City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Keybank**
Proposal Address:	3240 156th Avenue SE
Proposal Description:	Application for Design Review approval to construct a new Keybank building and associated site improvements within the Office & Limited Business land use district. The building will be approximately 3,700 square feet in area and 20 feet in height. The site will include 19 parking stalls and landscaping associated with the building and parking area.
File Number:	**09-130332-LD**
Applicant:	John Ellingsen, Barghausen Consulting Engineers
Decisions Included:	Design Review (Process II)
Planner:	Mike Upston, AICP 425/452-2970
State Environmental Policy Act Threshold Determination:	**Mitigated Determination of Non-Significance (MDNS)**

Carol V Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V Helland
Carol V. Helland, Land Use Director
Development Services Department

Bulletin Publication Date:	6/17/10
Appeal Deadline:	7/1/10

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

I.	Request/Proposal Description	Pg. 2
II.	Site Description, Zoning & Land Use Context	Pg. 3
III.	Consistency with Land Use Code/Zoning Requirements	Pg. 4
IV.	Public Notice & Comment	Pg. 7
V.	Technical Review	Pg. 7
VI.	State Environmental Policy Act (SEPA)	Pg. 8
VII.	Decision Criteria	Pg. 11
VIII.	Decision	Pg. 13
IX.	Conditions of Approval	Pg. 13

Attached: Project Plans & Drawings

I. REQUEST/PROPOSAL DESCRIPTION

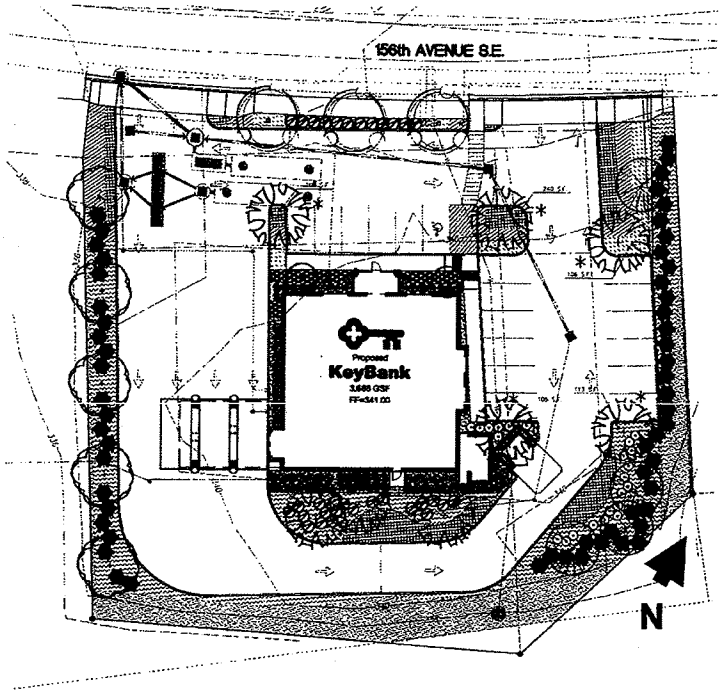
The applicant requests Design Review approval to construct a new Keybank building, drive-thru, and associated site improvements within the Office & Limited Business land use district. The building will be approximately 3,700 square feet in area and 20 feet in height. The site will include 19 parking stalls and landscaping associated with the building and parking area.

A. Site Design

Site design objectives focus on providing an easily accessible parking area and drive-thru for vehicles, while also providing for basic pedestrian needs and making significant landscape improvements.

The existing site has very little landscape area and the proposal is to increase it significantly; 85% of the lot is currently paved and the proposal reduces this to 68%, resulting in much more landscape area. This includes a mix of new deciduous and evergreen trees and shrubs to be integrated with the established, mature trees and shrubs located on the project's southern boundary. Additional landscape areas worth mentioning include an expanded area at the southeast perimeter and around the rear side of the building.

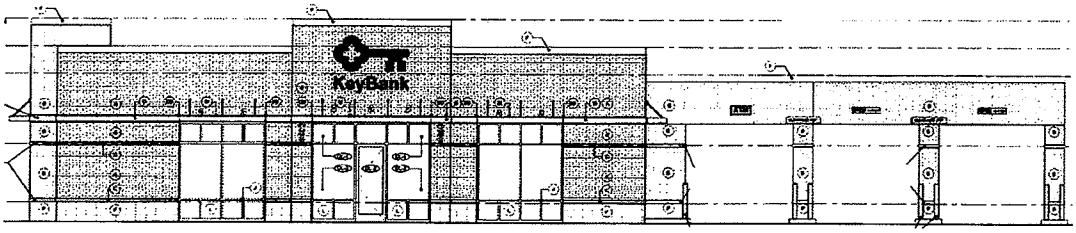
All of the signs needed for the bank are graphically depicted within a sign plan set which is part of this Design Review approval. After this Design Review has been approved, a subsequent sign permit which provides for structural review and is consistent with the Design Review plans would have to be approved before any signs could be installed. The sign drawings are not included in the attached Project Plans & Drawings, but they are available for viewing in the Design Review project file at the City Hall Records Office.



See attached plans and drawings for additional information about the site design.

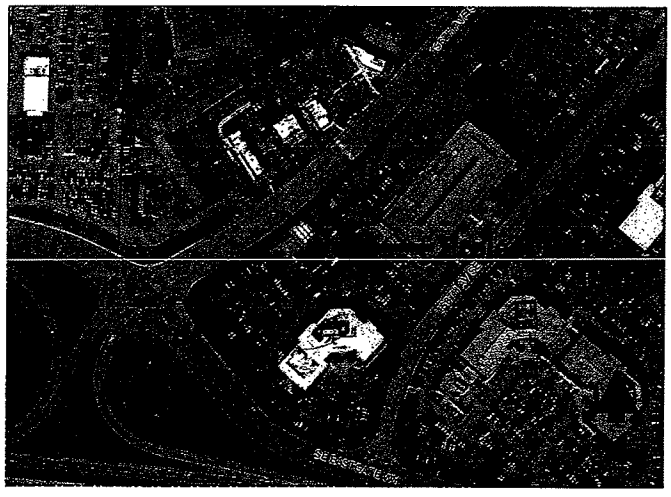
B. Building Design

The project is located within an established area of office and commercial uses as envisioned by the Office & Limited Business zoning designation. Established nearby uses include office, fast food restaurants, motel, hotel, and an auto dealership. The retail commercial uses consist of approximately 3,000 to 4,000 square foot single-story buildings with a variety of corporate design themes. The overall size, single story height, and architectural treatments of the proposed building are compatible with this established pattern. The building's exterior will be clad in a red face brick, with stone accent bands and base, black aluminum storefront windows with vision glass, and aluminum coping along the roofline. The drive-thru canopy will have matching brick, stone, and coping. Last, the detached trash & recycling area will also have matching brick, stone cap, and chain link gate with screen color to match the brick.



See attached plans and drawings for full information about the building design.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

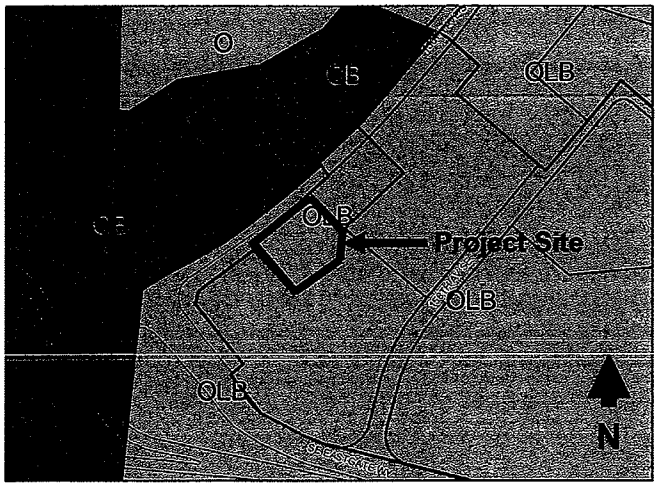


The subject property is located on the south side of 156th Avenue SE, midway between SE 29th Place and SE 30th Place. This 0.78 acre project site has an existing 1,916 square foot gas station building, fueling area, paved driving & parking surface, and very little landscape area.

The property is located within the Office & Limited Business (OLB) land use district. The OLB zoning designation is a Design District, within which project proposals must receive a Design Review approval prior to the issuance of construction permits (LUC 20.25C).

This commercial site is surrounded by other commercial property on all sides.

North: McDonalds and Dept of Natural Resources building (Community Business).
East: Windsor Capital building (Office & Limited Business).
South & West: Rainier Pacific office building, with SE Eastgate Way and I-90 beyond. (Office & Limited Business).



III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts), LUC 20.20 (General Development Requirements) and LUC 20.25C Office & Limited Business (OLB) land use district. The use proposed for this project is permitted in the OLB land use district subject to Design Review approval.

2. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met except for minimum lot area and minimum width of street frontage, which are existing legal non-conformities. Refer to the following chart for specific information.

	Permitted/Required	**Proposed**
Height	28 feet maximum (LUC 20.20.070 - Height calculation for non-conforming lots. This lot is non-conforming to Minimum Lot Area and Minimum Width of Street Frontage per LUC 20.20.010 - see below rows of this chart.) Calculation: 2 X ratio of buildable lot area to total lot area X maximum OLB height. = 2 X 0.32 (10,727 SF/33,946 SF) X 45 = 28.44 feet	20 feet
Lot Coverage	35% (LUC 20.20.010)	10.8%

Setbacks	50 feet – front and rear 30 feet for each side 60 feet for two side yards (LUC 20.20.010)	50 feet – rear 55 feet – front 34 feet – SW side 51 feet – NE side
Parking	4 stalls/1,000 SF (LUC 20.20.590) 3,688 SF x 4/1,000 = 14.25 stalls min.	18 parking stalls
Landscape	1) Street frontage and internal property lines: 10 feet, Type III 2) Parking Area: Type V 17.5 SF per stall x 18 stalls = 315 SF (LUC 20.20.520)	1) 10 feet, Type III for internal property lines. Approx 4 feet for the street frontage (see ~~Alternative Landscaping~~ Option below). 2) 679 SF, Type V. In addition, conditions of approval are included in Section X of this report requiring landscape installation and maintenance assurance devices.
Queue at Drive-Up	7 car lengths x 12 feet/car = 84 feet (LUC 20.20.590.K.5)	84 feet
Minimum Lot Area	2 acres (LUC 20.20.010)	0.78 acres (non-conforming lot per LUC 20.20.070)
Recycling & Solid Waste Collection Area	At least one area of a size measuring at least 18.4 SF, as calculated here (LUC 20.20.725): 5 SF/1,000 SF @ 3,688 SF = 18.4 SF min	A 48 SF screened dumpster and recycling enclosure is proposed. In addition, a condition of approval is included in section IX of this report requiring endorsement by Allied Waste prior to building permit issuance.
Mechanical Equipment	Locate on the roof or below grade and visually screen, unless this requirement is modified by the City for projects requiring discretionary approval per LUC 20.20.525.C.5 & 6.	All mechanical equipment is screened per LUC requirements.
Minimum Street Frontage Width	200 feet (LUC 20.20.010)	193.48 feet (nonconforming lot per 20.20.070)
Minimum Lot Width	200 feet (LUC 20.20.010)	200 feet

Maximum Impervious Surface	85% (LUC 20.25C.040)	68%

Alternative Landscaping Option (LUC 20.20.520.J)

This proposal includes a deviation from the landscaping requirements set forth in LUC 20.20.520.E – I as they pertain to a portion of the site frontage on 156th Avenue SE. Ten feet of Type III landscaping is required along the street frontage to provide a "visual separation of uses from streets" and to "soften the appearance of streets, parking areas and building elevations" (LUC 20.20.520.G.3). This application proposes to retain and replant the existing approximately four foot wide planting strip along the street, which allows the project to preserve existing landscaping on other portions of the site and provide landscape area exceeding the Land Use Code requirements on the site overall.

The Director may administratively approve a modification of the landscaping requirements if:

a. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of LUC 20.20.520.E – I.
Response: *In addition to retaining and replanting the existing landscape strip at the street, a 7-foot landscape planting area is proposed along the street side of the building, which further softens its appearance from the street. Further, an additional 15 foot width of landscape area is provided beyond the required 10 foot buffer at the northeast corner of the site. These combined planting areas exceed the total width and area requirements of a single 10 foot buffer along the street frontage, and function as well or better to soften the building from the adjacent right-of-way.*

b. The proposed landscaping complies with the stated purpose of LUC 20.20.520.A, and with the purpose and intent of LUC 20.20.520.F.1 and LUC 20.20.520.G.
Response: *The project proposes less than the maximum impervious area allowed by the Land Use Code (LUC 20.20.010). This results in ample space to protect existing landscaping and enhance the appearance of the site. The landscape plan is compatible with the architecture of the building and complements the established commercial character of the neighborhood.*

c. If a modification of any paragraph excluding LUC 20.20.520.E is requested, the proposed landscaping must meet one of sub-sections i – v under LUC 20.20.520.J.2.c. Subsection ii is the only one applicable to this project. It states that the proposal must better accommodate or improve the existing physical conditions of the subject property.
Response: *The design better accommodates and improves the existing physical conditions of the subject property. Total planting areas on the site are increased with the project, and the existing 10-foot public sidewalk is preserved along the site's frontage.*

d. If a modification of LUC 20.20.520.E is requested, the proposal must meet either subsection i or ii under LUC 20.20.520.J.2.d, which call for retention of significant trees or other natural vegetation.

Response: Neither subsection is applicable to this project since there are neither significant trees nor other natural vegetation on the property to retain.

IV. PUBLIC NOTICE AND COMMENT

Application Date: November 20, 2009
Application Completeness Date: January 13, 2010
Notice of Application published: March 4, 2010
Public Notice Sign installed: March 4, 2010
Minimum Comment Period ended: March 18, 2010

Although the minimum required public comment period ended on March 18, 2010, comments were accepted up to the date of this decision. No written public comments were received prior to finalization of this staff report.

V. TECHNICAL REVIEW

Clearing & Grading, Building and Fire

These reviewers have no comments or requirements for this Design Review; all comments are reserved for construction permit review.

Utilities

The City has adequate capacity for providing water, sewer and storm drainage service for this proposal. See Section IX of this report for Utilities related Conditions of Approval.

Transportation

Site Access
Access to the proposed project will be provided via the existing two driveways that currently serve the site. The driveways will meet the City's standard design as shown in the Transportation Department Design Manual DEV-5 drawing. The internal circulation loop will have two-way traffic flow in the major portion and one-way traffic flow for a small portion of the loop. The one-way portion of the internal circulation loop will be properly signed to alert drivers of the single direction circulation. Note that on-street loading will not be allowed.

Street Frontage Improvements
In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. Currently there exists curb, gutter, and sidewalk in the property frontage. The existing sidewalk is not in good condition and has cracks. Hence, the existing sidewalk will have to be replaced with new sidewalk that meets city standards.

2. Both existing driveways on 156th Ave SE meet the City of Bellevue preferred driveway width on an arterial, which is a minimum of 30 feet wide. The driveway apron design shall be consistent with standard drawing DEV-5.

3. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

4. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

5. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement.

Use of the Right of Way during Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 156th Avenue SE has been classified as "Overlay Required."

See Section IX of this report for Transportation Department related Conditions of Approval.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State

Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2009-2020 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated November 2009. This document is available in the Records Room, Bellevue City Hall, 450 110th Ave NE. Transportation-related impacts associated with this project are consistent with the potential projected impacts analyzed in the 2009-2020 TFP EIS.

Adverse impacts which are less than significant are usually subject to City Codes or Standards intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

EARTH

The project site is relatively flat and will require minimal earthwork to shape the sub-grade for new improvements. In order to control erosion, a Temporary Erosion Control (TESC) Plan will be implemented in accordance with City standards. The TESC will provide Best Management Practices including temporary erosion control measures, catch basin inserts placed in all adjacent and on-site catch basins during construction, and temporary siltation and erosion controls maintained during construction.

AIR

Air emissions from construction are anticipated to be minimal, with a reduction from the existing site condition expected following project completion. During construction, there will be equipment exhaust that will be emitted from vehicles using gasoline or diesel fuels. These emissions will be temporary in nature and not have a lasting or harmful affect on the project or adjacent properties. There will also be airborne dust particles affecting air quality, principally during the grading and filling phase of the project. Following construction, it is anticipated that there will be a reduction in air quality impacts primarily with the cessation of the existing fueling facility operations.

WATER

The project does not include work within or near any surface water body, nor will groundwater be withdrawn or discharged. As such, water impacts are not anticipated to result from this project. Water runoff will occur from the impervious paved surfaces, the building roof top and, to a lesser extent, from the landscape areas. On-site storm water will be collected in a series of catch basins that will be routed through a treatment chain consisting of settlement pipe and storm filter vault prior to release into the existing public storm sewer system located within the adjacent right of way.

PLANTS

The project will increase the amount of landscape area as well as retain the existing landscape buffer of mature trees and shrubs along the southern boundary of the site. See attached sheet L-1, Landscape Planting Plan.

AESTHETICS

Surrounding properties are developed with a mix of retail commercial, office, and hospitality uses. The retail commercial uses consist primarily of single-story structures with a variety of corporate designs. The office and hospitality uses provide multiple-story buildings and a mix of design themes. The proposal is a single-story structure of similar design and scale as the retail commercial uses within the surrounding area. See attached sheets A5.0 and A5.1 for exterior elevations of the proposed bank building.

NOISE

Noise will be generated from the construction phase of the development. The City of Bellevue Noise Ordinance, BCC 9.18.040 regulates hours of construction-related noise and the conditions under which they may be expanded. Conditions of approval are included in Section IX of this report regarding construction hours and noise abatement.

TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2020 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The proposed Keybank lies within MMA # 10, which has a 2020 total growth projection of 35,500 square feet of retail land use. This development proposes the addition of 3,688 square feet of retail land use. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. See related condition of approval in section IX of this report.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. The proposed project involves the redevelopment of the site from a gas station to a bank. This redevelopment project will generate approximately 4 net new p.m. peak hour trips. Therefore, concurrency testing is not required from the proposed project.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hour.

