

February 13, 2014

Notice of Decision

TO: BDR Issaquah 1 LLC
800 Bellevue Way NE, Suite 400
Bellevue, WA 98004

Kevin Cleary
Goldsmith Land Development Services
1215 114th Avenue SE
Bellevue, WA 98004

PROJECT: **BDR Issaquah 1 Short Plat (3 lot subdivision)**

APPLICATION: **Short Plat Subdivision, SP13-00006**

DATE OF DECISION: February 7, 2014

REQUEST: Application for short plat approval to subdivide a 11, 610 sq. ft. (0.27 ac) lot zoned MF-M (Multifamily - Medium) into three (3) lots. Lot 1, 2 and 3 will contain 2,777 square feet after right of way dedication. The site is currently developed with one (1) single-family house that is planned to be demolished. The short plat subdivision will allow a new single family house to be constructed on each lot.

LOCATION: The subject property is located at 290 NW Dogwood Street

SUBAREA: The property is located in the Gilman subarea.

COMPREHENSIVE PLAN DESIGNATION: "Multifamily Residential" by the City's Comprehensive Plan's Use Designation Map, as amended January 16, 2011, Ord. 2643.

PARCEL NUMBER: 2824069043

SITE AREA: 11,610 sq. ft. (0.27 ac)

ZONING: MF-M (Multifamily - Medium)

DECISION MADE: On February 7, 2014, the Development Services Department conditionally approved the application for the BDR Issaquah 1 Short Plat, application SP13-00006. Approval of the application is based on the submittal made on September 24, 2013, and additional information received thereafter, Attachments 1-8, and is subject to the following conditions:

1. Following expiration of the appeal period of this Notice of Decision, provide the City with a mylar copy of the approved short plat. Upon City signature of the Mylar, the applicant shall record the approved Short Plat with the King County Department of Records and Elections. The Short Plat shall not be deemed formally approved until so filed.
2. All required street improvements and storm water improvements shall be bonded prior to recording of the short plat.
3. Storm drainage design shall comply with the IMC Chapter 13.28 Stormwater Management Policy and the City's Addendum to the 2009 King County Surface Water Design Manual.
4. All road improvements shall comply with IMC Chapter 12.04, "Street Standards," except as approved otherwise. Any deviation from the street standards, such as the proposed street improvements to 3rd Court NW, and as indicated on the Preliminary Grading, Drainage and Utility Plan, drawing C-1, shall be reviewed for approval through to allow for the deviation process outlined in Section O, "Deviation from Standards" per the Deviation From Standards process outlined in the City's Street Standards; otherwise the improvements must meet the standard. The standard minimum curb radii allowed is 30 feet, , unless approved through the deviation of standards process. Driveways shall be located 35 feet away from intersections and nine (9) feet away from property lines, unless approved through the deviation of standards process. Trench cuts are also not approved as proposed, but will be reviewed with the site work permit.
5. Watermain improvements are required along the NW Dogwood St frontage to meet the fire flow demand. A fee-in-lieu option rather than building the improvements has been approved by the Public Works Department due to a currently funded Capital Improvement Project that will replace and upsize the watermain along NW Dogwood St. from the Dogwood Street Bridge to Newport Way NW, which is within the limits of the required short plat improvement area.
6. The access easement on Lot 3 shall be removed until such a time a public access easement is needed at the back of sidewalk for an ADA ramp and will be defined during the site work permit review and recorded prior to final inspection.

7. A landscape plan for right-of-way plantings shall be submitted as part of the site work permit for the right-of-way improvements and shall comply with IMC Chapter 18.12, "Landscaping and Tree Preservation," specifically 18.12.150 for "Landscape requirements on public properties and rights-of-way." The type of street tree to be used has not yet been determined, but shall be reviewed and approved by the City prior to installation.
8. A tree removal form shall be submitted to the City prior to the removal of any significant (non-landmark) tree(s) on existing single family lots per IMC Chapter 18.12.1380. Tree replacement will need to be shown on the site drawings with each building permit application for the three lots as required by the City's Tree replacement requirements, IMC Chapter 18.12.1390. Each lot should have at least one (1) replacement tree, while one lot will have two (2) for a total of four (4) replacement trees for all three (3) lots.
9. Three (3) copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
10. One (1) electronic copy of the final plans shall be provided.
11. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land survey.

REASONS FOR DECISION:

1. Issaquah Municipal Code (IMC) Chapter 18.04.400 of the Land Use Code authorizes the Development Services Department to review the Short Plat through the Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Development Services Department.
2. The application was received on September 24, 2013 and a Notice of Complete Application was issued on October 7, 2013.
3. The property is zoned Multifamily – Medium (MF-M). Single family houses are a permitted land use in this zone. The subject property currently has one single-family house located on it that is to be demolished prior to construction of the new lots. The applicant desires to subdivide the property into three (3) lots which will then allow one (1) dwelling on each lot.
4. The minimum lot size in the MF-M zone is 2,500 square feet according to the District Standards Table, IMC Chapter 18.07.360. Each of the lots will contain the minimum square footage.
5. SEPA: Short plats are exempt from SEPA review as a minor land use decision, per WAC 197-11-800(6) and an Environmental Checklist is not required. This exemption only applies if there are no critical area impacts.
6. Review procedures: Review procedures are established under IMC Chapter 18.13.370. The short plat is required to be reviewed under a Level 2 process per IMC Chapter 18.04.370, administrative review and with public notice to property owners within 300 feet of the site.

7. The proposal met the public notification requirements (for notice of application and public comment notice) for the Level 2 Short Plat review. A notice of the short plat subdivision including maps of the property was mailed to surrounding property owners within 300 feet of the site on October 31, 2013, and a two (2) week comment period was provided. The comment period ended on November 16, 2013. No public comments have been received.
8. A Certificate of Transportation Concurrency was required and was provided for the short plat subdivision by certificate CON13-00009. The certificate was issued on January 13, 2014.
9. It was determined that the short plat would generate 3.03 peak hour trips for the three lots created. The proposal is consistent with the requirements of the Transportation Concurrency Management Code (IMC Chapter 18.15). No further review for transportation was required for the short plat proposal. Document entered as Attachment 5.
10. The Subdivision Code, stating with IMC Chapter 18.13.020-E (Scope), establishes the Short Plat regulations that apply to land being divided into four or fewer lots and which have not been divided as part of a Short Plat within a period of five (5) years previously. The subject property has not been subdivided within the last five (5) years.
11. A tree removal form is required to be submitted to the City prior to the removal of any significant (non-landmark) tree(s) on existing single family lots per IMC Chapter 18.12.1380. Replacement trees are required because property does not meet the minimum tree density, which is two (2) significant trees per 5,000 sq. ft. for single family lots as established in IMC Chapter 18.12.1370(A), and the applicant agrees to plant replacement trees. Tree replacement will need to be shown on the site drawings with each building permit application for the three lots as required by the City's Tree replacement requirements, IMC Chapter 18.12.1390. Each lot should have at least one (1) replacement tree, while one lot will have two for a total of four (4) replacement trees for all three (3) lots.
12. The Short Plat must meet the requirements of IMC Chapter 8.13.380 "Design Standards":
 - A. Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.

Response: The site does not contain critical areas such as wetlands, steep slopes or other sensitive area features or conditions that would be harmful to the safety, welfare and general health of the residents of the three (3) future homes proposed for the short plat. Non-buildable lots are not being created.
 - B. The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are

warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.

Response: A soils test was not required for the BDR Issaquah 1 Short Plat. Soils reports will be required with building permits for the future houses proposed on the site.

- C. All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right of way does not meet the minimum width standards, additional right of way may be required prior to approval of a short subdivision.

Response: All lots will have direct access onto a public street, that being 3rd Court NW. Lot 3 is a corner lot that is also directly adjacent to NW Dogwood Street. Half street improvements are being required fronting these lots along 3rd Court NW and NW Dogwood Street.

- 13. The minimum land area for each lot shall be no less than the minimum allowed by this Code (District Standards Table, IMC Chapter 18.07.360) for the specific zone in which the proposed short subdivision is planned to be located.

Response: The proposed lots are 4 sided, rectangular in shape, and currently there is a house proposed for demolition existing on the property. The short plat will allow a single family house on each lot within the required development standards of the MF-M zone, including setbacks and pervious/impervious surface ratios), once the existing house has been demolished. The MF-M (Multifamily - Medium) zoning requires a minimum lot size of 2,500 square feet. The three (3) lots contain the required minimum square footage as shown below.

LOTS:

LOT AREA:

Lot 1

2,777 square feet (0.06 acre)

Lot 2

2,777 square feet (0.06 acre)

Lot 3

2,777 square feet (0.06 acre)

- 14. The proposed Short Plat will create three (3) lots as identified on the Short Plat drawings, Attachment 6). The property is currently developed. Single family houses will be constructed on each of the lots. The MF-M zoning of the property allows a maximum impervious surface area of fifty percent (50%) on each lot and requires a minimum of fifty percent (50%) pervious area on each lot.

- 15. The property does not contain Critical Areas that make the property unsuitable for the short plat subdivision.

- 16. IMC Chapter 18.13.390 "Required Improvements" states that the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:

- A. Adequate water supply when necessary;

Response: The three (3) lots will be served water by the City. Water service installations will be purchased for the individual lots.

- B. Adequate method of sewage disposal;

Response: The three (3) lots will be served sewer by the City. Side sewer permits for the individual houses will be obtained from the City.

- C. Provision for appropriate deed, dedications and easements;

Response: Right of way dedication for roads is required. Per the plat, 20 feet directly adjacent to the subject property will be dedicated to the City for 3rd Court NW and 10 feet directly adjacent to the subject property will be dedicated to the City for NW Dogwood St.

- D. Storm drainage improvements and storm sewers when necessary;

Response: Storm drainage improvements for each new lot will follow the requirements of IMC Chapter 13.28 (Stormwater Management Policy) and the City's Addendum to the 2009 King County Surface Water Design Manual.

- E. Fire hydrants when necessary;

Response: Adequate fire hydrants are available. Existing fire hydrants are located approximately 60 feet west and 80 feet to the southeast.

- F. Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;

Response: The Public Works Department has indicated that half street improvements are being required along 3rd Court NW, including a minimum of 21 feet of pavement width, a five (5) foot wide planting strip and a five (5) foot wide walkway along the eastern side of this road. Also, half street improvements are being required along NW Dogwood Street, including approximately 2 feet of pavement width, a five (5) foot wide planting strip and a five (5) foot wide walkway along the northern side of this road.

- G. Street lights when necessary;

Response: No additional street lighting is required for the short plat.

- H. Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.

Response: The proposed short plat will be adequately served by Issaquah schools and City parks, including Issaquah Valley Elementary School to the west (0.09 mile, approximately 500 linear feet), and Tiger Mt. High, Issaquah High School and Issaquah Middle School to the southeast. Confluence Park is located to the north (0.05 mile, approximately 300 linear feet) in. A sidewalk is being placed alongside the new lots that will connect to the existing sidewalk along the western side of 3rd Court NW and NW Dogwood Street.

Summary: The proposal meets the short plat requirements, A - H, as discussed above.

The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision. In accordance to IMC 18.13.400, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant (entered as Attachment 6). A copy of the recorded plat shall be returned to the Issaquah Permit Center within ten (10) days of recording along with an electronic copy in a format acceptable to the Public Works Department.

EXPIRATION OF PLANNING PERMIT

The final decision approving the Short Plat is valid for three (3) years as specified by IMC 18.04.220-D, or as amended by the Land Use Code.



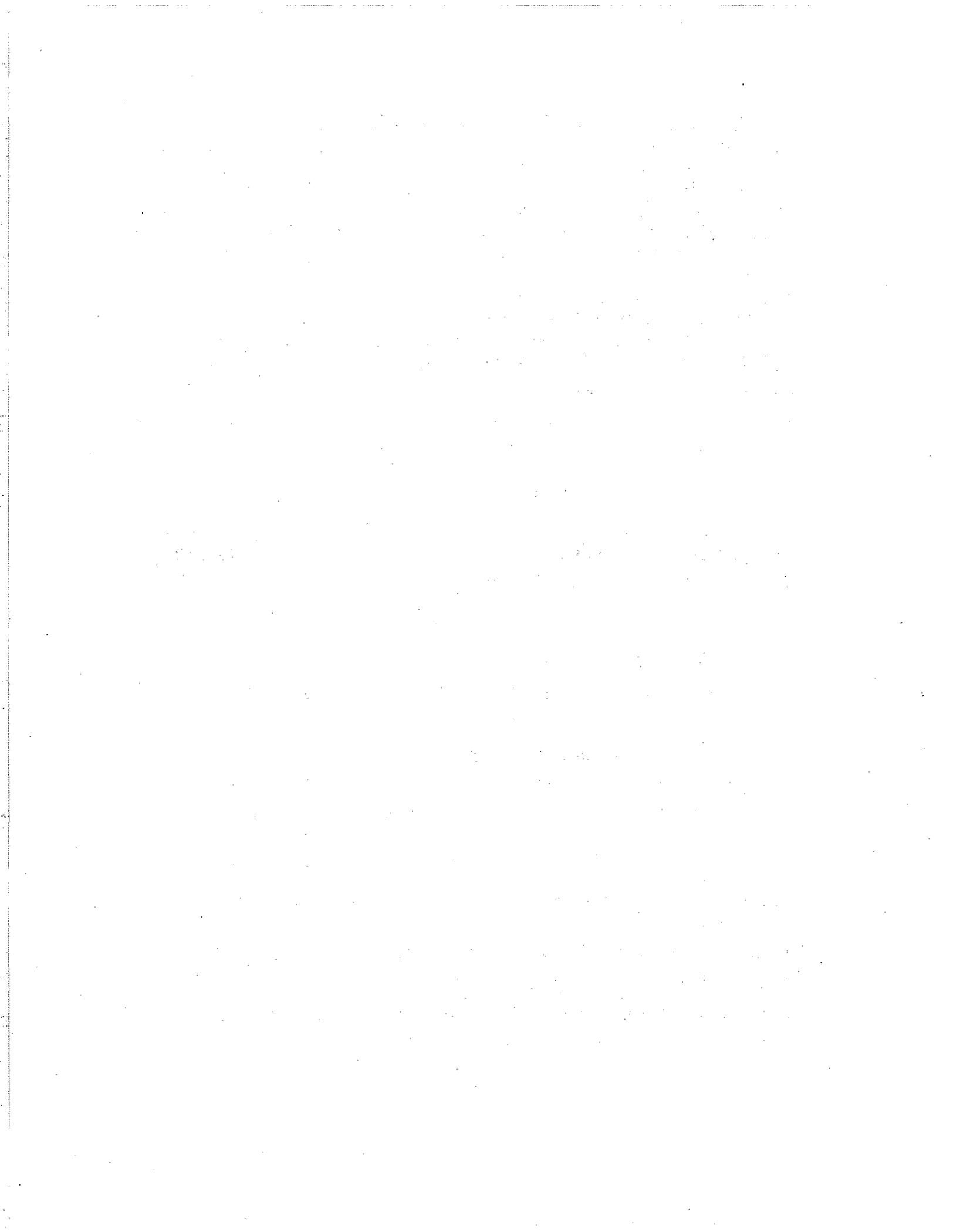
Jennifer R. Woods, Associate Planner

2/13/14

Date

ATTACHMENT LIST:

1. Short Plat Application, SP13-00006, received September 24, 2013,
2. Vicinity Map,
3. Affidavit of Ownership/Agent Authority,
4. Project Narrative, received September 24, 2013,
5. Certificate of Transportation Concurrency, CON13-00009, issued January 13, 2013,
6. Short Plat drawing, Sheets 1 - 3, received January 29, 2014,
7. Preliminary Grading, Drainage and Utility Plan, Sheet C-1, received December 12, 2013,
8. Existing Fire Hydrant Exhibit, Exhibit A, received December 12, 2013,
9. Geotechnical Engineering Study, received
10. Stormwater Control Plan, received December 12, 2013.



LAND USE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 - 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

This Section For Staff Use Only		RECEIVED
Permit Number: <u>SP13-00000</u>	Date Received:	SEP 24 2013 City of Issaquah
Staff Contact: _____		

Type of Application: Short Plat

PROJECT INFORMATION

Name of Project (if applicable): BDR Issaquah 1 Preliminary Short Plat

Project Site Address: 290 NW Dogwood Street, Issaquah, WA 98027

Parcel Number: 282406 9043

OWNER

Name: BDR Issaquah 1 LLC

Address: 800 Bellevue Way NE, Suite 400

Phone: 425 749 6812 Email: Bob@bdriand.com

APPLICANT

Name: BDR Issaquah 1 LLC

Address: 800 Bellevue Way NE, Suite 400

Phone: 425 749 6812 Email: Bob@bdriand.com

CONTACT

Name: Kevin Cleary C/O Goldsmith Land Development Services

Address: 1215 114th Avenue SE, Bellevue, WA 98004

Phone: 425 462 1080 Email: kcleary@goldsmithengineering.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

Three lot short subdivision of a 0.27 acre lot located in the MF-M Zone of the City of Issaquah. The existing home will be removed; the proposed use is single family residential.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: Bob EOO Date: 9/23/2013

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

SOUTH 149 FEET OF WEST 90 FEET OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST,
WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE COUNTY ROAD RIGHT OF WAY FOR NORTHWEST DOGWOOD STREET
(JACK KING ROAD);

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY FOR 3RD COURT
NORTHWEST (224TH AVENUE SOUTHEAST).

Zoning Designation: MF-M Multifamily-Medium

Land Use Designation: Multifamily Residential

Subarea Designation: Gilman

Shoreline Designation, if applicable: _____

Existing Land Use: Single Family Residential

Adjacent Land Uses North: Multi Family Apartments

South: Single Family Residential

East: Multi Family Apartments

West: Multi Family Apartments

Acreage in square feet: 11,610 SF

Does the site contain any of the following environmentally critical areas? Check all that apply.

- Flood Hazard Area
- Landslide Hazard Area
- Streams
- Wetlands
- Steep Slope Hazard Area
- Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Single Family Residential

Density (multifamily only): _____

Impervious Surface Ratio: 50%

Pervious/Landscaping/Open Space Provided (in square feet): 3,654 SF

Maximum Proposed Building or Structure Height: <40'

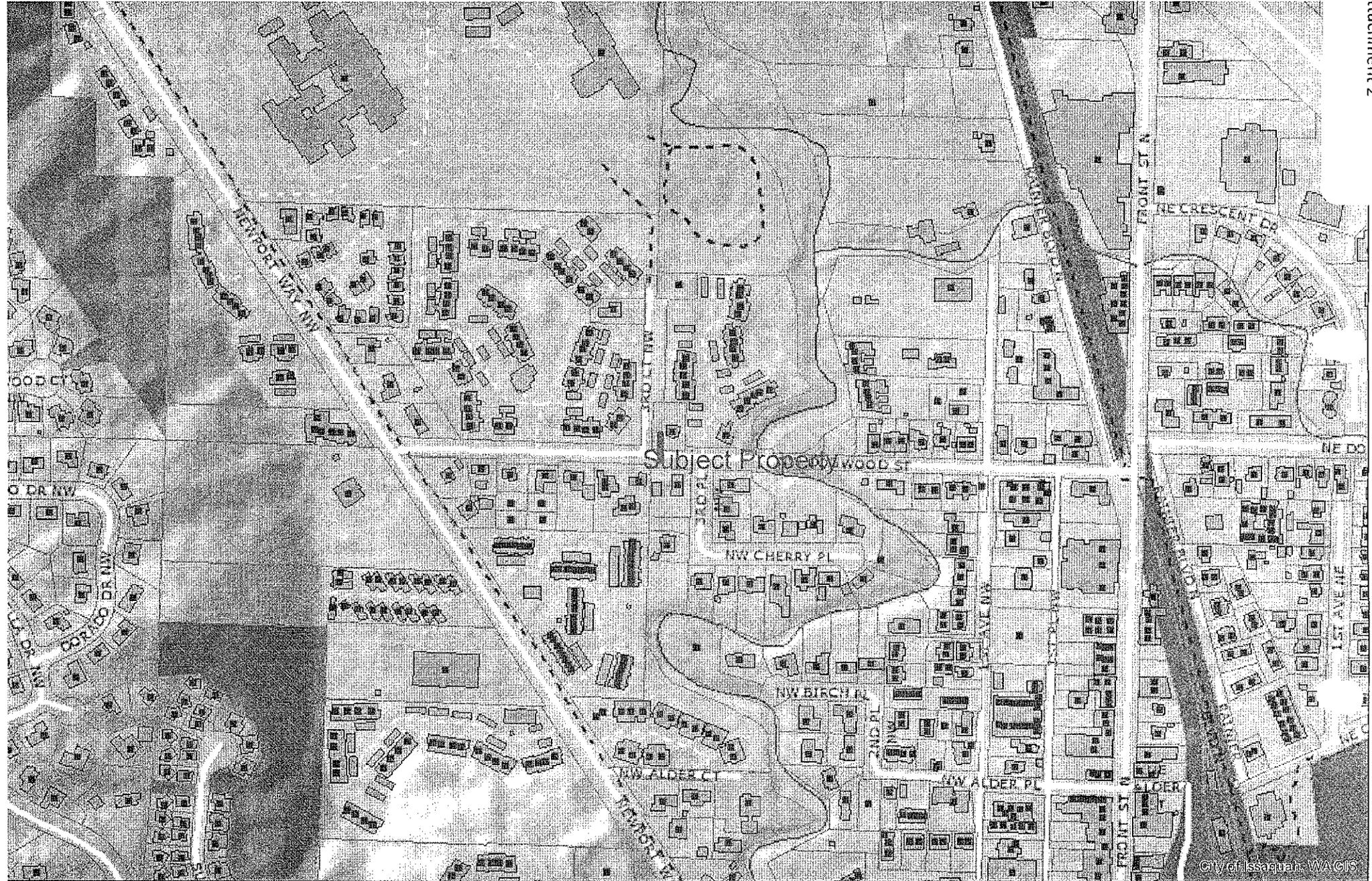
Total Proposed Building Square Footage (Gross Area): 8,786 SF Total

Proposed Setbacks Front: 10'

Rear: 7'

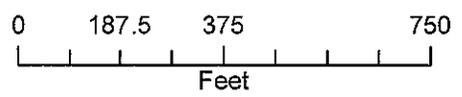
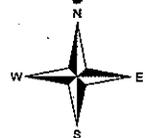
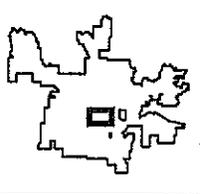
Side: 20'

Parking Spaces Provided: 2 per lot, minimum



City of Issaquah, WA GIS

Vicinity Map - 290 NW Dogwood St



City of Issaquah
AFFIDAVIT OF OWNERSHIP

STATE OF WASHINGTON)
COUNTY OF KING)
CITY OF ISSAQUAH)

I/we, BDR Issaquah 1 LLC, being duly sworn depose and say, that I am (we are) the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Bob Ell 9/23/2013
Owner's Signature Date

Owner's Signature Date

Mailings: 800 Bellevue Way NE, #400 Bellevue WA 98004
Street City State Zip

Phone: 425 749 6812
Home Business

Subscribed and sworn to before me this 23 day of September 2013

[Signature]

Notary Public in and for the
STATE OF WASHINGTON, residing at

KIRKLAND



BDR Issaquah 1 Preliminary Short Plat
Project Narrative

The BDR Issaquah 1 Preliminary Short Plat is a 0.27 acre property located at 290 NW Dogwood Street in Issaquah, WA. The project site is located at the NE corner of NW Dogwood Street and 3rd Court NW, within the NE ¼ of the SE ¼ of Section 28, Township 24 N, Range 06 E. The adjacent properties to the north, east and west of the site are existing apartment home communities. South of the project site are single family residential homes. The project site is located in the MF-M (Multi-Family, Medium Density) Zone of the City of Issaquah.

