Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Fire Station 10
LOCATION:	1209, 1211, 1213, 1215, 1219, 1221, 1223, 1231, and 1233 112th Avenue NE
FILE NUMBERS:	20-110651-LO and 20-110652-LB
PROPONENT:	Marina Stefanovic, City of Bellevue

DESCRIPTION OF PROPOSAL:

Bellevue Fire Department proposal to construct a new 25,500 square-foot 2-story fire station on a 116,043 square-foot site consisting of nine lots in the 1200 block of 112th Avenue NE. Associated improvements include a new traffic signal, frontage improvements, utilities, fueling infrastructure, emergency generator, trash enclosures, parking, landscaping, and other improvements.

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.

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.

DATE ISSUED: 3/25/2021

APPEAL DATE: 4/8/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

Issued By: Elizabeth Stead **for** **Date:** March 25, 2021

Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Fire Station 10
Proposal Location:	1209, 1211, 1213, 1215, 1219, 1221, 1223, 1231, and 1233 112th Avenue NE
Proposal Description:	Land Use review of a Conditional Use Permit and Critical Areas Land Use Permit for the Bellevue Fire Department to construct a new 25,500 square-foot 2-story fire station on a 116,043 square-foot site consisting of nine lots in the 1200 block of 112th Ave NE. Associated improvements include a new traffic signal, frontage improvements, utilities, fueling infrastructure, emergency generator, trash enclosures, parking, landscaping, and other improvements. A category IV wetland is present on the site and the required 40-foot buffer is proposed to be reduced to zero feet at the southern end of the wetland impacting 4,396 square feet of buffer. Additional buffer area will be created as part of the mitigation which also will restore the entire wetland and buffer with native vegetation.
File Number:	20-110651-LO and 20-110652-LB
Applicant:	Marina Stefanovic, City of Bellevue
Recommendations Included:	Conditional Use Permit (Process I)
Decisions Included:	Critical Areas Land Use Permit (Process II) SEPA (Process II)
Planner:	Reilly Pittman, Senior Environmental Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** By: Elizabeth Stead for Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Recommendation:	**Approval with Conditions** By: Elizabeth Stead for Michael A. Brennan, Director Development Services Department

Application Date:	June 26, 2020
Completeness Date:	July 24, 2020
Notice of Application Date:	July 30, 2020
Public Meeting Date:	August 6, 2020
Decision/Recommendation Date:	March 25, 2021
Appeal Deadline for CALUP/SEPA:	April 8, 2021
Public Hearing Date for CUP:	April 15, 2021

For information on how to appeal a proposal please call (425) 452-6800. Appeal of the Critical Area Land Use Permit decision or SEPA Determination must be received in the City Clerk's Office by 5 PM on the date noted for appeal deadline.

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Documents Referenced in Files:

1. Preliminary Project Plans (Site Plan, Survey, Civil, Landscaping, Clearing and Grading, Building, Lighting, Design and Concept – Attached, See 20-110651-LO and 20-110652-LB
2. Wetland Delineation Report – In File 20-110651-LO
3. Critical Areas Report – In File 20-110651-LO
4. Mitigation Plan – Attached, See 20-110651-LO
5. Arborist Report – In File 20-110651-LO
6. Storm Drainage Report – In File 20-110652-LB
7. Traffic Impact Analysis Report – In File 20-110652-LB
8. Republic Services Approval Letter – In File 20-110652-LB
9. Public Comments and Responses – In File 20-110652-LB

I. REQUEST, REVIEW PROCESS, PURPOSE OF PROJECT

A. REQUEST

The Bellevue Fire Department requests a Threshold Determination under the State Environmental Policy Act (SEPA), a Conditional Use Permit, and a Critical Areas Land Use Permit to construct a new 25,500 square-foot, two-story, fire station with parking, on-site fueling, landscaping, street frontage improvements and other improvements. **See Figure 1 below for proposed Fire Station Concept**.

Figure 1



B. REVIEW PROCESS

The proposal requires two separate Land Use permit applications. Per Land Use Code 20.10.440, a fire station is considered a government service use that provides a protective function which requires a Conditional Use Permit (CUP) approval to establish. A CUP is a mechanism by which the City may require special conditions on development or on the use of land in order to ensure that designated uses or activities are compatible with other uses in the same land use district and in the vicinity of the subject property. The CUP is a Process I quasi-judicial decision which requires a public hearing before the City's Hearing Examiner following a recommendation issued by the Director of the Development Services Department.

- Conditional Use Permit (CUP), file number 20-110652-LB, was submitted to request approval of this proposed fire station.

Per LUC 20.25H.015, any disturbance or modification of a critical area, buffer, or setback requires a Critical Area Land Use Permit (CALUP) with a Critical Areas Report. In addition to the CALUP, the proposal requires review under the State Environmental Policy Act (SEPA). The CALUP and SEPA review are Process II decisions. The CALUP decision is made administratively by the Director of the Development Services Department and the Environmental Coordinator issues the SEPA determination.

- Critical Area Land Use Permit (CALUP) with SEPA, file number 19-113672-LO, was

submitted to address all proposed modifications of the wetland, wetland buffer, and setbacks on the site and to meet requirements under the State Environmental Policy Act.

Review of these applications is concurrent, and this staff report is a combined recommendation to the Hearing Examiner for the Process I Conditional Use Permit and a decision on the Critical Area Land Use Permit and SEPA. Upon issuance of this staff report a 14-day appeal period will begin for the CALUP and SEPA determination. Following the appeal period, a public hearing will be held with the City's Hearing Examiner on the CUP. Upon issuance of a decision by the Hearing Examiner a 14-day appeal period will be required for the CUP.

C. PURPOSE OF PROJECT

The purpose of this project is to primarily provide service to residents in Northwest Bellevue, Downtown, and BelRed areas and to maintain and improve the level of service despite increased density and vertical development in these areas of the City. Fire Station 10 will close a growing gap in service by improving response times within this area. This station is also important to supporting the overall fire capability and service in the City by ensuring that there is adequate fire apparatus and crews in the area. This will reduce stress on the entire system of fire stations and better allow each station to respond to the service area intended.

II. SITE DESCRIPTION, ZONING, AND CRITICAL AREAS INVENTORY

A. SITE DESCRIPTION AND ZONING

The project site is located west of 112th Avenue NE in the 1200 block of 112th Avenue NE. The site is comprised of nine separate parcels, totaling 2.66 acres, that the City has acquired starting in 2016. The parcels are zoned for single-family residential development and were previously developed with single-family homes and associated improvements that served these homes that have been demolished. The site is vegetated but with limited tree coverage due to prior single-family uses and ornamental landscaping. Large fir and deciduous trees are present on the site, many of which are located around the wetland that is present in the northwest corner of the site. Site topography is generally flat in the vicinity of the prior houses and slopes down and away from 112th Avenue NE toward the wetland on the western portion of the site.

McCormick Park is adjacent to the project site to the south. The project site has street frontage along 112th Avenue NE to the east. The project site abuts existing developed single-family residences to the north and west. Office and medical office uses are located to the east of the site, on the other side of 112th Avenue NE. The project site, surrounding residential properties to the north and west, and McCormick park to the south are zoned R-4. The office development to the east and across 112th Avenue NE is zoned OLB: Office and Limited Business and O: Office. The properties to the south of McCormick Park and NE 12th Street are in the Downtown Subarea and are zoned DT-R: Downtown Residential, DT-MU: Downtown Mixed Use, and DT-OLB-N: Downtown Office and Limited Business District North. **See Figure 2 below for prior site development and character and Figure 3 for zoning.**

Figure 2

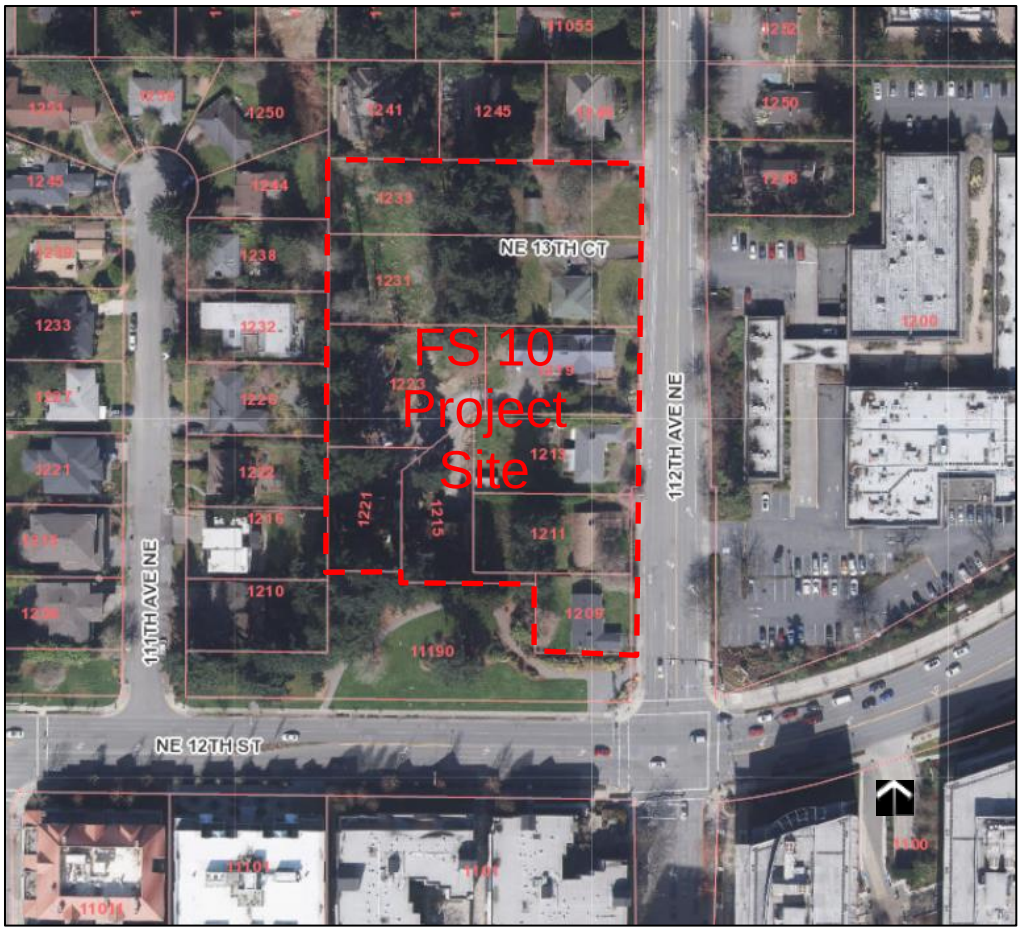
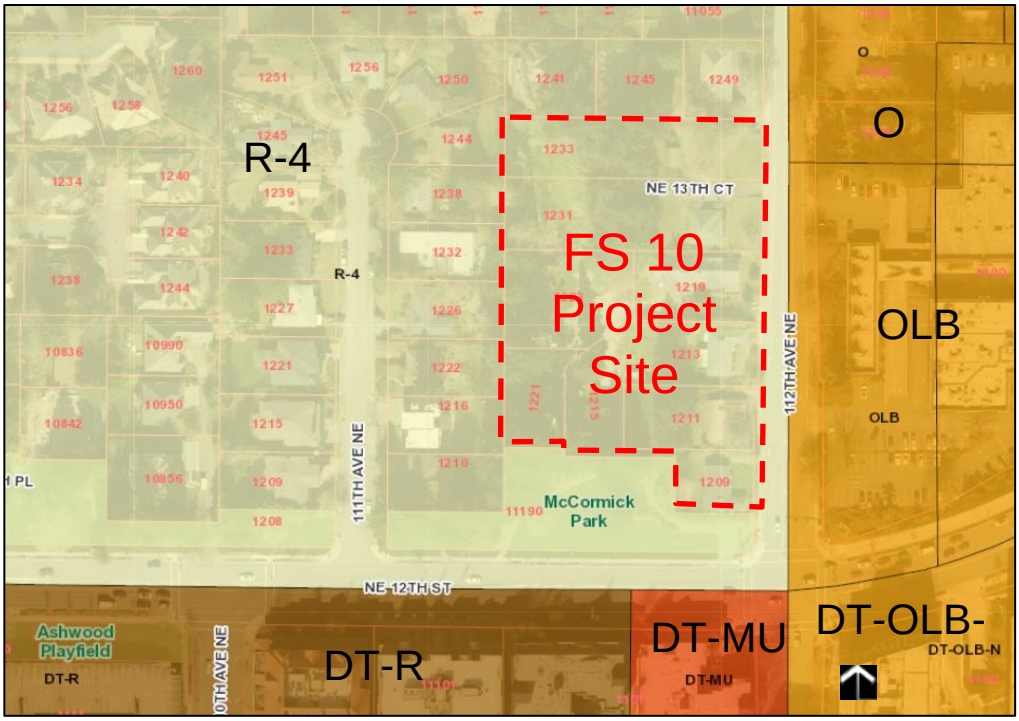


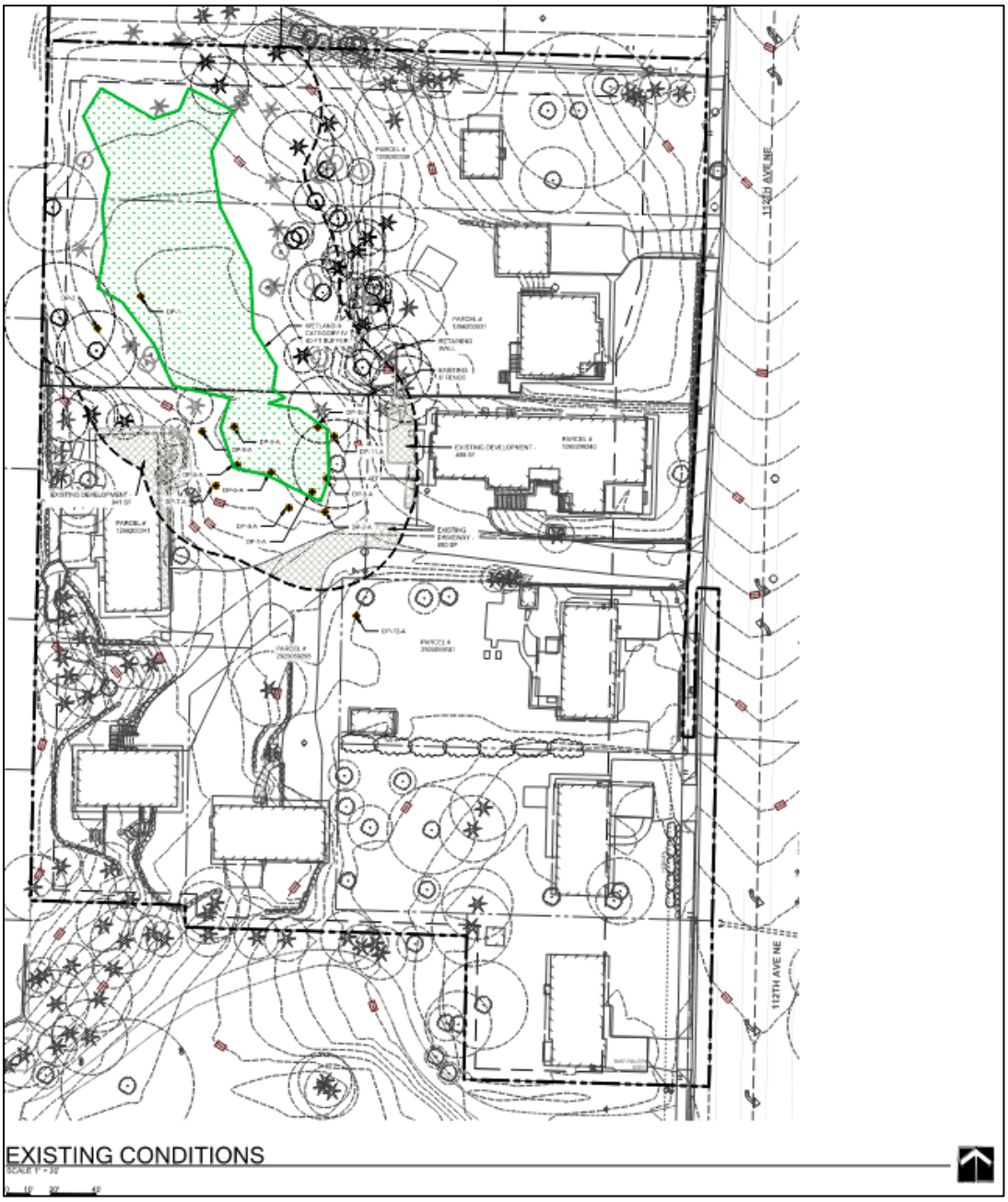
Figure 3



B. CRITICAL AREAS INVENTORY

The only critical area on the project site is a Category IV wetland with a 40-foot buffer that was delineated and categorized by the Watershed Company in their Wetland Delineation Report dated April of 2019. The report classifies the wetland under the 2014 Wetland Rating System for Western Washington as a palustrine emergent slope wetland 8,907 square feet in area with moderate water quality and hydrologic functions but low habitat function. This wetland is located in the northwest corner of the site. No species of local importance or their habitat were found on-site. **See Figure 4 below for wetland and buffer location. See reference document 2 for Wetland Delineation Report.**

Figure 4



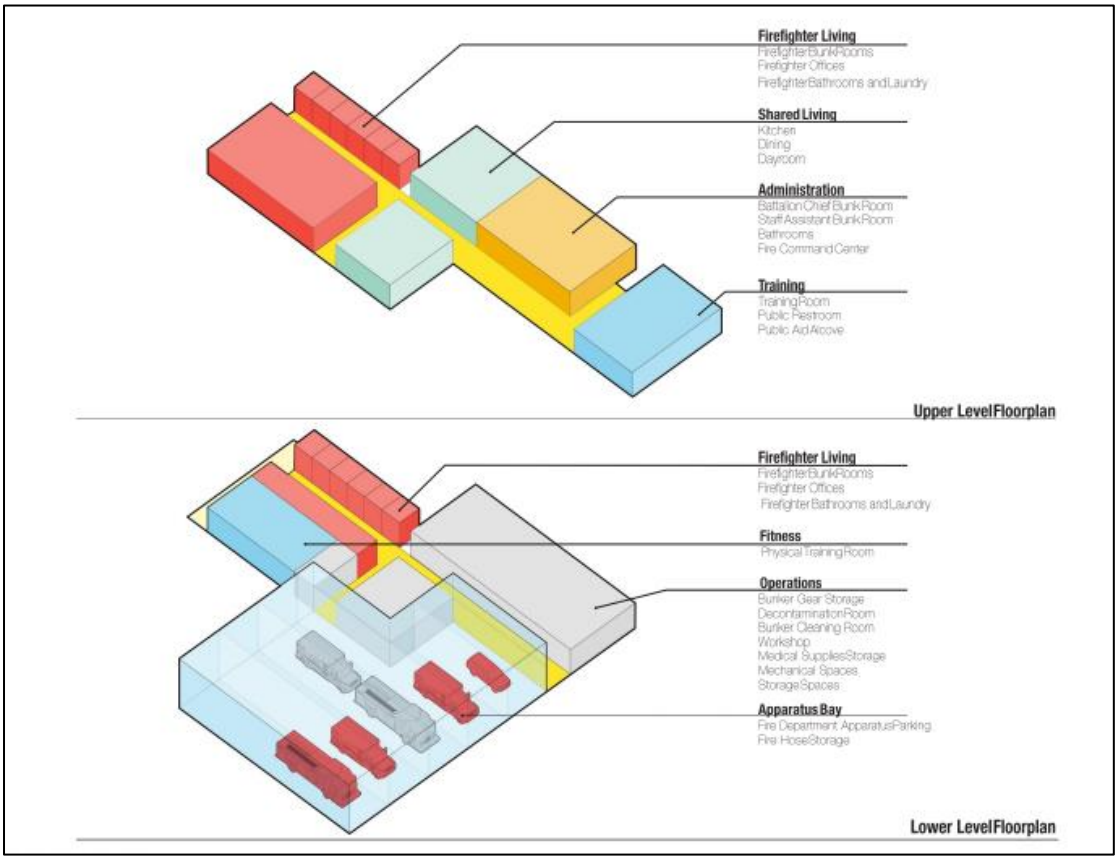
III. PROPOSED DEVELOPMENT AND CRITICAL AREA IMPACTS, AVOIDANCE, AND RESTORATION

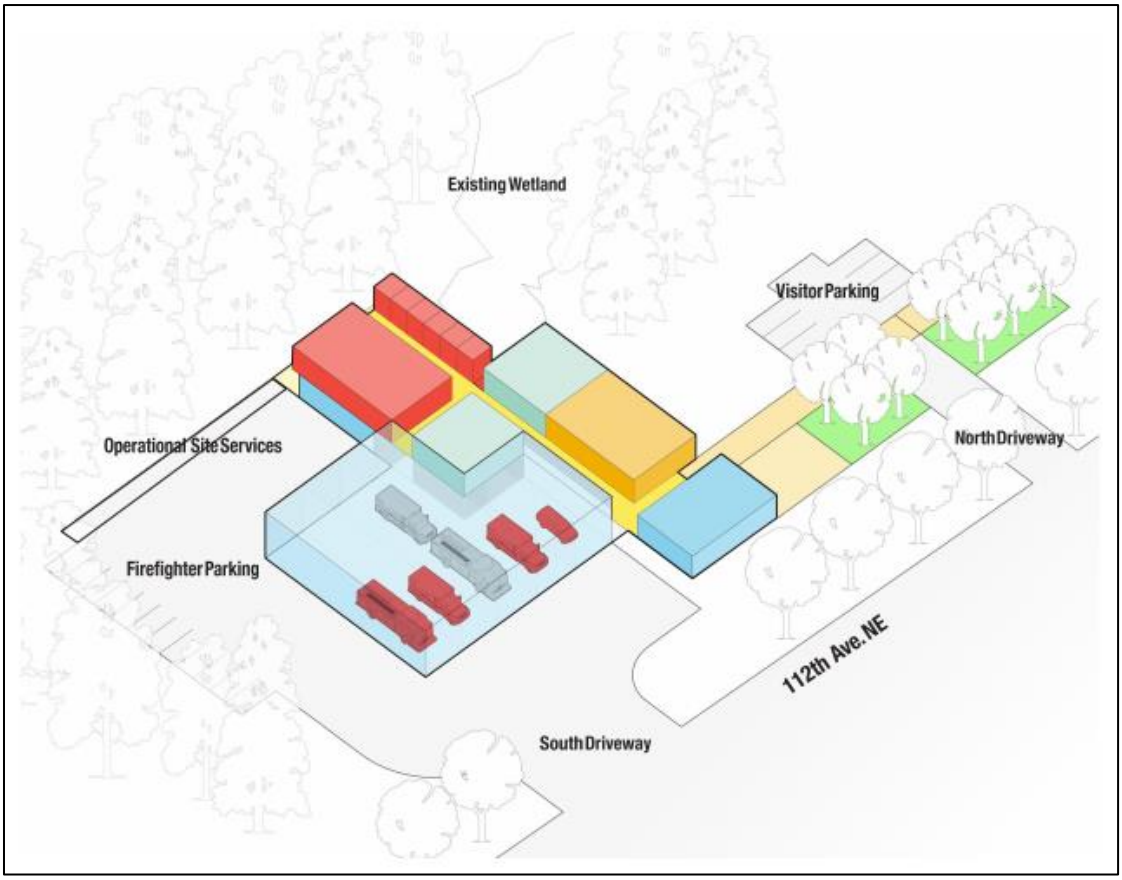
A. PROPOSED DEVELOPMENT

The project site consists of nine parcels that were developed with single-family homes that have been demolished in order to combine the lots into one parcel, via a separate application for a boundary line adjustment. The fire station is proposed on this combined site and located on the south portion of the resulting project site. The building is designed with the intent to locate the fire station apparatus bays and turnaround, parking, and fueling south of the building, between the fire station and McCormick Park. Placement of these operational functions on the south of the site uses the proposed building as a means of screening the adjacent residential development to the west and north from the operational area of the station. A separate visitor parking lot is located north of the proposed station and connected by a path and sidewalk. With the exception of the north parking lot, the site maintains a 50-foot or greater vegetated buffer from the west and north residential areas. **See Figure 5 below for station siting and functional layout. See reference document 1 for project plans.**

Figure 5

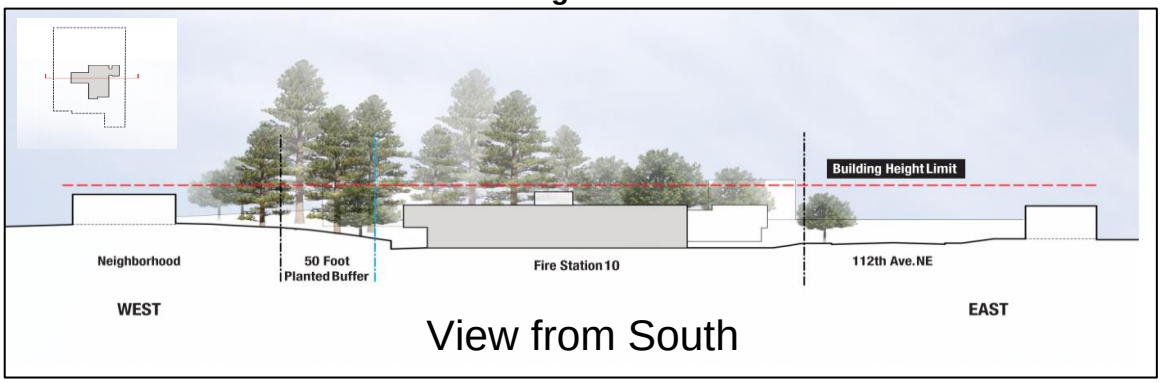


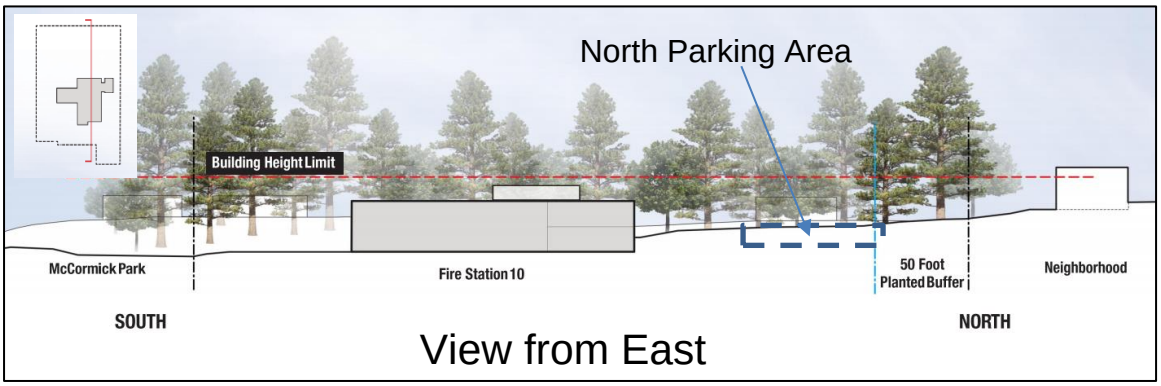

Firefighter Living
Firefighter Bunk Rooms
Firefighter Offices
Firefighter Bathrooms and Laundry
Shared Living
Kitchen
Dining
Dayroom
Administration
Battalion Chief Bunk Room
Staff Assistant Bunk Room
Bathrooms
Fire Command Center
Training
Training Room
Public Restroom
Public Aid Alcove
Upper Level Floorplan
Firefighter Living
Firefighter Bunk Rooms
Firefighter Offices
Firefighter Bathrooms and Laundry
Fitness
Physical Training Room
Operations
Bunker Gear Storage
Decontamination Room
Bunker Cleaning Room
Workshop
Medical Supplies Storage
Mechanical Spaces
Storage Spaces
Apparatus Bay
Fire Department Apparatus Parking
Fire Hose Storage
Lower Level Floorplan


Existing Wetland
Visitor Parking
North Driveway
Operational Site Services
Firefighter Parking
112th Ave. NE
South Driveway

The proposed station is intended to have a lower profile than the surrounding existing residential development. The grade of the station and associated improvements are lower than the grade on adjacent properties. The result is that the site has a low profile compared to adjacent development. This low profile combined with existing and proposed vegetation will provide noise and visual screening between adjacent residential development and the station. **See Figure 6 below for low profile site design.**

Figure 6





The proposed fire station building is two levels with most living and administration functions on the upper level and operational functions and fire apparatus on the lower level. The building design incorporates sustainable features that include solar panels, vegetated green roof, rain collection for irrigation and toilet flushing, and a geothermal heating system. The station design is modern and uses wood, glass, metal, and concrete/cement paneling so that the design and features of the station are more like a museum or park structure than a traditional fire station and features. The apparatus bay where the fire vehicles are stored uses transparent glass to allow the public to see the vehicles. This use of glass makes the fire vehicles a feature of the station rather than hidden behind traditional opaque doors that are found on older stations. This station is intended to achieve LEED Gold and Salmon Safe certifications for sustainable construction and water quality. **See Figure 7 below for building materials, Figure 8 for station viewed from the east, and Figure 9 for station viewed from the north.**

Figure 7

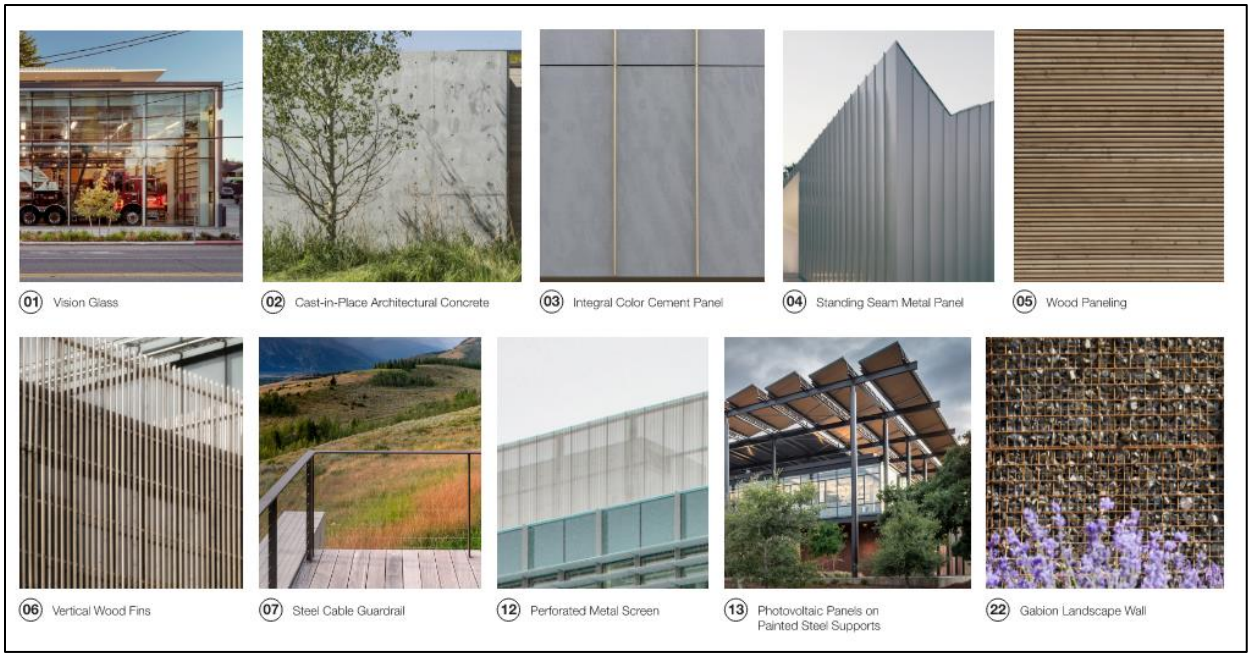


Figure 8







Figure 9



B. CRITICAL AREAS FUNCTIONS, CONDITIONS, IMPACTS, AVOIDANCE, AND RESTORATION

i. Wetlands

a. Wetland Functions: Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

b. Site Conditions: As described previously, the submitted Wetland Delineation Report documents the wetland found on the northwest portion of the site as a Category IV wetland with a 40-foot wetland buffer. The submitted Critical Areas Report by the Watershed Company revised November of 2020 shows the wetland has a history of disturbance and is impacted by historic fill and unauthorized landscaping activities carried out by the prior residential property owners. The existing wetland is degraded due to the treatment as an ornamental feature and

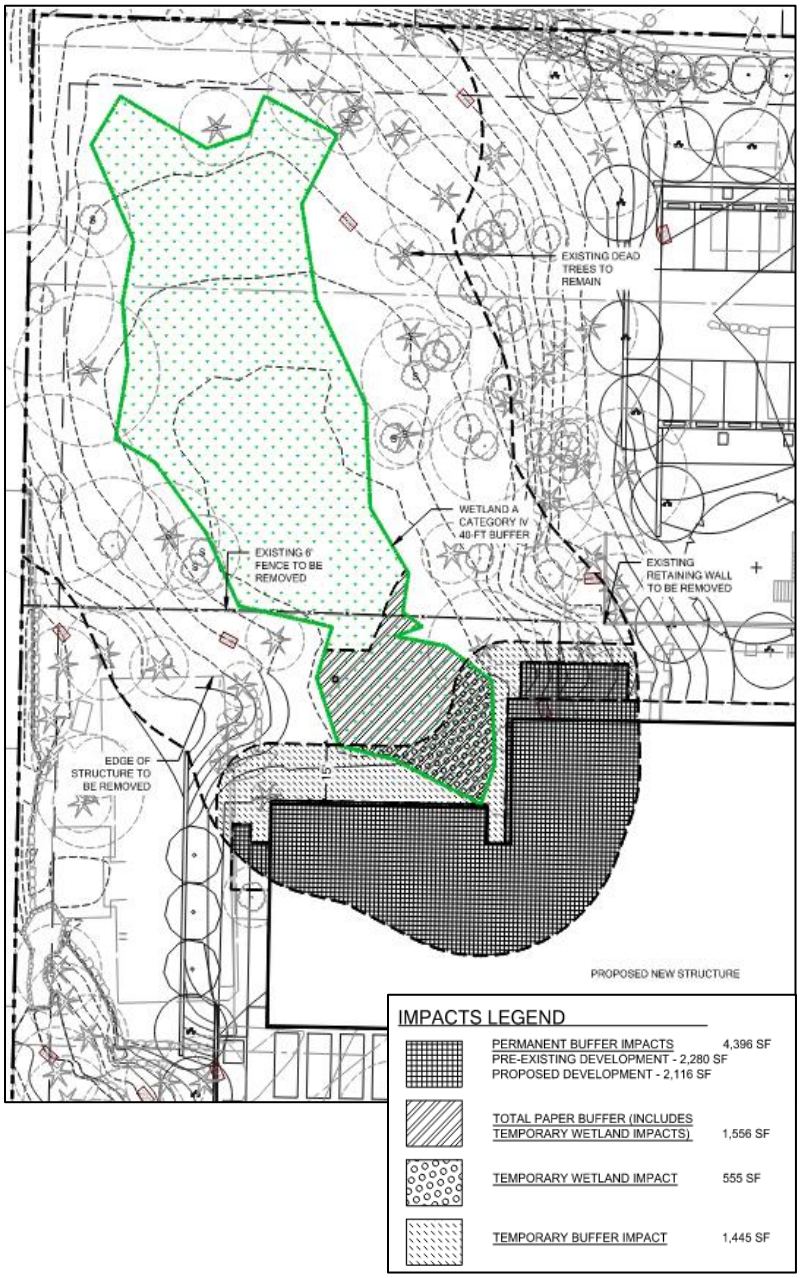
presence of invasive vegetation. The south end of the wetland has been treated as an ornamental pond with placement of fill disturbing the wetland and buffer area. **See reference document 2 for Wetland Delineation Report and document 3 for the Critical Areas Report. See previous Figure 4 for pre-existing wetland and residential development.**

c. Wetland/Wetland Buffer Impacts: The submitted Critical Areas Report documents all impacts to the wetland and buffer proposed by the project. This proposal is not an allowed use under LUC 20.25H.055 and any proposed impacts to the wetland and wetland buffer can only be allowed through a critical areas report in LUC 20.25H.250. Approval of any impacts is based on the applicant showing the existing critical area and buffer have degraded ecological function and that these functions can be improved through mitigation as part of the proposed development.

The proposed impacts to the wetland and wetland buffer are as follows:

- Direct impacts are proposed to the 40-foot wetland buffer and reduce this buffer to zero feet at the south end of the wetland to allow placement of the fire station. 4,396 square feet of wetland buffer is proposed to be permanently impacted by the fire station.
- 1,556 square feet of the wetland adjacent to the buffer reduction was determined to be functioning as wetland buffer due to existing degraded buffer condition. This is a best available science method called “paper fill” where wetland buffer function is nonexistent or is limited. The 1,556 square feet of the southern tip of the wetland is in this paper fill area and is part of the temporary disturbance from construction. This wetland area is to be restored as wetland and there is no physical impact to the wetland proposed.
- Temporary construction impacts proposed include 1,556 square feet of temporary impact to the wetland and 1,445 square feet of temporary impact to the wetland buffer. Temporary impacts include placement of an overflow drain connected to the City’s storm system to ensure the wetland has no possibility to flood the station. **See Figure 10 below for all impacts proposed.**

Figure 10

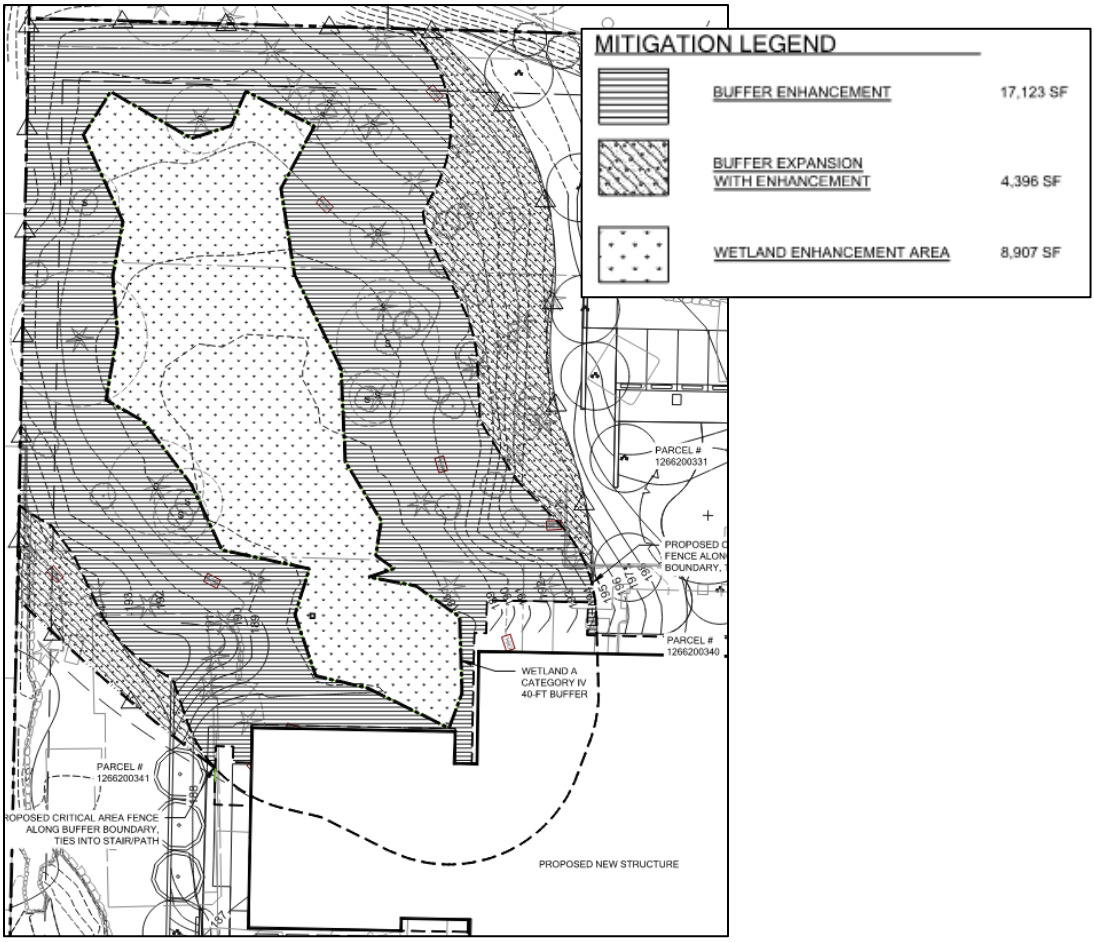


d. Avoidance and Minimization of Impacts: Impacts have been avoided and minimized by locating the fire station and operations area as far south on the site as possible. The project plans were revised during review to shift the station a few feet further to the south to comply with LUC 20.25H.110 which prohibits placement of any fill in the wetland for uses not allowed under LUC 20.25H.055. The proposed station is only directly impacting the existing degraded wetland buffer at the south end of the wetland, where prior landscaping and fill disturbance occurred associated with the residential uses. No trees are proposed for removal due to construction, but trees are noted as dead which are present in the wetland. These trees are proposed to be converted to snags or otherwise removed to address any hazards, which will be confirmed through a final arborist report discussed in section

IV of this staff report. Tree removal in the wetland shall be limited to addressing any hazards that are present, but if no hazard is present then trees must be left undisturbed. Vegetation removal is limited to invasive vegetation as part of restoration or ornamental vegetation in the area of direct impact. All proposed avoidance and minimization measures are discussed in the Critical Areas Report as reference document 3. **See Section XI for condition of approval related to tree retention and arborist report.**

e. **Restoration of Impacts and Mitigation:** Mitigation proposed for the impacts noted above is to replace wetland buffer removed with an equal amount of new buffer created to expand the standard 40-foot wetland buffer as well as enhancement of the entire 40-foot wetland buffer that remains. The temporary wetland impact and paper fill of the wetland is proposed to be mitigated by full restoration and improvement of the wetland on the site. The result is that all direct and temporary impacts are mitigated, and the entire wetland and buffer is restored which achieves a combined mitigation ratio of 4.3:1 and plants a total of 30,426 square feet. The project also is designed to meet the criteria to be certified as a Salmon Safe development which require improved stormwater treatment, water quality, habitat enhancement, and other design features. **See Figure 11 below for proposed mitigation. See Section XI for condition of approval related to mitigation planting.**

Figure 11



IV. CONSITENCY WITH LAND USE CODE REQUIREMENTS

The following summarizes conformance to the applicable sections of the Land Use Code.

A. STANDARD REQUIREMENTS AND DIMENSIONS

The combined site is zoned R-4, Single-Family Residential. The submitted plans generally conform to the zoning requirements in LUC 20.20.010 and construction plans submitted under future building permit will need to verify conformance with zoning requirements below. **See Section XI for condition of approval related to zoning requirements.**

BASIC INFORMATION		
Zoning District	R-4	
Site Area	2.66 Acres or 115,869 square feet	
Critical Area	8,907 square feet	
Net Site Area	115,689 – 8,907 = 106,962 square feet	
DEVELOPMENT STANDARD	**REQUIRED**	**PROPOSED STANDARDS**
Front Yard	20' from 112th Ave NE	**20'**
Rear Yard	20' from west property line	**69' at closest point**
Side Yard and 2 Side Yard Combined	Minimum of 5' for each side 15' combined (10'+5' below) 10' from north access easement 5' from south property line	**Complies** **Complies** **North: 168' from access easement** **South: 64' at closest point**
Maximum Building Height	30' from Average Finished Grade	**Complies**
Maximum Lot Coverage by Structures (percent)	35 Percent	**Complies**
Impervious Surface (percent)	80 Percent	**Complies**
Parking	Unspecified Use Per Parking Study: 10-14 Staff Maximum 4 Visitors	**Complies** **12 stalls for Fire Staff with area to expand** **9 stall visitor parking lot**
Refuse & Recycling Collection Area	The proposal includes a designated trash recycling area.	**The proposed waste collection area has been reviewed and approved by the designated waste hauler per the letter in the project file. The collection area and screening provided are required to be shown on plans for the**

		future development permits. See reference document 9 for letter from Republic Services.
Landscaping 112th Ave NE Frontage (East) North, West, and South Property Lines Parking Lot	10 feet of Type II 10 feet of Type III 17.5 sqft. per stall and Type V screening	**Complies** **50-foot wide or greater vegetated area between west and north property lines. Existing vegetation and trees retained and augmented with additional landscaping. Parking area is screened and has landscaping area exceeding minimum required. See reference document 1 for landscaping plan.**
Tree Retention	All trees within the perimeter 15 percent of total diameter inches	**Complies** **60 percent or greater retention (See tree retention below)**

i. Tree Retention and Arborist Report

The proposal exceeds the required tree retention of 15 percent of the diameter inches for the site interior as at least 60 percent of all trees on the site are retained. However, the submitted arborist report notes that it was not based on the final plans and it applies retention for the entire site versus the interior which is required by code. This preliminary arborist report needs to be updated under the future construction permits to be based on the final plans and to address issues and questions raised in the preliminary report to provide additional recommendations on trees. The final arborist report must also provide recommendations for the dead trees noted in the wetland and confirm if they need to be converted to snags or if a hazard exists be removed and the wood retained on-site. The plans submitted must confirm the final tree retention of diameter inches interior to the site. Revising the report to calculate interior tree inches is a minor change to meet the code and will not change project compliance with tree retention requirements. **See Section XI for condition of approval related to tree retention and final arborist report.**

B. CRITICAL AREAS OVERLAY DISTRICT REQUIREMENTS – LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to construction of improvements on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The proposal impacts wetland and wetland buffer and is subject to the following critical areas requirements.

i. Consistency with LUC 20.25H.100 and LUC 20.25H.105

As discussed previously the project will permanently impact the 40-foot wetland buffer and have temporary construction impacts to the Category IV wetland on the site. The project is required to meet the performance standards for wetlands and buffers as discussed in the submitted Critical Areas Report. All lighting and noise are located and directed away from the wetland. No untreated runoff is directed to the wetland. The proposal will restore the entire wetland buffer, add additional planted buffer width, and restore the entire wetland with native vegetation. Final planting plans are required to be submitted under future construction permits. **See Section XI for conditions of approval related to mitigation planting and lighting.**

ii. Consistency with LUC 20.25H.230, LUC 20.25H.250, and LUC 20.25H.110

The submitted Critical Areas Report meets all general and wetland specific requirements for report submittal. The wetland and buffer have been documented to be degraded and the proposal will improve their function and value as discussed below.

iii. Consistency with LUC 20.25H.215 and LUC 20.25H.220

The project is subject to demonstrating that mitigation sequencing has been considered to avoid and minimize impacts to the wetland and buffer. The proposal represents the best alternative with least impact because it focuses development on the most degraded portion of the site. As discussed previously the proposed fire station has avoided the wetland and is located to minimize the impact to the wetland buffer as much as possible. The proposed mitigation planting will be maintained and monitored for five years with specific goals and performance standards as shown on the submitted Mitigation Plan. **See Section XI for conditions of approval related to maintenance and monitoring of mitigation planting. See reference document 4 for Mitigation Plan.**

V. PUBLIC NOTICE AND COMMENTS

Application Date:	June 26, 2020
Notice of Application:	July 30, 2020
Public Notice Signs:	July 30, 2020
Minimum Comment Period:	August 13, 2020
Public Meeting:	August 6, 2020

The project was publicly noticed in the City's Weekly Permit Bulletin, in the Seattle Times, and by signage posted at two locations on the project site on June 26, 2020. A public meeting was held on August 6, 2020. One neighbor of the project, Mr. Daneshmandi, submitted comments and questions about the project. **See reference document 10 for comments and City responses.**

The comments submitted are summarized below with the City's response provided.

A. Noise

Summary: Comments submitted concerned noise at night from truck sirens.

Response: The Fire Department responded that most calls occur between 8am and 6pm and that the Fire Department is aware of the sensitivity to noise at night. Siren use is subject to State law requirements, but the Fire Department has indicated they will be a good neighbor and conscientious of nighttime noises and their impacts to adjacent residences. To address noise and other disturbances, the site has been designed to locate the operations of the station on the southern portion of the site as well as on the southern façade of the station building which is as far as possible from the adjacent residential areas to the west and north. Sirens and emergency sounds are exempt from the City's noise code in BCC 9.18.

B. Privacy and Landscaping

Summary: Comments submitted concerning loss of privacy, parking location, vegetation screening, light intrusion, public use, and retention of trees.

Response: The proposal maintains a 50-foot or greater area of vegetation between the west and north property lines and proposed station. The submitted plans show this landscaping and planting in great detail which exceeds the requirements of the Land Use Code for 10-foot landscape buffers on the site perimeter. At the narrowest, the landscaping between the north parking lot and property line is more than 30 feet wide, which exceeds the minimum requirement. The proposed planting is also more than currently exists or which surrounded the prior residential uses. Existing trees proposed for removal are those which are directly impacted by the proposed improvements. Trees are left in place on much of the site and within the vegetated area between the station and the west and north property lines. Given there are no public functions or areas at the station, the only visitors will be those who need fire services or assistance which are anticipated to be infrequent and is why nine visitor parking stalls are proposed. Every use requires on-site parking and the proposed parking is the minimum necessary, based on the analysis of the traffic engineer. The parking lot will have signage posted to limit parking for the fire station and the City will address parking enforcement similar to all public parking lots. Exterior lighting is required to be shielded and directed down so as to not spill off-site.

C. Risk of Fire from Fueling Station

Summary: Comments submitted about the potential risk from the proposed fire station

Response: All local, state, and federal code for design and construction of fueling stations will be met by the proposed fueling station on the site. Similar to commercial gas stations and other City fuel stations it is expected that this fueling station will operate consistent with those standards.

D. Public Notice and Future Expansion

Summary: Comments concerning not receiving notice and the potential for future expansion of the proposal.

Response: The public received notice by mail and by signage posted on the site. One neighbor said he had not received the notice, however when staff checked, his name and

address were confirmed in the notice that was sent. The City met the requirement for sending notice. Additionally, there have been numerous open houses, a project web site with updates and information, and opportunities for public comment throughout the review process. Due to the wetland and buffer as well as zoning requirements there are no plans for any expansion of this station in the future, if that changes and there were expansion or revision plans of any sort, they will require additional permitting and public notice.

VI. TECHNICAL REVIEW

A. CLEARING & GRADING

The Clearing and Grading Division of the Development Services Department has reviewed the proposal for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposal and has approved the applications. The project will require a clearing and grading permit and the work will be subject to rainy season restrictions. **See Section XI for conditions of approval related to clearing and grading permit and seasonal restrictions.**

B. UTILITIES

The development proposed for this application has been reviewed on a conceptual basis and can be feasibly constructed under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design or information submitted under this permit may cause delay in approval of future construction permits. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the utility design and feasibility of this project.

Storm Drainage

This project will be reviewed under the 2020 City of Bellevue Utilities Engineering Standards. The site is located within the Sturtevant Creek Drainage Basin. This is a 40/20 basin. The project drains to Lake Washington via Sturtevant Creek. The project is redevelopment as there is more than 35% existing impervious surface. Minimum Requirements MR #1-9 apply.

- MR #5 On-site Stormwater Management. The applicant chose to implement the feasible listed BMPs in Figure 1.6, the Flow Chart for Determining LID Requirements for Minimum Requirement (MR) #5. Although the applicant has chosen to use permeable pavements as an MR #5 BMP, they fail to meet the criteria for flow control credits due to the non-infiltrative soils.
- MR #6 Runoff Treatment. The project proposes to use a combined wetpond for water quality treatment of runoff from pollution-generating surfaces.
- MR #7 Flow Control. The project proposes to use a combined wetpond for water quality treatment and detention. Since the project is in the Sturtevant Creek Drainage Basin, the flow control calculations modeled the existing conditions in the pre-developed scenario, rather than historical or forested conditions per the Sturtevant Creek basin study conducted by R.W. Beck in February of 2010.
- MR #8 Wetland Protection. Not required as the project does not drain directly to a wetland.
- MR #9 Operations and Maintenance. An O&M Manual will be included as a separate

document with the UE permit submittal package.

Water

The water supply for this project is provided from the City of Bellevue BV 400 pressure zone water mains located in 112th Ave NE. The project proposes to install a new domestic water service, and a private fire line. Any un-used water services shall be removed and abandoned back to the water main, per COB water service abandonment requirements. Note all existing water meter sizes and meter numbers on the plans. Note on the plans whether each existing water service will be re-used or abandoned.

Sewer

The project proposes to reuse an existing side sewer stub. The applicant shall request a cut and cap inspection of each existing side sewer stub prior to demolition of each existing building. Each stub shall be evaluated for re-use at the time of the cut and cap inspection by the City of Bellevue Wastewater Senior Engineering Technician (SET). New side sewer connection applications will be required. These are obtained through the online UA permit application process. Any un-used sewer services shall be removed back to the sewer main, per COB sewer service abandonment requirements.

See Section XI for conditions of approval related to utilities.

C. TRANSPORTATION REVIEW

The Fire Station 10 project is located on 112th Avenue NE just north of the intersection with NE 12th Street. The site is made up of an assembly of nine single-family home parcels. Each parcel had a single-family home which have been demolished. The new proposed fire station consists of a single building on the assembled parcels.

Multimodal Site Access

- Vehicle and Loading Access**:** Accesses to the current nine single family parcels are provided from five existing driveways that take access from 112th Avenue NE. All existing driveways are to be removed.

  The five existing driveways will be replaced with two new driveways. The north driveway will serve a visitor parking lot. A larger driveway to the south will serve the emergency vehicle garage directly and provide access to the service drive used by emergency vehicles to allow front-facing loading for the garage. A staff parking area is also accessed from this driveway.

  The station is proposed to have five apparatus bays. There are two smaller bays that will serve an aide car and battalion chief. There is sufficient pavement on site to allow these smaller vehicles to back into each of these two smaller bays.

  The three remaining apparatus bays are longer to accommodate the longer pumper and ladder apparatuses. The service drive has been designed to route these larger apparatuses around and to the back of the station to eliminate the need to back the

vehicles into each bay. Each apparatus bay allows the vehicle to enter through a roll up door at the back of the station and pull through into the bay where it will be ready to respond to the next emergency call.

The south access will have an emergency signal to ensure emergency vehicles will not be impeded by queuing traffic on 112th Avenue NE as it is common for the southbound travel lanes to have vehicular queues that extend past the proposed fire station southern driveway. This signal will be connected to and coordinated with the 112th Avenue NE and NE 12th Street signals to allow this intersection to be cleared of vehicles as needed. The emergency signal will be triggered when emergency calls are received at the station and will remain green for vehicles travelling on 112th Avenue NE at all other times.

It is a standard for each intersection to have Opticom units that sense approaching emergency vehicles that are responding to an emergency and clear the intersection to allow for fast response times. In the case of Fire Station 10, the station is too close to the intersection of 112th Avenue NE and NE 12th Street for the Opticom to sense the vehicle and then clear the intersection before arriving at the intersection. To prevent response time delay, especially in the PM peak where Bellevue roads are most congested, a physical button will be installed to facilitate two possible scenarios. The first scenario is responding to an emergency that requires making a left turn out of the station to head northbound on 112th Avenue NE. The second scenario is making a right turn out of the station to head southbound on 112th Avenue NE. The Transportation Department will work with the Fire Department on this system that allows the responding firefighters to trigger one of these two.

When responding to an emergency to the north, the emergency signal will not only stop the northbound and southbound traffic to allow a safe left turn out of the station for the apparatuses but will also provide green time for southbound traffic at the intersection of 112th Avenue NE and NE 12th Street to prevent vehicles from blocking the emergency driveway. When responding to an emergency to the south, the emergency signal will stop northbound and southbound traffic to allow a safe right turn out of the station. The intersection of 112th Avenue NE and NE 12th Street will be programmed to clear out the SB traffic and pedestrians to allow the apparatus to freely choose whether it heads west, east, or continues south. By the time the apparatus has reached the intersection there is sufficient distance to the next signalized intersection such that the Opticom system will be able to sense and clear the intersections.

See Section XI for conditions of approval related to Vehicular Access Restrictions and Provisions for Loading.

- Pedestrian and Bicycle Access: Along the length of the project on 112th Avenue NE there is existing 6-ft wide sidewalk. The sidewalk extends to the north for the full length of the road until NE 24th Street where it turns into a shared pedestrian bike shoulder. The sidewalk extends south to the intersection with NE 12th Street. Pedestrians can cross NE 12th Street and continue southbound on the sidewalk into downtown Bellevue or head

east or west on a multi-purpose path. The multi-purpose path on NE 12th Street is shared with pedestrians and bicycles and will take users to east to Bel-Red or west into downtown. 112th Avenue NE also has buffered bicycle facilities on each side of the street north of the project site. The current SB bicycle lane merges with the outside SB travel lane. This merge also occurs as the single SB travel lane merges to two SB travel lanes north of the project site.

This project would install 8-foot wide sidewalks along the frontage of 112th Avenue NE. The sidewalk will be separated from the road by a 5-ft wide planter. The project will install new curb and gutter in addition to widening the street to extend the buffered bicycle lane to the south property line of the project north of the intersection with NE 12th Street. A future city project will be responsible for reconstruction of the intersection corner to connect the bike lane to the facilities on NE 12th Street south of the site.

- Transit Service Access: The project has bus stops on 112th Avenue NE just north of the proposed site and along NE 10th Street just west of 112th Avenue NE. Both stops are serviced by Routes 232 and the NE 10th Stop is serviced by Route 226. The project is also approximately 3,000 feet from the Downtown Bellevue Transit Center and new light rail station. The project will not impact these and no improvement to transit facilities is required.

Sight Distance for Vehicles and Pedestrians
Sight distance requirements for vehicles and pedestrians were evaluated at the two proposed driveway approaches and shown to meet the City's standards. Any proposed landscaping, signage, and street furnishings shall be placed to avoid obstruction within the sight lines for vehicles and pedestrians.

Street Lighting and Overhead Utilities
Street lighting photometric analysis is required adjacent to the proposed site along 112th Avenue NE. New streetlight poles and the replacement of existing luminaires with LED fixtures are required to meet the City's current standards. All overhead facilities fronting the proposed project in the right of way shall be removed and relocated underground.

Transportation Infrastructure
In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at

any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans.

112th Avenue NE frontage improvements include installation of a 6-ft wide half center turn lane, two 11-ft wide southbound travel lanes, a 2-ft wide striped buffer, a 5-ft wide southbound bike lane, concrete curb and gutter, a 5-ft wide planter strip, and 8-ft wide sidewalk. Improvements also include street lighting to meet Bellevue Standards, installation of a new signal at the intersection with the project's south driveway, and signal improvements to connect to the 112th Avenue NE and NE 12th Street intersection signal. A detailed list of required transportation infrastructure is included in the conditions of approval for Civil Engineering Plans – Transportation in Section X of this report. **See Section XI for conditions of approval related to Civil Engineering Plans – Transportation, Building and Site Plans – Transportation, and Transportation Infrastructure requirements**

Easements and Right of Way
The applicant shall provide right of was dedication to the back of the sidewalk and any signal cabinets and appurtenances. **See Section XI for conditions of approval related to Right-of-Way Dedication**

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. **See Section XI for conditions of approval related to Pavement Restoration.**

D. FIRE
The Fire Department has reviewed and approved the applications and will review future construction permits for conformance with the Fire Codes.

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a

Determination of Non-Significance (DNS) is the appropriate threshold determination under SEPA.

Adverse impacts which are less than significant are subject to City Codes or Standards, which are intended to mitigate those impacts. In cases where the City has adopted development regulations to systematically avoid or mitigate adverse impacts, those standards, and regulations, where applicable, will normally constitute adequate mitigation of the impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. Where impacts and regulations do not correspond, or where unanticipated impacts are not mitigated by existing regulations, BCC 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A discussion of the impacts associated with the project is noted below, together with any specific conditions of approval. These impacts will be mitigated to less than significant through exercise of Code authority as well as through project-specific Conditions of Approval contained in this report.

A. EARTH AND WATER

The submitted geotechnical report by Associated Earth Sciences found the site is gently sloping with no steep slopes. As described the site has a Category IV wetland that has been historically altered and filled in parts. The project will be required to comply with all erosion and sediment control BMPs and the Clearing and Grading code requirements as part of future development permits. The building and site are also designed to achieve sustainable certifications for LEED Gold and Salmon Safe development.

B. PLANTS AND ANIMALS

As discussed previously, this proposal will greatly exceed the tree retention requirement of 15 percent of the total diameter inches in the interior based on the submitted arborist report. No species of local importance or their habitat were found to be present on the site. The on-site vegetation has been managed as part of the prior residential development on each property that comprises the site. The existing wetland and buffer are to be entirely replanted and restored to function as a wetland and buffer as part of this proposal.

C. TRANSPORTATION

Long Term Impacts and Mitigation

The City has prepared a traffic forecasting model for the 2030 horizon year to assess cumulative impacts that may result from growth and development during that period. This modeling analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period.

Under the level of service standard detailed in the Transportation Code, the City is divided into 14 Mobility Management Areas (MMAs), each with an area average standard and a congestion management standard. The traffic modeling shows that all of the MMAs would meet both standards. This project proposes to add two new PM peak hour trips. This level

of development is within the assumptions of the City's traffic modeling and does not require additional mitigation.

In addition, transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. The traffic impact fee code provides an exemption from impact fees for this project.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The Fire Station 10 project will generate two new PM peak hour trips. That number was used to check for concurrency and as it is under the 30-trip threshold a concurrency analysis is not required.

Short Term Operational Impacts and Mitigation

A traffic impact analysis dated November 23rd, 2020 was prepared for this project by the Transpo Group. The project trips were calculated, and a concurrency analysis was not required as the project is estimated to only add two new PM peak hour trips. This report reviewed the access to the proposed Fire Station and its impact on traffic operations in the vicinity of the station.

The station location on 112th Avenue NE just north of NE 12th Street was chosen to improve response times to the downtown area and alleviate the call volumes currently experienced by Stations 1 and 5. This street is a major arterial and experiences high volumes of traffic in the PM peak hour. To ensure that vehicle queuing on 112th Avenue NE does not impede emergency access from the station, an emergency signal will be installed at the driveway serving the emergency vehicle garage.

The analysis reviewed the operations of three intersections:

1. 112th Avenue NE/NE 12th Street
2. Southern Driveway/112th Avenue NE
3. Northern Driveway/112th Avenue NE

All intersections remained at LOS E or better with the proposed transportation

infrastructure improvements. These include frontage improvements along 112th Avenue NE and the introduction of the new emergency signal at the intersection of the southern driveway with 112th Avenue NE.

To improve pedestrian connectivity and as part of the project's required frontage improvements the project will construct 8-foot wide sidewalks on the arterial 112th Avenue NE, separated from the road by a minimum 5-foot wide planter strip. All new sidewalks will be reconstructed to be compliant with the 2011 PROWAG ADA standards.

To improve bicycle connectivity the project will lengthen the existing bicycle southbound bicycle lane along the project frontage. The bicycle lane will be 5-ft wide with a 2-ft wide striped buffer.

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

The proposed fire station was required to be located out of the wetland to avoid placement of fill in the wetland. The station was moved a few feet further to the south to meet this requirement.

IX. DECISION CRITERIA

A. 20.25H.255.B CRITICAL AREAS REPORT DECISION CRITERIA

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates

1. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions.**
   Finding: The submitted Critical Areas Report shows that the existing site is degraded with minimal functions due to prior residential uses and activities. Fill was placed in areas of the wetland that damaged existing trees and the area was landscaped with ornamental and invasive vegetation. Houses and associated improvements were also located in the wetland buffer. The proposal will remove all existing improvements, invasive vegetation, and restore the wetland and buffer to function as intended. The result will increase all wetland and buffer functions.

2. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist.**
   Finding: As noted in the submitted Critical Areas Report, the proposal will fully restore the wetland and buffer with improvement to vegetation cover and diversity that will improve water quality and habitat functions. **See Section XI for condition of approval related to mitigation planting.**

3. **The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced**

regulated critical area buffer.
Finding: The proposal will restore the wetland and buffer to their natural function which will improve stormwater quality functions.

4. **Adequate resources to ensure completion of any required restoration, mitigation, and monitoring efforts.**
   Finding: The proposed mitigation planting will be maintained and monitored for five years per the submitted Mitigation Plan.

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site.**
   Finding: The proposal will completely restore the wetland and buffer on-site and improve all wetland functions above what exists currently.

6. **The resulting development is compatible with other uses and development in the same land use district.**
   Finding: The proposal does not diminish the existing vegetated condition to the west or north which are where the residential uses are located. This vegetation is to be improved and increased to screen the proposed fire station from these uses. The site is adjacent to public park, downtown and office zoning to the south and west and the proposal is compatible with these uses.

B. 20.30P.140 CRITICAL AREAS LAND USE PERMIT DECISION CRITERIA
The Director may approve, or approve with modifications an application for a Critical Areas Land Use Permit if:

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

   Finding: The applicant must obtain development permits to construct the proposed improvements which include clearing and grading, building, and other permits. Plans submitted for the development permits must reflect the plans reviewed under this approval. The boundary line adjustment to combine all separate parcels into one site must be recorded prior to building permit issuance. **See Section XI of this report for conditions of approval related to permits required and boundary line adjustment.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer.**

   Finding: The project minimizes impacts to the wetland and locates the proposed impacts where the wetland and buffer has been subject to prior disturbance and fill. The entire wetland and buffer are to be restored so that they have the ecological functions expected.

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

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

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

   Finding: The proposal will construct a new fire station and increase fire services provided to the City.

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

   Finding: The proposed mitigation planting and monitoring plan is reference document 4. The proposed planting and monitoring are consistent with LUC 20.25H.210. Final restoration plans are required to be submitted under the future clearing and grading permit. **See Section XI of this report for conditions of approval related to mitigation planting and monitoring.**

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

   Finding: The proposal complies with all other applicable code requirements as approved or conditioned.

C. 20.30B.140 CONDITIONAL USE PERMIT DECISION CRITERIA

The City may approve or approve with modifications an application for a Conditional Use Permit if:

1. **The conditional use permit is consistent with the Comprehensive Plan**

   Finding: The proposal is consistent with the Comprehensive Plan and associated Fire Department Strategic Plan planning document. Both of these planning documents include the stated goal of construction of a new Fire Station #10 to serve Downtown within the planning period of these documents. In addition, this proposal is supported by the following goals in the Comprehensive Plan.

   - Ensure that capital facilities necessary to meet level of service standards are provided within a reasonable amount of time. (CF-1).
   - Use facility system plans to identify and plan for the long range facility needs for individual city services. (CF-7).
   - Plan for future growth through the implementation of the 2014 Facilities Master Plan (FDSP, 2d.)
   - Provide adequate fire and safety services for the Downtown Subarea as

population and employment increase over time. (S-DT-29)

This station not only meets Bellevue's anticipated service needs but also meets environmental goals in the Comprehensive Plan for sustainability, resiliency, and conservation of resources as well as restoring degraded critical areas with the functions expected. The LEED Gold and Salmon Safe Certifications as well as restoration of the wetland and buffer on the site meet the following goals in the Comprehensive Plan.

- Balance the immediate and long range environmental impacts of policy and regulatory decisions in the context of the city's commitment to provide for public safety, infrastructure, economic development and other obligations. (EN-1)
- Conduct city operations in a manner that ensures the sustainable use of natural resources, promotes an environmentally safe workplace for its employees, and minimizes adverse environmental impacts. (EN-2)
- Construct and operate new city facilities to exceed required development standards in order to conserve energy, water, and environmental resources. (EN-47)
- Preserve and maintain fish and wildlife habitat conservation areas and wetlands in a natural state and restore similar areas that have become degraded. (EN-63)

2. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The station is located on the southern portion of the site and maintains at least a 50-foot or greater separation from the west and north property lines. Existing vegetation is maintained in this area and will be further enhanced by proposed landscaping to create a dense screen of vegetation. The fire station is also designed to use the topography of the site and excavation to lower the profile of the station and height relative to adjacent development. The wetland in the northwest corner of the site is entirely avoided by any permanent disturbance and the impact to the wetland buffer has been minimized to the maximum extent possible through placement of the station and location of operational features on the south portion of the site. The proposed station is designed to incorporate features of both residential and commercial development reflecting this site's location as a transitions from the downtown to single-family zoning.

3. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities

Finding: The proposal will add fire station capacity to the City, increase services provided, and ensure response times are maintained and improved.

4. **The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property**

   Finding: The operational components of the station are located on the south portion of the building which is the furthest away these features can be on the site from the residential properties to the west and north. The proposed vegetated buffer between the station and these properties is also substantial and greatly exceeds the requirements of the code for landscaping buffer width required. The proposed design of the site and improvement of the vegetation on the site will ensure that the proposal is not materially detrimental to uses or property in the vicinity of the project.

5. **The conditional use complies with the applicable requirements of this Code**

   Finding: The project complies with code requirements.

D. CONCLUSION AND DECISION/RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency and City Code and Standard compliance reviews, the Director does hereby **APPROVE with CONDITIONS** the application for Critical Areas Land Use Permit and **RECOMMENDS APPROVAL** of the Conditional Use Permit **with CONDITIONS** to the Hearing Examiner for the Fire Station 10 proposal.

E. CONDITIONS OF APPROVAL

Codes & Ordinances
The following conditions are imposed under the Bellevue City Code referenced. The applicant shall comply with all applicable Bellevue City Codes and ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janey Gwo, 425-452-6190
Construction Codes- BCC Title 23	Bldg. Division, 425-452-6864
Fire Code- BCC 23.11	Derek Landis, 425-452-4112
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350
Transportation Code- BCC 14.60	Ryan Miller, 425-452-2065
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Chris Brookes, 425-452-6825

A. GENERAL CONDITIONS

1. **Clearing and Grading Permit Required**
   The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. Approval of this land use application does not constitute an approval of

any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

AUTHORITY: Land Use Code 20.30P.140; Bellevue City Code 23.76
REVIEWER: Janney Gwo, Clearing and Grading Review

2. **Seasonal Clearing and Grading Restrictions**
The clearing & grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

AUTHORITY: Bellevue City Code 23.76
REVIEWER: Janney Gwo, Clearing and Grading Review

3. **Vehicular Access Restrictions**
There are no access restrictions as this time however restriction may be placed in the future by the City.

AUTHORITY: Bellevue City Code 14.60.150
REVIEWER: Ryan Miller, Transportation Review

4. **Provisions for Loading**
The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

The backing of fire apparatuses into or out of the public street shall not take place. The applicant shall keep the internal circulation free and clear as needed for all backing maneuvers to take place on site behind the sidewalk.

AUTHORITY: Land Use Code 20.20.590.K.4; Bellevue City Code 14.60.180
REVIEWER: Ryan Miller, Transportation Review

5. **Lighting**
All lighting is required to be shielded and contained to ensure it is directed away from the wetland and buffer on the site.

AUTHORITY: Land Use Code 20.25H.100
REVIEWER: Reilly Pittman, Land Use Review

6. Utilities Conceptual Approval and Permits

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utilities Permit Processes. All connection charges will be due prior to issuance of the respective permits. Easements will be required as necessary for new publicly owned facilities, and easement modifications will be required for areas where public utilities and easements are no longer existing.

Any unused existing services must be abandoned back to the main. UA permits will be required for each sanitary side sewer connection/modification. UC permits are required for domestic and irrigation water services 2-inch and smaller. UE permits are required for storm and water services larger than 2-inch.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Chris Brookes, Utilities Review

B. CONDITIONS REQUIRED PRIOR TO ISSUANCE OF ANY CLEARING AND GRADING PERMIT

7. Final Arborist Report and Tree Retention

The submitted arborist report must be updated based on the final plans. The arborist must confirm their preliminary findings and provide any additional recommendations for tree protection. Tree retention requires is all trees in the perimeter landscaping area and 15 percent of the tree interior to the site. The project exceeds the minimum 15 percent of the existing diameter inches, but the final retention percentage for the site interior needs to be confirmed. The arborist report must also provide recommendations for conversion to habitat snags, use of large wood on the site, or removal of the dead trees. If a tree does not pose a hazard it should be left in the wetland or buffer. The final plans must clearly show trees proposed for removal or retention, consistent with the arborist report.

AUTHORITY: Land Use Code 20.20.900; Land Use Code 20.25H.055.C.3.i
REVIEWER: Reilly Pittman, Land Use Review

8. Final Mitigation and Restoration Plan

A final plan that shows planting proposed to mitigate impacts, restore temporary disturbance, and enhance the wetland and buffer is required to be submitted with the clearing and grading permit. This plan must also include the provisions for maintenance and monitoring.

AUTHORITY: Land Use Code 20.25H.220
REVIEWER: Reilly Pittman, Land Use Review

9. Maintenance and Monitoring for Five Years

Maintenance and monitoring are required for five years per the plan submitted as reference document 4. Annual reports are required to be transmitted to Reilly Pittman for review.

AUTHORITY: Land Use Code 20.25H.220
REVIEWER: Reilly Pittman, Land Use Review

10. Conformance to Zoning Code

The site plan(s) submitted as part of a future building permit application shall verify conformance with all applicable zoning requirements.

AUTHORITY: Land Use Code 20.20.010
REVIEWER: Reilly Pittman, Land Use Review

11. Final Landscaping Plans

A final landscaping plan is required to be submitted with the clearing and grading permit application.

AUTHORITY: Land Use Code 20.20.520
REVIEWER: Reilly Pittman, Land Use Review

12. Right-Of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a. Designated truck hauling routes.
b. Truck loading/unloading activities.
c. Location of construction fences.
d. Hours of construction and hauling.
e. Requirements for leasing of right of way or pedestrian easements.
f. Provisions for street sweeping, excavation and construction.
g. Location of construction signing and pedestrian detour routes.
h. All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation, or demolition permit.

AUTHORITY: Bellevue City Code 11.70 and 14.30
REVIEWER: Tim Stever, Right-of-Way Review

13. Transportation Infrastructure Improvements & Civil Engineering Plans

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.

Transportation Infrastructure Improvements on 108th Avenue NE, NE 8th Street, 9th Place, and the new connector road to NE 8th Street include the following:

i. 112th Avenue NE

a. Install the following half street section:
   i. 6-ft wide half center turn lane
   ii. 11-ft wide southbound travel lane
   iii. 11-ft wide southbound travel lane
   iv. 2-ft wide striped buffer
   v. 5-ft wide southbound bicycle lane
   vi. Concrete curb and gutter
   vii. 5-ft wide planter
   viii. 8-ft wide sidewalk
b. Install street lighting to meet City standards including installation of new small cell poles and LED fixtures.
c. Relocate all above grade utilities underground
d. Installation of a new traffic signal with the south fire station driveway. This includes a new service and improvements as needed to connect to the 112th Avenue NE and NE 12th Street intersection signal.
e. Install a minimum 5-foot wide planter strip with the following:
   i. Spray Irrigation from a private meter.
   ii. Soil preparation and root barrier
   iii. Street trees, ground cover, and landscaping
   iv. A combined street tree and streetlight plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper

separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).

f. Convey property rights to the City, prior to grading permit issuance.
   i. Provide Right of Way dedication to the back edge of the sidewalk.

ii. Fiber

a. Conduit and junction boxes are required along the length of 108th Avenue NE and NE 8th Street. The City will take on the cost of the fiber and the fiber installation. The applicant shall install the conduit and junction boxes.

iii. The Americans with Disabilities Act (ADA)

a. ADA requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations. All new and existing junction boxes shall have non-slip lids installed. All new and existing junction boxes shall have foundry applied non-slip lids within the public sidewalk.

   ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

iv. No fixed objects, including fire hydrants, trees, and streetlight poles, are

allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

v. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

vi. A dedicated channelization and signage plan are required.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; Americans with Disabilities Act
REVIEWER: Ryan Miller, Transportation Review

C. CONDITIONS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

14. Boundary Line Adjustment Recorded

The boundary line adjustment to combine all separate parcels into one site must be completed prior to building permit issuance.

AUTHORITY: Land Use Code 20.20.010
REVIEWER: Reilly Pittman, Land Use Review

15. Building and Site Plans – Transportation

Prior to issuance of any building permit, the building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: Bellevue City Code 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
REVIEWER: Ryan Miller, Transportation Review

16. Right-of-Way Dedication

The applicant shall provide right of way dedication to the back of the required public sidewalk. Additional right of way dedication shall be required for any signal cabinets, vaults, and/or appurtenances that may be located behind the sidewalk.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Ryan Miller, Transportation Review

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

17. Land Use Inspection

Final inspection of all planting and landscaping is required by the land use reviewer prior to final building inspection and certificate of occupancy approval.

AUTHORITY: Land Use Code 20.25H.220; Land Use Code 20.20.520
REVIEWER: Reilly Pittman, Land Use Review

18. Street Frontage Improvements

All street frontage improvements and other required transportation elements, including streetlight and traffic signal, must be constructed by the applicant, and accepted by the Transportation Department inspector. All existing streetlight and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual Sections; and Transportation Department Design Manual Standard Drawings.
REVIEWER: Ryan Miller, Transportation Review

19. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be completed.

AUTHORITY: Bellevue City Code 14.60.250; Design Manual Design Standard #23
REVIEWER: Tim Stever, Transportation Department

SE 1/4 SEC. 29, TWP 25 N., RNG. 05 E., W.M.

SURVEY NOTES

1. **PURPOSE OF THIS SURVEY** THIS SURVEY WAS PERFORMED ON SEPTEMBER, 2018 AND APRIL, 2019 IN SUPPORT OF CITY OF BELLEVUE FIRE STATION #10 DEVELOPMENT PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAT WHAT IT WAS INTENDED FOR.

2. **METHODOLOGY** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA TS15 TOTAL STATION, LEICA GS 14 GPS RECEIVERS. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS).

3. **COORDINATE BASIS** WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011. THIS SURVEY IS TIED TO THE FOLLOWING CITY OF BELLEVUE CONTROL STATIONS:

   H: 4366, NORTHING: 230,052.054, EASTING: 1,305,648.853
   H: 4365, NORTHING: 229,546.852, EASTING: 1,305,098.990
   H: 3160, NORTHING: 230,301.843, EASTING: 1,305,631.716
   H: 3159, NORTHING: 230,597.852, EASTING: 1,305,659.823

4. **VERTICAL DATUM** NAVD 88 BASED ON THE FOLLOWING CITY OF BELLEVUE BENCHMARKS:

   V: 1038, ELEVATION: 194.77
   V: 1060, ELEVATION : 215.04

5. **CONTOUR INTERVAL** 1 FEET CONTOUR LINES REPRESENTED HEREON CONFORM TO NATIONAL MAP ACCURACY STANDARDS AND ARE SUITABLE FOR CIVIL ENGINEERING DESIGN.

6. **WETLANDS** WETLAND DELINEATIONS PROVIDED BY THE WATERSHED COMPANY. SKETCHES AND/OR SUPPLEMENTAL INFORMATION WAS PROVIDED ON AUGUST 20, 2018 AND MARCH 25, 2019, DELINRATION FLAGS AND DATA PLOT LOCATIONS WERE SURVEYED IN AUGUST, 2018 AND MARCH, 2019.

7. **PROPERTY LINES** THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE PROVIDED BY CITY OF BELLEVUE SURVEY DEPARTMENT STAFF ON OCTOBER 24, 2018. SURVEYS WERE NOT PERFORMED TO VERIFY THE ACCURACY OF PROPERTY LINES AND/OR EASEMENTS SHOWN HERENON.

8. **MONUMENTATION VISITATION** ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING OCTOBER, 2018 AND APRIL, 2019 UNLESS OTHERWISE INDICATED.

9. **UNDERGROUND UTILITIES** SHOWN REPRESENT FIELD SURVEYED PAINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

LEGEND

- MONUMENT (FOUND AS NOTED)
- BENCH MARK
- REBAR (FOUND AS NOTED)
- 0123456789 TAX LOT / PARCEL NUMBER
- SIGN
- PEDESTRIAN SIGNAL
- PB PEDESTRIAN SIGNAL BUTTON
- TRAFFIC SIGNAL/STREET LIGHT
- TRAFFIC SIGNAL JUNCTION BOX
- TRAFFIC MARKING LEFT TURN ARROW
- TRAFFIC MARKING STRAIGHT ARROW
- FENCE GATE
- POST OR BOLLARD
- WF-1 FLAG POLE OR WETLAND FLAG
- DP-1 WETLAND DATA PLOT
- WSP WATER STAND PIPE
- MAILBOX
- ROCKERY
- DECIDUOUS TREE
- CONIFEROUS TREE
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- IRV IRRIGATION CONTROL VALVE
- SEWER MANHOLE
- CO STORM/SEWER CLEANOUT
- STORM DRAIN MANHOLE
- STORM CATCH BASIN
- STORM FIELD INLET
- P POWER VAULT
- S POWER STREET LIGHT JUNCTION BOX
- P POWER JUNCTION BOX
- PM POWER METER
- PC POWER CABINET
- POWER POLE
- LIGHT POLE WITH ARM
- LANDSCAPE LIGHT
- GUY ANCHOR
- P POWER TRANSFORMER
- T TELEPHONE MANHOLE
- T TELEPHONE VAULT
- TVR CABLE TV RISER
- FO FIBER OPTIC VAULT
- GV GAS VALVE
- GM GAS METER

- PROPERTY LINE
- PROPERTY LINE (BELLEVUE GIS)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- SIXTEENTH SECTION LINE
- EASEMENT LINE
- TRAFFIC STRIPING
- BUILDING LINE
- BUILDING OVERHANG
- EDGE OF GRAVEL
- FENCE LINE (TYPE AS NOTED)
- WETLAND BOUNDARY
- TREE CANOPY/DRIP LINE
- WATER PIPE
- SANITARY SEWER PIPE
- SANITARY SEWER RECORD PIPE
- STORM DRAIN PIPE
- STORM DRAIN RECORD PIPE
- POWER LINE
- POWER LINE FROM RECORDS
- POWER OVERHEAD LINE
- TRAFFIC SIGNAL DETECTION LOOP
- FIBER OPTIC LINE
- NATURAL GAS PIPE
- NATURAL GAS FROM RECORDS

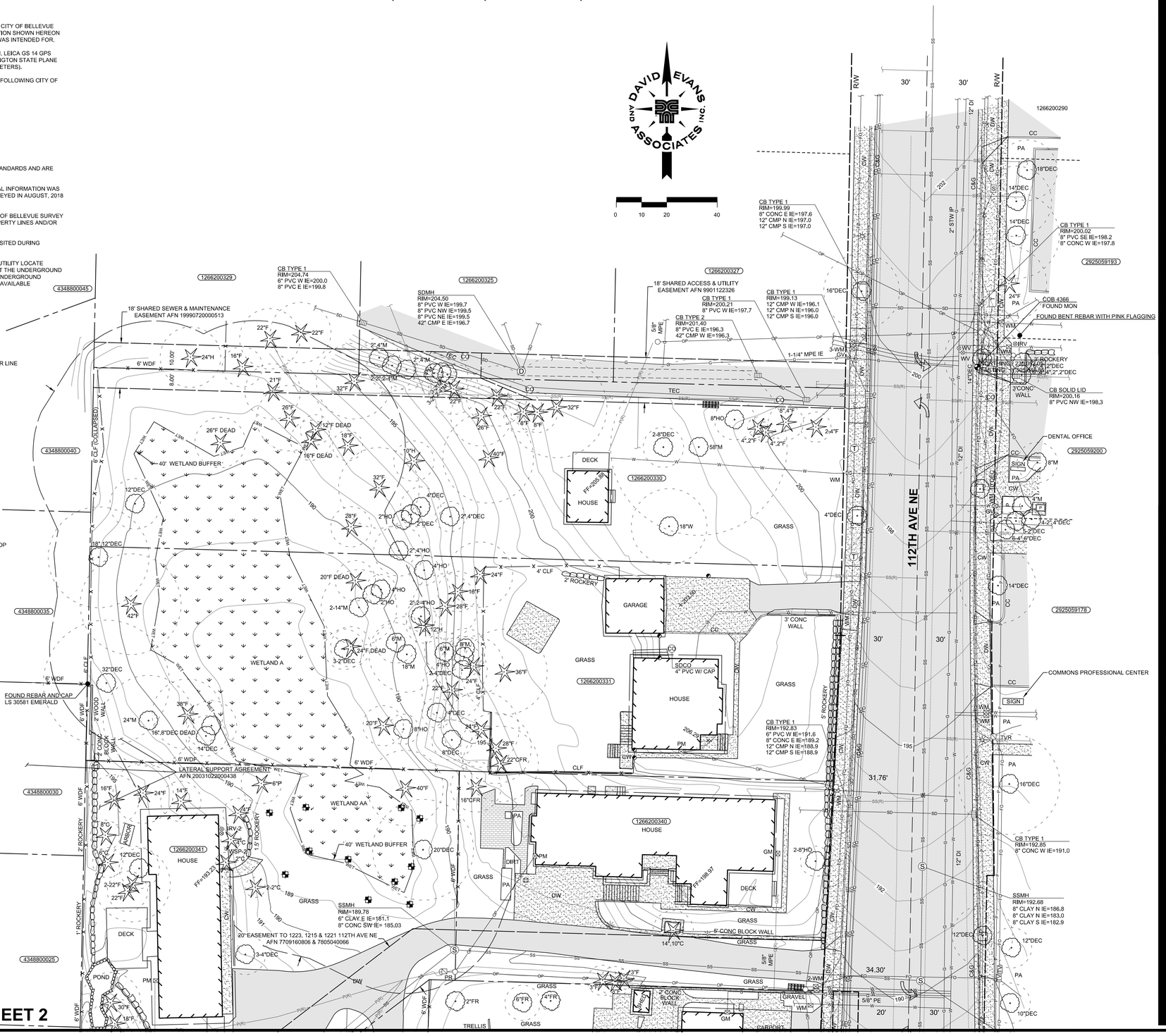
- ASPHALT PAVING
- BRICK PAVING
- CONCRETE PAVING
- GRAVEL PATH
- WETLAND AREA

ABBREVIATIONS

AFN	AUDITOR'S FILE NUMBER
ASPH	ASPHALT
CC	CONCRETE CURB
CI	CAST IRON
CLF	CHAIN LINK FENCE
CMP	CORREGATED METAL PIPE
COB	CITY OF BELLEVUE
CONC	CONCRETE
CW	CONCRETE SIDEWALK
DI	DUCTILE IRON
DW	DRIVEWAY
FF	FINISHED FLOOR ELEVATION
HP	HIGH PRESSURE
IP	IRON PIPE
IE	INVERT ELEVATION
PA	PLANTED AREA
PVC	POLYVINYL CHLORIDE PIPE
(R)	RECORD UTILITY INFORMATION
STW	STEEL WRAPPED
TEC	THICKENED EDGE CURB
WDF	WOOD FENCE

TREE ABBREVIATIONS

C	CEDAR
CFR	CONIFER
DEC	DECIDUOUS
F	FIR
FR	FRUIT TREE
H	HEMLOCK
HO	HOLLY
M	MAPLE
P	PINE
W	WILLOW



TOPOGRAPHIC SURVEY
FIRE STATION #10 SITE
FOR
THE CITY OF BELLEVUE
KING COUNTY, WASHINGTON

2019.04.15 16:20:30-07'00'

DAVID EVANS AND ASSOCIATES INC.
14432 SE Eastgate Way, Suite 400
Bellevue, Washington, 98007
Phone: 425.519.6500

REVISIONS: APPD.

DATE: APRIL 15, 2019
DESIGN:
DRAWN: JMDE, SXTO
CHECKED: AALA, DEV
REVISION NUMBER:

SCALE: 1" = 20'

PROJECT NUMBER:
BLVX0000-4174

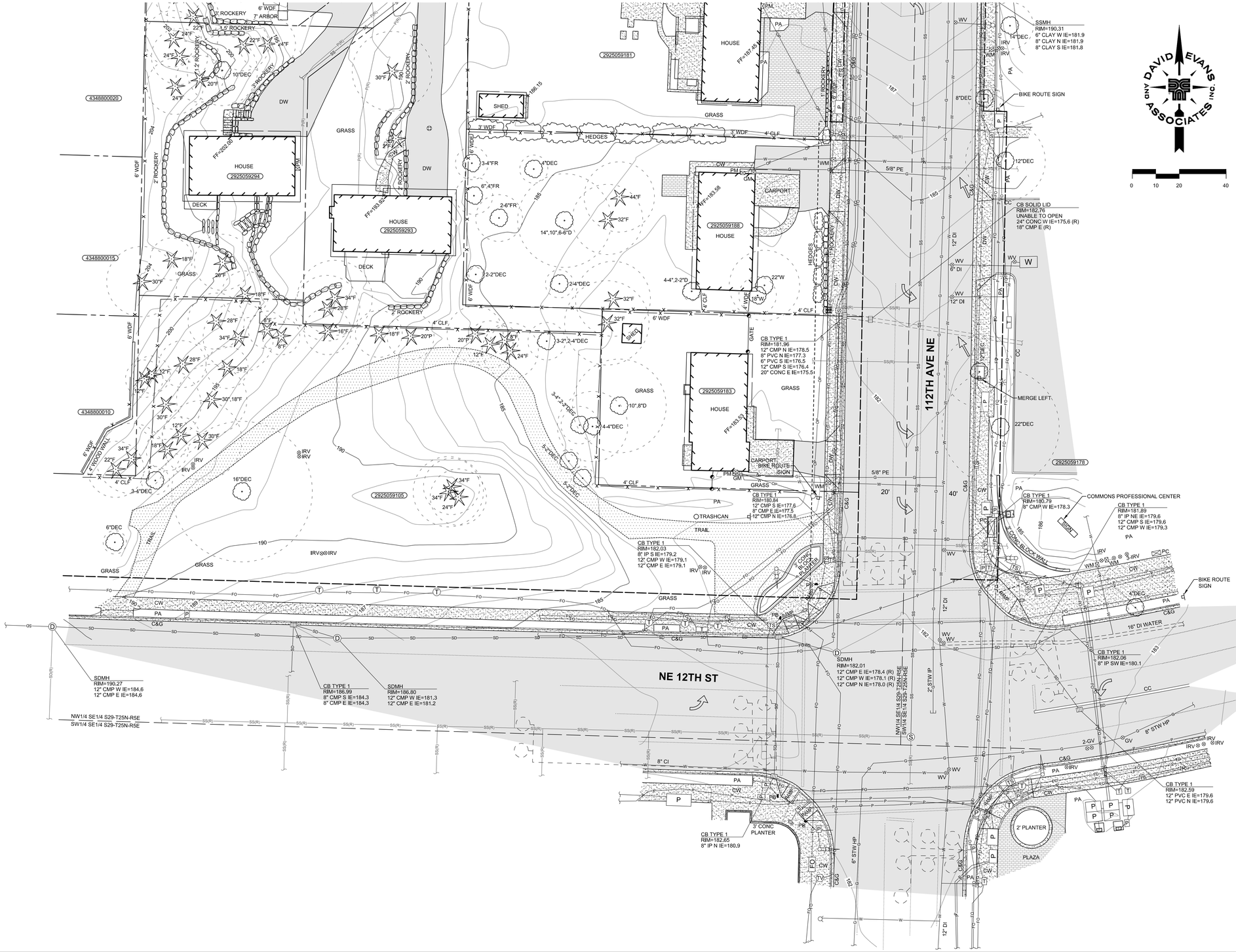
DRAWING FILE:
2019-04-15 Fire Station #10 Survey.c

SHEET NO.
1
OF 2

Plot Date: 4/15/2019 4:18 PM By: Doug Vogt
Save Date: 4/15/2019 4:17 PM File: P:\BIBLVX0000\4174\0400CAD\SVDWG\2019-04-15 Fire Station #10 Survey.dwg

SEE SHEET 1

SE 1/4 SEC. 29, TWP 25 N., RNG. 05 E., W.M.



TOPOGRAPHIC SURVEY
FIRE STATION #10 SITE
FOR
THE CITY OF BELLEVUE
KING COUNTY, WASHINGTON

2019.04.15 16:20:49-07'00'

DAVID EVANS AND ASSOCIATES INC.
14432 SE Eastgate Way, Suite 400
Bellevue, Washington 98007
Phone: 425.519.6500

REVISIONS: APPD.

DATE: APRIL 15, 2019
DESIGN:
DRAWN: JMDE, SXTO
CHECKED: AALA, DEV
REVISION NUMBER:

SCALE: 1" = 20'

PROJECT NUMBER:
BLVX0000-4174

DRAWING FILE:
2019-04-15 Fire Station #10 Survey.d

SHEET NO.
2
OF 2

Plot Date: 4/15/2019 4:18 PM By: Doug Vogt
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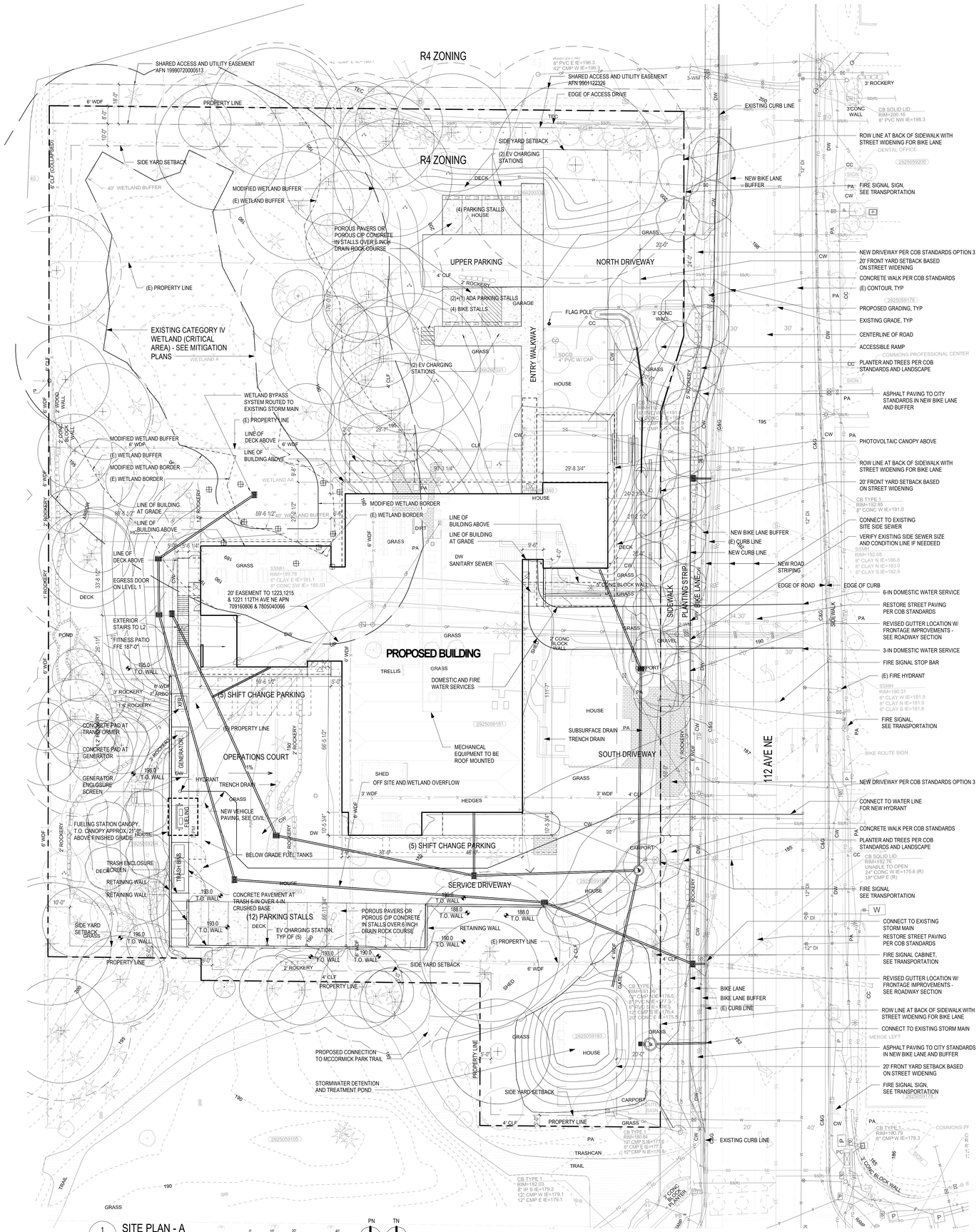


1 SITE PLAN - A
A1.00 SCALE: 1" = 20'-0"

SCALE 1:20

PN TN

SITE INFORMATION:

TOTAL PROPERTY AREA: 2.66 AC
TOTAL DISTURBED AREA: 2.31 AC
ZONING: SE 1/4 SEC. 29 TWP
TAX ACCOUNT NOS: 2925059183, 2925059294, 2925059293, 2925059188, 2925059181, 1266200341, 1266200340, 1266200330, 1266200331
TOTAL EXISTING IMPERVIOUS: 0.80 AC
WQ DESIGN STORM: 2-YR
TOTAL PROPOSED IMPERVIOUS: 1.30 AC
TOTAL ALLOWABLE IMPERVIOUS: -
WQ DESIGN FLOW RATE: 0.132 CFS
WATER QUANTITY SYSTEMS: COMBINED WETPOND
FILL VOLUME OF MATERIALS: 1,385 CY
CUT VOLUME OF EXCAVATION MATERIALS: 5,900 CY

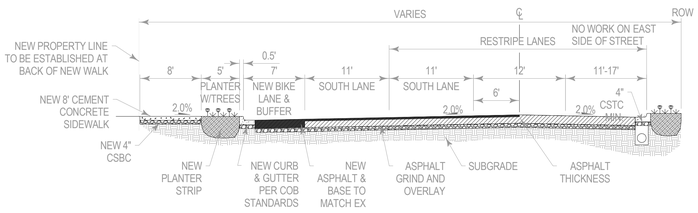
LEGAL DESCRIPTION: SEE SHEET G0.01FOR PARCELS INVOLVED IN THIS PROPOSAL.
EXISTING PROPERTY LINES ARE TO BE CONSOLIDATED THROUGH LOT BOUNDARY ADJUSTMENT, CONTINGENT ON DEMOLITION OF EXISTING HOUSES.

