

ISSAQUAH SCHOOL DISTRICT

HOLLY STREET CAMPUS - CREEK BANK REPAIR

CITY OF ISSAQUAH, WA

BID SET

GENERAL NOTES

1.

ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE ISSAQUAH MUNICIPAL CODE (IMC), THE ISSAQUAH PUBLIC WORKS STANDARDS AND THE CONDITIONS OF APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR DEVIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF ISSUQUAH.
2.

THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE CITY OF ISSAQUAH SITE WORK PERMIT SUBMITTAL REVIEW CHECKLIST. ANY DEVIATION FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY IN WRITING PRIOR TO CONSTRUCTION.
3.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF UTILITIES NOT OWNED BY THE CITY (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
4.

PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CITY OF ISSAQUAH, THE APPLICANT(S), AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
5.

A COPY OF THESE APPROVED PLANS SHALL BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6.

CONSTRUCTION HOURS ARE 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY. WORK IS NOT ALLOWED ON SATURDAY OR SUNDAYS AND SOME HOLIDAYS UNLESS ARRANGED IN ADVANCE IN ACCORDANCE WITH THE ISSAQUAH MUNICIPAL CODE.
7.

IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS BEFORE INITIATING ANY OFF-SITE WORK.
8.

DEWATERING (GROUNDWATER) SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT WSDOT STANDARD SPECIFICATIONS. REFER TO PLANS IF ALTERNATE STRATEGIES SHALL BE IMPLEMENTED.
9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW MUST FOLLOW THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY THE CITY.
10.

ANY CHANGES TO THE APPROVED PLANS MAY REQUIRE A REVISION APPROVED BY THE CITY. NO CONSTRUCTION ON THESE CHANGES SHALL BEGIN UNTIL APPROVED BY THE CITY.
11.

PER RCW SECTION 19.122, CALL 811 BETWEEN TEN (10) AND TWO (2) BUSINESS DAYS TO ENSURE ANY UNDERGROUND UTILITIES ARE LOCATED PRIOR TO EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.
12.

APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF ISSAQUAH SITE INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY OF ISSAQUAH SITE INSPECTOR PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
13.

ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE COMMUNITY PLANNING AND DEVELOPMENT CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
14.

ALL LANDSCAPED AREAS ON THE PROJECT SHALL INCLUDE A MINIMUM OF 8-INCHES OF COMPOSTED SOIL AMENDMENT ATOP A MINIMUM OF 4-INCHES SCARIFIED SOIL. LANDSCAPE AREAS SHALL BE SUBJECT TO AMENDMENTS IN ACCORDANCE WITH THE RESTORATION AND PLANTING PLAN.
15.

NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL, UNLESS DESIGNED AND COMPLETED UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER.
16.

THESE PLANS ARE APPROVED FOR STREAM BANK RESTORATION AND STANDARD DRAINAGE IMPROVEMENTS ONLY. STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE ADDITIONAL PERMITS FROM THE CITY PRIOR TO CONSTRUCTION.
17.

NO MATERIALS OR EQUIPMENT SHALL BE PLACED OR STORED ON PUBLIC RIGHT-OF-WAY AT ANY TIME.
18.

ANY CONSTRUCTION RESULTING IN A NEED FOR TRAFFIC CONTROL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A RIGHT-OF-WAY PERMIT APPROVED BY THE CITY.
19.

CONSTRUCTION NOISE SHALL BE LIMITED TO THE CONSTRUCTION HOURS AS STATED IN ISSAQUAH MUNICIPAL CODE.

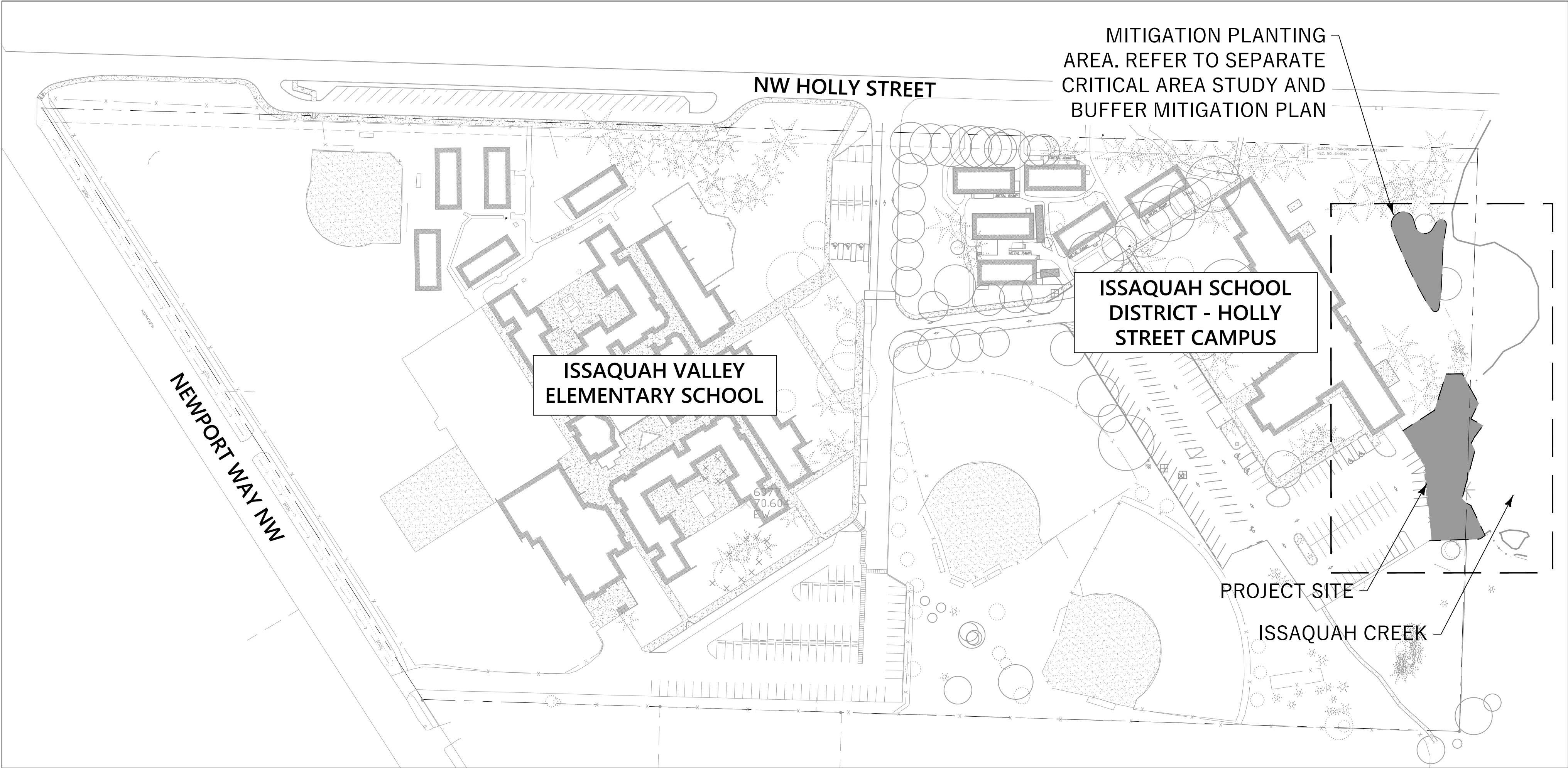
DOE STORMWATER MANUAL: 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (ECOLOGY)

COI STORMWATER DESIGN MANUAL: 2017 STORMWATER DESIGN MANUAL ADDENDUM

CITY OF ISSAQUAH PERMIT #'S:
SW21-00038
SHO21-00018
SEP22-00001
NM22-00002
FLH20-00005 PHASE 2

VICINITY MAP

SCALE: 1"=80'



SITE AREA: ±12,400 SF

SHEET INDEX:

- C100 - COVER SHEET
- C110 - SPECIFICATIONS & NOTES
- C111 - EXISTING CONDITIONS
- C200 - TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- C210 - T.E.S.C DETAILS
- C300 - CONSTRUCTION SITE PLAN
- C310 - CONSTRUCTION DETAILS
- C311 - STREAM SECTIONS

- L-1.0 - LANDSCAPE SITE OVERVIEW
- L-1.1 - LANDSCAPE PLANTING PLAN
- L-1.2 - PROJECT NOTES
- L-2.0 - TREE PROTECTION PLAN

SITE DATA SUMMARY:

PARCEL NUMBER: 2824069012

LEGAL DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE NEWPORT-ISSAQUAH ROAD AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 856717:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; ALSO THE SOUTH 58.5 FEET OF THE EAST 336 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; ALSO THE NORTH 330 FEET OF THE EAST 336 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON;

EXCEPT THAT PORTION THEREOF AS DEEDED TO KING COUNTY FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 8008250588.

ADDRESS: 565 NW HOLLY ST, ISSAQUAH, WA 98027

GROSS SITE AREA: 841,186 SF (19.31 ACRES)

APPLICABLE CODE: 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, AS AMENDED IN DECEMBER 2014

ZONING: CF-F (COMMUNITY FACILITIES - FACILITIES)

EXISTING PERVIOUS SURFACE: N/A
EXISTING IMPERVIOUS SURFACE: N/A

PROPOSED PERVIOUS SURFACE: N/A
PROPOSED IMPERVIOUS SURFACE: N/A

CUBIC YARDS OF CUT: 450 CY
CUBIC YARDS OF FILL: 780 CY

PROJECT CONTACT INFORMATION:

OWNER

ISSAQUAH SCHOOL DISTRICT
5150 220TH AVE SE
ISSAQUAH, WA 98029

EMAIL: WALKERJ2@ISSAQUAH.WEDNET.EDU
PHONE: 425.306.4022
CONTACT: JANELLE WALKER

SURVEYOR

GROUP FOUR
16030 JUANITA-WOODINVILLE WAY NE
BOTHEL, WA 98011

EMAIL: DANR@GRP4.COM
PHONE: 425.775.4581
CONTACT: DANIEL ROUPE, PLS

CIVIL ENGINEER

LATITUDE 48 ENGINEERS
600 1ST AVENUE
SEATTLE, WA 98104

EMAIL: CHASEN@LATITUDE-48.COM
PHONE: 206.556.1615
CONTACT: CHASEN SIMPSON, PE

WETLAND ECOLOGIST

WETLAND RESOURCES, INC.
9505 19TH AVE SE #106
EVERETT, WA 98208

EMAIL: MERYL@WETLANDRESOURCES.COM
PHONE: 425.337.3174
CONTACT: MERYL KAMOWSKI

GEOTECHNICAL ENGINEER

NELSON GEOTECHNICAL ASSOCIATES, INC.
17311 135TH AVE. N.E. SUITE A-500
WOODINVILLE, WA 98072

EMAIL: KHALS@NELSONGEOTECH.COM
PHONE: 425.486.1669
CONTACT: KHAL M. SHAWISH, PE

ARCHITECT

CORNERSTONE ARCHITECTURAL GROUP
6161 NE 175TH STREET, STE 101
KENMORE, WA 98028

EMAIL: SBARNES@CORNERSTONEARCH.COM
PHONE: 206.682.5000
CONTACT: STEVE BARNES



ISD HOLLY STREET CAMPUS
PERMANENT CREEK REPAIR

565 NW HOLLY STREET
ISSAQUAH, WA 98027

NO.	REVISION / ISSUE	DATE

OWNER:

ISSAQUAH SCHOOL DISTRICT
5150 220TH AVE SE
ISSAQUAH, WA 98029

CONTACT: JANELLE WALKER
PHONE: 425.306.4022

GEOTECHNICAL ENGINEER:

NELSON GEOTECHNICAL ASSOCIATES
17311 135TH AVE. N.E. SUITE A-500
WOODINVILLE, WA 98072

CONTACT: KHAL M. SHAWISH, PE
PHONE: 425.486.1669

PROJECT: 2020-19	SHEET:
DATE: 2022.03.18	C-100
SCALE: SEE PLAN	

COVER SHEET

SPECIFICATIONS

ALL WORK PERFORMED UNDER THESE CONTRACT DOCUMENTS SHALL FIRST BE IN ACCORDANCE WITH THE CITY OF ISSAQUAH PUBLIC WORKS STANDARDS AND THE 2014 ECOLOGY MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

FOR ALL OTHER STANDARDS AND SPECIFICATIONS, REFER TO THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, M41-10, MOST RECENT VERSION. IN THE EVENT OF A CONFLICT BETWEEN THE FOLLOWING ATTACHED SPECIFICATIONS AND THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, M41-10, THE ATTACHED SPECIFICATIONS ON THIS SHEET FOR THIS CONTRACT SHALL PREVAIL. SPECIAL PROVISIONS SHALL FOLLOW AND THEN THE WSDOT M41-10.

THE FOLLOWING MOST CURRENT PROVISIONS, CODES AND SPECIFIC MATERIAL AND WORKMANSHIP SPECIFICATIONS ARE ATTACHED TO THIS CONTRACT AND SHALL BE ADHERED TO:

AAWA	ARCHITECTURAL ALUMINUM MANUFACTURES' ASSOCIATION
ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AREA	AMERICAN RAILWAY ENGINEERING ASSOCIATION
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING OF MATERIALS
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
WSDOT	WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, M41-10

ITEMS IN SPECIFICATIONS
CERTAIN ITEMS DESCRIBED IN THE SPECIFICATION MAY NOT BE UTILIZED IN THIS PROJECT BUT ARE LISTED AS GENERAL ITEMS AND MAY OR MAY NOT APPLY SPECIFICALLY TO THIS PROJECT.

ALTERNATES
ALTERNATIVE MATERIALS AND CONSTRUCTION METHODS ARE ACCEPTABLE. THE OVERALL SIZE AND CONCEPT OF THE PROJECT SHALL BE UNCHANGED. ALTERNATE METHODS OF CONSTRUCTION AND ANY DIMENSIONAL ALTERNATES SHALL BE PROVIDED IN WRITING FOR APPROVAL BY THE ENGINEER. PRIOR TO INSTALLATION, CHANGES IN COST ASSOCIATED WITH ALTERNATES SHALL BE AT THE RISK OF THE CONTRACTOR. ANY ALTERNATES INSTALLED WITHOUT PRIOR WRITTEN APPROVAL MAY BE REMOVED AND REPLACED AT THE DISCRETION OF THE ENGINEER AT NO COST TO THE OWNER.

SUBMITTALS
SUBMITTALS FOR APPURTENANCES INSTALLED UNDER THIS CONTRACT SHALL BE PROVIDED TO THE ENGINEER PRIOR TO INSTALLATION FOR APPROVAL. THE FOLLOWING NOTES APPLY UNLESS INDICATED OTHERWISE:

SPECIAL INSPECTION, AS NOTED SHALL BE PROVIDED BY THE OWNER'S REPRESENTATIVE.

CRUSHED GRAVEL SURFACING
CRUSHED GRAVEL SURFACING SHALL MEET WSDOT SPEC. 9-03.9(3) FOR CRUSHED SURFACING ROCK AND SHALL MEET WSDOT SPEC. 9-03.9(3) FOR BASE COURSE OR TOP COARSE AS INDICATED ON THE DRAWINGS.

RIPRAP
WSDOT SPEC. 9-13.1(2) LIGHT LOOSE RIP RAP.

QUARRY SPALLS
QUARRY SPALLS SHALL BE WSDOT 9-13.6

FISH MIX
FISH MIX GRAVEL SHALL CONSIST OF WASHED ROUND RIVER GRAVEL CONSISTING BY VOLUME OF 60% SAND TO 2" ROCK, AS PER WSDOT 9-03.11(1) STREAMBED SEDIMENT AND 20% 2" TO 6" ROCK, PER WSDOT 9-03.11(2) STREAMBED COBBLES AND 20% 6" TO 18" ROCK AS WSDOT 9-03.11(2) STREAMBED COBBLES. FISH MIX SHALL BE SUPPLEMENTED AS NECESSARY WITH NATIVE BED MATERIAL AND/OR IMPORTED PIT RUN IN ORDER TO MATCH EXISTING BED MATERIAL GRADATION AND PREVENT SUBSURFACE FLOW. ALL FISH MIX GRAVEL SHALL BE APPROVED IN WRITING BY THE ENGINEER AT THE GRAVEL PIT PRIOR TO DELIVERY OF SITE.

ANCHOR BOLTS
ANCHOR BOLTS SHALL BE HOT DIPPED GALVANIZED ASTM A307. SET ALL ANCHOR BOLTS BY TEMPLATE OR DRILLED IN EPOXY AT 7 DAYS POST CONCRETE PLACEMENT.

ADHESIVE ANCHORS
"HIT HY-200 OR 200 R" BY HILTI INC.,SIMPSON SET-XP OR AT-XP10, USE HDG A36 OR A307 THREADED ROD. ICBO CERTIFICATION REQUIRED. SPECIAL INSPECTION REQUIRED.

DRILL IN EXPANSION BOLTS NOT ALLOWED
EXPANSION ANCHORS NOT ALLOWED. "KWIK-BOLTS" BY HILTI FASTENING SYSTEMS, "PARABOLTS" BY USM CORP, "RED HEAD WEDGE ANCHOR" BY ITT PHILLIPS NOT ALLOWED.

REVEGETATION WHERE APPLICABLE
REVEGETATE ALL DISTURBED AREAS OF CONSTRUCTION. REPLANT RIPARIAN AREAS AS FOLLOWS: RED OSIER DOGWOOD AND WILLOW (SALIX SPP.) SHALL BE LIVE STAKED ALONG THE WATERS EDGE AT 2'-0" ON CENTER FOR 4 ROWS BACK FROM ANTICIPATED ORDINARY HIGH WATER (OHW) EDGE. DISTURBED AREAS 10' FROM OHW EDGE SHALL BE REPLANTED AS FOLLOWS: WESTERN RED CEDAR, BLACK COTTONWOOD AND DOUGLAS FIR SHALL BE INTERSPERSED AND PLANTED AS PULL UPS WITH ROOTS IN SOIL THROUGHOUT DISTURBED UPLAND AREAS @ 25' O.C.. EROSION CONTROL SEED MIXTURE APPROPRIATE FOR LOCAL SHALL BE HAND BROADCAST OR HYDROSEEDDED IN ALL UPLAND DISTURBED AREAS.

STREAMBED COBBLES AND BOULDERS
STREAMBED ROCK INCLUDING COBBLES AND BOULDERS SHALL BE IN CONFORMANCE WITH WSDOT SPEC. 9-03.11(2) AND 9-03.11(3). ROCK SIZE SHALL BE AS INDICATED ON THE PLANS AND SHALL BE AS FOUND IN A NATURALLY OCCURRING FLUVIAL SEDIMENT AND SHALL BE ROUNDED OR SEMI-ROUNDED.

EROSION CONTROL SEED MIXTURE
EROSION CONTROL SEED MIXTURE SHALL CONSIST OF 20% WHITE CLOVER, 20% ANNUAL RYE, 60% CREEPING RED FESCUE.

ROOTWADS AND LARGE WOODY DEBRIS (LWD)
ROOTWADS AND LARGE ORGANIC DEBRIS SHALL BE UTILIZED FROM LIVE TREES AND SHALL HAVE A MINIMUM OF 30 FEET OF TREE STEM INTEGRAL WITH THE ROOTS UNO. LWD SHALL BE FROM LIVE OR RECENTLY LIVE WOOD. ALL LWD SHALL HAVE A MINIMUM DIAMETER OF 10" AT THE SMALL TAPERED END UNO. LWD SHALL BE DOUGLAS FIR OR WESTERN RED CEDAR UNLESS OTHERWISE APPROVED BY PROJECT ENGINEER. ANCHOR HABITAT BOULDERS SHALL BE 2, 3 AND 4 MAN ROCKS AS PER WSDOT AND AS NOTED ON THE PLANS. ALL ANCHORAGE SHALL BE FASTENED USING $\frac{3}{8}$ "-19 MINIMUM DIAMETER GALVANIZED OR STAINLESS STEEL CABLE. ALL CABLE SHALL BE FASTENED WITH HDG STEEL CLAMPS AND LIBERAL QUANTITIES OF HDG $\frac{3}{8}$ "x4" STEEL STAPLES.

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

- APPROVAL OF THIS 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.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, DISTURBANCE BEYOND THE CLEARING LIMITS IS NOT PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT—OF—WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED), AND ADJACENT PROPERTIES IS MINIMIZED.
- 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 MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) OR AS DIRECTED BY THE CITY.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR DURING NON—RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED TO ENSURE THEIR CONTINUED PROPER FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH (MORE FREQUENTLY AS REQUIRED BY THE PUBLIC WORKS CONSTRUCTION INSPECTOR) OR WITHIN TWENTY—FOUR (24) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A 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.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE PERMANENT FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. ELSE THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN. FLOW CONTROL BMP AREAS (EXISTING OR PROPOSED) SHALL NOT BE USED AS TEMPORARY FACILITIES AND SHALL BE PROTECTED FROM SEDIMENTATION AND INTRUSION.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (ECOLOGY).
- ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING SIX INCHES (6") MUST HAVE A HIGHLY VISIBLE PERIMETER FENCE WITH A MINIMUM HEIGHT OF THREE FEET (3').
- ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) OR SENSITIVE AREA TRACT SHALL HAVE A MINIMUM FOUR—FOOT (4') HIGH TEMPORARY CONSTRUCTION FENCE (CYCLONE OR PLASTIC MESH) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL A DWELLING IS CONSTRUCTED AND OWNERSHIP TRANSFERRED TO THE FIRST OWNER/OCCUPANT. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A FOUR—FOOT (4') HIGH TEMPORARY CONSTRUCTION FENCE. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY TWO ROWS OF EROSION CONTROL FENCE. IF DETERMINED APPROPRIATE BY CITY OF ISSAQUAH A SIX—FOOT (6') HIGH CHAIN LINK FENCE MAY BE REQUIRED.
- IF SEDIMENT IS TRACKED OFFSITE, PUBLIC ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY, OR MORE FREQUENTLY DURING WET WEATHER, IF NECESSARY TO PREVENT SEDIMENT FROM ENTERING WATERS OF THE STATE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ONSITE, OR OTHERWISE BE PREVENTED FROM DISCHARGING INTO DRAINAGE SYSTEMS TRIBUTARY TO SURFACE WATERS.
- ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE PUBLIC WORKS CONSTRUCTION INSPECTOR SHALL BE PROTECTED WITH A 'FILTER FABRIC SOCK' OR EQUIVALENT. AT NO TIME SHALL MORE SEDIMENT THAN ONE—THIRD (1/3) OF THE AVAILABLE STORAGE BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN INSERT.
- THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF ISSAQUAH PUBLIC WORKS CONSTRUCTION INSPECTOR. ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE—HALF FOOT (0.5') DEPTH.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET WSDOT SPECIFICATIONS 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING.
- FLUSHING CONCRETE BY—PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM SHALL NOT BE ALLOWED. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT MAY RESULT IN RE—INSPECTION AND RE—CLEANING THE ENTIRE AFFECTED DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE—LAYING THE STORM LINE.
- MAXIMUM RELEASE RATE FROM THE SITE AT ANY TIME DURING CONSTRUCTION AND DURING THE MAINTENANCE AND DEFECT PERIOD SHALL BE NO MORE THAN ONE—HALF OF THE 2—YEAR PEAK FLOW WHEN THE FLOW CONTROL STRUCTURE IS BYPASSED.
- DURING THE WET SEASON (OCTOBER 1 — APRIL 30) NOTES:
 - THE ALLOWED TIME THAT A DISTURBED AREA MAY REMAIN UNWORKED WITHOUT COVER MEASURES IS REDUCED TO TWO CONSECUTIVE WORKING DAYS, RATHER THAN SEVEN (SECTION D.2.1.2).
 - STOCKPILES AND STEEP CUT AND FILL SLOPES ARE TO BE PROTECTED IF UNWORKED FOR MORE THAN 12 HOURS (SECTION D.2.1.2).
 - COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE (SECTION D.2.1.2).
 - ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON (SECTION D.2.1.2.6).
 - MULCH IS REQUIRED TO PROTECT ALL SEEDED AREAS (SECTION D.2.1.2.2).
 - FIFTY LINEAR FEET OF SILT FENCE (AND THE NECESSARY STAKES) PER ACRE OF DISTURBANCE MUST BE STOCKPILED ON SITE (SECTION D.2.1.3.1).
 - CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE—GRAINED SOIL (SECTION D.2.1.4.2).
 - SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW (SECTION D.2.1.5).
 - SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW (SECTION D.2.1.6).
 - PHASING AND MORE CONSERVATIVE BMPS MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS (SECTION D.2.4.3).
 - ANY RUNOFF GENERATED BY DEWATERING MAY BE REQUIRED TO DISCHARGE TO THE SANITARY SEWER (WITH APPROPRIATE DISCHARGE AUTHORIZATION), PORTABLE SAND FILTER SYSTEMS, OR HOLDING TANKS (SECTION D.2.2).

MONITORING PROGRAM

REFER TO THE WARRANTY AND MAINTENANCE SCHEDULE LISTED IN THE PLAN ON SHEET L-1.0 OR IN SECTION 6.1.2 'DEFINITION OF SUCCESS' OF THE CRITICAL AREA STUDY AND BUFFER MITIGATION PLAN. A SUMMARY OF LONG-TERM MONITORING ACTIVITIES TO BE COMPLETED BY THE PROJECT ENGINEER AND/OR BIOLOGIST IS PRESENTED IN THE TABLE BELOW:

LONG TERM MONITORING PROGRAM			
MOINTORING GOAL	METRIC	MONITORING FREQUENCY	TIMING
- LOCAL IMPACTS - LWD REMAINS IN-TACT	- QUALITATIVE GEOMORPHIC OBSERVATIONS -MEASURED CROSS SECTIONS	ANNUALLY, FIVE YEARS	EARLY LOW-FLOW EVENT
- 60% PLANT SURVIVAL -80% PLANT COVERAGE	- PLANTING SURVEY	5 YEARS PER CITY, 10 YEARS PER USAGE	GROWING SEASON END
- STABILITY DURING HIGH FLOW - HIGH FLOW HYDROLOGY	- VIDEO RECORDS - QUALITATIVE GEOMORPHIC OBSERVATIONS	AS NEEDED, FIVE YEARS+	>2-YEAR HIGH-FLOW EVENTS



ISD HOLLY STREET CAMPUS
PERMANENT CREEK REPAIR
565 NW HOLLY STREET
ISSAQUAH, WA 98027

NO.	REVISION / ISSUE	DATE

OWNER:
ISSAQUAH SCHOOL DISTRICT
5150 220TH AVE SE
ISSAQUAH, WA 98029

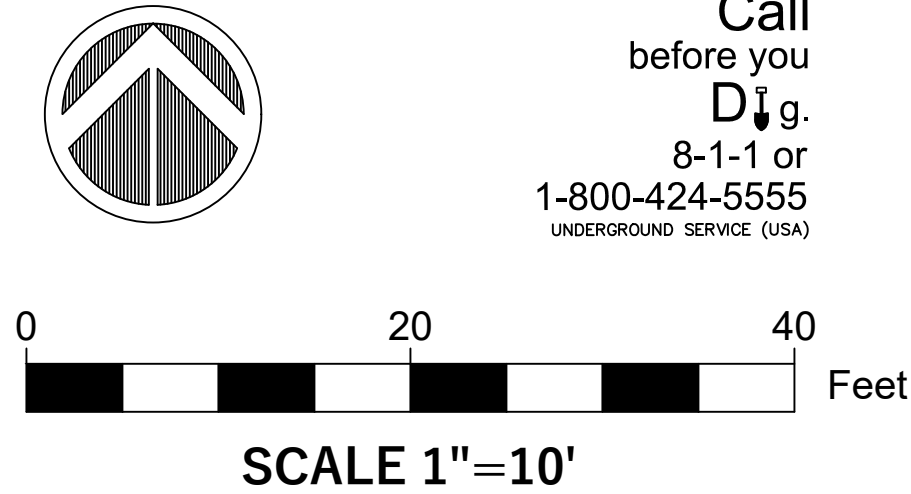
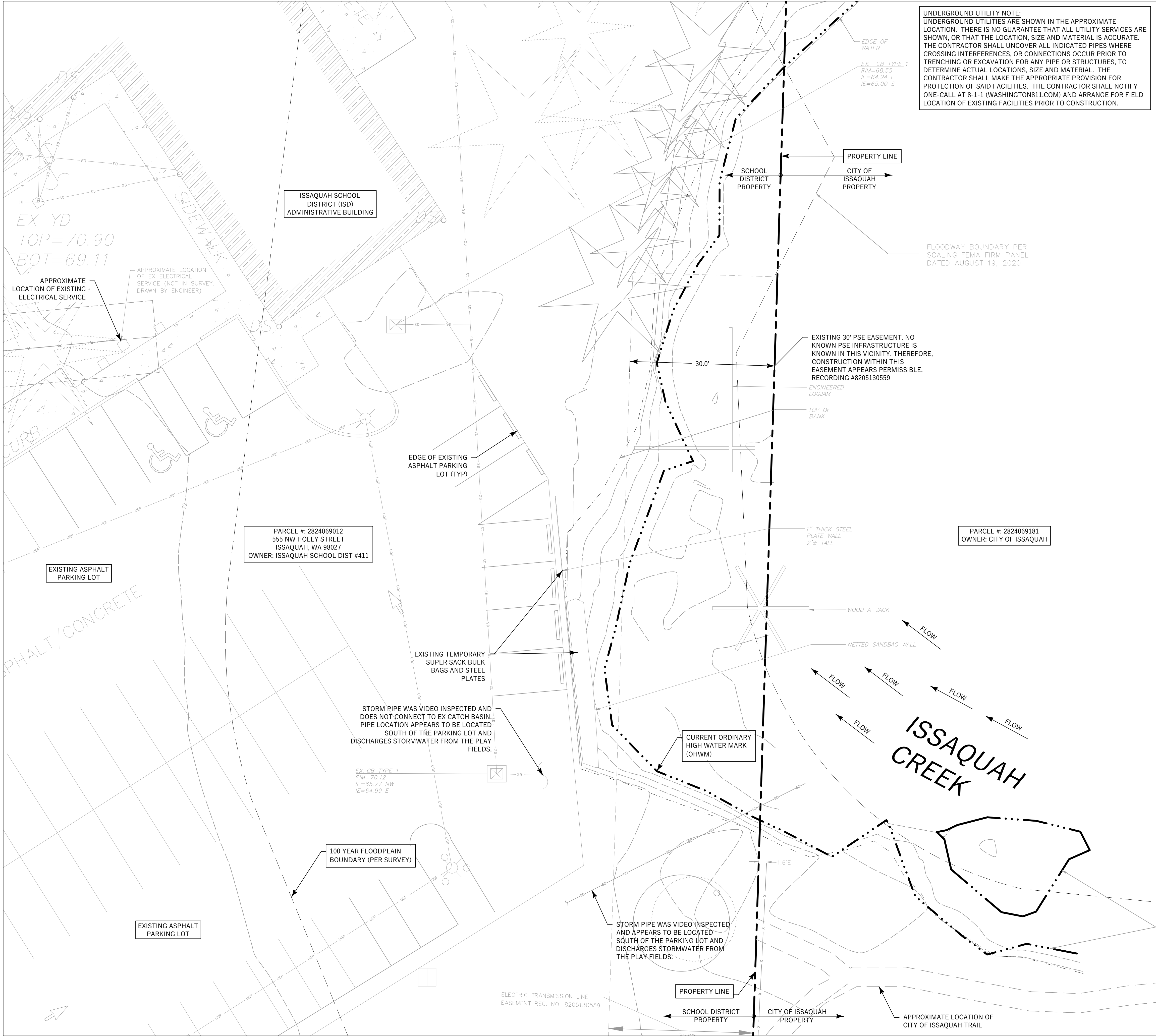
CONTACT: JANELLE WALKER
PHONE: 425.306.4022

GEOTECHNICAL ENGINEER:
NELSON GEOTECHNICAL ASSOCIATES
17311 135TH AVE. N.E. SUITE A-500
WOODINVILLE, WA 98072

CONTACT: KHAL M. SHAWISH, PE
PHONE: 425.486.1669

PROJECT: 2020-19	SHEET:
DATE: 2022.03.18	C-110
SCALE: SEE PLAN	

SPECIFICATIONS &
NOTES



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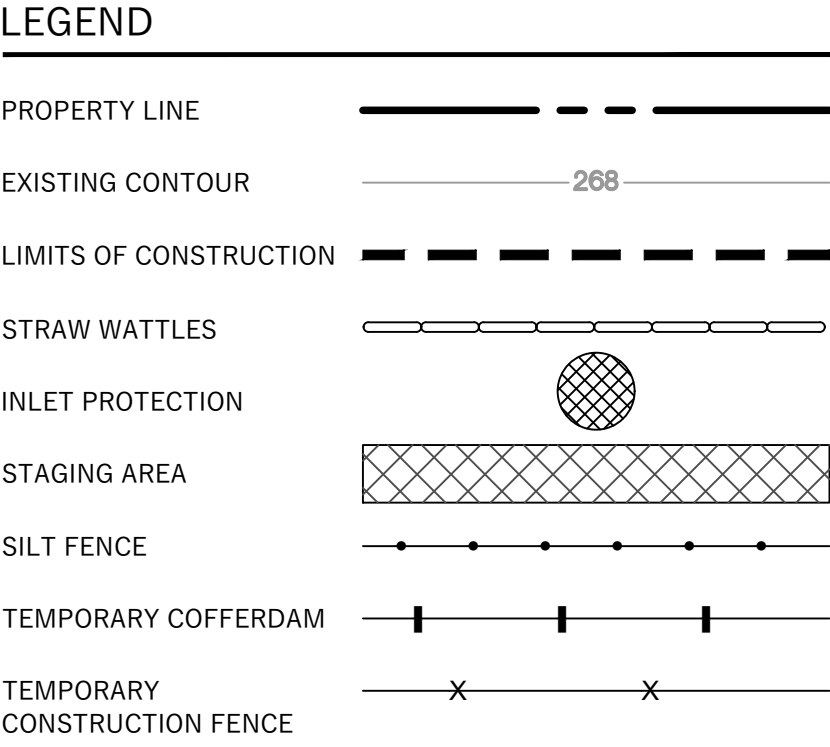
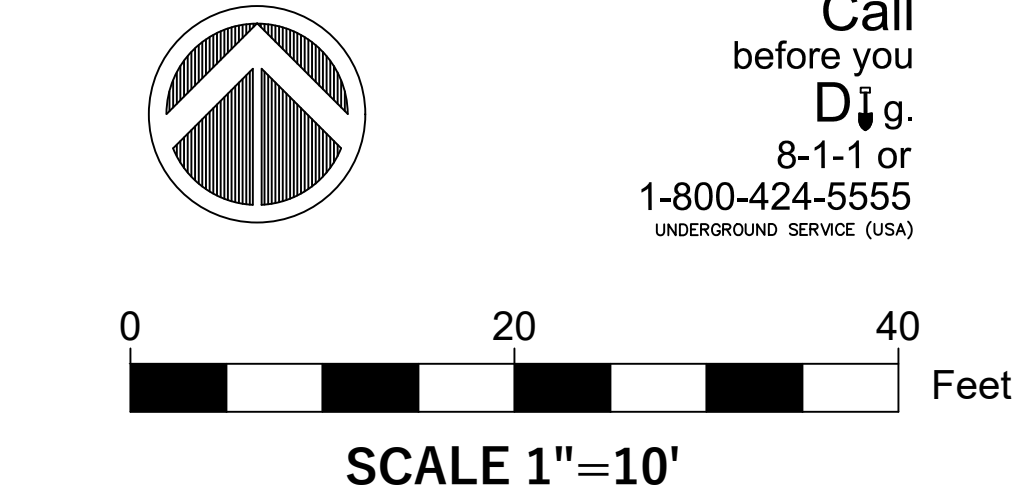
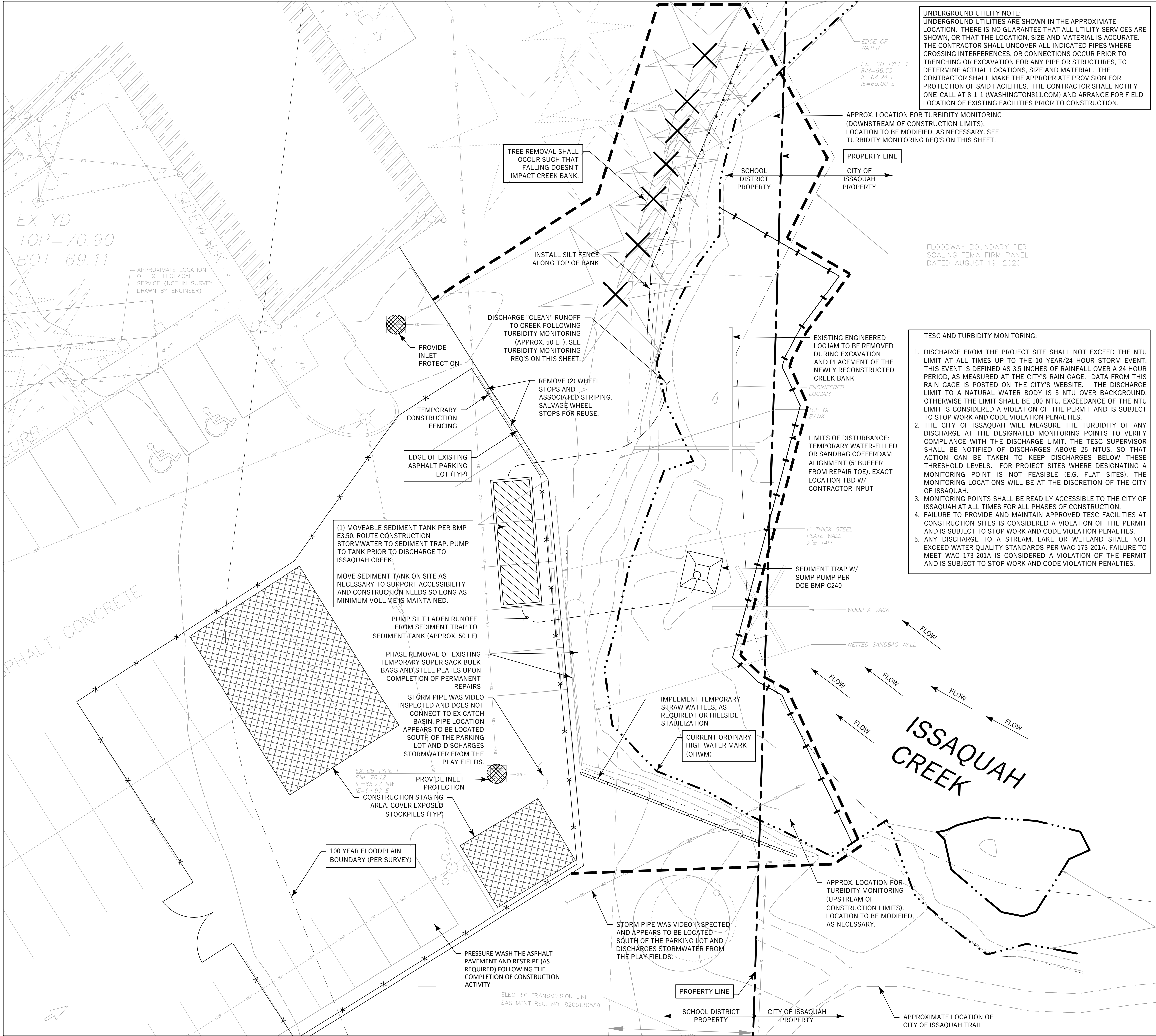
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CONTACT: KHAL M. SHAWISH, PE
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PROJECT: 2020-19 SHEET:
DATE: 2022.03.18 C-111
SCALE: SEE PLAN

EXISTING CONDITIONS



DISTURBED AREA: ±12,400 SF

EARTHWORK QUANTITIES:
CUBIC YARDS OF CUT: 450 CY
CUBIC YARDS OF FILL: 780 CY

NOTE:
EARTHWORK QUANTITIES WERE CALCULATED FROM EXISTING GRADE AS IDENTIFIED ON THE TOPOGRAPHIC SURVEY PREPARED BY GROUP FOUR, DATED 7/20/2021.

THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES. THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

THESE PLANS ARE NOT INTENDED TO ACCOMMODATE CONSTRUCTION DURING THE WET SEASON NOR IS CONSTRUCTION DURING THE WET SEASON ALLOWABLE FOR THIS PROJECT.

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. ANY SUCH FACILITIES INSTALLED MUST BE MAINTAINED IN PROPER OPERATING CONDITION UNTIL ALL DISTURBED AREAS HAVE BEEN REVEGETATED OR OTHERWISE DEVELOPED AND THE POTENTIAL FOR EROSION ELIMINATED.

- CONSTRUCTION SEQUENCE:
1. INSTALL CONSTRUCTION FENCING, POST REQUIRED SIGNAGE, AND DELINEATE STOCKPILE AREAS.
 2. STOCKPILE ALL MATERIALS AHEAD OF FISH WINDOW.
 3. DELINEATE DISTURBANCE AREA WITH SILT FENCING AND INSTALL CATCH BASIN INSERTS BEFORE PERFORMING VEGETATION MANAGEMENT.
 4. SET UP BAKER TANK OR SERIES OF BAKER TANKS ON-SITE PRIOR TO STREAM DIVERSION. WATER DISCHARGE SUBJECT TO TURBIDITY THRESHOLDS ESTABLISHED BY THE DEPARTMENT OF ECOLOGY.
 5. COORDINATE WITH THE ECOLOGIST/BIOLOGIST REGARDING FISH REMOVAL PRIOR TO AND AS THE COFFER DAM IS INSTALLED.
 6. CONSTRUCT TEMPORARY COFFERDAM AND EMPLOY STREAM DIVERSION TECHNIQUES DURING WDFW FISH WINDOW.
 7. MONITOR TURBIDITY OF EFFLUENT/SEEPAGE FROM DEWATERED EXCAVATION AREA; STORE, RELEASE, AND/OR Haul RETAINED WATER IN ACCORDANCE WITH ESTABLISHED THRESHOLDS.
 8. EXCAVATE AFFECTED AREA TO THE MINIMUM EXTENT NEEDED TO SET LARGE WOODY DEBRIS ROOTWAYS A MAXIMUM OF 4.3 FEET BELOW PLANNED STREAM BED ELEVATION FOR SCOUR PROTECTION USING LONG-ARMED EXCAVATION EQUIPMENT SITUATED ABOVE THE WORK AREA.
 9. INSTALL HELICAL ANCHORS WITH LIGHT TOOLS. LIMIT FOOT TRAFFIC ON ALLUVIAL SUBGRADE TO MINIMUM NECESSARY TO INSTALL STABILIZATION.
 10. PLACE INITIAL COURSE OF LARGE WOODY DEBRIS WITH BOOM OR CRANE EQUIPMENT SITUATED ABOVE THE WORK AREA; ATTACH WOOD TO HELICAL ANCHORS, AND REPLACE STOCKPILED, SELECT ALLUVIAL SOILS TO PARTLY BURY FIRST COURSE IN ACCORDANCE WITH DESIGN SCOUR DEPTHS.
 11. PLACE INTERSTITIAL HABITAT BOULDERS AND INSTALL ANCHOR BOLTS AND FITTINGS FOR CABLE AND ANCHORAGE.
 12. CONTINUE TO PLACE LARGE WOOD AND BACKFILL WITH MATERIALS SPECIFIED ON PLANS TO RECONSTRUCT THE BANK. SECURE LOG FRAMEWORK WITH CABLE, EXTENDING HELICAL ANCHORAGE AS NEEDED WITH EXTENSION RODS TO SECURE AS DEPICTED ON PLANS.
 13. INSTALL JUTE-WRAPPED AMENDED SOIL BAGS BETWEEN BRUSH LAYERS AT TOP OF RECONSTRUCTED BANK.
 14. REMOVE TEMPORARY COFFERDAM AND STREAM DIVERSION TECHNIQUES PRIOR TO CLOSE OF WDFW FISH WINDOW.
 15. VEGETATE TOP OF BANK WITH LIVE-STAKE PLANTINGS AS OUTLINED ON PLANS.
 16. CLEAN PAVEMENT AREAS OF SITE. REMOVE TEMPORARY EROSION CONTROL METHODS, INCLUDING SILT FENCES AND CATCH BASIN INSERTS.
 17. INSTALL PROPOSED FALL PROTECTION FENCING.
 18. CONDUCT ONGOING MONITORING IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS OR AS OUTLINED IN PROJECT PLANS.

**ISD HOLLY STREET CAMPUS
PERMANENT CREEK REPAIR**

565 NW HOLLY STREET
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ISSAQUAH, WA 98029

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WOODINVILLE, WA 98072

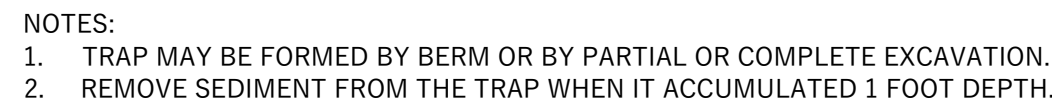
CONTACT: KHAL M. SHAWISH, PE
PHONE: 425.486.1669

PROJECT: 2020-19 **SHEET:**

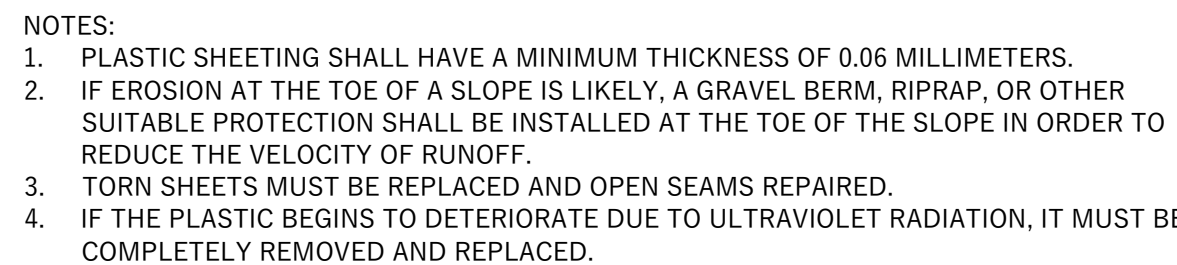
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SCALE: SEE PLAN

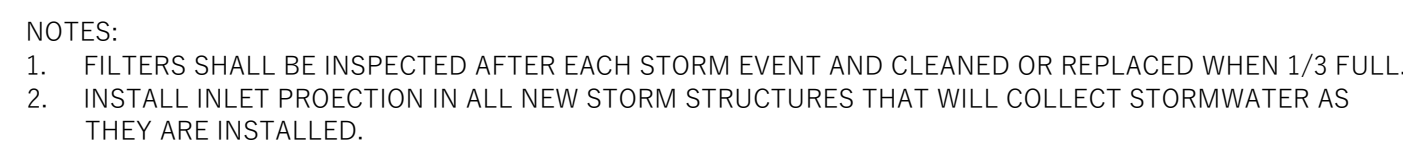
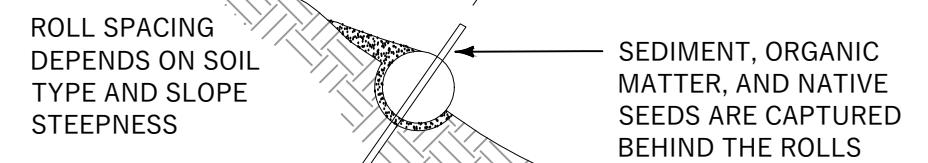
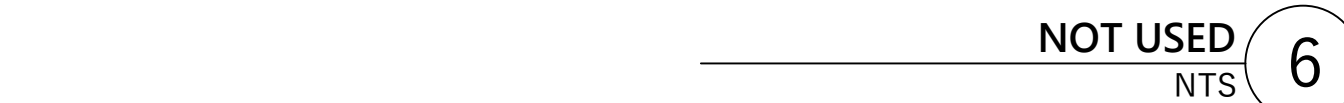
**TEMPORARY EROSION AND
SEDIMENT CONTROL PLAN**



SEDIMENT TRAP



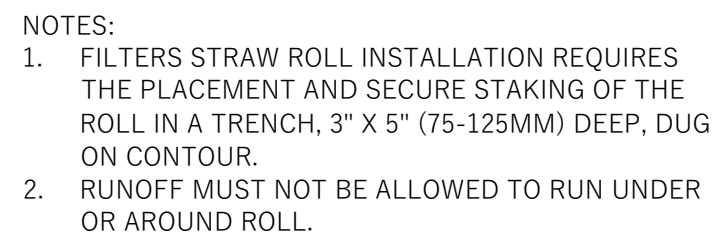
STOCKPILE COVER 5
NTS



INLET PROTECTION NTS 8



SANDBAG COFFERDAM **10**
NTS



STRAW WATTLE (11 NTS)

- NOTES:**
1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM SIX-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
 2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30").
 3. A TRENCH SHALL BE EXCAVATED, ROUGHLY EIGHT INCHES WIDE AND TWELVE INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
 4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST ONE INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES AND SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRIED TO THE FENCE, AND TWENTY INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRIED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE (5) APPLYING.
 7. THE TRENCH SHALL BE BACKFILL WITH 3/4 INCH MINIMUM DIAMETER WASHED GRAVEL.
 8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.



SILT FENCE **16**
NTS



ISSAQUAH, WA 98027
565 NW HOLLY STREET
PERMANENT CREEK REPAIR
ISSD HOLLY STREET CAMPUS

NO.	REVISION / ISSUE	DATE

OWNER:
ISSAQUAH SCHOOL DISTRICT
5150 220TH AVE SE
ISSAQUAH, WA 98029

CONTACT: JANELLE WALKER
PHONE: 425.306.4022

GEOTECHNICAL ENGINEER:
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WOODINVILLE, WA 98072

CONTACT: KHAL M. SHAWISH, PE
PHONE: 425.486.1669

PROJECT: 2020-19	SHEET:
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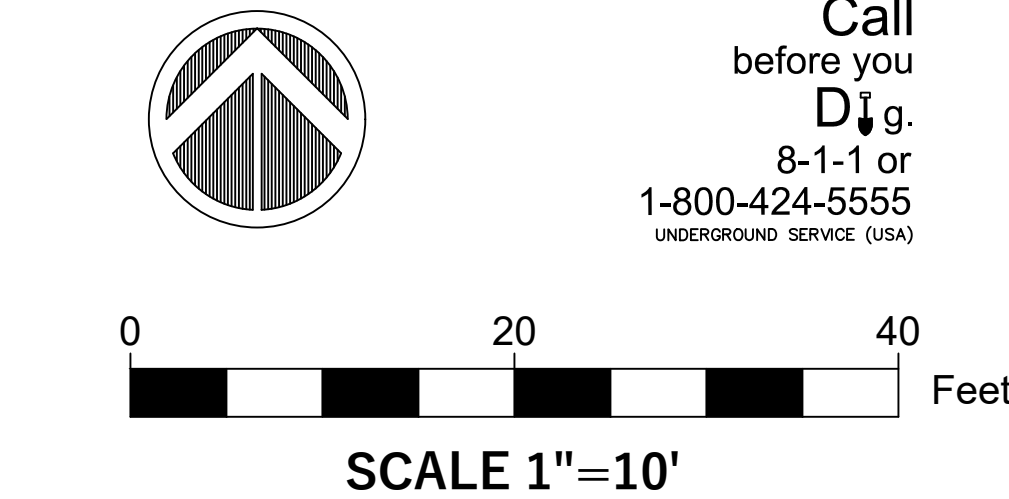
DATE: 2022.03.18

SCALE: SEE PLAN

SHEET:

C-210

T.E.S.C DETAILS



LEGEND	
PROPERTY LINE	---
EXISTING CONTOUR	---268---

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY SERVICES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPES WHERE CROSSING INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.



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PROJECT: 2020-19	SHEET:
DATE: 2022.03.18	C-300
SCALE: SEE PLAN	

CONSTRUCTION SITE PLAN

NOT USED
NTS

1

NOT USED
NTS

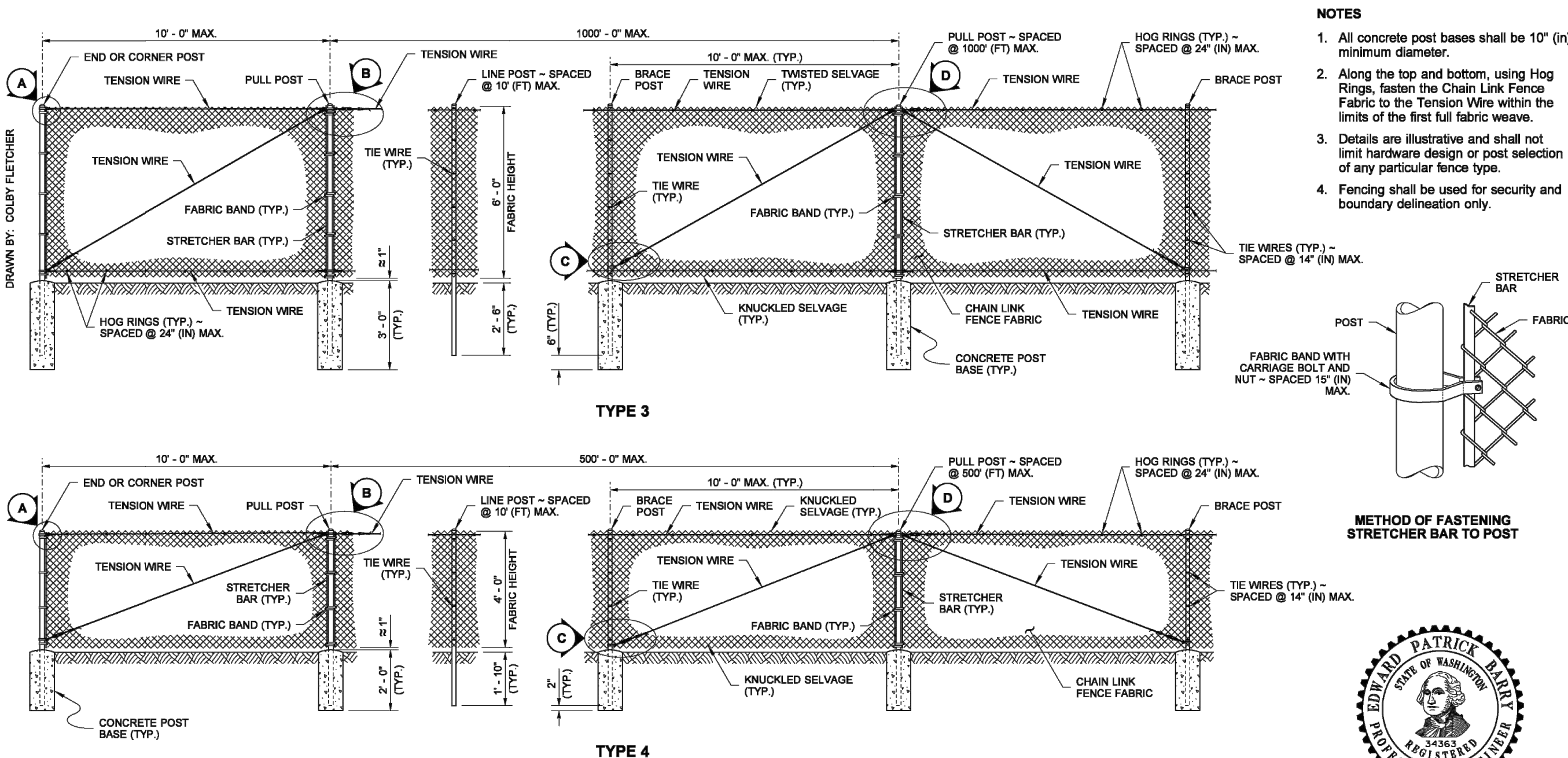
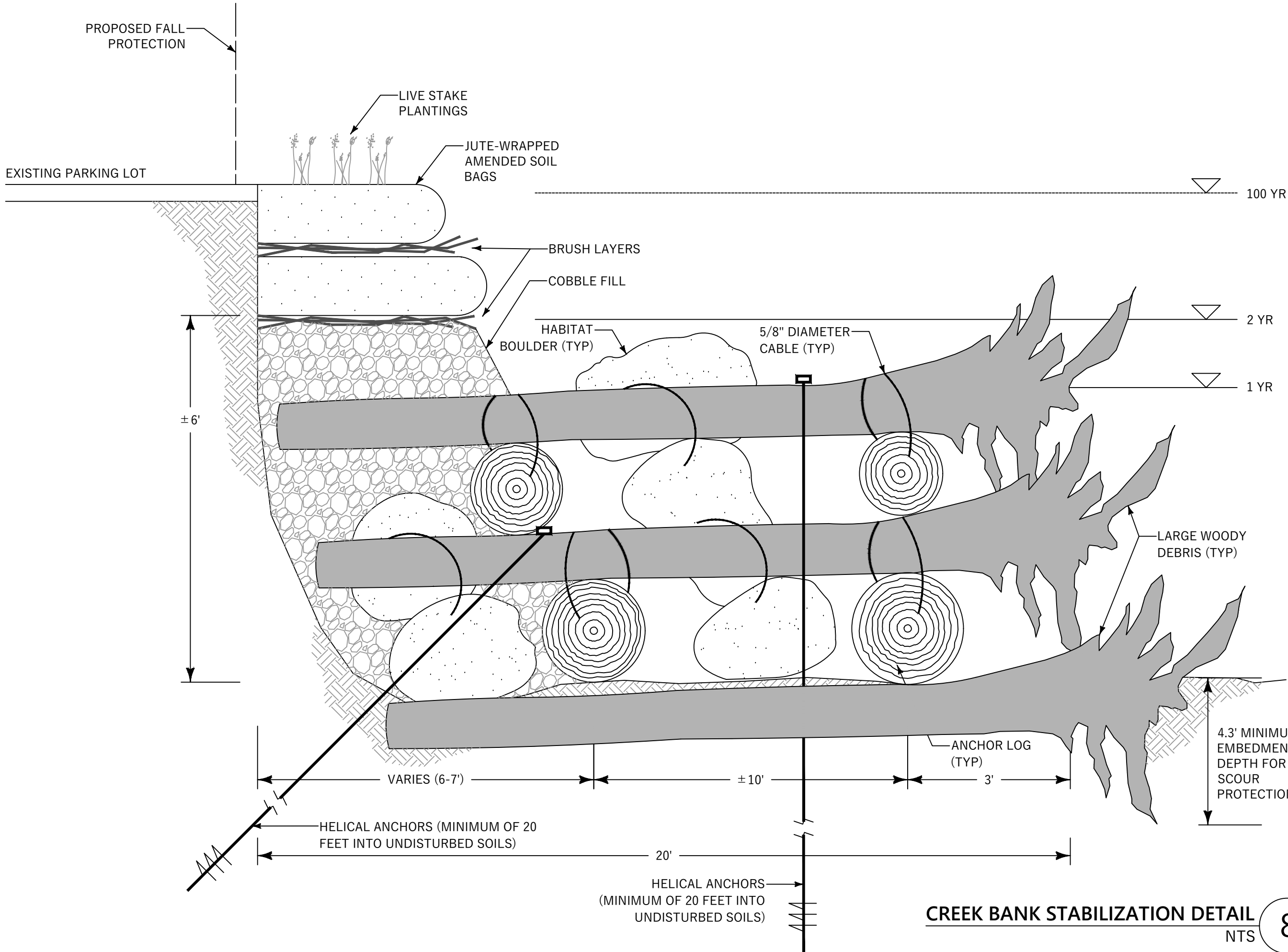
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NOT USED
NTS

5

NOT USED
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6

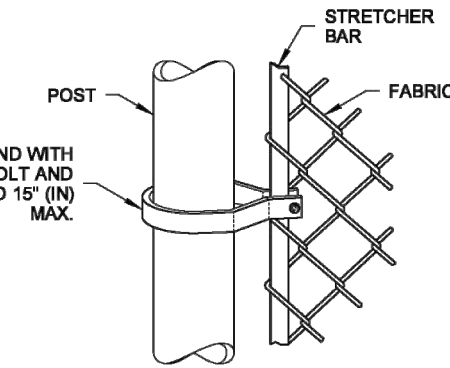


POST AND RAIL SPECIFICATIONS			
POST	PIPE	ROLL FORMED	
	NOM. SIZE (SCH. 40) I.D.	SECTION	WEIGHT (lb/ft)
END, CORNER, OR PULL POST	2 1/2" DIAM.	Y	5.10
LINE OR BRACE POST	2" DIAM.	Z	1.85

FABRIC LOOP - 2 SIDES

FENCE LINE

- NOTES
- All concrete post bases shall be 10" (in) minimum diameter.
 - Along the top and bottom, using Hog Rings, fasten the Chain Link Fence Fabric to the Tension Wire within the limits of the first full fabric weave.
 - Details are illustrative and shall not limit hardware design or post selection of any particular fence type.
 - Fencing shall be used for security and boundary delineation only.



METHOD OF FASTENING
STRETCHER BAR TO POST

Barry, Ed
Jul 14 2015 11:14 AM

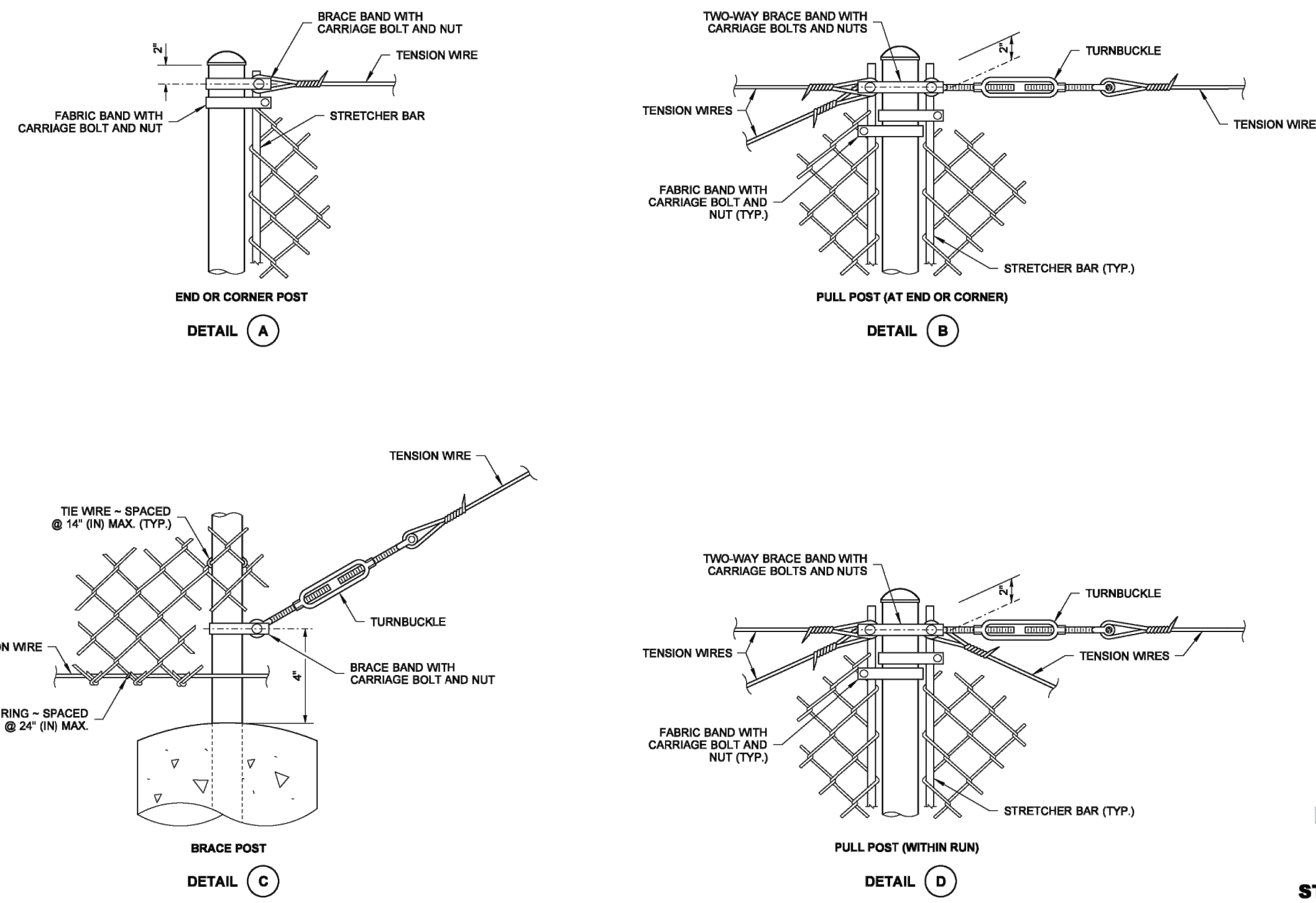
**CHAIN LINK FENCE
TYPES 3 AND 4**

STANDARD PLAN L-20.10-03

SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jul 14 2015 11:24 AM

STATE DESIGN ENGINEER
Washington State Department of Transportation



Barry, Ed
Jul 14 2015 11:14 AM

**CHAIN LINK FENCE
TYPES 3 AND 4**

STANDARD PLAN L-20.10-03

SHEET 2 OF 2 SHEETS

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jul 14 2015 11:25 AM

STATE DESIGN ENGINEER
Washington State Department of Transportation



ISS HOLLY STREET CAMPUS
PERMANENT CREEK REPAIR

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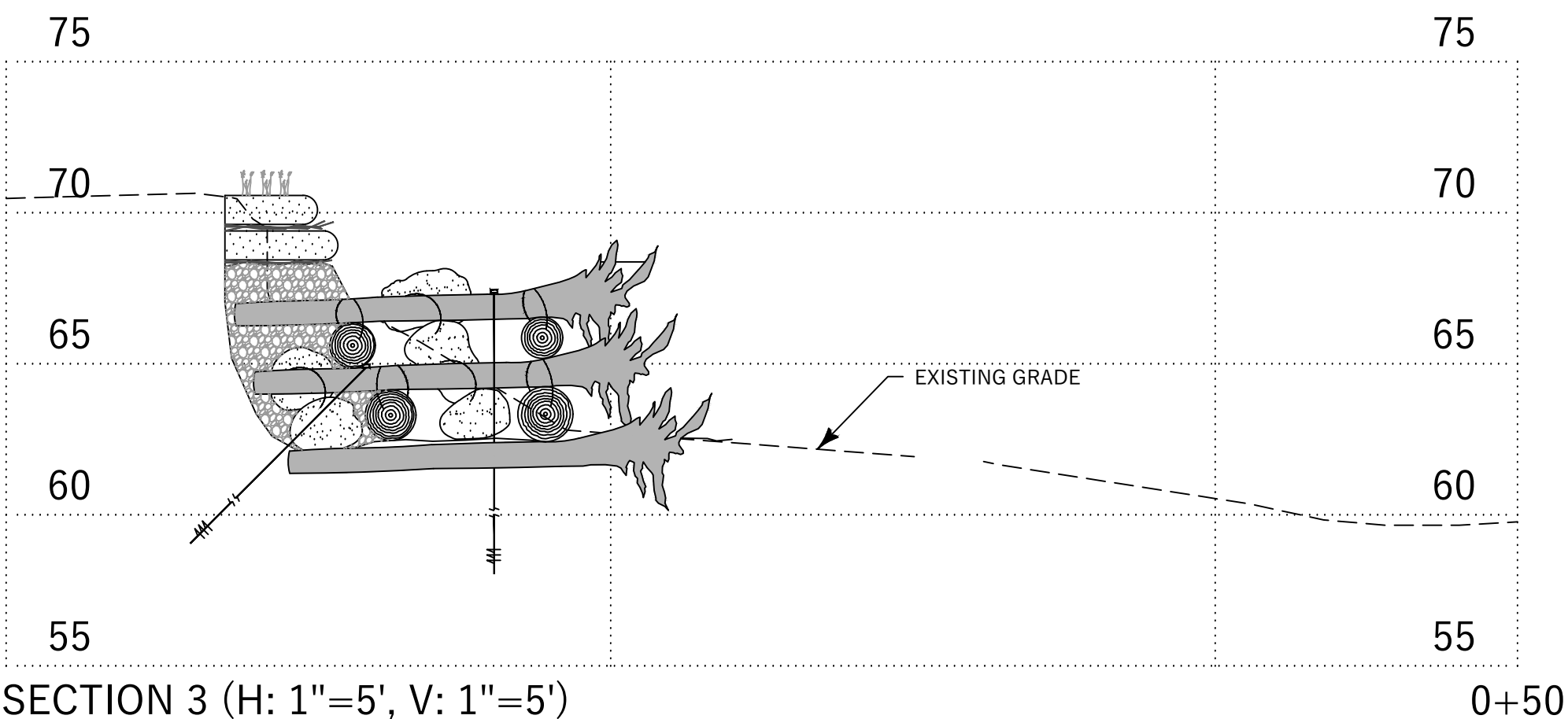
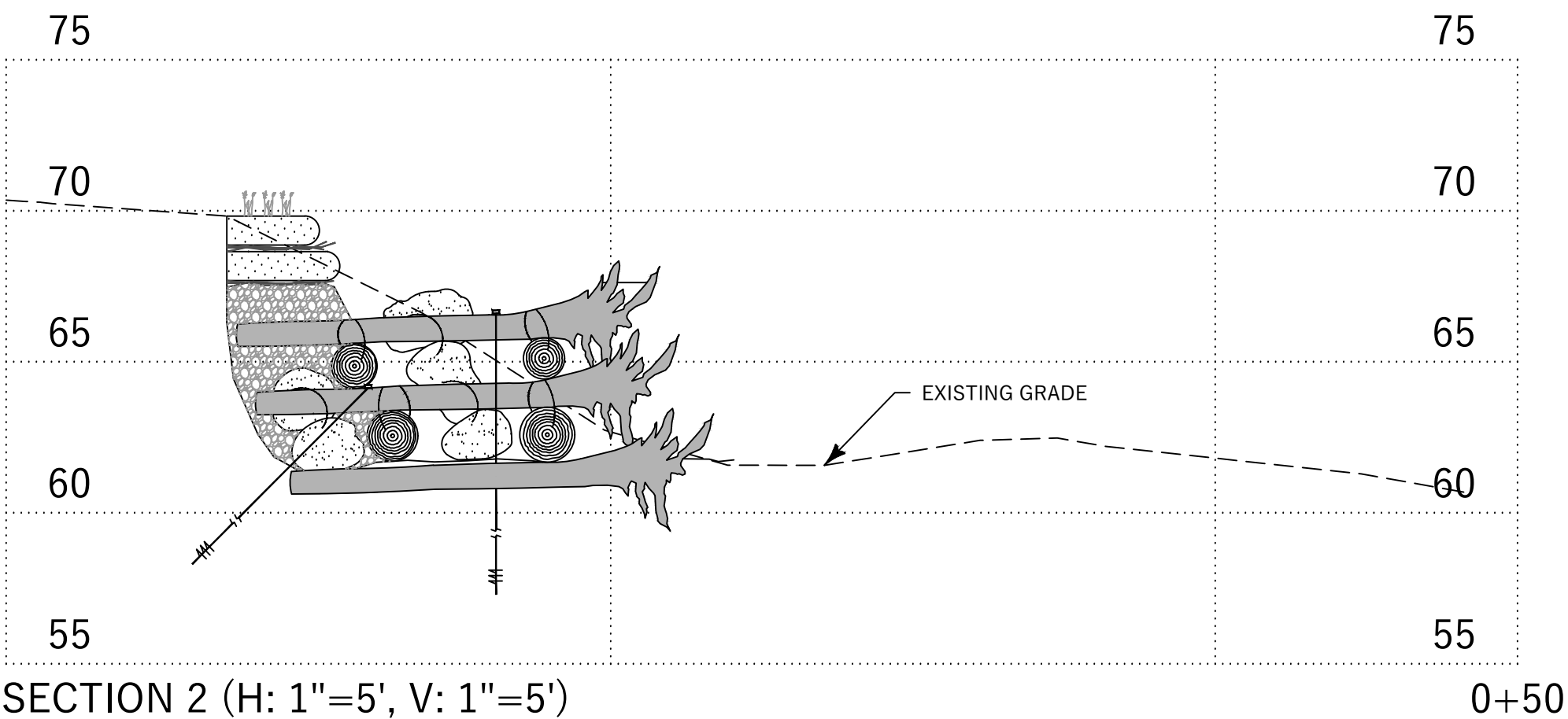
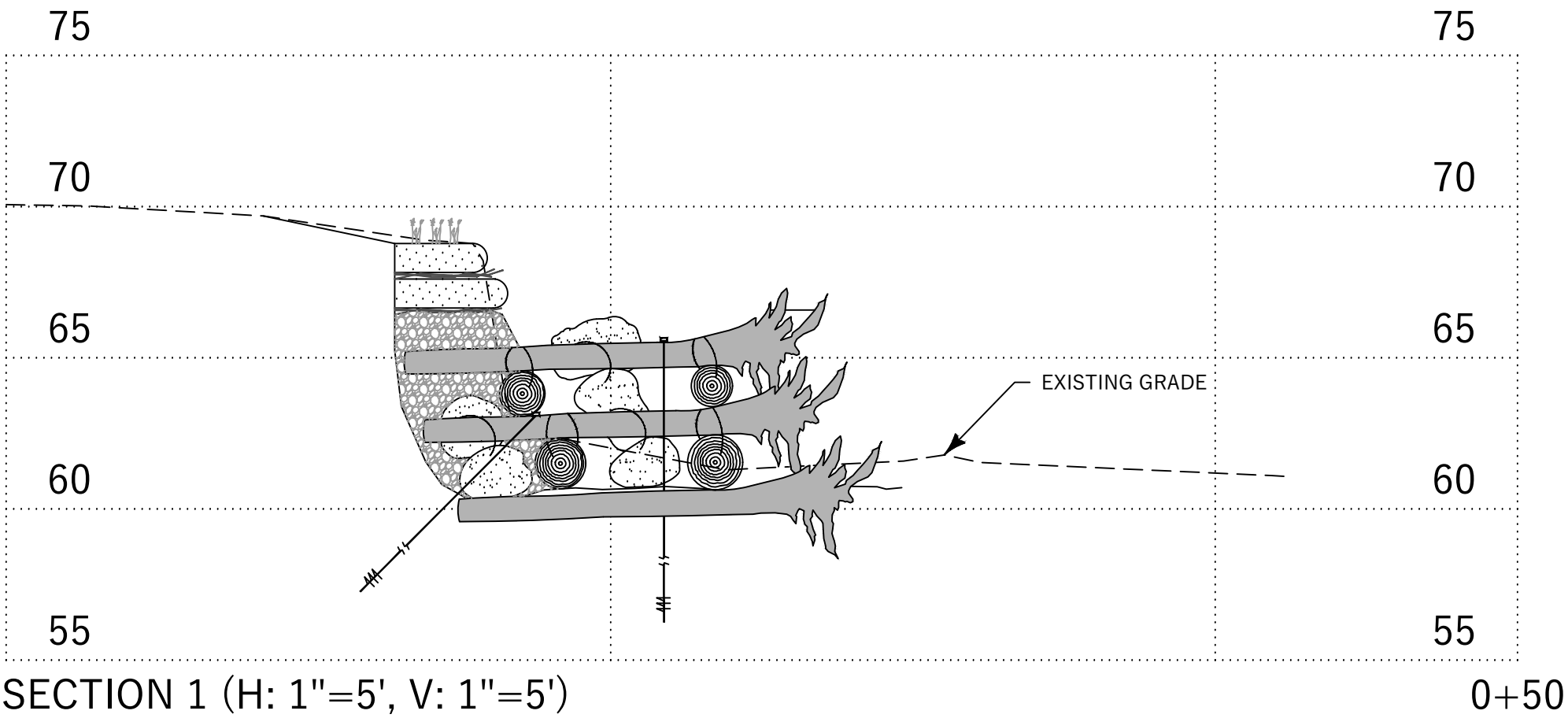
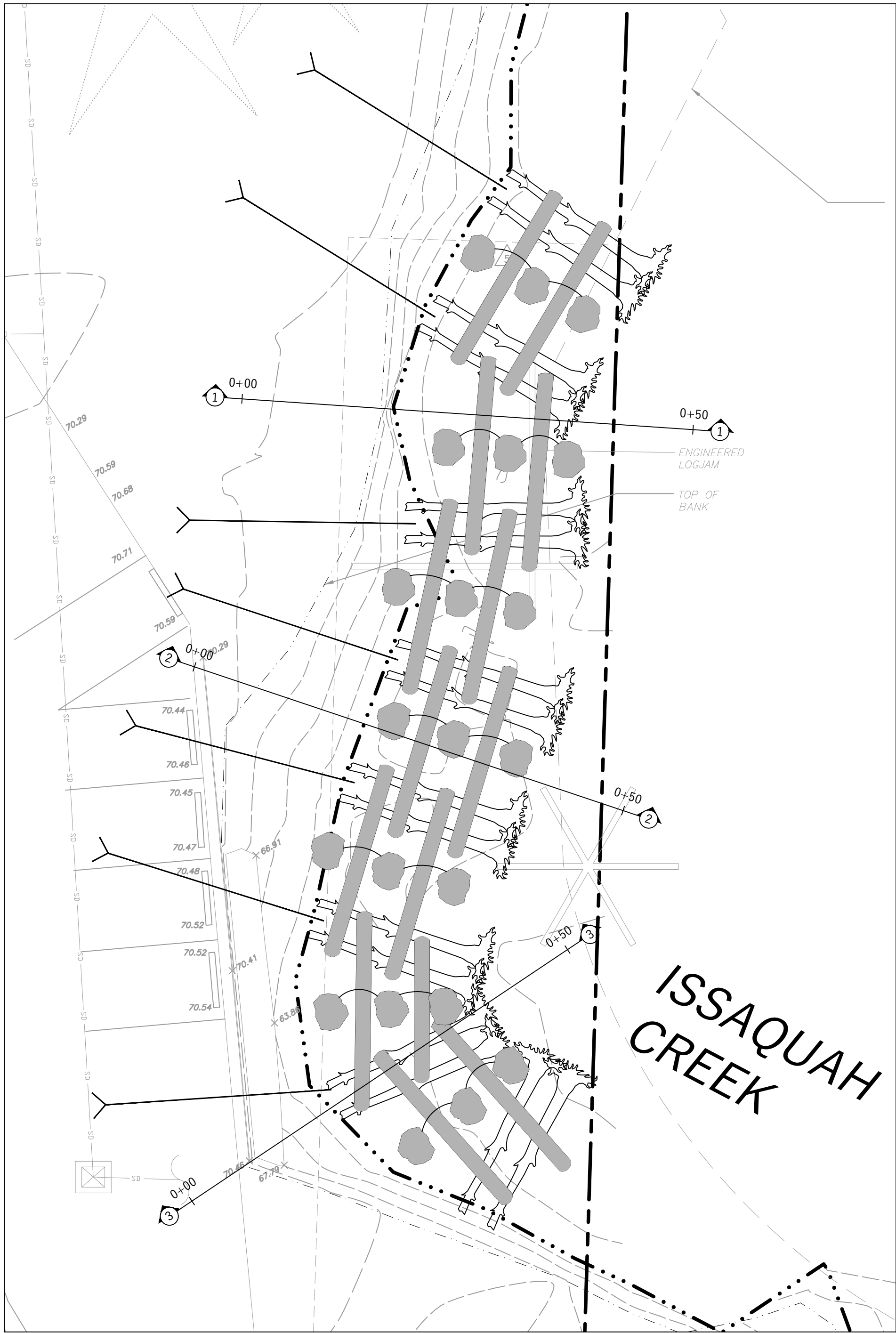
GEOTECHNICAL ENGINEER:
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17311 135TH AVE. N.E. SUITE A-500
WOODINVILLE, WA 98072

CONTACT: KHAL M. SHAWISH, PE
PHONE: 425.486.1669

PROJECT: 2020-19 SHEET:
DATE: 2022.03.18 C-310
SCALE: SEE PLAN

CONSTRUCTION
DETAILS

SITE PLAN (SCALE: 1"=10')



ISD HOLLY STREET CAMPUS
PERMANENT CREEK REPAIR
565 NW HOLLY STREET
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PROJECT: 2020-19	SHEET:
DATE: 2022.03.18	C-311
SCALE: SEE PLAN	

STREAM
SECTIONS

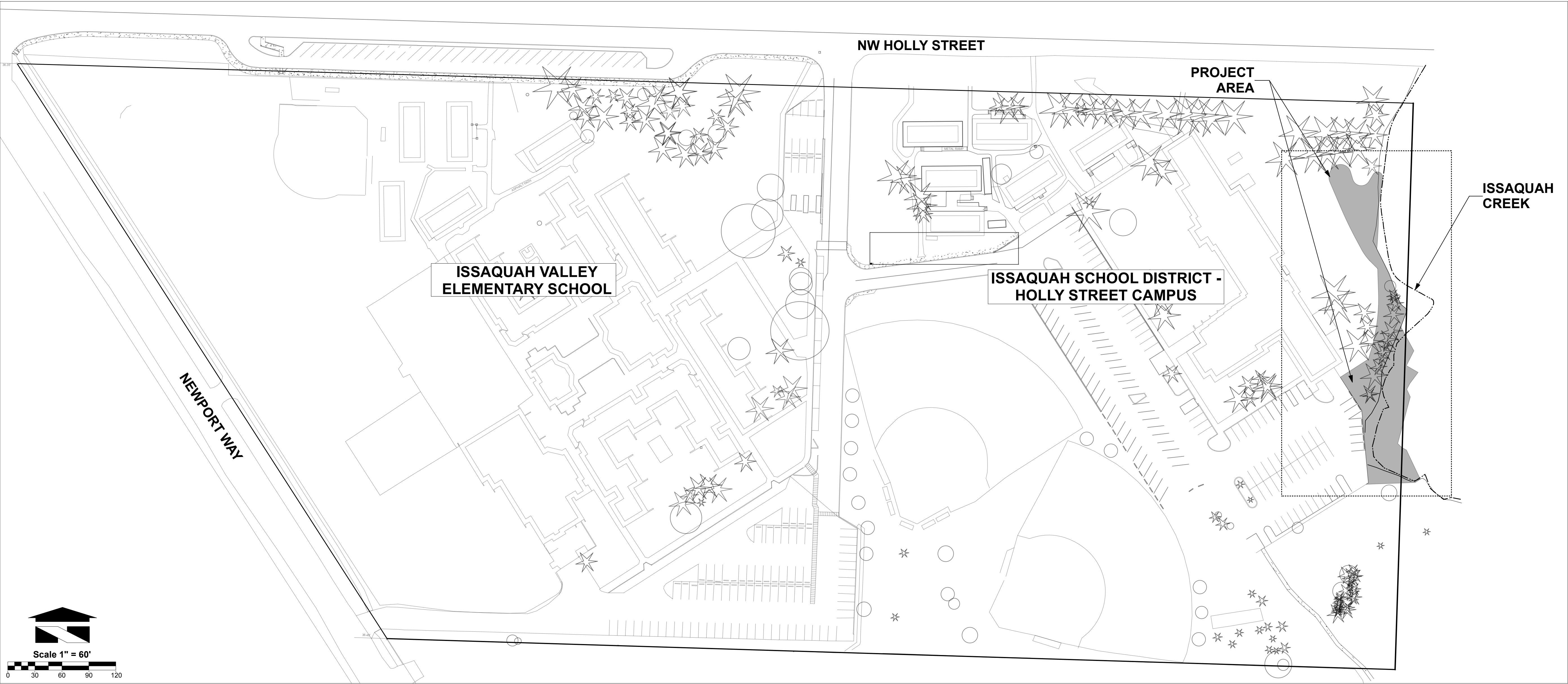
SE 1/4, SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.

ISSAQUAH SCHOOL DISTRICT

HOLLY STREET CAMPUS - MITIGATION LANDSCAPE PLAN

CITY OF ISSAQUAH

BID SET



Wetland Resources

9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
TEL: 425.337.3174
FAX: 425.337.3045

WRI PROJECT # 21034

ISD HOLLY STREET CAMPUS

MITIGATION LANDSCAPE PLAN

565 NW HOLLY STREET
ISSAQUAH, WA 98027

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PROJECT: 2020-19	SHEET:
DATE: 2022.03.18	L-1.0
SCALE: SEE PLAN	

LANDSCAPE SITE
OVERVIEW

PROJECT DESCRIPTION

Permanent streambank stabilization measures will be installed across approximately 130 feet of cutbank on the west side of Issaquah Creek. A portion of the bank will be reconstructed with an engineered, non-deformable 'log toe' incorporating large woody debris and habitat boulders. Native plants will be installed within the jute soil bags at the top of the stabilization structure, adjacent to the existing parking lot, and along the streambank. A total of eight trees will be removed, as the erosion has already moved into the critical root zone for the trees. Sixteen additional trees will be installed as mitigation for the removal of these trees.

All necessary construction work within the stream channel will be performed between July 1 and August 15, the approved fish window. Mitigation plantings should be installed between November 1 and January 15.

PROJECT NOTES

GENERAL

Refer to plans and site information carefully. All invasive species and debris to be removed from planting areas prior to installation.

Contractor to refer to other drawings and plans including, but not limited to, civil engineering drawings and geotechnical report.

PROJECT/JOB CONDITIONS

A. Utilities

1. Determine location of above grade and underground utilities and perform work in a manner which will avoid damage. Hand excavate, as required. Call before you dig, in advance, 1-800-424-5555.

2. Contractor shall be cognizant of all utility lines and underground obstructions, on property and adjacent areas, and shall become familiar with all utility, irrigation, mechanical and electrical plans so that its digging and or drilling operations do not damage lines. Contractor shall coordinate with Owners Representative to determine new utilities and refer to construction drawings. Any utilities shown on the landscape plans are schematic only.

B. Other Property

1. Maintain grade stakes or any marks for various construction endeavors by others. Do not remove unless mutually agreed upon with all other parties.

2. Repair or replacement by original installer shall be made at contractor's expense for all existing building, equipment, underground utilities, staking, irrigation equipment, paving , surfacing, stairs and or forms damaged as a result of contractor's operations before final payment is made.

C. Work Areas

1. Confine work areas designated by the contract. A designated area of the existing parking lot may be used for staging. If additional storage space is needed, obtain permission from Owner's Representative. Unnecessary material is to be removed immediately from site.

2. Keep all areas clean daily.

WARRANTY

A. Planting, grass, and Irrigation and Installation Warranty

1. Materials and products provided shall have a one-year warranty after final acceptance of the plantings and irrigation. This will include any defects in materials or installation. No partial approvals will be given.

2. The warranty will include replacing plant material, in a timely manner, as originally specified if they are not in good, healthy and flourishing condition. Rejected plants are to be removed from site immediately. Replaced plants will require an additional one-year warranty. Any installation defects will need to be fixed. Overseeding any areas that are bare of 10% grass germination are to be reseeded and reseeded. Contractor to ensure establishment.

3. The School District will perform a one-year warranty acceptance walk through.

MAINTENANCE

A. General Maintenance

1. All restoration planting areas and planting materials to be maintained during construction. Weeding, watering, and maintaining plants is the responsibility of the contractor. Cleaning and maintaining areas affected by work, such as road, pathways, sidewalks, and other areas to be accessible while construction is in progress, is part of the maintenance.

B. One-year maintenance

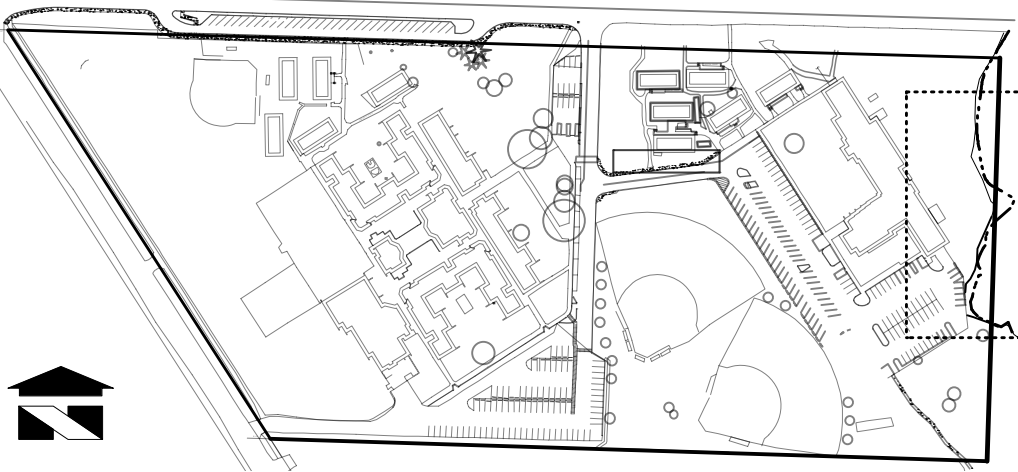
1. Maintenance shall continue for one year after final acceptance of planting and irrigation. This maintenance shall include but not limited to manual weeding, organic/leaf debris removal, re-staking trees, removing stakes, re-mulching, replacing dead or dying plants, adjusting irrigation schedule.

2. The maintainer shall provide to the School District a schedule of items performed: such as fertilizing, weeding, and irrigation repairs.

ISSAQUAH SCHOOL DISTRICT
HOLLY STREET CAMPUS - MITIGATION LANDSCAPE PLAN
CITY OF ISSAQUAH

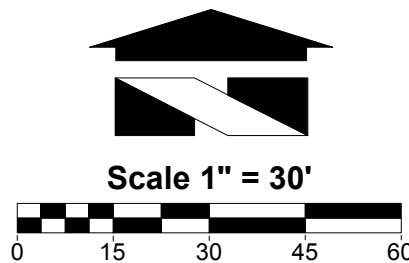
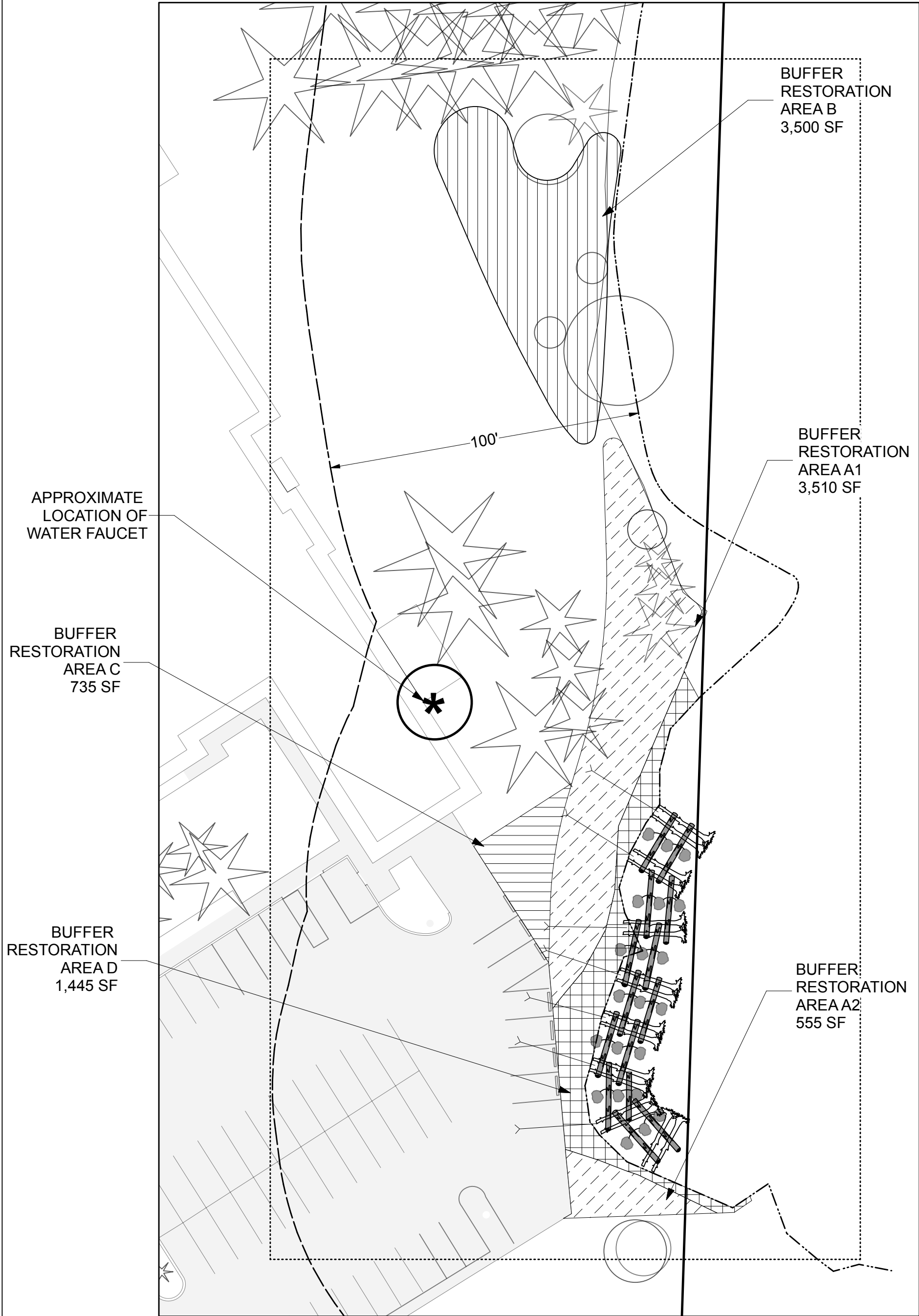
BID SET

HOLLY STREET CAMPUS



MITIGATION
LOCATION

BUFFER MITIGATION PLANTING PLAN



LEGEND	
	ORDINARY HIGH WATER MARK
	STREAM BUFFER
	BUFFER RESTORATION AREA A
	BUFFER RESTORATION AREA B
	BUFFER RESTORATION AREA C
	BUFFER RESTORATION AREA D

PLANT SCHEDULE

Buffer Restoration Area A1 (3,510 square feet)				
Common Name	Latin Name	Size	Spacing	Quantity
Western hazelnut	<i>Corylus cornuta</i>	1 gallon	5'	24
Oceanspray	<i>Holodiscus discolor</i>	1 gallon	5'	24
Red elderberry	<i>Sambucus racemosa</i>	1 gallon	5'	24
Salmonberry	<i>Rubus spectabilis</i>	1 gallon	5'	24
Snowberry	<i>Symphoricarpos albus</i>	1 gallon	5'	24
Sword fern	<i>Polystichum munitum</i>	1 gallon	5'	24

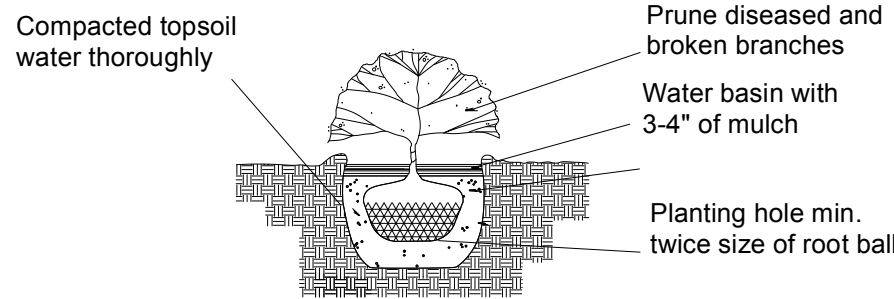
Buffer Restoration Area A2 (555 square feet)				
Common Name	Latin Name	Size	Spacing	Quantity
Western hazelnut	<i>Corylus cornuta</i>	1 gallon	5'	4
Oceanspray	<i>Holodiscus discolor</i>	1 gallon	5'	4
Red elderberry	<i>Sambucus racemosa</i>	1 gallon	5'	4
Salmonberry	<i>Rubus spectabilis</i>	1 gallon	5'	4
Snowberry	<i>Symphoricarpos albus</i>	1 gallon	5'	4
Sword fern	<i>Polystichum munitum</i>	1 gallon	5'	4

Buffer Restoration Area B (~3,500 square feet)				
Common Name	Latin Name	Size	Spacing	Quantity
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gallon	15'	8
Western red cedar	<i>Thuja plicata</i>	2 gallon	15'	4
Big leaf maple	<i>Acer macrophyllum</i>	2 gallon	15'	4

Buffer Restoration Area C (735 square feet)				
Common Name	Latin Name	Size	Spacing	Quantity
Hooker's willow	<i>Salix hookeriana</i>	live stake	3'	50
Sitka willow	<i>Salix sitchensis</i>	live stake	3'	50
Red osier dogwood	<i>Cornus sericea</i>	1 gallon	5'	50

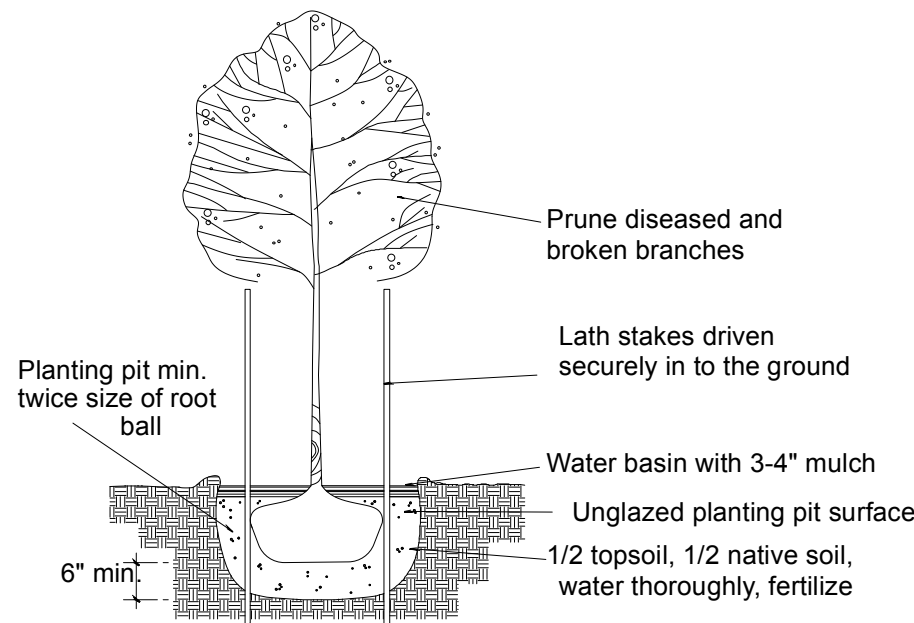
Buffer Restoration Area D (1,445 square feet)				
Common Name	Latin Name	Size	Spacing	Quantity
Hooker's willow	<i>Salix hookeriana</i>	live stake	3'	50
Sitka willow	<i>Salix sitchensis</i>	live stake	3'	50
Red osier dogwood	<i>Cornus sericea</i>	1 gallon	5'	50

PLANT INSTALLATION GUIDELINES



SHRUB PLANTING DETAIL

No Scale



TREE PLANTING DETAIL

No Scale

IRRIGATION SYSTEM

A temporary, above ground irrigation system shall be installed to ensure all restoration planting areas receive sufficient water. The irrigation system must include a programmable timer. Water will be supplied from the existing administration building via the outdoor faucet or other source agreed upon by the Issaquah School District.

PLANTING NOTES

Plant in the late fall/early winter and obtain all plants from a reputable nursery. Care and handling of all plant materials is extremely important to the overall success of the project. The origin of all plant materials specified in this plan shall be native plants, nursery grown in the Puget Sound region of Washington. Some limited species substitutions may be allowed, only with the agreement of the project's ecologist.

1. Pre-Planting Meeting
Prior to control of invasive species or installation of mitigation plantings, a site meeting between the contracted landscaper and the project's ecologist shall occur to resolve any questions that may arise. During this meeting a discussion regarding plant spacing and locations of plant species including wetland verses buffer species shall occur between the landscape contractor and the project's ecologist.

2. Handling
Plants shall be handled to avoid all damage, including breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation. Plants whose roots have dried out from exposure will not be accepted at installation inspection.

3. Storage
Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows and treated in a manner suitable to those species' horticultural requirements. Plants must be re-inspected by the project's ecologist and/or landscape designer prior to installation.

4. Damaged plants
Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site.

5. Plant Names
Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the project's ecologist or City staff. All plant materials shall be true to species and variety and legibly tagged.

6. Quality and condition
Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected. Plants with pruning wounds over 1-inch in diameter will be rejected.

7. Roots
All plants shall be containerized, unless explicitly authorized by the landscape designer and/or the project's ecologist. Rootbound plants or plants with damaged, cracked, or loose rootballs (major damage) will be rejected. Immediately before installation, plants with minor root damage (some broken and/or twisted roots) must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of approximately half an inch in two to four places.

8. Sizes
Plant sizes shall be the size indicated in the plant schedule in approved plans. Larger stock may be acceptable provided that it has not been cut back to the size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and preferable under some circumstances, based on site-specific conditions. Measurements, caliper, branching, and bailing and burflapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

9. Form
Evergreen trees shall have single trunks and symmetrical, well-developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plant schedule. Shrubs shall have multiple stems and be well-branched.

10. Timing of Planting
Unless otherwise approved by City staff and/or project's ecologist, all planting shall occur between November 1 and January 15. Overall, the earlier plants go into the ground during the dormant period, the more time they have to adapt to the site and extend their root systems before the water demands of spring and summer.

PLANTING NOTES, CONTINUED

11. Weeding
Existing and exotic vegetation in the mitigation areas will be hand-weeded from around all newly installed plants at the time of installation and on a routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is recommended.

12. Site conditions
The contractor shall immediately notify the project's ecologist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. When conditions detrimental to plant growth are encountered such as rubble, adverse drainage or soil conditions, or obstructions, notify the project's ecologist and Owner's Representative before planting. Report work under tree canopy or if tree roots are in excavated areas. Protect existing plant material from damage. Damaged material to be replaced by contractor.

Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

13. Planting Pits
Planting pits shall be circular or square with vertical sides, and shall be 6" deeper and 12" larger in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits. Burlap shall be removed from the planting pit. Backfill shall be worked back into holes such that air pockets are removed without adversely compacting down soils.

14. Live Stake Installation
Live stake stock (a.k.a. whips, cuttings) shall be harvested and installed between October 15 and January 15, while the plant is dormant. Live stake stock is highly perishable and shall be stored in shaded, cool, and moist conditions, and installed within 2 weeks of harvesting. Live stakes shall be 5 to 6 feet long, and 0.5 to 1.5 inches in diameter. Live stakes shall be installed right side up (branch nodes angled upward) to a depth of 1/3 to 1/2 the length of stock. After installation, soils shall be pressed around each live stake, as necessary.

15. Fertilizer
Slow release fertilizer may be used if pre-approved by the project ecologist. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not contact stems of the plants). No fertilizer will be placed in planting holes.

16. Soil Amendment and Topsoil
Organic compost will be used as an amendment if the existing soil in the planting areas is of poor quality. Compost will be mixed with native soil (3:1 native soil to compost) prior to backfilling planting holes. Do not fill planting holes with compost. Imported topsoil will only be used if it is determined the existing conditions (i.e. tree roots, fill soil) are not conducive to successful plantings.

17. Staking
Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes. Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway, it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

18. Plant Location
Colored surveyors' ribbon or other appropriate marking shall be attached to the installed plants to assist in locating the plants while removing the competing non-native vegetation and during maintenance and monitoring.

19. Arrangement and Spacing
The plants shall be arranged in a pattern with the appropriate numbers, sizes, species, and distribution that are required in accordance with the approved plans. The actual placement of individual plants shall mimic natural, asymmetric vegetation patterns found on similar undisturbed sites in the area. Spacing of the plantings may be adjusted to maintain existing vegetation with the agreement of the project's ecologist.

20. Inspection(s)
The project's ecologist shall be present on site to inspect the plants prior to planting. Minor adjustments to the original design may be required prior to and during construction.

21. Woodchip Mulch
After buffer enhancement plant installation, a 36" circle of no less than 2 to 4 inches of organic/untreated woodchips shall be placed around the base of each plant. Woodchips shall be kept well away (at least 2 inches) from the trunks and stems of woody plants. Woodchips are not necessary over the jute soil logs and should be kept at least 3 feet from the bank of Issaquah Creek.



9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
TEL: 425.337.3174
FAX: 425.337.3045

WRI PROJECT # 21034

ISD HOLLY STREET CAMPUS
MITIGATION LANDSCAPE PLAN

ISSAQUAH, WA 98027

OWNER:

ISSAQUAH SCHOOL DISTRICT
5150 220TH AVE SE
ISSAQUAH, WA 98029

CONTACT: JANELLE WALKER
PHONE: 425.306.4022

GEOTECHNICAL ENGINEER:

NELSON GEOTECHNICAL ASSOCIATES
17311 135TH AVE. N.E. SUITE A-500
WOODINVILLE, WA 98072

CONTACT: KHAL M. SHAWISH, PE
PHONE: 425.486.1669

PROJECT: 2020-19 SHEET:

DATE: 2022.03.18

SCALE: SEE PLAN

L-1.1

LANDSCAPE
PLANTING PLAN

SE 1/4, SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.

ISSAQUAH SCHOOL DISTRICT

HOLLY STREET CAMPUS - MITIGATION LANDSCAPE PLAN

CITY OF ISSAQUAH

BID SET



WRI PROJECT # 21034

PRODUCT SPECIFICATIONS

TOPSOIL

A. General

1.Topsoil and planting mix shall be free from debris, weeds, parts of weeds, weed seeds, stones, foreign matter, and otherextraneous materials harmful to plant growth. All soil to meet regulation standards by Washington state.

2. Ph range of 5. 5 to 7

3. To be a natural, fertile, and friable sandy loam 3 way mix consisting of a minimum of 1/3 composted organic matter, and having good drainage characteristics.

4. Approval required by Owner's Representative and project ecologist for soil alterations and before installations.

B. Imported Topsoil

1. Shall consist of 2/3 soil (sandy loam consisting largely of sand) and 1/3 organic matter by volume. The 3 way mix shall have a pH range of 5.0 to 6.5, with dolomite limestone added to achieve this range.

2. Indicate source of topsoil and obtain approval before hauling to site.

C. Composted Organic Material

1. Composted yard debris composted at a minimum of 140 degrees for a minimum of 6 months. No weed seeds shall be present. Compost to consist of 100% recycled material and meet class "AA" standards.

2. Compost shall have a pH of 5.5 to 7.5, no finer than ¼" and no greater than ½", shall be hot composted as established by the EPA, and have a maximum carbon to nitrogen ration of 40:1.

LAWN

A. Seed General Requirements

1. Fresh, clean, dry, new-crop seed complying with the Association of Official Seed Analysis' "Rules for Testing Seed" for purity and germination tolerances.

2. Minimum pure seed content of 98%.

3. Minimum germination of 90%.

4. Maximum weed seed of 0.5%.

MULCH

A. Woodchip Mulch

Arborist chips or similar. Must be free of chemicals and dyes. Confirm source of chips was free of disease and pest infestations.

EXECUTION

GENERAL

A. Pre-construction meeting

An on-site meeting between the contractor, owner representative, and the project ecologist (Wetland Resources, Inc.) shall take place prior to preparation of planting areas or removal of invasive species. All planting and staging areas will be reviewed.

SITE PREPARATION

1. Manual weed control only. Remove all weeds and their roots on all plants prior to planting. Dispose of off-site. Removal of weeds within subgrades and topsoil prior to planting or placing new topsoil is to be done manually by contractor.

2. Invasive species on site (existing areas and newly planted areas) are to be removed with root by contractor. This includes but is not limited to Scotch Broom, Ivy, and Himalayan Blackberry. If bamboo is present in the planting areas, removal/treatment method should be discussed with and approved by the project ecologist due to proximity of the stream bank.

3. Inform project ecologist of any conditions that may affect plant survival/health (large tree roots, poor soil quality, etc.).

PLANTING

A. Layout

1. Plant locations to be approved by the project ecologist and/or Owner representative before start of plant installation. Place trees and shrubs in proposed locations for review before planting. Only position plants that can be maintained or planted within 24 hours (do not need to lay out live stakes). Make adjustments as requested.

B. Planting Trees and Shrubs and Groundcover

1. Fill rough sided hole with water. Observe for adequate drainage.

2. If plants are rootbound, loosen roots or cut as appropriate per industry standards.

3. Set container stock on layer of compacted base or planting soil mixture, plumb and in center of pit with top of root ball at same elevation as adjacent grade. All cages and or wire and ties to be removed completely. Remove all pots. Exposed roots to be spread in a natural manner.

4. When set, place backfill around base and sides of root ball and work each layer to settle backfill and eliminate voids and air pockets. Water. Place additionally backfill, making sure to eliminate air pockets. Tamp to compact slightly. Do not step around tree to compact soil. Place fertilizer while backfilling per manufacturer's instructions. Water again after placing final layer of backfill and correct any settlement that may occur.

5. Plant should be at existing grade of area adjacent to plant pit.

6. If container stock is root bound, cut vertically along outside of ball, and loosen roots to allow growth outward.

7. Dish top of backfill of trees in grass area to allow for mulching. Dished areas shall have a diameter of at least 3 feet.

8. Mulch with woodchips (arbor chips).

C. Grass Planting

1. Notify Owner's Representative 24 hours before seeding is scheduled. Get approval for designated areas.

2. Protect areas not to be seeded from overspray or damage from access.

3. Grass protection: Identify seeded or sodded areas with stakes, string and flags around periphery. Set string height 12" minimum to 36" maximum. Maintain stakes, string and flags until grass is useable.

EXECUTION, CONTINUED

MAINTENANCE

A. General

1. Begin maintenance immediately after planting. One year maintenance is to begin after final acceptance of planting and irrigation, Maintenance shall include but not l imited to keeping areas free of trash and debris, re-mulching, manual weeding, adjusting of irrigation and controller, re-staking of trees and removal of stakes as determined by school district, replacing and replanting of dead or dying plants.

2. Provide a maintenance log to school district. Prior to any plant replacement, verify that growing conditions are suitable.

3. Coordinate walk thru and approval with School District prior to one year warranty acceptance.

B. Grass Maintenance

1. Maintenance to be performed by contractor until completion and acceptance of entire project. Acceptance of seeded grass shall be based on a uniform, smooth, weed-free stand of grass. Areas of 6" or more with less than 90% lawn or do not have a uniform stand of grass shall be redone. Reseeding of any areas shall be done and coordinated by contractor.

2. Water, fertilize, remove leaves, weed, trim edges, replant, by manufacturer and seasonal conditions. Confirm schedule with Owner's Representative.

3. All barriers to remain intact during establishment period. Contractor is responsible to repair damage if barriers are inadequate.

4. Edges of grass shall be kept smooth and uniform and weeds to be removed. Grass is to be removed for 3' diameter around trees. Contractor is responsible for addition or removal of grass in planter areas.

5. Coordinate times of maintenance with Owner's Representative.

CLEANUP AND PROTECTION

A. Cleanup

1. During landscape work, keep pavements clean and work area in an orderly condition. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the site.

2. Prior to being considered ready for inspection, provisional or final, the Contractor shall replace dead, diseased or damaged plant material, clear the job site of all debris, clippings, trimmings and discarded materials from any source whatsoever; clean adjacent areas to the extent that work under this Contract may scatter litter; tighten all guys; flush paved areas and present project in a neat, clean, and orderly fashion.

B. Protection

1. Protect landscape work and materials from damage due to landscape operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods to prevent trespass.

2. Provide proper safeguards.

3. Protect areas from damage from erosion.

4. Treat, repair or replace damaged landscape work as directed.

INSPECTION AND ACCEPTANCE OF PLANTINGS

A. Maintenance log

1. Submit maintenance supplies and materials used for project in a typewritten legible form if requested, there will be a meeting of the School District representative and contractor to discuss maintenance issues. Have available a typewritten form of maintenance performed.

B. Criteria

1. When landscape work is completed, including maintenance, the project's ecologist and/or Owner's Representative will make an inspection to determine acceptability.

2. Landscape work may be inspected for acceptance in parts only if agreeable to by Owner's Representative, provided work offered for inspection is complete, including maintenance.

3. Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Owner's Representative and landscape architect and found to be acceptable. Any defects in materials or workmanship to be fixed before approval.

C. Acceptance

1. Request an inspection: Notify at least two weeks before anticipated review.

2. Acceptance of work: upon completion of all repairs, the project's ecologist shall verify acceptance with the Owner's Representative. After final acceptance of the planting and irrigation, the one-year warranty and maintenance shall begin.

GUARANTEE AND REPLACEMENT

A. Duration

1. Plant material and grass shall be guaranteed for a period of (1) year from the date of final acceptance of planting and irrigation. All plants and grass to be in good, healthy and flourishing condition.

2. Dead or dying plant materials during the guarantee period shall be noted and replaced in a timely manner by the Contractor at no expense. Any grass areas with more than 6" area of bare dirt is to be amended and reseeded by contractor.

3. Contractor shall not be responsible for replacing plants destroyed, disappeared, or damaged by vandalism, vehicular accidents, or unusual weather conditions.

4. It is recommended that the Contractor discuss any concerns with the Owner's Representative during or before the warranty period has expired.

ISSAQUAH SCHOOL DISTRICT
HOLLY STREET CAMPUS
MITIGATION LANDSCAPE PLAN
565 NW HOLLY STREET
ISSAQUAH, WA 98027

NO.	REVISION / ISSUE	DATE

OWNER:

ISSAQUAH SCHOOL DISTRICT
5150 220TH AVE SE
ISSAQUAH, WA 98029

CONTACT: JANELLE WALKER
PHONE: 425.306.4022

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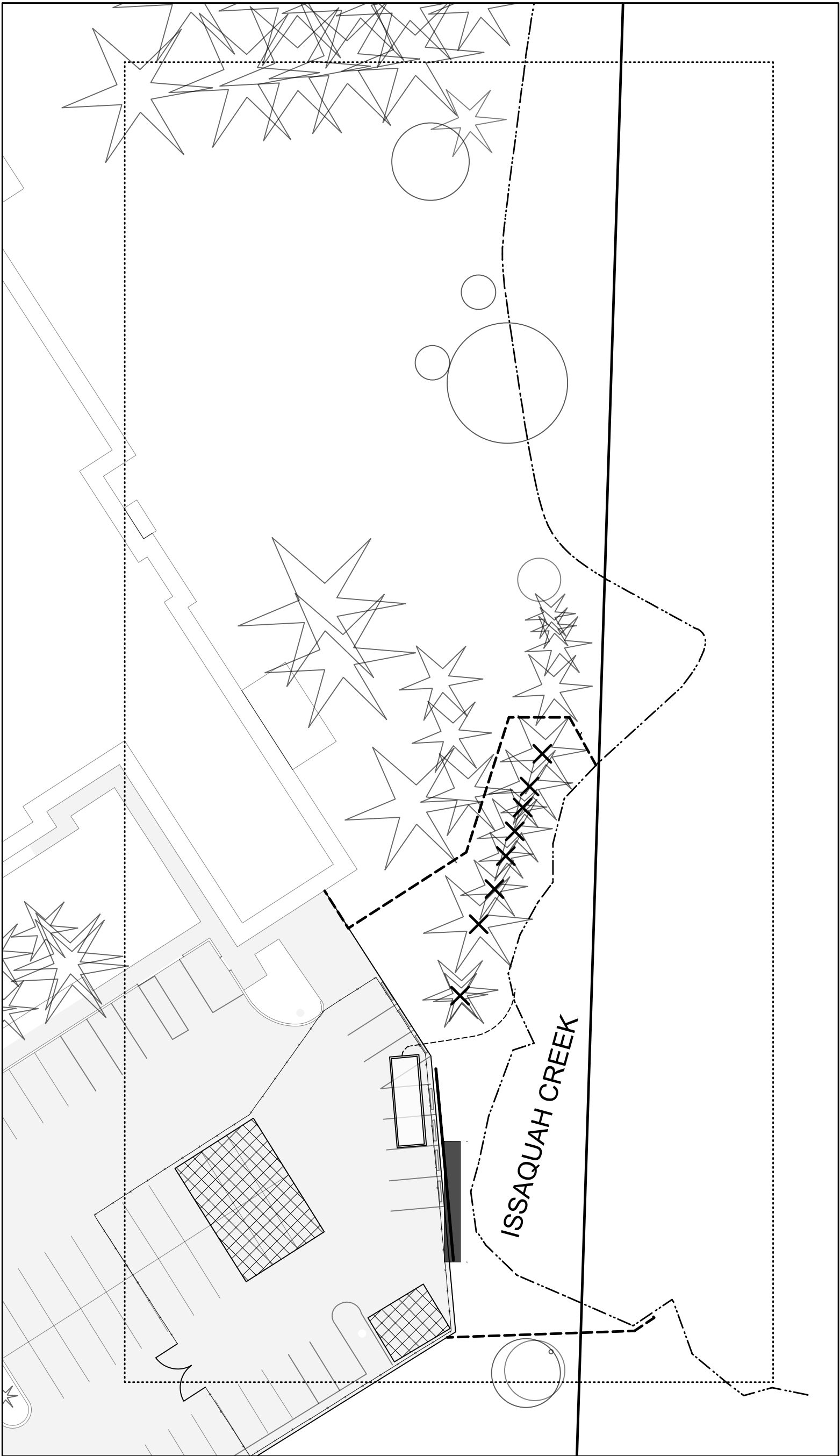
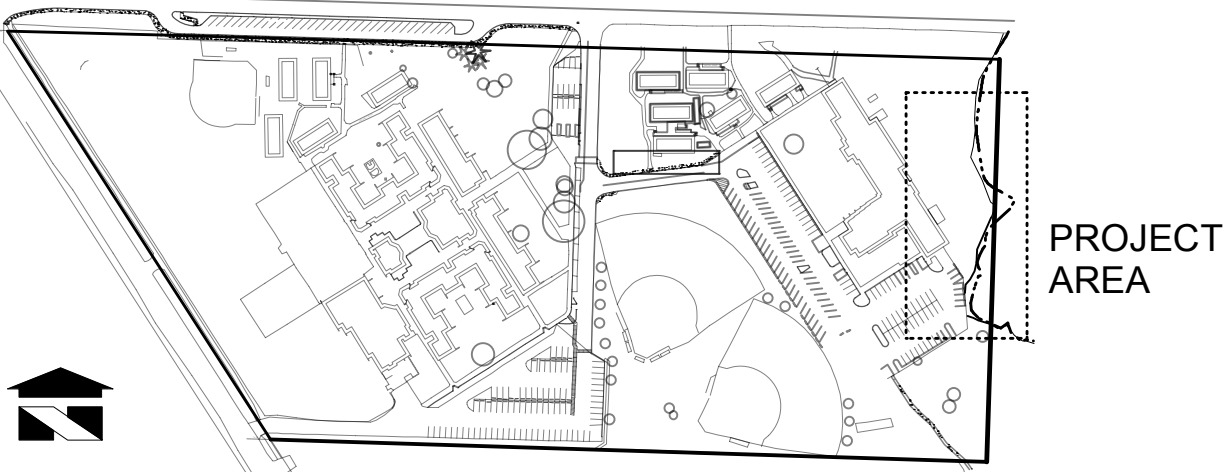
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DATE:	2022.03.18	L-1.2
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PROJECT NOTES

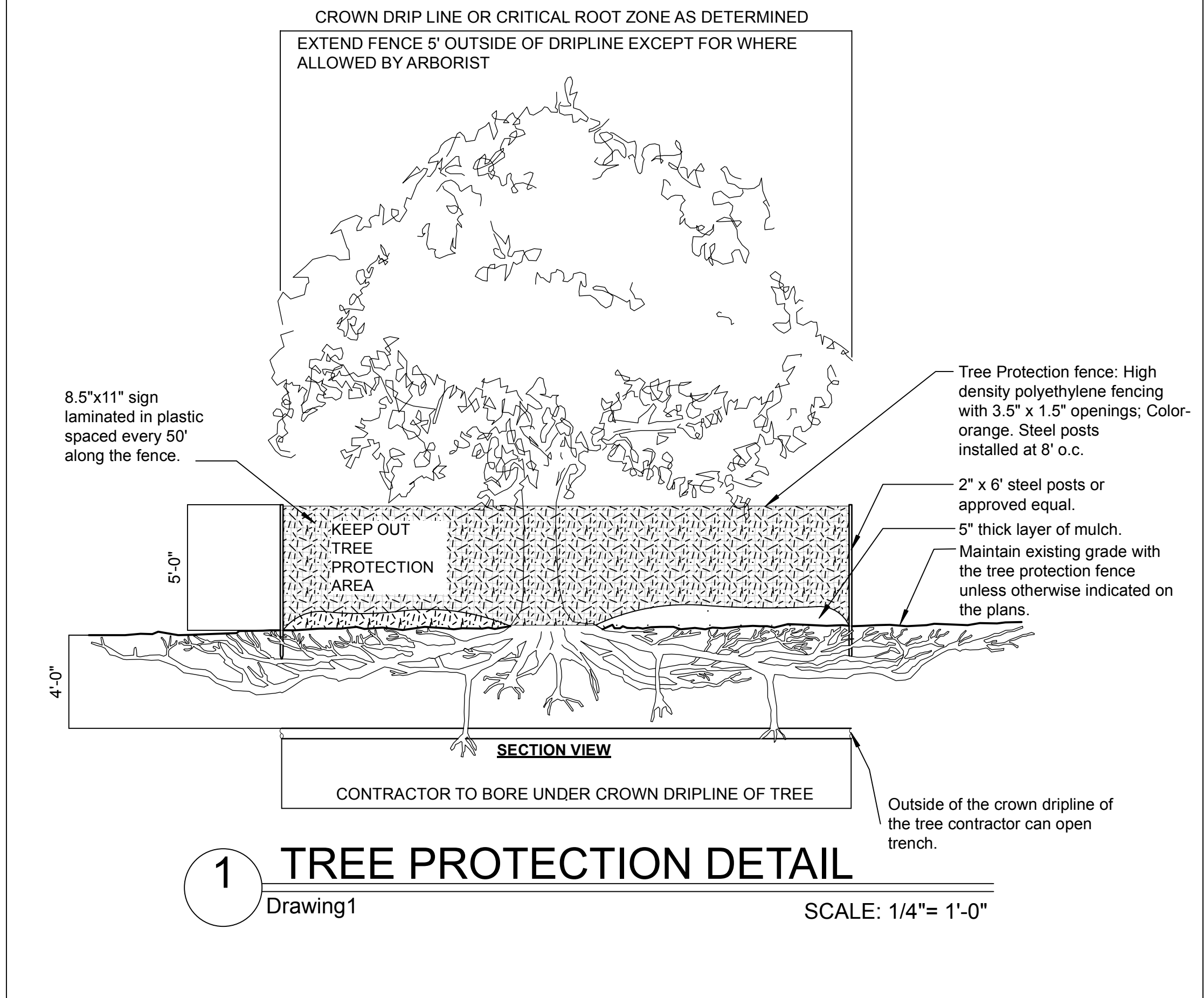
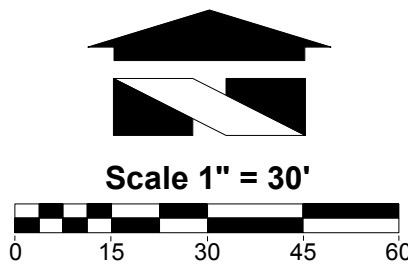
ISSAQUAH SCHOOL DISTRICT
HOLLY STREET CAMPUS - MITIGATION LANDSCAPE PLAN
CITY OF ISSAQUAH

BID SET

HOLLY STREET CAMPUS



LEGEND	
	OHWM (CURRENT)
	TREE PROTECTION FENCING
	TREE TO BE REMOVED



TREE PROTECTION NOTES

1. Pruning shall be performed by approved arborist to remove deadwood. Do not overprune.
2. During the pre-construction phase of development the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. this inspection shall be clearly documented by the applicant and provided to the city prior to commencement of any construction activity.
3. Significant trees designated to be retained by these plans shall be protected from damage.
4. Tree protection barriers shall be installed 5 feet beyond the driplines of significant trees identified for retention and completely encompass the trees prior to commencing any construction. protection barriers shall consist of fencing at least four feet high, constructed of chain link or polyethylene laminar safety fencing or silt fence. trees designated for preservation that are damaged or removed shall be replaced in accordance with Issaquah Municipal Code.
2. No equipment shall operate inside the protective fencing including during fence installation and removal except where identified on drawings or where required to perform the specified work. When working within the drip line precautions shall be taken as defined herein.
3. No storage of materials or equipment within the dripline plus 5 feet of protected trees.
4. For trees where it is required to work within the critical Root Zone that area shall be determined by one of the method described below:
 - A. The dbh of the tree. Each inch dbh equals to 1 foot root zone radius. Two thirds of this area is considered Critical Root Zone.
 - B. On-site CRZ establishment based on actual investigation with an airspade discovering locations of the roots. Airspade exploration must be supervised by an arborist.
5. Any trees that require working within the drip line shall have 5" of wood chips (mulch) placed around the tree to completely cover the root zone.
6. When large vehicles need to drive within the root zone contractor shall provide steel plates over the root zone to protect the soil from compaction. Should the soil become compacted contractor shall airtate the soil within the root zone to the satisfaction of the arborist.
7. If roots are damaged during excavation, they must be recut with a sharp, disinfected saw blade, protected with a moist plastic or burlap and covered with soil as soon as possible.
8. Project arborist shall observe the status of the trees during regular inspection site visits. tree damage at the project site, including overstressed, dying or dead trees, shall be reported to the project manager as soon as it is observed. the project manager will coordinate with the arborist to determine the cause of the damage, assess the value of loss based on the tree's cost shown in the project documents, and direct any remedial action required to restore the tree.
9. Water trees that have been worked on to reduce stress.

PROTECTION OF EXISTING VEGETATION

A. Existing Trees and Shrubs

1. Do not disturb existing vegetation outside of project limit lines.
2. Carefully protect existing trees and shrubs to remain during the course of construction against cutting, breaking or skinning of roots, skinning or bruising of bark, breaking of branches. Where construction occurs within the drip line, work shall be done by hand and any roots encountered, if necessary, shall be cut cleanly and kept moist. Do not cut roots larger than 1" in diameter. Refer to tree preservation information, site drawings, and coordination with Owner Representative to confirm protection of trees.
3. The contractor shall be liable for injury damage or loss to existing plants during delivery or construction operations. In the event of injuries to the crown, trunk or root system of existing trees and shrubs resulting from the contractor's failure to protect them (the just value of which is determined by the Valuation of Landscape Trees, Shrubs, and Other Plants, current edition) damages shall be deducted from the total amount due the contractor. Any replacement of plants or grass shall be equal to or better than originally existing. Warranty period of one year will apply.

B. Grass

1. Protection of existing or newly planted grass is the responsibility of the contractor. Repair any damage promptly.

Wetland
Resources

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EVERETT, WA 98208
TEL: 425.337.3174
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WRI PROJECT # 21034

ISD HOLLY STREET CAMPUS
MITIGATION LANDSCAPE PLAN
565 NW HOLLY STREET
ISSAQUAH, WA 98027

NO.	REVISION / ISSUE	DATE

OWNER:
ISSAQUAH SCHOOL DISTRICT
5150 220TH AVE SE
ISSAQUAH, WA 98029

CONTACT: JANELLE WALKER
PHONE: 425.306.4022

GEOTECHNICAL ENGINEER:

NELSON GEOTECHNICAL ASSOCIATES
17311 135TH AVE. N.E. SUITE A-500
WOODINVILLE, WA 98072

CONTACT: KHAL M. SHAWISH, PE
PHONE: 425.486.1669

PROJECT: 2020-19	SHEET:
DATE: 2022.03.18	L-2.0
SCALE: SEE PLAN	

TREE PROTECTION PLAN