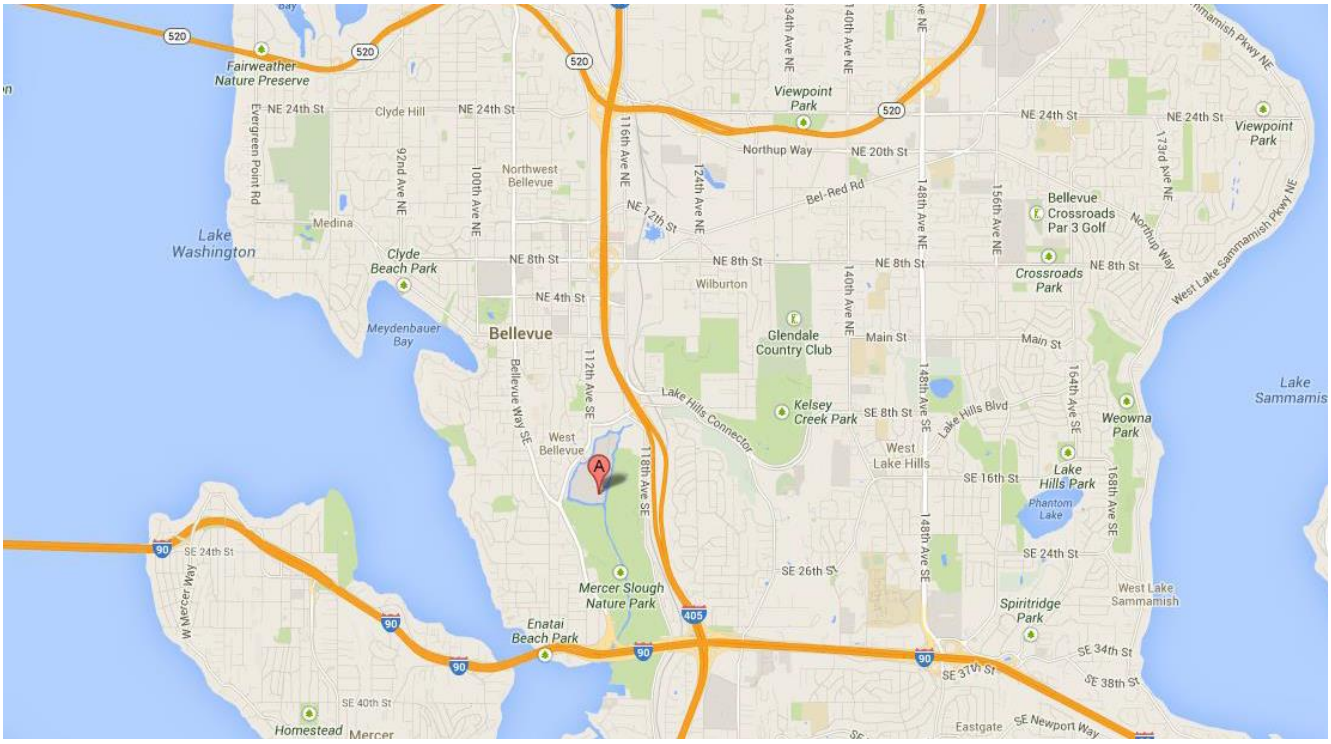
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Kenny Booth, AICP
Associate Planner

Date Submitted: July 30, 2013

Vicinity Map from iMAP (top) Google Maps (below)



SEPA Checklist Reviewed By: David Pyle 08/29/13

FINAL

FEMA Habitat Assessment, Bellefield Office Complex, Pavement Repair, Bellevue, WA

Prepared on behalf of:

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1 PROJECT AREA

The proposed pavement repair project is located at the Bellefield Office Complex at 114th Avenue SE in the City of Bellevue, King County, Washington, Section 5 of T24N, R05E (parcel 0662880030) (Figure 1).

The project area is located within the Cedar-Sammamish watershed, Water Resource Inventory Area (WRIA) 8. The site is located on an island, bounded to the north, west, and south by the West Channel of Mercer Slough, and to the east by Mercer Slough. Mercer Slough comprises the lower drainage of Kelsey Creek, and the site is located approximately 1.2 miles upstream from the mouth of Mercer Slough at Lake Washington.

The project area is outside of the mapped floodplain based on the Federal Emergency Management Agency's (FEMA) revised 1995 Flood Insurance Rate Map (FIRM) (see Figure 2); however, the present elevations in the proposed work area are at or below the Base Flood Elevation (BFE) of 20.3 feet NAVD 88. The project area is outside of the designated 250-foot Riparian Buffer Zone (RBZ) (see Figure 2), and there is no mapped floodway for Mercer Slough or the West Channel of Mercer Slough. A Channel Migration Zone has also not been mapped for either section of the slough, and given the low channel gradient and associated low energy level available to drive bank erosion, no channel migration would be anticipated.

Additional stormwater treatment enhancements will be conducted at a nearby paved parking lot north of S.E. 8th Street (Parcel 0662870010).

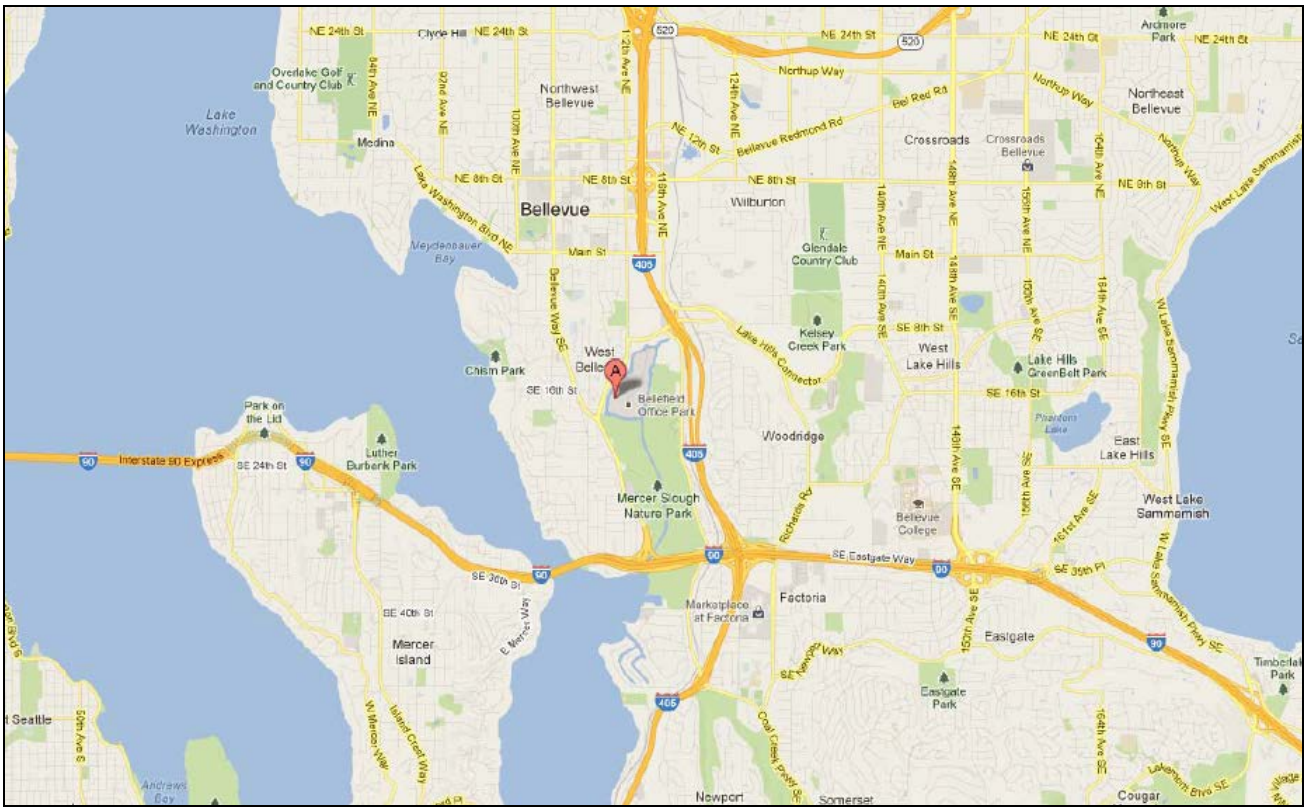

Figure 1. Vicinity map of project area.

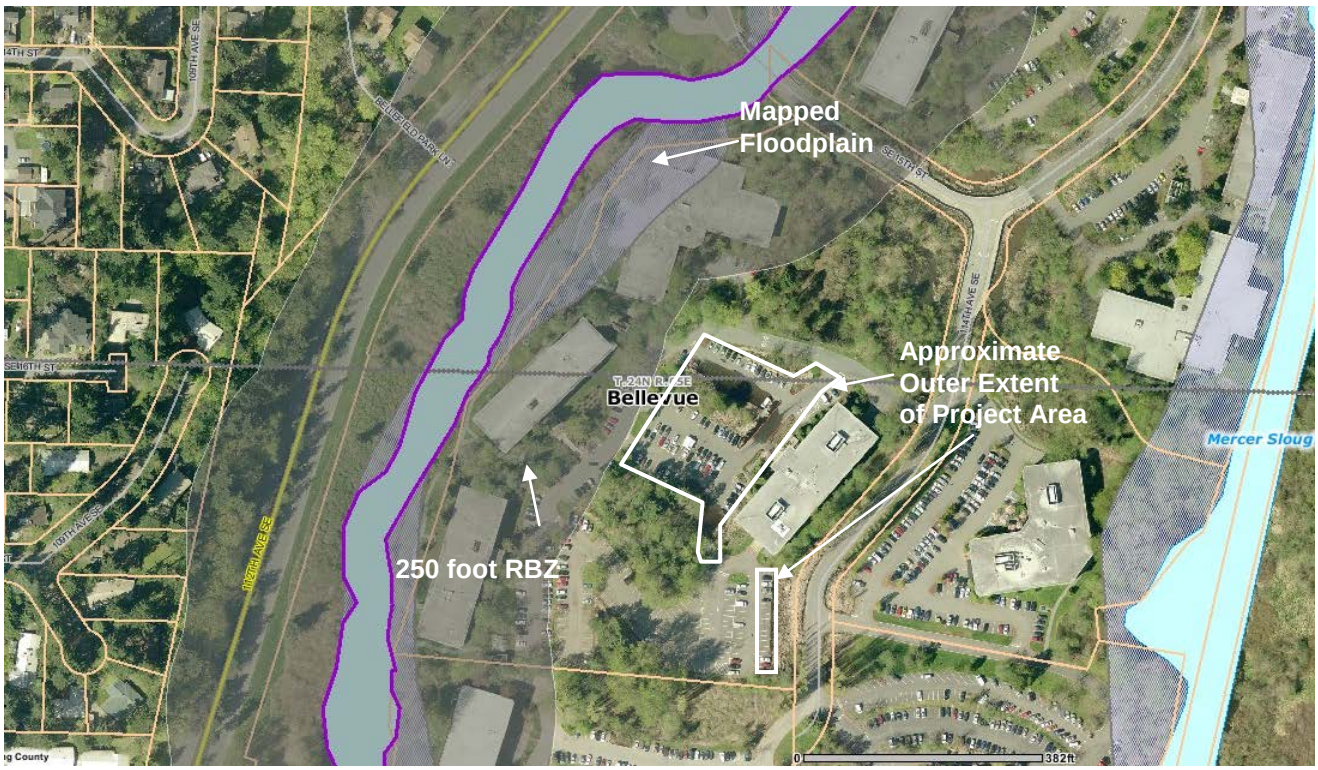

Figure 2. Map of project area (from King County iMAP). Gray shaded area represents the 250 foot riparian buffer zone (RBZ), and the light purple shaded area represents the mapped FIRM floodplain.

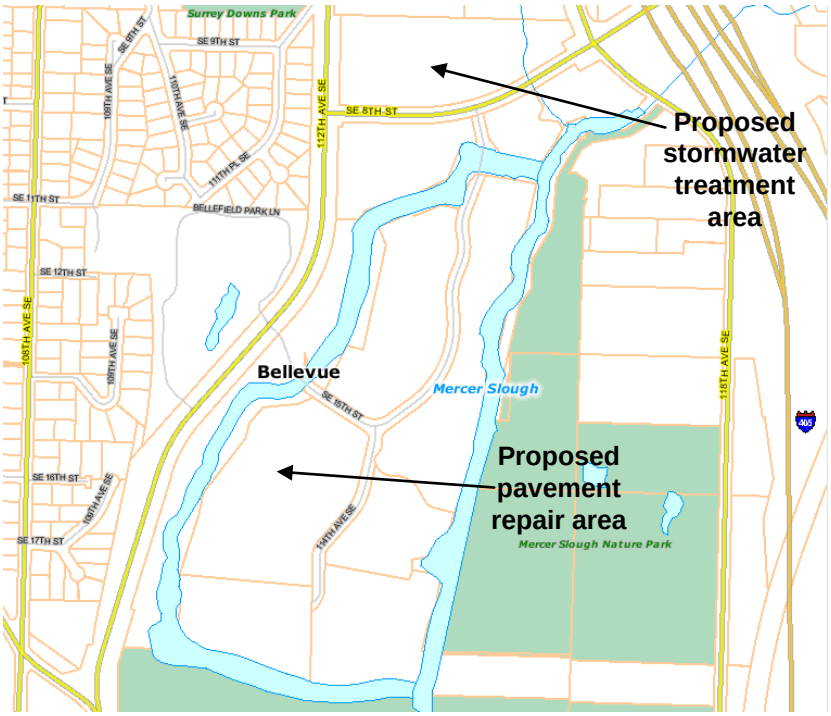

Figure 3. Map of proposed offsite stormwater treatment area.

2 BASELINE CONDITIONS

The property presently consists of commercial buildings, parking lots, and asphalt access. The Bellefield Office Park is located within the historic extent of Mercer Slough. The entire study area is mapped by NRCS as Seattle Muck (Sk). Because of the organic character of the onsite soils, portions of the surface parking lots, drive lanes and adjoining landscaped areas are continuously subsiding, creating saturated and inundated conditions. Wetland conditions persist in most areas not covered by development. This results in numerous separate wetland units, several of which seasonally or permanently flood adjacent parking lots. Wetlands adjacent to the proposed project include depressional wetlands that are disconnected from the slough by the surrounding development. These wetlands include forested, scrub-shrub, and emergent vegetation. Poplar, Pacific willow, red alder, western red cedar, and paper birch characterize the forest canopy. Red-osier dogwood, hardhack spirea, pacific twinberry and salmonberry are common in the scrub-shrub layer. Emergent cover is dominated by cattails, soft rush, small bedstraw, and spike rush.

As mentioned, portions of the surface parking lots, drive lanes and adjoining landscaped areas have significantly subsided over time, creating saturated and inundated conditions. Current elevations in the proposed project area range from approximately 18 to 20.4 feet NAVD 88. Standing water occurs in the paved parking areas as a result of a high water table and a continued settling of the entire 'island' upon which the office park is located. Because of the

proximity of the site to Lake Washington and the influence of lake levels on Mercer Slough water levels and ground water at the site, standing water is most significant in the summer months when the surface water elevation of Lake Washington is highest.

In the vicinity of the project area, Mercer Slough is characterized by a low velocity, broad, relatively uniform channel. Mercer Slough suffers from high water temperatures and low dissolved oxygen levels, particularly in late-summer and early-fall, which are inhospitable to salmon, and other fish and aquatic life.

The West Channel of Mercer Slough is bounded by a steep west bank covered by invasive Himalayan blackberries, and a gradually sloping, east bank with sparse vegetation. As noted above, due to the proximity of the site to Lake Washington, water levels in Lake Washington affect water levels in Mercer Slough at the site location. Because water levels in Lake Washington are managed at the Hiram Chittenden Locks to maintain highest water levels in the summer, the water levels in Mercer Slough near the project site are typically higher in the summer than in the winter.

3 PROJECT DESCRIPTION

3.1 General Description

Due to continued soil subsidence, approximately 1,590 cubic yards of material is needed to return the parking lot back to its former elevation (approximately 90% or 1,430 cubic yards would be placed below the base flood elevation). Construction activities will be limited to existing paved areas. The proposed project includes the placement of hog fuel on top of areas where pavement has subsided. A new layer of pavement will then be placed over the hog fuel. Similar pavement maintenance measures have occurred in the past in an effort to reclaim parking areas and drive aisles. Under the proposed project a total of 42,849 square feet will be raised through the addition of hog fuel and then repaved. Pavement elevations will be raised approximately 1-2 feet. Approximately Work is proposed to occur in the late winter or spring to take advantage of lower water levels within the work area that occur during that timeframe, related to the reverse hydrology of Lake Washington.

Concurrent with the pavement repair project, three areas of existing paved parking will be removed from the site, and restored as a vegetated buffer for two onsite wetlands, the boundaries of which presently abut the paved parking area. Impervious pavement will be removed from approximately 5,255 square feet of the existing parking lot, and this area will be restored with top soil placement and native plantings.

Stormwater management will not be altered at the proposed pavement site; however, as a part of the proposed project, stormwater treatment facilities will be installed at a nearby paved parking area located just north of SE 8th Street (see Figure 3). The installation and use of Contech stormwater filters to treat the presently untreated stormwater runoff from the paved

parking area will improve water quality conditions throughout the project area in Mercer Slough.

3.2 Protection Measures

The use of Temporary Erosion and Sedimentation Controls (TESC) during and after construction will help minimize potential water quality impacts on the aquatic environment. Because work will occur during the rainy season, all available and appropriate BMPs will be implemented, including (but not limited to): establishing and marking clearing limits, covering exposed soils, establishing a construction entrance, and using filter fencing around the work area.

4 Species Information and Site Use

The project area is within the geographic range of three federally listed species of salmonids: 1) Chinook salmon of the Puget Sound Evolutionary Significant Unit (ESU) (Reaffirmed as Threatened, U.S. Federal Register, 28 June 2005), 2) bull trout of the Coastal-Puget Sound Distinct Population Segment (DPS) (Threatened, U.S. Federal Register, 1 November 1999), and 3) steelhead of the Puget Sound DPS (Threatened, U.S. Federal Register, 11 May 2007). Coho salmon of the Puget Sound-Strait of Georgia ESU are also present in the watershed and are currently considered a Species of Concern (U.S. Federal Register, 15 April 2004), indicating that they are under less active consideration for formal listing.

Critical habitat for Chinook salmon includes the Lake Washington Subbasin (Watershed Code 17110012-03) of the Puget Sound ESU (U.S. Federal Register, 2 September 2005), which includes Mercer Slough. Critical habitat of Coastal-Puget Sound bull trout does not include Mercer Slough. Critical habitat has not yet been proposed or designated for Puget Sound steelhead. These species will not be described further in this report.

Chinook and coho salmon are also designated as Essential Fish Habitat species, managed by NOAA's National Marine Fisheries Service (U.S. Federal Register, 15 October 2008).

4.1 Chinook salmon

Washington Department of Fish and Wildlife's SalmonScape website indicates that Mercer Slough is used as rearing habitat by Chinook salmon. Although use of the West Channel of Mercer Slough is not specifically indicated by the SalmonScape mapping, it is assumed that Chinook salmon also rear in and migrate through the West Channel.

In the Lake Washington watershed, Chinook salmon are grouped into two stocks: 1) the Cedar River, and 2) the Sammamish River (City of Seattle 2008). The majority of summer/fall-run Chinook salmon migrate through the Lake Washington ship canal to reach spawning habitat in either the Cedar or Sammamish River systems, while a smaller proportion of Chinook salmon

spawn in other Lake Washington tributaries, including Mercer Slough and Kelsey Creek. The Lake Washington basin has seen an average escapement of 819 returning Chinook salmon from 1994 to 2007 (City of Seattle 2008).

Adults migrate into freshwater in late July through early September and spawn in the tributaries to Lake Washington between August and November (City of Seattle 2008). Therefore, adult Chinook salmon may pass near the project area from July through September. As noted above, high temperatures and low dissolved oxygen levels in Mercer Slough may impede upstream migration into Kelsey Creek.

Graphs of trapping data indicate that juvenile Chinook salmon migrating from the tributaries into Lake Washington exhibit two basic strategies: 1) direct migration to the lake as fry without extended stream rearing; and 2) migration to the lake as parr or smolts (average length 100 mm), following extended stream rearing. Chinook fry begin entering Lake Washington around the first of the year, peaking in February, while parr and smolts enter the lake from April through July, peaking in late May (Tabor et al. 2006). Juvenile progeny of Chinook salmon spawning in Kelsey Creek likely rear along the shallow, vegetated shorelines near the project area in the spring months.

A final critical habitat designation was formalized for Puget Sound Chinook salmon on 12 August 2005 (U.S. Federal Register), specifically including Unit 10, the Lake Washington sub-basin, which includes Mercer Slough.

4.2 Coho Salmon

Washington Department of Fish and Wildlife's SalmonScape website indicates that Mercer Slough is used as rearing habitat by coho salmon. Although use of the West Channel of Mercer Slough is not specifically indicated by the SalmonScape mapping, it is assumed that coho salmon also rear in and migrate through the West Channel.

The Lake Washington/Sammamish coho is characterized as a mixed stock with composite production. Due to a pattern of chronically low escapements that have persisted since the 1980s, the stock was rated as depressed in 1992 and again in 2002 (WDFW 2002). Adults begin migrating into freshwater in August, and most spawning activity takes place from late October through December (WDF et al. 1993). Juvenile coho salmon are likely to avoid high temperatures that occur in Mercer Slough during the summer, and are likely to migrate before temperatures exceed 17°C.

In conclusion, juvenile coho may migrate through Mercer Slough near the project area from mid-March through June. Adult coho may migrate through Mercer Slough near the project area.

4.3 Steelhead

Federally threatened steelhead occur in Lake Washington, but are not identified as using Mercer Slough on WDFW's SalmonScape maps. Despite this, in 1996, juvenile fish surveys reported the presence of rainbow trout within the Kelsey Creek basin (Kerwin 2001). Since steelhead and rainbow trout are the same species, it is possible that steelhead could occur in Kelsey Creek and Mercer Slough.

The Lake Washington basin supports one native winter steelhead stock (Kerwin 2001), identified by WDFW (2002) as a discrete stock within the Puget Sound steelhead DPS. In 2002, the stock status of Lake Washington winter steelhead was adjusted downward from "depressed" to "critical" due to chronically low escapements and severe short-term declines in escapement in 2000 and 2001. The Lake Washington basin has seen an average escapement of 199 returning steelhead from 1980-2007, with the lowest (of only 8 fish returning) in 2006-2007. Historic steelhead escapement estimates for the Lake Washington basin were estimated at 1,816 in 1986 and have steadily declined since that time.

Steelhead historically occurred throughout the Lake Washington basin, and likely spawned in many Lake Washington tributaries. Both anadromous (steelhead) and resident (rainbow trout) life forms of *O. mykiss* (based on life history characteristics) are present in the Lake Washington basin.

Winter steelhead, characteristic of coastal streams, enter freshwater from November to April. The steelhead spawning period in the Lake Washington basin currently extends from March to September, with most adult fish in the run typically returning to the Cedar River or Sammamish River tributaries. Fry emerge from Lake Washington tributary streams from late May to early August (peaking in July). The duration of freshwater rearing can range from one to seven years before juveniles grow large enough (>170 mm) to undergo smoltification. Juveniles generally emigrate as smolts between April and June.

In conclusion, juvenile rainbow trout/steelhead may emerge and rear in the action area year round, primarily from May to August. Adults may be present in the Kelsey Creek basin from November to September, although the nearest stream with documented adult steelhead use is the nearby Coal Creek. Therefore, steelhead (the anadromous life form of *O. mykiss*) presence in the action area is very limited to unlikely.

4.4 Bull Trout

Bull trout are not commonly observed within the Lake Washington basin, and bull trout are not identified to occur in Kelsey Creek or Mercer Slough (WDFW SalmonScape). Bull trout are observed at the Ballard Locks every year with numbers observed or caught varying from three to nine fish per year (Goetz, pers. comm., 14 May 2004). In Lake Washington, bull trout have been caught and observed during winter and spring, typically in the south Lake

Washington/Cedar River area. There is no known spawning subpopulation resident in Lake Washington.

In the north Puget Sound region, "the downstream limit of successful spawning is always upstream of the winter snow line (that elevation at which snow is present on the ground for much of the winter)" (WDFW 1999). Given that there are no areas along Kelsey Creek high enough in elevation to have a winter snow line, bull trout are not expected to use Kelsey Creek.

In conclusion, the presence of bull trout in Mercer Slough near the action area is very unlikely.

5 SPECIES IMPACTS

The likely effects of the proposed project on listed species and habitat conditions in Mercer Slough are described below. The proposed project could potentially affect listed salmon species in generally similar manners. Thus, unless otherwise noted, there is no distinction between listed salmonids in the following discussion.

5.1 Direct Effects on Salmonids

5.1.1 Water Quality

Direct effects of the project on salmonids are exceedingly unlikely given the project location, significantly set back from the shoreline of Mercer Slough. Best management practices will be implemented to avoid any water quality impacts to Mercer Slough. An approved TESC plan will be in place during construction, and extra erosion control measures will be enacted to limit the potential for sediment runoff during the rainy season. These measures will virtually eliminate the possibility of construction causing any turbidity increase in Mercer Slough. Any accidental spills of toxic substances will be contained on the site and cleaned immediately upon discovery. Any soiled materials will also be cleaned. Sedimentation will be avoided through the use of BMPs such as silt fencing and other barriers.

5.1.2 Other Effects of Construction Activities

All construction activities will be located at least 250 feet away from the shoreline of Mercer Slough. The project will not affect bank stabilization, channel form, or habitat connectivity. Construction noise will not affect the aquatic environment.

5.2 Indirect Effects on Salmonids

The effects resulting from the activity that are later in time, after project completion, could cause changes in habitat quality and availability, and foraging conditions for juvenile salmonids and forage fish of salmonids.

5.2.1 Floodplain refugia

In a natural setting, during high flows, floodwaters are temporarily stored as they stretch across the floodplain, providing juvenile salmonids with lower velocity rearing areas and reducing downstream flow velocities, thereby limiting potential scour of salmonid redds. The existing paved area does not represent beneficial floodplain rearing habitat, and therefore, the increase in the elevation of the paved area will not adversely affect juvenile rearing potential during flood events.

5.2.2 Flood Storage

The project will result in a net fill of approximately 1,430 cubic yards below the base flood elevation. Given the project area's position in the watershed and the fine-grained nature of the substrate in Mercer Slough, no spawning is anticipated to occur downstream from the project site on Mercer Slough, so a reduction in flood storage capacity will not affect spawning salmon. Also, because Lake Washington water levels are artificially controlled at the Hiram Chittenden Locks and the lake has a backwater effect on Mercer Slough near the project area, downstream flood velocities are not a significant concern for migrating salmon or juveniles rearing downstream.

In summary, the effects of the proposed floodplain fill on flood storage functions on the habitat and life history of salmonids is expected to be insignificant.

5.2.3 Water Quality

Urban stormwater can have significant detrimental impacts on salmonids. Sediments, heavy metals, polycyclic aromatic hydrocarbons (PAHs), pesticides, and nutrients can enter the stream channel through erosion of the stream banks, road run-off, landslides, or through overland flow. Heavy metals and PAHs, which are both associated with cars and runoff from roads and parking lots are disruptive to salmonid physiology and behavior (Spromberg and Scholz 2011, McCarthy et al. 2008). The proposed project will remove impervious surfaces and increase the area of native vegetation over a 5,255-square-foot area. This vegetation will create a vegetated buffer for two existing wetlands that presently abut the paved parking lot. By reducing the area of pollutant generating surfaces and replacing it with native vegetation, the proposed project is expected to improve water quality in the adjacent wetlands, Mercer Slough, and the West Channel of Mercer Slough. The project will also improve water quality through offsite stormwater filtration at the paved parking area north of the project site and just north of S.E. 8th Street.

5.2.4 Floodplain Vegetation

No vegetation will be removed under the proposed project. The proposed project will remove pavement and increase the area of native vegetation within the base flood elevation by 5,255 square feet. Because the planted areas are set well back from the shoreline and adjacent to

existing parking lots, the project is not expected to substantially affect allochthonous inputs of organic material, shading, or the recruitment of large woody debris.

5.4 Cumulative Impacts

Cumulative impacts are those that may occur over time as land use, landscape conditions, disturbance, and other factors in the project area and surrounding area change. The only interrelated and interdependent projects anticipated would be related to continued maintenance of existing buildings and infrastructure. Potential long-term solutions to ongoing subsidence could reduce impacts on listed species by separating road surfaces from aquatic habitats and creating permanent habitat buffers. Any future maintenance would be subject to local regulations and permitting.

Projection of activities on properties adjacent to the action area is speculative at best. Any future projects in or near the action area would be subject to all applicable ordinances. Increased environmental standards imposed by local, state, and federal governments may limit the impacts of future development to a significant extent.

Changes in present/ongoing activities are not expected. Therefore, cumulative impacts (as defined in the ESA) on sensitive fish and wildlife species and their habitats are not considered significant.

6 CRITICAL HABITAT

6.1 Chinook Salmon

Critical habitat was designated for the Puget Sound Chinook salmon DPS on 2 September 2005 (U.S. Federal Register), specifically including the Lake Washington sub-basin (Watershed Code 1711001203). Critical habitat includes areas with physical or biological features essential to the conservation of the species and which may require special management considerations or protection. Primary constituent elements of Chinook salmon critical habitat are listed as:

1. Freshwater spawning sites with water quantity and quality conditions and substrate supporting spawning, incubation and larval development.

2. Freshwater rearing sites with water quantity and floodplain connectivity to form and maintain physical habitat conditions and support juvenile growth and mobility; water quality and forage supporting juvenile development; and natural cover such as shade, submerged and overhanging large wood, log jams and beaver dams, aquatic vegetation, large rocks and boulders, side channels, and undercut banks.

3. Freshwater migration corridors free of obstruction with water quantity and quality conditions and natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, side channels, and undercut banks supporting juvenile and adult mobility and survival.

4. Estuarine areas free of obstruction with water quality, water quantity, and salinity conditions supporting juvenile and adult physiological transitions between fresh- and saltwater; natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, and side channels; and juvenile and adult forage, including aquatic invertebrates and fishes, supporting growth and maturation.

5. Nearshore marine areas free of obstruction with water quality and quantity conditions and forage, including aquatic invertebrates and fishes, supporting growth and maturation; and natural cover such as submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, and side channels.

6. Offshore marine areas with water quality conditions and forage, including aquatic invertebrates and fishes, supporting growth and maturation.

Project activities that introduce or remove physical elements to and/or from Lake Washington, or that contribute to short-term changes in water quality or quantity, may alter certain primary constituent elements (Table 1). For the proposed project, this is limited to the excavation and grading activities.

Table 1. Assessment of primary constituent elements for Chinook salmon.

Primary Constituent Elements	Direct, Indirect, Interrelated and Interdependent Effects
1. Freshwater spawning	Freshwater spawning is very unlikely to occur in Mercer Slough given the low gradient, low energy, and high turbidity associated with the waterbody. Therefore, any potential project effects on freshwater spawning are discountable.
2. Freshwater rearing	Juvenile Chinook salmon likely rear in Mercer Slough near the project area. Potential impacts to water quality will be minimized by following the conservation measures identified in Section 3.2. The project is not expected to reduce rearing capacity for juvenile salmon because the existing inundated paved areas do not represent beneficial rearing habitat. Remaining floodplain wetlands will be enhanced by reducing the paved area and planting vegetated buffers.
3. Freshwater migration	Juvenile and adult Chinook salmon migrate past the project site. Potential impacts to water quality will be minimized by following the conservation measures identified in Section 3.2. The project is not expected to result in a rise of the base flood elevation or affect stream velocities downstream from the project site given the

Primary Constituent Elements	Direct, Indirect, Interrelated and Interdependent Effects
	proximity of the site to the artificially regulated waters of Lake Washington.
4. Estuarine areas	The project would have no effect on estuarine areas.
5. Nearshore marine areas	The project would have no effect on nearshore marine areas.
6. Offshore marine areas	The project would have no effect on offshore marine areas.

Given the direct, indirect, interrelated, and interdependent effects from the proposed action, the proposed project:

- **may affect, but is not likely to adversely modify the critical habitat of the Puget Sound Chinook salmon DPS.**

6.2 Bull Trout

The action area does not include critical habitat for bull trout.

6.3 Steelhead

Critical habitat is currently being developed for Puget Sound steelhead.

6.4 Coho Salmon

Critical habitat has not been designated for coho salmon.

7 DETERMINATION OF EFFECT

Determination of effect for all species and their respective assessment areas are listed in Table 2. Implementation of the proposed project will have minimal, if any, effects on salmonids. Direct construction-related impacts will be avoided and minimized by implementing BMPs. The proposed conditions will minimize the potential for project-related impacts.

The proposed project may affect, but is not likely to adversely affect Puget Sound Chinook salmon, Coastal-Puget Sound bull trout and Puget Sound steelhead, and is not likely to jeopardize Puget Sound-Strait of Georgia coho salmon.

Given the direct, indirect, interrelated, and interdependent effects from the proposed action, the proposed project would not adversely modify the critical habitat of Puget Sound Chinook salmon.

The collective impact of the proposed project may affect, but is not likely to adversely affect, Pacific salmon essential fish habitat (EFH).

Table 2. Determination of Effect.

Species	Overall Project Effect	Effect on Critical Habitat	Effect on EFH
Puget Sound DPS Chinook Salmon	May affect, not likely to adversely affect	Not likely to adversely affect	No adverse effect
Coastal-Puget Sound DPS Bull Trout	May affect, not likely to adversely affect	N/A	N/A
Puget Sound DPS Steelhead	May affect, not likely to adversely affect	N/A	N/A
Puget Sound-Strait of Georgia ESU Coho Salmon	Not likely to jeopardize	N/A	No adverse effect

REFERENCES

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APPENDIX A: PROJECT PLANS

VICINITY MAPS

RESTORATION AREA A
(SEE SHEET 3)

APPROXIMATE AREA OF PONDING: 34,423 SF.

RESTORATION AREA B
(SEE SHEET 4)

APPROXIMATE AREA OF PONDING: 27,418 SF.

MATCHLINE SEE SHEET 5 OF 5

LEGEND

- EXISTING WETLANDS
- APPROXIMATE EXTENT OF PONDING

SHEET INDEX:

EXISTING CONDITIONS

SCALE: 1" = 50'-0"

0 50' 100' 200'

THE WATERSHED COMPANY

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Science & Design

BELLEFIELD OFFICE PARK

RESTORATION PLAN
1715 114TH AVE SE
BELLEVUE, WA 98006

Prepared for: CHARLIE FOUSHEE, TALON PROPERTIES

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-20-12	REVIEW SET	AR
2	01-21-2013	PERMIT SET	MG

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34" .
SCALE ACCORDINGLY.

PROJECT MANAGER:	KB
DESIGNED:	MG
DRAFTED:	AR
CHECKED:	MG, KB
JOB NUMBER:	120710
SHEET NUMBER:	1 OF 5
FILENAME	120710 BELLEFIELDS_REST-MIT BASE.DWG
PRINTED BY	MARK GARFF
DATE	1/21/2013

SOIL RESTORATION NOTES

1. PORTIONS OF THE PARKING LOT WILL BE REMOVED, AND THE AREA NOT PAVED WILL BE RESTORED WITH NATIVE PLANTS.
2. EXCAVATE AND REMOVE ASPHALT AND BASE MATERIAL TO A DEPTH SUFFICIENT TO ENSURE THE SUCCESSFUL ESTABLISHMENT OF THE REVEGETATION (SEE SHEET 2 & 3).
3. AVOID DISTURBANCE OF LOW DENSITY BASE LAYERS SUCH AS LAVA ROCK AND HOG FUEL WHERE POSSIBLE. PROVIDE A 25% CONTINGENCY FOR SOIL QUANTITIES.
4. WORK WITH THE HABITAT RESTORATION SPECIALIST TO ASSESS THE DEPTH OF THE PLANTING AREA AND ADJUST SOIL BACKFILL QUANTITIES AS-NEEDED.
5. BACKFILL THE PLANTING AREA WITH A 2-WAY TOPSOIL MIX CONSISTING OF 50% COMPOST AND 50% SAND.
6. BACKFILL TO A DEPTH EQUAL TO THE ADJACENT REMAINING PARKING LOT. MEASURE DEPTH AFTER LIGHT COMPACTION.
7. INSTALL PLANTS PER THE PLANTING NOTES IN THIS PLAN SET.

LEGEND

- APPROXIMATE EXTENT OF PONDING
- EXISTING WETLANDS
- BUFFER RESTORATION = ~6,040 SF

RESTORATION LAYOUT

SCALE: 1" = 30'-0"

0 30' 60' 120'

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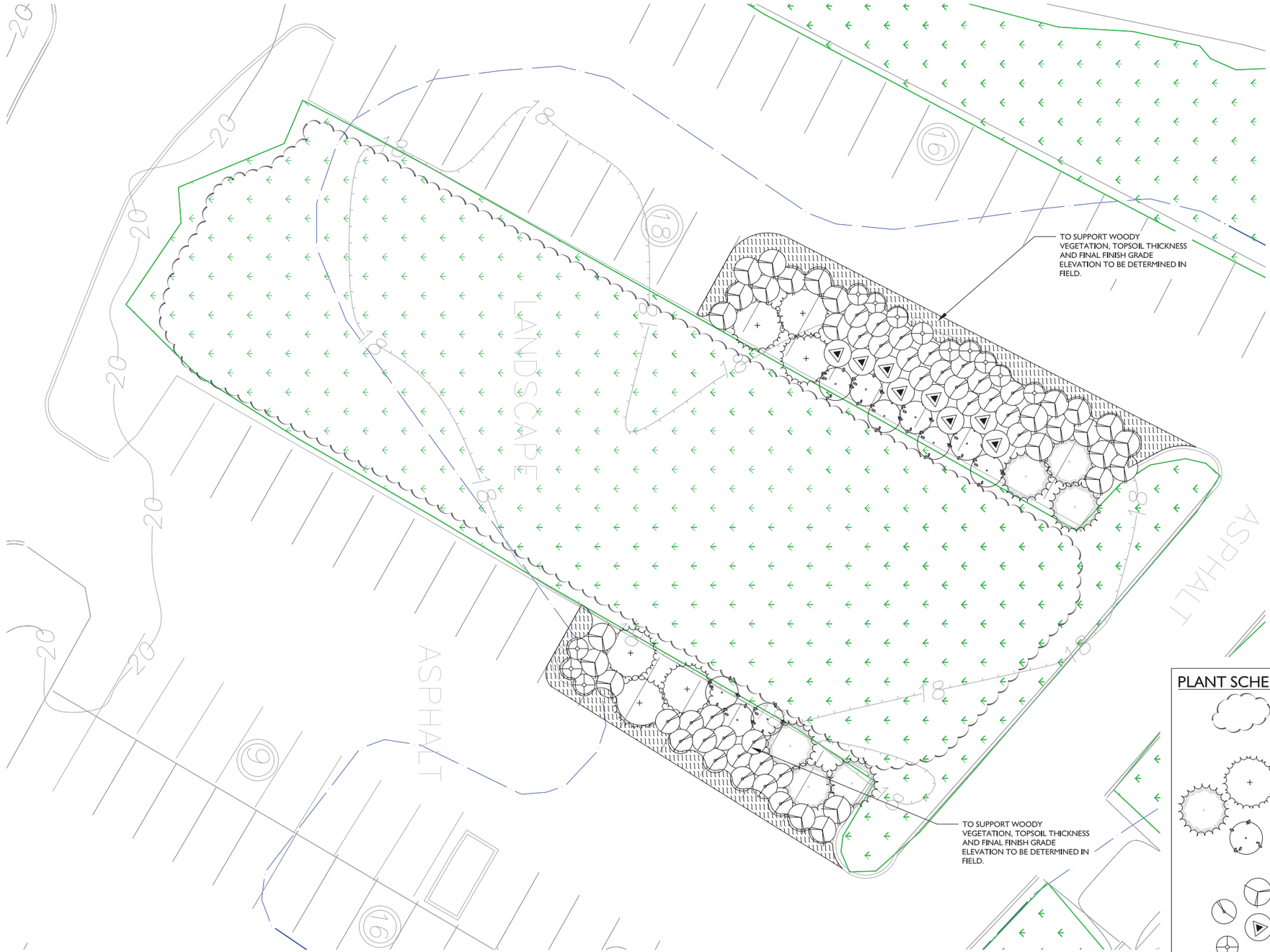
PROJECT MANAGER:	KB
DESIGNED:	MG
DRAFTED:	AR
CHECKED:	MG, KB
JOB NUMBER:	120710
SHEET NUMBER:	2 OF 5

DATE	PRINTED BY	FILENAME
1/21/2013	MARK GARFF	120710 BELLEFIELDS_REST-MIT BASE.DWG



PLANTING NOTES

1. NATIVE PLANT INSTALLATION SHALL OCCUR DURING FROST-FREE PERIODS ONLY.
2. LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. REMOVE ANY AND ALL INVASIVE WEEDS AND THEIR ROOTS FROM THE RESTORATION AREAS. HIMALAYAN BLACKBERRY IS PRESENT IN SMALL AMOUNTS, AND SHOULD BE GRUBBED OUT BY THE ROOTS IF IT IS GROWING IN OR WITHIN 10-FEET OF THE PARKING ISLAND TO BE RESTORED.
4. SOIL WITHIN THE RESTORATION AREAS SHALL BE AS PER THE SOIL AMENDMENT NOTES, SEE SHEET 2.
5. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE LANDSCAPE ARCHITECT. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
6. INSTALL PLANTS PER PLANTING DETAILS.
7. WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
8. INSTALL A 4-INCH DEPTH, COARSE WOOD-CHIP MULCH RING AROUND EACH PLANT, OR BLANKET MULCH THE ENTIRE AREA WITH A 4-INCH DEPTH OF WOOD CHIP MULCH.
9. AN IRRIGATION SYSTEM IS NOT REQUIRED SINCE PLANT INSTALLATION IS IN A VERY WET AREA.
10. ONE YEAR AFTER INITIAL PLANT INSTALLATION, APPLY ORGANIC, SLOW-RELEASE FERTILIZER SUCH AS OSMOCOTE OR PERFECT BLEND 4-4-4 TO EACH PLANT.
11. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.

PLANT SCHEDULE

EXISTING VEGETATION TO REMAIN

NAME	QTY	SIZE / REMARKS
TREES - ALL TREES TO BE HEALTHY & WELL BRANCHED		
PINUS CONTORTA / SHORE PINE	12	2 GAL
THUJA PLICATA / WESTERN RED CEDAR	9	2 GAL
SALIX LUCIDA / PACIFIC WILLOW	29	1 GAL
SHRUBS - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS		
CORNUS SERICEA / RED TWIG DOGWOOD	49	2 GAL
LONICERA INVOLUCRATA / BLACK TWINBERRY	64	1 GAL
PHYSOCARPUS CAPITATA / NINEBARK	36	1 GAL
RUBUS SPECTABILIS / SALMONBERRY	27	1 GAL
GROUNDCOVER - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS		
JUNCUS EFFUSUS / SOFT RUSH GRASS	303	4" POTS, 24" O.C.*

** SPACE TRIANGULARLY*

RESTORATION AREA A

PLANTING PLAN AND PLANT SCHEDULE

SCALE: 1" = 10'-0"

0 10' 20' 40'

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

BELLEFIELD OFFICE PARK
RESTORATION PLAN
1715 114TH AVE SE
BELLEVUE, WA 98006
Prepared for: CHARLIE FOUSHEE, TALON PROPERTIES

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-20-12	REVIEW SET	AR
2	01-21-2013	PERMIT SET	MG

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34" .
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: MG
DRAFTED: AR
CHECKED: MG, KB
JOB NUMBER: 120710
SHEET NUMBER: 3 OF 5

FILENAME: 120710 BELLEFIELDS_REST-PLTT BASE.DWG
PRINTED BY: MARK GARFF
DATE: 1/21/2013

PLANT SCHEDULE

EXISTING VEGETATION TO REMAIN

NAME	QTY	SIZE / REMARKS
TREES - ALL TREES TO BE HEALTHY & WELL BRANCHED		
PINUS CONTORTA / SHORE PINE	12	2 GAL
THUJA PLICATA / WESTERN RED CEDAR	9	2 GAL
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GROUNDCOVER - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS		
JUNCUS EFFUSUS / SOFT RUSH GRASS	303	4" POTS, 24" O.C.*

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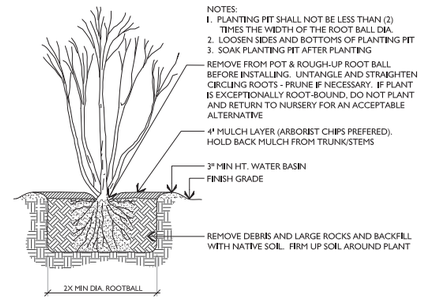
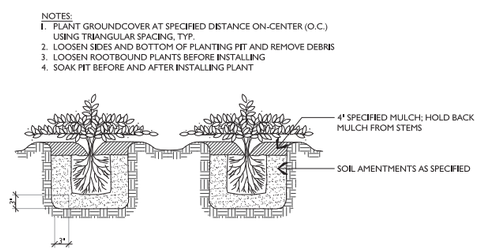


A SHRUB & TREE PLANTING DETAIL

NTS



B GROUNDCOVER & PERENNIAL PLANTING DETAIL

NTS

RESTORATION AREA B

PLANTING PLAN, PLANT SCHEDULE, AND DETAILS

SCALE: 1" = 10'-0"

0 10' 20' 40'

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SHEET SIZE:
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PROJECT MANAGER:	KB
DESIGNED:	MG
DRAFTED:	AR
CHECKED:	MG, KB
JOB NUMBER:	120710
SHEET NUMBER:	4 OF 5

PRINTED BY: MARK GARFF
DATE: 1/21/2013
FILENAME: I:\120710 BELLEFIELD\5_REST+MTT\BASE.DWG

Bellefield Office Park
Restoration Plan

Executive Summary

Several surface parking lots within the Bellefield Office Park flood regularly due to ongoing subsidence of organic soils. To better manage flood-prone areas, Talon Properties plans to restore three wetland buffer areas totaling 6,040 square feet. In total, 35 paved parking spaces will be eliminated and restored with dense native trees, shrubs and groundcover plants.

Existing Conditions

The Bellefield Office Park was permitted and built within the historic extent of Mercer Slough and the west tributary of Mercer Slough surrounds the development. The entire study area is mapped by NRCS as Seattle Muck (Sk). Sk is an organic poorly drained soil characterized by a high water table and frequent inundation. Wetland conditions persist or have re-emerged in most areas not covered by development. This results in numerous separate wetland units, several of which seasonally or permanently flood adjacent parking lots. Flooding around the Maplewood building greatly reduces surface parking area and creates a safety hazard to occupants and visitors. The flooded areas depicted on plan sheet 1 were inundated and closed to traffic at the time of the wetland delineation study.

Wetlands F and ABU are adjacent to the proposed buffer restoration areas. These wetlands are relatively high functioning depressional wetland areas, which are disconnected from the slough by the surrounding development. Both wetlands contain palustrine forested, scrub-shrub and emergent vegetation classes. Large areas of seasonal ponding, dense persistent vegetation, and organic soils all contribute to high water quality functions in these wetlands. Depth of seasonal inundation and proximity to development contribute to moderate hydrologic functions. Habitat interspersion and proximity to priority habitats contribute to high habitat functions. Conversely, buffer functions for these wetlands are low. Most buffer areas are developed and contain buildings or pavement.

Restoration

This plan seeks to remove 35 parking spaces and restore 6,040 square feet of wetland buffer with native plants. The buffer restoration is designed to restore paved areas to a native plant condition. Since soil subsidence is largely responsible for the flooding, topsoil will be imported into the restoration areas to restore the grade and allow for planting of woody vegetation.

Goals

1. Restore buffer areas as shown on this plan.
    a. Remove asphalt and restore soil to a grade that will support woody native vegetation.
    b. Establish native trees and shrubs in the restoration area to create a dense native plant buffer.
    c. Establish native groundcover on the outer buffer edges, adjacent to paving.
    d. Restrict pedestrian and pet use of the buffer area.

Performance Standards

The standards listed below shall be used to judge the success of the plan over time. If performance standards are met at the end of Year 3, the site will then be deemed successful.

1. Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
    a. Native woody vegetation cover in all planted areas: Achieve 60% cover of native trees and shrubs by Year 3. Native volunteer species may count towards this cover standard.
2. Invasive cover: No more than 10% cover by invasive weed species in the restoration areas in any monitoring year.
3. Species diversity: Establish at least three species of native trees, three species of native shrubs and one species of native herbaceous plants in each buffer restoration area..

Monitoring Plan

This monitoring program is designed to track the success of the restoration site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document.

An as-built plan will be prepared by the restoration specialist prior to the beginning of the monitoring period. The as-built plan shall be a mark-up of the planting plans included in this plan set. The as-built plan will document any signifcant departures in plant placement or other components from the proposed plan.

Transects During the as-built inspection, the monitoring restoration specialist shall install monitoring transects. Approximate transect locations shall be marked on the as-built plan. At least one 50-foot transect shall be established in each of the three planting areas.

All other planted areas not directly covered by transects will be visually assessed and noted as to how they are meeting the performance standards.

Monitoring should take place twice annually for three years. During each year there shall be a spring and a late summer or fall visit. First-year monitoring should commence in the first spring subsequent to installation.

The spring monitoring visit will record maintenance needs such as plant replacement and weeding needs. Following the spring visit the restoration specialist will notify the owner and/or maintenance crews of necessary early growing season maintenance. The second annual monitoring visit will contain the bulk of the site assessment and will take place in the late summer or early fall. The late-season formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue.

1. General summary of the spring visit.
2. First-year counts of plants by species in the planted area.
3. Counts of dead plants where mortality is significant in any monitoring year.
4. Estimate of native sapling tree and shrub cover using the line intercept method along established transects in the planted areas.
5. Estimate of invasive cover using the line-intercept method along established transects in the planted areas.
6. Photographic documentation from fixed reference points or transect ends.
7. Intrusions into the planting areas, vandalism or other actions that impair the intended functions of the planted areas.
8. Recommendations for maintenance or repair of any portion of the restoration area.

Contingencies

If there is a significant problem with the restoration area meeting performance standards, the property owner shall develop a contingency plan. If required a contingency plan will be specifically tailored to correcting key project failings. Contingency plans can include, but are not limited to, additional grading, soil amendments, additional plant installations, and plant substitutions of size, quantity, density, and/or location.

Construction Notes and Specifications

Note: specifications for items in bold can be found below under "Material Specifications and Definitions."

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, shall monitor:

1. All site preparation
    a. Asphalt removal and soil import.
    b. Invasive weed management.
2. Plant material inspection
    a. Plant material delivery inspection.
    b. 50% plant installation inspection
    c. 100% plant installation inspection.

General Work Sequence

1. All earthwork shall begin and be completed in the February to April period as this is the time of lowest water levels at the site (water table is controlled by the locks on Lake Washington).
2. Dewater accumulated water within the work areas to the extent feasible to avoid earthwork within inundated areas. Construction of temporary sumps to remove accumulated seepage on an as-needed basis is advised in each of the three restoration areas. All sumps shall be located within the work zones and not in adjacent wetland areas.
3. Demarcate limit of work and install temporary erosion and sediment control (TESC) measures as needed prior to the start of work.
    a. Direct wetland impacts are to be avoided.
4. Remove asphalt and import topsoil in the planting areas.
    a. Remove asphalt from the restoration areas and dispose of off-site.
    b. Ensure that TESC measures are in place prior to soil import activities.
    c. Import two-way topsoil and restore soil per the instructions on Sheet 2 of this plan set.
5. Control invasive species in and adjacent to the planting areas.
    a. Any noxious weed infestations should be cleared from within 10 feet of the restoration planting area.
    b. Any non-native blackberry vines should be cut back and grubbed out, removing as much root mass as possible.
6. Plant installation:
    a. All plant installation should take place between October 15 and June 1, during frost-free periods only, for best survival. Work outside these times may be possible depending on site and weather conditions during the proposed work.
    b. Prepare a planting pit for each plant and install per the planting details on sheet 3.
    c. Apply a mulch ring to each installed tree and shrub using wood chip mulch, 18-inches in diameter, 4-inches thick (4.9 cubic yards needed). To prevent rot, keep mulch a few inches away from the stem of each plant.

Material Specifications and Definitions

1. Restoration specialist: Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
2. Fertilizer: Slow release, granular PHOSPHOROUS-FREE fertilizer. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years two and three and not in the first year.
3. Two-way topsoil: A soil mix consisting of 50% compost and 50% sand. This material is sold at Pacific Topsoils [(800) 884-7645].
4. Wood chip mulch: Arborist chips" (chipped woody material) approximately 1 to 3 inches in maximum dimension (not sawdust or coarse hog fuel). This material is sold as "Animal Friendly Hog Fuel" at Pacific Topsoils [(800) 884-7645]. Mulch shall not contain appreciable quantities of garbage, plastic, metal, soil, and dimensional lumber or construction/demolition debris. Quantity required: 4.9 cubic yards.

Maintenance Plan

The site will be maintained for three years following completion of the construction. Note: specifications for items in bold can be found above under "Material Specifications and Definitions."

1. Replace each plant found dead in the summer monitoring visits during frost-free periods only in the upcoming fall dormant season (October 15th to March 1st) for the first monitoring year. Replace plants as directed in monitoring reports from years two through three.
2. Follow the recommendations noted in the spring monitoring site visit.
3. General weeding for all planted areas:
    a. At least twice-yearly, remove all competing weeds, weed roots, and herbaceous vegetation from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality and lower plant replacement costs.
    b. More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
    c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
    d. To keep weed coverage throughout the planting area below the 10 percent threshold, problem weeds such as Himalayan blackberry should be removed from the restoration area during spring and summer maintenance checks.
4. Apply slow release granular fertilizer to each installed plant annually in the spring (by June 1) of Years two through three.
5. Mulch the weeded areas beneath each plant with wood chips as necessary to maintain a 4-inch thick mulch rings and keep down weeds.

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.

DEFINITIONS
1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT / CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENTS OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

RESTORATION NOTES AND PLANTING SPECIFICATIONS

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PRINTED BY: MARK GARFF
DATE: 1/21/2013

THE WATERSHED COMPANY

SCIENCE & DESIGN

January 14, 2013

Charlie Foushee
Talon Portfolio Services, LLC
1800 Ninth Ave, Suite 1600
Seattle, WA 98101

Re: Bellefield Office Park, Floodplain Evaluation for Proposed Parking Lot Repair
The Watershed Company Reference Number: 120110

Dear Mr. Foushee:

I have reviewed the proposed parking lot repairs at the Bellefield Office Park COB File 12-132747-GC. Due to soil subsidence at this location, approximately 1,590 cubic yards of material is needed to bring the parking lot back to its original elevation. The Bellefield Office Park is located on an island comprised largely of peaty, organic soils situated between two distributary channels of Mercer Slough in a very low area near Lake Washington. Although FEMA has mapped as floodplain areas along the right bank of the right channel and the left bank of the west channel (facing downstream) it has not mapped the island which includes Bellefield Office Park within the 100-year floodplain. The base flood elevation in the vicinity of the project area in Mercer Slough is approximately 20.3 ft. (NAVD 88). In the proposed project, approximately 1,430 cubic yards would be placed below the 20.3 ft. elevation.

Most of the Bellefield Office Park ground topography is lower than the base flood elevation, and the office park has no formal dike, just intermittent berms and relatively higher ground along the slough edges. Therefore, it's conceivable that during a 100-year event, water may flow into the Bellefield Office Park area. If this occurs over a long enough time, the Bellefield Office Park area will fill up with water – up to the elevation of the two sloughs, but no higher. Because this area will behave as an off-channel, level-pool reservoir, it can only reflect the elevation of the distributary channels' base flood elevations. This is true whether or not there is an additional 1,430 cubic yards of parking lot repair material placed below the 20.3 ft. elevation.

Since the Bellefield Office Park is very near in distance (approximately 1.2 miles) and elevation (elevation of Lake Washington ranges from 16.75 to 18.6 NAVD88) to the mouth of the slough at Lake Washington, the base flood elevation of the slough between the office park and the lake – essentially all downstream areas – would not be measurably affected by restoring the office park parking areas to their former elevations.

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Placement of the additional material needed to repair the parking areas will have no net significant effect on the base flood elevation of Mercer Slough. Furthermore, any net small but immeasurable effects would only occur during the periods when the parking areas were actually in the process of filling, but would be negated once they were full. There is no infrastructure at risk between the office park and the lake, and the lake surface elevation is tightly controlled by the Army Corps of Engineers at the Chittenden locks in Ballard. Water surface elevations along the slough between the office park and the lake would more likely be affected by such manipulations by the Corps at the locks than whether or not the subject parking areas are raised in elevation. Therefore, in my professional opinion the proposed repair will have no effect on the base flood elevation in Mercer Slough.

Please call if you have any questions or if I can provide you with any additional information.

Sincerely,

Sky Miller, PE
Senior Water Resources Engineer

PanGEO
INCORPORATED
Geotechnical & Earthquake
Engineering Consultants

January 28, 2013
File No. 12-155

Mr. Charlie Foushee
Talon Portfolio Services LLC
1800 9th Avenue #1600
Seattle WA 98101

Re: Response to COB CN 12/28/12
Bellefield Office Park Parking Lot Repair
Bellevue, WA COB#12-132747-GC

Dear Mr. Foushee,

This letter responds to comments contained in the City of Bellevue review letter for the above project dated December 28, 2012. The numbering provided below corresponds to that referenced in the City's letter.

D. TW/BW Elevations – The reviewer's comments state that the site drawings (sheet C2.1) indicated some wrap walls will have heights in excess of 4 feet. The reviewer goes on to state that the geotextile wraps should have heights less than 30 inches.

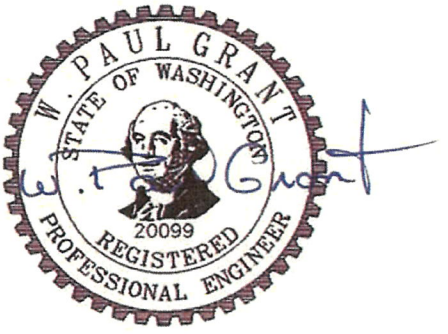
Section 1 on Sheet C2.1 indicates that the individual wraps that are used to construct the wall will be limited to a maximum height of 18 inches. Accordingly, the wall design satisfies the City's requirement for a maximum wrap height of 30 inches.

While the City did not specifically place limitations on the wall height, fabric wrap walls using geogrid reinforcement and lightweight hog fuel backfill should provide satisfactory support for walls with heights in excess of 10 feet.

3213 Eastlake Avenue East Suite B
Seattle, WA 98102-5127
Tel (206) 262-0370
Fax (206)262-0374

Should you have any questions or if we can provide additional assistance, please call at your convenience.

Sincerely,



W. Paul Grant, P.E.
Principal Geotechnical Engineer

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by King County GIS, WA DNR, WSDOT, and Pierce County GIS. This information was compiled at scales of 1:1200 to 1:24,000 during the time period 1994-2006.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

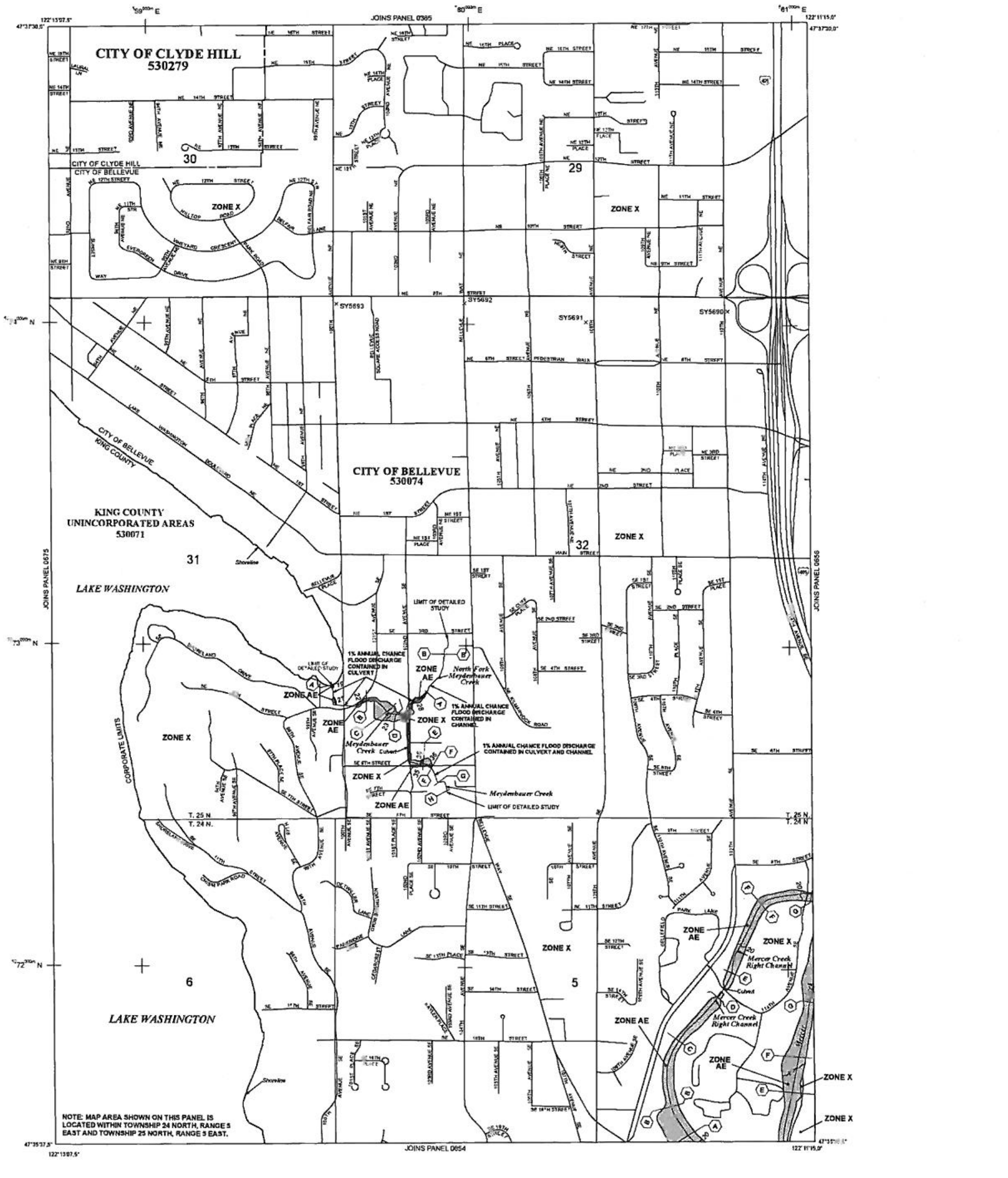
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a *Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the profile baseline, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	Floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
~~ 513 ~~~	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

(A)——(A)	Cross section line
(23)- - - -(23)	Transect line
97°07'30", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
⁴⁷75⁰⁰⁰ᵐN	1000-meter Universal Transverse Mercator grid ticks, zone 10
6000000 M	5000-foot grid ticks: Washington State Plane coordinate system, north zone (FIPSZONE 4601), Lambert Conformal Conic
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
• M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 29, 1989
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
May 16, 1995 May 20, 1996 March 30, 1998 November 8, 1999 December 6, 2001
April 19, 2005

- to update corporate limits, to change Base Flood Elevations, to add roads and road names, to incorporate previously issued Letters of Map Revision, to change Special Flood Hazard Areas, and to change zone designations.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0652K

FIRM
FLOOD INSURANCE RATE MAP
KING COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 652 OF 1700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

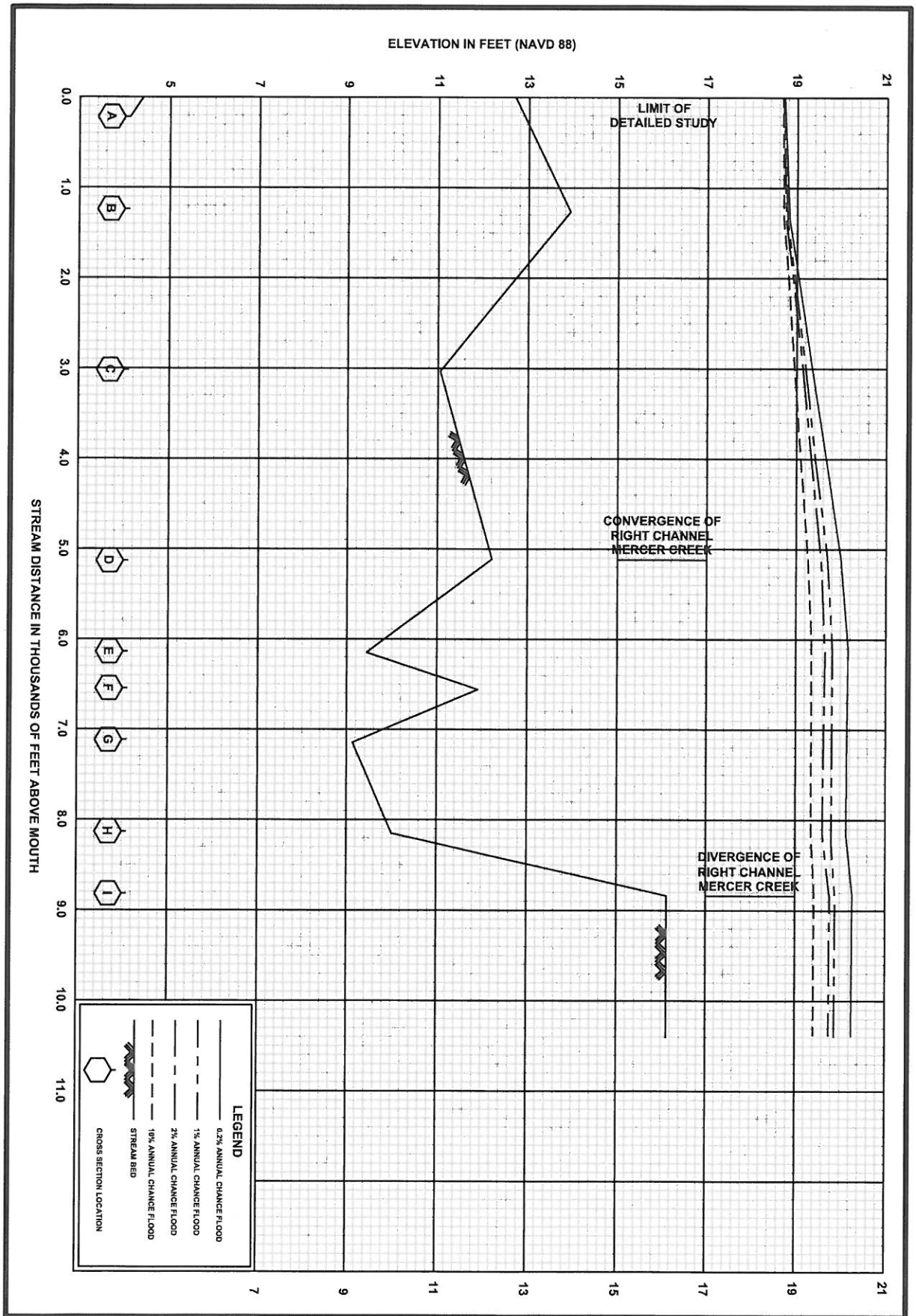
COMMUNITY	NUMBER	PANEL	SUFFIX
KING COUNTY	[illegible]	[illegible]	K
BELLEVUE, CITY OF	530074	[illegible]	K
CLYDE HILL, CITY OF	[illegible]	[illegible]	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
53033C0652K

MAP REVISED

Federal Emergency Management Agency



116P

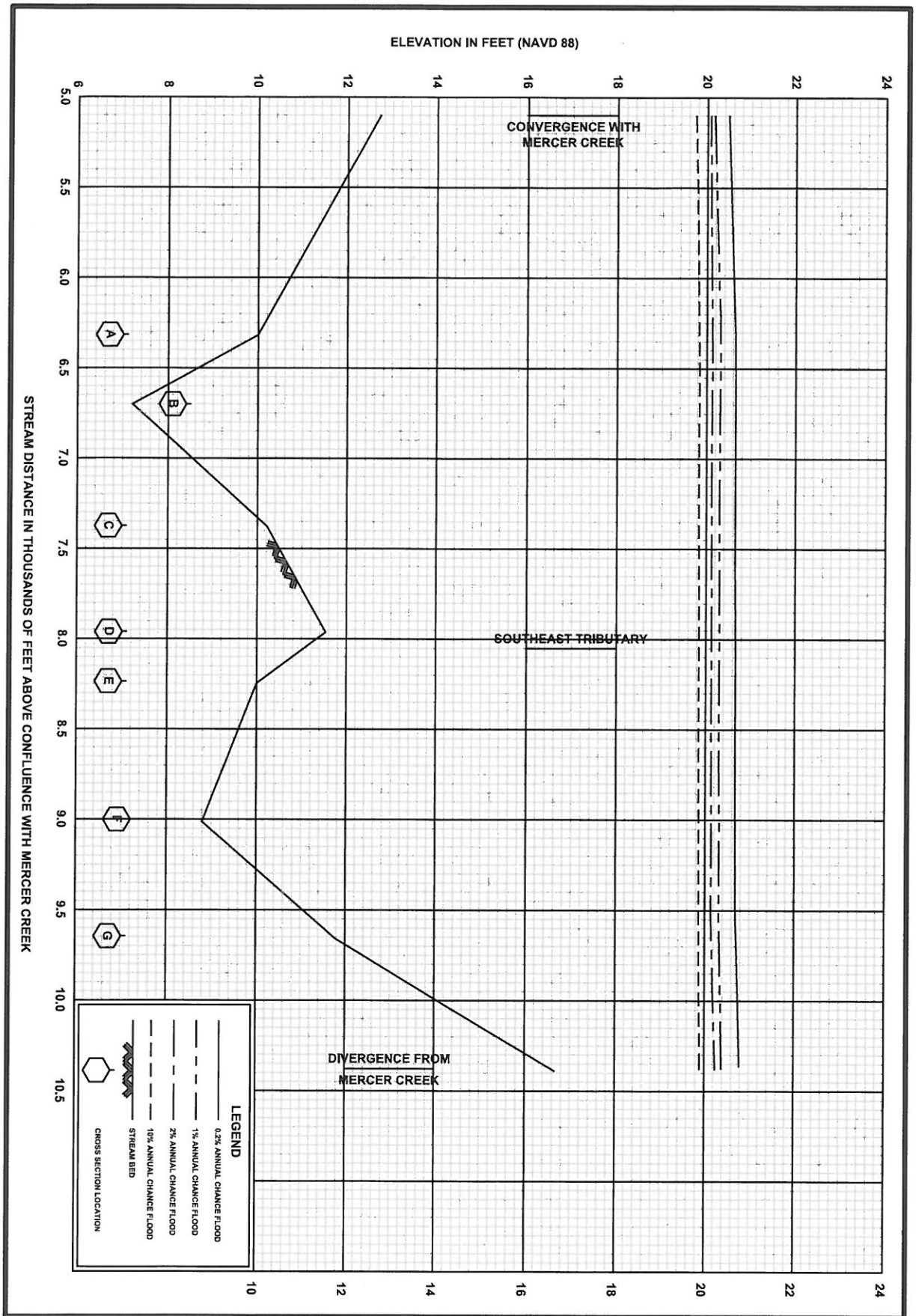
FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

FLOOD PROFILES

MERCER CREEK



185P

FEDERAL EMERGENCY MANAGEMENT AGENCY

KING COUNTY, WA

AND INCORPORATED AREAS

FLOOD PROFILES

RIGHT CHANNEL MERCER CREEK

VICINITY MAPS

SHEET INDEX:

LEGEND

- EXISTING WETLANDS
- APPROXIMATE EXTENT OF PONDING
- WETLAND BUFFER

0 50' 100' 200'

EXISTING CONDITIONS

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

BELLEFIELD OFFICE PARK

MAGNOLIA PARKING RESTORATION

1715 114TH AVE SE
BELLEVUE, WA 98006

Prepared for: CHARLIE FOUSHEE, TALON PROPERTIES

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-26-13	REVIEW SET	MF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34" .
SCALE ACCORDINGLY.

PROJECT MANAGER:	MG
DESIGNED:	MG
DRAFTED:	MF
CHECKED:	MG, KB
JOB NUMBER:	120710
SHEET NUMBER:	1 OF 4

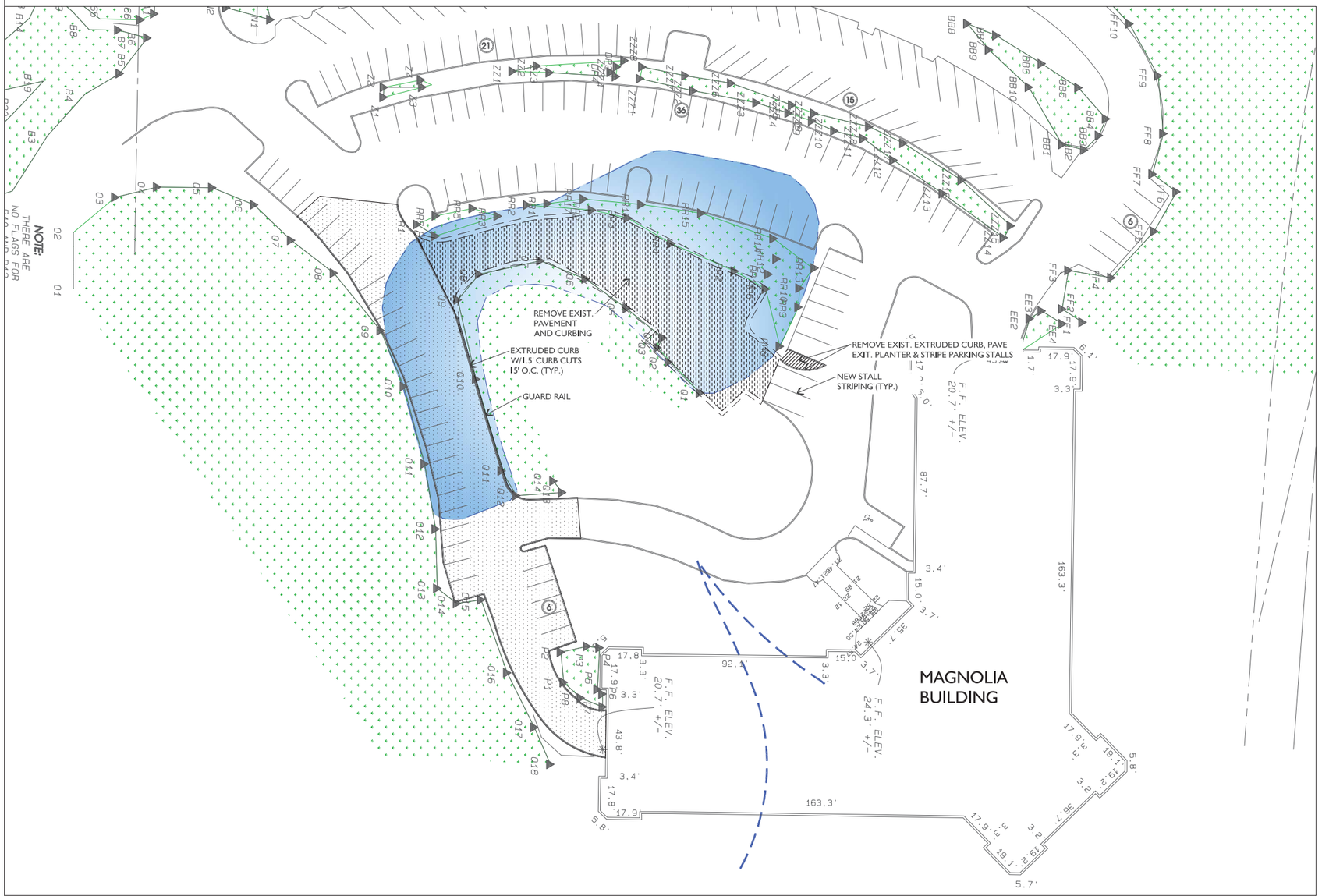
DATE	PRINTED BY	FILENAME
7/26/2013	MARINA FRENCH	120710 BELLEFIELDS_MAGNOLIA-1MTL.DWG

SOIL RESTORATION NOTES

1. PORTIONS OF THE PARKING LOT WILL BE REMOVED, AND THE AREA NOT PAVED WILL BE RESTORED WITH NATIVE PLANTS.
2. EXCAVATE AND REMOVE ASPHALT AND BASE MATERIAL TO A DEPTH SUFFICIENT TO ENSURE THE SUCCESSFUL ESTABLISHMENT OF THE REVEGETATION (SEE SHEET 3). 24" MIN.
3. AVOID DISTURBANCE OF LOW DENSITY BASE LAYERS SUCH AS LAVA ROCK AND HOG FUEL WHERE POSSIBLE. PROVIDE A 25% CONTINGENCY FOR SOIL QUANTITIES.
4. WORK WITH THE HABITAT RESTORATION SPECIALIST TO ASSESS THE DEPTH OF THE PLANTING AREA AND ADJUST SOIL BACKFILL QUANTITIES AS-NEEDED.
5. BACKFILL THE PLANTING AREA WITH A 2-WAY TOPSOIL MIX CONSISTING OF 50% COMPOST AND 50% SAND.
6. BACKFILL TO A DEPTH EQUAL TO THE ADJACENT REMAINING PARKING LOT. MEASURE DEPTH AFTER LIGHT COMPACTION.
7. INSTALL PLANTS PER THE PLANTING NOTES IN THIS PLAN SET.

LEGEND

- APPROXIMATE EXTENT OF PONDING
- EXISTING WETLANDS
- BUFFER RESTORATION AREA
- PAVEMENT REPAIR AREAS
- NEW PAVEMENT AREA
- WETLAND BUFFER



RESTORATION LAYOUT

0 30' 60' 120'

THE WATERSHED COMPANY
750 Sixth Street South
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p 425.822.5242 f 425.827.8136
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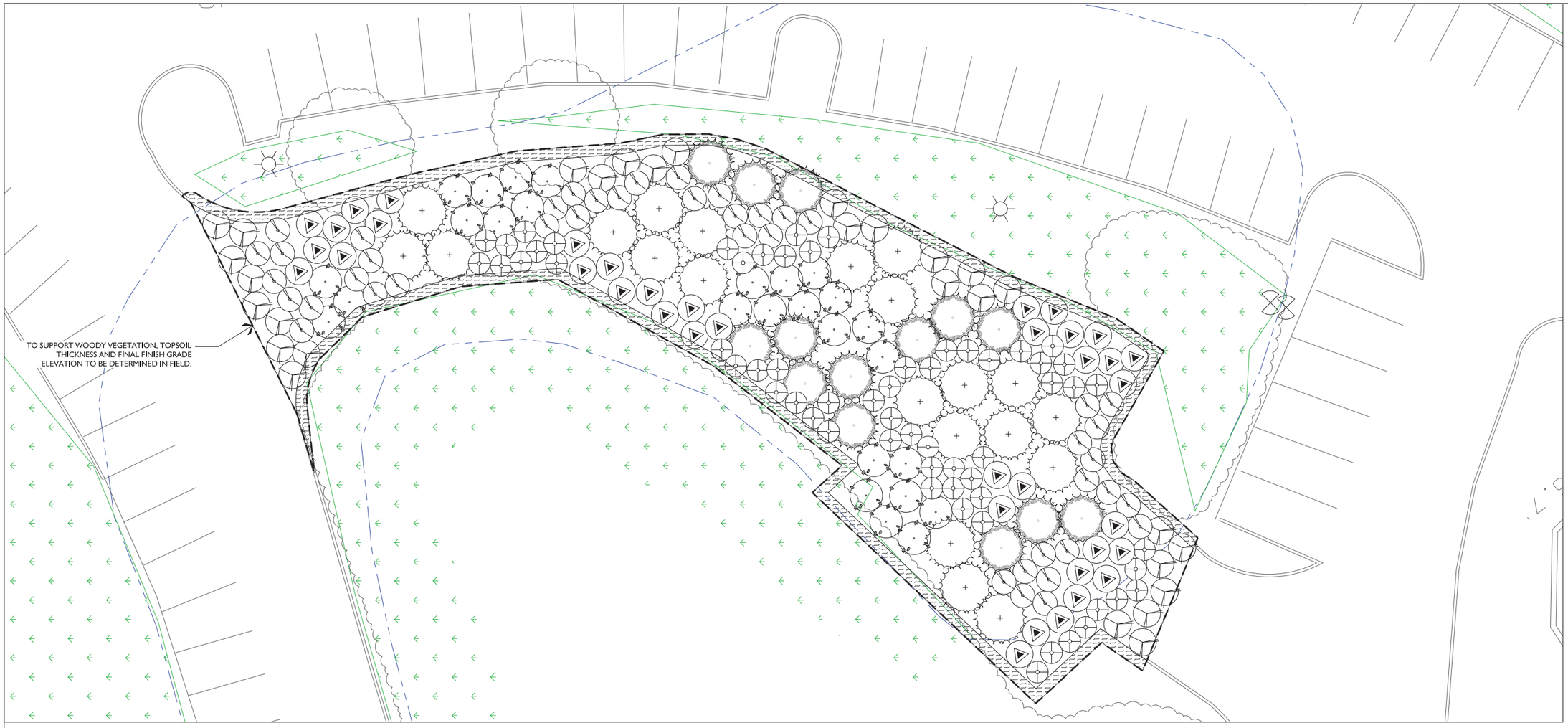
NO.	DATE	DESCRIPTION	BY
1	7-26-13	REVIEW SET	MF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34". SCALE ACCORDINGLY.

PROJECT MANAGER: MG
DESIGNED: MG
DRAFTED: MF
CHECKED: MG, KB
JOB NUMBER: 120710
SHEET NUMBER: 2 OF 4

DATE 7/26/2013 | PRINTED BY MARINA FRENCH | FILENAME I:\2012\10 BELLEFIELDS_MAGNOLIA-HITL.DWG



PLANTING PLAN

0 10' 20' 40'

PLANT SCHEDULE

EXISTING VEGETATION TO REMAIN

NAME	QTY	SIZE / REMARKS
TREES - ALL TREES TO BE HEALTHY & WELL BRANCHED		
PINUS CONTORTA / SHORE PINE	21	2 GAL
THUJA PLICATA / WESTERN RED CEDAR	14	2 GAL
SALIX LUCIDA / PACIFIC WILLOW	27	1 GAL
SHRUBS - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS		
CORNUS SERICEA / RED TWIG DOGWOOD	29	2 GAL
LONICERA INVOLUCRATA / BLACK TWINBERRY	44	1 GAL
PHYSOCARPUS CAPITATA / NINEBARK	38	1 GAL
RUBUS SPECTABILIS / SALMONBERRY	61	1 GAL
GROUNDCOVER - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS		
JUNCUS EFFUSUS / SOFT RUSH GRASS	261	4" POTS / 24" O.C.*

** SPACE TRIANGULARLY*

LEGEND

- EXISTING WETLANDS
- APPROXIMATE EXTENT OF PONDING
- BUFFER RESTORATION AREA

PLANTING NOTES

1. NATIVE PLANT INSTALLATION SHALL OCCUR DURING FROST-FREE PERIODS ONLY.
2. LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. REMOVE ANY AND ALL INVASIVE WEEDS AND THEIR ROOTS FROM THE RESTORATION AREAS. HIMALAYAN BLACKBERRY IS PRESENT IN SMALL AMOUNTS, AND SHOULD BE GRUBBED OUT BY THE ROOTS IF IT IS GROWING IN OR WITHIN 10-FEET OF THE PARKING ISLAND TO BE RESTORED.
4. SOIL WITHIN THE RESTORATION AREAS SHALL BE AS PER THE SOIL RESTORATION NOTES, SEE SHEET 2.
5. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION SPECIALIST. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE RESTORATION SPECIALIST.
6. INSTALL PLANTS PER PLANTING DETAILS.
7. WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
8. INSTALL A 4-INCH DEPTH, COARSE WOOD-CHIP MULCH RING AROUND EACH PLANT, OR BLANKET MULCH THE ENTIRE AREA WITH A 4-INCH DEPTH OF WOOD CHIP MULCH.
9. AN IRRIGATION SYSTEM IS NOT REQUIRED SINCE PLANT INSTALLATION IS IN A VERY WET AREA.
10. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.

THE WATERSHED COMPANY
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BELLEFIELD OFFICE PARK
MAGNOLIA PARKING RESTORATION
1715 114TH AVE SE
BELLEVUE, WA 98006

Prepared for: CHARLIE FOUSHEE, TALON PROPERTIES

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-26-13	REVIEW SET	MF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34" .
SCALE ACCORDINGLY.

PROJECT MANAGER: MG
DESIGNED: MG
DRAFTED: MF
CHECKED: MG, KB
JOB NUMBER: 120710
SHEET NUMBER: 3 OF 4

FILENAME: 120710 BELLEFIELDS_MAGNOLIA-1.DWG
PRINTED BY: MARINA FRENCH
DATE: 7/26/2013

BELLEFIELD OFFICE PARK RESTORATION PLAN

Executive Summary

Several surface parking lots within the Bellefield Office Park flood regularly due to ongoing subsidence of organic soils. To better manage flood-prone areas, Talon Properties plans to restore wetland buffer areas totaling 7,572 square feet. In total, 7 paved parking spaces will be eliminated and restored with dense native trees, shrubs and groundcover plants.

Existing Conditions

The Bellefield Office Park was permitted and built within the historic extent of Mercer Slough and the west tributary of Mercer Slough surrounds the development. The entire study area is mapped by NRCS as Seattle Muck (Sk). Sk is an organic poorly drained soil characterized by a high water table and frequent inundation. Wetland conditions persist or have re-emerged in most areas not covered by development. This results in numerous separate wetland units, several of which seasonally or permanently flood adjacent parking lots. Flooding around the Magnolia building greatly reduces surface parking area and creates a safety hazard to occupants and visitors. The flooded areas depicted on plan sheet 1 were inundated and closed to traffic at the time of the wetland delineation study.

Wetlands Q and R are adjacent to the proposed buffer restoration areas. These wetlands are relatively high functioning depressional wetland areas, which are disconnected from the slough by the surrounding development. Both wetlands contain palustrine forested, scrub-shrub and emergent vegetation classes. Dense persistent vegetation, and organic soils all contribute to high water quality functions in these wetlands. Depth of seasonal inundation and proximity to development contribute to moderate hydrologic functions. Habitat interspersion and proximity to priority habitats contribute to moderate habitat functions. Conversely, buffer functions for these wetlands are low. Most buffer areas are developed and contain buildings or pavement.

Restoration

This plan seeks to remove 7 parking spaces and restore 7,572 square feet of wetland buffer with native plants. The buffer restoration is designed to restore paved areas to a native plant condition. Since soil subsidence is largely responsible for the flooding, topsoil will be imported into the restoration areas to restore the grade and allow for planting of woody vegetation.

Goals

1. Restore buffer areas as shown on this plan.
    a. Remove asphalt and restore soil to a grade that will support woody native vegetation.
    b. Establish native trees and shrubs in the restoration area to create a dense native plant buffer.
    c. Establish native groundcover on the outer buffer edges, adjacent to paving.
    d. Restrict pedestrian and pet use of the buffer area.

Performance Standards

The standards listed below shall be used to judge the success of the plan over time. If performance standards are met at the end of Year 3, the site will then be deemed successful.

1. Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
    a. Native woody vegetation cover in all planted areas: Achieve 60% cover of native trees and shrubs by Year 3. Native volunteer species may count towards this cover standard.
2. Invasive cover: No more than 10% cover by invasive weed species in the restoration areas in any monitoring year.
3. Species diversity: Establish at least three species of native trees, three species of native shrubs and one species of native herbaceous plants in each buffer restoration area..

Monitoring Plan

This monitoring program is designed to track the success of the restoration site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document.

An as-built plan will be prepared by the restoration specialist prior to the beginning of the monitoring period. The as-built plan shall be a mark-up of the planting plans included in this plan set. The as-built plan will document any significant departures in plant placement or other components from the proposed plan.

Transects During the as-built inspection, the monitoring restoration specialist shall install monitoring transects. Approximate transect locations shall be marked on the as-built plan. At least one 50-foot transect shall be established in each of the three planting areas.

All other planted areas not directly covered by transects will be visually assessed and noted as to how they are meeting the performance standards.

Monitoring should take place twice annually for three years. During each year there shall be a spring and a late summer or fall visit. First-year monitoring should commence in the first spring subsequent to installation.

The spring monitoring visit will record maintenance needs such as plant replacement and weeding needs. Following the spring visit the restoration specialist will notify the owner and/or maintenance crews of necessary early growing season maintenance. The second annual monitoring visit will contain the bulk of the site assessment and will take place in the late summer or early fall. The late-season formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue.

1. General summary of the spring visit.
2. First-year counts of plants by species in the planted area.
3. Counts of dead plants where mortality is significant in any monitoring year.
4. Estimate of native sapling tree and shrub cover using the line intercept method along established transects in the planted areas.
5. Estimate of invasive cover using the line-intercept method along established transects in the planted areas.
6. Photographic documentation from fixed reference points or transect ends.
7. Intrusions into the planting areas, vandalism or other actions that impair the intended functions of the planted areas.
8. Recommendations for maintenance or repair of any portion of the restoration area.

Contingencies

If there is a significant problem with the restoration area meeting performance standards, the property owner shall develop a contingency plan. If required a contingency plan will be specifically tailored to correcting key project failings. Contingency plans can include, but are not limited to, additional grading, soil amendments, additional plant installations, and plant substitutions of size, quantity, density, and/or location.

Construction Notes and Specifications

Note: specifications for items in bold can be found below under "Material Specifications and Definitions."

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, shall monitor:

1. All site preparation
    a. Asphalt removal and soil import.
    b. Invasive weed management.
2. Plant material inspection
    a. Plant material delivery inspection.
    b. 50% plant installation inspection
    c. 100% plant installation inspection.

General Work Sequence

1. All earthwork shall begin and be completed during the lowest water levels at the site (water table is controlled by the locks on Lake Washington).
2. Dewater accumulated water within the work areas to the extent feasible to avoid earthwork within inundated areas. Construction of temporary sumps to remove accumulated seepage on an as-needed basis is advised in the restoration area. All sumps shall be located within the work zones and not in adjacent wetland areas.
3. Demarcate limit of work and install temporary erosion and sediment control (TESC) measures as needed prior to the start of work.
    a. Direct wetland impacts are to be avoided.
4. Remove asphalt and import topsoil in the planting areas.
    a. Remove asphalt from the restoration areas and dispose of off-site.
    b. Ensure that TESC measures are in place prior to soil import activities.
    c. Import two-way topsoil and restore soil per the Instructions on Sheet 2 of this plan set.
5. Control invasive species in and adjacent to the planting areas.
    a. Any noxious weed infestations should be cleared from within 10 feet of the restoration planting area.
    b. Any non-native blackberry vines should be cut back and grubbed out, removing as much root mass as possible.
6. Plant installation:
    a. All plant installation should take place between October 15 and June 1, during frost-free periods only, for best survival. Work outside these times may be possible depending on site and weather conditions during the proposed work.
    b. Prepare a planting pit for each plant and install per the planting details on sheet 3.
    c. Apply a mulch ring to each installed tree and shrub using wood chip mulch, 18-inches in diameter, 4-inches thick (4.9 cubic yards needed). To prevent rot, keep mulch a few inches away from the stem of each plant.

Material Specifications and Definitions

1. Restoration specialist: Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
2. Two-way topsoil: A soil mix consisting of 50% compost and 50% sand. This material is sold at Pacific Topsoils [(800) 884-7645].
3. Wood chip mulch: Arborist chips" (chipped woody material) approximately 1 to 3 inches in maximum dimension (not sawdust or coarse hog fuel). This material is sold as "Animal Friendly Hog Fuel" at Pacific Topsoils [(800) 884-7645]. Mulch shall not contain appreciable quantities of garbage, plastic, metal, soil, and dimensional lumber or construction/demolition debris.

Maintenance Plan

The site will be maintained for three years following completion of the construction. Note: specifications for items in bold can be found above under "Material Specifications and Definitions."

1. Replace each plant found dead in the summer monitoring visits during frost-free periods only in the upcoming fall dormant season (October 15th to March 1st) for the first monitoring year. Replace plants as directed in monitoring reports from years two through three.
2. Follow the recommendations noted in the spring monitoring site visit.
3. General weeding for all planted areas:
    a. At least twice-yearly, remove all competing weeds, weed roots, and herbaceous vegetation from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality and lower plant replacement costs.
    b. More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
    c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
    d. To keep weed coverage throughout the planting area below the 10 percent threshold, problem weeds such as Himalayan blackberry should be removed from the restoration area during spring and summer maintenance checks.
3. Mulch the weeded areas beneath each plant with wood chips as necessary to maintain a 4-inch thick mulch rings and keep down weeds.

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.

DEFINITIONS
1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT / RESTORATION SPECIALIST.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE RESTORATION SPECIALIST AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION SPECIALIST FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION SPECIALIST MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION SPECIALIST MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENTS OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO RESTORATION SPECIALIST AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH RESTORATION SPECIALIST AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY RESTORATION SPECIALIST 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT RESTORATION SPECIALIST MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

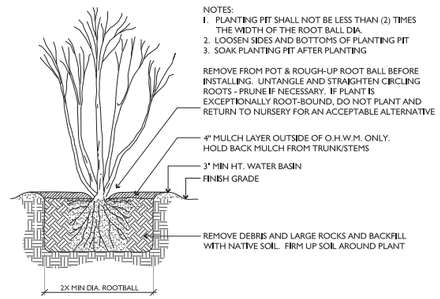
REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE RESTORATION SPECIALIST'S DISCRETION.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

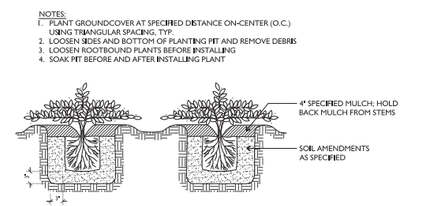
GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



A TREE & SHRUB PLANTING DETAIL
NTS



B GROUNDCOVER PLANTING DETAIL
NTS

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242 f 425.827.8136
www.watershedco.com
Science & Design

BELLEFIELD OFFICE PARK
MAGNOLIA PARKING RESTORATION
1715 114TH AVE SE
BELLEVUE, WA 98006
Prepared for: CHARLIE FOUSHEE, TALON PROPERTIES

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-26-13	REVIEW SET	MF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34" .
SCALE ACCORDINGLY.

PROJECT MANAGER: MG
DESIGNED: MG
DRAFTED: MF
CHECKED: MG, KB
JOB NUMBER:
120710
SHEET NUMBER:
4 OF 4

FILENAME: I:\120710 BELLEFIELDS_MAGNOLIA-MIT.DWG
PRINTED BY: MARINA FRENCH
DATE: 7/26/2013

SE 1/4 SEC 5, TWP 24N, RGE 5E, W.M.

BELLEFIELD OFFICE COMPLEX
2013 MAGNOLIA PAVEMENT REPAIR

DWG INDEX:

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 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.
   - 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 ONSITE.
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 AS RESULT OF CONSTRUCTION.
12. A PUBLIC INFORMATION SIGN LISTING 24-HOUR EMEGENCY 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.
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.

MATERIALS AT JOB SITE:

1. CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BEFORE ANY EARTH DISTURBANCE. CALL (206) 684-8860 TO SCHEDULE AN INSPECTION FOR THIS ITEM.
2. NO SEDIMENT SHALL BE TRACKED ONTO PAVED STREETS OR ROADWAYS. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT BEFORE LEAVING THE CONSTRUCTION SITE. IN THE EVENT OF FAILURE OF THE TESC SYSTEM RESULTING IN SEDIMENT TRACKING ONTO PAVEMENT, THE CONTRACTOR SHALL IMPLEMENT MEASURES IMMEDIATELY TO CORRECT THE SITUATION.
3. THE CONTRACTOR SHALL EMPLOY EMERGENCY MEASURES TO REMOVE SEDIMENT FROM PAVED SURFACES, AS NEEDED. STREET SWEEPING SHALL BE CONSIDERED AN EMERGENCY MEASURE AND NOT A BASIC COMPONENT OF THE TESC SYSTEM. SEDIMENT TRACKED ONTO PAVED SURFACES SHALL NOT BE WASHED INTO STORM DRAINS OR OTHER UTILITY INLETS.

GENERAL ENGINEERING NOTES

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS OR FAILURE TO SHOW UTILITY LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS, OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR THE OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING. (WSDOT SEC 1-04.7).
3. THE CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER, THEN THE CONTRACTOR SHALL GIVE INDIVIDUAL NOTICE TO THAT UTILITY. (WSDOT SEC. 1-07.17 AWPA SUPPLEMENT.).
4. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS AND EXERCISE SOUND ENGINEERING AND CONSTRUCTION PRACTICES IN CONDUCTING THE WORK. THE CONTRACTOR SHALL PROTECT EXISTING PUBLIC AND PRIVATE UTILITIES FROM DAMAGE DURING CONSTRUCTION. IF EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL RESTORE THE UTILITY TO ITS EXISTING CONDITION. (WSDOT SECTION 1-07.17 APWA SUPPLEMENT.) THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION FOR DESIGNS SHOWN ON THESE PLANS.
5. WHERE THE PLANS CALL FOR UTILITIES TO BE RELOCATED BY OTHERS, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AND COORDINATE HIS WORK SO AS TO AVOID CONFLICTS.
6. ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, FILL PLACEMENT AND COMPACTION AND ALL SOIL WORK IN GENERAL SHALL BE CONDUCTED IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE PROJECT SOIL ENGINEER AND THE CURRENT GEOTECHNICAL ENGINEERING REPORT.
7. ENGINEERING DESIGN AND APPROVAL FOR STRUCTURES SUCH AS WALLS AND VAULTS MUST BE PREPARED BY THE APPROPRIATE PROFESSIONAL ENGINEER AND IS NOT A PART OF THESE PLANS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PROFESSIONAL LAND SURVEYOR TO REFERENCE EXISTING MONUMENTS ON OR ADJOINING THE SITE PRIOR TO DEMOLITION OR CONSTRUCTION AND TO RE-ESTABLISH SAID POINTS AT PROJECT COMPLETION. THIS RE-ESTABLISHMENT SHALL BE DOCUMENTED BY RECORD OF SURVEY OR CORNER RECORD AS DESCRIBED IN W.A.C. 332-120.
9. A SUBCONTRACTOR SPECIALIZING IN OIL TANK REMOVAL WILL BE HIRED TO REMOVE THE EXISTING ON-SITE OIL TANKS AND ADDRESS ANY CONTAMINATED SOILS OR GROUNDWATER. IF CONTAMINATED SOILS OR GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR WILL NOTIFY THE CITY OF BELLEVUE AND APPLY FOR A PERMIT UNDER THE VOLUNTARY CLEANUP PROGRAM, FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, TO CLEANUP THE CONTAMINATION. CONTAMINATED SOILS WOULD BE EXPORTED TO AN ECOLOGY APPROVED WASTE SITE AS HANDLED BY THE CONTRACTOR. CONTAMINATED GROUNDWATER WOULD BE DISCHARGED TO THE SANITARY SEWER AS APPROVED BY THE CITY OF BELLEVUE AND METRO OR REMOVED BY A HAZARDOUS WASTE HANDLING COMPANY.

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

STREET SWEEPING NOTE:

CONTRACTOR SHALL IMMEDIATELY SWEEP THE PAVED CITY RIGHT-OF-WAY WHEN DIRT OR OTHER CONSTRUCTION RELATED DEBRIS IS DEPOSITED.

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.

TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN MANUAL, APPLICABLE CITY CODES, AND THE 2008 WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND INSPECTOR.
3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).

DCE ENGINEERING NOTES:

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND/OR PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND/OR DATA OBTAINED VERBALLY FROM OWNERS AND/OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS OR FAILURE TO SHOW UTILITY LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS, OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR THE OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING. (WSDOT SECTION 1-04.7).
3. THE CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER THEN THE CONTRACTOR SHALL GIVE INDIVIDUAL NOTICE TO THAT UTILITY. (WSDOT SECTION 1-07.17 APWA SUPPLEMENT).
4. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS AND EXERCISE SOUND ENGINEERING AND CONSTRUCTION PRACTICES IN CONDUCTING THE WORK. THE CONTRACTOR SHALL PROTECT EXISTING PUBLIC AND PRIVATE UTILITIES FROM DAMAGE DURING CONSTRUCTION. IF EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL RESTORE THE UTILITY TO ITS EXISTING CONDITION. (WSDOT SECTION 1-07.17 APWA SUPPLEMENT). THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION FOR DESIGNS SHOWN ON THESE PLANS.
5. WHERE THE PLANS CALL FOR UTILITIES TO BE RELOCATED BY OTHERS, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AND COORDINATE HIS WORK SO AS TO AVOID CONFLICTS.
6. ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, FILL PLACEMENT AND COMPACTION AND ALL SOIL WORK IN GENERAL SHALL BE CONDUCTED IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE PROJECT SOIL ENGINEER AND THE CURRENT GEOTECHNICAL ENGINEERING REPORT.
7. ENGINEERING DESIGN AND APPROVAL FOR STRUCTURES SUCH AS WALLS AND VAULTS MUST BE PREPARED BY THE APPROPRIATE PROFESSIONAL ENGINEER AND IS NOT A PART OF THESE PLANS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING PROFESSIONAL LAND SURVEYOR TO REFERENCE EXISTING MONUMENTS ON OR ADJOINING SITE PREVIOUS TO DEMOLITION OR CONSTRUCTION AND TO BE RE-ESTABLISH SAID POINTS AT PROJECT COMPLETION. THIS RE-ESTABLISHMENT SHALL BE DOCUMENTED BY RECORD OF SURVEY OR CORNER RECORD AS DESCRIBED IN W.A.C. 332-120.

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 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:	CONSTRUCTION -RELATED NOISE IS NOT ALLOWED:
* 7 AM TO 6 PM ON WEEKDAYS	* OUTSIDE OF ALLOWABLE HOURS
* 9 AM TO 6 PM ON SATURDAYS	* LEGAL HOLIDAYS
	* SUNDAYS

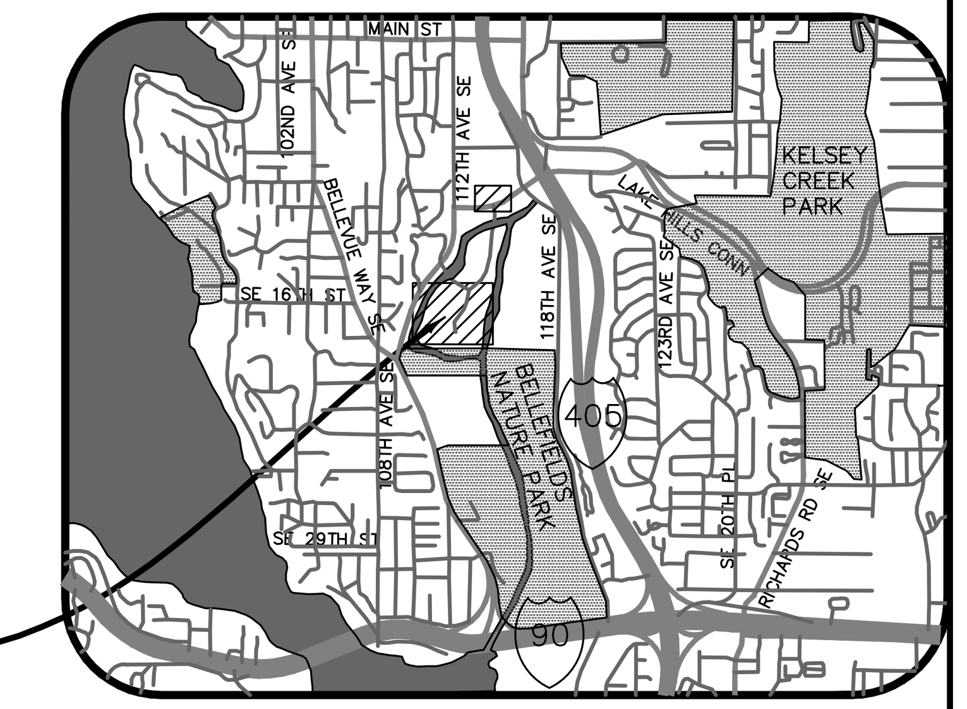
HORIZONTAL BENCHMARK
UNKNOWN

VERTICAL BENCHMARK
UNKNOWN

DATUM
NAVD 88

SITE ADDRESS
1756 114TH AVE. SE
BELLEVUE, WA

PROJECT SITE (1756 114TH AVE SE)



VICINITY MAP
NOT TO SCALE

ARCHITECT
JPC ARCHITECTS
909 112TH AVE NE, SUITE 206
BELLEVUE, WA. 98004
CONTACT: JASON ANDERSEN
425-641-9200 EXT - 370

SURVEYOR
GEODIMENSIONS INC
10801 MAIN STREET, SUITE 102
BELLEVUE, WA. 98104
CONTACT: KEN GREEN
425-458-4488

DEVELOPER
TALON PRIVATE CAPITAL LLC
1800 NINTH AVE, SUITE 1600
SEATTLE, WA. 98101
CONTACT: CHARLIE FOUSHEE
206-607-2572

ENGINEER
DECKER CONSULTING ENGINEERS
911 WESTERN AVE. SUITE 301
SEATTLE, WA 98104
CONTACT: JAY DECKER
PHONE: (206) 403-0933

SHEET INDEX

GEOTECHNICAL NOTES:

THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ONSITE DURING CRITICAL EARTHWORK OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS AND FILL AREAS. IN ADDITION, THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE GEOTECHNICAL ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE PCD INSPECTOR FOR SOILS VERIFICATION AND FOUNDATION CONSTRUCTION. ALL EARTHWORK SHOULD BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

THE GEOTECHNICAL ENGINEER MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING. IN ADDITION, THE FOLLOWING CONSTRUCTION STAGES MUST BE INSPECTED, MONITORED, AND TESTED AS NECESSARY BY THE GEOTECHNICAL ENGINEER OF RECORD:

1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS.
2. CUT SLOPES OVER FOUR FEET HIGH.
3. BENCHING FOR FILL TO BE PLACED ON SLOPES.
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT.
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROCKERIES.
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES.
8. UTILITY TRENCH BEDDING AND BACKFILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
9. UTILITIES ON STEEP SLOPES; SLOPE ANCHORS AND/OR BACKFILL SLOPE STABILIZATION.
10. ANY UNUSUAL SEEPAGE, SLOPE, OR SUBGRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD.

AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.

UTILITY PROVIDERS

WATER:
CITY OF BELLEVUE DEPARTMENT OF COMMUNITY DEVELOPMENT
11511 MAIN STREET BELLEVUE, WA 98009-9012
PHONE: (425) 452-6864

SANITARY SEWER:
CITY OF BELLEVUE DEPARTMENT OF COMMUNITY DEVELOPMENT
11511 MAIN STREET BELLEVUE, WA 98009-9012
PHONE: (425) 452-6864

STORM DRAINAGE:
CITY OF BELLEVUE DEPARTMENT OF COMMUNITY DEVELOPMENT
11511 MAIN STREET BELLEVUE, WA 98009-9012
PHONE: (425) 452-6864

POWER:
PUGET SOUND ENERGY
13230 SE 32ND STREET BELLEVUE, WA 98005
CONTACT: MYLISSA TYKZSINSKI
PHONE: (206) 454-6363, EXT. 816224

NATURAL GAS:
PUGET SOUND ENERGY
13230 SE 32ND STREET BELLEVUE, WA 98005
CONTACT: MYLISSA TYKZSINSKI
PHONE: (206) 454-6363, EXT. 816224

TELEPHONE:
QWEST
14808 SE 16TH STREET BELLEVUE, WA. 98007
CONTACT: AARON WILLIAMS
PHONE: (206) 345-3961

STREET LIGHTING/SIGNAL:
CITY OF BELLEVUE TRANSPORTATION DEPARTMENT
301 116TH AVENUE SE #150 BELLEVUE, WA 98004
CONTACT:
PHONE: (425) 452-6011

CLEARING & GRADING: 13-XXXXXX-GC

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center (ID,MT,ND,OR,WA)

DECKER Consulting Engineers
911 Western Ave, suite 301
Seattle, WA. 98104
ph 206.403.0933

TALON PRIVATE CAPITAL, LLC.
MAGNOLIA PAVEMENT REPAIR
GRADING PLAN COVER SHEET

SEATTLE WASHINGTON
SCALE: 1" = 10'
PROJECT NO. 2012023
DRAWING FILE NAME: 2012023 PLAN SET

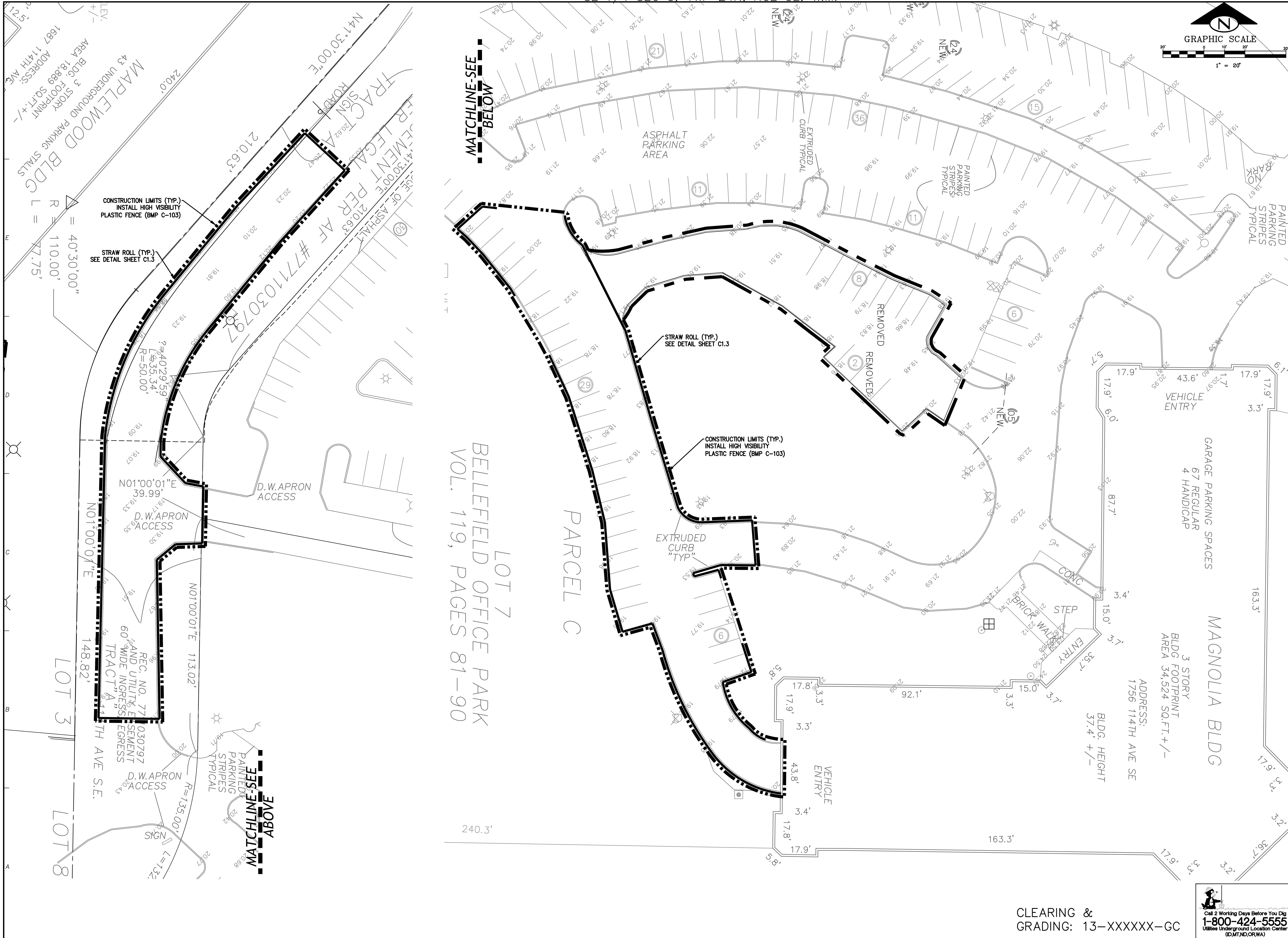
JAY D. DECKER
STATE OF WASHINGTON
31195
REGISTERED
PROFESSIONAL ENGINEER
05/30/2013

DESIGNED BY: PEG	CHECKED BY: JDD		
DRAWN BY: PEG	APPROVED BY: JDD		
LAST EDIT:	PLOT DATE:		
DATE	BY	REV#	REVISION	CK'D APPR.

SHEET
C1.0


SE 1/4 SEC 5, TWP 24N, RGE 5E, W.M.
DWG INDEX:
MATCHLINE-SEE BELOW
MATCHLINE-SEE ABOVE
GRIND & OVERLAY (SEE FILL SECTION DETAIL BELOW)
FG = 20.40 (MATCH EXIST.)
FG = 20.30 (MATCH EXIST.)
CONSTRUCTION LIMITS (TYP.) INSTALL HIGH VISIBILITY PLASTIC FENCE (BMP C-103)
STRAW ROLL (TYP.) SEE DETAIL SHEET C1.3
TW = 20.30 BW = 20.1±
TW = 20.30 BW = 18.0±
TW = 20.30 BW = 19.0±
TW = 20.30 BW = 18.6±
TW = 20.30 BW = 18.9±
TW = 20.30 BW = 18.8±
TW = 20.30 BW = 18.8±
MATCH EXIST.
D.W.APRON ACCESS
LOT 7 BELLEFIELD OFFICE P VOL. 119, PAGES 81
PARCEL C
GRIND & OVERLAY (SEE FILL SECTION DETAIL BELOW)
FG = 20.8± (MATCH EXIST.)
FG = 20.9± (MATCH EXIST.)
TW = 20.60 BW = 19.0±
TW = 20.30 BW = 19.3±
TW = 20.60 BW = 18.5±
REMOVE EXIST. PAVEMENT AND CURBING
EXTRUDED CURB W/1.5' CURB CUTS 15' O.C. (TYP.)
TW = 20.30 BW = 18.3±
TW = 20.60 BW = 17.6±
GUARD RAIL (SEE FILL SECTION DETAIL BELOW)
TW = 20.30 BW = 18.4±
TW = 20.60 BW = 17.8±
TW = 20.30 BW = 18.5±
GRIND & OVERLAY (SEE FILL SECTION DETAIL BELOW)
TW = 20.60 BW = 19.3±
TW = 20.30 BW = 19.0±
TW = 20.30 BW = 19.0±
TW = 20.60 BW = 18.8±
TW = 20.20 BW = 19.8±
TW = 20.30 BW = 19.6±
FG = 20.7± (MATCH EXIST.)
REMOVE EXIST. EXTRUDED CURB, PAVE EXIT. PLANTER & STRIPE PARKING STALLS
NEW STALL STRIPING (TYP.)
ASPHALT PARKING AREA
EXTRUDED CURB TYPICAL
PAINTED PARKING STRIPES TYPICAL
VEHICLE ENTRY
GARAGE PARKING SPACES 67 REGULAR 4 HANDICAP
MAGNOLIA BLDG 3 STORY BLDG FOOTPRINT AREA 34,524 SQ.FT.+/-
ADDRESS: 1756 114TH AVE SE
BLDG. HEIGHT 37.4 +/-
GRAPHIC SCALE 1" = 40'
LEGEND
NEW PAVEMENT
PAVEMENT TO BE REMOVED
RIDGE
TW TOP OF WALL
BW BOTTOM OF WALL
NEW GUARD RAIL – REQUIRED IF FILL IS GREATER THAN 30" (SEE STRUCTURAL PLANS FOR DETAILS)
NEW EXTRUDED CONCRETE CURB
ELEV PER PLAN
WOVEN FILTER FABRIC (GEOTEX 200ST)
2" HMA 1/2" PG 64-22
4" CRUSHED ROCK ~ 5/8" MINUS
EXISTING PAVEMENT (ELEVATION VARIES) TO REMAIN
2" GRIND AND OVERLAY
5.0'(TYP.) GEOGRID
1.0'(TYP.) FILTER FABRIC
1.5' MAX.
VARIES
HOG FUEL, 1/2"-6", NO MINUS
3.0'(TYP.) GEOGRID
ELEV PER PLAN
GEOGRID (TENSAR BX 1220)
REMOVE EXISTING EXTRUDED CONCRETE CURB
EXISTING WETLAND
1 FILL SECTION
NO SCALE
PLAN
SCALE: 1"=20'
CLEARING & GRADING: 13-XXXXXX-GC
Call 2 Working Days Before You Dig 1-800-424-5555 Utilities Underground Location Center (ID,MT,ND,OR,WA)
DECKER Consulting Engineers
911 Western Ave, suite 301 Seattle, WA. 98104 ph 206.403.0933
TALON PRIVATE CAPITAL, LLC.
MAGNOLIA PAVEMENT REPAIR GRADING PLAN
SEATTLE WASHINGTON
DRAWING FILE NAME: 2012023 PLAN SET
PROJECT NO. 2012023
SCALE: 1" = 10'
JAY D. DECKER STATE OF WASHINGTON 31195 REGISTERED PROFESSIONAL ENGINEER
05/30/2013
DESIGNED BY: PEG
DRAWN BY: PEG
CHECKED BY: JDD
APPROVED BY: JDD
SHEET C1.1

SE 1/4 SEC 5, TWP 24N, RGE 5E, W.M.



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DECKER
Consulting Engineers
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suite 301
Seattle, WA. 98104
ph 206.403.0933

TALON PRIVATE CAPITAL, LLC.

MAGNOLIA PAVEMENT REPAIR
TEMP. ERO. & SED. CONTROL PLAN

SEATTLE	WASHINGTON
SCALE: 1" = 10'	PROJECT NO. 2012023
DRAWING FILE NAME: 2012023 PLAN SET	

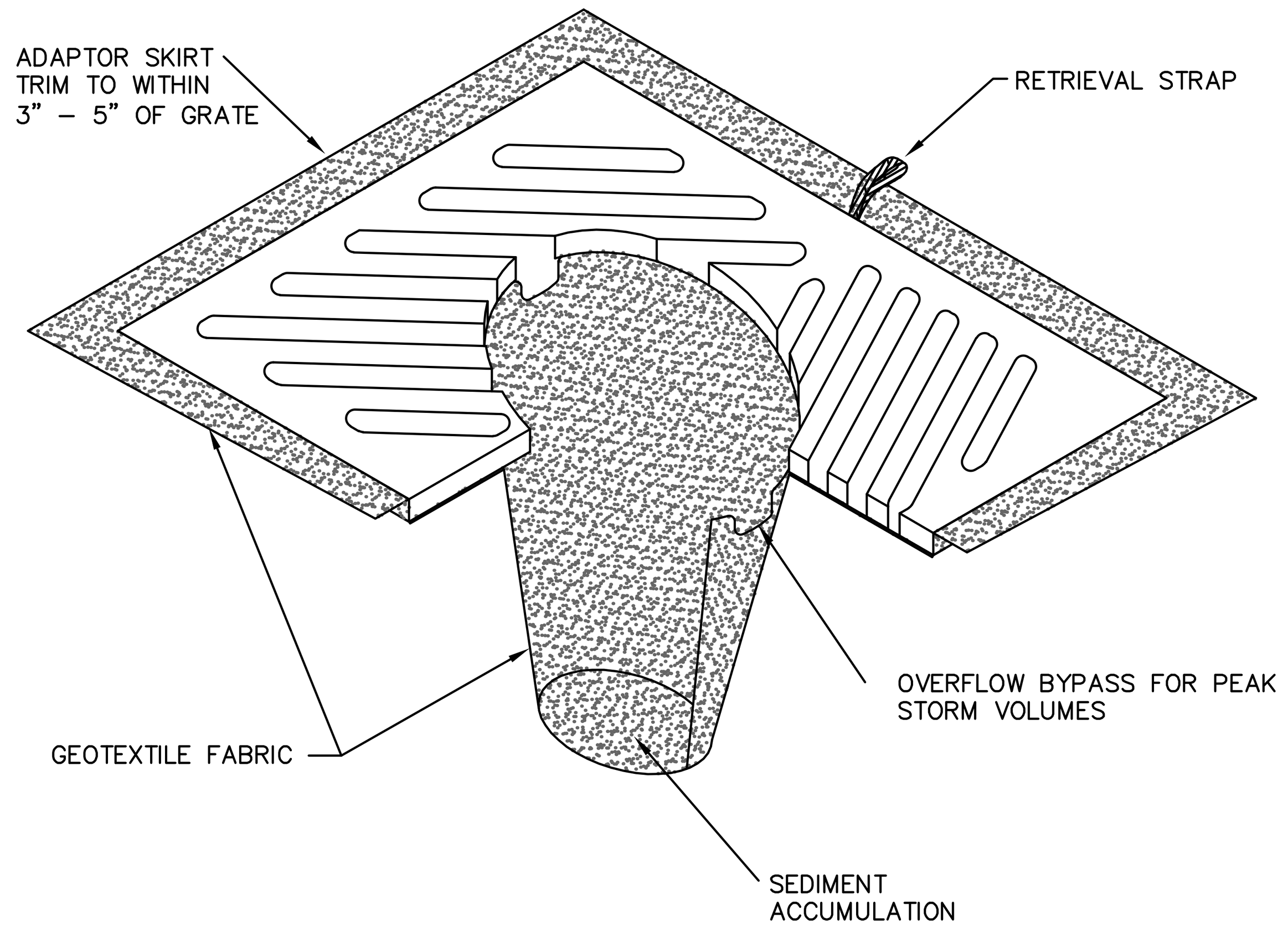
JAY D. DECKER
STATE OF WASHINGTON
31195
REGISTERED
PROFESSIONAL ENGINEER
05/30/2013

DESIGNED BY: PEG	DRAWN BY: PEG	CHECKED BY: JDD	APPROVED BY: JDD
LAST EDIT:	PLOT DATE:		

DATE	BY	REV#	REVISION	CK'D	APPR.

SHEET
C1.2

DWG INDEX: X

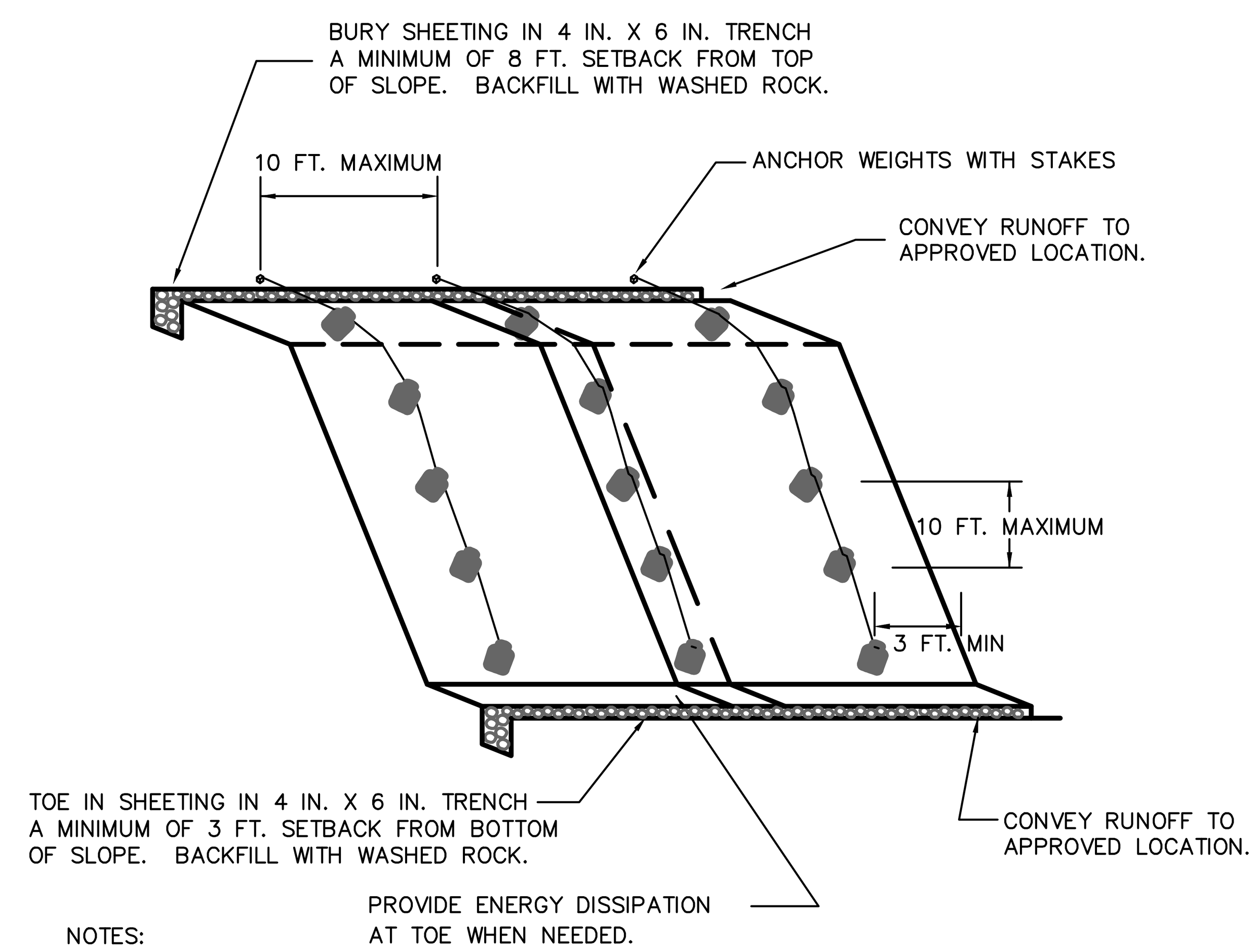


NOTES
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

City of Bellevue — NO SCALE

TITLE: CATCH BASIN INSERT

REV. DATE 10/2000 — NO. EC-06

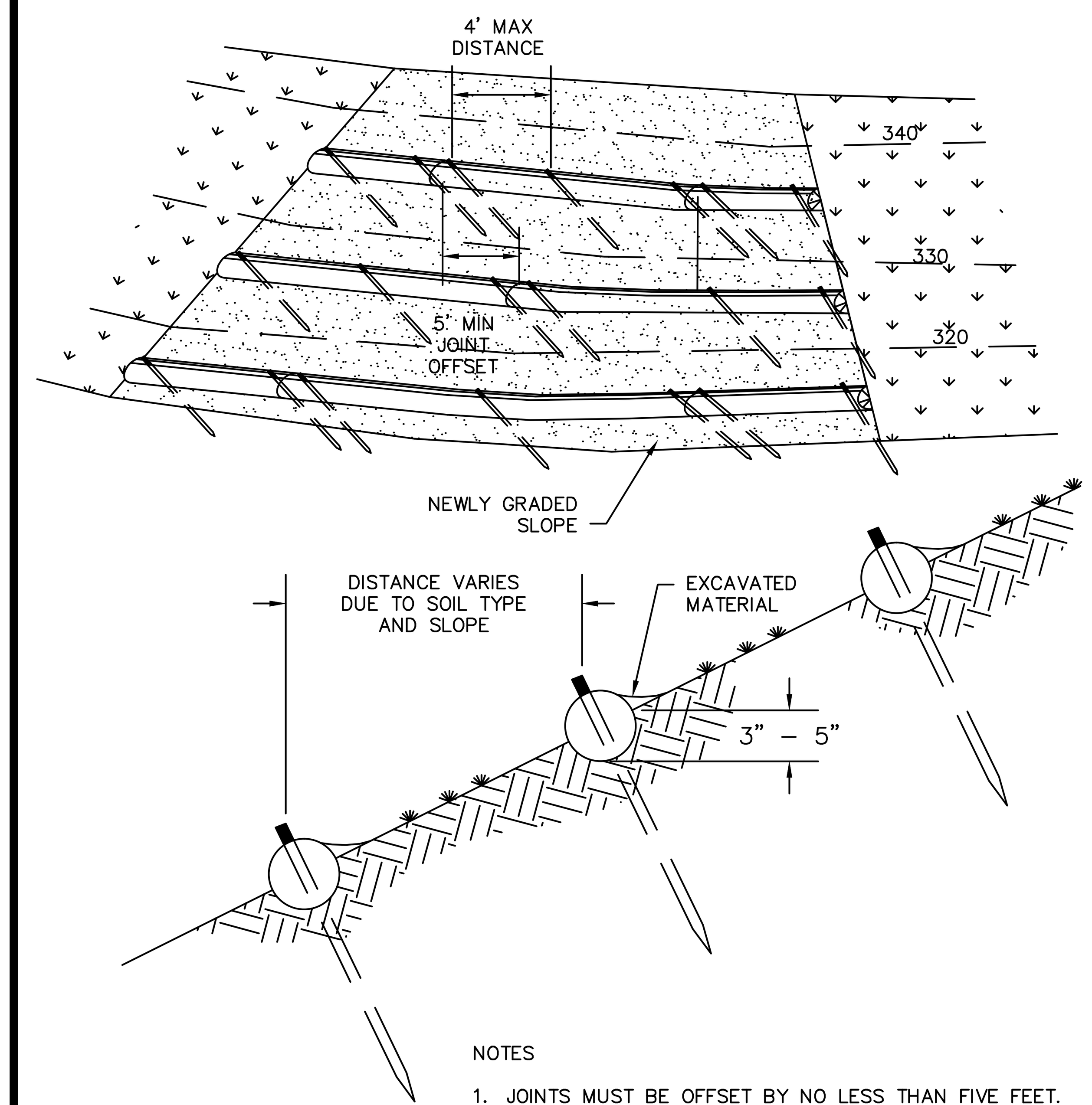


NOTES:
1. TIRES, SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING.
2. SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUM OF 12 IN. AND BE WEIGHTED OR TAPED.
3. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL.
4. DUE TO RAPID RUNOFF CAUSED BY PLASTIC SHEETING, THIS METHOD SHALL NOT BE USED UPSLOPE OF AREAS THAT MIGHT BE ADVERSELY IMPACTED BY CONCENTRATED RUNOFF.
5. CONSTRUCT BERM OR SWALE AT TOP OF SLOPE AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
6. CONSTRUCT DITCH AT BASE OF SLOPE AS REQUIRED BY CITY CLEARING AND GRADING INSPECTOR. DISCHARGE TO APPROVED LOCATION.

City of Bellevue — NO SCALE

TITLE: PLASTIC COVERING FOR SLOPES AND STOCKPILES

REV. DATE 10/2000 — NO. EC-14



NOTES
1. JOINTS MUST BE OFFSET BY NO LESS THAN FIVE FEET.
2. ROLLS SHALL BE ALIGNED PARALLEL TO ELEVATION CONTOURS.
3. HYDROSEED OR MULCH SLOPE FOR ADDITIONAL EROSION CONTROL.

City of Bellevue — NO SCALE

TITLE: STRAW ROLLS

REV. DATE 10/2000 — NO. EC-16

EROSION NOTES:

1. APPROVAL OF THE DRAINAGE AND TEMPORARY EROSION CONTROL PLANS DOES NOT INCLUDE APPROVAL OF THE GRADING SHOWN HEREIN. GRADING ACTIVITIES WITHIN THE RIGHT-OF-WAY REQUIRE A STREET USE PERMIT FROM THE STREET USE SECTION. GRADING ACTIVITIES ON ADJACENT PROPERTIES REQUIRE WRITTEN APPROVAL FROM THE PROPERTY OWNER.
2. THE IMPLEMENTATION OF THESE T.E.S.C.P. PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THE T.E.S.C.P. FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE T.E.S.C.P. FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE T.E.S.C.P. FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE T.E.S.C.P. FACILITIES SHALL BE UPGRADED (e.g. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS AND AS THE CITY REQUIRES.
6. THE T.E.S.C.P. FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING AND OPERATION.
7. THE T.E.S.C.P. FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT AND AS THE CITY DEEMS NECESSARY.
8. STABILIZED CONSTRUCTION ENTRANCES PER CITY STANDARDS, SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURE WILL BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES WILL BE APPLIED AT AN APPROXIMATE RATE OF (e.g. ANNUAL OR PERENNIAL RYE) 80 POUNDS PER ACRE. ALL EXPOSED EARTH SURFACES SHALL BE LANDSCAPED WITH SUITABLE VEGETATION TO PREVENT EROSION FOR THE PERMANENT CONDITION.
10. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 3 INCHES OR 3,000 POUNDS PER ACRE.
11. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE AND AS THE CITY REQUIRES, THE CONTRACTOR SHOULD ANTICIPATE THAT MORE T.E.S.C.P. MEASURES WILL BE NECESSARY TO PROTECT ADJACENT PROPERTIES AND ENSURE MINIMUM WATER QUALITY FOR SITE RUNOFF AND INCLUDE THE COST OF THE ADDITIONAL MEASURES IN THE BID AMOUNT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS DEFICIENT T.E.S.C.P. CONDITIONS AND PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS OUTLINED ON THE APPROVED PLANS.

EROSION NOTES: cont

12. CATCH BASINS IN THE STREET SHALL BE INSPECTED DAILY BY THE CONTRACTOR. WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCK TIRES, SHALL BE CLEAN. THE CONTRACTOR SHALL CLEAN CITY CATCH BASINS AND IMPLEMENT EXTRA SEDIMENTATION CONTROL METHODS IF NECESSARY AND AS DIRECTED BY THE CITY INSPECTORS.
13. CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY BELLEVUE PRIOR TO ANY EARTH DISTURBANCE. CALL 206/684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT FOR THIS ITEM.
14. NO SEDIMENT SHALL BE TRACKED ONTO PAVED STREETS OR ROADWAYS. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE CONSTRUCTION SITE. STREEET SWEEPING SHALL BE CONSIDERED AN EMERGENCY MEASURE AND NOT A BASIC COMPONENT OF THE TESC SYSTEM.
15. A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN OWNER'S REPRESENTATIVES (GEOTECHNICAL SPECIAL INSPECTOR, GENERAL CONTRACTOR, AND EXCAVATION CONTRACTOR) AND INSPECTOR.
16. FROM OCTOBER 1 TO APRIL 30, NO SOIL SHALL REMAIN UNSTABILIZED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN UNSTABILIZED FOR MORE THAN 7 DAYS. STABILIZE ALL SOILS, INCLUDING STOCKPILES THAT ARE TEMPORARILY EXPOSED. USE ONE OF THE FOLLOWING TO TEMPORARILY STABILIZE SOILS, INCLUDING STOCKPILES: E1.10 TEMPORARY SEEDING & MULCHING, E1.15 MATTING/ROLLED EROSION CONTROL PRODUCTS, E1.20 PLASTIC COVERING OR E2.20 DUST CONTROL. ALL AREAS OF CONTAMINATED SOIL SHALL BE STABILIZED AND COVERED AT THE END OF EACH WORK SHIFT.
17. AFTER CONSTRUCTION BUT BEFORE PROJECT IS CONSIDERED COMPLETED, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. USE ONE OF THE FOLLOWING TO PERMANENTLY STABILZED SOILS: E1.35 PERMANENT SEEDING OR PLANTING, E1.40 SODDING.
18. USE ONE OF THE FOLLOWING TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE: E3.10 FILTER FENCE, E3.15 STRAW BALE BARRIER, E3.20 BRUSH BARRIER, E3.25 GRAVEL FILTER BERM, E3.40 SEDIMENT POND OR E3.35 SEDIMENT TRAP. SANDBAGS MAY ALSO BE UTILIZED TO PREVENT SEDIMENT FROM BEING DISCHARGED OFFSITE. RETAINING NATURAL VEGETATION AND BUFFER ZONES ARE ENCOURAGED, BUT MAY NOT BE USED AS A SUBSTITUTE.
19. PREVENT SEDIMENT FROM ENTERING ALL STORM DRAINS, INCLUDING DITCHES THAT RECEIVE RUNOFF FROM THE DISTURBED AREA, BY INSTALLING STORM DRAIN INLET INSERTS, USING SANDBAGS AND VACUUMING SEDIMENT FROM IMPERVIOUS SURFACES.
20. DURING CONSTRUCTION, PREVENT THE INTRODUCTION OF POLLUTANTS IN ADDITION TO SEDIMENT INTO STORMWATER. COMPLY WITH THE REQUIREMENTS FOR EACH OF THE FOLLOWING CONSTRUCTION RELATED ACTIVITIES: C1.10 PESTICIDE CONTROL, C1.20 HANDLING PETROLEUM PRODUCTS, C1.30 NUTRIENT APPLICATION, C1.40 SOLID WASTE HANDLING/DISPOSAL OR C1.50 USE OF CHEMICALS DURING CONSTRUCTION.
21. IN ORDER TO PREVENT TRACKING, TRUCKS SHALL BE LOADED FROM A DESIGNATED LOADING AREA AND NOT ENTER THE EXCAVATION AREA. ANY SPILLS THAT OCCUR IN THE LOADING AREA SHALL BE SHOVELED OR SWEPT CLEAN.
22. INSPECT AND MAINTAIN REQUIRED EROSION CONTROLS TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

CONSTRUCTION SEQUENCE:

1. CONTACT THE CITY OF BELLEVUE STREET USE SECTION AND SCHEDULE A PRECONSTRUCTION MEETING.
2. NOTE: THE INTENT OF THESE EROSION CONTROL PLANS IS TO RETAIN ALL CONSTRUCTION STORMWATER ON-SITE.
3. AN ESC SUPERVISOR MUST BE OBTAINED PRIOR TO CLEARING AND GRADING. THE ESC SUPERVISOR SHALL INSPECT THE SITE WEEKLY DURING THE WET SEASON AND MONTHLY DURING THE DRY SEASON. INSPECTIONS SHALL ALSO BE CONDUCTED AFTER A STORM EVENT OF 0.5 INCHES OF RAINFALL WITHIN A 24 HOUR PERIOD. THE ESC SUPERVISOR SHALL INSPECT THE CLEARING LIMITS, COVERING, PERIMETER PROTECTION, SEDIMENT RETENTION, SURFACE WATER CONTROL, TRAFFIC AREA STABILIZATION, TRACKING OF MUD, AND DUST CONTROL.
4. INSTALL FILTER FABRIC FENCE, AND OTHER T.E.S.C. MEASURES AS INDICATED ON THE EROSION CONTROL PLAN.
5. POST NOTICE OF ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
6. INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S).
7. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE. THESE MEASURES SHALL BE REPAIRED TO THEIR ORIGINAL DESIGN CONDITION.
8. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE BELLEVUE EROSION AND SEDIMENT CONTROL STANDARDS.
9. DURING THE CONSTRUCTION PERIOD, ANY AND ALL POLLUTANTS OTHER THAN SEDIMENT WHICH ARE USED ON SITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE CONTAMINATION OF STORMWATER.
10. FINAL GRADE AND PAVE SITE.
11. REMOVE ALL EROSION CONTROL MEASURES WHEN ENTIRE SITE IS STABILIZED. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED AREAS RESULTING FROM SEDIMENT REMOVAL SHALL BE PERMANENTLY STABILIZED.
12. FINAL INSPECTION.

CLEARING &
GRADING: 13-XXXXXX-GC

DECKER
Consulting Engineers
911 Western Ave,
suite 301
Seattle, WA. 98104
ph 206.403.0933

TALON PRIVATE CAPITAL, LLC.

MAGNOLIA PAVEMENT REPAIR

TEMP ERO. & SED. CONTROL NOTES & DETAILS

SEATTLE WASHINGTON

SCALE: 1" = 10'

PROJECT NO. 2012023

DRAWING FILE NAME: 2012023 PLAN SET

JAY D. DECKER — STATE OF WASHINGTON — 31195 — REGISTERED — PROFESSIONAL ENGINEER

05/30/2013

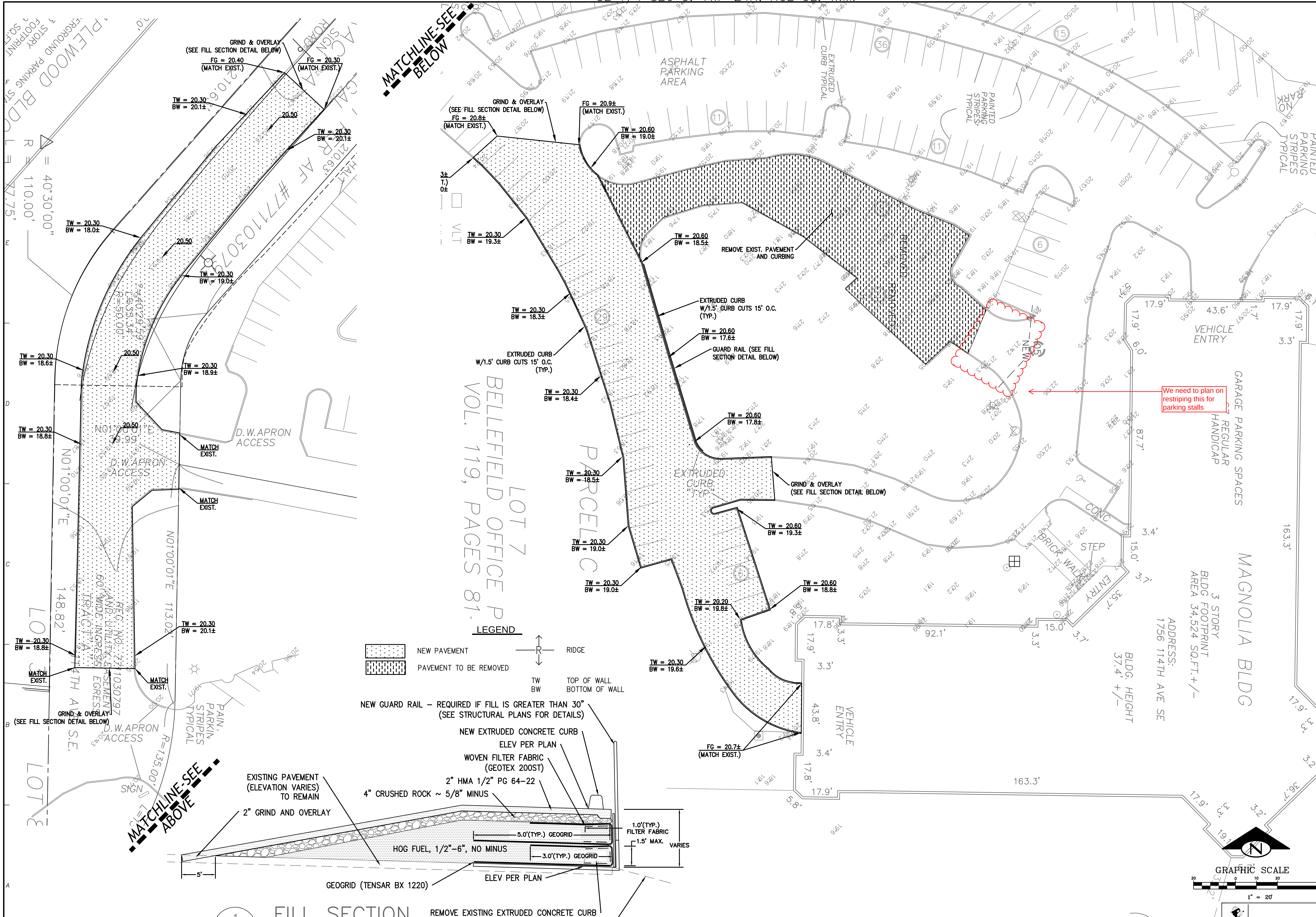
DESIGNED BY:	PEG	CHECKED BY:	JDD
DRAWN BY:	PEG	APPROVED BY:	JDD
LAST EDIT:		PLOT DATE:	

DATE	BY	REV#	REVISION	CK'D	APPR.

SHEET

C1.3

SE 1/4 SEC 5, TWP 24N, RGE 5E, W.M.



MATCHLINE-SEE BELOW
MATCHLINE-SEE ABOVE
GRIND & OVERLAY (SEE FILL SECTION DETAIL BELOW)
FG = 20.40 (MATCH EXIST.)
FG = 20.30 (MATCH EXIST.)
FG = 20.8± (MATCH EXIST.)
FG = 20.9± (MATCH EXIST.)
FG = 20.7± (MATCH EXIST.)
TW = 20.30 BW = 20.1±
TW = 20.30 BW = 18.0±
TW = 20.30 BW = 19.0±
TW = 20.30 BW = 18.6±
TW = 20.30 BW = 18.9±
TW = 20.30 BW = 18.8±
TW = 20.30 BW = 19.3±
TW = 20.30 BW = 18.3±
TW = 20.30 BW = 18.4±
TW = 20.30 BW = 18.5±
TW = 20.30 BW = 19.6±
TW = 20.20 BW = 19.8±
TW = 20.60 BW = 19.0±
TW = 20.60 BW = 18.5±
TW = 20.60 BW = 17.6±
TW = 20.60 BW = 17.8±
TW = 20.60 BW = 19.3±
TW = 20.60 BW = 18.8±
MATCH EXIST.
D.W. APRON ACCESS
REMOVE EXIST. PAVEMENT AND CURBING
EXTRUDED CURB W/1.5' CURB CUTS 15' O.C. (TYP.)
GUARD RAIL (SEE FILL SECTION DETAIL BELOW)
EXTRUDED CURB TYP.
ASPHALT PARKING AREA
PAINTED PARKING STRIPES TYPICAL
EXTRUDED CURB TYPICAL
LOT 7 BELLEFIELD OFFICE P VOL. 119, PAGES 81
PARCEL C
VEHICLE ENTRY
GARAGE PARKING SPACES REGULAR HANDICAP
MAGNOLIA BLDG
3 STORY BLDG FOOTPRINT AREA 34,524 SQ.FT.+/-
ADDRESS: 1756 114TH AVE SE
BLDG. HEIGHT 37.4 +/-
BRICK WALK
STEP
CONC
NEW
We need to plan on restriping this for parking stalls
LEGEND
NEW PAVEMENT
PAVEMENT TO BE REMOVED
RIDGE
TW TOP OF WALL
BW BOTTOM OF WALL
NEW GUARD RAIL – REQUIRED IF FILL IS GREATER THAN 30" (SEE STRUCTURAL PLANS FOR DETAILS)
NEW EXTRUDED CONCRETE CURB
ELEV PER PLAN
WOVEN FILTER FABRIC (GEOTEX 200ST)
2" HMA 1/2" PG 64–22
4" CRUSHED ROCK ~ 5/8" MINUS
EXISTING PAVEMENT (ELEVATION VARIES) TO REMAIN
2" GRIND AND OVERLAY
5.0'(TYP.) GEOGRID
3.0'(TYP.) GEOGRID
1.0'(TYP.) FILTER FABRIC
1.5' MAX.
VARIES
HOG FUEL, 1/2"–6", NO MINUS
GEOGRID (TENSAR BX 1220)
REMOVE EXISTING EXTRUDED CONCRETE CURB
EXISTING WETLAND
FILL SECTION
NO SCALE
PLAN
SCALE: 1"=20'
GRAPHIC SCALE
1" = 20'

UTILITIES: ~~13–XXXXXX~~ UE

STORM/WATER/SEWER GRID: K-11
SEC/TWP/RGE: 5-24-5

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center (ID,MT,ND,OR,WA)

DECKER Consulting Engineers
911 Western Ave, suite 301
Seattle, WA. 98104
ph 206.403.0933

TALON PRIVATE CAPITAL, LLC.
MAGNOLIA PAVEMENT REPAIR
GRADING PLAN

DRAWING FILE NAME: 2012023 PLAN SET
PROJECT NO. 2012023
SCALE: 1" = 10'
SEATTLE WASHINGTON

JAY D. DECKER, STATE OF WASHINGTON, 31195, REGISTERED PROFESSIONAL ENGINEER
05/30/2013

DESIGNED BY: HCS
DRAWN BY: HCS
CHECKED BY: JDD
APPROVED BY: JDD
LAST EDIT:
PLOT DATE:

DATE	BY	REV#	REVISION	CK'D	APPR.