The proposal is a three lot short subdivision. The property has an existing home which will be removed as part of the planned short subdivision. The proposed lots will 'front' on 3rd Court NW, and are proposed as single family, detached home-sites. As part of the site development, required frontage improvements will include curb, gutter and sidewalk. The proposed lots will meet or exceed the development standards of the MF-M zoning district for minimum lot size, setbacks, building height, etc. The project site is flat; there are no critical areas located on the site.

RECEIVED
SEP 24 2013
City of Issaquah

SPE13-00000

6. Maximum number of PM peak hour trips authorized by this certificate: The proposed project will generate 3.03 new net PM weekday peak hour trips.

7. Findings:

- a. The Transportation Concurrency Ordinance became effective on May 4, 1998.
- b. The applicant submitted the request for a Transportation Concurrency Certificate on September 24, 2013, Application No. CON13-00009.
- c. The project site is located at 290 NW Dogwood St, which is proposed to be divided into 3 lots. The existing single-family home is also proposed to be demolished.
- d. The proposed project would be developed under the "MF-M" (Multifamily Medium Density) zoning designation in which the property is zoned.
- e. There is an existing single-family house on the subject property.
- f. The trip generation estimate is based upon methodology included in the ITE Trip Generation Manual (8th Ed.) Land Use Category 210 (Single-family Detached Housing and Duplexes) and the impact rate is 1.01 PM peak hour weekday trips per dwelling unit.
- g. The proposed administrative site development proposal (3 single-family detached houses total after demolition) will generate a total of 3.03 PM net weekday peak hour trips.
- h. No additional traffic analysis is needed.

8. Conclusions:

- a. The proposed 3 lot subdivision will generate 3.03 PM net weekday peak hour trips.
- b. The proposed land use is consistent with the requirements of the Issaquah Municipal Code Section 18.15.

9. Decision: The proposed development is consistent with the requirements of the Transportation Concurrency Management Code (IMC Chapter 18.15). The Certificate of Concurrency is approved.

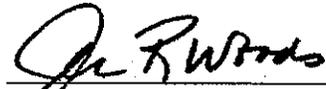
10. General Conditions:

- a. This Certificate of Concurrency does not supersede or replace additional transportation or other development requirements that may be applicable to this project, including, but not limited to the City's transportation impact fees, street standards, the State Environmental Policy Act (SEPA), or other requirements.
- b. This Certificate is subject to all applicable provisions of City of Issaquah Municipal Code Chapter 18.15, Transportation Concurrency Management.
- c. This Certificate is valid only for the project described above. Any change in the project land use, size, or location may invalidate this Certificate of Concurrency.
- d. This Certificate of Concurrency is valid for 1 year from the date of issuance.
- e. This certificate is not an approval of the project as proposed or permission to start construction.
- f. This certificate is a finding that the project is consistent with the requirements of chapter 18.15, Transportation Management Concurrency.
- g. Land Use permits, Building permits, and Public Works permits will be required. It is the applicant's responsibility to discuss this proposal with the Permit Center to determine what permits are required before construction can begin.

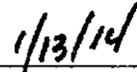
11. Specific Conditions: Any change of the type of use located at this location may require further review for Concurrency.

Please bring this Certificate of Concurrency with you when you apply for a development permit with the City of Issaquah. If you have any questions, please call the Permit Center at 425 837-3100.

Approved by:



Jennifer R. Woods, AICP



Date

Approval of a concurrency certificate does not constitute approval to develop the property. Prior to construction, a developer must apply for, and receive approval of, appropriate land use permits. Examples include a preliminary plat (subdivision) permit, site development permit, or master site plan permit. Review of such a permit requires public notice and evaluation of issues including, but not limited to, traffic impacts, environmental impacts, and neighborhood compatibility. Permit decisions may be appealed prior to issuance of construction permits.

JRW/jrw

CON13-00009 Certificate, SP13-00006 BDR Issaquah 1 Short Plat - copy

CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

SHORT PLAT NO.
SP13-00006

NE 1/4, SE 1/4 SECTION 28, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

RECORDING NO.	VOL./PAGE
APPROVAL NOTES:	

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW §2.17.060 AND DECLARE THIS SHORT SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

NAME
PAUL GLOSMIAK, MANAGER

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL GLOSMIAK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE(SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE(SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF BDR ISSAQUAH 1, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

PRINTED NAME OF NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC

DATED *

MY APPOINTMENT EXPIRES

APPROVALS

CITY OF ISSAQUAH APPROVAL
EXAMINED AND APPROVED THIS DAY OF 2014

DEVELOPMENT SERVICES DIRECTOR, CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS DAY OF 2014

PUBLIC WORKS DIRECTOR, CITY OF ISSAQUAH

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF 2014

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NUMBER

NOTES

1. HORIZONTAL DATUM: NAD 83/1991 PER RECORD KING COUNTY GPS SURVEY CONTROL. BOUNDARY INFORMATION SHOWN HEREON REFERENCED THE FOLLOWING INFORMATION:

- A) RECORD OF SURVEY AS RECORDED IN VOLUME 52 OF SURVEYS, PAGE 70, RECORDS OF KING COUNTY, WASHINGTON.
- B) KING COUNTY SHORT PLAT NO. PLM4-00018 AS RECORDED IN VOLUME 176 OF SURVEYS, PAGES 20-21, RECORDS OF KING COUNTY, WASHINGTON.
- C) KING COUNTY LOT LINE ADJUSTMENT NO. PL08-00110 AS RECORDED IN VOLUME 274 OF SURVEYS, PAGES 264-265, RECORDS OF KING COUNTY, WASHINGTON.
- D) ISSAQUAH CREEK CONDOMINIUM AS RECORDED IN VOLUME 109 OF CONDOMINIUMS, PAGES 75-79, RECORDS OF KING COUNTY, WASHINGTON.
- E) KING COUNTY GPS SURVEY CONTROL DATABASE.
- F) KING COUNTY ASSESSORS QUARTER SECTION MAP FOR THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST.

2. BASIS OF POSITION: HELD SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST (ALSO KNOWN AS KING COUNTY SURVEY CONTROL POINT KC*2307 - FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK IN CASE DOWN 1.7'. SEE KING COUNTY SURVEY DATA BASE FOR A MORE DETAILED DESCRIPTION. (N 195,698.745, E 1,349,181.734 GRID)

3. BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MONUMENTED EAST QUARTER CORNER OF SAID SECTION 28 (ALSO KNOWN AS KING COUNTY SURVEY CONTROL POINT NO. KC*2297 - CITY OF KIRKLAND CONTROL POINT COV*23 (ALSO KNOWN AS THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 5 EAST) - FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK AND "X" IN CASE DOWN 0.2'. SEE KING COUNTY SURVEY DATA BASE FOR A MORE DETAILED DESCRIPTION. (N 196,347.775, E 1,343,264.583 GRID)

- 4. SITE CONTAINS 11,610 SQUARE FEET OR 0.266 ACRES.
- 5. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON AUGUST 3, 2013.

6. WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:

- A. FIELD TRAVERSE AND/OR GLOBAL POSITIONING SYSTEM SURVEY.
- B. ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON GTS 815A, NIKONDTM-430 OR NIKON DTM-530.
- C. TOPCON HIPER LITE PLUS GPS EQUIPMENT.
- D. TOPCON CR-3 GPS EQUIPMENT.
- E. ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090.
- F. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.

7. VERTICAL DATUM: NAVD 1988 PER KING COUNTY SURVEY CONTROL DATABASE.

MASTER BENCHMARK: SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST (ALSO KNOWN AS KING COUNTY SURVEY CONTROL POINT KC*2307 - FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK IN CASE DOWN 1.7'. SEE KING COUNTY SURVEY DATA BASE FOR A MORE DETAILED DESCRIPTION. ELEVATION = 94.15 FEET. (NAVD 1988)

SITE BM#1: GOLDSMITH SURVEY CONTROL POINT 155*2 - FOUND MAG NAIL AND "PAC" TAG 8.2 FEET NORTH OF THE FACE OF CURB ON THE SOUTH SIDE OF NW DOGWOOD STREET AND 16.4 FEET NORTHEASTERLY OF THE NORTHEAST CORNER OF CB TYPE I SOUTHWEST OF THE APPARENT INTERSECTION OF NW DOGWOOD STREET AND 3RD COURT NW. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 82.95 FEET.

SITE BM#2: GOLDSMITH SURVEY CONTROL POINT 155*5 - SET MAG NAIL AND TAG 2.7 FEET EAST OF THE EAST FACE CURB ON THE WEST SIDE OF 3RD COURT NW AND 0.2 FEET SOUTH OF THE 6 FOOT HIGH WOOD FENCE ON THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY PROJECTED WEST. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 82.88 FEET.

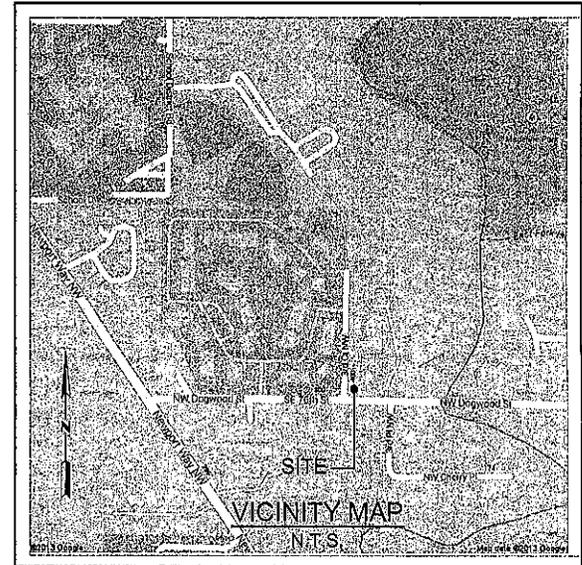
8. THE LEGAL DESCRIPTION AND EASEMENTS, IF ANY, SHOWN HEREON ARE PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1361647 DATED APRIL 5, 2013. ONLY THOSE EASEMENTS NOTED IN SCHEDULE B OF SAID REPORT THAT CAN BE PLOTTED ARE SHOWN HEREON.

9. GRID DISTANCES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.999993595, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION.

10. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS FIELD LOCATED ON AUGUST 3 AND 5, 2013, AND IS CURRENT TO THOSE DATES ONLY. ELEVATIONS WERE TAKEN ACROSS THE SITE AND ARE AVAILABLE ELECTRONICALLY BUT ARE NOT ALL SHOWN HEREON FOR SAKE OF CLARITY.

11. UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITY PURVEYOR. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

12. PER FEMA RATE SCHEDULE MAP NO. 53033C0691H DATED APRIL 19, 2005, SITE IS DESIGNATED AS IN ZONE "AO" WHICH ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.



