



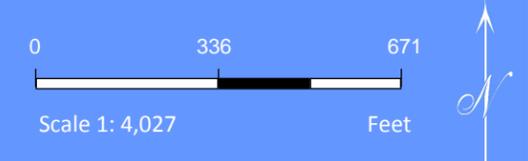
■ City Parks
■ Parcels

Subject Site



PBI Parking Lot Expansion

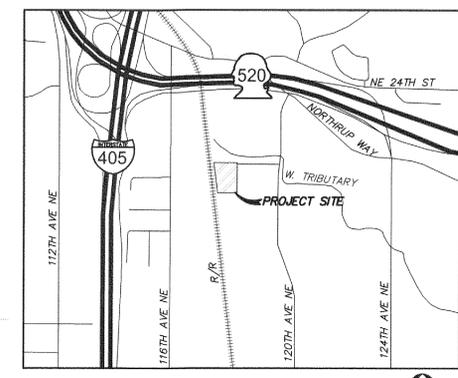
2045 120th Ave NE



NW 1/4 SECTION 28, TOWNSHIP 25 N, RANGE 5 E, W.M.
PBI ENTERPRISES



D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3063 F 425.827.2423



VICINITY MAP
 1" = ±1,000'

PROJECT CONTACTS:

- OWNER:** PBI ENTERPRISES
 1632 92ND AVE NE
 BELLEVUE WA 98004
 CONTACT: EDWARD UROUHART
 EDWARD@SEANET.COM
- PARKING LOT DESIGN:** BRANDT DESIGN GROUP
 65 BELL ST, UNIT 1
 BAINBRIDGE ISLAND, WA 98110
 206-239-0850
 CONTACT: COLIN BRANDT
 COLIN@BRANDTDESIGN.COM
- CIVIL ENGINEER:** D.R. STRONG CONSULTING ENGINEERS, INC.
 620 7TH AVE NE
 KIRKLAND, WA 98033
 425-827-3063
 CONTACT: WALTER J. SHOSTAK, P.E.
 WALT.SHOSTAK@DRSTRONG.COM
- SURVEYOR:** STEVE VAN PATTEN PROFESSIONAL LAND SURVEYING SERVICES
 7431 153RD CT NE
 REDMOND WA 98052
 425-867-1715
 CONTACT: STEVE VAN PATTEN, P.L.S.
 VANPATN@FRONTIER.COM
- WETLAND ECOLOGIST:** ALTMANN OLIVER ASSOCIATES, LLC
 PO BOX 578
 CARNATION WA 98014
 425-333-4535
 CONTACT: JOHN ALTMANN
 JOHN@ALTOLIVER.COM

LEGEND:

- CITY OF BELLEVUE SURVEY STATION
- FOUND CORNER AS SHOWN
- CALCULATED
- MEASURED
- 12" TO 18" DBH TREE AS SHOWN
- 8" TO 10" DBH TREE AS SHOWN
- COTTONWOOD
- WILLOW
- DEC. DECIDUOUS
- SD MH STORM DRAIN MANHOLE
- FH FIRE HYDRANT
- FSP FIRE STAND PIPE
- CONCRETE WALK ETC.
- WV WATER VALVE
- CB CATCH BASIN
- CL CHAIN LINK FENCE
- SP SPRINKLER HEAD
- WM WATER METER
- IRR IRRIGATION BOX
- WLS WATER LINE BLUE PAINT STRIPE
- CPP CORRUGATED PLASTIC PIPE
- LP LAMP POST WITH 2" DIA. CONCRETE BASE
- WLF WETLAND FLAG
- TREE TO BE SAVED
- PROVIDE TREE PROTECTION FENCING (BMP T101)
- TREE TO BE REMOVED

AREAS DATA:

SITE AREA: 91,287± S.F. (±2.096 AC.)

EXISTING IMPERVIOUS AREAS:

BUILDING	29,533 S.F.
PARKING LOT / WALKS	26,028 S.F.
TOTAL EXISTING IMPERVIOUS	55,561 S.F. (60.8%)

NEW IMPERVIOUS AREAS:

PARKING LOT	4,665 S.F.
TOTAL NEW	4,665 S.F.

REPLACED IMPERVIOUS AREAS: NONE

TOTAL NEW + EX. TO REMAIN: 60,266 S.F. (66.0%)

AREA WITHIN CLEARING LIMITS: 6,996 S.F.

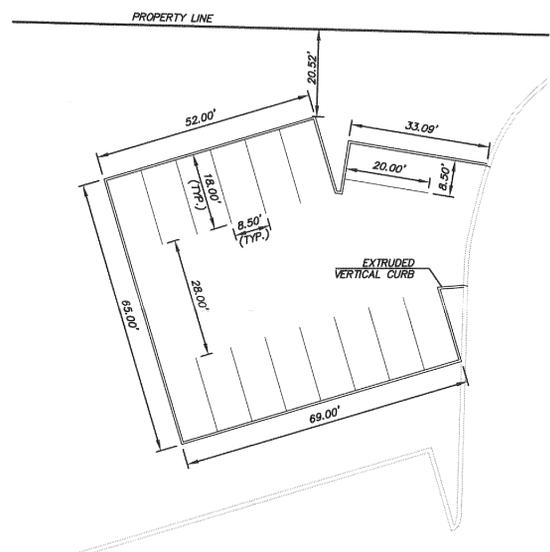
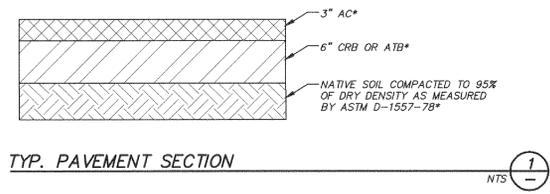
DRAWING INDEX:

C1 1 OF 3	SITE PLAN B
C2 2 OF 3	GRADING & CSWPP PLAN
C3 3 OF 3	DRAINAGE PLAN



Call 2 Working Days Before You Dig
811
 Utilities Underground Location Center
 (D.M.T.N.D. OR WA)

* PAVEMENT SECTION SHOWN IS PER BID SET PLANS (8-14-95 W&H PACIFIC) FOR EX. PARKING LOT ON SITE AND SHOWN FOR REFERENCE ONLY. PROJECT GEOTECHNICAL CONSULTANT SHALL PROVIDE ACTUAL PAVEMENT DESIGN RECOMMENDATIONS



GENERAL NOTES:

- SITE PLAN AS PROVIDED BY CLIENT ON MAY 14, 2015.
- NOT ALL VEGETATION OR LANDSCAPING FEATURES ON SITE ARE SHOWN ON THIS SURVEY.
- CONTRACTOR SHALL POT-HOLE LOCATION OF EXISTING UTILITIES TO BE RECONNECTED PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR TO VERIFY CONDITION AND GOOD WORKING ORDER OF EXISTING UTILITIES TO BE RECONNECTED OR RE-USED PRIOR TO START OF CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN, OR NOT SHOWN IN THEIR PROPER LOCATION.
- ALWAYS CALL 811 TWO WORKING DAYS BEFORE YOU DIG.

VERTICAL DATUM: (SURVEYOR)

THE VERTICAL DATUM IS NAVD-88. THE BENCH MARK IS CITY OF BELLEVUE (COB) HORIZONTAL SURVEY STATION NO. 2874, DESCRIBED AS A 2" BRASS DISC SET IN TOP OF CONCRETE CURB ON WEST SIDE OF 120TH AVE NE APPROXIMATELY 35 FEET NORTH OF ADDRESS #2023. ELEVATION = 147.179 FEET.

LEGAL DESCRIPTION: (SURVEYOR)

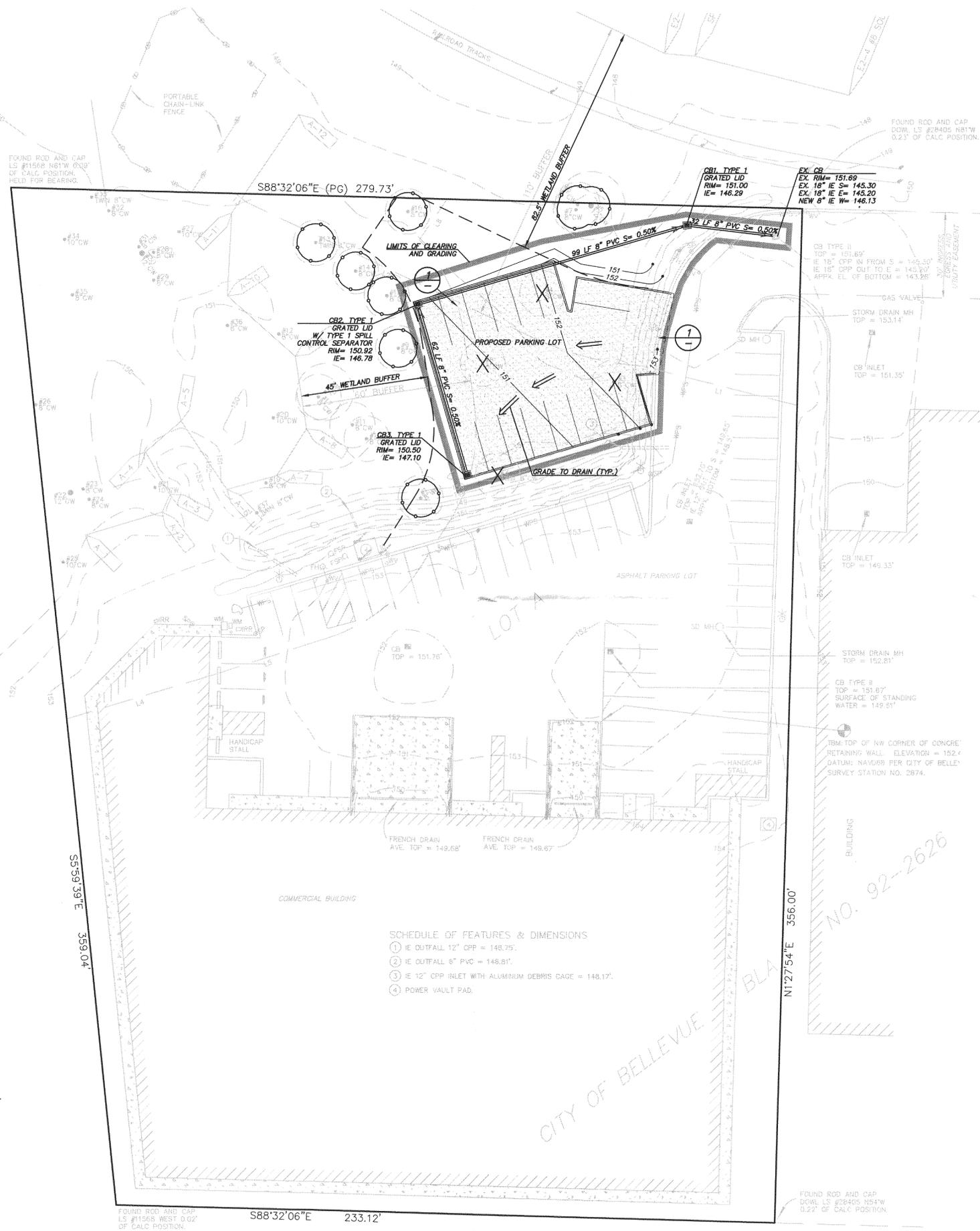
NEW LOT A OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 92-2626, AS RECORDED UNDER RECORDING NO. 9208209001, RECORDS OF KING COUNTY AUDITOR;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF LOTS 2 AND 3 OF KING COUNTY SHORT PLAT NO. SP-84-42, RECORDED UNDER AUDITORS FILE NO. 8510119003.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES: (SURVEYOR)

