



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 13-133882-GD

Project Name/Address: AAA Washington Parking Lot Repair/1745 114th Ave. SE

Planner: Reilly Pittman

Phone Number: 425-452-4350/rpittman@bellevuewa.gov

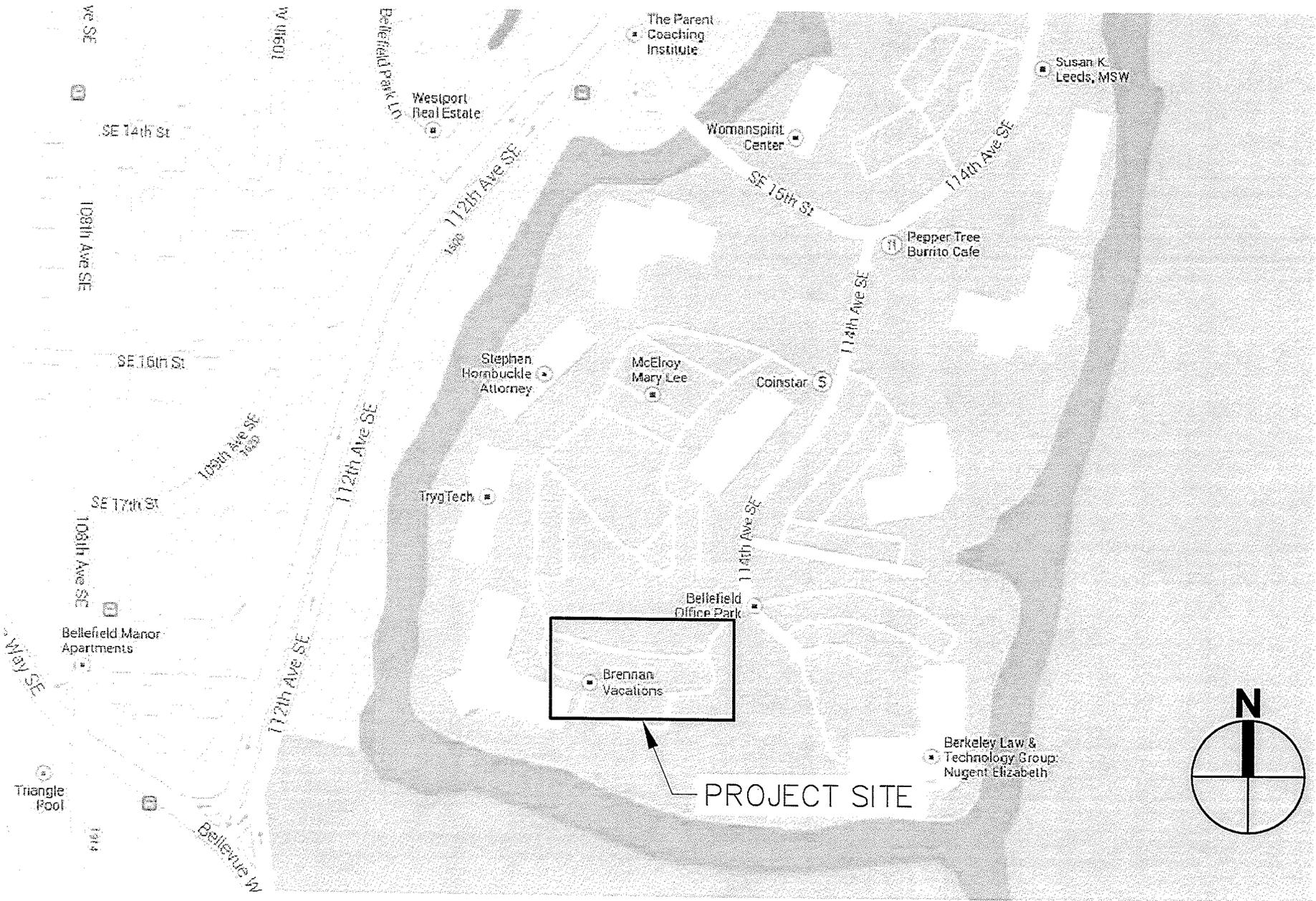
Minimum Comment Period: December 26, 2013

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Critical Areas Study

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



VICINITY MAP
SCALE: N.T.S.

City of Bellevue Submittal Requirements

27a

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: AAA Washington

Proponent: Dave Armstrong, Senior Facility Manager

Contact Person: John Anderson, PACE Engineers
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 11255 Kirkland Way, Suite 300, Kirkland WA 98033

Phone: 425-827-2014

Proposal Title: AAA Washington Parking Lot Repair

Proposal Location: 1745 -114th Avenue SE, Bellevue, WA 98004
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: Restore the parking lot grades and drainage system to the 1981 approved permit .
2. Acreage of site: 5.98 acres (260,610 SF)
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: None
7. Quantity of earth movement (in cubic yards): 560 CY cut - 1,451 CY fill
8. Proposed land use: Parking lot for an office building
9. Design features, including building height, number of stories and proposed exterior materials:
Not applicable
10. Other

Estimated date of completion of the proposal or timing of phasing:
Work is scheduled for December 2013 and January 2014.

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

No

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

Wetland and Habitat Study by Wetland Resources

Geotechnical Study by GeoEngineers

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.

City of Bellevue Clear & Grade Permit with SEPA

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)?

5% at ramps into covered parking area.

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.

Peat

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
The existing site is constructed over a deep layer of peat soil that continues to consolidate. Areas of the parking surface settle approximately 18-inches every 15-years.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The parking lot grades will be raised to approximately match those shown on the 1981 permit documents.
0- to 3-inch lift will be an asphalt overlay
3- to 12-inch lift will be removal of existing ACP and replace with crushed road and hot mix asphalt
12 inch and greater lift will be removal of existing ACP and replace with light weight fill and hot mix asphalt
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion could occur after removal of the existing asphalt pavement.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 34% of the site will be covered with impervious surfaces (no change from existing condition).
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The parking lot grading will be done in phases to reduce the amount of exposed surface. Filter fabric fence, straw waddles, and clean fill material will be used for the pavement base and other BMP's as needed control erosion.

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.
Construction vehicle emissions would occur during the grading and paving phases.
- 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:
Vehicles will meet Washington State emission standards.

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.

Yes. Mercer Slough is located on the southern boundary of the site.

- (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.

Yes. Existing parking lot pavement grades have settled approximately 18-inches along the Mercer Slough edge. Pavement grades in this region will be raised using light weight fill material and ACP.

- (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.

Approximately 10 CY of material will need to be removed for replacement of existing drainage culverts. The same light weight fill material used for parking lot grading will be used for pipe backfill.

- (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. FEMA maps set the 100-year floodplain at the southern edge of parking.

- (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.

The existing asphalt paved parking lot is a source of storm water runoff. Storm water sheet flows across the pavement and dispersed into the existing wetland, internal swales or the Mercer Slough. Storm water from this site ultimately reaches the Mercer Slough which flows into Lake Washington.

- (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:

The existing parking lot grades are only a few feet above the ordinary high water elevation of Lake Washington. The minimal separation between water and parking lot surfaces limits the design alternatives for treating storm water runoff. Storm water dispersion to vegetated ground cover is the only practical measure for treatment.

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?

Internal swales will also have to be raised. The existing landscape material within the swales will be removed and replanted, or replace with similar material.

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:

Existing landscape material in disturbed areas will be replanted, if possible. No enhancements to the vegetation are anticipated.

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.

Salmon

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

None known

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.

Electric energy for parking lot lighting.

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:

None

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, etc.)? Indicate what hours noise would come from the site.

Construction noise from grading equipment, dump trucks, paving machines will be created on a short term basis. It is anticipated the noise will be occurring during between 7 AM and 8 PM.

- (3) Proposed measures to reduce or control noise impacts, if any:
Vehicles will meet have mufflers that meet Washing State noise standards.

Noise is regulated by BCC 9.18 and limits noise to 7am-6pm on weekdays and 9-6 on Saturdays.

8. Land and Shoreline Use

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

Office Park

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

No

- c. Describe any structures on the site.

66,360 SF three story office building.

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

No.

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

Office

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

Office

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

Shoreline overlay

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

Yes, AE floodplain, liquefaction area, shoreline management area and wetlands area.

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

No change from existing condition.

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

None

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

None

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

None

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?
None
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

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?
Open space, parks and trails
- 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.
None known
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known
- 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.
114th Avenue SE provides access to the site.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Public transit is located within 1/4 mile of the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
There are 163 existing open air parking stalls, none will be 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.
None.
- 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.
None.

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 John E. Anderson
Date Submitted 10/24/13

AAA WASHINGTON

PARKING LOT REPAIR

PROJECT INFORMATION

Owner:

AAA OF WASHINGTON
1745 114TH AVE. SE
BELLEVUE, WA 98004
DAVE ARMSTRONG
(425) 646-2014

Civil Engineer:

PACE ENGINEERS INC.
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
TEL. (425) 827-2014
JOHN ANDERSON, P.E.

Surveyor:

PACE ENGINEERS, INC.
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
TEL. (425) 827-2014

OCTOBER 2013

Prepared by



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

LEGAL DESCRIPTION

LOT 8 OF BELLEFIELD OFFICE PARK, AS PER PLAT RECORDED IN VOLUMEN 119 OF PLATS, PAGE 81 THROUGH 90, RECORDS OF KING COUNTY DISTANCE OF 240.35 FEET;

SURVEY NOTES

HORIZONTAL DATUM: NAD 83-91 - CITY OF BELLEVUE

VERTICAL DATUM: NAVD 88 - CITY OF BELLEVUE

SITE AREA: LOT 8 - 260612.5 SQUARE FEET OR 5.98 ACRES

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON

ARE BASED ON FIELD OBSERVATIONS TAKEN ON FEBRUARY, 2013, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S6 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS.

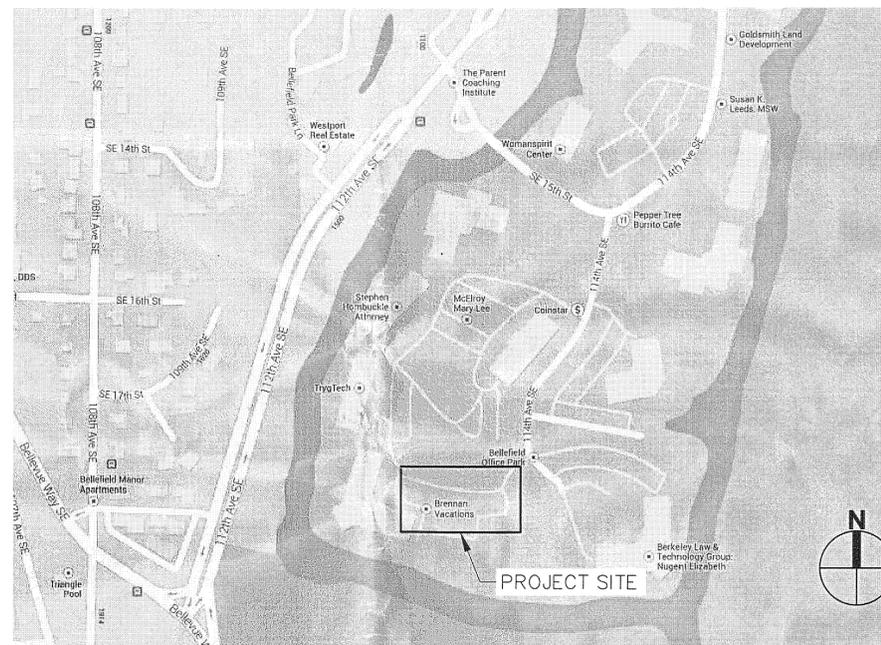
CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.

CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-424-5555.

DATUM

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 / 1991 ADJUSTMENT (NAD 83/91), WASHINGTON, NORTH ZONE AS ESTABLISHED FROM CITY OF BELLEVUE PUBLISHED CONTROL POINTS.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED FROM CITY OF BELLEVUE PUBLISHED CONTROL POINTS.



VICINITY MAP

SCALE: N.T.S.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	TESC AND DEMOLITION PLAN
5	GRADING AND UTILITY PLAN
6	GRADING AND UTILITY DETAILS

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 DATE: 11/7/2013 10:33:44 AM
 TIME: 11/8/2013 1:56 PM
 USER: BRENDON DANIELS
 FILE: PACE34X22

DESIGNED	JA			
DRAWN	EM			
CHECKED	JA			



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey

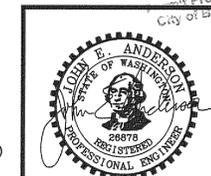
DATE	10/21/2013
SCALE	

AAA WASHINGTON
PARKING LOT REPAIR
1745 114TH AVE SE

CALL BEFORE YOU DIG 811
UNDERGROUND SERVICE (USA)

PERMIT SUBMITTAL

JOB NUMBER	13369.00
SHEET NAME	1



Received
NOV 8 2013
City Processing
City of Bellevue

13-13382-00

11/08/2013

GENERAL NOTES:

1. ALL WORK PERFORMED AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE UTILITIES ENGINEERING STANDARDS LATEST EDITION
2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS PROGRESS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF BELLEVUE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S PROFESSIONAL ENGINEERING CONSULTANT OF THE PRE CONSTRUCTION MEETING TIME AND LOCATION.
5. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF BELLEVUE STREET USE INSPECTOR.
6. ALL SURVEYING AND STAKING OF IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY IS TO BE PROVIDED BY THE CITY OF BELLEVUE AT CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY THE BELLEVUE FIRE DEPARTMENT DISPATCHER (386-1495) TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE LIDS VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.

CONSTRUCTION SEQUENCE:

1. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF BELLEVUE, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES THAT MAY BE EFFECTED BY THE PROPOSED CONSTRUCTION. THE ONE CALL NUMBER IS 1-800-424-5555.
3. VERIFY ALL GRADES PRIOR TO CONSTRUCTION. FLAG CLEARING LIMITS.
4. INSTALL STRAW WATTLES PER PLAN, INSTALL FILTER FABRIC FENCE, ORANGE CONSTRUCTION OR CHAIN LINK FENCE AND OTHER EROSION CONTROL MEASURES AS REQUIRED BY COB INSPECTOR.
5. INSTALL NEW STORM CULVERTS CONNECTING DRAINAGE SWALES TO THE MERCER SLOUGH. INSTALL FLAP GATES WHERE SHOWN ON PLANS.
6. REMOVE ASPHALT PAVEMENT AND EXISTING CURBING IN PHASES TO LIMIT EXPOSED AREAS. COORDINATE PARKING LOT PHASING WITH AAA WASHINGTON.
7. PLACE CURSHED ROCK OR LIGHT WEIGHT FILL AS SPECIFIED IN THE PAVEMENT SECTION AND PLANS. INSTALL PAVEMENT AFTER SUBGRADE IS COMPACTED AND APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER.
8. INSTALL CONCRETE CURBS IN NEW PARKING AREAS.
9. STRIPE PARKING STALLS.
10. REMOVE EXCESS EXCAVATED MATERIALS, TRASH DEBRIS, AND WASTE MATERIALS. DISPOSE OF IN AN AUTHORIZED LOCATION AT NO COST TO THE OWNER.
11. CLEAN EXISTING STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS. MAINTAIN TEMPORARY EROSION CONTROL FACILITIES UNTIL LANDSCAPING STABLE.

CLEARING AND GRADING NOTES:

1. ALL CLEARING AND GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING AND GRADING CODE: CLEARING AND 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, GEOGRID REINFORCED ROCKERIES, AND GEOGRID REINFORCED MODULAR BLOCK WALLS MUST BE STAMPED BY A PROFESSIONAL ENGINEER.
2. 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.
3. 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.
4. THE AREA TO BE CLEARED AND GRADED MUST BE FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING & GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE..
5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING & GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.
6. 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..

7. CLEARING WILL 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.
8. 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 & GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
9. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE REQUIRED:
 - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING & 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 & GRADING INSPECTOR.
 - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING & GRADING INSPECTOR OR PERMIT CONDITIONS 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.
10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.
11. 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.
12. THE PUBLIC INFORMATION SIGN LISTING 24-HOUR EMERGENCY PHONE NUMBERS FOR THE CITY AND THE CONTRACTOR MAY BE PROVIDED TO THE APPLICANT AT THE TIME THE CLEARING & GRADING PERMIT IS 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 & GRADING INSPECTOR.
13. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING & GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AS AS DIRECTED BY THE CLEARING & GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING & GRADING INSPECTOR.
14. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING & 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 & GRADING CODE.

EROSION CONTROL NOTES:

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING 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 DEVELOPMENT SERVICES (DSD) 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.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. 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.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. 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.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. 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.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. 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.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

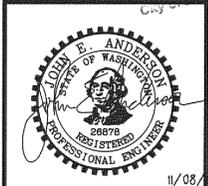
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 PARKING LOT REPAIR
 1745 114TH AVE SE
 GENERAL NOTES



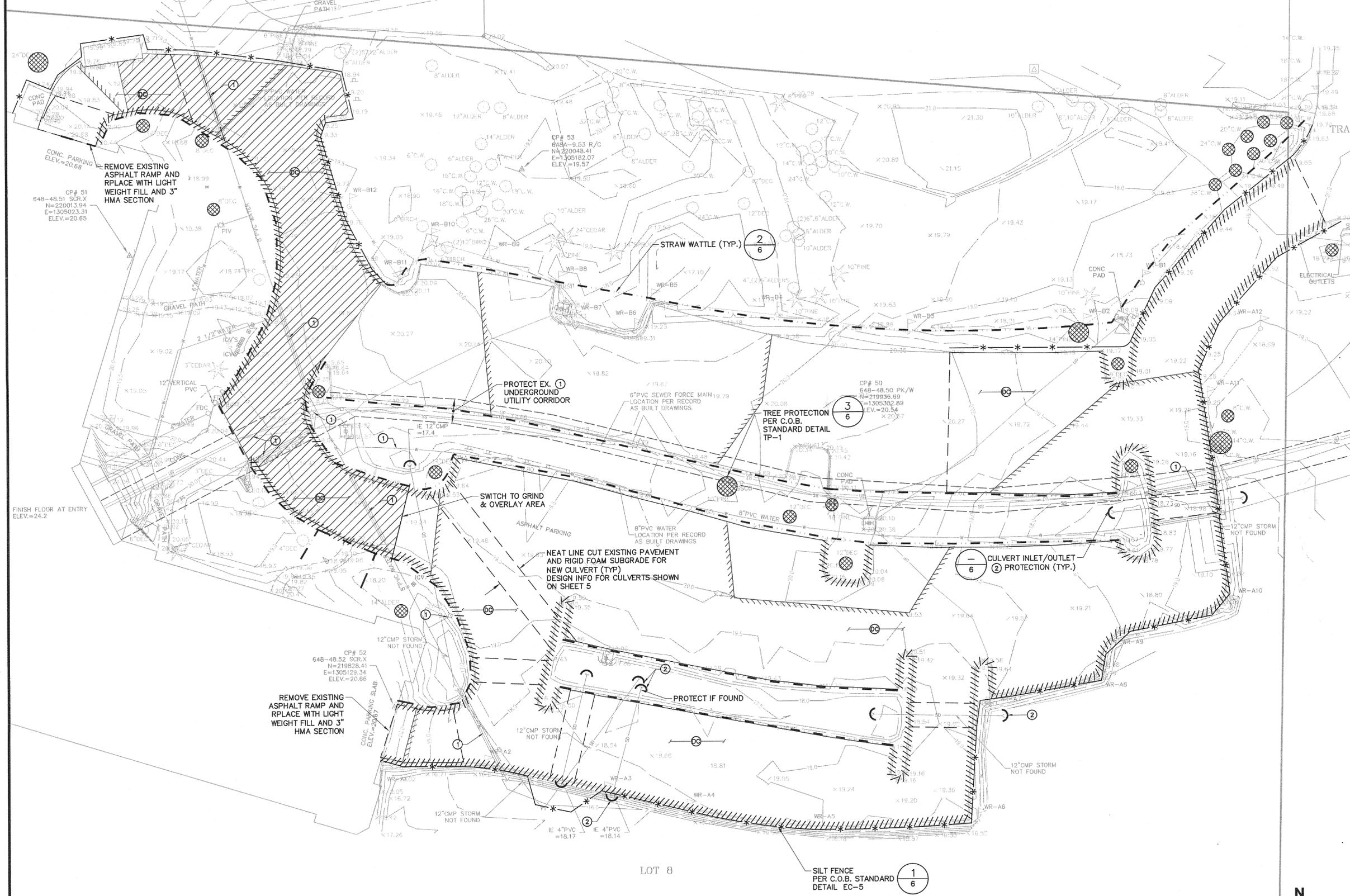
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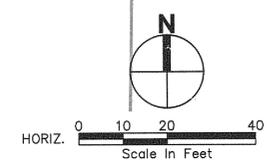
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LEGEND

- CONSTRUCTION FENCE
- SILT FENCE
- DEMOLISH FEATURE
- ASPHALT GRIND & OVERLAY
- REMOVE EXISTING PAVEMENT FOR PLACEMENT OF FILL
- DUST CONTROL
- CATCH BASIN PROTECTION
- STRAW WATTLE/COMPOST SOCK
- TREE PROTECTION
- LIMITS OF 1996 FILL AREA

- EROSION CONTROL NOTES:**
1. PROTECT ALL ABOVE AND BELOW GRADE FEATURES UNLESS OTHERWISE SPECIFIED WITHIN THIS PLAN SET OR AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.
 2. ADJUST INLET AND OUTLET PROTECTION TO NEW CULVERTS ONCE INSTALLED.
 3. PROTECT ALL EXISTING ABOVE AND BELOW GRADE UTILITIES WHICH ARE CURRENTLY SERVING THE SITE.
 4. DURING WINTER STORMS STRAW WATTLES/COMPOST SOCKS MAY NOT BE ADEQUATE TO CONTROL FLOW RATES EXITING THE SITE. SWITCH TO SAND BAGS AS DIRECTED BY CITY INSPECTORS AND/OR PROJECT CESCL.
 5. SITE INSPECTORS SHALL BE CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) WHO SHALL BE PRESENT ON-SITE OR ON CALL AT ALL TIMES.
- PROJECT CESCL: _____
 PHONE: _____

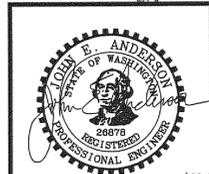


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DRAWN	EM

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DATE 10/21/2013
 SCALE 1" = 20'

AAA WASHINGTON
 PARKING LOT REPAIR
 1745 114TH AVE SE
 TFSC AND DEMOLITION PLAN

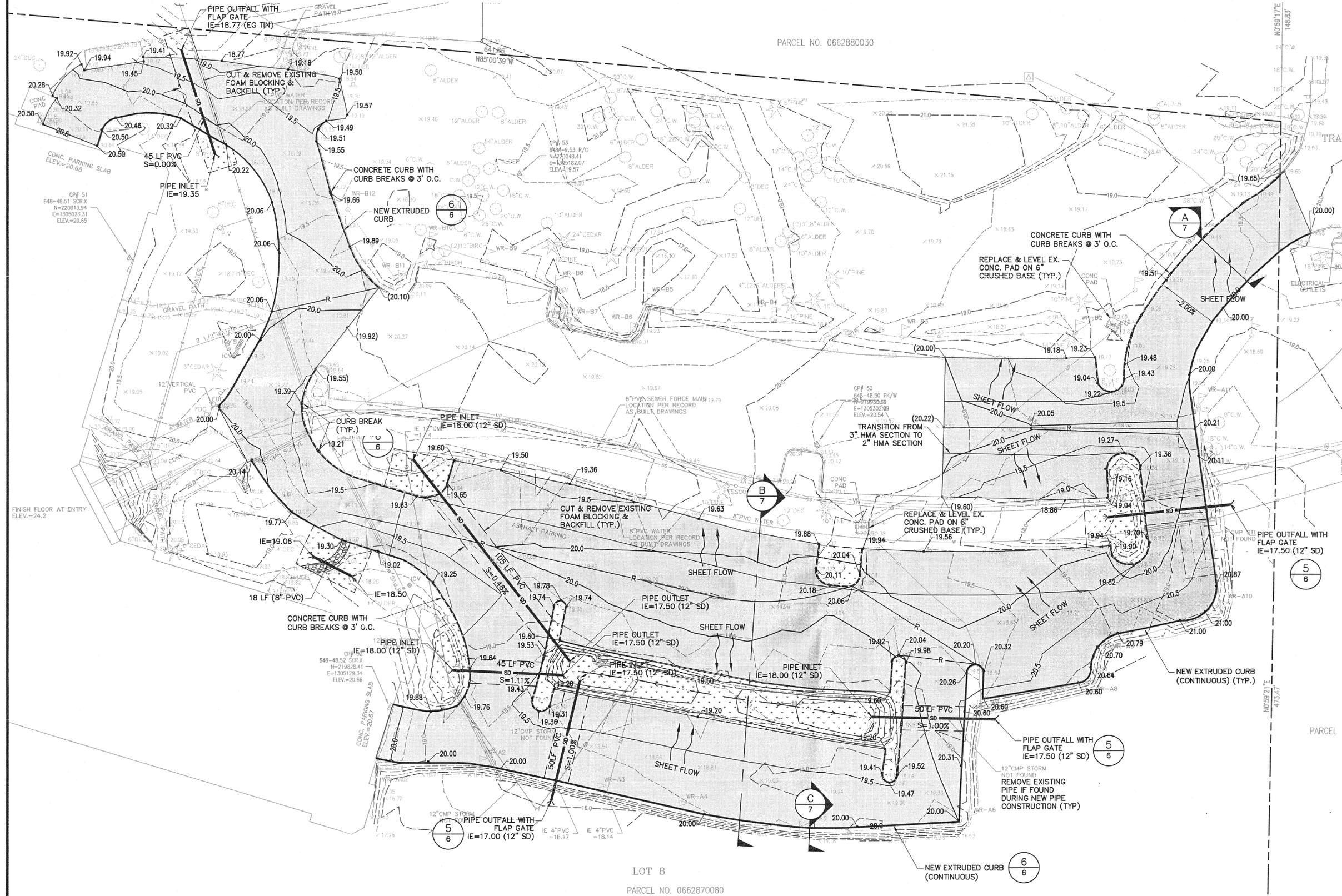


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LEGEND

- SD STORM DRAIN
- NEW PAVEMENT
- EXISTING LANDSCAPING TO BE REPLACED IN KIND
- (XX.XX) EXISTING SPOT GRADE
- XX.XX PROPOSED SPOT GRADE
- R RIDGE LINE

GENERAL NOTES:

1. PRIOR TO ORDERING MATERIALS AND CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT PLANS AND SITE CONDITIONS AND IDENTIFY IF ANY CONFLICTS EXIST. THE CONTRACTOR SHALL CALL "ONE-CALL" AND IDENTIFY AND ABOVE OR BELOW GRADE FEATURES ARE IN CONFLICT WITH THE PLANS. IF CONFLICTS EXIST CONTACT PACE ENGINEERS (425) 827-2014 WITH THE HORIZONTAL AND VERTICAL LOCATION OF THE CONFLICTS.
2. CONTRACTOR SHALL HAVE A COPY OF THE MOST RECENT CITY OF BELLEVUE DEVELOPMENT MANUAL ON SITE AT ALL TIMES.
3. PVC PIPE SHALL BE SDR 35 WITH JOINTS CONFORMING TO ASTM D3034 AND ASTM F477.
4. ALL UTILITY CUTS AND NEW PAVEMENTS SHALL BE NEAT SAW CUT AND SEALED BY ASPHALT.
5. PLACEMENT AND COMPACTION OF FILL SOILS SHALL BE PER THE RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL CONSULTANT.

CONSTRUCTION NOISE NOTES:

- CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:
- A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
 - A CITATION WILL BE ISSUED AND A \$125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
 - A CITATION WILL BE ISSUED AND A \$250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATIONS HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.
- FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES, CONSTRUCTION-RELATED NOISE IS ALLOWED:
- 7 AM TO 6 PM ON WEEKDAYS
 - 9 AM TO 6 PM ON SATURDAYS
- CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:
- OUTSIDE OF ALLOWABLE HOURS
 - LEGAL HOLIDAYS
 - SUNDAYS

PROPOSED VOLUME TO EXISTING TIN VOLUME:		
CUT=5.60 Cu. Yd	FILL=890.95 Cu. Yd	NET=885.35 Cu. YD

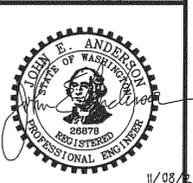


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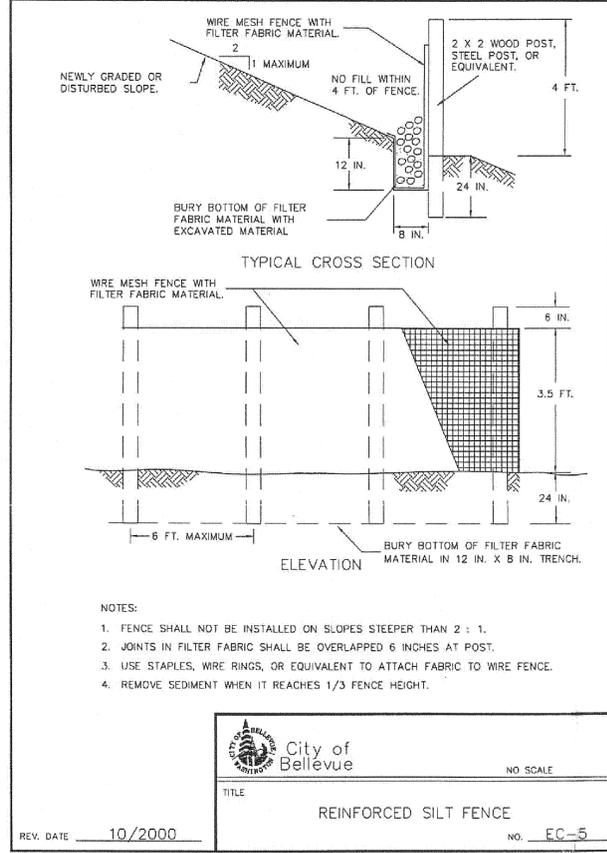
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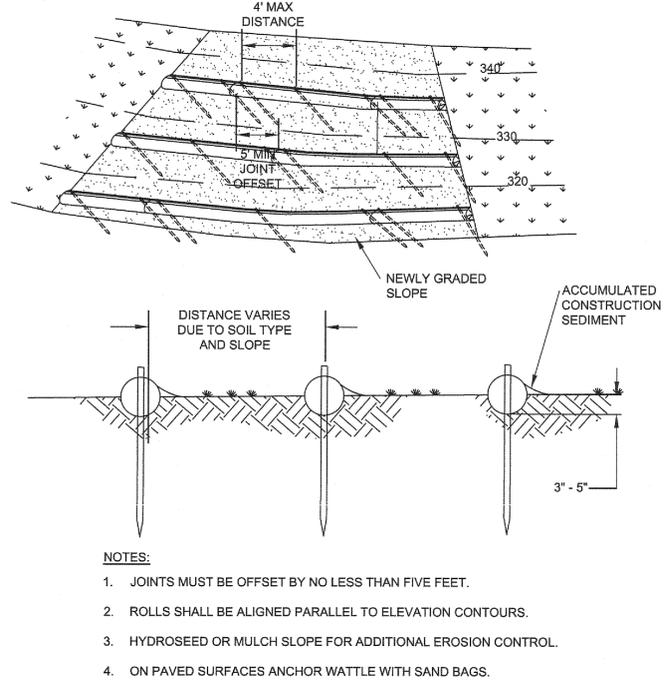
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AAA WASHINGTON
 PARKING LOT REPAIR
 1745 114TH AVE SE
 GRADING AND UTILITY PLAN

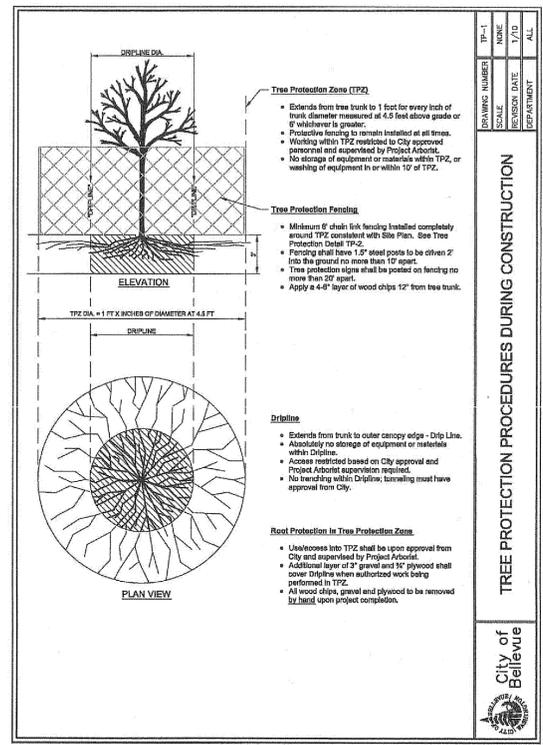
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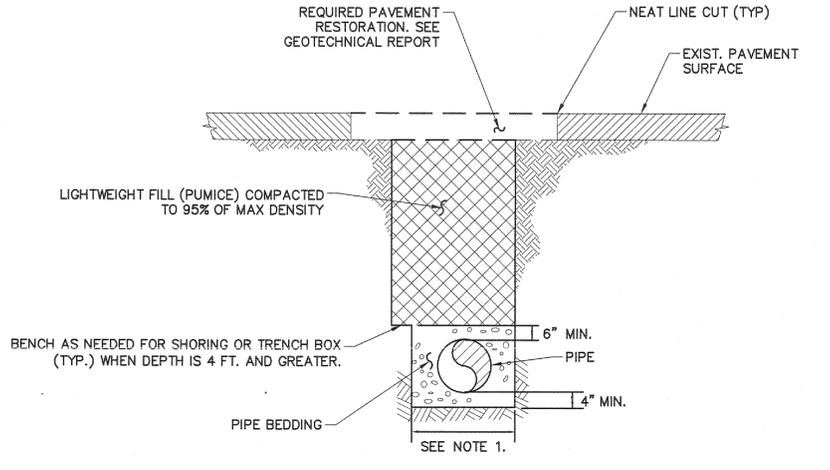
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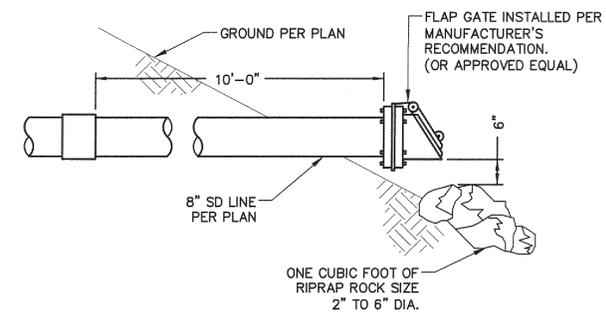
2 STRAW WATTLE DETAIL, LANDSCAPE AREA
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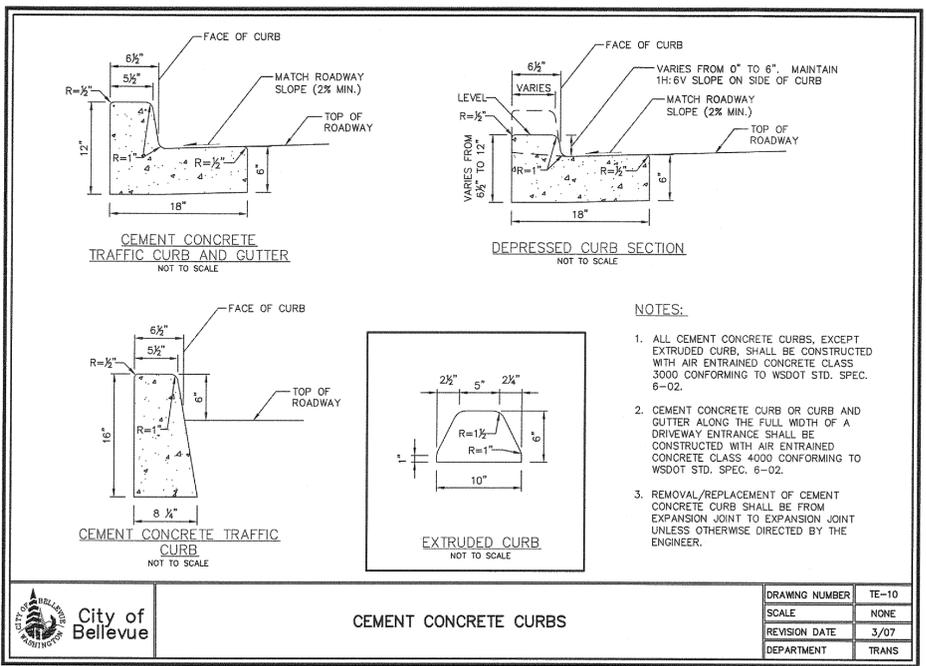
3 TREE PROTECTION DETAIL
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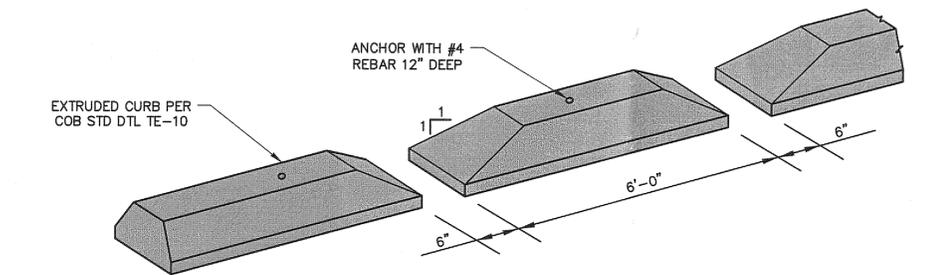
4 TYPICAL UTILITY TRENCH
SCALE: NTS



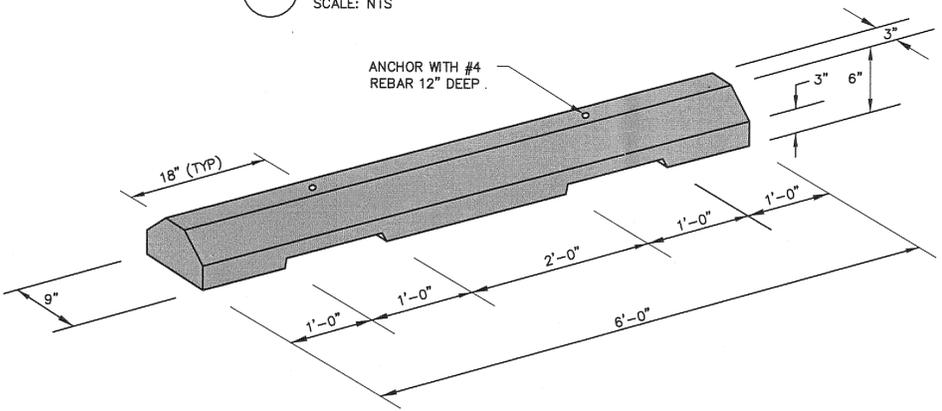
5 FLAP GATE DETAIL
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6 CONCRETE CURB DETAIL
SCALE: NTS



6 EXTRUDED CURB WITH BREAKS DETAIL
SCALE: NTS



7 CONCRETE WHEEL STOP
SCALE: NTS

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1745 114TH AVE SE
GRADING AND UTILITY DETAILS

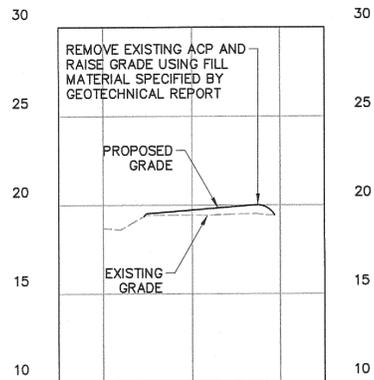
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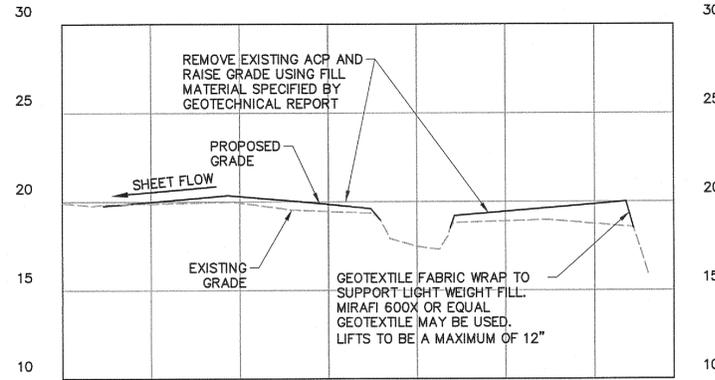
JOHN E. ANDERSON
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

11/08/2013

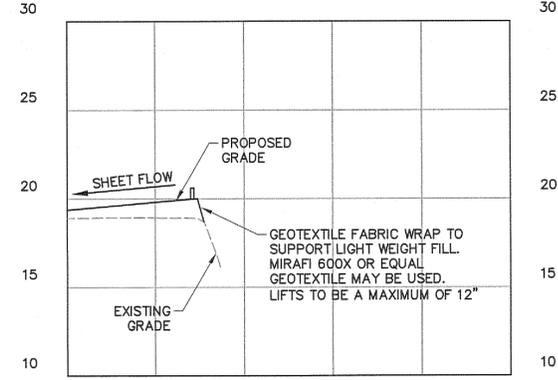
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SHEET	6 OF 7



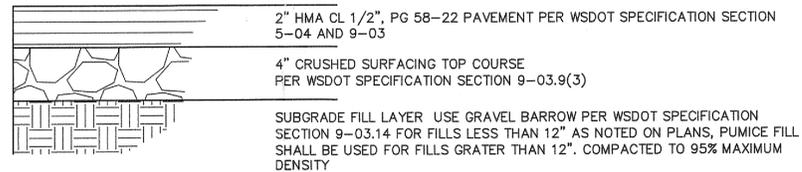
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B SECTION B

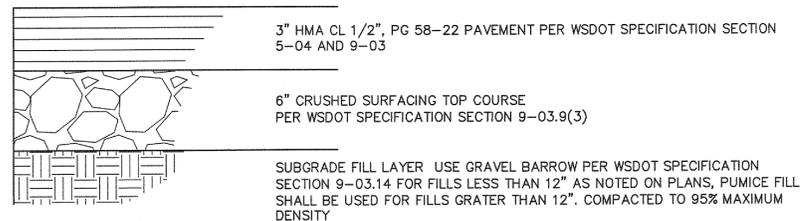


C SECTION C



ASPHALT PAVEMENT SECTION

LOCATION: PARKING AREAS - SCALE: NTS



ASPHALT PAVEMENT SECTION

LOCATION: DRIVE LANES - SCALE: NTS

7 PAVEMENT SECTIONS

SCALE: NTS

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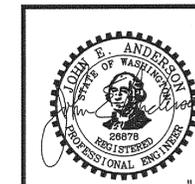
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AAA WASHINGTON
 PARKING LOT REPAIR
 1745 114TH AVE SE
 SECTIONS AND DETAILS



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Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

CRITICAL AREA STUDY

AAA – Bellefield Office Park BELLEVUE, WA

Wetland Resources, Inc. Project #13038

Prepared By:
Wetland Resources, Inc.
9505 19th Ave. SE, Suite 106
Everett, WA 98208
(425) 337-3174

Prepared For:
PACE Engineers, Inc
Attn: John Anderson
11255 Kirkland WAY
Kirkland, WA 98033

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October 15, 2013

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INTRODUCTION

The subject property is located at 1745 114th Ave SE in the city of Bellevue, Washington (tax parcel ID # 066287-0080). The 5-acre parcel is further located as a portion of Section 5, Township 24N, Range 5E, W.M. Owned by AAA Washington, the subject property is in the southwest corner of the Bellefield Office Park, and is accessed from the northeast via 114th Ave. *Wetland Resources* conducted a site investigation in the project area in February of 2013 for the purpose of locating jurisdictional wetlands and streams in the vicinity of a proposed parking lot maintenance and repair project on the subject site. The Bellevue City Code (BCC) 20.25H was used to determine critical area classifications and protection requirements. WRI identified two critical areas in the vicinity of the proposed project site.

The subject property contains a primary structure in the western portion, and a parking lot in the eastern portion. The property is surrounded by Mercer Slough and its associated wetlands to the south and west. Vegetation within the subject property exists on the fringe of Mercer Slough, and also within a small wetland/buffer area in the north portion of the site. The following vegetation was observed within the subject property: red alder, black cottonwood, reed canarygrass, common cattail, common rush, English ivy, and Himalayan blackberry.

CRITICAL AREAS

The investigation area contains two critical areas in the vicinity of the proposed project. These include wetland A, a Category II wetland associated with Mercer Slough, and Wetland B, a Category II wetland on the north end of the site. No level surface water connection was observed between Wetlands A and B, however for the purposes of this investigation, they are considered hydrologically connected.

The Watershed Company evaluated the Mercer Slough wetland system for the City of Bellevue in 2008 (rating attached). WRI has reviewed the rating form and agrees with the categorization. The Mercer Slough wetland receives a total score of 56 points on the Wetland Rating Form, including a habitat score of 29 points. This wetland therefore meets the criteria of a Category II wetland. Category II wetlands with habitat scores of 29 or greater points typically receive 150-foot buffers. Based on these constraints, the entire site is either existing improvement (building, parking lot, stormwater system etc.), wetland, or buffer.

PROJECT DESCRIPTION

The applicant is proposing to resurface the existing parking and drive lanes. The resurface and associated maintenance will be entirely limited to the existing improved areas. No impacts to the wetland and/or buffer outside of the existing improvement are proposed as part of this activity.

REVIEW OF EXISTING INFORMATION

Before conducting on-site investigations, a literature review was performed to identify records of wetlands and streams within the project area. While this project is primarily located in the rights-of-way of existing public roads, the majority of the adjacent critical areas are located on private property. Due to the lack of access, the presence of wetlands on these properties was determined

using a combination of observations from the road, aerial photography, survey information, and the following resources:

- U.S. Geological Survey (USGS) topographic map of Bellevue (USGS, 1991)
- National Wetlands Inventory map of project area (online wetlands mapper found at <http://www.fws.gov/wetlands/Data/mapper.html>)
- *Soil Survey of King County Area Washington* (USDA, July 1983)
- City of Bellevue Critical Area Ordinance. Part 20.25H. Bellevue, Washington. October 2007
- King County Landscape Imaging “iMap” Website accessed at <http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>
- *Hydric Soils List King County Area Washington* (NRCS, 2001)
- National List of Vascular Plant Species that Occur in Wetlands: 1996 National Summary Indicator by Region and Subregion (USFWS, March 2, 1997)
- City of Bellevue Shoreline Wetland Inventory – Mercer Slough/Kelsey Creek

WETLAND CLASSIFICATIONS – COWARDIN SYSTEM

According to the Cowardin System, as described in Classification of Wetlands and Deepwater Habitats of the United States, the classification for the on-site wetlands and stream is as follows:

Wetland: Palustrine, Forested, Broad-Leaved Deciduous, Seasonally flooded

WETLAND CLASSIFICATIONS – CITY OF BELLEVUE

Pursuant to the City of Bellevue Municipal Code (BMC) 20.25H, the on-site wetland and stream are classified as follows:

Wetlands A and B

The Mercer Slough wetland was rated as part of the City of Bellevue Shoreline Wetland Inventory – Mercer Slough/Kelsey Creek conducted by the Watershed Company. The wetland receives a total score of 56 points for functions on the Wetland Rating System for Western Washington, including a habitat score of 29 points. This equates to a Category II classification. Category II wetlands with 29 and greater points for habitat functions are typically dedicated 150-foot protective buffers.

WETLAND DETERMINATION REPORT

Methodology

Wetland conditions were evaluated using the on-site, routine methodology described in the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), (referred as 2010 Regional Supplement) as required by the City of Bellevue. In general, wetland delineation consisted of two tasks: (1) assessing vegetation, soil, and hydrologic characteristics to identify areas meeting the wetland identification criteria, and (2) mapping wetland boundaries using aerial photography and existing survey information.

The following criteria descriptions were used in the boundary determination:

Vegetation Criteria

The 2010 Regional Supplement defines hydrophytic vegetation as “the community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence of the plant species present.” Field indicators were used to determine whether the vegetation meets the definition for hydrophytic vegetation.

Soils Criteria and Mapped Description

The National Technical Committee for Hydric Soils, as described in the 2010 Regional Supplement, defines hydric soils as “a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.” Field indicators were used to determine whether a given soil meets the definition for hydric soils.

The soils underlying the subject site are mapped in the Soil Survey of King County Area Washington, 1983 edition, as Seattle Muck.

Seattle Muck (Sk): The Seattle series is made up of very poorly drained organic soils that formed in material derived primarily from sedges. These soils are in depressions and valleys on the glacial till plain and also in the river and stream valleys. Slopes are 0 to 1 percent. In a representative profile, the surface layer is black muck about 11 inches thick. It is underlain by dark reddish-brown, black, very dark brown, and dark-brown muck and mucky peat that extends to a depth of 60 inches or more. The subsurface layers are stratified mucky peat, muck, and peat that formed mostly from sedges. Where these soils adjoin mineral soils, some layers are 25 percent wood fragments. Some areas are up to 30 percent inclusions of Tukwila soils, which are deep mucks, and Shalcar soils, which are shallow over a mineral substratum; and some areas are up to 15 percent inclusions of the wet Bellingham and Norma soils. Total inclusions do not exceed 30 percent. Permeability is moderate. There is a seasonal high water table at or near the surface. Available water capacity is high.

Hydrology Criteria

As stated in the 2010 Regional Supplement, the “term wetland hydrology encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season.” It also explains “areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively.”

Additionally, the US Army Corps of Engineers 1987 Wetland Delineation Manual states that “areas which are seasonally inundated and/or saturated to the surface for a consecutive number of days ≥ 12.5 percent of the growing season are wetlands, provided the soil and vegetation parameters are met. Areas inundated or saturated between 5 and 12.5 percent of the growing season in most years may or may not be wetlands. Areas saturated to the surface for less than 5 percent of the growing season are non-wetlands.” Field indicators were used to determine whether wetland hydrology parameters were met on this site.

BOUNDARY DETERMINATION FINDINGS

Wetland

Dominant vegetation found within the on-site wetland areas consists of: black cottonwood (*Populus balsamifera*, Fac), Himalayan blackberry (*Rubus armeniacus*, FacU), reed canarygrass (*Phalaris arundinacea*, FacW), Cattail (*Typha latifolia*, Obl), and softrush (*Juncus effusus*, FacW). The underlying soils are typically a very dark grayish brown (10YR 3/2) silt loam to a depth of approximately 4 inches and from 4 to about 18 inches thick the soils change to a very dark grayish brown 2.5Y 3/2 gravelly silt loam with redoximorphic features of dark yellowish brown (10YR 3/6). The soils were saturated during our February 13, 2013 site visit.

The dominance of species rated “Facultative” or wetter meets the criteria for hydrophytic vegetation in this wetland. Based on field indicators, it appears that the areas mapped as wetland are saturated to the surface for more than 12.5 percent of the growing season, thereby fulfilling wetland hydrology criteria.

Non-wetland Areas

Dominant vegetation within the areas designated as non-wetland consists primarily of mowed and maintained landscaping. English ivy (*Hedera Helix*, FacU) is the most prevalent non-wetland species.

The soils underlying the upland areas are typically black (2.5Y 2.5/1) from the surface to 12 inches below. From 12 inches to greater than 18 inches, the soils changed to a very dark grayish brown (2.5Y 3/2) sandy loam. The soils were dry at the time of our site investigation.

Based on the lack of field indicators, it appears that areas of the site mapped as non-wetland are not saturated to the surface for more than 12.5 percent of the growing season, thereby not fulfilling wetland hydrology criteria.

FUNCTIONS AND VALUES ASSESSMENT

Methodology

The methodology for this functions and values assessment is based on professional opinion developed through past field analyses and interpretation. This assessment pertains specifically to this site, but is typical for assessments of similar systems common to western Washington.

Functions and Values Components

Wetlands in western Washington perform a variety of ecosystem functions. Included among the most important functions provided by wetlands are: stormwater control, water quality improvement, fish and wildlife habitat, aesthetic value, recreational opportunities, and education. Assessments of these functions for the project site are provided below.

Stormwater Control

The on-site wetland areas are relatively large and directly associated with Lake Washington. In addition, the existing dense vegetation coverage within the wetland open water areas are indicators that the wetland does have potential for supporting stormwater control functions. Based on these existing conditions, the wetland receives a moderate score for stormwater control functions. This function becomes increasingly more valuable as development increases in the area. Additionally, this function is important due to the presence of natural resources downstream that have the potential to be damaged by flooding.

Water Quality

Water quality improvement function is moderate due to the limited perennial outflow of the wetland. In order to remove materials that generally reduce water quality, hydrology needs an opportunity to slow and allow suspended solids to settle. The existing dense (native) vegetation does provide some soil stability, which reduces the potential for silt entering the downstream system. Overall, the water quality improvement function of the on-site wetland is moderate. The lack of adequate buffers significantly limits this function. This function is important due to the presence of commercially developed areas within 150ft of the wetland that would otherwise reduce water quality downstream.

Wildlife Habitat

The wetlands relatively undisturbed native vegetation and close proximity to Lake Washington, gives the wetland unit the opportunity to provide habitat for many species. The existing forest canopy provides excellent perch and refuge for avian species. Small urban adapted mammals and avian species may utilize dense vegetation along the edge of the parking areas for refuge and forage opportunity. Based on these existing conditions, the expected wildlife function for the subject property is relatively high. Please see the Habitat Assessment section below for a detailed habitat assessment and a more detailed analysis of expected wildlife species.

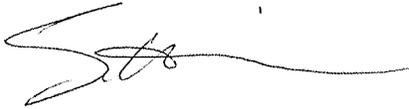
USE OF THIS REPORT

This Critical Area Study is supplied to AAA Washington as a means of determining on-site wetland conditions, as required by the City of Bellevue during the permitting process. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

A handwritten signature in black ink, appearing to read 'S. Brainard', with a long horizontal flourish extending to the right.

Scott Brainard, PWS
Principal Wetland Ecologist

REFERENCES

City of Bellevue Critical Areas Ordinance, Chapter 20.25H. City of Bellevue, Washington. June 2006.

Cowardin, et al., 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S.D.I. Fish and Wildlife Service. FWS/OBS-79/31. December 1979.

National List of Plant Species that Occur in Wetlands, Northwest Region. 1996. U.S. Department of the Interior, Fish and Wildlife Service. Washington, D.C.

Soil Survey of King County Area Washington. U.S.D.A. Soil Conservation Service. July 1983.

Washington State Wetlands Identification and Delineation Manual. Washington State Department of Ecology. Publication #96-94. March 1997.