

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No.

Project Name/Address:

Planner:

Minimum Comment Period:

Materials included in this Notice:

Blue Bulletin Checklist Vicinity Map Plans Other:

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife State Department of Ecology, Shoreline Planner N.W. Region Army Corps of Engineers Attorney General Muckleshoot Indian Tribe



I This SEPA Checklist was reviewed and annotated by Jordan Borst on 08/17/2023 and 10/24/2023.

SEPA Environmental Checklist

Project Proposals

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

Instructions

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1.	Name of proposed project, if applicable	
2.	Name of applicant	
3.	Contact person	Phone
4.	Contact person address	
5.	Date this checklist was prepared	
6.	Agency requesting the checklist	

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7.	Proposed timing or schedule (including phasing, if applicable)		
8.	Do you have any plans for future additions, expansion or further activity related to or		
	connected with this proposal? If yes, explain.		
9.	List any environmental information you know about that has been prepared or will be		
	prepared, that is directly related to this proposal.		
10.	Do you know whether applications are pending for governmental approvals of other		
	proposals directly affecting the property covered by your proposal? If yes, explain.		
	Clearing & Grading Permit pending review of approval of this Critical Areas Land Use Permit (LO).		
	T entit (LO).		
11.	List any government approvals or permits that will be needed for your proposal, if known.		

	Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
	Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
	, Bellevue, WA 98004.
	Parcel address: 3003 112th Avenue NE, Bellevue, WA 98004
Envii	ronmental Elements
Earth	
1.	General description of the site:
	□ Flat
	□ Rolling
	□ Hilly
	□ Steep Slopes
	□ Mountainous
	□ Other
2.	What is the steepest slope on the site (approximate percent slope)?

3.	What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in
	removing any of these soils.
	Based on City GIS data, the entire site consists of alderwood gravelly sandy loam soils.
4.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
5.	Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.
	Filling, excavation & grading are regulated by BCC 23.76.
6.	Could erosion occur as a result of clearing, construction or use? If so, generally describe.
	Erosion Control is regulated by BCC 23.76.
7.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

8.	Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
	Erosion Control is regulated BCC 23.76.
ir	
	What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
2.	Are there any off-site sources of emissions or odor that may affect your proposal? If so,
	generally describe.
3.	Proposed measures to reduce or control emissions or other impacts to air, if any.

Water

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

The subject property abuts Yarrow Creek, a fish bearing stream. However, the work proposed under this project is not within the stream, stream buffer, or stream structure setback.

b.	Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.		
c.	Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.		
d.	Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.		
e.	Does the proposal lie within a 100-year floodplain?		
	If so, note the location on the site plan.		

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	f.	Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
2.	Gr	ound Water
	a.	Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
	b.	Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

3.	Wā	iter Runoff (including stormwater)
	a.	Describe the source of runoff (including storm water) and method of collection and
		disposal, if any (include quantities, if known). Where will this water flow? Will this water
		flow into other waters? If so, describe.
	b.	Could waste materials enter ground or surface waters? If so, generally describe.
	c.	Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?
		If so, describe.
		d. Indicate any proposed measures to reduce or central surface ground and runoff
		d. Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.
		water, and drainage pattern impacts, it arry.

Plants

1. Check		eck the types of vegetation found on the site:
		deciduous tree: alder, maple, aspen, other
		evergreen tree: fir, cedar, pine, other
		shrubs
		grass
		pasture
		crop or grain
		orchards, vineyards or other permanent crops
		wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
		water plants: water lily, eelgrass, milfoil, other
		other types of vegetation
2.	Wh	nat kind and amount of vegetation will be removed or altered?
3.	Lis	t any threatened and endangered species known to be on or near the site.
4.	Pro	oposed landscaping, use of native plants or other measures to preserve or enhance
	veg	getation on the site, if any.

5.	List all noxious weeds and invasive species known to be on or near the site.
Anim	
	List any birds and other animals which have been observed on or near the site or are
1.	known to be on or near the site. Examples include:
	Birds: □hawk, □heron, □eagle, □songbirds, □other
	Mammals: □deer, □bear, □elk, □beaver, □other
	Fish: □bass, □salmon, □trout, □herring, □shellfish, □other
2.	List any threatened and endangered species known to be on or near the site.
3.	Is the site part of a migration route? If so, explain.
4.	Proposed measures to preserve or enhance wildlife, if any.
	, ,

5.	List any invasive animal species known to be on or near the site.
	gy and Natural Resources
1.	What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the
	completed project's energy needs? Describe whether it will be used for heating,
	manufacturing, etc.
2.	Would your project affect the potential use of solar energy by adjacent properties? If so,
۷.	generally describe.
	generally describe.
3.	What kinds of energy conservation features are included in the plans of this proposal? List
	other proposed measures to reduce or control energy impacts, if any.

Environmental Health

1.	Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.			
	a.	Describe any known or possible contamination at the site from present or past uses.		
	b.	Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.		
	c.	Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.		

	d.	Describe special emergency services that might be required.
	e.	Proposed measures to reduce or control environmental health hazards, if any.
2.	No	ise
	a.	What types of noise exist in the area which may affect your project (for example: traffic,
		equipment, operation, other)?
		Noise control is regulated by BCC 9.18
	b.	What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
		Noise control is regulated by BCC 9.18
	C.	Proposed measures to reduce or control noise impacts, if any.
		Noise control is regulated by BCC 9.18

Land and Shoreline Uses

the office park.	S
e project site been used as working farmlands or working be. How much agricultural or forest land of long-term com ted to other uses as a result of the proposal, if any? If reso ated, how many acres in farmland or forest land tax status	nmercial significance will be ource lands have not been
the proposal affect or be affected by surrounding workin mal business operations, such as oversize equipment acc ticides, tilling and harvesting? If so, how?	=
be any structures on the site.	
	per this pro
o work is proposed on these buildings.	
	per this

4.	Will any structures be demolished? If so, what?					
	Office and Limited Business					
5.	What is the current zoning classification of the site?					
6.	What is the current comprehensive plan designation of the site?					
7.	If applicable, what is the current shoreline master program designation of the site?					
8.	Has any part of the site been classified as a critical area by the city or county? If so, specify.					
	and a Type F Stream. However, the area of proposed work is outside any stream buffer or structure setback. Steep slopes encumber most of the subject property.					
9.	Approximately how many people would reside or work in the completed project?					
	. Approximately how many people would the completed project displace?					
11.	. Proposed measures to avoid or reduce displacement impacts, if any.					
12.	. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.					

13	forest lands of long-term commercial significance, if any.
Hous	ing
1.	Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
2.	Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
3.	Proposed measures to reduce or control housing impacts, if any.
Aestl	netics
	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
2.	What views in the immediate vicinity would be altered or obstructed?

3.	Proposed measures to reduce or control aesthetic impacts, if any					
Light	and Glare					
1.	What type of light or glare will the proposal produce? What time of day would it mainly occur?					
ว	Could light or glare from the finished project be a safety hazard or interfere with views?					
۷.	Could light of glare from the finished project be a safety flazard of interfere with views?					
3.	What existing off-site sources of light or glare may affect your proposal?					
4.	Proposed measures to reduce or control light and glare impacts, if any.					
Doore	eation					
	What designated and informal recreational opportunities are in the immediate vicinity?					
1.	what designated and informal recreational opportunities are in the infinediate vicinity:					
2.	Would the proposed project displace any existing recreational uses? If so, describe.					
۷.	rround the proposed project displace any existing recreational uses: it so, describe.					

3.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.				
	ric and Cultural Preservation				
1.	Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.				
2.	Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.				
3.	Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.				

4.	to resources. Please include plans for the above and any permits that may be required.				
Γrans	portation				
1.	Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.				
2.	Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?				
3.	Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).				
4.	How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?				

5.	Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.					
6.	Proposed measures to reduce or control transportation impacts, if any.					
Publi	c Service					
1.	Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.					
1.	protection, police protection, public transit, health care, schools, other)? If so, generally					
	protection, police protection, public transit, health care, schools, other)? If so, generally					
	protection, police protection, public transit, health care, schools, other)? If so, generally describe.					

Utilities
1. Check the utilities currently available at the site:
□ Electricity
□ natural gas
□ water
□ refuse service
□ telephone
□ sanitary sewer
□ septic system
□ other
2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. The immediate vicinity which might be needed. The immediate vicinity which will not vicinity will not vicinity which will not vicinity will not vicinity which will not vicinity which will not vicinity will not vici
Signature
The above answers are true and complete to the best of my knowledge. I understand that the lead
agency is relying on them to make its decision. Michael Herseth
Signature
Name of signee
Position and Agency/Organization

Date Submitted _____

Vicinity Map





WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

bellevue, wa 98004 p 425.670.6706 waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

STAIR REPLACEMENT

NO. DATE REMARKS

REMARKS

JOB NO.: SEA22-4001-0
PA / PM: M. HERSETH
DESIGNED: M. HERSETH
DATE:
PLOT DATE: 08/03/23

Sheet 1 of 1

STAIR REPLACEMENT CORPORATE CAMPUS EAST III

3009 112TH AVE NE

BELLEVUE, WA

VICINITY MAP

BELLEVUE, WA

CONTACT: MICHAEL HERSETH

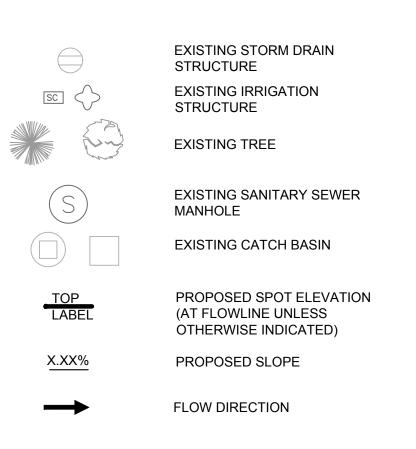
AMARZOUGHI@4STELENG.COM

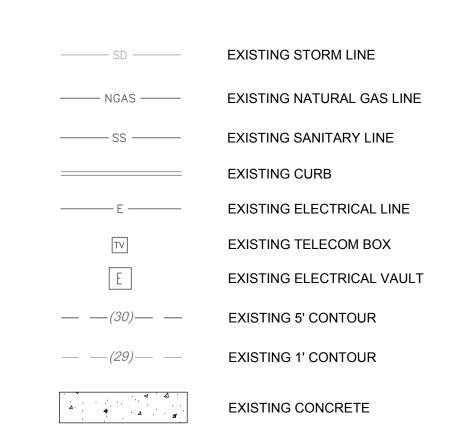
PHONE: (1) 714-522-0911

LNYQUIST@GOLDSMITHENGINEERING.COM PHONE: (1) 425-462-1080

LEGEND

PROJECT PERSONNEL CONTACT INFORMATION







ABBREVIATIONS

AREA DRAIN	RUD	ROLL UP DOOR
BUILDING	SLB	STREET LIGHT BOX
BRICK	SN	STAIR NOSING
BOTTOM OF STEP	SSCO	SANITARY SEWER CLEAN O
CATCH BASIN	SSMH	SANITARY SEWER MANHOLI
DETECTOR	TC	TOP OF CURB
DROP INLET	TD	TRENCH DRAIN
DOOR	TMH	TELEPHONE MANHOLE
ELECTRIC BOX	TS	TOP OF STEP
ELECTRIC VAULT	TSB	TRAFFIC SIGNAL BOX
EDGE OF WALK	TW	TOP OF WALL
FLOW LINE	UB	UTILITY BOX
FIBER OPTIC BOX	WB	WATER BOX
GROUND	FOMH	FIBER OPTIC MANHOLE
GAS VALVE	FW	FIRE WATER
LANDSCAPE	FS	FINISH SURFACE ELEVATION
LIP OF GUTTER	G	GAS
PEDESTAL	GV	GAS VALVE
PARKING METER	GW	GROUND WATER ELEVATION
PAVEMENT	HP	HIGH POINT
RIM ELEVATION	JT	JOINT TRENCH

IRRIGATION BOX

IRRIGATION CONTROL BOX INVERT ELEVATION INTERCONNECT BOX NOT TO SCALE PORTLAND CEMENT CONCRETE POST INDICATOR VALVE PUBLIC SERVICE EASEMENT PUBLIC UTILITY EASEMENT OVERHEAD UTILITY RIGHT OF WAY TELEPHONE BOX TRAFFIC INDEX TOP OF CURB ELEV. TOP OF STEP TOP OF WALL TYPICAL WATER

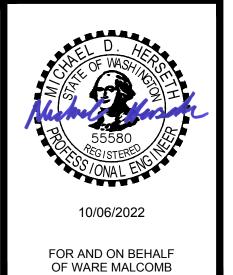
SHEET INDEX

G-1 G-2	COVER SHEET GENERAL NOTES
V-1	TOPOGRAPHIC SURVEY
C-1	TEMPORARY EROSION CONTROL AN SITE DEMOLITION PLAN
C-2	CIVIL SITE PLAN

STRUCTURAL SITE PLAN ENLARGED PLAN AND DETAILS

> WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING



JOB NO.: PA / PM: DESIGNED: PLOT DATE:

- WHEN WORK IS TO OCCUR IN EASEMENTS. THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND CITY'S INSPECTOR IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND THE CITY'S INSPECTOR WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF THE UTILITY. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE CITY'S INSPECTOR PRIOR TO PERMIT SIGN-OFF.
- INSTALL FLOW DIVERSION MEASURES OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE PROTECTED. AT NO TIME SHALL CONSTRUCTION STORMWATER BE DIRECTED TOWARDS TREES TO BE PROTECTED. CONSTRUCTION STORMWATER SHALL NOT POND WITHIN A TREE'S CRITICAL ROOT ZONE.
- 5. ALL TRENCHES SHALL BE BACKFILLED. COMPACTED, AND PAVEMENT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM PIPES FOR ACCEPTANCE.

STORM DRAINAGE NOTES:

- 1. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" 15") OR ASTM F679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
- 2. 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.
- 3. 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.
- 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.
- 5. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURB LINE WHICH DO NOT COLLECT RUNOFF
- 6. SURFACE WATER ENGINEERING STANDARDS JANUARY 2021 A(D4-2) BE FITTED WITH ROUND, BOLT-LOCKING FRAMES AND SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
- 7. 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.
- 8. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
- 9. STORM STUB STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
- 10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF THE CITY'S INSPECTOR.
- 11. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #17 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
- 12. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE STORM MAIN IS TESTED.
- 13. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.

14. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN

WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE CITY'S INSPECTOR, PRIOR TO STARTING CONSTRUCTION. 15. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE

EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN

- 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.
- 16. 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.
- 17. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER
- 18. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DIGITAL COPY OF THE VIDEO INSPECTION FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 480 X 640 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.

19. NOT USED.

- 20. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES. OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED. SURFACE WATER ENGINEERING STANDARDS JANUARY 2021 A(D4-3)
- 21. 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.
- 22. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
- 23. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO BE FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
- 24. DURING CONSTRUCTION, 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 THE CITY'S INSPECTOR.
- 25. NOT USED.

OTHERWISE SHOWN.

- 26. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS
- 27. REDIRECT SHEET FLOW, BLOCK DRAIN INLETS AND/OR CURB OPENINGS IN PAVEMENT AND INSTALL FLOW DIVERSION MEASURES TO PREVENT CONSTRUCTION SILT LADEN RUNOFF AND DEBRIS FROM ENTERING EXCAVATIONS AND FINISH SURFACES FOR BIORETENTION FACILITIES AND PERMEABLE PAVEMENTS.
- 28. WHERE AMENDED SOILS, BIORETENTION FACILITIES, AND PERMEABLE PAVEMENTS ARE INSTALLED, THESE AREAS SHALL BE PROTECTED AT ALL TIMES FROM BEING OVER-COMPACTED.

UTILITY NOTES:

- 1. 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 RESPONSIBLE PROFESSIONAL ENGINEER IF A CONFLICT EXISTS.
- 2. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
- 3. 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 4. RESPONSIBLE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
- AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
- 6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE FACILITIES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 7. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
- 8. WHERE A 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 SURFACE WATER ENGINEERING STANDARDS JANUARY 2021 A(D4-4) W-8. ALTERNATIVELY, APPROVED IN WRITING BY THE UTILITY, THE TRENCH MAY BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

EROSION CONTROL NOTES:

1. 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.

RESTORATION NOTES:

- 1. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
- 2. 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.

GENERAL CIVIL NOTES:

- 1. ALL WORK SHALL COMPLY WITH CITY OF BELLEVUE CODES, STANDARDS,
- 2. DO NOT SCALE DRAWINGS WHERE DIMENSIONS AND/OR HORIZONTAL/VERTICAL
- CONTROL ARE PROVIDED.
- 4. COORDINATE AS REQUIRED WITH THE CITY OF BELLEVUE, THE OWNER, AND THE DESIGN TEAM PRIOR TO ANY PHASE OF CONSTRUCTION. SCHEDULE PRECONSTRUCTION MEETINGS AS NECESSARY.
- 6. CONTACT "CALL BEFORE YOU DIG" AT 811 AND APPROPRIATE UTILITY COMPANIES
- 7. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CORRECT LOCATIONS TO AVOID DAMAGE
- 8. CONFIRM THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK PRIOR TO CONSTRUCTION OF NEW WORK. EXPLORATORY EXCAVATIONS REQUIRED TO LOCATE UNDERGROUND UTILITIES SHALL BE COMPLETED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS REQUIRED BY DISCREPANCIES BETWEEN FIELD CONDITION AND THE
- 9. THE DUTIES OF THE ENGINEER OF RECORD DO NOT INCLUDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR
- 10. SHORE TRENCHES AS REQUIRED BY REGULATORY AUTHORITIES AND AS NOTED ON PLANS. WHERE SHORING IS NOT IMPLEMENTED, CONTRACTOR'S MEANS AND
- PROPOSED IMPROVEMENTS.
- 13. COORDINATE ANY UTILITY AND BUILDING SHUT DOWNS AT LEAST 14-DAYS
- REQUIREMENTS MAY REQUIRE ADDITIONAL LEAD TIME.
- DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.

- ORDINANCES, AND REQUIREMENTS.
- 3. OBTAIN ALL PERMITS REQUIRED PRIOR TO ANY CONSTRUCTION PHASE.
- 5. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS TO REMAIN. RESTORE ALL DAMAGED OR DISTURBED AREAS IN KIND, UNLESS DIRECTED OTHERWISE.
- FOR BURIED PIPES OR CABLES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. OR DISTURBANCE TO THE EXISTING UTILITIES DURING CONSTRUCTION.
- PROJECT SURVEY. IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
- METHODS SHALL DETERMINE THE WIDTH OF TRENCH.
- 11. ADJUST ALL EXISTING MANHOLE/CATCH BASIN RIMS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREA AFFECTED BY THE
- 12. PROTECT AND/OR REMOVE AND REPLACE ALL EXISTING SIGNS DAMAGED OR
- DISTURBED BY CONSTRUCTION, UNLESS NOTED OTHERWISE. PRIOR TO CONSTRUCTION WITH THE OWNER AND THE CITY OF BELLEVUE. CITY
- 14. MAXIMUM OPEN TRENCH LENGTH IS 200 LINEAR FEET.
- 15. REPLACE DAMAGED EXISTING LANE STRIPING AND/OR CROSSWALKS TO MATCH EXISTING, UNLESS NOTED OTHERWISE.
- 16. REPLACE AND/OR REPAIR UTILITY WARNING RIBBONS THAT ARE DAMAGED



OF WARE MALCOMB

JOB NO.: SEA22-4001-0 PA / PM: DESIGNED: PLOT DATE: 10/06/22

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior

to the commencement of any construction.

LEGEND

---- UNDERGROUND ELECTRIC

----- GAS LINE (PER RECORD)

------ ss ------ SANITARY SEWER LINE

----- SD ----- STORM DRAINAGE LINE

CONCRETE

ROCKERY

CATCH BASIN TYPE 1

CATCH BASIN TYPE 2

IRRIGATION BOX

SEWER MANHOLE

SPRINKLER

YARD DRAIN

CABLE TV BOX

☐ CBI

CB II

IR IBX

<>> SPK

C TVB

→ YD

ASPHALT / PAVEMENT

LINE (PER RECORD)

JOB NO.: SEA22-4001-0 PA / PM: DESIGNED: PLOT DATE: 10/06/22



HORIZONTAL DATUM: NAD 83/2011 PER THE CITY OF BELLEVUE SURVEY CONTROL DATABASE.

- BASIS OF POSITION: CITY OF BELLEVUE CONTROL POINT 0056 WHICH IS THE MONUMENTED SOUTH QUARTER CORNER OF SECTION 20 TOWNSHIP 25N RANGE 5E, W.M. THE POINT IS A 3 INCH DIAMETER BRASS DISC WITH "X" STAMPED "KING COUNTY SURVEY" IN A 4" X 4" CONCRETE MONUMENT, IN CASE, LOCATED NORTHWEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF 108TH AVENUE NE AND NE 24TH STREET. APPROXIMATELY 1.5 FEET SOUTHEAST OF 4 FOOT CHAIN LINK FENCE, 3.5 FEET WEST OF BACK OF WALK, AND 14 FEET NORTHEAST OF A YIELD SIGN. THE MONUMENT IS 0.7 FEET BELOW TOP OF CASE. N: 233,460.454 E: 1,304,394.186 GRID
- BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND CITY OF BELLEVUE CONTROL POINT 4629 TO BE N 11°53'40" W. THE MONUMENT IS A FOUND 2 INCH DIAMETER SURFACE DISC WITH PUNCH SET ON A CONCRETE PAD ON THE NORTHEAST SIDE OF THE CORNER OF 107TH AVENUE NE AND NE 28TH PLACE AND BETWEEN HOUSE NUMBERS 10620 AND 10628.
- VERTICAL DATUM: NAVD 88, PER THE CITY OF BELLEVUE SURVEY CONTROL DATABASE.

MASTER BENCHMARK: CITY OF BELLEVUE BENCHMARK 343. THE BENCHMARK IS A CITY OF BELLEVUE BRASS CAP ON THE TOP OF CURB ON THE SOUTHWEST SIDE OF 112TH AVENUE NE AT THE SOUTH END OF GUARD RAIL APPROXIMATELY 300 FEET SOUTH OF DRIVEWAY FOR BUILDING NUMBERS 3000-3025. ELEVATION = 123.70 FEET

5. THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:

- A) UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY MILLMAN NATIONAL LAND SERVICES PROJECT NO. 44854 PROVIDED BY THE CLIENT. (R2)
- B) RECORD OF SURVEY RECORDED IN VOLUME 37 OF SURVEYS, PAGE 290, RECORDS OF KING COUNTY, WASHINGTON. (R1)
- C) RECORD OF SURVEY RECORDED IN VOLUME 233 OF SURVEYS, PAGE 249, RECORDS OF KING COUNTY, WASHINGTON.
- D) RECORD OF SURVEY RECORDED IN VOLUME 16 OF SURVEYS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.
- E) RECORD OF SURVEY RECORDED IN VOLUME 183 OF SURVEYS, PAGES 81 THROUGH 105, RECORDS OF KING COUNTY, WASHINGTON.
- F) KING COUNTY QUARTER SECTION MAP FOR THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 25N, RANGE 5E, W.M. G) CITY OF BELLEVUE SURVEY CONTROL DATABASE ACCESSED FEBRUARY 24, 2022. (HTTP://SURVEYCONTROL.BELLEVUEWA.GOV/)
- 6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINATION FACTOR USED FOR THIS SITE WAS 0.9999719, WHERE GRID DISTANCE DIVIDED BY THE COMBINATION
- FACTOR EQUALS GROUND DISTANCE. THEREFORE, THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION. DISTANCES ARE ALL IN U.S. SURVEY FEET.
- 7. THE LEGAL DESCRIPTION SHOWN HEREON IS PER BARGAIN AND SALE DEED RECORDED UNDER RECORDING NUMBER 20210910000526.
- 8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- 9. THE SUBJECT PROPERTY CONTAINS 485,070 SQUARE FEET, MORE OR LESS.

- 10. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS: A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION. ADDITIONAL FIELD WORK WAS PERFORMED USING TOPCON HIPER HR AND/OR HEMISPHERE S321 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK,
- 11. MONUMENTS SHOWN AS FOUND WERE FIELD VISITED ON FEBRUARY 25, 2022. PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED BETWEEN FEBRUARY 25 AND MARCH 2,
- 12. THE PURPOSE OF THIS SURVEY WAS TO PROVIDE EXISTING CONDITIONS BASE DATA INFORMATION SUFFICIENT FOR DESIGN AND BUILDING PERMITTING REQUIREMENTS.
- 13. UTILITY INFORMATION SHOWN HEREON IS PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF APPLICABLE UTILITY PURVEYORS. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- BREAKDOWN. THE EASTERLY BOUNDARY IS HELD PER THE ABOVE NOTED ROS IN VOLUME 37, PAGE 290.
- 15. STEEP SLOPES SHOWN HEREON WERE ANALYZED BASED ON CITY OF BELLEVUE LAND USE CODE 20.25H.120.A.2 WHICH STATES: "STEEP SLOPES. SLOPES OF 40 PERCENT OR MORE THAT HAVE A RISE OF AT LEAST 10 FEET AND EXCEED 1,000 SQUARE FEET IN AREA". THE STEEP SLOPE AREA TO THE WEST OF THE RAILROAD TIE AND GRAVEL STEPS IS LESS THAN 1,000 SF, HOWEVER, IT IS GOLDSMITH'S ASSUMPTION IT COULD BE CONSIDERED A PART OF THE STEEP SLOPE AREA TO THE EAST OF THE STEPS AND IS THEREFORE SHOWN HEREON.

TREE TABLE

TREE NO.	DBH	TYPE	DRIP (RAD)	TREE NO.	DBH	TYPE	DRIP (RAD)
50048	8"	ALDER	16 ¹	50187	12"	CEDAR	20'
50049	8"	MAPLE	16'	50188	13"	CEDAR	12'
50050	10"	MAPLE	15'	50212	15"	CEDAR	15'
50051	22"	CEDAR	17'	50213	15"	CEDAR	15 ¹
50052	17"	CEDAR	14'	50253	18"	CEDAR	12'
50055	11"	MAPLE	15'	50256	16"	FIR	15'
50058	11"	MAPLE	13'	50257	17"	FIR	13'
50059	13"	CEDAR	13'	50258	17"	FIR	12'
50064	17"	CEDAR	15'	50259	21"	FIR	16'
50065	11"	MAPLE	12'	50264	24"	CEDAR	16'
50067	12",12"	CEDAR	12'	50265	9"	CEDAR	10'
50069	8"	ALDER	15'	50267	8"	CEDAR	10'
50070	8"	DECIDUOUS	20'	50268	8",8"	CEDAR	11'
50072	8"	MAPLE	13'	50270	12"	MAPLE	15'
50073	18"	CONIFEROUS	14'	50272	18"	FIR	14'
50074	8",15"	CEDAR	10¹	50273	13"	CEDAR	13'
50075	8"	FIR	7'	50275	11"	CEDAR	14'
50078	9"	MAPLE	14'	50290	17",18"	CEDAR	14'
50079	15"	CONIFEROUS	10'	50292	7",8"	MAPLE	15'
50080	14"	CONIFEROUS	8'	50293	14"	CEDAR	15'
50083	20"	CEDAR	12'	50294	14"	CEDAR	13'
50171	8",9",10"	CEDAR	18'	50295	15"	CEDAR	15'
50172	7",7",8"	MAPLE	15'	50296	8"	CEDAR	10'
50173	8",9",10"	MAPLE	20'	50301	21"	CEDAR	16'
50174	15"	DECIDUOUS	16'	50304	18"	HEMLOCK	20'
50175	8",9"	MAPLE	14'	50305	6",8",9"15"	CEDAR	17'
50176	8",9"	MAPLE	14'	50306	16"	FIR	13'
50177	10",11"	MAPLE	16'	50307	16"	FIR	16'
50178	23"	CEDAR	13'	50308	5",6",10",11"	CEDAR	15'
50179	7",22"	CEDAR	16'	50310	14"	CONIFEROUS	14'
50180	5",8"	ALDER	13'	50353	10"	MAPLE	15'
50181	15"	MAPLE	20'	50354	11",12",15"	MAPLE	25'
50182	9",9"	DECIDUOUS	12'	50357	14"	CEDAR	11'
50400	OII OII	DECIBLIQUE	4.51	50050	40"	OFDAD	10

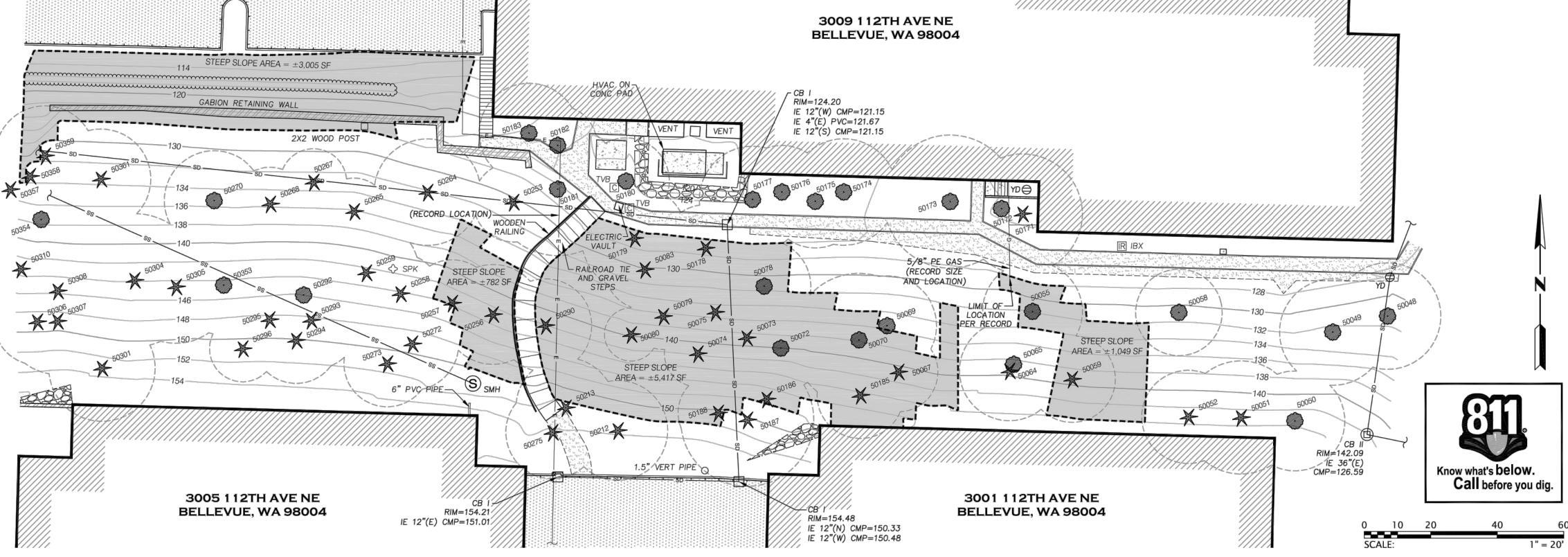
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50075	8"	FIR	7'	50275	11"	CEDAR	14'
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50176	8",9"	MAPLE	14'	50306	16"	FIR	13'
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50178	23"	CEDAR	13'	50308	5",6",10",11"	CEDAR	15'
50179	7",22"	CEDAR	16'	50310	14"	CONIFEROUS	14'
50180	5",8"	ALDER	13'	50353	10"	MAPLE	15'
50181	15"	MAPLE	20'	50354	11",12",15"	MAPLE	25'
50182	9",9"	DECIDUOUS	12'	50357	14"	CEDAR	11'
50183	8",8"	DECIDUOUS	15'	50358	13"	CEDAR	13'
50185	15"	CEDAR	13'	50359	21"	CEDAR	15'
50186	18"	CEDAR	12'	50361	20"	CEDAR	15'

	NE AT THE SOUTH END OF GUARD RAIL APPROXIMATELY 300 FEET SOUTH OF DRIVEWAY FOR BUILDING NUMBERS 3000-3025.
S S CENTER OF SECTION 20-25-5	ELEVATION = 123.70 FEET
N: 236,136.663 E: 1,304,432.447 (GROUND)	SITE BENCHMARK: GOLDSMITH CONTROL POINT MBS-2 WHICH IS A REBAR WITH CAP STAMPED "GOLDSMITH CONTROL PLS 38984" 1.0 FEET NORTH OF THE SOUTHERN SIDEWALK PASSING THROUGH THE ISLAND EAST OF BUILDING 3001, 4.0 FEET NORTH OF A LIGHT POLE, AND 55 FEET EAST OF THE SOUTHEAST CORNER OF BUILDING 3001.
N88*29'32"W 5293.23 CITY OF BELLEVUE CONTROL	ELEVATION = 130.14 FEET
659.50 659.50 - 2638.00 POINT NO. 0049 20 21 (MONUMENT NOT VISITED)	5. THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:
BELLEVUE CONTROL N: 236,067.245 D: 0050 E: 1,307,069.537 (GROUND)	A) UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY MILLMAN NATIONAL LAND SERVICES PROJECT NO. 44854 PROVIDED BY THE CLIENT. (R2)
ENT NOT VISITED) 16.06.534 7.1.17.1	B) RECORD OF SURVEY RECORDED IN VOLUME 37 OF SURVEYS, PAGE 290, RECORDS OF KING COUNTY, WASHINGTON. (R1)
778.144 (GROUND) 657.85	C) RECORD OF SURVEY RECORDED IN VOLUME 233 OF SURVEYS, PAGE 249, RECORDS OF KING COUNTY, WASHINGTON.
DF BELLEVUE ROL POINT NO. 4629 N88*24'13"W N88*24'13"W 657.85	D) RECORD OF SURVEY RECORDED IN VOLUME 16 OF SURVEYS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.
D 2" SURFACE WITH PUNCH	E) RECORD OF SURVEY RECORDED IN VOLUME 183 OF SURVEYS, PAGES 81 THROUGH 105, RECORDS OF KING COUNTY, WASHINGTON.
5,007.079 8 7 7 1.1.2 0.000.000 8 8 9 0.000.000 9 1.1.2 0.000 9 1.	F) KING COUNTY QUARTER SECTION MAP FOR THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 25N, RANGE 5E, W.M.
670.1 670.1 670.1 670.1 670.1 670.1 670.1 670.1	G) CITY OF BELLEVUE SURVEY CONTROL DATABASE ACCESSED FEBRUARY 24, 2022. (HTTP://SURVEYCONTROL.BELLEVUEWA.GOV/)
656.19 656.19 656.19	6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINATION FACTOR USED FOR THIS SITE WAS 0.9999719, WHERE GRID DISTANCE DIVIDED BY THE COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE, THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION. DISTANCES ARE ALL IN U.S. SURVEY FEET.
N881853"W 1312.39 N8818'53"W 1312.39	7. THE LEGAL DESCRIPTION SHOWN HEREON IS PER BARGAIN AND SALE DEED RECORDED UNDER RECORDING NUMBER 20210910000526.
- 4 - 4 - 4 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7	8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
44.5.2 145.2 147.2 147.2	9. THE SUBJECT PROPERTY CONTAINS 485,070 SQUARE FEET, MORE OR LESS.
MEASING BEARING 1338.24	10. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS: A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION.
(dayshse) (so 96'08') (so 96') (so 96')	ADDITIONAL FIELD WORK WAS PERFORMED USING TOPCON HIPER HR AND/OR HEMISPHERE S321 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
\\ \\	ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
20 CITY OF BELLEVUE CONTROL 20 21 POINT NO. 057R	11. MONUMENTS SHOWN AS FOUND WERE FIELD VISITED ON FEBRUARY 25, 2022. PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED BETWEEN FEBRUARY 25 AND MARCH 2, 2022.
29 N88*08'07"W 2611.58 (MONUMENT NOT VISITED) (PASIS OF POSITION) (PASIS OF POSITION)	12. THE PURPOSE OF THIS SURVEY WAS TO PROVIDE EXISTING CONDITIONS BASE DATA INFORMATION SUFFICIENT FOR DESIGN AND BUILDING PERMITTING REQUIREMENTS.
E: 1,307,004.378 (GROUND) CITY OF BELLEVUE CONTROL POINT NO. 0056 FOUND 3" DISK WITH "X", IN CASE, DOWN 0.7" N: 233,460.454	13. UTILITY INFORMATION SHOWN HEREON IS PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF APPLICABLE UTILITY PURVEYORS. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
N: 233,460.434 E: 1,304,394.186 (GRID=GROUND)	14. THE SECTION BREAKDOWN IS HELD PER CURRENT CITY OF BELLEVUE MONUMENTS. THE BEARINGS OF THE NORTH, WEST, AND SOUTH BOUNDARY LINES ARE HELD PER THIS BREAKDOWN. THE EASTERLY BOUNDARY IS HELD PER THE ABOVE NOTED ROS IN VOLUME 37, PAGE 290.
UNDARY CONTROL	15. STEEP SLOPES SHOWN HEREON WERE ANALYZED BASED ON CITY OF BELLEVUE LAND USE CODE 20.25H.120.A.2 WHICH STATES: "STEEP SLOPES. SLOPES OF 40 PERCENT OR MORE THAT HAVE A RISE OF AT LEAST 10 FEET AND EXCEED 1,000 SQUARE FEET IN AREA". THE STEEP SLOPE AREA TO THE WEST OF THE RAILROAD TIE AND GRAVEL STEPS IS LESS THAN 1,000 SF, HOWEVER, IT IS GOLDSMITH'S ASSUMPTION IT COULD BE CONSIDERED A PART OF THE STEEP SLOPE AREA TO THE EAST OF THE STEPS AND IS THEREFORE SHOWN HEREON.
00 200 400	

TAX PARCEL NO. 2025059019 3009 112TH AVENUE NE BELLEVUE, WA 98004 OWNER: AAT CCE III BELLEVUE LLC NORTH LINE OF THE SOUTH 1/2 OF NW 1/4, SE 1/4 OF SECTION 20 -N58°48'44"W (NO SITE ADDRESS) OWNER: AAT CCE III BELLEVUE LLC 3005 3001 LIMIT OF TOPOGRAPHIC SURVEY ---129.29 (R1)(R2) N88°18'53"W 810.09 (R1)(R2) SOUTH LINE OF THE NW 1/4, SE 1/4 OF SECTION 20 **-**--N32°59′20″Е 52.66 (R1)(R2)

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF PRIMARY STATE HIGHWAY NO. 1, AS CONDEMNED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBERS 618227 AND 618230.



GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St., Suite 450, Bellevue, WA 98004 PO Box 3565, Bellevue, WA 98009 T 425 462 1080 www.goldsmithengineering.com

REV NO.	DATE	DESCRIPTION		MADE BY	CHECKED BY	PLOTTED:	2022/09/15 16:28 EMALM	
1	9/15/2022	STEEP SLOPE AREAS ADDED WITH CORRESPONDING SURVEY NOTE NUMBER 15.		EMALM	LNYQUIST	DRAWN:	R.OBERMEYER / E.MALM] .
						PROJ. SUR.	: M.NORTON	$\mathbb{A}_{\mathbb{A}_{p}}$
						APPROVED	: L.NYQUIST	السم [
						FIELD BOOK	<: 1631	\mathcal{F}^{ω}
						PAGE #:	48-50]
]
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*							·	

by Lee Nyquist Date: 2022.09.15 16:30:46-07'00'

AAT CCE III BELLEVUE LLC c/o WARE MALCOMB LIMITED TOPOGRAPHIC SURVEY CORPORATE CAMPUS EAST III KING COUNTY, WASHINGTON 3009 112TH AVENUE NE, CITY OF BELLEVUE

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

JOB NO. **21195**

CITY OF BELLEVUE, KING COUNTY, WASHINGTON SUBDIVISION CONTROL

17 16 CITY OF BELLEVUE CONTROL POINT NO. 0037 (MONUMENT NOT VISITED)
N: 238,725.474 17 CITY OF BELLEVUE CONTROL POINT NO. 0036 ► (MONUMENT NOT VISITED) N: 238,774.075 N: 238,725.474 E: 1,304,470.154 (GROUND) E: 1,307,121.816 (GROUND)

CITY OF BEL POINT NO. 00 (MONUMENT

N: 236,206.5 E: 1,301,778.1 CONTROL FOUND 2" DISK WITH N: 235,007

NW 1/4, SE 1/4 SECTION 20, TOWNSHIP 25 N, RANGE 5 E, W.M.

E: 1,304,06

OF WARE MALCOMB

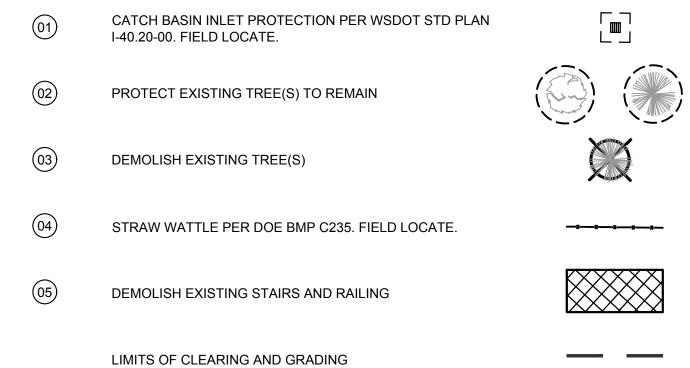
JOB NO.: SEA22-4001-0 PA / PM: DESIGNED: PLOT DATE: 10/06/22

SCALE: 1" = 10'

EROSION AND SEDIMENT CONTROL NOTES:

- 1. IN CASE OF EMERGENCY, CALL THE PROJECT CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) RESPONSIBLE PERSON AT (XXX) XXX-XXXX.
- CONTROL FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED BY THE CITY OF BELLEVUE.
- 3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES AS REQUIRED.
- 4. TEMPORARY DISCHARGES FROM THE SITE MUST MEET ALL NPDES AND LOCAL REQUIREMENTS INCLUDING, BUT
- 5. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- 6. THE TESC BMP'S SHOWN ON THE PLAN MUST BE INSTALLED PRIOR TO ALL OTHER CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADDEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, LEAVE THE SITE, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. MAINTENANCE, REPLACEMENT, AND UPGRADING OF THE TESC PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL
- THE TEMPORARY EROSION CONTROL FACILITIES SHOWN ON THE PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER
- 8. TEMPORARY EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE IN ACCORDANCE WITH THE LATEST EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON AS PUBLISHED BY THE DEPARTMENT OF ECOLOGY.
- 9. THE BOUNDARIES OF THE CLEARING LIMITS, SHOWN ON THE TESC PLAN, SHALL BE CLEARLY FENCED OR FLAGGED IN THE FIELD PRIOR TO STARTING CONSTRUCTION. NO DISTURBANCE BEYOND THE FENCED OR FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FENCING AND/OR FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- 10. CATCH BASIN PROTECTION (SILT SACKS AT MINIMUM) SHALL BE USED FOR ALL CATCH BASINS WITHIN 500 FEET DOWN SLOPE OF DISTURBED AREAS AND SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION IS ESTABLISHED AS DETERMINED BY THE CITY OF ARLINGTON DEVELOPMENT SERVICES MANAGER.
- 11. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
- DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL IT CAN BE DISPOSED OF IN A SAFE AND LEGAL MANNER.
- 14. NO SEDIMENT SHALL BE TRACKED INTO THE RIGHT-OF-WAY. SEDIMENT SHALL BE REMOVED FROM ALL TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE.
- 15. UPON COMPLETION OF THE PROJECT, ALL BMP'S SHALL BE REMOVED FROM THE SITE AND RIGHT OF WAY. IF BMP'S ARE REQUIRED TO REMAIN IN PLACE FOR FURTHER PROTECTION, ARRANGEMENTS FOR REMOVAL SHALL

DEMOLITION AND EROSION CONTROL CONSTRUCTION NOTES AND LEGEND



3009 112TH AVE Ni

BELLEVUE, WA 980

3001 112TH AVE NE

BELLEVUE WA 98004

2. THE IMPLEMENTATION, MAINTENANCE, AND REPLACEMENT OF ALL TEMPORARY EROSION AND SEDIMENT

NOT LIMITED TO WATER QUALITY, MONITORING, AND REPORTING REQUIREMENTS.

CONSTRUCTION IS COMPLETE AND APPROVED BY THE CITY OF BELLEVUE.

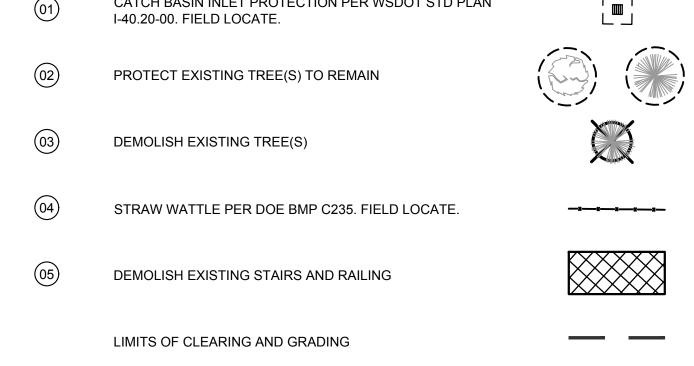
DOES NOT LEAVE THE SITE.

CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND REPAIR SHALL BE CONDUCTED

12. BETWEEN OCTOBER 1 AND APRIL 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE IMMEDIATELY COVERED BY MULCH, SOD OR PLASTIC COVERING. BETWEEN MAY 1 AND SEPTEMBER 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE IMMEDIATELY COVERED BY SEEDING OR OTHER APPROVED METHODS.

13. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF- WAY OR ANY OTHER

BE MADE WITH THE CITY INSPECTOR.



DEMOLITION NOTES:

REQUIREMENTS.

LIMIT OF WORK.

STRUCTURES TO REMAIN.

CLEARING AND GRADING UNLESS NOTED OTHERWISE.

1. ALL WORK SHALL COMPLY WITH CITY OF BELLEVUE CODES, STANDARDS, ORDINANCES, AND

CONSTRUCTION TO VERIFY THE LIMIT OF WORK AND EXISTING FEATURES, UTILITIES, AND

4. ANY EXISTING ITEMS INTENDED TO REMAIN THAT ARE DAMAGED DURING DEMOLITION OR

5. PROVIDE CONSTRUCTION FENCING, SIGNAGE, AND BARRIERS AS REQUIRED TO PREVENT

CONSTRUCTION ACTIVITIES SHALL BE FULLY REPAIRED AT CONTRACTOR'S EXPENSE.

UNAUTHORIZD ACCESS TO DEMOLITION AREAS. FIELD ADJUST AS REQUIRED.

FROM THE GROUND UNLESS OTHERWISE APPROVED BY THE OWNER.

DEMOLITION MATERIAL OFF-SITE IN A SAFE AND LEGAL MANNER.

2. CONTRACTOR SHALL WALK THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO

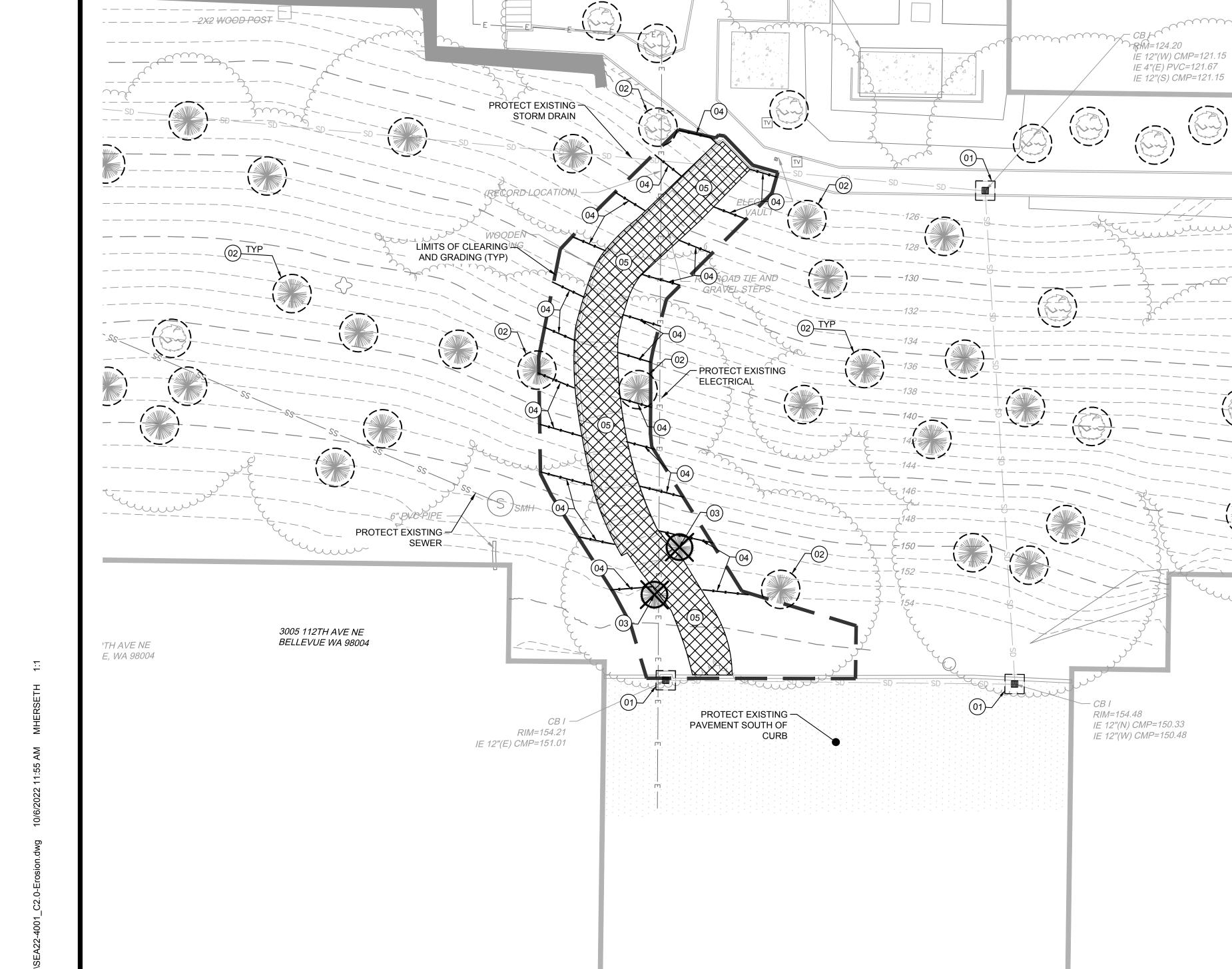
3. PROTECT ALL SURFACE IMPROVEMENTS, UTILITIES, AND UTILITY STRUCTURES WITHIN THE LIMITS OF

6. PRIOR TO DEMOLITION ACTIVITIES, VERIFY THE DEPTH OF EXISTING UTILITIES TO REMAIN WITHIN THE

7. UNDERGROUND PIPING AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED COMPLETELY

8. IMMEDIATELY REMOVE ALL DEMOLITION DEBRIS FALLING OUTSIDE THE LIMIT OF WORK. DISPOSE OF

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



.....

3009 112TH AVE NE

BELLEVUE WA 98004

HVAC ON -

CONC PAD

2. ALL DIMENSIONS AND ANGLES ARE PROVIDED TO THE INSIDE FACE OF WALL UNLESS NOTED OTHERWISE.

WARE MALCOMB assumes no responsibility for utility locations.
The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior

to the commencement of any construction.

1. ALL WORK SHALL COMPLY WITH CITY OF BELLEVUE CODES, STANDARDS, ORDINANCES, AND

3. FINISH SURFACE ABBREVIATIONS ARE AS FOLLOWS:

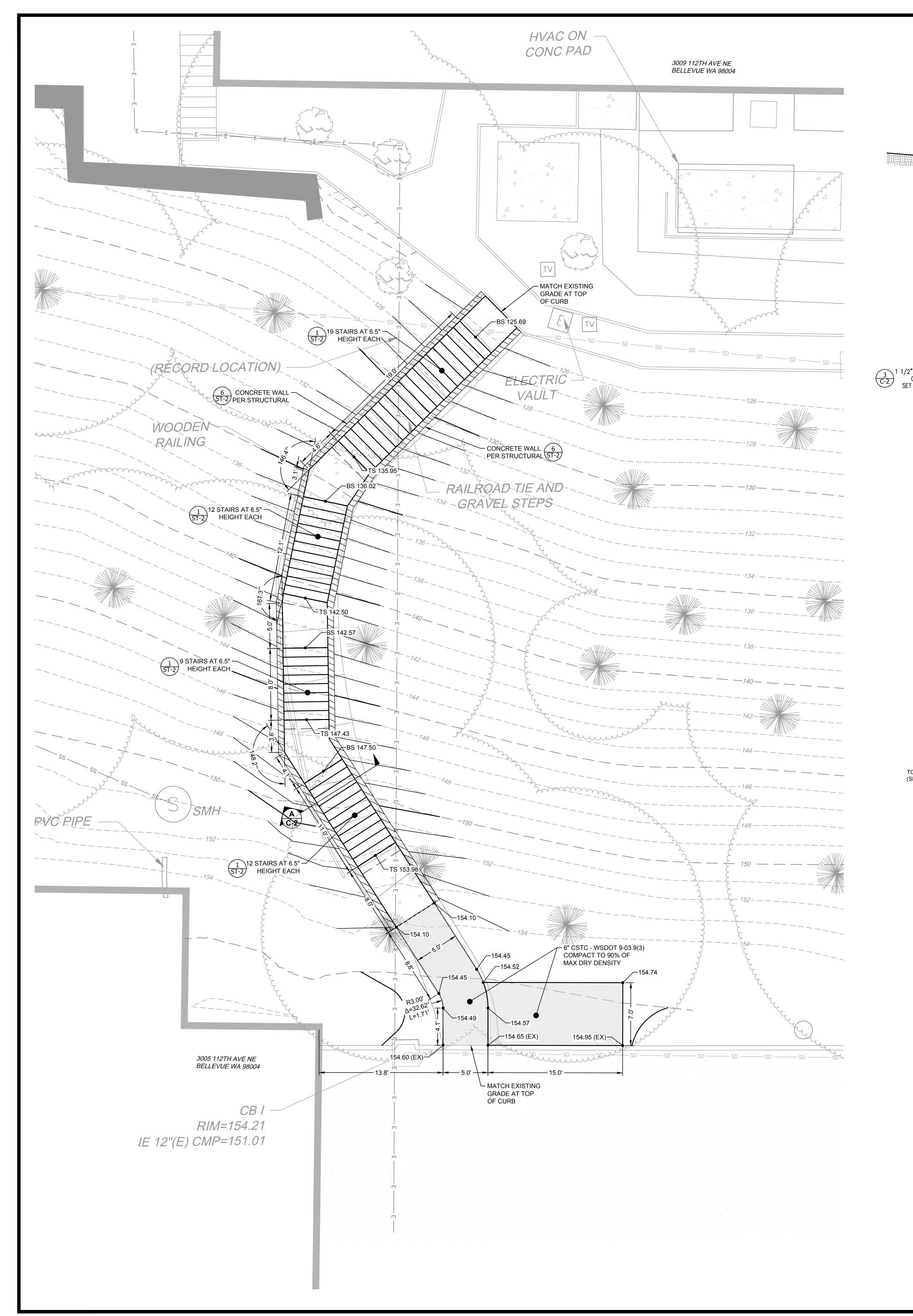
TS = TOP OF STEP BS = BOTTOM OF STEP

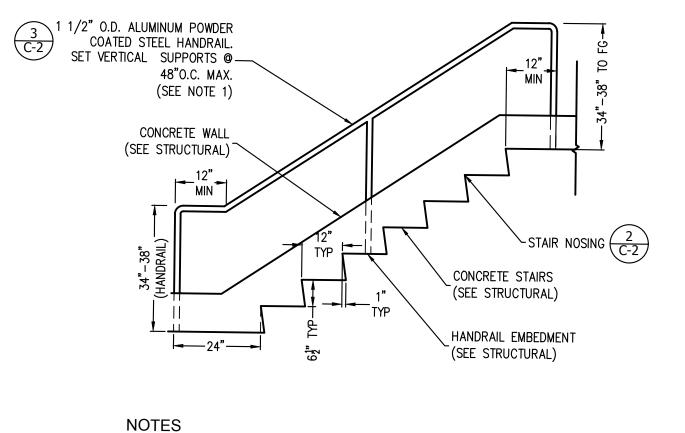
FOR AND ON BEHALF

OF WARE MALCOMB

JOB NO.: SEA22-4001-0 PA / PM: DESIGNED: PLOT DATE: 10/06/22

SCALE: 1" = 5'





-STAIR HANDRAIL $\frac{1}{C-2}$

A TYPICAL STAIR SECTION NTS

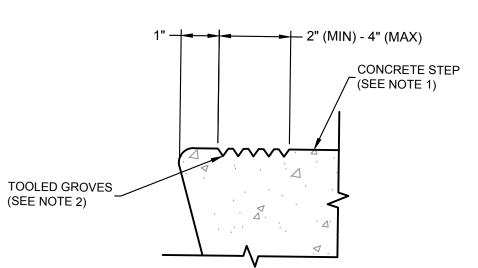
CONCRETE STAIRS / (SEE STRUCTURAL)

-STAIR HANDRAIL $\frac{1}{C-2}$

CONCRETE WALL (SEE STRUCTURAL)

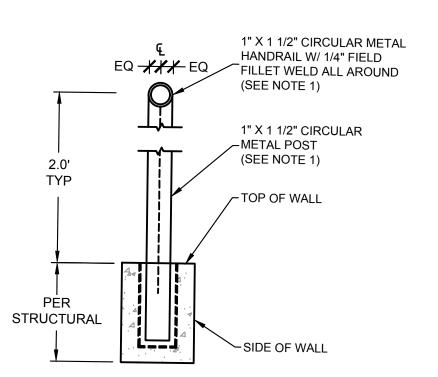
. NEW HANDRAILS SHALL BE PAINTED TO MATCH EXISTING HANDRAIL COLOR FOUND ONSITE.

 $\underbrace{1}_{\mathsf{NTS}} \underbrace{\mathsf{TYPICAL}\;\mathsf{STAIR}\;\mathsf{AND}\;\mathsf{HANDRAIL}}_{\mathsf{NTS}}$



1. SEE STRUCUTRAL FOR NOSING REINFORCMENT. 2. TOOLED GROOVES SHALL BE MINIMUM $\frac{1}{4}$ " DEEP, MAXIMUM $\frac{1}{2}$ " DEEP.

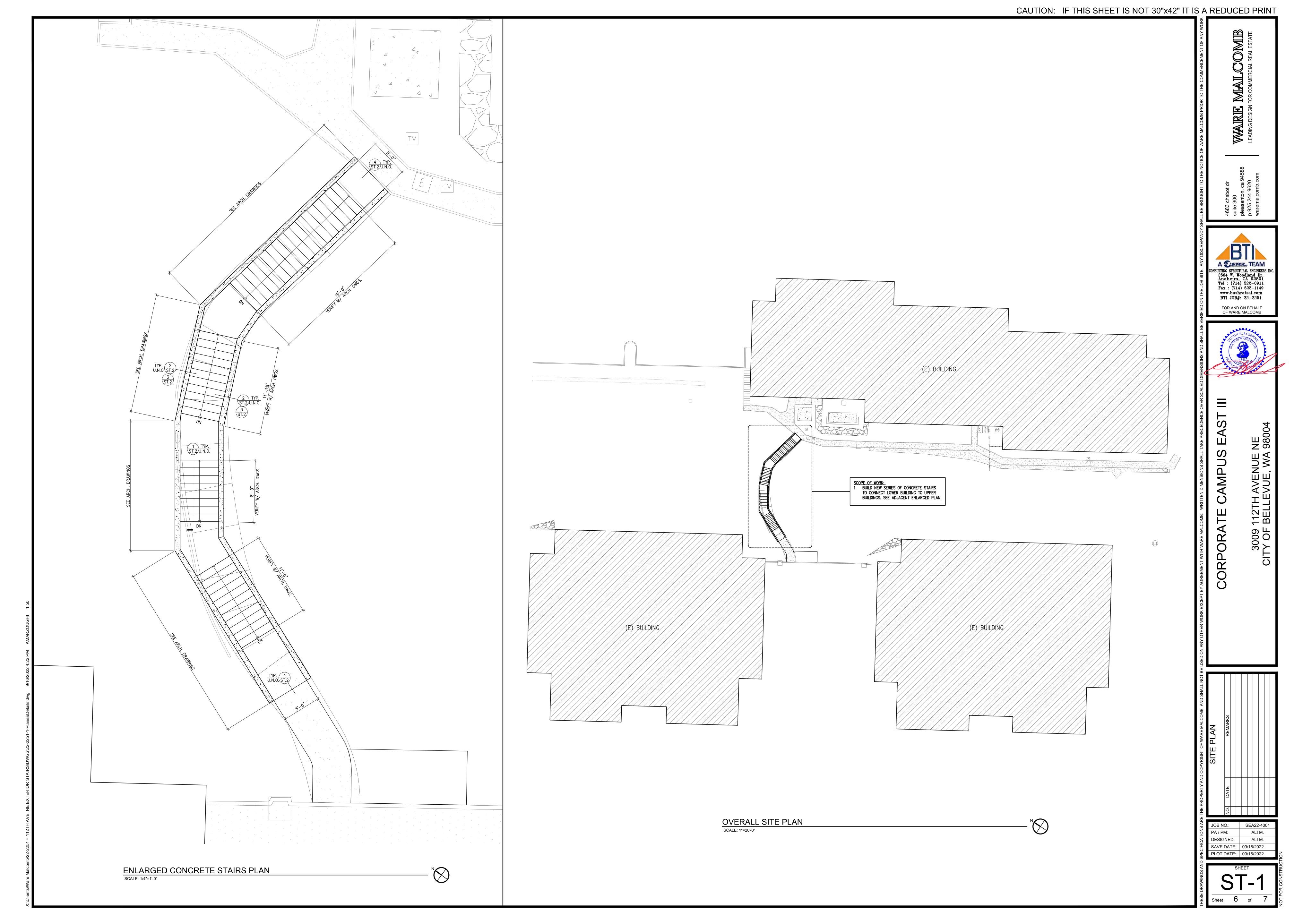
2 STAIRWAY STEP NOSING DETAIL NTS



NOTES

1. CONTRACTOR SHALL GRIND FACE OF HANDRAIL,

POSTS AND STEEL MOUNTING PLATES SMOOTH.



GENERAL

- 1 "CODE" WHERE REFERRED TO HERE IN REFERS TO WASHINGTON BUILDING CODE 2021 EDITION.
- 2 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODE. AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- 3 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- 4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTIONS. SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- 5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES.
- 6 SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES AND FOR ALL PIPE SLEEVES, ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
- 7 IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- 8 WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOAD DOES NOT EXCEED THE DESIGN LIVE LOAD.
- 9 CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1704.4. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION.

FOUNDATION

- 1. THE FOUNDATION DESIGN IS BASED ON THE CODE MINIMUM: MIN. ALLOWABLE SOIL BEARING PRESSURE: <u>1500 PSF</u> PER IBC 1806.2
- 2. BACKFILLING BEHIND RETAINING WALLS SHALL BE PERFORMED ONLY AFTER INSPECTION OF WATER PROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILLING, WHERE INDICATED ON PLANS.

CONCRETE

- 1 CEMENT: TYPE II CONFORMING TO A.S.T.M. C-150 AND SHALL BE TESTED.
- 2 ALL CONCRETE AGGREGATES UNLESS OTHERWISE NOTED ON PLANS, WILL BE REGULAR WEIGHT HARD ROCK TYPE (150 LB/ CU. FT..) AGGREGATE SHALL CONFORM TO A.S.T.M. C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04% AS PER A.S.T.M. C-157. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT PRIOR WRITTEN ACCEPTANCE OF THE ARCHITECT.
- 3 STRENGTHS: ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE f'c = * SEE BELOW
- 4 VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.
- 5 CURING: CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT. FOR CONCRETE OTHER THAN SLAB ON GRADE, APPROVED CURING COMPOUNDS MAY BE IN LIEU OF MOIST CURING. IF APPROVED BY THE OWNER AND ARCHITECT.
- 6 STRENGTH TESTS OF CONCRETE SHALL BE REQUIRED AS PER CBC SECTION 1905 AND AS OUTLINED IN SPECIFICATION REPORTS SHALL BE FORWARDED TO THE STRUCTURAL ENGINEER. A MINIMUM OF ONE TEST AT 7 DAYS AND 2 TESTS AT 28 DAYS IS REQUIRED FOR ALL CONCRETE SAMPLES TAKE AT FREQUENCY OF ONCE EVERY 150 CU. YDS OR 5,000 SQ. FT. WHICHEVER IS MINIMUM.
- 7 ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR
- 8 LOCATION OF CONSTRUCTION AND POUR JOINTS SHALL BE APPROVED BY THE ARCHITECTS PRIOR TO POURING CONCRETE.
- 9 NO FLY ASH SHALL BE USED IN CONCRETE.
- 10 CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND A.C.I. STANDARDS

11 HOT AND COLD WEATHER CONCRETING:

- (a) HOT WEATHER CONCRETING: WHEN THE TEMPERATURE RISES ABOUT 80° F AND SPECIALLY WHEN THE RELATIVE HUMIDITY FALLS BELOW 25 THE CONTRACTOR SHOULD FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH 305 5-77 DURING HOT WEATHER. BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR. REFER TO SURFACE EVAPORATION CHART TO ESTIMATE RATE OF SURFACE UNDER EVAPORATION.
- (b) COLD WEATHER CONCRETE: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT FORMS, FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO COME IN CONTACT SHALL BE FREE FROM FROST. FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONDITIONS WILL BE DONE IN ACCORDANCE WITH ACI 306.1 (LATEST EDITION)

MIX DESIGN

SLUMP

INSPECTION

*CONCRETE MIX DESIGN

1	SLAB ON GRADE	4000 PSI	4000 PSI	4" ± 1 MAX.	YES
2	FOUNDATION	2500 PSI	3000 PSI	4" ± 1 MAX.	NO
3	MISCELLANEOUS	2500 PSI	3000 PSI	4" ± 1 MAX.	NO

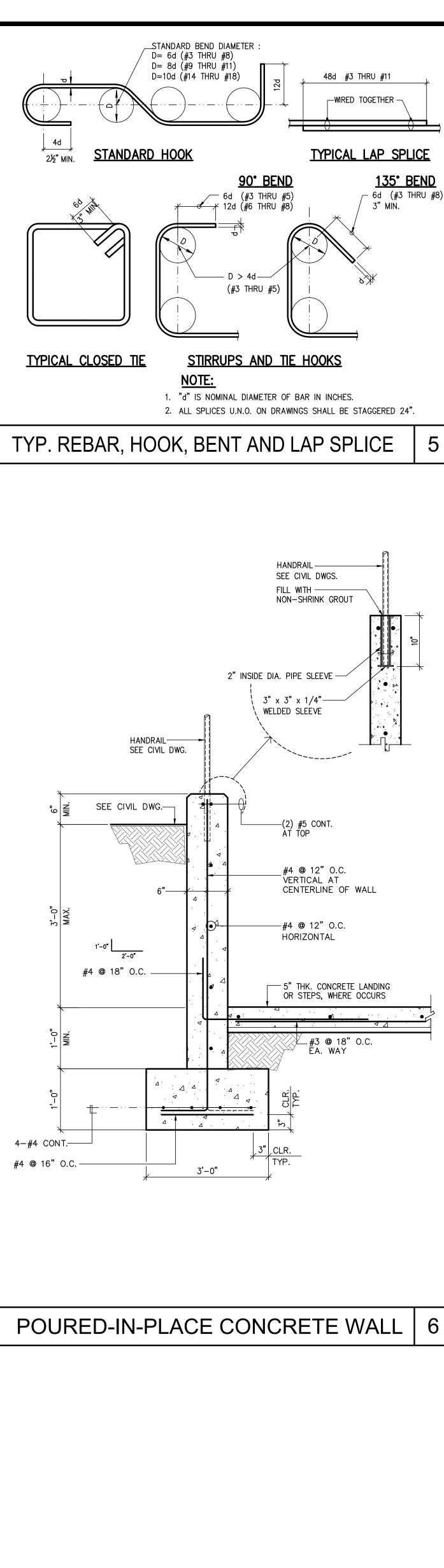
DESIGN

CONCRETE SLAB ON GRADE

- 1. SUBGRADE:
- (A) TOP 12" OF PAD TO BE COMPACTED TO 90% OPTIMUM DENSITY WITH MAXIMUM 1% VARIANCE. CERTIFICATION MUST BE 24 HOURS BEFORE
- POURING CONCRETE. THE SUBGRADE BELOW THIS SHOULD BE COMPACTED IN ACCORDANCE WITH THE SOIL REPORT RECOMMENDATIONS. (B) FINISH SUBGRADE PAD ELEVATION BEFORE CONCRETE POUR TO BE
- WITHIN 1/4 INCH ABOVE OR 1/2 INCH BELOW REQUIRED ELEVATION. (C) PAD MUST BE MOIST PRIOR TO CONCRETE POUR AND BE FREE OF DEBRIS.
- 2. CONCRETE MIX AND MATERIALS:
- (A) MIX DESIGNS FOR SLAB CONCRETE SHOULD BE PREPARED BY REGISTERED ENGINEER AND MUST BE APPROVED BY THE ARCHITECT/ENGINEER. MIX
- DESIGN SHOULD INCLUDE PROPORTIONS FOR EACH MATERIAL. (B) CEMENT SHALL BE TYPE II AND TESTED PER ASTM STANDARDS. TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT ALONG WITH MIX DESIGN.
- (C) FLY ASH TO BE USED IN CONCRETE ONLY WITH ENGINEER APPROVAL (D) CONCRETE MUST BE BATCHED FROM THE SAME CONCRETE BATCHING
- PLANT AND FROM THE SAME AGGREGATE STROKE FOR ALL SLAB CONCRETE. (E) SLUMP SHALL NOT VARY MORE THAN 1/2 INCH FROM TRUCK TO TRUCK. (F) MAXIMUM SIZE AGGREGATE FOR SLAB ON GRADE TO BE 1 1/2 INCH.
- 3. CONCRETE PLACEMENT:
- (A) MAXIMUM LENGTH OF ANY ONE SLAB POUR SHALL BE 312 FT. AT POUR BREAKS CONSTRUCTION JOINTS DOWEL DETAIL SHALL BE USED TO SEPARATE POURS.
- (B) PERIMETER POUR STRIP, SHEAR WALL POUR BREAK, DIAMONDS AT STEEL COLUMNS MAY BE CURED WITH CHEMICAL.
- 4. CONCRETE CURING:
- (A) ALL CURING TO BE DONE SHALL BE WET CURING BY USING BURLINE FOR A MINIMUM OF 7 DAYS FROM THE TIME CONCRETE IS POURED.
- (A) CONCRETE TRUCKS OR CRANES WILL NOT BE PERMITTED ON SLAB AT ANYTIME.

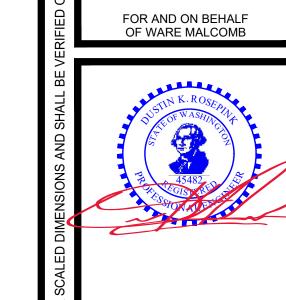
REINFORCING STEEL

- 1 A. ALL REINFORCING STEEL TO CONFORM TO A.S.T.M. SPECIFICATION A615 GRADE 60 UNLESS NOTED OTHERWISE ON PLANS. ALL TIES AND BENT DOWELS TO BE GRADE 40 U.N.O.
- B. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A305.
- C. ALL REINFORCEMENT TO BE WELDED SHALL CONFORM TO ASTM A-706
- 2 UNLESS OTHERWISE NOTED, ALL REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETER OR 2'-0" MINIMUM, WHICHEVER GOVERNS. ALL SPLICES SHALL BE LOCATED AS DETAILED IN PLANS.
- 3 CERTIFICATION AND TESTING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF A.S.T.M. STANDARDS.
- 4 ALL REINFORCING STEEL SHALL BE SUPPORTED AND TIED IN CONFORMANCE WITH "THE MANUAL OF REINFORCING STEEL PRACTICE FOR REINFORCED CONCRETE STRUCTURES" LATEST EDITION.
- 5 PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE UNLESS OTHERWISE NOTED: DEPOSITED AGAINST EARTH 3" CLEAR IN CONTACT WITH EARTH (FORMED) 2" CLEAR



SEE CIVIL FOR -EXACT PROFILE OF STEPS - #3 NOSING BARS 1"¬ TREAD SEE SITE PLAN A/C PAVING OR CONCRETE SLAB #3 **@** 12" O.C. ËACH WAY — 90% COMPACTED FILL TYPICAL CONCRETE STAIR DETAIL

A SISTEL TEAM 2564 W. Woodland Dr. Anaheim, CA 92801



Tel: (714) 522-0911

Fax: (714) 522-1149

www.bushratsai.com

BTI JOB#: 22-2251

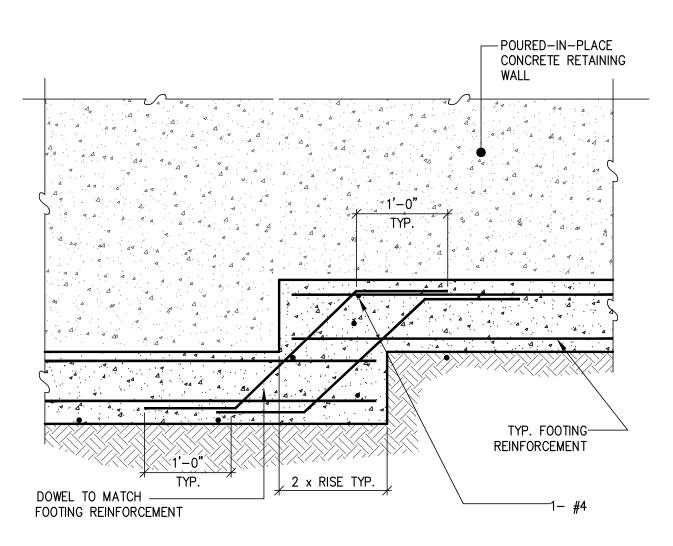
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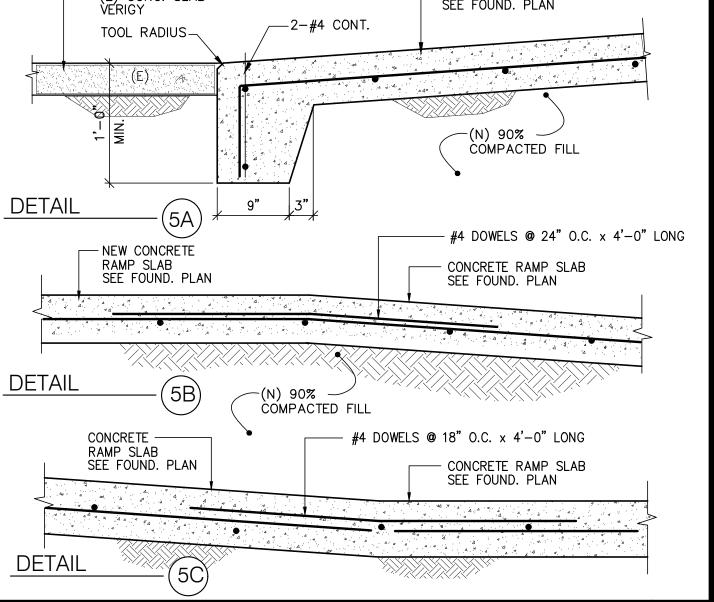
2

WARE

NOT USED



STEPPED FOOTING DETAIL CONCRETE RAMP SLAB —(E) CONC. SLAB VERIGY SEE FOUND. PLAN



CONCRETE LANDING SLAB DETAIL

JOB NO.: SEA22-4001 PA / PM: ALI M. DESIGNED: ALI M. SAVE DATE: 09/16/2022 PLOT DATE: | 10/04/2022

GENERAL NOTES

OR STEPS, WHERE OCCURS #3 **@** 18" O.C.

