



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: PBI Parking Lot Expansion

Proposal Address: 2045 120th Ave NE

Proposal Description: The applicant requests to modify the required 60-foot buffer and 15-foot structure setback associated with a Category III wetland to a 45-foot buffer, and to modify the required 110-foot buffer and 20-foot structure setback associated with a Category II wetland to a 82.5-foot buffer to allow 4,665 square feet of new parking to be built on-site. Construction of the parking lot will require the total wetland buffers to be reduced by 2,578 square feet.

File Number: 15-116085-LO

Applicant: Ed Urquhart, PBI Enterprises LLC

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Nick Whipple, Planner

**State Environmental Policy Act
Threshold Determination:** Exempt

Director's Decision: Approval with Conditions



Carol V. Helland, Land Use Director
Development Services Department

Application Date: June 15, 2015
Notice of Application Publication Date: July 9, 2015
Decision Publication Date: September 24, 2015
Project Appeal Deadline: October 8, 2015

For information on how to appeal a proposal, visit Development Services Center 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. Proposal Description	3
II. Site Description, Land Use, Zoning, and Critical Areas	4
III. Consistency with Land Use Code Requirements.....	6
IV. Public Notice and Comment.....	5
V. Summary of Technical Reviews	6
VII. Changes to proposal as a result of City review.....	7
VIII. Decision Criteria.....	7
IX. Conclusion and Decision.....	10
X. Conditions of Approval	10

Attachments

1. Site Plan (see file)
2. Wetland Report (see file)

I. Proposal Description

The applicant is requesting to expand a surface parking lot associated with an existing warehouse and office building. The proposed parking lot expansion is located within a Category II and a Category III wetland critical area buffer. Due to the constraints of the subject property the applicant has requested a modification of the required wetland buffers through a Critical Areas Land Use Permit. The building is currently underutilized, therefore, expanding the parking area to accommodate future parking demand will allow for the second floor space to be built-out and occupied.

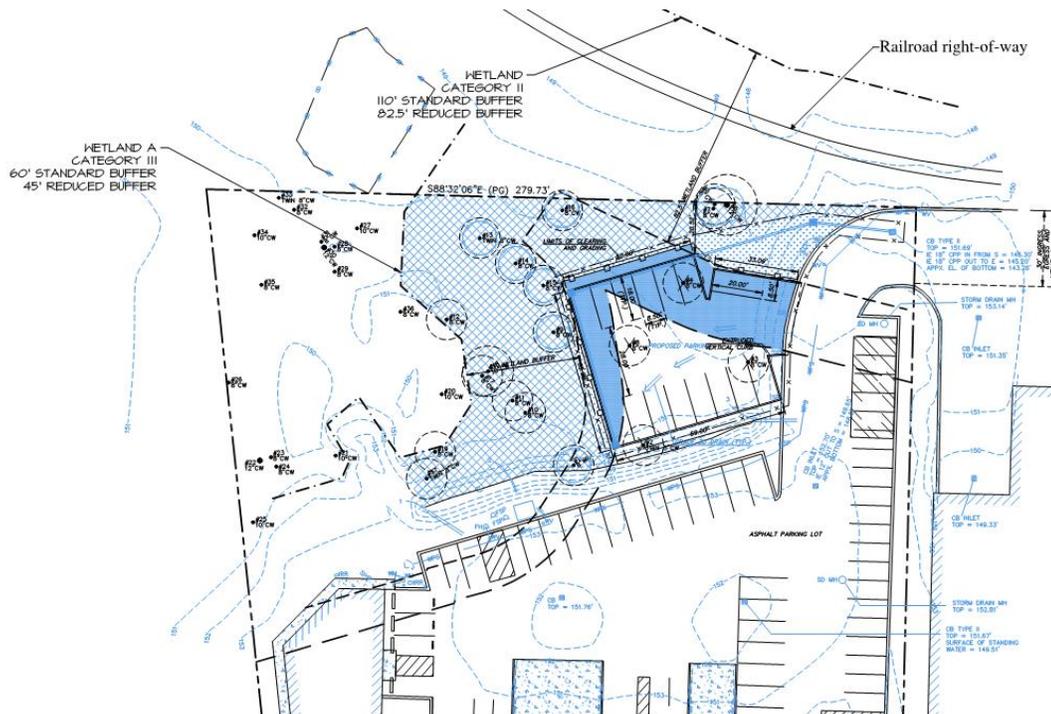
The northwest portion of the property contains an on-site wetland. This wetland was delineated and identified by Altmann Oliver Associates, LLC using the methodology outlined in the May 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). The Land Use Code (LUC) 20.25H.035 prescribes a 60-foot buffer and a 15-foot structure setback for this Category III wetland.

There is a separate Category II wetland adjoining the subject site which was previously investigated. The Category II wetland has a 110-foot buffer and a 20-foot structure setback. A railroad right-of-way on the property to the north crosses the off-site wetland buffer. Per LUC 20.25H.095.C.2.b when a legally established railroad right-of-way crosses a wetland critical area buffer, the edge of the improved right-of-way shall be the extent of the buffer, but only if the part of the critical area buffer on the other side of the right-of-way provides insignificant biological or hydrological function in relation to the portion of the buffer adjacent to the wetland. City staff has determined the portion of buffer on the subject lot has biological and hydrological function to the adjacent wetland; therefore, the off-site wetland buffer extends onto the subject lot.

The applicant is requesting to reduce the prescribed Category III wetland buffer to 45 feet and the Category II wetland buffer to 82.5 feet. Both the Category III and Category II wetland structure setbacks will be reduced to 0 feet. Expansion of the parking lot would result in the standard buffers being reduced by 2,578 square feet. Modifications to the wetland critical area buffer may be considered through a critical areas report, pursuant to LUC 20.25H.230. The critical areas report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The wetland buffers are degraded in function and value due to historic filling and grading which has resulted in a high prevalence of non-native vegetation, and a lack of vegetative structural diversity.

As proposed, less than 25% of the buffer will be reduced. Approximately 8,102 square feet of wetland buffer will be enhanced by removing non-native vegetation and installing native plants. Following plant installation, a maintenance and monitoring plan will be followed for five years to ensure performance goals of the mitigation plan are achieved.

Figure 1 – Proposal



II. Site Description, Land Use, Zoning, and Critical Areas

A. Site Description and Land Use

The subject property, known as the PBI site, contains an office and warehouse building with surface parking and loading docks. The lot is 28,836 square feet and the site gains access from 120th Ave NE via a private easement.

The site is predominately flat with a Category III wetland within the northwest corner of the site and a Category II wetland north of the subject property. The Category III wetland has a mosaic of shallow topographic depressions and is considered a Depressional Hydrogeomorphic Class. The wetland contains a palustrine forested and scrub-shrub plant community. The Category II wetland is a palustrine aquatic bed with an emergent, scrub-shrub, and forested plant community. This wetland has a hydrogeomorphic classification of depressional outflow. The City of Bellevue reviewed the wetland report and delineation supplied by the applicant, conducted a site visit, and verified the accuracy of the conclusions in the report.

B. Zoning

The zoning for the PBI site changed to Bel-Red Residential (BR-R) in May 2009 when the Bel-Red Subarea Plan was adopted in the City of Bellevue. LUC 20.25D.060 allows for uses and developments to continue operating if they were legally established when the Bel-Red Subarea Plan was adopted. Proportional compliance with the Land Use Code is required when an alteration to an existing development exceeds \$150,000. The total cost to expand the parking lot area, including mitigation, is approximately \$86,000;

and therefore, does not require proportional compliance.

Figure 2: Vicinity Map



C. Critical Areas Functions and Values

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well. However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

The wetland on-site was rated in 2015, and resulted in a wetland score of 46 points, with a habitat score of 10. Category III wetlands with a habitat score of less than 20 points require a 60-foot buffer and a 15-foot structure setback.

The off-site wetland was classified as a Category II wetland with a habitat score between 20 and 28 points. Category II wetlands with a habitat score between 20 and 28 points require a 110-foot buffer and a 20-foot structure setback.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements (LUC 20.25D.080):

The site is located in the BR-R zoning district. No structures are proposed and the area of proposed impervious surface is 66% of the site, below the allowed 75% impervious surface maximum.

B. Parking and Circulation Requirements (LUC 20.20.590 and 20.25D.120):

The Land Use Code specifies that parking and circulation areas be hard surfaced and conform to any applicable City of Bellevue Development Standards. The parking area will be paved, marked, and in compliance with minimum dimensions. The expanded parking area will be bordered to the north, south, and west by landscaping, and partial landscaping to the east.

C. Critical Areas Requirements LUC 20.25H

1. Consistency with Land Use Code Critical Areas Performance Standards for wetlands 20.25H.100:

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

a. Lights shall be directed away from the wetland.

No lights are proposed as a part of this project.

b. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland or any noise shall be minimized through use of design and insulation techniques.

The proposed parking lot expansion will be surrounded by dense vegetation and trees, which will minimize noise associated with the expanded parking area.

c. Toxic runoff from new impervious area shall be routed away from the wetlands.

Runoff from new impervious surfaces will be directed via sheet flow into a catch basin where it will then be conveyed into an existing storm drainage system located on the northeast corner of the site. All water will be routed away from the wetlands.

d. Treated water may be allowed to enter the wetland critical area buffer.

Existing runoff and new runoff will continue to be collected and directed through a detention system before being piped off-site. Water will not be directed towards the wetland critical area buffer and will not enter the wetland critical area buffer.

e. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.

A wetland buffer enhancement plan has been prepared that details the areas proposed for enhancement. Specifically, dense, native vegetation will be planted

within the proposed buffer, with higher densities along the outer edge of the buffer. Species proposed for planting along the buffer edge include snowberry, tall Oregon grape, Indian plum, red currant, and Nootka rose.

- f. Use of pesticides, insecticides and fertilizers within 150 of the edge of the wetland buffer shall be in accordance with the City of Bellevue’s “Environmental Best Management Practices,” now and hereafter amended.**

The proposed maintenance of the wetland buffer enhancement is consistent with the practices in the City of Bellevue’s “Environmental Best Management Practices.”

2. Consistency with Critical Areas Report LUC 20.25.230.

The applicant supplied a complete critical areas report prepared by Altmann Oliver Associates, LLC, qualified professional. The report met the minimum requirements in LUC 20.25H.250.

3. Consistency with Critical Areas Report – Additional provisions LUC 20.25H.110.

In addition to the general requirements of LUC [20.25H.230](#), a critical areas report for wetlands shall include a written assessment and accompanying maps of the wetlands and buffers within 300 feet of the project area, including the following information at a minimum:

1. A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land use activity.
2. A habitat and native vegetation conservation strategy that addresses methods to protect and enhance on-site habitat and wetland functions.
3. Functional evaluation for the wetland and adjacent buffer using a local or state agency staff-recognized method and including the reference of the method and all data sheets.

The report prepared by Altmann Oliver Associates, LLC includes these additional provisions.

IV. Public Notice and Comment

Application Date:	June 15, 2015
Public Notice (500 feet):	July 9, 2015
Minimum Comment Period:	July 23, 2015

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on July 9, 2015. It was mailed to property owners within 500 feet of the project site. One comment was received from a resident in the Wilburton Community who lives approximately one mile from the subject site. The email cited two main

concerns. The following is a summary of their concerns and responses from staff:

Concern: Have you considered the cumulative impacts to nearby wetlands and stormwater infrastructure when considering the increased stormwater runoff associated with the proposed parking lot expansion and the 120th Ave NE corridor improvements?

Staff Response: Existing runoff will continue to be collected and directed through a bioswale and detention system before being piped off-site. New runoff at the PBI site will discharge directly to a drain and then piped off-site. Water will not be directed towards the wetland critical area and will not enter the wetland critical area buffer.

The amount of impervious surface being added as a result of the PBI parking lot expansion does not trigger stormwater detention requirements. The applicant was required to provide conveyance calculations to determine the volume of runoff that would be conveyed to the existing storm drain system. Based on the conveyance calculation and information related to the existing stormwater infrastructure it has been determined the current storm drainage pipe has the capacity to accommodate the 4,655 square foot PBI parking lot expansion.

Stage 3 of the 120th Ave NE corridor improvements between NE 12th St and NE 16th St is still under review by staff. The project will require mitigation for impacts associated with the road expansion and increased runoff is required to be managed. Review of impacts associated with Stage 3 of the 120th Ave NE corridor improvements are being reviewed under a separate Critical Areas Land Use permit (14-139005-LO).

Concern: Why would the city support a request for additional parking given Sound Transit's future light rail expansion near this area?

Staff Response: With the addition of 15 parking stalls the subject property will have a total of 67 parking stalls to serve approximately 28,835 net square feet of office, warehouse, and retail space. Sixty-seven parking stalls equates to approximately 2.3 parking stalls per 1000 net square feet of space, well below the maximum parking spaces allowed under current zoning. With that said, the additional proposed parking is permitted within this zone and is in compliance with the Land Use Code.

V. Summary of Technical Reviews

A. Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

B. Utilities:

The Utilities Department has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development.

VI. Changes to proposal as a result of City review

Following staff review, the applicant modified the mitigation plan to increase the amount of native plantings within the wetland buffer.

VII. Decision Criteria

A. Critical Areas Report Decision Criteria-Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255.B

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Finding: A wetland buffer enhancement plan has been prepared that details the areas proposed for enhancement as a result of the requested buffer modification. This plan mitigates for the proposed reduction of the standard critical area buffers. Mitigation will involve the removal of invasive and non-native species and the planting of 8,102 square feet of native vegetation (trees, shrubs, and groundcover) within the modified critical area buffer. This planting layout incorporates a diversity of native plant species configured in a naturalistic fashion. The proposed buffer plantings increase species and structural diversity, thereby increasing the number of available habitat niches. The proposed native plantings will improve stormwater treatment within the buffer. The enhancement plan will provide for substantially improved critical area and buffer functions and values relative to the existing condition. A monitoring and maintenance plan for the proposed mitigation area is also included in this report.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Finding: A wetland buffer enhancement plan has been submitted which details the areas proposed for enhancement as a result of the requested buffer modification. This plan mitigates impacts for the proposed reduction of the standard critical area buffer. Proposed plantings include trees, shrubs, and groundcover.

The most important critical area functions provided by the on-site wetlands are stormwater treatment and wildlife habitat value. The proposed enhancement will help improve the quality of water flowing into both wetlands. The little habitat value the wetlands currently offer will be increased by the addition of native plants. Therefore, the enhancement plan will provide for substantially improved critical area functions and values. A net gain in critical area buffer functions is expected.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Finding: As outlined in the wetland buffer enhancement plan, mitigation for the proposed wetland buffer reductions will take place on-site in the form of critical area buffer enhancement. The enhancement will involve the removal of invasive and non-native species and the planting of dense native vegetation. The existing on-site wetland buffer areas consist of native and non-native scrub-shrub species that include young black cottonwood, willow, spirea, Himalayan blackberry, Watson's willow-herb, reed canary grass, and slough sedge. Buffers on-site will be significantly enhanced through the removal of invasive species and re-planting with dense native species resulting in a net gain in stormwater quality function.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Finding: A wetland buffer enhancement plan has been prepared that details the areas proposed for enhancement as a result of the requested buffer modification. This plan ensures that an overall net gain in critical area functions will result from the proposed project. Additionally, a comprehensive five-year maintenance and monitoring plan, including detailed information on specific plant types and planting plans is included in this report. This plan will ensure that proposed enhancement plantings will be maintained, monitored and successfully established within the first five years following implementation. Furthermore, to ensure that the proposed plantings are installed and that the five-year maintenance and monitoring plan is implemented, the applicant will post an Installation Assurance Device and a Maintenance Assurance Device prior to clearing and grading permit issuance. **Refer to Conditions of Approval regarding Installation and Maintenance Assurance Devices in Section IX of this report.**

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: Enhancement of the modified wetland buffer will provide improved protection of the wetlands in the area. Specifically, the enhancement will provide an increase in quality and function of the wetland to the north of the subject site by providing additional habitat functions and increased stormwater filtration. Furthermore, if no modifications were proposed within the buffer then the existing invasive plant community would likely remain and there would be no functional lift of the wetland critical area and critical area buffers on-site and off-site.

6. The resulting development is compatible with other uses and development in the same land use district.

Finding: The proposed wetland buffer modification and resulting parking lot expansion will be compatible with adjacent properties and surrounding development within the same land use district. Adjacent properties contain similar commercial uses and large surface parking lots which are permitted in the land use zoning district.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The project applicant has applied for a Critical Areas Land Use Permit to reduce the onsite wetland buffer. A Clear and Grade Permit has also been applied for. No other permits are required at this time.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The entire PBI site is nearly encumbered by wetland buffers. The project has been located in the least impactful manner and the parking lot design constitutes the minimum necessary while still fulfilling the project purpose. Direct impact to the wetland critical area has been avoided and permanent disturbance within the wetland buffer has been minimized. Additionally, stormwater will not be discharged into the wetland buffer.

The development techniques mentioned above, coupled with approximately 8,102 square feet of wetland buffer enhancement, will result in the least impact on the critical area buffer.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: The proposal incorporates the applicable performance standards of Part 20.25H. See discussion above in Section III.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The proposed project will be served by adequate public facilities. No new streets will be needed to serve the site. Additionally, fire and police protection are currently available at the site.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: A mitigation and restoration plan has been prepared in accordance with the requirements of LUC 20.25H.210. The proposed plantings will be monitored for 5 years. **See Conditions of Approval in Section IX of this report.**

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III & V of this report, the proposal complies with

all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code, and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to expand a surface parking lot within the buffers of a Category II and Category III wetland critical area.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Nick Whipple, 425-452-4862
Noise Control- BCC 9.18	Nick Whipple, 425-452-4862

The following conditions are imposed under the Bellevue City Code authority referenced:

- 1. Clearing and Grading Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. An approved clearing and grading permit and any other associated development permits are required. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140

Reviewer: Nick Whipple, Development Services Department

- 2. Approved Modification:** This decision approves modification of a Category II wetland buffer from 110 feet to 82.5 feet and modification of a Category III wetland buffer from 60 feet to 45 feet to expand a surface parking area as identified in the project site plans (**Attachment 1**) with mitigation. The structure setbacks associated with the Category II and Category III wetlands has been reduced to 0 feet. This approval does not allow future structures or improvements to be located within the reduced buffer or structure setback without future review and approval of a Critical Areas Land Use Permit.

Authority: Land Use Code 20.30P.140

Reviewer: Nick Whipple, Development Services Department

- 3. Mitigation Planting Area:** The modification of the wetland critical area buffers and structure setbacks require planting to mitigate the approved parking lot expansion. The applicant shall submit a final planting plan as part of the clearing and grading permit which is consistent with the requirements in this report. Temporary irrigation shall be installed to assure successful plant establishment and health.

Authority: Land Use Code 20.30P.140; 20.25H.220

Reviewer: Nick Whipple, Development Services Department

- 4. Maintenance and Monitoring:** The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. Annual monitoring reports are to be submitted to Land Use each of the five years. Photos from selected photo points will be included in the monitoring reports to document the planting. Annual monitoring reports are to be submitted to the Development Services Department Land Use Division at the end of the growing season by no later than November 30 for each year monitored. The reports, along with a copy of the planting plan, can be sent to Nick Whipple at nwhipple@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220

Reviewer: Nick Whipple, Development Services Department

- 5. Assurance Device:** Prior to issuance of the clearing and grading permit the applicant shall submit a cost estimate of the proposed mitigation plant installation and five (5) years of maintenance and monitoring. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the mitigation performance standards listed in the project mitigation plan included as **Attachment 1**. Land Use inspection of the planting after 5-years is required to release the surety.

Authority: Land Use Code 20.25H.255.B.4 and 20.25H.220

Reviewer: Nick Whipple, Development Services Department

- 6. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

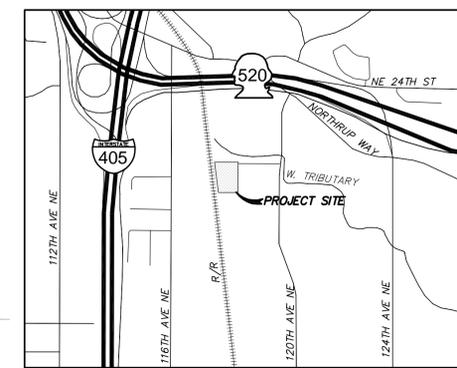
Authority: Bellevue City Code 9.18

Reviewer: Nick Whipple, Development Services Department

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
 66 BELL ST. UNIT 1
 BAINBRIDGE ISLAND, WA 98110
 206-239-0850
 CONTACT: COLIN BRANDT
 COLIN@BRANDTDESIGNINC.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
 CARVATION WA 98014
 425-333-4535
 CONTACT: JOHN ALTMANN
 JOHN@ALTOLIVER.COM

LEGEND:

- CITY OF BELLEVUE SURVEY STATION
- FOUND CORNER AS SHOWN
- (C) CALCULATED
- (M) MEASURED
- 12" TO 18" DBH TREE AS SHOWN
- 8" TO 10" DBH TREE AS SHOWN
- COTTONWOOD
- WILLOW
- 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
- WPS WATER LINE BLUE PAINT STRIPE
- CPP CORRUGATED PLASTIC PIPE
- LAMP POST WITH 2" DIA. CONCRETE BASE
- 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..... 26,008 S.F.
 TOTAL EXISTING IMPERVIOUS: 55,541 S.F. (60.8%)

NEW IMPERVIOUS AREAS:
 PARKING LOT..... 4,665 S.F.
 TOTAL NEW..... 4,665 S.F.

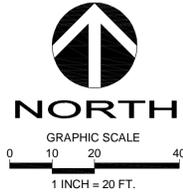
REPLACED IMPERVIOUS AREAS:
 NONE

TOTAL NEW + EX. TO REMAIN: 60,206 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 & CSWPPP PLAN
 C3 3 OF 3 DRAINAGE PLAN

Call 2 Working Days Before You Dig
811
 Utilities Underground Location Center
 (D.M.T.N.D.O.R.W.A.)



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

PBI ENTERPRISES
 1632 92ND AVE NE
 BELLEVUE, WA 98004

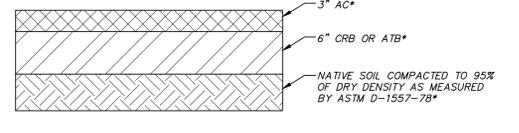


APR	
REVISION	
DATE	

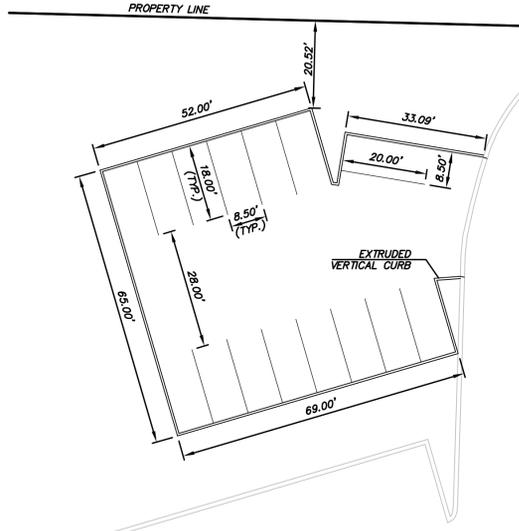
DRAFTED BY: DLR
 DESIGNED BY: WJS
 PROJECT ENGINEER: WJS
 DATE: 5-29-15
 PROJECT NO.: 15059

DRAWING: **SPB1**
 SHEET: **C1.0** OF **3**

* 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.



TYP. PAVEMENT SECTION
 NTS



PARKING LOT LAYOUT
 1" = 20'

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)

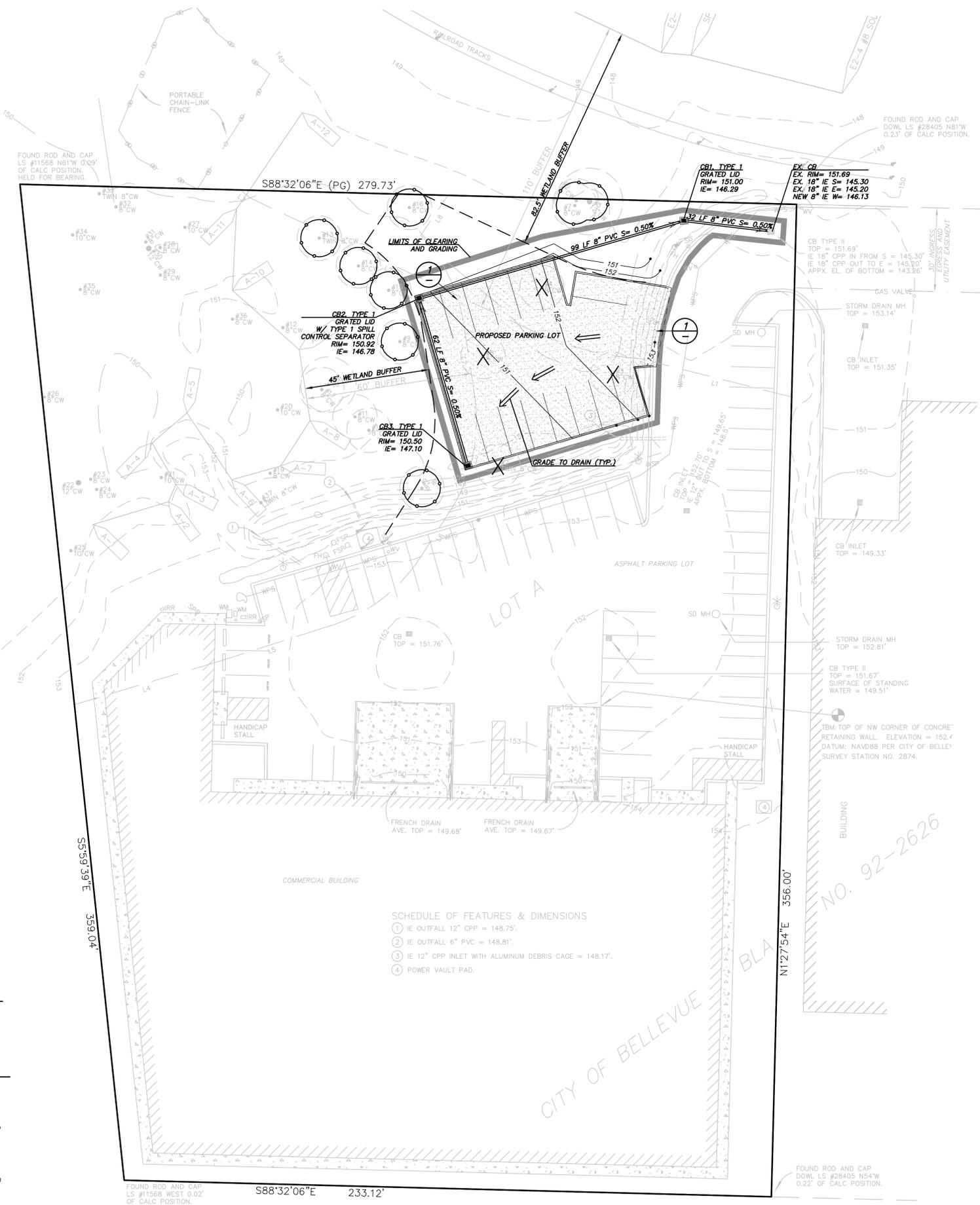
NEW LOT A OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 92-2626, AS RECORDED UNDER RECORDING NO. 9208209001, RECORDS OF KING COUNTY AUDITOR;

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 BLA 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 0.999975293 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 6" PVC = 148.81'
- 1" IE 12" CPP INLET WITH ALUMINUM DEBRIS CAGE = 148.17'
- 1" POWER VAULT PAD.

CB1 TYPE 1
 GRATED LID
 RIM = 151.00
 IE = 146.29

EX. CB
 EX. RIM = 151.69
 EX. 18" IE S = 145.30
 EX. 18" IE E = 145.20
 NEW 8" IE W = 146.13

CB TYPE II
 TOP = 151.69'
 IE 18" CPP IN FROM S = 145.30'
 IE 18" CPP OUT TO E = 145.10'
 APPX. EL. OF BOTTOM = 143.96'

CB INLET
 TOP = 151.35'

CB INLET
 TOP = 149.33'

SD MH
 TOP = 153.14'

SD MH
 TOP = 151.67'
 SURFACE OF STANDING WATER = 149.51'

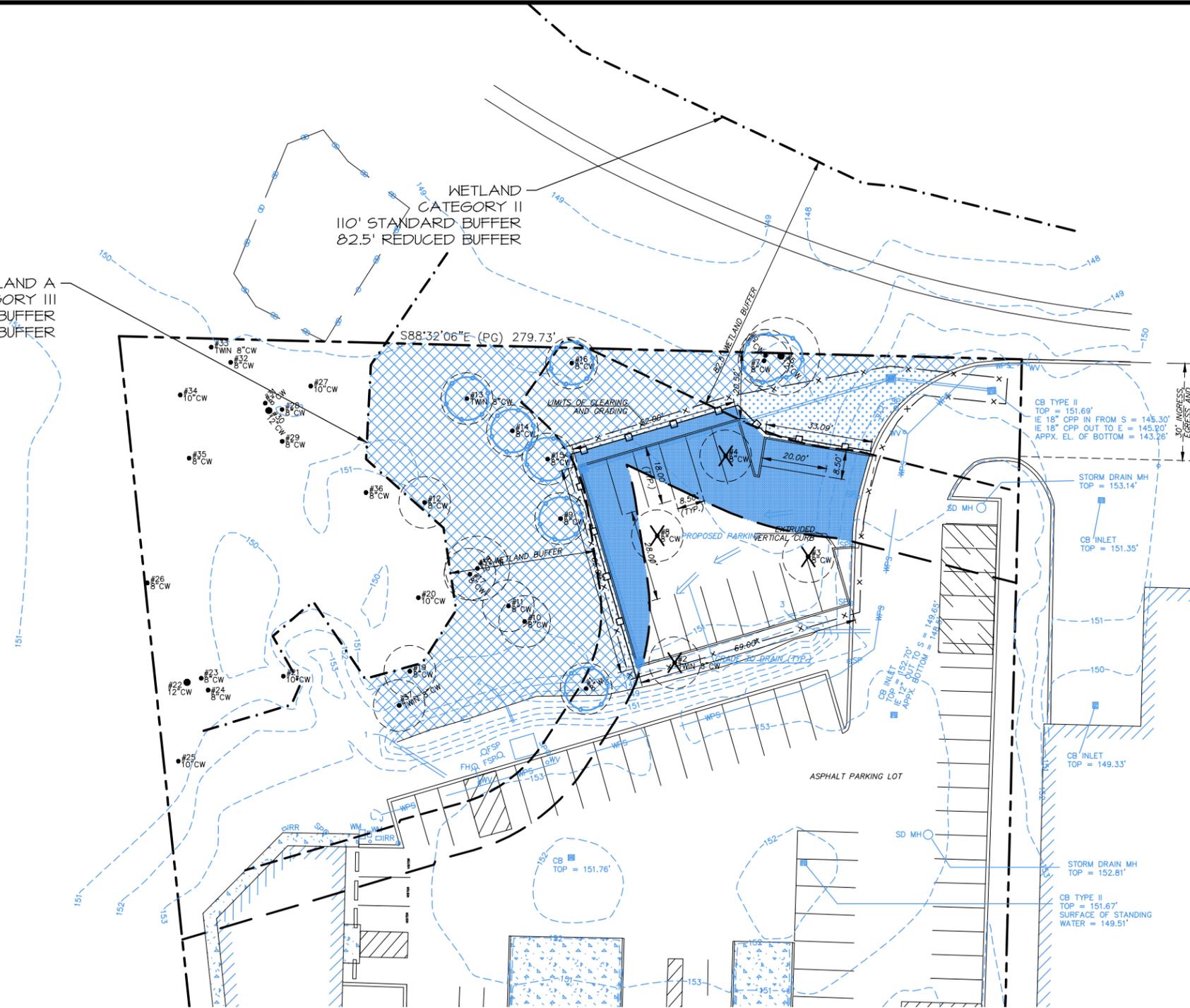
SD MH
 TOP = 149.68'

SD MH
 TOP = 149.67'

FOUND ROD AND CAP
 DOWL LS #28405 N81°W
 0.22' OF CALC POSITION.

WETLAND A
CATEGORY III
60' STANDARD BUFFER
45' REDUCED BUFFER

WETLAND
CATEGORY II
110' STANDARD BUFFER
82.5' REDUCED BUFFER



PLAN LEGEND

- PROPERTY LINE
- - - - - WETLAND BOUNDARY
- — — — — STANDARD WETLAND BUFFER
- - - - - REDUCED WETLAND BUFFER
- X TREES TO BE REMOVED
- TREE PROTECTION FENCING
- SPLIT-RAIL FENCE WITH NGPA SIGNS

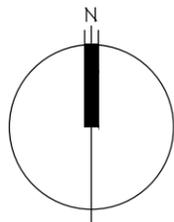
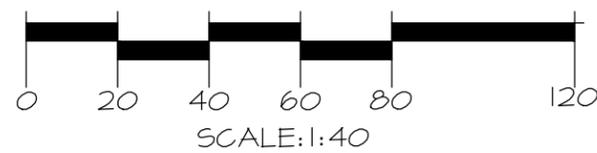
IMPACT LEGEND

- BUFFER IMPACT 2,578 SF
- TEMPORARY BUFFER IMPACT 1,376 SF

MITIGATION LEGEND

- BUFFER ENHANCEMENT 8,102 SF
- BUFFER RESTORATION FOR TEMPORARY IMPACT 1,376 SF

GRAPHIC SCALE
(IN FEET)



NOTES

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

DRAWN	SO	PROJECT	4719
SCALE	AS NOTED		
DATE	6-09-15		
REVISED			

2/5

FIGURE 2: BUFFER IMPACTS & MITIGATION PLAN
BUFFER MITIGATION PLAN
PBI ENTERPRISES
2045 - 120TH AVE. NE - BELLEVUE, WASHINGTON
PARCEL #2825059218



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