

LEGEND

	FOUND MONUMENT AS DESCRIBED		OHU OVERHEAD UTILITIES
	FOUND REBAR AS DESCRIBED		CHAINLINK FENCE
	TACK IN LEAD FOUND		WOOD FENCE
	SET 5/8" X 24" IRON ROD W/ YELLOW PLASTIC CAP		CONCRETE WALL
	POWER METER		ROCKERY
	UTILITY POLE		ASPHALT SURFACE
	GAS METER		CONCRETE SURFACE
	SANITARY SEWER CLEANOUT		GRAVEL SURFACE
	SANITARY SEWER MANHOLE		AREA OF SLOPE GREATER
	WATER VALVE		CE CEDAR
	FIRE HYDRANT		DS DECIDUOUS
	WATER METER		SP SPRUCE
	SIGN		BI BIRCH
	APPROXIMATE LOCATION SANITARY SEWER LINE		PI PINE
	APPROXIMATE LOCATION STORM DRAIN LINE		* INDICATES MULTI-TRUNK
	OHP OVERHEAD POWER		

LEGAL DESCRIPTION

LOT B OF KING COUNTY LOT LINE ADJUSTMENT NO. 880619, RECORDED UNDER RECORDING NUMBER 198809200874, RECORDS OF KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

KING COUNTY LOT LINE ADJUSTMENT NO. 880619, RECORDED UNDER RECORDING NUMBER 198809200874, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

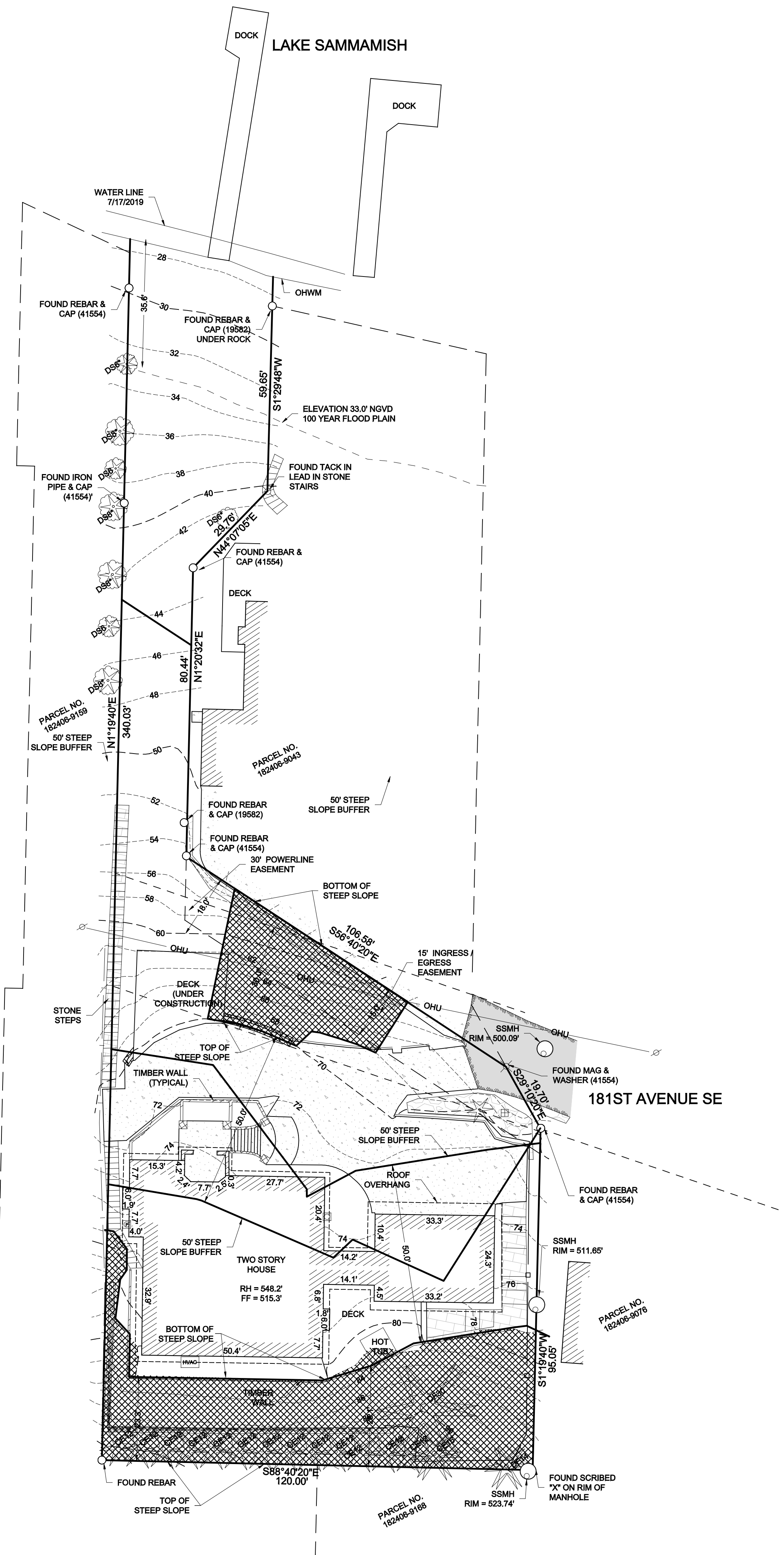
SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	MIKE SACHAR 18009 SE 40TH PLACE BELLEVUE, WA 98008
TAX PARCEL NUMBER:	182406-9182
PROJECT ADDRESS:	18009 SE 40TH PLACE BELLEVUE, WA 98008
ZONING:	R-5
JURISDICTION:	CITY OF BELLEVUE
PARCEL ACREAGE:	21,822 S.F. (± 0.501 ACRES) AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO S.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON THE CITY OF BELLEVUE SURVEY CONTROL WEBSITE.
KING COUNTY BRASS DISK MARKED KC-D-25 ON THE WEST SIDE OF THE INTERSECTION OF 182ND AVENUE SE AND WEST LAKE SAMMAMISH PARKWAY
ELEV = 197.04 FEET NGVD29
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP
NTS

CRITICAL AREA'S

STEEP SLOPE AREA (NORTH)	1,351 S.F.	0.0,031 ACRES
50' BUFFER AREA (NORTH)	8,861 S.F.	0.203 ACRES
STEEP SLOPE AREA (SOUTH)	3,620 S.F.	0.083 ACRES
50' BUFFER AREA (SOUTH)	7,599 S.F.	0.174 ACRES

NOTE: STEEP SLOPE BUFFER AT SOUTH AREA OVERLAPS THE NORTH AREA.