Information has been provided to the City that the Keybank work hours will be from 9am to 5pm on Monday through Thursday, and from 9am to 6pm on Friday. With this schedule, the bank would not be open until after the morning peak traffic period on 156th Avenue SE (7am to 9 am per the ITE Trip Generation Handbook). Therefore the bank is not expected to have a significant impact on the morning peak hour traffic conditions of the adjacent street system.

A traffic queuing concern on 156th Ave SE has been identified near the Starbucks site located on the west side of 156th Avenue SE, approximately 200 feet north of the proposed Keybank. A study of traffic operations indicated that that the queue due to the Starbucks drive through occurred until approximately 9:10 am. The queuing occurs due to the southbound right turn vehicles waiting to enter the Starbucks site blocking the southbound thru vehicles. An approximately three-vehicle queue was observed in the northbound left turn lane waiting to enter the Starbucks site. Starbucks has increased the number of staff serving the drive through windows, and the queue length has been reduced. Keybank is not expected to create queuing on 156th Ave SE.

The Keybank trip generation in the evening peak is estimated to be 52 PM peak hour trips and the previous gas station pm peak hour trips was 48. The net increase of approximately 4 new pm peak hour trips is not expected to have a significant impact on the street system. Analysis of the traffic level of service with the added trips from the proposed Key Bank site did not identify a traffic concern. If traffic problems arise after the Bank is operational, the City will impose access restrictions, or implement other measures to address the traffic problems associated with the site.

VII. DECISION CRITERIA

A. The Director may approve, or approve with modifications, an application for Design Review if:

1. The proposal is consistent with the Comprehensive Plan.

The Office & Limited Business Comprehensive Plan designation generally supports banks as a land use. The following Comprehensive Plan policies are applicable to this proposal:

Land Use Element

Policy LU-8: Ensure that commercial uses are contained within carefully delineated areas. The proposal is to redevelop an existing commercial use within an established commercial neighborhood.

Policy LU-9: Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area. As an allowed use, banks are presumed to be compatible with other uses within the same land use district. The site improvements are in conformance with the applicable design standards and are consistent with the surrounding development.

Policy LU-13: Reduce the regional consumption of undeveloped land when appropriate. The proposal is to re-use existing developed property; it will not use undeveloped land.

Urban Design Element

Policy UD-17: Consider the maintenance of existing and added vegetation in site design and development. The project retains the established landscape buffer along the property's southern boundary and adds a considerable amount of additional landscaping as shown on the project plans and summarized in the chart in sub-section III.A.2 of this report.

Policy UD-39: Include clear and ample walkways from street sidewalks and parking areas to building entrances and within and between developments as part of site design. A new pedestrian connection is proposed from 156th Avenue SE to the bank building, though existing development on adjacent properties precludes connectivity with them.

Environmental Element

Policy EN-7: Promote growth management strategies that protect air, water, land, and energy resources consistent with Bellevue's role in the regional plan to contain an Urban Center. This redevelopment project promotes growth management strategies by concentrating commercial development within an established commercial area. Neither undeveloped land nor consumption of more resources is impacted by this project.

Policy EN-15: Integrate site-specific development standards with urban watershed scale approaches to managing and protecting the functions of critical areas. The project incorporates water quality measures in accordance with the Vasa Creek Basin within the Lake Sammamish watershed.

Policy EN-38: Restore and protect the biological health and diversity of the Lake Washington and Lake Sammamish watersheds within the City of Bellevue's jurisdiction. Adherence to the prescriptive requirements of the Lake Sammamish water quality design standards promotes the restoration and protection of this watershed.

Policy EN-49: Preserve existing vegetation or provide or enhance vegetation that is compatible with the natural character of Bellevue. Preservation of existing on-site landscaping and use of plantings from the City's plant palette promote this policy.

Eastgate Subarea Plan

Policy S-EG-25: Use landscaping to complement building and site design. The attached landscape plan complements the building and overall site design through the use of appropriate planting materials.

2. The proposal complies with the applicable requirements of this Code.

The proposal complies with all applicable requirements of the Land Use Code. Refer to section III of this report for specific information on Land Use Code consistency.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

As conditioned, the proposal complies with all applicable Design Standards contained in LUC 20.25C (Office & Limited Business District). Specific examples include a decision not to use rooftop mechanical equipment (LUC 20.25C.040.A.2); to provide pedestrian weather protection with a canopy at the building entrance (LUC 20.25C.040.A.3); and to provide parking lot landscaping of the type required and exceeding the minimum area requirements (LUC 20.25C.040.B.1 – 8 as applicable).

4. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.

The project is located within an established commercial area as envisioned by the Office & Limited Business Comprehensive Plan designation. Established uses include office, fast food, motel, hotel, and an auto dealership. These retail commercial uses consist of approximately 3,000-4,000 square foot single-story buildings with corporate-oriented design themes. The site design and architectural treatment of the proposed building are consistent with the appearance and quality of the established surrounding area. The project's landscape plan continues the established neighborhood plantings through the use of a mix of deciduous and evergreen trees and shrubs as well as maintaining the established, mature trees and shrubs located on the project's southern boundary.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

All required public services and facilities are available to the site.

VIII. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Development Services Department Director does hereby APPROVE WITH CONDITIONS the subject proposal.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under the authority referenced:

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES
The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425/452-7860
Bellevue Development Standards	"	
Transportation Code - BCC 14.60	Rohini Nair	425/452-4394
Trans. Improvement Program - BCC.22.16	"	
Right-of-Way Use Permit - BCC 14.30	Jon Regalia	425/425-4599
Bellevue Utilities Code - BCC Title 24	Don Rust	425/452-4856
Construction Codes - BCC Title 23	Lee Kranz	425/452-5369
Land Use Code - BCC Title 20	Mike Upston	425/452-2970
Sign Code - BCC Title 22B	"	
Noise Control - BCC 9.18	"	
International Fire Code	Adrian Jones	425/452-6034

2. CONSTRUCTION HOURS
Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.
Authority: BCC 9.18.040
Reviewer: Mike Upston

3. USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY
The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.
Authority: BCC 9.18.020.F
Reviewer: Mike Upston

4. PRELIMINARY DESIGN APPROVAL
The Utilities Department approval of the Design Review application is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.
Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust

5. UTILITY CODES & ENGINEERING STANDARDS
The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension

Agreement and Utilities Permit Processes.
Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust

6. VEHICULAR ACCESS RESTRICTIONS

Currently vehicular access restriction is not applicable on the site. However, if site related traffic concerns occur after the development is operational, the City will assess the situation and impose any access restrictions or other measures to address the traffic concerns.
Authority: BCC 14.60.150
Reviewer: Rohini Nair

7. PROVISIONS FOR LOADING

The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.
Authority: LUC 20.20.590.K.4
Reviewer: Rohini Nair

B. PRIOR TO CLEARING & GRADING PERMIT: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. Materials storage and contractor convenience are not reasons for preventing access.

2. CONSTRUCTION PARKING

The applicant will secure sufficient off-street parking for construction workers before the issuance of any construction permits. Note: A Temporary Use permit for parking may be required.

Authority: BCC 14.30
Reviewer: Jon Regalia

3. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all transportation improvements including driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk replacement, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
c) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
d) Installation or relocation of streetlights and related equipment.
e) Sight distance- vehicular and pedestrian sight distance lines (Show the required sight triangles and include any sight obstructions, including those off-site.)
f) Location of fixed objects in the sidewalk or near the driveway approach.
g) Trench restoration within any right of way or access easement.

Specific requirements are detailed below.

- City standards for driveway widths range from 30 to 36 feet on arterial streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-5.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- STOP signs are required at the exit section of both the site driveways. To warn the motorists using the internal circulation loop, a 'One Way' 'Do Not Enter' sign is to be placed before the portion of the circulation loop where one way travel is applicable.
- Two 2" conduits are needed along the frontage on 156th Ave SE for street light support purposes.

Authority: BCC 14.60; Transportation Department Design Manual Sections 5, 14, 21, & 22; and Transportation Department Design Manual Standard Drawings DEV-5, TE-1, TE-3, and TE-11.
Reviewer: Rohini Nair

C. PRIOR TO BUILDING PERMIT: The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building permit application:

1. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. The current transportation impact fee rate for a bank with drive through windows is $20.59 per square foot of gross floor area.

A gas station was operating at the site until summer 2009, which is within two years of the building permit application on 12/03/2009. Therefore, credit for the gas station at $5,118 per vehicle fueling station will be given.

The transportation impact fee rate for a bank with drive through windows will increase on 1/1/2013 to $30.89 per square foot of gross floor area and on 1/1/2016 to $51.48 per square foot of gross floor area. The rate for the gas station for which the credit will be applicable will increase on 1/1/2013 to $7,677 per vehicle fueling station and on 1/1/2016 to $12,795 per vehicle fueling station.

The fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Rohini Nair

2. BUILDING AND SITE PLANS – TRANSPORTATION

During construction, city inspectors may require additional survey work at any time in order to confirm that work is consistent with the approved plans. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.
Authority: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Rohini Nair

3. PEDESTRIAN EASEMENTS

If applicable, the applicant shall provide sidewalk and utility easements to the City such portions of the sidewalk outside of the City right of way along the property frontage are located within a pedestrian easement area.
Authority: BCC 14.60.100
Reviewer: Rohini Nair

4. ALLIED WASTE ENDORSEMENT
The applicant shall provide a written endorsement by Allied Waste of the recycling and solid waste collection area's accessibility and function.
Authority: LUC 20.20.725
Reviewer: Mike Upston

D. PRIOR TO TCO: The following conditions are required by City Code and supported by City Policy. These conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

1. LANDSCAPE INSTALLATION ASSURANCE DEVICE
All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan.
Authority: LUC 20.40.490
Reviewer: Mike Upston

2. LANDSCAPE MAINTENANCE ASSURANCE DEVICE
The applicant shall file with the Development Services Department a landscape maintenance assurance device for a one-year period; provide an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.
Authority: LUC 20.40.490
Reviewer: Mike Upston

3. STREET FRONTAGE IMPROVEMENTS
All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus that may be affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

In addition to the above, the following are required:

- Currently there exists curb, gutter, and sidewalk in the property frontage. The existing sidewalk is not in good condition and has cracks. Hence, the existing sidewalk will have to be replaced with new sidewalk that meets city standards.

- Both existing driveways on 156th Ave SE meet the City of Bellevue preferred driveway width on an arterial, which is a minimum of 30 feet wide. The driveway apron design shall be consistent with standard drawing DEV-5.

- No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

- No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

- No new overhead utility lines will be allowed within or across any right of way or sidewalk easement.

Authority: BCC 14.60; Transportation Department Design Manual Sections 5, 14, 21, and 22; and Transportation Department Design Manual Standard Drawings DEV-5, TE-1, TE-3, and TE-11.
Reviewer: Rohini Nair

4. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

156th Avenue SE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Details and extent of pavement restoration required for any pavement disturbance will be specified during the right of way use permit review.

Authority: BCC 14.60. 250; Design Manual Design Standard #21
Reviewer: Jon Regalia

[redacted]

FIRST AMERICAN TITLE INSURANCE COMPANY: 1111 SUPERIOR AVENUE, SUITE 1600, CLEVELAND, OH 44114
FILE NO. NCS-363756-CLE; EFFECTIVE DATE: AUGUST 4, 2008; TITLE OFFICER: KIMBERLY CAMPBELL (216)241-8500

THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE REFERENCED ON THIS MAP.

5 RELINQUISHMENT OF RIGHTS TO LIGHT, VIEW, AIR AND ACCESS RECORDED UNDER CAUSE NO. 5C736601. SAID ITEM IS BLANKET IN NATURE AFFECTING THE PORTION OF THE SUBJECT PROPERTY ABUTTING 156TH AVE SE AND IS THEREFORE NOT SHOWN HEREON.

6 RIGHT TO MAKE NECESSARY SLOPES RECORDED UNDER RECORDING NO. 4988293. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

7 RELINQUISHMENT OF RIGHTS TO LIGHT, VIEW, AIR AND ACCESS RECORDED AUGUST 3, 1959 UNDER RECORDING NO. 5064518. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

8 RIGHT TO MAKE NECESSARY SLOPES RECORDED UNDER RECORDING NO. 5768081. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

9 AN EASEMENT FOR GAS PIPELINE PURPOSES RECORDED FEBRUARY 28, 1972 UNDER RECORDING NO. 7202290454. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

10 AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES RECORDED SEPTEMBER 28, 1972 UNDER RECORDING NO. 7209280026. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

11 AN EASEMENT FOR WATER PIPELINE PURPOSES RECORDED MARCH 7, 1977 UNDER RECORDING NO. 7703070606. MODIFICATION DOCUMENTS RECORDED MARCH 25, 1985, FEBRUARY 25, 1987, JUNE 9, 1988 AND AUGUST 19, 1988 UNDER RECORDING NOS. 8503250638, 8702250744, 8806091114, 8808191022. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

12 CONCOMITANT ZONING AGREEMENT RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 8003120648. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

13 CONDITIONS, NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE FACE OF THE SURVEY RECORDED MAY 1, 1980 UNDER RECORDING NO. 8005019006 IN VOLUME 23 OF SURVEYS, PAGE 146. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

14 C.C&R'S AND/OR EASEMENTS RECORDED MAY 13, 1980 UNDER RECORDING NO. 8005130448. MODIFICATION DOCUMENTS RECORDED OCTOBER 21, 1980, JUNE 22, 1981, OCTOBER 15, 1981, MAY 6, 1983, MARCH 22, 1984, MARCH 26, 1984 AND JUNE 11, 2002 UNDER RECORDING NOS. 8010210323, 8106220268, 8110150240, 8305060900, 8403220558, 8403260666 AND 20020611001026. SAID ITEM IS BLANKET IN NATURE AFFECTING THE PORTION OF THE SUBJECT PROPERTY ABUTTING 156TH AVE SE AND IS THEREFORE NOT SHOWN HEREON.

15 AN EASEMENT FOR ELECTRIC PURPOSES RECORDED DECEMBER 11, 1981 UNDER RECORDING NO. 8112110348. MODIFICATION DOCUMENTS RECORDED SEPTEMBER 14, 1984, NOVEMBER 7, 1986, JANUARY 30, 1987, JULY 20, 1987, NOVEMBER 9, 1987 AND NOVEMBER 9, 1987 UNDER RECORDING NOS. 8409140770, 8611070524, 8701300915, 8707200612, 8711090692 AND 8711090693. SAID ITEM DOES NOT DESCRIBE A SPECIFIC EASEMENT LOCATION, WE ARE THEREFORE UNSURE IF/HOW SAID ITEM AFFECTS THE SUBJECT PROPERTY.

16 RESOLUTION NO. 3773 RECORDED JANUARY 13, 1982 UNDER RECORDING NO. 8201130375. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

17 RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE FACE OF THE CC & F I-90 BELLEVUE BUSINESS PARK DIVISION NO. 4 RECORDED VOLUME 128, PAGE 86. MODIFICATION DOCUMENTS RECORDED JANUARY 18, 1985 AND MARCH 15, 1985 UNDER RECORDING NOS. 8501180866 AND 8503150151. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY. AMONG OTHER THINGS, THE FOLLOWING ITEMS ARE SHOWN HEREON:

- 17A A 10' SIDEWALK & UTILITY EASEMENT SHOWN HEREON AS ITEM NO. 19A
- 17B A 10' WATER EASEMENT SHOWN HEREON AS ITEM NO. 11
- 17C A 30' UTILITY EASEMENT SHOWN HEREON AS ITEM NO. 19C
- 17D AN EASEMENT FOR INGRESS & EGRESS SHOWN HEREON AS ITEM NO. 18B

18 AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES RECORDED FEBRUARY 23, 1984 UNDER RECORDING NO. 8402260627. SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON AS THE FOLLOWING:

- 18A A 30' UTILITY EASEMENT
- 18B AN EASEMENT FOR INGRESS & EGRESS

19 RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE FACE OF THE SHORT PLAT NO. 85-33 RECORDED DECEMBER 3, 1986 UNDER RECORDING NO. 8612039001. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY. AMONG OTHER THINGS, THE FOLLOWING ITEMS ARE SHOWN HEREON:

- 19A A 10' SIDEWALK & UTILITY EASEMENT
- 19B A 10' WATER EASEMENT SHOWN HEREON AS ITEM NO. 11
- 19C A 30' UTILITY EASEMENT
- 19D A 60' INGRESS & UTILITY EASEMENT (APPROXIMATE LOCATION) SHOWN HEREON AS ITEM NO. 10
- 19E AN EASEMENT FOR INGRESS & EGRESS SHOWN HEREON AS ITEM NO. 18B

20 CONCOMITANT ZONING AGREEMENT RECORDED JUNE 30, 1986 AS INSTRUMENT NO. 8606301204. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

21 C.C&R'S AND TERMS AS CONTAINED IN LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 85-34 RECORDED AUGUST 12, 1986 UNDER RECORDING NO. 8608129008. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[redacted]

LOT 1 OF CITY OF BELLEVUE SHORT PLAT NO. 85-33, RECORDED DECEMBER 3, 1986 UNDER RECORDING NO. 8612039001, RECORDS OF KING COUNTY, WASHINGTON; BEING A PORTION OF LOT 1, BLOCK 4, CC&F I-90, BELLEVUE BUSINESS PARK, DIV. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 128 OF PLATS, PAGE 86 THROUGH 88, INCLUSIVE, IN KING COUNTY, WASHINGTON.

THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "TITLE INSURANCE COMPANY", FILE NUMBER NCS-363756-CLE, WITH AN EFFECTIVE DATE OF AUGUST 4, 2008.

[redacted]

BLDG.	BUILDING	P.L.	PROPERTY LINE		BLOCK/CONCRETE WALL
(C)	CALCULATED DATA	P.S.	PARKING SPACE		CONCRETE
℄	CENTERLINE	PROP.	PROPANE		ASPHALTIC CONCRETE
C.F.	CURB FACE	(R1)	SHORT PLAT 85-33		BUILDING LINE
C.L.	CENTERLINE	S	SOUTH		HANDICAP PARKING
D.I.	DRAIN INLET	S.D.M.H.	STORM DRAIN MANHOLE		LIGHT POLE
E	EAST	SN.	SIGN		COLUMN
E.M.	ELECTRIC METER	SQ.FT.	SQUARE FEET		FOUND MONUMENT HELD PER (R1)
E/O	EAST OF	T.E.	TRASH ENCLOSURE	---SD---	STORM DRAIN
F.H.	FIRE HYDRANT	T.S.P.B.	TRAFFIC SIGNAL PULLBOX	---SS---	SEWER
G.P.	GUARD POST	TYP	TYPICAL	---W---	WATER
H.H.	HANDHOLE	U.V.	UTILITY VAULT		
(M)	MEASURED DATA	W	WEST		
M.H.	MANHOLE	W.V.	WATER VALVE		
N	NORTH	W/O	WEST OF		

[redacted]

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

STATUS:	CURRENT ZONING DATED: MARCH 3, 2008		DISTRICT:	OFFICE LIMITED BUSINESS
ITEM	REQUIRED	OBSERVED	SOURCE OF INFO	CITY OF BELLEVUE
PERMITTED USE	PERMITTED	GAS STATION	ADDRESS	450 110TH AVE NE BELLEVUE, WA
MINIMUM LOT AREA	UNKNOWN	UNKNOWN	PERSON CONTACTED	LIZ STEAD
MINIMUM FRONTAGE	NONE	UNKNOWN	DATE CONTACTED	NOVEMBER 13, 2008
MINIMUM LOT WIDTH	NONE	UNKNOWN	PHONE/FAX	425/452-4188
MAXIMUM BUILDING COVERAGE	35%			
MINIMUM SETBACKS: FRONT	50'	UNKNOWN		
SIDE	30'(IF 2 SIDES, TOTAL 60')	UNKNOWN		
REAR	50'	UNKNOWN		
MAXIMUM BUILDING HEIGHT	45'	UNKNOWN		
PARKING: REGULAR	31 SPACES			
HANDICAP	3 SPACES			
TOTAL	34 SPACES			

VERTICAL DATUM- NAVD88
BENCHMARK- TOP SW BOLT SIGNAL POLE BASE
ELEVATION = 332.78'

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF BELLEVUE THE APPLICABLE ZONING CODES.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1(C,R1)	[illegible]	[illegible]	[illegible]	[illegible]
C2(C)	[illegible]	[illegible]	[illegible]	[illegible]
C3(R1)	[illegible]	[illegible]	[illegible]	

LINE TABLE

LINE	LENGTH	BEARING
L1(C,R1)	[illegible]	[illegible]
L2(C,R1)	[illegible]	[illegible]
L3(C,R1)	[illegible]	[illegible]

[redacted]

1. THE LOCATION OF UTILITIES SERVING THE SUBJECT PROPERTY CAN ONLY BE DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH PLANS AND MARKINGS PROVIDED BY CLIENT, UTILITY COMPANIES, AND OTHER APPROPRIATE SOURCES. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY FOR THIS SURVEY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE AND PER MAPS PROVIDED BY: CITY OF BELLEVUE AND PUGET SOUND ENERGY.
2. THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREON, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FASCIA.
3. ITEM NUMBERS SHOWN HEREON ARE STATED AS MATTERS ON REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.
4. THE SUBJECT PARCEL IS LANDSCAPED WITH TREES/SHRUBS. THIS SURVEY REFLECTS MEASUREMENTS OF HARDSCAPE ONLY AND THEREFORE LANDSCAPING, LANDSCAPE LIGHTING AND IRRIGATION SYSTEMS ARE NOT SHOWN HEREON.

[redacted]

THIS LIST DOES NOT CONSTITUTE A LIST OF ALL ENCROACHMENTS. ADDITIONAL ENCROACHMENTS MAY BE FOUND BY A MAP REVIEW.

(A)– CONCRETE CURB AND PARKING ENCROACHES UP TO 2.1' EASTERLY INTO THE NEIGHBORING PROPERTY.

(B)– BUILDING ENCROACHES UP TO 10.7' SOUTHERLY INTO REAR SETBACK AREA.

[redacted]

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 156TH AVENUE SE, AS ESTABLISHED BY FOUND MONUMENTS PER SHORT PLAT 85-33, FILED AS RECORD OF SURVEY NO. 8612039001 IN THE OFFICE OF THE KING COUNTY RECORDER, STATE OF WASHINGTON, BEING NORTH 40°36'00" EAST.

[redacted]

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 53033C0659F, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 1995. ZONE "X" IS DEFINED AS: AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

[redacted]

THE LAND AREA OF THE SUBJECT PROPERTY IS 33,946 SQ. FT. (0.78 ACRES) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

[redacted]

TO KEYBANK NATIONAL ASSOCIATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-6, 7A, 7B, 7C, 8-10, 11A, 13 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FIELD WORK DATE: NOVEMBER 13, 2008
DATE OF LAST REVISION: DECEMBER 11, 2008

MICHAEL A. HOFFMANN P.L.S. 40017 — DATE

For inquiries, questions or concerns about this survey contact inquiries@ussurveyor or call 1-800-867-8783 ext. 221

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800- TO SURV[EY]

PREPARED FOR:
KeyBank

PROJECT LOCATION:
KING COUNTY, STATE OF WASHINGTON

PROJECT ADDRESS:
3240 156TH AVENUE
BELLEVUE, WA

PROJECT TYPE:
ALTA/ACSM LAND TITLE SURVEY

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SHEET 1 OF 1

JOB NUMBER:
SS#. 44847

SECTION 33, TOWNSHIP 25, RANGE 5E

DEMOLITION AND TESC PLAN

CONSTRUCTION SEQUENCE:

1. CALL PRECONSTRUCTION MEETING.
2. STAKE CLEARING LIMITS.
3. INSTALL SILT FENCE.
4. PLACE SEDIMENT TRAP ON SITE AND ROUTE TREATED WATER TO EXISTING DOWNSTREAM CATCH BASIN.
5. DEMOLISH EXISTING ON-SITE STRUCTURES.
6. GRADE TO SUBGRADE AND STABILIZE WITH APPROVED GROUND COVER.
7. CONSTRUCT TEMPORARY PEDESTRIAN PATH.
8. DEMOLISH OFF-SITE SIDEWALK, CURB, AND PAVEMENT.
9. INSTALL NEW OFF-SITE IMPROVEMENTS, AND UTILITY CONNECTIONS.
10. REMOVE TEMPORARY PEDESTRIAN PATH.
11. INSTALL UTILITIES AND TIE IN STORM SYSTEM WITH THE EXCEPTION OF THE INTALLATION OF STORMFILTER CARTRIDGES AND COALESCING PLATES OF THE OIL WATER SEPARATOR. THESE ITEMS SHALL ONLY BE INSTALLED ONCE THE SITE IS FULLY STABILIZED AND WHEN SEDIMENT FROM CONSTRUCTION STORMWATER RUNOFF IS NOT AT RISK OF REACHING THE CARTRIDGES OR COALESCING MEDIA.
12. INSTALL CATCH BASIN INSERTS.
13. PAVE SITE AND REMOVE TESC MEASURES.

TEMP. EROSION/SEDIMENT CONTROL CALLOUTS

⚠1 CONTRACTOR TO INSTALL TEMPORARY SILT FENCE (MIRAFI 100X, OR EQUIVALENT) AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR.

⚠2 CONTRACTOR TO INSTALL TEMPORARY CATCH BASIN PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS REQUIRED TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM, AND AS DIRECTED BY CITY INSPECTOR.

⚠3 APPROXIMATE LOCATION OF PEDESTRIAN SAFETY PATH PER IBC REQUIREMENTS. LOCATE FENCE ON SOUTH SIDE OF PATH. PATH AND SURFACE MATERIAL MUST BE ADA COMPLIANT.

STORM DRAIN SYSTEM INSTALLATION NOTES:

1. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PREVENT SEDIMENT LADEN CONSTRUCTION STORMWATER RUNOFF FROM ENTERING STORMFILTER CATCH BASIN UNITS PRIOR TO FINAL SITE STABILIZATION.
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PREVENT SEDIMENT LADEN CONSTRUCTION STORMWATER RUNOFF FROM ENTERING THE COALESCING PLATES PRIOR TO FINAL SITE STABILIZATION.

BMP MAINTENANCE NOTES:

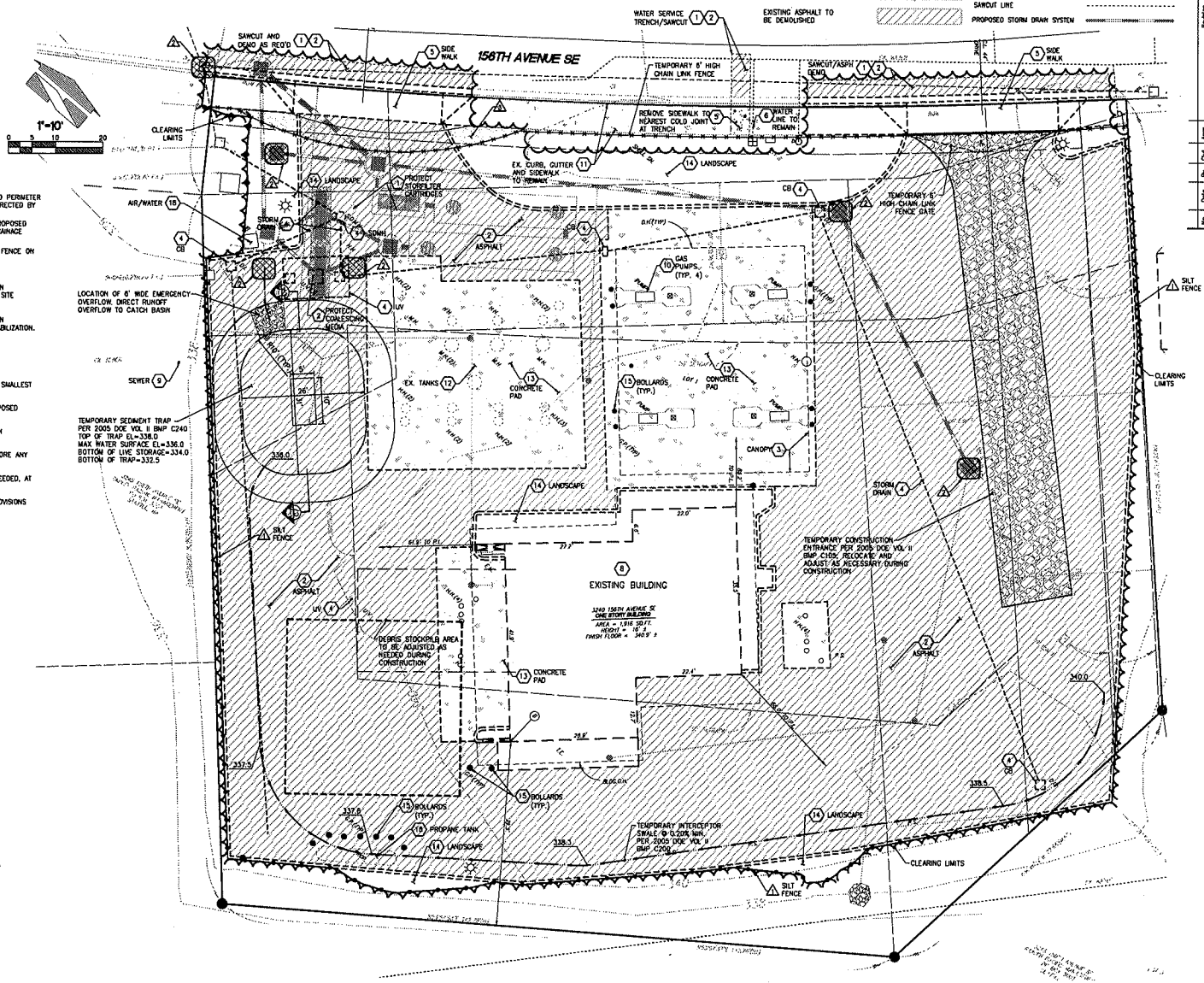
1. AREAS TO BE CLEARED, GRUBBED, AND EXPOSED AT ONE TIME SHALL BE KEPT TO THE SMALLEST AREA POSSIBLE.
2. TEMPORARY GROUND COVER SHALL BE PLANTED OR A FILL TACKIFIER SPREAD OVER EXPOSED AREAS NOT BEING WORKED ON FOR 14 DAYS.
3. TEMPORARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
4. ALL MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY SAFETY MOVING OPERATIONS ARE INITIATED.
5. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CHECKED AND UPDATED, AS NEEDED, AT THE END OF EACH WORK WEEK AND IMMEDIATELY FOLLOWING EACH RAIN EVENT.
6. DEWATERING OF EXCAVATIONS MAY BE NECESSARY. CONTRACTOR SHALL INCLUDE ALL PROVISIONS FOR DEWATERING OF EXCAVATIONS IN HIS BID.

DEMOLITION CALLOUTS:

1. SAWCUT IN SMOOTH, CONTINUOUS LINE AND REMOVE AS NECESSARY FOR NEW IMPROVEMENTS. SIDEWALK REMOVAL SHALL START AT CONCRETE PANEL EDGE (NO SAW CUTTING ALLOWED IN MIDDLE OF SIDEWALK PANEL).
2. DEMOLISH EXISTING ASPHALT PAVEMENT AND DISPOSE OF OFF-SITE.
3. DEMOLISH EXISTING CANOPY AND ALL ASSOCIATED EQUIPMENT. DISPOSE OF OFF-SITE IN ACCORDANCE WITH CITY AND EPA STANDARDS.
4. REMOVE EXISTING STORM WATER LINE AND CATCH BASINS AS REQUIRED FOR INSTALLATION OF NEW SERVICE LINE PER CITY STDS. CONTRACTOR TO FIELD VERIFY LOCATION OF EX. LINE AND CATCH BASINS.
5. DEMOLISH EXISTING SIDEWALK (INCLUDING EXISTING DRIVEWAYS) BETWEEN ADJACENT PANELEDGES AND REBUILD PER CITY STDS.
6. EXISTING WATERLINE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT THROUGHOUT DEMOLITION AND CONSTRUCTION.
7. DEMOLISH EXISTING CONCRETE CURB AND DISPOSE OF OFF-SITE.
8. DEMOLISH EXISTING BUILDING AND APPURTENANCES AND DISPOSE OF OFF-SITE.
9. EXISTING SEWER SERVICE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT THROUGHOUT DEMOLITION AND CONSTRUCTION.
10. DEMOLISH EXISTING GAS PUMPS (TYP. 4) AND APPURTENANCES AND DISPOSE OF OFF-SITE PER EPA STANDARDS.
11. EXISTING CURB & GUTTER AND SIDEWALK TO REMAIN.
12. EXISTING UNDERGROUND TANKS TO BE REMOVED AND DISPOSED OF OFF-SITE PER EPA STANDARDS.
13. DEMOLISH EXISTING CONCRETE PAD AND DISPOSE OF OFF-SITE.
14. DEMOLISH EXISTING PLANTER AREAS INCLUDING TREES, ROOTS, GROUND COVER, TOPSOIL, ETC. SEE IRRIGATION PLAN FOR REMOVAL AND/OR SALVAGE OF EXISTING IRRIGATION PIPING VALVES, ETC. SEE LANDSCAPE PLAN FOR REPLANTING OF DISTURBED AREAS ALONG PERIMETER OF WORK.
15. REMOVE EXISTING GUARD POSTS AND DISPOSE OF OFF-SITE.
16. REMOVE EXISTING PROPANE TANK AND DISPOSE OF OFF-SITE PER EPA STANDARDS.
17. EXISTING SIGN TO BE REMOVED AND DISPOSED OF OFF-SITE.
18. EXISTING AIR/WATER UNIT TO BE REMOVED AND DISPOSED OF OFF-SITE.

LEGEND:

- EX. CURB TO BE DEMOLISHED
- EX. CURB TO REMAIN
- EXISTING SAN. SEWER
- EXISTING WATER
- EXISTING TELEPHONE
- EXISTING STORM DRAIN
- EXISTING ASPHALT TO BE DEMOLISHED
- EXISTING UG POWER
- EXIST. LOT LIGHT
- SILT FENCE
- CATCH BASIN PROTECTION
- CONSTRUCTION FENCE
- CLEARING LIMITS
- SAWCUT LINE
- PROPOSED STORM DRAIN SYSTEM



1"=10'

No.	Date	By	Chkd.	Appr.	Revision

Title: DEMOLITION AND TESC PLAN

CLEAR AND GRADE

For: KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007

DAVID SEGAL — STATE OF WASHINGTON — 19916 — REGISTERED PROFESSIONAL ENGINEER

Scale: Horizontal 1"=10' Vertical N/A

Designed JAC Drawn JAC Checked DAS Approved DAS Date 11/30/06

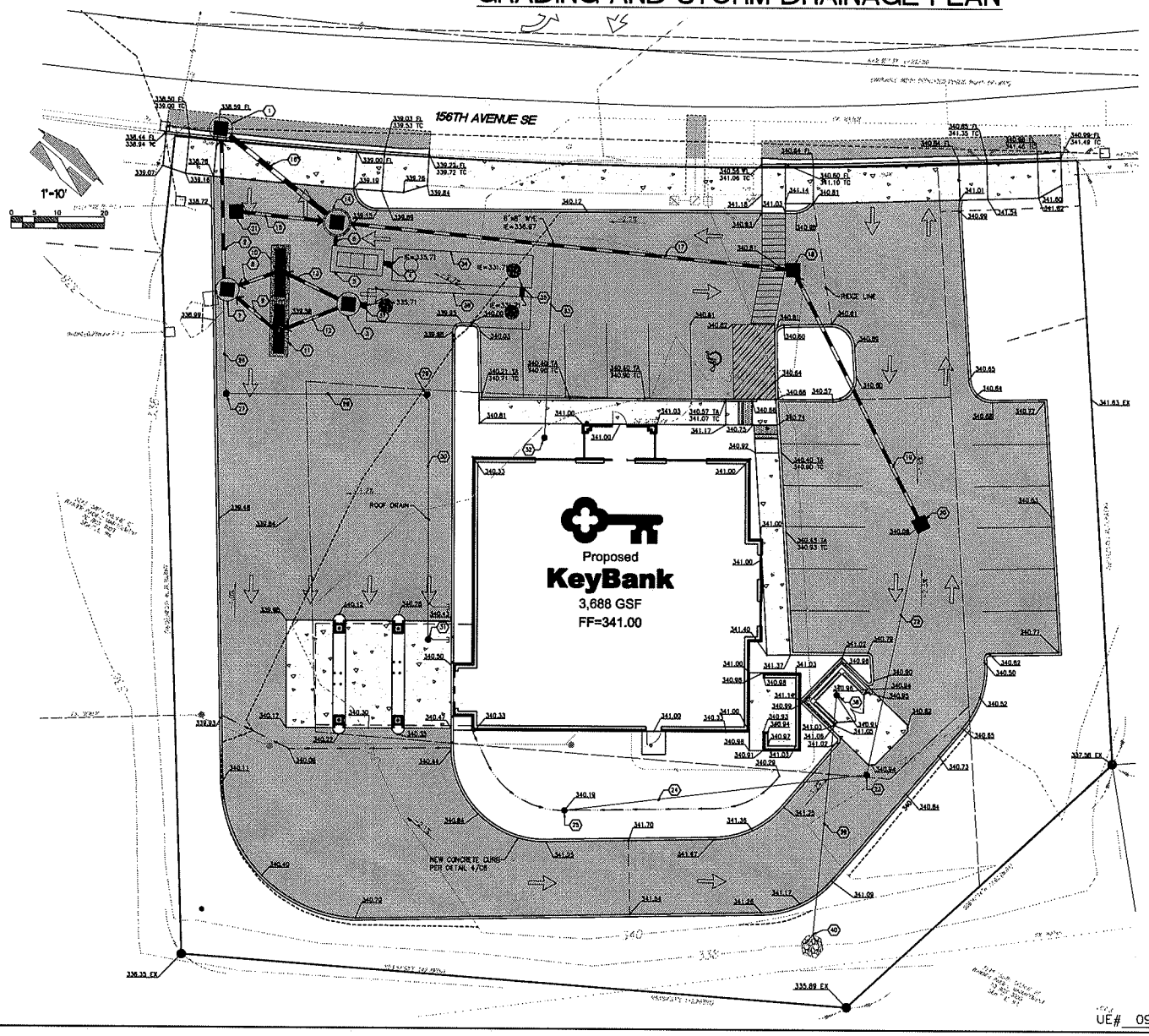
BERGHAUSEN CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 14459

Sheet C3 of 7

SECTION 33, TOWNSHIP 25, RANGE 5E

GRADING AND STORM DRAINAGE PLAN



STORM UTILITY NOTES:

1. NEW TYPE II 48" SDCB W/SOLID LID PER COB STD. DWG. D-4. RIM=338.59 IE=336.55 (CX 12" W, E) IE=336.55 (12" S) CONTRACTOR TO VERIFY INVERT OF EXISTING STORM AND NOTIFY ENGINEER OF ANY DISCREPANCIES
2. 35 LF 8" DI SD @ 0.20%
3. NEW TYPE II 48" SDCB W/SOLID LID PER COB STD. DWG. D-4. RIM=339.81 IE=336.71 (12" S) (2) IE=336.71 (8" TEE HW, SW)
4. 2 LF 12" CPEP SD @ 50.50%
5. NEW OIL/WATER SEPARATOR UV-3108 OPS, SEE DETAIL 1 ON SHEET U5. RIM=339.40 IE=336.72 (8" W) IE=336.72 (12" E)
6. 5 LF 8" CPEP SD @ 0.25%
7. NEW 48" TYPE II SDCB W/SOLID LID PER COB STD. DWG. D-4. RIM=338.94 IE=336.82 (8" N, E) IE=336.79 (6" S)
8. 12 LF 8" CPEP SD @ 0.25%
9. 14 LF 8" CPEP SD @ 0.25%
10. NEW 4 CARTRIDGE CONTECH STORMFILTER SEE DETAIL 2 ON SHEET U5. RIM=339.36 IE=336.85 (8" E, W)
11. NEW 4 CARTRIDGE CONTECH STORMFILTER SEE DETAIL 2 ON SHEET U5. RIM=339.54 IE=336.85 (8" E, W)
12. 16 LF 8" CPEP SD @ 0.25%
13. 16 LF 8" CPEP SD @ 0.25%
14. NEW 60" TYPE II SDCB W/SOLID LID SEE DETAIL 3 ON SHEET U5. RIM=339.19 IE=336.73 (8" ELBOW W/ 1-1/2" ORIFICE S) IE=336.73 (8" W, E) IE=337.18 (12" N)
15. 22 LF 8" CPEP SD @ 0.53%
16. 32 LF 12" DI SD @ 1.07%
17. 99 LF 8" CPEP SD @ 0.54%
18. NEW TYPE I CB PER COB STD. DWG. D-2. RIM=340.78 IE=337.26 (8" W, SE)
19. 61 LF 8" CPEP SD @ 0.50%
20. NEW TYPE I CB PER COB STD. DWG D-2. RIM=340.08 IE=337.57 (8" NW) IE=337.57 (6" S)
21. NEW TYPE I CB PER COB STD. DWG. D-2. RIM=338.69 IE=336.84 (8" E)
22. 55 LF 6" CPEP SD @ 1.0%
23. NEW SDCO RIM=340.78 IE=338.12
24. 65 LF 6" CPEP SD @ 1.0%
25. NEW SDCO RIM=340.19 IE=336.77
26. 22 LF 6" CPEP SD @ 1.0%
27. NEW SDCO RIM=339.23 IE=337.01
28. 43 LF 6" CPEP SD @ 1.0%
29. NEW SDCO RIM=340.02 IE=337.44
30. 52 LF 6" CPEP SD @ 1.0%
31. NEW SDCO RIM=340.40 IE=337.96
32. NEW SDCO RIM=340.25 IE=337.40
33. 41 LF 6" CPEP SD @ 1.0%
34. 30" X 7' ø CMP WET VAULT SEE SHEET U4 FOR MORE INFORMATION
35. 6 LF 12" CPEP SD @ 0.00%
36. 35" X 7' ø CMP WET VAULT SEE SHEET U4 FOR MORE INFORMATION
37. 2 LF 12" CPEP SD @ 0.00%
38. AREA DRAIN RIM=340.81 IE=339.41
39. 52 LF 6" CPEP SD @ 1.39%
40. DRAIN TO LANDSCAPE AREA 6" CPEP SD IE=338.89 W/RIP RAP PAD

GRADING QUANTITIES

CUT=220 CY
FILL=220 CY
NET=0 CY CUT/FILL

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

LEGEND:

	EXISTING	PROPOSED
WATER LINE		W
WATER METER		
SANITARY SEWER		
CATCH BASIN		
STORM DRAIN		
FINISHED GROUND ELEVATION		130.50
CONCRETE BARRIER CURB		
CONCRETE CURB & GUTTER		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		

ABBREVIATIONS:

FL	FLOW LINE ELEVATION
TC	TOP OF CURB ELEVATION
TA	TOP OF ASPHALT
℄	CENTER LINE
CB	CATCH BASIN
SD	STORM DRAIN
CO	CLEAN OUT

UE# 09-130710 UE GRID# K-12 STR 11-25-05

No.	Date	By	Chk'd	Appr'd	Revision

Title: GRADING AND STORM DRAINAGE PLAN

UTILITIES

For: KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007
09-130710 UE

DAVID A. BECK — 28913 — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

Scale: Horizontal 1"=10' Vertical N/A
Designed JMC Drawn JMC Checked DAS Approved DAS Date 05/26/06

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
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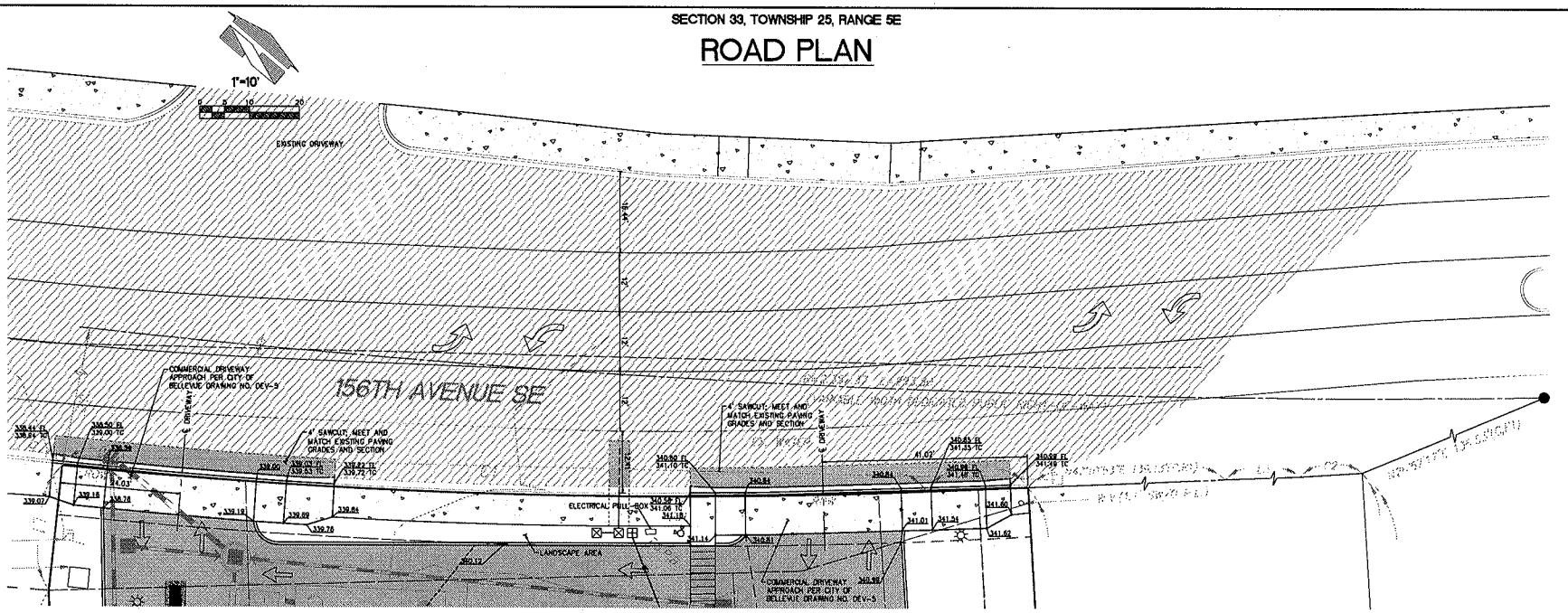
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

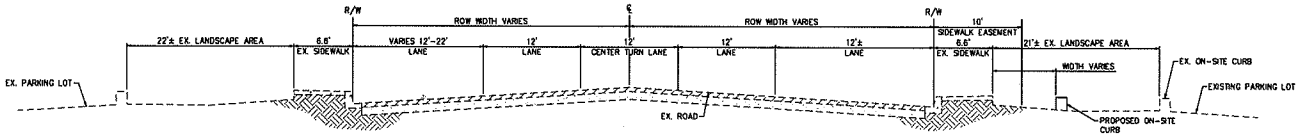
Job Number 14459 Sheet U2 of 6

23

SECTION 33, TOWNSHIP 25, RANGE 5E

ROAD PLAN





EXISTING ROADWAY SECTION

NOT TO SCALE

DATUM

VERTICAL DATUM- NAVD88
BENCHMARK- TOP SW BOLT SIGNAL POLE
BASE ELEVATION = 332.76'

BASIS OF BEARINGS

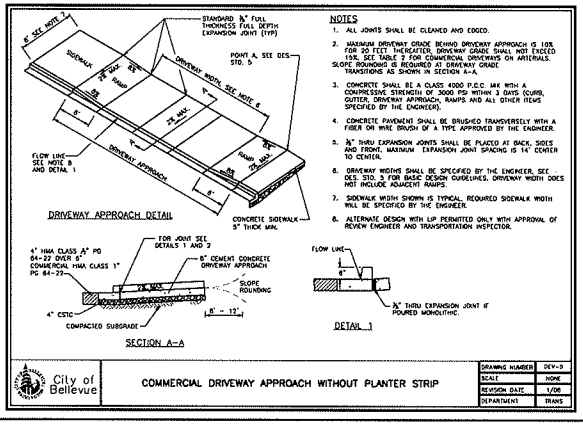
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 156TH AVENUE SE, AS ESTABLISHED BY FOUND MONUMENTS PER SHORT PLAT 85-33, FILED AS RECORD OF SURVEY NO. 8612030001 IN THE OFFICE OF THE KING COUNTY RECORDER, STATE OF WASHINGTON, BEING NORTH 40°38'00" EAST.

LEGEND:

	EXISTING	PROPOSED
WATER LINE		W
WATER METER		
SANITARY SEWER		
CATCH BASIN		
STORM DRAIN		
FINISHED GROUND ELEVATION		130.50
CONCRETE BARRIER CURB		
CONCRETE CURB & GUTTER		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		

ABBREVIATIONS:

FL	FLOW LINE ELEVATION
TC	TOP OF CURB ELEVATION
℄	CENTER LINE



NOTES

1. ALL JOINTS SHALL BE CLEANED AND EDGED.
2. MAXIMUM DRIVEWAY GRADE BEHIND DRIVEWAY APPROACH IS 10% FOR 20 FEET; THEREAFTER, DRIVEWAY GRADE SHALL NOT EXCEED 15%. SEE TABLE 2 FOR COMMERCIAL DRIVEWAYS ON ARTERIALS. SLOPE ROUNDING IS REQUIRED AT DRIVEWAY GRADE TRANSITIONS AS SHOWN IN SECTION A-A.
3. CONCRETE SHALL BE A CLASS 4000 P.C.C. MIX WITH A COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 3 DAYS (CURB, GUTTER, DRIVEWAY APPROACH, RAMPS AND ALL OTHER ITEMS SPECIFIED BY THE ENGINEER).
4. CONCRETE PAVEMENT SHALL BE BRUSHED TRANSVERSELY WITH A FIBER OR WIRE BRUSH OF A TYPE APPROVED BY THE ENGINEER.
5. ¾" THRU EXPANSION JOINTS SHALL BE PLACED AT BACK, SIDES AND FRONT. MAXIMUM EXPANSION JOINT SPACING IS 14' CENTER TO CENTER.
6. DRIVEWAY WIDTHS SHALL BE SPECIFIED BY THE ENGINEER, SEE DES. STD. 5 FOR BASIC DESIGN GUIDELINES. DRIVEWAY WIDTH DOES NOT INCLUDE ADJACENT RAMPS.
7. SIDEWALK WIDTH SHOWN IS TYPICAL. REQUIRED SIDEWALK WIDTH WILL BE SPECIFIED BY THE ENGINEER.
8. ALTERNATE DESIGN WITH LIP PERMITTED ONLY WITH APPROVAL OF REVIEW ENGINEER AND TRANSPORTATION INSPECTOR.

City of Bellevue

COMMERCIAL DRIVEWAY APPROACH WITHOUT PLANTER STRIP

DRAWING NUMBER	DEV-9
SCALE	NONE
REVISION DATE	1/08
DEPARTMENT	TRANS

No. | Date | By | Chk'd | Appr'd | Revision

Title: ROAD PLAN

For: KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007

DAVID A. SECHE — STATE OF WASHINGTON — 19931 — REGISTERED PROFESSIONAL ENGINEER

Scale: Horizontal 1"=10' Vertical N/A
Designed JMC Drawn JMC Checked DJS Approved DJS Date 09/29/08

BARGHAUSEN CONSULTING ENGINEERS, INC.
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 14459 | Sheet 1 of 1

42

NOTES CORRESPONDING TO SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY: 1111 SUPERIOR AVENUE, SUITE 1600, CLEVELAND, OH 44114
FILE NO: NCS-363756-CLE; EFFECTIVE DATE: AUGUST 4, 2008; TITLE OFFICER: KIMBERLY CAMPBELL (216)241-8500

THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE REFERENCED ON THIS MAP.

[5] RELINQUISHMENT OF RIGHTS TO LIGHT, VIEW, AIR AND ACCESS RECORDED UNDER CAUSE NO. SC736601.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE PORTION OF THE SUBJECT PROPERTY ABUTTING 156TH AVE SE AND IS THEREFORE NOT SHOWN HEREON.

[6] RIGHT TO MAKE NECESSARY SLOPES RECORDED UNDER RECORDING NO. 4988293.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[7] RELINQUISHMENT OF RIGHTS TO LIGHT, VIEW, AIR AND ACCESS RECORDED AUGUST 5, 1959 UNDER RECORDING NO. 5064518.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[8] RIGHT TO MAKE NECESSARY SLOPES RECORDED UNDER RECORDING NO. 5768081.
SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

[9] AN EASEMENT FOR GAS PIPELINE PURPOSES RECORDED FEBRUARY 29, 1972 UNDER RECORDING NO. 7202290454.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[10] AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES RECORDED SEPTEMBER 28, 1972 UNDER RECORDING NO. 7209580026.
SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

[11] AN EASEMENT FOR WATER PIPELINE PURPOSES RECORDED MARCH 7, 1977 UNDER RECORDING NO. 7703070606. MODIFICATION DOCUMENTS RECORDED MARCH 25, 1985, FEBRUARY 25, 1987, JUNE 9, 1988 AND AUGUST 19, 1988 UNDER RECORDING NOS. 8503250638, 8702250744, 8806091114, 8808191022
SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

[12] CONCOMITANT ZONING AGREEMENT RECORDED MARCH 12, 1980 AS INSTRUMENT NO. 8003120618.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[13] CONDITIONS, NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE FACE OF THE SURVEY RECORDED MAY 1, 1980 UNDER RECORDING NO. 8005019008 IN VOLUME 23 OF SURVEYS, PAGE 146.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[14] C,C&R'S AND/OR EASEMENTS RECORDED MAY 13, 1980 UNDER RECORDING NO. 8005130448. MODIFICATION DOCUMENTS RECORDED OCTOBER 21, 1980, JUNE 22, 1981, OCTOBER 15, 1981, MAY 6, 1983, MARCH 22, 1984, MARCH 26, 1984 AND JUNE 11, 2002 UNDER RECORDING NOS. 8010210323, 8106220268, 8110150240, 8305060900, 8403220558,8403260666 AND 20020611001028.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE PORTION OF THE SUBJECT PROPERTY ABUTTING 156TH AVE SE AND IS THEREFORE NOT SHOWN HEREON.

[15] AN EASEMENT FOR ELECTRIC PURPOSES RECORDED DECEMBER 11, 1981 UNDER RECORDING NO. 8112110348. MODIFICATION DOCUMENTS RECORDED SEPTEMBER 14, 1984, NOVEMBER 7, 1986, JANUARY 30, 1987, JULY 20, 1987, NOVEMBER 9, 1987 AND NOVEMBER 9, 1987 UNDER RECORDING NOS. 8409140770, 8611070524, 8701300915, 8707200617, 8711090692 AND 8711090693.
SAID ITEM DOES NOT DESCRIBE A SPECIFIC EASEMENT LOCATION, WE ARE THEREFORE UNSURE IF/HOW SAID ITEM AFFECTS THE SUBJECT PROPERTY.

[16] RESOLUTION NO. 3773 RECORDED JANUARY 13, 1982 UNDER RECORDING NO. 8201130375.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[17] RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE FACE OF THE CC & F I-90 BELLEVUE BUSINESS PARK DIVISION NO. 4 RECORDED VOLUME 128, PAGE 68. MODIFICATION DOCUMENTS RECORDED JANUARY 18, 1985 AND MARCH 15, 1985 UNDER RECORDING NOS. 8501180065 AND 8503150151. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY. AMONG OTHER THINGS, THE FOLLOWING ITEMS ARE SHOWN HEREON:

- [17A] A 10' SIDEWALK & UTILITY EASEMENT SHOWN HEREON AS ITEM NO. [9A]
- [17B] A 10' WATER EASEMENT SHOWN HEREON AS ITEM NO. [11]
- [17C] A 30' UTILITY EASEMENT SHOWN HEREON AS ITEM NO. [19C]
- [17D] AN EASEMENT FOR INGRESS & EGRESS SHOWN HEREON AS ITEM NO. [18B]

[18] AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES RECORDED FEBRUARY 23, 1984 UNDER RECORDING NO. 8402260627.
SAID ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON AS THE FOLLOWING:

- [18A] A 30' UTILITY EASEMENT
- [18B] AN EASEMENT FOR INGRESS & EGRESS

[19] RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS AS SHOWN ON THE FACE OF THE SHORT PLAT NO. 85-33 RECORDED DECEMEBER 3, 1986 UNDER RECORDING NO. 8612039001. SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY. AMONG OTHER THINGS, THE FOLLOWING ITEMS ARE SHOWN HEREON:

- [19A] A 10' SIDEWALK & UTILITY EASEMENT
- [19B] A 10' WATER EASEMENT SHOWN HEREON AS ITEM NO. [11]
- [19C] A 30' UTILITY EASEMENT
- [19D] A 60' INGRESS & UTILITY EASEMENT (APPROXIMATE LOCATION) SHOWN HEREON AS ITEM NO. 10
- [19E] AN EASEMENT FOR INGRESS & EGRESS SHOWN HEREON AS ITEM NO. [18B]

[20] CONCOMITANT ZONING AGREEMENT RECORDED JUNE 30, 1986 AS INSTRUMENT NO. 8606301204.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

[21] C,C&R'S AND TERMS AS CONTAINED IN LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 85-34 RECORDED AUGUST 12, 1986 UNDER RECORDING NO. 8608129008.
SAID ITEM IS BLANKET IN NATURE AFFECTING THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

DATUM

VERTICAL DATUM- NAVD88
BENCHMARK- TOP SW BOLT SIGNAL POLE
BASE ELEVATION = 332.76'

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 156TH AVENUE SE, AS ESTABLISHED BY FOUND MONUMENTS PER SHORT PLAT 85-33, FILED AS RECORD OF SURVEY NO. 8612039001 IN THE OFFICE OF THE KING COUNTY RECORDER, STATE OF WASHINGTON, BEING NORTH 40°38'00" EAST.

LEGAL DESCRIPTION

LOT 1 OF CITY OF BELLEVUE SHORT PLAT NO. 85-33, RECORDED DECEMBER 3, 1986 UNDER RECORDING NO. 8612039001, RECORDS OF KING COUNTY, WASHINGTON;
BEING A PORTION OF LOT 1, BLOCK 4, CC&F I-90, BELLEVUE BUSINESS PARK, DIV. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 128 OF PLATS, PAGE 86 THROUGH 88, INCLUSIVE, IN KING COUNTY, WASHINGTON.

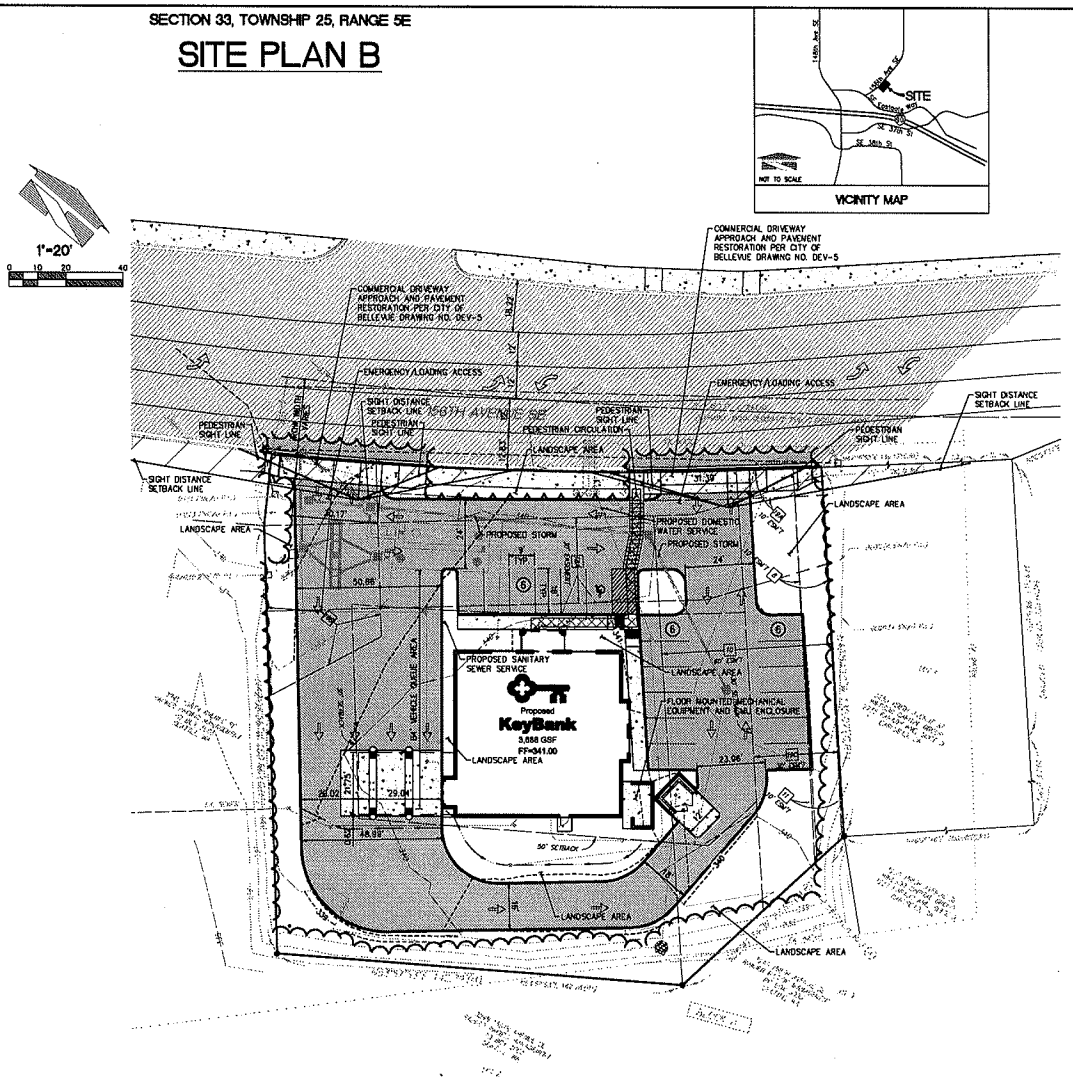
THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "TITLE INSURANCE COMPANY", FILE NUMBER NCS-363756-CLE, WITH AN EFFECTIVE DATE OF AUGUST 4, 2008.

IMPERVIOUS AREA

TOTAL SITE:
IMPERVIOUS AREA=23,618 SF
IMPERVIOUS PERCENTAGE=69.6%

SECTION 33, TOWNSHIP 25, RANGE 5E

SITE PLAN B



LEGEND:	EXISTING	PROPOSED
WATER LINE		W
WATER METER	W	
SANITARY SEWER		
CATCH BASIN		
STORM DRAIN		
CONCRETE BARRIER CURB		
CONCRETE CURB & GUTTER		
CONCRETE PAVEMENT		
ASPHALT PAVEMENT		
LIMITS OF CLEARING		

No.	Date	By	Chkd.	Appr.	Revision

Title: SITE PLAN B — CLEAR AND GRADE

For: KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007

Scale: Horizontal 1"=20' Vertical N/A
Designed JMC Drawn JMC Checked DAS Approved DAS Date 09/29/08

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
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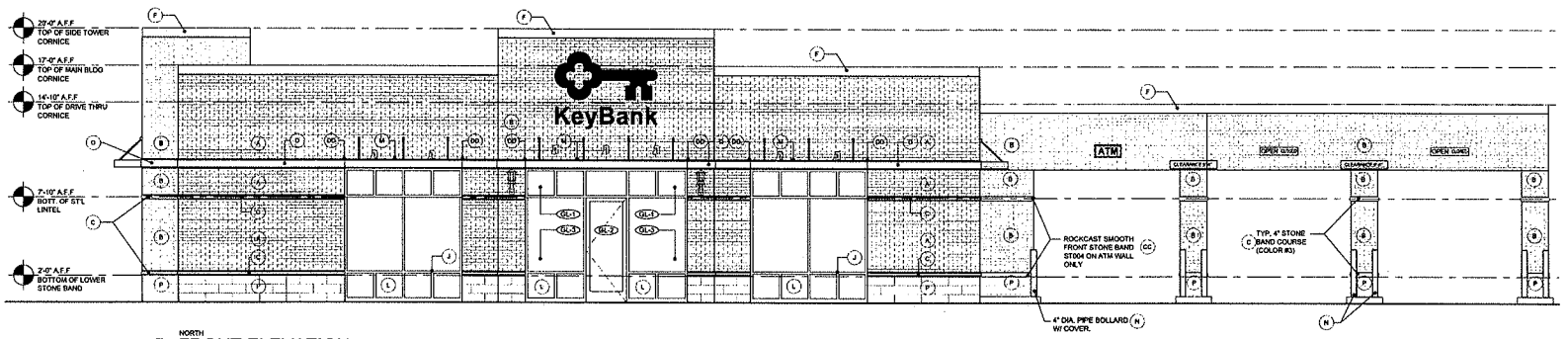
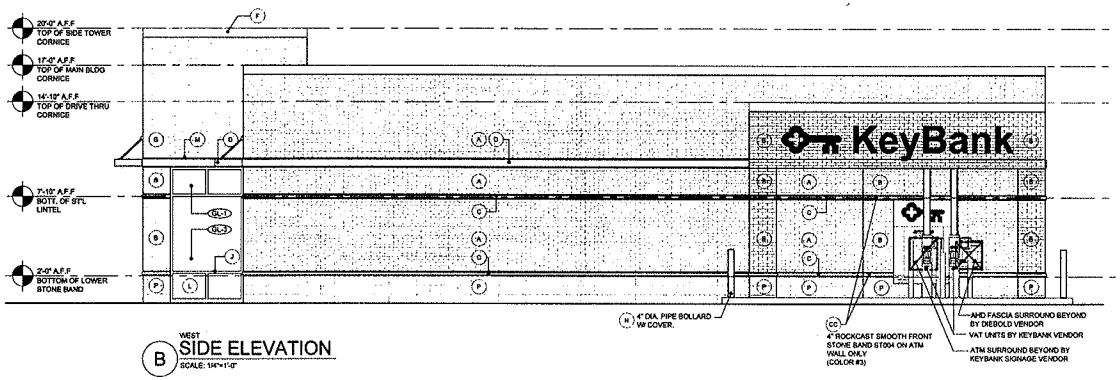
Job Number 14459
Sheet C2 of 7

25

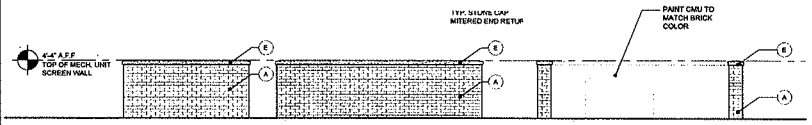


NORTH
A FRONT ELEVATION
SCALE: 1/4"=1'-0"



WEST
B SIDE ELEVATION
SCALE: 1/4"=1'-0"

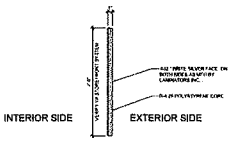
GLASS LEGEND	
GL-1	1" UNCOATED INSULATED 'LOW E' GLASS CONSIST OF EXTERIOR PLY 1/4", CLEAR, FULLY TEMPERED GLASS W/ 1/2" AIR-SPACE & INTERIOR PLY 1/4", CLEAR, FULLY TEMPERED GLASS W/ ASHRAE U-VALUE MIN. 0.50 & SHADING COEFFICIENT OF 0.55.
GL-2	1/2" UNCOATED LAMINATED 'LOW E' GLASS CONSIST OF EXTERIOR PLY 1/4", CLEAR GLASS W/ ONE PLY OF CLEAR .030" PVB INTERLAYER & INTERIOR PLY 1/4", CLEAR, GLASS
GL-3	1" UNCOATED INSULATED 'LOW E' GLASS CONSIST OF EXTERIOR PLY 1/4", CLEAR, FULLY TEMPERED GLASS W/ 1/2" AIR-SPACE & INTERIOR PLY 1/4", CLEAR TEMPERED, LAMINATED GLASS W/ ASHRAE U-VALUE & SHADING COEFFICIENT SAME AS "GL-1" TYPE



SIDE CONDENSOR WALL
G ELEVATION
SCALE: 1/4"=1'-0"

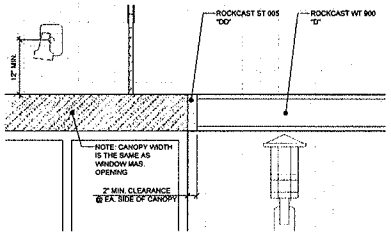
FRONT CONDENSOR WALL
F ELEVATION
SCALE: 1/4"=1'-0"

REAR CONDENSOR WALL
E ELEVATION
SCALE: 1/4"=1'-0"



1 METAL COMPOSITE PANEL PROFILE
SCALE: 1"=1'-0"

1" COMPOSITE METAL PANEL TO MATCH ALUM STOREFRONT ("THERMOLITE" AS MFG. BY LAMINATORS INC 1.800.523.2347) .032 BRIGHT SILVER ON BOTH SIDES WITH POLYSTYRENE CORE (R=4.25) FOR TOTAL OF 1" SYSTEM WIDTH.



ROCKCAST @ CANOPY
2 DETAIL
SCALE: 1"=1'-0"

MATERIAL LEGEND

NOTE 1 ALL MASONRY & MORTAR COLOR SAMPLES MUST BE SUBMITTED FOR APPROVAL

NOTE 2 ALL PREFINISHED ALUM. SAMPLES & SHOP DWGS. MUST BE SUBMITTED FOR APPROVAL.

NOTE 3 ALL GLASS SAMPLES MUST BE SUBMITTED FOR APPROVAL.

NOTE 4 ALL PAINT SAMPLES MUST BE SUBMITTED FOR APPROVAL.

NOTE 5 GC. TO CONFIRM W/ ARCHITECT FOR FINAL SEALANT COLORS & LOCATIONS

NOTE 6 ALL AWNING MAT'L INCLUDING FABRIC & FRAMING W/ STAMPED & SEALED LOCAL STATE ENGINEER DWGS MUST BE SUBMITTED FOR APPROVAL.

SYMBOL	CODE	NAME/ COLOR
A	FACE BRICK COLOR #1	BELDEN BRICK CO. FACE BRICK 3 5/8"X2 1/4"X7 5/8" MODULAR SIZE COLOR "ADMIRAL FULL RANGE VELOUR" W/ WATER REPELLENT ADMIXTURE TO MORTAR & SEAL BRICK. CONTACT. DWIGHT NEWSON @ W.L. TUCKER SUPPLY (330) 352-2061.
B	FACE BRICK COLOR #2	BELDEN BRICK CO. FACE BRICK 3 5/8"X2 1/4"X7 5/8" MODULAR SIZE COLOR "#300 A" W/ WATER REPELLENT ADMIXTURE TO MORTAR & SEAL BRICK. CONTACT. DWIGHT NEWSON @ W.L. TUCKER SUPPLY (330) 352-2061.
C	4" STONE ACCENT BAND COLOR #3	ROCKCAST WATERTABLE 4 5/8"X3 5/8"X47 5/8" WT625 SMOOTH CAST STONE COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345
CC	4" STONE ACCENT BAND @ ATM ONLY COLOR #3	ROCKCAST 3 5/8"X3 5/8"X123" ST004 SMOOTH CAST STONE BAND COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345
G	8" STONE ACCENT BAND COLOR #3	ROCKCAST WATERTABLE 4 5/8"X7 5/8"X47 5/8" WT800 SMOOTH CAST STONE COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345
W	8" STONE ACCENT BAND @ CANOPIES ONLY COLOR #3	ROCKCAST 3 5/8"X7 5/8"X123" ST005 SMOOTH CAST STONE BAND COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345 NOTE: OCCURS @ ALL CANOPY LOCATIONS. SEE DET. 2/A5.0
E	STONE CAP @ DUMPSTER & SCREEN WALLS ONLY COLOR #3	ROCKCAST 4"X14"X 47 5/8" CO100 SMOOTH CAST STONE CAP PIECE W/ END RETURN AT WALL ENDS COLOR "BUFFSTONE". CONTACT ROCKCAST AT (513) 874 2345.
K	PRE-FAB ALUM. COPING COLOR TO MATCH #3	TYP. 8" PREFINISHED ALUMINUM COPING W/ CONT. METAL CLEATS W/ PRE-FAB MITERED CORNERS AND END RETURNS, MFG. BY W. P. HICKMAN COMPANY 1-800-882-9173 WWW.WPH.COM COLOR "SANDSTONE" #A-05 (NOTE: G.C. TO SUBMIT COLOR SAMPLE FOR APPROVAL)
H	METAL FLASHING	TO MATCH CORNICE 'SANDSTONE" COLOR
F	ALUMINUM STOREFRONT WINDOW	KAWNEER OR EQUAL 4 1/2"X2" ALUM. CENTER 1" GLAZING SYSTEM. COLOR CLEAR ANODIZED ALUMINUM
R	HOLLOW METAL INSUL. DOORS & FRAMES	PAINT TO MATCH ADJACENT BRICK COLOR (PT-3) G.C. TO SUBMIT PAINT SAMPLE FOR APPROVAL
L	COMPOSITE PANEL	1" COMPOSITE METAL PANEL TO MATCH ALUM STOREFRONT ("THERMOLITE" AS MFG. BY LAMINATORS INC. 1.800.523.2347) .032 SUNBRIGHT SILVER ON BOTH SIDES WITH POLYSTYRENE CORE (R=4.25) AND FOR TOTAL OF 1" SYSTEM WIDTH. SEE DETAIL #1/A5.0
M	CABLE SUPPORTED METAL CANOPY	ALUM. CANOPY SYSTEM W/ HANGER RODS AS MFG BY MAPES INDUSTRIES (1-800-228-2391) OR EQUAL. COLOR TO MATCH ICI "RUBY RING". NOTE: LOCAL CANOPY FABRICATOR IS ACCEPTABLE. MUST BE REGISTERED IN STATE.
N	PIPE BOLLARD	5" DIA. 1/8" THICK D.F.E. YELLOW W/ NO STRIPS PLASTIC COVER (TYP) AS MFG BY GLASS CITY PLASTICS (419) 861-2069. NOTE: BOLLARD HEIGHTS MUST BE MIN. 3'-4" ABV. FINISH GRADE EXCEPT AT VAT UNIT VERIFY HT W/ VENDOR. NOTE: BTL PIPE BOLLARDS ARE 4" DIA. CONC. FILLED.
P	SPLIT 8" STONE BASE PANELING COLOR #3	ROCKCAST 3 5/8"X7 5/8"X23" ST305 SPLIT CAST STONE PANELS @ BASE, COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345

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E vocon@vocon.com
WORKLEY Architects, Inc
d/b/a
vocon. architecture

THORSON BAKER & Associates, Inc.
Consulting Engineers

PROFESSIONAL SEAL:

PROPOSED NEW CONSTRUCTION FOR:

KeyBank

3240 156TH AVE
BELLEVUE, WA

KEY PLAN
SCALE: NTS

APPROVAL:

No.	Date	Description

CD, REVISIONS:

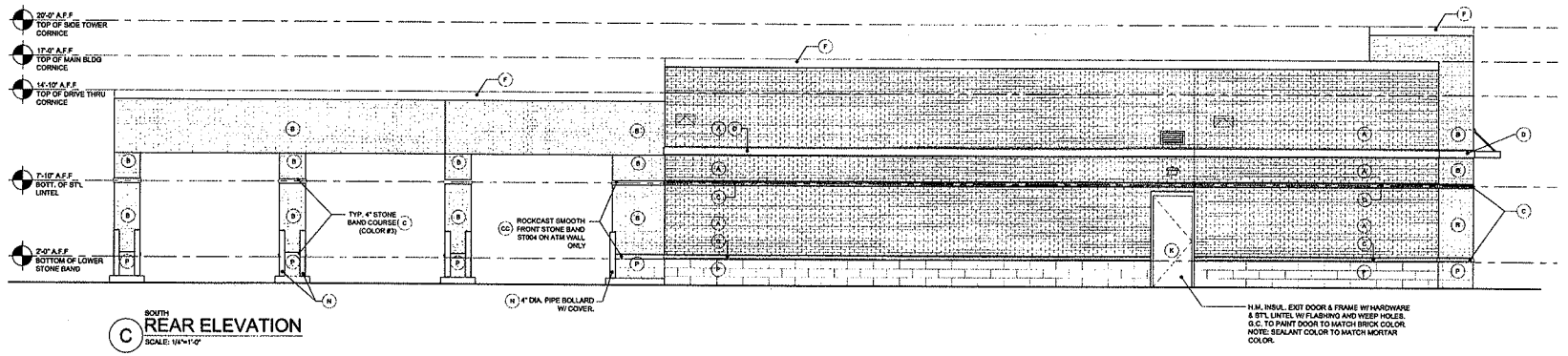
No	Date	Description

DRAWN BY: BDW
CHECKED BY: BDW
JOB NUMBER: 0230.00

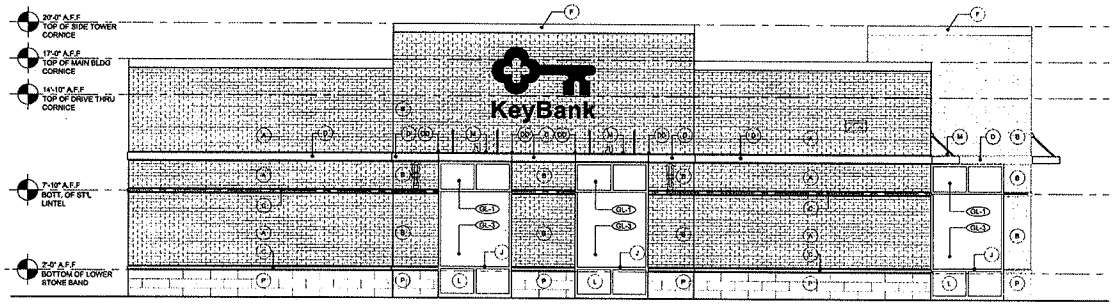
DRAWING PHASE: SCHEMATIC DESIGN

SHEET TITLE
EXTERIOR ELEVATIONS

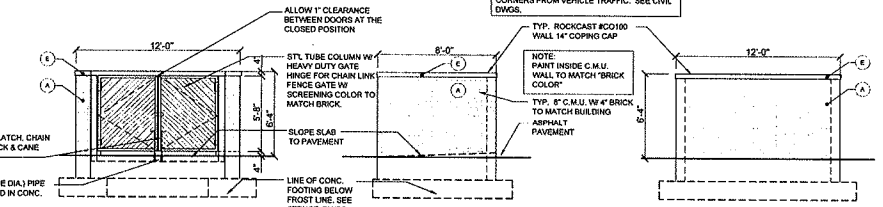
SHEET NUMBER
A5.0



SOUTH
C REAR ELEVATION
SCALE: 1/4"=1'-0"



EAST
D SIDE ELEVATION
SCALE: 1/4"=1'-0"



DUMPSTER SCREEN WALL
A FRONT ELEVATION
SCALE: 1/4"=1'-0"

DUMPSTER SCREEN WALL
B TYP. SIDE ELEVATION
SCALE: 1/4"=1'-0"

DUMPSTER SCREEN WALL
C REAR ELEVATION
SCALE: 1/4"=1'-0"

GLASS LEGEND	
GL-1	1" UNCOATED INSULATED 'LOW E' GLASS CONSIST OF EXTERIOR PLY 1/4", CLEAR, FULLY TEMPERED GLASS W/ 1/2" AIR-SPACE & INTERIOR PLY 1/4", CLEAR, FULLY TEMPERED GLASS W/ ASHRAE U-VALUE MIN. 0.42 & SHADING COEFFICIENT OF 0.44.
GL-2	1/2" UNCOATED LAMINATED 'LOW E' GLASS CONSIST OF EXTERIOR PLY 1/4", CLEAR GLASS W/ ONE PLY OF CLEAR .030" PVB INTERLAYER & INTERIOR PLY 1/4", CLEAR, GLASS
GL-3	1" UNCOATED INSULATED 'LOW E' GLASS CONSIST OF EXTERIOR PLY 1/4", CLEAR, FULLY TEMPERED GLASS W/ 1/2" AIR-SPACE & INTERIOR PLY 1/4", CLEAR TEMPERED, LAMINATED GLASS W/ ASHRAE U-VALUE & SHADING COEFFICIENT SAME AS "GL-1" TYPE

MATERIAL LEGEND

NOTE 1. ALL MASONRY & MORTAR COLOR SAMPLES MUST BE SUBMITTED FOR APPROVAL.
NOTE 2. ALL PREFINISHED ALUM. SAMPLES & SHOP DWGS. MUST BE SUBMITTED FOR APPROVAL.
NOTE 3. ALL GLASS SAMPLES MUST BE SUBMITTED FOR APPROVAL.
NOTE 4. ALL PAINT SAMPLES MUST BE SUBMITTED FOR APPROVAL.
NOTE 5. GC, TO CONFIRM W/ ARCHITECT FOR FINAL SEALANT COLORS & LOCATIONS
NOTE 6. ALL AWNING MATL INCLUDING FABRIC & FRAMING W/ STAMPED & SEALED LOCAL STATE ENGINEER DWGS MUST BE SUBMITTED FOR APPROVAL.

SYMBOL	CODE	NAME/ COLOR
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B	FACE BRICK COLOR #2	BELDEN BRICK CO. FACE BRICK 3 5/8"X2 1/4"X7 5/8" MODULAR SIZE COLOR "8350 A" W/ WATER REPELLENT ADMIXTURE TO MORTAR & SEAL BRICK. CONTACT: DWIGHT NEWSOM @ W.L. TUCKER SUPPLY (330) 352-2661.
C	4" STONE ACCENT BAND COLOR #3	ROCKCAST WATERTABLE 4 5/8"X3 5/8"X47 5/8" WT625 SMOOTH CAST STONE COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345
CC	4" STONE ACCENT BAND @ ATM ONLY COLOR #3	ROCKCAST 3 5/8"X3 5/8"X27" ST004 SMOOTH CAST STONE BAND COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345
D	8" STONE ACCENT BAND COLOR #3	ROCKCAST WATERTABLE 4 5/8"X7 5/8"X47 5/8" WT900 SMOOTH CAST STONE COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345
DC	8" STONE ACCENT BAND @ CANOPIES ONLY COLOR #3	ROCKCAST 3 5/8"X7 5/8"X27" ST005 SMOOTH CAST STONE BAND COLOR "BUFFSTONE" (GP-A) CONTACT ROCKCAST AT (513) 874 2345 NOTE: OCCURS @ ALL CANOPY LOCATIONS. SEE DET. 2/A5.0
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F	PRE-FAB ALUM COPING COLOR TO MATCH #3	TYP. 8" PREFINISHED ALUMINUM COPING W/ CONT. METAL CLEATS W/ PRE-FAB MITERED CORNERS AND END RETURNS. MFG. BY W. P. HICKMAN COMPANY 1-800-860-9173 WWW.WPH.COM COLOR "SANDSTONE" #A-06 (NOTE: G.C. TO SUBMIT COLOR SAMPLE FOR APPROVAL)
H	METAL FLASHING	TO MATCH CORNICE "SANDSTONE" COLOR
J	ALUMINUM STOREFRONT WINDOW	KAWNEER OR EQUAL 4 1/2"X2" ALUM. CENTER 1" GLAZING SYSTEM. COLOR CLEAR ANODIZED ALUMINUM
K	HOLLOW METAL INSUL. DOORS & FRAMES	PAINT TO MATCH ADJACENT BRICK COLOR (PT-3) G.C. TO SUBMIT PAINT SAMPLE FOR APPROVAL.
L	COMPOSITE PANEL	1" COMPOSITE METAL PANEL TO MATCH ALUM. STOREFRONT ("THERMOTITE" AS MFG. BY LAMINATORS INC. 1.800.523.2347) .032 SUNBRIGHT SILVER ON BOTH SIDES WITH POLYSTYRENE CORE (R=4.25) AND FOR TOTAL OF 1" SYSTEM WIDTH. SEE DETAIL 4/A5.0
M	CABLE SUPPORTED METAL CANOPY	ALUM. CANOPY SYSTEM W/ HANGER RODS AS MFG BY MAPES INDUSTRIES (1-800-228-2391) OR EQUAL. COLOR TO MATCH ICI "RUBY RING" NOTE: LOCAL CANOPY FABRICATOR IS ACCEPTABLE. MUST BE REGISTERED IN STATE.
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WORKLEY Architects, Inc
D/B/A
vocon. architecture

THORSON BAKER & Associates, Inc.
Consulting Engineers

PROFESSIONAL SEAL:

PROPOSED NEW CONSTRUCTION FOR:
KeyBank
3240 156TH AVE
BELLEVUE, WA

KEY PLAN
SCALE: N.T.S.

APPROVAL:

No.	Date	Description

CD, REVISIONS:

No.	Date	Description

DRAWN BY: SDW
CHECKED BY: SDW
JOB NUMBER: 6230.00
DRAWING PHASE: SCHEMATIC DESIGN

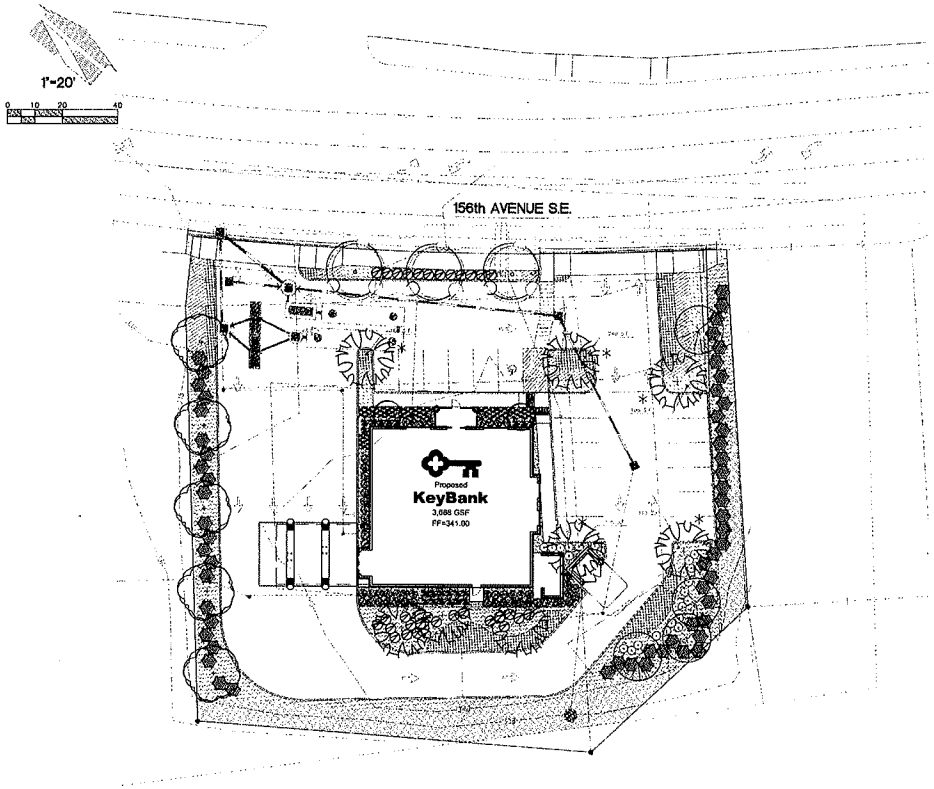
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A5.1

27

LANDSCAPE PLANTING PLAN B

KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007
SECTION 33, TOWNSHIP 25, RANGE 5E



LANDSCAPE PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	TREES:				
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE EUROPEAN HORNBEAN	6' - 7' HT.	AS SHOWN	5	STAKE & GUY ONE GROWING SEASON, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6'
	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE (STREET TREE)	3" CAL.	AS SHOWN	3	STAKE & GUY ONE GROWING SEASON, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6'
	GLEDITSIA TRIACANTHOS 'TRUESSHADE' / TRUESHADE HONEY LOCUST	1.75" CAL.	AS SHOWN	8	STAKE & GUY ONE GROWING SEASON, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6'
	PINUS MONTICOLA / WESTERN WHITE PINE	6' - 7' HT.	AS SHOWN	4	STAKE & GUY ONE GROWING SEASON, NURSERY GROWN, UN-CUT LEADER
	STEWARTIA MONADELPHA / TALL STEWARTIA	6' - 7' HT.	AS SHOWN	2	STAKE & GUY ONE GROWING SEASON, NURSERY GROWN, LOW BRANCHED
*	INDICATES REQUIRED PARKING LOT TREE				
	SHRUBS:				
	EUONYMUS ALATUS 'COMPACTA' / COMPACT WINGED EUONYMUS	21" - 24"	4.5' O.C.	58	
	HELICTROTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GALLON	18" O.C.	AS REQ'D	
	HYDRANGEA QUERCIFOLIA 'SKE'S DWARF' / SKE'S DWARF OAKLEAF HYDRANGEA	21" - 24"	3' O.C.	21	
	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORING LIGHT SILVER GRASS	2 GALLON	3' O.C.	24	
	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	21" - 24"	3' O.C.	57	3 CANES MINIMUM
	PINUS MUGO MUGO / MUGHO PINE	18" - 21"	3.5' O.C.	31	
	ROSA x 'NOARE' / CARMINE RED FLOWER CARPET ROSE	1 GALLON	2' O.C.	AS REQ'D	
	RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM BLACK-EYE-SUSAN	1 GALLON	18" O.C.	AS REQ'D	
	EXISTING LANDSCAPE				TO REMAIN, SAVE, AND PROTECT
	GROUNDCOVERS:				
	BERGENIA CRASSIFOLIA / WINTER-BLOOMING BERGENIA	1 GALLON	24" O.C.	AS REQ'D	HOLD 16" FROM BORDERS, SHRUBS, AND TREES
	FRAGRARIA CHILOENSIS / BEACH STRAWBERRY	4" POT	12" O.C.	AS REQ'D	HOLD 16" FROM BORDERS, SHRUBS, AND TREES
	THYMUS PRAECOX ARCTICUS / CREEPING THYME	4" POT	12" O.C.	AS REQ'D	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
	INDICATES PARKING LOT LANDSCAPE AREA				

PARKING LOT TYPE-V CALCULATIONS:
17.5 SQUARE FEET OF LANDSCAPE AREA PER PARKING STALL

NO. STALLS	SQUARE FEET REQUIRED	SQUARE FEET PROVIDED
18	315 S.F.	673 S.F.

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ARTHUR M. SEIDEL
CERTIFICATE NO. 706
(VALID ONLY WITH SIGNATURE)

No.	Date	By	Chk.	Appr.	Revision

Title: LANDSCAPE PLANTING PLAN B FOR KEYBANK

For: KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007

Scale: Horizontal 1"=20' Vertical N/A

Designed: JMS
Drawn: JMS
Checked: JE
Approved: JG
Date: 09/29/05

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 14459
Sheet L1 of 4

28

LANDSCAPE PLANTING NOTES AND DETAILS B

KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007
SECTION 33, TOWNSHIP 25, RANGE 5E

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK
FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM FOR FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE -- DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO NORTHERN LIGHTS ANALYTICAL & CONSULTING INC. RAVENSDALE WA, TEL. 253-653-5770 OR, EQUIVALENT TESTING LABORATORY, FOR TEST #A05-2. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. IF ON-SITE TOPSOIL HAS BEEN STOCKPILED, A TEST IS TO BE COMPLETED FOR IT, ALSO. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
B) TOPSOIL TO CONSIST OF WINTER MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC. WINTER MIX TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT. AT MINIMUM, TOPSOIL PRODUCTS BROUGHT ON SITE TO CONTAIN AMENDMENTS AS LISTED IN "D".
C) NATIVE SURFACE SOIL INCLUDING STOCKPILED SURFACE SOIL, ON-SITE, MAY MEET TOPSOIL PRODUCT STANDARDS AS NOTED ABOVE, PROVIDED THAT NECESSARY AMENDMENTS NOTED BELOW, ARE ADDED AND EVENLY BLENDED TO SPECIFIED DEPTH.
D) NATIVE SURFACE SOIL/STOCKEOPILED SURFACE SOIL (AND TOPSOIL BROUGHT ON SITE), TO INCLUDE THE FOLLOWING AMENDMENTS AS NECESSARY:
THE FOLLOWING AMOUNT PER 1,000 SQUARE FEET:

1. 6-CUBIC YARDS ORGANIC COMPOST. COMPOST TO BE FREE OR NON-FARM ANIMAL SOURCES, NOR TO BE FROM SOURCES CONTAINING REDWOOD OF CEDAR PRODUCTS.
2. 30-POUNDS NITROFORM (38-0-0)
3. 5-POUNDS AMMONIUM SULFATE
4. 40-POUNDS CALCIUM CARBONATE LIMESTONE
5. 40-POUNDS DOLOMITE LIMESTONE
6. 5-OUNES BORON (AS BORAX)

ALL AMENDMENTS TO BE THOROUGHLY MIXED PRIOR TO INCORPORATION INTO TOPSOIL.

E) PLANTING BACKFILL FOR ALL TREES, SHRUBS, AND GROUNDCOVERS:
1. 0.6-CUBIC YARDS PER VOLUME TOPSOIL
2. 0.4-CUBIC YARDS ORGANIC COMPOST.
3. 3-POUNDS NITROFORM (38-0-0)
4. 1-POUNDS AMMONIUM SULFATE
5. 2-POUNDS CALCIUM CARBONATE LIMESTONE
6. 2-POUNDS DOLOMITE LIMESTONE

F) TOPSOIL PREPARATION AND INSTALLATION:
1) VERIFY SUBGRADES TO -7 INCHES BELOW FINISH ELEVATION IN ALL LANDSCAPE AREAS,
EXCEPT AREAS NOTED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH.
2) ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE
PREPARATION.
3) THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT OR AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
4) REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
5) REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
6) PARKING LOT PLANTER ISLANDS TO BE OVER EXCAVATED BY BACKHOE. REMOVE PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.

G) TOPSOIL PLACEMENT:
PLACE 2 INCHES OF TOPSOIL AND AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES. PLACE AN ADDITIONAL 2 INCHES LIFT OR TOPSOIL OVER THE AMENDED SOIL AS A SURFACES COURSE. PLACE ADDITIONAL TOPSOIL AS REQUIRED TO MEET FINISH ELEVATIONS IN SEED AREAS OR IN AREAS INDICATED TO BE MOUNTED.

BARK MULCH (TOPDRESSING):
ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), I.E., "FINE." HEMLOCK/FIR BARK.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES:
ARRANGE TREES ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

SHRUBS:
INSTALL SHRUBS AS SPECIFIED FOR TREES.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS. APPLY SUFFICIENT QUANTITY TO PROVIDE A 2-INCH DEPTH.

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE:
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, AND RE-ESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION AND PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED. PLANTING AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

DECIDUOUS SITE TREE PLANTING/STAKING DETAIL
NOT TO SCALE

MULCH AT CURB DETAIL
NOT TO SCALE

EVERGREEN SITE TREE PLANTING/STAKING DETAIL
NOT TO SCALE

GRADING • PARKING LOT PLANTERS DETAIL
NOT TO SCALE

GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

PLANT MATERIAL SPACING DETAIL
NOT TO SCALE

STREET TREE PLANTING/STAKING DETAIL
NOT TO SCALE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
ARTHUR M. SCHE..., CERTIFICATE NO. 706
(VALID ONLY WITH SIGNATURE)

No.	Date	By	Ckd.	Appr.	Revision

Title: LANDSCAPE PLANTING NOTES AND DETAILS B FOR KEYBANK

For: KEYBANK 3240 156TH AVE BELLEVUE, WA 98007

Scale: Horizontal N/A; Vertical N/A
Designed AMS; Drawn AMS; Checked JE; Approved JE; Date 09/29/09

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
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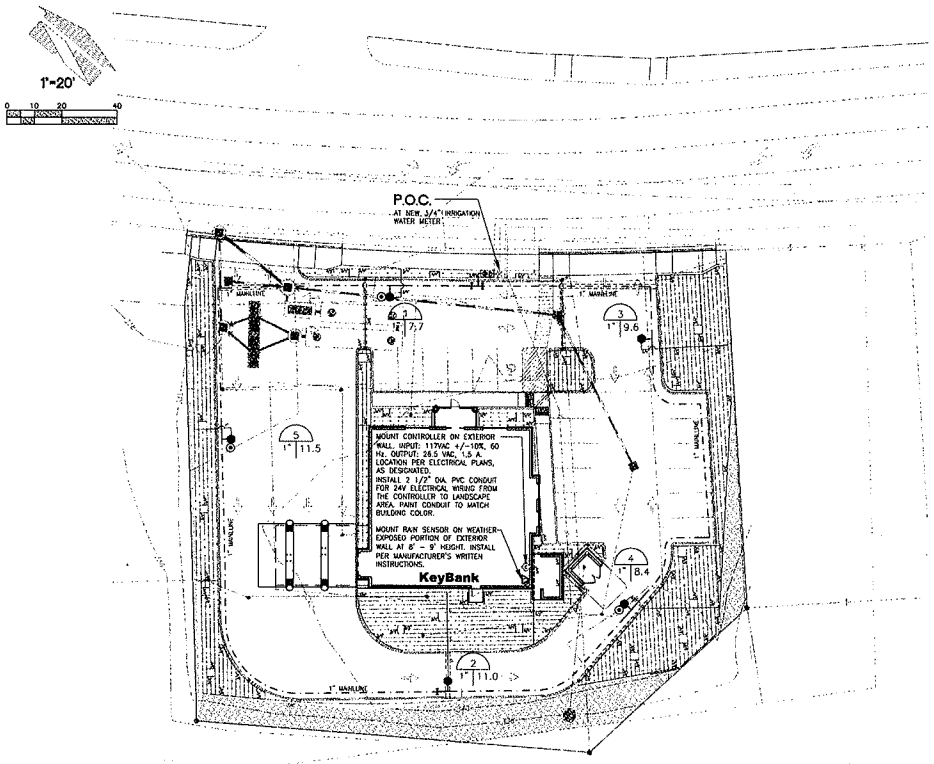
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 14459
Sheet L2 of 4

29

LANDSCAPE IRRIGATION PLAN B

KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007
SECTION 33, TOWNSHIP 25, RANGE 5E



LANDSCAPE IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MIN. PSI	GPH	EMITTER SPACING
	RAINBIRD LANDSCAPE DRIPLINE COMPONENTS: WITH RAINBIRD EASY FIT COMPRESSION FITTINGS AND ADAPTERS			
	LD-09-18-XXX	8.5	0.92	18"
	PWR25-MF/HF PRES. REGULATOR, AP4E-075/100 FILTER PWR25-MF (2-20 GPM), PWR25-HF (10-32 GPM); AP4E-075 (4-11 GPM), AP4E-100 (7-20 GPM)			
	RAINBIRD AR - AIR/VACUUM RELIEF RELIEF VALVE KIT, IN VALVE BOX			
	RAINBIRD TDS-050 w/BEMO GALVANIZED TIE-DOWN STAKE, AT 10' ON CENTER			
●	RAINBIRD XCZ-100-PRF, 3-15 GPM, 20-120PSI, WITH PRESSURE-REGULATING, RBY FILTER, OUTLET PRESSURE 20PSI, IN VALVE BOX			
	HUNTER WHC WIRELESS RAIN SENSOR WITH WIRELESS RAIN-CLIK RECEIVER, MOUNT ON BUILDING			
	RAINBIRD ESP-6LX, 6-STATION CONTROLLER, WALL MOUNTED, OUTSIDE BUILDING			
P.O.C.	WILKINS 950 XLT- 1" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER WILKINS 850 - BALL VALVE, SIZE TO MATCH PIPE CARSON INDUSTRIES #1730 (TWO AT P.O.C.) GRADE LEVEL VAULT WITH BOLT LOCK LID			
⊙	RAINBIRD 33 DRC 3/4" QUICK COUPLING VALVE, IN VALVE BOX, WITH (2) 33 DRK KEYS AND SWIVELS			
	PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX			
	MAINLINE - CLASS 200 PVC (18" COVER): 1" SIZE MINIMUM			
	LATERAL - CLASS 200 PVC (12" COVER): SIZE PER PLAN, 3/4" SIZE MINIMUM			
	SLEEVE - CLASS 200 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS; TWICE THE SIZE OF INSERT PIPE AND/OR WIRES, 4" SIZE MINIMUM, COORDINATE WITH GENERAL AND PAVING CONTRACTORS			
	TYPICAL VALVE CALL-OUT VALVE STATION NUMBER VALVE GPM VALVE SIZE			
	EXISTING LANDSCAPE TO REMAIN, SAVE, AND PROTECT			

IRRIGATION SHOWN DIAGRAMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVE IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

COORDINATE CONTROLLER AND RAIN SENSOR LOCATIONS AND HOOK-UPS WITH OWNER AND GENERAL AND ELECTRICAL CONTRACTORS PRIOR TO STARTING ANY WORK.

IRRIGATION DESIGN INFORMATION

1. EXISTING STATIC PRESSURE AT THE P.O.C. IS 75 P.S.I.
2. IRRIGATION SYSTEM IS DESIGN TO OPERATE AT 15 P.S.I.
3. HIGHEST FLOW OF THE PROPOSED IRRIGATION SYSTEM DURING THE IRRIGATION CYCLE IS 11.5 GPM.
4. TOTAL IRRIGATION SYSTEM FLOW IS APPROXIMATELY 48.2 GPM.
5. SITE IRRIGATION SYSTEM PROVIDE A 3/4" IRRIGATION WATER METER OFF THE POTABLE CITY WATER MAINLINE.
6. IRRIGATION WATER BUDGET: 54,298.09 GALLONS PER YEAR
7. ESTIMATED WATER USE: 22,012.74 GALLONS PER YEAR
8. IRRIGATION WATER BUDGET (WB):
   WB = ET x AF x LA x CF
   WB = IRRIGATION WATR BUDGET (GALLONS PER YEAR)
   ET = EVAPOTRANSPIRATION RATE (14.49 INCHES PER YEAR)
   AF = ADJUSTMENT FACTOR (0.8)
   LA = LANDSCAPE AREA (SQUARE FEET)
   CF = CONVERSION FACTOR (0.62)
   ENTER THE FOLLOWING:
   WB = ET 14.49 INCHES PER YEAR
   HA 7,555.0 SQUARE FEET
   TOTAL:
   WB = 54,298.09 GALLONS PER YEAR
9. ESTIMATES WATER USE (EWU):
   EWU = ET x PF x HA x CF / IE
   EWU = ESTIMATED WATER USE (GALLONS PER YEAR)
   ET = EVAPOTRANSPIRATION RATE (14.49 INCHES PER YEAR)
   PF = PLANT FACTOR (AS DETERMINED FOR HYDROZONE)
   LA = LANDSCAPE AREA (SQUARE FEET)
   CF = CONVERSION FACTOR (0.62)
   IE = IRRIGATION EFFICIENCY (EITHER 0.625 OR 0.925)

HYDRO-ZONE #	ET	PF	CF	(SQUARE FEET) HA	IE	TOTAL WATER USE IN GALLONS
1	14.49	0.30	0.62	1,260	0.925	3,671.22
2	14.49	0.30	0.62	1,703	0.925	4,961.97
3	14.49	0.30	0.62	1,447	0.925	4,216.07
4	14.49	0.30	0.62	1,370	0.925	3,991.72
5	14.49	0.30	0.62	1,775	0.925	5,171.76
TOTAL:				7,555		22,012.74

EAU = 22,027.93 GALLONS PER YEAR

10. ZONE SUMMARY:

ZONE #	GPM	VALVE SIZE	LOCATION
1	7.7	1"	NORTH BUILDING AND NORTH PROPERTY LINE
2	11.0	1"	SOUTH BUILDING
3	9.6	1"	EAST PROPERTY LINE (NORTH PORTION)
4	8.4	1"	SOUTH EAST CORNER OF SITE
5	11.5	1"	WEST PROPERTY LINE

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFFREY W. SCHOOL
CERTIFICATE NO. 226
(VALID ONLY WITH SIGNATURE)

No.	Date	By	Chk'd	Appr.	Revision

Title: LANDSCAPE IRRIGATION PLAN B FOR KEYBANK

For: KEYBANK 3240 156TH AVE BELLEVUE, WA 98007

Scale: Horizontal 1"=20' Vertical N/A
Designed SYS Drawn SYS Checked AMS Approved JLC Date 09/29/09

BARGHAUSEN CONSULTING ENGINEERS, INC.
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 14459
Sheet L3 of 4 Sheets

30

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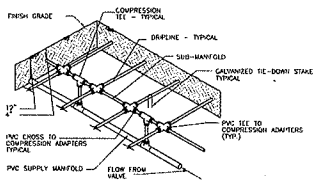
LANDSCAPE IRRIGATION NOTES AND DETAILS B

KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007
SECTION 33, TOWNSHIP 25, RANGE 5E

LANDSCAPE IRRIGATION NOTES

1. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
   - A. INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
   - B. INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLAN(S).

     PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISHED GRADE.
   - C. VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
   - D. INSTALLATION OF SLEEVING.
2. SYSTEM HAS BEEN DESIGNED FOR 12 GPM AT 15 PSI. STATIC PRESSURE BY WATER DEPARTMENT TEST/CALCULATION 40 PSI.
3. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTUHLER'S WRITTEN SPECIFICATIONS.
4. ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS.
5. MAINLINE PIPE TO BE BURIED 18 INCHES AND LATERALS 12 INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
6. HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR ADEQUATE COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
7. PROVIDE OWNER WITH TWO (2) SETS "AS-BUILT" DRAWINGS AND OPERATOR'S MANUAL UPON COMPLETION. INSTRUCT OWNER AS TO PROPER WINTERIZATION OF IRRIGATION SYSTEM (BLOW OUT).
8. FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
11. ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
12. EACH VALVE BOX TO CONTAIN A MINIMUM OF ONE (1) SPARE ORANGE CONTROL WIRE. ROUTE ONE SPARE WIRE FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.
13. ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
14. CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACK-FLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INTIAL INSPECTION.
15. CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE NEED.
16. IRRIGATION SCHEDULING:
    THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ETo WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. ALL WATERING IN EXCESS OF THE LOCAL ETo ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.
17. SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.

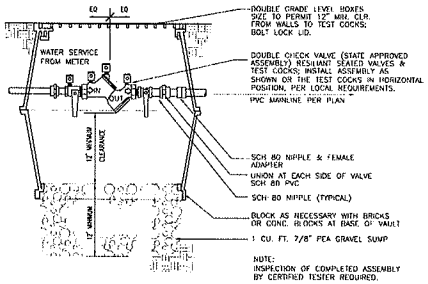


ISOMETRIC

NOTE:
SEE PLANS & LEGEND FOR ALL DIMENSIONS AND LATERAL SPACING. RATIO OF LATERALS TO START MAY VARY PER HYDRAULIC DEMAND.

CENTER-FEED SUPPLY SUB MANIFOLD (DRIP ZONE)

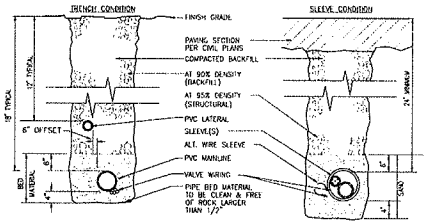
NOT TO SCALE



NOTE:
INSPECTION OF COMPLETED ASSEMBLY BY CERTIFIED TESTER REQUIRED.

CHECK VALVE ASSEMBLY

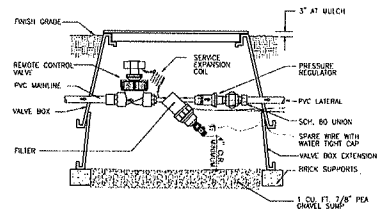
NOT TO SCALE



NOTE:
DIMENSIONS ARE MIN. CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL TO BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

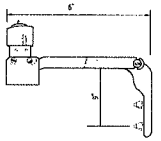
SLEEVE/TRENCHING DETAIL

NOT TO SCALE



REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER DETAIL

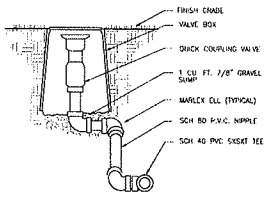
NOT TO SCALE



NOTE:
MOUNT ON WEATHER EXPOSED WALL 8' ABOVE GRADE.

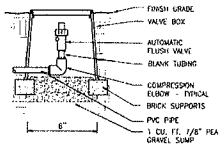
RAIN SENSOR DETAIL (WALL MOUNT) DETAIL

NOT TO SCALE



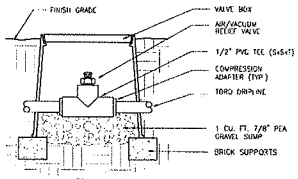
QUICK COUPLING VALVE ASSEMBLY DETAIL

NOT TO SCALE



AUTOMATIC FLUSH VALVE DETAIL

NOT TO SCALE.



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS. FOR USE ON ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO TUBING).

1/2" AIR/VACUUM RELIEF VALVE DETAIL

NOT TO SCALE

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOHN C. SOOEL
SIGNATURE NOT VALID
(VALID ONLY WITH SIGNATURE)

No.	Drwn	By	Chkd	Appr.	Revision

Title: LANDSCAPE IRRIGATION NOTES AND DETAILS B FOR KEYBANK

For: KEYBANK
3240 156TH AVE
BELLEVUE, WA 98007

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Designed JSS | Drawn SYS | Checked JMS | Approved JC | Date 09/29/08
Scale: Horizontal N/A | Vertical N/A

Job Number 14459
Sheet L4 of 4

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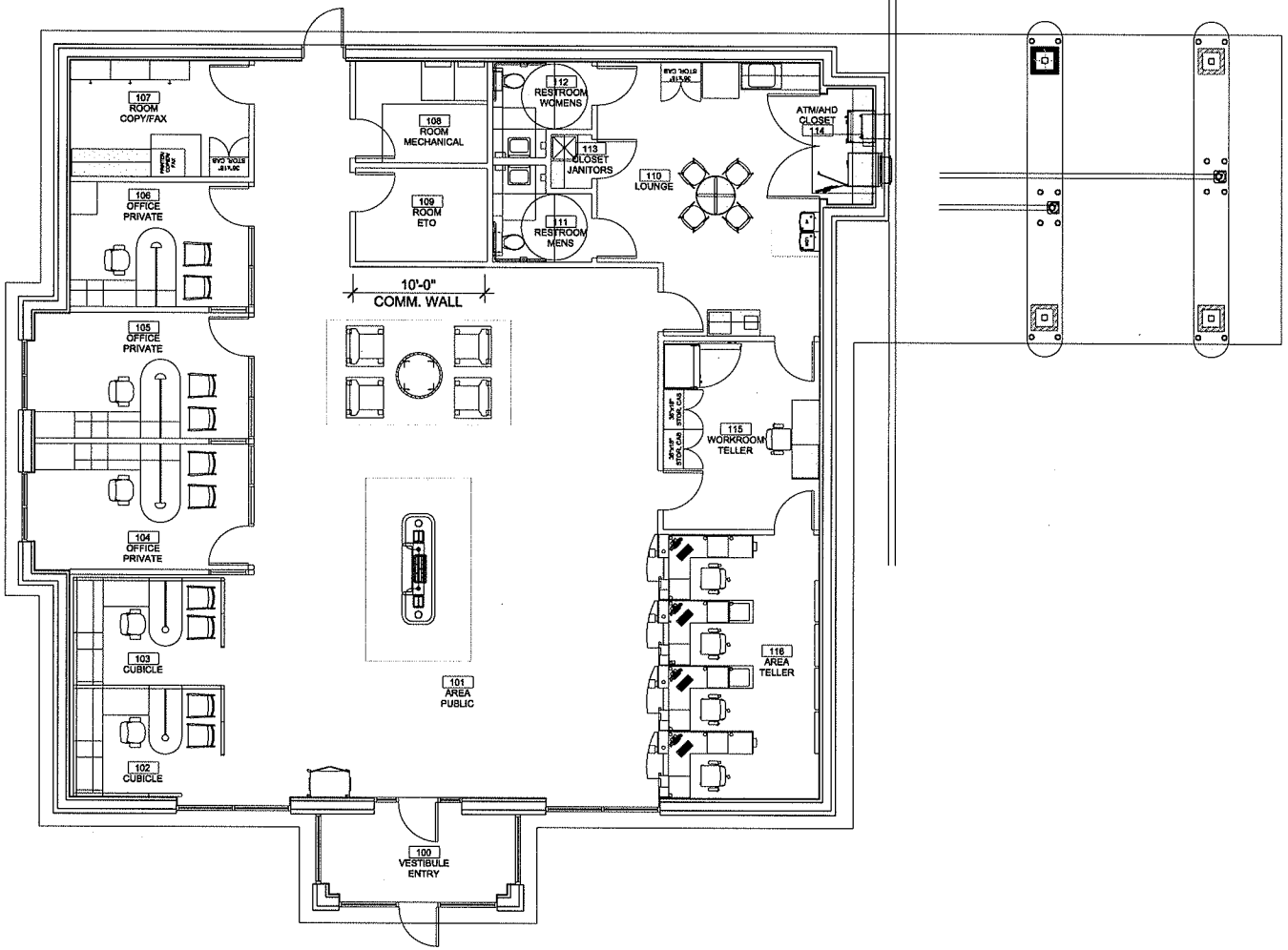

1 FLOOR PLAN - 3,702 S.F.
SCALE: 1/4" = 1'-0"

32

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THORSON BAKER & Associates, Inc.
Consulting Engineers

PROFESSIONAL SEAL:

PROPOSED NEW CONSTRUCTION FOR:

KeyBank

3240 156TH AVE
BELLEVUE, WA

KEY PLAN
SCALE: N.T.S.

APPROVAL:

No.	Date	Description

CD, REVISIONS:

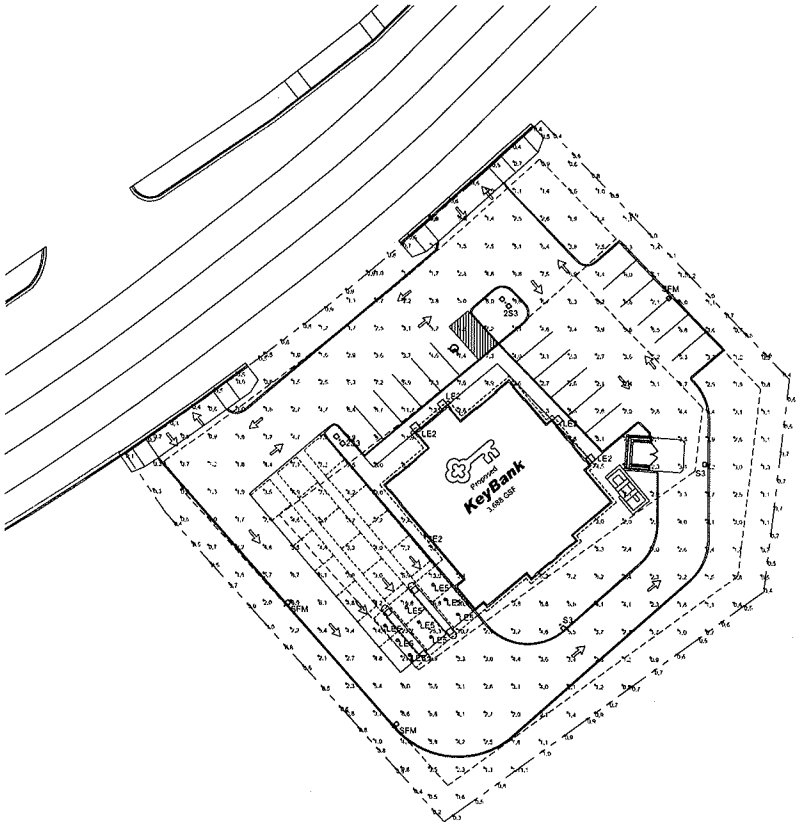
No.	Date	Description

DRAWN BY: SDW
CHECKED BY: SDW
JOB NUMBER: 6190.00

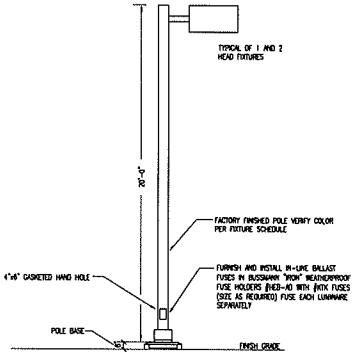
DRAWING PHASE: SCHEMATIC DESIGN

SHEET TITLE:
PROPOSED FLOOR PLAN

SHEET NUMBER:
A1.0



SITE PHOTOMETRICS PLAN
1" = 20'-0"



POLE BASE DETAIL
NTS

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	LE5	9			50W MH	51222-FR.ies	3450	0.72	65
□	LE2	5	1W-BNM-70PMH120	DIE CAST ALUM REFL SHELL, POWDER COATED WHITE. SEMI-SPECULAR MULTI-FACETED REFL PANELS, PEENED RECESSED REFL SECTION ABOVE LAMP, CLEAR FLAT GLASS LENS, WHITE BALLAST COVER.	70W PMH E17 HORIZONTAL POSITION, COATED, RATED AT 13300 INITIAL LUMENS,	bnsh0-175mc.ies	5200	0.72	95
▭	SE2	1	101-FT-100PMH	CLEAR FLAT GLASS LENS	CLEAR 100PMH/MED PRORATED TO 1000 LUMENS	M1F17M.ies	8500	0.72	142
□ •	S3	2	EH19-3-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH/HOR PRORATED TO 1000 LUMENS	GS325M.ies	22500	0.72	310
□ •	SFM	3	EH19-FM-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH/HOR PRORATED TO 1000 LUMENS	GSFM25M.ies	22500	0.72	292
⊡	2SJ	2	EH19-3-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH/HOR PRORATED TO 1000 LUMENS	GS325M.ies	22500	0.72	620

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	3.9 fc	25.3 fc	0.2 fc	126.5:1	10.5:1
Calc Zone #4	+	0.6 fc	1.2 fc	0.1 fc	12.0:1	6.0:1

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WORKLEY Architects, Inc
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vocon. architecture
THORSON BAKER & Associates, Inc.

PROFESSIONAL SEAL:

PROPOSED NEW CONSTRUCTION FOR:

KeyBank

3240 156th Avenue SE
Bellevue, WA

KEY PLAN
SCALE: N.T.S.

APPROVAL:

No.	Date	Description
1	Nov. 30, 2006	100% Permit Set

CD. REVISIONS:

No.	Date	Description

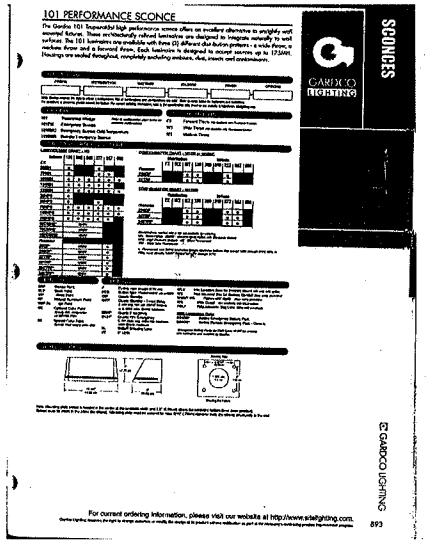
DRAWN BY: TBA
CHECKED BY: JOM
JOB NUMBER: 6230.00

DRAWING PHASE:

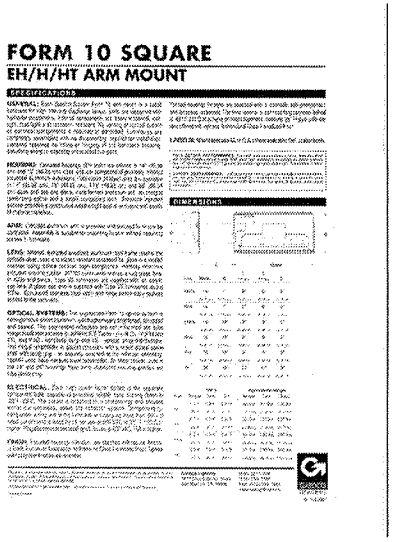
SHEET TITLE:
PHOTOMETRICS SITE PLAN

SHEET NUMBER:
E0.1

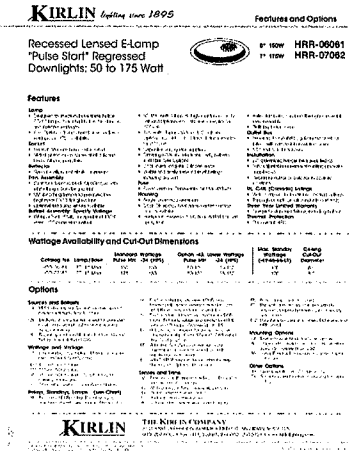
33

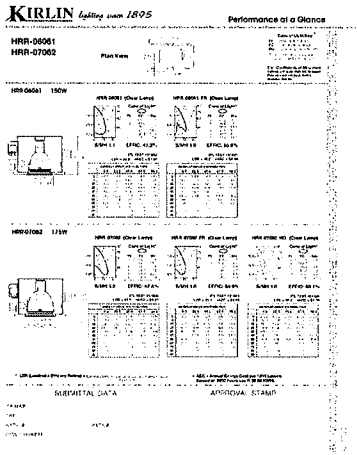


FIXTURE TYPICAL OF "H"

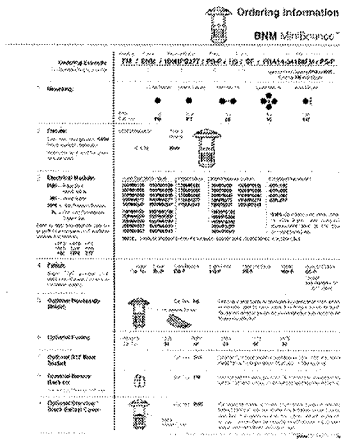


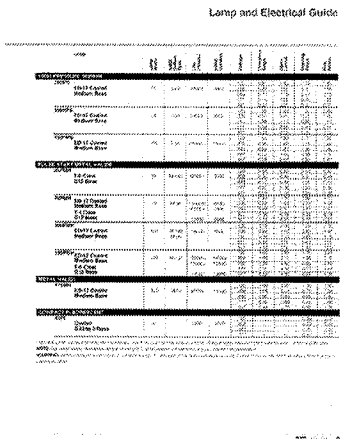
FIXTURES TYPICAL OF "SA, B, C "





FIXTURE TYPICAL OF "LE5 "





FIXTURE TYPICAL OF "A "

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PROFESSIONAL SEAL

PROPOSED NEW CONSTRUCTION FOR:

KeyBank

3240 156th Avenue SE
Bellevue, WA

KEY PLAN

APPROVAL:

No.	Date	Description
1	Nov. 30, 2006	100% Permit Set

CD, REVISIONS:

No.	Date	Description

DRAWN BY: TBA
CHECKED BY: JDM
JOB NUMBER: 6230.00

DRAWING PHASE:

SHEET TITLE:
FIXTURE CUT-SHEETS PLAN

SHEET NUMBER:
E0.2

34

Designed -	Scale:	BARGHAUSEN CONSULTING ENGINEERS, INC.	18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	For: KEYBANK BELLEVUE, WA	Job Number 14459
Drawn dj	Horizontal N\A				
Checked JE	Vertical N\A			Title: BIRDSEYE VIEW EXHIBIT	Sheet EX-1 ____ of ____
Approved JE					
Date 1/13/10					

P:\14000\14459\exhibit\graphics\14459 ex1.cdr

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:
John Ellingsen, Barghausen Consulting Engineers

LOCATION OF PROPOSAL:
3240 156th Avenue SE, Bellevue, WA

DESCRIPTION OF PROPOSAL:.
Application for Design Review approval to construct a new Keybank building and associated site improvements. The building will be approximately 3,700 square feet in area and 20 feet tall. The site will include 19 parking stalls and landscaping associated with the building and parking area.

FILE NUMBER: 09-130332-LD

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Development Services Section. This information is available to the public on request.

☐ There is no comment period for this DNS

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment from the date below. Comments must be submitted by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V Helland
Environmental Coordinator

6/17/10
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe