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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Lance Mueller & Associates

LOCATION OF PROPOSAL: 411 116th Avenue NE

DESCRIPTION OF PROPOSAL: Construct a new Ford dealership (including sales and service). The new building will be 34,693 square feet. The Ford dealership was destroyed by fire in April 2015. (A prior LM was issued for demolition/temporary trailers under 15-115248-LM).

FILE NUMBER: 15-120509-LM **PLANNER:** Carol Hamlin

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 **1/28/2016** .

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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a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

Environmental Coordinator — 1/14/2016
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

REVISED 8/25/2015

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call 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).

INTRODUCTION

Purpose of the Checklist:

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

Instructions for Applicants:

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

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

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

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

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

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

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

1/14/16
CJL

BACKGROUND INFORMATION

Property Owner: DOG WALK, LLC

Proponent: LANCE MUELLER & ASSOC/AGENT.

Contact Person: LANCE MUELLER, AGENT FOR TENANT AUTONATION FORD OF BELLEVUE
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 130 LAKESIDE AVE, SEATTLE WA 98122

Phone: 206 325 2553

Proposal Title: RECONSTRUCTION OF AUTONATION FORD BELLEVUE

Proposal Location: 411 116TH AVE NE
(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: RECONSTRUCT A FORD SALES & SERVICE DEALERSHIP DESTROYED BY FIRE IN APRIL 2015. NEW CONSTRUCTION & BLDG AREA THE SAME AS PRE-FIRE.
2. Acreage of site: 4.4 AC
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 31,700 S.F. ± + 3,000 S.F. MEZZ.
7. Quantity of earth movement (in cubic yards): PHASE I - 50 CY EARTH + UP TO 300 CY CONC SLAB. PHASE II - APPROX 250 C.Y. PAVING & EARTH IN FRONT YARD.
8. Proposed land use: AUTO SALES & SERVICE
9. Design features, including building height, number of stories and proposed exterior materials: HEIGHT = 21-24 FT, ONE STORY W/ MEZZ. PAINTED CONCRETE, ALUMINUM COMPOSITE PANELS & CLEAR GLASS
10. Other NO

Estimated date of completion of the proposal or timing of phasing:
PHASE I SHOP - OCCUPY IN FEB 2016, 24,693 S.F. ± + 3,000 S.F. MEZZ
PHASE II SHOWROOM/SALES - SUMMER/FALL 2016, 7,000 SF ±
SEE ATTACHED SITE PLANS, SEE ATTACHED PH II FLOOR PLAN, SITE PLAN & ELEVATIONS.

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. NONE KNOWN

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.

BLDG PERMIT, SIGN PERMIT, OCCUPANCY PERMIT, MEP PERMITS, UE, & DEMO PENDING. R/W PERMIT ISSUED. PERMITS REQD FOR NEW FIRE SERVICE. CLEAR & GRADE REQD FOR PHASE II.

Please provide one or more of the following exhibits, if applicable to your proposal. SEPA ✓
(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 (PHASE II SUBMITTAL)
  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)?

3% – 5%

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.

SANDY, GRAVELY GLACIAL TILL

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

UNKNOWN.

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

PHASE I - UP TO 50 CY I WILL BE EXCAVATED FOR FOOTINGS, TRENCHES & MISC. WORK AROUND THE EXISTING BUILDING FOOTPRINT. SOME EXCAVATION MAY BE REQUIRED TO INSTALL MORE LANDSCAPED AREA IF REQUIRED. IF SLAB IS REMOVED, THAT WOULD BE UP TO 300 CY OF CONC.
PHASE II - APPROX 250 C.Y OF PAVING, WALKS, PLANTERS REMOVE FOR REDESIGN OF FRONT YARD.

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

NOT LIKELY AS BLDG IS SURROUNDED BY PAVING & BUILDING FOOTPRINT IS LEVEL.

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

✓ ABOUT 90%+ No change in existing conditions.

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

REMOVE ANY EXCESS SOIL FROM SITE & COVER ANY EXPOSED SOIL STOCKPILES.

✓ per Best Management Practices
BCC 23.76
Clear/Grade Code

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.

VEHICLE EMISSIONS FROM DELIVERY, CONSTRUCTION & WORKER VEHICLES OR EQUIP., SOME DUST FROM ANY DEMOLITION & EXCAVATION.

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, OTHER THAN TO KEEP DUST CONTROLED BY WETTING OR OTHER MEANS AND KEEP STREET CLEAN OF ANY TRACKED SOIL.

✓ Construction dust suppressant measures
per BCC 23.76 Clear/Grade Code

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.

STURTEVANT CREEK IS LOCATED NEAR WEST SIDE OF SITE

✓ No change to existing conditions.

(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

cjk

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

NONE

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

NO

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

NO

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

NO

b. Ground

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

NO

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

NONE

c. Water Runoff (Including storm water)

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

RAIN WATER RUN-OFF IS COLLECTED AT EXISTING CATCH BASINS WHICH CONNECT TO AN EXISTING STORM WATER COLLECTION SYSTEM WHICH DRAINS TO CITY STORM SYSTEM

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

POSSIBLY IN THE CASE OF A FIRE OR A DAMAGED CAR OR TRUCK.

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

✓ PROVIDE WATER FILTER FABRIC AT EXISTING CATCH BASINS, AND ANY OTHER MEASURES REQD BY CITY CODES & ORDINANCES

Meet requirements of BCC 24.06 Utilities Code

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] 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?

SOME LANDSCAPE NEAR BUILDING WILL BE REPLACED AS A PART OF PHASE II-SHOWROOM/SALES. A PLANTER IN FRONT YARD WILL BE REPLACED WITH PERVIOUS PAVING. NEW LANDSCAPING MAY BE REQUIRED AT STREETS, TBD.

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

NONE KNOWN

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

ANY NEW OR REPLACEMENT LANDSCAPING WILL USE NATIVE PLANTS, & COMPLY WITH CITY GUIDELINES.

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:

- [x] Birds: hawk, heron, eagle, songbirds, other: SPARROWS, STARLINGS
- [ ] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other: NOT CERTAIN ABOUT STURDEVANT CREEK

cjh

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

c. Is the site part of a migration route? If so, explain.
THE PUGET SOUND AREA IS WITHIN THE PACIFIC FLYWAY MIGRATORY BIRD ROUTE

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 FOR HEATING, AIR CONDITIONING, POWER & 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 OTHER THAN ANY ENERGY EFFICIENT EQUIPMENT OR LIGHTING TO MEET WASHINGTON STATE ENERGY CODES.

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

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(1) Describe special emergency services that might be required.
NONE

(2) Proposed measures to reduce or control environmental health hazards, if any.
COMPLY WITH APPLICABLE CODES & REGS.

b. Noise

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

NONE

Traffic and construction activity.

(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.

THERE WOULD BE VERY LITTLE CONSTRUCTION OR VEHICLE NOISE ASSOCIATED WITH THE PROJECT THAT WOULD EXCEED THE AMBIENT NOISE LEVEL OF I-405. CONSTRUCTION HOURS OF 7AM TO 10PM IF OVERTIME WORK IS REQ'D, BUT NORMAL HOURS ARE 7AM TO 5PM.

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

NONE

Construction noise per BCC 9.18 Noise Ordinance

8. Land and Shoreline Use

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

EXISTING SITE - AUTO SALES & SERVICE. NORTH - PARKING LOT & COMMERCIAL USES. EAST - AUTO SALES & SERVICE SOUTH - COMMERCIAL USES WEST - I-405

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

NO

c. Describe any structures on the site.

THERE ARE THE REMAINS OF A PRE-FIRE FORD DEALERSHIP THAT WAS MOSTLY CONSUMED BY FIRE ON 4/25/15. SOME CONCRETE WALLS REMAIN. THERE ARE TEMPORARY MOBILE BUILDINGS AND A DRIVE THRU POLE BUILDING WHICH WILL BE REMOVED AFTER COMPLETION OF PHASE II.

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

AS A PART OF THIS PROJECT, PARTS OF FIRE DAMAGED EXISTING BLDG WILL BE SELECTIVELY DEMOLISHED, BUT SOME STRUCTURAL WALLS & SLAB WILL REMAIN, ALTHOUGHT HIGHLY DAMAGE AREAS OF SLAB WILL BE REMOVED

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

OLB

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

OLB

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.

NO

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

80 EMPLOYEES WORKED AT THE SITE PRIOR TO THE FIRE

APPROX 30-40 WILL WORK AT THIS PROJECT DURING RECONSTRUCTION OF THE DEALERSHIP.

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

NONE

ash

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

ALL FORD EMPLOYEES THAT WORKED AT THE PRE-FIRE FORD DEALERSHIP WILL MAINTAIN THEIR JOBS AT TEMPORARY FACILITIES ON SITE OR AT OFF-SITE SERVICE SHOP.

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

AUTO SALES & SERVICE IS AN ALLOWED USE PER CLB ZONE AT THIS LOCATION.

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? HEIGHT = 20'-24'. EXTERIOR WALLS ARE PAINTED CONCRETE AT SHOP & ALUMINUM COMPOSITE PANELS AT SHOWROOM. 29' HIGH ENTRY ELEMENT AT MAIN ENTRANCE AT SHOWROOM

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

NONE

Screening of mechanical equipment on the roof. LUC 20.20.525 Land Use Code

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

NONE OTHER THAN TO REPRODUCE PRE-FIRE STRUCTURE WITH NEW MATERIALS, & ADD LANDSCAPING DURING PHASE II WHERE NEEDED.

TEMPORARY EAST WALL OF PHASE I TO BE PAINTED IN AT LEAST TWO COLORS WITH A DESIGN OR PATTERN TO RELIEVE THE BLANK WALL.

gh

11. Light and Glare

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

NO NEW LIGHTING IN LOT. EXISTING PARKING LOT LIGHTING WILL BE USED SOME INTERIOR LIGHTING MAY BE VISIBLE AT NIGHT.

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:

ANY NEW EXTERIOR LIGHTING WILL HAVE GLARE CUT-OFF SHIELDS

✓ Cut off shields per LUC 20.20.522.
Land Use Code

12. Recreation

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

NONE IN IMMEDIATE AREA. RESTAURANT & SHOPPING IN SURROUNDING NEIGHBORHOODS.

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

NO

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

NONE

13. Historic and Cultural Preservation

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

NO.

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

NONE

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

NONE

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. SE 4TH ST & 116TH AVE NE SERVE THE SITE

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

UNKNOWN

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

PRE-FIRE THE SITE HAD ABOUT 375 SPACES. THE INTERIM STRUCTURES WILL TEMPORARILY ELIMINATE ABOUT 60 SPACES. ABOUT 60 SPACES ARE ELIMINATED BY DEMOLITION & RECONSTRUCTION WORK AREAS. EVENTUALLY, PARKING SPACES WILL BE THE SAME AS PRE-FIRE AFTER INTERIM BLDGS ARE REMOVED & DEALERSHIP IS REBUILT, +/- 5 SPACES OR SO. SEE ATTACHED PLG REQMTS.

cjh

11. Light and Glare

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

NO NEW LIGHTING IN LOT. EXISTING PARKING LOT LIGHTING WILL BE USED SOME INTERIOR LIGHTING MAY BE VISIBLE AT NIGHT.

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:

ANY NEW EXTERIOR LIGHTING WILL HAVE GLARE CUT-OFF SHIELDS
Cut off shields per LUC 20.20.522.
Land Use Code

12. Recreation

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

NONE IN IMMEDIATE AREA. RESTAURANT & SHOPPING IN SURROUNDING NEIGHBORHOODS.

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

NO

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

NONE

13. Historic and Cultural Preservation

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

NO.

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

NONE

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

NONE

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. SE 4TH ST & 116TH AVE NE SERVE THE SITE

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

SOUTH OF SITE ON 116TH AVE NE - ROUTE 271 W/IN 1/4 mile
NORTH EAST OF SITE, ON NE 8TH ST, B-LINE, W/IN 1/2 mile.

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

PRE-FIRE THE SITE HAD ABOUT 375 SPACES. THE INTERIM STRUCTURES WILL TEMPORARILY ELIMINATE ABOUT 60 SPACES. ABOUT 60 SPACES ARE ELIMINATED BY DEMOLITION & RECONSTRUCTION WORK AREAS. EVENTUALLY, PARKING SPACES WILL BE THE SAME AS PRE-FIRE AFTER INTERIM BLDGS ARE REMOVED & DEALER SHOP IS REBUILT. [illegible]

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. DO NOT KNOW, HOWEVER WITH SAME BUILDING AREA & USES AS THE PRE-FIRE FACILITY, VEHICULAR TRIPS & PEAK VOLUMES WILL BE THE SAME AS FOR THE PRE-FIRE FACILITY.

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

NO CHANGES FROM PRE-FIRE OPERATIONS.

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.

A UE HAS BEEN SUBMITTED FOR A NEW FIRE SERVICE WATER LINE FROM NE 4TH ST TO THE BUILDING. OTHER UTILITIES EXIST ON SITE.

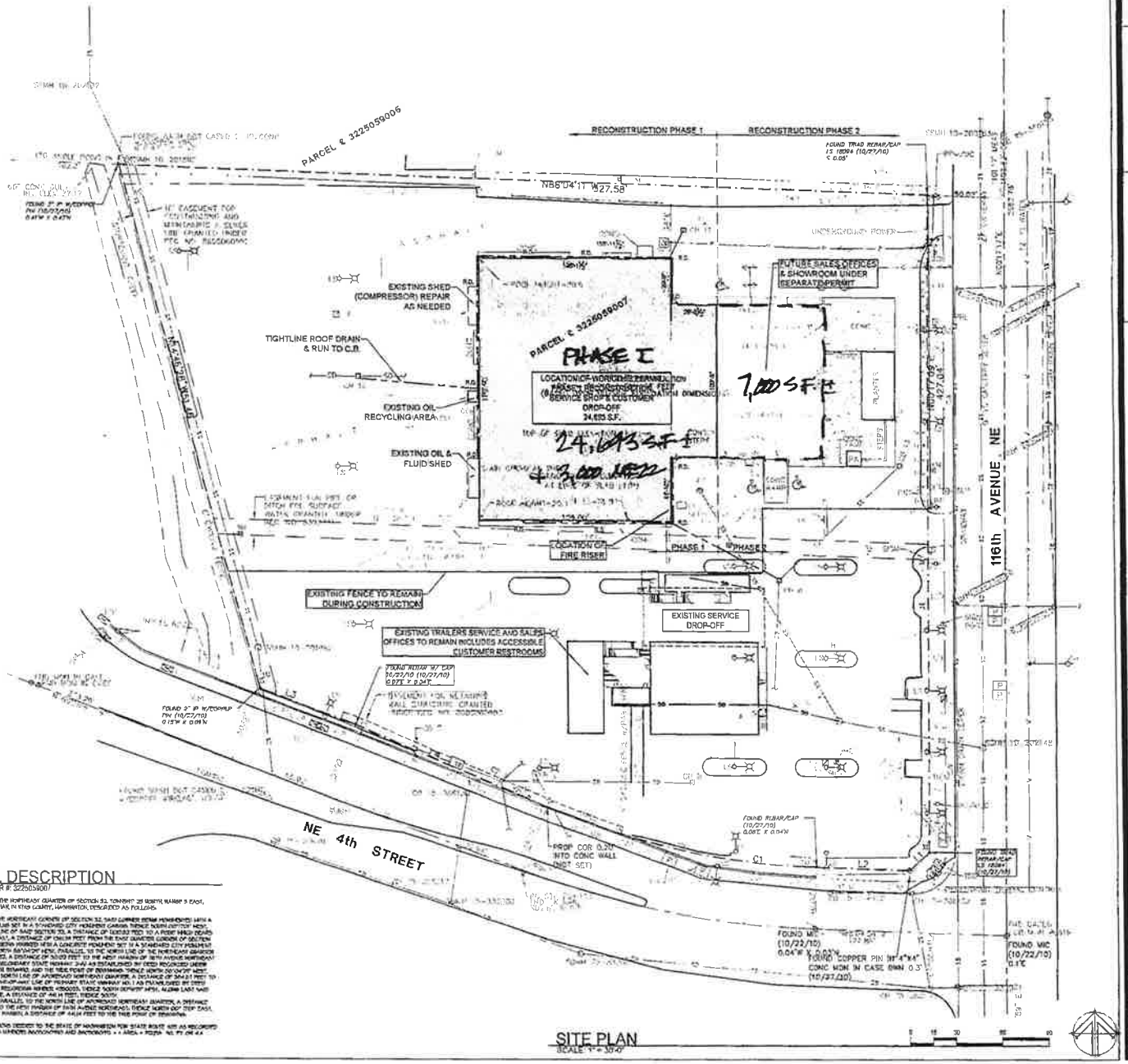
Signature

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.

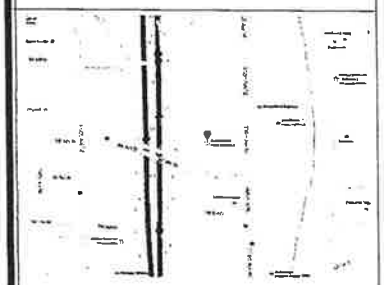
REVISED 8/25/15

Signature..... Date Submitted 8/3/15

LANCE MUELLER, AGENT FOR TENANT/OWNER



SITE PLAN
SCALE: 1" = 30'-0"



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

TAX ASSESSOR #: 3225059007

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, HELLAPETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, SAID CORNER BEING MONUMENTED WITH A TACK IN A LEAD PLUG SET IN A STANDARD CITY MONUMENT CASING THENCE NORTH 00°17'00" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1000.00 FEET TO A POINT WHICH BEARS NORTH 00°17'00" EAST, A DISTANCE OF 1000.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, SAID CORNER BEING MARKED WITH A CONCRETE MONUMENT SET IN A STANDARD CITY MONUMENT CASING THENCE NORTH 00°17'00" WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1000.00 FEET TO THE WEST MARGIN OF 116TH AVENUE NORTHEAST (NEW RIGHT AS SECONDARY STATE HIGHWAY 3-A) AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 8104080, AND THE TRUE POINT OF BEGINNING THENCE NORTH 00°17'00" WEST, PARALLEL TO THE NORTH LINE OF AFORESAID NORTHEAST QUARTER, A DISTANCE OF 304.21 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 1 AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 4350025, THENCE NORTH 00°17'00" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 441.14 FEET, THENCE NORTH 00°17'00" EAST, PARALLEL TO THE NORTH LINE OF AFORESAID NORTHEAST QUARTER, A DISTANCE OF 384.20 FEET TO THE WEST MARGIN OF 116TH AVENUE NORTHEAST, THENCE NORTH 00°17'00" EAST, ALONG SAID LAST MARGIN, A DISTANCE OF 441.14 FEET TO THE TRUE POINT OF BEGINNING.

LESS THOSE PORTIONS DEEDED TO THE STATE OF WASHINGTON FOR STATE ROUTE 405 AS RECORDED UNDER RECORDING NUMBERS 8105050905 AND 8105050906 + + AREA = 7020 SQ. FT. OR 4.4 ACRES

RECONSTRUCTION PHASE 1: SHOP & SERVICE FACILITY

AutoNation Ford

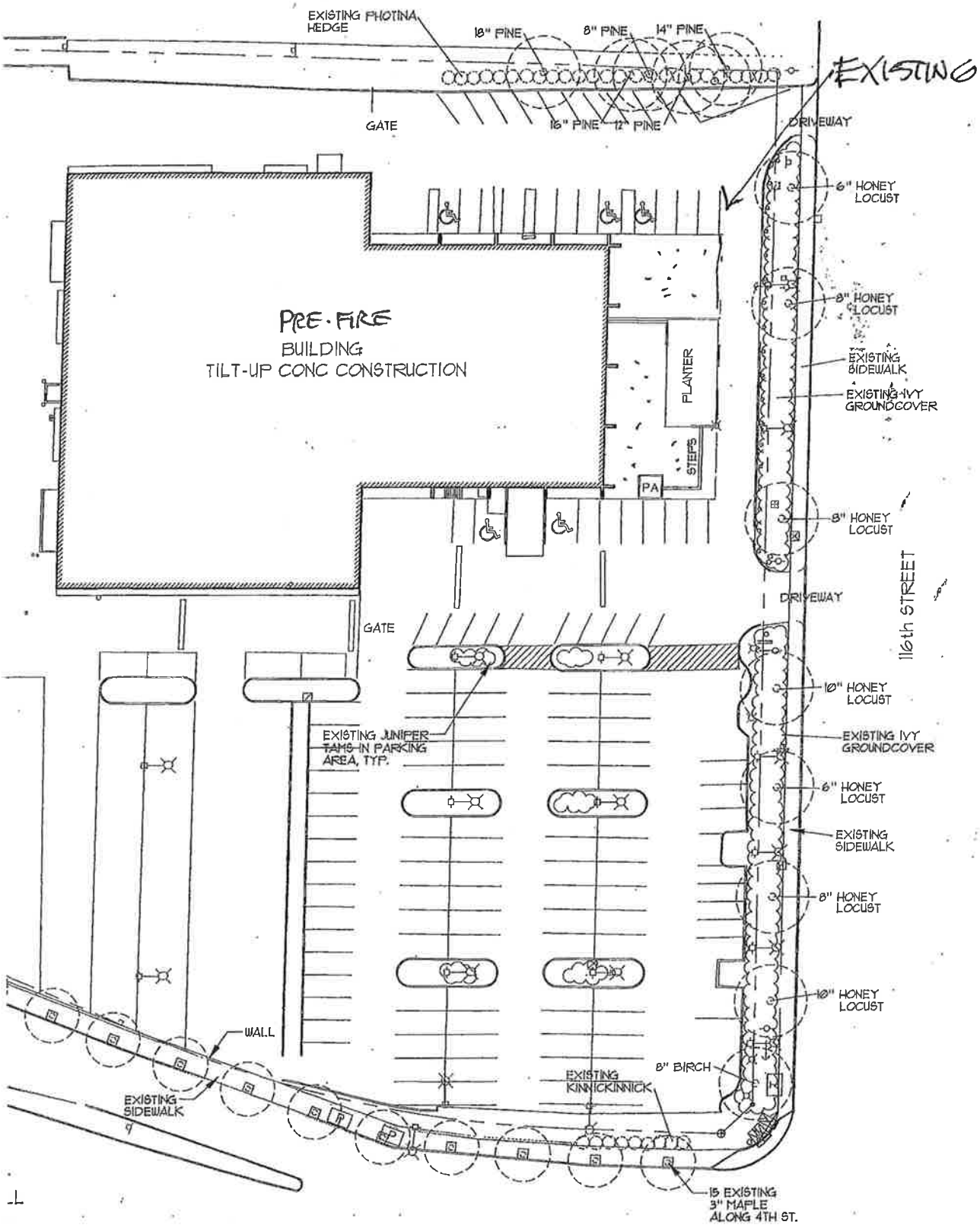
Bellevue 411 - 116th AVE. NE, BELLEVUE, WA 98004

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

SITE PLAN

A-1

SEPA-BLDG



EXISTING LANDSCAPING

SCALE: 1"=30'

NORTH

0 15' 30' 60'

8/25/15

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Ken Lomay
KEN LOMAY
CERTIFICATE No. 263

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
(206) 842-7885
9402 Tidal Court
Bainbridge Is., WA 98110

15-047.01	job no.
KL	drawn
	checked
	date
REVIEW SET	
	no. revision

RECONSTRUCTION PHASE 1: SHOP & SERVICE AREA

AUTO NATION FORD

411 - 116TH AVE. NE BELLEVUE WA

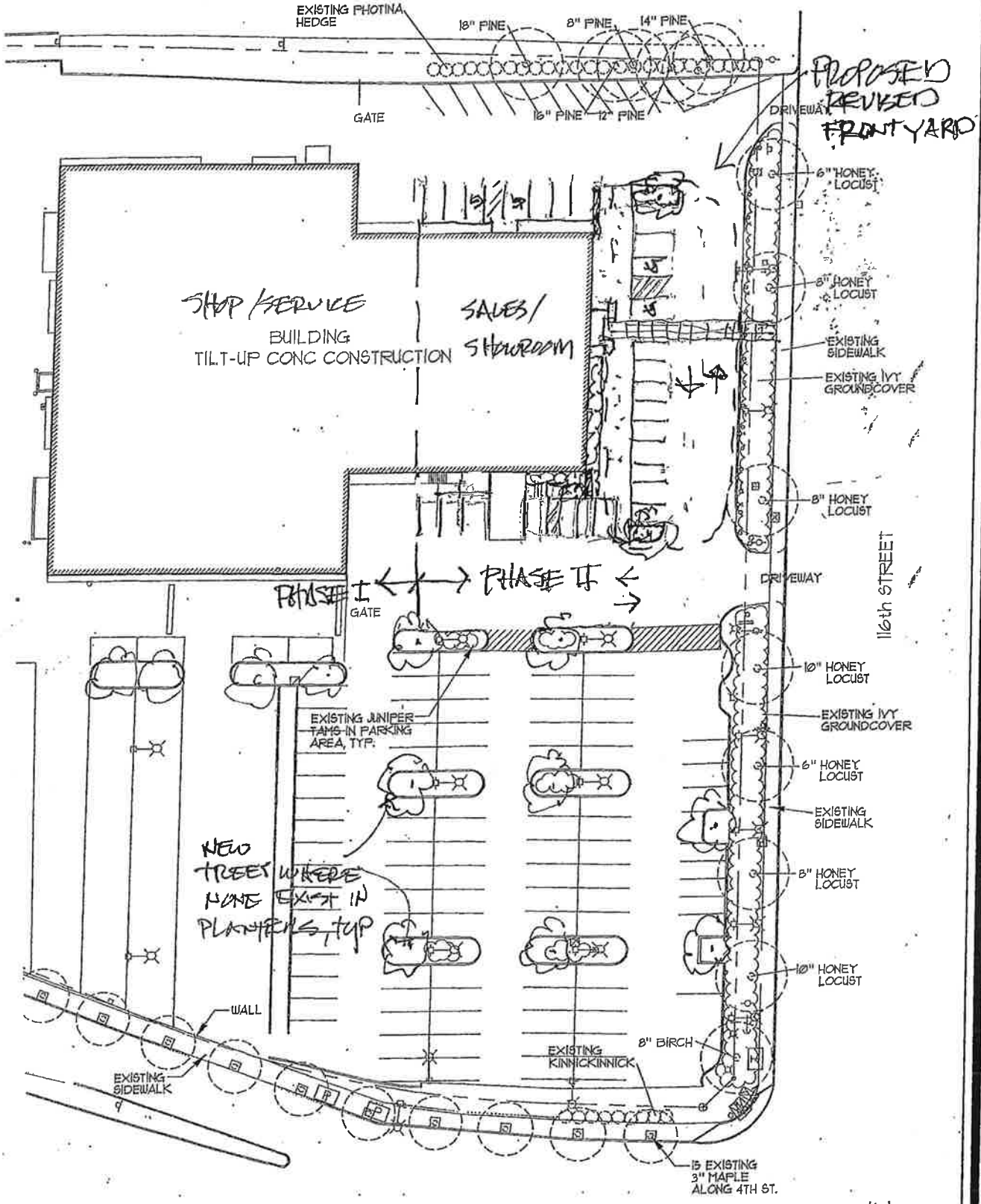
LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

EXISTING LANDSCAPING

sheet L-1

PHASE1

\projects\evergreen ford as built\ford bellevue – ls.dwg



EXISTING LANDSCAPING
SCALE: 1"=30'

ALL NEW LANDSCAPING TO BE INSTALLED AS A PART OF PHASE II.

NORTH

0 15' 30' 60'

STATE OF WASHINGTON REGISTERED

N STREET DESIGN
DSCAPE ARCHITECTURE
al Court
e Is., WA 98110
(206) 842-7886

TING LANDSCAPING
sheet

LANGE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

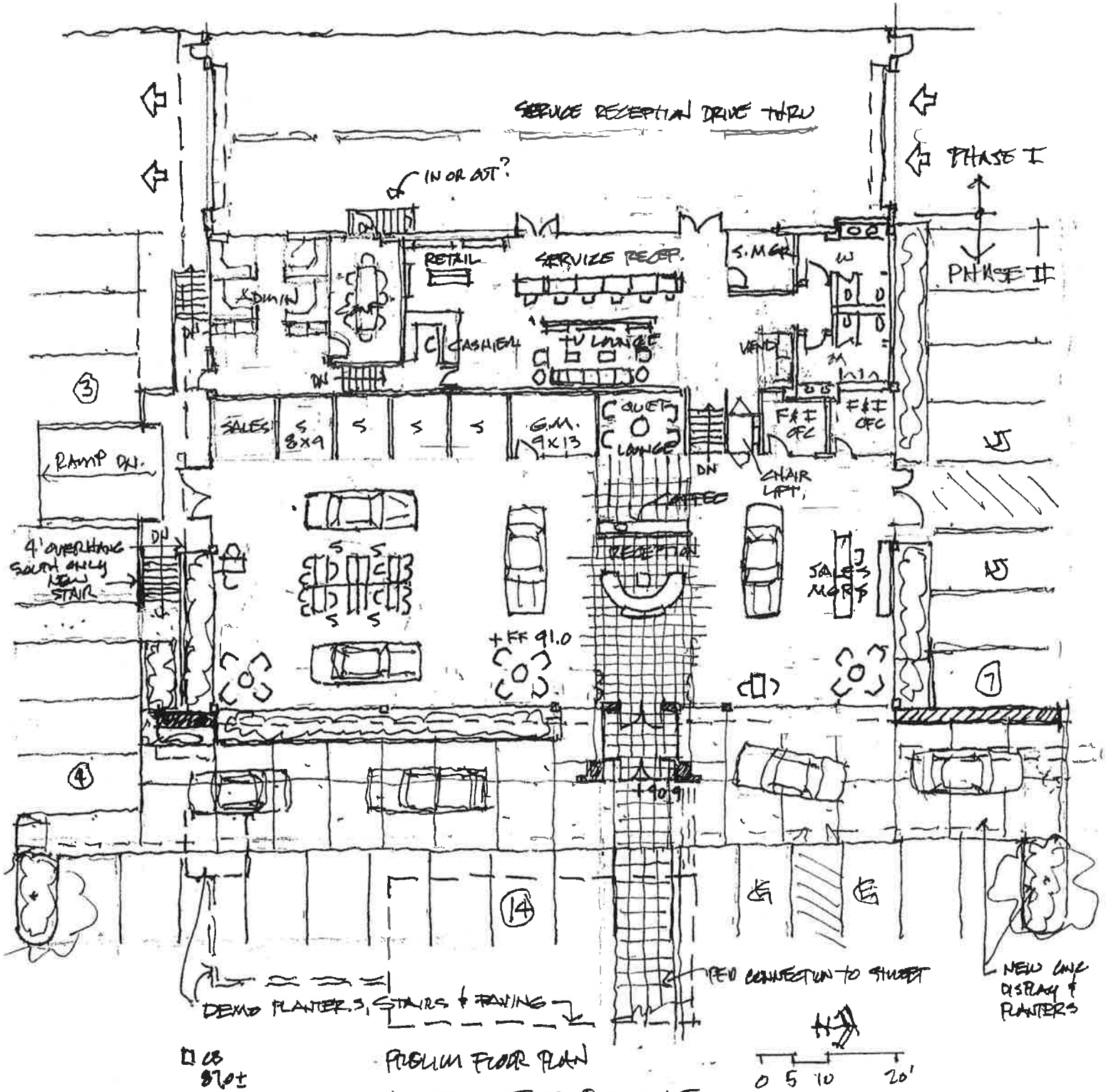
RECONSTRUCTION PHASE I : SHOP & SERVICE AREA
AUTO NATION FORD
411 - 116TH AVE. NE BELLEVUE WA

15-047.01 job no.
KL drawn
checked
date

REVIEW SET

no. revision

ergreen ford as built\ford bellevue – ls.dwg

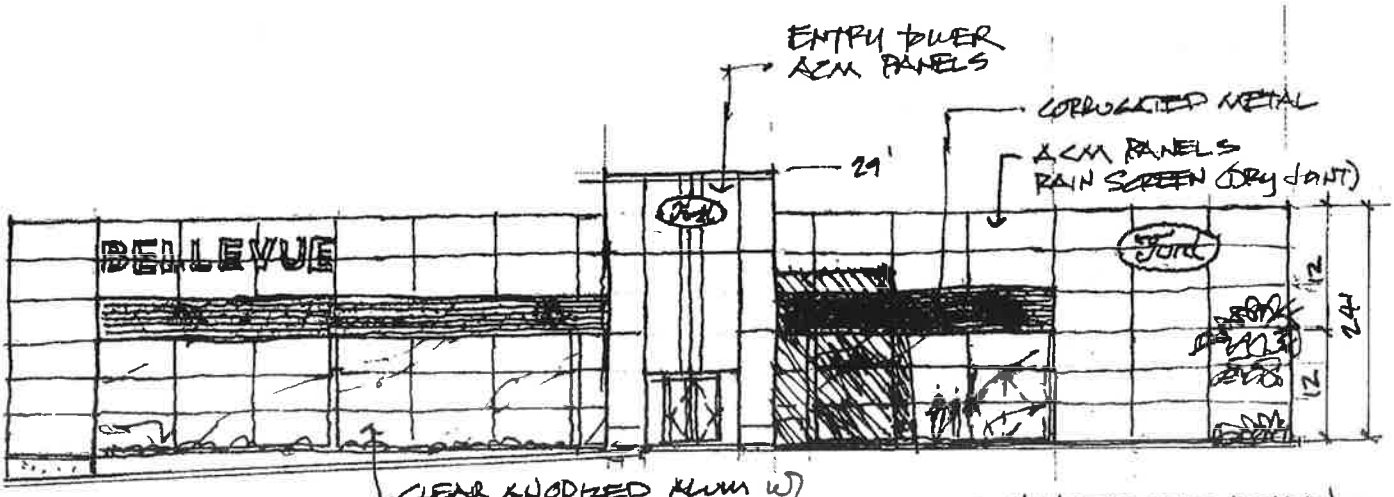


PODIUM FLOOR PLAN

AUTONATION FORD BELLEVUE

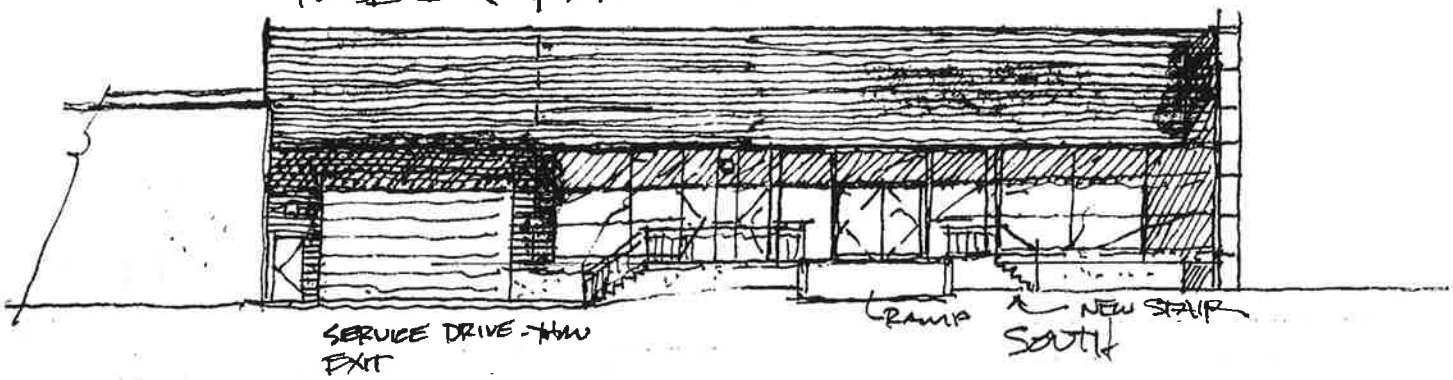
PHASE II FLOOR PLAN

3/25/15

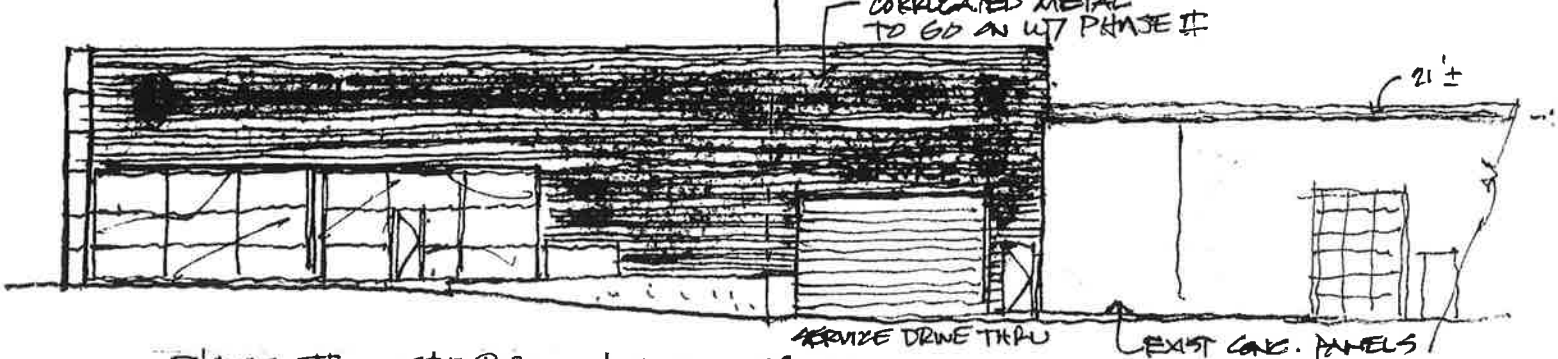


EAST ELEVATION
116TH AVE NE

PHASE I ← → PHASE II



PHASE II ← → PHASE I



PHASE II · SHOWROOM & CUSTOMER AREAS

NORTH
0 10 20

AUBURN FORD BELLEVUE
LANCE MUELLER & ASSOC ARCH
NOTE: MATERIALS & COLORS PER FORD CRITERIA

8/25/15

AUTONATION FORD 8/25/15
411 116th AVE NE

PARKING REQUIREMENTS

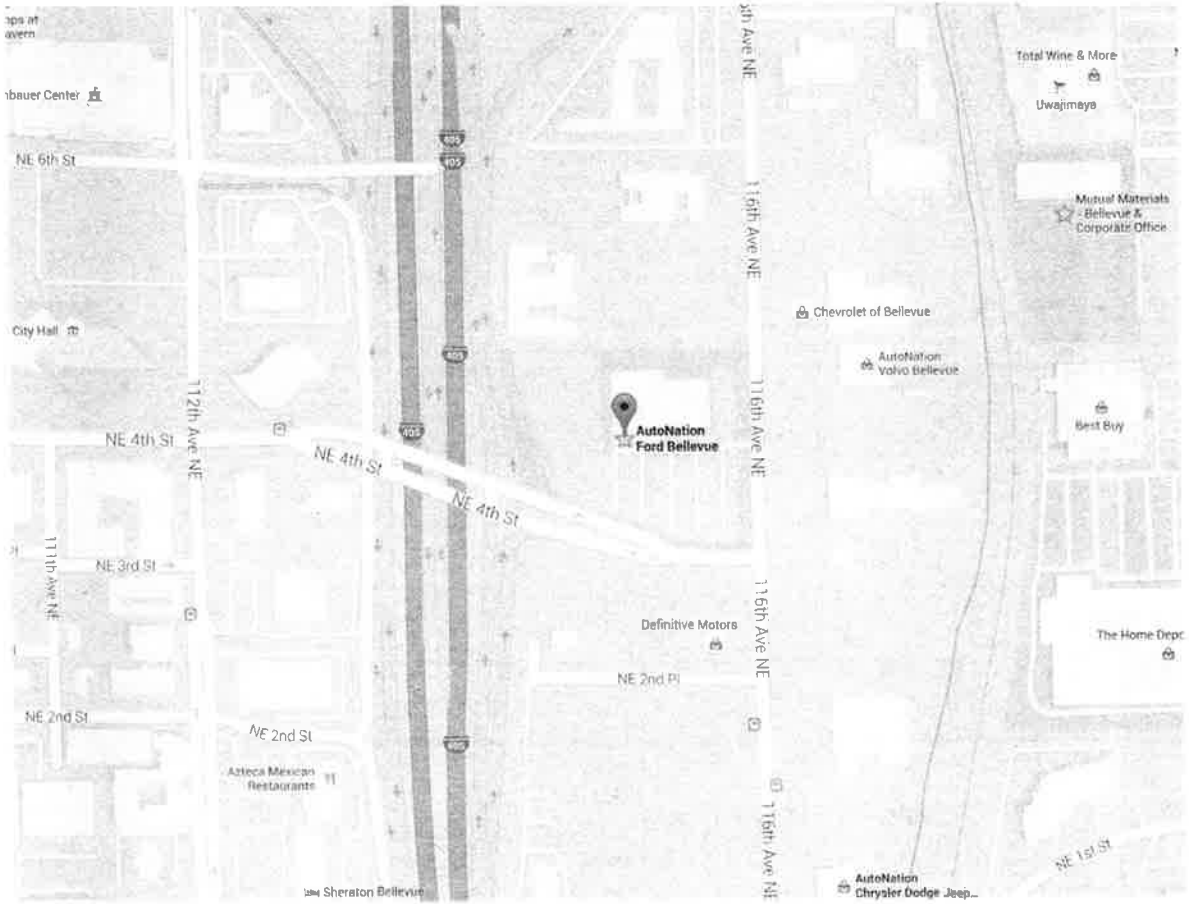
PHASE I 24,693 S.F. SERVICE SHOP, PARTS, SERVICE WRITE-UP RECEPTION, PLUS 3,000 S.F. PARTS STORAGE MEZZ.

6,750 S.F.	PARTS/STORAGE	1.5/1000 S.F.	10
800 S.F.	OFFICES (8)	1/OFFICE	8
32	SERVICE BAYS	1.0/BAY	32
			50 TOTAL PHASE I

PHASE II 7,000 S.F. SALES, ADMIN OFC & CUSTOMER AREA.

4,000 S.F.	SALES	1/EMPLOYEE	20
3,000 S.F.	OFC/CUST AREA	4.5/1000 S.F.	14
			34 TOTAL PHASE II

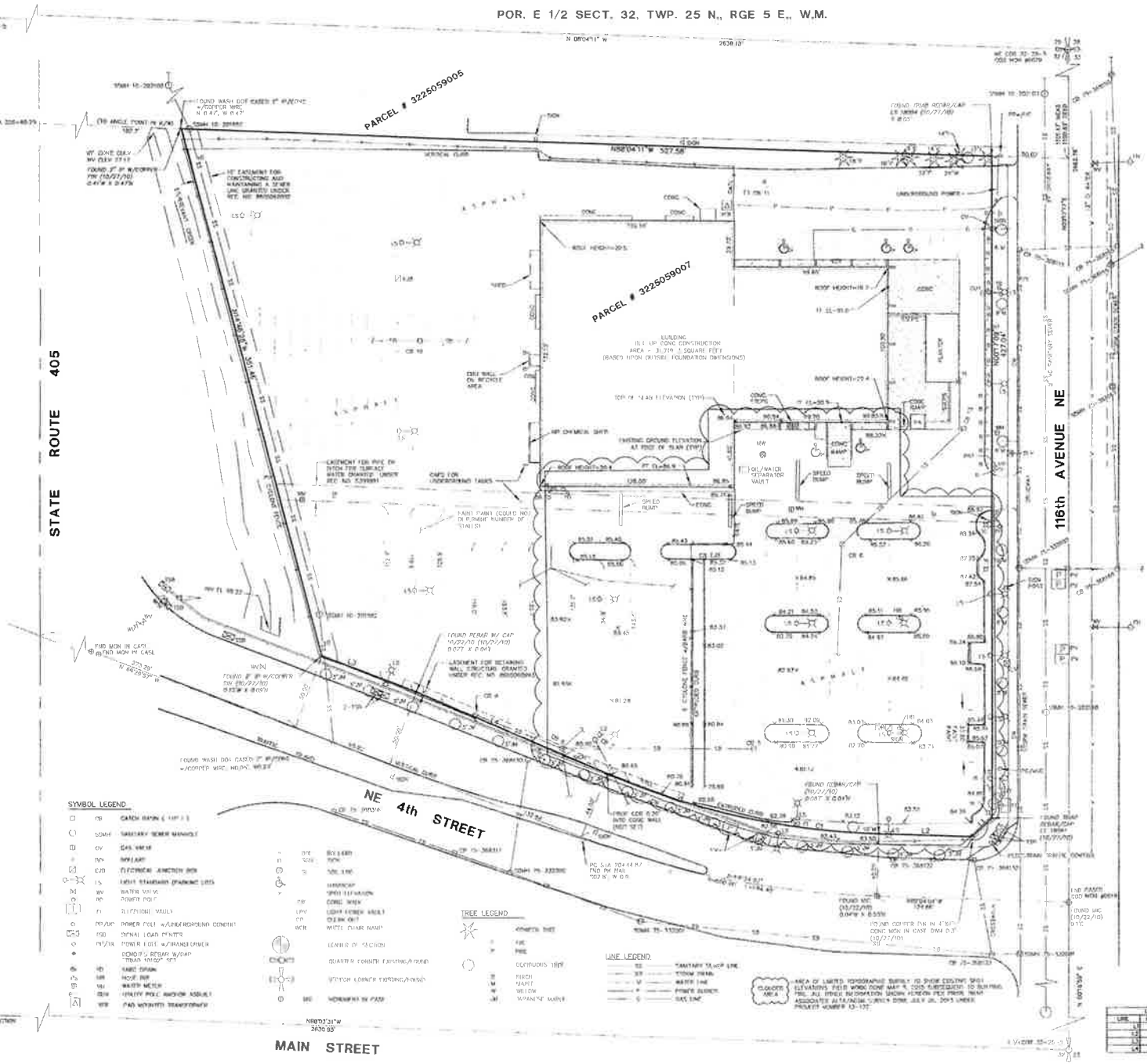
TOTAL REQ'D = 84 STALLS
TOTAL ON SITE = 375±



VICINITY MAP

NOT TO SCALE

POR. E 1/2 SECT. 32, TWP. 25 N., RGE 5 E., W.M.



SCALE: 1" = 30'

GRAPHIC SCALE

BASIS OF BEARINGS:

HELD N00°16'08"E BETWEEN CITY OF BELLEVUE MONUMENTS NUMBER 0079 AND 0519

VERTICAL DATUM
CITY OF BELLEVUE

COB BM 621
ELEV 101.49
2" DIA. CITY OF BELLEVUE BRASS PAN STAMPED "STEMP" AND "MLM"

COB BM 629
ELEV 83.60
3" DIA. IRON PIPE FILLED WITH CONC. W/MONUMENTS BRASS HAS SET IN CONC IN CAST

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, SAID CORNER BEING MONUMENTED WITH A TACK IN A LEAD PLUG SET IN A STANDARD CITY MONUMENT CASING; THENCE SOUTH 00°17'01" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1,109.89 FEET TO A POINT WHICH BEARS NORTH 00°17'01" EAST, A DISTANCE OF 1,581.59 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, SAID CORNER BEING MARKED WITH A CONCRETE MONUMENT SET IN A STANDARD CITY MONUMENT CASING; THENCE NORTH 89°04'28" WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 30.00 FEET TO THE WEST MARGIN OF 116TH AVENUE NORTHEAST (ALSO KNOWN AS SECONDARY STATE HIGHWAY 2-A) AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 3506990, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°04'28" WEST, PARALLEL TO THE NORTH LINE OF AFORESAID NORTHEAST QUARTER, A DISTANCE OF 364.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 1 AS ESTABLISHED BY DECREE RECORDED UNDER RECORDING NUMBER 4380885; THENCE SOUTH 00°16'31" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 441.14 FEET; THENCE SOUTH 89°04'28" EAST, PARALLEL TO THE NORTH LINE OF AFORESAID NORTHEAST QUARTER, A DISTANCE OF 364.80 FEET TO THE WEST MARGIN OF 116TH AVENUE NORTHEAST; THENCE NORTH 00°17'01" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 441.14 FEET TO THE TRUE POINT OF BEGINNING.

LESS THOSE PORTIONS DEEDED TO THE STATE OF WASHINGTON FOR STATE ROUTE 405 AS RECORDED UNDER RECORDING NUMBERS 8808050790 AND 8605060941. AREA = 193,158 SQ FT OR 4.4 ACRES

GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION AND A TRIMBLE VX SPATIAL STATION. PROCEDURES USED IN THIS SURVEY MEET CITED TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

SEWER STRUCTURES

SDMH 10-332799 RIM EL 96.97 8" CONC IE 82.88 (IN-W) 8" CONC IE 83.88 (OUT-S) 8" CONC IE 83.68 (OUT-W)	SDMH 10-332803 RIM EL 97.37 8" CONC IE 84.38 (IN-W) 8" CONC IE 84.38 (OUT-S)
SDMH 10-201892 RIM EL 96.90 8" PVC IE 76.76 (OUT-SSE) 8" PVC IE 76.80 (IN-W) 8" PVC PLUGGED 4" (IN-N)	SDMH 10-201849 RIM EL 97.62 8" CONC IE 73.81 (IN-W) 8" CONC IE 73.76 (OUT-E)
SDMH 10-202097 RIM EL 99.31 8" PVC IE 80.71 (IN-NNW) 8" PVC IE 80.65 (OUT-SSE)	

STORM STRUCTURES

CB 4 RIM EL 92.15 8" CONC IE 87.74 (OUT-SSE)	SDMH 75-332091 RIM EL 82.51 18" CMP IE 77.06 (IN-N) 18" CMP IE 77.93 (OUT-E)
CB 5 RIM EL 79.86 8" CONC IE 78.54 (OUT-W)	CB 75-368318 RIM EL 90.32 12" CONC IE 87.67 (OUT-E)
CB 6 RIM EL 84.82 8" CONC IE 81.26 (IN-W) 12" CONC IE 80.04 (OUT-SSW)	CB 75-368317 RIM EL 93.53 12" CONC IE 89.12 (IN-W) 12" CONC IE 88.04 (OUT-E)
CB 7 RIM EL 79.89 8" CONC IE 78.61 (OUT-SE)	CB 75-388133 RIM EL 80.02 12" CONC IE 76.06 (OUT-W) 12" CONC IE 76.27 (IN-N)
CB 8 RIM EL 80.88 18" PVC IE 77.04 (IN-W) 8" CONC IE 78.07 (IN-N) 18" CONC IE 74.72 (OUT-SSE)	SDMH 75-388155 RIM EL 87.32 12" CONC IE 81.22 (OUT-S) 12" CONC IE 74.29 (IN-N)
CB 9 RIM EL 79.82 8" PVC IE 78.33 (IN-E)	CB 75-368165 RIM EL 93.50 8" CMP IE 91.60 (OUT-SW)
CB 10 RIM EL 84.80 SDMH 75-332091 RIM EL 82.51 8" PVC IE 81.00 (IN-E) 8" CONC IE 82.40 (OUT-W)	SDMH 75-368166 RIM EL 93.85 12" CONC FULL OF DEBRIS (N) 8" CMP FULL OF DEBRIS (NE) 12" CONC IE 90.35 (OUT-S)
SDMH 75-332008 RIM EL 87.40 12" CONC IE 82.79 (IN-W) 8" CONC IE 82.04 (IN-N) 12" CONC IE 82.04 (OUT-S)	SDMH 75-368167 RIM EL 81.74 12" CONC IE 81.01 (IN-N) 12" CONC IE 81.01 (OUT-S)
SDMH 75-332001 RIM EL 90.16 12" CONC IE 80.38 (IN-W) 12" CONC IE 75.10 (IN-E) 12" CONC IE 70.80 (OUT-SE)	CB 75-368169 RIM EL 88.71 12" CMP IE 80.77 (IN-W) 12" CMP IE 80.26 (OUT-N) 12" CMP IE 80.68 (IN-E)

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.47	N46°55'55"E
L2	40.96	N88°04'28"W
L3	40.92	N88°03'31"W
L4	139.00	N88°03'31"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	181.17	482.22'	0°21'53"