NOTE: PROPERTY LINES: THE SURVEY SHOWN IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE PROVIDED BY CITY OF BELLEVUE SURVEY DEPARTMENT STAFF ON OCTOBER 24, 2018. SURVEYS WERE NOT PERFORMED TO VERIFY THE ACCURACY OF PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON.

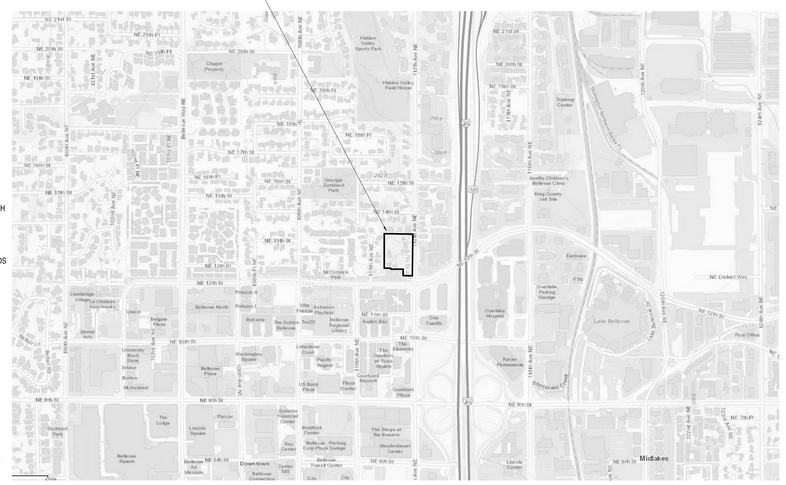
VERTICAL DATUM: VERTICAL DATUM SET W/ NAVD 88 WITH FOLLOWINGBENCHMARKS:
V: 1038, ELEVATION: 194.77
V: 1060, ELEVATION : 215.04

COORDINATE BASIS: WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011. THIS SURVEY IS TIED TO THE FOLLOWING CITY OF BELLEVUE CONTROL STATIONS:
H: 4366, NORTHING: 230,052.054, EASTING: 1,305,648.853
H: 4365, NORTHING: 229,546.852, EASTING: 1,305,098.990
H: 3160, NORTHING: 230,301.843, EASTING: 1,305,631.716
H: 3159, NORTHING: 230,597.852, EASTING: 1,305,659.823

CONTOUR INTERVAL: 1FT CONTOUR LINES REPRESENTED



112TH AVE NE ROADWAY SECTION - FRONTAGE IMPROVEMENTS



VICINITY MAP - NTS

General Notes

Seal

6473 REGISTERED ARCHITECT ROBIN E. MILLER STATE OF WASHINGTON

Revisions

No.	Description	Date

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
1932 First Avenue
Suite 916
Seattle, WA 98101
v: 206.256.0862 f: 206.256.0864

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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

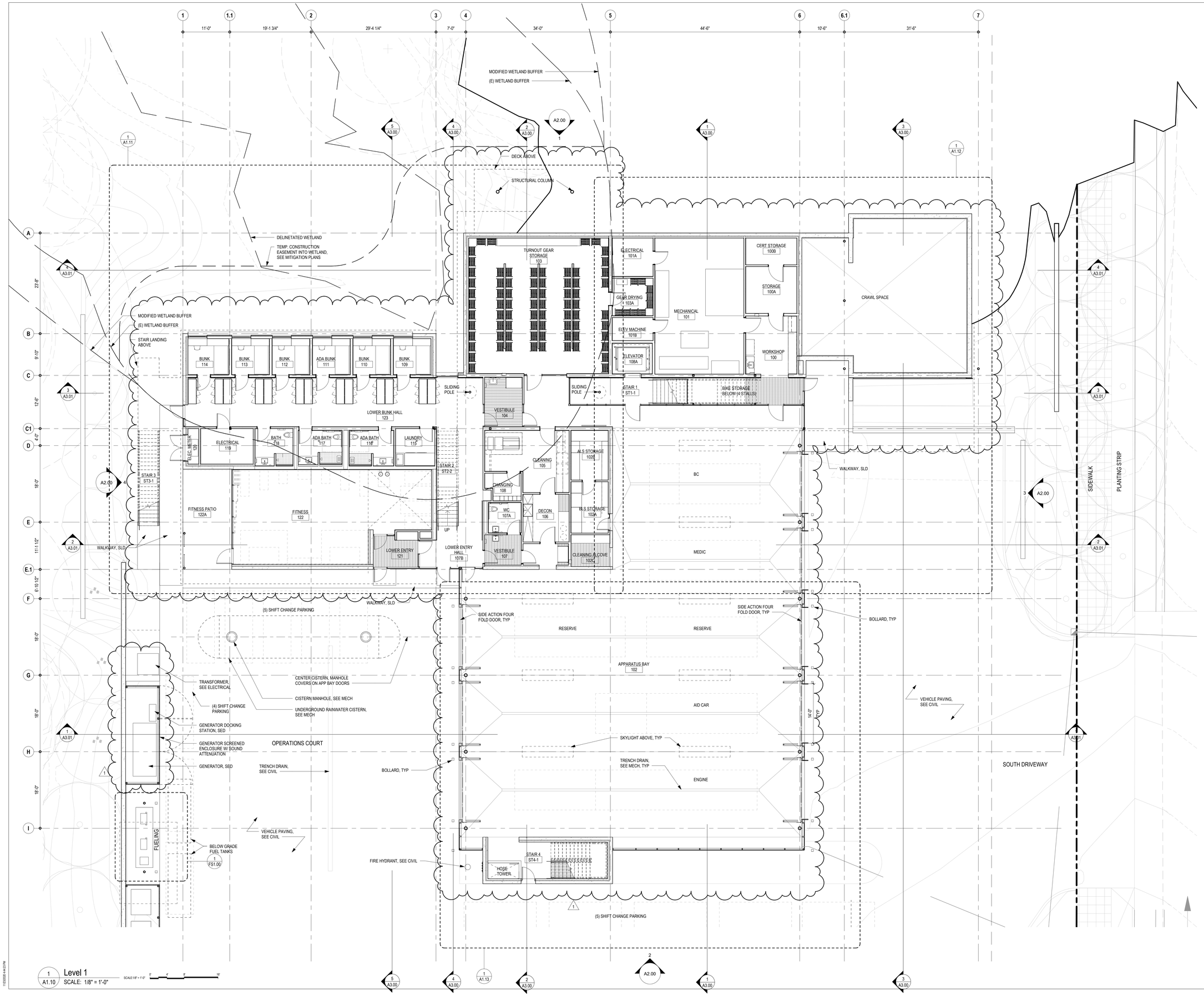
CONDITIONAL USE PERMIT SUBMITTAL

SITE PLAN A

Scale	As indicated
Date	JUNE 22, 2020
BCJ Project Number	18402

A1.00

6/22/2020 3:52:09 PM



1 A1.10 Level 1
SCALE: 1/8" = 1'-0"
SCALE:1/8" = 1'-0" 0' 4' 8' 16'

Seal

6473 REGISTERED ARCHITECT ROBERT E. MILLER STATE OF WASHINGTON

Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
1932 First Avenue
Suite 916
Seattle, WA 98101
v: 206.256.0862 f: 206.256.0864

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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

Not For Construction

LOWER LEVEL FLOOR PLAN

Scale	1/8" = 1'-0"
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

A1.10

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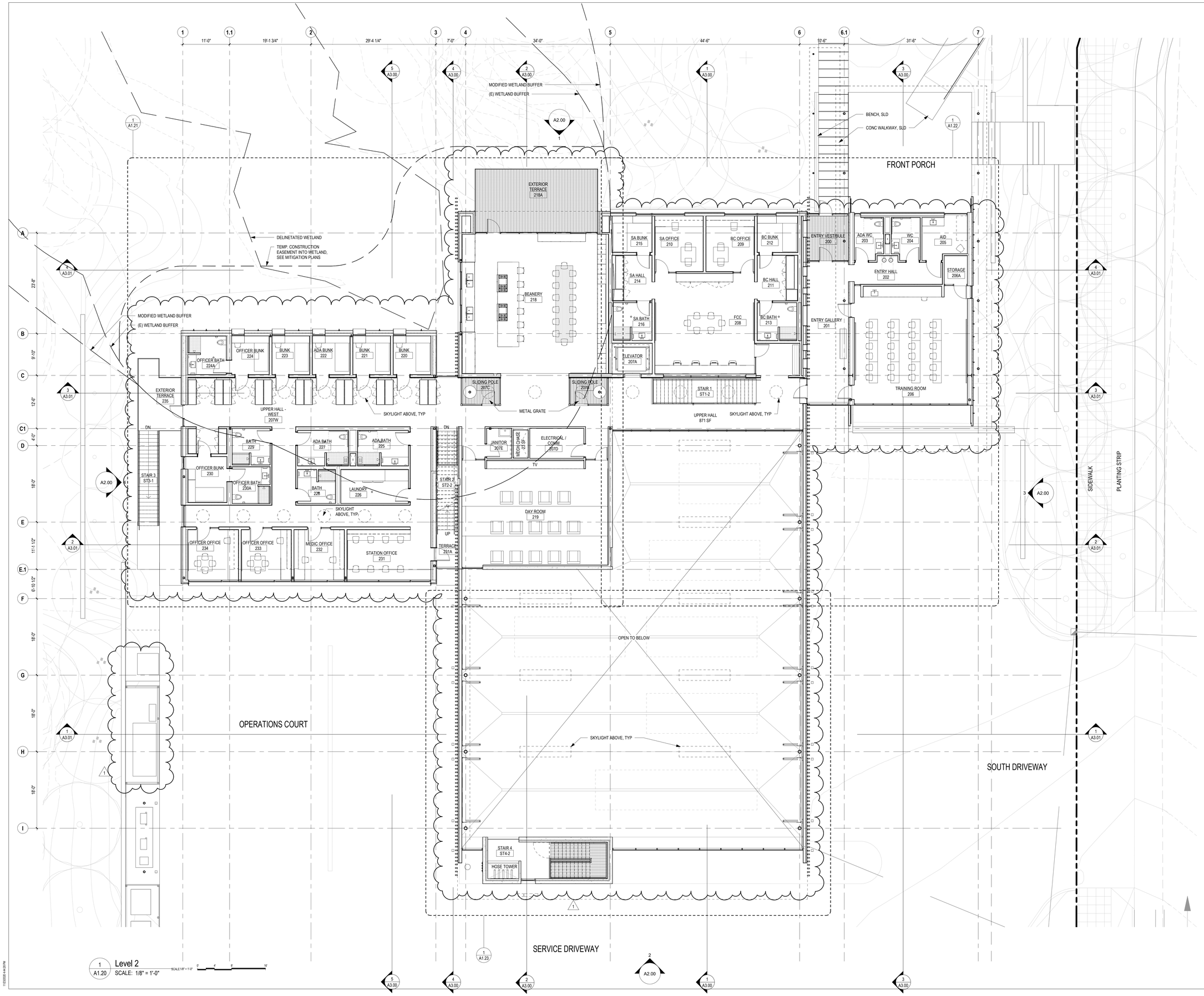

1 A1.20 Level 2
SCALE: 1/8" = 1'-0"

Seal

6473
REGISTERED ARCHITECT
ROBERT E. MILLER
STATE OF WASHINGTON

Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

Bohlin Cywinski Jackson
Architecture Planning Interior Design
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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

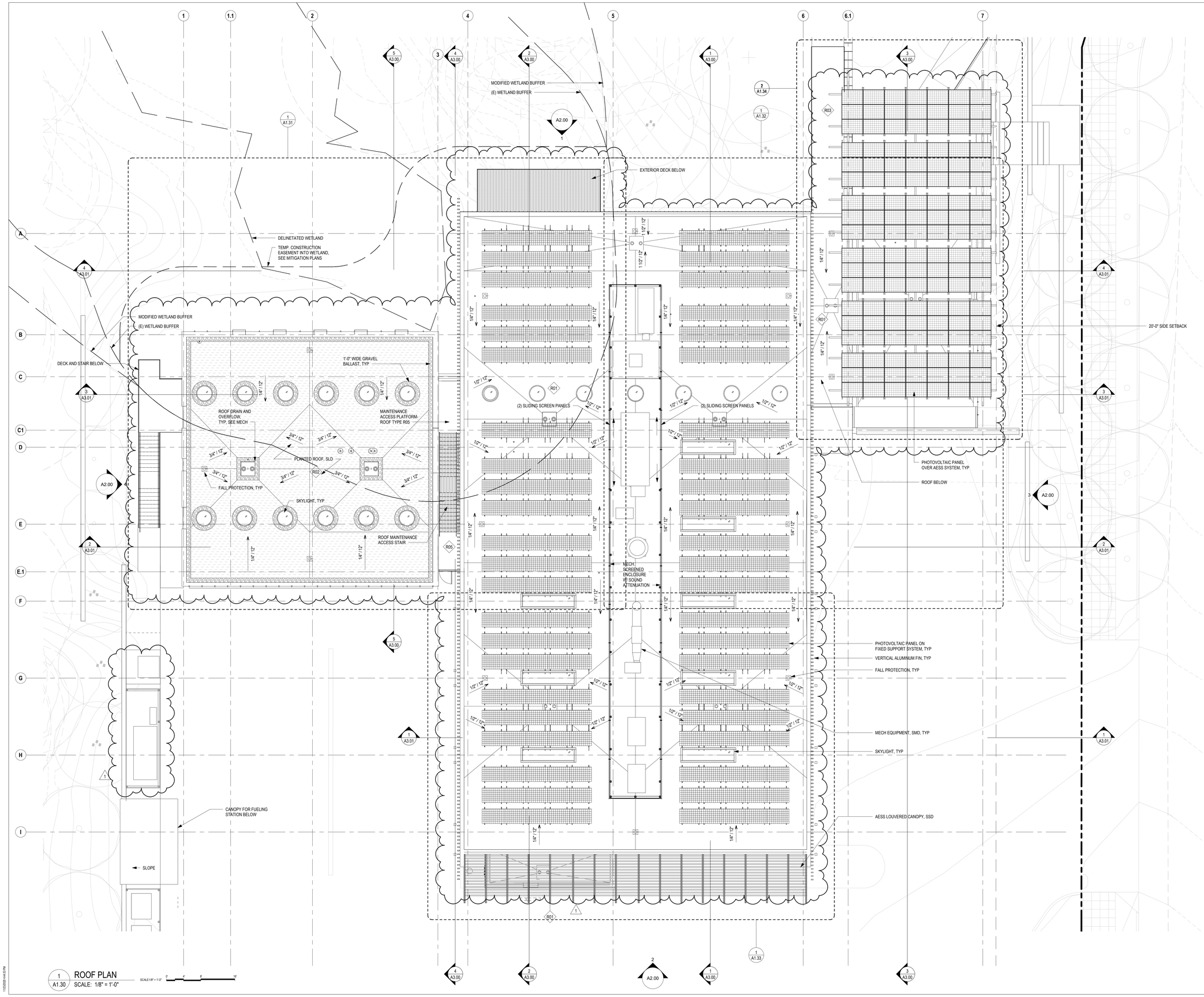
CONDITIONAL USE PERMIT SUBMITTAL

Not For Construction

UPPER LEVEL FLOOR PLAN

Scale	1/8" = 1'-0"
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

A1.20



1 A1.30 ROOF PLAN
SCALE: 1/8" = 1'-0"

Seal

6473
REGISTERED ARCHITECT
ROBERT E. MILLER
STATE OF WASHINGTON

Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
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Suite 916
Seattle, WA 98101
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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

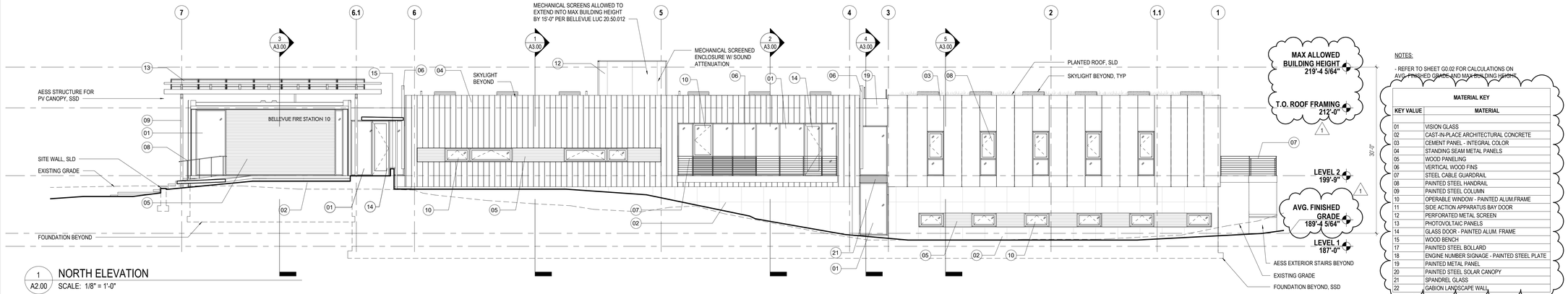
CONDITIONAL USE PERMIT SUBMITTAL

Not For Construction

ROOF PLAN

Scale	1/8" = 1'-0"
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

A1.30



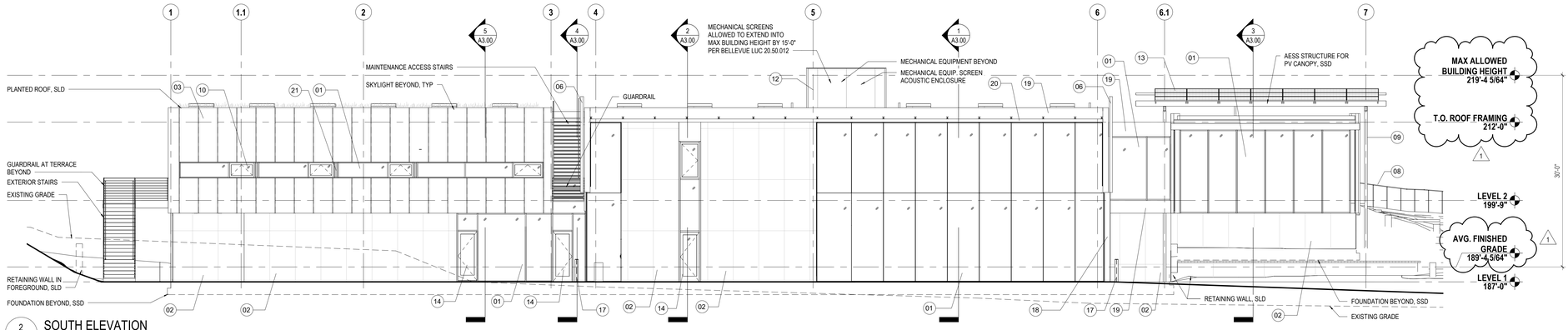
1 A2.00 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

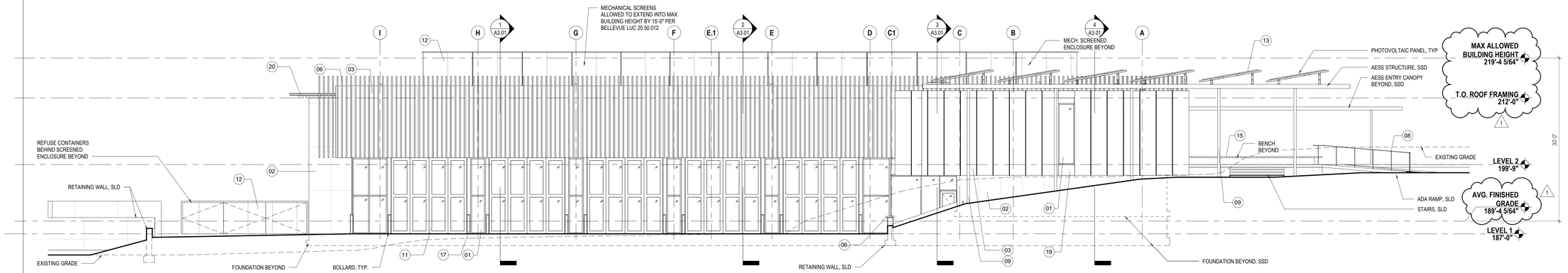
- REFER TO SHEET G0.02 FOR CALCULATIONS ON AVG. FINISHED GRADE AND MAX BUILDING HEIGHT

MATERIAL KEY

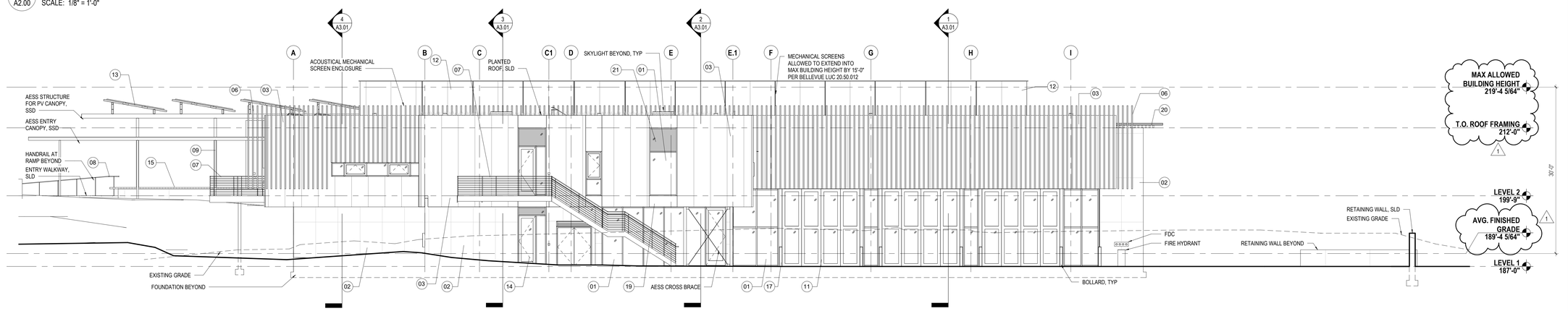
KEY VALUE	MATERIAL
01	VISION GLASS
02	CAST-IN-PLACE ARCHITECTURAL CONCRETE
03	CEMENT PANEL - INTEGRAL COLOR
04	STANDING SEAM METAL PANELS
05	WOOD PANELING
06	VERTICAL WOOD FINS
07	STEEL CABLE GUARDRAIL
08	PAINTED STEEL HANDRAIL
09	PAINTED STEEL COLUMN
10	OPERABLE WINDOW - PAINTED ALUM.FRAME
11	SIDE ACTION APPARATUS BAY DOOR
12	PERFORATED METAL SCREEN
13	PHOTOVOLTAIC PANELS
14	GLASS DOOR - PAINTED ALUM. FRAME
15	WOOD BENCH
17	PAINTED STEEL BOLLARD
18	ENGINE NUMBER SIGNAGE - PAINTED STEEL PLATE
19	PAINTED METAL PANEL
20	PAINTED STEEL SOLAR CANOPY
21	SPANDREL GLASS
22	GABION LANDSCAPE WALL



2 A2.00 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 A2.00 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



4 A2.00 WEST ELEVATION
SCALE: 1/8" = 1'-0"

11/23/2020 4:21:48 PM

Seal

6473 REGISTERED ARCHITECT KEVIN E. MILLER STATE OF WASHINGTON

Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wikes-Barre Pittsburgh Philadelphia Seattle San Francisco

1932 First Avenue
Suite 916
Seattle, WA 98101
v: 206.256.0862 f: 206.256.0864

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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

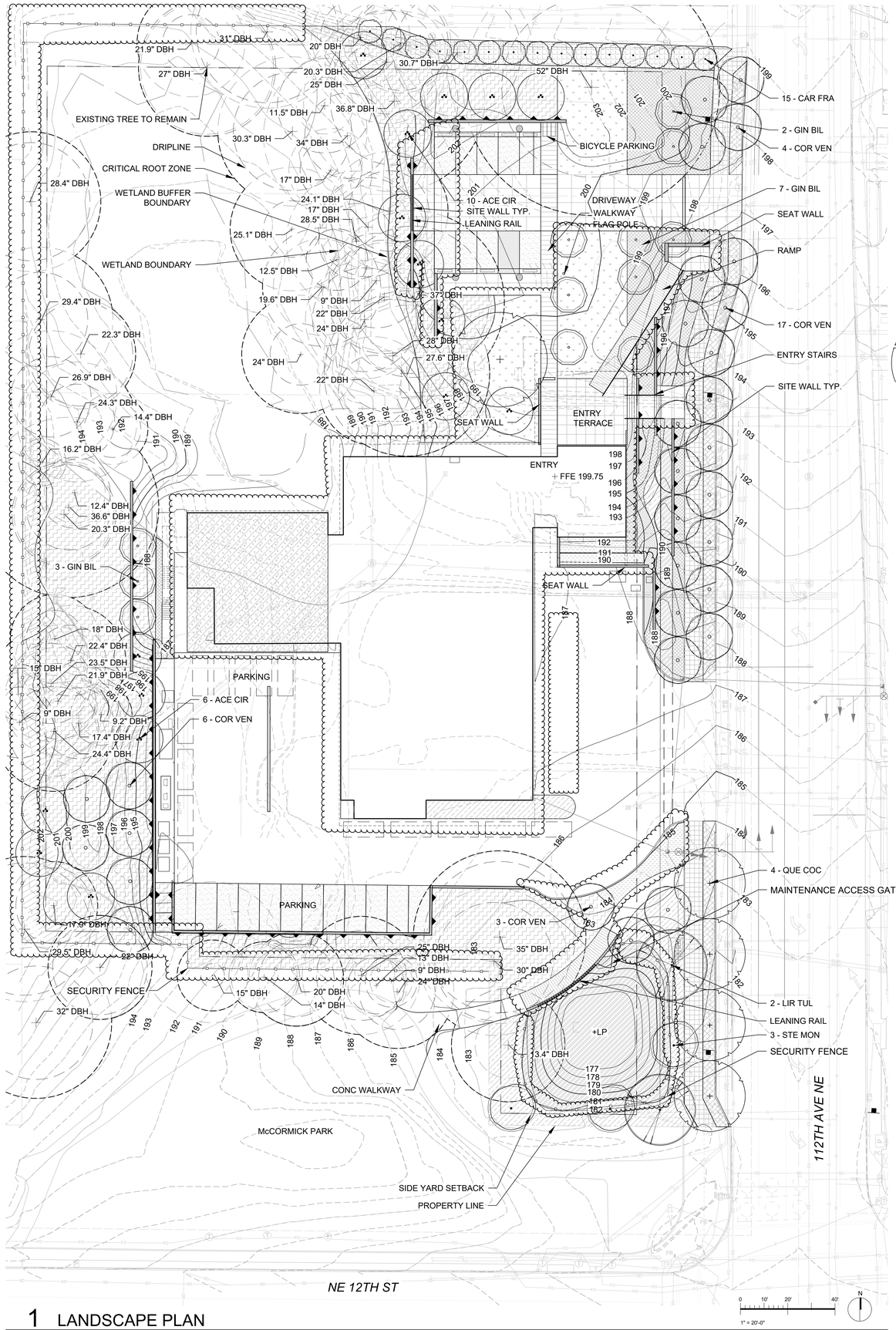
CONDITIONAL USE PERMIT SUBMITTAL

Not For Construction

EXTERIOR BUILDING ELEVATIONS

Scale	1/8" = 1'-0"
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

A2.00



1 LANDSCAPE PLAN

11/19/2020 9:47:36 AM

ABBREVIATIONS:

ARCH	ARCHITECTURE	MAX	MAXIMUM
BS	BOTTOM OF STAIR	MECH	MECHANICAL
BW	BOTTOM OF WALL	MIN	MINIMUM
CAL	CALIPER	OC	ON CENTER
CIP	CAST-IN-PLACE	PA	PLANTING AREA
CIVIL	CIVIL	PAVE	PAVEMENT
CLR	CLEAR	PED	PEDESTRIAN
CONC	CONCRETE	PL	PROPERTY LINE
CRZ	CRITICAL ROOT ZONE	ROW	RIGHT-OF-WAY
DBH	DIAMETER AT BREAST HEIGHT	SF	SQUARE FEET
DIA	DIAMETER	SP	SPECIES
DWG	DRAWING	SS	STAINLESS STEEL
EA	EACH	STRUCT	STRUCTURE
ELECT	ELECTRICAL	TOS	TOP OF SLAB
EX	EXISTING	TS	TOP OF STAIR
HP	HIGH POINT	TW	TOP OF WALL
HT	HEIGHT	TYP	TYPICAL

GENERAL SITE NOTES:

1. SEE SITE SURVEY FOR EXISTING CONDITIONS.
2. SEE CIVIL FOR VEHICULAR PAVEMENTS AND CURBS, VEHICULAR STRIPING, AND UTILITIES.
3. SEE ARCHITECTURAL FOR BUILDING LAYOUT.
4. ALL EXISTING TREES SHOWN IN THE PLAN SHALL BE PROTECTED WITH TEMPORARY FENCING AND SIGNS PER THE REQUIREMENT BY CITY OF BELLEVUE LUC 20.20.900.
5. ALL PLANTING AREAS SHALL BE WATERED WITH AN EFFICIENT FULLY AUTOMATIC IRRIGATION SYSTEM, INCLUDING CONTROLLER, POINT OF CONNECTION TO DOMESTIC WATER LINE, BACKFLOW PREVENTION ASSEMBLY AND METER TO BE LOCATED IN MECHANICAL ROOM.
6. ALL PLANTING AREAS SHALL RECEIVE SOIL PREPARATION INCLUDING INSTALLATION OF 18" DEPTH 3-WAY TOPSOIL FOR SHRUB AREAS AND 24" DEPTH FOR TREES.
7. ALL PLANTING AREAS SHALL RECEIVE A MIN OF 2" OF ORGANIC MULCH.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ACE CIR	16	ACER CIRCINATUM	VINE MAPLE	30 GAL
	ACE MAC	1	ACER MACROPHYLLUM	BIG LEAF MAPLE	30 GAL
	CAR FRA	15	CARPINUS BETULUS `FRANS FONTAINE`	FRANS FONTAINE HORNBEAM	30 GAL
	COR VEN	30	CORNUS VENUS	VENUS DOGWOOD	30 GAL
	GIN BIL	12	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	30 GAL
	LIR TUL	2	LIRIODENDRON TULIPIFERA	TULIP TREE	30 GAL
	QUE COC	4	QUERCUS COCCINEA	SCARLET OAK	30 GAL
	STE MON	3	STEWARTIA MONADELPHA	TALL STEWARTIA	30 GAL

SHRUB & GROUNDCOVER	BOTANICAL NAME	COMMON NAME
GROUNDCOVER		
	Arctostaphylos uva-ursi	Common bearberry
	Mahonia repens	Creeping mahonia
	Thymus praecox	Thymus
	Sedum	Stonecrop
SCREEN (MID)		
	Mahonia aquifolium	Tall oregon grape
	Vaccinium ovatum	Evergreen huckleberry
SCREEN (TALL)		
	Gaultheria shallon	Salal
	Mahonia aquifolium	Tall oregon grape
	Myrica californica	Pacific wax myrtle
	Sarcococca ruscifolia	Sweet box
	Viburnum trilobum	Highbush cranberry
WOODLAND SHADE: FERNS AND GROUNDCOVER		
	Athyrium filix-femina	Lady fern
	Blechnum spicant	Deer fern
	Cheilanthes argentea	Silver chain fern
	Osmunda regalis	Royal fern
	Polystichum munitum	Sword fern
	Asarum caudatum	Western wild ginger
	Epimedium rubrum	Red barrenwort
	Maianthemum dilatum	False lily-of-the-valley
	Liriope muscari	Big blue lily turf
SHRUB/GRASS/PERENNIALS MIX (TALL)		
	Allium sphaerocephalon	Drumstick allium
	Cornus stolonifera 'Kelseyi'	Dwarf redtwig dogwood
	Cornus sanguinea 'Midwinter Fire'	Bloodtwig dogwood
	Echinacea purpurea	Purple coneflower
	Hakonechloa macra	Japanese forest grass
	Miscanthus sinensis 'Morning Light'	Morning light maiden grass
SHRUB/GRASS/PERENNIALS MIX (MED-TALL)		
	Cornus stolonifera 'Kelseyi'	Dwarf redtwig dogwood
	Cornus sanguinea 'Midwinter Fire'	Bloodtwig dogwood
	Hakonechloa macra	Japanese forest grass
	Miscanthus sinensis 'Morning Light'	Morning light maiden grass
	Echinacea purpurea	Purple coneflower
	Panicum virgatum 'Haense Hermes'	Haence herms' switch grass

SHRUB/GRASS/PERENNIALS MIX (SHORT)	
Carex testacea	New zealand sedge
Alchemilla mollis	Lady's mantle
Anemone x hybrida 'Honorine Jobert'	Japanese anemone
Athyrium filix-femina	Lady fern
Liriope gigantea 'Big Blue'	Big blue giant lily turf
Fragaria chiloensis	Beach strawberry
Lavandula angustifolia	English lavendar
SWALE PLANT MIX	
Carex testacea 'prairie fire'	New zealand hair sedge
Imperata cylindrica	Japanese blood grass
Iris sibirica	Siberian iris
Juncus effusus	Softrush
Juncus ensifolius	Daggerleaf rush
MEADOW LANDSCAPE	
Ajuga reptans 'blueberry muffin'	Carpet bugle
Carex pansa	Sand dune sedge
Carex elata 'Aurea'	Golden sedge
Carex brevior	Planins' oval sedge
Leymus triticoides 'Lagunita'	Creeping wild rye
Vaccinium ovatum	Evergreen huckleberry
Vaccinium angustifolium	Lowbush blueberry
STREET LANDSCAPE MIX	
Allium sphaerocephalon	Drumstick allium
Cornus stolonifera 'kelseyi'	Kelsey Dogwood
Fragaria chiloensis	Beach Strawberry
Mahonia nervosa	Dwarf Oregon Grape
Polystichum munitum	Sword Fern
Vaccinium angustifolium	Lowbush blueberry
GREEN ROOF	
Sedum x "color max mix", with grasses of 4"containers	

VINES	BOTANICAL NAME	COMMON NAME
	Parthenocissus henryana	Silvervein creeper

General Notes

Seal

STATE OF WASHINGTON · BARBARA ALSTON-WHITT · 21009 · REGISTERED LANDSCAPE ARCHITECT · NO. 21009 EXP. 05/29/2021

Revisions		
No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

1932 First Avenue
Suite 916
Seattle, WA 98101
v: 206.256.0862 f: 206.256.0864

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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

Not For Construction

PRELIMINARY LANDSCAPE PLAN

Scale	1" = 20'-0"
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

L1.10

Bellevue Fire Station 10

Conditional Use Permit
City of Bellevue, Washington
Land Use Permit # 20-110652-LB

Legal Description (Per City of Bellevue Survey)

TAX PARCEL NUMBER: 292505918303

THE SOUTH 75 FEET OF THE NORTH 225 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 197.5 FEET THEREOF:

AND EXCEPT ROADS.

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE WEST 10.0 FEET OF THE EAST 30.0 FEET AS DEDICATED IN KING COUNTY RECORDING NO 20200312001274.

TAX PARCEL NUMBER: 292505918808

THE EAST 190.25 FEET OF THE NORTH 75 FEET OF THE SOUTH 257.1 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT COUNTY ROAD.

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE WEST 10.0 FEET OF THE EAST 30.0 FEET AS DEDICATED IN KING COUNTY RECORDING NO 20200312001274.

TAX PARCEL NUMBER: 126620034101

THE WEST 148.25 FEET OF LOT 4, BLOCK 7, BURROWS' EAST SIDE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGES 84 THROUGH 85, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON;

ALSO, A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING NORTH 00°35'01" EAST A DISTANCE OF 299 FEET ALONG THE WEST LINE FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°35'01" EAST A DISTANCE OF 32.88 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 7, BURROWS' EAST SIDE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 84, RECORDS OF KING COUNTY;

THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH 88°56'48" EAST A DISTANCE OF 138 FEET; THENCE SOUTH 51°56'30" WEST A DISTANCE OF 52.24 FEET; THENCE NORTH 88°53'31" WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 97.21 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR ACCESS ROAD 20 FEET IN WIDTH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., SAID POINT BEING NORTH 00°35'01" EAST A DISTANCE OF 299 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°53'31" EAST A DISTANCE OF 65.54 FEET TO THE TRUE POINT OF BEGINNING OF

THIS EASEMENT;

THENCE CONTINUING SOUTH 88°53'31" EAST 31.67 FEET;

THENCE NORTH 51°56'30" EAST 52.24 FEET TO THE SOUTH LINE OF LOT 4, BLOCK 7 OF BURROWS' EAST SIDE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 84, RECORDS OF KING COUNTY, WASHINGTON;

THENCE WESTERLY ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT HEREIN.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 292505929300

THE EAST 98 FEET OF THE WEST 168 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF THE SOUTH 172 FEET THEREOF;

EXCEPT THE EAST 30 FEET OF THE NORTH 150 FEET THEREOF;

EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 0°35'01" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 299 FEET;

THENCE SOUTH 88°53'31" EAST 97.21 FEET;

THENCE SOUTH 51°56'30" WEST 34.82 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 70

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 0°35'01" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 299 FEET;

THENCE SOUTH 88°53'31" EAST 97.21 FEET;

Legal Description (C'ont) (Per City of Bellevue Survey)

THENCE SOUTH 51°56'30" WEST 34.82 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 70

FEET OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE;

THENCE NORTH 51°56'30" WEST TO THE NORTH LINE OF SAID SUBDIVISION AND THE TERMINUS OF

SAID DESCRIBED LINE.

TOGETHER WITH THE SOUTH 10.1 FEET OF THE NORTH 160.1 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 131.08 FEET THEREOF; AND EXCEPT THE WEST 168 FEET THEREOF.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR AN ACCESS ROAD 20 FEET IN WIDTH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, SAID POINT BEING NORTH 0°35'01" EAST A DISTANCE OF 299 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°53'31" EAST A DISTANCE OF 65.54 FEET TO THE TRUE POINT OF BEGINNING OF

THIS EASEMENT;

THENCE CONTINUING SOUTH 88°53'31" EAST 31.67 FEET;

THENCE NORTH 51°56'30" EAST 52.24 FEET TO THE SOUTH LINE OF LOT 4, BLOCK 7, BURROWS' EASTSIDE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 84, IN KING COUNTY, WASHINGTON;

THENCE EAST ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF 112TH AVENUE NORTHEAST;

THENCE NORTH ALONG SAID WESTERLY LINE 20 FEET;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 4 TO A POINT WHICH BEARS NORTH 51°56'30" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 51°56'30" WEST TO THE TRUE POINT OF BEGINNING.

TAX PARCEL NUMBER: 292505929409

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING NORTH 0°36'01" EAST A DISTANCE OF 182 FEET, ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 0°35'01" EAST, A DISTANCE OF 117 FEET;

THENCE SOUTH 88°53'31" EAST, A DISTANCE OF 97.21 FEET;

THENCE SOUTH 51°56'30" WEST, A DISTANCE OF 34.82 FEET;

THENCE SOUTH 00°35'01" WEST, A DISTANCE OF 95 FEET;

THENCE NORTH 88°53'31" WEST, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A NON-EXCLUSIVE EASEMENT FOR AN ACCESS ROAD 20 FEET IN WIDTH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, SAID POINT BEING NORTH 00°35'01" EAST A DISTANCE OF 299 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°53'31" EAST A DISTANCE OF 65.54 FEET TO THE TRUE POINT OF BEGINNING OF

THIS EASEMENT;

THENCE CONTINUING SOUTH 88°53'31" EAST 31.67 FEET;

THENCE NORTH 51°56'30" EAST 52.24 FEET TO THE SOUTH LINE OF LOT 4, BLOCK 7, BURROWS' EASTSIDE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE 84, IN KING COUNTY, WASHINGTON;

THENCE EAST ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF 112TH AVENUE NORTHEAST;

THENCE NORTH ALONG SAID WESTERLY LINE 20 FEET;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 4 TO A POINT WHICH BEARS NORTH

51°56'30" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 51°56'30" WEST TO THE TRUE POINT OF BEGINNING.

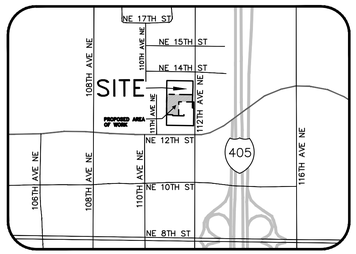
TAX PARCEL NUMBER: 292505918105

PARCEL A:

THE EAST 160.25 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

Vicinity Map

N.T.S.



Legal Description (C'ont) (Per City of Bellevue Survey)

EXCEPT THE SOUTH 257.01 FEET THEREOF;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN 112TH AVENUE NORTHEAST RIGHT OF WAY;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR SAID 112TH AVENUE N.E., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PROPERTY;

THENCE SOUTHERLY, ALONG THE EAST BOUNDARY OF SAID PROPERTY, A DISTANCE OF 67.27 FEET;

THENCE WESTERLY, ALONG THE SOUTH BOUNDARY OF SAID PROPERTY, A DISTANCE OF 5.00 FEET;

THENCE NORTH 00° 11 MINUTES 04 SECONDS EAST A DISTANCE OF 44.31 FEET;

THENCE NORTH 01° 56 MINUTES 24 SECONDS EAST A DISTANCE OF 21.90 FEET;

THENCE EASTERLY, ALONG THE NORTH BOUNDARY OF SAID PROPERTY, A DISTANCE OF 4.30 FEET TO THE TRUE POINT OF BEGINNING OF SAID EXCEPTION.

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE WEST 10.0 FEET OF THE EAST 30.0 FEET AS DEDICATED IN KING COUNTY RECORDING NO 20200312001274.

PARCEL B:

THE WEST 30 FEET OF THE NORTH 75 FEET OF THE EAST 190.25 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

TAX PARCEL NUMBER: 126620033002

THE EAST 150 FEET OF LOT 4, BLOCK 7, BURROWS' EAST SIDE ADDN., ACCORDING TO PLAT RECORDED IN VOLUME 44 OF PLATS, PAGE 84, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BELLEVUE FOR PUBLIC STREET AND HIGHWAY PURPOSES BY DEED OF DEDICATION RECORDED NOVEMBER 24, 1969, UNDER RECORDING NUMBER, 6591346, DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST 150 FEET OF LOT 4, BLOCK 7, BURROW'S EAST SIDE ADDN., ACCORDING TO PLAT RECORDED IN VOLUME 44 OF PLATS, PAGE 84, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTHEAST CORNER OF SAID PROPERTY;

THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID PROPERTY, A DISTANCE OF 4.30 FEET;

THENCE NORTH 01°56'24" EAST, A DISTANCE OF 83.28 FEET;

THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID PROPERTY, A DISTANCE OF 1.76 FEET;

THENCE SOUTH 00°11'04" WEST, A DISTANCE OF 89.17 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NUMBERS: 126620033004 AND 126620033103

LOT 2, BLOCK 7, BURROWS' EAST SIDE ADDITION, AS PER PLAT RECORDED IN VOLUME 44 OF PLATS, PAGE 84, RECORDS OF KING COUNTY AUDITOR;

LESS THE NORTH 10 FEET AND LESS THE SOUTH 2 FEET OF SAID LOT 2.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:

THE SOUTH 2 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 7 OF BURROWS' EAST SIDE ADDITION, AS PER PLAT RECORDED IN VOLUME 44 OF PLATS, PAGE 84, RECORDS OF KING COUNTY AUDITOR;

LESS PORTION OF SAID LOT 3 CONVEYED THE CITY OF BELLEVUE UNDER KING COUNTY RECORDING

NO. 6533979.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL NOTE:

THE RESULTANT PARCEL WILL BE A SINGLE PARCEL CONSISTING OF ALL PROPERTY DESCRIBED ABOVE.

Sheet Index

C0.00 COVER
C0.01 UTILITY NOTES
C0.02 GRADING NOTES
C1.00 SITE PLAN B
C2.00 SITE DEMO
C3.00 TESC AND EXCAVATION PLAN
C3.10 TESC DETAILS
C3.11 TESC DETAILS
C4.00 GRADING AND DRAINAGE PLAN
C4.10 DRAINAGE DETAILS
C5.00 UTILITY PLAN
C5.10 UTILITY DETAILS
C6.00 PAVING PLAN
C6.01 SIGHT TRIANGLE EXHIBIT
C6.10 PAVING DETAILS

Survey Legend

MONUMENT (FOUND AS NOTED)
BENCH MARK
REBAR (FOUND AS NOTED)
0123456789 TAX LOT / PARCEL NUMBER
SIGN
PEDESTRIAN SIGNAL
PB PEDESTRIAN SIGNAL BUTTON
TRAFFIC SIGNAL/STREET LIGHT
TRAFFIC SIGNAL JUNCTION BOX
TRAFFIC MARKING LEFT TURN ARROW
TRAFFIC MARKING STRAIGHT ARROW
FENCE GATE
POST OR BOLLARD
WF-1 FLAG POLE OR WETLAND FLAG
DP-1 WETLAND DATA PLOT
WSP WATER STAND PIPE
MAILBOX
ROCKERY
DECIDUOUS TREE
CONIFEROUS TREE
WV WATER VALVE
WM WATER METER
FIRE HYDRANT
IRV IRRIGATION CONTROL VALVE
SEWER MANHOLE
STORM/SEWER CLEANOUT
STORM DRAIN MANHOLE
STORM CATCH BASIN
STORM FIELD INLET
P POWER VAULT
POWER STREET LIGHT JUNCTION BOX
POWER JUNCTION BOX
PM POWER METER
PC POWER CABINET
POWER POLE
LIGHT POLE WITH ARM
LANDSCAPE LIGHT
GUY ANCHOR
P POWER TRANSFORMER
T TELEPHONE MANHOLE
T TELEPHONE VAULT
TVR CABLE TV RISER
FO FIBER OPTIC VAULT
GV GAS VALVE
GM GAS METER

PROPERTY LINE
PROPERTY LINE (BELLEVUE GIS)
EXISTING RIGHT-OF-WAY LINE
EXISTING RIGHT-OF-WAY CENTER LINE
SIXTEENTH SECTION LINE
EASEMENT LINE
TRAFFIC STRIPING
BUILDING LINE
BUILDING OVERHANG
EDGE OF GRAVEL
FENCE LINE (TYPE AS NOTED)
WETLAND BOUNDARY
TREE CANOPY/DRIP LINE
WATER PIPE
SANITARY SEWER PIPE
SANITARY SEWER RECORD PIPE
STORM DRAIN PIPE
STORM DRAIN RECORD PIPE
POWER LINE
POWER LINE FROM RECORDS
POWER OVERHEAD LINE
TRAFFIC SIGNAL DETECTION LOOP
FIBER OPTIC LINE
NATURAL GAS PIPE
NATURAL GAS FROM RECORDS

ASPHALT PAVING
BRICK PAVING
CONCRETE PAVING
GRAVEL PATH
WETLAND AREA

List of Civil Abbreviations

AFN	AUDITOR'S FILE NUMBER
ASPH	ASPHALT
CC	CONCRETE CURB
CI	CAST IRON
CLF	CHAIN LINK FENCE
CMP	CORREGATED METAL PIPE
COB	CITY OF BELLEVUE
CONC	CONCRETE
CW	CONCRETE SIDEWALK
DI	DUCTILE IRON
DW	DRIVEWAY
FF	FINISHED FLOOR ELEVATION
HP	HIGH PRESSURE
IP	IRON PIPE
IE	INVERT ELEVATION
PA	PLANTED AREA
PVC	POLYVINYL CHLORIDE PIPE
(R)	RECORD UTILITY INFORMATION
STW	STEEL WRAPPED
TEC	THICKENED EDGE CURB
WDF	WOOD FENCE
CFR	CONIFER
C	CEDAR
DEC	DECIDUOUS
F	FIR
FR	FRUIT TREE
H	HEMLOCK
HO	HOLLY
M	MAPLE
P	PINE
W	WILLOW

COUGHLIN PORTER LUNDEEN

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SEATTLE, WA 98104

(206) 343-0460 www.cplinc.com

Stamp



11/20/20

Revisions

BELLEVUE, WA

CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

Date: 8/28/2020
Job No: C185054-02
Drawn By: JAS
Checked By: KAW
Approved By: KNK
Scale: Horiz: N/A Vert: N/A

Drawing No.