SITE DATA

SITE LOCATION: 290 NW DOGWOOD STREET, ISSAQUAH, WA 98027
 TAX PARCEL #: 2824069043
 TOTAL SITE AREA: 0.27 ACRES
 NUMBER OF LOTS PROPOSED: 3
 ZONING: MF-M
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 SEWER / WATER: CITY OF ISSAQUAH
 POWER / GAS: PUGET SOUND ENERGY
 TELEPHONE SERVICE: FRONTIER / COMCAST
 CABLE: COMCAST
 FIRE DISTRICT: EASTSIDE FIRE & RESCUE
 SCHOOL DISTRICT: ISSAQUAH

OWNER: BDR ISSAQUAH 1, LLC
 800 BELLEVUE WAY NE, #400
 BELLEVUE, WA 98004
 (425) 749-6812 / PAUL@BDRHQMSLLC.COM

ENGINEER / SURVEYOR: GOLDSMITH (LAND DEVELOPMENT SERVICES)
 SCOTT KIM P.E. / MARK MAUGER P.L.S.
 1215 114TH AVENUE SE
 BELLEVUE, WA 98004
 (425) 462-1080
 SKIMP@GOLDSMITHENGINEERING.COM
 MMAUGER@GOLDSMITHENGINEERING.COM

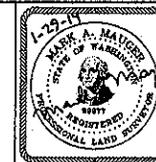
GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS DAY OF 20 AT M IN BOOK
OF AT PAGE AT THE REQUEST OF
HUGH G. GOLDSMITH & ASSOCIATES, INC.

AUDITOR, KING COUNTY DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BDR ISSAQUAH 1, LLC, IN SEPTEMBER, 2013.

Mark A. Mauger
MARK A. MAUGER, PLS 292779



BDR ISSAQUAH 1
PRELIMINARY SHORT PLAT
SP13-00006

290 NW DOGWOOD STREET, CITY OF ISSAQUAH KING COUNTY, WASHINGTON
SCALE: 1"=20' DATE: 9/12/2013 JOB NO.: 13114
DWN: EMALM CHK: MMAUGER SHEET: 1/3

CITY OF ISSAQUAH
KING COUNTY, WASHINGTON

SHORT PLAT NO.
SP13-00006

NE 1/4, SE 1/4 SECTION 28, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL./PAGE

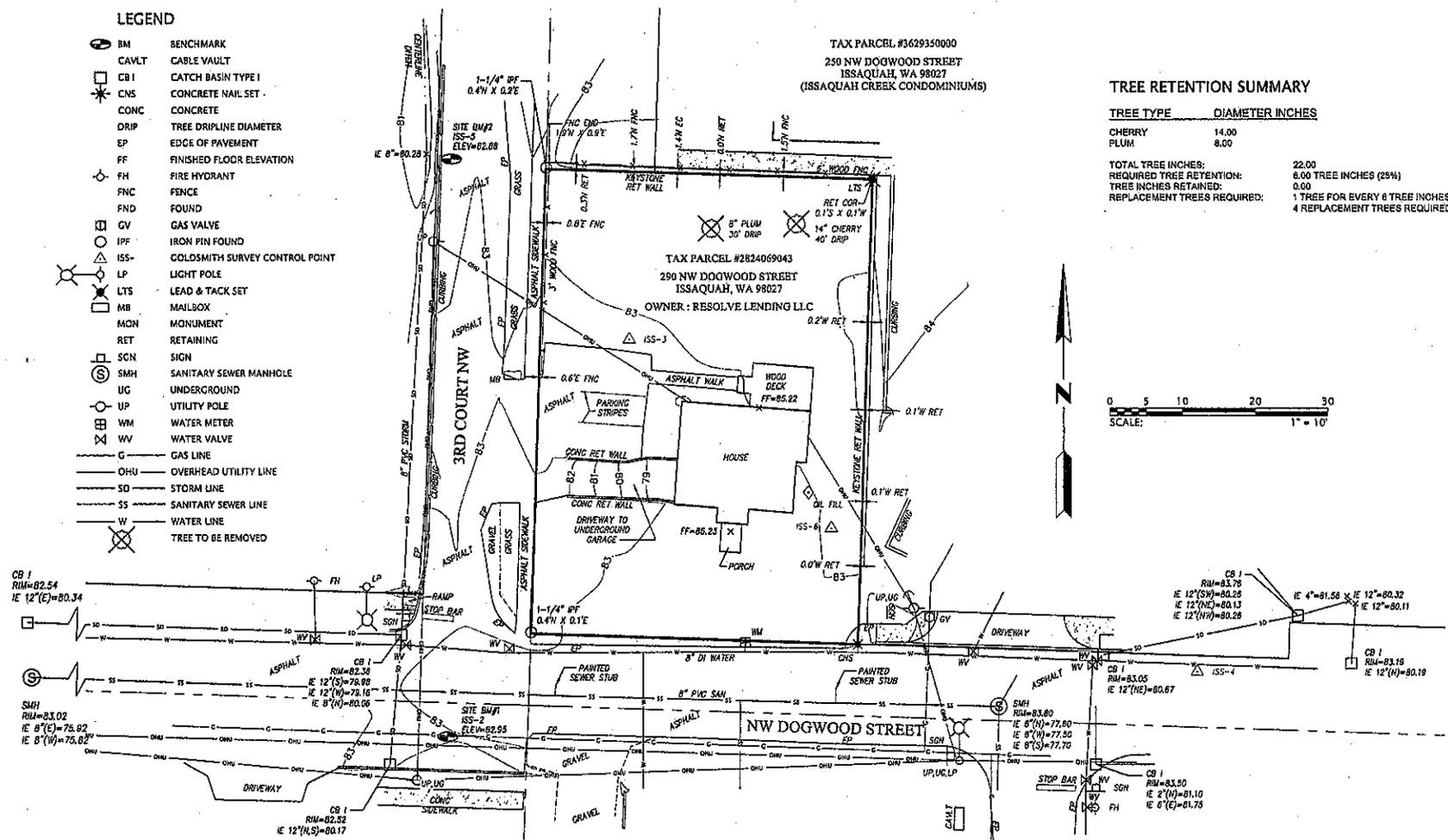
LEGEND

- BM BENCHMARK
- CAVLT CABLE VAULT
- CB I CATCH BASIN TYPE I
- CNS CONCRETE NAIL SET
- CONC CONCRETE
- DRIP TREE DRIFLINE DIAMETER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- FNC FENCE
- FND FOUND
- GV GAS VALVE
- IPF IRON PIN FOUND
- ISS- GOLDSMITH SURVEY CONTROL POINT
- LP LIGHT POLE
- LTS LEAD & TACK SET
- MB MAILBOX
- MON MONUMENT
- RET RETAINING
- SCN SIGN
- SMH SANITARY SEWER MANHOLE
- UG UNDERGROUND
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- G GAS LINE
- OHU OVERHEAD UTILITY LINE
- SD STORM LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- TREE TO BE REMOVED

TAX PARCEL #3629350000
250 NW DOGWOOD STREET
ISSAQUAH, WA 98027
(ISSAQUAH CREEK CONDOMINIUMS)

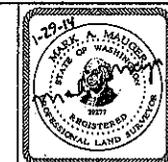
TREE RETENTION SUMMARY

TREE TYPE	DIAMETER INCHES
CHERRY	14.00
PLUM	8.00
TOTAL TREE INCHES:	22.00
REQUIRED TREE RETENTION:	8.00 TREE INCHES (25%)
TREE INCHES RETAINED:	0.00
REPLACEMENT TREES REQUIRED:	1 TREE FOR EVERY 8 TREE INCHES REMOVED 4 REPLACEMENT TREES REQUIRED.



EXISTING CONDITIONS & TREE RETENTION

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1090 F 425 462 7719 www.goldsmitthengineering.com



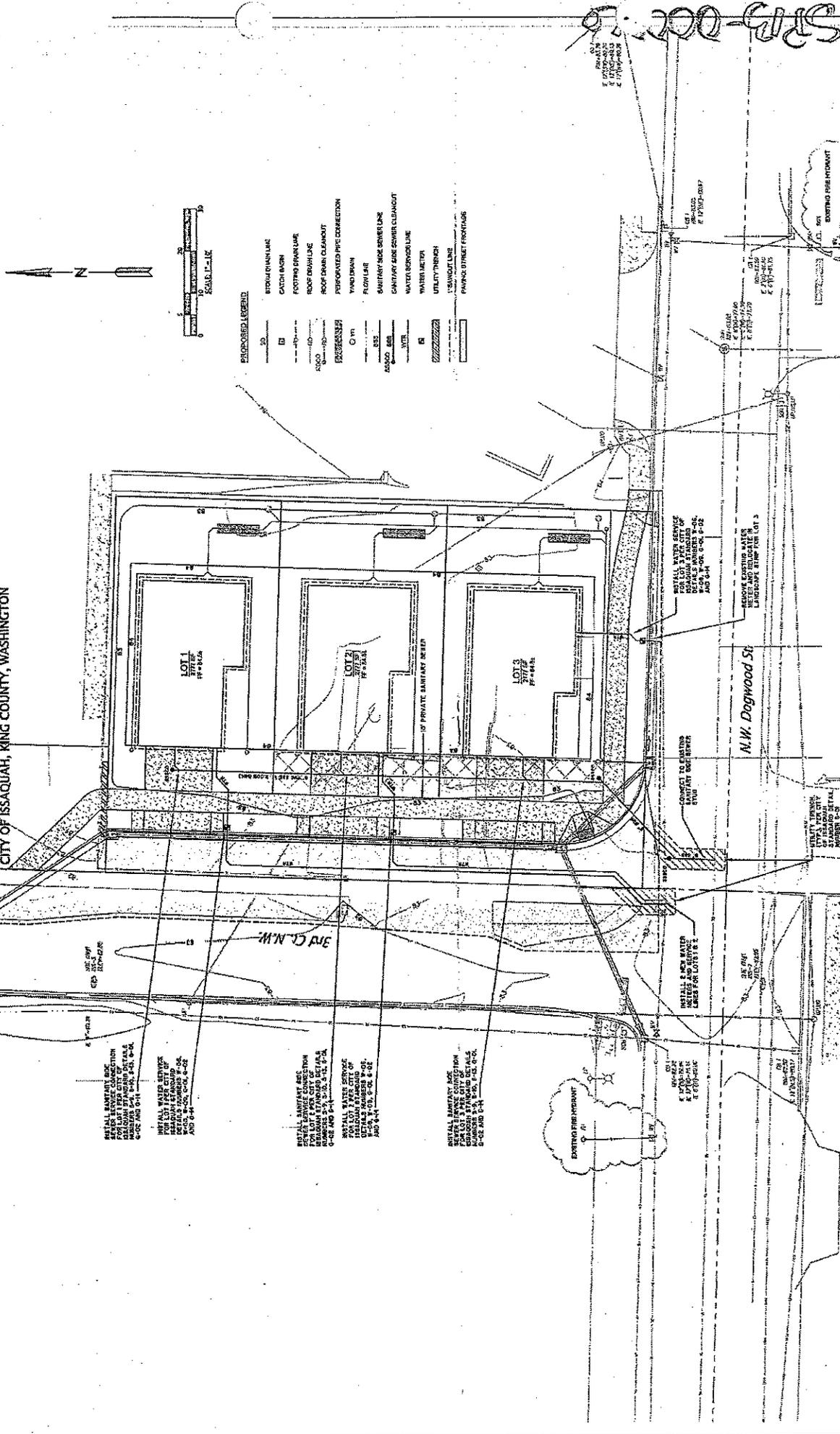
BDR ISSAQUAH 1
PRELIMINARY SHORT PLAT
SP13-00006

290 NW DOGWOOD STREET, CITY OF ISSAQUAH KING COUNTY, WASHINGTON

SCALE: 1"=20' DATE: 9/12/2013 JOB NO: 13114

OWN: EMALM CHK: MMAUGER SHEET: 3/3

NE 1/4, SE 1/4, SECTION 28, TOWNSHIP 24 N, RANGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



- PROPOSED LEGEND**
- 30" WATER MAIN LINE
 - CATCH BASIN
 - FOOTING DRAIN LINE
 - ROOF DRAIN LINE
 - ROOF DRAIN CLEANOUT
 - PERFORATED PIPE CONNECTION
 - VIND DRAWN
 - FLOW LINE
 - SANITARY SIDE SERVICE LINE
 - GAS SERVICE SIDE SERVICE CLEANOUT
 - WATER SERVICE LINE
 - WATER METER
 - UTILITY TRENCH
 - 1" SANITARY LINE
 - PARALLEL STREET FOOTINGS

<p>RECEIVED DEC 12 2013 City of Issaquah</p>		<p>NO. 13114 COUNT</p>
<p>EXISTING FIRE HYDRANT EXHIBIT FOR BDR ISSAQUAH 1 SHORT PLAT</p>		
<p>206 NW DOGWOOD STREET, CITY OF ISSAQUAH KING COUNTY, WASHINGTON</p>		
<p>DATE: 12/12/13 SCALE: AS SHOWN</p>		<p>PROJECT: BDR ISSAQUAH 1</p>
<p>DESIGNED BY: [Signature]</p>		<p>CHECKED BY: [Signature]</p>
<p>APPROVED BY: [Signature]</p>		<p>DATE: 12/12/13</p>
<p>PROJECT LOCATION: 206 NW DOGWOOD STREET, CITY OF ISSAQUAH, KING COUNTY, WA 98027</p>		
<p>PROJECT NO.: 13114</p>		

GOLDSMITH
LAND DEVELOPMENT SERVICES
1311 1st Avenue, Suite 200, Issaquah, WA 98027
Phone: (206) 875-1111
Fax: (206) 875-1112
www.goldsmithland.com

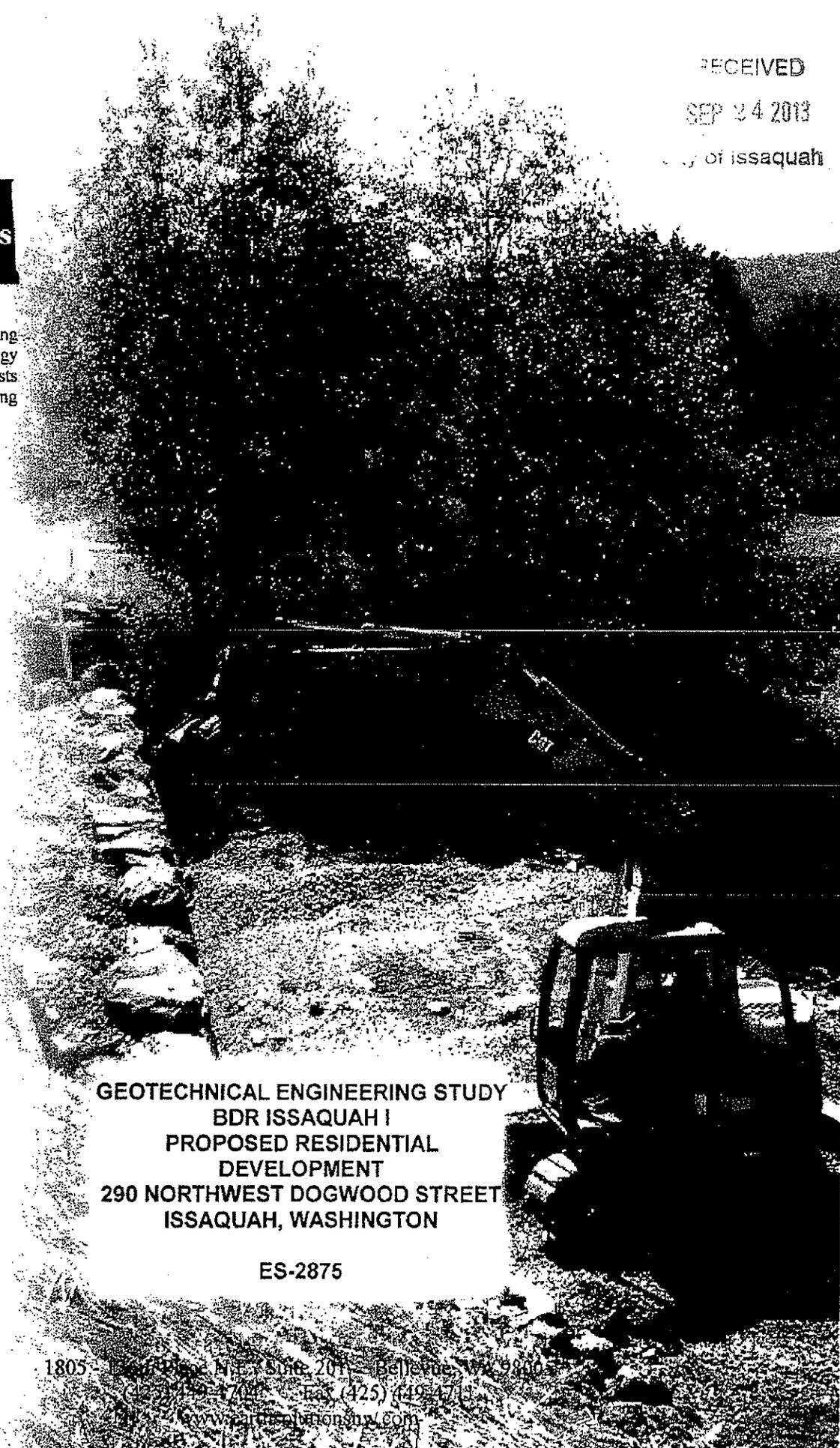
RECEIVED

SEP 24 2013

City of Issaquah



Geotechnical Engineering
Geology
Environmental Scientists
Construction Monitoring



SRJ3-0000

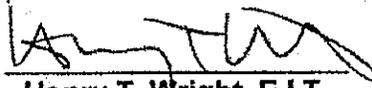
**GEOTECHNICAL ENGINEERING STUDY
BDR ISSAQUAH I
PROPOSED RESIDENTIAL
DEVELOPMENT
290 NORTHWEST DOGWOOD STREET
ISSAQUAH, WASHINGTON**

ES-2875

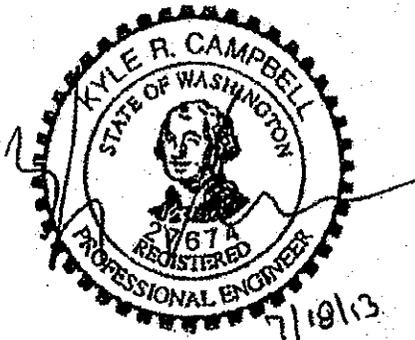
PREPARED FOR

BDR Issaquah I, LLC

July 18, 2013



Henry T. Wright, E.I.T.
Staff Engineer



Kyle R. Campbell, P.E.
Principal

GEOTECHNICAL ENGINEERING STUDY
BDR ISSAQUAH I
PROPOSED RESIDENTIAL DEVELOPMENT
290 NORTHWEST DOGWOOD STREET
ISSAQUAH, WASHINGTON

ES-2875

Earth Solutions NW, LLC
1805 - 136th Place Northeast, Suite 201
Bellevue, Washington 98005
Phone: 425-449-4704 Fax: 425-449-4711
Toll Free: 866-336-8710

Important Information About Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one—not even you*—should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

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

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time to perform additional study.* Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention.* *Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you ASFE-member geotechnical engineer for more information.



8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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July 18, 2013
ES-2875

Earth Solutions NW LLC

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

BDR Issaquah I, LLC
800 Bellevue Way Northeast, Suite 400
Bellevue, Washington 98004

Attention: Mr. Bob Ehrlichman

Dear Mr. Ehrlichman:

Earth Solutions NW, LLC (ESNW) is pleased to present this report titled "Geotechnical Engineering Study, BDR Issaquah I, Proposed Residential Development, 290 Northwest Dogwood Street, Issaquah, Washington".

In general, the site is underlain by alluvial sand deposits. In our opinion, the proposed residential structures can be supported on conventional continuous and spread footing foundations bearing on competent native soils, re-compacted native soils, or structural fill. Foundations should be overexcavated a minimum of 18 inches and the subgrade restored by placing and compacting soil to the specifications of structural fill detailed in this report.

Recommendations for foundation design, site preparation, infiltration design, and other pertinent recommendations are provided in this study.

We appreciate the opportunity to be of service to you on this project. If you have questions regarding the content of this geotechnical engineering study, please call.

Sincerely,

EARTH SOLUTIONS NW, LLC

A handwritten signature in black ink, appearing to read "H. T. Wright", written in a cursive style.

Henry T. Wright, E.I.T.
Staff Engineer

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ES-2875

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Appendix A	Subsurface Exploration Test Pit Logs
Appendix B	Laboratory Test Results

**GEOTECHNICAL ENGINEERING STUDY
BDR ISSAQUAH I
PROPOSED RESIDENTIAL DEVELOPMENT
290 NORTHWEST DOGWOOD STREET
ISSAQUAH, WASHINGTON**

ES-2875

INTRODUCTION

General

This geotechnical engineering study was prepared for the residential development to be constructed off the northeast corner of the intersection between Northwest Dogwood Street and 3rd Court Northwest in Issaquah, Washington. The purpose of this study was to explore subsurface conditions as well as infiltration characteristics across the site and develop geotechnical recommendations for the proposed project. Our scope of services for completing this geotechnical engineering study included the following:

- Subsurface exploration and characterization of soil and groundwater conditions by excavating test pits throughout accessible areas of the site, including EPA falling head infiltration testing at test pit locations;
- Laboratory testing of soil samples obtained during field exploration;
- Engineering analyses, and;
- Preparation of this report.

The following documents and/or resources were reviewed as part of our report preparation:

- Preliminary Site Plans Provided by the Client;
- Geologic Map of the Issaquah Quadrangle;
- 2009 King County Surface Water Design Manual, Section 5.4, and;
- 2005 DOE Manual, Section 3.3.6.

Project Description

We understand the subject site will be developed with two residential lots and associated improvements. Given the relatively level topography of the site, we anticipate grading activities will be minimal, however, a grading plan was not available at the time this report was prepared. The feasibility of utilizing infiltration facilities will be investigated as part of the stormwater development plan.

The proposed residential structures will likely to consist of relatively lightly-loaded wood framing supported on conventional foundations. Based on our experience with similar developments, we estimate wall loads on the order of two kips per lineal foot and slab-on-grade loading of 150 pounds per square foot (psf); however, specific building loads were not available for review at the time this report was prepared.

If the above design assumptions are incorrect or change, ESNW should be contacted to review the recommendations in this report. ESNW should review the final design to confirm that our geotechnical recommendations have been incorporated into the plans.

SITE CONDITIONS

Surface

The subject site is located northeast of the intersection between Northwest Dogwood Street and 3rd Court Northwest in Issaquah, Washington, as illustrated on the Vicinity Map (Plate 1). The site encompasses approximately 0.27 acres, is rectangular in shape and is currently occupied by a single-family residence. Topography across the site is relatively level with little discernible elevation change relative to the adjacent right-of-way. The Test Pit Location Plan (Plate 2) illustrates the approximate limits of the property.

Subsurface

Two test pits were advanced using an excavator and operator retained by ESNW in June 2013 to assess soil and groundwater conditions as well as conduct EPA falling head infiltration tests. The approximate locations of the test pits are depicted on the Test Pit Location Plan (Plate 2). Please refer to the test pit logs provided in Appendix A for a more detailed description of the subsurface conditions.

Topsoil was observed to a depth of approximately six inches below existing grades. The topsoil was characterized by dark brown color and the presence of fine organic material.

Underlying the topsoil, native soils consisting primarily of medium dense silty sand (Unified Soil Classification SM) alluvial deposits were observed to an approximate depth of nine feet below existing grades. Dense poorly graded gravel with sand was observed from approximately 9 to 11 feet (maximum explored depth) below existing grades.

The referenced geologic map resource identifies alluvial (Qyal) deposits throughout the site and surrounding areas.

The native soil conditions observed at the test pit locations are generally consistent with the geologic mapping for the site.

Groundwater

Groundwater seepage was not observed during our fieldwork (June 2013); however, seepage should be expected in deeper excavations. Groundwater seepage rates and elevations fluctuate depending on many factors, including precipitation duration and intensity, the time of year, and soil conditions. In general, groundwater flow rates are higher during the wetter, winter months.

DISCUSSION AND RECOMMENDATIONS

General

In our opinion, construction of the proposed single-family residential structures and related improvements at this site is feasible from a geotechnical standpoint. In our opinion, the proposed structures can be supported on conventional continuous and spread footing foundations bearing on at least 18 inches of structural fill placed and compacted as described in the *Structural Fill* section of this report. Slab-on-grade floors should be supported on dense native soil or structural fill. Organic material exposed at subgrade elevations must be removed below design elevation and grades restored with structural fill.

This study has been prepared for the exclusive use of BDR Issaquah I, LLC and their representatives. No warranty, expressed or implied, is made. This study has been prepared in a manner consistent with the level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area.

Site Preparation and Earthwork

Site preparation activities will include removing the existing structure, clearing activities and installing temporary erosion control measures. Restoring possible voids resulting from existing foundation (or basement area) structures may also be necessary as part of site preparation.

Site Stripping

Stripping will likely be limited to about six inches. Topsoil and organic-rich soil is not suitable for foundation support, nor is it suitable for use as structural fill. Topsoil or organic-rich soil can be used in non-structural areas if desired.

Temporary Erosion Control

Temporary construction entrances and drive lanes, consisting of at least 12 inches of quarry spalls, can be considered in order to minimize off-site soil tracking and to provide a stable access entrance surface. Erosion control measures should consist of silt fencing placed along the edge of the site. Soil stockpiles should be covered or otherwise protected to reduce soil erosion. Temporary sedimentation ponds or other approaches for controlling surface water runoff should be in place prior to beginning significant earthwork activities.

In-situ Soils

The soils encountered throughout the majority of the test sites have a moderate to high sensitivity to moisture and were generally in a damp to moist condition at the time of the exploration (June 2013). The soils anticipated to be exposed at this site will degrade rapidly if exposed to moisture. In general, soils encountered during site excavations that are excessively over the optimum moisture content will require aeration or treatment prior to placement and compaction. Conversely, soils that are substantially below the optimum moisture content will require moisture conditioning through the addition of water prior to use as structural fill. An ESNW representative should determine the suitability of in-situ soils for use as structural fill. If the in-situ soils are determined to not be suitable for use as structural fill, use of a suitable imported soil may be necessary.

Wet Season Grading

If grading takes place during the wetter, winter or spring months, a contingency in the project budget should be included to allow for export of native soil and/or existing fill and import of structural fill as described below.

Imported Soils

Imported soil intended for use as structural fill should consist of a well graded granular soil with a moisture content that is at or near the optimum level. During wet weather conditions, imported soil intended for use as structural fill should consist of a well graded granular soil with a fines content of 5 percent or less defined as the percent passing the #200 sieve, based on the minus three-quarter inch fraction.

Subgrade Preparation

Subgrade conditions expected to be exposed throughout the majority of the proposed building and pavement areas will likely be comprised of native silty sand soils. The soils exposed throughout subgrade areas should be confirmed as firm and unyielding prior to constructing the pavement, foundation and slab elements.

The subgrade throughout pavement areas should be compacted as necessary to exhibit a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Foundation subgrade areas should be overexcavated at least 18 inches and restored with structural fill. Foundation subgrade areas should be protected from disturbance, construction traffic, and excessive moisture, as necessary. Structural fill soils placed throughout foundation, slab, and pavement areas should be placed over a firm base. Loose or otherwise unsuitable areas of native soil exposed at subgrade elevations should be compacted to structural fill requirements or overexcavated and replaced with a suitable structural fill material. Where structural fill soils are used to construct pavement, foundation and slab subgrade areas, the soil should be compacted to the requirements of structural fill described in the following section. Where instability develops below structural fill areas, use of a woven geotextile below the structural fill areas may be required. A representative of ESNW should observe structural fill placement in foundation, slab, and pavement areas.

Structural Fill

Structural fill is defined as compacted soil placed in foundation, slab-on-grade, and roadway areas. Fills placed to construct permanent slopes and throughout retaining wall and utility trench backfill areas are also considered structural fill. Soils placed in structural areas should be placed in loose lifts of 12 inches or less and compacted to a relative compaction of 90 percent, based on the laboratory maximum dry density as determined by the Modified Proctor Method (ASTM D-1557). For soil placed in utility trenches underlying structural areas, compaction requirements are dictated by the local city, county, or utility district, and in general are specified as 95 percent relative compaction. The upper 12 inches of slab-on-grade and pavement area subgrade should also be compacted to a relative compaction of at least 95 percent.

Excavations

The Federal Occupation Safety and Health Administration (OSHA) and the Washington Industrial Safety and Health Act (WISHA) provide soil classification in terms of temporary slope inclinations. Based on the soil conditions encountered at the test pit locations, the native soils encountered in the upper approximately four feet of the test pit locations and where fill and/or groundwater seepage is exposed are classified as Type C by OSHAWISHA. Temporary slopes over four feet in height in Type C soils must be sloped no steeper than 1.5H:1V (Horizontal:Vertical). Medium dense to dense native soils encountered below approximately four feet where no groundwater seepage is exposed would be classified as Type B by OSHAWISHA. Temporary slopes over four feet in height in Type B soils must be sloped no steeper than 1H:1V. ESNW should observe site excavations to confirm soil types and allowable slope inclinations are appropriate for the soil exposed by excavation activities. If the recommended temporary slope inclinations cannot be achieved, temporary shoring may be necessary to support excavations.

Foundations

Based on the results of our study, the proposed single-family residential structures can be supported on conventional spread and continuous footings bearing on at least 18 inches of structural fill. Existing soil at the foundation subgrade elevations should be overexcavated 18 inches and the subgrade restored by placing and compacting soil to the specifications of structural fill detailed in the *Structural Fill* section of this report. Where loose or unsuitable soil conditions are exposed at foundation subgrade elevations, compaction of the soils to the specifications of structural fill, or overexcavation and replacement with structural fill, may be necessary. Organic material exposed at foundation subgrade elevations must be removed and grades restored with structural fill.

Provided foundations will be supported as described above, the following parameters can be used for design:

- Allowable soil bearing capacity 2,500 psf
- Passive earth pressure 350 pcf (equivalent fluid)
- Coefficient of friction 0.4

A one-third increase in the allowable soil bearing capacity can assumed for short-term wind and seismic loading conditions. The above passive pressure and friction values include a factor-of-safety of 1.5. With structural loading as expected, total settlement in the range of one inch and differential settlement of about one-half inch is anticipated. The majority of the settlements should occur during construction, as dead loads are applied.

Seismic Design

The 2009 International Building Code specifies several soil profiles that are used as a basis for seismic design of structures. If the project will be permitted using the 2009 IBC, based on the soil conditions observed at the test sites, Site Class D, from table 1613.5.2, should be used for design.

The 2012 IBC recognizes ASCE for seismic site class definitions. If the project will be permitted under the 2012 IBC, in accordance with Table 20.3-1 of ASCE, Minimum Design Loads for Buildings and Other Structures, Site Class D, should be used for design.

In our opinion, the liquefaction susceptibility of the near surface soil at this site is low. The relative density of the site soils and the absence of a uniform, shallow groundwater table is the primary basis for this designation.

Slab-On-Grade Floors

Slab-on-grade floors constructed at this site should be supported on a firm and unyielding subgrade. Where feasible, the existing native soils exposed at the slab-on-grade subgrade level can be compacted in place to the specifications of structural fill. Unstable or yielding areas of the subgrade should be recompacted or overexcavated and replaced with structural fill prior to construction of the slab. A capillary break consisting of a minimum of four inches of free draining crushed rock or gravel should be placed below the slab. The free draining material should have a fines content of 5 percent or less (percent passing the #200 sieve, based on the minus three-quarter inch fraction). In areas where slab moisture is undesirable, installation of a vapor barrier below the slab should be considered. If a vapor barrier is to be utilized it should be a material specifically designed for use as a vapor barrier and should be installed in accordance with the manufacturer's specifications.

Retaining Walls

Retaining walls must be designed to resist earth pressures and applicable surcharge loads. The following parameters can be used for retaining wall design:

- Active earth pressure (yielding condition) 35 pcf
- At-rest earth pressure (restrained condition) 55 pcf
- Traffic surcharge (passenger vehicles) 70 psf (rectangular distribution)
- Passive earth pressure 350 pcf
- Coefficient of friction 0.40
- Seismic surcharge 6H* (active condition)
14H* (at rest condition)

*Where H equals the retained height

Additional surcharge loading from adjacent foundations, sloped backfill, or other loads should be included in the retaining wall design. Drainage should be provided behind retaining walls such that hydrostatic pressures do not develop. If drainage is not provided, hydrostatic pressures should be included in the wall design.

Retaining walls should be backfilled with free draining material that extends along the height of the wall, and a distance of at least 18 inches behind the wall. The upper one foot of the wall backfill can consist of a less permeable soil, if desired. A perforated drain pipe should be placed along the base of the wall, and connected to an approved discharge location. A typical retaining wall drainage detail is provided on Plate 3.

Drainage

Perched groundwater should be anticipated in site excavations. Temporary measures to control surface water runoff and groundwater during construction would likely involve interceptor trenches and sumps. ESNW should be consulted during preliminary grading to identify areas of seepage and to provide recommendations to reduce the potential for instability related to seepage effects.

In our opinion, foundation drains should be installed along perimeter footings of the buildings. A typical foundation drain detail is provided as Plate 4.

Infiltration

As part of this geotechnical engineering study, the 2009 King County Surface Water Design Manual (KCSWDM) was reviewed.

Two test pits were excavated on June 18, 2013 at representative locations across the site in order to evaluate on-site infiltration. EPA falling head tests were performed at both test pit locations within native soil deposits. Samples collected at the test pit locations were returned to our laboratory for testing in accordance with USDA sieve analysis method.

Per KCSWDM requirements, ESNW conducted two EPA falling head infiltration tests at the test pit locations. Based on the observed infiltration rates, the following long term infiltration rate is recommended for design:

- **Recommended Long Term Infiltration Rate** **2.5 in./hr.**

The above recommended infiltration rate reflects a reduction factor of 4.0. If infiltration is pursued, an overflow system should be included in the design. The geotechnical engineer should observe the excavations for the proposed infiltration system to confirm soil conditions at the time of construction.

Based on the results of the laboratory analyses, the native soil at the anticipated depth of infiltration systems consisted of loamy fine sand, with extremely gravelly coarse sand observed at an approximate depth of nine feet below existing grades.

Utility Support and Trench Backfill

In our opinion, the soils anticipated to be exposed in utility excavations should generally be suitable for support of utilities. Existing fill, organic or highly compressible soils encountered in the trench excavations should not be used for supporting utilities. The native soils are moisture sensitive and will therefore be difficult to use as structural trench backfill. Moisture conditioning of the soils will likely be necessary prior to use as structural backfill. Utility trench backfill should be placed and compacted to 95 percent of the modified proctor in, or to the applicable city or utility district specifications.

Pavement Sections

The performance of site pavements is largely related to the condition of the underlying subgrade. To ensure adequate pavement performance, the subgrade should be in a firm and unyielding condition when subjected to proofrolling with a loaded dump truck. Structural fill in pavement areas should be compacted to the specifications detailed in the *Site Preparation and Earthwork* section of this report. It is possible that soft, wet, or otherwise unsuitable subgrade areas may still exist after base grading activities. Areas of unsuitable or yielding subgrade conditions may require remedial measures such as overexcavation and thicker crushed rock or structural fill sections prior to pavement. Cement treatment of the subgrade soil can also be considered for stabilizing pavement subgrade areas.

