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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 20-120919-LO

Project Name/Address: Eastview Corporate Plaza 14725 SE 36TH ST

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 01/14/21

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ Plans
☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.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

SEPA Checklist Reviewed By:
David Wong 12/24/20

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

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. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Eastview Corporate Plaza
2. Name of applicant Swift Real Estate Partners
3. Contact person Rob Phelps Phone 510.520.2180
4. Contact person address 260 California Street, Suite 1100
5. Date this checklist was prepared 10/9/2020
6. Agency requesting the checklist City of Bellevue

DW

7. Proposed timing or schedule (including phasing, if applicable)

The project is proposed for construction as soon as permits are obtained from the City of Bellevue; target construction date is during the 2021 construction season.

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

No current plans for future expansion.

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

Geotechnical Report / Critical Areas Report (Robnison Noble, October 2020)
Storm Drainage Report (DOWL, October 2020)

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

11. List any government approvals or permits that will be needed for your proposal, if known.

Based on our review, the following permits will be required: SEPA Determination, City of Bellevue Critical Areas Land Use Permit, Boundary Line Adjustment, Right of Way Use Permit, Demolition Permit, Clearing and Grading Permit, Utility Extension Permit.

DW

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal includes an accessory parking lot with 40 stalls. The parking lot will provide additional parking for the existing 4-story office building located at 14725 SE 36th Street. The size of the site is 64,106 SF.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 17410 and 14725 SE 36th Street in Bellevue, Washington. A legal description, site plan, and topographic map is included as Attachment A. The proposed parking lot is located immediately west of the existing 4-story office building at 14725 SE 36th Street.

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? steep slopes are up to 50%

DW

3. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Existing site soils are described in detail in the Geotechnical Report (Robinson-Noble, October 2020). A summary from this report is included below: The geologic units for this area are mapped on the Geologic Map of Surficial Deposits in the Seattle 30' x 60' Quadrangle, Washington by James C. Yount, James P. Minard, and Glenn R. Dembroff (U.S. Geological Survey, 1993). The site is mapped as being underlain by a deposit of recessional outwash. Our site explorations encountered advance outwash and transitional bed deposits.

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

We are not aware of any surface indications of unstable soils in the immediate vicinity.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

The purpose of excavation and grading is to construct a surface parking lot with appropriate grades for a parking lot. A retaining wall is proposed at the south end of the site. Approximate quantities of excavation and grading include: General site grading = 1,500 CY, Excavation for retaining wall construction = 1,250 CY. Fill for parking lot pavement section = 475 CY. The source of fill for the parking lot fill will be an approved pit for crushed rock meeting WSDOT specifications.

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

Some erosion could occur during construction. The use of BMP's will mitigate for possible erosion during construction.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 58 percent

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

A temporary erosion and sedimentation control (TESC) plan will be developed as part of the permit submittal. This plan will include erosion control measures such as silt fence, catch basin inlet protection, construction entrances, and other measures in accordance with City of Bellevue requirements.

Erosion Control regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, emissions from typical construction equipment will be generated, including exhaust and dust. When completed, the parking lot will provide parking for up to 40 vehicles; emissions will be generated by vehicles driving in the parking lot.

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

None are known.

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

Construction impacts are not anticipated to be significant, and will be controlled with several methods, including watering exposed soils and minimizing exposed soils, and maintaining a gravel construction entrance.

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Water

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

There are no surface water bodies within the immediate vicinity of the site. The site currently drains to the roadway conveyance system for SE 36th Street. The downstream drainage system ultimately drains to Richards Creek, which is tributary to Mercer Slough.

   b. 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 project will not require any work over, in, or adjacent to surface water bodies.

   c. 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 the fill material.

Not applicable.

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

Surface water withdrawls or diversions are not proposed.

   e. Does the proposal lie within a 100-year floodplain? No
   If so, note the location on the site plan.

DW

f. 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 discharges of waste materials to surface waters.

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater is not proposed to be withdrawn as part of this project.

b. 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.

This project does not include septic tanks, domestic sewage, or other sources of waste material.

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3. Water Runoff (including stormwater)
   a. 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.

The source of runoff is rainwater falling on the site. Stormwater will be collected by a system of catch basins and routed to a proposed onsite infiltration facility.

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

Waste materials that could enter the storm collection system include those associated with automobiles and landscaping. The proposed storm system includes a water quality treatment system in accordance with City of Bellevue stormwater requirements to mitigate for these impacts. This system will provide water quality prior to infiltration or discharge to the downstream storm system.

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal includes the installation of a new infiltration facility to meet requirements for flow control. This system will include an overflow to the existing downstream system; alterations to the downstream discharge point are not proposed.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Flow control and water quality is proposed in accordance with City of Bellevue requirements.

DW

Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other _____
- ☑ evergreen tree: fir, cedar, pine, other _____
- ☐ shrubs
- ☑ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

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

Minor shrubs and ground cover may be removed, along with 15 trees. Trees include fir, madrone, hemlock, and cherry, ranging from 6 inches to 30 inches in diameter.

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

No federally listed threatened or endangered species are mapped on or near the subject property by United States Fish and Wildlife Service's (USFWS) Critical Habitat for Threatened and Endangered Species database, Washington State Department Fish and Wildlife's (WDFW) Salmonscape Database, or by WDFW's Priority Habitat Species database. USFWS Information for Planning and Consultation (IPaC) maps the following potential species on the site: gray wolf (Canis lupus), North American wolverine (Gulo gulo luscus), marbled murrelet (Brachyrampohus marmoratus), streaked horned lark (Eremophila alpestris strigata), yellow-billed cuckoo (Coccyzus americanus), bull trout (Salvelinus confluentus). However, suitable habitat does not exist on the site for any threatened or endangered species because it is a developed site in an urban environment adjacent to Interstate-90.

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

Landscaping is proposed in accordance with City of Bellevue Requirements.

DW

5. List all noxious weeds and invasive species known to be on or near the site.

Tansy ragwort (Senecio jacobaea) is the only noxious weed mapped on the subject property by King County iMap database. Several invasive plant species including Rubus armeniacus, Hedera helix, Ailanthus altissima, Hypochaeris radicata, Daucus carota, Leucanthemum vulgare, and European lawn grasses were observed on the subject property.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

   Birds: ☐hawk, ☐heron, ☐eagle, ☑songbirds, ☐other _____

   Mammals: ☑deer, ☐bear, ☐elk, ☐beaver, ☐other _____

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

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

No federally listed threatened or endangered species are mapped on or near the subject property by United States Fish and Wildlife Service's (USFWS) Critical Habitat for Threatened and Endangered Species database, Washington State Department Fish and Wildlife's (WDFW) Salmonscape Database, or by WDFW's Priority Habitat Species database. USFWS Information for Planning and Consultation (IPaC) maps the following potential species on the site: gray wolf (Canis lupus), North American wolverine (Gulo gulo luscus), marbled murrelet (Brachyrampohus marmoratus), streaked horned lark (Eremophila alpestris strigata), yellow-billed cuckoo (Coccyzus americanus), bull trout (Salvelinus confluentus). However, suitable habitat does not exist on the site for any threatened or endangered species because it is a developed site in an urban environment adjacent to Interstate-90.

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

The subject property does not include rare or unique habitat, wildlife corridors, fish-bearing rivers or streams, lakes, ponds, or other areas where migratory birds, fish, or other wildlife are likely to stop. The project area is within the Pacific Flyway, a broad migratory corridor that extends from Alaska to Central America and is used by waterfowl, eagles, falcons, songbirds, sandhill cranes, and shorebirds (WDFW, Management Recommendations for Washington's Priority Species, Volume IV: Birds). The site is not know to be a stopover along this route.

4. Proposed measures to preserve or enhance wildlife, if any.

The proposed project is not expected to affect wildlife on the site. Therefore, no mitigation measures are proposed.

DW

5. List any invasive animal species known to be on or near the site.

Invasive animal species are not known to occur on the site.

Energy and Natural Resources

1. 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.

Electric energy will be used to meet the completed project's energy needs; this will be used for site lighting and irrigation.

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

The project consists of a surface parking lot, and is not anticipated to affect the potential use of solar energy by adjacent properties.

3. 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.

LED lights are proposed for street lights in lieu of High Pressure Sodium; photocells installed on the lights will ensure that lights only operate during periods of darkness.

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Environmental Health

1. 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.

The site is not mapped as a contaminated site by Ecology's Facility/Site database.

a. Describe any known or possible contamination at the site from present or past uses.

The site is mapped as "limited data" by Ecology's Tacoma smelter plume Dirt Alert map. No other known contamination sites are mapped on the site from present or past uses.

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No known hazardous chemicals/conditions are mapped on or in the immediate vicinity of the subject property.

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Toxic or hazardous substances will not be stored or produced on the site.

DW

d. Describe special emergency services that might be required.

No special emergency services would be required for the project.

e. Proposed measures to reduce or control environmental health hazards, if any.

Measure to reduce or control environmental health hazards are not proposed.

2. Noise

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

The project is bound by SE 38th Street to the north and 148th Ave SE to the south, and I-90 is located to the north of SE 38th Street. Typical roadway noise exists in the area.

b. 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.

During construction, noise from typical construction equipment would be generated on a short-time basis. Construction is anticipated to occur during daytime hours as allowed by City code. On a long-term basis, the project will include a 40-stall parking lot, and typical vehicle traffic noise will occur.

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

Construction will occur during daytime hours as allowed by City code.

Noise regulated by BCC 9.18

DW

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is as follows:
- 14725 SE 36th Street: This parcel includes a 4-story office building. The parking lot is proposed as an accessory lot for this office building. There is also an existing concrete foundation from a previous building.
- 14710 SE 36th Street: this parcel includes a 1-story building with a law office.
Adjacent properties to the west and south include single-family residential. The proposal is not anticipated to affect land use of adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Conversions of agricultural or forest land are not proposed with this project.

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

The site is in an urban area with no surrounding working farm or forest land, therefore, the site will not impact working farm or forest land.

3. Describe any structures on the site.

- 14725 SE 36th Street: This parcel includes a 4-story office building. There is also an existing concrete foundation from a previous building that is proposed to be removed.
- 14710 SE 36th Street: this parcel includes a 1-story building with a law office. This building is proposed to be removed.

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

- 14725 SE 36th Street: This parcel includes an existing concrete foundation from a previous building. This is proposed to be removed.
- 14710 SE 36th Street: this parcel includes a 1-story building with a law office. This building is proposed to be removed.

5. What is the current zoning classification of the site? Office (O)

6. What is the current comprehensive plan designation of the site? Office (O)

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

Not applicable.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A portion of the site includes steep slopes.

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

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

None are proposed.

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

None proposed.

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

There are no nearby agricultural or forest lands of long-term commercial significance.

Housing

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

Housing units are not proposed.

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

Existing housing units will not be eliminated.

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

Housing impacts are not anticipated.

Aesthetics

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

There are no buildings proposed. Structures include a 13.5' tall block wall with a 4' tall chain link fence, and two 35' tall light poles (one pole includes two lights).

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

Views of the site will be altered, as the existing building will be removed and replaced with a parking lot with retaining wall.

DW

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

Landscaping is proposed in accordance with City of Bellevue requirements.

Light and Glare

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

Three lights are proposed with the project - one for the roadway (SE 36th Street), and two for the parking lot. The light would be produced during nighttime hours.

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

Light for the roadway is proposed in accordance with City of Bellevue requirements.

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

None anticipated.

4. Proposed measures to reduce or control light and glare impacts, if any.

The light fixtures have been selected to minimize uplight and glare; this is in accordance with City of Bellevue street lighting practices.

Recreation

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

While the City of Bellevue contains many designated and informal recreational opportunities, opportunities within the immediate vicinity are limited. There is a bike lane on SE 36th Street that will not be affected.

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

The proposed project will not displace any existing recreational uses.

DW

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

Impacts on recreation are not anticipated; no measures are proposed.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No. The structure located on the site was constructed in 2001. No historical buildings, structures, or sites are located near the site.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No. The DAHP Predictive Model records the area as moderate to low risk.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The DAHP WISAARD database was examined for recorded resources on or near the project site. GLO maps were reviewed. The King County Parcel Viewer was also checked for the age of structures on and near the site. The closest recorded resource is located .25 miles from the site. Many structures have been inventoried in the greater area, but either found ineligible for the National Register of Historic Places or have no determination.

DW

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

No resources identified.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed by SE 36th Street to the north.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is served by public transit; the nearest transit stop is approximately 1/4 mile to the west.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project will provide 40 parking stalls, and will eliminate 6.

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

The proposal includes an 8' sidewalk and planter strip along SE 36th Street. The sidewalk would be located within the Public Right-of-Way.

DW

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

The project is not in the immediate vicinity of water, rail, or air transportation.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The parking lot is proposed for passenger vehicles only, and is not anticipated to generate truck traffic.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not interfere, affect, or be affected by the movement of agricultural and forest products in the area.

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

The project will include frontage improvements along SE 36th Street.

DW

Public Service

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

The project would not result in increased need for public services.

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

Measures to reduce direct impacts on public services are not proposed.

Utilities

1. Check the utilities currently available at the site:

- [x] Electricity
- [ ] natural gas
- [x] water
- [x] refuse service
- [x] telephone
- [x] sanitary sewer
- [ ] septic system
- [ ] other

2. 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.

Proposed utilities include electrical for lighting and irrigation (utility service provided by Puget Sound Energy), and stormwater connections. The stormwater is conneting to the City of Bellevue's stormwater system. Construction activities include trenching and backfill to install underground utilities.

DW

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 Darren Murata

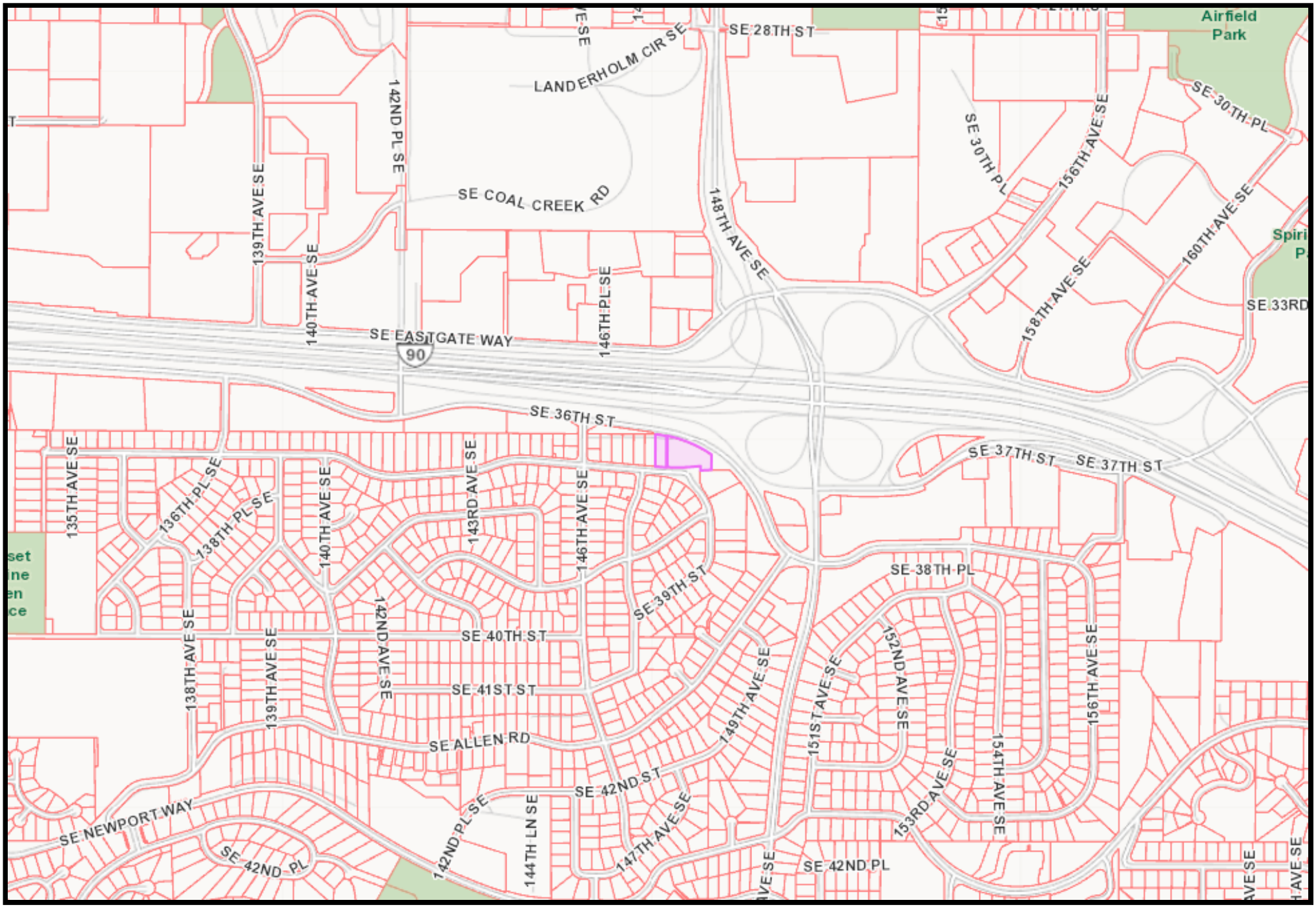
Name of signee Darren Murata

Position and Agency/Organization Project Manager, DOWL

Date Submitted 11/5/2020

DW

Vicinity Map



NOTE:

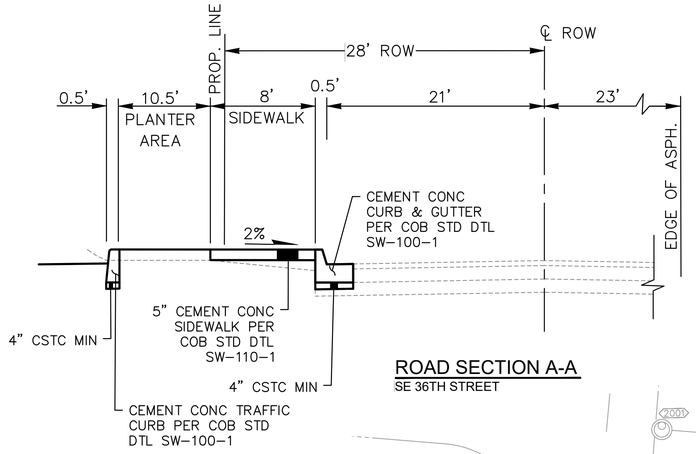
IMPERVIOUS AREA COVERAGE

1. MAX IMPERVIOUS AREA ALLOWED: 38,464 SF
   PROPOSED IMPERVIOUS: 10,384 SF
   TOTAL PROPOSED IMPERVIOUS: 37,670 SF

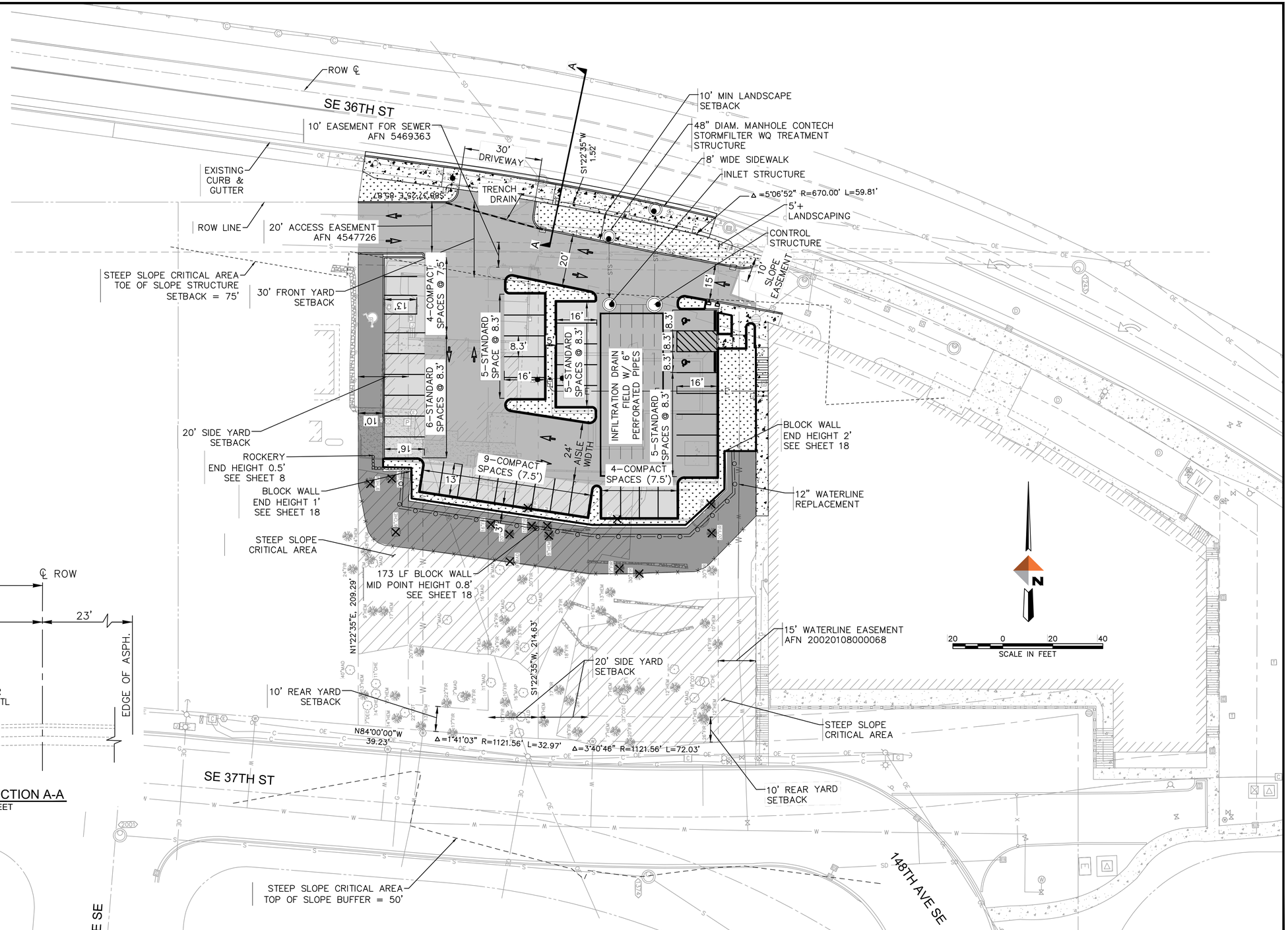
2. TREES DESIGNATED FOR REMOVAL ARE LABELED ON THIS SHEET PER LEGEND. ALL OTHER TREES SHALL BE RETAINED.

LEGEND

- PROPERTY LINE
- ACCESS EASEMENT LINES
- WATERLINE EASEMENT LINES
- SEWER EASEMENT LINES
- SLOPE EASEMENT LINES
- PROPERTY SETBACKS
- PROPOSED STORM DRAINAGE
- PROPOSED STORM DRAINAGE MANHOLE/CATCHBASIN
- CURB & GUTTER
- CURB
- SIDEWALK
- IMPERVIOUS PAVEMENT
- PERVIOUS PAVEMENT
- LOT FRONTAGE/SIDEYARD LANDSCAPE
- PARKING LANDSCAPE
- FENCING
- LIMITS OF CLEARING AND GRADING
- BLOCK WALL
- PAVEMENT MARKINGS
- ROCKERY
- TREE REMOVAL



ROAD SECTION A-A
SE 36TH STREET



REVISIONS			
REV	DATE	DESCRIPTION	BY

DOWL
8410 154th Avenue NE, #120
Redmond, Washington 98052
425-869-2670

EASTVIEW CORPORATE PLAZA
14710 & 14725 SE 36TH STREET

ACCESSORY PARKING LOT
SITE PLAN B

PROJECT	2052.15072
DATE	10/20/2020

SHEET 5 OF 29

SITE LANDSCAPE LEGEND

CONIFER DECIDUOUS

TREES

ITEM	SIZE	QTY.
ACER CAMPESTRE HEDGE MAPLE	2" CAL. / B&B AS SHOWN	7
ACER GRISEUM PAPERBARK MAPLE	2" CAL. / B&B AS SHOWN	4
THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR	6' HT / B&B AS SHOWN	3
EXISTING TREE TO REMAIN REFER TO SURVEY FOR DBH INFO.	VARIES	

SHRUBS & ACCENTS

ITEM	SIZE	QTY.
SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIRAEA	1 GAL. 2'-6" O.C.	42
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' ARP ROSEMARY	2 GAL. 3'-0" O.C.	43
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	2 GAL. 4'-0" O.C.	46

GROUNDCOVERS

ITEM	SIZE	QTY.
MAHONIA NERVOSA CREEPING OREGON GRAPE	1 GAL. 3'-0" O.C.	3,987 SF 510 PLANTS

MITIGATION / RESTORATION LEGEND

1,694 SF OF MITIGATION AREA @ MINIMUM 1:1 REPLACEMENT

TREES

ITEM	SIZE	QTY.
PSEUDOTSUGA MENZESII DOUGLAS FIR	4' HT / B&B AS SHOWN	7
TSUGA HETEROPHYLLA WESTERN HEMLOCK	4' HT / B&B AS SHOWN	7

SHRUBS & ACCENTS

ITEM	SIZE	QTY.
OEMLERIA CERASIFORMIS INDIAN PLUM	1 GAL. AS SHOWN	11
SYMPHORICARPOS ALBA WHITE SNOWBERRY	1 GAL. AS SHOWN	51
ROSA NOOTKANA NOOTKA ROSE	1 GAL. AS SHOWN	37
CORYLUS CORNUTA BEAKED HAZELNUT	1 GAL. AS SHOWN	22
HOLODISCUS DICOLOR OCEANSPRAY	1 GAL. AS SHOWN	10
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	1 GAL. AS SHOWN	80
RUBUS PARVIFLORUS THIMBLEBERRY	1 GAL. AS SHOWN	13
SAMBUCUS RACEMOSA RED ELDERBERRY	1 GAL. AS SHOWN	9
PLYSTICHUM MUNITUM SWORD FERN	1 GAL. AS SHOWN	28

GROUNDCOVERS

ITEM	SIZE	QTY.
MAHONIA NERVOSA CREEPING OREGON GRAPE	1 GAL. 3'-0" O.C.	2,867 SF 265 PLANTS
GAULTHERIA SHALLON SALAL	1 GAL. 3'-0" O.C.	842 SF 108 PLANTS

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SCALE IN FEET

REVISIONS			
REV	DATE	DESCRIPTION	BY

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT PATRICK CONNOR LICENSE NO. 1256 EXPIRES ON 10/10/2020

DOWL
WWW.DOWL.COM
8410 154th Avenue NE, #120
Redmond, Washington 98052
425-869-2670

EASTVIEW CORPORATE PLAZA
14710 & 14725 SE 36TH STREET

ACCESSORY PARKING LOT
LANDSCAPE PLAN
PLANTING

PROJECT 2052.15072
DATE 11/2/2020

SHEET 26 OF 30

LANDSCAPE IRRIGATION LEGEND

SYMBOL	NOZZLE & SPRAY BODY	GALLONS PER MINUTE			P.S.I.	RADIUS
	MP ROTATOR ON PRS30 SPRAY HEAD	360°	210°-270°	90°-210°		
R M	HUNTER MP1000	OLIVE = 0.65	LT BLUE = 0.48	MAROON = 0.37	30	12'
R C	HUNTER MP2000	RED = 1.27	GREEN = 0.95	BLACK = 0.74	30	17'
A Y	HUNTER MP3000	GRAY = 3.15	YELLOW = 2.37	BLUE = 1.84	30	27'
BR	HUNTER MP3500			LT BROWN = 2.84	30	33'
LCS RCS	HUNTER MPLCS515, MPRCS515	LEFT STRIP: IVORY	RIGHT STRIP: COPPER	= 0.19	30	4'x14'
SS	HUNTER MPSS530	SIDE STRIP: BROWN = 0.38			30	4'x14'
Q	HUNTER MPCORNER	45°-105°: TURQUISE = 0.39			30	12'
SR	HUNTER SHORT RANGE MP800SR-90	90°-210°: ORANGE = 0.37			30	8'
SR	HUNTER SHORT RANGE MP800SR-360	360°: LIME GREEN = 0.63			30	8'

MP ROTATOR NOTE:
INSTALL 6" (-06) POP-UP HEADS IN AREAS OF CAR BUMPER OVERHANGS.

FIXED BUBBLERS	GPM	P.S.I.	RADIUS
HUNTER BUBBLER PCN-50 ON PROS-00 SHRUB ADAPTER	0.50	30	2'-4'

ROOT ZONE WATERING SYSTEM
HUNTER RZWS-18-50: 18" LENGTH w/ PRE-INSTALLED 0.50 GPM BUBBLER NOZZLE.
INSTALL 2 PER TREE AS SHOWN ON PLAN.

MAJOR SYSTEM COMPONENTS

POC — POINT OF CONNECTION:

WM — DISC METER: EXISTING (SIZE TO BE DETERMINED)

BD — BACKFLOW DEVICE: 1.5" WILKINS 350.

MV — MASTER VALVE: 1.5" HUNTER ICV-151G-FS-AS-ADJ (SET TO NORMALLY CLOSED)

FS — FLOW SENSOR: 1.5" HUNTER FLOW-CLIK w FCT-150 SENSOR BODY

POINT OF CONNECTION NOTES:
- METER IS EXISTING - SIZE TO BE DETERMINED IN THE FIELD. SYSTEM HAS BEEN DESIGNED TO A MAXIMUM 1.5" DIAMETER PIPE SIZE.
- TAP EXISTING WATER SERVICE LINE AND INSTALL BACKFLOW DEVICE, MASTER VALVE, FLOW SENSOR AND QUICK COUPLER ABOVE PROPOSED RETAINING WALL AS SHOWN.
- WIRE MASTER VALVE AND FLOW SENSOR TO CONTROLLER LOCATION AND CONNECT TO CONTROLLER MASTER VALVE & SENSOR PORTS.