SHEET C2.1

DWG INDEX:

BELLEFIELD OFFICE COMPLEX
2013 MAGNOLIA PAVEMENT REPAIR

STORM GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. 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 CONTRACTOR 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.
3. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED UNLESS SUCH CONNECTION IS AT LEAST 1 FOOT BELOW THE FOOTING DRAINAGE SYSTEM AND DOWN SLOPE OF THE BUILDING FOUNDATION.
4. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM. 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.
5. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURE 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.
6. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
7. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURB LINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
8. VEGETATION/LANDSCAPING IN THE DETENTION POND 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 PLANTING IS COMPLETE.

GENERAL ENGINEERING NOTES

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS OR FAILURE TO SHOW UTILITY LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS, OF AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORDINARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND/OR THE OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING. (WSDOT SEC 1-04.7).
3. THE CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER, THEN THE CONTRACTOR SHALL GIVE INDIVIDUAL NOTICE TO THAT UTILITY. (WSDOT SEC. 1-07.17 AWPA SUPPLEMENT.).
4. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS AND EXERCISE SOUND ENGINEERING AND CONSTRUCTION PRACTICES IN CONDUCTING THE WORK. THE CONTRACTOR SHALL PROTECT EXISTING PUBLIC AND PRIVATE UTILITIES FROM DAMAGE DURING CONSTRUCTION. IF EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL RESTORE THE UTILITY TO ITS EXISTING CONDITION. (WSDOT SECTION 1-07.17 APWA SUPPLEMENT.) THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION FOR DESIGNS SHOWN ON THESE PLANS.
5. WHERE THE PLANS CALL FOR UTILITIES TO BE RELOCATED BY OTHERS, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AND COORDINATE HIS WORK SO AS TO AVOID CONFLICTS.
6. ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, FILL PLACEMENT AND COMPACTION AND ALL SOIL WORK IN GENERAL SHALL BE CONDUCTED IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE PROJECT SOIL ENGINEER AND THE CURRENT GEOTECHNICAL ENGINEERING REPORT.
7. ENGINEERING DESIGN AND APPROVAL FOR STRUCTURES SUCH AS WALLS AND VAULTS MUST BE PREPARED BY THE APPROPRIATE PROFESSIONAL ENGINEER AND IS NOT A PART OF THESE PLANS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PROFESSIONAL LAND SURVEYOR TO REFERENCE EXISTING MONUMENTS ON OR ADJOINING THE SITE PRIOR TO DEMOLITION OR CONSTRUCTION AND TO RE-ESTABLISH SAID POINTS AT PROJECT COMPLETION. THIS RE-ESTABLISHMENT SHALL BE DOCUMENTED BY RECORD OF SURVEY OR CORNER RECORD AS DESCRIBED IN W.A.C. 332-120.
9. A SUBCONTRACTOR SPECIALIZING IN OIL TANK REMOVAL WILL BE HIRED TO REMOVE THE EXISTING ON-SITE OIL TANKS AND ADDRESS ANY CONTAMINATED SOILS OR GROUNDWATER. IF CONTAMINATED SOILS OR GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR WILL NOTIFY THE CITY OF BELLEVUE AND APPLY FOR A PERMIT UNDER THE VOLUNTARY CLEANUP PROGRAM, FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, TO CLEANUP THE CONTAMINATION. CONTAMINATED SOILS WOULD BE EXPORTED TO AN ECOLOGY APPROVED WASTE SITE AS HANDLED BY THE CONTRACTOR. CONTAMINATED GROUNDWATER WOULD BE DISCHARGED TO THE SANITARY SEWER AS APPROVED BY THE CITY OF BELLEVUE AND METRO OR REMOVED BY A HAZARDOUS WASTE HANDLING COMPANY.

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UTILITY PROVIDERS

WATER:
CITY OF BELLEVUE DEPARTMENT OF COMMUNITY DEVELOPMENT
11511 MAIN STREET BELLEVUE, WA 98009-9012
PHONE: (425) 452-6864

SANITARY SEWER:
CITY OF BELLEVUE DEPARTMENT OF COMMUNITY DEVELOPMENT
11511 MAIN STREET BELLEVUE, WA 98009-9012
PHONE: (425) 452-6864

STORM DRAINAGE:
CITY OF BELLEVUE DEPARTMENT OF COMMUNITY DEVELOPMENT
11511 MAIN STREET BELLEVUE, WA 98009-9012
PHONE: (425) 452-6864

POWER:
PUGET SOUND ENERGY
13230 SE 32ND STREET BELLEVUE, WA 98005
CONTACT: MYLISSA TYKZSINSKI
PHONE: (206) 454-6363, EXT. 816224

NATURAL GAS:
PUGET SOUND ENERGY
13230 SE 32ND STREET BELLEVUE, WA 98005
CONTACT: MYLISSA TYKZSINSKI
PHONE: (206) 454-6363, EXT. 816224

TELEPHONE:
QWEST
14808 SE 16TH STREET BELLEVUE, WA. 98007
CONTACT: AARON WILLIAMS
PHONE: (206) 345-3961

STREET LIGHTING/SIGNAL:
CITY OF BELLEVUE TRANSPORTATION DEPARTMENT
301 116TH AVENUE SE #150 BELLEVUE, WA 98004
CONTACT:
PHONE: (425) 452-6011

ARCHITECT
JPC ARCHITECTS
909 112TH AVE NE, SUITE 206
BELLEVUE, WA. 98004
CONTACT: JASON ANDERSEN
425-641-9200 EXT - 370

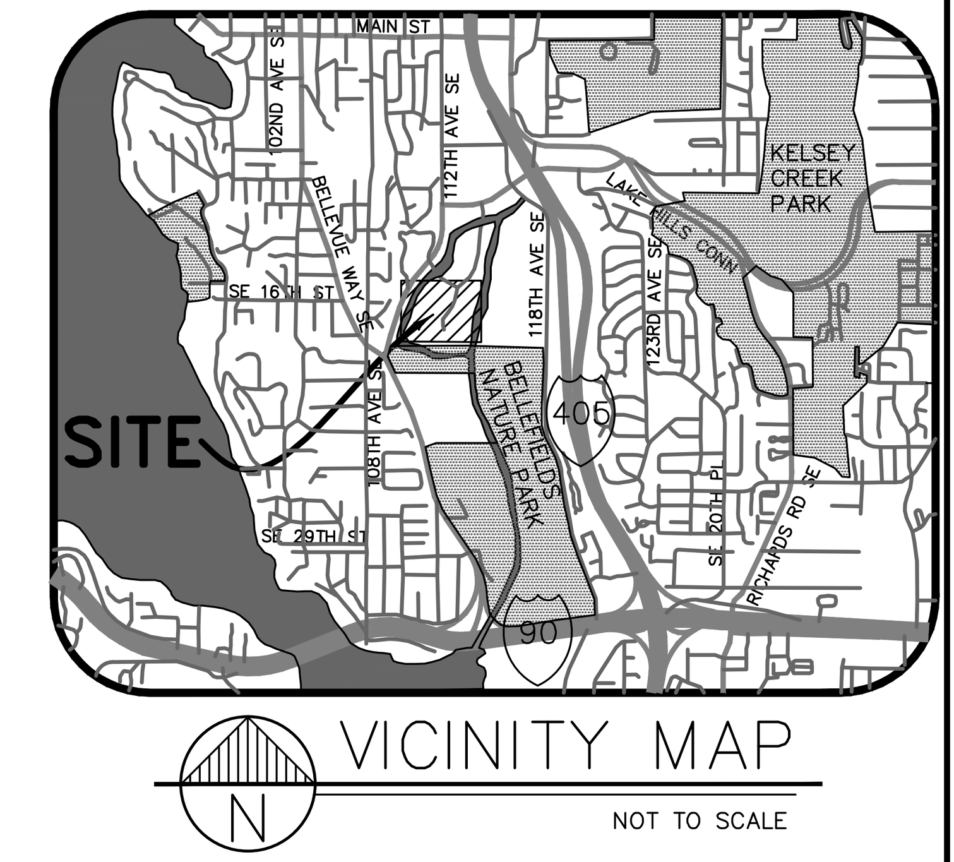
DEVELOPER
TALON PRIVATE CAPITAL LLC
1800 NINTH AVE, SUITE 1600
SEATTLE, WA. 98101
CONTACT: CHARLIE FOUSHEE
206-607-2572

SURVEYOR
GEODIMENSIONS INC
10801 MAIN STREET, SUITE 102
BELLEVUE, WA. 98104
CONTACT: KEN GREEN
425-458-4488

ENGINEER
DECKER CONSULTING ENGINEERS
911 WESTERN AVE. SUITE 301
SEATTLE, WA 98104
CONTACT: JAY DECKER
PHONE: (206) 403-0933

SITE ADDRESS
1756 114TH AVE. SE
BELLEVUE, WA

DATUM
NAVD 88



VICINITY MAP
NOT TO SCALE

SHEET INDEX

VERTICAL BENCHMARK
UNKNOWN

HORIZONTAL BENCHMARK
UNKNOWN

MATERIALS AT JOB SITE:

1. CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BEFORE ANY EARTH DISTURBANCE. CALL (206) 684-8860 TO SCHEDULE AN INSPECTION FOR THIS ITEM.
2. NO SEDIMENT SHALL BE TRACKED ONTO PAVED STREETS OR ROADWAYS. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT BEFORE LEAVING THE CONSTRUCTION SITE. IN THE EVENT OF FAILURE OF THE TESC SYSTEM RESULTING IN SEDIMENT TRACKING ONTO PAVEMENT, THE CONTRACTOR SHALL IMPLEMENT MEASURES IMMEDIATELY TO CORRECT THE SITUATION.
3. THE CONTRACTOR SHALL EMPLOY EMERGENCY MEASURES TO REMOVE SEDIMENT FROM PAVED SURFACES, AS NEEDED. STREET SWEEPING SHALL BE CONSIDERED AN EMERGENCY MEASURE AND NOT A BASIC COMPONENT OF THE TESC SYSTEM. SEDIMENT TRACKED ONTO PAVED SURFACES SHALL NOT BE WASHED INTO STORM DRAINS OR OTHER UTILITY INLETS.

UTILITIES: 13-XXXXXX UE

STORM/WATER/SEWER GRID: K-11
SEC/TWP/RGE: 5-24-5

Call 2 Working Days Before You Dig
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Utilities Underground Location Center
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DECKER
Consulting Engineers
911 Western Ave,
suite 301
Seattle, WA. 98104
ph 206.403.0933

TALON PRIVATE CAPITAL, LLC.

MAGNOLIA PAVEMENT REPAIR
UTILITY PLAN COVER SHEET

SEATTLE WASHINGTON
SCALE: 1" = 10'
PROJECT NO. 2012023
DRAWING FILE NAME: 2012023 PLAN SET

JAY D. DECKER
STATE OF WASHINGTON
31195
REGISTERED
PROFESSIONAL ENGINEER
05/30/2013

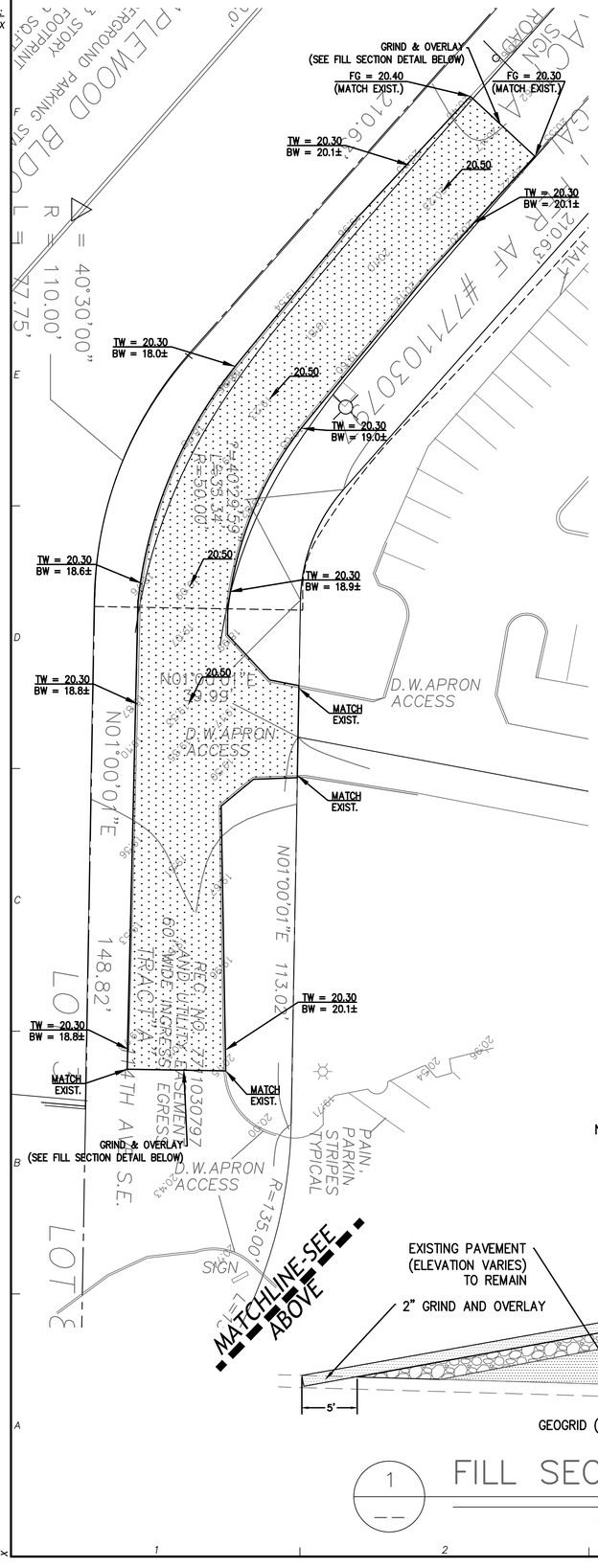
DESIGNED BY: HCS
DRAWN BY: HCS
LAST EDIT:
CHECKED BY: JDD
APPROVED BY: JDD
PLOT DATE:

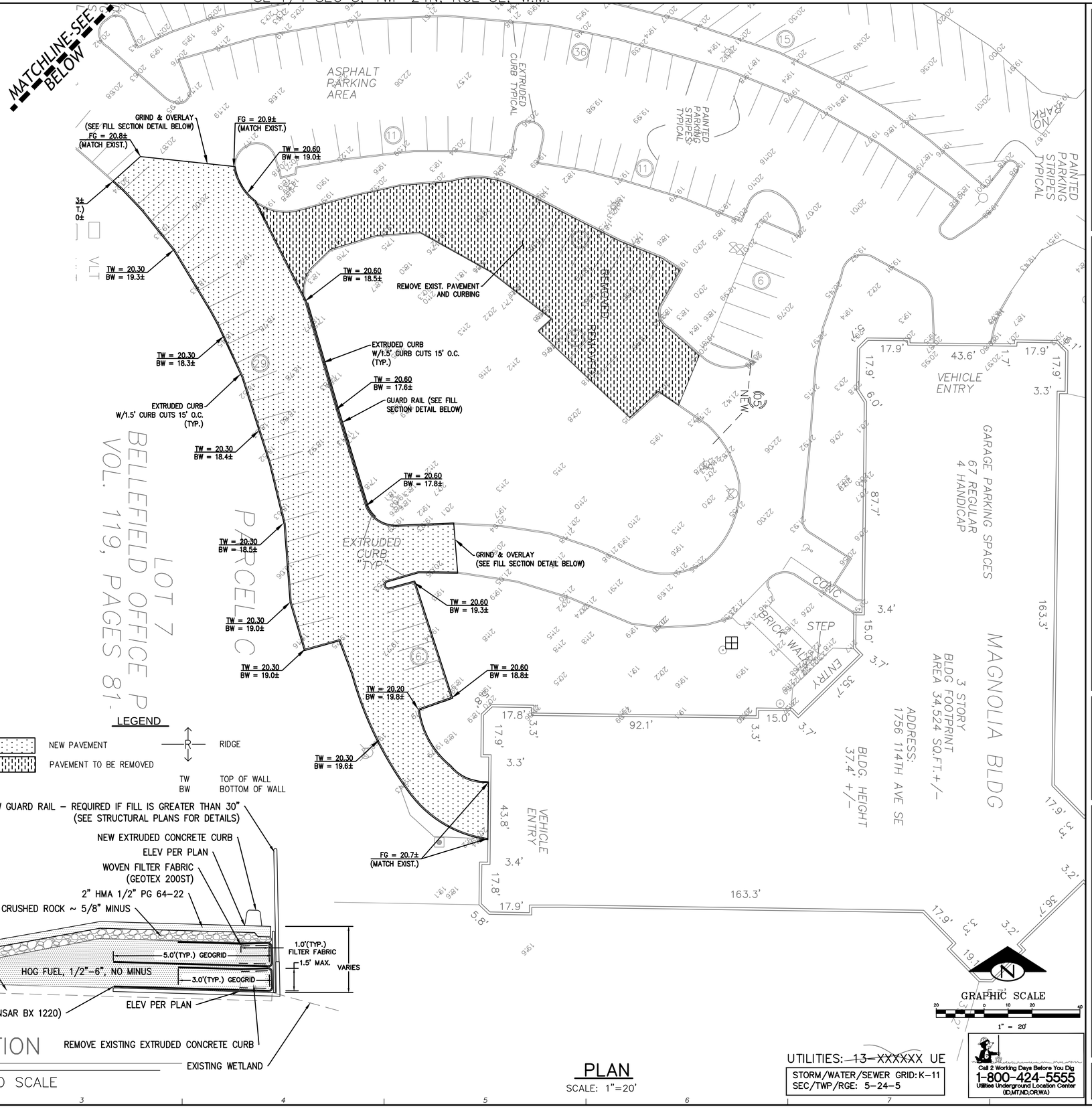
DATE	BY	REV#	REVISION	CK'D	APPR.

SHEET
C2.0

SE 1/4 SEC 5, TWP 24N, RGE 5E, W.M.

DWG INDEX:
X





LEGEND

NEW PAVEMENT

PAVEMENT TO BE REMOVED

R RIDGE

TW TOP OF WALL

BW BOTTOM OF WALL

1
FILL SECTION
NO SCALE

PLAN
SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20 40
1" = 20'

UTILITIES: ~~13-XXXXXX~~ UE
STORM/WATER/SEWER GRID: K-11
SEC/TWP/RGE: 5-24-5

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Seattle, WA. 98104
ph 206.403.0933

TALON PRIVATE CAPITAL, LLC.
MAGNOLIA PAVEMENT REPAIR GRADING PLAN
SEATTLE WASHINGTON

DRAWING FILE NAME: 2012023 PLAN SET
PROJECT NO. 2012023
SCALE: 1" = 10'

JAY D. DECKER
STATE OF WASHINGTON
21190
REGISTERED
PROFESSIONAL ENGINEER
05/30/2013

DESIGNED BY:	HCS	DATE	BY	REV#	
DRAWN BY:	HCS				
LAST EDIT:					
CHECKED BY:	JDD	REVISION			CK'D APPR.
APPROVED BY:	JDD				
PLOT DATE:					

SHEET
C2.1