For relatively lightly loaded pavements subjected to automobiles and occasional truck traffic, the following sections can be considered:

- Two inches of HMA placed over four inches of CRB, or;
- Two inches of HMA placed over three inches of asphalt ATB.

The HMA, ATB and CRB materials should conform to WSDOT specifications.

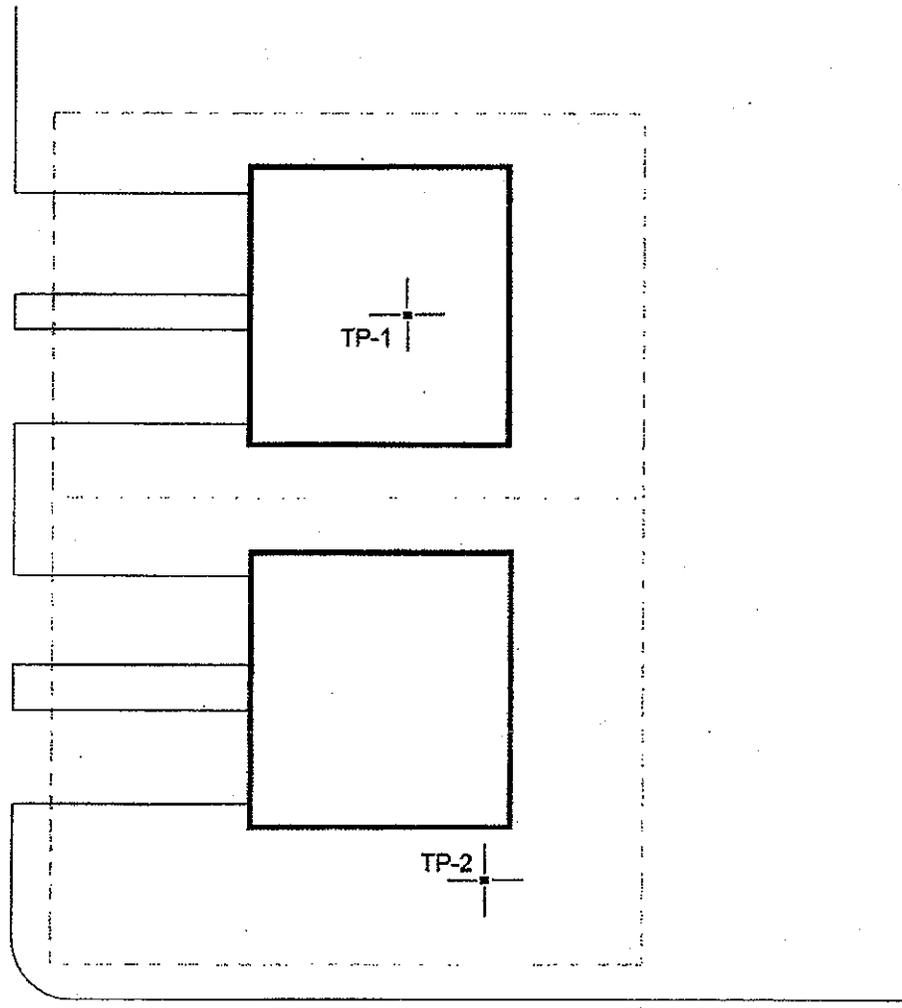
LIMITATIONS

The recommendations and conclusions provided in this geotechnical engineering study are professional opinions consistent with the level of care and skill that is typical of other members in the profession currently practicing under similar conditions in this area. A warranty is not expressed or implied. Variations in the soil and groundwater conditions observed at the test locations may exist, and may not become evident until construction. ESNW should reevaluate the conclusions in this geotechnical engineering study if variations are encountered.

Additional Services

ESNW should have an opportunity to review the final design with respect to the geotechnical recommendations provided in this report. ESNW should also be retained to provide testing and consultation services during construction.

3RD COURT N.W.



N.W. DOGWOOD STREET NORTH

LEGEND

TP-1 — Approximate Location of
ESNW Test Pit, Proj. No.
ES-2875, June 2013

 Proposed Building



Not - To - Scale

NOTE: The graphics shown on this plate are not intended for design purposes or precise scale measurements, but only to illustrate the approximate test locations relative to the approximate locations of existing and / or proposed site features. The information illustrated is largely based on data provided by the client at the time of our study. ESNW cannot be responsible for subsequent design changes or interpretation of the data by others.

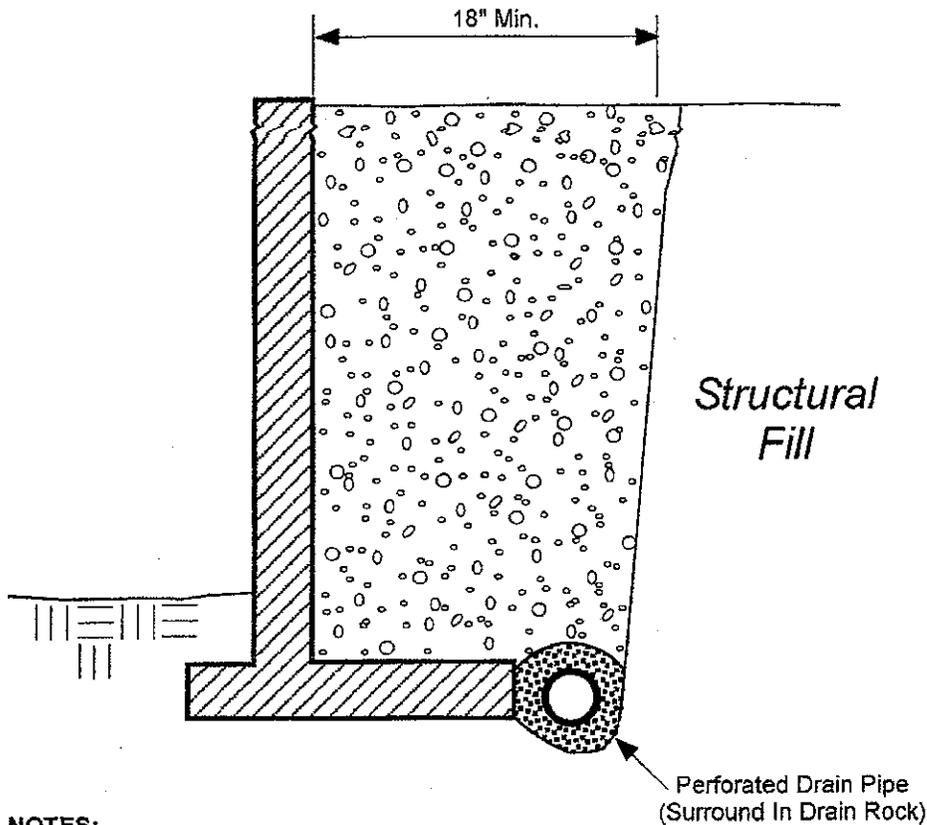
NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.



Earth Solutions NW LLC
Civil Engineering, Construction Monitoring
and Environmental Sciences

**Test Pit Location Plan
BDR Issaquah 1
Issaquah, Washington**

Drwn. GLS	Date 07/05/2013	Proj. No. 2875
Checked HTW	Date July 2013	Plate 2



NOTES:

- Free Draining Backfill should consist of soil having less than 5 percent fines. Percent passing #4 should be 25 to 75 percent.
- Sheet Drain may be feasible in lieu of Free Draining Backfill, per ESNW recommendations.
- Drain Pipe should consist of perforated, rigid PVC Pipe surrounded with 1" Drain Rock.

SCHMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:



Free Draining Structural Backfill



1 inch Drain Rock



Earth Solutions NW LLC

Geotechnical Engineering, Construction Monitoring
and Environmental Sciences

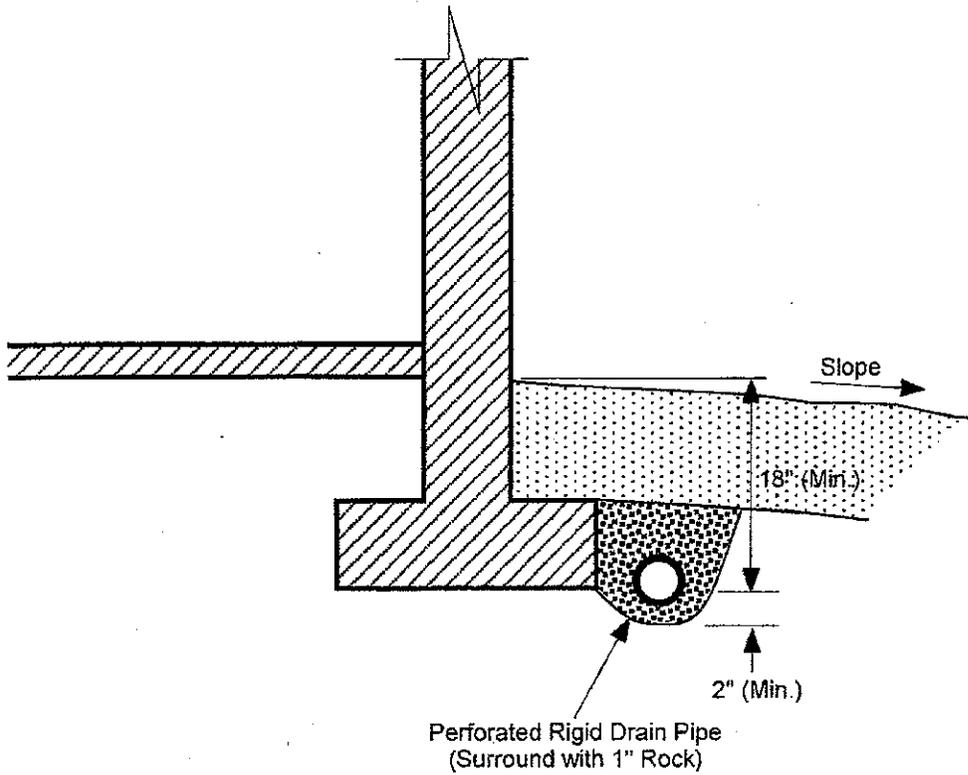
Earth Solutions NW LLC

Geotechnical Engineering, Construction Monitoring
and Environmental Sciences

RETAINING WALL DRAINAGE DETAIL

BDR Issaquah 1
Issaquah, Washington

Drwn. GLS	Date 07/05/2013	Proj. No. 2875
Checked HTW	Date July 2013	Plate 3



NOTES:

- Do NOT tie roof downspouts to Footing Drain.
- Surface Seal to consist of 12" of less permeable, suitable soil. Slope away from building.

SCHEMATIC ONLY - NOT TO SCALE
NOT A CONSTRUCTION DRAWING

LEGEND:

- Surface Seal; native soil or other low permeability material.
- 1" Drain Rock

		Earth Solutions NW LLC Geotechnical Engineering, Construction Monitoring and Environmental Sciences	
FOOTING DRAIN DETAIL BDR Issaquah 1 Issaquah, Washington			
Drwn.	GLS	Date 07/05/2013	Proj. No. 2875
Checked	HTW	Date July 2013	Plate 4

Appendix A

Subsurface Exploration

ES-2875

The subsurface conditions at the site were explored by excavating a total of two test pits at representative locations across the property. The subsurface exploration was completed in June 2013. The approximate test pit locations are illustrated on Plate 2 of this report. Logs of the test pits are provided in this Appendix.

Earth Solutions NW_{LLC}

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS		GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	
		(LITTLE OR NO FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		GRAVELS WITH FINES		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	(APPRECIABLE AMOUNT OF FINES)		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES	
		SAND AND SANDY SOILS	CLEAN SANDS		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
			(LITTLE OR NO FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	SANDS WITH FINES		SM	SILTY SANDS, SAND - SILT MIXTURES	
		(APPRECIABLE AMOUNT OF FINES)		SC	CLAYEY SANDS, SAND - CLAY MIXTURES	
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
					CH	INORGANIC CLAYS OF HIGH PLASTICITY
					OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

DUAL SYMBOLS are used to indicate borderline soil classifications.

The discussion in the text of this report is necessary for a proper understanding of the nature of the material presented in the attached logs.



Earth Solutions NW
 1805 136th Place N.E., Suite 201
 Bellevue, Washington 98005
 Telephone: 425-284-3300

TEST PIT NUMBER TP-1
 PAGE 1 OF 1

CLIENT BDR Issaquah 1, LLC PROJECT NAME BDR Issaquah 1
 PROJECT NUMBER 2875 PROJECT LOCATION Issaquah, Washington
 DATE STARTED 6/18/13 COMPLETED 6/18/13 GROUND ELEVATION _____ TEST PIT SIZE _____
 EXCAVATION CONTRACTOR NW Excavating GROUND WATER LEVELS:
 EXCAVATION METHOD _____ AT TIME OF EXCAVATION ---
 LOGGED BY HTW CHECKED BY HTW AT END OF EXCAVATION ---
 NOTES Depth of Topsoil & Sod 6" grass AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					
0.5		MC = 9.60%	TPSL		TOPSOIL to 6" Brown silty SAND, medium dense, damp -becomes moist
5			SM		
6.5		MC = 33.70%	SM		Brown gray silty SAND, medium dense, moist to wet
10		MC = 4.00% Fines = 1.20%	GP		Brown poorly graded GRAVEL with sand, dense, wet
11.0		MC = 3.80%			[USDA Classification: extremely gravelly coarse SAND] Test pit terminated at 11.0 feet below existing grade. No groundwater encountered during excavation. Bottom of test pit at 11.0 feet.

GENERAL BH / TP / WELL 2875.GPJ GINT US.GDT 7/6/13



Earth Solutions NW
 1805 136th Place N.E., Suite 201
 Bellevue, Washington 98005
 Telephone: 425-284-3300

TEST PIT NUMBER TP-2

PAGE 1 OF 1

CLIENT BDR Issaquah 1, LLC PROJECT NAME BDR Issaquah 1
 PROJECT NUMBER 2875 PROJECT LOCATION Issaquah, Washington
 DATE STARTED 6/18/13 COMPLETED 6/18/13 GROUND ELEVATION _____ TEST PIT SIZE _____
 EXCAVATION CONTRACTOR NW Excavating GROUND WATER LEVELS:
 EXCAVATION METHOD _____ AT TIME OF EXCAVATION _____
 LOGGED BY HTW CHECKED BY HTW AT END OF EXCAVATION _____
 NOTES Depth of Topsoil & Sod 6" grass AFTER EXCAVATION _____

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0					
		MC = 7.50% Fines = 26.00%	TPSL SM	0.5 4.0	<p>TOPSOIL to 6" Brown silty SAND, medium dense, damp</p> <p>-becomes moist</p> <p>[USDA Classification: loamy fine SAND] Test pit terminated at 4.0 feet below existing grade. No groundwater encountered during excavation. Bottom of test pit at 4.0 feet.</p>

GENERAL BH / TP / WELL 2875.GPJ GINT US.GDT 7/5/13



State of Washington
 Department of Revenue
 PO Box 47472
 Olympia WA 98504-47472
 1-800-548-8829

Purchaser Certification For Export Restricted Timber

Contracting/Selling Agency:	
Sale Name:	Date of Sale:
Agency Contract Number:	
DNR Region:	County:
Forest Practices Application Number:	Legal Description: Sec/Twp/Rge:
Estimated Sale Volume:	
Unit of Measure: MBF Scribner, Weight (pounds, tons), Cords, Other	
Assigned Log Brand Description:	Registered Log Brand Number:

The Purchaser hereby affirms, under penalty of law, the truth of the following:

- A. That export restricted unprocessed timber will not be:
 - Exported by the Purchaser or used in substitution by the Purchaser, or
 - Transferred to any other person for the purpose of export or substitution.
- B. That hammer brands and red paint applied to such timber as required by WAC 240-15-025 shall remain on such timber until it is domestically processed.
- C. That prior to selling, trading, exchanging, or otherwise conveying export restricted timber to any other person, the purchaser (transferor) shall require the transferee to sign a completed Transferee Certification. The original is to be mailed to Department of Revenue prior to the logs being physically transferred.
- D. That the transferor shall not sell, trade, exchange or otherwise convey export restricted timber to any other person on the Department of Revenue ineligible list.

**Making false statements on the Bidder Certification is punishable as a gross misdemeanor
 RCW 9A.72.040.**

Purchaser's Name:	
Address:	
City, State, Zip Code:	
Phone Number:	FAX Number:
UBI Number:	Timber Tax Number:
Representative's Name/Title:	
Representative's Signature:	
Date:	

Purchaser Certification Instructions

This form is used for reporting direct acquisitions by companies or individuals of unprocessed export restricted timber from public agencies. A separate Certification form is needed for each contract or agreement. Completed forms are to be submitted to the Department of Revenue at the address listed below **within five days of the contract award date and before logging activities begin.**

Contract/Selling Agency: Enter the public agency offering the timber sale or public works project up for bid.

Sale Name: Enter the timber sale name assigned by the selling agency.

Date of Sale: Enter the auction date for the sale or the date that the contract was signed.

Agency Contract Number: Enter the contract number assigned by the selling agency (if applicable).

DNR Number: For Department of Natural Resources contracts, enter the DNR region name.

County: Enter the name of the county in which the sale is located.

Forest Practice Application Number: Enter the Department of Natural Resources Forest Practices Permit number which corresponds with the sale.

Estimated Sales Volume: Enter the volume of timber being acquired (rounded to the nearest whole number).

Unit of Measure: Enter the measurement unit for the sales volume, MBF (thousand board feet), weight (pounds, tons), cords, other (explain).

Assigned Log Brand Description: Enter the log brand assigned to the sale or contract.

Registered Log Brand Number: Enter the State Log Brand Registry identification number for the assigned log brand.

Purchaser Information: Type or print purchaser's name, mailing address, daytime phone number (including area code), FAX number (if applicable), UBI number (if you do not have a Washington State Unified Business number, enter your federal tax number), Timber Tax registration number, and representative's name and title.

Submit signed and dated certifications to the following address:

Washington State
Department of Revenue
Forest Tax Program
PO Box 47472
Olympia WA 98504-7472

Please note that incomplete forms will not be accepted.

If you need further assistance, please call 1-800-548-8829.

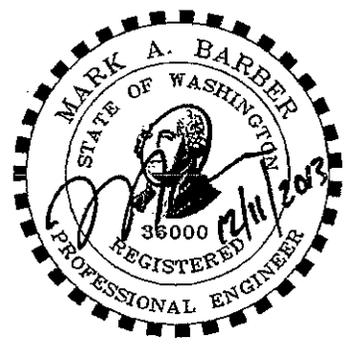
For tax assistance or to request this document in an alternate format, visit <http://dor.wa.gov> or call 1-800-647-7706. Teletype (TTY) users may call (360) 705-6718.

RECEIVED
DEC 12 2013
City of Issaquah

BDR Issaquah 1 Preliminary Short Plat

Stormwater Control Plan

SP13-00009



December 2013
Job Number: 13114



SECTION 1: PROJECT OVERVIEW

The BDR Issaquah 1 Preliminary Short Plat is a 0.27 acre property located at 290 NW Dogwood Street in Issaquah, WA. The project site is located at the NE corner of NW Dogwood Street and 3rd Court NW, within the NE quarter of the SE quarter of Section 28, Township 24 N, Range 06 E. The adjacent properties to the north, east and west of the site are existing apartment home communities. South of the project site are single family residential homes. The project site is located in the MF-M (Multi-Family, Medium Density) Zone of the City of Issaquah.

The proposal is a three lot short subdivision. The property has an existing home which will be removed as part of the planned short subdivision. The proposed lots will 'front' on 3rd Court NW, and are proposed as single family, detached home-sites. As part of the site development, required frontage improvements will include curb, gutter and sidewalk, utilities, new driveways for the three proposed lots, and limited site grading for the home sites. The proposed lots will meet or exceed the development standards of the MF-M zoning district for minimum lot size, setbacks, building height, etc. The project site is flat; there are no critical areas located on the site.

SECTION 2: EXISTING CONDITIONS

The site currently contains one existing home located in the middle-to-south portion of the site fronting on NW Dogwood Street. The site is relatively flat and predominately covered with landscaped lawn area with two fruit trees as indicated in the existing survey map.

The soils report for this development (prepared by Earth Solutions NW, LLC dated July 18, 2013,) states that native soils consist primarily of medium dense silty sand alluvial deposits to an approximate depth of nine feet below existing grades. Dense, poorly graded gravel with sand was observed from approximately 9 to 11 feet below existing grades. The report also noted that groundwater seepage was not observed during the field work.

Infiltration testing has completed by the project geotechnical engineer in accordance with the *King County Surface Water Design Manual (KCSWDM)*. A design infiltration rate of 2.5 in/hr has been specified for the design of infiltration facilities.

SECTION 3: DEVELOPED SITE CONDITIONS

The developed drainage conditions are shown on Sheet C-1. Sheet C-1 shows the developed site conditions including concrete driveway, concrete porch, house, and covered deck in the rear of the home. The project will create a total of approximately 8,000 sf of new and replaced impervious area both on-site and within the fronting road right-of-way.

SECTION 4: STORMWATER CONTROL PLAN

The project is a single family project located in the Issaquah Valley floor that creates between 2,000 and 10,000 sf of new impervious area. The project is therefore required to meet drainage review requirements specified in Table 1.1.A - G1.2 - *City of Issaquah 2011 Addendum to the 2009 KCSWDM*. The project is required to apply BMPs as found feasible and appropriate to the site design. These BMPs are presented and described in the *KCSWDM Appendix C - Small Site*

Drainage Requirements. Only the requirements of Core Requirements #1, 4, 5, Special Requirements 4, 5 and 6, and Appendix C apply to this project.

For the developed site condition it is proposed that roof runoff will be conveyed to perforated pipe connections designed per KCSWDM C.2.11. As shown on the "Preliminary Grading, Drainage and Utility Plan" (C-1), each lot will have a perforated pipe connection located in the back yard of each proposed lot. Site constraints including; the size of the development; flat topography; and the limited space available (set back constraints) to locate BMPs, the use of standard dispersion and infiltration BMPs presented in the small site drainage requirements are limited. Full infiltration is not proposed since setback requirements cannot be met for an infiltration trench. However, since the perforated infiltration facilities are located in soils with good infiltration (2.5"/hr) the objectives of limited infiltration are met. The remaining proposed on-site impervious area fronting 3rd Ct. NW will be directed towards the conveyance system located within 3rd Ct. NW and in NW Dogwood St.

SECTION 5: PROPOSED EROSION AND SEDIMENT CONTROL MEASURES

In order to prevent erosion and to trap sediments within the project site, the following BMPs will be proposed:

- Clearing limits shall be marked by fencing or other means on the ground.
- Catch basin protection will be installed to existing catch basins within the vicinity of the site.
- The driveway shall be constructed and graveled immediately. A rocked construction entrance will be placed at the end of the driveway. Temporary and/or permanent cover shall be provided where necessary to protect disturbed areas.
- Runoff shall not be allowed to concentrate and no water shall be allowed to leave the site to the north and east of the property. Silt fencing shall be placed along the north and east property lines. Installation of silt fencing shall occur prior to site grading.
- Mulch shall be spread over all cleared areas of the site when they are not being worked. Mulch will consist of air-dried straw and chipped site vegetation.