C — CONVENTIONAL CONTROLLER:
HUNTER I-CORE, MODEL IC-600-M: 6 STATION WALL MOUNTED CONTROLLER IN METAL CABINET.
LOCATE CONTROLLER ON EXTERIOR BUILDING WALL. CONFIRM SIGNAL STRENGTH WITH SOLAR SYNC WEATHER SENSOR PRIOR TO PLACEMENT.

WS — WEATHER SENSOR:
HUNTER SOLAR SYNC: MODEL WSS-SEN. INSTALL WIRELESS SENSOR IN LANDSCAPE AS SHOWN, ON GALVANIZED METAL POLE, MINIMUM 10' ABOVE FINISH GRADE. POLE LENGTH SHALL ACCOUNT FOR 18" REQUIRED FOOTING.

25.00 / 1A 2" — SPRAY ZONE FLOW TOTAL IN GALLONS PER MINUTE / SPRAY ZONE NUMBER AND CONTROLLER PROGRAM / VALVE SIZE

SPRAY ZONE VALVE
PRESSURE REGULATING ELECTRIC REMOTE CONTROL VALVE.
ADJUST PRESSURE REGULATING DIAL AT VALVE TO 50 PSI FOR ALL ZONES
HUNTER 1" VALVE (MODEL: ICV-101G-FS-AS-ADJ)
HUNTER 1.5" VALVE (MODEL: ICV-151G-FS-AS-ADJ)

QUICK COUPLING VALVE, KEY & SWIVEL
HUNTER 3/4" QUICK COUPLER= HQ-33DLRC KEY= HK-33 SWIVEL= HS-0)

TWO-PIECE BRONZE ISOLATION VALVE
APOLLO MODEL: 32-(LINE SIZE)-27

PIPE, SLEEVING & CHECK VALVE

1.5" MAINLINE - SCHEDULE 40 PVC (0-30 GPM)

1" LATERAL - CLASS 200 PVC (0-16.0 GPM)

1.5" LATERAL - CLASS 200 PVC (16.0-30 GPM)

UNDERPAVEMENT SLEEVE
4" DIAMETER SCHEDULE 40 PVC FOR MAINLINE AND LATERALS
2" DIAMETER SCHEDULE 40 PVC FOR COMMUNICATION WIRE
EXTEND SLEEVES 18" INTO LANDSCAPE PLANTER ON BOTH SIDES OF CROSSING.

CV — KING BROS. IN LINE SPRING CHECK VALVE (MODEL # BPC-(LINE SIZE)-S
LOCATE AS NECESSARY TO AVOID LOW HEAD DRAINAGE

DRIP SYSTEM COMPONENTS

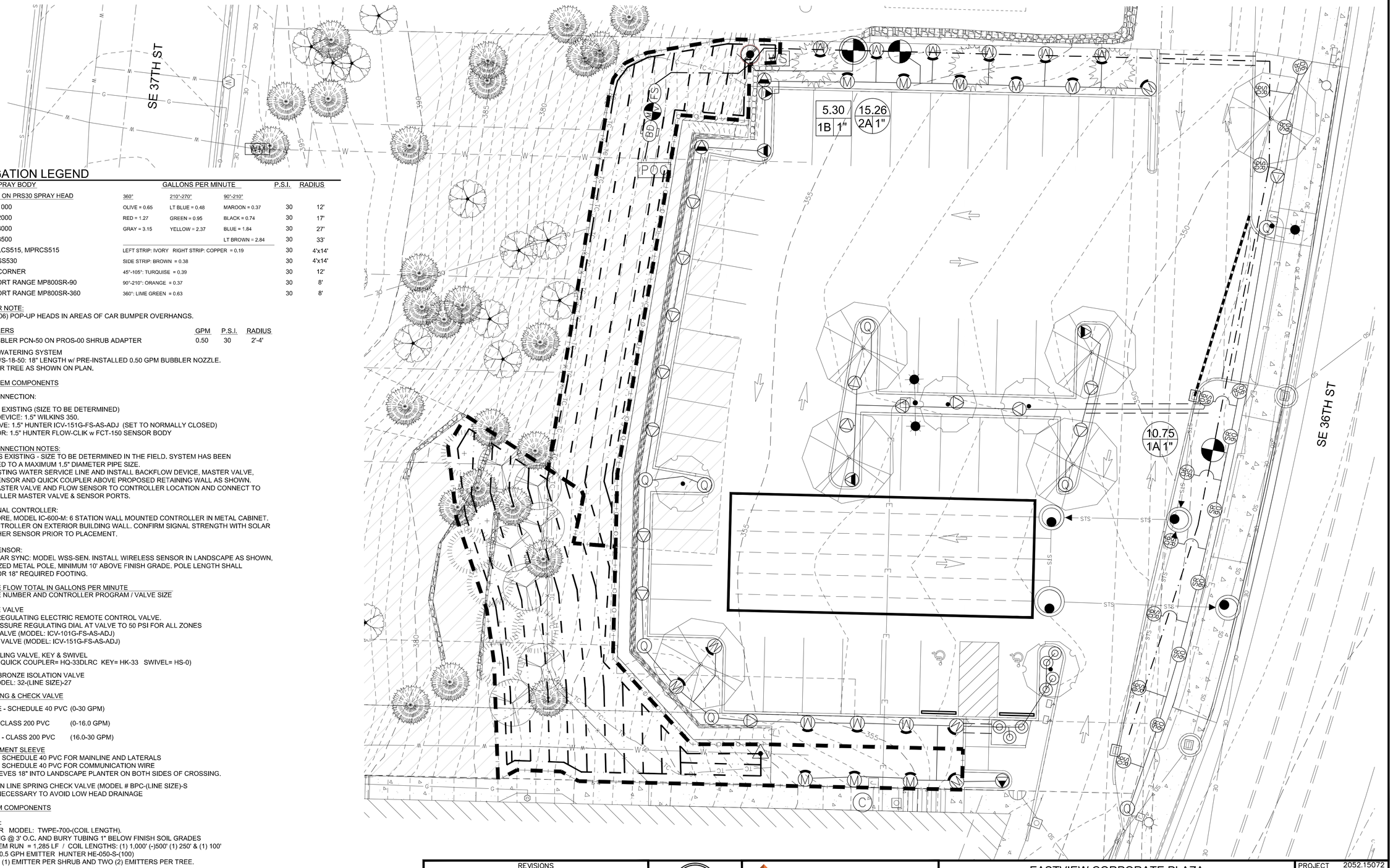
DRIP TUBING:
MFG: HUNTER MODEL: TWPE-700-(COIL LENGTH).
STAKE TUBING @ 3' O.C. AND BURY TUBING 1" BELOW FINISH SOIL GRADES
TOTAL SYSTEM RUN = 1,285 LF / COIL LENGTHS: (1) 1,000' (-)500' (1) 250' & (1) 100'
FLOW RATE: 0.5 GPH EMITTER HUNTER HE-050-S-(100)
INSTALL ONE (1) EMITTER PER SHRUB AND TWO (2) EMITTERS PER TREE.

24.75 / 2B 1" — DRIP ZONE FLOW TOTAL IN GALLONS PER MINUTE / DRIP ZONE NUMBER AND CONTROLLER PROGRAM / VALVE SIZE

DRIP ZONE VALVE:
PLASTIC VALVE: HUNTER ICV-101G-FG-AS-ADJ
PLASTIC FILTER: AMIAD 1" COMPACT w/ 80 MICRON STAINLESS SCREEN

PIPE TRANSITION POINT:
PVC LATERAL TO DRIP TUBING w/ RISER IN ROUND VALVE BOX.

END FLUSH CAP:
INSTALL IN 10" ROUND VALVE BOX. TYPICAL AT ALL ENDS OF DRIP LINE AS SHOWN ON PLAN.



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SCALE IN FEET

REVISIONS			
REV	DATE	DESCRIPTION	BY

STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
PATRICK GAYNOR
LICENSE NO. 1256
EXPIRES ON 03/10/2022
SCOPED SEPARATELY

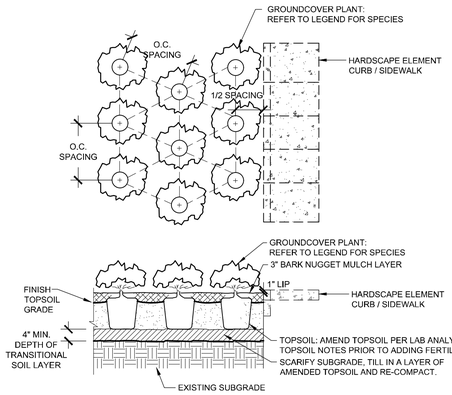
DOWL
WWW.DOWL.COM
8410 154th Avenue NE, #120
Redmond, Washington 98052
425-869-2670

EASTVIEW CORPORATE PLAZA
14710 & 14725 SE 36TH STREET

ACCESSORY PARKING LOT
FINAL LANDSCAPE PLAN
IRRIGATION

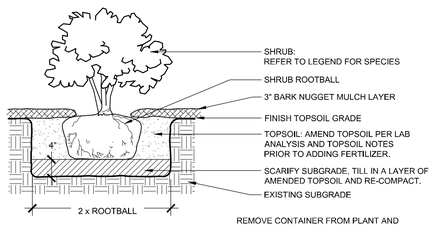
PROJECT 2052.15072
DATE 11/12/2020

SHEET
27 OF 30



1 GROUNDCOVER SPACING / PLANTING

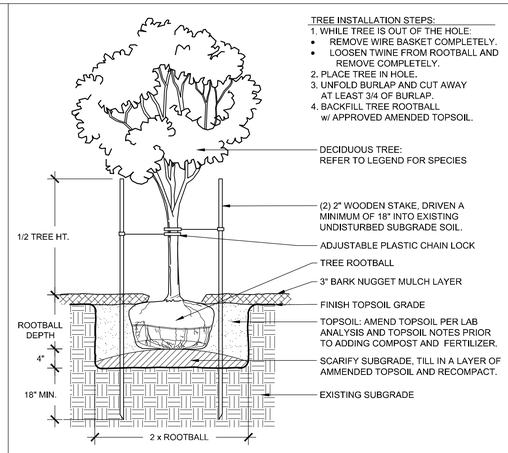
NOT TO SCALE



REMOVE CONTAINER FROM PLANT AND SCORE ROOTBALLS TO LOOSEN ANY ROOT BOUND MATERIAL PRIOR TO INSTALLATION.