Geotechnical Engineering Services

Corporate Campus East Stair Replacement 3009 112th Avenue NE Bellevue, Washington

for American Assets Trust, L.P.

July 11, 2023



Geotechnical Engineering Services

Corporate Campus East Stair Replacement 3009 112th Avenue NE Bellevue, Washington

for American Assets Trust, L.P.

July 11, 2023



17425 NE Union Hill Road, Suite 250 Redmond, Washington 98052 425.861.6000

Geotechnical Engineering Services

Corporate Campus East Stair Replacement 3009 112th Avenue NE Bellevue, Washington

File No. 24748-002-00

July 11, 2023

Prepared for:

American Assets Trust, L.P. 700 NE Multnomah Street, Suite 300 Portland, Oregon 97232

Attention: Kim Steers

Prepared by:

GeoEngineers, Inc. 17425 NE Union Hill Road, Suite 250 Redmond, Washington 98052 425.861.6000

Colton W. McInelly, PE Geotechnical Engineer

Robert C. Metcalfe, PE, LEG

Principal

CWM:RCM:cdb:nld

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Figure 1. Vicinity Map

Figure 2. Site Plan

Figure 3. Cross Section A-A'

Figure 4. Static Slope Stability



APPENDICES

Appendix A. Field Explorations
Figure A-1 – Key to Exploration Logs

Figures A-2 through A-6 – Log of Hand Augers

Appendix B. Laboratory Testing

Appendix C. Report Limitations and Guidelines for Use



1.0 INTRODUCTION

This report presents the results of GeoEngineers, Inc. (GeoEngineers') geotechnical engineering services for use in design and construction of the Corporate Campus East Stair Replacement project located in Bellevue, Washington. The proposed project site is shown relative to surrounding physical features in Figures 1 and 2.

1.1. Project Description

We understand the project consists of replacing an existing railroad tie and gravel staircase that provides access between the office buildings with a new concrete staircase. The existing staircase is located on a steep slope environmentally critical area (ECA). The proposed replacement staircase will be constructed within essentially the same footprint as the existing staircase. The new staircase will be about 6 feet wide and approximately 80 feet long. We understand the retaining walls or cheek walls along the staircase will be less than about 2 feet high.

1.2. Purpose and Scope

The purpose of our geotechnical services is to evaluate soil and groundwater conditions as a basis for developing geotechnical design criteria for the stair replacement. Field explorations and laboratory testing were performed to identify and evaluate subsurface conditions at the site to develop engineering recommendations for use in design. Our services were completed in general accordance with our proposal dated February 7, 2023.

2.0 FIELD EXPLORATIONS AND LABORATORY TESTING

2.1. Field Explorations

Subsurface conditions were evaluated through a field exploration program that consisted of completing five hand augers (HA-1 through HA-5) on April 19, 2023. The explorations were completed using manual hand auger equipment. A dynamic cone penetrometer (DCP) was also completed near each hand auger location to determine the relative density/consistency of the soils to depths of about $3\frac{1}{2}$ to 4 feet below the ground surface. The approximate locations of the hand augers are shown in Figure 2.

The hand augers were completed to depths ranging from 1½ to 4 feet below the existing ground surface. Locations of the hand augers were determined in the field by tape measuring to existing site features such as the sidewalks and buildings. Elevations at the hand auger locations were interpolated from the site survey developed by Goldsmith. The respective ground surface elevations are shown on the hand auger logs in Appendix A. Appendix A includes logs of the hand augers (Figures A-2 through A-6) and details of the subsurface explorations performed.

2.2. Laboratory Testing

Soil samples obtained from the hand augers were transported to GeoEngineers' laboratory and evaluated to confirm or modify field classifications, as well as to evaluate engineering properties of the soil. Representative samples were selected for laboratory testing consisting of moisture content and fines content (material passing the U.S. No. 200 sieve). The tests were performed in general accordance with



test methods of the American Society for Testing and Materials (ASTM) and other applicable procedures. A description of the laboratory testing and the test results are presented in Appendix B.

3.0 SITE CONDITIONS

3.1. Surface Conditions

The subject property that the staircase replacement is located on is approximately 10.1 acres and consists of one King County Parcel (No. 202505-9019). The property is currently occupied by four two-story office buildings that have one to two partial below-grade or at-grade parking levels. Associated asphalt parking lots and landscaping surround the office buildings.

The existing railroad tie and gravel staircase is located between three of the office buildings and provides access down the slope. The slope is classified as a steep slope ECA and has an area of approximately 6,200 square feet. The majority of the designated steep slope ECA is located east of the existing staircase. Topography in the project area ranges from approximately Elevation 150 to 152 feet at the top of the slope and to approximately Elevation 126 feet at the bottom of the slope. Large deciduous and coniferous trees are located on the hillside surrounding the staircase with a moderately dense understory.

Underground utilities consisting of power, storm and sewer lines are located in close proximity to the existing staircase. A sprinkler system is also located on the slope.

3.2. Geology

Published geologic information for the project vicinity includes the United States Geological Survey (USGS) Geologic Map of the Kirkland Quadrangle, Washington (Minard 1983). Mapped soils in the immediate project vicinity consist of glacially consolidated Vashon Till deposits (glacial till). Transitional bed deposits and advance outwash deposits are located west/southwest and southeast of the site, respectively.

Glacial till is generally a non-sorted, non-stratified mixture of sand, gravel and silt that has been overridden by several thousand feet of ice. It typically has high shear strength, low consolidation and low permeability characteristics in the undisturbed state. It typically develops a "weathered" zone where seasonal groundwater perches on top of the relatively impermeable unweathered till and the perched groundwater occurs as seepage following the site topography.

Transitional bed deposits generally consist of clay, silt and fine sand that were deposited in still to slowly moving water before being overridden by the glacier. This unit is typically over-consolidated and very stiff to hard, and exhibits low permeability characteristics.

Advance outwash deposits are mostly clean, gray, pebbly sand with increasing amounts of gravel higher in the section deposited by meltwater flowing from the advancing front of the Vashon glacier. This unit typically has high shear strength, low consolidation and moderate permeability characteristics in the undisturbed state.

3.3. Subsurface Soil Conditions

GeoEngineers' understanding of subsurface soil conditions is based on the results of the five hand augers (HA-1 through HA-5) completed for the project, by reviewing the geologic map, and by reviewing existing



exploration logs from adjacent properties. The approximate locations of the hand augers are shown in Figure 2. The general subsurface conditions consist of weathered glacial till that transitions to relatively unweathered glacial till. Crushed rock surfacing was observed over the weathered glacial till along the existing staircase. Interpreted subsurface conditions are illustrated in Figure 3, Cross Section A-A'.

The following is a summary of the subsurface conditions encountered in the hand augers:

- **Crushed rock surfacing** exists at the ground surface along the existing staircase where the hand augers were located. The crushed rock is approximately 4 to 6 inches thick.
- Weathered glacial till was observed below the crushed rock and generally consists of soft to medium stiff silt with varying amounts of sand, organic matter, and roots. This material was likely regraded and slightly altered during construction of the staircase and included some wood chips below the crushed rock.
- Unweathered glacial till was encountered below the weathered glacial till in HA-2 at a depth of about 3 feet. The relatively unweathered glacial till generally consists of very stiff silt with varying amounts of sand and was observed to the depth explored in the hand auger.

Although not encountered in our hand augers, boulders and cobbles are commonly encountered in glacial soils and should be anticipated during construction.

3.4. Groundwater Conditions

Groundwater was not observed in the hand augers. Groundwater conditions are expected to vary seasonally and with fluctuations in rainfall duration and intensity. Groundwater is not expected to be encountered in large quantities in the excavations for this project; however, groundwater seepage should be expected, and the contractor should be prepared to handle it and protect work areas. Perched groundwater may accumulate at the contact between the weathered glacial till and underlying unweathered glacial till during periods of wet weather.

4.0 ENVIRONMENTLALY CRITICAL AREAS

The purpose of this section is to identify, evaluate, and address the steep slope ECA at the site in compliance with the Bellevue City Code (BCC) in support of a land use permit for the proposed stair replacement. Methods used to identify and evaluate critical areas on site included review of online resources and site survey as well as site visits. GeoEngineers reviewed Chapter 20 of the BCC, which is the Land Use Code (LUC) for the City of Bellevue. Section 20.25H of the LUC establishes standards and procedures that apply to development within critical areas, which includes sites with a critical area or critical area buffer located on it. GeoEngineers has only addressed steep slope ECAs, which exist in the project area.

There are no other mapped ECAs within the project area or on the subject property, however there is a stream located approximately 500 feet west of the proposed staircase on an adjacent property. Other ECAs should be identified and addressed by others, if needed.



4.1. LUC 20.25H.120 Designation of Critical Area and Buffers

A. Designation of Critical Areas

A steep slope critical area is present on the slope where the existing and proposed replacement staircases are located. Approximately 6,200 square feet of the slope meet the definition of a steep slope, which is defined as a slope with an inclination of 40 percent or more, at least 10 feet in height, and exceeds 1,000 square feet in area. The majority of the steep slope (about 5,417 square feet) is located on the east side of the existing staircase.

Landslide hazards, coal mine hazards and seismic hazards are not present at the site. Potential erosion, raveling and loss of ground related to shallow slope failures are addressed in Section 6.2.7.

B. Geologic Hazard Area Buffers

Geologic hazard area buffers were evaluated. The proposed staircase replacement will slightly modify the top and bottom of the slope (which is where buffers are established). According to LUC 20.25H.065, existing nonprimary structures that were "legally established within a critical area, critical area buffer or critical area structure setback prior to August 1, 2006, shall be considered a nonconforming structure." Expansion of existing nonconforming structures is prohibited, other than as allowed under LUC 20.25H.055. Under this section, "new or expanded public rights-of-way, private roads, access easements and driveways" and "new or expanded private nonmotorized trails" are allowed in accordance with LUC 20.25H.125.

C. Structure Setbacks

The staircase replacement encroaches on the 75-foot steep slope setback at the toe of the slope. Section 5.0 demonstrates that the slope is stable and that adequate factors of safety are achieved after the staircase has been constructed. In addition, the proposed replacement staircase will pose no more significant impact to the slope than the existing staircase does.

4.2. LUC 20.25H.125 Performance Standards - Landslide Hazards and Steep Slopes

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

The proposed new staircase will minimize alterations to the natural contour of the slope as it will be constructed along the alignment of the existing staircase. Contours of the slope will be blended into the staircase grades within approximately 5 feet on either side of the staircase. The blended contours will actually provide relief and make the slope slightly less steep near the top of the staircase. The foundations of the stairs will be tiered and will follow the slope contours so that it conforms to the existing topography.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;



The proposed new staircase will be in approximately the same footprint as the existing staircase and only minor alterations (within 5 feet of the staircase) will be made to the slope; therefore, the critical portions of the slope and its natural landforms and vegetation will be preserved.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Section 5.0 demonstrates that the slope is stable with the proposed new staircase, therefore there will not be a greater risk or a need for increased buffers on neighboring properties. Furthermore, the location of the staircase is near the center of the subject property and about 250 feet away from the nearest adjacent property.

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Retaining walls are not planned for the project. Minor cast-in-place landscape walls (less than 2 feet high) are planned along the edges of the staircase. Minor grading will occur within about 5 feet of either side of the staircase, but in our opinion this grading will not result in significantly increased disturbance.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

The proposed staircase is concrete and will replace the existing railroad tie and gravel surfacing staircase. The proposed staircase is about 6 feet wide, and in our opinion, the impervious concrete will not negatively impact surface water in relation to slope stability.

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

The staircase will be constructed on the slope and will be stepped, following the natural topography of the slope. Regrading will be limited to within 5 feet of either side of the staircase and will either match the natural contours or make them less steep.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

There are no buildings or retaining walls being constructed as part of this project.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

The new staircase will be stepped (or tiered) into the slope and will therefore follow/conform to the existing topography. Topographic modification will be minimized and will occur only within about 5 feet of either



side of the staircase. The topography will essentially match existing conditions, if not improve existing conditions in small areas.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

There are no parking or garage improvements being constructed as part of this project.

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210 (Ord. 5680, 6-26-06, § 3).

Permanent and temporary erosion control measures will be implemented to limit disturbance and not adversely impact stability of the steep slope.

4.3. LUC 20.25H.140 Critical Areas Report – Additional Provisions for Landslide Hazards and Steep Slopes

In addition to the provisions of LUC 20.25H.230, any proposal to modify a landslide hazard or steep slope or associated critical area buffer through a critical areas report shall comply with the requirements of this section.

A. Limitation on Modification. The provisions for coal mine hazard areas in LUC 20.25H.130 may not be modified through a critical areas report.

Coal mine hazards are not present at the site.

- B. Area Addressed in Critical Area Report.
- 1. Site and Construction Plans. The report shall include a copy of the site plans for the proposal and a topographic survey;

A copy of the site plans and topographic survey are provided by the development team. Topographic survey is also shown on Figure 2 of this report.

2. Assessment of Geological Characteristics. The report shall include an assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region;

GeoEngineers' assessment of geological characteristics is presented in Section 3.2.

 Analysis of Proposal. The report shall contain a hazards analysis including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties;



A slope stability analysis was completed to address the project's impact on the steep slope area. The stability analysis demonstrates that constructing the new staircase will not cause the slope to be unstable. The slope stability analysis and results are presented in Section 5.0.

4. Minimum Critical Area Buffer and Building Setback. The report shall make a recommendation for a minimum geologic hazard critical area buffer, if any, and minimum building setback, if any, from any geologic hazard based upon the geotechnical analysis. (Ord. 5717, 2-20-07, § 10; Ord. 5680, 6-26-06, § 3

Based on our geotechnical analysis, the alignment of the proposed staircase, and the performance of the existing staircase, a minimum setback is not required as the slope is stable under existing and proposed conditions, and construction of the new staircase will have minimal impact to the slope as the project involves replacing an existing staircase.

4.4. LUC 20.25H.145 Critical Areas Report - Approval of Modification

Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the director determines that the modification:

A. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

Section 5.0 demonstrates that the slope is stable with the proposed new staircase; therefore, there will not be a greater risk or a need for increased buffers on neighboring properties. Furthermore, the location of the staircase is near the center of the subject property and about 250 feet away from the nearest adjacent property.

B. Will not adversely impact other critical areas;

The proposed staircase will not adversely impact other critical areas as there are no other critical areas on the subject property.

C. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

The proposed staircase is replacing an existing staircase; therefore, the hazard is equal to the existing condition. In addition, minor grading along the new staircase will decrease the declination of the slope near the top of the staircase. Stability analyses were completed and are presented in Section 5.0.

D. Is certified as safe as designed under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

This report is prepared by a qualified geotechnical engineer and engineering geologist, licensed in the State of Washington.

E. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting



standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended:

This report serves as the geotechnical report prepared by a qualified professional.

F. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

GeoEngineers should be retained to review the project plans and specifications when complete to confirm that our design recommendations have been implemented as intended. During construction, GeoEngineers should observe the installation of the staircase to confirm that the recommendations in this report are followed. See Section 7.0 for further discussion on this topic.

G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part. (Ord. 5680, 6-26-06, § 3).

The proposed replacement staircase is essentially within the footprint of the existing staircase; therefore, there will be no significant impact to habitat or species. In addition, there are no mapped habitats or species of importance on the project site.

5.0 SLOPE STABILITY ANALYSIS

A slope stability analysis was performed to evaluate the factor of safety for existing and post-construction conditions along the proposed staircase alignment. Because the existing staircase is located in essentially the same footprint as the proposed staircase, the existing and post-construction conditions are considered to be approximately the same. The slope stability analysis was performed along the cross section presented in Figure 3, which illustrates the interpreted subsurface conditions along the proposed staircase alignment.

The stability analyses were performed using the software program Slope/W (GeoStudio 2021). In Slope/W, factors of safety are evaluated in a limit equilibrium framework. The limit equilibrium framework evaluates the total driving stress and available shear strength along theoretical failure surfaces. Factors of safety less than 1.0 indicate potential instability, while factors of safety above 1.0 indicate a more stable condition.

We evaluated the factors of safety for existing and post-construction conditions (both considered the same) under static conditions only. Seismic conditions were not analyzed for the staircase because it is not a life safety concern as it is not (1) a structure that people occupy, (2) supporting a structure that people occupy (i.e., retaining wall), or (3) an egress for people to evacuate an occupied structure during an emergency.

The soil properties used in the analyses are presented in Table 1. A surcharge load of 150 pounds per cubic foot (pcf) was imposed on the hillside to simulate loading along the proposed staircase.



TABLE 1. SOIL PROPERTIES USED IN SLOPE/W ANALYSIS

Soil Layer	Unit Weight (pcf)	Friction Angle (degrees)	Cohesion (psf)
Weathered Glacial Till	125	32	50
Glacial Till	130	38	200

Notes:

pcf – pound per cubic footpsf – pounds per square foot

The results of the slope stability analyses indicate a static factor of safety of 1.75 for static conditions. This is greater than the minimum static factor of safety (1.5) for slope stability recommended by the Washington State Department of Transportation (WSDOT) Geotechnical Design Manual. The stability analyses demonstrate that constructing the new staircase will not cause unstable slope conditions.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1. Footings and Concrete Slabs-on-Grade

Footings for proposed cheek walls along the staircase may be supported on shallow spread footings founded on suitable weathered glacial till or unweathered glacial till encountered in the hand augers. Shallow spread footings may also be supported on properly compacted structural fill extending to suitable undisturbed glacial till soils. Unsuitable soils consisting of topsoil and/or highly weathered glacial till soils will vary and must be removed from below the planned staircase footprint. An allowable bearing pressure of 1,500 pounds per square foot (psf) may be used for foundations bearing on approved subgrade soils. For footings or slabs designed as a beam on an elastic foundation, a static modulus of subgrade reaction of 50 pounds per cubic inch (pci) may be used. The design frost depth in the Puget Sound area is 12 inches; therefore, we recommend that staircase footings be founded at least 12 inches below lowest adjacent finished grade.

Post construction settlement of footings supported on soils as recommended above should be limited to less than 1 inch over 30 feet. Loose or disturbed soils not removed from footing or slab excavations prior to placing concrete will result in additional settlement.

If areas are required to be overexcavated to remove unsuitable bearing soils, the overexcavated areas should be backfilled with structural fill consisting of imported gravel borrow. Where structural fill is placed below footings, the fill should extend beyond the edges of the foundations by the depth of the overexcavation.

Lateral foundation loads may be resisted by passive resistance on the sides of footings and by friction on the base of the footings. For footings supported as described above, the allowable frictional resistance may be computed using a coefficient of friction of 0.35 applied to vertical dead-load forces. The allowable passive resistance may be computed using an equivalent fluid density of 300 pounds per cubic foot (pcf) (triangular distribution). These values are appropriate for foundations elements that are surrounded by structural fill. The above coefficient of friction and passive equivalent fluid density values incorporate a factor of safety of about 1.5.