TOPOGRAPHIC SURVEY
MIKE SACHAR
18009 SE 40TH PLACE
BELLEVUE, WA 98008

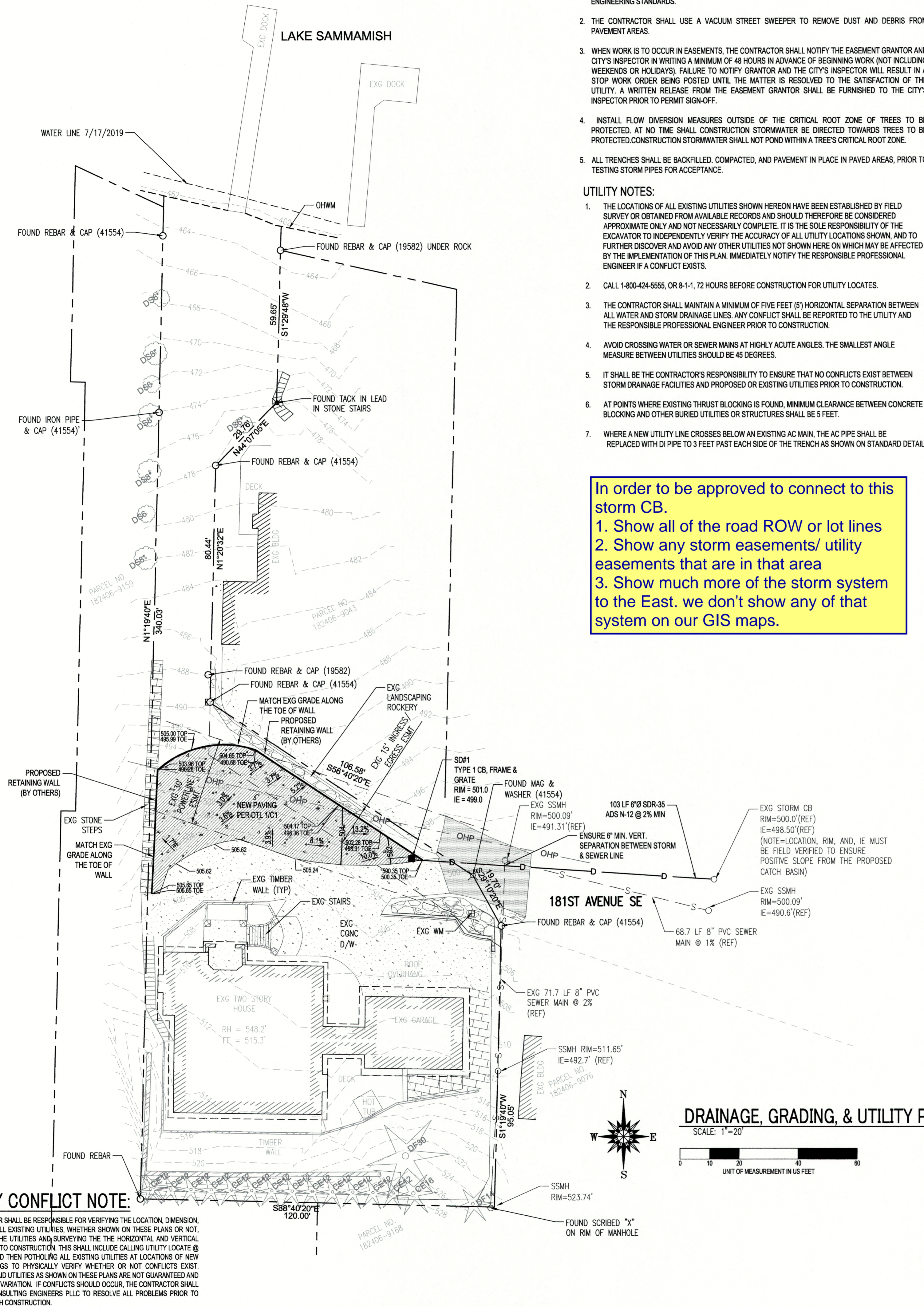
PROJECT NO. 19-309
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 2/24/2021
SHEET 1 OF 1

NW 1/4, NW 1/4, SEC 18, TWP 24N, RNG 6E, W.M.



www.siteurveying.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

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GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS.
- THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVED AREAS.
- 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.
- ALL TRENCHES SHALL BE BACKFILLED, COMPACTED, AND PAVEMENT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM PIPES FOR ACCEPTANCE.

UTILITY NOTES:

- 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.
- CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
- 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 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.
- 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.
- AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
- 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.

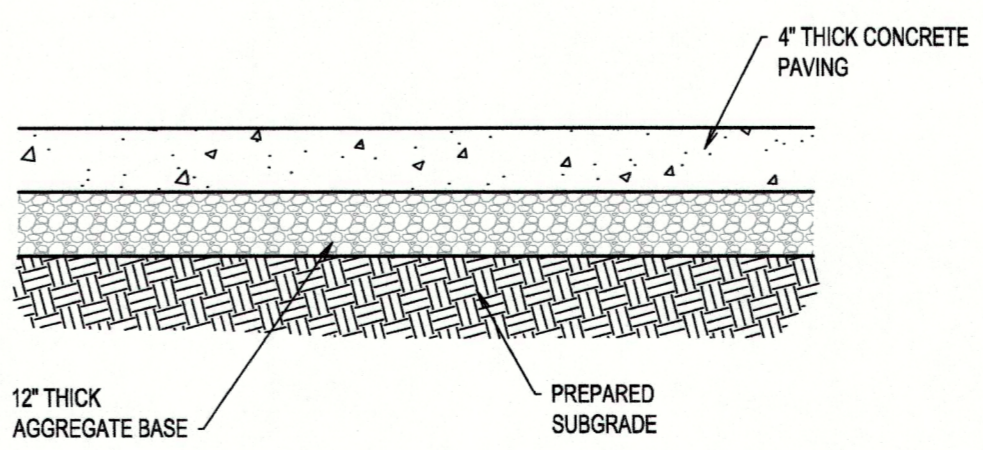
In order to be approved to connect to this storm CB.
 1. Show all of the road ROW or lot lines
 2. Show any storm easements/ utility easements that are in that area
 3. Show much more of the storm system to the East. we don't show any of that system on our GIS maps.

STORM DRAINAGE NOTES:

- 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.
- 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.
- 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.
- ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURB LINE WHICH DO NOT COLLECT RUNOFF SHALL SURFACE WATER ENGINEERING STANDARDS JANUARY 2018 A(D-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.
- 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.
- 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.
- STORM STUB STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
- ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF THE CITY'S INSPECTOR.
- 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.
- STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE STORM MAIN IS TESTED.
- ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF THE CITY'S INSPECTOR.
- ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE CITY'S INSPECTOR, PRIOR TO STARTING CONSTRUCTION.
- STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
- 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.
- PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
- 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.
- NOT USED.
- ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
- 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.
- TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
- CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO BE FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
- 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.
- NOT USED.
- MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
- 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.
- WHERE AMENDED SOILS, BIORETENTION FACILITIES, AND PERMEABLE PAVEMENTS ARE INSTALLED, THESE AREAS SHALL BE PROTECTED AT ALL TIMES FROM BEING OVER-COMPACTED.

SUBGRADE PREPARATION NOTES:

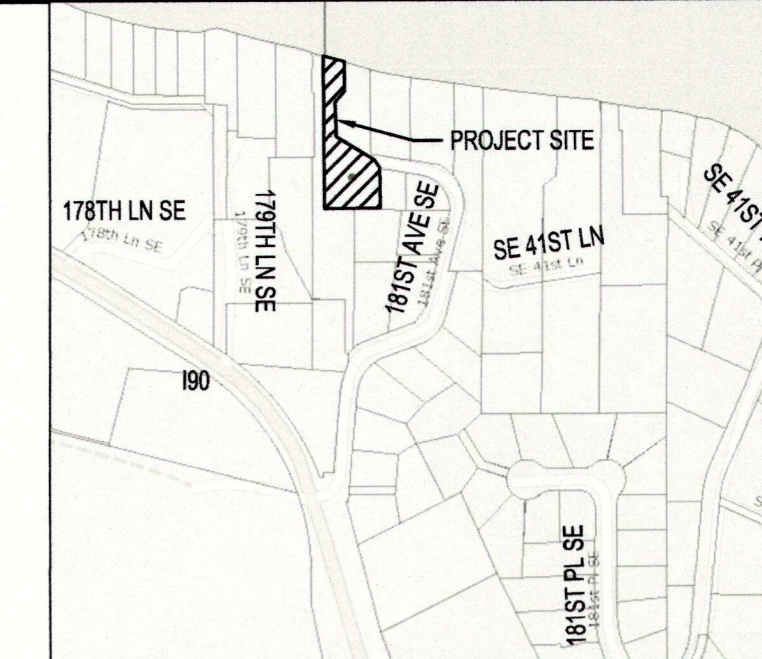
- EXCAVATE TO THE ELEVATION OF THE BOTTOM OF THE BASE COURSE ROCK.
- COMPACT UPPER 12" OF EXISTING SUBGRADE SOIL TO 95% MAXIMUM DRY DENSITY PER ASTM D1557
- PROOF-ROLL THE EXISTING SOIL TO VERIFY A MINIMUM CBR OF 10.
- ANY SOFT SPOTS ENCOUNTERED SHALL BE OVER-EXCAVATED AT LEAST 12 INCHES. FILL THE EXCAVATION WITH BASE COURSE GRAVEL (LESS THAN 5% FINES). COMPACT THE FILL TO 95% MINIMUM.
- PROOF-ROLL THE FILLED SOFT SPOTS TO VERIFY A MINIMUM CBR OF 10.



