



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Randy Leifer, City of Bellevue Parks and Community Services Department

LOCATION OF PROPOSAL: 5500 140th Ave NE

DESCRIPTION OF PROPOSAL: SEPA Threshold Determination for construction of a new two story hitting station building at the existing driving range location at the Bellevue Golf Course. The project includes the demolition of the existing hitting station structure.

FILE NUMBERS: 13-135359 LA **PLANNER:** Matthews Jackson

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 Development Services Department. 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 **9/4/2014**.
- 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

[Signature]
 Environmental Coordinator

8/21/2014
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

BACKGROUND INFORMATION

Property Owner: CITY OF BELLEVUE, PARKS DEPARTMENT

Proponent: SAME

Contact Person: RANDY LEIFER, GOLF COURSE SUPERINTENDENT
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5500 - 140th AV. NE, BELLEVUE, WA

Phone: 425-452-2850

Proposal Title: NEW DRIVING RANGE BUILDING

Proposal Location: 5500 - 140th AV NE, BELLEVUE WA
(Street address and nearest cross street or intersection) Provide a legal description if available.
SEE ATTACHED LEGAL DESCRIPTION

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: DEMOLISH EXISTING HITTING STATION BUILDING AND CONSTRUCT A NEW 2 STORY, 46 STATION DRIVING RANGE BUILDING.
- 2. Acreage of site: 111 AC.
- 3. Number of ~~dwelling units~~/buildings to be demolished: 1
- 4. Number of ~~dwelling units~~/buildings to be constructed: 1
- 5. Square footage of buildings to be demolished: APPROX 3,007 SF ONE STORY
- 6. Square footage of buildings to be constructed: 8,800 SF
- 7. Quantity of earth movement (in cubic yards): 4,394 CY
- 8. Proposed land use: RECREATION
- 9. Design features, including building height, number of stories and proposed exterior materials: TWO STORY, CONCRETE & METAL FRAMED HITTING STATION STRUCTURE. METAL SIDING & METAL ROOFING.
- 10. Other: PROJECT REPLACES OLD HITTING STATION BUILDING LOCATED WITHIN 111 ACRE MUNICIPAL GOLF COURSE. REGRADING OF EXISTING DRIVING RANGE FIELD IS REQUIRED.

Estimated date of completion of the proposal or timing of phasing: SINGLE PHASE OF CONSTRUCTION BEGINNING JANUARY 2014, ENDING MARCH 2014.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NO

Received
MAY 20 2013
Permit Processing

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

SOILS REPORT

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.

NO

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.

Building permit, Mechanical & electrical permit
Clearing and Grading Permit

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
- 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

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)?
25% (AROUND GREENS)
- 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.
SP - SANDY
SM - SILTY SANDS
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NO - SEE ATTACHED SOILS REPORT
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source
1. GRADING AS REQUIRED AT DRIVING RANGE FIELD
2. EXCAVATION & FILLING AS REQ'D FOR NEW BUILDING

MJ

of fill.

NO IMPORT OF FILL REQUIRED

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
POSSIBLE DURING HEAVY RAINS, BUT NO EROSION OFF SITE.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

6%

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

BEST PRACTICE FOR EROSION CONTROL:

FENCING PER COB STDS
DEWATERING
COVERING STOCKPILES

Impacts mitigated by application of clearing and grading code BCC 23.76.

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.

EXHAUST FROM CONSTRUCTION EQUIPMENT

- 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

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 AT PROJECT VICINITY, BUT
- WATER COURSE AT SOUTH PROPERTY LINE ± 620' FROM PROJECT
 - POND SOUTH OF PROJECT APPROX 845'
 - POND NORTH OF PROJECT APPROX 1,000'
- (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 CHANGE IN AMOUNT OF IRRIGATION WATER USED.

- (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. PROJECT HAS NO RESTROOMS OR KITCHEN

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.

*RAIN WATER FROM ROOF TO BE COLLECTED & DISPENSED
VIA INFILTRATION INSIDE GOLF COURSE PROPERTY
ALONG THE 10TH FAIRWAY*

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

NA

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

INFILTRATION VIA NEW BIOSWALE / RETENTION POND ALONG 10th FAIRWAY.

4. Plants

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

deciduous tree: alder, maple, aspen, other NONE AT PROJECT SITE BUT ARE ON PROPERTY

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other NONE AT PROJECT SITE BUT ARE ON PROPERTY

water plants: water lily, eelgrass, milfoil, other NONE AT PROJECT SITE, BUT ARE ON PROPERTY

other types of vegetation

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

GRASS AT PRACTICE PUTTING / CHIPPING GREEN
GRASS AT DRIVING RANGE FIELD

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

UNKNOWN

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

RE-SODDING PRACTICE PUTTING GREEN &
RE-SEEDING CONTOURED DRIVING RANGE FIELD.

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: NONE IN VICINITY OF DRIVING RANGE, BUT HAVE BEEN SEEN ON GOLF COURSE PROPERTY.
 Mammals: deer, bear, elk, beaver, other: POSSUM, COYOTE, SQUIRREL

Fish: bass, salmon, trout, herring, shellfish, other: **NONE**

b. List any threatened or endangered species known to be on or near the site.

NONE AT VICINITY OF PROJECT, BUT BALD EAGLE HAS BEEN SPOTTED ABOVE GOLF COURSE

c. Is the site part of a migration route? If so, explain.

UNKNOWN

d. Proposed measures to preserve or enhance wildlife, if any:

LIMITING CONSTRUCTION TO DAYLIGHT HOURS

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.

**ELECTRIC FOR LIGHTS & HEATING.
OPTION FOR GAS HEATERS**

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:

COMPLIANCE WITH WASHINGTON STATE NREC

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.

NO

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

NONE

(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)?

NONE

(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.

**IMPACT NOISE OF HITTING GOLF BALL
HOURS 7AM-TO 10 PM**

MJ

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

NONE. DRIVING RANGE HITTING STRUCTURE IS
350' TO WEST ADJACENT PROPERTY AND
850' TO SOUTH ADJACENT PROPERTY

Impacts mitigated by
application of Noise Code
BCC 9.18.

8. Land and Shoreline Use

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

RECREATIONAL - GOLF COURSE & DRIVING RANGE

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

NO

c. Describe any structures on the site.

CLUBHOUSE
DRIVING RANGE
MAINTENANCE BUILDING
PUMP HOUSE BUILDING

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

OLD DRIVING RANGE BUILDING

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

R-1

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

P/SF-L

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

NA

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

UNKNOWN

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

NONE

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

NONE

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

NA

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

CONTINUED USE AS DRIVING RANGE & GOLF COURSE

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NONE*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NONE*
- c. Proposed measures to reduce or control housing impacts, if any:
NONE

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? *30'-2" high ; conc. retaining wall & metal panels*
- b. What views in the immediate vicinity would be altered or obstructed?
BUILDING WILL BE TALLER AND MAY BE MORE VISIBLE FROM SOUTH
- c. Proposed measures to reduce or control aesthetic impacts, if any:
BUILDING IS DOWN BELOW SIGHTLINE FROM CLUBHOUSE

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
LIGHTING ON HITTING STATIONS ONLY - EVENING & EARLY MORNING.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
EXISTING RANGE LIGHTS ON SIDE POLES WILL NOT BE ALTERED AS A PART OF THIS PROJECT.

- 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:

EXISTING RANGE LIGHTS ARE CUT OFF TYPE TO MINIMIZE LIGHT SPILL OFF RANGE FIELD.

12. Recreation

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

GOLF

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

NO - PROJECT WILL ADD HITTING STATIONS FOR ADDITIONAL RECREATION.

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

NO

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.

UNKNOWN

- 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.

140th Ave NE off of Hwy 520

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

yes - 0.6 MILES NORTH ALONG 140th AV. NE

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

project will use ex. parking, 0 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.

NONE

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

UNKNOWN.

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.

ELECTRICAL, POSSIBLE GAS

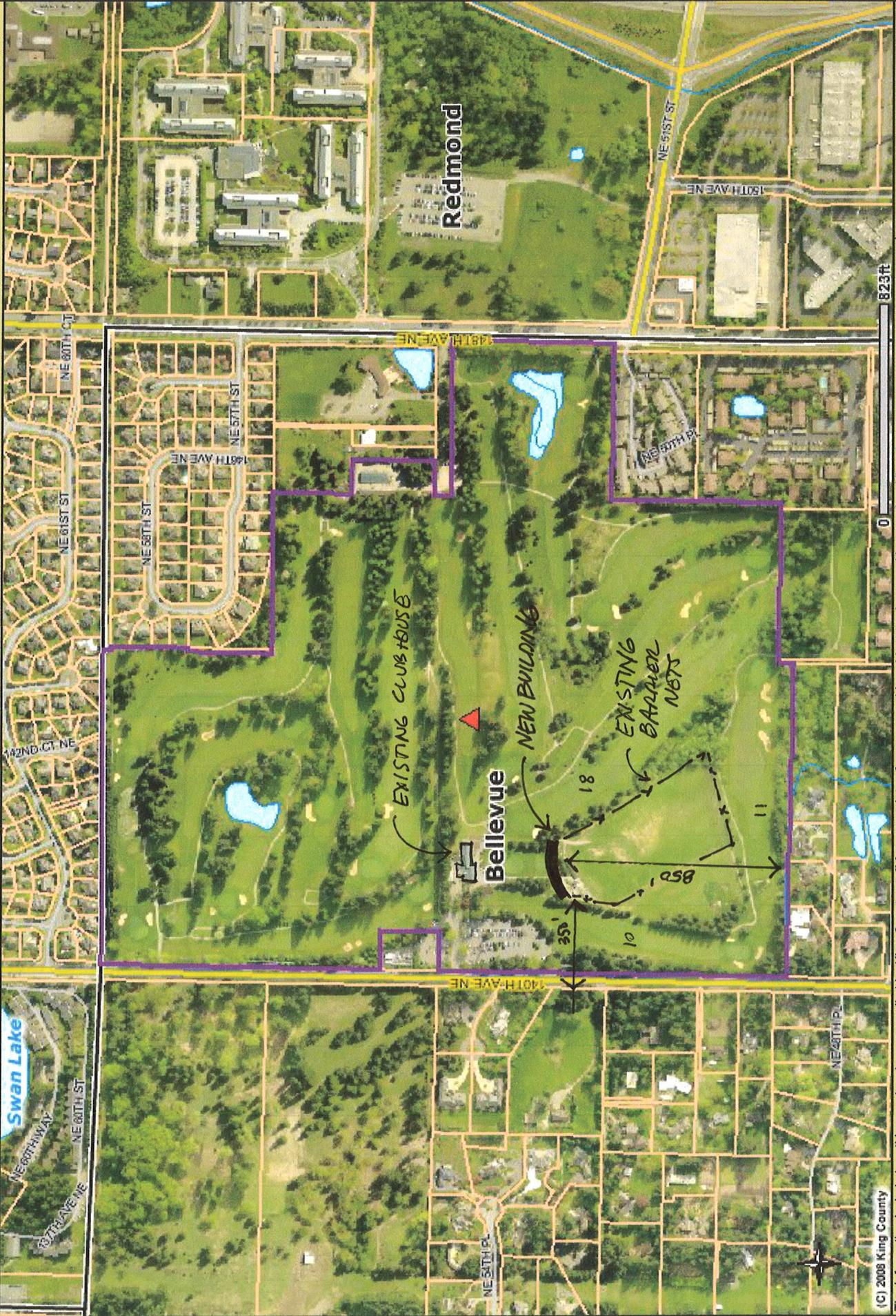
Signature

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.

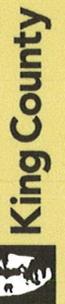
Signature.....*Dorinda A Clark*.....

Date Submitted.....5/16/13.....

Bellevue Golf Course



(C) 2008 King County
 The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.





City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: **Bellevue Golf Course**

Proposal Address: 5500140th Ave NE

Proposal Description: Administrative Conditional Use Permit (ACU) approval to construct a new two story hitting station building at the existing driving range location at the Bellevue Golf Course. The project includes the demolition of the existing hitting station structure.

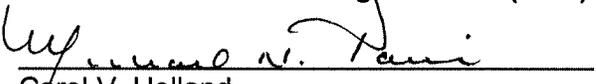
File Number: **13-115359-LA**

Applicant: Randy Leifer, City of Bellevue Parks and Community Services Department

Decisions Included: Administrative Conditional Use, Process II

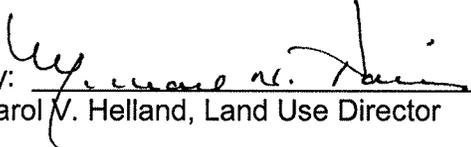
Planner: Matthews Jackson, Planning Manager

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance (DNS)**



Carol V. Helland
Environmental Coordinator

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

By: 

Carol V. Helland, Land Use Director

Application Date: May 20, 2013
Public Notice: June 20, 2013
Minimum Comment Period: July 5, 2013
Decision Publication Date: August 21, 2014
Appeal Deadline: September 4, 2014

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-6800. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

450 110th Avenue NE, Bellevue, WA 98004

I. REQUEST AND PROJECT DESCRIPTION

A. Background:

The City of Bellevue Parks and Community Services Department is requesting an Administrative Conditional Use Permit (ACU) to construct a new two story driving range building in the location of an existing driving range. The existing hitting station building, on the north end of the range, provides cover for nine hitting stations and has eleven adjacent uncovered hitting stations. In an effort to better serve its patrons, a replacement hitting station building is proposed adjacent to the existing hitting station building. The new building will be two stories and will house twenty-three hitting stations on the lower floor and twenty-three stations on the upper floor. Of those on the upper floor, twelve will be covered and eleven hitting stations will be uncovered.

The new hitting station building will be built behind the old hitting station building to allow customers to continue to use the range during the majority of the construction period. Ultimately, the project includes the demolition of the existing driving range facility.

