Contaminated Media Management Plan

18795 NE 73rd Street
Redmond, WA 98052

Prepared for:

FedEx Ground (980 North Seattle)
Cleanup Site ID 12174

April 2025
Project 29706

NOTICE: THIS PROPERTY IS SUBJECT OT AN EVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON 2/25/2019 AND RECORDED WITH THE KING COUNTY AUDITOR UNDER RECORDING NUMBER 20190213000112. USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT.

ULTIMATE PERIMETER SECURITY

1. INTRODUCTION

This Contaminated Media Management Plan (CMMP) outlines the procedures for managing contaminated soil and groundwater during the proposed installation of a low-voltage, 12V DC battery-operated perimeter security fence at 18795 NE 73rd Street, Redmond, WA. The CMMP is intended for use by the Property Owner and all parties involved in on-site work to guide earth-moving activities, particularly the excavation and handling of soil associated with the installation of fence posts and electronics control footings.

1.1 Background

The property is subject to a restrictive covenant with the Washington Department of Ecology due to the presence of Polycyclic Aromatic Hydrocarbons (PAHs) in the soil and Arsenic in the groundwater. AMAROK, LLC has been contracted to install a perimeter security system and has obtained all necessary permits. We are now seeking written approval from the Department of Ecology for this Contaminated Media Management Plan (CMMP) to allow the project to move forward.

1.2 Schedule

This construction schedule is based on approval from the Department of Ecology. Redmond has issued the required building permit. Electrical permit will be obtained once DOE has issued approval of this CMMP.

- **30-Day Notification:** At least 30 days prior to beginning installation, submittal of 30-day notice to Dept of Ecology
- **Excavation and Soil Handling** *(To Be Determined)*: Footings excavated with soil to be collected/stored in a single location pending testing and direction for removal to DOE designated landfill
- **Laboratory Analysis and Disposal Coordination** *(To Be Determined)*: Evaluate lab results, complete reporting, and coordinate disposal of waste materials.

1.3 Objective

The objective of this Contaminated Media Management Plan (CMMP) is to outline procedures for the safe and effective management of contaminated media, while ensuring the protection of worker health and safety. The plan details how excavated soil will be handled, tested, and properly disposed of, with measures in place to control the spread of contaminants. In addition, a site-specific Health and Safety Plan will be established to safeguard workers from potential exposure to hazardous substances during all on-site activities.

2. PROJECT INFORMATION

2.1 Project Location

The site is located at 18795 NE 73rd Street, Redmond, WA.

The site is currently developed as a FedEx Ground distribution center.

2.2 Hazardous Substances

The scope of work includes the excavation of approximately 63 footings, each measuring 4 feet deep and 18 inches in diameter. Although a remedial action was completed in 2019 in accordance with the documented environmental covenant, subsequent testing confirmed the continued presence of the following contaminants on the property:

Contaminant	**Soil**	**Groundwater**
Arsenic		RB
Metals – Other		RB
Petroleum – Diesel	RB	
Petroleum – Other	RB	
Polycylic Aromatic Hydrocarbons	RB	
RB – Remediated Below		

ULTIMATE PERIMETER SECURITY

3. EROSION AND SEDIMENT CONTROL MEASURES

This section describes the plan for addressing contaminants and provides points of contact for FedEx Ground and AMAROK, LLC.

AMAROK, LLC will lay down tarps and sandbags in and around the affected areas. Concrete will be hand mixed (no cement trucks will be used). The post hole for each steel pole will be individually dug out/excavated with these precautionary measures in place for erosion and sediment control.

1. **Site Preparation and Excavation**
   A. Catch basin protection shall be designed and installed for the purpose of preventing sediment from entering the storm system. Protection shall:
      a. Be constructed of non-woven geotextile fabric with sewn seams.
      b. Contain a built-in lifting strap.
      c. Have a built-in, high flow bypass. Be sized such that all water draining to the catch basin flows into the insert and does not flow directly into the storm drain.
      d. Catch basin covers shall be 30 mil PVC liner material.

AMAROK, LLC will additionally use tarps and sandbags to protect drains and runoff areas from potential erosion or spillages from construction.

AMAROK, LLC will ensure that excavated dirt/materials are adequately covered to eliminate wind, rain, other elements from taking them away. Excavated materials will be removed and disposed of from work site.

At the end of each workday, any open holes not yet filled with concrete will be securely covered using 6-mil plastic sheeting weighted with sandbags. For added safety, reflective cones and caution tape will be placed around each open excavation area to prevent accidental entry. A supply of sandbags and plastic sheeting will be maintained onsite at all times for perimeter diversion and redundancy in case of changing site conditions or unexpected weather events.

2. **Point of Contact:**
   A. Kevin Finnan, CSM, CSMC, HAZWOPER – Director, Safety and Quality, Job Foreman
      a. 803-315-0849
      b. kfinnan@amarok.com

Redmond WASHINGTON **02/27/2025**

Development Services Center
Reviewed For Code Compliance
Approved
Signature: Stephanie Moline

ANY CHANGES TO AN ISSUED PERMIT BEGIN IN THE FIELD WITH A BUILDING INSPECTOR

Call for an inspection (425-556-2435) and present your changes to the building inspector in the field. The inspector will determine if they can approve your change in the field (no fee), or if you need to apply for a formal Revision (fee). If the inspector requires a formal Revision, they will provide you with a signed form containing further instructions. Please contact the assigned Building Plans Examiner **ONLY AFTER** you have received the signed revision form. The revision is not issued over the counter.

Print one copy of the plans and all applicable materials. Printed copy must be in field prior to inspection.

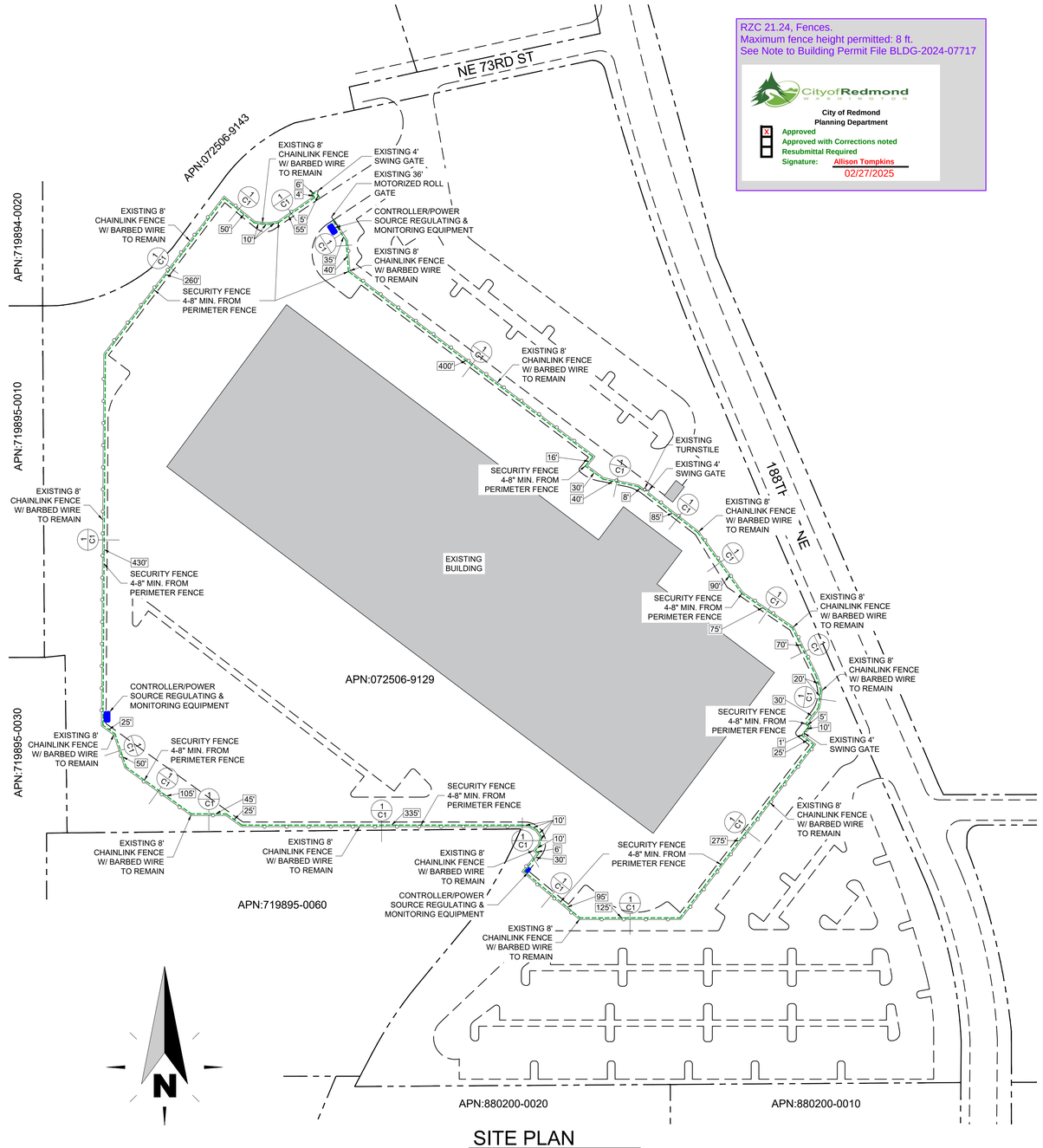
PROPERTY OWNER
RPT SEATTLE E INDL LLC
1201 W PEACHTREE ST
ATLANTA, GA 30309

PROJECT DATA
APN: 072506-9129
ZONING: MP
ACRES: 23.38

SITE PLAN
REQUEST TO AUTHORIZE A SECURITY FENCE (SENSOR ONLY) FOR:
FEDEX GROUND
18795 NE 73RD ST
REDMOND, WA 98052

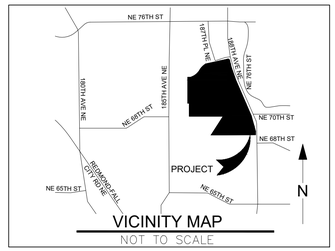
RZC 21.24, Fences.
Maximum fence height permitted: 8 ft.
See Note to Building Permit File BLDG-2024-07717

City of Redmond
Planning Department
Approved
Approved with Corrections noted
Resubmittal Required
Signature: Allison Tompkins
02/27/2025



SITE PLAN
SCALE : 1" = 80'-0"
80 0 40 80 160 320

LEGEND
- PROPERTY LINE / ROW
- EXISTING FENCE
- PROPOSED SECURITY FENCE (SENSOR ONLY)
- ROAD/CURB EDGE
- EXISTING BUILDING
- PROPOSED FENCE LENGTH



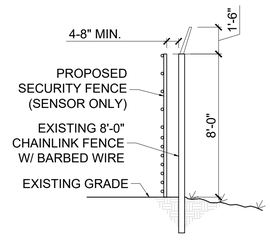
VICINITY MAP
NOT TO SCALE

NOTES

POLE LOCATIONS:
STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90° (OR GREATER) TURN IN FENCE LINE. FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'

DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS

STORM DRAIN:
NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT



1 / C1 PERIMETER FENCE SECTION
NTS

#	DATE / DESCRIPTION

AMAROK
ULTIMATE PERIMETER SECURITY

PROJECT:
FEDEX GROUND
18795 NE 73RD ST
REDMOND, WA 98052

SHEET TITLE: SITE PLAN

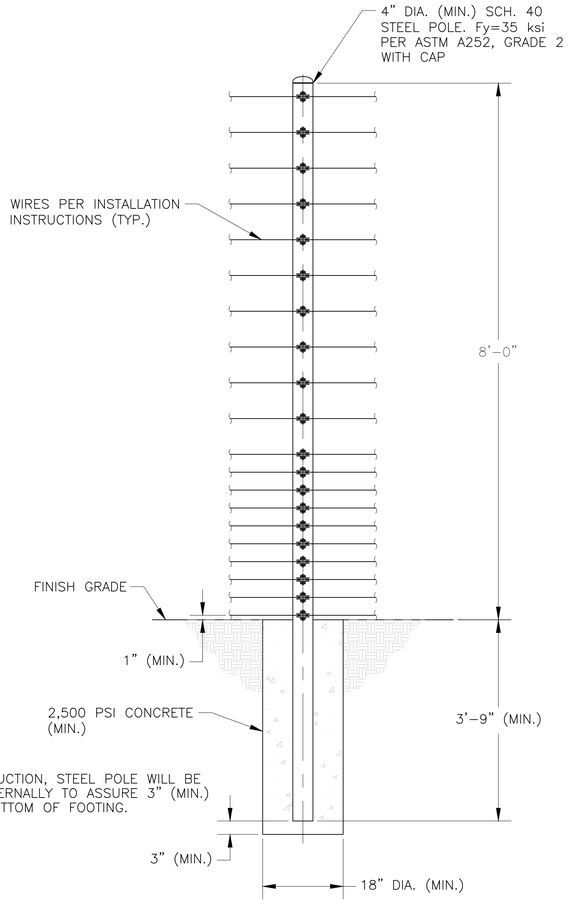
APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE: 10/21/2024
DRAWN BY: RLR
SCALE: SEE PLAN

SHEET
C1
of 3

*PROPOSED LOCATION OF ELECTRONICS ONLY, SUBJECT TO CHANGE BASED ON SITE CONDITIONS.

SITE COPY BLDG-2024-07717

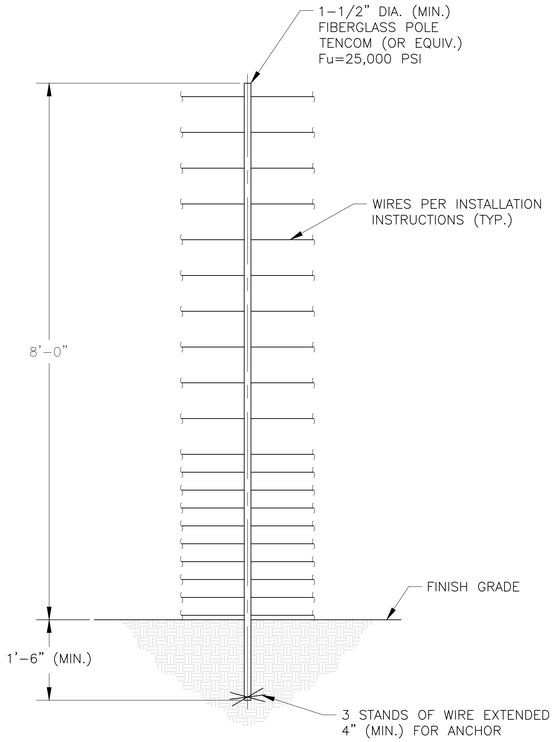


STEEL POLE DETAIL

SCALE: NONE
(STRUCTURAL)

NOTE:

DURING CONSTRUCTION, STEEL POLE WILL BE SUPPORTED EXTERNALLY TO ASSURE 3" (MIN.) SPACE FROM BOTTOM OF FOOTING.



FIBERGLASS POLE DETAIL

SCALE: NONE
(NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

RAPID TIGHTENERS

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION – BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE – TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

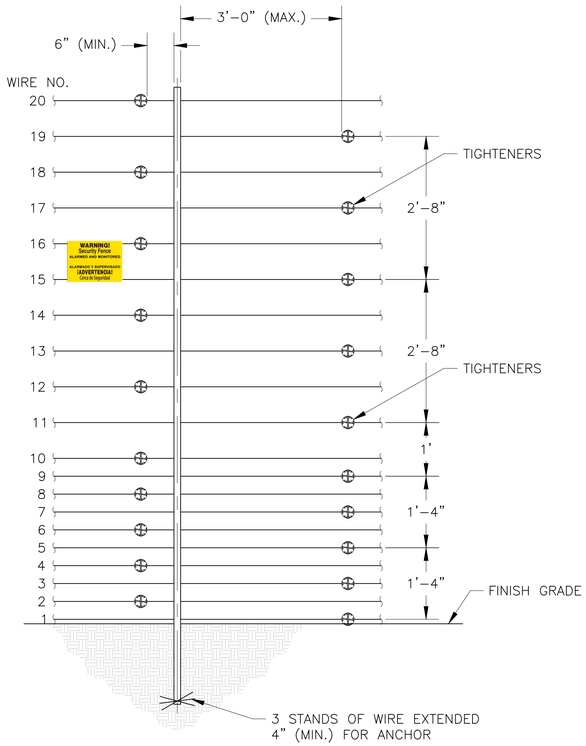
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.

IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.

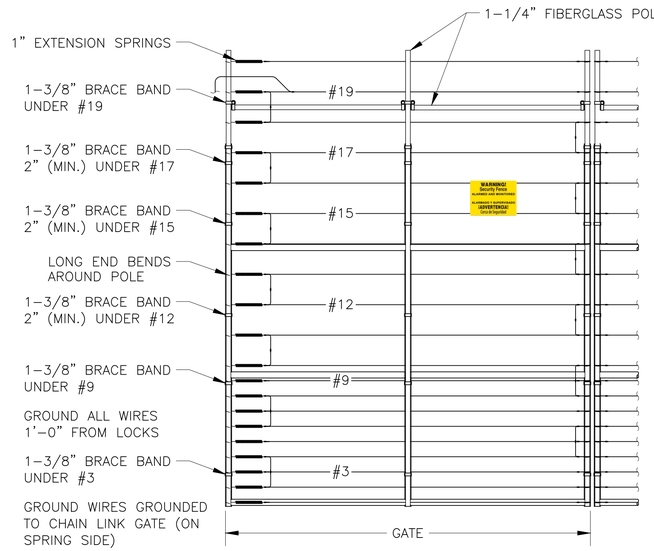


WIRE CONNECTIONS

SCALE: NONE
(FIBERGLASS POLE)

GATE DETAIL NOTES:

1. BRACE BANDS ARE INSTALLED AS HIGH AS POSSIBLE UNDER #3 AND #9, 2" (MIN.) UNDER #12, #15, AND #17, UNDER #19 AND AS HIGH ON THE GATE AS POSSIBLE. MAXIMUM DISTANCE OF 2' BETWEEN BRACE BANDS.
2. SPRINGS ARE LOCATED ON HINGE SIDE OF SWING GATE AND REAR OF SLIDE GATE.
3. ALL CONTACTS MUST INCLUDE SPRINGS.
4. ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
5. ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREW.
6. EVERY GATE PANEL MUST HAVE A SIGN.
7. ALL GATE CONTACTS MUST BE SECURE IN A MANOR THAT ENSURES CONTACT WILL EASILY BE MADE.
8. GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE.



DOUBLE PANEL GATE

SIDE VIEW

GATE DETAIL

SCALE: NONE

WARNING!
Security Fence
ALARMED AND MONITORED

ALARMADO Y SUPERVISADO
¡ADVERTENCIA!
Cerca de Seguridad

WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND MAX 30 FEET ON CENTER THEREAFTER

EXAMPLE WARNING SIGN @ 9"x12"

BLDG-2024-07717 SITE COPY

#	DATE / DESCRIPTION

AMAROK
ULTIMATE PERIMETER SECURITY

PROJECT:
FEDEX GROUND
18795 NE 73RD ST
REDMOND, WA 98052

SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA, SC 29201
803-404-6189

DATE: 10/21/2024
DRAWN BY: RLR
SCALE: SEE PLAN

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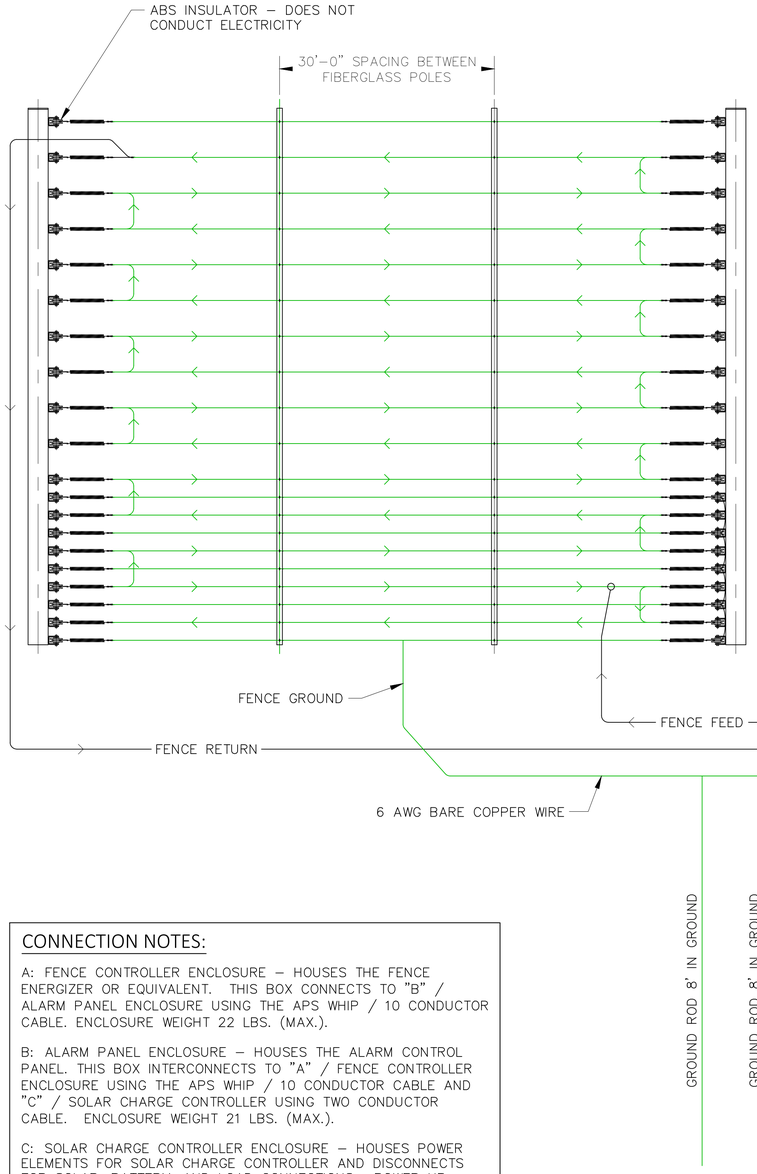
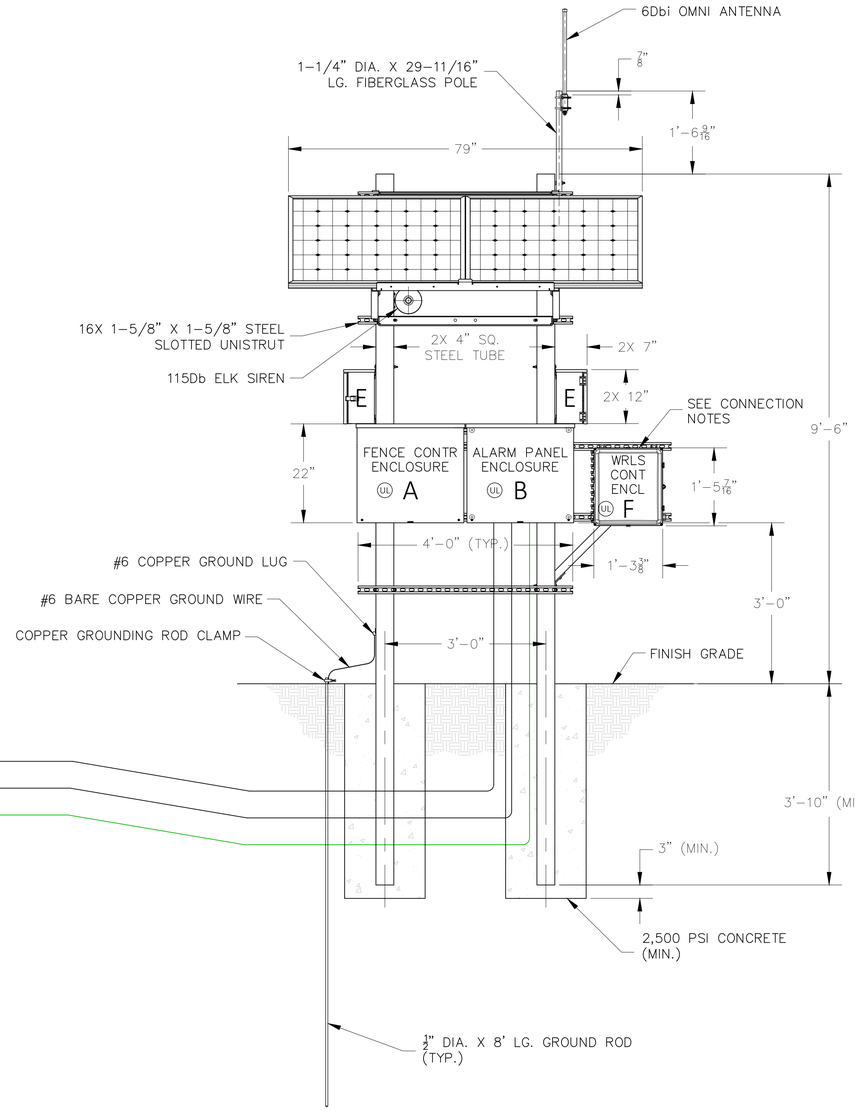
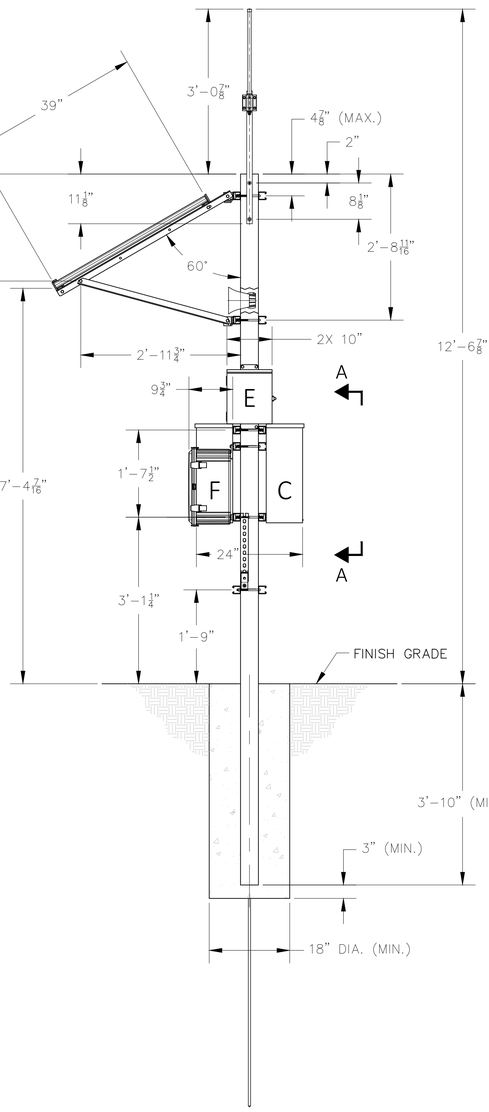
WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL

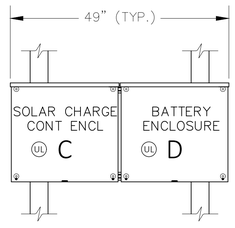




FRONT ELEVATION



RIGHT SIDE ELEVATION



VIEW A-A
(KEYPAD ENCLOSURES REMOVED FOR CLARITY)

CONNECTION NOTES:

A: FENCE CONTROLLER ENCLOSURE – HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "B" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).

B: ALARM PANEL ENCLOSURE – HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "A" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).

C: SOLAR CHARGE CONTROLLER ENCLOSURE – HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).

D: BATTERY ENCLOSURE – HOUSES THE BATTERIES AND INTER–CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 50 LBS. (MAX.).

E: KEYPAD ENCLOSURE – HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "A" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).

F: WIRELESS CONTROLLER ENCLOSURE – HOUSES THE WIRELESS RADIO CONTROLLER AND RELAYS. CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G THWN WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).

GENERAL NOTE:

EQUIPMENT ARRANGEMENT AND ELEVATION SHOWN ARE FOR REFERENCE ONLY. ACTUAL EQUIPMENT ARRANGEMENT, SHAPE, SIZE, LOCATION, AND QUANTITY ARE CUSTOMER SITE SPECIFIC AND CAN VARY FROM DRAWING DEPICTION.

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF HSS TUBE 4"X4"X10GA. (0.134" WALL THICKNESS) ASTM A500 GRADE B OR C 55KSI YIELD (MIN.) STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'–10" BELOW GROUND LEVEL.

ASSEMBLY WEIGHT CHART

DESCRIPTION	WEIGHT (LBS.)
SOLAR PANELS	61.6
SOLAR PANEL MTG. KIT	27.0
UNISTRUT	108.8
OMNI ANTENNA ASSEMBLY	3.59
SIREN	1.5

ELECTRONICS ARMATURE

LOCATION	DESCRIPTIVE NAME
MAIN GATE	HEAD-END ELECTRONICS

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