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C1
CONCRETE PAVING
NTS

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT AP CONSULTING ENGINEERS PLLC TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



VICINITY MAP

PROJECT SUMMARY

PARCEL: 1824069182
 18009 SOUTHEAST 40th PLACE, BELLEVUE, WA 98008
 LOT SIZE: 23,585 SF / 0.540 ACRES
 EXG HOUSE/GARAGE ROOF AREA: 4,364 SF
 EXG DRIVEWAY AREA: 3,224 SF
 EXG WALKWAYS: 789 SF
 PROPOSED DRIVEWAY AREA: 2,260 SF
 TOTAL IMPERVIOUS AREA: 10,637 SF

OWNER

MR. ROBERT NELSON
 18009 SOUTHEAST 40TH PLACE
 BELLEVUE, WA 98008

SURVEYOR

SITE SURVEYING, INC.
 THOMAS N. WOLDENDORP, PLS
 21923 NE 11TH STREET
 SAMMAMISH, WA 98074
 (425) 298-4412

SHEET INDEX

C1 - DRAINAGE, GRADING, AND UTILITIES PLAN
 C2 - TESC & DEMO PLAN

LEGEND

DESCRIPTION	NEW	EXISTING
STORM SEWER	D	D
SANITARY SEWER	S	S
WATER	W	W
CONTOURS	50	50
SILT FENCE	F	F
POWER (OHP/UGP)	OHP/UGP	OHP/UGP
ASPHALT PAVING	[Symbol]	[Symbol]
PERVIOUS CONC.	[Symbol]	[Symbol]
CONC. PAVING	[Symbol]	[Symbol]
GRAVEL SURFACE	[Symbol]	[Symbol]
LANDSCAPING	[Symbol]	[Symbol]
CONCRETE CURB	[Symbol]	[Symbol]
SPOT ELEVATIONS	xx.xx	xx.xx
PARKING COUNT	[Symbol]	[Symbol]
FOUND CASE MON	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
GAS METER	[Symbol]	[Symbol]
GUY WIRE ANCHOR	[Symbol]	[Symbol]
JUNCTION BOX	[Symbol]	[Symbol]
PARKING LOT LIGHT	[Symbol]	[Symbol]
POWER POLE W/ TRANSFORMER	[Symbol]	[Symbol]
POWER VAULT	[Symbol]	[Symbol]
ROCKERY	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
SIGNAL POLE	[Symbol]	[Symbol]
STORM CATCHBASIN	[Symbol]	[Symbol]
STREET LIGHT	[Symbol]	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]	[Symbol]
TELEPHONE VAULT	[Symbol]	[Symbol]
UNDERGROUND POWER	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
UTILITY MANHOLE	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]

ABBREVIATIONS:

BLC	- BUILDING CORNER	MJ	- MECHANICAL JOINT
CB	- COMPACT	OH	- OVERHEAD
C	- CATCH BASIN	PL	- PROPERTY LINE
CL	- CLASS	R	- RADIUS
CO	- CLEAN OUT	REF	- REFERENCE
COB	- CITY OF BELLEVUE	RW	- RIGHT-OF-WAY
D	- STORM DRAIN	S	- SANITARY SEWER
DDCV	- DOUBLE DETECTOR CHECK VALVE	SQ FT	- SQUARE FEET
DI	- DUCTILE IRON	STD	- STANDARD
DS	- DOWNSPOUT	SW	- SIDEWALK
DWL	- DETAIL	T	- TELEPHONE
DW	- DRIVEWAY	TC	- TOP OF CURB
EL	- ELEVATION	TP	- TEST PIT
ESMT	- EASEMENT	TV	- TELEVISION
EXG	- EXISTING	U.N.O.	- UNLESS NOTED OTHERWISE
FD	- FOUNDATION DRAIN	YL	- YARD LIGHT
FDC	- FIRE DEPARTMENT CONNECTION	Y	- SOUTH
FF	- FINISHED FLOOR	W	- WEST
FHY	- FIRE HYDRANT	W	- WEST
FL	- FLANGE JOINT	E	- EAST
HC	- HANDICAP	N	- NORTH
IE	- INVERT ELEVATION	NW	- NORTHWEST
LF	- LINEAR FEET	SW	- SOUTHWEST
LS	- LANDSCAPING	SE	- SOUTHEAST
MH	- MANHOLE	Ø	- DIAMETER