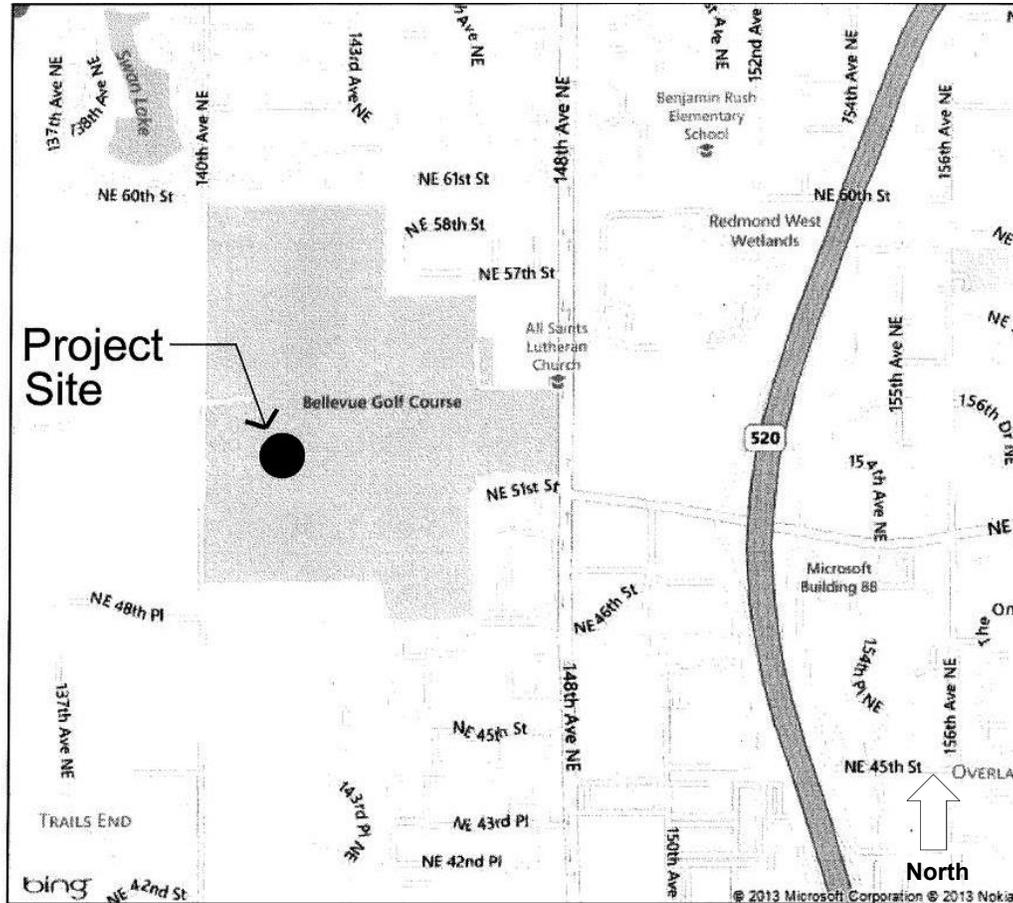
B. Review Process

ACU approval is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publically noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties who submitted comments on the application and any appeal shall be heard at a public hearing before the City Hearing Examiner.

II. SITE ZONING, CONTEXT AND DESCRIPTION

This driving range is located in the 111 acre Bellevue Golf Course located at 5500 140th Ave NE. It is located in the R-1 land use district.

Vicinity Map



Adjacent Properties/Uses include the following:

- North: Single Family Residential
- East: Multifamily and Single Family Residential
- South: Single Family Residential
- West: Single Family Residential

III. EXISTING SITE AND BUILDING DESIGN

Site: The 111 acre property is fully developed with an 18 hole golf course including a club house, putting range, and driving range which is part of this application. The site is relatively flat with unique contours representing the terrain of the golf course including sand traps. A culverted section of Valley Creek is located on the western part of the site approximately 200 feet from the driving range.

Aerial Photograph/Vicinity Map



Site Access: The proposal site is accessed from 140th Avenue NE and is served by a parking lot located to the north and west of the driving range which also serves the clubhouse located to the north. No additional parking is proposed with this project as anticipated new parking demand can be accommodated in the existing lot with the modest expansion of the hitting station structure.

IV. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

This site is located within the R-1 zoning district and must satisfy all applicable dimensional standards. As the driving range is located in the middle of a 111 acre golf course, there are no property lines within close proximity and all structure setback requirements are satisfied. As an open space golf course, all lot coverage and impervious surface limits are met and

the proposed 30 foot 2 inch tall structure is less than the 35 feet allowed in the R-1 zoning district.

V. ENVIRONMENTAL IMPACTS OF THE PROPOSAL

The environmental review (refer to project file, City Hall Records Office) indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

VI. PUBLIC COMMENT

Application Date:	May 20, 2013
Completeness Date:	May 29, 2013
Notice of Application:	June 20, 2013
Public Notice Sign:	June 20, 2013
Minimum Comment Period:	July 5, 2013

This proposal was published in the Weekly Permit Bulletin and Seattle Times on June 20, 2013. A public notice sign was also installed on the site on that date. Although the minimum required public comment period ended on July 5, 2013, comments were accepted up to the date of this decision. To date, no written comments and/or requests to become a Party of Record were received either by email or regular mail.

VII. SUMMARY OF TECHNICAL REVIEWS

1. Transportation Department

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

2. Clear and Grade Division

The Clearing and Grading Division has approved this permit with no conditions. A Clearing and Grading Permit is required for this project per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: <http://www.bellevuewa.gov/clearing-grading-standards.htm> .

3. Utilities Department

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06. **Refer to Section X for Utilities Department condition of approval..**

4. Fire Department

The Fire Department has indicated they have no concerns with this proposal.

VIII. APPLICABLE DECISION CRITERIA

Administrative Conditional Use: The Director may approve or approve with modifications an application for Administrative Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30E.140. The approval of an Administrative Conditional Use may at any time be revoked if the uses of on-site facilities are changed from the stated application. **Refer to Condition of Approval regarding revocation of Administrative Conditional Use permit/approval in Section X of this report.**

After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Conditional Use decision criteria:

1. The Administrative Conditional Use is consistent with the Comprehensive Plan.

This proposal is consistent with the Comprehensive Plan's goals and policies as expressed in the Parks, Open Space and Recreation Element. The following are the most relevant policies:

Policy PA-19: Develop parks and facilities in a quality manner to assure attractiveness, full utilization, and long term efficiency.

Policy PA-29: Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties.

Policy PA-30: Design, construct, operate and maintain parklands and facilities to preserve the ecology of natural systems on parklands.

Finding:

In addition to the stated Parks, Open Space and Recreation policies above, the proposed new driving range and existing golf course support numerous policies in the Bridle Trails subarea plan which promotes the retention of significant trees, the natural character of the subarea, and lower density development.

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

The new hitting station structure will be constructed with concrete on the lower floor and steel siding and metal roofing on the upper floor. The building has been designed to blend into the unique contours of the site. The colors were chosen to match the old hitting station which compliments the existing club house.

3. The Administrative Conditional Use will be served by adequate public facilities, including streets, fire protection and utilities.

Finding:

The site will be served by existing adequate public facilities including fire protection and utilities.

4. The Administrative Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding:

As conditioned, the demolition of the existing one story 3,007 square foot hitting station and the construction of a new two story 8,800 square foot hitting structure will not be detrimental to uses in the vicinity or the current golf course use. This project is intended to be an enhancement for the existing client base.

5. The Administrative Conditional Use complies with the applicable requirements of this Code.

Finding:

As noted in this report this proposal complies with the applicable provisions of the Land Use Code.

IX. DECISION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH THE FOLLOWING CONDITIONS:**

X. CONDITIONS OF APPROVAL

A. GENERAL

1. Revocation of Administrative Conditional Use Permit/Approval

Approval of an Administrative Conditional Use permit may at any time be revoked if the uses of on-site facilities, traffic pattern/parking or transportation methods are changed from the submitted application.

AUTHORITY: Land Use Code 20.30E.175.B

REVIEWER: Matthews Jackson, Development Services Department

2. Utilities Conceptual Approval

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

the Utility Developer Extension Agreement (UE) and Utilities Permit Processes. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, Utilities Department

3. RIGHT-OF-WAY USE PERMIT

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

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

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

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: Bellevue City Code 11.70 & 14.30
REVIEWER: Tim Stever, Transportation Department

**GEOTECHNICAL ENGINEERING STUDY
NEW DRIVING RANGE STRUCTURE
BELLEVUE GOLF COURSE
5500 – 140TH AVENUE NE
BELLEVUE, WASHINGTON**

G-3450

Prepared for

Mr. Randy Leifer
Superintendent, Bellevue Golf Course
5500 – 140th Avenue NE
Bellevue, Washington 98005

May 10, 2013

**GEO Group Northwest, Inc.
13240 NE 20th Street, Suite 10
Bellevue, Washington 98005
Phone: (425) 649-8757 / Fax: (425) 649-8758**



May 10, 2013

G-3450

Mr. Randy Leifer
Superintendent, Bellevue Golf Course
5500 – 140th Avenue NE
Bellevue, Washington 98005

Subject: Geotechnical Engineering Study, New Driving Range Structure, Bellevue Golf Course, 5500 – 140th Avenue NE, Bellevue, Washington

Dear Mr. Leifer:

GEO Group Northwest, Inc., is pleased to issue its geotechnical engineering study report for a planned new driving range structure for the Bellevue Golf Course. This report was completed consistent with the proposed services described in our proposal to you dated April 29, 2013.

SITE DESCRIPTION

The project site is located within the City of Bellevue Golf Course facility located along the eastern side of 140th Avenue NE in northeastern Bellevue, Washington. The project site consists of an area located south of the clubhouse building and along the northern margin of the existing driving range area. The project site area has a relatively flat bench across its western and middle portion, and slopes down to a lower area at its eastern end. The principal features and topography in the site area are illustrated in Plate 1 – Site Plan.

We understand the new structure will have two-levels and be daylighted into the existing sloping topography, as generally depicted in Plates 2A and 2B – Proposed Structure Profile. The new structure will be located north of the smaller, existing structure which it will replace.

GEOLOGIC OVERVIEW

According to published geologic mapping for the area¹, surficial soils at the site consist of Quaternary-age glacial till and advance outwash deposits of the Vashon Stade of the Fraser

¹ Minard, J.P., Geologic Map of the Kirkland Quadrangle, Washington. U.S. Geological Survey Miscellaneous Field Studies Map MF-1543, 1983.

Glaciation. The glacial till deposits typically consist of very dense, unsorted mixtures of silt, sand, and gravel, with lesser cobbles that were directly overridden by the Puget Lobe glacier. The advance outwash deposits typically consist of stratified or massive sand and lesser gravelly or silty sand that was deposited in front of the advancing glacier and later overridden.

SITE INVESTIGATION

On May 6, 2013, a geologist from our firm visited the site to observe the existing surface conditions and investigate the subsurface conditions exposed in three exploratory test pit excavations (TP-1, TP-2, and TP-3). The test pits were excavated by the golf course facility staff using a backhoe. The test pits locations were distributed along the south side of the proposed location of the new driving range structure, as illustrated in Plate 1 – Site Plan. The test pits reached depths ranging between approximately 4 and 9 feet below the ground surface (bgs), and were terminated in dense soils.

We logged the conditions exposed in the test pits and collected samples of the soil units that were present for examination and for moisture content testing at our office. We evaluated the density of the soils by probing them with a 0.5”-diameter steel probing rod. Test pit logs and a soil classification explanation are provided in Attachment 1 to this report.

The soils encountered in test pit TP-1 at the lower, eastern end of the proposed structure location consisted of an upper 3-foot thick layer of loose to medium dense, red-brown sand with minor pebble gravel, underlain by dense, brown sand of similar texture. No water seepage was encountered in this test pit, which was completed to a depth of approximately 4 feet.

The soils encountered in test pits TP-2 and TP-3, located on the upper-elevation bench area west from TP-1, typically consisted of medium dense to dense, brown to gray, fine sand to silty sand with minor pebble gravel. These soils were found from near the ground surface to the bottom of test pit TP-2 at approximately 7.5 feet, and to a depth of 7.5 feet at test pit TP-3. Soils in the bottom part of test pit TP-3, from 7.5 feet to 9 feet in depth, consisted of red-brown, medium dense, wet, fine sand. Water seepage was encountered at a depth of 9 feet in test pit TP-3, but was not observed in test pit TP-2.

SITE SEISMIC DESIGN CLASSIFICATION

Per Section 1613.5 of the International Building Code, 2009 Edition, the project site can be assigned Site Class C (Very Dense Soil Profile), in our opinion.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of our investigation, we conclude that acceptable bearing soils for the new driving range structure are anticipated to be present at elevations from 350 feet upward to approximately 2 to 3 feet below existing grade, per the topographic survey, in the upper-elevation bench area that extends westward from test pit TP-2. In the lower-elevation area at the east end of the proposed structure location, however, acceptable bearing soils were encountered at an elevation of approximately 346 feet in test pit TP-1.

Based on these findings, soils at the easternmost part of the proposed structure near test pit TP-1 likely will need to be excavated to a depth of approximately 3 to 4 feet to reach suitable soils for footing bearing. During our investigation, water seepage was not observed in these oxidized, loose to medium dense soils. However, in our opinion, there is a potential for water seepage to be encountered in this area during construction. We suggest that construction be scheduled to avoid earthwork during the wet weather season or that contingencies be provided to manage caving or flowing conditions in excavations into these soils if saturated. The over-excavation that is created should be backfilled with structural fill. Alternatively, the foundations could be extended downward to bear directly on the dense soils. In cases where water is present, clean crushed rock should be used as backfill to the top of the saturated zone.

The observation of oxidized soils and water seepage at the bottom of test pit TP-3, in the western portion of the proposed structure location, appear to be located below approximate elevation 350 to 349 feet. We anticipate that limiting excavation to a minimum elevation of 350 feet or higher will avoid reaching saturated soils. Excavations below elevation 350 may encounter saturated soils and be difficult to maintain because of caving or flowing conditions.

Our recommendations regarding these and other geotechnical aspects are presented in the following sections of this report.

Earthwork

Site Clearing and Erosion Control

The proposed building and pavement areas should be stripped and cleared of debris, topsoil, organics, and any other deleterious materials, if present. These materials should not be used as structural fill or retaining wall backfill.

Temporary erosion and sedimentation controls (TESCs) should be installed or implemented before or at the start of site clearing activities. TESCs for the project can include using silt fences, check dams, straw mulch, hay bales, and a stabilized construction entrance. The silt fences or other barrier controls should be placed along the cross-slope and down-slope boundaries of the disturbed areas to prevent sediment-laden runoff from being discharged off site. Exposed soils, including stockpiled soils, should be covered with plastic sheeting when they are not being worked.

Excavations and Slopes

Temporary excavation slopes should not be greater than the limits specified in local, state and federal government safety regulations. Temporary cuts which are greater than four feet in height can be sloped at inclinations up to 1H:1V (Horizontal: Vertical). In situations where dense, native glacial till soils are observed to be present and no water seepage is observed, temporary cuts in the these soils can be made at inclinations up to 0.5H:1V if approved by the geotechnical engineer. If adequate space is not available to maintain open cuts per the recommendations in this report, engineered support may be required to provide lateral support to such excavations. Permanent unreinforced slopes at the site should be inclined no steeper than 2H:1V.

Surface runoff should not be allowed to flow over the top of slopes into excavations. During wet weather, exposed slopes should be covered with plastic sheeting to prevent erosion and softening. We recommend that a GEO Group Northwest representative be on site during excavation of cut slopes to verify anticipated geologic conditions and to evaluate slope stability, particularly if groundwater seepage or loose soils or debris are encountered.

Subgrade Preparation

After the completion of site clearing and excavation, soils in areas to receive structural fill, concrete slabs, sidewalks, or pavements, should be prepared to a firm, unyielding condition. The prepared subgrades should be observed and approved by the geotechnical engineer. Any detected soft spots or disturbed areas should be compacted or excavated and replaced with compacted structural fill or crushed rock as directed by the geotechnical engineer. Preparation of foundation subgrades should conform to our recommendations presented above in the Building Foundations section of this report.

Structural Fill

Structural fill is typically defined as earthen material that is placed below buildings (including foundations and on-grade slab floors), sidewalks, pavements, or other structures, and provides support to those structures. Soils that meet the material specifications for structural fill as presented below in this report, or are otherwise approved by the geotechnical engineer, can be used for structural fill. Material which is stored on site for later use as structural fill should be covered with plastic sheeting to protect it from moisture if its usability is sensitive to its moisture content. Structural fill material should be placed and compacted in accordance with the recommendations provided below or as otherwise approved by the geotechnical engineer during construction.

Fill Material Specifications

All materials to be used as structural fill should not contain rocks or lumps larger than 3 inches in its greatest dimension. During wet weather, the material should be granular in character, with a fines content (passing a #200 sieve) of less than 5 percent. All material should be placed at or near its optimum moisture content. If the material is too wet to be compacted to the required degree, it will be necessary to dry the material by aeration (which may be difficult) or replace the material with an alternative suitable material, in order to be capable of achieving the required compaction. In cases where water is present in areas where structural is to be placed, clean crushed rock should be used as backfill to the top of the saturated zone.

The soils found in the test pits excavations for this study are unlikely to be usable as structural fill or as retaining wall backfill, because of the potential high groundwater conditions and need to use free-draining materials for fill. We recommend importing a free-draining material to the site to use for these purposes.

Compaction Specifications

Structural fill material should be compacted to at least 95 percent of its maximum dry density as determined by ASTM D1557 (Modified Proctor Test), unless otherwise authorized by the geotechnical engineer, and with the following exceptions. Structural fill material under pavements or slabs-on-grade should be compacted to at least 90 percent of its maximum dry density, except for the top 12 inches of the material, which should be compacted to at least 95 percent of its maximum dry density as determined by ASTM D1557. Conventional retaining wall backfill that does not support other structures should be compacted to either an unyielding,

firm condition or to at least 90 percent of its maximum dry density (Modified Proctor). We recommend that general non-structural fills be compacted to a firm condition or to at least 85 percent of their maximum dry density (Modified Proctor).

Structural fill material should be spread and compacted in lifts that are 10 inches or less in thickness in an un-compacted state. The compacted fill material should be field tested by using ASTM Designations D2922 and D3017, Nuclear Probe Method, to verify that the required degree of compaction has been achieved.

Footing Foundations

Our recommended design criteria for conventional strip and column footing foundations are as follows:

- Allowable bearing pressure, including all dead and live loads:
 - Medium dense to dense, native soil = 2,000 psf
 - Compacted structural fill = 2,000 psf

- Minimum depth to base of perimeter footing below final exterior grade = 18 inches

- Minimum depth to bottom of interior footings below top of floor slab = 12 inches

- Minimum width of wall footings = 16 inches

- Minimum lateral dimension of column footings = 24 inches

- Estimated post-construction settlement = 1/2 inch

- Estimated post-construction differential settlement across structure width = 1/2 inch

A one-third increase in the above allowable bearing pressures can be used when considering short-term transitory wind or seismic loads.

Lateral loads can be resisted by friction between the footings and the supporting subgrade or by passive earth pressure acting against the buried portions of the footings. For the latter case to be utilized, the footings need be poured "neat" against the existing undisturbed soils or be backfilled with compacted structural fill. Our recommended design parameters are as follows:

- Passive Pressure (Lateral Resistance)
 - 350 pcf equivalent fluid weight for dense native soil or compacted structural fill

- Coefficient of Friction (Friction Factor)
 - 0.35 for dense native soil or compacted structural fill

If adequate bearing soils are not present at planned footing foundation elevations, the unsuitable soils should be over-excavated until adequate bearing soils are encountered. If the soils are over-excavated to the deeper bearing soils, the over-excavated area below the foundations should be backfilled in conformance with the structural fill recommendations in this report.

Footing over-excavations that are backfilled with free-draining structural fill should extend outward from the footing edges to a distance at least equal to the depth of the over-excavation to properly transfer the building loads through the fill and to the bearing stratum.

As an alternative to use of the typical structural fill materials noted above, the size of the over-excavation can be limited to a minimum of the footing size if the backfill material consists of either 1) clean crushed rock placed in lifts of 12 to 18 inches and compacted into the trench bottom and sidewalls using a hoe-pack; or 2) cementitious controlled-density fill (CDF) or lean-mix concrete that has sufficient strength to meet the allowable bearing capacity of the underlying subgrade as provided in our recommendations below.

We recommend that excavation and grading work for preparing the subgrade for the building be monitored by the geotechnical engineer, to verify that suitable bearing soils are reached and that placement and compaction of structural fill are performed consistent with our recommendations.

Slab-on-Grade Floors

Slab-on-grade floors which are supported by the underlying soils should be constructed on a firm, unyielding subgrade. Areas of the subgrade that are loose or soft, or have been disturbed by construction activity should be either compacted to a competent condition or removed and replaced with compacted structural fill.

We recommend that the slabs be underlain with a capillary break layer to facilitate drainage of water from underneath the slabs. The layer should consist of free-draining crushed rock or gravel containing no more than five percent material finer than a No. 4 sieve, and be approximately 4 inches in thickness. We recommend that a vapor barrier (plastic membrane

layer) be placed under the slab to prevent upward transmission of moisture from the subgrade into the slab, if the effects on the slab from such transmission are considered undesirable.

Surface Drainage

Final site grades should direct surface water away from the walls or footings. During construction, water should not be allowed to stand in areas where footings, slabs, or pavements are to be constructed. We recommend that soft ground surfaces be sealed at the end of the day by compacting them, to reduce the potential for moisture infiltration into the soils.

Subsurface Drainage

We recommend that footing drains be installed for exterior footing foundations, if constructed. The drains should consist of 4"-diameter or larger, perforated, rigid PVC pipe laid next to the bottom of the footing and sufficiently sloped to generate flow toward a discharge location. The drain line should be surrounded with washed rock or other free-draining granular material. The drain rock and pipe together should be wrapped with a layer of geotextile filter fabric, such as Mirafi 140NL or similar, to prevent migration of soils into the drainage system. A schematic illustration of the footing drain features is provided in Plate 3 – Typical Footing Drain.

The footing drain lines should be tightlined to an appropriate stormwater discharge location. Roof downspout drain lines or other surface drainage lines should not be connected to the footing drainage system. The roof downspout drain lines should be tight-lined to a separate, appropriate discharge location. We recommend that sufficient cleanouts be installed at strategic locations to allow for periodic maintenance of the footing drains and the roof downspout lines.

Conventional Concrete Retaining Walls

The following recommendations regarding conventional concrete retaining walls are provided below for your use if conventional concrete retaining walls up to approximately 10 feet in height are planned.

Conventional concrete basement and retaining walls should be supported on dense, native soils or on structural fill that is placed directly on dense, native soils. The recommendations for foundation footings presented above are also applicable for wall footings.

Conventional concrete retaining walls which are free to rotate on top (unrestrained) should be designed for an active soil pressure. Permanent retaining walls that are restrained horizontally at the top (such as basement walls) are considered unyielding and should be designed for a lateral soil pressure under the at-rest condition. Soil parameters for the wall design are as follows:

Active Earth Pressure

35 pcf, equivalent fluid pressure, for level ground behind the walls

At-Rest Earth Pressure

45 pcf, equivalent fluid pressure, for level ground behind the walls

Passive Earth Pressure

350 pcf, equivalent fluid pressure, for undisturbed, native dense soil or structural fill

Base Friction

0.35 for undisturbed, native dense soil or structural fill

Surcharge loads imposed on walls due to nearby structures, traffic (including construction vehicles or equipment), upward sloping ground, or other conditions behind the walls should be added to the active and at-rest earth pressures stated above.

To prevent the buildup of hydrostatic pressure behind permanent basement or conventional retaining walls, we recommend that a vertical drain mat, such as Miradrain 6000 or similar product, be used to facilitate drainage behind the wall. The drain mat should extend from near the finished surface grade, downward to the footing drain system. Backfill against the wall should consist of clean free-draining material (no portion of the material passing a No. 200 sieve). This material should extend against the full height of the drain mat and be in contact with the drainage rock at the bottom of the wall. Backfill located further than 5 feet from the wall can consist of the sandy on-site soils. A schematic illustration of the wall backfill and drainage system is presented in Plate 3 – Retaining Wall Backfill and Drainage.

The backfill in areas adjacent to concrete retaining walls should be compacted with hand held equipment (such as a jumping jack) or a hoe-pack. We recommend that walls which are to be restrained (such as basement walls) be restrained before backfilling is performed. Heavy compacting machines (such as a vibratory roller) should not be used in proximity to retaining walls unless the walls have been designed and built to resist the surcharge load effects that are generated.

LIMITATIONS

This geotechnical report has been prepared for the specific application to this site for the exclusive use of Bellevue Golf Course and its authorized representatives or agents. Any other use of this report is solely at the user's own risk. We recommend that this report be included in its entirety in the project contract documents for reference during construction.

Our findings and recommendations stated herein are based on field observations, our experience with similar projects, and our professional judgment. The recommendations presented in this letter are our professional opinion derived in a manner consistent with the level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area and within the project schedule and budget constraints. No warranty is expressed or implied. In the event that soil conditions are found to differ from those discussed in this report, GEO Group Northwest should be notified and the relevant recommendations in this report should be re-evaluated.

CLOSING

We appreciate this opportunity to provide you with geotechnical engineering services. Please feel free to call us if you have any questions.

Sincerely,

GEO Group Northwest, Inc.



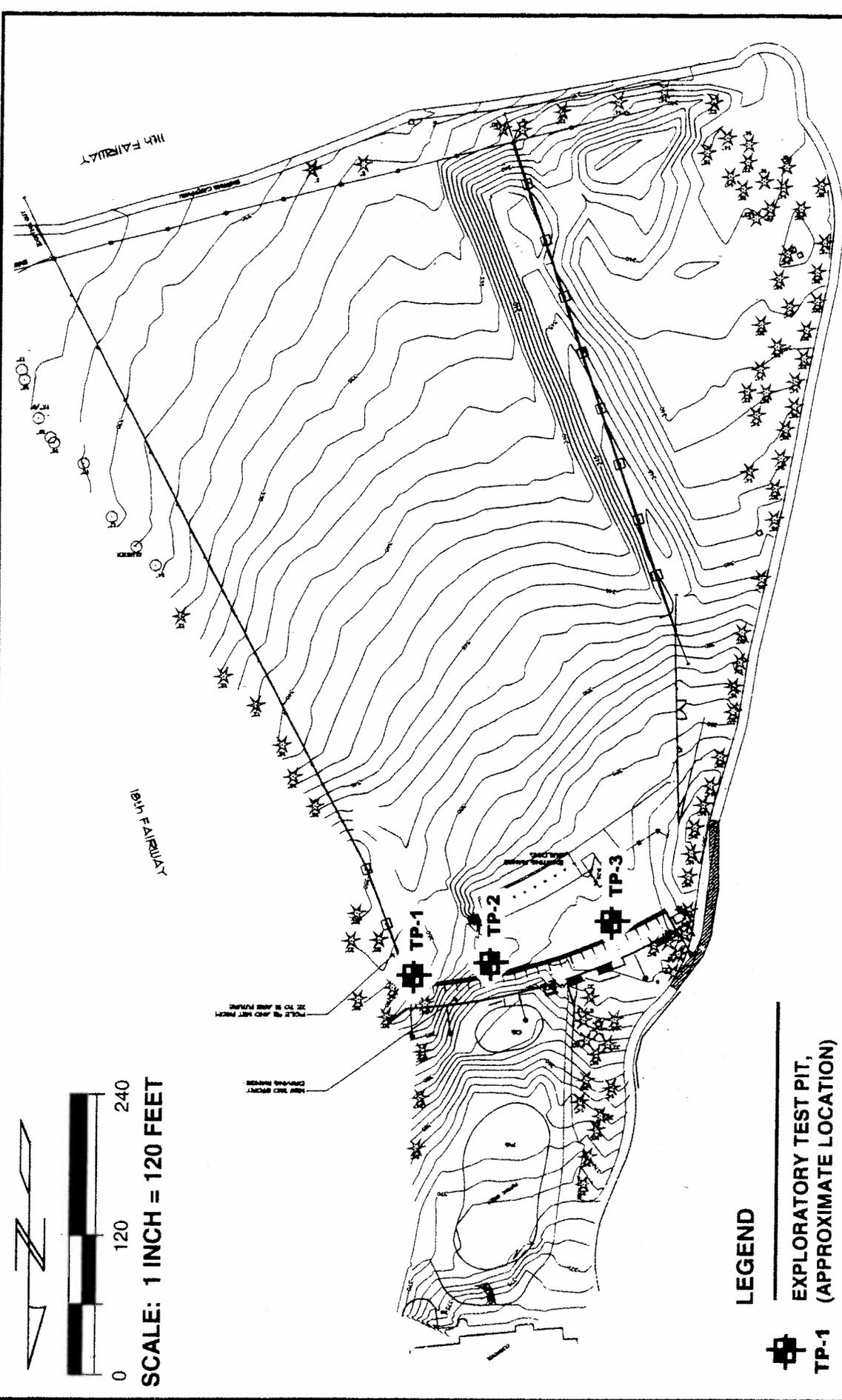
Keith Johnson
Project Geologist



William Chang, PE
Principal Engineer

Attachments:

- Plate 1 – Site Plan
- Plates 2A and 2B – Proposed Structure Profile
- Plate 3 – Retaining Wall Backfill and Drainage
- Appendix A – Test Pit Logs and Soil Classification Legend



Source: Driving Range Site Plan by David A. Clark Architects, PLLC, 9/26/2011.

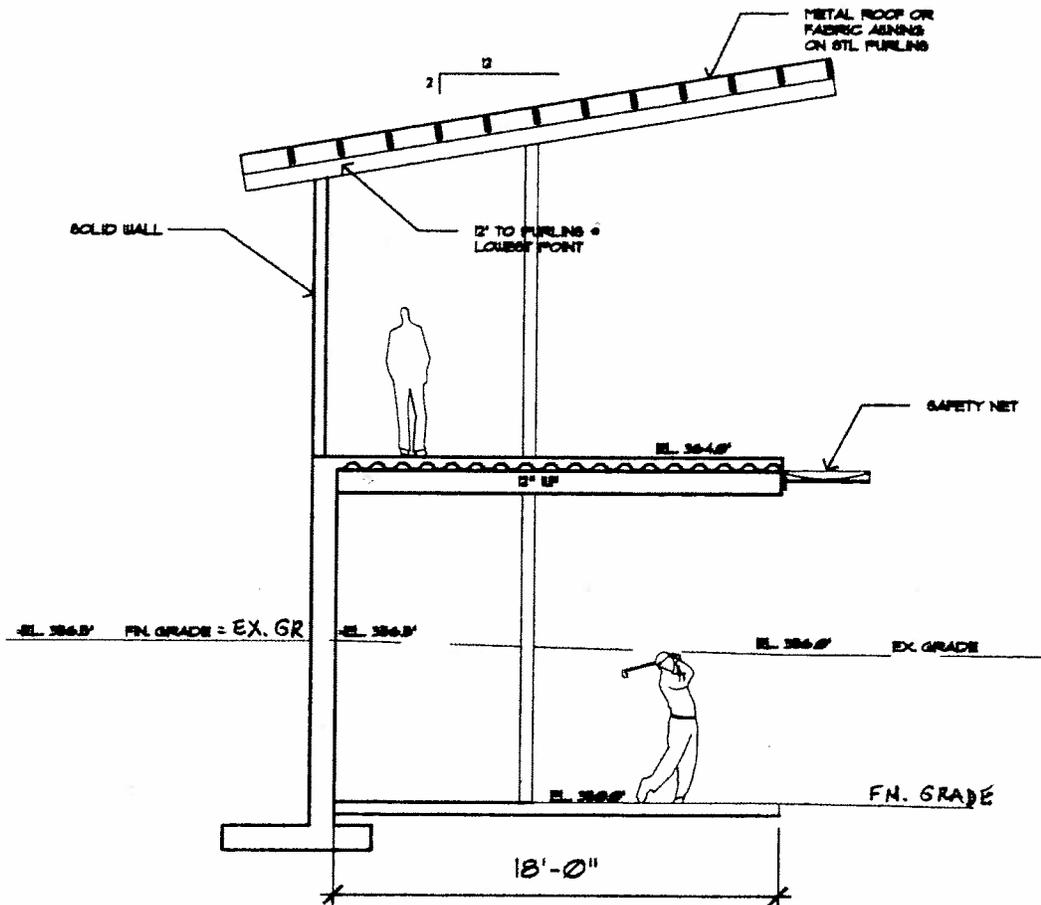


GEO Group Northwest, Inc.

Geotechnical Engineers, Geologists, &
Environmental Scientists

SITE PLAN
NEW DRIVING RANGE STRUCTURE
BELLEVUE GOLF COURSE
BELLEVUE, WASHINGTON

SCALE: 1" = 120'	DRAWN: KJ	CHECKED: WC	DATE: 5/7/2013	PROJECT NO.: G-3450	PLATE: 1
------------------	-----------	-------------	----------------	---------------------	----------



SECTION @ GRID 1-11

OPTION C 350/364'

WEST

1/8" = 1'-0"

Source: Preliminary Profiles from David A. Clark, Architects PLLC.



Group Northwest, Inc.

Geotechnical Engineers, Geologists, &
Environmental Scientists

PROPOSED STRUCTURE PROFILE

**NEW DRIVING RANGE STRUCTURE
BELLEVUE GOLF COURSE
BELLEVUE, WASHINGTON**

SCALE: As shown

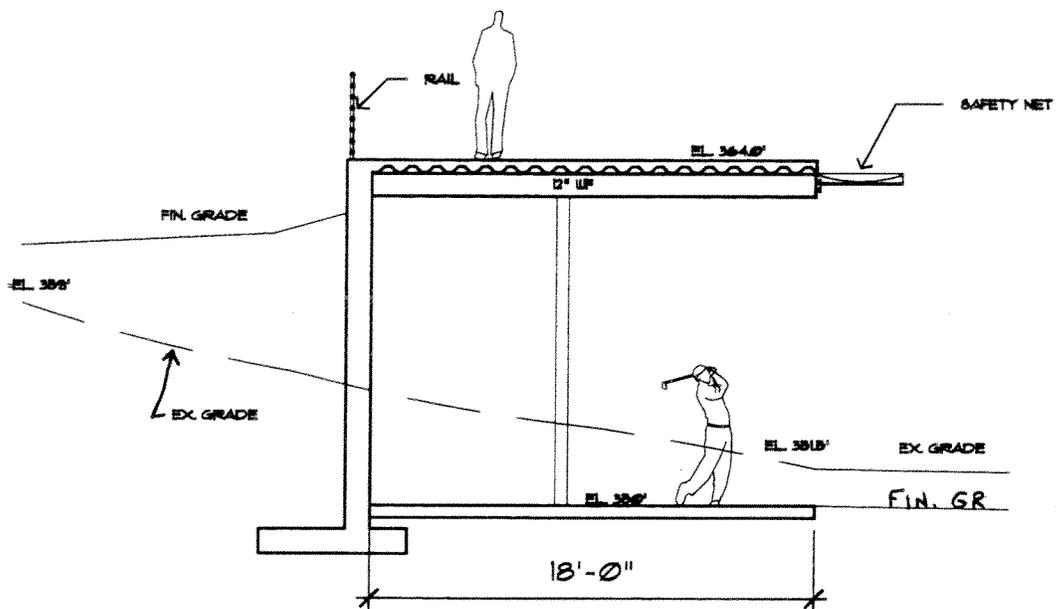
DATE: 5/10/2013

MADE: KJ

CHKD: WC

JOB NO: G-3450

PLATE 2A



SECTION @ GRID 22
 EAST
 1/8" = 1'-0"

Source: Preliminary Profiles from David A. Clark, Architects PLLC.



Group Northwest, Inc.

Geotechnical Engineers, Geologists, &
 Environmental Scientists

PROPOSED STRUCTURE PROFILE

NEW DRIVING RANGE STRUCTURE
 BELLEVUE GOLF COURSE
 BELLEVUE, WASHINGTON

SCALE: As shown

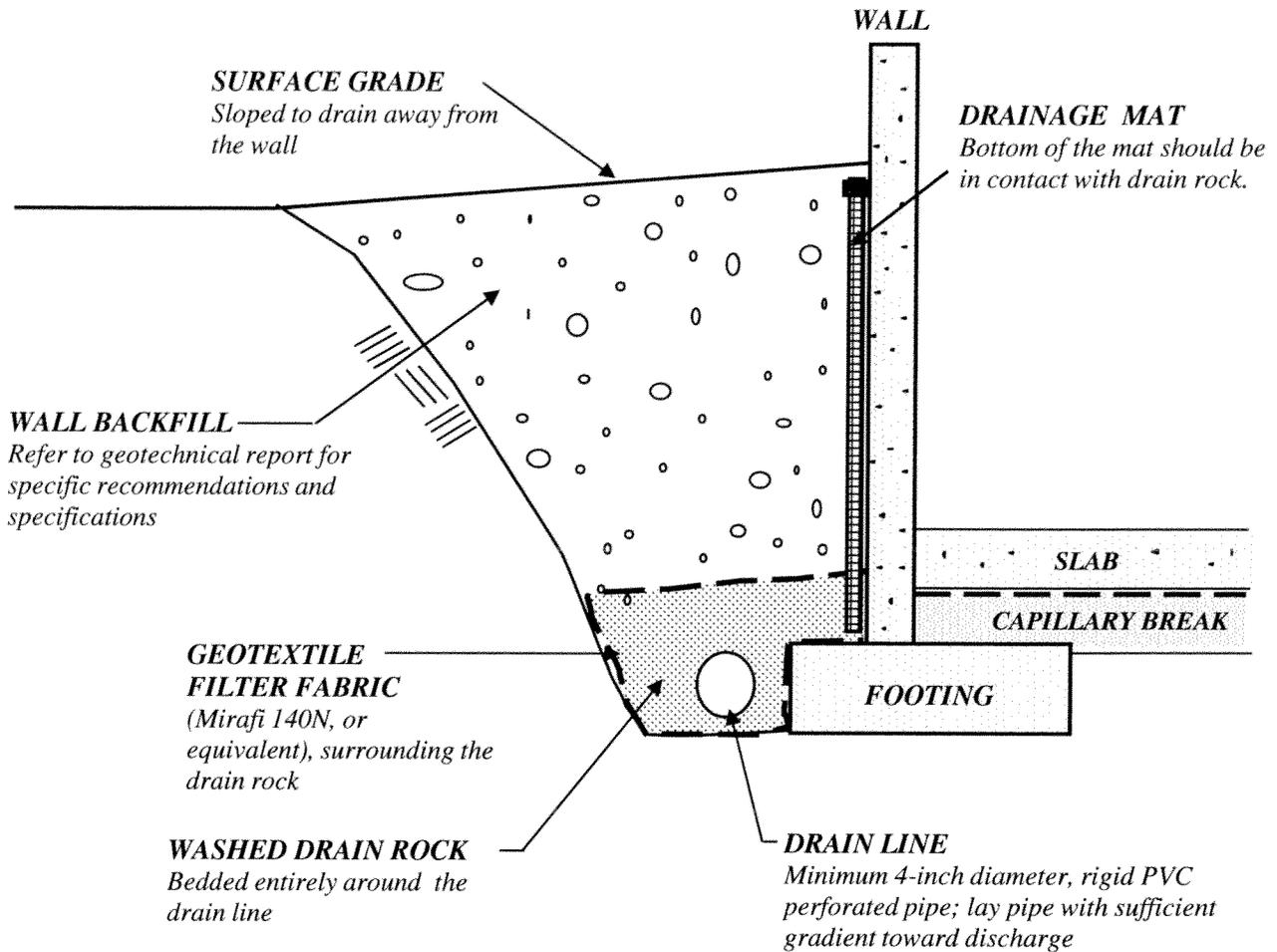
DATE: 5/10/2013

MADE: KJ

CHKD: WC

JOB NO: G-3450

PLATE 2B



NOT TO SCALE

NOTES:

- 1.) Do not substitute flexible corrugated plastic pipe for rigid PVC pipe.
- 2.) Perforated PVC pipe should be tight-jointed, laid with the perforations facing downward, and sloped toward a discharge location.
- 3.) The geotextile filter fabric should be wrapped around the drain rock that surrounds the pipe, not wrapped directly around the pipe.
- 4.) Backfill should be compacted to structural fill specifications if it will support pavements, slabs, or other structures. Refer to the geotechnical report for structural fill recommendations and specifications.
- 5.) Surface grade above the backfill can be covered with a layer of relatively impermeable topsoil or pavement or slab to reduce infiltration of surface water into the backfill and drainage system.



Group Northwest, Inc.

Geotechnical Engineers, Geologists, &
Environmental Scientists

RETAINING WALL DRAINAGE

NEW DRIVING RANGE STRUCTURE
BELLEVUE GOLF COURSE
BELLEVUE, WASHINGTON

SCALE: NONE

DATE: 5/10/13

MADE: KJ

CHKD: WC

JOB NO. G-3450

PLATE 3

APPENDIX A

G-3450

TEST PIT LOGS AND SOIL CLASSIFICATION LEGEND

TEST PIT NO. TP-1

 LOGGED BY WJL

 EXCAVATION DATE 5/6/13

 GROUND ELEV. 350 feet (±)

DEPTH ft.	USCS	SOIL DESCRIPTION	Sample No.	Moisture %	COMMENTS
5	SP- SM	SAND, red-brown, fine grained, loose to medium dense, some silt, some pebble gravel, damp	S1	12.7	- Probe 12"
	SP	SAND, brown, fine grained, dense at 4.2 feet, some pebble gravel, minor silt, damp	S2	7.1	- Probe 8"
			S3	7.9	- Probe 1"
10		Total Depth = 4.2 feet No Water Seepage			

TEST PIT NO. TP-2

 LOGGED BY WJL

 EXCAVATION DATE 5/6/13

 GROUND ELEV. 355 feet (±)

DEPTH ft.	USCS	SOIL DESCRIPTION	Sample No.	Moisture %	COMMENTS
5	SP	SAND, gray, fine grained, some gravel, dense, damp	S1	5.1	- Probe 1"
	SP- SM	SAND, light gray, fine grained, dense, some silt, some fine gravel, damp	S2	7.3	- Probe 1"
10		Total Depth = 7.5 feet No Water Seepage			


Group Northwest, Inc.

 Geotechnical Engineers, Geologists, &
Environmental Scientists

TEST PIT LOGS

PROPOSED NEW DRIVING RANGE
 BELLEVUE MUNICIPAL GOLF COURSE
 5500 - 140TH AVE NE,
 BELLEVUE, WASHINGTON

JOB NO. G-3450	DATE 5/6/13	PLATE A2
----------------	-------------	----------

TEST PIT NO. TP-3

LOGGED BY WJL

EXCAVATION DATE 5/6/13

GROUND ELEV. 356.5 feet (±)

DEPTH ft.	USCS	SOIL DESCRIPTION	Sample No.	Moisture %	COMMENTS
5	SP	SAND, brown and gray to 2 feet, gray below 2 feet, fine grained, dense, some gravel, damp	S1	5.3	- Probe 3"
			S2	3.9	- Probe 2"
10	SP	SAND, oxidized red brown, fine grained, medium dense, moist to wet . Moderate water seepage at 9 feet.	S3	23.3	<div style="text-align: center;">▽</div> - Moderate Water Seepage
Total Depth = 9 feet Water Seepage at 9 feet. Water level in test pit measured at 8.9 feet b.g.s. after 15 minutes.					

TEST PIT NO. _____

LOGGED BY _____

EXCAVATION DATE _____

GROUND ELEV. _____ feet (±)

DEPTH ft.	USCS	SOIL DESCRIPTION	Sample No.	Moisture %	COMMENTS
5					
10					



Group Northwest, Inc.

Geotechnical Engineers, Geologists, &
Environmental Scientists

TEST PIT LOGS

PROPOSED NEW DRIVING RANGE
 BELLEVUE MUNICIPAL GOLF COURSE
 5500 - 140TH AVE NE,
 BELLEVUE, WASHINGTON

JOB NO. G-3450	DATE 5/6/13	PLATE A3
----------------	-------------	----------

Bellevue Driving Range – site photos



View north to the clubhouse



View south to the driving range, same viewpoint as above

Received
MAY 20 2013
Permit Processing



Existing driving range building entrance



9 stations under cover in existing hitting station building

Received
1 20 2013
Permit Processing



General location of new building north of the old building



Existing driving range field and barrier nets, looking southeast.

Received
MAY 20 2013
Permit Processing