

SW15-00030



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

Development Services
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Temporary Erosion and Sediment Control (TESC) Report and Stormwater Pollution Prevention Plan For Construction Activities

Type of Project: Commercial/Plat

CITY OF ISSAQUAH
APPROVED
[Signature]
ALL WORK SUBJECT
TO FIELD INSPECTION

Project Information

Project Name: Issaquah Gateway Apartments

Project Address/Site Location: 2290 Newport Way NW, Issaquah WA 98027

Public Works Permit Number: SW15-00030

Owner/Developer: Wolff Enterprises II, LLC

General Contractor: Exxel Pacific

Site Contractor: (To be determined) NW Const.

Certified Erosion and Sediment Control Lead (CESCL): (To be determined) Chris Tollie

Prepared By: Roy E. Lewis, Jr., PE

Date Prepared: 7/27/15

Site Information

Property Area (sq ft/acres): 1,300,266 sq.ft./29.85 acres

Area to be Cleared and Graded (sq ft/acres): 675,180 sq.ft./15.50 acres

Estimated Total Fill (cu yds): 39,700 CY (N.I.C. Removal/Replacement of unsuitable soil)

Estimated Total Excavation (cu yds): 16,640 CY

Existing Impervious Area (sq ft/acres): 10,018 sq.ft./0.23 acres

New Impervious Area (sq ft/acres): 403,156 sq.ft./9.26 acres

Replaced Impervious Area (sq ft/acres) 10,018 sq.ft./0.23 acres

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JUL 27 2015

City of Issaquah

1. INTRODUCTION

This Temporary Erosion and Sediment Control Report and Stormwater Pollution Prevention Plan for the City of Issaquah (TESC Report) has been prepared as part of the City of Issaquah Public Works Permit for the Issaquah Gateway Apartments construction project.

The Contractor is required to comply with the terms of this TESC Report and the TESC measures shown on the approved permit plans. The Contractor's TESC Supervisor shall be responsible for the performance, maintenance, and review of TESC measures as described in this TESC Report and the approved plans. With the exception of small projects, the TESC supervisor shall be a Certified Erosion and Sediment Control Lead (CESCL).

TESC measures shall be in accordance with the 2011 City of Issaquah Addendum to the 2009 King County Surface Water Design Manual (available at <http://issaquahwa.gov/DocumentCenter/View/1049>).

2. SITE DESCRIPTION

Briefly describe below the existing conditions, topography, soils, etc, as appropriate. **The site is currently developed with several residential structures, outbuildings, and an agricultural field occupying the majority of the site. The topography of the site generally slopes from SE to NW with Schneider Creek to the west and Tibbetts Creek to the east. Site soils consist of organic silt and peat, with variable silt, clay and gravel content.**

3. PROPOSED CONSTRUCTION ACTIVITIES AND APPROXIMATE SCHEDULE

Briefly describe below the proposed construction activities for the project. Describe or include as an attachment a schedule for the project activities. Typical activities include utility installation, building foundations, frontage improvements, paving, etc.

Proposed construction activities include site grading, utility installation (sewer, water, storm, electrical), wall construction, building foundation and paving operations.

4. CONSTRUCTION TESC BEST MANAGEMENT PRACTICES (BMPS)

Describe below how each of the following BMPs apply to the project. These BMPs are to be shown on the project plans as appropriate. Address the different phases of construction (e.g. clearing and grading, utility installation, building construction).

a. Monitoring Points

Identify Monitoring Points on the TESC plans for all locations where runoff discharges from the project site for all phases of construction. The City will measure the turbidity of the discharge at the Monitoring Points to verify compliance with the permit. Identify any temporary discharge points during construction and also the discharge points for all permanent storm drainage systems.

Description of Monitoring Points:

**A monitoring point is shown on the TESC Plan and is located on the NW edge of the project. The monitoring point is located just downstream of the last construction stormwater discharge point, east of Schneider Creek. The monitoring point is located at
Latitude: 47deg33'10.21"N, Longitude: 122deg4'25.67"W.**

b. Clearing Limits

Describe the clearing and grading limits for the project. The purpose of the clearing limits is to define the project boundaries and to prevent disturbance of areas not designated for clearing and grading (e.g. critical areas and buffers).

Description of Clearing Limits:

Clearing limits for the project will remain within the project boundary while maintaining protection for critical areas (stream and wetland) and their related buffers.

c. Cover Measures

Describe the temporary cover measures (e.g. straw or other mulch, erosion control blankets, plastic, etc) that will be used to protect disturbed areas. Providing cover measures for as much disturbed area as possible is the most practical way to reduce turbidity in runoff.

Description of Cover Measures:

Disturbed areas to be unworked for more than 7 days must be stabilized with sod, straw, plastic sheeting, mulch, hydroseed, or approved equivalent.

d. Perimeter Protection

Describe how and where perimeter protection (e.g. silt fence, straw/compost wattles) to filter sediment from sheet flow shall be provided downstream of all disturbed areas.

Perimeter protection shall be provided to protect any critical areas and buffers.

Description of Perimeter Protection:

Perimeter Protection shall be field located by a licensed land surveyor and fenced with a minimum 42-inch high orange safety fence. An approved filter fabric fence may be used in lieu of the safety fence where required for erosion control.

e. Traffic Area Stabilization (including Truck Wheel Wash Areas)

Describe the locations and BMPs to be used to stabilize unsurfaced entrances, roads, and parking areas used by construction traffic to minimize erosion and tracking of sediment offsite. Alternative measures such as a wheel wash shall be used if traffic area stabilization does not prevent sediment from being tracked offsite.

Description of Traffic Area Stabilization (including Truck Wheel Wash Areas):

A stabilized rock construction entrance along with a paved construction exit wheel wash area will be provided at the entrance to the site off of Newport Way NW. The contractor may relocate the wheel wash area as necessary to facilitate construction.

f. Sediment Retention

Describe any temporary sediment ponds/traps, tanks, or other storage methods that will be used to treat surface water collected from disturbed areas prior to discharge from the site. Also describe how storm drain inlet protection measures (e.g. silt socks) will be used for the project.

Description of Sediment Retention Measures:

Three sediment ponds will be used to treat the surface water collected from disturbed areas prior to discharge. There are no existing storm drain inlets downstream of the disturbed areas for the project.

g. Surface Water Collection

Describe the surface water collection measures (e.g. ditches, berms, etc.) that will be used to intercept and direct surface water from disturbed areas to sediment ponds/traps, tanks, or other storage methods. This includes any diversions needed to address drainage uphill from the project site.

Description of Surface Water Collection Measures:

Swales will be located upslope of the construction site to prevent runoff from entering disturbed areas. Swales will also be located downslope to collect runoff from disturbed areas and to direct stormwater to the sediment ponds.

h. Dewatering Control

Describe the BMPs to be used to manage turbid water resulting from the dewatering of utilities, excavations, foundations, etc. Water shall not be pumped offsite without prior approval from the City inspector.

Description of Dewatering Control Measures:

Dewatering devices (sediment risers) will be utilized for each of the three sediment ponds and will provide flow control measures to manage turbid water. To provide extra dewatering control measures level spreaders/diffuser tees will be provided for two of the large sediment ponds downstream of the sediment risers.

i. Dust Control

Preventive measures shall be used as needed to minimize wind-borne dust from leaving the project site. Water used for dust control shall be minimized so that it does not generate runoff.

Description of Dust Control Measures:

Areas that will not receive vehicle traffic are to be mulched or vegetated. In areas where planting, mulching, or paving is impractical, apply gravel or landscaping rock will be placed. Maintain the original ground cover as long as practical. Also, sprinkling the site with water until surface is wet can be provided for Dust Control Measure.

j. Flow Control

Provisions shall be made to prevent increases in the existing site conditions 2-year and 10-year runoff peaks discharging from the site during construction.

Description of Flow Control Measures:

Three proposed sediment ponds are to be used on site during construction activities, and have been sized based on the 2009 King County Stormwater Design Manual. Surface Areas for each of the ponds are based on flows from the 10-year runoff peaks discharging from the site during construction.

k. Final Site Stabilization

Describe how disturbed areas will be stabilized at the completion of the project (e.g. permanent landscaping, straw or other mulch, hydroseed, etc.)

Description of Final Site Stabilization Measures:

Once the development has been completed and all paving, buildings and landscaping is in place, areas of exposed soils shall be stabilized with approved seeding, mulching and/or hydroseeding as directed by the certified erosion and sediment control lead and/or city inspector.

5. WET SEASON REQUIREMENTS

If construction is scheduled during the wet season (October 1st to April 30), describe any additional BMPs that may be used to meet wet season requirements. If the wet season BMPs can be addressed in these plans and TESC Report, an updated plan and TESC Report will not be required for construction during the wet season.

<To be provided in early September.>

6. POLLUTION PREVENTION AND SPILL PREVENTION BMPS

Describe the BMPs to be used for each of the following activities:

a. Storage and Handling of Hazardous Materials

Hazardous materials include petroleum products such as oil, fuel, cold mix, paint, solvents, curing compounds, etc. Liquid products stored outside that may contaminate stormwater runoff if spilled shall be stored under cover and in containment. Describe the BMPs for storage and handling of hazardous materials.

BMP C153 describes the storage and handling requirements for use at all construction sites.

Storage areas shall be located away from vehicular traffic, near the construction entrance, and away from waterways or storm drains. Material Safety Data Sheets should be supplied for all materials stored. Minimize material storage on-site.

b. Concrete Work and Paving Operations

Describe the BMPs to be used to ensure materials used during concrete work and paving operations do not enter storm drainage systems, surface waters, or wetlands.

BMP C151 (Concrete Handling) and BMP C107 (Construction Road/Parking Area Stabilization).

BMP C151 describes the use of designated concrete washout areas, see BMP C154 (concrete washout areas). Roads or parking areas shall be stabilized wherever they are constructed, whether permanent or temporary, for use by construction traffic.

c. Spill Kits and Spill Response

Describe the spill control plan for the construction project.

All spills will be stopped, contained, and cleaned immediately upon discovery. Where pollutant materials are stored on-site, spill containment and cleanup kits will be readily accessible. If a spill has reached sanitary sewers or stormwater, groundwater or surface water the local jurisdiction will be notified.

7. DEVELOPER/CONTRACTOR SITE INSPECTIONS AND RECORDKEEPING

Describe the TESC site inspections and recordkeeping that will be performed by the developer/contractor for the project:

All BMPs will be inspected, maintained, and repaired as needed to assure continued performance of their intended function. Site inspections will occur in all areas disturbed by construction activities and at all stormwater discharge points. Stormwater will be examined for the presence of suspended sediment, turbidity, discoloration, and oily sheen. The site inspector will evaluate and document the effectiveness of the installed BMPs and determine if it is necessary to repair or replace any of the BMPs to improve the quality of stormwater discharge. Site inspections will be conducted at least once a week and within 24 hours following any rainfall event which causes a discharge of stormwater from the site. The inspector will record each site inspection using the site log inspection forms provided with SWPPP.

8. CONTACTS

Provide contact information (name and phone numbers) for the following:

Owner/developer: **Daniel Jawart (Wolff Enterprises II, LLC), (425) 686-0830**

General Contractor: **Merle Pope (Exxel Pacific), (360) 815-7597**

Site Contractor: **TBD**

Certified Erosion and Sediment Control Lead (CESCL): **TBD**