



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Coca-Cola Bottling Company

LOCATION OF PROPOSAL: 1150 124th Avenue NE

DESCRIPTION OF PROPOSAL: To construct a 4,400 square foot mix room expansion that includes a 469 square foot mezzanine, a 1,369 square foot dry ingredients storage room, a loading dock expansion of 1,014 square feet, a new sugar silo, relocation of an existing carbon dioxide tank, a cooling tower addition, a recycle area of 3,000 square feet and a future canopy at the existing unloading area at the southeast corner of the facility.

FILE NUMBER: 08-134057 LM

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 Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this 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 5:00 p.m. on _____.
- 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 March 26, 2009.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.


Environmental Coordinator

3/12/2009
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

Submitted
10/15/08

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: BCI COCA-COLA BOTTLING, CO. OF LOS ANGELES

Proponent: CHARLIE ROEB

Contact Person: CHARLIE ROEB

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 3400 5TH ST. S.E. WENATCHEE, WA. 98902

Phone: (509) 670-8151

Proposal Title: IMPROVEMENTS TO COCA-COLA BELLEVUE

Proposal Location: 150 124TH ST. NE (124TH & BEL-RED ROAD)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: A MIX ROOM OF 3,931 SF (W/469 SF MEZZ.), A DRY INGREDIENTS ROOM OF 1,369 SF, A LOADING DOCK OF 1,014 SF, A
2. Acreage of site: 20.16 ACRES COOLING TOWER, CO₂ TANK, RECYCLE AREA OF 3,000 SF
3. Number of dwelling units/buildings to be demolished: NONE AND SHELL WASH AREA OF 600 SF
4. Number of dwelling units/buildings to be constructed: NONE Sugar Silo
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 10,383 SF
7. Quantity of earth movement (in cubic yards): 110 CY WT; 1100 CY FILL
8. Proposed land use: LIGHT INDUSTRIAL
9. Design features, including building height, number of stories and proposed exterior materials: THE PROJECT IS A 30'-8" TALL CONCRETE MASONRY 1 STORY MIX ROOM AND DRY INGREDIENTS ROOM, A 33'-0" TALL METAL
10. Other: LOADING DOCK EXPANSION
AN APPROX. 33 TALL COOLING TOWER (3 UNITS)

Estimated date of completion of the proposal or timing of phasing: MARCH 1, 2009

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

FUTURE CONVEYOR ROOM

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NONE

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

- BUILDING PERMIT FOR THE MIX ROOM - #08-128540 BM
- INTERIOR TENANT IMPROVEMENTS FOR BOILER ROOM & WATER TREATMENT
- LOADING DOCK, DRY INGREDIENTS AND COOLING TOWER

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

BLDG. PERMIT #08-128540 BM, ELECTRICAL, MECH., AND GRADING PERMIT.
08-114372 BW

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map (N/A)
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan (N/A)

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 40%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

SAND AND GRAVEL

ADD

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO HISTORY OF UNSTABLE SOILS.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

110 CU. YDS. CUT
1100 CU. YDS. FILL

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

EROSION CONTROL MEASURES WILL BE IN PLACE DURING CONST. AND WILL REMAIN UNTIL ALL EXPOSED SURFACES ARE STABILIZED

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

APPROX. 85% limited to 85% per WTP standards

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

STRAW MULCH, HYDROSEED OR VISCOSEEN AS APPROPRIATE FOR EXPOSED SOILS.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

TYPICAL CONSTRUCTION DUST AND SOME VEHICLE EXHAUST.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

NONE - EMISSIONS ARE MINOR AND TEMPORARY.

Boiler room emissions may require permit from Puget Sound Air Authority.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

NONE,

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

NO.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE,

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO,

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO,

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE,

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORM RUNOFF WILL OCCUR FROM ALL UNCOVERED SURFACES, STORM WATER WILL BE COLLECTED BY CATCH BASINS, AND CONVEYED VIA A PIPE SYSTEM TO THE EXISTING CITY STORM DRAIN SYSTEM IN NE 14TH.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

NO.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

(SEE ITEM # 1 ABOVE)

4. Plants

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation.

- b. What kind and amount of vegetation will be removed or altered?

NONE.

- c. List threatened or endangered species known to be on or near the site.

NONE.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

THE PROPOSED LANDSCAPING CONSISTS OF NATIVE AND NON-NATIVE PLANTS - TREES, SHRUBS, & GROUND COVERS. THEY ARE GENERALLY DROUGHT RESISTANT. ADD'L Landscaping will be ^{ADD}

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
 - Birds: hawk, heron, eagle, songbirds, other:
 - Mammals: deer, bear, elk, beaver, other:
 - Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.
NONE,

- c. Is the site part of a migration route? If so, explain.
NO.

- d. Proposed measures to preserve or enhance wildlife, if any:
NONE,

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
ELECTRICITY AND NATURAL GAS ARE USED FOR HEATING AND MANUFACTURING.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
NO.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
ENERGY EFFICIENT LIGHTING AND BOILERS,

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NONE,

- (1) Describe special emergency services that might be required.

NORMAL POLICE & FIRE DEPT.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

NONE,

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

TRAFFIC NOISE.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

SHORT-TERM NOISE WILL COME FROM CONSTRUCTION,
NO EXTERIOR LONG-TERM NOISE OTHER THAN TRUCK TRAFFIC.

- (3) Proposed measures to reduce or control noise impacts, if any:

~~ALL MANUFACTURING IS DONE INSIDE THE BUILDING.~~
Construction shall meet OAS standards:
7-6 Monday through Sunday, Sat 9-6.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

THE SITE IS CURRENTLY USED FOR BEVERAGE BOTTLING AND DISTRIBUTION.

- b. Has the site been used for agriculture? If so, describe.

NO.

- c. Describe any structures on the site.

COCA-COLA BOTTLING FACILITY.

- d. Will any structures be demolished? If so, what?

NO.

- e. What is the current zoning classification of the site?

L1

- f. What is the current comprehensive plan designation of the site?

Industrial

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO.

- i. Approximately how many people would ~~reside~~ or work in the completed project?

FIFTEEN (15) NEW & EXISTING EMPLOYEES.

- j. Approximately how many people would the completed project displace?

NONE.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

THE PROJECT HAS BEEN DESIGNED TO BE SIMILAR TO THE EXISTING FACILITY.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

THE BUILDING HEIGHT IS 30'-8". IT IS A CMV BUILDING.

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

Sugar site 35-45 feet.

Max height: 45' in ht.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NONE,

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO.

- c. What existing off-site sources of light or glare may affect your proposal?

NONE,

- d. Proposed measures to reduce or control light or glare impacts, if any:

NONE,

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

CITY PARKS

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NO.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NONE,

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

NONE,

- c. Proposed measures to reduce or control impacts, if any:

NONE.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

THE SITE IS BORDERED BY 124TH AVENUE, AND BEL-RED ROAD

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

YES.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

343 STALLS; NONE ARE ELIMINATED.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

FIFTEEN (15) NEW & EXISTING EMPLOYEES WILL USE BLRT.

g. Proposed measures to reduce or control transportation impacts, if any:

NONE.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO.

b. Proposed measures to reduce or control direct impacts on public services, if any.

NONE.

16. Utilities

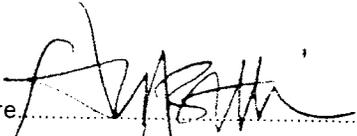
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

ELECTRICITY, GAS, AND WATER, PROVIDED BY CURRENT PROVIDERS. CONSTRUCTION ACTIVITIES INCLUDE GRADING, CONCRETE WORK, CMU, FINISHES.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

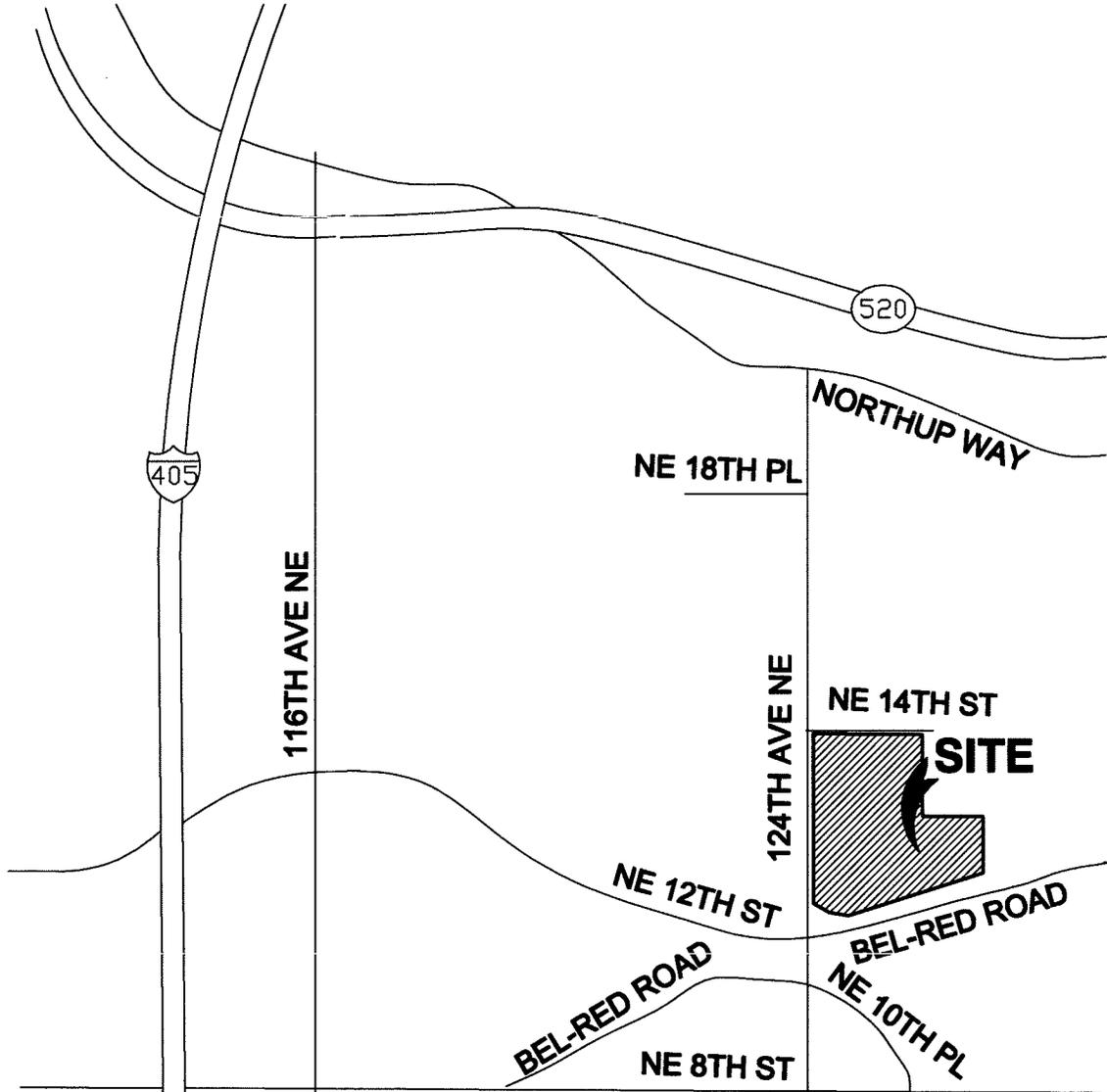
Signature 

Date Submitted 9/30/08

SEPA SUBMITTAL

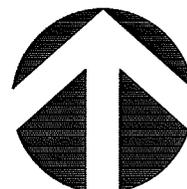
IMPROVEMENTS TO COCA-COLA BELLEVUE

1150 124TH STREET NE, BELLEVUE, WA



VICINITY MAP

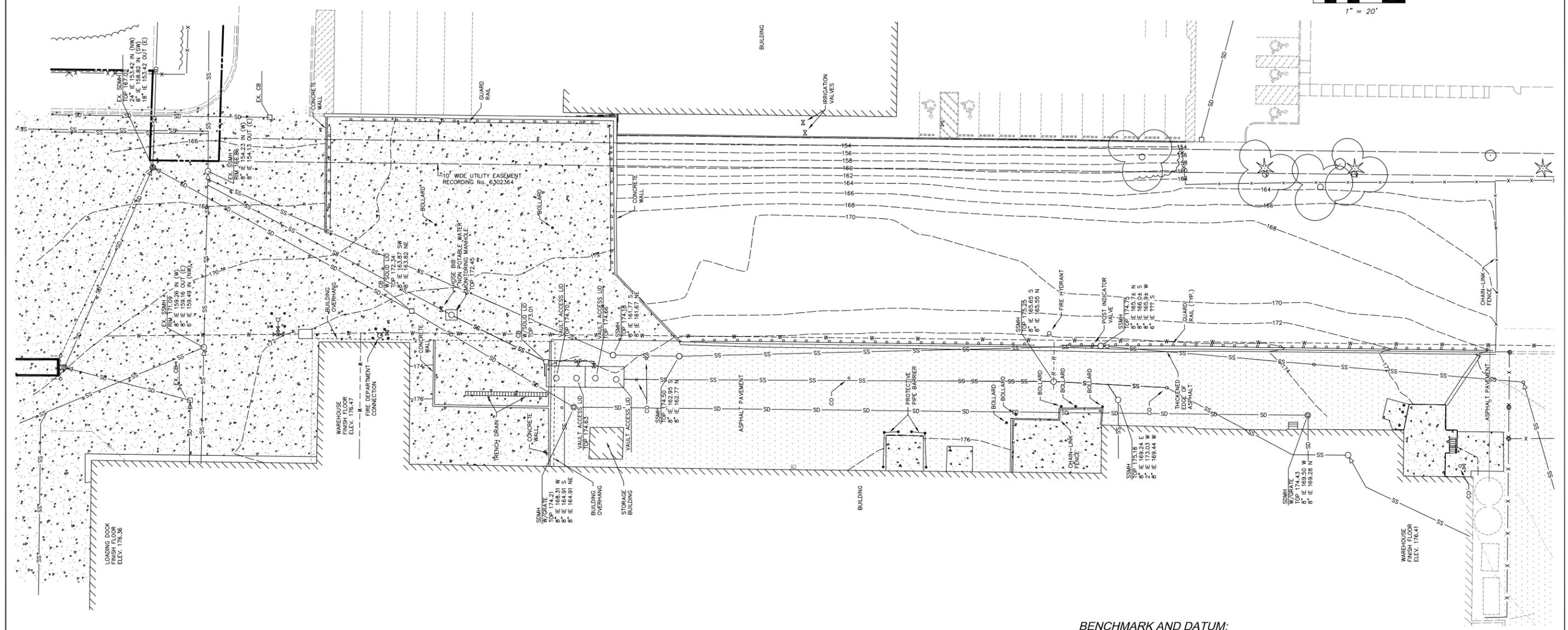
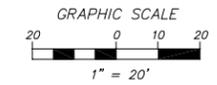
SCALE: 1" = 400'-0"



NORTH

COCA COLA





BENCHMARK AND DATUM:

BENCHMARK:
BM NO. 21 ELEV. 187.41. "X" IN SOUTHWEST BOLT @ BASE OF TRAFFIC SIGNAL POLE @ NORTHEAST CORNER OF 124TH AVE NE AND BELL-RED ROAD.

DATUM:
CITY OF BELLEVUE NAVD 88

BASIS OF BEARING:
WASHINGTON COORDINATE SYSTEM NAD83(1991) - NORTH ZONE CITY OF BELLEVUE GPS MONUMENTS 0080 124TH AVE NE & NE 8TH ST, 0081 132ND AVE NE & NE 8TH ST
DATE OCCUPIED 09-29-93

N:\Projects\COKE004\ENGLISH\SITE PLAN BY TOIC004.dwg MARK 04 2008 10:07:41 (C) PCE

NO	DATE	BY	APPR	REVISIONS



4010 Lake Washington Blvd. NE,
Suite 300, Kirkland, WA 98033
www.pcecivil.com
(425) 827-5874 Tel
(425) 822-7216 Fax

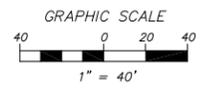
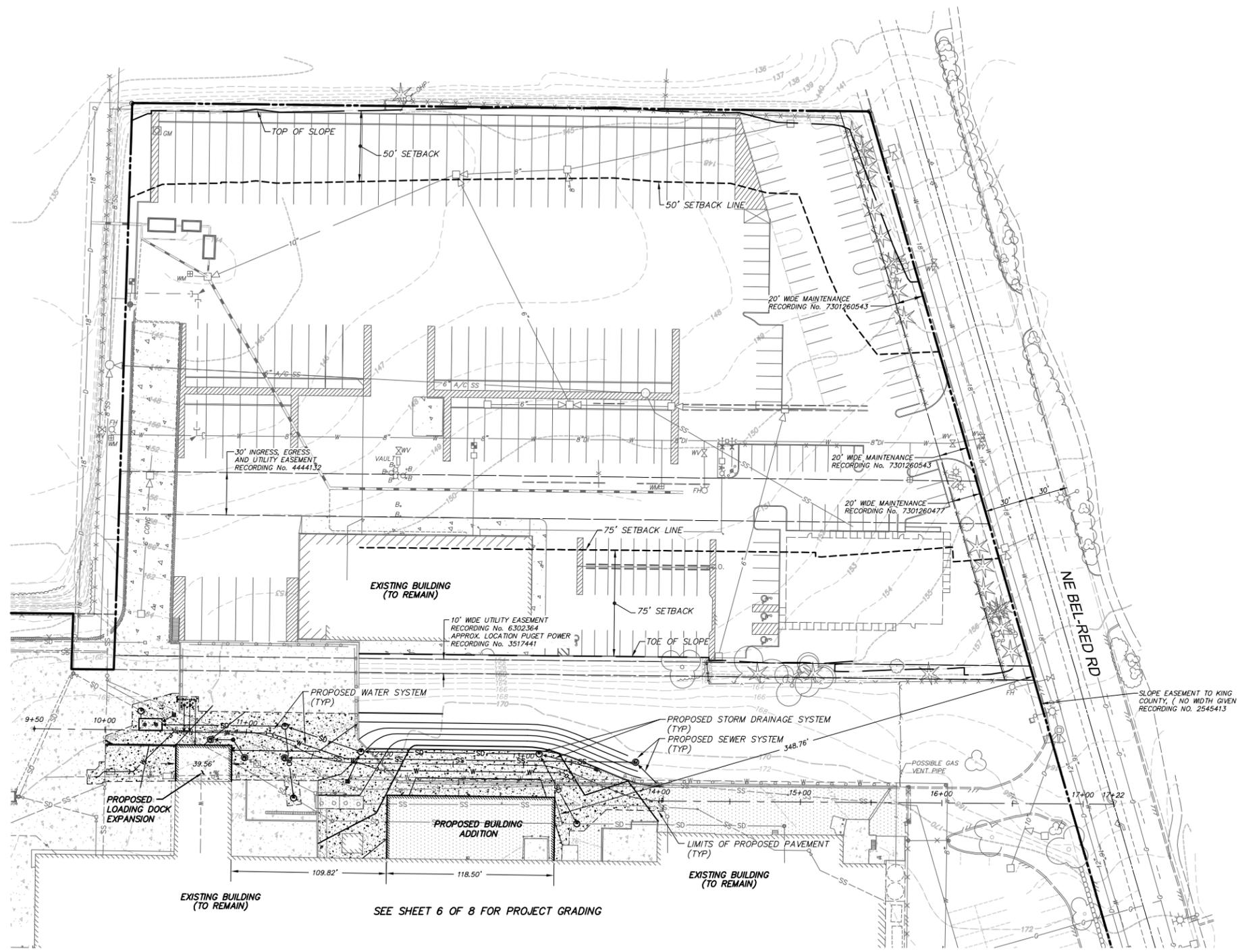


APPROVED BY

HAROLD F. PETERSON, P.E.
PROJECT MANAGER:
HAROLD F. PETERSON, P.E.
DESIGNED:
B. MONTGOMERY
CADD:
HAROLD F. PETERSON, P.E.
CHECKED: DATE:
TOIC004.DWG
FILE NAME:

COCA-COLA
COCA-COLA EXPANSION
1150 - 124TH AVENUE NE
SEPA SUBMITTAL
CITY OF BELLEVUE

UTILITY GRID #	H-6
TOPOGRAPHIC SURVEY	
JOB NUMBER:	COKE-0004
SEC 28 TWP 25 RGE 5	SHT # 3 OF 8



EXISTING BUILDING (TO REMAIN)
 PROPOSED WATER SYSTEM (TYP)
 PROPOSED STORM DRAINAGE SYSTEM (TYP)
 PROPOSED SEWER SYSTEM (TYP)
 PROPOSED LOADING DOCK EXPANSION
 PROPOSED BUILDING ADDITION
 LIMITS OF PROPOSED PAVEMENT (TYP)
 EXISTING BUILDING (TO REMAIN)
 SEE SHEET 6 OF 8 FOR PROJECT GRADING

N:\Projects\COCA-COLA\ENGR\DWG\SITE PLAN B\SITOC004.dwg MAR 04 2009 10:07:21 (C) P.E.

NO	DATE	BY	APPR	REVISIONS

4010 Lake Washington Blvd. NE,
 Suite 300, Kirkland, WA 98033
 www.pceciv.com
 (425) 827-5874 Tel
 (425) 822-7216 Fax

APPROVED BY

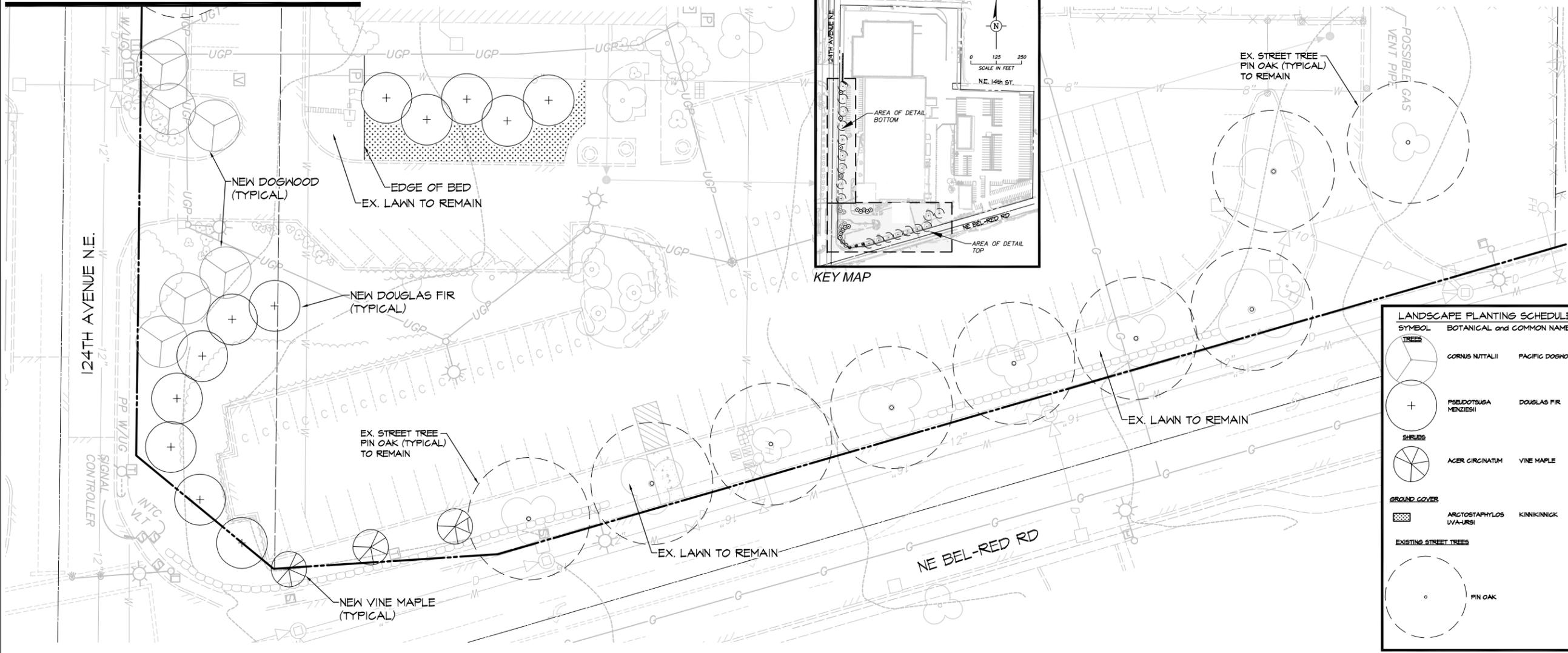
HAROLD F. PETERSON, P.E.
 PROJECT MANAGER
 HAROLD F. PETERSON, P.E.
 DESIGNED:
 B. MONTGOMERY
 CADD:
 HAROLD F. PETERSON, P.E.
 CHECKED: DATE:
 SITOC004.DWG
 FILE NAME:

COCA-COLA
COCA-COLA EXPANSION
 1150 - 124TH AVE NE
 SEPA SUBMITTAL
 CITY OF BELLEVUE

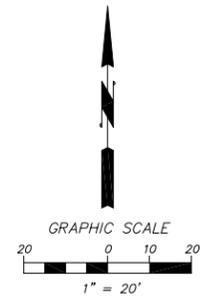
UTILITY GRID #	H-6
SITE PLAN B	
JOB NUMBER:	COKE-0004
SEC 28 TWP 25 RGE 5	SHT # 2 OF 8

WASHINGTON

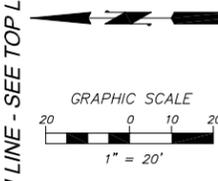
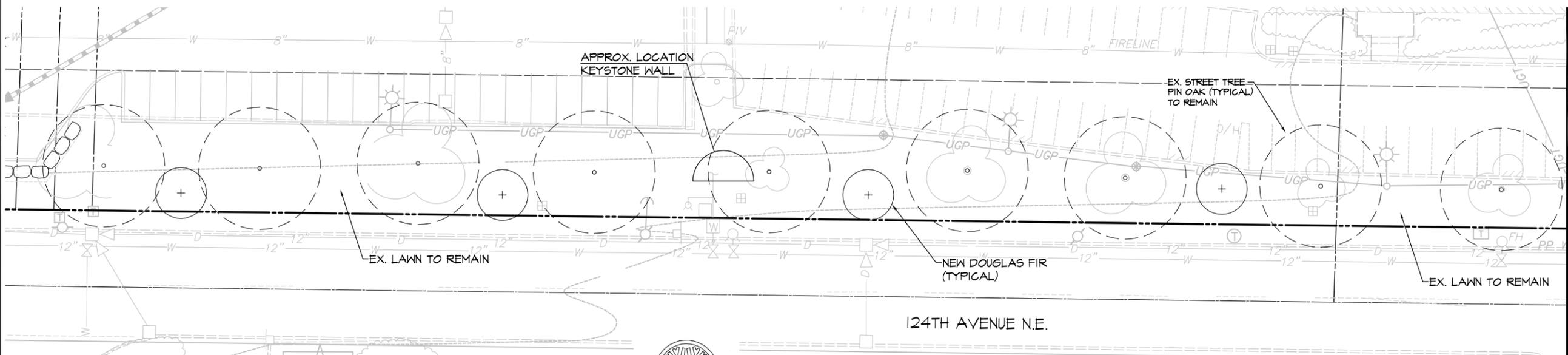
MATCH LINE - SEE BOTTOM RIGHT



KEY MAP



LANDSCAPE PLANTING SCHEDULE					
SYMBOL	BOTANICAL and COMMON NAME		SIZE	QUANTITY	SPACING
	CORNUS NUTTALLII	PACIFIC DOGWOOD	15' GAL.	6	AS SHOWN
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' MIN.	16	AS SHOWN
	ACER CIRCINATUM	VINE MAPLE	5 GAL.	5	AS SHOWN
	ARGYOSTAPHYLOS UVA-URS	KINKINICK	1 GALLON	660	2' O.C.
	EXISTING STREET TREES				
	PIN OAK				



NO.	DATE	BY	APPR	REVISIONS
1	2/4/09	BJM	JER	PER CITY REVIEW

P.C.E. PETERSON CONSULTING ENGINEERS

4010 Lake Washington Blvd. NE, Suite 300, Kirkland, WA 98033
 www.pcecivll.com
 (425) 827-5874 Tel
 (425) 822-7216 Fax

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

JOHN E. RUBENKONIG
 CERTIFICATE NO. 574

APPROVED BY

HAROLD F. PETERSON, P.E.
 PROJECT MANAGER:
 JOHN E. RUBENKONIG, ASLA
 DESIGNED:
 B. MONTGOMERY
 CADD:
 JOHN E. RUBENKONIG, ASLA
 CHECKED: DATE:
 LS11COKE04.DWG
 FILE NAME:

COCA-COLA

COCA-COLA EXPANSION

1150 - 124TH AVENUE NE
 SEPA SUBMITTAL

CITY OF BELLEVUE WASHINGTON

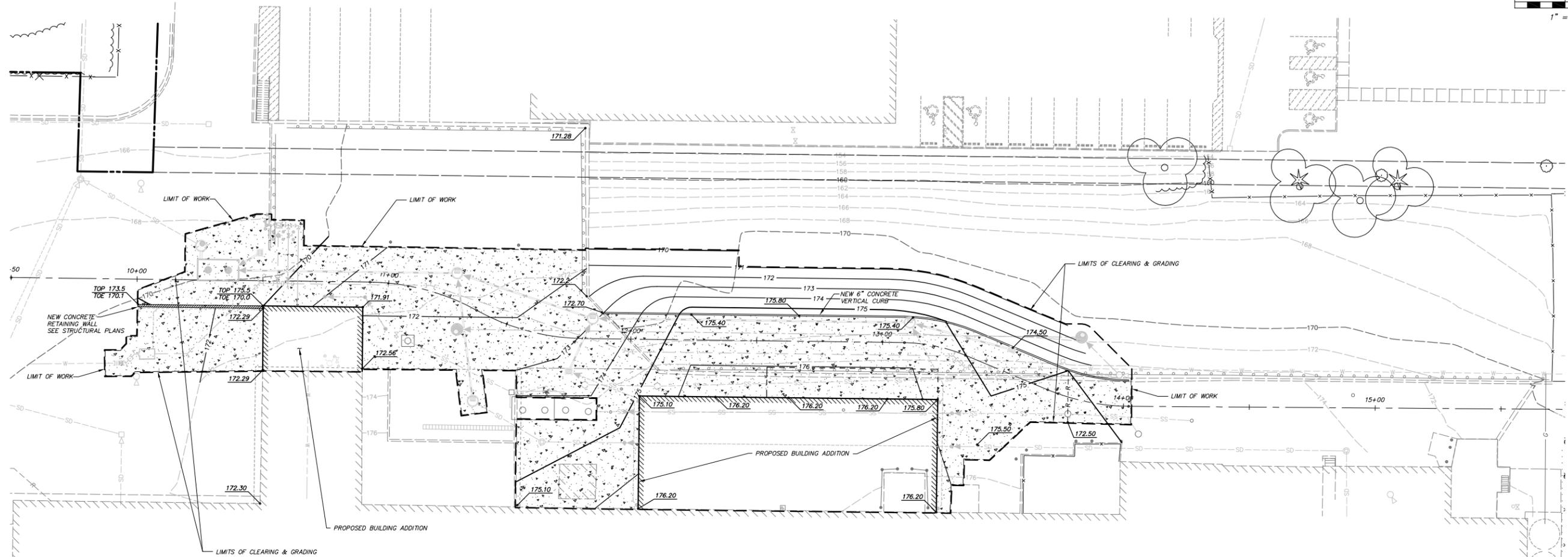
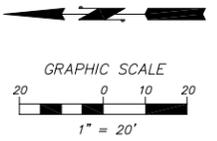
UTILITY GRID # H-6

PRELIMINARY LANDSCAPE PLAN

JOB NUMBER: COKE-0004

SEC. 28 TWP. 25. RGE. 5 SHT # 7 OF 8

N:\Projects\COKE04\ENGLAND\SITE PLAN\LS11COKE04.dwg MAR 04 2009 10:08:07 (C) PCE



CLEARING AND GRADING STANDARD NOTES

- ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEGRID REINFORCED ROCKERIES AND GEGRID REINFORCED MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.
- A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
- A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.
- CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1st THROUGH APRIL 30th. FROM MAY 1st THROUGH SEPTEMBER 30th, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
- ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
- TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) ARE REQUIRED.
 - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR.
 - PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
 - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
 - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ON-SITE.
- FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
- THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
- A PUBLIC INFORMATION SIGN LISTING 24-HOUR EMERGENCY PHONE NUMBERS FOR THE CITY AND THE CONTRACTOR MAY BE PROVIDED TO THE APPLICANT AT THE TIME OF CLEARING AND GRADING PERMIT ISSUED. THE APPLICANT MUST POST THE SIGN AT THE PROJECT SITE IN FULL VIEW OF THE PUBLIC AND THE CONTRACTORS, AND IT MUST REMAIN POSTED UNTIL FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
- TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
- ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1st THROUGH APRIL 30th, AS DEFINED IN SECTION 23.76.093A OF THE CLEARING AND GRADING CODE.

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NO	DATE	BY	APPR	REVISIONS



4010 Lake Washington Blvd. NE,
Suite 300, Kirkland, WA 98033
www.pcecivl.com
(425) 827-5874 Tel
(425) 822-7216 Fax



APPROVED BY

HAROLD F. PETERSON, P.E.
PROJECT MANAGER:
HAROLD F. PETERSON, P.E.
DESIGNED:
B. MONTGOMERY
CADD:
HAROLD F. PETERSON, P.E.
CHECKED: DATE:
SP1COKE04.DWG
FILE NAME:

COCA-COLA
COCA-COLA EXPANSION
1150 - 124TH AVENUE NE
SEPA SUBMITTAL
CITY OF BELLEVUE

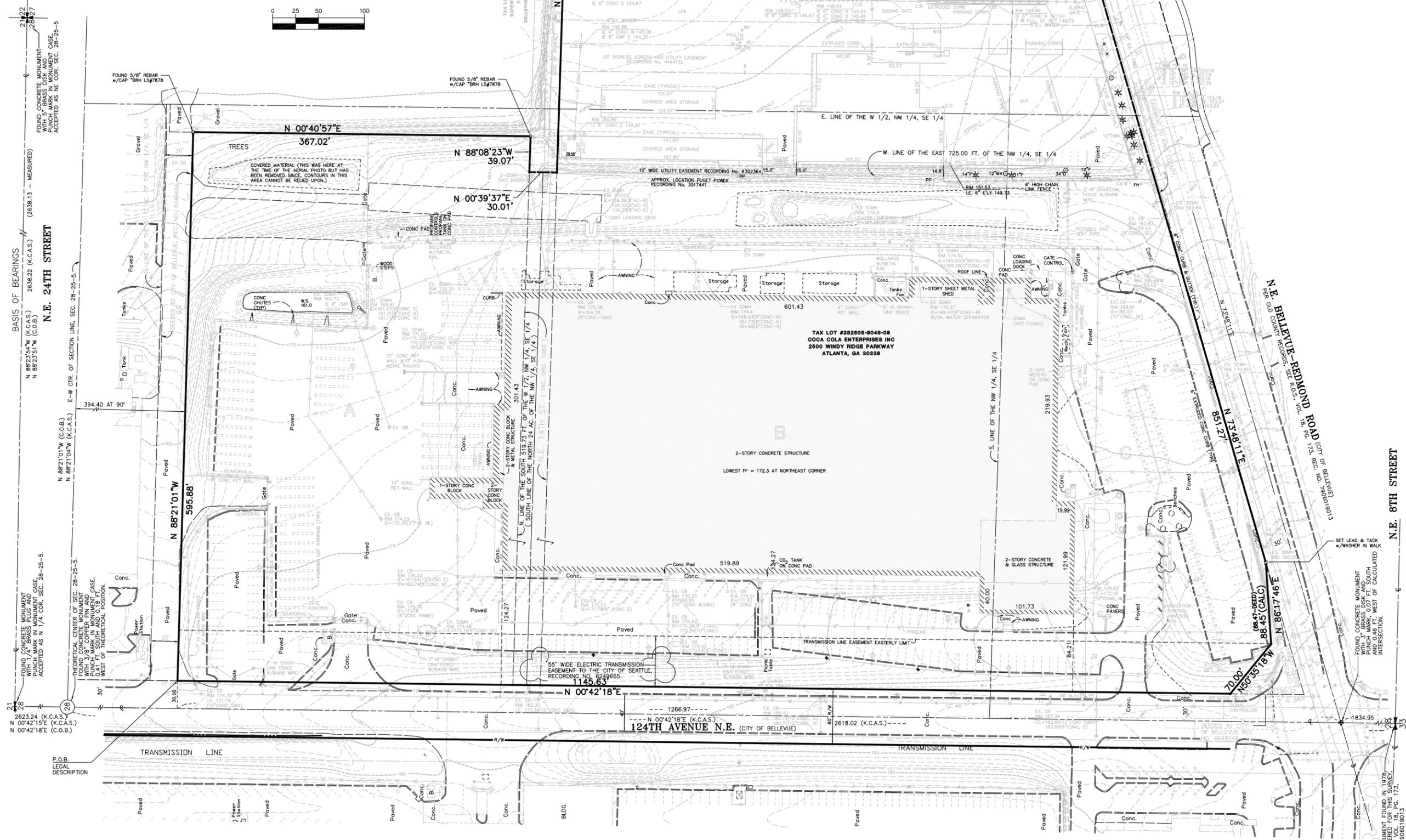
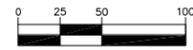
UTILITY GRID #	H-6
PRELIMINARY CLEARING & GRADING PLAN	
JOB NUMBER:	COKE-0004
SEC 28 TWP 25 RGE 5	SHT # 6 OF 8

NW 1/4, SE 1/4 AND SW 1/4, SE 1/4 SEC. 28, TWP. 25 N., RGE. 5 E., W.M.

SEE SHEET 2 OF 2 FOR CONTINUATION



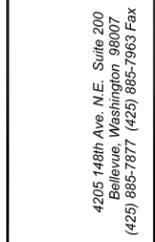
SCALE: 1" = 50'



TAX LOT #282605-0048-09
COCA COLA ENTERPRISES INC
2500 WINDY RIDGE PARKWAY
ATLANTA, GA 30339

BASED MONUMENT FOUND IN 1979.
SEE R.O.S. VOL. 18, PG. 173.
REC. NO. 7908019013

NO.	REVISIONS	DATE



DEI
DODDS ENGINEERS, INC.
Planning
Engineering
Surveying
4205 148th Ave. N.E. Suite 200
Bellevue, Washington 98007
(425) 885-7877 (425) 885-7963 Fax

A.L.T.A. SURVEY
COCA-COLA BELLEVUE PLANT
COCA-COLA ENTERPRISES
2500 WINDY RIDGE PARKWAY
ATLANTA, GA 30339

DATE	APRIL 1998
DESIGNED	L.R.B.
DRAWN	K.J.V.
APPROVED	KEVIN J. VANDERZANDEN
PROJECT MANAGER	

SHEET	5	OF	8
PROJECT NUMBER	98042		

NW 1/4, SE 1/4 AND SW 1/4, SE 1/4 SEC. 28, TWP. 25 N., RGE. 5 E., W.M.

LEGAL DESCRIPTION

METES AND BOUNDS PROPERTY DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 394.40 FEET OF SAID SUBDIVISION AND THE EAST RIGHT-OF-WAY MARGIN OF 124TH AVENUE NE; THENCE S88°21'01"E, ALONG SAID SOUTH LINE, 595.88 FEET; THENCE S00°40'57"W, 367.02 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF NE 14TH STREET; THENCE N88°08'23"W, ALONG SAID NORTH MARGIN, 39.07 FEET TO THE EASTERLY LIMITS OF THAT PORTION OF SAID NE 14TH STREET VACATED BY ORDINANCE NO. 1060; THENCE S00°39'37"W, ALONG SAID EASTERLY LIMITS, 30.01 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF SAID NE 14TH STREET; THENCE S88°08'23"E, ALONG SAID SOUTH MARGIN, 400.09 FEET TO THE EAST LINE OF THE WEST 400.00 FEET OF THE EAST 725.00 FEET OF SAID SUBDIVISION; THENCE S00°39'37"W, ALONG SAID EAST LINE, 520.98 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE BELLEVUE-REDMOND ROAD; THENCE S73°48'11"W, ALONG SAID NORTHERLY MARGIN, 851.27 FEET; THENCE S86°17'18"W, ALONG SAID MARGIN, 88.45 FEET; THENCE N50°35'18"W, ALONG SAID MARGIN 70.00 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF SAID 124TH AVENUE NE; THENCE N00°42'18"E, ALONG SAID EAST MARGIN, 1145.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 878,231 ± SQUARE FEET (20.1614± ACRES).

PARCEL A:

THE WEST HALF OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF A LINE PARALLEL TO THE NORTHERLY LINE OF SAID SUBDIVISION AND 2,193.57 FEET NORTH OF THE SOUTH QUARTER CORNER, AS MEASURED ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28 AND NORTH OF THE NORTH LINE OF THE SOUTH 519.73 FEET OF SAID SUBDIVISION, EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT THE EAST 30 FEET;

TOGETHER WITH PORTION OF VACATED NORTHEAST 14TH STREET ADJOINING.

PARCEL B:

SOUTH 519.73 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 725.00 FEET THEREOF; AND EXCEPT THE NORTH 30.00 FEET THEREOF; AND EXCEPT THE WEST 30.00 FEET THEREOF;

TOGETHER WITH PORTION OF VACATED NORTHEAST 14TH STREET ADJOINING.

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WEST OF THE WEST LINE OF THE EAST 725.00 FEET OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND NORTHERLY OF THE REDMOND-BELLEVUE COUNTY ROAD;

EXCEPT THE WEST 30.00 FEET THEREOF.

ALSO EXCEPT THE FOLLOWING DESCRIBED PORTION:

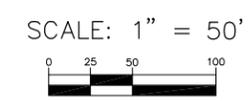
BEGINNING AT THE EAST MARGIN OF SAID 124TH AVENUE NORTHEAST MARGIN OF THE BELLEVUE-REDMOND ROAD; THENCE N00°41'56"E ALONG SAID EAST MARGIN 80.37 FEET; THENCE S50°35'40"E 70.00 FEET; THENCE N86°17'24"E 88.47 FEET TO AFORESAID NORTHERLY MARGIN; THENCE S73°48'03"W 149.29 FEET ALONG SAID MARGIN TO POINT OF BEGINNING.

PARCEL D:

THAT PORTION OF THE WEST 400.00 FEET OF THE EAST 725.00 FEET OF THE SOUTH 519.73 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE BELLEVUE-REDMOND ROAD;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 978054;

AND THAT PORTION OF THE WEST 400 FEET OF THE EAST 725 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE BELLEVUE-REDMOND ROAD.



BASIS OF BEARING
WASHINGTON COORDINATE SYSTEM NAD83(1991) - NORTH ZONE CITY OF BELLEVUE OPS MONUMENTS 0080 124TH AVE NE & NE 8TH ST 0081 132ND AVE BE & BE 8TH ST DATE OCCUPIED 09-29-93

BENCHMARK:

BM NO. 21 ELEV. 187.41
"X" IN SOUTHWEST BOLT @ BASE OF TRAFFIC SIGNAL POLE @ NORTHEAST CORNER OF 124TH AVE. NE AND BELL-RED ROAD.

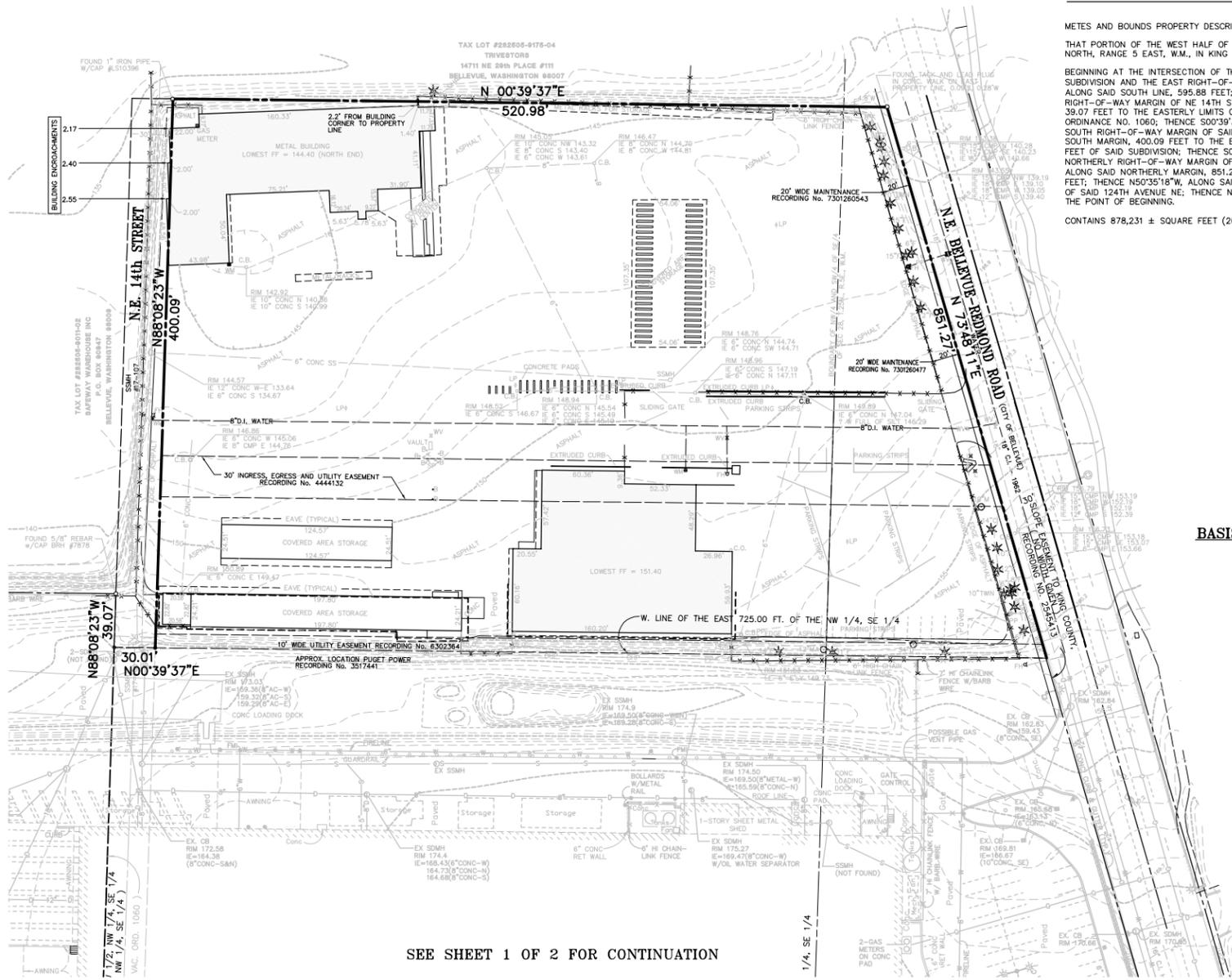
VERTICAL DATUM:

CITY OF BELLEVUE NAVD 88

LEGEND

- ▲ FIRE HYDRANT
- ◆ FIRE DEPT CONNECTION
- FIRE MAIN INDICATOR
- WATER VALVE
- △ IRRIGATION CONTROL VALVE
- WATER METER
- WATER VAULT
- ⊙ WATER MANHOLE
- WATER LINE & SIZE
- CATCH BASIN
- ⊙ STORM DRAINAGE MANHOLE
- STORM DRAIN LINE & SIZE
- ⊙ SANITARY SEWER MANHOLE
- SANITARY SEWER LINE & SIZE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE VAULT
- TELEPHONE JUNCTION BOX
- TELEPHONE LINE (UNDERGROUND)
- GAS LINE
- SET 1/2" REBAR w/YELLOW PLASTIC CAP "DEI 30427" UNLESS SHOWN OTHERWISE
- FOUND CORNER AS NOTED
- ELECTRICAL JUNCTION BOX
- ELECTRICAL VAULT
- ELECTRICAL LINES (UNDERGROUND)
- POWER TRANSFORMER
- POWER POLE
- GUY ANCHOR
- OLD CONC LIGHT STANDARD BASE
- ⊙ STREET & PARKING LIGHT
- POWER LINES (UNDERGROUND)
- TRAFFIC SIGNAL VAULT
- UNKNOWN VAULT
- LIGHTING VAULT
- SIGN
- FLAG POLE
- h/c HANDICAP PARKING STALL
- c COMPACT PARKING STALL
- BOLLARD
- ROCKERY
- ASPHALT SURFACE

TRUCK PARKING	62
CAR PARKING	318
HANDICAP PARKING	3
TOTAL	383
TOTAL REQUIRED	VARIES



SEE SHEET 1 OF 2 FOR CONTINUATION

NOTES

- THE SECTION SUBDIVISION FOR THIS SECTION IS BASED ON THE KING COUNTY AERIAL SURVEY SECTION SUBDIVISION OF SECTION 28, TOWNSHIP 25 N., RANGE 5 E., W.M.
- FULL RELIANCE FOR LEGAL DESCRIPTIONS, SPECIAL EXCEPTIONS, AND RECORDED EASEMENTS HAS BEEN PLACED ON EVERGREEN TITLE COMPANY, INC. LIMITED LIABILITY CERTIFICATE ORDER NO. 83039 DATED MARCH 9, 1998.
- THE SIDEWALK ALONG N.E. BELLEVUE-REDMOND ROAD APPEARS TO BE USED FOR PUBLIC PURPOSES. THE TITLE REPORT DOES NOT REFLECT ANY DOCUMENT GRANTING THIS AREA TO THE PUBLIC OR SUBJECTING THIS AREA TO AN EASEMENT.
- AREA OF SITE = 878,231± SQUARE FEET (20.1614 ± ACRES). AREA OF BUILDINGS = 222,411± SQUARE FEET.
- STRIPED PARKING STALLS SHOWN HEREON ARE AS THEY ARE MARKED ON THE GROUND. OTHER PORTIONS OF THE SITE NOT MARKED ARE ALSO USED FOR PARKING VEHICLES.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON. CONTRACTOR SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION BY CALLING LOCATION SERVICE, 1-800-424-5555.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. THEY ARE BASED ON STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS AND MAY CONTAIN BENDS OR CURVES WHICH ARE NOT EVIDENT.
- SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY BE TAKEN FROM PUBLIC & PRIVATE RECORDS AND WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED ON MARCH 30, 1998. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER OF 1992.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF COCA-COLA ENTERPRISES AND DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY DODDS ENGINEERS, INC. AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
- THIS DRAWING MEETS THE NATIONAL MAP STANDARDS FOR A ONE FOOT CONTOUR INTERVAL AND DRAWING SCALE OF 1"=50". UNAUTHORIZED ENLARGEMENTS MAY EXCEED THESE STANDARDS.
- PORTIONS OF THIS SURVEY WERE PRODUCED BY PHOTOGRAMMETRIC METHODS FROM PHOTOS DATED JANUARY 10, 1993 AND PREPARED BY DEGRESS AERIAL MAPPING.
- THIS PROPERTY HAS LEGAL ACCESS TO BELLEVUE REDMOND ROAD AND 124TH AVE. N.E. SHOWN HEREON AS PUBLIC RIGHT-OF-WAY. PHYSICAL ACCESS MAY BE LIMITED BY IMPROVEMENTS, OR LACK THEREOF, AS SHOWN ON THE SURVEY.
- BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES FROM PROPERTY LINE TO EXTERIOR SIDING OF STRUCTURES AT POSITIONS INDICATED. (UNLESS SHOWN OTHERWISE.)
- PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
#3517441 APPROXIMATE LOCATION SHOWN
#4444132 SHOWN
#6302354 SHOWN
#7301260477 SHOWN
#7301260543 SHOWN
#7504100338 ENCUMBERS ENTIRE PARCEL
#7504100343 ENCUMBERS ENTIRE PARCEL
#2545413 SLOPE EASEMENT FOR CONSTRUCTION OF BELLEVUE REDMOND ROAD.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF LOT COMBINATION AS DISCLOSED BY INSTRUMENT UNDER REC. NO. 8702261089.
- THIS SURVEY EXCEED CURRENT FIELD TRAVERSE STANDARDS CONTAINED IN WAC 332-130-090. PER WAC 332-130-100, A SIX SECOND TOTAL STATION (THEODOLITE AND COINCIDENT EDM) WAS USED FOR ALL FIELD MEASUREMENTS. THIS INSTRUMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND HAS BEEN CALIBRATED ON A N.G.S. BASELINE WITHIN THE LAST YEAR.
- CURRENT MINIMUM BUILDING SETBACKS: 15 FRONT; 8 REAR; 8 SIDE. AT THE TIME OF CONSTRUCTION, THE BUILDING SETBACKS MAY HAVE BEEN DIFFERENT, HOWEVER, BASED ON THE FACT THAT CERTIFICATES OF OCCUPANCY WERE ISSUED FOR THIS PROJECT, THE CITY OF BELLEVUE ACKNOWLEDGES THAT ALL BUILDINGS WERE IN SUBSTANTIAL COMPLIANCE WITH THE MINIMUM SETBACK REQUIREMENTS AT THE TIME OF COMPLETION.
- BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES FROM PROPERTY LINE TO BUILDING CORNERS AT POSITIONS INDICATED. (UNLESS SHOWN OTHERWISE.)
- NO BUILDINGS OR PORTIONS THEREOF ENCR OACH OVER PROPERTY LINES, EASEMENTS, OR BUILDING SETBACK LINES UNLESS SPECIFICALLY SHOWN ON THIS SURVEY DRAWING.
- PLANTED LANDSCAPED EXISTS ON THIS SITE IN THE FORM OF SMALL SHRUBS AND ORNAMENTAL PLANTS.
- ALL DISTANCES ARE IN FEET.
- STREET ADDRESSES ARE: 12400 BELLEVUE-REDMOND ROAD
12600 BELLEVUE-REDMOND ROAD.
- ZONING IS LI - LIGHT INDUSTRIAL.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO COCA COLA ENTERPRISES, INC. AND EVERGREEN TITLE INSURANCE COMPANY AS OF MARCH 30, 1998, THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND, THAT IT AND THE OTHER INFORMATION, COORDINATE DISTANCES SHOWN THEREON ARE ACCURATE, THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATION, THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL VISIBLE ABOVE GROUND BUILDINGS, VISIBLE ABOVE GROUND STRUCTURES AND OTHER VISIBLE ABOVE GROUND IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS CONTAINED WITHIN THE TITLE COMMITMENT OR APPLICABLE ZONING); THAT THERE ARE NO OBSERVABLE EASEMENTS OR RIGHTS-OF-WAY KNOWN TO THE UNDERSIGNED OR APPEARING FROM A PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; UNDERGROUND UTILITIES AS SHOWN PER THE REFERENCED SOURCES ARE WITHIN ADJACENT PUBLIC RIGHTS-OF-WAY OF RECORDED EASEMENTS; THAT OTHER THAN AS SHOWN THEREON, THERE ARE NO VISIBLE ABOVE GROUND PARTY WALLS WITH OR VISIBLE ABOVE GROUND ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID VISIBLE ABOVE GROUND BUILDINGS, VISIBLE ABOVE GROUND STRUCTURES OR OTHER VISIBLE ABOVE GROUND IMPROVEMENTS; OR VISIBLE ABOVE GROUND ENCROACHMENTS UPON OR PARTY WALLS WITH THE PROPERTY BY ANY VISIBLE ABOVE GROUND BUILDING, VISIBLE ABOVE GROUND STRUCTURE OR OTHER VISIBLE ABOVE GROUND IMPROVEMENTS SITUATED UPON ANY ADJOINING PREMISES; THAT ALL STREETS FOR ACCESS TO THE PROPERTY HAVE BEEN COMPLETED AND DEDICATED AND THERE IS DIRECT ACCESS BETWEEN SUCH STREETS AND THE PROPERTY; THAT THE PROPERTY COMPRISES 878,231± SQUARE FEET AND IS LOCATED IN A ZONING DISTRICT CLASSIFICATION OF LI (LIGHT INDUSTRIAL); THAT THE PROPERTY LIES WITHIN A MINIMAL FLOOD HAZARD AREA AND IS WITHIN AN AREA DESIGNATED AS FLOOD ZONE X, SHOWN ON US DEPARTMENT OF HUD FLOOD INSURANCE BOUNDARY MAP NO. 53033C0177D, PANEL 177, OR SPECIAL FLOOD HAZARD MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY DOES NOT LIE WITHIN ANY LOCAL FLOOD OR WETLANDS AREA DISTRICT, AND THAT THE STREET ADDRESS OF THE PROPERTY IS 12400 AND 12600 BELLEVUE-REDMOND ROAD.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1990 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN CLASS SURVEY, AS DEFINED THEREIN.

DATED THIS _____ DAY OF _____ 1998.

KEVIN J. VANDERZANDEN, P.L.S.

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 30427
STATE OF WASHINGTON

98042 425-885-7877
JOB NO. TELEPHONE NO.

1150 - 124TH AVE. NE 4205 - 148TH AVE. NE, #200, BELLEVUE, WA 98007
ADDRESS ADDRESS OF SURVEYOR

DATE	DESIGNED	DRAWN	APPROVED	PROJECT
APRIL 1998	L.R.B.	K.J.V.	KEVIN J. VANDERZANDEN	MANAGER
SHEET	OF			
4	8			
PROJECT NUMBER				
98042				

4205 148th Ave. N.E. Suite 200
Bellevue, Washington 98007
(425) 885-7877 (425) 885-7963 Fax
(425) 885-7877

DEI
DODDS ENGINEERS, INC.
Planning
Engineering
Surveying