We recommend that the condition of all footing and slab subgrade areas be observed by GeoEngineers to evaluate whether the work is completed in accordance with our recommendations and whether the subsurface conditions are as anticipated. Immediately prior to placing concrete, all debris and loose soils that accumulated in the footing and slab excavations during forming and steel placement must be removed. Debris or loose soils not removed from the footing excavations will result in increased settlement.

6.2. Earthwork

Based on the subsurface soil conditions encountered in the hand augers, the soils at the site may be excavated using conventional construction equipment. Cobbles and boulders were not observed in the hand augers; however, glacially consolidated soils can contain cobbles and boulders. Accordingly, the contractor should be prepared to deal with cobbles and debris, if encountered.

The native soils contain sufficient fines (material passing the U.S. Standard No. 200 sieve) to be highly moisture-sensitive and susceptible to disturbance, especially when wet. Ideally, earthwork should be undertaken during extended periods of dry weather when the surficial soils will be less susceptible to disturbance and provide better support for construction equipment. Dry weather construction will help reduce earthwork costs and increase the potential for using the native soils as structural fill.

Trafficability on the site is not expected to be difficult during dry weather conditions. However, the native soils will be susceptible to disturbance from construction equipment during wet weather conditions and pumping and rutting of the exposed soils under equipment loads may occur and could potentially generate significant quantities of mud if not protected.

6.2.1. Clearing and Site Preparation

Construction of the new staircase will require demolition of the existing staircase, as well as clearing and stripping of vegetated areas where needed. The gravel surfacing from the existing staircase may be reused as structural fill, otherwise it should be removed from the site along with other construction debris. Based on our hand augers and site observations, the gravel surfacing is typically 4 to 6 inches thick.

6.2.2. Subgrade Preparation

Prior to constructing the staircase or placing new fills, subgrade areas should be probed to locate any soft or loose soils. Prior probing, all unsuitable soils should be removed from below the staircase footprint. If soft or loose soils are observed, they should be removed and replaced with structural fill.

After completing the probing, the subgrade areas should be recompacted to a firm condition, if possible. The degree of compaction that can be achieved will depend on when the construction is performed. If the work is performed during dry weather conditions, we recommend that all subgrade areas be recompacted to at least 95 percent of the maximum dry density (MDD) in accordance with the American Society for Testing and Materials (ASTM) D1557 test procedure (modified Proctor). If the work is performed during wet weather conditions, it may not be possible to recompact the subgrade to 95 percent of the MDD. In this case, we recommend that the subgrade be compacted to the extent possible without causing undue weaving or pumping of the subgrade soils.

Subgrade disturbance or deterioration could occur if the subgrade is wet and cannot be dried. If the subgrade deteriorates during compaction, it may become necessary to modify the compaction criteria or methods.



Site soils contain significant fines content (silt/clay) and will be highly sensitive and susceptible to moisture and equipment loads. Once the existing staircase is removed, the exposed subgrade soils can deteriorate rapidly in wet weather and under equipment loads. The contractor should take necessary measures to prevent site subgrade soils from becoming disturbed or unstable.

6.2.3. Structural Fill

All fill that will be placed to support the staircase is classified as structural fill and should generally meet the criteria for structural fill presented below. The suitability of soil for use as structural fill depends on its gradation and moisture content.

6.2.3.1. Materials

Structural fill material quality varies depending upon its use as described below:

- Structural fill placed below the staircase footprint or to raise site grades should meet the criteria for gravel borrow as described in Section 9-03.14(1) of the 2023 WSDOT Standard Specifications, except that the fines content (material passing the US No. 200 sieve) should not exceed 5 percent.
- Structural fill placed as crushed surfacing base course (CSBC) below slabs-on-grade should conform to Section 9 03.9(3) of the 2023 WSDOT Standard Specifications.

6.2.3.2. Reuse of On-Site Soils

Based on the samples collected from our hand augers, the site soils contain high silt/clay content, and are not suitable for reuse as structural fill and should be exported from the site or used in landscape areas.

6.2.3.3. Fill Placement and Compaction Criteria

Structural fill should be mechanically compacted to a firm condition. Structural fill should be placed in loose lifts not exceeding 12 inches in thickness if using heavy compactors and 6 inches if using hand operated compaction equipment. The actual lift thickness will be dependent on the structural fill material used and the type and size of compaction equipment. Each lift should be moisture conditioned to within 2 percent of the optimum moisture content and compacted to the specified density before placing subsequent lifts. Compaction of all structural fill at the site should be in accordance with the ASTM D 1557 (modified proctor) test method. Structural fill should be compacted to the following criteria:

- 1. Structural fill placed below the staircase or against its footings should be compacted to at least 95 percent of the MDD.
- 2. Structural fill placed as crushed rock base course below slabs-on-grade should be compacted to 95 percent of the MDD.
- 3. Non-structural fill, such as fill placed in landscape areas, should be compacted to at least 90 percent of the MDD.

6.2.4. Weather Considerations

The on-site soils contain a sufficient percentage of fines (silt and clay) to be highly moisture sensitive. When the moisture content of these soils is more than a few percent above the optimum moisture content, these soils become muddy and unstable, operation of equipment on these soils will be difficult and it will be difficult or impossible to meet the required compaction criteria. Additionally, disturbance of near-surface soils should be expected if earthwork is completed during periods of wet weather. It will be preferable to



schedule site preparation and earthwork activities during periods of dry weather when the soils will: (1) be less susceptible to disturbance and (2) provide better support for construction equipment.

The wet weather season in the Puget Sound region generally begins in October and continues through May; however, periods of wet weather may occur during any month of the year. The optimum earthwork period for these types of soils is typically June through September. If wet weather earthwork is unavoidable, we recommend the following:

- Structural fill placed during the wet season or during periods of wet weather should consist of imported gravel borrow with less than 5 percent fines (material passing the U.S. No. 200 sieve).
- The contractor should take measures to prevent surface water from collecting in excavations and trenches.
- Earthwork activities should not take place during periods of heavy precipitation.
- Measures should be taken to prevent on-site soils and soils to be used as fill from becoming wet or unstable. These measures may include the use of plastic sheeting, sumps with pumps, and grading. The site soils should not be left uncompacted and exposed to moisture.
- The contractor should cover all soil stockpiles that will be used as structural fill with plastic sheeting.
- Construction activities should be scheduled so that the length of time that soils are left exposed to moisture is reduced to the extent practicable.

6.2.5. Excavations

Temporary open cut slopes will likely be used to complete excavations for the project. The stability of open cut slopes is a function of soil type, groundwater seepage, slope inclination, slope height and nearby surface loads. The use of inadequately designed open cuts could impact the stability of adjacent work areas, existing utilities, and endanger personnel.

The contractor performing the work has the primary responsibility for protection of workers and adjacent improvements. In our opinion, the contractor will be in the best position to observe subsurface conditions continuously throughout the construction process and to respond to variable soil and groundwater conditions. Therefore, the contractor should have the primary responsibility for deciding whether or not to use open cut slopes for much of the excavations rather than some form of temporary excavation support, and for establishing the safe inclination of the cut slope. Acceptable slope inclinations should be determined during construction. Because of the diversity of construction techniques and available shoring systems, the design of temporary shoring is most appropriately left up to the contractor proposing to complete the installation. Temporary cut slopes and shoring must comply with the provisions of Title 296 Washington Administration Code (WAC), Part N, "Excavation, Trenching and Shoring."

6.2.5.1. Temporary Slopes

For planning purposes, temporary unsupported cuts more than 4 feet high may be inclined at 1.5H:1V maximum steepness in the weathered glacial soils. Steeper slopes, up to 1H:1V, are feasible for cuts made in the relatively unweathered glacial till. Flatter slopes may be necessary if seepage is present on the face of the cut slopes or if localized sloughing occurs.



The above guidelines assume that surface loads such as traffic, construction equipment, stockpiles or building supplies will be kept away from the top of the cut slopes a sufficient distance so that the stability of the excavation is not affected. We recommend that this distance be at least 5 feet from the top of the cut for temporary cuts made at 1.5H:1V or flatter, and no closer than a distance equal to one half the height of the slope for cuts made at 1H:1V.

Temporary cut slopes should be planned such that they do not encroach on a 1H:1V influence line projected down from the edges of nearby or planned foundation elements. New footings planned at or near existing grades and in temporary cut slope areas for the lower level should extend through wall backfill and be embedded in native soils.

Water that enters the excavation must be collected and routed away from prepared subgrade areas. We expect that this may be accomplished by installing a system of drainage ditches and sumps along the toe of the cut slopes. Some sloughing and raveling of the cut slopes should be expected. Temporary covering, such as heavy plastic sheeting with appropriate ballast, should be used to protect these slopes during periods of wet weather. Surface water runoff from above cut slopes should be prevented from flowing over the slope face by using berms, drainage ditches, swales or other appropriate methods.

If temporary cut slopes experience excessive sloughing or raveling during construction, it may become necessary to modify the cut slopes to maintain safe working conditions. Slopes experiencing problems can be flattened, regraded to add intermediate slope benches, or additional dewatering can be provided if the poor slope performance is related to groundwater seepage.

6.2.6. Permanent Slopes

We recommend that permanent cut or fill slopes be constructed at inclinations of 2H:1V or flatter, or to match existing slope inclinations if flatter than 2H:1V. To achieve uniform compaction, we recommend that fill slopes be overbuilt and subsequently cut back to expose properly compacted fill.

To reduce erosion, newly constructed slopes should be planted or hydroseeded shortly after completion of grading. Until the vegetation is established, some sloughing and raveling of the slopes should be expected. This may require localized repairs and reseeding. Temporary covering, such as clear heavy plastic sheeting, jute fabric, loose straw or erosion control blankets (such as American Excelsior Curlex 1 or North American Green SC150) could be used to protect the slopes during periods of rainfall.

6.2.7. Sedimentation and Erosion Control

In our opinion, the erosion potential of exposed on-site soils is moderate. Construction activities including stripping and grading will expose soils to the erosion effects of wind and water. The amount and potential impacts of erosion are partly related to the time of year that construction actually occurs. Wet weather construction will increase the amount and extent of erosion and potential sedimentation.

Erosion and sedimentation control measures may be implemented by using a combination of interceptor swales, straw bale barriers, silt fences and straw mulch for temporary erosion protection of exposed soils. All disturbed areas should be finish graded and seeded as soon as practicable to reduce the risk of erosion. Erosion and sedimentation control measures should be installed and maintained in accordance with the requirements of the City of Bellevue.



7.0 RECOMMENDED ADDITIONAL GEOTECHNICAL SERVICES

Throughout this report, recommendations are provided where we consider additional geotechnical services to be appropriate. These additional services are summarized below:

- GeoEngineers should be retained to review the project plans and specifications when complete to confirm that our design recommendations have been implemented as intended.
- During construction, GeoEngineers should observe temporary cut slopes, observe overexcavation of unsuitable soils, observe and evaluate the suitability of footing and slab subgrades, observe and test structural backfill, and provide a summary letter of our construction observation services. The purposes of GeoEngineers construction phase services are to confirm that the subsurface conditions are consistent with those observed in the explorations and other reasons described in Appendix C, Report Limitations and Guidelines for Use.

8.0 LIMITATIONS

We have prepared this report for the exclusive use of American Assets Trust, L.P. and their authorized agents for the planned Corporate Campus East Stair Replacement in Bellevue, Washington. The data and report should be provided to prospective contractors for the bidding or estimating purposes, but our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Please refer to Appendix C for additional information pertaining to use of this report.

9.0 REFERENCES

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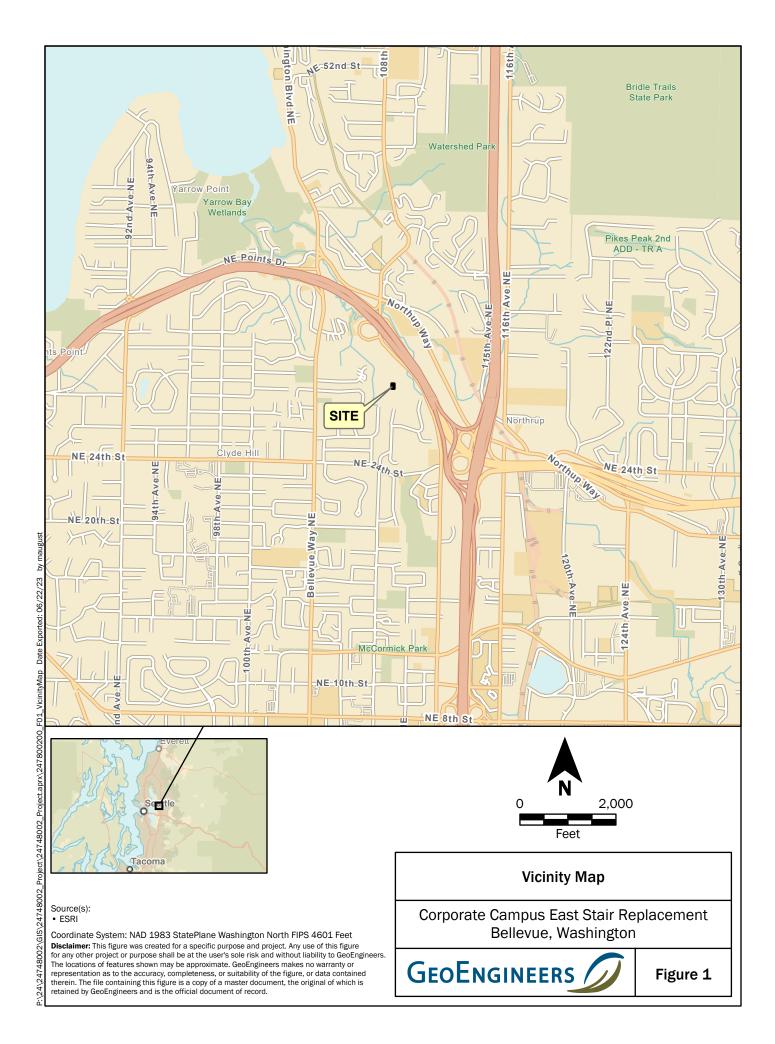


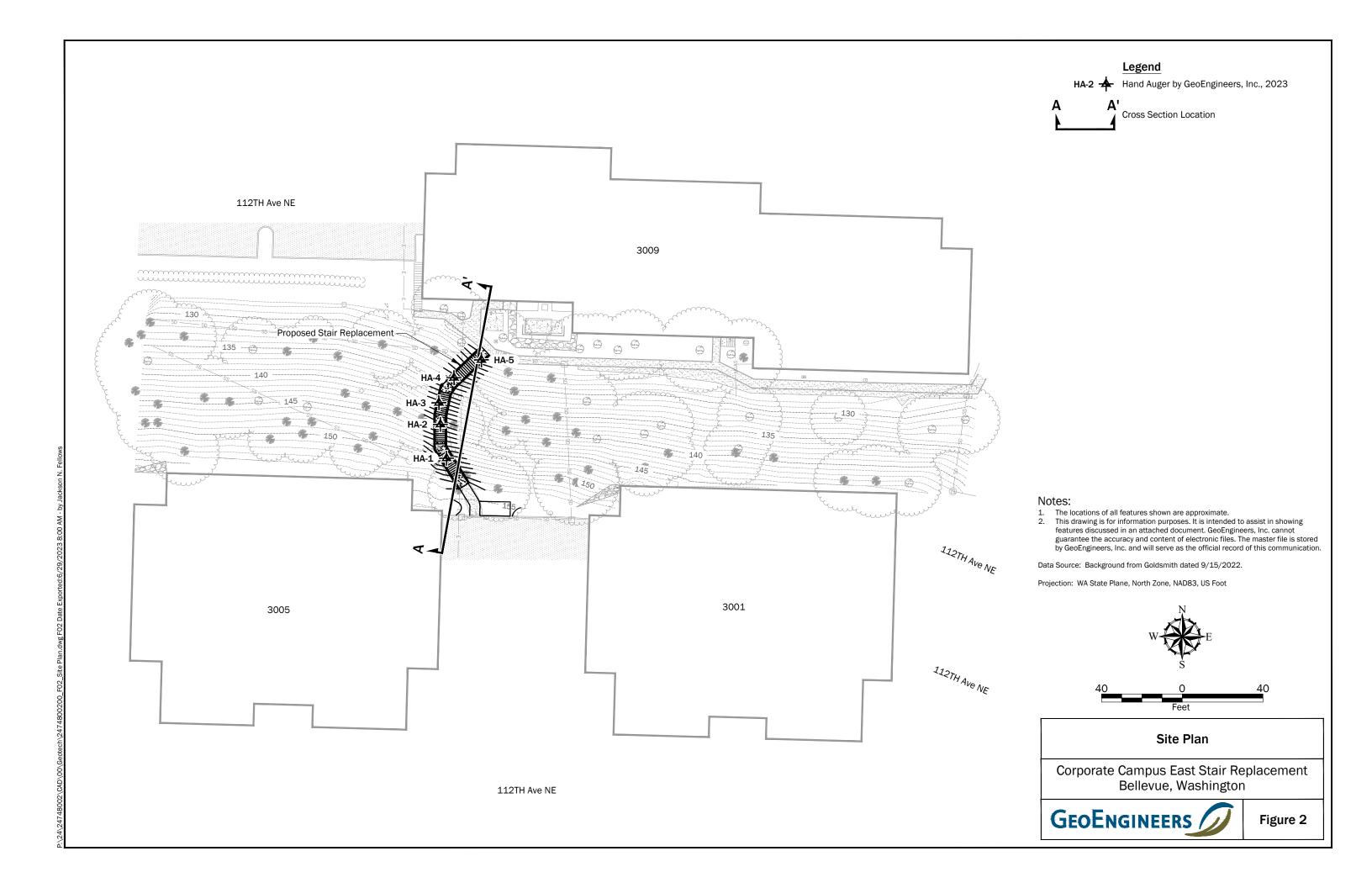
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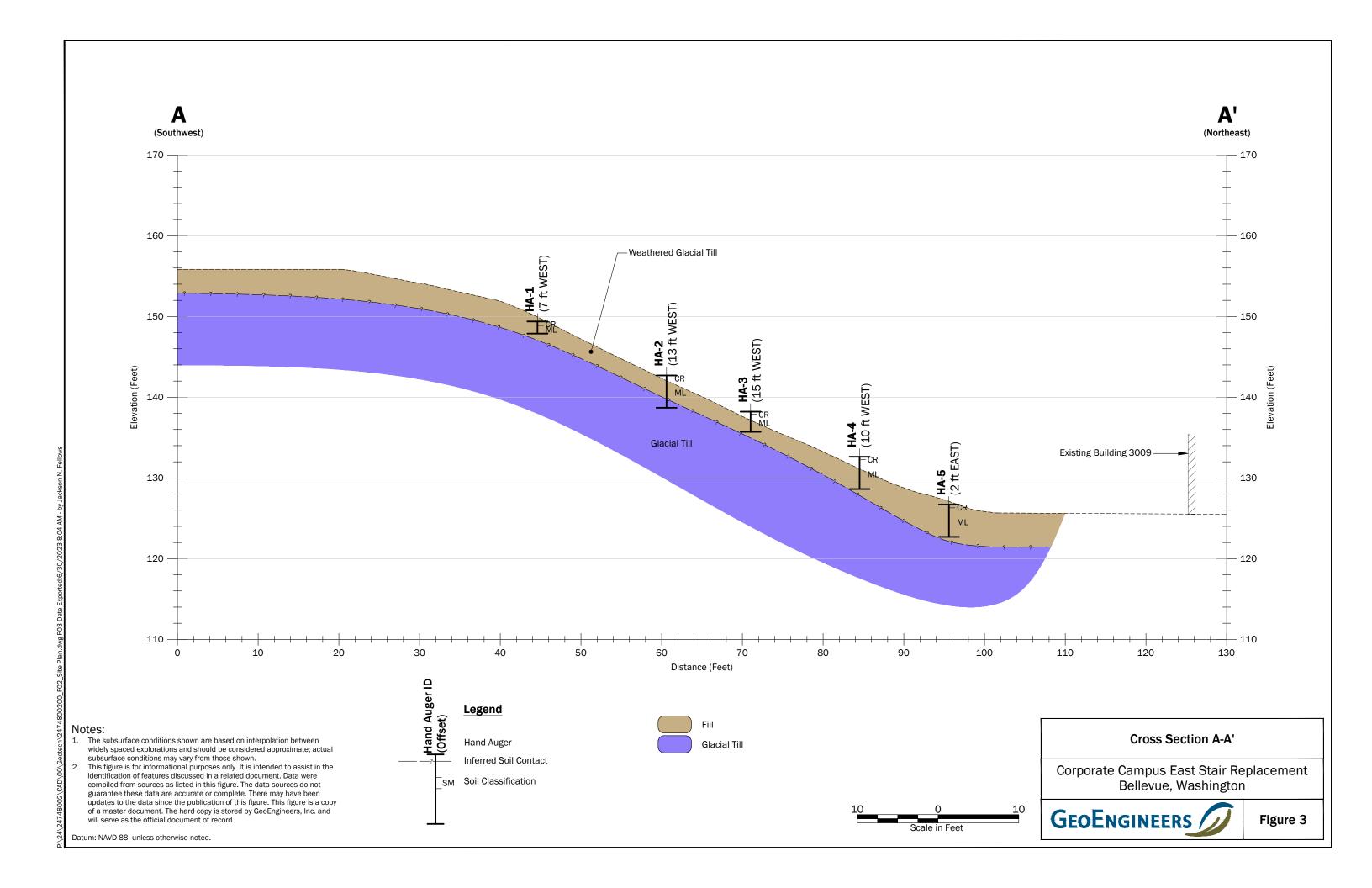
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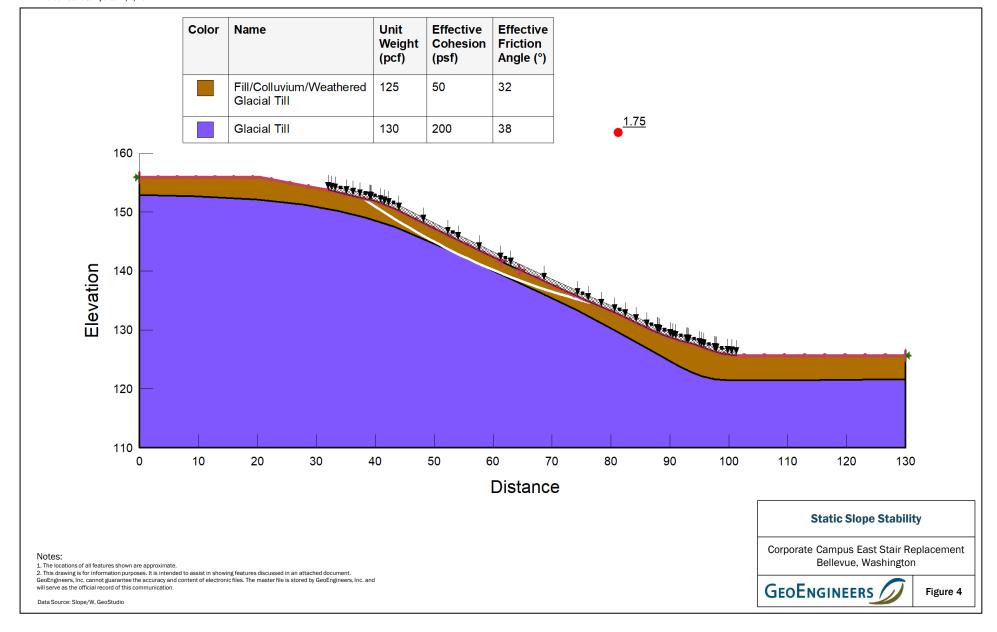














APPENDIX AField Explorations

APPENDIX A FIELD EXPLORATIONS

Subsurface soil and groundwater conditions were explored by completing five hand augers (HA-1 through HA-5) on April 19, 2023. The hand augers were completed to depths ranging between $1\frac{1}{2}$ to 4 feet below the existing ground surface.

The hand augers were continuously monitored by a geotechnical engineer from our firm who reviewed and classified the soils encountered, obtained representative soil samples and observed groundwater conditions. The hand auger locations were determined in the field by measuring off existing site features such as trees, manholes, and the existing staircase and the approximate locations are shown on Figure 2. The soils encountered were generally sampled at 1- to 2-foot vertical intervals with a 3-inch inside-diameter, manually-operated hand auger. Soils encountered were visually classified in general accordance with the classification system described in Figure A-1. A key to the hand auger log symbols is also presented in Figure A-1. Log of the hand augers are presented in Figures A-2 through A-6.

The hand auger logs are based on our interpretation of the field and laboratory data and indicate the various types of soils and groundwater conditions encountered. The logs also indicate the depths at which these soils or their characteristics change, although the change may actually be gradual.

Observations of groundwater conditions were made during completion of the hand augers. No groundwater seepage was observed in the hand augers, as described on the hand auger logs. Groundwater conditions observed during excavations represent a short-term condition and may or may not be representative of the long-term groundwater conditions at the site. Perched groundwater seepage should be expected near the surface of the denser glacial till soils during the wet season or after periods of moderate to heavy rainfall.



SOIL CLASSIFICATION CHART

	MAJOR DIVIS	IONE	SYM	BOLS	TYPICAL
	MAJUR DIVIS	10113	GRAPH	LETTER	DESCRIPTIONS
	GRAVEL	CLEAN GRAVELS		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES
	AND GRAVELLY SOILS	(LITTLE OR NO FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES
COARSE GRAINED SOILS	MORE THAN 50% OF COARSE	GRAVELS WITH FINES		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
SOILS	FRACTION RETAINED ON NO. 4 SIEVE	(APPRECIABLE AMOUNT OF FINES)		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
MORE THAN 50%	SAND	CLEAN SANDS		sw	WELL-GRADED SANDS, GRAVELLY SANDS
RETAINED ON NO. 200 SIEVE	AND SANDY SOILS	(LITTLE OR NO FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND
	MORE THAN 50% OF COARSE FRACTION PASSING	SANDS WITH FINES		SM	SILTY SANDS, SAND - SILT MIXTURES
	ON NO. 4 SIEVE	(APPRECIABLE AMOUNT OF FINES)		sc	CLAYEY SANDS, SAND - CLAY MIXTURES
				ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
FINE GRAINED	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
SOILS				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MORE THAN 50% PASSING NO. 200 SIEVE				МН	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		СН	INORGANIC CLAYS OF HIGH PLASTICITY
				ОН	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
	HIGHLY ORGANIC S	SOILS		PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

2.4-inch I.D. split barrel / Dames & Moore (D&M)
Standard Penetration Test (SPT)
Shelby tube

Piston

Direct-Push

Bulk or grab

Continuous Coring

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted).

See exploration log for hammer weight and drop.

"P" indicates sampler pushed using the weight of the drill rig.

"WOH" indicates sampler pushed using the weight of the hammer.

ADDITIONAL MATERIAL SYMBOLS

SYM	BOLS	TYPICAL				
GRAPH	LETTER	DESCRIPTIONS				
	AC	Asphalt Concrete				
	cc	Cement Concrete				
13	CR	Crushed Rock/ Quarry Spalls				
7 71 71 71 71 71 71 71 71 71 71 71 71 71	SOD	Sod/Forest Duff				
	TS	Topsoil				

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact

Distinct contact between soil strata



Approximate contact between soil strata

Material Description Contact

Contact between geologic units

____ Contact between soil of the same geologic

Laboratory / Field Tests

%F Percent fines %G Percent gravel AL Atterberg limits CA Chemical analysis

CP Laboratory compaction test

CS Consolidation test
DD Dry density
DS Direct shear

HA Hydrometer analysis
MC Moisture content
MD Moisture content and dry density

Mohs Mohs hardness scale OC Organic content

PM Permeability or hydraulic conductivity

PI Plasticity index PL Point load test

PP Pocket penetrometer SA Sieve analysis

TX Triaxial compression

UC Unconfined compression

UU Unconsolidated undrained triaxial compression

VS Vane shear

Sheen Classification

NS No Visible Sheen SS Slight Sheen MS Moderate Sheen HS Heavy Sheen

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

Key to Exploration Logs



Figure A-1

Date Excavated 4/19/2023	Total Depth (ft) 1.5	Logged By SO Checked By CWM	Excavator GeoEngineers, Inc. Equipment Manual Hand Auger	Groundwater not observed Caving not observed
Surface Elevation (ft) 149 Vertical Datum NAVD88		Easting (X)	1304694	Coordinate System WA State Plane
		Northing (Y)	235067	Horizontal Datum NAD83 (feet)

		SA	AMPLE						
Elevation (feet)	Depth (feet)	Testing Sample	<u>Sample Name</u> Testing	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
					CR	Approximately 6 inches of crushed gravel surfacing			
	-								
					ML	Gray silt with occasional organic matter (roots) (medium stiff, moist)			
_ ^420	1-		<u>1</u> MC			-	29		Dynamic cone penetrometer used to determine relative densitiy/consistency of the upper 3½ to 4 feet of soil beneath the ground surface

Refusal at approximately 1½ feet due to rock and root obstruction

Note: See Figure A-1 for explanation of symbols The depths on the hand-augered boring logs are based on an average of measurements across the hang-auger and should be considered accurate to $\frac{1}{2}$ foot Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.



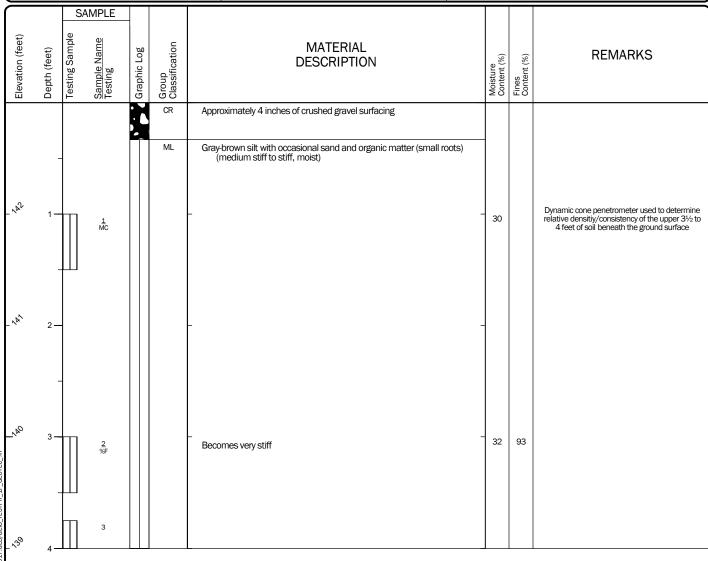


Project: Corporate Campus East Stair Replacement

Project Location: Bellevue, Washington Project Number: 24748-002-00

Figure A-2 Sheet 1 of 1

Surface Elevation (ft) 143 Easting (X) 1304691 Coordinate System WA State Plane Horizontal Datum NAVD88 Northing (Y) 235084 Horizontal Datum NAD83 (feet)	Date Excavated 4/19/2023	Total 4 Depth (ft) 4	Logged By SO Checked By CWM	Excavator GeoEngineers, Inc. Equipment Manual Hand Auger	Groundwater not observed Caving not observed



Note: See Figure A-1 for explanation of symbols The depths on the hand-augered boring logs are based on an average of measurements across the hang-auger and should be considered accurate to $\frac{1}{2}$ foot Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.

Log of Hand Auger HA-2

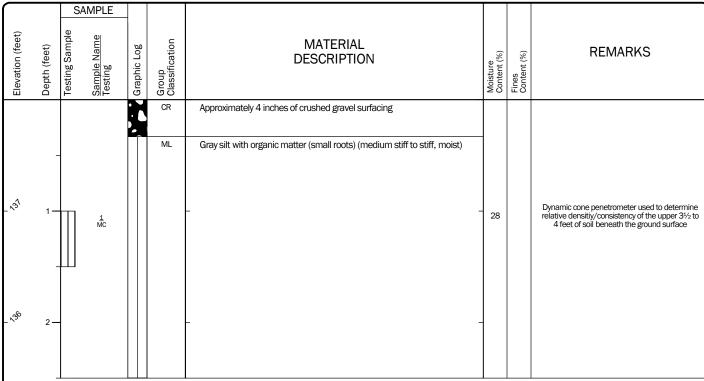


Project: Corporate Campus East Stair Replacement

Project Location: Bellevue, Washington Project Number: 24748-002-00

Figure A-3 Sheet 1 of 1

Date Excavated 4/19/2023	Total 2.5	Logged By SO Checked By CWM	Excavator GeoEngineers, Inc. Equipment Manual Hand Auger	Groundwater not observed Caving not observed
Surface Elevation (ft)	138	Easting (X)	1304691	Coordinate System WA State Plane
Vertical Datum	NAVD88	Northing (Y)	235094	Horizontal Datum NAD83 (feet)



Refusal at approximately $2\frac{1}{2}$ feet due to rock obstruction

Note: See Figure A-1 for explanation of symbols The depths on the hand-augered boring logs are based on an average of measurements across the hang-auger and should be considered accurate to $\frac{1}{2}$ foot Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.

Log of Hand Auger HA-3

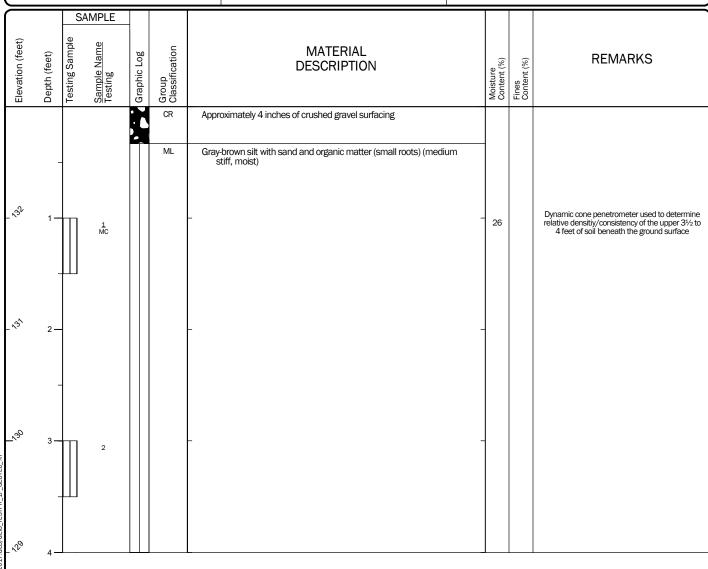


Project: Corporate Campus East Stair Replacement

Project Location: Bellevue, Washington Project Number: 24748-002-00

Figure A-4 Sheet 1 of 1

Date Excavated 4/19/2023	Total Depth (ft) 4	Logged By SO Checked By CWM	Excavator GeoEngineers, Inc. Equipment Manual Hand Auger		Groundwater not observed Caving not observed
Surface Elevation (ft) Vertical Datum	133 NAVD88	Easting (X) Northing (Y)	1304698 235107	Coordinate Sys Horizontal Dat	
SAMPLE					



Note: See Figure A-1 for explanation of symbols The depths on the hand-augered boring logs are based on an average of measurements across the hang-auger and should be considered accurate to $\frac{1}{2}$ foot Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.

Log of Hand Auger HA-4



Project: Corporate Campus East Stair Replacement

Project Location: Bellevue, Washington Project Number: 24748-002-00

Figure A-5 Sheet 1 of 1

Date Excavate	ed	4/19/2023		Total 4 Depth (ft)				Logged By Checked By	SO CWM	Excavator GeoEngineers, Inc. Equipment Manual Hand Aug				dwater not observed g not observed
Surface E Vertical D	Elevat Datun	tion (ft) n		127 AVD88		Easting (X) Northing (Y)	1304712 235116	Coordina Horizont	ate Sys al Dati	stem um	WA State Plane NAD83 (feet)		
Elevation (feet)	Depth (feet)	Testing Sample Sample Name Testing		Group Classification		MATERIAL Moisture Content (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)				REMARKS				
\$\$ \$\$	1	1 MC		CR ML	Gray			ushed gravel surfacing	n stiff,	36		Dynamic cone penetrometer used to determine relative densitiy/consistency of the upper 3½ to 4 feet of soil beneath the ground surface		

Note: See Figure A-1 for explanation of symbols The depths on the hand-augered boring logs are based on an average of measurements across the hang-auger and should be considered accurate to $\frac{1}{2}$ foot Coordinates Data Source: Horizontal approximated based on Topographic Survey. Vertical approximated based on Topographic Survey.



Log of Hand Auger HA-5

Project: Corporate Campus East Stair Replacement

Project Location: Bellevue, Washington Project Number: 24748-002-00

Figure A-6 Sheet 1 of 1

APPENDIX BLaboratory Testing

APPENDIX B LABORATORY TESTING

Soil samples obtained from the hand augers were visually classified in the field and/or in our laboratory using a system based on the Unified Soils Classification System (USCS) and ASTM classification methods.

Soil Classifications

Soil samples obtained from the hand augers were visually classified in the field and/or in our laboratory using a system based on the Unified Soil Classification System (USCS) and ASTM classification methods. ASTM test method D 2488 was used to visually classify the soil samples, while ASTM D 2487 was used to classify the soils based on laboratory tests results. These classification procedures are incorporated in the hand auger logs shown in Figures A-2 through A-6, in Appendix A.

Moisture Content Testing

Moisture content tests were completed in general accordance with ASTM D 2216 for representative samples obtained from the hand augers. The results of these tests are presented on the hand auger logs in Appendix A at the depths at which the samples were obtained.

Percent Passing U.S. No. 200 Sieve

One sample was "washed" through the U.S. No. 200 mesh sieve to determine the relative percentage of coarse- and fine-grained particles in the soil. The percent passing value represents the percentage by weight of the sample finer than the U.S. No. 200 sieve. This test was conducted in general accordance with ASTM D 1140, and the results are shown on the hand auger log at the representative sample depth.



APPENDIX C
Report Limitations and Guidelines for Use

APPENDIX C REPORT LIMITATIONS AND GUIDELINES FOR USE¹

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory "limitations" provisions in its reports. Please confer with GeoEngineers if you need to know more how these "Report Limitations and Guidelines for Use" apply to your project or site.