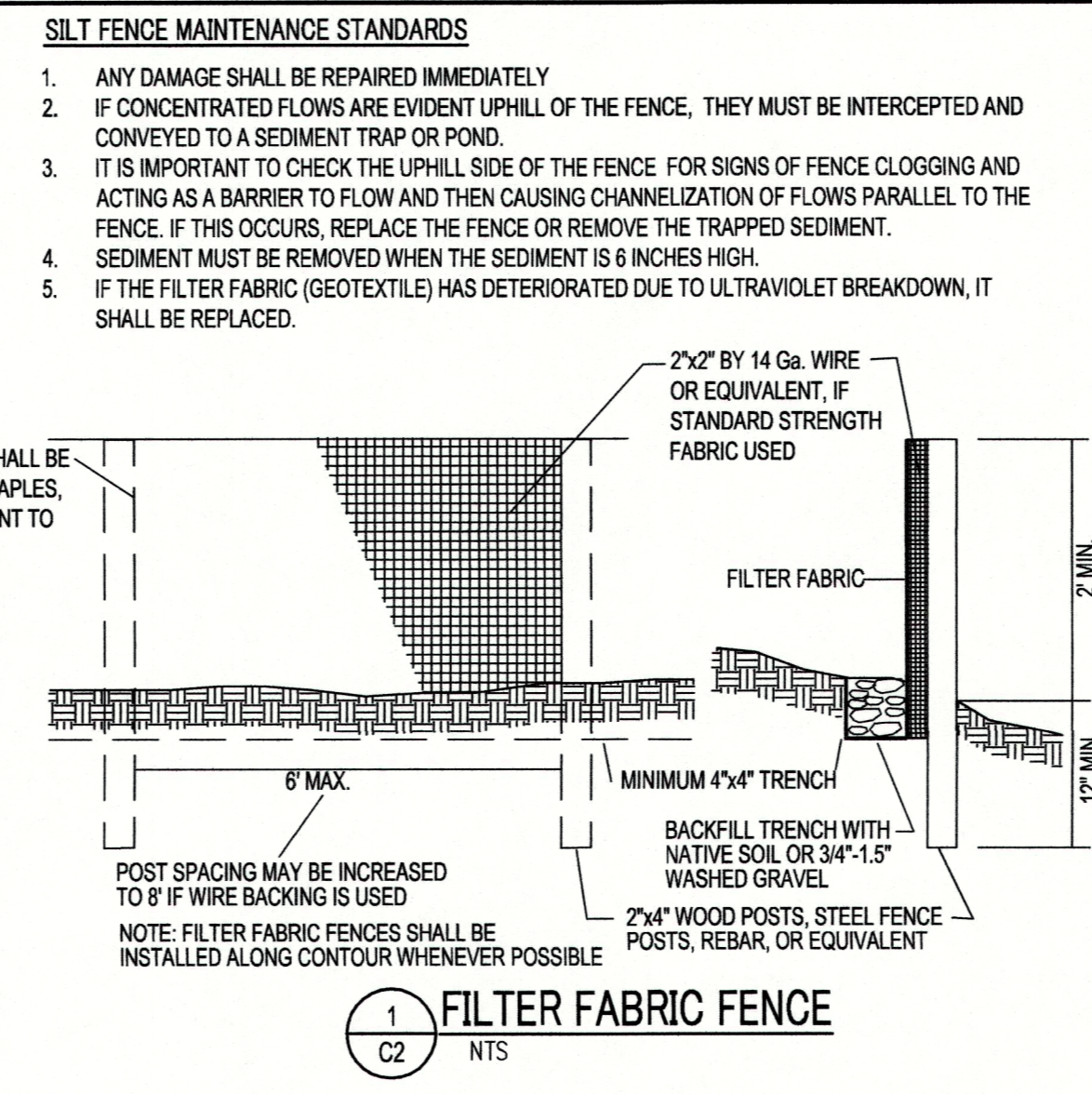
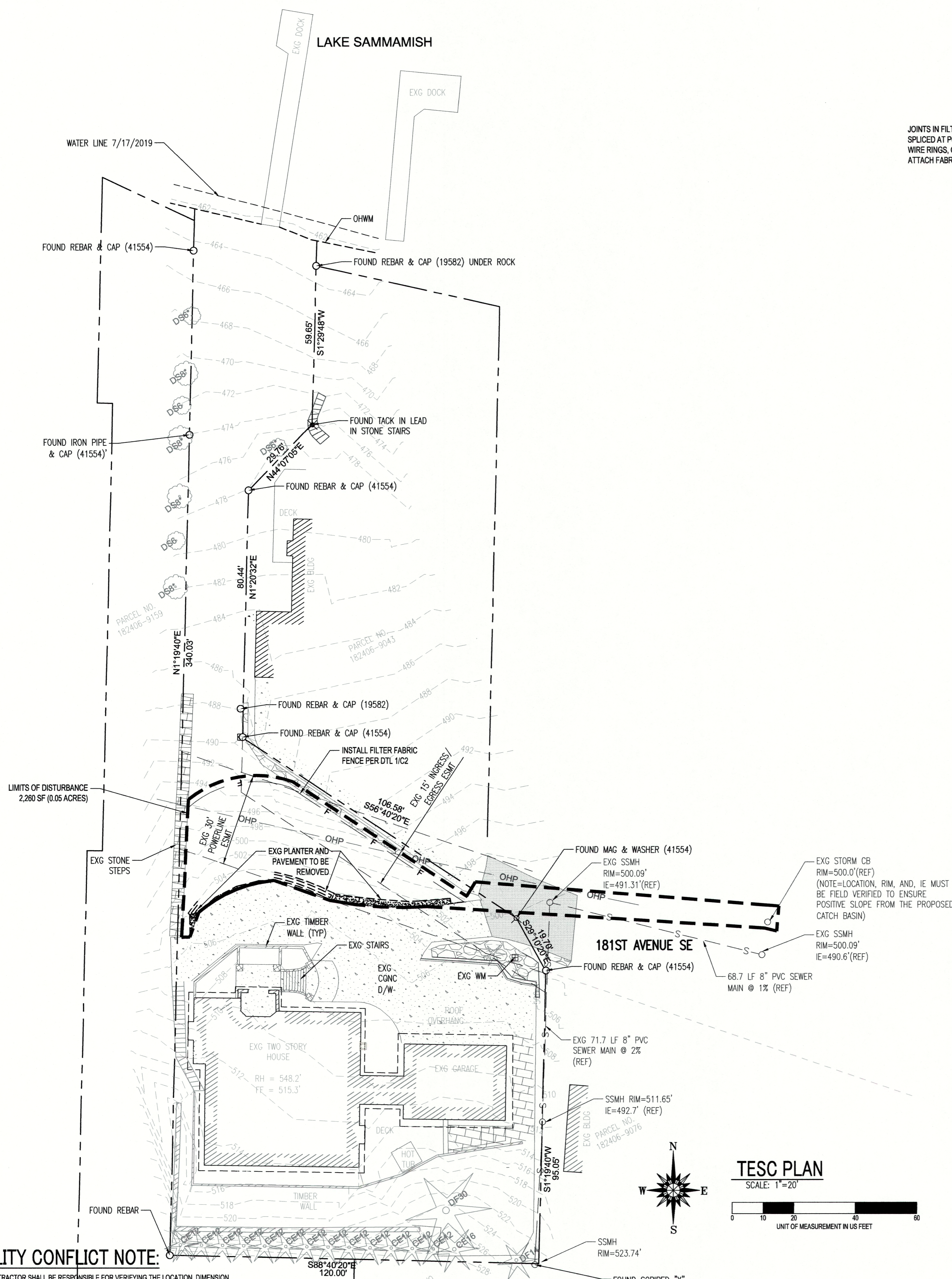
AP CONSULTING ENGINEERS PLLC
 CIVIL ENGINEERING
 (253) 737-4173
 APE@apconsultingengineers.com
 BELLEVUE, WA

NELSON DRIVEWAY
 18009 SOUTHEAST 40TH PLACE

DRAINAGE, GRADING, & UTILITY PLAN

REVISIONS	DATE	DESCRIPTION

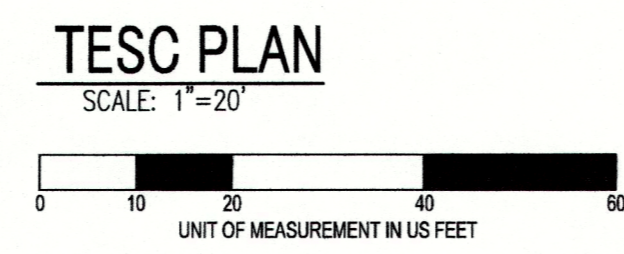
DATE: 06/15/2022
 DRAWN: AS
 CHECKED: AEP
 JOB NO.: 2022035
 SHEET NO.: C1



- SILT FENCE MAINTENANCE STANDARDS**
1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY
 2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
 3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
 4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 8 INCHES HIGH.
 5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETRIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

- TESC NOTES:**
1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
 2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
 3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
 4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
 5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
 6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
 7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
 8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
 9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN. CLEARING & GRADING DEVELOPMENT STANDARDS - APPENDIX A2 PAGE 207
 10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
 11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
 12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
 13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
 14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
 15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
 16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

UTILITY CONFLICT NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT AP CONSULTING ENGINEERS PLLC TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



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NELSON DRIVEWAY

TESC PLAN

BELLEVUE, WA
 18009 SOUTHEAST 40TH PLACE

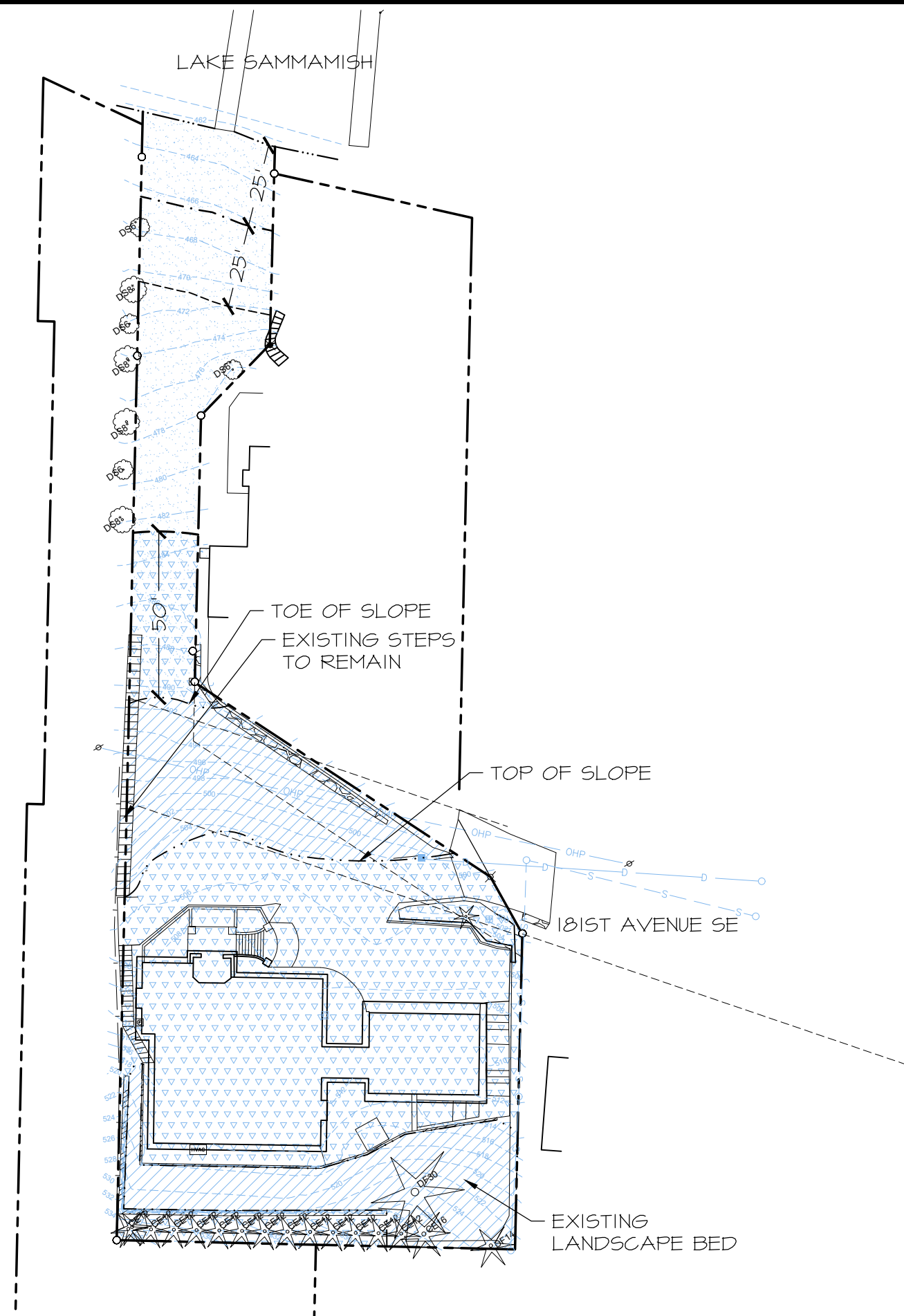
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SHEET TITLE	

REVISIONS	DESCRIPTION	DATE

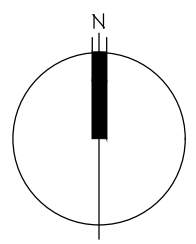
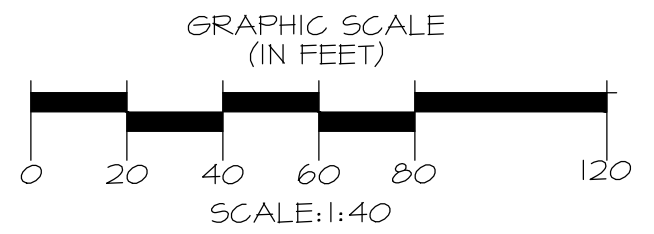
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CHECKED	AEP
JOB NO.	2022035
SHEET NO.	C2

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PLAN LEGEND

---	PROPERTY LINE	
.....	OHWM OF LAKE SAMMAMISH	
- - - - -	25' SHORELINE SETBACK	
- - - - -	50' SHORELINE STRUCTURE SETBACK	
	ONSITE STEEP SLOPES	5,527 SF
	ONSITE STEEP SLOPE BUFFER (50' FROM TOP OF SLOPE, 75' AT TOE OF SLOPE)	11,341 SF
	EXISTING LAWN	3,064 SF

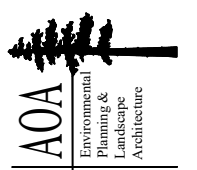


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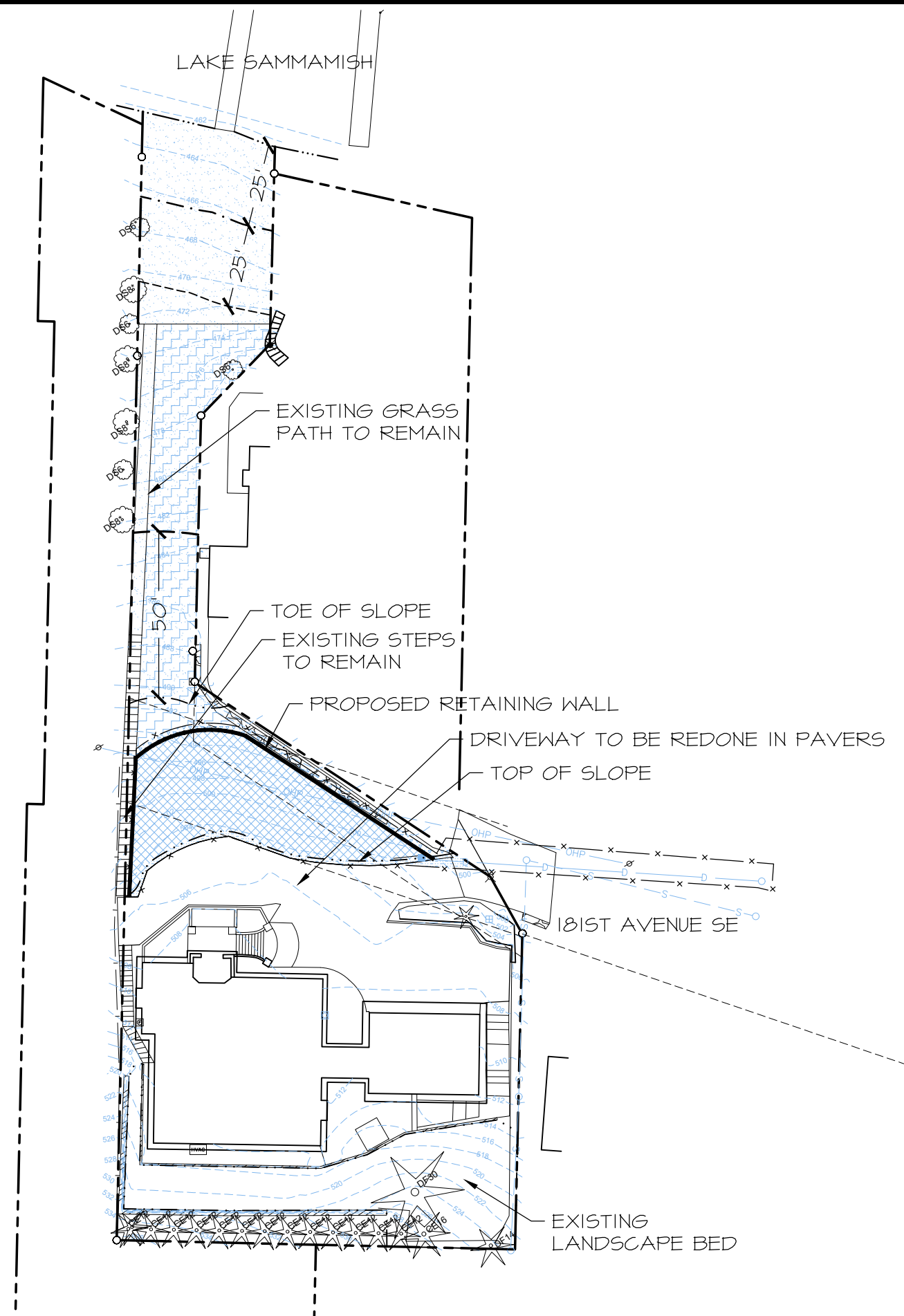
1. BASE INFORMATION PROVIDED BY AP CONSULTING ENGINEERS, P.O. BOX 162, AUBURN, WA 98071, 253.737.4173.

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FIGURE 1: EXISTING CONDITIONS
NELSON PROPERTY - STEEP SLOPE MITIGATION PLAN
18009 SE 40TH PL.
BELLEVUE, WA 98008
PARCEL 1824069182



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PLAN LEGEND

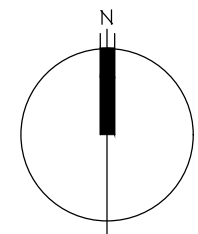
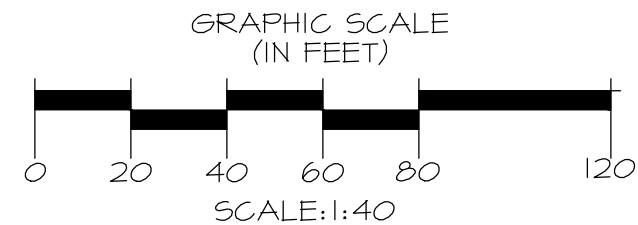
	PROPERTY LINE
	OHWM OF LAKE SAMMAMISH
	25' SHORELINE SETBACK
	50' SHORELINE STRUCTURE SETBACK
	CLEARING LIMITS
	ONSITE STEEP SLOPES
	ONSITE STEEP SLOPE BUFFER (50' FROM TOP OF SLOPE, 75' AT TOE OF SLOPE)
	EXISTING LAWN

IMPACT LEGEND

	PERMANENT STEEP SLOPE IMPACT	2,124 SF
	PERMANENT STEEP SLOPE BUFFER IMPACT	185 SF
TOTAL IMPACT		2,309 SF
	TEMPORARY STEEP SLOPE IMPACT	212 SF
TOTAL TEMPORARY IMPACT		212 SF

MITIGATION LEGEND

	STEEP SLOPE RESTORATION	212 SF
	MITIGATION FOR TOTAL IMPACTS	2,309 SF
TOTAL MITIGATION		2,521 SF



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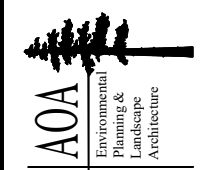
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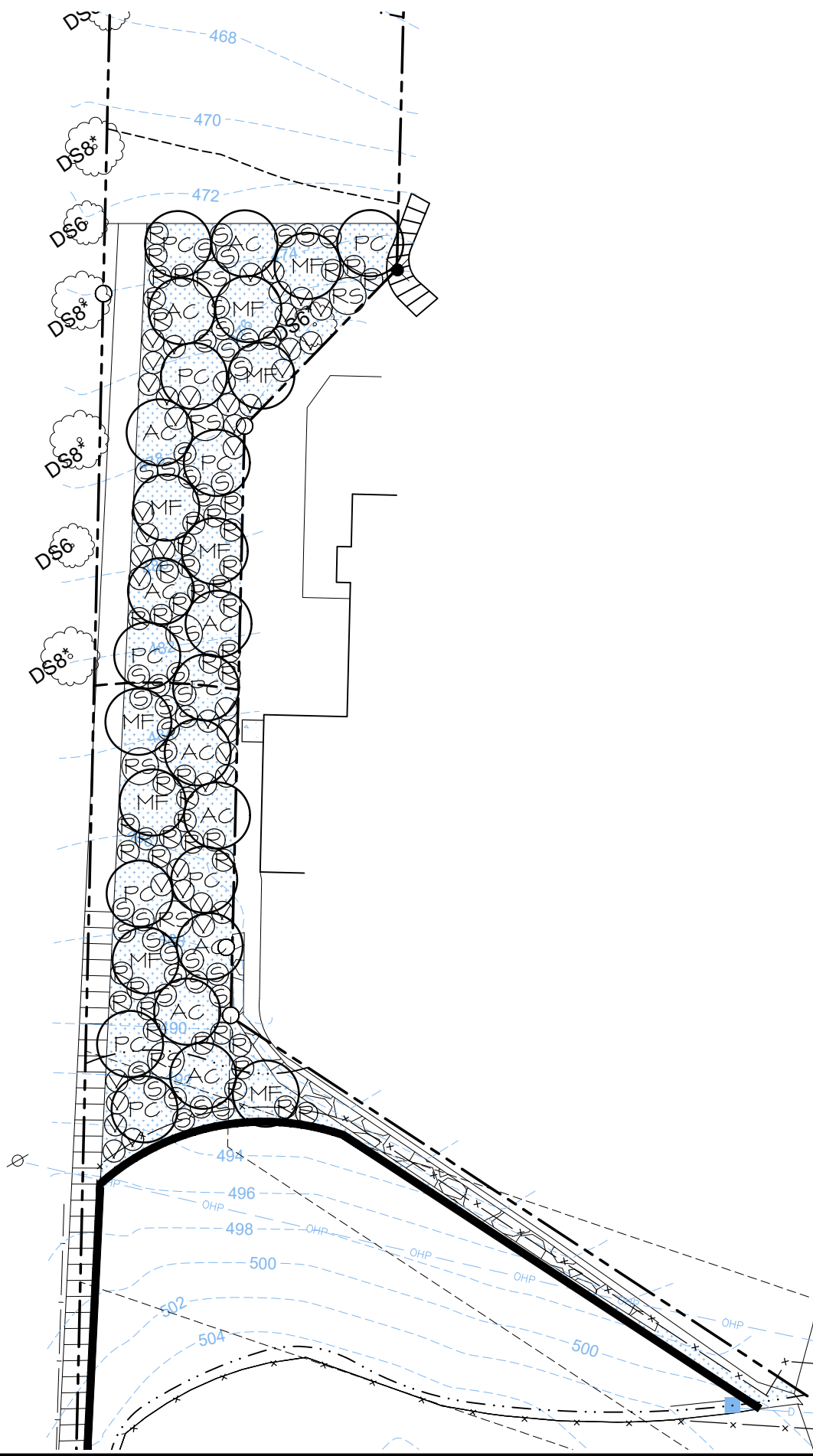
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FIGURE 2: IMPACTS & MITIGATION
NELSON PROPERTY - STEEP SLOPE MITIGATION PLAN
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PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	10' O.C.	10	2 GAL.	MULTI-STEM (3 MIN.)
MF	MALUS FUSCA	WESTERN CRABAPPLE	10' O.C.	9	2 GAL.	MULTI-STEM (3 MIN.)
PC	PINUS CONTORA	SHORE PINE	10' O.C.	10	2 GAL.	FULL & BUSHY

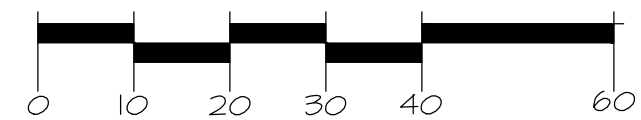
SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
RS	RIBES SANGUINEUM	RED CURRENT	4.5' O.C.	7	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	4.5' O.C.	50	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	45	1 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	4.5' O.C.	43	1 GAL.	FULL & BUSHY

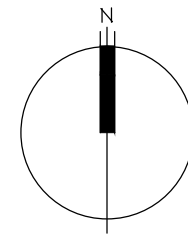
GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	2' O.C.	350	4" POT	FULL & BUSHY

GRAPHIC SCALE
(IN FEET)



SCALE: 1:20



NOTES

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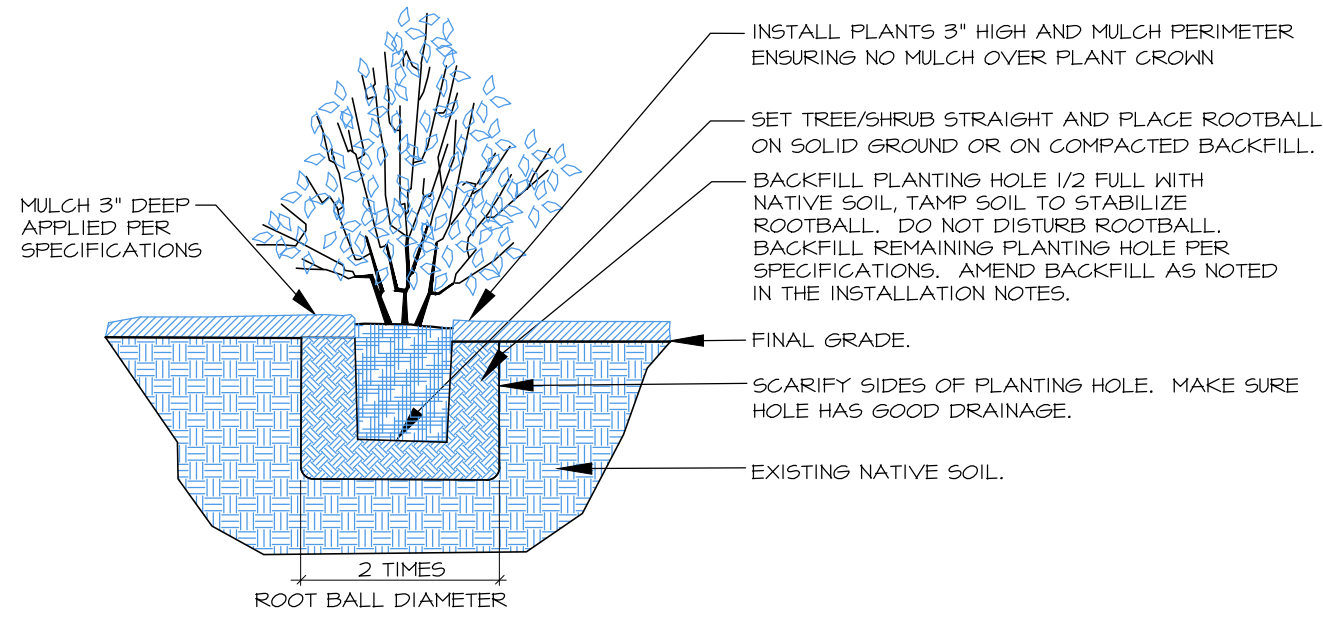
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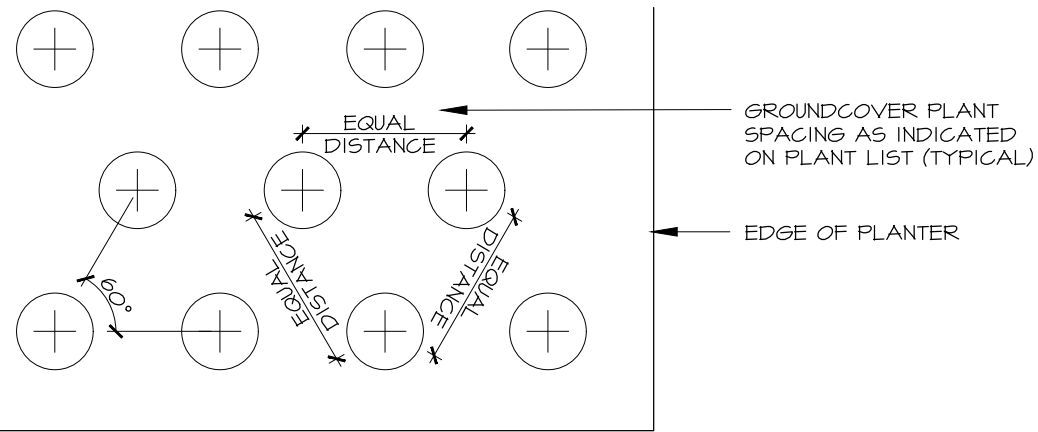
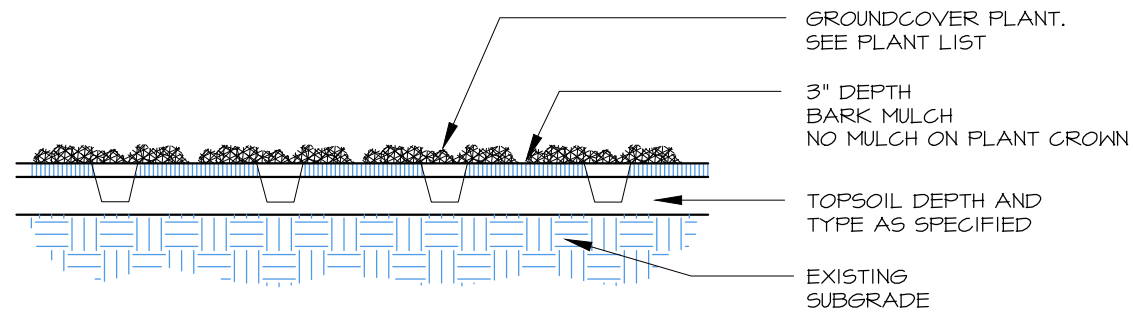
FIGURE 3: PLANTING PLAN
NELSON PROPERTY - STEEP SLOPE MITIGATION PLAN
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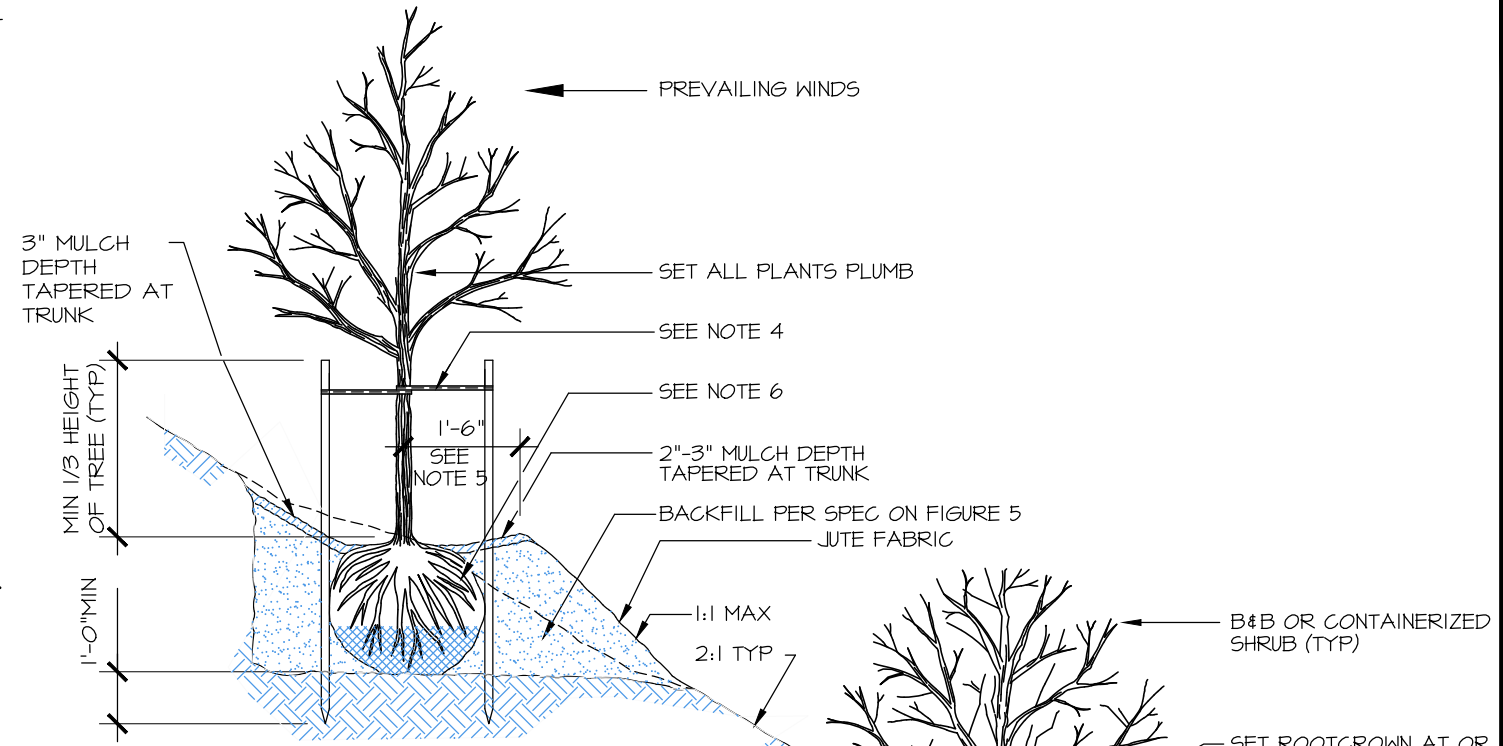
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1 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



3 GROUNDCOVER PLANTING
SCALE: NTS

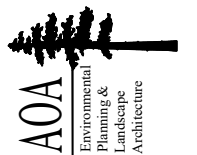


- NOTES:**
1. AMEND SOILS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THEN MULCH AND APPLY JUTE PER SPECIFICATIONS ON FIGURE 5.
 2. STAKE TREES IMMEDIATELY AFTER PLANTING
 3. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
 4. CHAINLOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
 5. SHAPE SOIL 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, TO PROVIDE WATERING RING.
 6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

2 PLANTING ON THE STEEP SLOPE
SCALE: NTS

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FIGURE 4: PLANTING DETAILS
NELSON PROPERTY - STEEP SLOPE MITIGATION PLAN
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SPECIFICATIONS

1. THIS PLAN PERTAINS TO PLANTING PORTION OF THE SITE WORK ONLY.
2. WORK TO BE COMPLETED PER THE CONDITIONS OF THE CITY OF BELLEVUE PERMITS.
3. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
4. EROSION CONTROL SHALL BE INSTALLED PER CIVIL PLANS AND SOIL AMENDMENTS SHALL BE PER GEOTECHNICAL RECOMMENDATIONS. THIS PLAN PERTAINS TO PLANTING ONLY.
5. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
6. EXISTING NON-NATURAL MATERIALS SHALL BE REMOVED FROM ALL MITIGATION AREAS PRIOR TO PLANTING AND SOD SHALL BE STRIPPED.
7. PLANTING PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL.
8. SOILS WITHIN THE STEEP SLOPE SHALL BE AMENDED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS PRIOR TO PLANTING.
9. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED IMMEDIATELY AFTER PLANTING.
10. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
11. PRIOR TO INSTALLATION OF PLANT MATERIAL, ALL HIMALAYAN BLACKBERRY, ENGLISH IVY OR OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND.
12. SOIL AMENDMENTS SHALL BE INSTALLED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THEN 3" OF HOGFUEL MULCH SHALL BE APPLIED OVER ALL EXPOSED GROUND PRIOR TO PLACEMENT OF BIODEGRADABLE JUTE MATTING INSTALLED PER MANUFACTURER'S SPECIFICATIONS. THEN PLANTING SHALL OCCUR. AOA TO REVIEW PRIOR TO PLANTING.
13. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT BY CUTTING THROUGH THE JUTE, PULLING AWAY THE HOG-FUEL, PLANTING THE PLANT 3" HIGH, THEN REPLACING THE SOIL, THEN MULCH AND RESTAKING THE JUTE AS NECESSARY.
14. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
15. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
16. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
17. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
18. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
19. A TEMPORARY DRIP IRRIGATION SYSTEM WILL BE DESIGN/BUILT BY LANDSCAPE CONTRACTOR TO COVER ALL PLANTING AREAS.
20. SET FLOW TO PROVIDE 1/2" OF FLOW 2-3 TIMES WEEKLY FROM JUNE 15 -OCTOBER 15 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1-2 TIMES WEEKLY THE SECOND YEAR AFTER PLANTING FROM JULY 1- SEPTEMBER 30 AND ONCE WEEKLY YEAR 3. NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR FOR THE NATIVE PLANTING BEDS.
21. PROJECT GEOTECH TO REVIEW IRRIGATION PLAN PRIOR TO INSTALL.
22. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL												
GENERAL MAINT.												
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			
WATERING - YEAR 3							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

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FIGURE 5: SPECIFICATIONS
 NELSON PROPERTY - STEEP SLOPE MITIGATION PLAN
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MAINTENANCE & MONITORING PLAN

CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the mitigation planting area, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner, aoa, the geotechnical engineer and the civil engineer.
2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the mitigation planting area are met.
3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.
2. Vegetation establishment within the mitigation planting area will be monitored during each field visit with a record kept of all plant species found.
3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the restoration areas. Review of the photos over time will provide a semi-quantitative representation of success of the restoration plan.

PERFORMANCE STANDARDS

Success of plant establishment within the mitigation planting area will be evaluated on the basis of percent survival of planted species.

1. Native woody cover will be a minimum of; 10% at construction completion, 15% at year 1, 20% at year 2, 30% at year 3 and 60% at year 5.
2. There will be 100% survival of all woody planted species throughout the mitigation planted area at the end of the first year of planting. For years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants.
3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

MAINTENANCE (M) & CONTINGENCY (C)

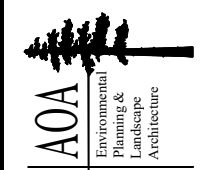
1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the mitigation project.
 2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.
 3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).
- replace dead plants with the same species or a substitute species that meet the goal of the mitigation plan (C)
 - re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)
 - irrigate following plant installation for five years (M)

PERFORMANCE BOND

1. A performance bond or other surety device will be posted with the City of Bellevue by the applicant to cover the costs of mitigation plan implementation (including labor, materials, maintenance, and monitoring).
2. The bond or assignment may be released in partial amounts in proportion to work successfully completed over the five year monitoring period, as the applicant demonstrates performance and corrective measures.

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FIGURE 6: MAINTENANCE & MONITORING PLAN
NELSON PROPERTY - STEEP SLOPE MITIGATION PLAN
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Vicinity Map