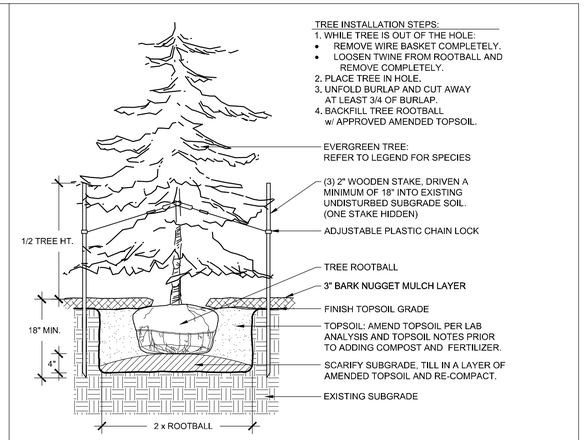
2 SHRUB PLANTING

NOT TO SCALE



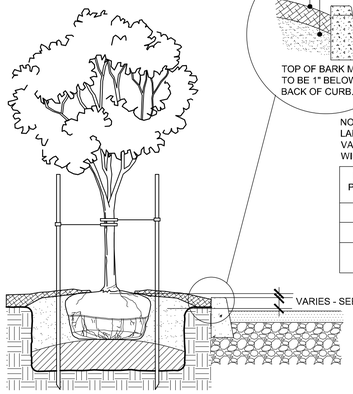
3 DECIDUOUS TREE PLANTING

NOT TO SCALE



4 EVERGREEN TREE PLANTING

NOT TO SCALE



NOTE "A":
LANDSCAPE MOUNDING HEIGHT VARIES BASED ON PLANTER WIDTH AS FOLLOWS:

INSIDE PLANTER WIDTH	MOUNDING HEIGHT
3'-4'	3"
5'-9'	6"
10'-20'	9"

5 SOIL MOUNDING: PARKING ISLANDS

NOT TO SCALE

THE LANDSCAPE CONTRACTOR WILL SUPPLY DOWL WITH THE FOLLOWING SUBMITTAL ITEMS PRIOR TO PURCHASE AND THE START OF WORK:

1. LIST OF PLANT SPECIES, QUANTITIES AND THE SUPPLYING NURSERY.
2. NURSERY PHOTOS OF ACTUAL PLANTS INTENDED FOR USE, PRIOR TO PURCHASE.
3. QUARRY PHOTOS OF ACTUAL BOULDERS INTENDED FOR USE, PRIOR TO PURCHASE.
4. PLASTIC TREE TIE AND WOODEN STAKE MATERIAL DATA SHEETS.
5. BARK NUGGET MULCH:
   - 1 QUART PHYSICAL MULCH SAMPLE FOR EACH MULCH SOURCE.
   - MATERIALS DATA SHEET FROM MULCH SUPPLIER.
6. COMPOST:
   - 1 QUART PHYSICAL SOIL SAMPLE FOR EACH COMPOST SOURCE.
   - LAB ANALYSIS FROM CERTIFIED SOIL TESTING LAB FOR (ALL) INTENDED STOCKPILE(S).
7. TOPSOIL:
   - 1 QUART PHYSICAL SOIL SAMPLE FOR EACH TOPSOIL SOURCE.
   - LAB ANALYSIS FROM CERTIFIED SOIL TESTING LAB FOR (ALL) INTENDED STOCKPILE(S). TEST SOIL(S) AS A LANDSCAPE CROP.
   - ANALYSIS MUST INCLUDE: MACRO AND MICRO-NUTRIENT LEVELS, PH, SOIL CLASSIFICATION: (% SAND, SILT, CLAY), AND SOILS LAB TECHNICIAN RECOMMENDATIONS FOR AMENDMENT.
8. GROWING MEDIUM:
   - 1 QUART PHYSICAL SOIL SAMPLE FOR EACH GROWING MEDIUM SOURCE.
   - LAB ANALYSIS FROM CERTIFIED SOIL TESTING LAB FOR (ALL) INTENDED STOCKPILE(S).
   - ANALYSIS MUST INCLUDE: MACRO AND MICRO-NUTRIENT LEVELS, PH, SOIL CLASSIFICATION: (% SAND, SILT, CLAY), AND SOILS LAB TECHNICIAN RECOMMENDATIONS FOR AMENDMENT.

ADDITIONAL SUBMITTAL ITEMS:

- SHIPPING TICKETS FOR TOPSOIL:
  PROVIDE TO DOWL AT THE COMPLETION OF TOPSOIL PLACEMENT.
- AS-BUILT DRAWINGS.
  PROVIDE TO DOWL AT THE COMPLETION OF INSTALLATION.

PLANTING SUBMITTAL ITEMS

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A NUMBER IN THE BASE BID TO FURNISH AND INSTALL IMPORTED AMENDED TOPSOIL AND COMPOST IN ALL LANDSCAPE PLANTING AREAS AS SPECIFIED BELOW. NOTE: THERE IS THE POTENTIAL FOR ONSITE SOIL STOCKPILE AND RE-USE, HOWEVER THE DEPTH AND SUITABILITY OF THE ORGANIC STRIPPINGS IS UNKNOWN AND PENDING A SOIL TESTING LAB EVALUATION, CONTRACTOR TO PROVIDE AN ALTERNATE NUMBER IN THE BID TO TEST, AMEND AND PLACE ONSITE RE-USE MATERIAL IN ALL LANDSCAPE AREAS.

   TOPSOIL PREPARATION AND DEPTH INFORMATION:
   - SCARIFY ALL PLANTING AREA SUBGRADES AND ESTABLISH A TRANSITIONAL TOPSOIL LAYER, AS DEFINED IN TOPSOIL NOTE #8.
   - REFER TO THE LANDSCAPE PLANTING DETAILS FOR A SECTION VIEW OF THE TRANSITIONAL TOPSOIL LAYER FOR EACH PLANT TYPE.

   - INSTALL AN ADDITIONAL 4" LAYER OF AMENDED TOPSOIL IN ALL SEEDED AREAS.
   - INSTALL AN ADDITIONAL 12" LAYER OF AMENDED TOPSOIL IN ALL PERIMETER AREAS.
   - INSTALL AN ADDITIONAL 18" LAYER OF AMENDED TOPSOIL IN ALL PARKING LOT PLANTER ISLANDS, PLUS ANY SOIL MOUNDING IDENTIFIED IN THE LANDSCAPE PLANTING DETAILS.

   - INSTALL A 1" LAYER OF COMPOST IN ALL PLANTING AREAS. TILL INTO TOPSOIL STOCKPILE PRIOR TO PLACEMENT.
   - INSTALL ADDITIONAL AMENDED TOPSOIL WHERE NECESSARY TO MEET ADJACENT HARDSCAPE PAVING OR LANDSCAPE GRADES.

2. UPON BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL IDENTIFY THE VOLUME OF THE ONSITE ORGANIC STRIPPING LAYER. IF THE AMOUNT IS SUFFICIENT TO OFFSET A PORTION OF THE REQUIRED PROJECT TOPSOIL, THE CONTRACTOR SHALL COORDINATE THE TESTING OF THE ONSITE STOCKPILE BY A STATE LICENSED SOIL LABORATORY. IF THE MATERIAL IS DEEMED ACCEPTABLE FOR RE-USE, THE BID AND CONTRACT SHALL BE REVISED TO UTILIZE THE ONSITE MATERIAL, INCLUDING ANY AMENDMENT, SUBGRADE PREPARATION AND SOIL PLACEMENT.
3. IF THE ONSITE STOCKPILE IS INSUFFICIENT IN QUANTITY OR THE LAB ANALYSIS DETERMINES THE MATERIAL IS UNSUITABLE FOR RE-USE, IMPORT TOPSOIL WILL BE USED ON THE PROJECT AS REFLECTED IN THE BASE BID. THE CONTRACTOR SHALL SEND THE IMPORTED TOPSOIL SOURCE(S) TO A STATE CERTIFIED SOIL LABORATORY FOR THE SAME EVALUATION AND ANALYSIS AS THE EXISTING STOCKPILE. ALL SOIL MATERIAL SOURCES WILL BE ANALYZED FOR USE AS A LANDSCAPE CROP, AFTER RECEIVING RECOMMENDATIONS FROM THE SOILS LAB, FORWARD A COPY OF THE RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT AT WHICH TIME A DECISION WILL BE MADE TO APPROVE OR REJECT THE IMPORTED MATERIAL SOURCE(S).
4. REFER TO NOTES #6 AND #7 FOR MINIMUM SOIL TESTING REQUIREMENTS AND RECOMMENDATIONS.
5. IMPORTED TOPSOIL SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP. DO NOT OBTAIN FROM BOGS OR MARSHES. IMPORTED TOPSOIL TO COMPLY WITH ASTM D 5268, WITH A PH RANGE OF 5.5 TO 7.0, FREE OF STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS MATERIALS (ROCKS, STICKS, RUBBISH, SOD) HARMFUL TO PLANT GROWTH.
6. AMENDED IMPORTED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZER AND AMENDMENTS PER THE SOIL ANALYSIS RECOMMENDATIONS. TOPSOIL ANALYSIS SHALL STATE ORGANIC MATTER, INORGANIC MATTER, SOIL CLASSIFICATION (%SILT, CLAY AND SAND), DELETERIOUS MATERIAL, PH, MINERAL AND PLANT-NUTRIENT CONTENT. IN ADDITION THE REPORT SHALL ALSO STATE RECOMMENDED QUANTITIES (BY PERCENTAGE OF WEIGHT "I.E. 2 LBS OF 15-15-15 PER 1000 SF) OF NITROGEN, PHOSPHORUS AND POTASH, NUTRIENTS AND ANY LIMESTONE. ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY AMENDED TOPSOIL. FURNISH REPORT AND RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO MOBILIZATION.
7. IN ADDITION TO THE SOILS ANALYSIS RECOMMENDATIONS THE LANDSCAPE CONTRACTOR SHALL ADD A 1" LAYER OF APPROVED COMPOST MATERIAL THE AMENDED TOPSOIL. CONTRACTOR SHALL SUBMIT MATERIALS CUT SHEET OF COMPOST MATERIAL (CERTIFIED FINE COMPOSTED YARD DEBRIS) FROM THE SUPPLIER, TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO PURCHASE.
8. PRIOR TO PLACEMENT OF TOPSOIL SCARIFY AND LOOSEN SUBGRADE OF PLANTING BED AREA TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATERIALS. SPREAD A 4" LAYER OF AMENDED TOPSOIL MIXTURE AND WORK INTO TOP OF LOOSENED SUBGRADE. RE-COMPACT TO CREATE A TRANSITIONAL LAYER. PLACE REMAINING TOPSOIL IN 4" LIFTS AND LIGHTLY RE-COMPACT TO THE DEPTH REQUIRED TO MEET THICKNESS, GRADES AND ELEVATIONS SHOWN FOR EACH PLANTING AREA DEPTH. ADDITIONAL TOPSOIL MAY BE REQUIRED AFTER INITIAL PLACEMENT TO ADDRESS NATURAL SETTLEMENT.
9. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, SHIPPING TICKETS FOR IMPORTED TOP SOIL AND COMPOST MATERIAL, 60 DAYS PRIOR TO INSTALLATION FOR REVIEW AND WRITTEN APPROVAL.
10. TREAT ANY PLACED TOPSOIL AREAS BY HAND REMOVING WEEDS FROM THE SURFACE (IF APPLICABLE) AND TREAT WITH NECESSARY HERBICIDE TO PREVENT WEED GROWTH UNTIL THE START OF PLANTING OPERATIONS AND BARK PLACEMENT. DO NOT APPLY PRE-EMERGENTS IN AREAS OF EROSION CONTROL SEED MIX APPLICATION.

TOPSOIL NOTES

DESIGN

LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SET: INCLUDES PLANS, DETAILS AND NOTES, PRIOR TO FINALIZING BIDS. THE LANDSCAPE SET SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.

QUANTITIES ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS INDICATED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER IN THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.

CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT 90 DAYS PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.

ANY DEVIATIONS FROM THE APPROVED LANDSCAPE SET ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS' REPRESENTATIVE, AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERIAL (AND INSTALL) THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 4" POT TO ONE GALLON, 1.5" CALIPER TO 2"CALIPER).

PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF THEY BELIEVE ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS MAY BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.

ALL LANDSCAPE AREAS SHALL RECEIVE FULL IRRIGATION COVERAGE FOR ALL EXISTING AND PROPOSED PLANT MATERIAL, UNLESS NOTED OTHERWISE.

LANDSCAPE PLANTING AS-BUILT PLANS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION OF LANDSCAPE INSTALLATION. AS-BUILTS SHALL CONTAIN ALL MODIFICATIONS TO THE APPROVED DESIGN SET, INCLUDING SPECIES AND LOCATION, APPROVED SUBSTITUTIONS AND SIZES, AND ANY OTHER RELEVANT NOTES. CONTRACTOR MARKUPS WILL BE INCORPORATED INTO THE PROJECT DESIGN FILES FOR THE FINAL CLIENT AS-BUILT RECORD SET.

PREPARATION

PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.

ANY CEMENT TREATED LANDSCAPE AREAS SHALL BE EXCAVATED A MINIMUM OF 6' BELOW BOTTOM OF TREAT AREA DEPTH AND ALL MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER. BACKFILL WITH APPROVED MATERIAL AND RE-COMPACT TO THE ORIGINAL DESIGN SUBGRADE PRIOR TO CREATING THE TRANSITIONAL LAYER OR ADDING ANY REQUIRED AMENDED TOPSOIL. MINIMUM TOPSOIL LAYER FOR EACH PLANT TYPE SHALL MEET THE DEPTHS SPECIFIED IN THE TOPSOIL NOTES ON THIS SHEET.

CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.

CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO THE LANDSCAPE ARCHITECT.

REMOVE ALL EXISTING INVASIVE PLANTS INCLUDING BUT NOT LIMITED TO IVY AND BLACKBERRY, ALL OTHER WEED SPECIES AND UNSUITABLE STRIPPINGS FROM PROJECT SITE PRIOR TO THE START OF SITE PLANTING ACTIVITIES OR THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER.

ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC) PRIOR TO CREATING THE TRANSITIONAL SUB-GRADE LAYER OF TOPSOIL.

CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS. ROCK DIAMETER NOT TO EXCEED 1" IN DIAMETER FOR TREE AND SHRUB AREAS. ROCK DIAMETER NOT TO EXCEED ONE-HALF INCH (1/2") FOR LAWN SEED AND SOD AREAS.

EXECUTION

CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES. THIS COULD INCLUDE, BUT NOT LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND STRAW WATTLES. SUBMIT METHOD OF SLOPE STABILIZATION TO CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO IMPLEMENTATION.

CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LANDSCAPE AREAS AROUND ALL BUILDING STRUCTURES. DRAIN ALL LANDSCAPE AREAS TO INLET STRUCTURES OR PAVED SURFACES AS DEFINED IN THE CIVIL ENGINEERING GRADING SET (GRADING SHEET VIEWS, DETAILS AND NOTES).

WHERE GROUNDCOVER PLANTING OCCURS, PLANT TO ONE HALF PLANT SPACING FROM HARDSCAPE ELEMENT OR BED EDGE. REFER TO LANDSCAPE PLANTING DETAILS FOR ADDITIONAL INFORMATION.

COORDINATE PLANTING INSTALLATION WITH INSTALLATION OF THE UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS. PROJECT DESIGN ASSUMES HAND WATERING WILL BE SUFFICIENT FOR ESTABLISHMENT OF EROSION CONTROL SEED MIX AREAS. TREE/SHRUB AND LAWN AREA PLANTINGS WILL BE IRRIGATED BY A PERMANENT UNDERGROUND IRRIGATION SYSTEM.

PLANTING RESTRICTIONS - PLANTING IS NOT PERMITTED DURING THE FOLLOWING CONDITIONS, UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT:

A. COLD WEATHER: LESS THAN 32 DEGREES FAHRENHEIT
B. HOT WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT
C. WET WEATHER: SATURATED SOIL OR STANDING WATER
D. WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.

LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

ANY EXISTING LANDSCAPE TO BE RETAINED THAT IS DISTURBED DURING CONSTRUCTION SHALL BE FULLY REMOVED, AREA RE-GRADED AND PLANTINGS REPLACED. ALL TIRE MARKS, INDENTATIONS OR OTHER DISTURBANCE TO BE REPAIRED.

MAINTENANCE / WARRANTY

LANDSCAPE MAINTENANCE AND WARRANTY PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND ACKNOWLEDGEMENT THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED BY THE CONTRACTOR.

MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE. WARRANTY ALL PLANTING FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF INSTALLATION. INSTALLATION AND MAINTENANCE SHALL ADHERE TO CITY OF BELLEVUE STANDARDS FOR VIABILITY, REVIEW, ACCEPTANCE AND REPLACEMENT FOR THE DURATION OF THE PRESCRIBED ESTABLISHMENT PERIOD, ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY, UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES, OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.

GENERAL NOTES - LANDSCAPE PLANTING PLAN

REVISIONS

REV	DATE	DESCRIPTION	BY

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
PATRICK CONNOR
LICENSE NO. 1256
EXPIRES ON 02/10/2022

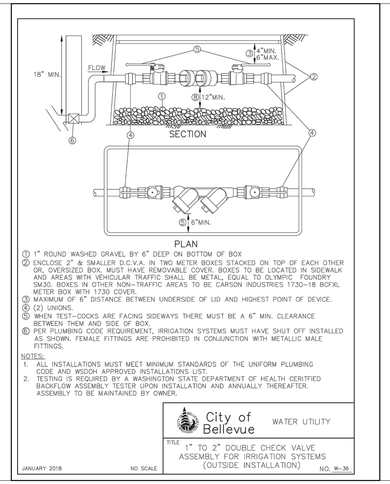
DOWL
WWW.DOWL.COM
8410 154th Avenue NE, #120
Redmond, Washington 98052
425-869-2670

EASTVIEW CORPORATE PLAZA
14710 & 14725 SE 36TH STREET

ACCESSORY PARKING LOT
LANDSCAPE DETAILS
PLANTING

PROJECT	2052.15072
DATE	11/2/2020

SHEET
28 OF 30



① 1" ROUND WASHED GRAVEL BY 6" DEEP ON BOTTOM OF BOX.
② ENCLOSE 2" & SMALLER D.C.V.A. IN TWO METER BOXES STACKED ON TOP OF EACH OTHER OR, OVERSIZED BOX; MUST HAVE REMOVABLE COVER. BOXES TO BE LOCATED IN SIDEWALK AND AREAS WITH VEHICULAR TRAFFIC SHALL BE METAL, EQUAL TO OLYMPIC FOUNDRY SM30. BOXES IN OTHER NON-TRAFFIC AREAS TO BE CARSON INDUSTRIES 1730-18 BOX/L METER BOX WITH 1730 COVER.
③ MAXIMUM OF 6" DISTANCE BETWEEN UNDERSIDE OF LID AND HIGHEST POINT OF DEVICE.
④ (2) UNIONS.
⑤ WHEN TEST-COCKS ARE FACING SIDEWAYS THERE MUST BE A 6" MIN. CLEARANCE BETWEEN THEM AND SIDE OF BOX.
⑥ PER PLUMBING CODE REQUIREMENT, IRRIGATION SYSTEMS MUST HAVE SHUT OFF INSTALLED AS SHOWN. FEMALE FITTINGS ARE PROHIBITED IN CONJUNCTION WITH METALLIC MALE FITTINGS.

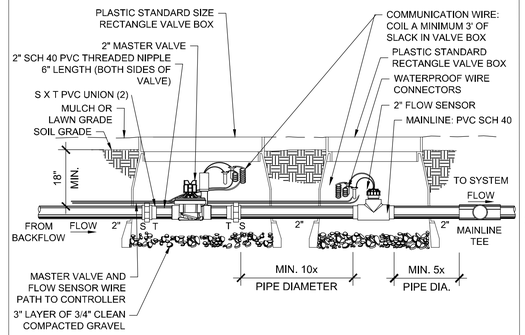
NOTES:
1. ALL INSTALLATIONS MUST MEET MINIMUM STANDARDS OF THE UNIFORM PLUMBING CODE AND WSDOH APPROVED INSTALLATIONS LIST.
2. TESTING IS REQUIRED BY A WASHINGTON STATE DEPARTMENT OF HEALTH CERITIFIED BACKFLOW ASSEMBLY TESTER UPON INSTALLATION AND ANNUALLY THEREAFTER. ASSEMBLY TO BE MAINTAINED BY OWNER.

City of Bellevue — WATER UTILITY

TITLE: 1" TO 2" DOUBLE CHECK VALVE ASSEMBLY FOR IRRIGATION SYSTEMS (OUTSIDE INSTALLATION)

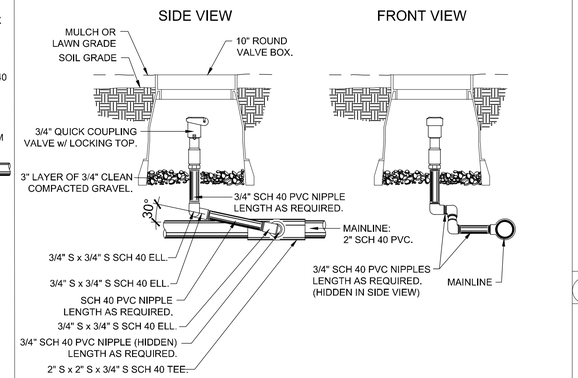
JANUARY 2018 — NO SCALE — NO. W-36

1 BACKFLOW DEVICE
NOT TO SCALE

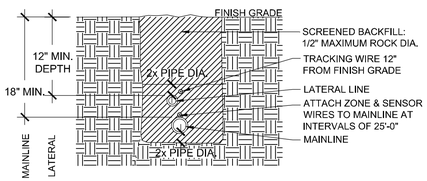


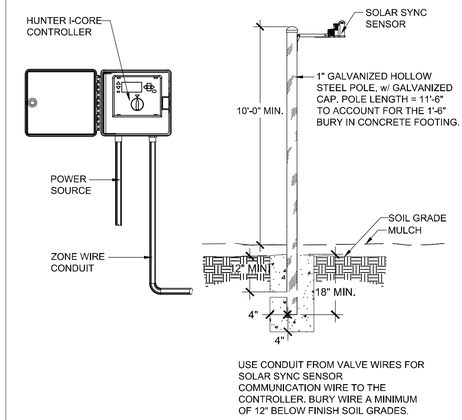
FLOW SENSOR INSTALLATION NOTE:
INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIAMETER STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIAMETER OF STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

2 MASTER VALVE AND FLOW SENSOR
NOT TO SCALE



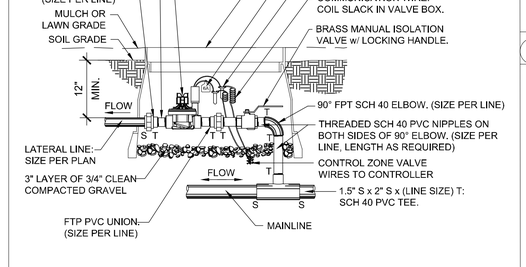
3 QUICK COUPLING VALVE
NOT TO SCALE



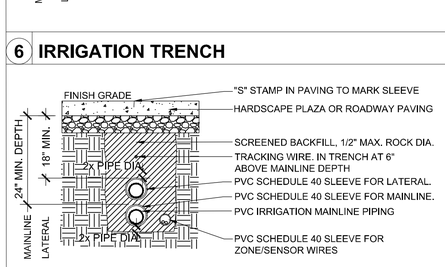


USE CONDUIT FROM VALVE WIRES FOR SOLAR SYNC SENSOR COMMUNICATION WIRE TO THE CONTROLLER. BURY WIRE A MINIMUM OF 12" BELOW FINISH SOIL GRADES.

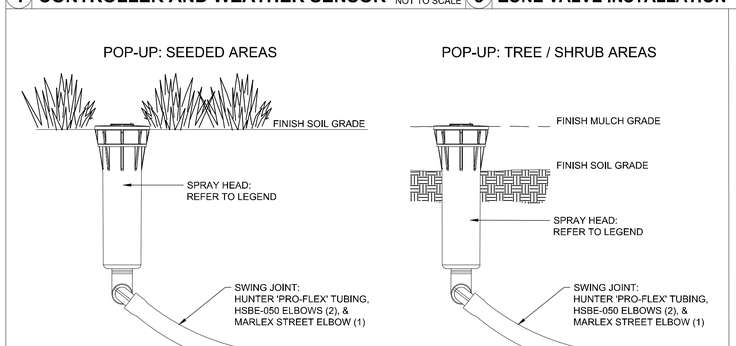
4 CONTROLLER AND WEATHER SENSOR
NOT TO SCALE



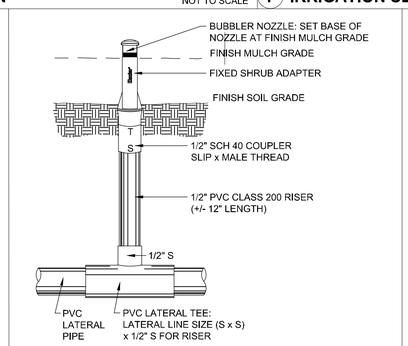
5 ZONE VALVE INSTALLATION
NOT TO SCALE



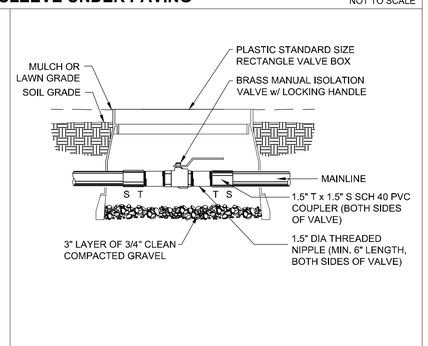
6 IRRIGATION TRENCH
NOT TO SCALE



8 POP-UP SPRAY HEADS
NOT TO SCALE



9 FIXED SPRAY / BUBBLER NOZZLE
NOT TO SCALE



10 MANUAL ISOLATION VALVE
NOT TO SCALE

GENERAL NOTES: IRRIGATION

THE LANDSCAPE CONTRACTOR WILL SUPPLY DOWL WITH THE FOLLOWING SUBMITTAL ITEMS PRIOR TO PURCHASE AND THE START OF WORK:

- ALL IRRIGATION COMPONENTS LISTED IN THE MATERIALS LEGEND AND ANY ADDITIONAL ITEMS SHOWN ON THE DETAILS SHEET.

ADDITIONAL SUBMITTAL ITEMS:

- PRESSURE DATA FOR THE IRRIGATION SYSTEM AT THE FOLLOWING CRITICAL POINTS:
  1) TAP OF SERVICE LINE PRIOR TO INSTALLATION OF METER
  2) AFTER BACKFLOW DEVICE INSTALLATION, (DOWNSTREAM SIDE)
  3) MAINLINE PRESSURE TEST (w/ VALVES INSTALLED, PRIOR TO TRENCH BACKFILL)
- ONE (1) SET OF CONTROLLER CABINET KEYS, ONE (1) SET OF QUICK COUPLER KEYS, AND ONE (1) QUICK COUPLER HOSE SWIVEL. *PROVIDE TO OWNER AT THE COMPLETION OF INSTALLATION.*
- AS-BUILT DRAWINGS. *PROVIDE TO DOWL AT THE COMPLETION OF INSTALLATION.*

SUBMITTAL ITEMS: IRRIGATION

1. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH A MAXIMUM STATIC WATER PRESSURE OF 75 AT THE POINT OF CONNECTION FOR A RANGE OF ZONE VALVE FLOWS BETWEEN 5 AND 50 GPM. CONTRACTOR TO VERIFY ACTUAL SITE PRESSURE AT THE TIME OF CONSTRUCTION. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS OR MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, THEY ARE FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
2. *PORTIONS OF THE IRRIGATION SYSTEM ARE SHOWN OUTSIDE OF THEIR INTENDED LOCATIONS / ALIGNMENTS FOR GRAPHIC CLARITY.* IN THESE CASES, LOCATION IS SHOWN IS FOR REFERENCE ONLY. ALL MAINLINE, LATERALS, AND CONTROL WIRES SHALL BE RUN IN LANDSCAPE PLANTER AREAS AND PARKING LOT ISLANDS UNLESS OTHERWISE NOTED. SLEEVE PATHS INDICATED ON PLAN ARE THE PREFERRED LOCATIONS FOR ALL PIPE AND WIRE CROSSINGS. ADDITIONAL CROSSINGS MAY BE APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO REFER TO THE LANDSCAPE PLANS FOR TREE AND SHRUB LOCATIONS WHEN INSTALLING LATERAL LINES AND FIXED BUBBLERS. LOCATE ALL VALVE BOXES WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTRUSIVE.
3. CONTRACTOR TO PROVIDE OWNER WITH "AS-BUILTS" FOR THE INSTALLED IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE OF WORK. AS-BUILTS TO BE HANDLED ON A DAILY BASIS DURING INSTALLATION OF SYSTEM.
4. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THOUGH WALLS, UNDER ROADWAYS AND PAVING, AND THROUGHOUT THE LIMITS OF WORK.
6. 120V AC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH AN ELECTRICAL CONTRACTOR, LICENSED IN THE STATE OF OREGON. THE FINAL CONTROLLER LOCATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PROVIDE ELECTRICAL AND IRRIGATION SLEEVES UNDER PAVING TO ALL PLANTING AREAS AS SHOWN ON PLAN. PREFERRED CROSSINGS ARE INDICATED. ADDITIONAL SLEEVES OR DEVIATION IN LOCATION SHALL REQUIRE THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
8. MAINLINE PIPING, LATERALS AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES PER DETAIL 10 ON SHEET L403. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SLEEVES PRIOR TO POURING OR INSTALLATION OF HARDSCAPE ELEMENTS. REFER TO THE PIPE SLEEVING CHART. SLEEVES SHALL BE OF SUFFICIENT SIZE FOR DOUBLE THE REQUIRED NUMBER OF WIRES OR PIPE UNLESS OTHERWISE NOTED.
9. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. IRRIGATION HEADS, VALVES, AND CONTROLLER TIMING SHALL BE ADJUSTED TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVER-SPRAY ONTO ADJACENT CURBS, STREETS, WALKS, WALL AND EXISTING STRUCTURES. IF NECESSARY, THE CONTRACTOR SHALL ADJUST HEAD SPACING, NOZZLE ARC/TRAJECTORY, OR INSTALL ADDITIONAL HEADS TO ENSURE PROPER COVERAGE.
11. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. ALL PIPE SHALL BE INSTALLED PER DETAILS 9 AND 10 ON SHEET L403. IMPORT MATERIAL IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTLING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT BACK TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
13. IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
14. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
15. THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
16. 24 VOLT WIRE SHALL BE TYPE "UF" 600 VOLT, SOLID COPPER, SINGLE CONDUCTOR WIRE WITH PVC INSULATION AND BEAR UL APPROVAL FOR DIRECT UNDERGROUND BURIAL. COMMON WIRE IS TO BE 10 GAUGE WHITE; CONTROL WIRE IS TO BE 12 GAUGE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' O.C. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY USING MANUFACTURED DRY-TYPE DIRECT BURY WATERPROOF CONNECTORS. PROVIDE 24" SLACK AT EACH ELBOW IN MAIN LINE AND 36" SLACK AT EACH REMOTE CONTROL VALVE LOCATION. PULL ONE ADDITIONAL YELLOW 10 GAUGE SPARE WIRE TO THE MOST DISTANT VALVE LOCATION IN ALL DIRECTIONS OUT FROM THE CONTROLLER FOR POTENTIAL FUTURE USE.
17. LEVEL OF GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE/FILTERS SO THAT THE COMPONENTS ARE COMPLETELY VISIBLE. ALL GRAVEL AND/OR DEBRIS TO BE CLEARED FROM TOP OF VALVE/FILTERS AND THE LIP OF THE VALVE BOX.
18. ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO NOZZLE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF NOZZLES DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT DIES DUE TO NOZZLE CLOGGING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
19. ALL VALVE BOXES TO HAVE OVERLAPPING LIDS WITH LOCKING BOLTS. ALL VALVE BOXES LOCATED WITHIN PLANTING AREAS SHALL BE DESERT TAN IN COLOR, ALL BOXES LOCATED WITHIN TURF AREAS SHALL BE FOREST GREEN.
20. THIS IRRIGATION DESIGN IS BASED UPON USING THE SPECIFIED EQUIPMENT IN THE INSTALLATION/FABRICATION OF THE SYSTEM. CONTRACTOR, UPON APPROVAL OF THE LANDSCAPE ARCHITECT, MAY SUBSTITUTE PRODUCTS / MANUFACTURERS AS LONG AS ANY CHANGED EQUIPMENT MEETS OR EXCEEDS THE SPECIFICATIONS OF THE ORIGINALLY LISTED ITEM. CONTRACTOR TO BE RESPONSIBLE TO ENSURE THAT THE IRRIGATION SYSTEM OPERATES AT OPTIMUM SERVICE LEVEL.
21. THE SYSTEM, UPON COMPLETION, SHALL PROVIDE 100% WATER COVERAGE TO ALL NEWLY INSTALLED VEGETATION. IF EXISTING PLANT MATERIAL IS TO REMAIN ON SITE, THE NEW IRRIGATION SYSTEM SHALL BE MODIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR TO INCLUDE ALL EXISTING MATERIAL ON THE NEWLY INSTALLED AUTOMATIC IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE INITIAL PROGRAMMING OF THE CONTROLLER AND SHALL WARRANTY THE SYSTEM TO BE FULLY FUNCTIONAL UPON PROJECT COMPLETION.

REVISIONS			
REV	DATE	DESCRIPTION	BY

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT PATRICK GRAYNOR LICENSE NO. 1256 EXPIRES ON 03/10/2022

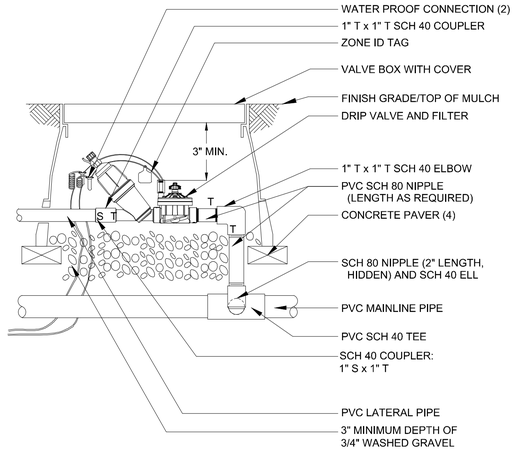
DOWL
WWW.DOWL.COM
8410 154th Avenue NE, #120
Redmond, Washington 98052
425-869-2670

EASTVIEW CORPORATE PLAZA
14710 & 14725 SE 36TH STREET

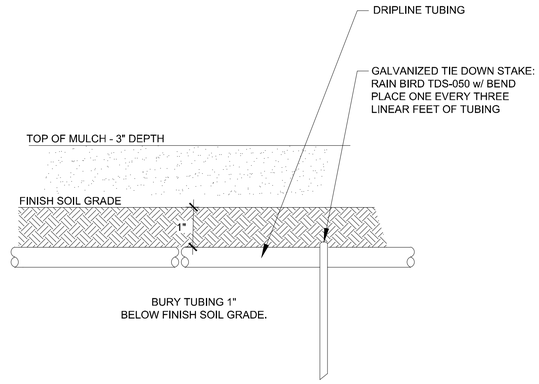
ACCESSORY PARKING LOT
LANDSCAPE DETAILS
IRRIGATION

PROJECT	2052.15072
DATE	11/2/2020

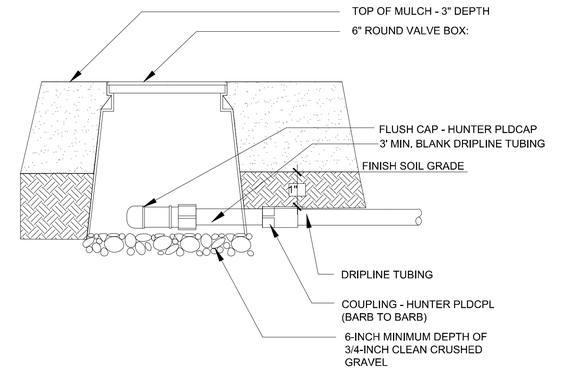
SHEET
29 OF 30



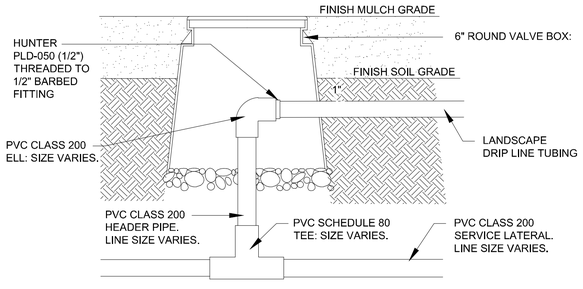
1 DRIP VALVE AND FILTER ASSEMBLY NOT TO SCALE



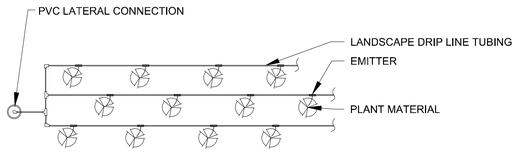
2 DRIPLINE TUBE STAKING NOT TO SCALE



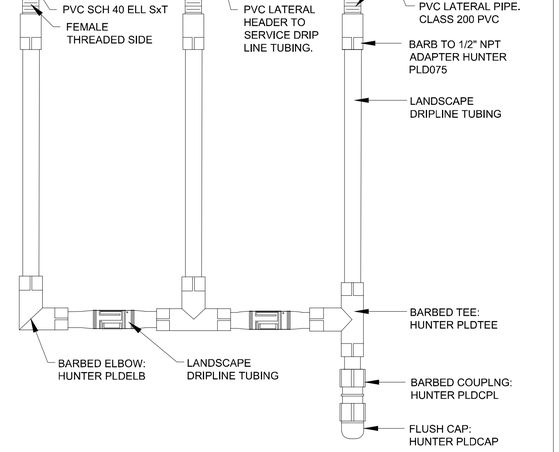
3 FLUSH CAP IN VALVE BOX NOT TO SCALE



4 PVC CONNECTION - PARKING LOT ISLANDS NOT TO SCALE



5 DRIPLINE PLACEMENT NOT TO SCALE



6 DRIP TUBE LAYOUT NOT TO SCALE

C:\Users\pgaynor\Desktop\SC-CS-FL-15072.dwg PLOT DATE 2020-11-2 17:04 SAVED DATE 2020-11-02 17:02 USER: pgaynor

REVISIONS			
REV	DATE	DESCRIPTION	BY

STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
PATRICK GAYNOR
LICENSE NO. 1256
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PREVIOUSLY

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30 OF 30