Geotechnical Services Are Performed for Specific Purposes, Persons and Projects

This report has been prepared for use by American Assets Trust, L.P. and their authorized agents. The information contained herein is not applicable to other sites or projects.

GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the project, and its schedule and budget, our services have been executed in accordance with our agreement with the Everett Housing Authority and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is Based on a Unique Set of Project-Specific Factors

This report has been prepared for the Corporate Campus East Stair Replacement project in Bellevue, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- Not prepared for you,
- Not prepared for your project,
- Not prepared for the specific site explored, or
- Completed before important project changes were made.

For example, changes that can affect the applicability of this report include those that affect:

The function of the proposed structure;

¹ Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.



- Elevation, configuration, location, orientation or weight of the proposed structure;
- Composition of the design team; or
- Project ownership.

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical and Geologic Findings Are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations Are Not Final

The recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most effective means of managing the risks associated with unanticipated conditions.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate



members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring, test pit and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable, but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- Advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- Encourages contractors to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer.

Contractors Are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.







17425 NE Union Hill Road, Suite 250 Redmond, Washington 98052 425.861.6000

October 20, 2023

American Assets Trust, L.P. 700 NE Multnomah Street, Suite 300 Portland, Oregon 97232

Attention: Kim Steers

Subject: Addendum Letter

Corporate Campus East Stair Replacement

3009 112th Avenue NE Bellevue, Washington File No. 24748-002-00

INTRODUCTION

This letter is being issued as Addendum No. 1 to our geotechnical/critical areas report dated July 11, 2023, for the Corporate Campus East Stair Replacement project located in Bellevue, Washington. The site is shown in relation to surrounding features in Figure 1. We understand the project has not changed substantially since we issued our previous report. The purpose of this letter is to provide a desktop review of streams potentially adjacent to the proposed project and an assessment of the associated buffers that may extend toward the project location from offsite.

Regulatory Requirements

Streams are regulated under the City of Bellevue Land Use Code (CBLUC) Chapter 20.25H, *Critical Areas Overlay District*, and specifically Chapter 20.25H.075(B), *Designation of Streams*. Stream buffers associated with developed sites are identified in CBLUC Chapter 20.25H.075(C)(1)(a)(ii), and are measured from the top of bank, as follows:

- 50 feet for Type S or Type F streams
- 25 feet for Type N or Type O streams.

The "top of bank" is defined under CBLUC Chapter 20.50.048, as follows:

A. The point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for minimum distance of 50 feet measured perpendicularly from the break; and

B. For a floodplain area not contained within a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 50 feet measured perpendicularly from the edge.

Methodology

To identify regulated streams adjacent to the project site and evaluate the extent of buffers extending onto the site, we completed the following:

- Reviewed publicly available GIS mapping databases identifying stream locations and types. These maps are included in Appendix A.
- Prepared a GIS map depicting the adjacent streams as well as lidar topographic data for the project site and surrounding vicinity to evaluate slopes and identify the top of bank for each stream from which the stream buffer extends. This map is included as Figure 2.

We did not complete a field assessment of the streams for several reasons. First, the streams are located on adjacent parcels, several of which are privately owned and not accessible to the applicant; second, based on the distance between the proposed project and adjacent streams, this desktop study and level of effort is anticipated to be sufficient to document compliance with the CBLUC; and third, the lidar slope analysis is anticipated to be adequate and potentially more accurate than field assessment of slope angles that define the top of bank.

FINDINGS

Stream Identification

We reviewed several publicly available GIS map databases identifying stream locations and types. These maps are included in Appendix A and discussed below.

City of Bellevue (2023) maps depict two streams adjacent to the subject site (Appendix A and Figure 2). Stream 0254 is located to the west and Yarrow Creek is located to the east. King County (2023) identifies an "unclassified" stream to the west of the subject site (Appendix A and Figure 2). The unclassified stream is roughly consistent with Stream 0254 as mapped by City of Bellevue. King County does not identify a stream to the east of the site. Washington Department of Natural Resources (WDNR, 2023) also identifies a stream to the west, but not to the east (Appendix A). The stream to the east is consistent with mapping by City of Bellevue and the Statewide Integrated Fish Distribution (SWIFD) map (Washington Department of Fish and Wildlife [WDFW], 2023). A water type break is identified by WDNR approximately where the stream becomes closest to the subject site. Upstream (south) of the water type break, the stream is considered Type N, and downstream (north) of the water type break, the stream is considered Type F. The Washington Administrative Code (WAC) 222-16-030 provides definitions for the water typing system. The Washington State SWIFD database (WDFW, 2023) also identifies a stream to the west of the site, consistent with other map sources, but no stream to the east, although the basemap image used in the GIS overlay does show a stream to the east (Appendix A), similar to the City of Bellevue map. According to SWIFD (WDFW, 2023), the stream to the west (Stream 0254) is fish-bearing throughout its course.

Based on the data review above, Stream 0254, as mapped by City of Bellevue, WDNR and SWIFD to the west of the subject site, is assumed to be fish-bearing. The King County map generally confirms this, though



the mapping accuracy is less. The data review above is ambiguous with regards to the presence of Yarrow Creek to the east of the site. As a conservative conclusion, we assume that Yarrow Creek also exists roughly as mapped by City of Bellevue and depicted in several basemap image sources. Furthermore, though there is no evidence that this reach of Yarrow Creek is fish-bearing, we will assume it to be Type F. Consequently, the following stream classification is assumed for the purpose of further analysis:

Stream Name	Water Type	Stream Buffer	Location	Data Source(s)
Stream 0254	F	50 feet	West of site	City of Bellevue (2023), King County (2023), WDFW (2023), WDNR (2023)
Yarrow Creek	F	50 feet	East of site	City of Bellevue (2023), WDFW (2023)

Stream Buffer

The stream buffer is measured from the top of bank, as defined in CBLUC Chapter 20.50.048. For both streams identified in the preceding section, which both occur in ravines, the top of bank is based on where the slope flattens to less than 3:1 slope (see full definition in preceding section). For Yarrow Creek, to the east, the slope break is very distinct and topography beyond the slope break is relatively flat, sloping more to the north than to the east toward the stream. For Stream 0254, to the west, the top of slope break is less distinct, but there is a visible area in the topography that is less steep along somewhat of a ridgeline between the ravine and the flatter site to the east, where the project is located. Based on the topographic contours, we identified a slope area of 4:1 over a 50-foot distance per the CBLUC definition, as indicated in Figure 2.

Figure 2 presents the proposed project location, surrounding topographic contours, King County and City of Bellevue stream GIS layers, and our analysis of the top of bank and resulting 50-foot stream buffer for each stream. Based on this analysis, the proposed project is more than 300 feet away from the top of bank of either stream, and thus more than 250 feet away from the edge of the 50-foot stream buffers and, therefore, the proposed project will not impact adjacent stream buffers.

CONCLUSION

The desktop study presented in this letter provides the regulatory requirements for stream buffers according to the CBLUC, the methods we used to identify potentially adjacent streams and associated buffers, our analysis of the top of bank for each of two adjacent streams, and a graphic depiction of the streams, top of bank, and regulatory buffers relative to the project location. Based on this analysis, **the project will have no impact on regulated stream buffers.**

LIMITATIONS

We have prepared this letter for KHCA. Copies of the letter may be distributed to other members of the project team and regulatory agencies as may be required for the project.

Within limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this letter was



prepared. The conclusions, recommendations, and opinions presented in this letter are based on our professional knowledge, judgement and experience. No warranty or other conditions, express or implied, should be understood.

Any electronic form, facsimile or hard copy of the original document (email, text, table and/or figure), if provided, and any attachments should be considered a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

REFERENCES

City of Bellevue. 2023. Bellevue Map Viewer. Available at https://bellevuewa.gov/city-government/departments/ITD/maps-gis.

King County. 2023. King County iMap. Available at https://gismaps.kingcounty.gov/imap/.

Washington Department of Fish & Wildlife. 2023. Statewide Integrated Fish Distribution. Washington Geospatial Open Data Portal. Available at https://geo.wa.gov/.

Washington Department of Natural Resources. 2023. Forest Practices Application Mapping Tool (FPAMT). Available at https://www.dnr.wa.gov/programs-and-services/forest-practices/forest-practices-application-review-system-fpars.

We trust that this letter meets your present needs. If you have questions or need additional clarification, please call us at 425.861.6064.

Sincerely,

GeoEngineers, Inc.

Colton W. McInelly, PE Geotechnical Engineer

aeotecimicai Engine

CWM:FM:dt

Attachments:

Figure 1. Vicinity Map

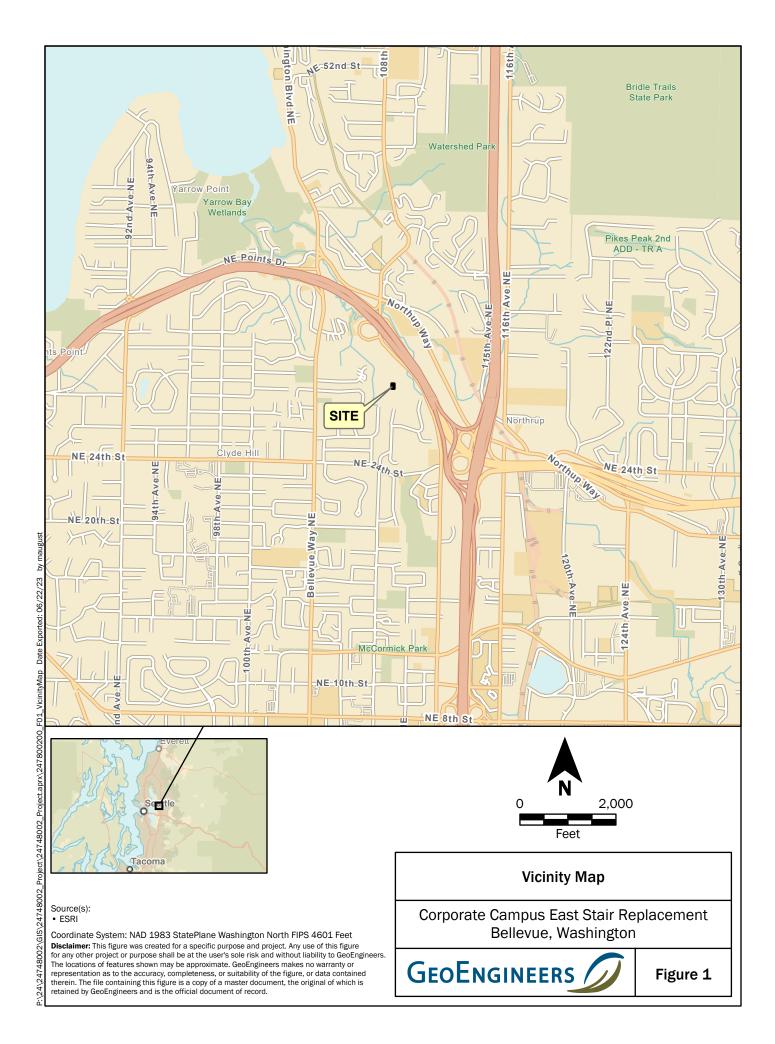
Figure 2. Site Plan

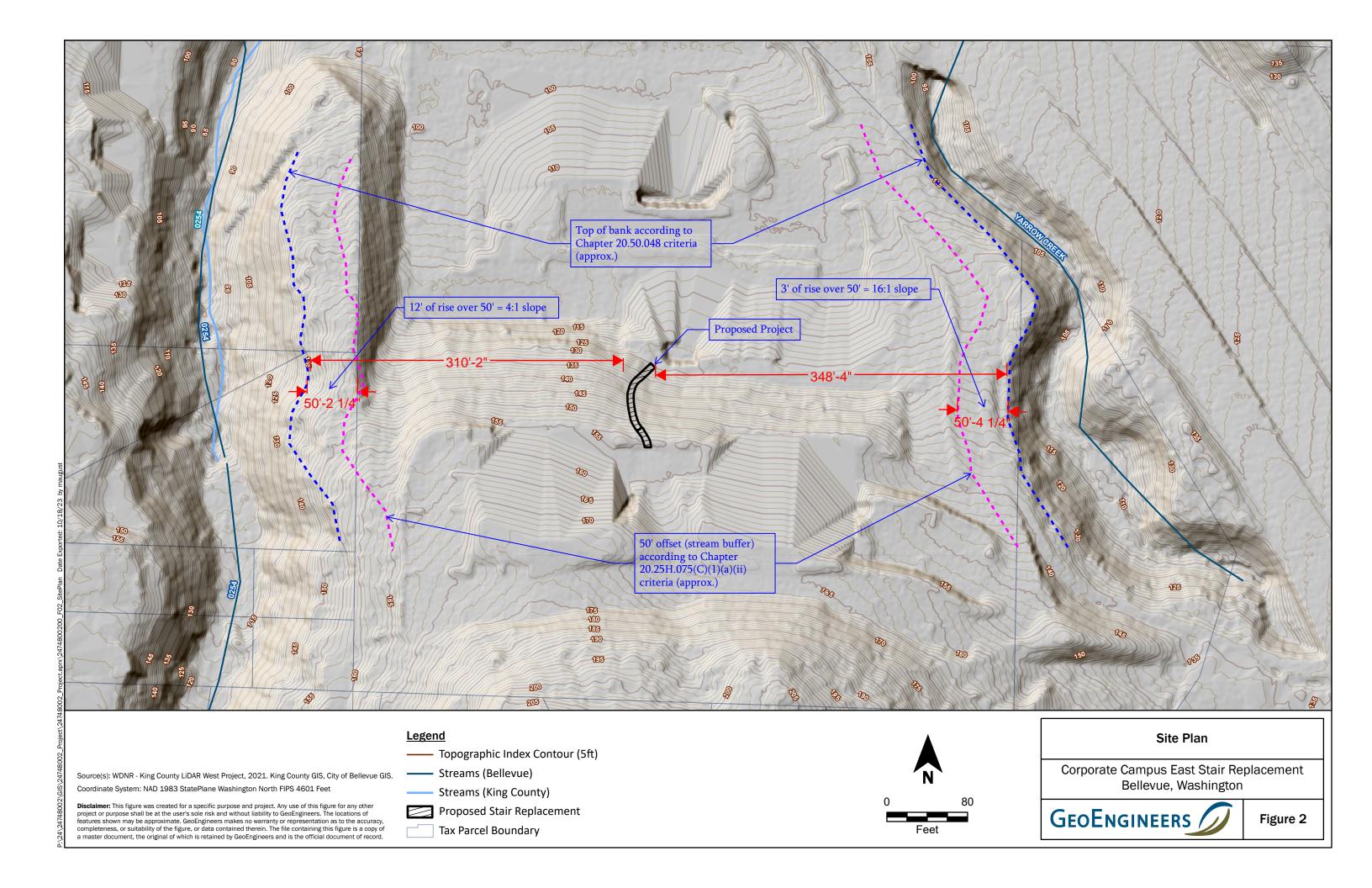
Appendix A. GIS Maps

Fiona McNair, PWS Associate Biologist

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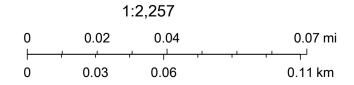


APPENDIX A GIS Maps

BellevueGIS_American Assets

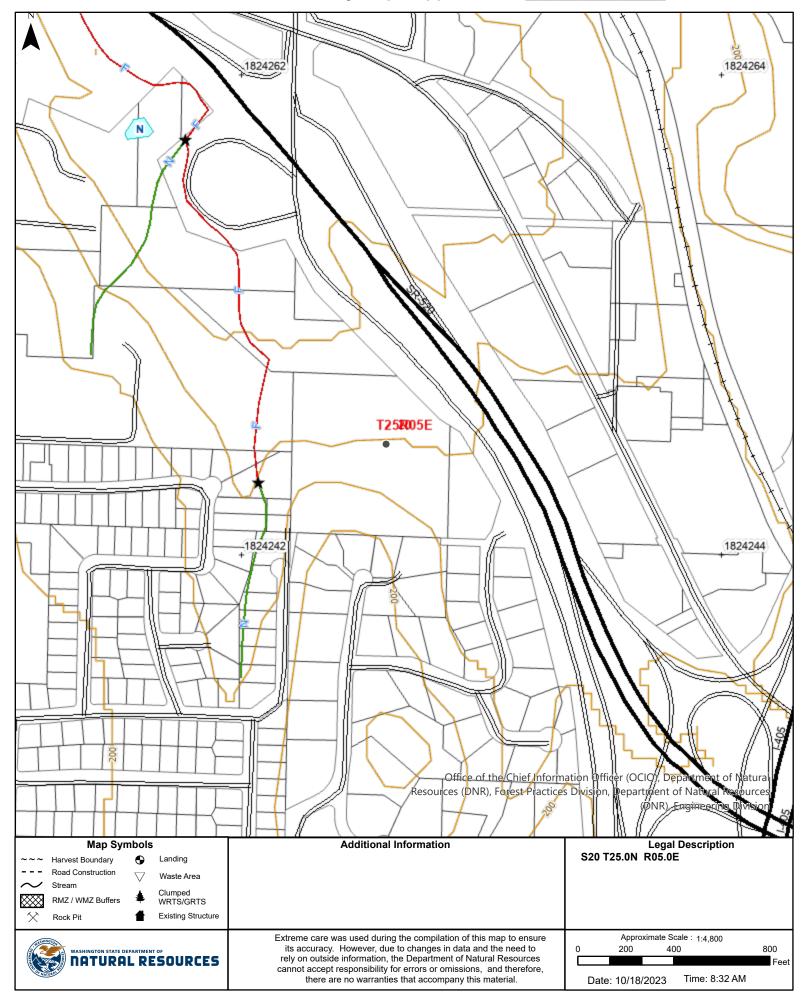


10/18/2023, 9:22:01 AM



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors,

Forest Practices Activity Map - Application #_____



King County iMap



Parcels

Stream (1990 SAO)

class 1

class 2 perennial

class 2 salmonid

class 3

unclassified

Wetland (1990 SAO)

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Statewide Washington Integrated Fish Distribution



SWIFD is the Statewide Washington Integrated Fish Distribution, presented as a linear featureclass based on WA single stream identifiers (LLID). SWIFD includes anadromous and resident salmonids, and various game fish. The Washington Department of Fish and Wildlife (WDFW) manages a GIS fish distribution (presence) dataset for the entire state of Washington. Within the Treaty Tribes and Washington state co-managment area of western Washington, the Northwest Indian Fisheries Commission (NWIFC) and the Washington Department of Fish and Wildlife (WDFW) have collaborated to consolidate fish distribution (presence) data and to co-steward that dataset moving forward. To consolidate data within the co-management area, NWIFC and WDFW had to update their respective data management schemas to create a new schema that accepts data from each organization. The primary purpose of creating a single fish distribution dataset for the state of Washington is to create a common data framework for fish information that better serves the management, conservation and restoration of the state's fish habitat and fishery resources.

WDFW | Sources: Esri, USGS | Esri Community Maps Contributors, City of Bellevue, WA, King County, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA