



---

---

## RESTORATION MEMORANDUM

---

---

**TO:** JIM CHAN, KING COUNTY DPER  
**FROM:** TREVOR STIFF, PE, ESM CONSULTING ENGINEERS, LLC  
**SUBJECT:** PACIFIC RACEWAYS BUSINESS PARK  
RESTORATION NARRATIVE, GRDE18-0083  
**JOB NO:** 1263-002-016  
**DATE:** SEPTEMBER 17, 2018

---

The following is a narrative to accompany the Restoration Plan prepared for the Pacific Raceways business park project. This memo is to address how the restoration plan meets the criteria outlined in the King County DPER review letter dated August 22, 2018.

### Final Grades

The final grades before planting are noted on the restoration plan to comply with the following standards:

- Slope of cut and fill surfaces are to not be steeper than is safe for both the intended use and soil type and shall not exceed two horizontal to one vertical.
- The ground surface is to be prepared to receive fill by removing unsuitable material such as concrete slabs, tree stumps, brush, car bodies and other materials as determined by King County.
- All disturbed areas including faces of cuts and fill slopes to be prepared and maintained to control erosion in compliance
- Surface water that is or might be concentrated as a result of fill or excavation is to be addressed.

### Future Development

The early clearing and grading activity proposed further prepares the site for many types of permitted uses allowed with the underlying zoning classification. Grading activity will start at the permanent access location at the south end of the site and continue north constructing a flat, buildable area along the way. If construction/grading activities were to halt, grading could continue at a later date for a different use or used as-is depending on the amount of grading that was completed.

### Drainage Patterns

The project site in its current state is relatively flat sitting at or lower than the surrounding adjacent grades. The natural drainage patterns across the site are seemingly isolated and do not

extend past the project area. These natural conditions are a result of the high content of sandy gravelly soils across the site. Further study of these soils, as discussed in the geotechnical study prepared by GeoResources, has found the percolation of water to be upwards of 200+ inches per hour. This retention capacity of the site greatly reduces the potential of stormwater from turning into surface runoff and these site drainage pattern characteristics will remain constant during and after grading activities.

### **Soils and Plantings**

The soil amendment requirements per King County Code 16.82.100.G.1 are noted on the restoration plans to ensure the soil moisture holding capacity has been restored. As a part of the clearing and grading activity, the site topsoil will stockpiled for reapplication after the completion of site disturbances. Hydroseeding with a native, meadow grasses seed mix is proposed over the entirety of the disturbed area.

Any areas of slopes steeper than 2:1 with 10 feet or more of vertical will also receive erosion control netting/blankets for permanent stabilization of slopes. This will prevent erosion and hold seed and mulch in place so that vegetation can become well established.

### **Bonding**

The King County DPER Landscape Bond worksheet has been completed to provide a restoration estimate for bonding purposes.

\\esm8\enr\esm-jobs\1263\002\016\document\memo-006.docx