- INSTRUMENTS AND PROCEDURES: A SPECTRA FOCUS 30 3" ROBOTIC TOTAL STATION WAS USED FOR THE FIELD TRAVERSE SURVEY WORK. ACCURACY EXCEEDS WAC 332-130-090.
- THE BOUNDARY DIMENSIONS SHOWN HEREON ARE BASED ON THE CITY OF BELLEVUE B.L.A. NO. 92-2626 RECORDED UNDER RECORDING NO. 9208209001. THE DIMENSIONS LABELED AS (COB) ARE ESTABLISHED FROM THE CITY OF BELLEVUE STATE PLANE COORDINATES AS TIED FROM HORIZONTAL SURVEY STATIONS 2874 AND 2875. A COMBINED FACTOR OF 0.9999752093 SHOULD BE USED TO CONVERT GROUND DISTANCES TO STATE PLANE.
- THE BOUNDARY CORNERS AND LINES DEPICTED IN THIS SURVEY ARE PER RECORD TITLE INFORMATION AS PROVIDED IN THE LEGAL DESCRIPTION SHOWN HEREON. THEY REPRESENT DEED LINES ONLY AND DO NOT PURPORT TO REPRESENT OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY LEGAL ACTION OR A COURT OF LAW.
- ONLY THE UTILITIES THAT ARE VISIBLE OR THAT HAVE BEEN MARKED WITH SURFACE PAINT HAVE BEEN LOCATED. PRIOR TO DIGGING, INVESTIGATION FOR POSSIBLE HIDDEN UNDERGROUND UTILITIES SHOULD BE VERIFIED.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.
- THE TREES SHOWN HEREON HAVE BEEN IDENTIFIED AND SIZED TO THE BEST OF MY ABILITY. HOWEVER, I MAKE NO WARRANTY AS TO THE ACCURACY THEREOF. IF THE PROPER IDENTIFICATION OF THE SIZE AND SPECIES ARE DEEMED TO BE CRITICAL, THEN A TRAINED ARBORIST SHOULD FIELD VERIFY.



SCHEDULE OF FEATURES & DIMENSIONS

- 1" IE OUTFALL 12" CPP = 148.75'
- 1" IE OUTFALL 8" PVC = 148.81'
- 1" IE 12" CPP INLET WITH ALUMINUM DEBRIS CAGE = 148.17'
- POWER VAULT PAD.

PBI ENTERPRISES
 2045 120TH AVE NE
 PARKING LOT EXPANSION
 SITE PLAN B

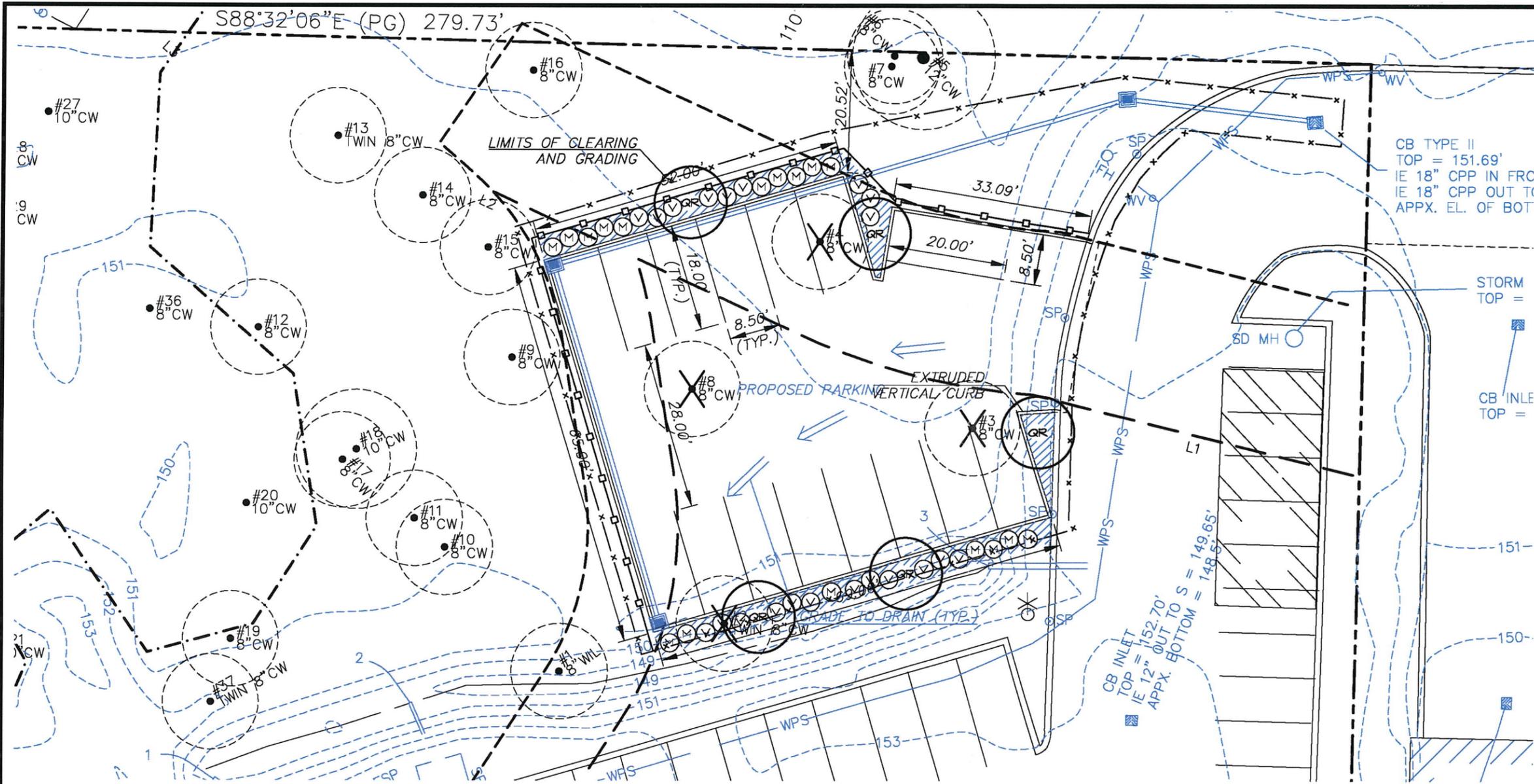
PBI ENTERPRISES
 1632 92ND AVE NE
 BELLEVUE, WA 98004



APR
 REVISION
 Received
 JUN 15 2015
 Permit Processing

DRAFTED BY: DLR
 DESIGNED BY: WJS
 PROJECT ENGINEER: WJS
 DATE: 5-29-15
 PROJECT NO.: 15059

DRAWING: SPB1
 SHEET: C1.0 OF 3



Received

PROJECT 4719
 DRAWN 2/15/16
 SCALE AS NOTED
 DATE 2/15/16
 REVISION 1/3

FIGURE 1: PLANTING PLAN
 LANDSCAPE PLAN
 PBI ENTERPRISES
 2045 - 120TH AVE. NE - BELLEVUE, WASHINGTON
 PERMIT PROC. # 2825059218

PLANT SCHEDULE

TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
QR	QUERCUS RUBRA	RED OAK	AS SHOWN	5	1.5" CALIPER	SINGLE TRUNK
SHRUBS						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
M	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	3' O.C.	17	5 GAL.	FULL & BUSHY
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	21	5 GAL.	FULL & BUSHY
GROUND COVER						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	2' O.C.	120	1 GAL.	FULL & BUSHY

TOTAL LANDSCAPED AREA:
 TOTAL LANDSCAPED AREA IS 569 SF OF WHICH ONLY 262.5 IS REQUIRED AT 17.5 SF PER STALL (15).



NOTES

- BASE INFORMATION PROVIDED BY AMERICAN ENGINEERING CORPORATION, 4032 148TH AVE. N.E., REDMOND, WA 98052, (425) 881-7731.

AOA
 Environmental Planning & Landscape Architecture
 Altimann Oliver Associates, LLC
 PO Box 578 - Commack, WA 98014
 Office: (425) 333-4535 Fax: (425) 333-4599
 4719-MIT-06-09-15.dwg