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COVER

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A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

City of Bellevue General Water Notes

1. ALL WORK SHALL CONFORM TO THE 2020 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT. FIRE SERVICE MAINS INSIDE THE HOSPITAL PROPERTY LINE ARE CONSIDERED "PRIVATE FIRE SERVICE MAINS" AND SHALL ALSO SATISFY NFPA-24, 2013 EDITION.
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1%% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. 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.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL. POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. FIRE SERVICE MAINS MUST BE DOUBLY RESTRAINED PER IFC 507.1. THIS MEANS TRUST BLOCKING AND RESTRAINT TYPE PIPE JOINTS AT CHANGES IN DIRECTION AND RESTRAINT TYPE MECHANICAL PIPE JOINTS ON STRAIGHT RUNS OF PIPING.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE.
14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
15. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W5-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)

    A. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, CC THREADED SADDLE AND A CC THREAD BRASS PLUG, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).

    B. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.

    C. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.

    D. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.

20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

City of Bellevue General Sewer Notes

1. ALL WORK SHALL CONFORM TO THE 2020 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
9. 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. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. 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.
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN. THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:

    REMOTE-FOCUS STATIONARY LENS CAMERAS;
    ROTATING LENS CAMERAS; OR
    PAN-AND-TILT CAMERAS.

    THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PER-INCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

Storm Drainage General Notes

1. ALL WORK SHALL CONFORM TO THE 2020 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. 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.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE 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.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
27. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
39. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL B

General Demolition 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 OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER 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, OR AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND OR 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.
3. 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 NOTICE TO THAT UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PURVEYOR, AND CITY OR STATE RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S OWN EXPENSE.
5. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED AND/OR ABANDONED HAVE BEEN DISCONNECTED.
6. ERECT BARRIERS, SHORING AND THE LIKE TO PROTECT PERSONNEL, CONSTRUCTION AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
7. DO NOT SHUT OFF OR CAP UTILITIES WITHOUT PRIOR NOTICE. COORDINATE WORK WITH LOCAL UTILITY PURVEYORS.
8. MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES: ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND ADJACENT FACILITIES; DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; MAINTAIN FIRE ACCESS ALONG ACCESS ROAD AT ALL TIMES; MEET ALL APPLICABLE CODES AND ORDINANCES.
9. PROTECT FROM HARM ANY TREES, OR OTHER OBJECTS SELECTED TO REMAIN.
10. RESTORE ANY IMPROVEMENTS DAMAGED BY THIS WORK TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER. REPAIR ANY DAMAGE TO ADJACENT STRUCTURES, UTILITIES, SITE, AND WORK OF THIS CONTRACT TO REMAIN AT NO ADDITIONAL COST TO OWNER.
11. NO BLASTING ON SITE. DO NOT USE EXPLOSIVES.
12. SPRINKLE DEBRIS W/ WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICABLE LEVEL. DO NOT SPRINKLE TO EXTENT CAUSING FLOODING, CONTAMINATED RUNOFF OR ICING.
13. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CARE SHALL BE TAKEN THAT DAMAGE DOES NOT OCCUR TO EXISTING PAVEMENT WHICH IS TO REMAIN IN PLACE AND THAT ALL PAVEMENT REMOVALS ARE ACCOMPLISHED BY MAKING A NEAT VERTICAL SAW CUT AT THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE AND LOCATION STAKES, INCLUDING OFFSETS AND GENERAL CONSTRUCTION STAKING. WHEN WORK REQUIRING CONTROL IS BEING PERFORMED, ALL NECESSARY RELATED EQUIPMENT, SUPPLIES AND INSTRUMENTS SHALL BE ON SITE. A QUALIFIED LAYOUT ENGINEER, SURVEYOR, OR TECHNICAL SPECIALIST MUST BE ASSIGNED TO THE CONTRACTOR'S CREW FOR THIS WORK. THIS EQUIPMENT AND PERSONNEL MUST BE AVAILABLE, AT NO ADDITIONAL COST, TO OWNER FOR THE PURPOSE OF VERIFYING LAYOUT AND CERTIFYING THE ACCURACY OF WORK ON THE SITE.
15. TRAFFIC: DO NOT OBSTRUCT WALKS OR PUBLIC WAYS WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER. WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES IF REQUIRED.
16. THE REFUSE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, SHOVED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM OR BODY OF WATER, WETLAND, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT.
17. COMPLETELY REMOVE ALL GROWTH INCLUDING COMPLETE ROOT SYSTEMS OF SHRUBS, HERBACEOUS WEEDS AND GRASSES, WITHIN THE LIMITS OF CLEARING AS NECESSARY FOR CONSTRUCTION.
18. CAP AND ABANDON EX SS MAIN. PROVIDE TEMPORARY CAP PER 'GENERAL SANITARY SEWER NOTES' #8.
19. CONTACT PUGET SOUND CLEAN AIR AGENCY FOR ASBESTOS REMOVAL.

Clearing and Grading General Notes

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING 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 DEVELOPMENT SERVICES (DSD) 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.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. 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.
8. 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 APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. 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.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. 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.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. 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.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

Turbidity Monitoring Notes

1. HAULING MUST BE STOPPED DURING PERIODS OF HEAVY RAIN AS DETERMINED BY THE CITY INSPECTOR. THE CONTRACTOR SHALL SCHEDULE EARTHWORK ACTIVITIES TO MINIMIZE DISRUPTION OF CONSTRUCTION DUE TO ADVERSE WEATHER CONDITIONS.
2. THE CONTRACTOR SHALL MAINTAIN ON SITE AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS SUCH AS FILTER FENCE, PLASTIC SHEETING, CATCH BASIN PROTECTION, PUMPS ETC.
3. THE CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO THE TEMPORARY SEDIMENT POND AS INDICATED ON THE PLANS. CONSTRUCTION RUNOFF MUST MEET TURBIDITY REQUIREMENTS PRIOR TO DISCHARGE FROM THE SITE. THE STANDARD FOR TURBIDITY (INDIRECT MEASUREMENT OF THE AMOUNT OF SUSPENDED SEDIMENTS IN WATER) IS:

   25 NTU'S (NEPHELOMETRIC TURBIDITY UNIT'S)
   THE OWNERS REPRESENTATIVE SHALL TAKE READINGS TO DETERMINE THE TURBIDITY OF THE CONSTRUCTION RUNOFF. IN THE EVENT THE RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   A. INSURE ALL BMP'S REQUIRED IN THE DOCUMENTS ARE FUNCTIONING AS INTENDED.
   B. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   C. SAMPLE DISCHARGE DAILY UNTIL THE DISCHARGE IS 25 NTU'S OR LOWER.

4. IN THE EVENT THE CONSTRUCTION RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS, THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   A. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   B. PROVIDE ADDITIONAL SETTLEMENT SYSTEMS INCLUDING BUT NOT LIMITED TO: SETTLEMENT TANKS, PARTICULATE FILTERS, PUMP SYSTEMS ETC.
   C. ADD EROSION PREVENTION BMP'S.

5. PLASTIC COVERING MUST BE PLACED OVER EXPOSED SLOPES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.

   IF THE CONTRACTOR CANNOT MEET THE TURBIDITY REQUIREMENTS AFTER INCREASING BMP'S AS SUGGESTED BY THE COB INSPECTOR AND ON-SITE EROSION CONTROL PROFESSIONAL, THE FOLLOWING STEPS CAN BE TAKEN TO DISCHARGE TURBID RUNOFF: DISCHARGE TURBID RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH DISCHARGING CONSTRUCTION RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH DISCHARGING RUNOFF TO THE SANITARY SEWER SYSTEM.
   THE CONTRACTOR SHALL PROVIDE PUMPS AND PIPING REQUIRED TO DISCHARGE THE TURBID RUNOFF TO THE SANITARY SEWER. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THESE EFFORTS WITH THE CITY OF BELLEVUE INSPECTOR.

City of Belleuve Grading Construction Notes

1. CONSTRUCTION NOISE NOTES:
   CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

   A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATIONS HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PERVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:
   CONSTRUCTION-RELATED NOISE IS ALLOWED:
   7 AM TO 6 PM ON WEEKDAYS
   9 AM TO 6 PM ON SATURDAYS

   CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:
   OUTSIDE OF ALLOWABLE HOURS
   LEGAL HOLIDAYS
   SUNDAYS

2. 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 AND 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.
3. FOUNDATION INSTALLATION AFTER UTILITIES AND ATB COMPLETION:
   FOR WORK IN THE WET WEATHER SEASON, ALL UTILITY INSTALLATIONS MUST BE COMPLETED AND ATB IN PLACE PRIOR TO THE COMMENCEMENT OF ANY FOUNDATION WORK FOR THE BUILDINGS.
4. 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.

Conditions of Approval for Rainy Season Clearing and Grading

1. A TEMPORARY SEDIMENT FACILITY MUST BE CONSTRUCTED FOR SEDIMENT CONTROL OF SITE SURFACE WATER.
2. A SERIES OF SEDIMENT (BAKER OR RAIN-FOR-RENT) TANKS OR TEMPORARY FILTER VAULTS MUST BE USED FOR SEDIMENT CONTROL OF SITE SURFACE WATER IF SEDIMENT FACILITY PROVE INSUFFICIENT.
3. EROSION CONTROL BLANKETS OR MATS MUST BE PLACED OVER EXPOSED SOILS.
4. PERFORMANCE MONITORING IS REQUIRED TO DETERMINE COMPLIANCE WITH STATE WATER QUALITY STANDARDS. MONITORING REPORTS MUST BE GIVEN OR FAXED DAILY TO THE CLEARING & GRADING INSPECTOR 425-452-4101.
5. CLEARING AND GRADING WORK AND HAULING MUST BE STOPPED DURING PERIODS OF RAIN THAT PRODUCE RUNOFF ON PAVED AREAS.
6. THE CONTRACTOR SHALL KEEP A SWEEPER ON SITE DURING EARTHWORK TO REMOVE SOIL THAT AS BEEN TRACKED ONTO PAVED AREAS AS A RESULT OF CONSTRUCTION.
7. CATCH BASIN INSERTS MUST BE INSTALLED ON CATCH BASINS IMMEDIATELY DOWNSTREAM FROM THE SITE.
8. TRENCHES MUST BE BACKFILLED AT THE END OF EACH WORKING DAY.
9. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY.
10. AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS, SUCH AS PLASTIC SHEETING, STRAW BALES, SAND BAGS, CATCH BASIN INSERTS, PUMPS, ETC MUST BE MAINTAINED ON SITE.
11. SOIL STOCKPILES AND MATERIALS FROM TRENCH EXCAVATIONS MUST NOT BE PLACED DIRECTLY ON PAVED AREAS.
12. EROSION CONTROL BMPS MUST BE MAINTAINED THROUGHOUT THE WET SEASON AND ADDITIONAL BMPS MUST BE INSTALLED IF THE INITIALLY IMPLEMENTED BMPS DO NOT ADEQUATELY CONTROL EROSION AND SEDIMENTATION.
13. ON-SITE DRIVING SURFACES MUST BE COVERED WITH ATB.
14. IF PCD ISSUES THREE STOP WORK ORDERS OR CORRECTION NOTICES FOR INSUFFICIENT EROSION AND SEDIMENTATION CONTROL, THE CLEARING AND GRADING PERMIT WILL BE SUSPENDED UNTIL THE DRY SEASON (MAY 1 THROUGH SEPTEMBER 30).
15. RIMS OF PROPOSED STORMWATER COLLECTION STRUCTURES SHALL BE TEMPORARILY PLACED AT THE CONSTRUCTION PAVING ELEVATION. RIMS SHALL BE RAISED TO THE PROPOSED (FINAL) GRADE PRIOR TO PLACING THE FINAL PAVING LIFT.

City of Bellevue 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 ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE DPCD 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 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 SUB-GRADE 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.

Survey Notes (Per David Evans Survey)

1. **PURPOSE OF THIS SURVEY** THIS SURVEY WAS PERFORMED ON SEPTEMBER, 2018 AND APRIL, 2019 IN SUPPORT OF CITY OF BELLEVUE FIRE STATION #10 DEVELOPMENT PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAT WHAT IT WAS INTENDED FOR.
2. **METHODOLOGY** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA TS15 TOTAL STATION, LEICA GS 14 GPS RECEIVERS. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS).
3. **COORDINATE BASIS** WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83-2011. THIS SURVEY IS TIED TO THE FOLLOWING CITY OF BELLEVUE CONTROL STATIONS:

   H: 4366, NORTHING: 230,052.054, EASTING: 1,305,648.853
   H: 4365, NORTHING: 229,546.852, EASTING: 1,305,098.990
   H: 3160, NORTHING: 230,301.843, EASTING: 1,305,631.716
   H: 3159, NORTHING: 230,597.852, EASTING: 1,305,659.823

4. **VERTICAL DATUM** NAVD 88 BASED ON THE FOLLOWING CITY OF BELLEVUE BENCHMARKS:

   V: 1038, ELEVATION: 194.77
   V: 1060, ELEVATION : 215.04

5. **CONTOUR INTERVAL** 1 FEET CONTOUR LINES REPRESENTED HEREON CONFORM TO NATIONAL MAP ACCURACY STANDARDS AND ARE SUITABLE FOR CIVIL ENGINEERING DESIGN.
6. **WETLANDS** WETLAND DELINEATIONS PROVIDED BY THE WATERSHED COMPANY. SKETCHES AND/OR SUPPLEMENTAL INFORMATION WAS PROVIDED ON AUGUST 20, 2018 AND MARCH 25, 2019. DELINRATION FLAGS AND DATA PLOT LOCATIONS WERE SURVEYED IN AUGUST, 2018 AND MARCH, 2019.
7. **PROPERTY LINES** THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE PROVIDED BY CITY OF BELLEVUE SURVEY DEPARTMENT STAFF ON OCTOBER 24, 2018. SURVEYS WERE NOT PERFORMED TO VERIFY THE ACCURACY OF PROPERTY LINES AND/OR EASEMENTS SHOWN HERENON.
8. **MONUMENTATION VISITATION** ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING OCTOBER, 2018 AND APRIL, 2019 UNLESS OTHERWISE INDICATED.
9. **UNDERGROUND UTILITIES** SHOWN REPRESENT FIELD SURVEYED PAINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

SURVEY REFERENCES

1. KING COUNTY ESTABLISHMENT OF THE T.A. NISONGER ROAD APPROVED NOVEMBER 21ST, 1921 AND ITS ASSOCIATED FIELD NOTES IN THE SURVEY REFERENCED AS SURVEY #1666;
2. PLAT OF BURROWS' EAST SIDE ADDITION RECORDED IN KING COUNTY VOLUME 44 OF PLATS, PAGE 84;
3. PLAT OF LINDER'S ADDITION OF BELLEVUE RECORDED IN KING COUNTY VOLUME 49 OF PLATS, PAGE 7;
4. KING COUNTY TAX ASSESSOR MAP (SE 29-25-05, REV 02/16/2017);
5. CITY OF BELLEVUE SURVEY STATION DATA CARDS;

SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 11, 13 AND 14 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
THE FIELD WORK WAS COMPLETED ON MARCH 28, 2018. STEVEN L. BRATZ, PLS
WASHINGTON LICENSE NO. 18895

Fema Flood Zone Classification

ZONE X
MAP NUMBER 53033C0652 F
MAP REVISED: MAY 16, 1995

THESE PARCELS ARE A PORTION OF LOT 4 BLOCK 7, IN THE PLAT OF BURROWS' EAST SIDE ADDITION RECORDED IN KING COUNTY VOLUME 44 OF PLATS, PAGE 84 AND OTHER ADJOINING PARCELS TO THE SOUTH ADJOINING THAT LOT 4 AND THE EAST LINE OF THE PLAT OF LINDERS ADDITION TO BELLEVUE IN KING COUNTY VOLUME 49, PAGE 7. AFTER EXTENSIVE TITLE RESEARCH ON THE HISTORIC DEEDS FOR THE VARIOUS PARCELS OF PRASAD AND THE ADJOINING PARCELS, IT HELPED CLARIFY THE HISTORY OF THEIR CREATION AND SENIORITY. THE EASTERLY 150 FEET PORTION OF LOT 4 BLOCK 7 WAS DEDICATED FIRST AND THE REMAINDER TO THE WEST FOLLOWED. TO THE SOUTH OF LOT 4, THE VARIOUS PARCELS OF PRASAD WERE CREATED AS PORTIONS OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29. THEIR ORDER OF CREATION ALL FOLLOWED THE ADJOINING PARCELS TO THE EAST CONNECTED TO 112TH AVENUE NE AND THEREFORE IN MY OPINION ARE ADJOINING THE SENIOR DEEDS TO THE EAST WHERE THE VARIOUS DESCRIPTIONS VARY SLIGHTLY IN THEIR CALLS BUT APPEAR TO BE INTENT ON MATCHING THE PREVIOUS DEEDS. ALL HAVING ACCESS OUT TO 112TH AVE. NE VIA EASEMENTS OVER THE ADJOINING PARCELS.

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

STATE OF WASHINGTON · STEVEN A. WIESMAN · 40431 · REGISTERED PROFESSIONAL ENGINEER

11/20/20

Revisions

BELLEVUE, WA

CITY OF BELLEVUE
FIRE STATION #10
1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

Date:	8/28/2020
Job No:	C185054-02
Drawn By:	JAS
Checked By:	KAW
Approved By:	KNK
Scale:	Horiz: N/A Vert: N/A

Drawing No.
C0.02
GRADING NOTES

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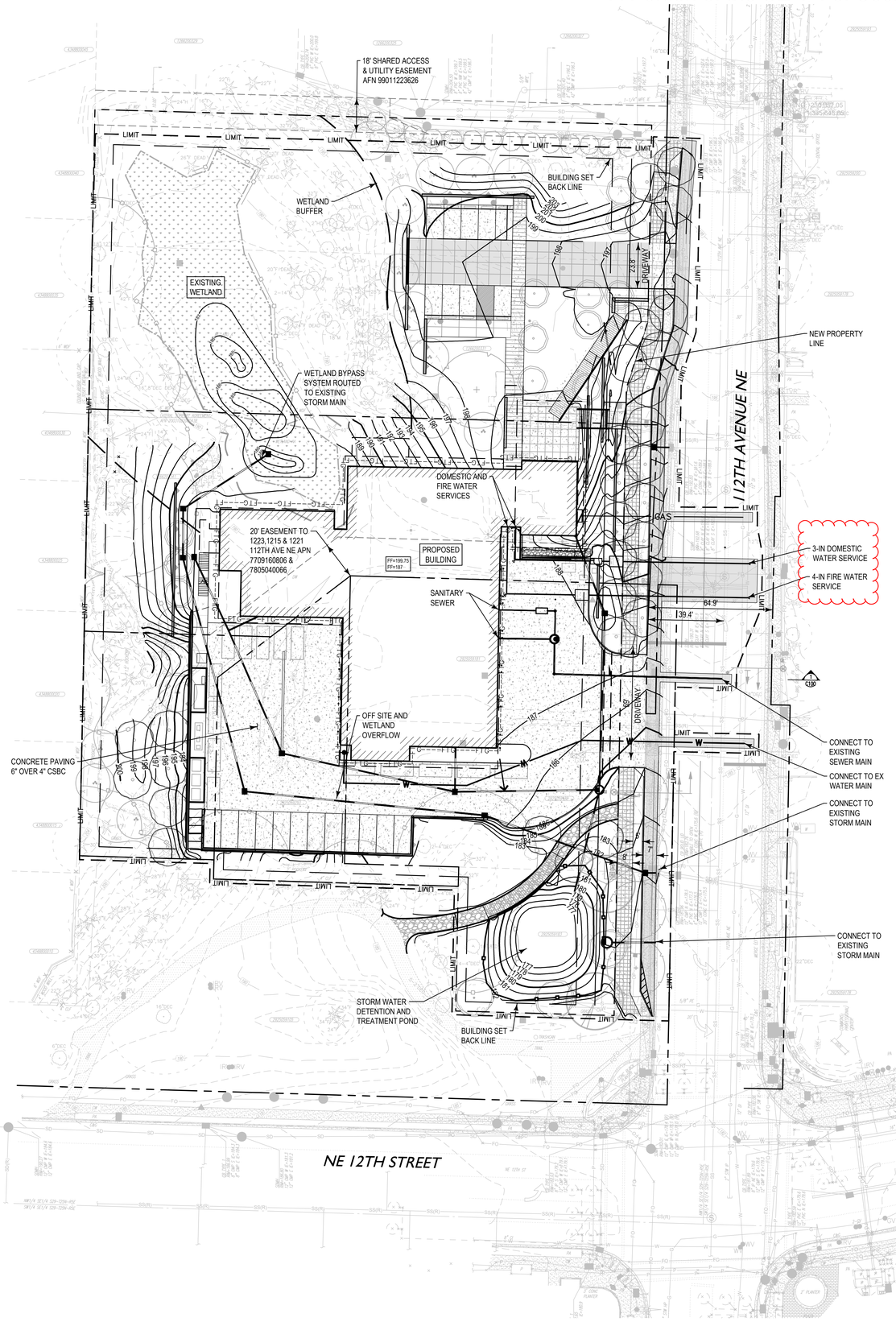
A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

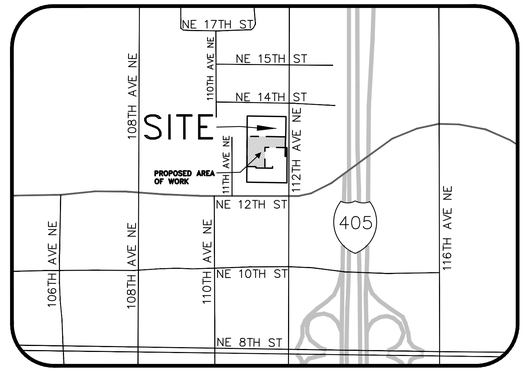


0 15 30 60

SCALE 1"=30'

Vicinity Map

N.T.S.



Site Information

TOTAL PROPERTY AREA=	2.66 AC
TOTAL DISTURBED AREA =	1.91 AC
ZONING:	SE 1/4 SEC. 29, TWP
TAX ACCOUNT NOS.:	2925059183, 2925059294, 2925059293, 2925059188, 2925059181, 1266200341, 1266200340, 1266200330, 1266200331
TOTAL EXISTING IMPERVIOUS:	0.80 AC
WQ DESIGN STORM:	2-YR
TOTAL PROPOSED IMPERVIOUS:	1.27 AC
TOTAL ALLOWABLE IMPERVIOUS:	-
WQ DESIGN FLOW RATE:	0.150 CFS
WATER QUANTITY SYSTEMS(S):	COMBINED WETPOND
FILL VOLUME OF MATERIALS:	1334 CY
CUT VOLUME OF EXCAVATION MATERIALS:	5834 CY

Vertical Datum

NAVD 88 BASED ON THE FOLLOWING CITY OF BELLEVUE BENCHMARKS:
V: 1038, ELEVATION: 194.77
V: 1060, ELEVATION: 215.04

NOTE:
PROPERTY LINES: THE SURVEY SHOWN IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE PROVIDED BY CITY OF BELLEVUE SURVEY DEPARTMENT STAFF ON OCTOBER 24, 2018. SURVEYS WERE NOT PERFORMED TO VERIFY THE ACCURACY OF PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON.

Owner

CITY OF BELLEVUE
FIRE STATION 10
1219 112TH AVENUE NE
BELLEVUE, WA 98004

Architect

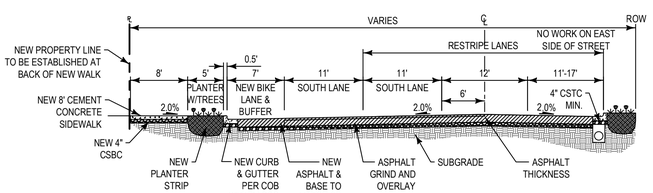
BOHLIN CYWINSKI JACKSON
1932 FIRST AVENUE, SUITE 916
SEATTLE, WA 98101
(206) 256-0862

Civil Engineer

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 CONTACT: KEN WIERSEMA P.E.
kenb@cplin.com

Surveyor

DAVID EVANS AND ASSOCIATES
14432 SE EASTGATE WAY, SUITE 400
BELLEVUE, WA 98007
(425) 519-6500



112TH AVENUE NE SECTION

COUGHLIN PORTER LUNDEEN

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SEATTLE, WA 98104

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Drawing No.

C1.00

SITE PLAN B

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A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

Site Demolition Notes:

1. REMOVE ALL EXISTING IMPROVEMENTS WITHIN THE SITE STRUCTURES, PAVING AND UTILITIES.
2. COORDINATE WITH UTILITY PURVEYORS FOR SERVICE DISCONNECTS. WATER METERS HAVE BEEN PREVIOUSLY REMOVED.
3. ANY EXISTING SITE PAVEMENTS MAY BE RETAINED FOR TEMPORARY SITE ACCESS, BUT ALL EXISTING PAVEMENTS WILL BE REMOVED FOR FINAL SITE CONDITION.

Utility Disconnections:

CAP ALL UTILITY CONNECTIONS AT THE MAINS PER CITY OF BELLEVUE REQUIREMENTS. INCLUDING:
WATER & SEWER - CITY OF BELLEVUE PUBLIC UTILITES
STORM -

DISCONNECT AND SECURE ALL POWER AND GAS CONNECTIONS PER PSE REQUIREMENTS. COORDINATE WITH PURVEYORS.
POWER & GAS - PUGET SOUND ENERGY

Tree Protection Notes:

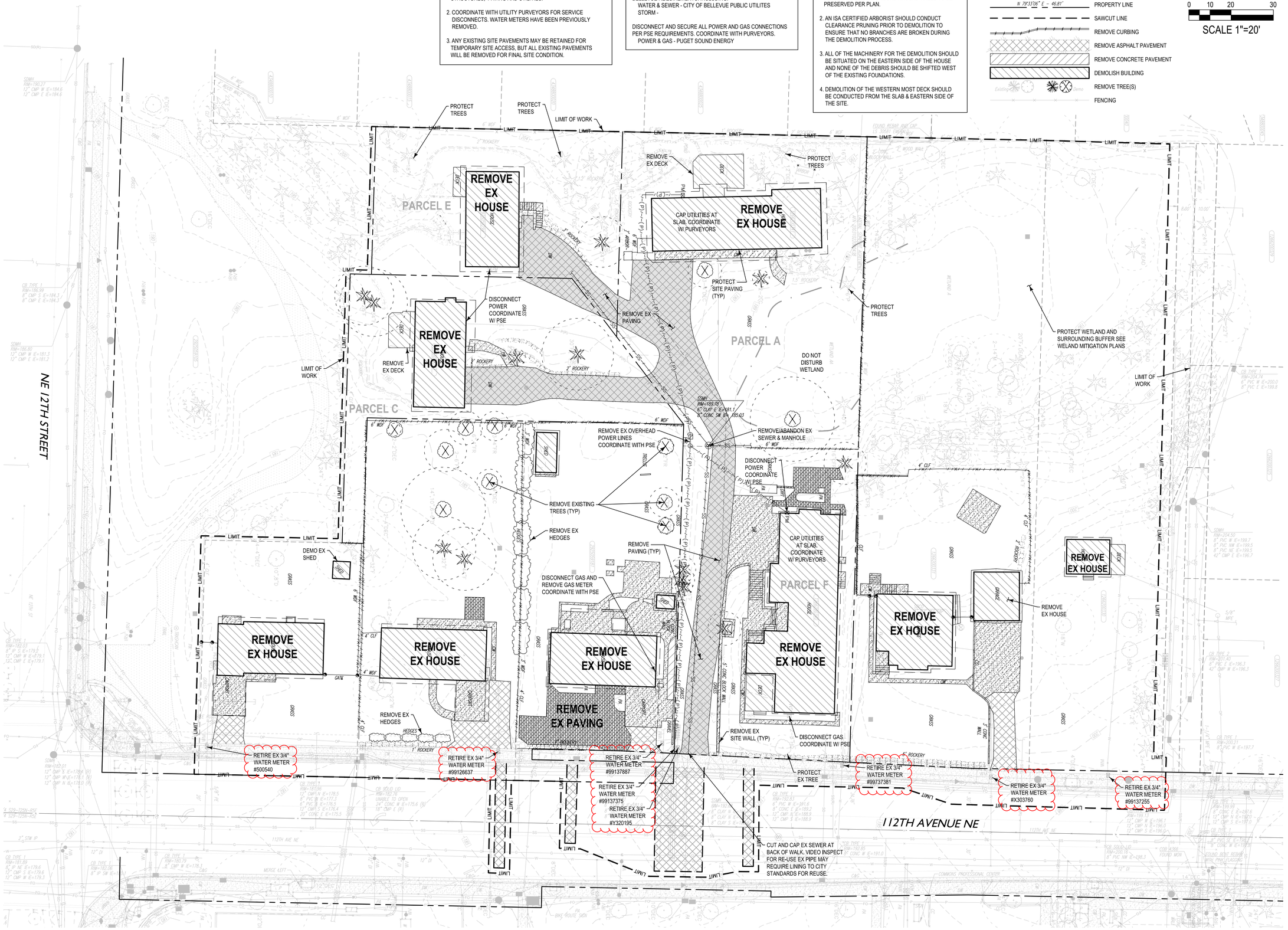
1. PRIOR TO ANY DEMOLITION PROVIDE 6-FT CHAIN LINK FENCE STAKED INTO GROUND AROUND TREES TO BE PRESERVED PER PLAN.
2. AN ISA CERTIFIED ARBORIST SHOULD CONDUCT CLEARANCE PRUNING PRIOR TO DEMOLITION TO ENSURE THAT NO BRANCHES ARE BROKEN DURING THE DEMOLITION PROCESS.
3. ALL OF THE MACHINERY FOR THE DEMOLITION SHOULD BE SITUATED ON THE EASTERN SIDE OF THE HOUSE AND NONE OF THE DEBRIS SHOULD BE SHIFTED WEST OF THE EXISTING FOUNDATIONS.
4. DEMOLITION OF THE WESTERN MOST DECK SHOULD BE CONDUCTED FROM THE SLAB & EASTERN SIDE OF THE SITE.

Legend

- PROPERTY LINE
- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- DEMOLISH BUILDING
- REMOVE TREE(S)
- FENCING

0 10 20 30

SCALE 1"=20'



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SEATTLE, WA 98104

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KENNETH A. WIESSMAN — STATE OF WASHINGTON — 40431 — REGISTERED PROFESSIONAL ENGINEER

11/20/20

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CITY OF BELLEVUE

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Drawing No.

C2.00

SITE DEMO

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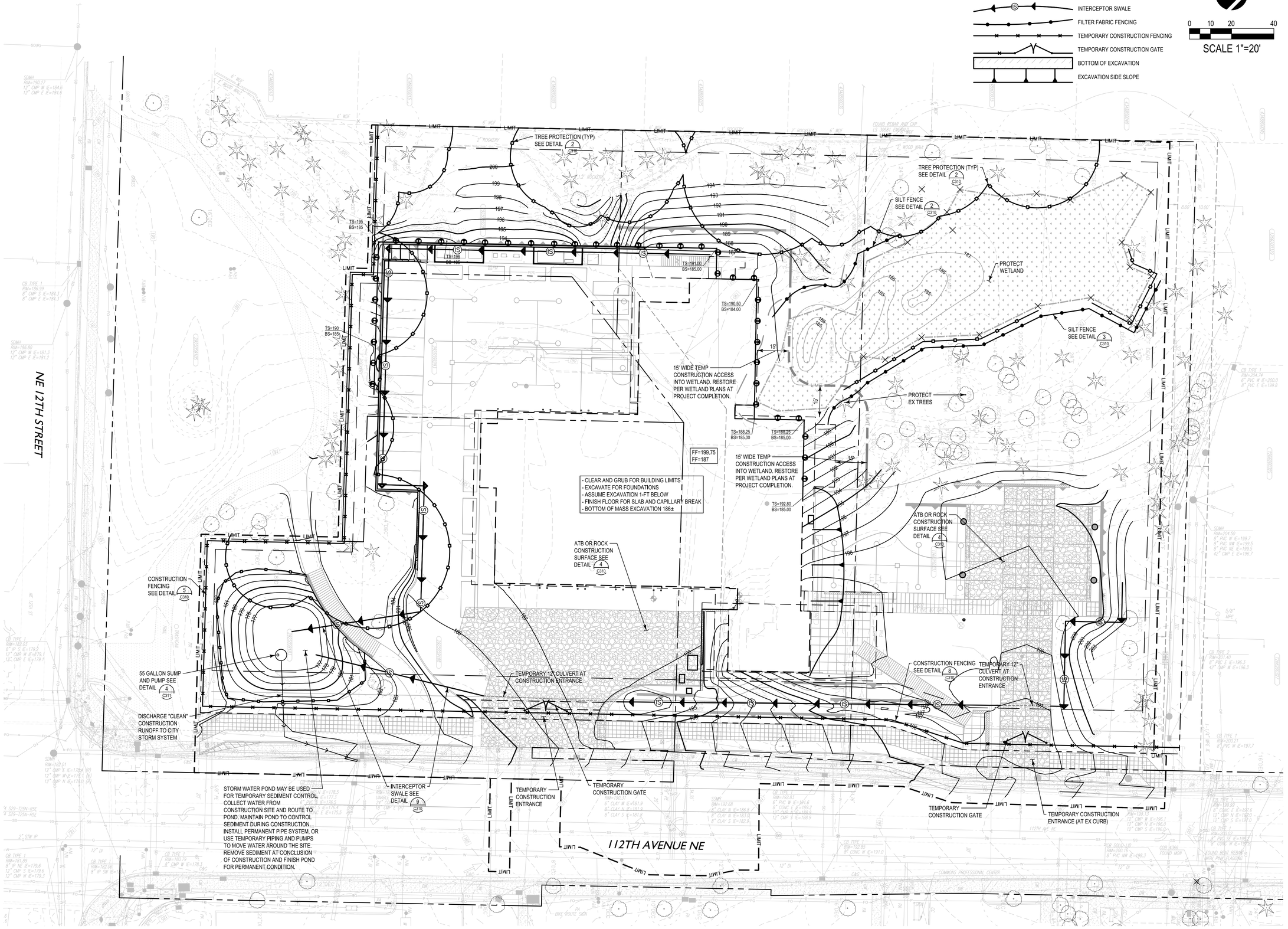

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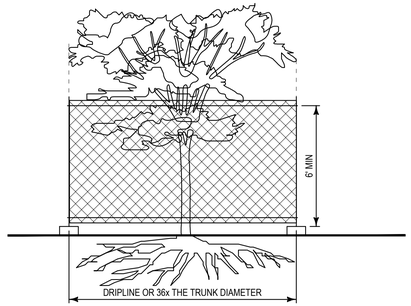
Drawing No.

C3.00

TESC AND EXCAVATION PLAN

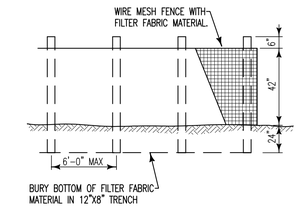
NTS
Not Used 1



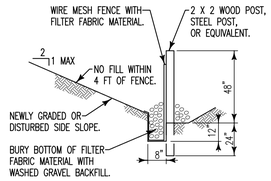
NOTES:

1. 6-FT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED THE GREATER VALUE AT THE DRIPLINE OR 36X THE TRUNK DIAMETER OF THE TREE TO BE SAVED, FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. DO NOT DRIVE POSTS OR STAKES INTO ROOTS.
2. FOR ROOTS OVER 1-IN DIA THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION, ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL WITHIN FOUR HOURS.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY, NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

NTS
Tree Protection Fencing 2



ELEVATION

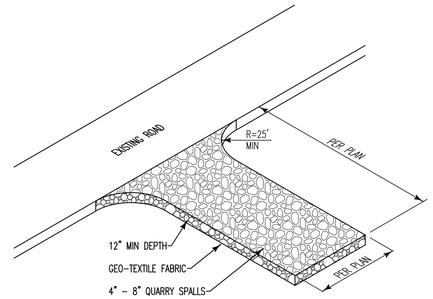


TYPICAL CROSS SECTION

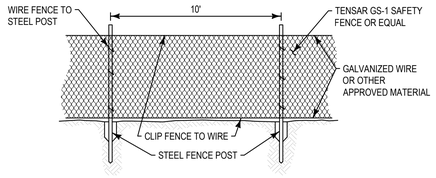
NOTES:

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

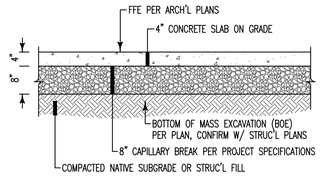
NTS
Silt Fence 3



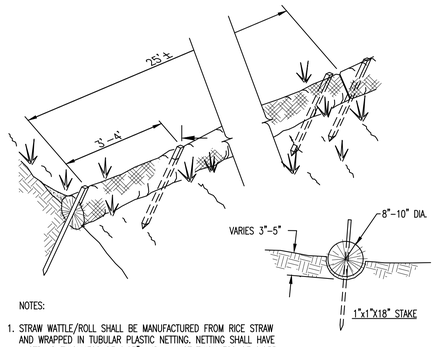
NTS
Rock Construction Entrance 4



NTS
Clearing Limits Fencing 5



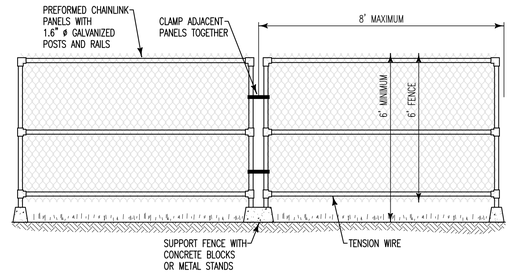
NTS
Bottom Of Mass Excavation (B.O.E.) 6



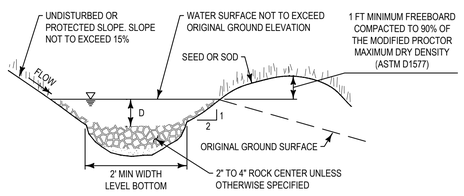
NOTES:

1. STRAW WATTLE/ROLL SHALL BE MANUFACTURED FROM RICE STRAW AND WRAPPED IN TUBULAR PLASTIC NETTING. NETTING SHALL HAVE A STRAND THICKNESS OF 0.03" AND A KNOT THICKNESS OF 0.055 AND A WEIGHT OF 0.35 OZ PER FOOT AND SHALL BE MADE FROM 85% HDPE, 14% ETHYL VINYL ACETATE AND 1% COLOR FOR UV INHIBITION.
2. STRAW WATTLE/ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE/ROLL IN A TRENCH, 3"-5" (VARIES) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE/ROLL.
3. STRAW WATTLE/ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.

NTS
Straw Wattle/Roll Detail 7



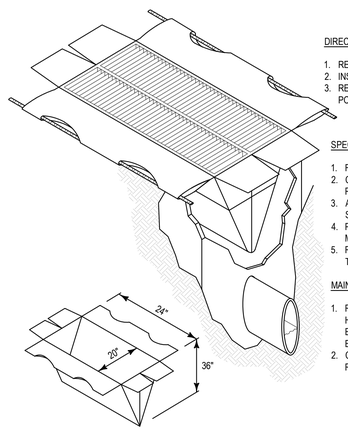
NTS
Construction Fence 8



NOTES:

1. PROVIDE ROCK CHECK DAMS EVERY 50 FT OR EVERY 5 FT OF VERTICAL FALL.
2. DIMENSIONS: 1 FT MINIMUM DEPTH (D) BY 2 FT MINIMUM BOTTOM WIDTH.
3. SWALE GRADES SHOULD NOT EXCEED 5%. SIDE SLOPES SHOULD BE 2:1 OR LESS.
4. OUTLET SHALL CONSIST OF RIP RAP DISCHARGING TO STABILIZED OUTLET, SEDIMENT POND OR LEVEL SPREADER.
5. IF DESIGNED AS A PERMANENT DRAINAGE FEATURE, MAY BE USED IN COMBINATION WITH INTERCEPTOR DRAIN. SEE DETAIL CG-10.

NTS
Interceptor Swale 9



DIRECTIONS FOR USE

1. REMOVE DRAIN GRATE
2. INSERT FILTER
3. REPLACE GRATE TO HOLD IN POSITION

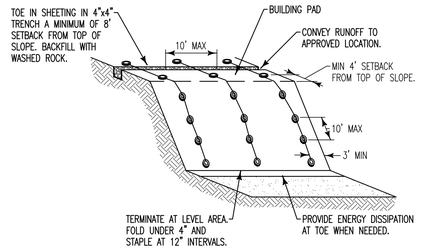
SPECIFICATIONS

1. FILTERS TO BE A MIN 3' DEEP
2. CONSTRUCTED OF WOVEN POLYPROPYLENE
3. ALL SEAMS DOUBLE STITCHED
4. PERMEABILITY - 40 GAL PER MIN / SQ FT
5. REUSEABLE OR THROW-AWAY

MAINTENANCE

1. REMOVE WHEN FILLED TO HALFWAY MARK USE FRONT END LOADER OR OTHER EQUIPMENT FOR REMOVAL
2. CLEAN AND REUSE OR REPLACE

NTS
Catch Basin Sediment Filter or Approved Equal 10



NOTES:

1. TIRES, SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING.
2. SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUM OF 12" 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. IF EROSION AT THE TOE OF SLOPE IS LIKELY, A GRAVEL BERM, RIP-RAP, OR OTHER SUITABLE PROTECTION SHALL BE INSTALLED AT THE TOE OF SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.

NTS
Weighted Plastic Sheeting 11

NTS
Not Used 12

COUGHLIN PORTER LUNDEEN

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Drawing No.

C3.10

TESC DETAILS

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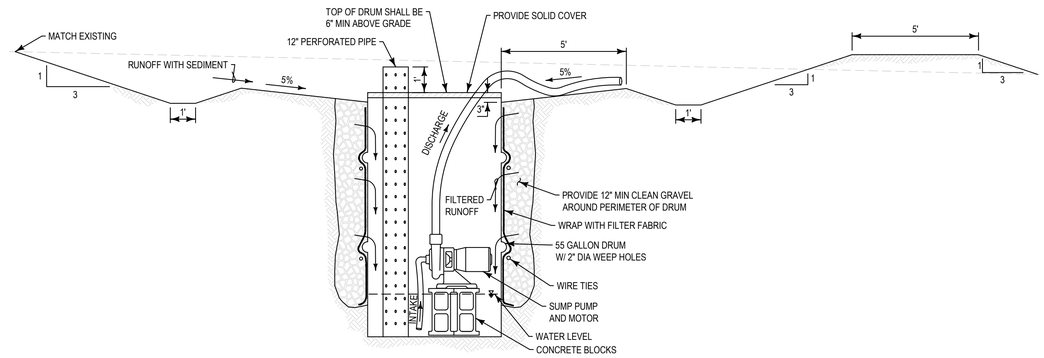
NTS
Not Used 1

NTS
Not Used 2



NTS
Sediment Trap w/Moveable 55 Gallon Drum and Pump 4

NTS
Not Used 5

NTS
Not Used 6

NTS
Not Used 7

NTS
Not Used 8

NTS
Not Used 9

NTS
Not Used 10

NTS
Not Used 11

NTS
Not Used 12

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Drawing No.

C3.11

TESC
DETAILS

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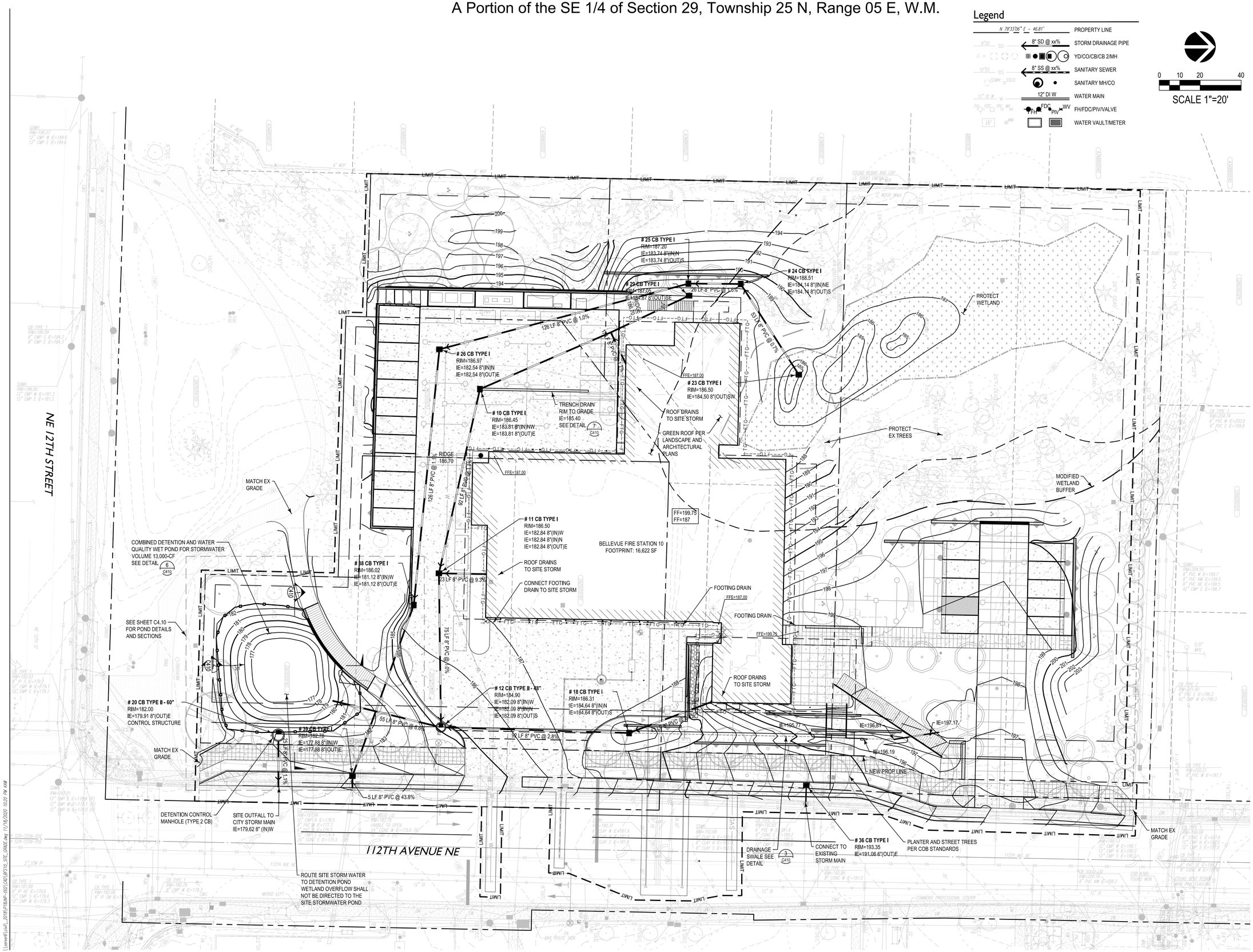

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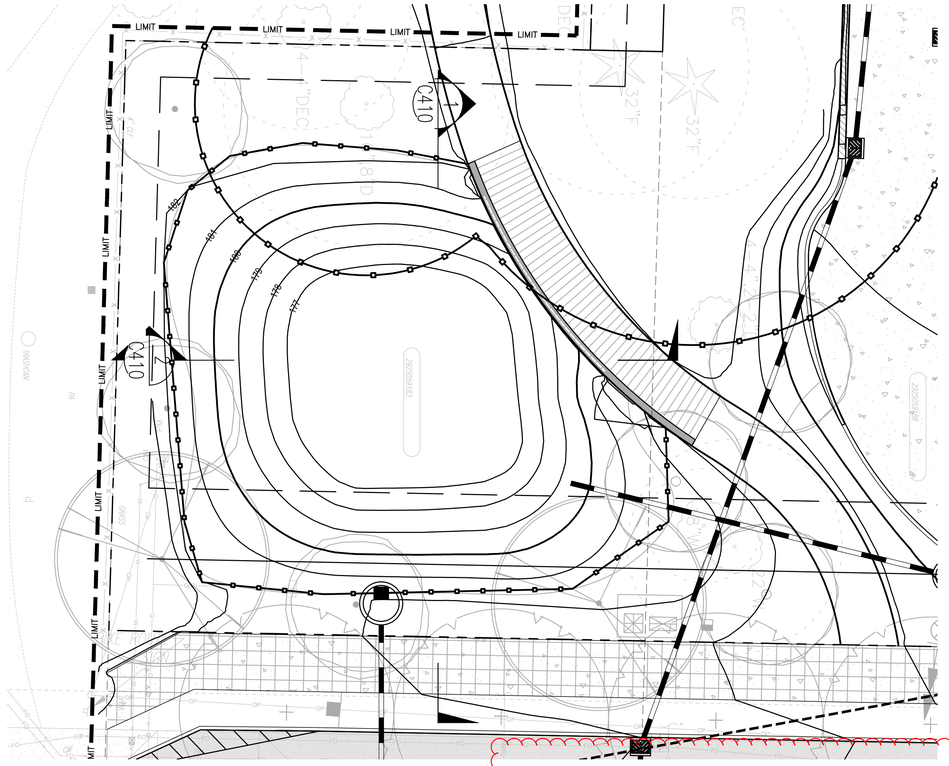
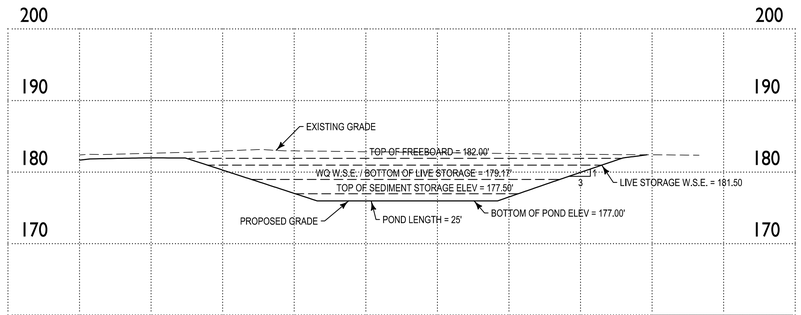
Drawing No.

C4.00

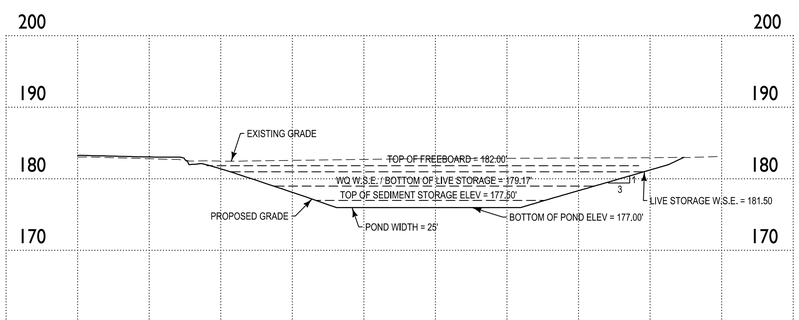
GRADING AND DRAINAGE PLAN



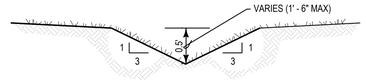
Combined Detention and Water Quality Plan View 1"=10' 6



Pond Section 1"=10' 1



Pond Section 1"=10' 2



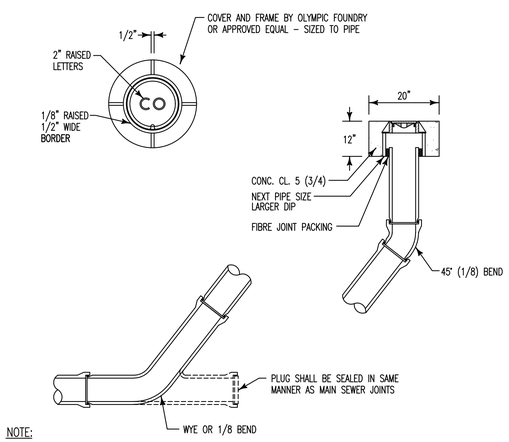
BIOFILTRATION NOTES:

1. SEEDING SHOULD BE DONE IMMEDIATELY AFTER FINAL SHAPING IF COMPLETED DURING THE PERIODS OF APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 31 (IF PLANTED BETWEEN JULY 1 AND AUGUST 31 IRRIGATION MAY BE REQUIRED). SITES WHICH CANNOT BE SEEDED DURING THIS TIME PERIOD SHOULD BE PROTECTED UNTIL THE NEXT SEEDING PERIOD WITH MULCHING.
2. PERMANENT VEGETATION MAY BE IN THE FORM OF GRASS SEED MIXTURES OR SOD. SEED ESTABLISHMENT SHALL INCLUDE THE USE OF SUPPLEMENTAL MATERIALS, SUCH AS MULCH.
3. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPES (CONTOURED). THE SEEDBED SHOULD BE FIRM WITH A FAIRLY FINE SURFACE AFTER ROUGHENING.
4. FERTILIZATION - AS PER SUPPLIER'S RECOMMENDATIONS.
5. "HYDROSEEDING APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.
6. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDING IMMEDIATELY.

   A. IF VEGETATION COVER IS INADEQUATE TO PREVENT RILL EROSION, OVER SEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.

   B. IF A STAND HAS LESS THAN 40% COVER, REEVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. REESTABLISH THE STAND FOLLOWING SEEDBED PREPARATION AND SEEDING RECOMMENDATION, OMITTING LIME AND FERTILIZER IN THE ABSENCE OF SOIL TEST RESULTS.

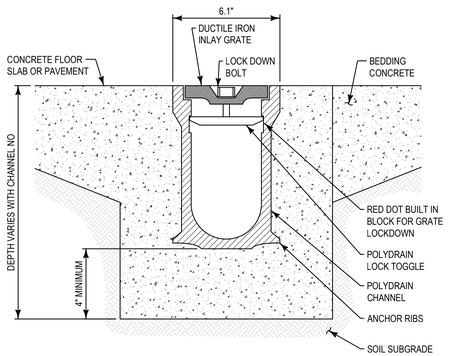
Drainage Swale NTS 3



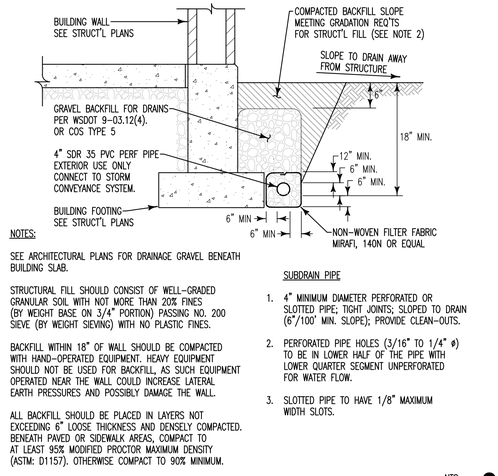
NOTE:

1. USE ONLY FOR SIDE SEWER AND SERVICE DRAINS

Storm Drain Cleanout NTS 4



Trench Drain Section NTS 7



NOTES:

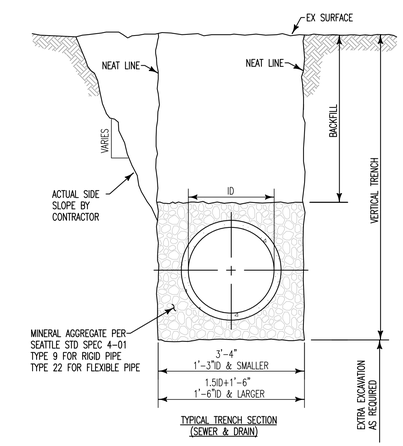
1. SEE ARCHITECTURAL PLANS FOR DRAINAGE GRAVEL BENEATH BUILDING SLAB.
2. STRUCTURAL FILL SHOULD CONSIST OF WELL-GRADED GRANULAR SOIL WITH NOT MORE THAN 20% FINES (BY WEIGHT BASE ON 3/4" PORTION) PASSING NO. 200 SIEVE (BY WEIGHT SIEVING) WITH NO PLASTIC FINES.
3. BACKFILL WITHIN 18" OF WALL SHOULD BE COMPACTED WITH HAND-OPERATED EQUIPMENT. HEAVY EQUIPMENT SHOULD NOT BE USED FOR BACKFILL, AS SUCH EQUIPMENT OPERATED NEAR THE WALL COULD INCREASE LATERAL EARTH PRESSURES AND POSSIBLY DAMAGE THE WALL.
4. ALL BACKFILL SHOULD BE PLACED IN LAYERS NOT EXCEEDING 6" LOOSE THICKNESS AND DENSELY COMPACTED. BENEATH PAVED OR SIDEWALK AREAS, COMPACT TO AT LEAST 95% MODIFIED PROCTOR MAXIMUM DENSITY (ASTM: D1157). OTHERWISE COMPACT TO 90% MINIMUM.

SUBDRAIN PIPE

1. 4" MINIMUM DIAMETER PERFORATED OR SLOTTED PIPE; TIGHT JOINTS; SLOPED TO DRAIN (6"/100' MIN. SLOPE); PROVIDE CLEAN-OUTS.
2. PERFORATED PIPE HOLES (3/16" TO 1/4" ø) TO BE IN LOWER HALF OF THE PIPE WITH LOWER QUARTER SEGMENT UNPERFORATED FOR WATER FLOW.
3. SLOTTED PIPE TO HAVE 1/8" MAXIMUM WIDTH SLOTS.

Typical Exterior Footing Drain NTS 8

Not Used NTS 11



TYPICAL TRENCH SECTION
(SEWER & DRAIN)

Pipe Bedding NTS 12

COUGHLIN
PORTER
LUNDEEN

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BELLEVUE, WA

CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

Date:	8/28/2020
Job No:	C185054-02
Drawn By:	JAS
Checked By:	KAW
Approved By:	KNK
Scale:	Horiz: 1"=20' Vert: N/A

Drawing No.

C4.10

DRAINAGE DETAILS

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A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

Legend

- PROPERTY LINE
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER
- SANITARY SEWER
- SANITARY MH/CO
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

0 10 20 40

SCALE 1"=20'

NE 12TH STREET

112TH AVENUE NE

FIRE DEPARTMENT FUELING STATION

GENERATOR

TRANSFORMER

PROTECT WETLAND

PROTECT EX TREES

8-IN HYDRANT SERVICE

FIRE HYDRANT FOR TRAINING AND TRUCK FILLING

BELLEVUE FIRE STATION 10
FOOTPRINT: 16,622 SF

FF=199.75
FF=187

4" GREASE WASTE CONNECTION
IE=179.75
SEE PLUMBING FOR CONTINUATION

GREASE INTERCEPTOR PER MECHANICAL

4" WASTE CONNECTION
IE=179.50
SEE PLUMBING FOR CONTINUATION

19 LF 4" PVC @ 2.0%

4 LF 4" PVC @ 2.0%

41 LF 4" DI CL52

4" PRIVATE FIRE SERVICE SEE PLUMBING FOR CONTINUATION

23 LF 4" DI CL52

3" DOMESTIC WATER SERVICE SEE PLUMBING FOR CONTINUATION

GAS METER PER PSE SIZE TO BE DETERMINED

29 LF 6" SS @ 3.6%

# 11 SSMH
RIM=183.93
IE=180.54 6"(IN)WSDR 26
IE=180.54 4"(IN)NPVC
IE=180.32 6"(OUT)SPVC

8" SSCO RIM TO GRADE

13 LF 4" PVC @ 2.3%

37 LF 4" DI CL52

8-IN HYDRANT SERVICE

DOUBLE CHECK VALVE ASSEMBLY IN TRAFFIC RATED LID

RPBA AND HOTBOX

7 LF 4" DI CL52

87 LF 6" PVC @ 2.4%

3" DOMESTIC METER AND 675 LA VAULT

PROPERTY LINE

RESTORE STREET PAVING PER CITY STANDARDS

CITY WATER MAIN UNDER EAST SIDE OF STREET

83 LF 4" DI CL52

65 LF 4" DI CL52

CONNECT TO EX GAS MAIN

TAP HYDRANT SERVICE OFF EX WATER MAIN

CONNECT TO EX SEWER MAIN IE = 177.50

CONNECT TO EX WATER MAIN

CONNECT TO EX WATER MAIN

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STATE OF WASHINGTON
40431
REGISTERED PROFESSIONAL ENGINEER
11/20/20

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Drawing No.

C5.00

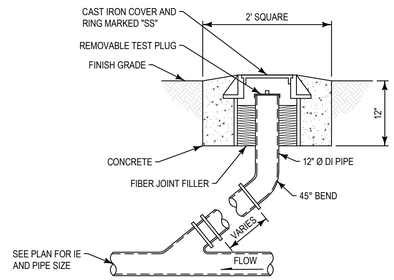
UTILITY PLAN

A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

Not Used NTS 1

Not Used NTS 2

Not Used NTS 3



Sanitary Sewer Cleanout NTS 4

Not Used NTS 5

Not Used NTS 6

Not Used NTS 7

Not Used NTS 8

Not Used NTS 9

Not Used NTS 10

Not Used NTS 11

Not Used NTS 12

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C5.10

UTILITY DETAILS

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A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

Legend

N 79°33'06" E - 46.81'	PROPERTY LINE
12" DI W	WATER MAIN
FDC FH PIV WV	FH/FDC/PIV/VALVE
WV HW	WATER VAULT/METER
8" SS @ xx%	SANITARY SEWER
SSMH SSCO	SANITARY MH/CO
8" SD @ xx%	STORM DRAINAGE PIPE
YD CO CB CB 2/MH	YD/CO/CB/CB 2/MH
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONCRETE RETAINING WALL
	CONCRETE CURB

0 10 20 40

SCALE 1"=20'

NE 12TH STREET

112TH AVENUE NE

CONCRETE PAVEMENT AT TRASH 6-IN OVER 4-IN CRUSHED BASE

CONCRETE PAD AT GENERATOR

CONCRETE PAD AT TRANSFORMER

CONCRETE PAVING 6" OVER 4" CSBC SEE DETIAL 4/C610

RETAINING WALL PER STRUCTURAL

RETAINING WALL PER STRUCTURAL

POROUS PAVERS OR POROUS CIP CONCRETE IN STALLS OVER 6-INCH DRAIN ROCK COURSE

PROTECT WETLAND

POROUS PAVERS OR POROUS CIP CONCRETE IN STALLS OVER 6-INCH DRAIN ROCK COURSE

MEDIUM DUTY ASPHALT PAVING 4-IN 1/2-IN HMA OVER 4-IN CRUSHED BASE COURSE

POROUS PAVERS OR POROUS CIP CONCRETE IN STALLS OVER 6-INCH DRAIN ROCK COURSE

FF=199.75
FF=187

BELLEVUE FIRE STATION 10
FOOTPRINT: 16,622 SF

CONCRETE WALK PER COB STANDARDS

CONCRETE DRIVEWAY PER COB STANDARD OPTION 3

59'

CONCRETE PAVING PER LANDSCAPE

PROPERTY LINE

23.8'

ASPHALT PAVING TO CITY STANDARDS IN NEW BIKE LANE AND BUFFER

RESTORE STREET PAVING PER CITY STANDARDS

PLANTER AND STREET TREES PER COB STANDARDS AND LANDSCAPE

CONCRETE WALK PER COB STANDARDS

CONCRETE DRIVEWAY PER COB STANDARDS OPTION 3

VEHICULAR SIGHT TRIANGLES PER COB RL-100-1
POSTED SPEED LIMIT 30 MPH COMMERCIAL DRIVEWAY
300-FT PEDESTRIAN SIGHT LINES PER COB RL-120-1

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Scale:	Horiz: 1"=20' Vert: N/A

Drawing No.

C6.00

PAVING PLAN

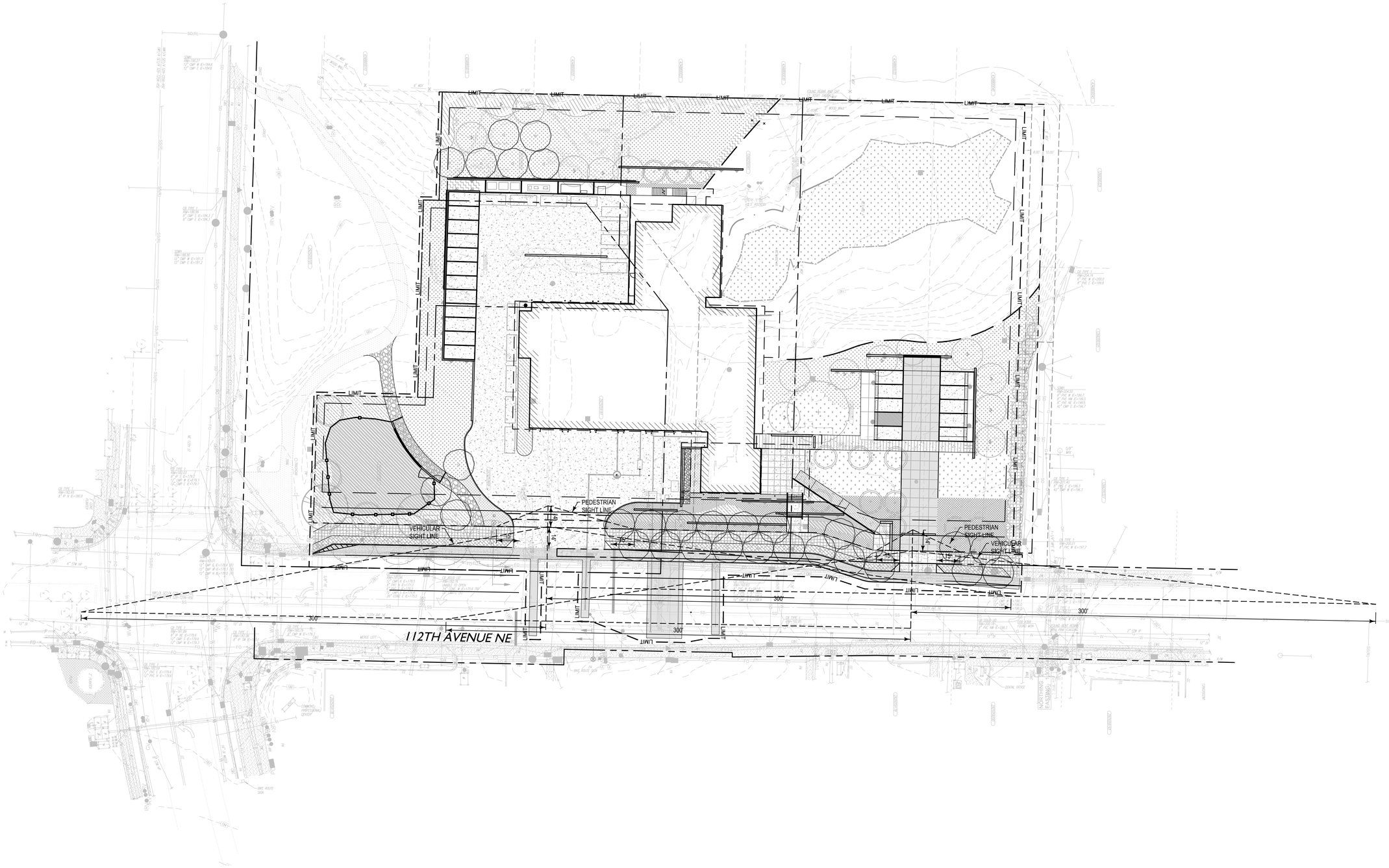
A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

Legend

N 79°33'06" E – 46.81'	PROPERTY LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONCRETE RETAINING WALL
	CONCRETE CURB
	SIGHT TRIANGLE LINES
300'	

0 15 30 60

SCALE 1"=30'



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Drawing No.

C6.01

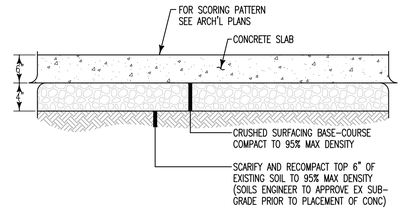
SIGHT TRIANGLES EXHIBIT

A Portion of the SE 1/4 of Section 29, Township 25 N, Range 05 E, W.M.

NTS
Not Used 1

NTS
Not Used 2

NTS
Not Used 3



NOTES:

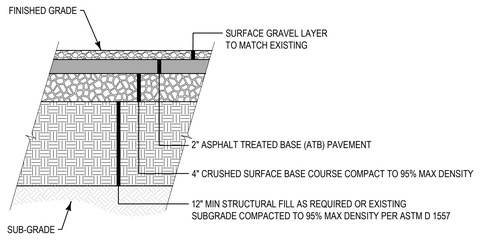
1. PROVIDE CONSTRUCTION OR CONTRACTION JOINTS.
2. COORDINATE JOINT LOCATIONS WITH ARCH'L

NTS
Exterior Concrete Slab on Grade 4

NTS
Not Used 5

NTS
Not Used 6

NTS
Not Used 7



NOTES:

1. SAWCUT FULL DEPTH WHERE NEW PAVEMENT ABUTS EXISTING AND APPLY TACK COAT.
2. PLACE ATB IN ACCORDANCE WITH WSDOT/APWA SECTION 4-06.
3. PROOF ROLL AND REMOVE ANY SOFT SPOTS. REPLACE REMOVED MATERIAL WITH STRUCTURAL FILL PER THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL TEST AND VERIFY SUBGRADE MEETS COMPACTION REQUIREMENTS.
4. CRUSHED SURFACING SHALL BE PLACED IN ACCORDANCE WITH WSDOT/APWA SECTION 4-04 AND SHALL MEET THE REQUIREMENTS OF WSDOT/APWA SECTION 9-03.9(3).
5. AGGREGATE SHALL BE CLASS 'B' 1/2" MAX MEDIUM GRADING CONFORMING TO SECTION 9-03.8 OF WSDOT/APWA. ASPHALT BINDER SHALL BE ASPHALT PAVING GRADE AR-4000 AND SHALL COMPLY WITH WSDOT/APWA 9-02.1. ASPHALT MIXING AND PROPORTIONING SHALL COMPLY WITH APWA BID ALTERNATE 9-03.8.

NTS
ATB Paving Section 8

NTS
Not Used 9

NTS
Not Used 10

NTS
Not Used 11

NTS
Not Used 12

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Drawing No.

C6.10

PAVING DETAILS

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BELLEVUE SURFACE WATER ENG
Site Assessment and Planning Packet

Instructions for completing this packet:

- This packet is to be completed during preliminary site assessment and planning, and preliminary land use planning application
- See Appendix D1 for definitions of terms used in this packet
- See Chapter D2 for submittal requirements

The Goals of this packet are to:

- Provide basic project information
- Document how the project proposes to minimize:
  - Impervious surfaces
  - Loss of native vegetation
  - Stormwater runoff
- Demonstrate how the project proposes to comply with Minimum Requirement #5 –On-site Stormwater Management

A. APPLICANT INFORMATION

Company/Agency/Owner: Coughlin Porter Lundeen

Contact Person: Ken Wiersema P.E

Address: 801 2nd Ave #900

Seattle, WA 98104

Phone: 206-343-0460

Email: KenW@cplinc.com

Signature: 

Date: 11/20/2020

B. PROJECT INFORMATION

Permit No. (provided by City): 20_110652-LB & 20_110651-LO

Project Address or Project Boundaries: 1219 112TH AVE NE

Parcel No.: 292505918303, 292505918808, 292505918105, 126620034002, 126620033004, 126620033103, 126620034101, 292505929300, 292505929409

Project Type:

☐ Residential ☐ Commercial ☐ Industrial ☑ Public

Project is:

☑ New or redevelopment ☐ Remodel ☐ Retrofit

☐ Combination (describe :) Bellevue Fire Station

C. CREATE SITE COMPOSITE MAP

Develop a composite site map

as you collect site information in Section D.

See example in figure 1.2 chapter D1 of the Engineering Standards. This map must be submitted as part of the completed packet, and will be used as a basis for the site design.

See maps attached
At end

D. EXISTING SITE INVENTORY AND ANALYSIS CHECKLIST

Use this portion of the packet to document the site inventory and analysis. For additional information on each portion of the analysis, refer to, Chapter D1 of the Engineering Standards.

1. PROJECT BOUNDARIES AND STRUCTURES

Identify/Delineate on map:

- ☐ Project boundaries (limits of disturbance) To limits of new property, excluding wetland area
- ☐ Existing and proposed buildings Remove 9 ex houses, construct new fire station and supporting site features.
- ☐ Required infiltration and dispersion setbacks (please describe) Infiltration infeasible per Geotech recomendations
- ☐ Location and extent of proposed foundations and footing drains See site plan

2. SOILS

- ■ Characterize existing soil type(s): Fill soils over till , wetland and outwash soils
- ■ What is the depth to seasonal high groundwater (feet)? 12 to 21 feet below ex grade,
- ■ Is bedrock present? ❑ Yes ■ No If yes, depth (feet): Not within limits of project excavation.
- ■ What is the long-term design native soil infiltration rate (inch/hour): Not tested, See geotech report for detailed discussion of infeasibility
- ■ Identify source(s) of information used: AESI Geotechnical report for site, June 26, 2019

3. CRITICAL AREAS

See the Critical Areas Regulations on the city website

http://www.codepublishing.com/WA/Bellevue/LUC/BellevueLUC2025H.html

Identify and map any Critical Areas located on the project site and within the project vicinity

- ■ Streams: None
- ■ Wetlands: NW corner of site, will be protected and enhanced as part of project Approx 1-acre of site
- ■ Floodplains: None
- ■ Riparian areas: w/ Wetland
- ■ Critical aquifer recharge areas: None
- ■ Geologically hazardous areas: None
- ❑ Other:

4. DEWATERING

- ■ Provide estimated groundwater dewatering flow rates during construction: 10-gpm for perched water, no long term dewatering anticipated,
- ■ Provide estimated post construction groundwater dewatering flow rate: none

5. TOPOGRAPHY

- ❑ Describe site topography and slopes: Flat to moderate slopes from north to south, wetland in NW corner with it's own low point.

Identify/Delineate on map:

- ❑ Areas of flat (≤5%), moderate (5% -15%), and steep (≥15%) slopes
- ■ Closed depressions *Ex Wetland*

6. HYDROLOGIC PATTERNS & FEATURES

Identify/Delineate on map:

- ■ Sub-basin(s) *Sturtevant Creek*
- ❑ Existing drainage swales and ditches (please describe) none
- ❑ Location(s) of any natural seeps or springs (please describe) none known
- ❑ Existing discharge location(s) from each sub-basin and overall project site: (please describe) To City Storm Main in 112th
- ❑ Signs of existing erosion (please describe) none
- ❑ Other:

7. VEGETATION

- ❑ Native vegetation type(s): Mature fir and deciduous trees & vegetation around wetland and west side, lawns, shrubs and ornamental trees around existing houses

❑ Approximate tree canopy coverage (acres)[a]: *Approx 40% of 2.9-ac site,* ***1.16-ac***

❑ Number of trees (greater than 8-inch diameter)[b]: 87 trees over 8-in

❑ Identify source(s) of information used: Project survey

Notes: *See attached Ex conditions Map*

a. Tree canopy area may be estimated from current aerial photographs and/or documented field observations. Mark on composite map and provide copy of source information
b. Number of significant trees with a diameter equal to or greater than 8 inches are to be surveyed per the City of Bellevue Boundary & Topo-graphic Survey submittal requirements.

8. LAND USE CONTROLS

❑ What is the project site zoning? *R-4*

❑ Describe landscaping requirements: Per 20.20.520, for non-residential development in a residential zone

❑ Describe parking requirements:Describe any applicable comprehensive plan designation, zoning classification, and/or overlay districts that may apply to the site: R-4 Zoning

❑ Does a Shoreline Master Program apply to the site? Yes (No)

If yes, describe:

❑ Other: None

9. ACCESS

Identify/Delineate on map:

❑ Roads, driveways, and other points of ingress and egress within 50 feet of the project site

❑ Identify the street classification of the street that will provide access to the site, per the City of Bellevue Transportation Design Manual: Major Arterial

❑ Identify frontage improvement requirements: Widen street, add bike lane, sidewalk and planter strip

❑ Identify and describe any other geometric design requirements that could impact the amount of impervious surface coverage on the site and the location of the access road/driveway:

10. UTILITY AVAILABILITY AND CONFLICTS

Identify/Delineate on map:

❑ Existing utilities and easements present on and adjacent to the project site, including utility owner. Also note any utility or easement setback requirements that affect site planning: Shared sewer, for multiple houses, sewer and easement to be removed

❑ Existing utilities that may need to be moved and new utilities that may need to be extended to the site: Service connections only, no changes to city mains

❑ E. EXISTING AND PROPOSED SITE LAND COVER AREAS

Fill in the table below to summarize existing and proposed site land cover areas. The completed table will be used to assess the proposed plans for minimizing impervious areas, loss of vegetation, and stormwater runoff.

	Existing Condition	Proposed Condition
Vegetated Areas		
Tree canopy in acres (Copy values from Part D7)	1.16-ac	*30% of 2.9-ac or 0.87-ac*
Number of trees (Copy values from Part D7)	87	*75*
Landscape area (acres) *Developed site only*	1.11-ac	*0.6-ac*
Total project site vegetated area (acres) *Includes wetland*	2.11-ac	*1.6-ac*
Total project site vegetated area (%) *Includes wetland*	72%	*55%*
Hard Surface Area		
Hard surface (acres)	0.8-ac	*1.2-ac*
Total Project site hard surface (%) *Includes wetland*	27%	*41%*
Change		
Increase/decrease in vegetated areas (acres)		*-0.51-ac*
Increase/decrease in vegetated areas (%)		*-17%*
Increase/decrease in hard surface areas (acres)		*+0.4-ac*
Increase/decrease in hard surface are4as (%)		*+14%*

F. POTENTIAL LID BMP MATRIX

For each LID BMP being evaluated, use the infeasibility criteria in Appendix D9 to determine whether the LID BMP is infeasible for your project. Document the result of that evaluation here.

	Feasibility/Infeasibility Evaluation			
	Feasible	Infeasible	Not Applicable	If infeasible, provide justification
Post-Construction Soil Quality and Depth				
Full Dispersion		X		Insufficient space downstream
Bioretention		X		Infiltration infeasible per geotech
Downspout Dispersion		X		Insufficient space downstream

Perforated Stubout Connection		X		*Infiltration Infeasible per Geotech*
Retain Existing Trees	X			*Retained where feasible*
Permeable Pavement	X			*Used in non-fire equipment parking lot, loading requirements for fire equipment make more use infeasible*
Sheet Flow Dispersion		X		*Insufficient downstream flow path available*
Concentrated Flow Dispersion		X		*Insufficient downstream flow path available*
Vegetated Roofs	X			*Used where feasible, roof mounted HVAC prevents more use.*
Minimal Excavation Foundations		X		*Local soils and fire department buildings require more substantial footings*
Rain Water Harvesting	X			*Will be done on limited basis,*
New Trees	X			

Approx tree canopy (typ)

Approx tree canopy (typ)

REMOVE EX HOUSE

REMOVE EX HOUSE

REMOVE EX HOUSE

REMOVE EX HOUSE

REMOVE EX HOUSE

REMOVE EX HOUSE

REMOVE EX HOUSE

REMOVE EX PAVING

PARCEL E

PARCEL A

PARCEL C

PARCEL F

WETLAND

DO NOT DISTURB WETLAND

PROTECT WETLAND AND SURROUNDING BUFFER SEE WELAND MITIGATION PLANS

PROTECT TREES

PROTECT SITE PAVING (TYP)

REMOVE EX DECK

DISCONNECT POWER COORDINATE W/ PSE

REMOVE EX PAVING

LIMIT OF WORK

REMOVE EX OVERHEAD POWER LINES COORDINATE WITH PSE

REMOVE/ABANDON EX SEWER & MANHOLE

DISCONNECT POWER COORDINATE W/ PSE

REMOVE EXISTING TREES (TYP)

REMOVE EX HEDGES

DEMO EX SHED

REMOVE PAVING (TYP)

DISCONNECT GAS AND REMOVE GAS METER COORDINATE WITH PSE

CAP UTILITIES AT SLAB. COORDINATE W/ PURVEYORS

REMOVE EX SITE WALL (TYP)

DISCONNECT GAS COORDINATE W/ PSE

PROTECT EX TREE

CUT AND CAP EX SEWER AT BACK OF WALK. VIDEO INSPECT FOR RE-USE EX PIPE MAY REQUIRE LINING TO CITY STANDARDS FOR REUSE.

Ex shared private sewer in easement to be demoed and easement released

RETIRE EX 3/4" WATER METER #500540

RETIRE EX 3/4" WATER METER #99126837

RETIRE EX 3/4" WATER METER #99137887

RETIRE EX 3/4" WATER METER #99137375

RETIRE EX 3/4" WATER METER #V320195

RETIRE EX 3/4" WATER METER #99737381

RETIRE EX 3/4" WATER METER #X303760

RETIRE EX 3/4" WATER METER #99137255

112TH AVENUE NE



Site Assessment Planning Packet

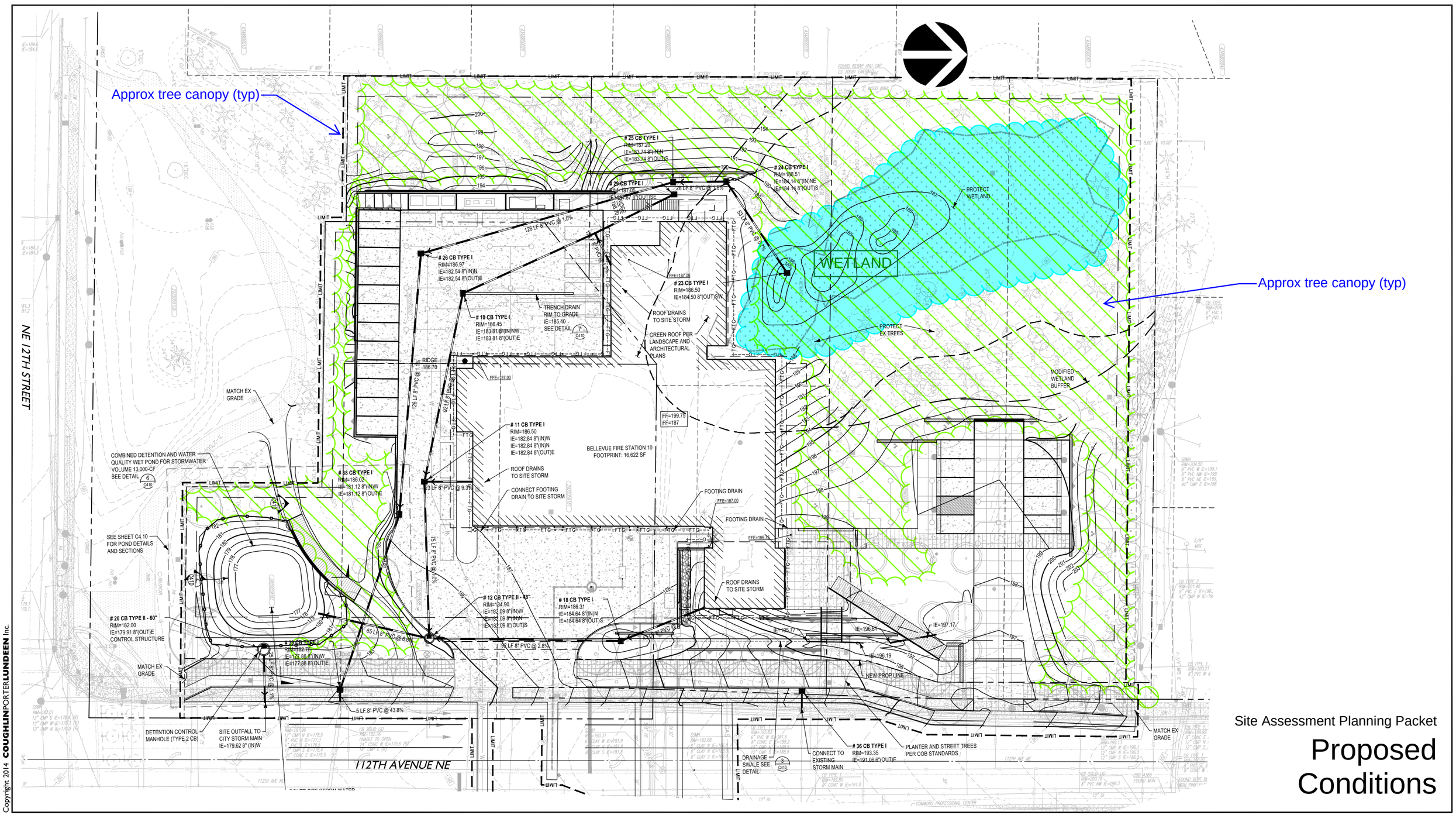
Existing Conditions

Copyright 2014 COUGHLINPORTERLUNDEEN Inc.

Project: BFS #10 Designed By: KAW Date: 11/20/20

Project No: C18 2054-02 Client: BCJ/BFD Checked By: KAW Sheet:

801 SECOND AVENUE, SUITE 900 SEATTLE, WA 98104 / P 206.343.0460 / cplinc.com



Site Assessment Planning Packet

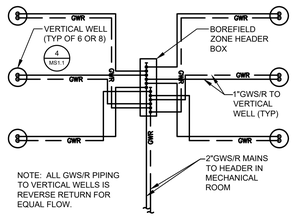
Proposed Conditions

Copyright 2014 COUGHLINPORTERLUNDEEN Inc.

Project: BFS #10 | Designed By: KAW | Date: 11/20/20

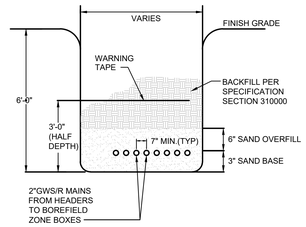
Project No: C18 2054-02 | Client: BCJ/BFD | Checked By: KAW | Sheet:

801 SECOND AVENUE, SUITE 900 SEATTLE, WA 98104 / P 206.343.0460 / cplinc.com



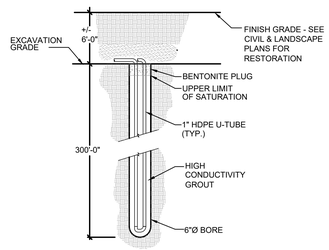
BOREFIELD ZONE BOX PIPING CONNECTION DETAIL

2 MS1.1 SCALE: NONE



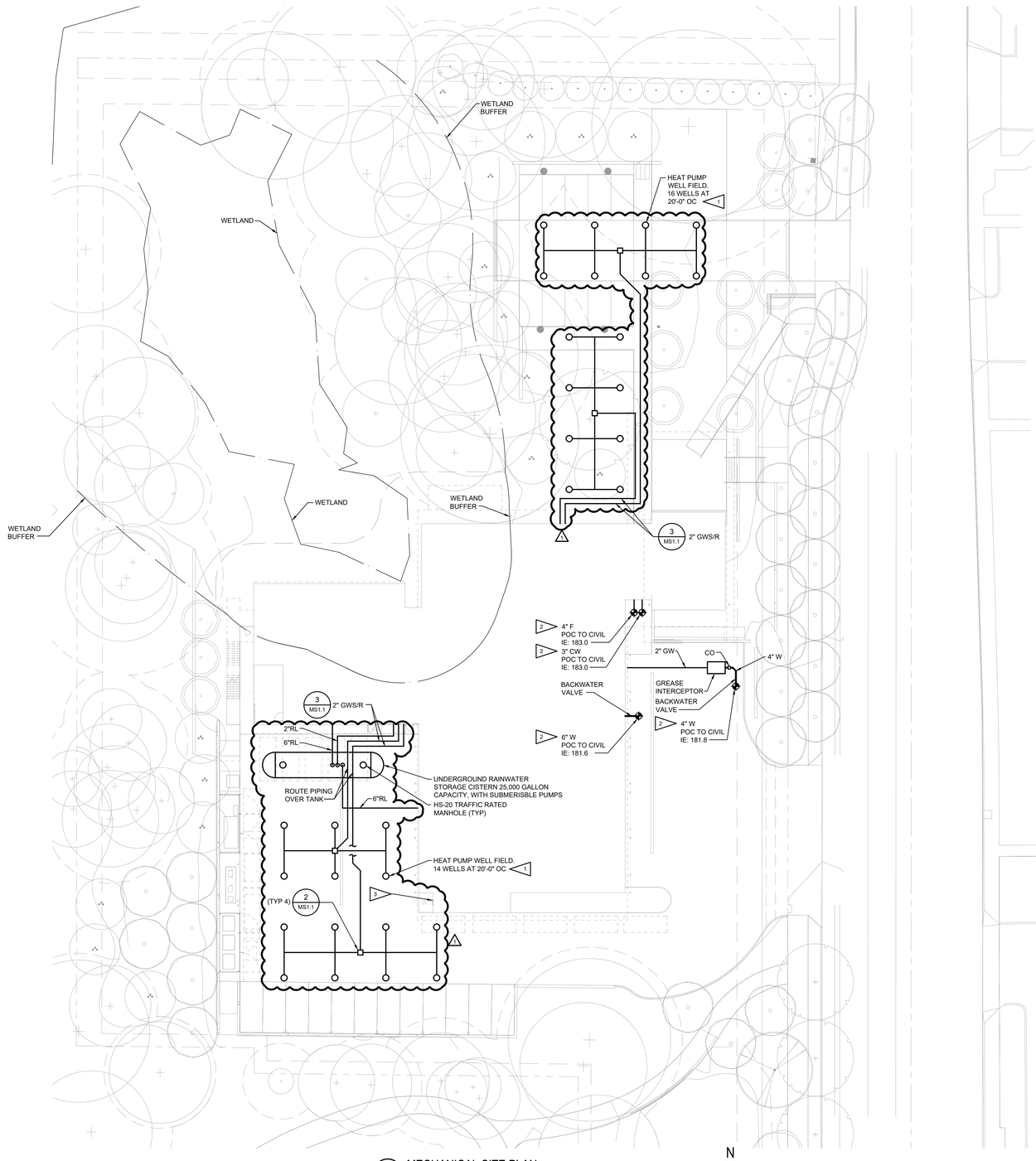
GWS/R HEADER MAINS DETAIL

3 MS1.1 SCALE: NONE



VERTICAL WELL DETAIL

4 MS1.1 SCALE: NONE



1 MECHANICAL SITE PLAN
1" = 20'-0"

N

SHEET NOTES:

1. REFER TO CIVIL DRAWINGS FOR ALL SITE WORK FARTHER THAN 5 FEET AWAY FROM THE EDGE OF THE BUILDING.
2. COORDINATE ALL SANITARY SEWER CONNECTIONS WITH CIVIL PRIOR TO ROUGH-IN. REFER TO CIVIL DRAWINGS.
3. UNDERGROUND STORAGE TANK AND ASSOCIATED PIPING/DISPENSING EQUIPMENT SHALL BE INSTALLED TO THE CURRENT INTERNATIONAL FIRE CODE AND INTERNATIONAL MECHANICAL CODE. OBTAIN PERMIT FROM STATE OF WASHINGTON DEPARTMENT OF ECOLOGY IF REQUIRED BY AHJ.

FLAG NOTES:

1. GEOTHERMAL ENERGY EXCHANGE BOREFIELD. EACH VERTICAL WELL TO BE 6" DIAMETER BY 300 FEET DEEP (NOMINAL). BOREFIELD ZONE BOX WILL CONNECT 6-8 VERTICAL WELLS. EACH BOREFIELD ZONE BOX WILL HAVE 2" GWS AND 2" GWR MAINS FROM ZONE BOX TO A HEADER IN THE MECHANICAL ROOM. EACH BOREFIELD ZONE BOX WILL HAVE 1" GWS AND 1" GWR TO EACH OF THE 6-8 VERTICAL WELLS.
2. SEE CIVIL UTILITY PLANS FOR CONTINUATION.
3. FIRE DEPARTMENT CONNECTION ON WALL.

LEGEND - CUP SUBMITTAL

1 / M1.01	DETAIL/PLAN IDENTIFIER
◆	INVERT ELEVATION OR POC
CO	CLEANOUT
CW	COLD WATER PIPING
F	FIRE SPRINKLER PIPING
GW	GREASE WASTE PIPING
GWR	GEOTHERMAL WATER RETURN PIPING
GWS	GEOTHERMAL WATER SUPPLY PIPING
HDPE	HIGH-DENSITY POLYETHYLENE
MIN	MINIMUM
OC	ON CENTER
POC	POINT OF CONNECTION
RL	RAIN LEADER
TYP	TYPICAL
W	WASTE PIPING

ARCHITECT
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LANDSCAPE
Swift Company

CIVIL
Coughlin Porter Lundeen

STRUCTURAL
PCS Structural Solutions

MECHANICAL
Hargis

ELECTRICAL
TFWB Engineers

ACOUSTICAL
A3 Acoustics

SUSTAINABILITY
Brightworks

ENERGY MODELING AND ANALYSIS
Solarc Energy Group

FIRE STATION CONSULTANT
TCA

WATERPROOFING
Wetherholt and Associates

COST ESTIMATING
RLB Robinson

TRAFFIC
Transpo Group

WETLAND CONSULTANT
The Watershed Group

HARGIS
mechanical electrical telecommunications security energy
1201 third avenue, suite 600 seattle, washington 98101
t 206.448.3376 w hargis.biz

Seal

BRIAN A. HALDER STATE OF WASHINGTON 35835 REGISTERED PROFESSIONAL ENGINEER

11/23/2020

Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
1932 First Avenue
Suite 916
Seattle, WA 98101
v: 206.256.0862

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CITY OF BELLEVUE

FIRE STATION 10

1219 112TH AVE NE
BELLEVUE WA 98004

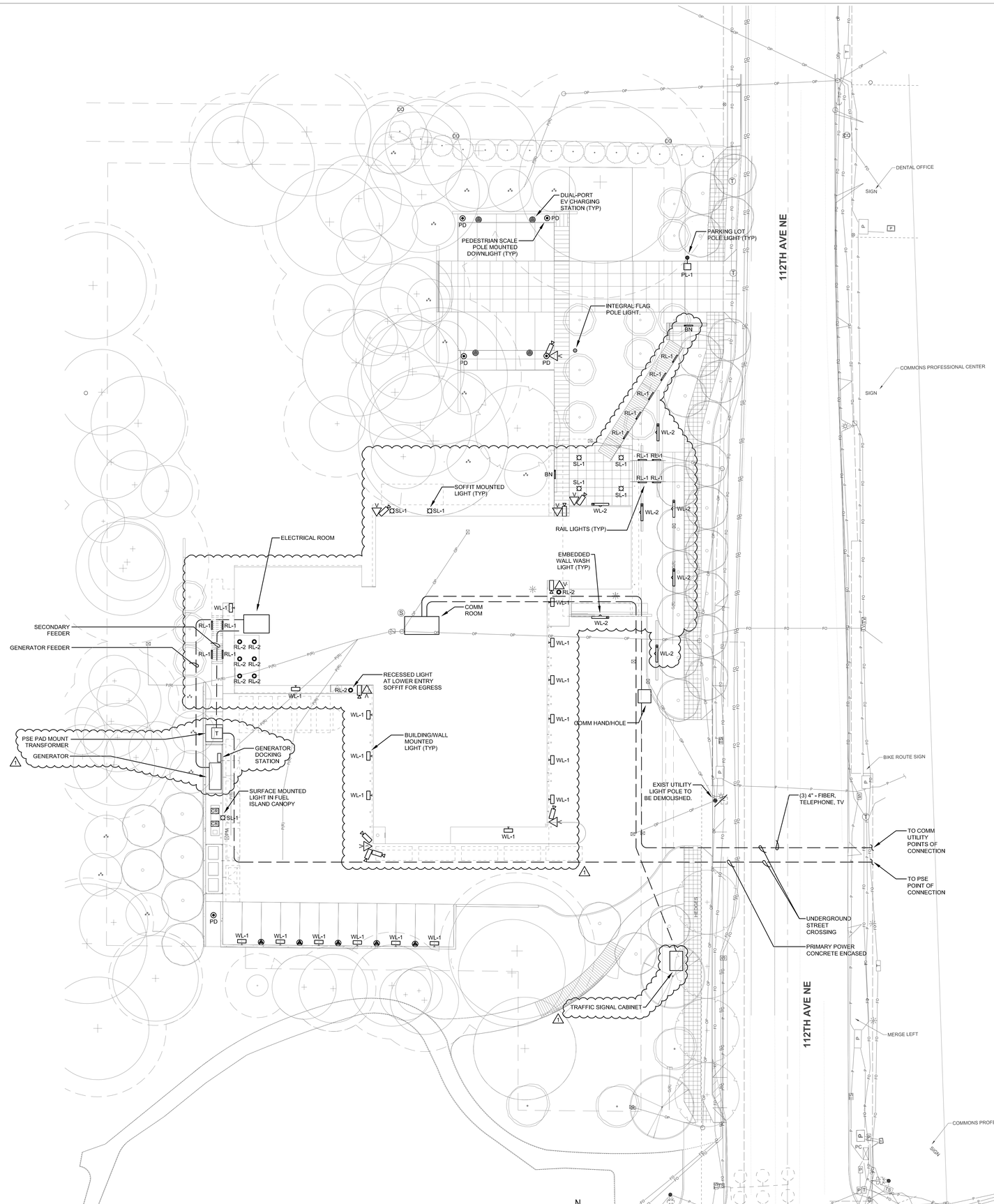
CONDITIONAL USE PERMIT SUBMITTAL

Not For Construction

MECHANICAL SITE PLAN

Scale	PER PLANS
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

MS1.1



1 SITE PLAN - ELECTRICAL
1" = 20'-0"

0 2' 4' 8' 16'

N

General Notes

Seal

Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

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Travis Fitzmaurice Wartelle Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109
p: 206-285-7228 | info@tf-wb.com

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CITY OF BELLEVUE

FIRE STATION 10

1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

Not For Construction

SITE PLAN - ELECTRICAL

Scale

Date NOVEMBER 23, 2020

BCJ Project Number 18402

E1.10

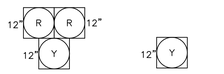
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) STANDARDS AND SPECIFICATIONS, WSDOT STANDARD PLANS, AND THE PROJECT SPECIAL PROVISIONS.
2. THE LOCATION OF FEATURES AND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION START.
3. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. CONTACT UTILITY LOCATE CENTER 48 HOURS PRIOR TO CONSTRUCTION.
4. POLE LOCATIONS SHALL BE STAKED IN THE FIELD, POTHOLED TO VERIFY NO POTENTIAL UTILITY CONFLICTS EXIST, AND APPROVED BY THE ENGINEER PRIOR TO EXCAVATION. FACE OF POLES SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM THE FACE OF CURB AT ROADWAY.
5. EMERGENCY VEHICLE PRE-EMPTION (EVP) DETECTORS SHALL BE MOUNTED HIGHER THAN OVERHEAD SIGNS OR OTHER CONFLICTING APPURTENANCES ENSURING A CLEAR LINE OF SIGHT.
6. ALL JUNCTION BOXES SHALL BE PER THE WSDOT STANDARD PLANS AS MODIFIED BY COB STANDARD DRAWINGS SL-160-1 AND SL-170-1. ALL JUNCTION BOXES SHALL HAVE SKID-RESISTANT LIDS AND BE INSTALLED AT BACK OF SIDEWALK OR IN PLANTER STRIP, WHERE APPLICABLE.
7. CONTRACTOR SHALL CHECK FOR MINIMUM OVERHEAD CLEARANCE OF 16FT 6IN FOR ALL SIGNAL HEADS ABOVE THE STREET PRIOR TO PLACING FOUNDATIONS PER COB STANDARD DRAWING SL-360-1.
8. THE LOCATION OF ALL CONDUITS, JUNCTION BOXES, POLES AND CABINETS SHOWN ON THIS PLAN MAY BE ADJUSTED IN THE FIELD BY THE CONTRACTOR TO AVOID CONFLICTS AND MEET ADA REQUIREMENTS. CONDUIT RUNS SHALL BE CONSTRUCTED WITHIN PROPOSED RIGHT-OF-WAY. ALL FINAL LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION.
9. EMERGENCY-VEHICLE HYBRID BEACONS SHALL BE 12 INCH RED AND YELLOW LED LENSES, BACKPLATES, AND TUNNEL VISORS. BEACONS SHALL BE INSTALLED ON MASTARM USING TYPE M MOUNTS, PER WSDOT STANDARD PLAN J-75.20-01.
10. PRIOR TO ORDERING ANY MATERIALS, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE CITY OF BELLEVUE FOR APPROVAL (MATERIALS@BELLEVUEWA.GOV).
11. TO ENSURE PROPER FIRE APPARATUS INGRESS AND EGRESS, C-CURB WITHIN THE RIGHT-OF-WAY WILL NOT BE UTILIZED.

PRE-EMPTION SCHEDULE

#	PHASE
A	2

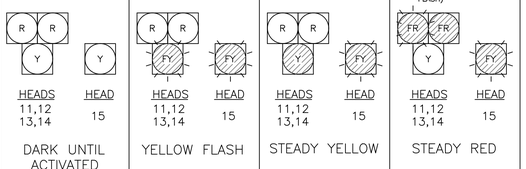
SIGNAL HEAD ASSIGNMENT



EMGERGENCY-VEHICLE BEACON
11, 12 ,13, 14

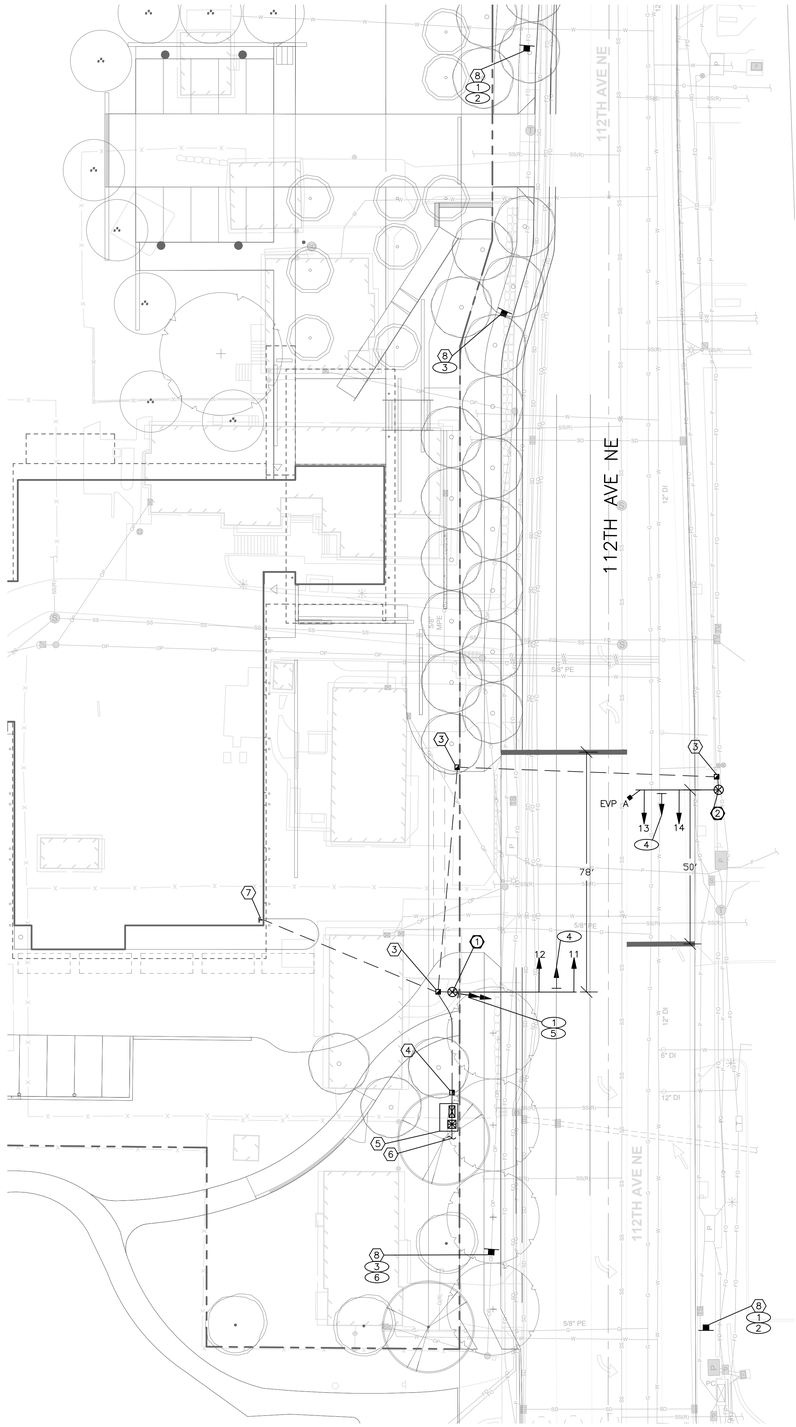
EMERGENCY-VEHICLE BEACON
15

SIGNAL PHASING

PHASING	ø1 ø2	ø1 ø2	ø1 ø2	ø1 ø2
HEAD DISPLAY				
	HEADS 11,12 13,14 / HEAD 15	HEADS 11,12 13,14 / HEAD 15	HEADS 11,12 13,14 / HEAD 15	HEADS 11,12 13,14 / HEAD 15
	DARK UNTIL ACTIVATED	YELLOW FLASH	STEADY YELLOW	STEADY RED
	NORMAL	PRE-EMPTION SEQUENCE		

CONSTRUCTION NOTES

1. INSTALL TYPE II SIGNAL POLE WITH 40FT MAST ARM. INSTALL TWO EMERGENCY-VEHICLE BEACONS AND ONE R10-14A SIGN ON THE MAST ARM. INSTALL ONE EMERGENCY-VEHICLE BEACON AND ONE TERMINAL CABINET ON THE POLE.
2. INSTALL TYPE II SIGNAL POLE WITH 27FT MAST ARM. INSTALL TWO EMERGENCY-VEHICLE BEACONS, ONE EMERGENCY VEHICLE DETECTOR, AND ONE R10-14A SIGN ON THE MAST ARM. INSTALL ONE TERMINAL CABINET ON THE POLE.
3. INSTALL TYPE 2 JUNCTION BOX.
4. INSTALL TYPE 8 JUNCTION BOX.
5. INSTALL TRAFFIC CONTROLLER CABINET AND SERVICE CABINET ON JOINT FOUNDATION PER CITY OF BELLEVUE STANDARD PLANS SL-210-1, SL-220-1, AND SL-230-1.
6. COORDINATE WITH PSE FOR FINAL SERVICE POINT AND FINAL CONNECTION
7. INSTALL FIRE SIGNAL PUSH BUTTONS INSIDE THE FIRE STATION. FINAL LOCATIONS TO BE VERIFIED BY FIRE AUTHORITY REPRESENTATIVE. (INTERIOR CONDUIT AND JUNCTION BOXES TO BE INSTALLED BY BUILDING ELECTRICAL CONTRACTOR.)
8. INSTALL SIGN ON POST PER CITY OF BELLEVUE STANDARD PLAN SG-100-1 AND SIGN LEGEND ON THIS SHEET.



LEGEND

DESCRIPTION	PROPOSED
RIGHT OF WAY	
CONDUIT	
CONSTRUCTION NOTE	(#)
SIGNAL POLE CONSTRUCTION NOTE	(#)
SIGN NOTE	#
WIRE NOTE	#
SIGNAL POLE AND MAST ARM	
EMERGENCY VEHICLE PREEMPTION DETECTOR	
SIGNAL MOUNTED SIGN	
EMERGENCY-VEHICLE BEACON	
CONTROLLER CABINET	
ELECTRICAL SERVICE AND BACKUP CABINET	
JUNCTION BOX TYPE 2	
JUNCTION BOX TYPE 8	
FIRE SIGNAL PUSHBUTTON	
POST MOUNTED SIGN	

SIGN SCHEDULE



W11-8
30" X 30"
1



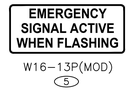
W11-12P
36" X 30"
2



W16-13P(MOD)
24" x 18"
3



R10-14a
60" X 24"
4



W16-13P(MOD)
5



R3-17BP
24" X 8"
6

WIRING SCHEDULE

NO	RACEWAY CONDUIT SIZE*	VEHICLE HEAD 5C	PRE-EMP 3C(SH)	EMITTER CABLE	SERVICE #2	POWER #6	ILLUM #8
1							
2							
3							
4							

*ALL CONDUIT SHALL BE PVC AND SHALL CONTAIN A NO. 8 GROUND WIRE, UNLESS OTHERWISE NOTED.

TO BE COMPLETED

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

PRELIMINARY

General Notes

ARCHITECT
Bohlin Cywinski Jackson

LANDSCAPE
Swift Company

CIVIL
Coughlin Porter Lundeen

STRUCTURAL
PCS Structural Solutions

MECHANICAL
Hargis

ELECTRICAL
TFWB Engineers

ACOUSTICAL
A3 Acoustics

SUSTAINABILITY
Brightworks

ENERGY MODELING AND ANALYSIS
Solarc Energy Group

FIRE STATION CONSULTANT
TCA

WATERPROOFING
Wetherholt and Associates

COST ESTIMATING
RLB Robinson

TRAFFIC
Transpo Group

WETLAND CONSULTANT
The Watershed Group

transpogroup
WHAT TRANSPORTATION CAN BE.

12131 113TH AVENUE NE
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KIRKLAND, WA 98034
(TEL) 425 821-3665 (FAX) 425 825-8434

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Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

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CITY OF BELLEVUE

FIRE STATION 10

1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

TRAFFIC SIGNAL PLAN

Scale	1" = 20'
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

TS.01

FIELD WIRE TERMINATIONS

LEGEND

a.	VEHICLE DISPLAY	f.	LUMINAIRE
b.	MAST ARM MTD. SIGN	g.	PEDESTRIAN DISPLAY
c.	STREET NAME SIGN	h.	TERMINAL CABINET
d.	PRE-EMPT DETECTOR	i.	APS PPB-M
e.	POST MTD. SIGN	j.	HANDHOLE

SIGNAL STANDARD IDENTIFICATION TAG DETAIL

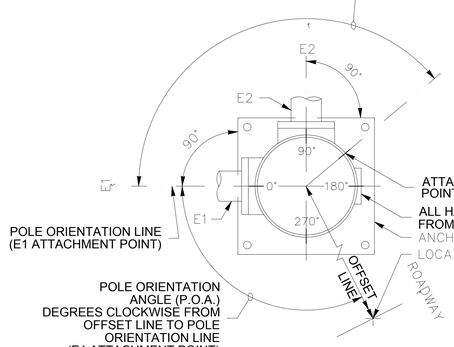
STD. NO. XX
SRXXX, MP XXX.XX
MANUFACTURER
APPROVED DWG. XXXXXX
FAB. X/XX/XXXX

SIGNAL STANDARD NO.
STATE ROUTE AND MILE POST NO.
APPROVED DRAWING NO.
FABRICATION DATE

STD. NO. 02
SR97, MP 069.09
MANUFACTURER
APPROVED DWG. AB12345
FAB. 6/14/2002
EXAMPLE

TAG NOTES:
CORROSION RESISTANT METAL TAG SECURED WITH (2) 0.125" RIVETS AS FOLLOWS:
- POLE SHAFT - LOCATED WITHIN 6" ABOVE HAND HOLE (TYPE II & III).
- SIGNAL AND LUMINAIRE MAST ARM (TYPE II & III) - LOCATED WITHIN 6" OF THE LUMINAIRE ARM AND THE POLE SHAFT CONNECTION POINT (TYPE III).
TEXT SHALL BE A MINIMUM OF 3/16" HIGH, STAMPED OR EMBOSSED.

MEASURE ATTACHMENT POINT ANGLES CLOCKWISE FROM POLE ORIENTATION LINE (E1 ATTACHMENT POINT) TO THE ATTACHMENT POINT LOCATION



POLE ORIENTATION AND ATTACHMENT POINT DETAIL

LUMINAIRE MAST ARM X Y Z (ft)^3	
MAST ARM LENGTH	X Y Z (ft)^3
6'	19.8
8'	26.4
10'	33.0
12'	39.6
14'	46.2
16'	52.8

STANDARD TYPE		STANDARD PLAN REFERENCES			
		POLE	FOUNDATION	CURB	ELECTRICAL
			STANDARD		
PPB	FIXED	J-20.10	J-20.10	J-20.11	J-20.10
	BREAKAWAY	J-20.15	J-20.15		J-20.15
PS		J-20.16	J-21.10		J-20.20
I		J-21.15	J-21.10		J-21.20
II, III, SD		N/A	J-26.10, J-26.15	N/A	N/A

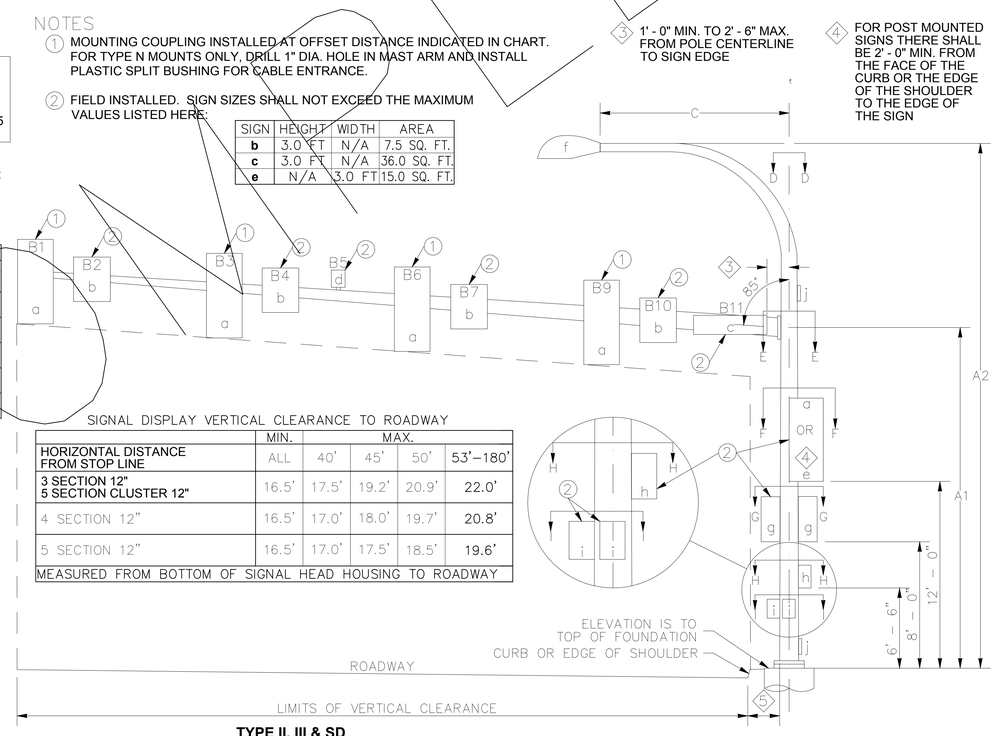
NOTES
1. MOUNTING COUPLING INSTALLED AT OFFSET DISTANCE INDICATED IN CHART. FOR TYPE N MOUNTS ONLY, DRILL 1" DIA. HOLE IN MAST ARM AND INSTALL PLASTIC SPLIT BUSHING FOR CABLE ENTRANCE.
2. FIELD INSTALLED. SIGN SIZES SHALL NOT EXCEED THE MAXIMUM VALUES LISTED HERE:

SIGN	HEIGHT	WIDTH	AREA
b	3.0 FT	N/A	7.5 SQ. FT.
c	3.0 FT	N/A	36.0 SQ. FT.
e	N/A	3.0 FT	15.0 SQ. FT.

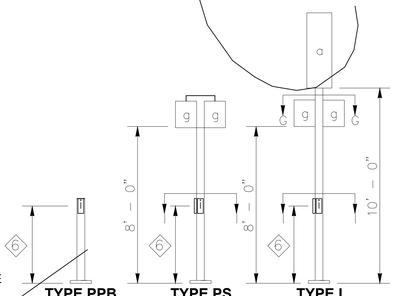
3. 1' - 0" MIN. TO 2' - 6" MAX. FROM POLE CENTERLINE TO SIGN EDGE
4. FOR POST MOUNTED SIGNS THERE SHALL BE 2' - 0" MIN. FROM THE FACE OF THE CURB OR THE EDGE OF THE SHOULDER TO THE EDGE OF THE SIGN

SIGNAL DISPLAY VERTICAL CLEARANCE TO ROADWAY

	MIN.	MAX.			
HORIZONTAL DISTANCE FROM STOP LINE	ALL	40'	45'	50'	53'–180'
3 SECTION 12" 5 SECTION CLUSTER 12"	16.5'	17.5'	19.2'	20.9'	22.0'
4 SECTION 12"	16.5'	17.0'	18.0'	19.7'	20.8'
5 SECTION 12"	16.5'	17.0'	17.5'	18.5'	19.6'
MEASURED FROM BOTTOM OF SIGNAL HEAD HOUSING TO ROADWAY					



TYPE II, III & SD SIGNAL STANDARD



TYPE PPB POST | **TYPE PS PED. HEAD STANDARD** | **TYPE I VEHICLE HEAD STANDARD**

NOTE:
TYPE E MOUNTS SHALL BE USED FOR PEDESTRIAN DISPLAYS ON TYPE II OR III SIGNAL STANDARDS, WITH THE FOLLOWING EXCEPTION: PEDESTRIAN DISPLAYS MOUNTED ON OCTAGONAL (8 SIDED) SIGNAL STANDARDS AT AN ANGLE OTHER THAN A 45 DEGREE INCREMENT SHALL USE A TYPE A MOUNT FOR TWO PEDESTRIAN DISPLAYS, OR A TYPE B MOUNT FOR A SINGLE PEDESTRIAN DISPLAY.

7. DMS OR VMS IS NOT ALLOWED ON THESE POLES.

5. PLACEMENT SHALL BE 2' - 0" MIN. FROM FACE OF CURB OR EDGE OF SHOULDER; 3' - 0" MIN. FROM FACE OF GUARDRAIL; 4' - 0" MIN. FROM CONC. BARRIER TYPE 2 (MEASURED FROM A POINT WHERE THE BARRIER BASE MEETS THE SHOULDER SURFACE (TOE). MEASUREMENT TAKEN FROM TRAFFIC SIDE OF BARRIER; TO FACE OF POLE)

SIGNAL STANDARD DETAIL CHART

STD. No.	ROAD REFERENCE	FIELD LOCATION: STATION	OFFSET	LT.	RT.	ELEV.*	P.O.A.	POLE TYPE	MOUNTING HEIGHT (FT): A1	A2	SIGNAL MAST ARM DATA: OFFSETS (FT) (Z) (POLE TO ATTACHMENT POINT): B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	WINDLOAD AREAS (FT)^2 (X)(Y): B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	LUMINAIRE ARM (FT): C	CALCULATED POLE XYZ (FT)^3 **	POLE ATTACHMENT POINT ANGLES (deg.): D	E1	E2	F	G1	G2	H	I1	I2	FOUNDATION DESIGN XYZ (FT)^3	SOIL BEARING PRESSURE (PSF)	FOUNDATION DEPTH (FT): ALTERNATE 1	ALTERNATE 2	REMARKS
1	112TH AVE NE							II																																												
2	112TH AVE NE							II																																												

ALTERNATE 1	ALTERNATE 2
3' RD.	3' SQ.
4' RD.	3' RD.
4' RD.	

*ELEVATION IS TO TOP OF FOUNDATION. FIELD VERIFY ELEVATION PRIOR TO ORDERING SIGNAL STANDARDS.

**CALCULATED POLE XYZ (FT)^3 IS THE SUM OF THE TOTAL XYZ (FT)^3 FOR THE SIGNAL ARM AND THE XYZ (FT) FOR THE LUMINAIRE ARM (IF PRESENT).

*** ASSUMES DRILLED SHAFT TYPE CONSTRUCTION. CONTRACTOR SHALL VERIFY SOIL BEARING PRESSURE AND CONSTRUCTION TYPE PRIOR TO SOIL EXCAVATION.

PRELIMINARY

General Notes

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WHAT TRANSPORTATION CAN BE.
12131 113TH AVENUE NE
Suite 203
KIRKLAND, WA 98034
(TEL) 425 821-3665 (FAX) 425 825-8434

Seal
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
JEFFREY D. KLUGE
157647

Revisions

No.	Description	Date
1	CONDITIONAL USE PERMIT REVISIONS 1	11.23.20

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v: 206.256.0862 f: 206.256.0864

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CITY OF BELLEVUE

FIRE STATION 10

1219 112TH AVE NE
BELLEVUE WA 98004

CONDITIONAL USE PERMIT SUBMITTAL

TRAFFIC SIGNAL PLAN

Scale	1" = 20'
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

TS.02

Bellevue Fire Station 10

Conditional Use and Critical Areas Permit
August 6, 2020

Location: 1209, 1211, 1213, 1215, 1219, 1221, 1223, 1231, and 1233 112 th Avenue NE

Subarea: North Bellevue

File Number: 20-110651-LO and 20-110652-LB

Description: Land Use review of a Critical Area Land Use Permit and Conditional Use Permit for the Bellevue Fire Department to construct a new 26,500 square-foot 2-story fire station on a 116,043 square-foot site consisting of nine lots in the 1200 block of 112 th Ave NE. Associated improvements include a new traffic signal, frontage improvements, utilities, fueling infrastructure, emergency generator, trash enclosures, parking, landscaping, and other improvements. A category IV wetland is present on the site and the buffer will be slightly reduced by the proposed project.The entire wetland and site will be restored with native vegetation.

Approvals Required: Critical Areas Land Use Permit approval , Conditional Use Permit approval, and ancillary permits and approvals

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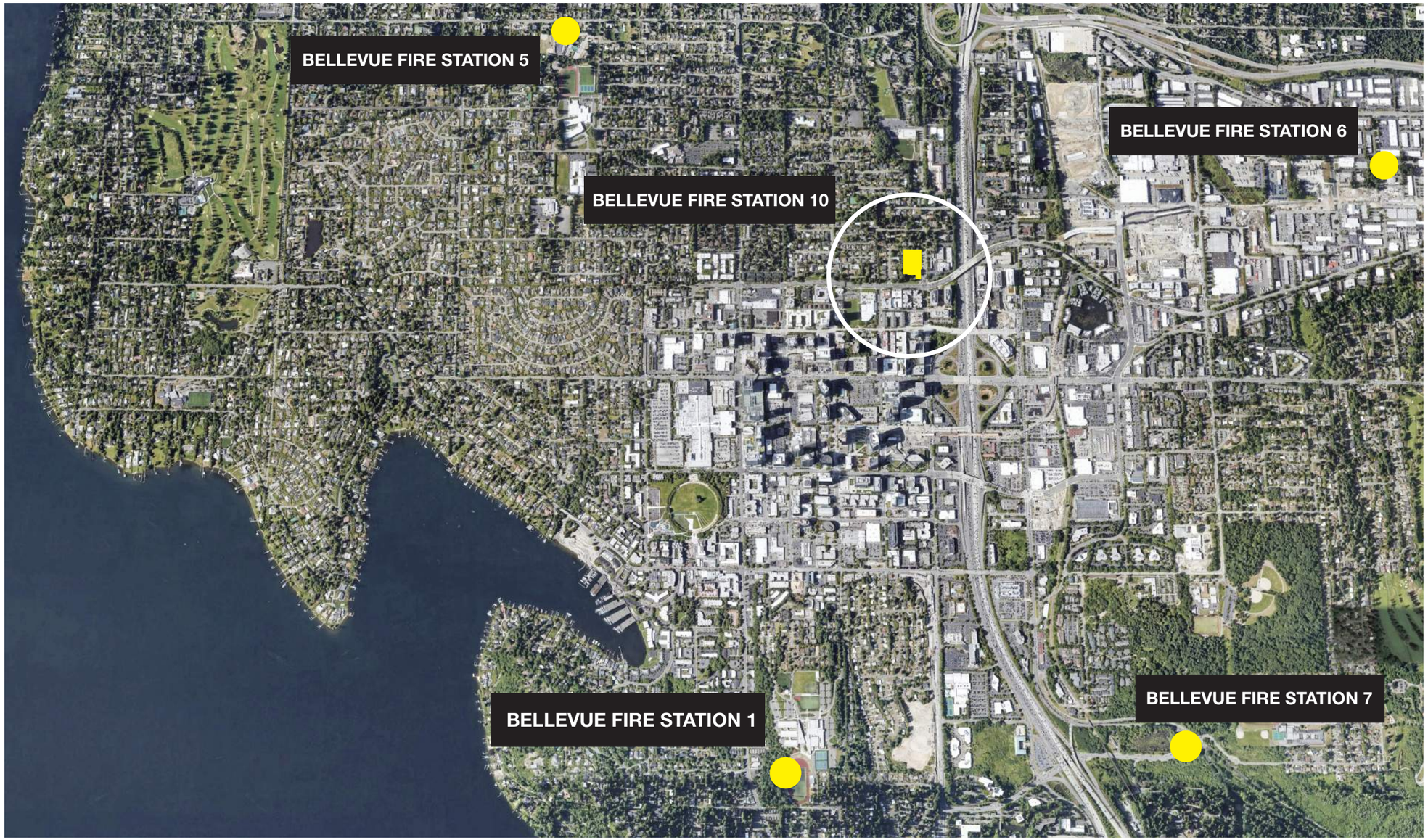
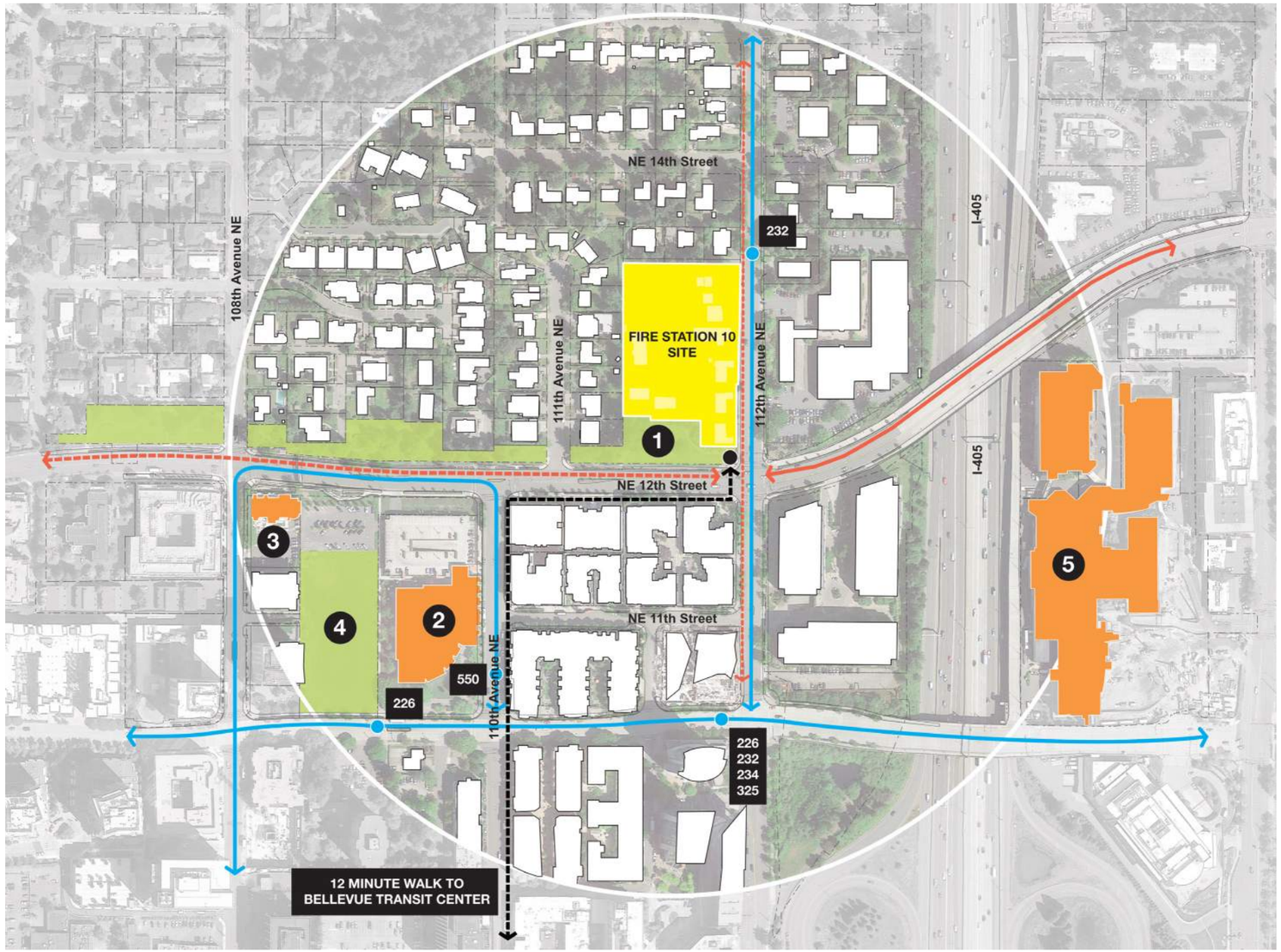
Context Plan - Fire Station Network



Context Plan - Neighborhood Features and Transit



1 McCormick Park
2 Bellevue Library
3 Bellevue Children's Museum
4 Ashwood Playfield
5 Overlake Medical Center

Transit Route and Stop

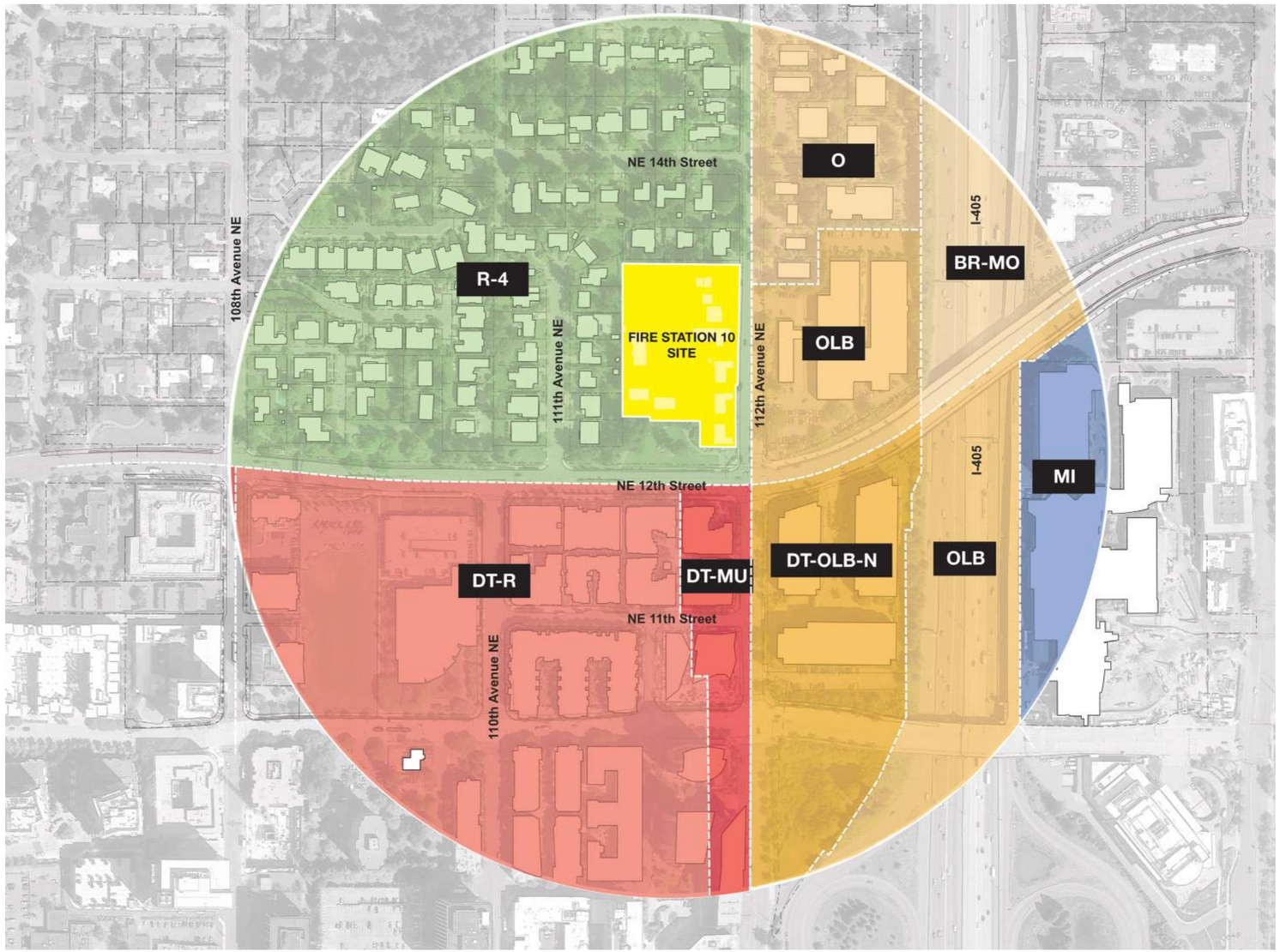
550

Transit Route Number

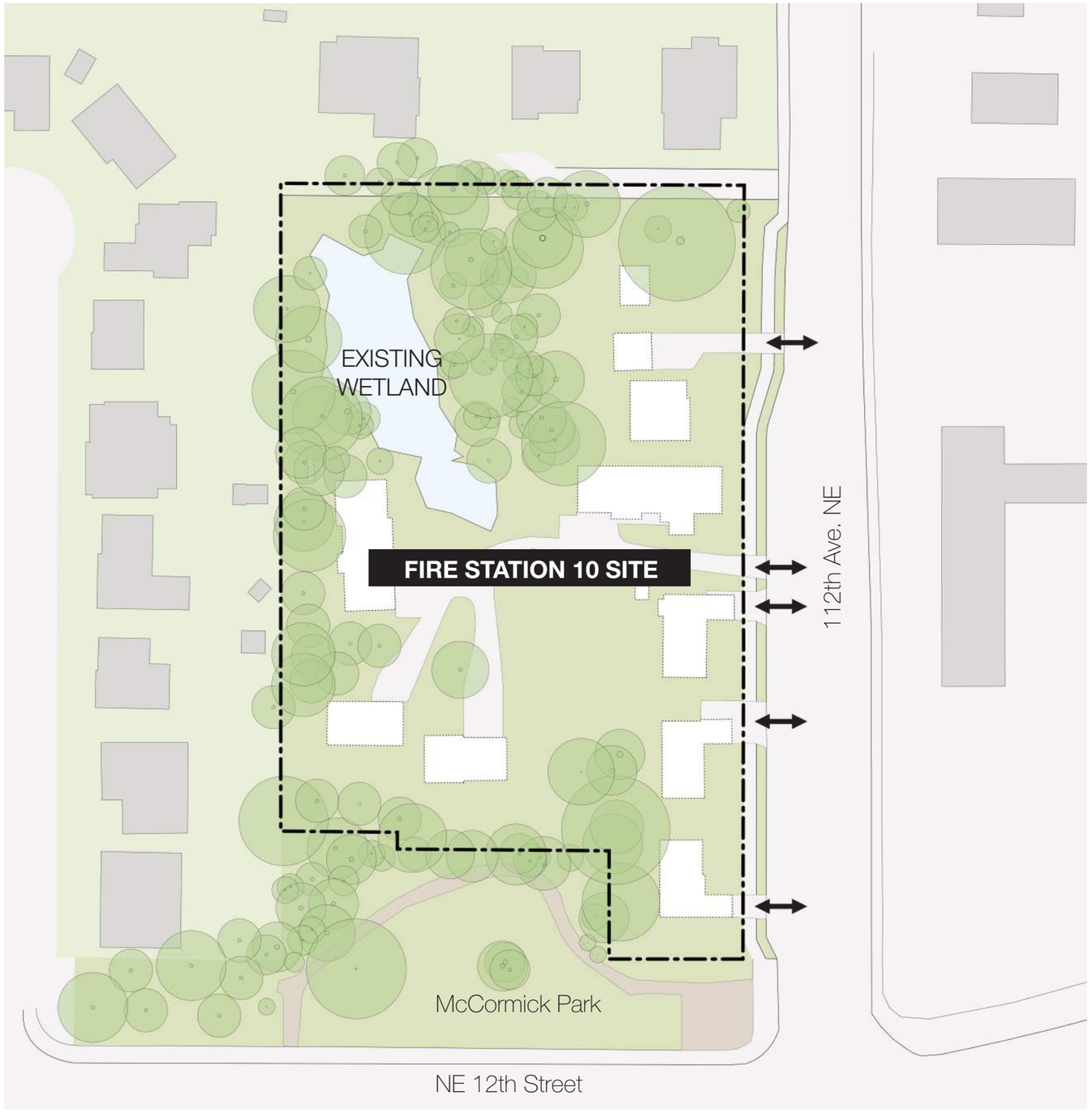
Bike Route

Planned Bike Route

Context Plan - Zoning



R-4	Single Family Residential
OLB	Office and Limited Business
O	Office
BR-MO	BelRed Medical Office
MI	Medical Institutional District
DT-OLB-N	Downtown Office and Limited
DT-MU	Downtown Mixed Use
DT-R	Downtown Residential





Corner of 112th Ave. NE and NE 12th St.



Grove of Trees at the Existing Wetland



View looking South on 112th Ave. NE

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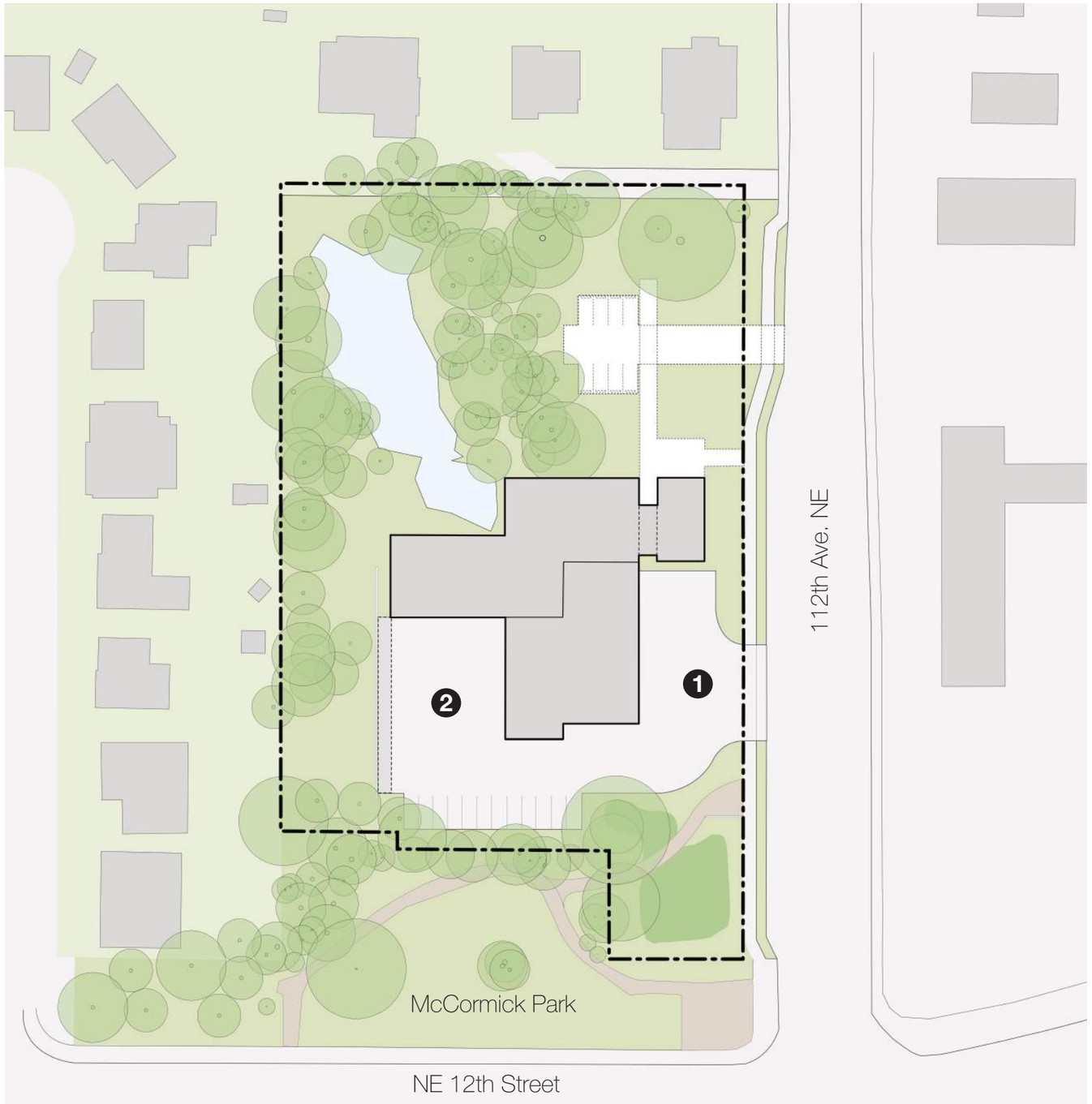
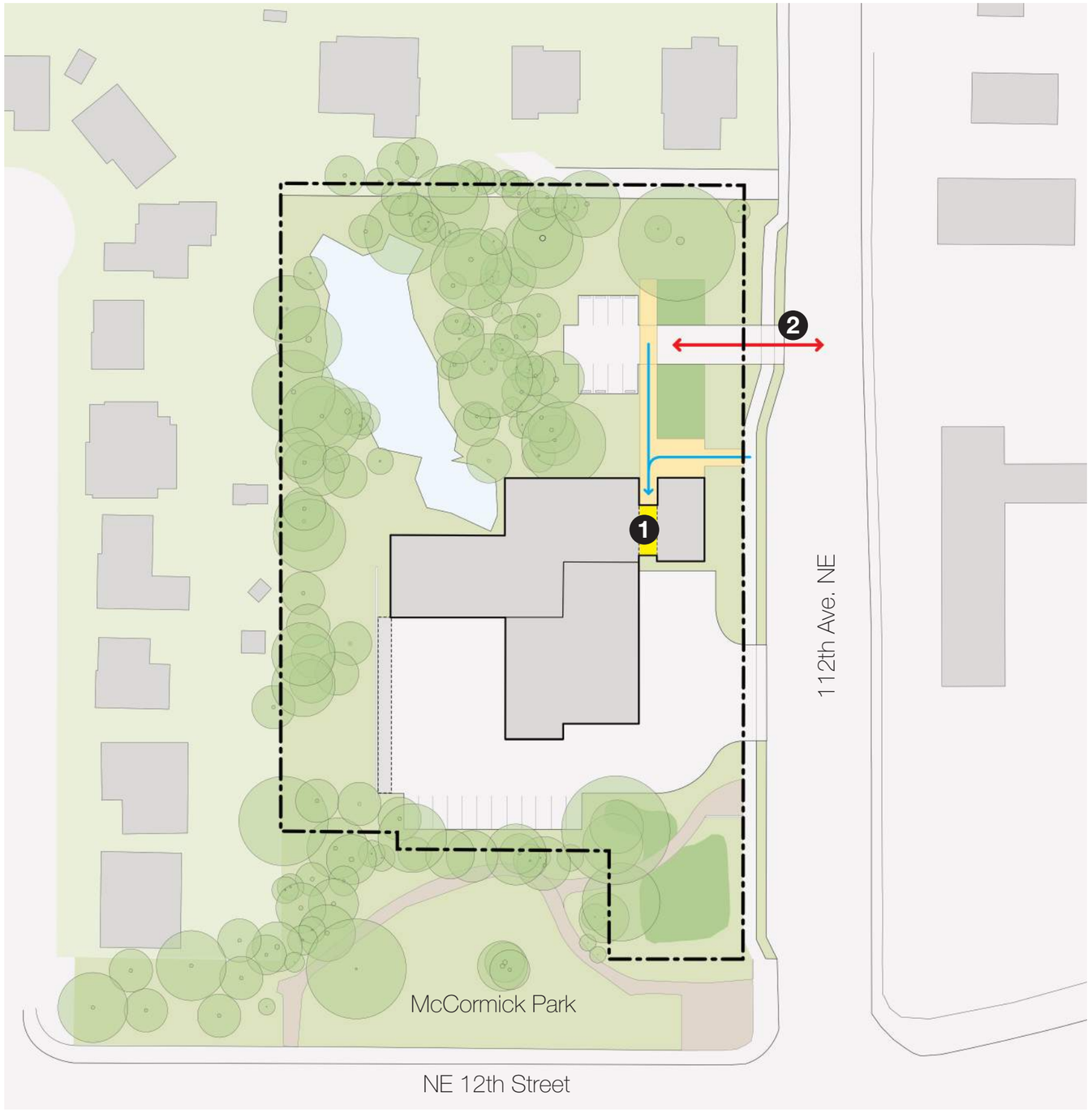
- Centrally located on site.
- Preserve and enhance the natural site character.
- Ensure efficient and safe access to public right of way.
- Respect site constraints and context.



1. Fire Department Operations Driveway
2. Firefighter Parking Area and Fire Department Operations Court

- The south driveway is the main Fire Department access point to the public right of way.
- Parking for on duty firefighters, site utilities and vehicle fueling island are located at the Fire Department Operations Court.
- Electric Vehicle charging stations for on-duty firefighters.

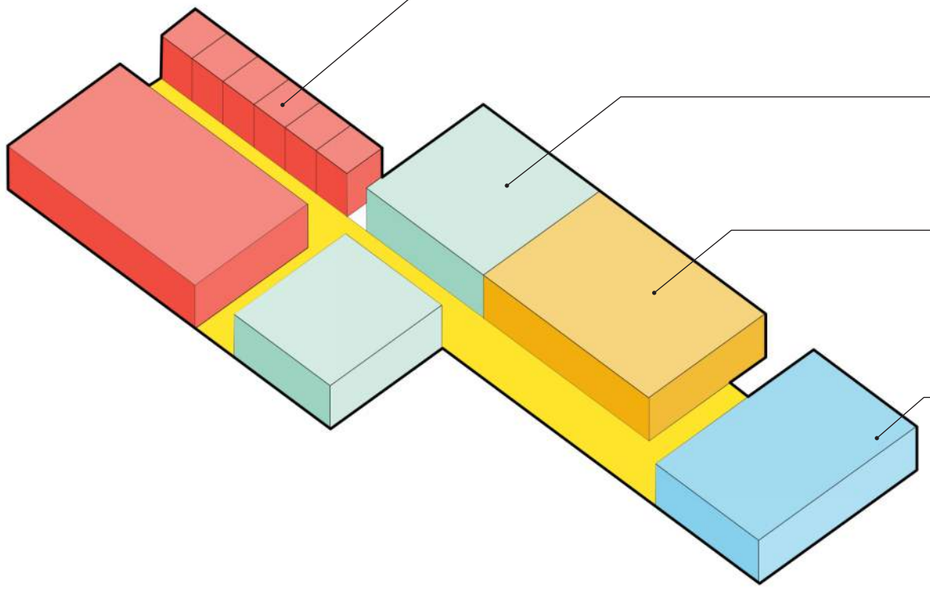


1. Public Pedestrian Entry
2. Visitor Parking Entry

- 7 visitor parking spaces for members of the public.
- Parking for accessible van access.
- Electric vehicle charging stations.
- Accessible pedestrian access provided from 112th Ave NE and visitor parking.
- Visitor bike parking provided.
- Gathering point for fire station open house and tours for the public.



- Site character is enhanced with new planting areas.
- New trees and shrubs screen the fire station from the neighborhood and the park.



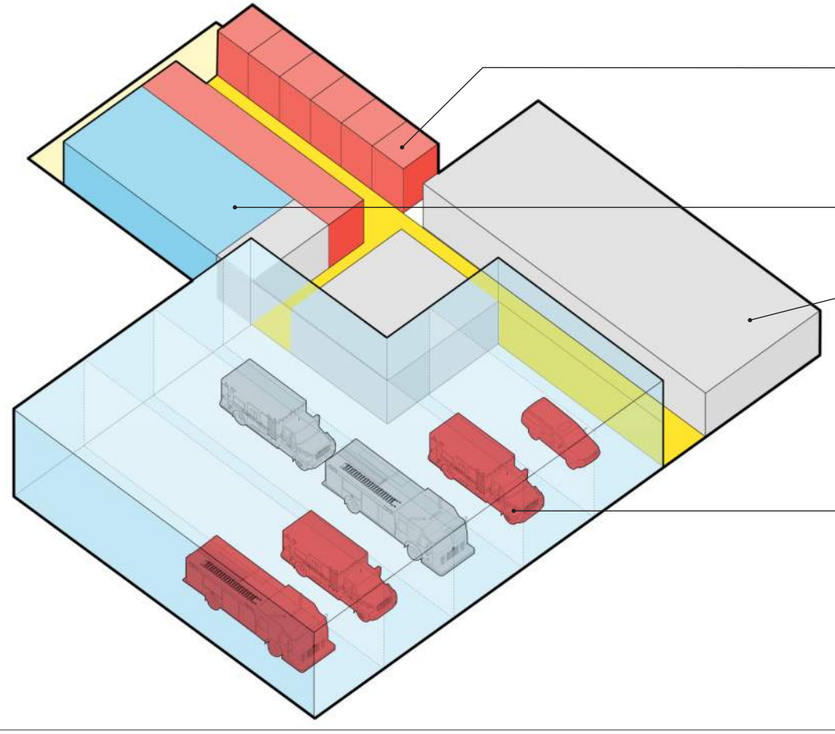
Firefighter Living
Firefighter Bunk Rooms
Firefighter Offices

Shared Living
Kitchen
Dining
Dayroom

Administration
Battalion Chief Bunk Room
Staff Assistant Bunk Room
Bathrooms
Fire Command Center

Training
Training Room
Public Restroom
Public Aid Alcove

Upper Level Floorplan



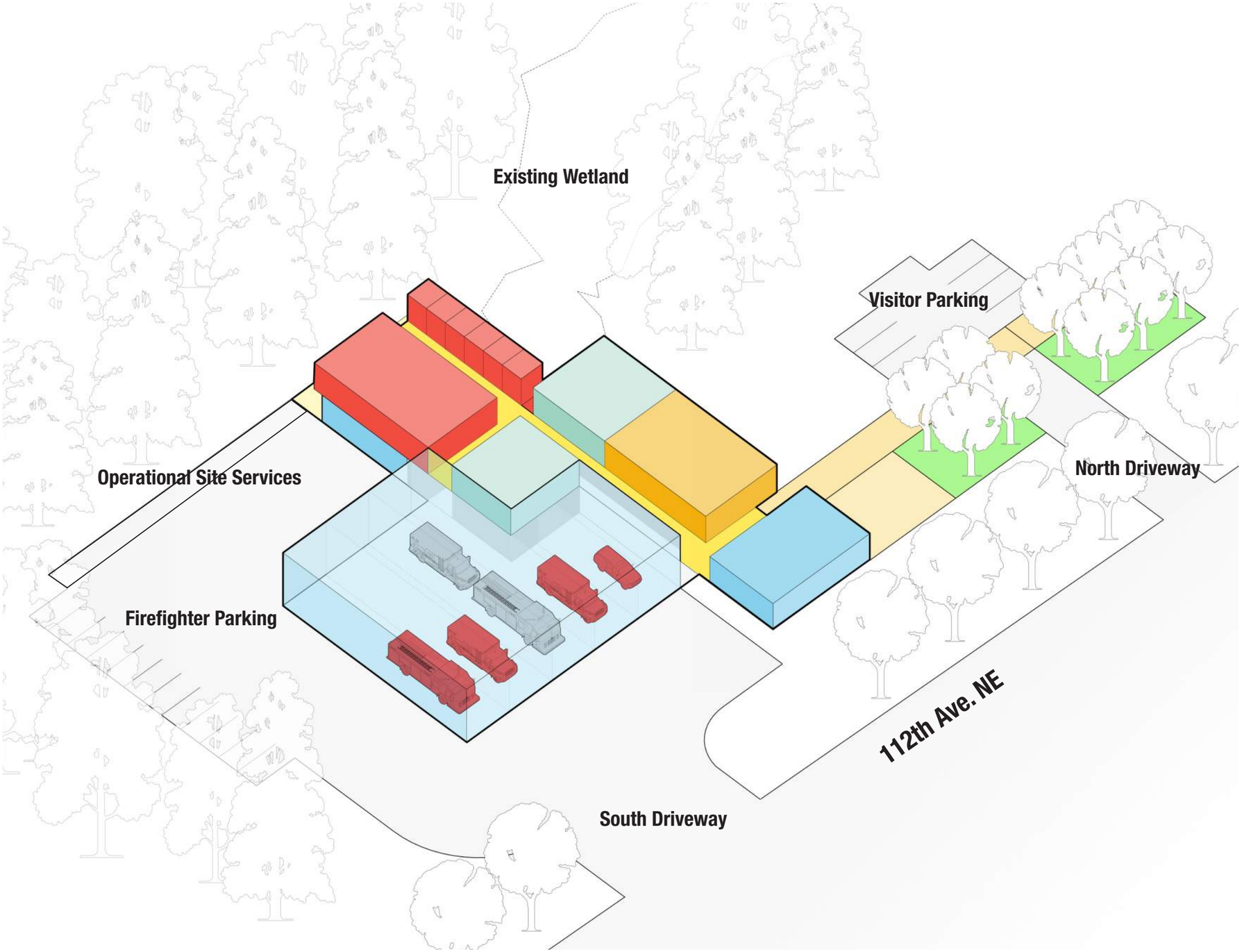
Firefighter Living
Firefighter Bunk Rooms
Firefighter Offices

Fitness
Physical Training Room

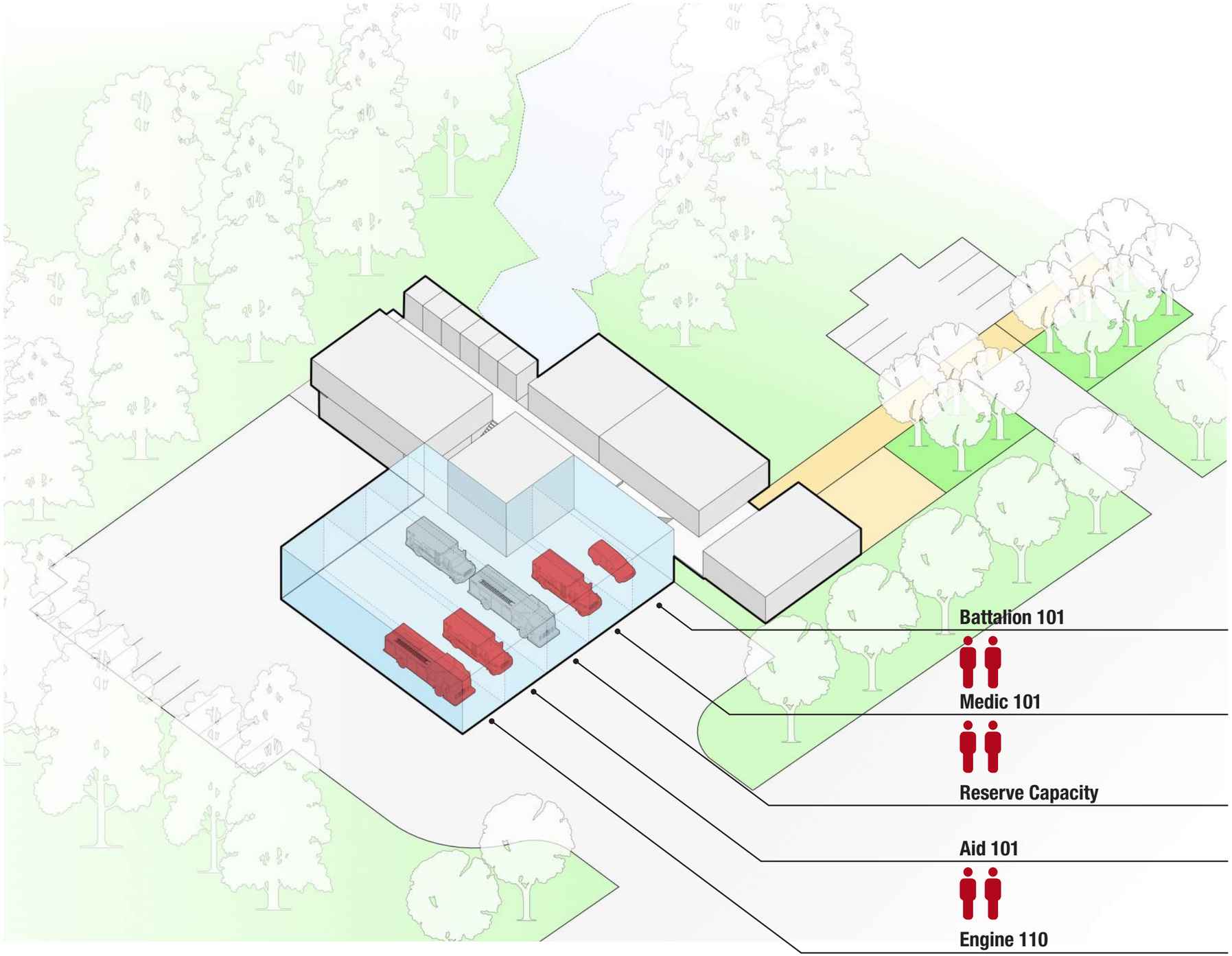
Operations
Bunker Gear Storage
Decontamination Room
Bunker Cleaning Room
Workshop
Medical Supplies Storage
Mechanical Spaces
Storage Spaces

Apparatus Bay
Fire Department Apparatus Parking
Fire Hose Storage

Lower Level Floorplan



- Fire station program massing is located on the site to correspond to site program adjacencies.







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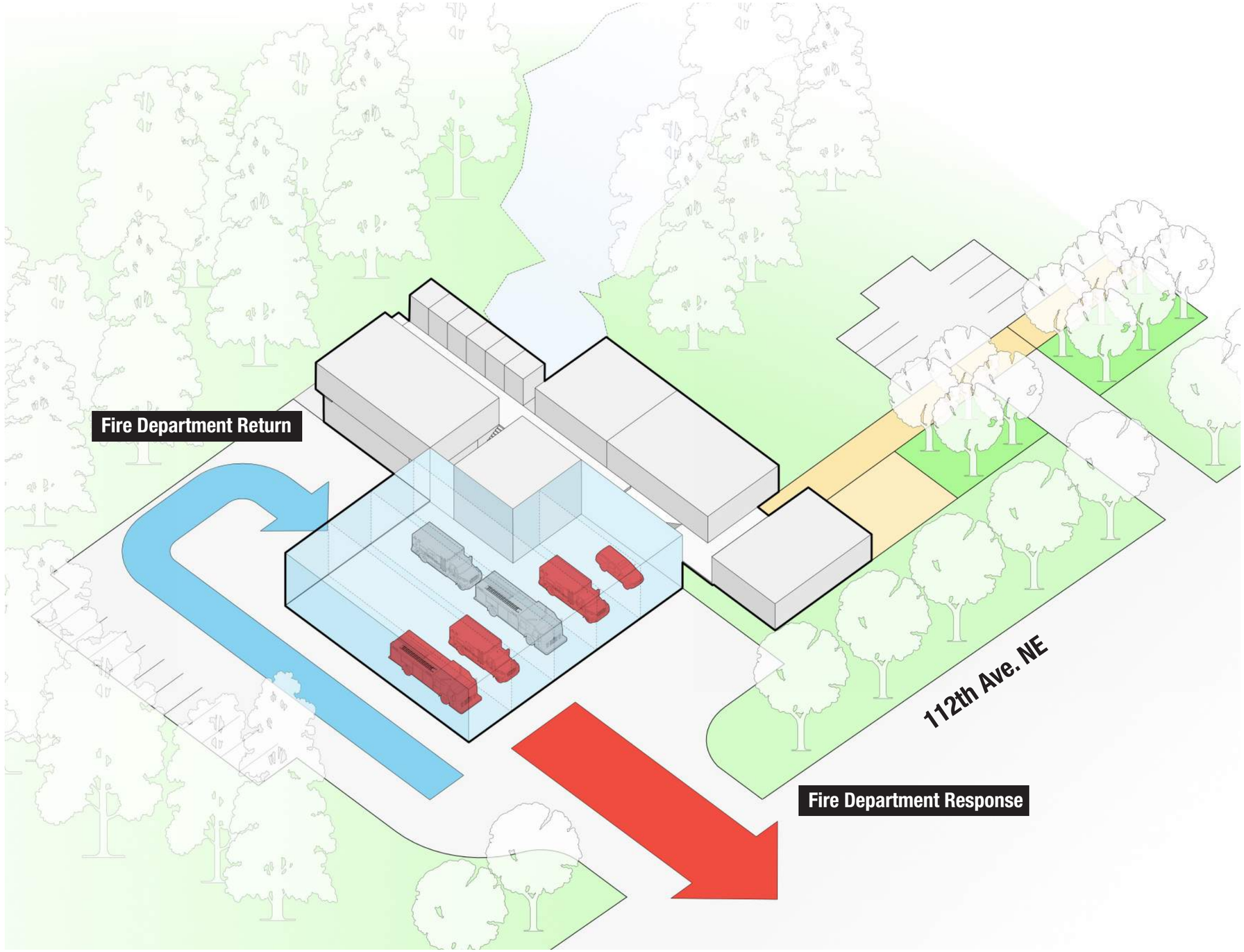



Fire Response



Medical Emergency Response

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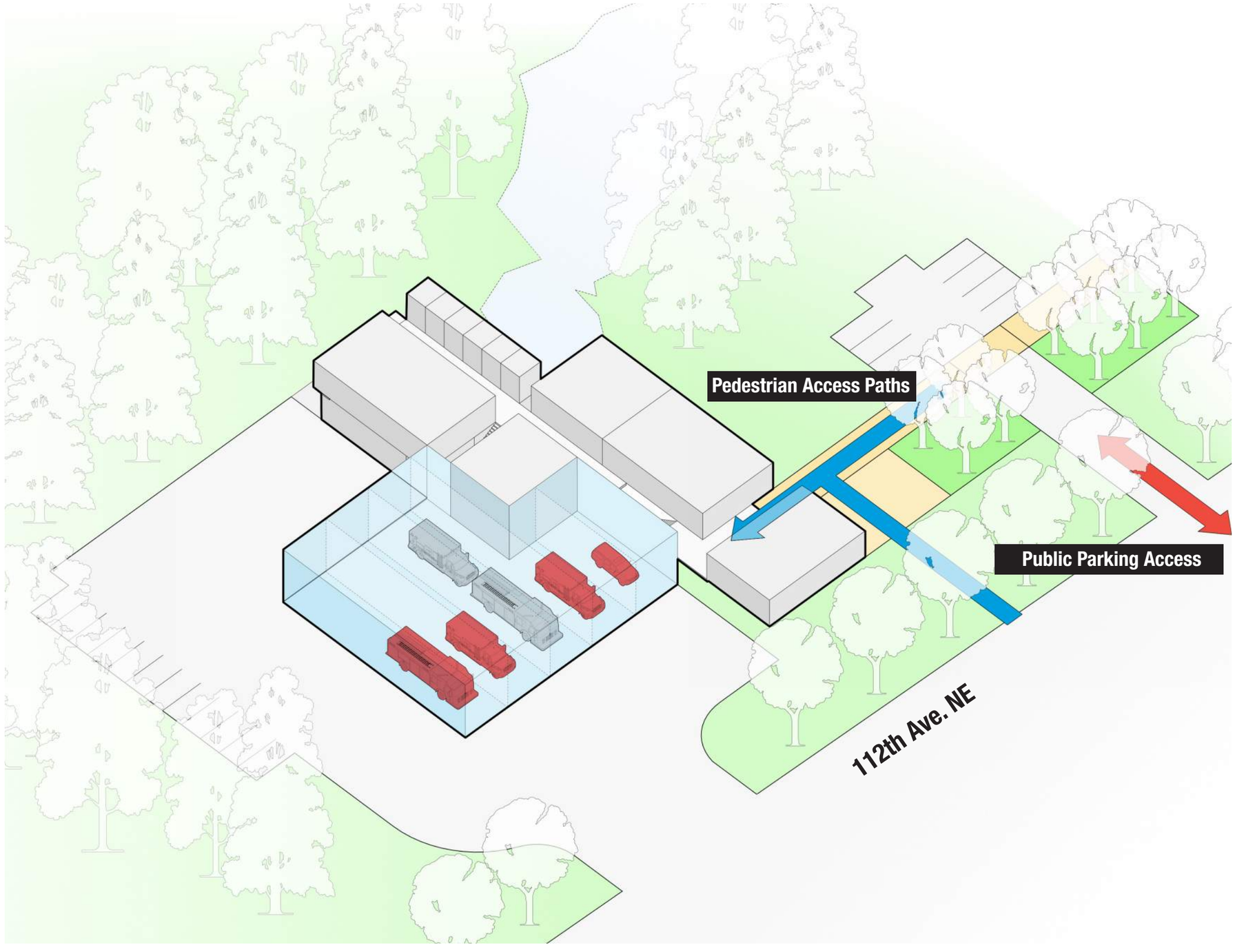





Public Open House and Tours

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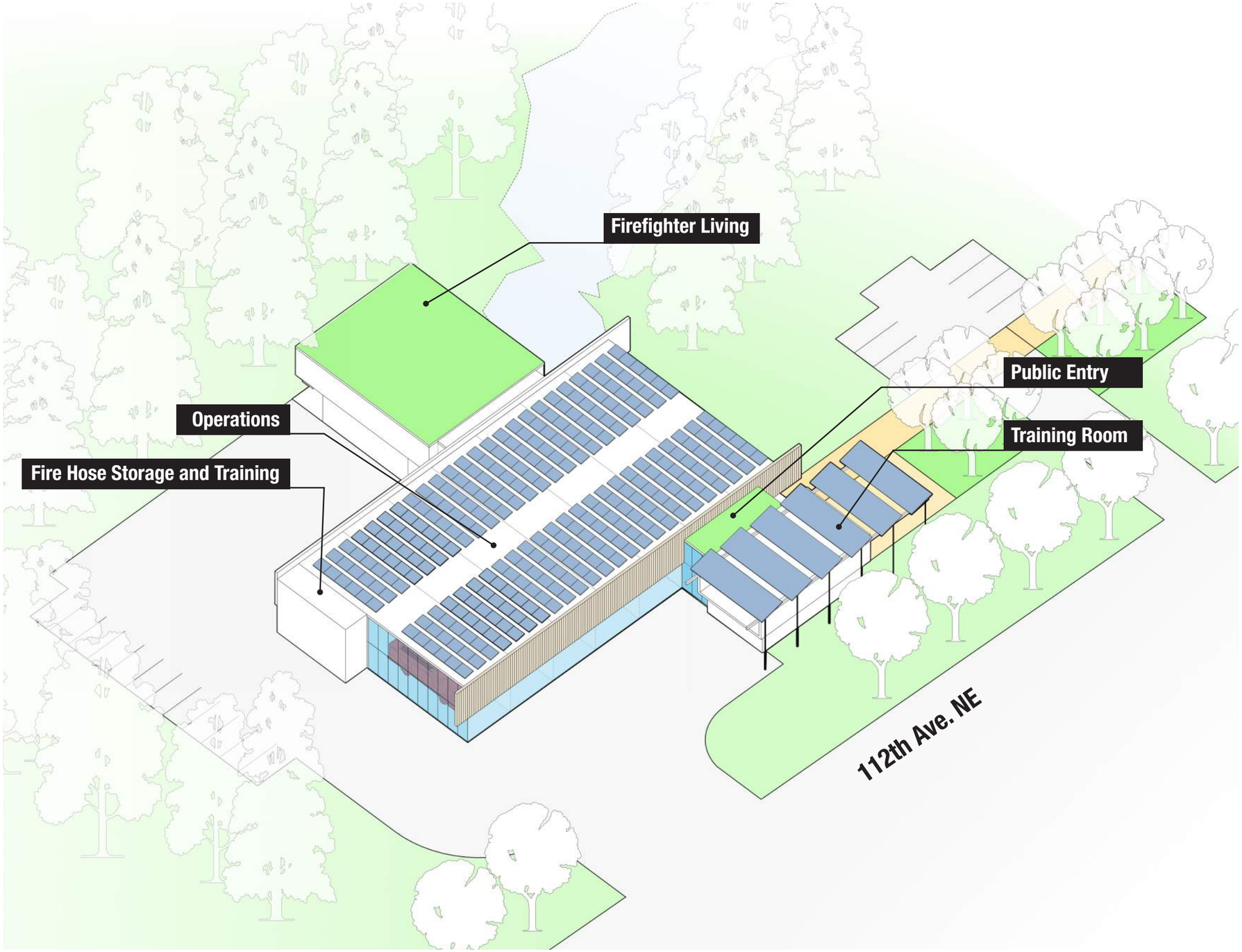

BUILDING MASSING

- Divide building massing into smaller volumes.
- Emphasize public and private separation.
- Celebrate important views using glass and transparency.



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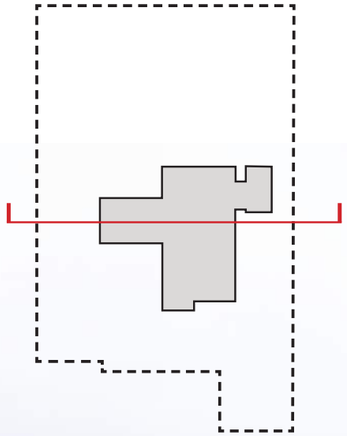

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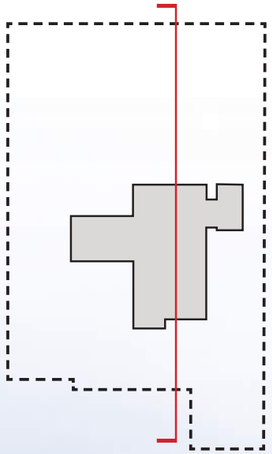

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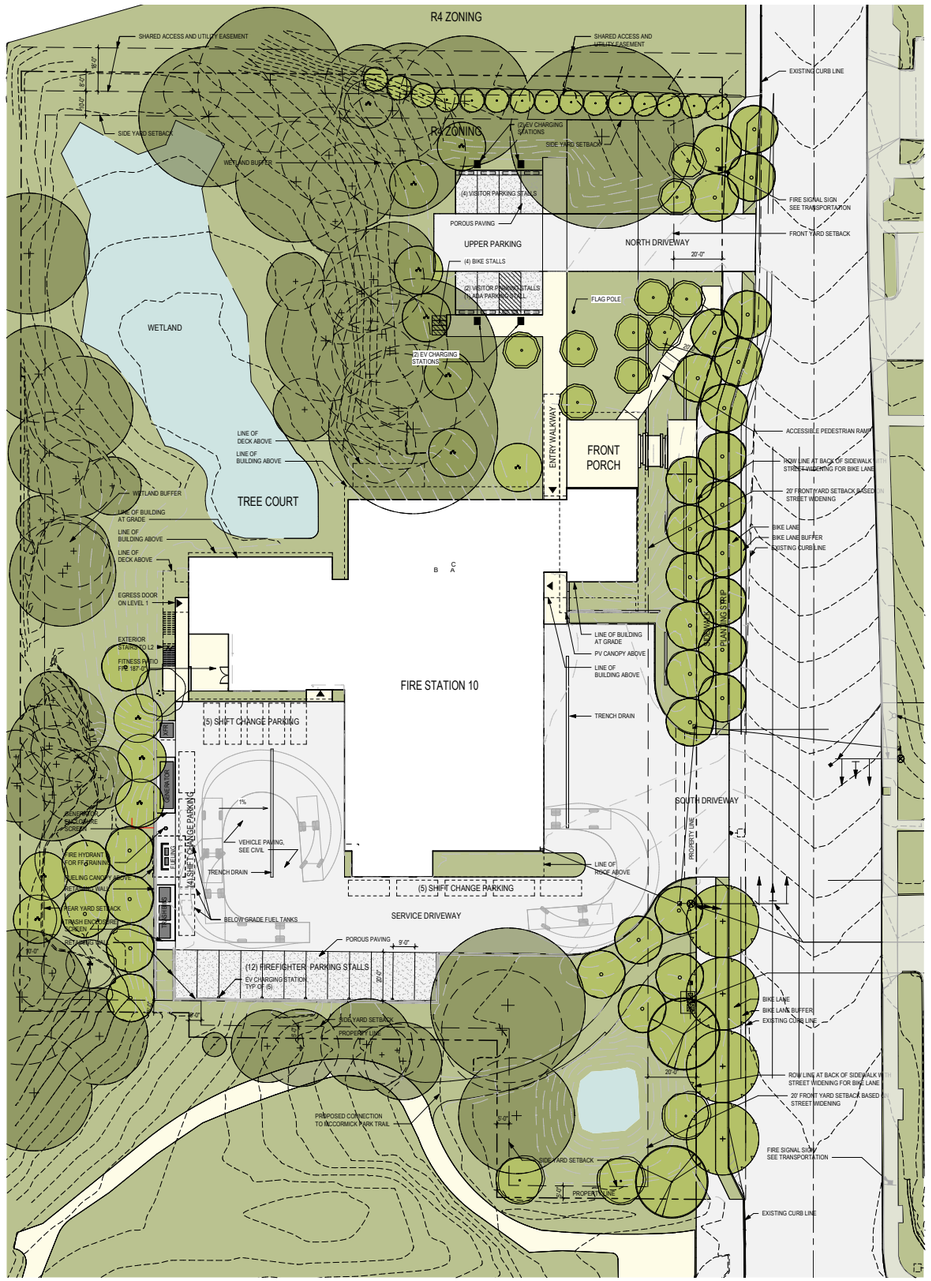

NORTH

Site Plan

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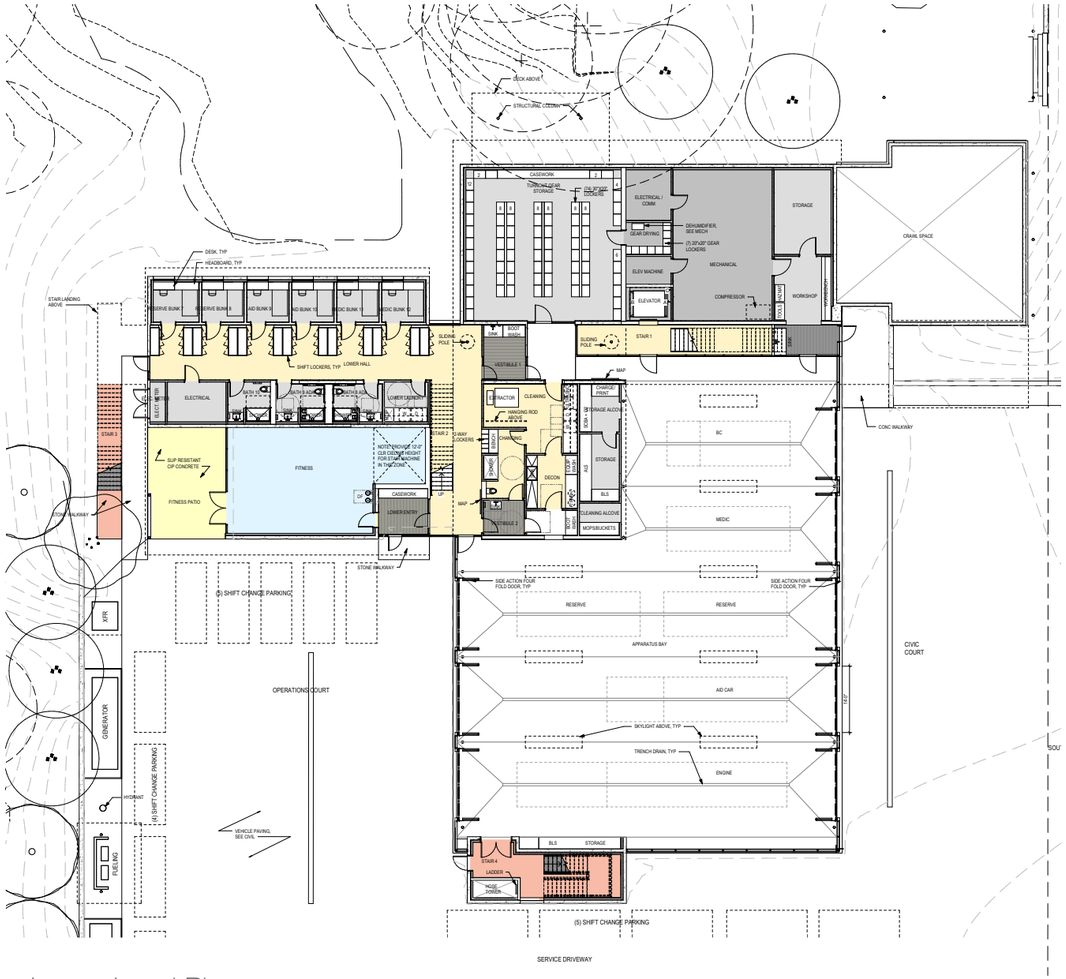
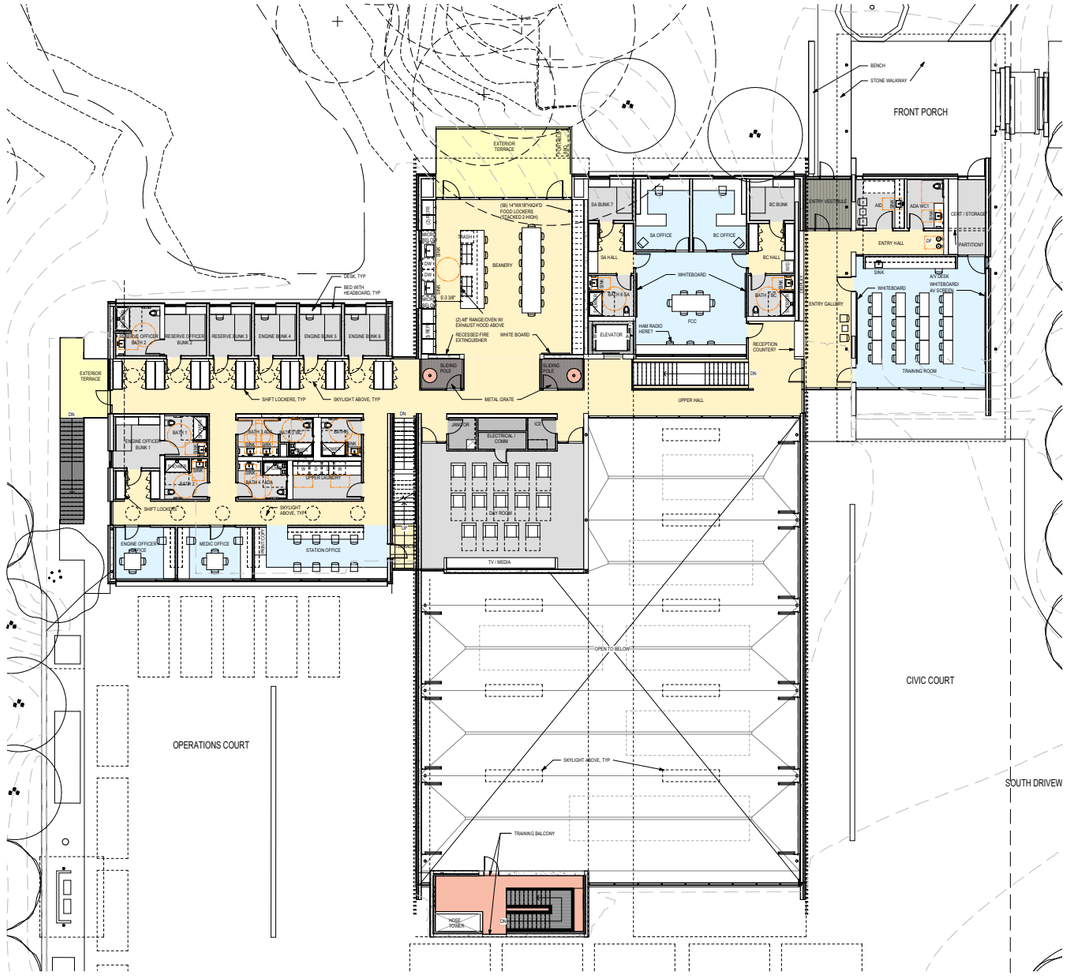


Lower Level Plan



Upper Level Plan

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East Elevation at 112th Ave. NE

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Northeast Pedestrian Entry From 112th Ave. NE

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View of the Apparatus Bay From Southeast

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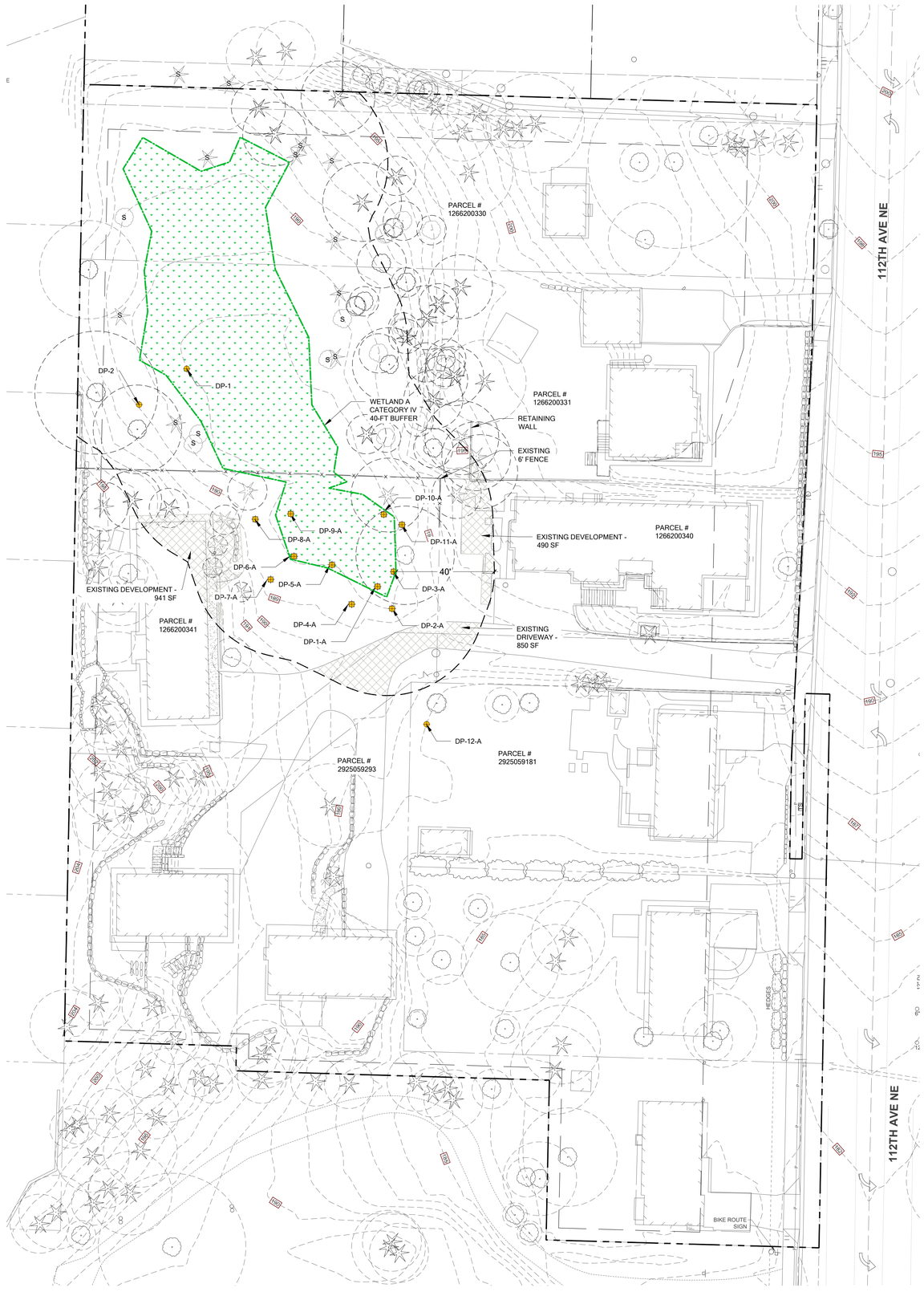
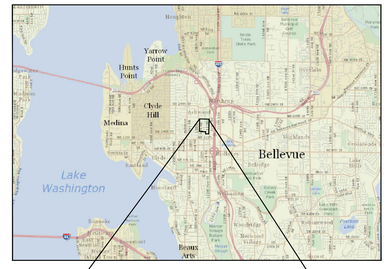
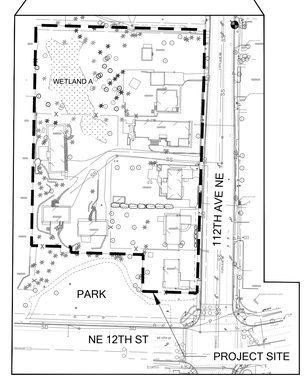


EXISTING CONDITIONS

SCALE 1" = 20'

0 10' 20' 40'





VICINITY MAPS

LEGEND

- DELINEATED WETLAND AREA
- WETLAND BUFFER (40-FT)
- PROJECT PARCEL BOUNDARIES
- DATA POINT
- S — EXISTING TREES - SNAG

EXISTING BUFFER CONDITIONS LEGEND

- PRE-EXISTING DEVELOPMENT - 2,280 SF
- INVASIVE VEGETATION: KNOTWEED, THISTLE, ENGLISH HOLLY, LAUREL, HIMALAYAN BLACKBERRY, ENGLISH IVY, BINDWEED - 5,190 SF

NOTES

1. CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON AUGUST 20, 2018 AND MARCH 25TH, 2019.
2. WETLAND SURVEYED BY DAVID EVANS AND ASSOCIATES, INC. IN SEPTEMBER 2018 AND APRIL 2019.
3. ARBORIST REPORT BY TREE SOLUTIONS, INC. 2940 WESTLAKE AVE. N, SUITE #200, SEATTLE, WA 98109, DATED JUNE 4TH, 2019

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Revisions

No.	Description	Date
1	CRITICAL AREAS PERMIT REVISIONS 1	11.23.20

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THE WATERSHED COMPANY

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CITY OF BELLEVUE

FIRE STATION #10

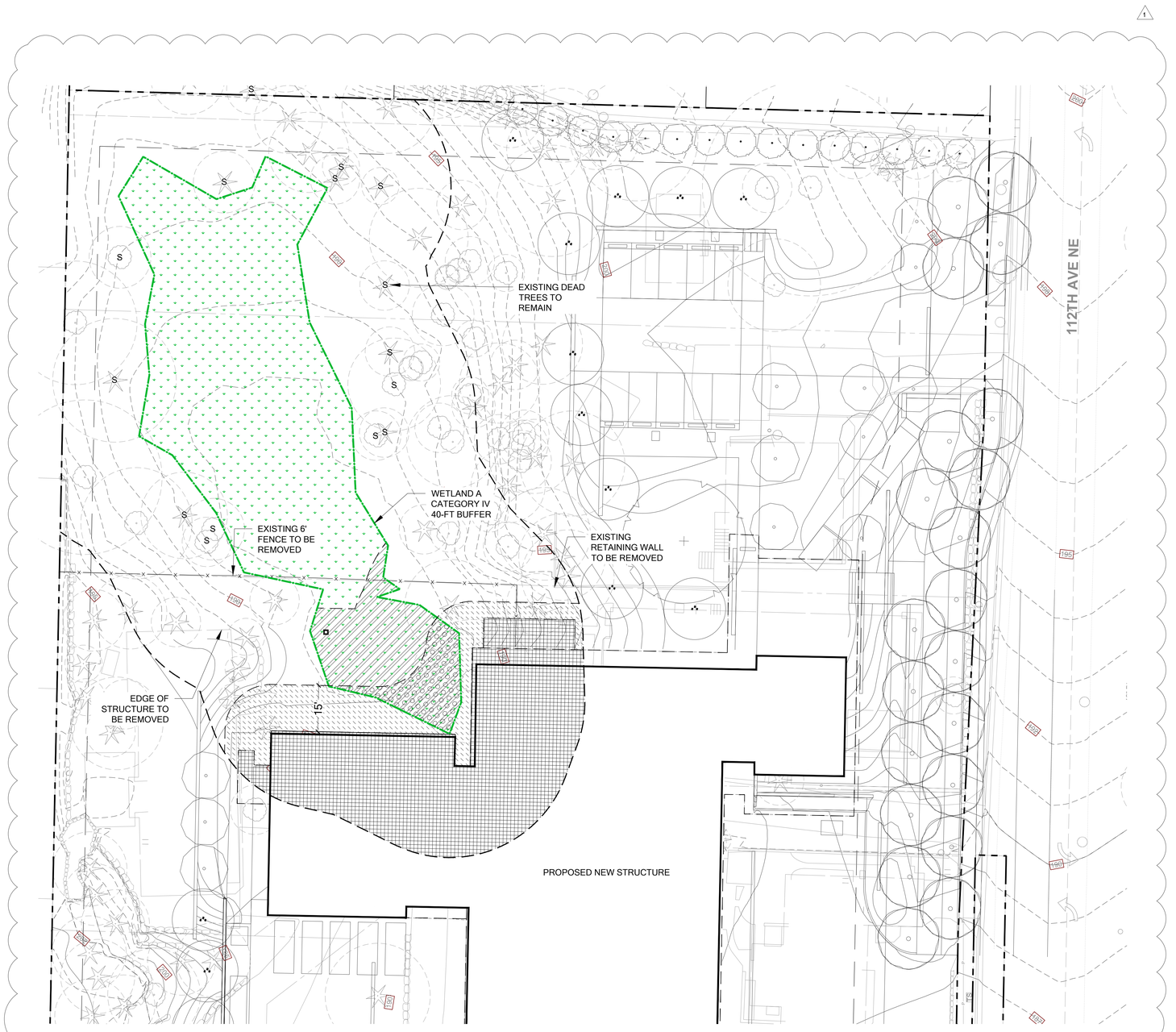
1219 112TH AVE NE
BELLEVUE WA 98004

CRITICAL AREAS PERMIT SUBMITTAL

EXISTING CONDITIONS

Scale	AS NOTED
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

W1.00



IMPACTS ASSESSMENT

SCALE 1/16" = 1'

0 8' 16' 32'

IMPACTS LEGEND

PERMANENT BUFFER IMPACTS PRE-EXISTING DEVELOPMENT - 2,280 SF PROPOSED DEVELOPMENT - 2,116 SF		4,396 SF
TOTAL PAPER BUFFER (INCLUDES TEMPORARY WETLAND IMPACTS)		1,556 SF
TEMPORARY WETLAND IMPACT		555 SF
TEMPORARY BUFFER IMPACT		1,445 SF

PLAN LEGEND

- WETLAND BUFFER (40-FT)
- PROJECT PARCEL BOUNDARIES
- DELINEATED WETLAND BOUNDARY

NOTES

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IMPACTS ASSESSMENT

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Date	NOVEMBER 23, 2020
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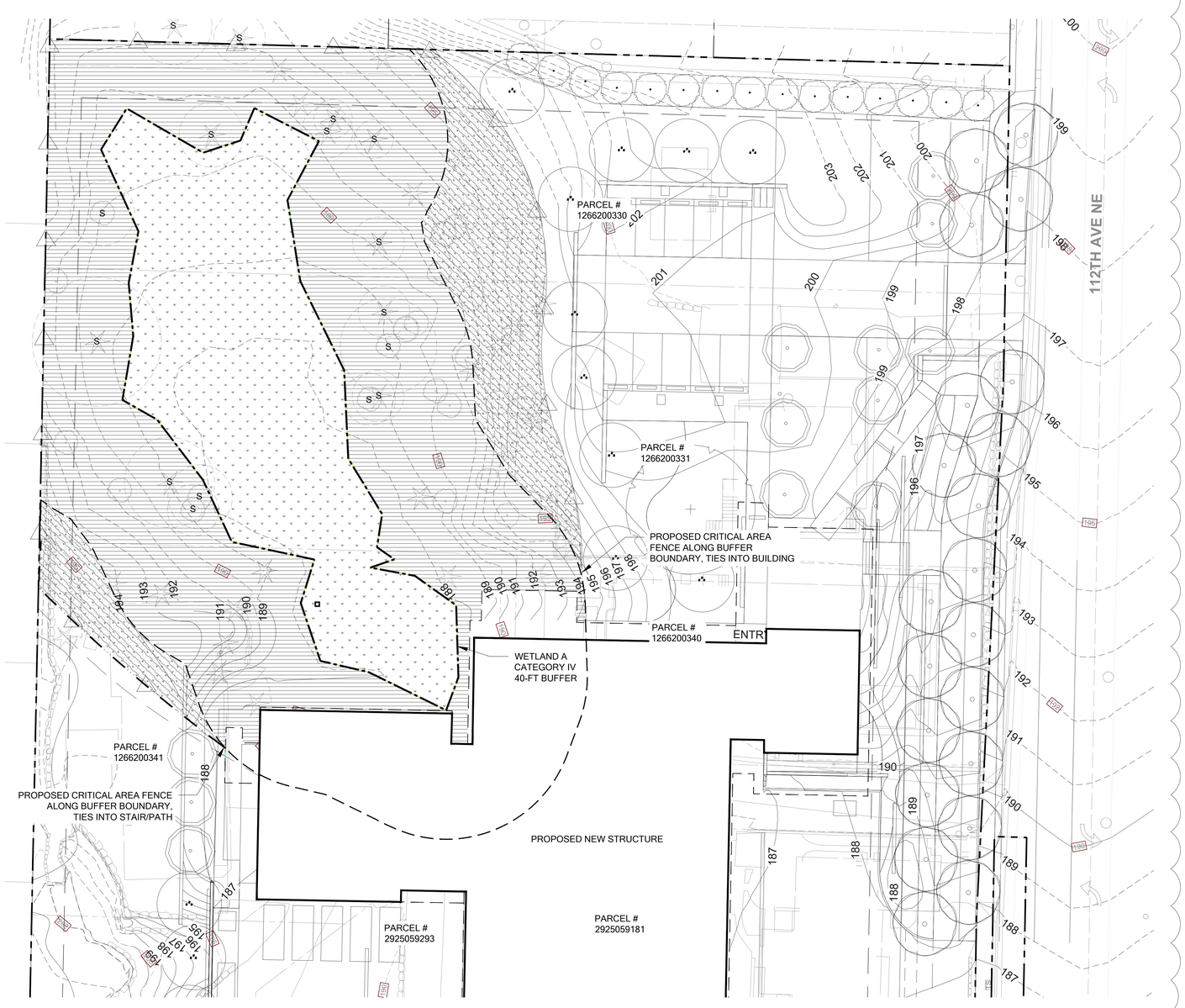
W2.00



MITIGATION PLAN

SCALE 1/16" = 1'

0 8' 16' 32'

MITIGATION LEGEND

	BUFFER ENHANCEMENT	17,123 SF
	BUFFER EXPANSION WITH ENHANCEMENT	4,396 SF
	WETLAND ENHANCEMENT AREA	8,907 SF
	CRITICAL AREA SIGN ON POST	QTY: 17

PLAN LEGEND

- WETLAND BUFFER (40-FT)
- MODIFIED WETLAND BUFFER WITH CRITICAL AREA FENCE (SEE DETAIL 1; W7)
- PROJECT PARCEL BOUNDARIES
- PROPOSED WETLAND BOUNDARY

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CRITICAL AREAS PERMIT SUBMITTAL

MITIGATION PLAN

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W3.00



GRADING PLAN AND HABITAT FEATURES

SCALE 1/16" = 1'

0 8' 16' 32'

HABITAT FEATURE LEGEND

- DOWN LOG WITH ROOT WAD (SEE DETAIL 3; W7)
- DOWN LOG
- SMALL LOG//WOOD DEBRIS //HABITAT PILE
- S S EXISTING DECIDUOUS/CONIFER SNAG (SEE DETAIL 2; W7)

GRADING LEGEND

- SILT FENCE

PLAN LEGEND

- MODIFIED WETLAND BUFFER
- PROJECT PARCEL BOUNDARIES
- PROPOSED WETLAND BOUNDARY
- EXISTING CONTOUR
- 198 PROPOSED CONTOUR

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GRADING PLAN AND HABITAT FEATURES

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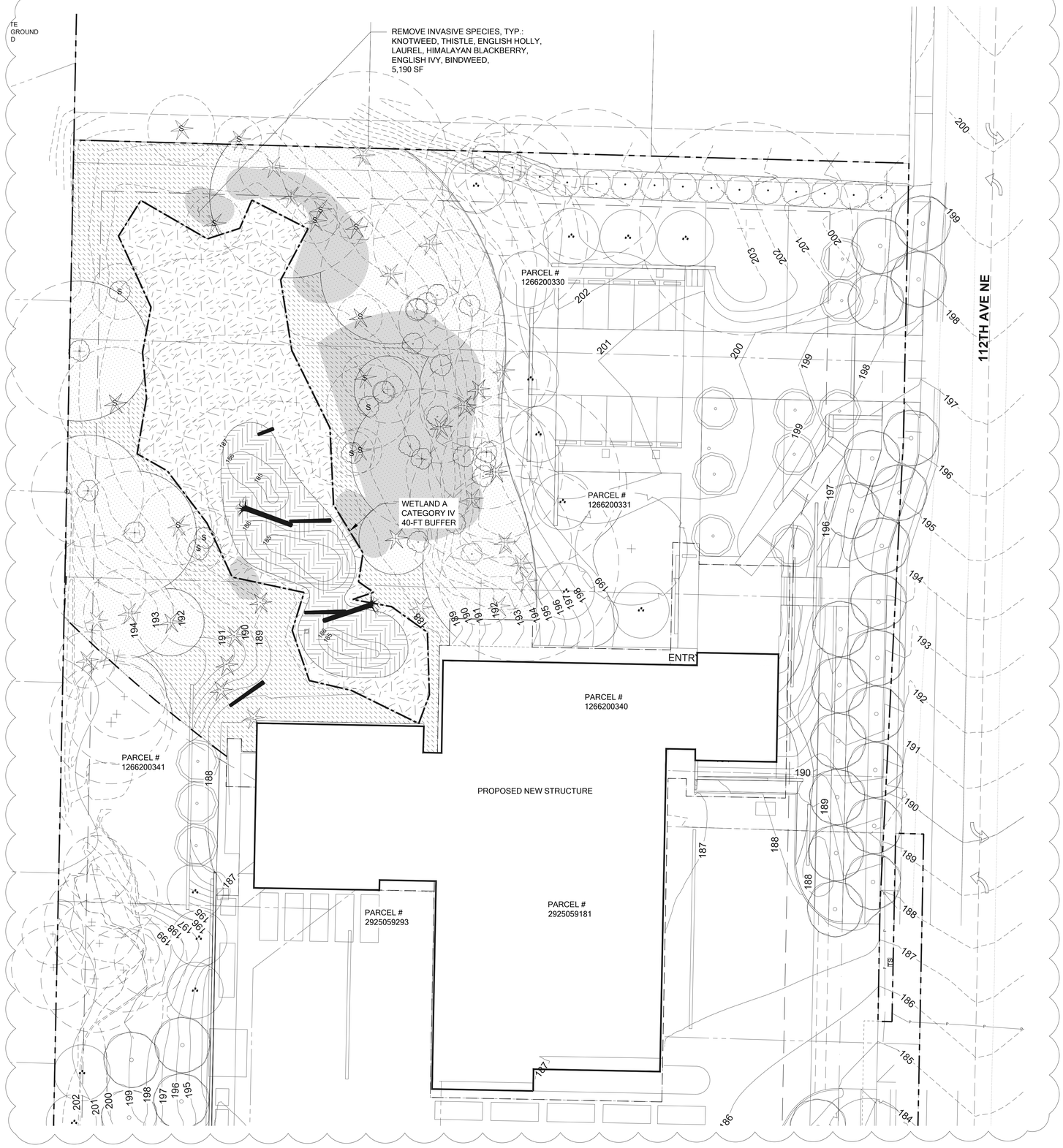
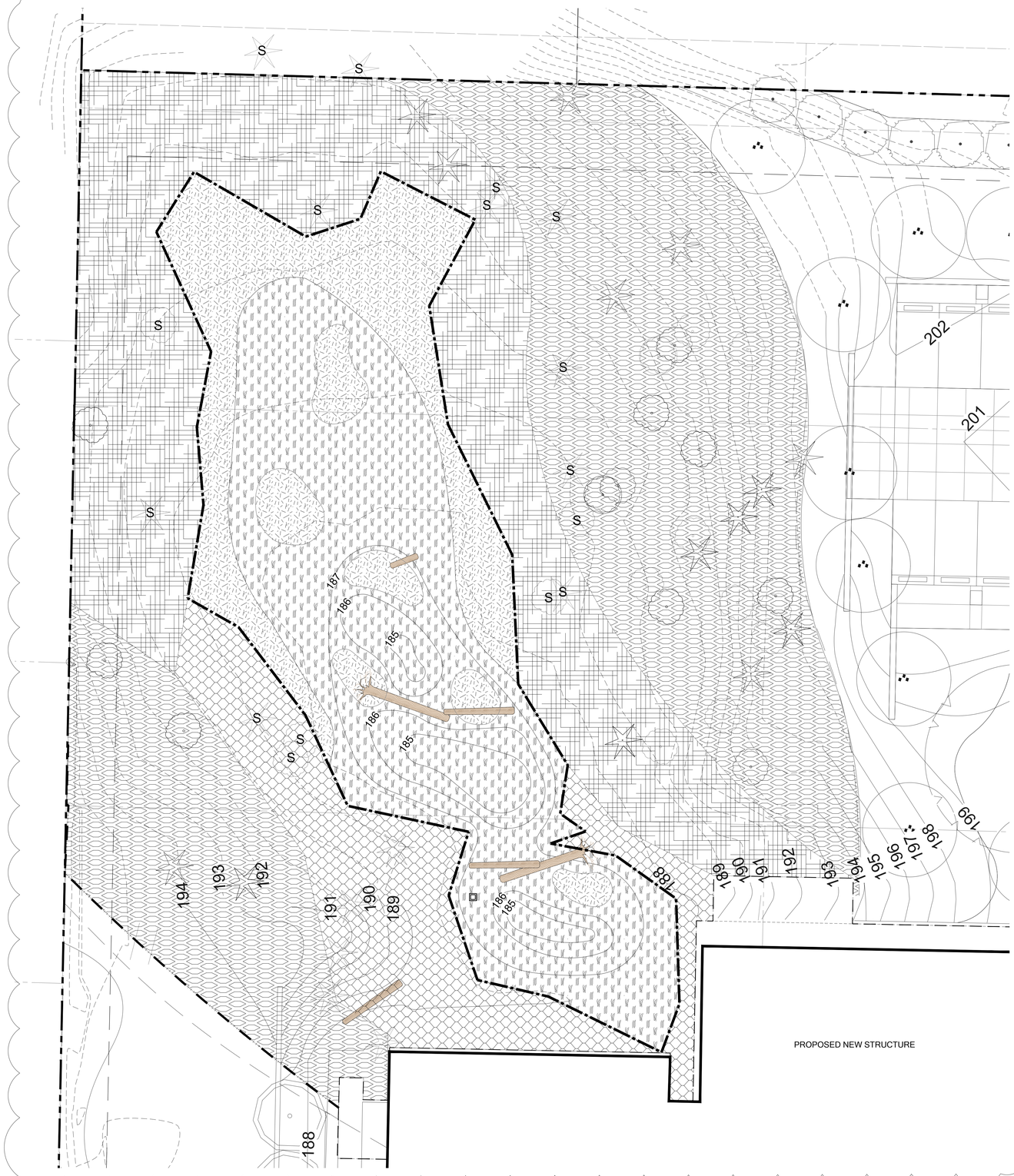
W4.00


TE
GROUND
D
REMOVE INVASIVE SPECIES, TYP.:
KNOTWEED, THISTLE, ENGLISH HOLLY,
LAUREL, HIMALAYAN BLACKBERRY,
ENGLISH IVY, BINDWEED,
5,190 SF
PARCEL #
1266200330
PARCEL #
1266200331
PARCEL #
1266200340
PARCEL #
1266200341
PARCEL #
2925059293
PARCEL #
2925059181
WETLAND A
CATEGORY IV
40-FT BUFFER
PROPOSED NEW STRUCTURE
112TH AVE NE
ENTR
S
S
S



MITIGATION PLANTING PLAN AND SCHEDULE

SCALE 1" = 10'

0 5' 10' 20'

PLAN LEGEND

- MODIFIED WETLAND BUFFER
- PROJECT PARCEL BOUNDARIES
- PROPOSED WETLAND BOUNDARY
- EXISTING CONTOUR
- 198 PROPOSED CONTOUR

PLANTING SCHEDULE

	QUANTITY	SIZE	SPACING
BUFFER PLANTING MIX A			
SALAL / GAULTHERIA SHALLON	160	4" POT	24" oc
OREGON GRAPE / MAHONIA NERVOSA	40	1 GALLON	48" oc
DWARF ROSE / ROSA GYMNOCARPA	40	1 GALLON	48" oc
THIMBLEBERRY / RUBUS PARVIFLORUS	40	1 GALLON	48" oc
EVERGREEN HUCKLEBERRY / VACCINIUM OVATUM	40	1 GALLON	48" oc
BUFFER PLANTING MIX B			
VINE MAPLE / ACER CIRCINATUM	22	1 GALLON	72" oc
CASCARA / FRANGULA PURSHIANA	13	1.5" CAL	96" oc
SALAL / GAULTHERIA SHALLON	393	1 GALLON	24" oc
WESTERN SWORD FERN / POLYSTICHUM MUNITUM	393	1 GALLON	24" oc
DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	13	5 GALLON	96" oc
CLUSTERED ROSE / ROSA PISOCARPA	99	1 GALLON	48" oc
WESTERN HEMLOCK / TSUGA HETEROPHYLLA	13	5 GALLON	96" oc
BUFFER PLANTING MIX C			
BIG-LEAF MAPLE / ACER MACROPHYLLUM	18	5 GALLON	96" oc
SALAL / GAULTHERIA SHALLON	565	1 GALLON	24" oc
OREGON GRAPE / MAHONIA AQUIFOLIUM	142	1 GALLON	48" oc
WESTERN SWORD FERN / POLYSTICHUM MUNITUM	252	1 GALLON	36" oc
DOUGLAS-FIR / PSEUDOTSUGA MENZIESII	18	5 GALLON	96" oc
COMMON SNOWBERRY / SYMPHORICARPOS ALBUS	142	1 GALLON	48" oc
WETLAND PLANTING MIX A			
SLOUGH SEDGE / CAREX OBNUPTA	1,755	4" POT	12" oc
DAGGERLEAF RUSH / JUNCUS ENSIFOLIUS	439	1 GALLON	24" oc
SMALL FRUITED BULRUSH / SCIRPUS MICROCARPUS	1,755	4" POT	12" oc
WETLAND PLANTING MIX B			
COMMON LADY FERN / ATHYRIUM FILIX-FEMINA	86	1 GALLON	24" oc
RED TWIG DOGWOOD / CORNUS STOLONIFERA	43	1 GALLON	48" oc
OREGON ASH / FRAXINUS LATIFOLIA	6	1.5" CAL	96" oc
TWINBERRY / LONICERA INVOLUCRATA	22	1 GALLON	48" oc
PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS	22	1 GALLON	48" oc
SITKA SPRUCE / PICEA SITCHENSIS	6	2 GALLON	96" oc
SALMONBERRY / RUBUS SPECTABILIS	22	1 GALLON	48" oc
WESTERN RED CEDAR / THUJA PLICATA	6	5 GALLON	96" oc
HIGHBUSH CRANBERRY / VIBURNUM EDULE	22	1 GALLON	48" oc

HABITAT FEATURE LEGEND

- DOWN LOG WITH ROOT WAD (SEE DETAIL 3; W7)
- DOWN LOG
- SMALL LOG//WOOD DEBRIS //HABITAT PILE
- S S EXISTING DECIDUOUS/CONIFER SNAG (SEE DETAIL 2; W7)

ARCHITECT
Bohlin Cywinski Jackson

LANDSCAPE
Swift Company

CIVIL
Coughlin Porter Lundeen

STRUCTURAL
PCS Structural Solutions

MECHANICAL
Hargis

ELECTRICAL
TFWB Engineers

ACOUSTICAL
A3 Acoustics

SUSTAINABILITY
Brightworks

ENERGY MODELING AND ANALYSIS
Solarc Energy Group

FIRE STATION CONSULTANT
TCA

WATERPROOFING
Wetherholt and Associates

COST ESTIMATING
RLB Robinson

TRAFFIC
Transpo Group

WETLAND CONSULTANT
The Watershed Company

Seal

Revisions

No.	Description	Date
1	CRITICAL AREAS PERMIT REVISIONS 1	11.23.20

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THE WATERSHED COMPANY

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CITY OF BELLEVUE

FIRE STATION #10

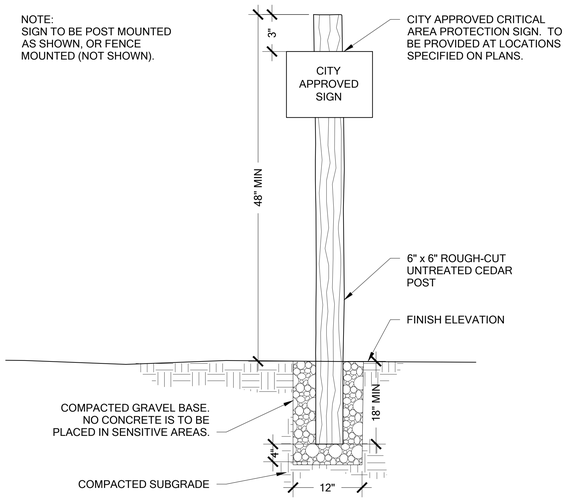
1219 112TH AVE NE
BELLEVUE WA 98004

CRITICAL AREAS PERMIT SUBMITTAL

MITIGATION PLANTING PLAN AND SCHEDULE

Scale	AS NOTED
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

W6.00

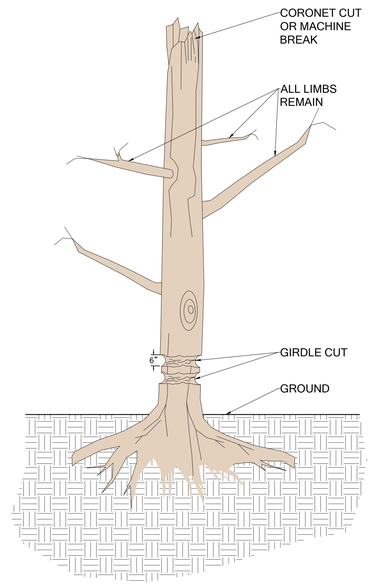




NOTES:
1. SIGNAGE TO APPEAR LIKE IMAGE AND SIZES NOTED ON THE LEFT WITH A GREEN BACKGROUND.
2. SIGN TO BE FABRICATED IN ALUMINUM, BY A CITY APPROVED VENDOR, SUCH AS REDMOND SIGNS, (425) 883-9944 OR EQUIVALENT MANUFACTURER.
3. SIGNAGE TO BE PLACED ON FENCING EVERY 50', WHERE NOTED PER DETAIL.

1 CRITICAL AREA FENCE AND SIGN

Scale: NTS

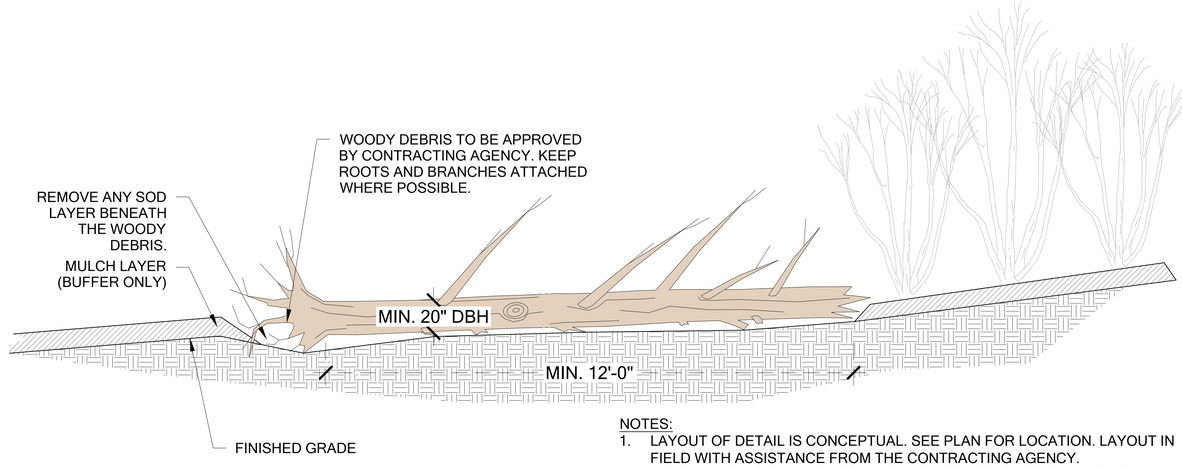


SNAG NOTES:
SEE TREE SNAG AND REMOVAL TABLE FOR TREES WHICH ARE TO BE RETAINED AS SNAGS. ALL TREES SHOULD BE:

1. SNAGS ON SITE ARE TO BE TOPPED BY CLIMBING ARBORIST OR BROKEN WITH MACHINE TO HEIGHT AS INDIVIDUALLY CONFIRMED BY ARBORIST ON SITE.
2. ARBORIST TO MAKE A CORONET CUT TO GIVE A NATURAL BREAK APPEARANCE. IF BROKEN BY MACHINE CORONET CUT IS NOT NECESSARY.
3. RETAIN ALL BRANCHES FOR PERCHES AND HABITAT STRUCTURES- DO NOT LIMB.
4. LIVE TREES SHOULD BE DEADENED BY CUTTING TWO 6" WIDE, ANGLED BAND AROUND THE BASE OF THE TREE WITH AN AXE OR BY MAKING TWO CUTS AROUND THE TREE WITH A CHAIN SAW TO A DEPTH OF APPROXIMATELY 1 INCH BELOW THE BARK LAYER.
5. WATERSPOUTS MAY DEVELOP BELOW GIRDLING CUT DEPENDING ON SPECIES. THESE SHOULD BE REMOVED WITH ROUTINE MAINTENANCE AND MONITORING.

2 SNAG CREATION

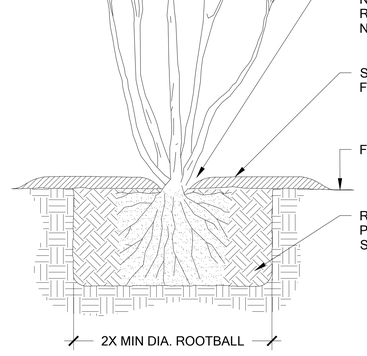
Scale: NTS



NOTES:
1. LAYOUT OF DETAIL IS CONCEPTUAL. SEE PLAN FOR LOCATION. LAYOUT IN FIELD WITH ASSISTANCE FROM THE CONTRACTING AGENCY.
2. WOODY DEBRIS SHALL BE TRIMMED AS NECESSARY TO SIT AS SECURELY AS POSSIBLE ON FINISHED GRADE. DO NOT EXCAVATE WITHIN THE WETLAND.
3. DOWNED WOOD SHALL BE MIN 20" DBH AND MIN. TWELVE (12) FOOT LENGTH. NATIVE SPECIES ONLY, WITH CONIFEROUS SPECIES PREFERRED.

3 LARGE DOWN LOG SETTING DETAIL

Scale: NTS



NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING

REMOVE FROM POT OR BURLAP & ROUGH-UP ROOT BALL BEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCLING ROOTS - PRUNE IF NECESSARY. IF PLANT IS EXCEPTIONALLY ROOT-BOUND, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE

SPECIFIED MULCH LAYER. HOLD BACK MULCH FROM TRUNK/STEMS

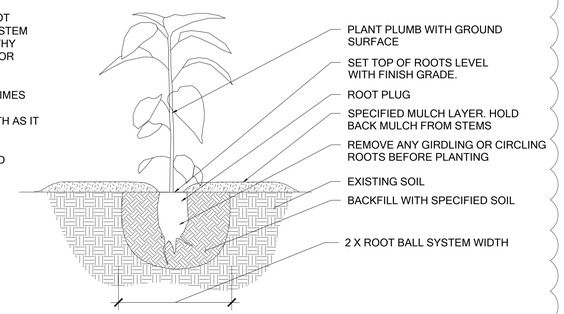
FINISH GRADE

REMOVE DEBRIS AND LARGE ROCKS FROM PLANTING PIT AND SCARIFY SIDES AND BASE. BACKFILL WITH SPECIFIED SOIL. FIRM UP SOIL AROUND PLANT.

4 PLANTING DETAIL

Scale: NTS

NOTES:
1. UNPACK PLUGS BY REMOVING ALL PACKAGING. DO NOT ALLOW ROOTS AND SOIL TO DRY OUT. KEEP ROOT SYSTEM COVERED UNTIL READY TO PLANT. DISCARD UNHEALTHY PLANTS: DARK MOLDS, SERIOUSLY DAMAGED ROOTS OR SHOOTS, ANOXIC SMELLING SOIL, OR WRINKLED, WATER-SOAKED BARK.
2. DIG A PLANTING PIT WITH A MINIMUM WIDTH TWO (2) TIMES THE ROOT SYSTEM WIDTH.
3. INSTALL EACH PLUG UPRIGHT AND AT THE SAME DEPTH AS IT STOOD IN THE NURSERY/FIELD.
4. THOROUGHLY WATER AFTER PLANTING AND BEFORE MULCHING. IF SETTLING OCCURS, ADD MORE SOIL AND WATER.



5 PLUG PLANTING DETAIL

Scale: NTS

MITIGATION DETAILS

SCALE: NTS

ARCHITECT
Bohlin Cywinski Jackson

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The Watershed Company

Seal

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No.	Description	Date
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Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco

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THE WATERSHED COMPANY

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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

CRITICAL AREAS PERMIT SUBMITTAL

MITIGATION DETAILS

Scale	AS NOTED
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

W7.00

MITIGATION NOTES

EXECUTIVE SUMMARY

THIS PLAN HAS BEEN PREPARED AS MITIGATION FOR MODIFICATION TO THE CRITICAL AREA, WETLAND, AND WETLAND BUFFER, PER BELLEVUE LUC 20.25H.220. THE IMPACTS TO THE WETLAND AND BUFFER ARE TO ACCOMMODATE THE CONSTRUCTION OF A NEW FIRE STATION. THIS WORK WILL OVERLAP WITH DEGRADED WETLAND DISTURBED BY THE PRIOR PROPERTY OWNER. THE CURRENT OWNER, CITY OF BELLEVUE, SEEKS TO RESTORE THE WETLAND AND BUFFER AND MAKE IT AN ASSESS FOR THE SITE AS THE FIRE STATION IS BUILT. THIS PROPOSAL TEMPORARILY IMPACT 555 SQUARE FEET OF WETLAND, CONVERT 1,556 SQUARE FEET OF WETLAND TO PAPER BUFFER, AND IMPACT 4,396 SQUARE FEET OF WETLAND BUFFER. TO OFFSET THESE CRITICAL AREA BUFFER IMPACTS, A TOTAL OF 17,123 SQUARE FEET OF BUFFER ENHANCEMENT IS PROPOSED AND 4,396 SQUARE FEET OF BUFFER CREATION, AND 8,907 SQUARE FEET OF WETLAND ENHANCEMENT. WETLAND PAPER BUFFER MITIGATION RATIO PROPOSED FOLLOWS ECOLOGY GUIDANCE. ENHANCEMENT OF THE DEGRADED BUFFER WILL INCLUDE REMOVAL OF NON-NATIVE AND INVASIVE SPECIES, THE INSTALLATION OF A NATIVE TREE, SHRUB AND GROUNDCOVER PLANT COMMUNITY. PROJECT IMPACTS AND MITIGATION ARE SUMMARIZED IN THE TABLE BELOW. WETLAND BUFFER REPLACEMENT AND BUFFER ENHANCEMENT COUPLED WITH WETLAND ENHANCEMENT ARE DESIGNED TO SUPPORT RESTORATION OF THE DEGRADED ON-SITE WETLAND.

TABLE 1. PROJECT IMPACTS AND MITIGATION SUMMARY

IMPACT TYPE	IMPACT AREA	MITIGATION ACTION	MITIGATION AREA	MITIGATION RATIO
WETLAND BUFFER (PERMANENT)	4,396 SF	BUFFER REPLACEMENT	4,396 SF	1:1
		WETLAND BUFFER ENHANCEMENT	17,123 SF	3.9:1
WETLAND BUFFER (TEMPORARY)	1,445 SF	RESTORE IN-PLACE	1,445 SF	1:1
PAPER BUFFER[1]	1,556 SF	WETLAND ENHANCEMENT	8,907 SF	5.7:1
WETLAND IMPACT (TEMPORARY)[2]	555 SF	RESTORE AND ENHANCE IN-PLACE	555 SF	1:1

1 PAPER BUFFER MITIGATION PROPOSED TO ACCOUNT FOR BUFFER LOSS AT THE SOUTH END OF THE WETLAND. THE ENTIRE WETLAND WILL BE ENHANCED.

2 TEMPORARY WETLAND IMPACTS OVERLAP WITH THE PAPER BUFFER. THIS AREA WILL BE RESTORE AND ENHANCED POST-CONSTRUCTION.

MITIGATION APPROACH - MITIGATION SEQUENCING

AVOIDANCE. AS PREVIOUSLY MENTIONED, PROGRAMMATIC NEEDS OF THE FIRE STATION FACILITY CANNOT BE ACHIEVED ON THIS SITE WITHOUT INCURRING SOME TEMPORARY IMPACTS TO ONSITE WETLAND AND BUFFER AREAS. HOWEVER, PERMANENT WETLAND IMPACTS ARE AVOIDED IN THE SITE PLAN. COLLECTIVELY, WETLAND AND BUFFER AREAS COVER APPROXIMATELY 0.7-ACRE OR 25 PERCENT OF THE TOTAL SITE. AFTER EVALUATING MULTIPLE DESIGN OPTIONS, THE ARCHITECTURAL TEAM DETERMINED THAT COMPLETE AVOIDANCE OF STANDARD 40-FOOT BUFFERS AND THE WETLAND AREA ARE NOT FEASIBLE FOR THIS PROJECT. HOWEVER, BY SHIFTING THE BUILDING FOOTPRINT, THE TEAM WAS ABLE TO AVOID WETLAND FILL. WETLAND IMPACTS ARE LIMITED TO TEMPORARY DISTURBANCE WITHIN THE CONSTRUCTION CLEARING LIMITS.

MINIMIZATION. SEVERAL MINIMIZATION TECHNIQUES WERE UTILIZED DURING THE DESIGN PROCESS TO LIMIT IMPACTS TO THE CRITICAL AREA AND BUFFER. FIRST, SITE IMPROVEMENTS WERE DESIGNED AROUND THE WETLAND AND BUFFER TO THE EXTENT FEASIBLE. EXISTING FOREST PATCHES IN AND ADJACENT TO THE STANDARD BUFFER ARE DELIBERATELY PRESERVED. PROPOSED WETLAND DISTURBANCE IS LIMITED TO THE DISTURBED SOUTH END OF THE WETLAND. SINCE THIS WETLAND AREA WAS FORMERLY A LANDSCAPED POND THAT WAS FILLED BY THE PREVIOUS PROPERTY OWNER WITH A MIX OF SOIL AND DEBRIS, RESTORATION WAS NEEDED IN THIS AREA. THE ENTIRE WETLAND, INCLUDING THE TEMPORARY WETLAND IMPACT AREA, IS VEGETATED WITH EMERGENT PLANTS AND HERBACEOUS WEEDS.

MITIGATION. AS MITIGATION FOR UNAVOIDABLE, TEMPORARY WETLAND IMPACTS, WETLAND ENHANCEMENT IS PROPOSED. ADDITIONALLY, TO MITIGATE FOR FUNCTIONAL LOSS OF WETLAND BUFFER AT THE SOUTH END OF THE WETLAND, THE PAPER FILL / PAPER BUFFER APPROACH IS APPLIED. PAPER BUFFER WILL BE MITIGATED THROUGH WETLAND ENHANCEMENT. THE CONCEPT OF PAPER BUFFER, COMES FROM BEST AVAILABLE SCIENCE (BAS) PUBLICATION, *WETLAND MITIGATION IN WASHINGTON STATE - PART 1* (ECOLOGY PUBLICATION 06-06-011A) STATES (BOLD EMPHASIS ADDED):

> *"6.6.3 Wetlands as Buffers -* ***In cases where area for an upland buffer is limited or nonexistent, wetland area on the edge of the compensation wetland can be considered a buffer for the rest of the compensatory wetland.*** *However, the acreage of wetland which is acting as a buffer would not count toward compensation requirements for wetland acreage. It is not acceptable to fill wetlands to "create" an upland buffer for the wetland.*
>
> *In these situations,* ***the outer portion of the wetland (often referred to as a "paper" buffer) is performing similar functions as an upland buffer (filtering out pollutants and screening noise, light, and intrusions), thus, protecting the inner portion of the wetland.*** *In most cases, however, the "paper" buffer is not able to perform the additional buffer function of providing adjacent upland habitat needed for many wetland dependent species. Thus, t****he width of "paper" buffers generally will be based on the need for providing the water quality and screening functions."***

THE 1,556 SQUARE FEET OF WETLAND ADJACENT TO THE BUILDING WILL BE FUNCTIONING AS A BUFFER AND WILL BE MITIGATED ACCORDINGLY TO ENSURE WETLAND FUNCTIONS ARE MAINTAINED. THE 40-FOOT BUFFER WIDTH IS USED FOR THE PAPER BUFFER CALCULATION. THE RATIO FOR CONVERSION OF WETLAND TO ANOTHER TYPE, SUCH AS 'WETLAND AS BUFFER' IS GENERALLY ONE-HALF OF THE TYPICAL RATIO FOR PERMANENT IMPACTS (ECOLOGY PUBLICATION #06-06-011A). THEREFORE, APPROXIMATELY 6:1 ENHANCEMENT WOULD BE APPROPRIATE. ENHANCING THE ENTIRE WETLAND UNIT IS PROPOSED. THIS YIELDS A 5.7:1 MITIGATION RATIO AND GENERALLY ALIGNS WITH ECOLOGY GUIDANCE.

LASTLY, WETLAND BUFFER IMPACTS WITH BE MITIGATED THROUGH BUFFER REPLACEMENT AND BUFFER ENHANCEMENT. PROPOSED BUFFER MITIGATION EXCEEDS MINIMUM REQUIREMENTS UNDER CITY CODE. THE PROPOSED MITIGATION IS BASED ON CITY CODE AND WASHINGTON STATE DEPARTMENT OF ECOLOGY GUIDANCE. PROPOSED IMPACTS AND MITIGATION ARE SUMMARIZED IN TABLE 1 ABOVE.

MITIGATION AREA WORK SEQUENCE (SEE MATERIALS FOR ITEMS IN BOLD)

1. MARK THE CLEARING LIMITS WITH HIGH VISIBILITY FENCING OR SIMILAR MEANS.
2. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE SITE PREPARATION PLAN (SHEET W5.00).
3. TO SUPPORT WETLAND RESTORATION, COMPLETE MICRO-TOPOGRAPHY GRADING AND REMOVE FOREIGN DEBRIS FROM THE DISTURBED WETLAND AREA (SHEET W4.00).
4. COMPLETE SNAG CREATION AND **LARGE WOODY DEBRIS** SALVAGE. PLACE AT LEAST FOUR PIECES OF **LARGE WOODY DEBRIS** IN THE WETLAND AREA AT THE DIRECTION OF A **RESTORATION SPECIALIST** (SHEET W6.00).
5. WATER IN EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
6. INSTALL A **TEMPORARY IRRIGATION SYSTEM** CAPABLE OF SUPPLYING AT LEAST 1-INCH OF WATER PER WEEK TO THE ENTIRE PLANTED AREA DURING THE DRY SEASON (JUNE 1ST THROUGH SEPTEMBER 30TH).
7. ONE YEAR AFTER INITIAL PLANTING, APPLY A SLOW-RELEASE, PHOSPHOROUS-FREE, GRANULAR FERTILIZER TO EACH INSTALLED PLANT.

GOALS

1. ENHANCE DEGRADED WETLAND BUFFER.
   a. REMOVE NON-NATIVE AND INVASIVE PLANT SPECIES FROM THE ENHANCEMENT AREA.
   b. CREATE A DENSE, NATIVE, TREE AND SHRUB COMMUNITY IN AREAS NOT CURRENTLY FORESTED.
   c. ENHANCE UNDERSTORY IN EXISTING FOREST PATCHES.
2. ENHANCE DEGRADED WETLAND TO MITIGATE FOR PAPER BUFFER IMPACTS.
   a. REGRADE WETLAND MICROTOPOGRAPHY TO ESTABLISH SEASONAL POOLS AND RESTORE PRIOR DISTURBANCE.
   b. INCREASE HABITAT INTERSPERSION BY PLANTING GROUPINGS OF DIFFERENT NATIVE VEGETATION STRATA.
   c. RE-ESTABLISH NATURAL DECADENCE BY ADDING LARGE WOODY DEBRIS TO THE WETLAND.

PERFORMANCE STANDARDS

THE FOLLOWING PERFORMANCE STANDARDS WILL BE USED TO GAUGE THE SUCCESS OF THE PROJECT OVER TIME. IF ALL PERFORMANCE STANDARDS HAVE BEEN SATISFIED BY THE END OF YEAR FIVE, THE PROJECT SHALL BE CONSIDERED COMPLETE AND THE CITY OF BELLEVUE SHALL RELEASE THE PERFORMANCE BOND.

1. SURVIVAL: SURVIVAL STANDARDS MAY BE ACHIEVED THROUGH ESTABLISHMENT OF PLANTED MATERIAL, RECRUITMENT OF NATIVE VOLUNTEERS, AND/OR REPLACEMENT PLANTS AS NECESSARY.
   a. ACHIEVE 100% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS BY THE END OF YEAR ONE.
   b. ACHIEVE 80% SURVIVAL OF ALL INSTALLED SHRUBS BY THE END OF YEAR TWO.
   c. ACHIEVE 80% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS BY THE END OF YEAR FIVE. SURVIVAL STANDARDS MAY BE ACHIEVED THROUGH ESTABLISHMENT OF PLANTED MATERIAL, RECRUITMENT OF NATIVE VOLUNTEERS, OR REPLACEMENT PLANTS AS NECESSARY.
2. DIVERSITY
   BUFFER: ESTABLISH AT LEAST TWO NATIVE TREE SPECIES, FOUR NATIVE SHRUB SPECIES, AND TWO GROUNDCOVER SPECIES IN THE BUFFER ENHANCEMENT AREAS BY THE END OF YEAR FIVE. ESTABLISHMENT IS DEFINED AS FIVE OR MORE INDIVIDUAL PLANTS OF THE SAME SPECIES ALIVE AND HEALTHY.
   WETLAND: ESTABLISH AT LEAST TWO NATIVE TREE SPECIES, FOUR NATIVE SHRUB SPECIES, AND FOUR EMERGENT SPECIES IN THE WETLAND ENHANCEMENT AREA BY THE END OF YEAR FIVE. ESTABLISHMENT IS DEFINED AS FIVE OR MORE INDIVIDUAL PLANTS OF THE SAME SPECIES ALIVE AND HEALTHY.
3. COVER
   BUFFER:
   a. ACHIEVE 40% COVER OF NATIVE TREES AND SHRUBS BY THE END OF YEAR THREE.
   b. ACHIEVE 80% COVER OF NATIVE TREES AND SHRUBS BY THE END OF YEAR FIVE.
   WETLAND: (NOTE: THE WETLAND PLANTING PLAN WILL ESTABLISH A MIX OF VEGETATION STRATA. COVER TARGETS ARE ADJUSTED ACCORDINGLY.)
   a. ACHIEVE 20% COVER OF NATIVE TREES AND SHRUBS, AND 40% COVER OF EMERGENT PLANTS BY THE END OF YEAR THREE.
   b. ACHIEVE 40% COVER OF NATIVE TREES AND SHRUBS, AND 60% COVER OF EMERGENT PLANTS BY THE END OF YEAR FIVE.
   INVASIVE PLANTS: NO MORE THAN 10% COVER BY INVASIVE SPECIES LISTED AS CLASS A, B, OR C BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD IN ANY MONITORING YEAR.
4. MAINTAIN AT LEAST FIVE PIECES OF LARGE WOODY DEBRIS IN THE MITIGATION AREA WITH GOOD GROUND CONTACT DURING ANY MONITORING YEAR.

MONITORING

PRIOR TO THE COMMENCEMENT OF THE MONITORING PHASE, AN AS-BUILT PLAN DOCUMENTING THE

SUCCESSFUL INSTALLATION OF THE PROJECT WILL BE SUBMITTED TO THE CITY OF BELLEVUE. IF NECESSARY, THE AS-BUILT REPORT MAY INCLUDE A MARK-UP OF THE ORIGINAL PLAN THAT NOTES ANY SIGNIFICANT CHANGES OR SUBSTITUTIONS THAT OCCURRED. DURING THE AS-BUILT INSPECTION, THE RESTORATION SPECIALIST WILL ESTABLISH AT LEAST FOUR PERMANENT PHOTO-POINTS.

THE SITE WILL BE MONITORED TWICE ANNUALLY FOR FIVE YEARS BEGINNING WITH APPROVAL OF THE AS-BUILT REPORT. EACH SPRING THE RESTORATION SPECIALIST WILL CONDUCT A BRIEF MAINTENANCE INSPECTION FOLLOWED BY A MEMO SUMMARIZING MAINTENANCE ITEMS NECESSARY FOR THE UPCOMING GROWING SEASON. THE FORMAL LATE-SEASON MONITORING INSPECTION WILL TAKE PLACE ONCE ANNUALLY DURING LATE SUMMER OR EARLY FALL. DURING EACH LATE-SEASON MONITORING INSPECTION, THE FOLLOWING DATA WILL BE COLLECTED:

1. PLANT COUNTS: COUNTS OF DEAD PLANTS BY SPECIES IN ALL MITIGATION AREAS. A TOTAL PLANT COUNT WILL BE DONE IN YEAR 1. BELT-TRANSECTS WITH BASELINE COUNTS ESTABLISHED DURING THE AS-BUILT INSPECTION MAY BE USED TO ESTIMATE SURVIVAL IN YEARS 2 THROUGH 5 IN LIEU OF A SITE-WIDE COUNT. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR WILL BE RECORDED.
2. NATIVE WOODY COVER AS DETERMINED USING VISUAL COVER CLASS ESTIMATES OR ESTABLISHED TRANSECTS.
3. NATIVE GROUNDCOVER PLANT COVER AS DETERMINED USING VISUAL COVER CLASS ESTIMATES.
4. ESTIMATES OF INVASIVE HERBACEOUS PLANTS OR GROUNDCOVER USING VISUAL COVER ESTIMATES OR ESTABLISHED TRANSECTS, AS APPLICABLE.
5. THE SPECIES COMPOSITION, NOTING WHETHER A SPECIES IS NATIVE OR EXOTIC AND WHETHER PLANTS WERE INSTALLED OR ARE VOLUNTEERS.
6. THE GENERAL HEALTH AND VIGOR OF THE INSTALLED VEGETATION.
7. PHOTOGRAPHS FROM FIXED PHOTO-POINTS ESTABLISHED DURING THE AS-BUILT INSPECTION.
8. ANY EVIDENCE OF WILDLIFE USAGE IN THE MITIGATION AREA.

MONITORING REPORTS SHALL BE SUBMITTED ANNUALLY TO THE CITY. REPORTS SHALL DOCUMENT THE CONDITIONS OF THE SITE, INCLUDING QUANTITATIVE DATA COLLECTED DURING THE MONITORING INSPECTION, AND SHALL PROVIDE MAINTENANCE RECOMMENDATIONS THAT MAY BE NECESSARY TO HELP THE SITE ACHIEVE THE STATED PERFORMANCE STANDARDS.

MAINTENANCE

THE SITE SHALL BE MAINTAINED FOR FIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION.

1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS IN THE FOLLOWING DORMANT SEASON (OCTOBER 15 - MARCH 1). REPLACEMENT SHALL BE OF THE SAME SPECIES AND SIZE PER PLAN UNLESS OTHERWISE APPROVED BY THE RESTORATION SPECIALIST.
2. GENERAL WEEDING FOR ALL PLANTED AREAS
   a. AT LEAST TWICE ANNUALLY, REMOVE COMPETING GRASSES AND WEEDS FROM AROUND THE BASE OF EACH INSTALLED PLANT TO A RADIUS OF 12 INCHES. WEEDING SHOULD OCCUR AT LEAST ONCE IN THE SPRING AND ONCE IN THE SUMMER. THOROUGH WEEDING WILL RESULT IN LOWER PLANT MORTALITY AND ASSOCIATED PLANT REPLACEMENT COSTS.
   b. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLANT INSTALLATION.
   c. NOXIOUS WEEDS MUST BE REMOVED FROM THE ENTIRE MITIGATION AREA, AT LEAST TWICE ANNUALLY.
   d. DO NOT USE STRING TRIMMERS IN THE VICINITY OF INSTALLED PLANTS, AS THEY MAY DAMAGE OR KILL THE PLANTS.
3. MAINTAIN A FOUR-INCH-THICK LAYER OF WOODCHIP MULCH ACROSS THE PLANTING AREA, EXCEPT FOR THE EMERGENT PLANTING AREA IN THE WETLAND. MULCH SHOULD BE PULLED BACK TWO INCHES FROM THE PLANT STEMS.
4. INSPECT AND REPAIR THE IRRIGATION SYSTEM AS NECESSARY EACH SPRING. DURING AT LEAST THE FIRST TWO GROWING SEASONS, MAKE SURE THAT THE ENTIRE PLANTING AREA RECEIVES A MINIMUM OF ONE INCH OF WATER PER WEEK FROM JUNE 1ST THROUGH SEPTEMBER 30TH.

CONTINGENCY PLAN

IF ANY MONITORING REPORT REVEALS THAT THE RESTORATION PLAN HAS FAILED IN WHOLE OR IN PART, AND SHOULD THAT FAILURE BE BEYOND THE SCOPE OF ROUTINE MAINTENANCE, THE APPLICANT WILL SUBMIT A CONTINGENCY PLAN TO THE CITY OF BELLEVUE FOR APPROVAL. THIS PLAN MAY INCLUDE REPLANTING, SOIL AMENDMENTS OR TOP DRESSING, SUBSTITUTIONS FOR SPECIES SELECTED IN THE ORIGINAL PLAN, AND ADAPTIVE WEED CONTROL METHODS.

SITE PROTECTION

THE WETLAND WILL REMAIN ON PROPERTY OWNED BY CITY OF BELLEVUE. THE WETLAND AND MODIFIED BUFFER WILL BE RECORDED ON THE PROPERTY TITLE AS A NATIVE GROWTH PROTECTION AREA.

MATERIALS

1. WOODCHIP MULCH: 9-14.4(3) BARK OR WOOD CHIPS- WSDOT STANDARD SPEC. BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH.
   BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR TO PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:
   SIEVE SIZE PERCENT PASSING
   MINIMUM MAXIMUM
   2" 95 100
   NO. 4 0 30
2. COMPOST: CEDAR GROVE COMPOST OR EQUIVALENT "COMPOSTED MATERIAL" PER WASHINGTON ADMIN.
3. FERTILIZER: SLOW-RELEASE, PHOSPHOROUS-FREE GRANULAR FERTILIZER. MOST COMMERCIAL NURSERIES CARRY THIS PRODUCT. LABEL MUST INDICATE THAT PRODUCT IS SAFE FOR AQUATIC ENVIRONMENTS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE. KEEP FERTILIZER IN WEATHER-TIGHT CONTAINER WHILE ON-SITE. FERTILIZER IS ONLY TO BE APPLIED IN YEARS TWO AND THREE, NOT IN YEAR ONE.
4. LARGE WOODY DEBRIS: TREES SALVAGED FROM ON-SITE CLEARING, INCLUDING LOGS, ROOTWADS, AND LIMBS WHICH ARE TO BE PLACED ON THE GROUND AT THE DIRECTION OF THE RESTORATION SPECIALIST. MATERIAL FROM CONIFEROUS TREES IS PREFERRED. WOOD SHOULD HAVE A DIAMETER OF 16 INCHES OR MORE AND A MINIMUM LENGTH OF 10 FEET.
5. RESTORATION SPECIALIST: QUALIFIED PROFESSIONAL ABLE TO EVALUATE AND MONITOR THE CONSTRUCTION OF ENVIRONMENTAL RESTORATION PROJECTS.

ARCHITECT
Bohlin Cywinski Jackson

LANDSCAPE
Swift Company

CIVIL
Coughlin Porter Lundeen

STRUCTURAL
PCS Structural Solutions

MECHANICAL
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COST ESTIMATING
RLB Robinson

TRAFFIC
Transpo Group

WETLAND CONSULTANT
The Watershed Company

Seal

Revisions

No.	Description	Date
1	CRITICAL AREAS PERMIT REVISIONS 1	11.23.20

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THE WATERSHED COMPANY

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CITY OF BELLEVUE

FIRE STATION #10

1219 112TH AVE NE
BELLEVUE WA 98004

CRITICAL AREAS PERMIT SUBMITTAL

MITIGATION NOTES

Scale	AS NOTED
Date	NOVEMBER 23, 2020
BCJ Project Number	18402

W8.00