triad

20210 Woodinville-Snohomish Rd NE
Suite A • Woodinville WA 98077
p 425.485.3900 f 425.485.5894
www.triadwa.com

LIMITED TOPOGRAPHIC SURVEY FOR

AUTO NATION

FORD OF BELLEVUE

CITY OF BELLEVUE WASHINGTON

DATE REVISION

STANLEY J. FRIEMAN, PE
PROJECT MANAGER

MARK K. MCDONELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

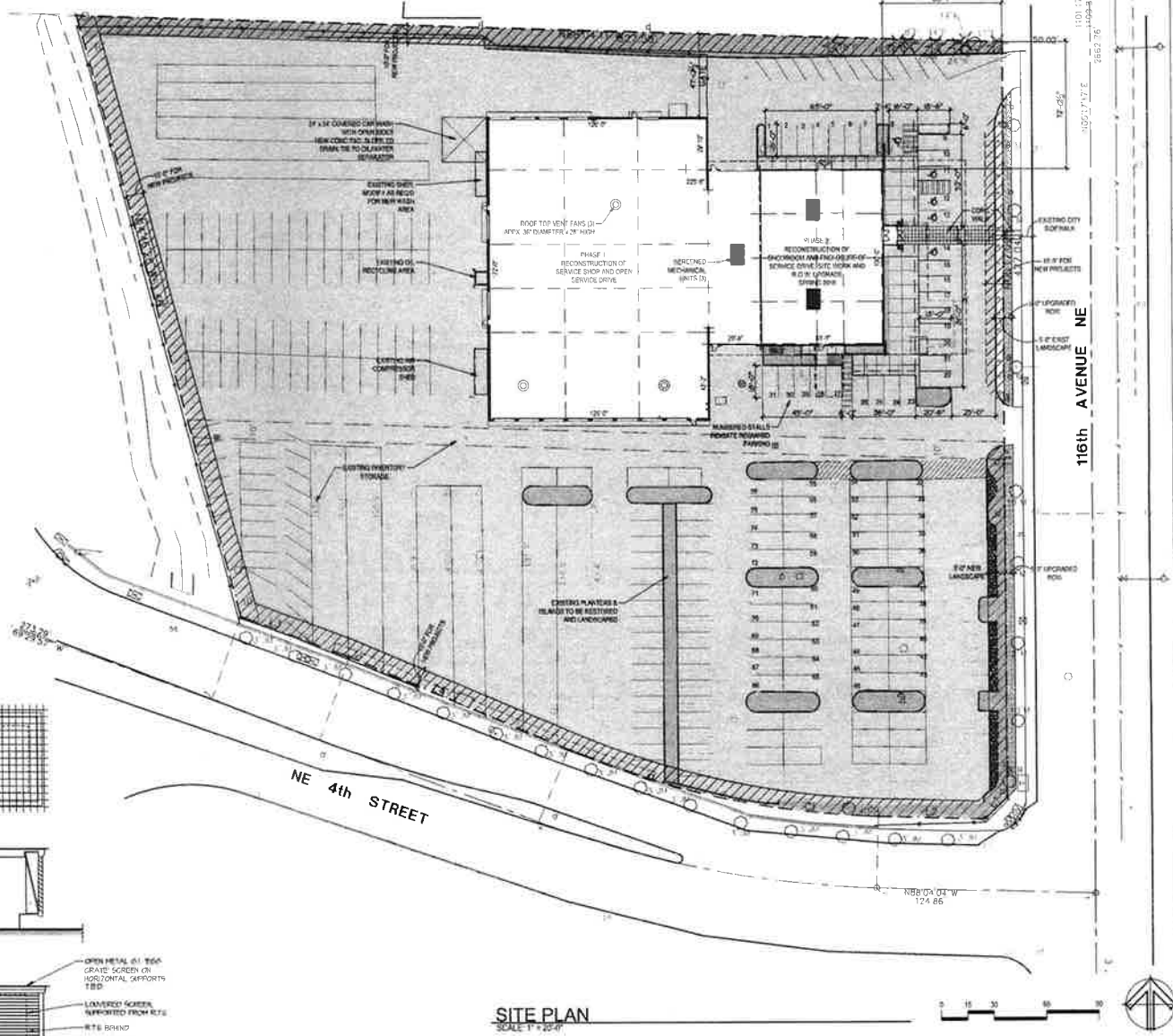
FIELD SUBMITTAL DATE: 5/12/15

SCALE: 1"=30'

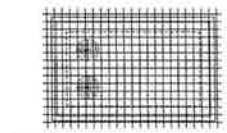
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 15-071

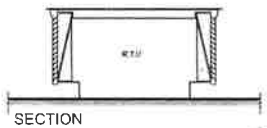
SHEET NO 1 OF 1



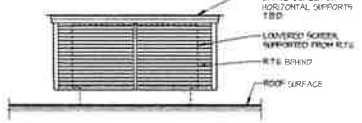
SITE PLAN
SCALE 1" = 20'-0"



PLAN

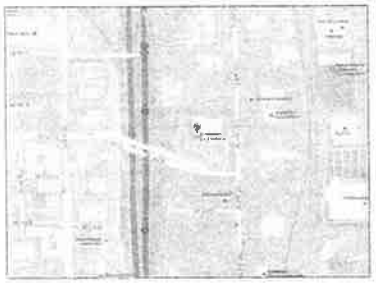


SECTION



ELEVATION

SCREENED ROOFTOP UNITS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

TAX ASSESSOR # 3225059007

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, SAID CORNER BEING MONUMENTED WITH A TACK IN A LEAD PLUG SET IN A STANDARD CITY MONUMENT CASING; THENCE SOUTH 00°17'00" WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 1,320.82 FEET TO A POINT WHICH BEARS NORTH 00°17'00" EAST, A DISTANCE OF 1,062.76 FEET FROM THE EAST QUARTER CORNER OF SECTION 32, SAID CORNER BEING MARKED WITH A CONCRETE MONUMENT SET IN A STANDARD CITY MONUMENT CASING; THENCE NORTH 88°04'20" WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 30.02 FEET TO THE WEST MARGIN OF 116TH AVENUE NORTHEAST (ALSO KNOWN AS SECONDARY STATE HIGHWAY 2-A) AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 3534940, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°17'00" WEST, PARALLEL TO THE NORTH LINE OF ARORBEAID NORTHEAST QUARTER, A DISTANCE OF 584.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 1 AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 4750055; THENCE SOUTH 00°18'39" WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, A DISTANCE OF 441.14 FEET; THENCE SOUTH 88°04'20" EAST, PARALLEL TO THE NORTH LINE OF ARORBEAID NORTHEAST QUARTER, A DISTANCE OF 584.80 FEET TO THE WEST MARGIN OF 116TH AVENUE NORTHEAST; THENCE NORTH 00° 17'00" EAST, ALONG SAID LAST MARGIN, A DISTANCE OF 441.14 FEET TO THE TRUE POINT OF BEGINNING.

LESS THOSE PORTIONS DEEDED TO THE STATE OF WASHINGTON FOR STATE ROUTE 405 AS RECORDED UNDER RECORDING NUMBERS 8605060940 AND 8605060941. + + AREA = 192,136 SQ. FT. OR 4.4 ACRES

PARKING

REQUIRED PARKING

OFFICE (BUSINESS)	4.5 / 1000
RETAIL	5 / 1000 (UNDER 15,000 NSF)
PARTS STORAGE	1.5 / 1000 (WAREHOUSE)
AUTO SERVICE	1 STALL PER LIFT

OFFICE =	1,621 S.F. @ 4.5/1000 =	6.5 STALLS
RETAIL =	5,044 S.F. @ 5/1000 =	25.5
PARTS =	7,070 S.F. @ 1.5/1000 =	10.6
SERVICE BAYS		20.0
TOTAL REQUIRED PARKING		62 STALLS

PARKING PROVIDED

REQUIRED =	62 STALLS
INVENTORY =	303
TOTAL =	375

LANDSCAPE & PERVIOUS AREA

SITE AREA: 192,206 S.F.

LANDSCAPE AREAS:

INTERNAL LANDSCAPE AREA	5,741.2 S.F.
PERIMETER LANDSCAPE AREA	9,379.0
TOTAL LANDSCAPE AREA PROPOSED	15,120.2 S.F. (8%)

AREA OF LANDSCAPE UPGRADED IN R.O.W. = 1,854 S.F.

PERIMETER LANDSCAPE AREA FOR NEW CONSTRUCTION = 16,570 S.F.

PERVIOUS AREAS:

BUILDING	31,649 S.F. (NO ADDITIONAL AREA)
PAVING & WALKS	145,266
TOTAL IMPERVIOUS AREA	176,914 S.F. (92%)

15-047-01	
KS	
LM	
10/22/15	

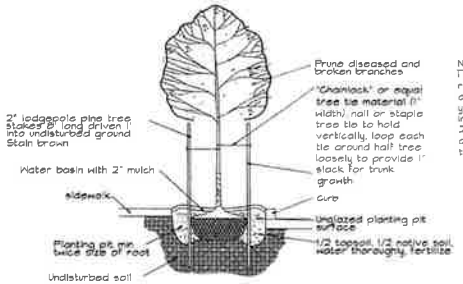
RECONSTRUCTION PHASE 1: SHOP & SERVICE FACILITY

AutoNation Ford
Bellevue
411 - 116th AVE. NE, BELLEVUE, WA 98004

OVERALL SITE PLAN AND SITE DATA

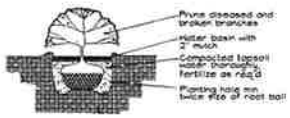
LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA

sheet
LM-A
LMSITE

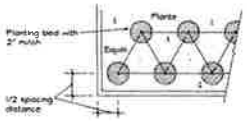


Note:
1 Installation includes removal of stakes one year after installation
2 Adjust tree ties during establishment to allow for growth

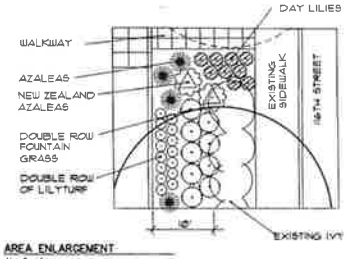
STREET TREE PLANTING DETAIL
No Scale



SHRUB PLANTING DETAIL
No Scale



GROUND COVER SPACING DETAIL
No Scale- Triangular Spacing

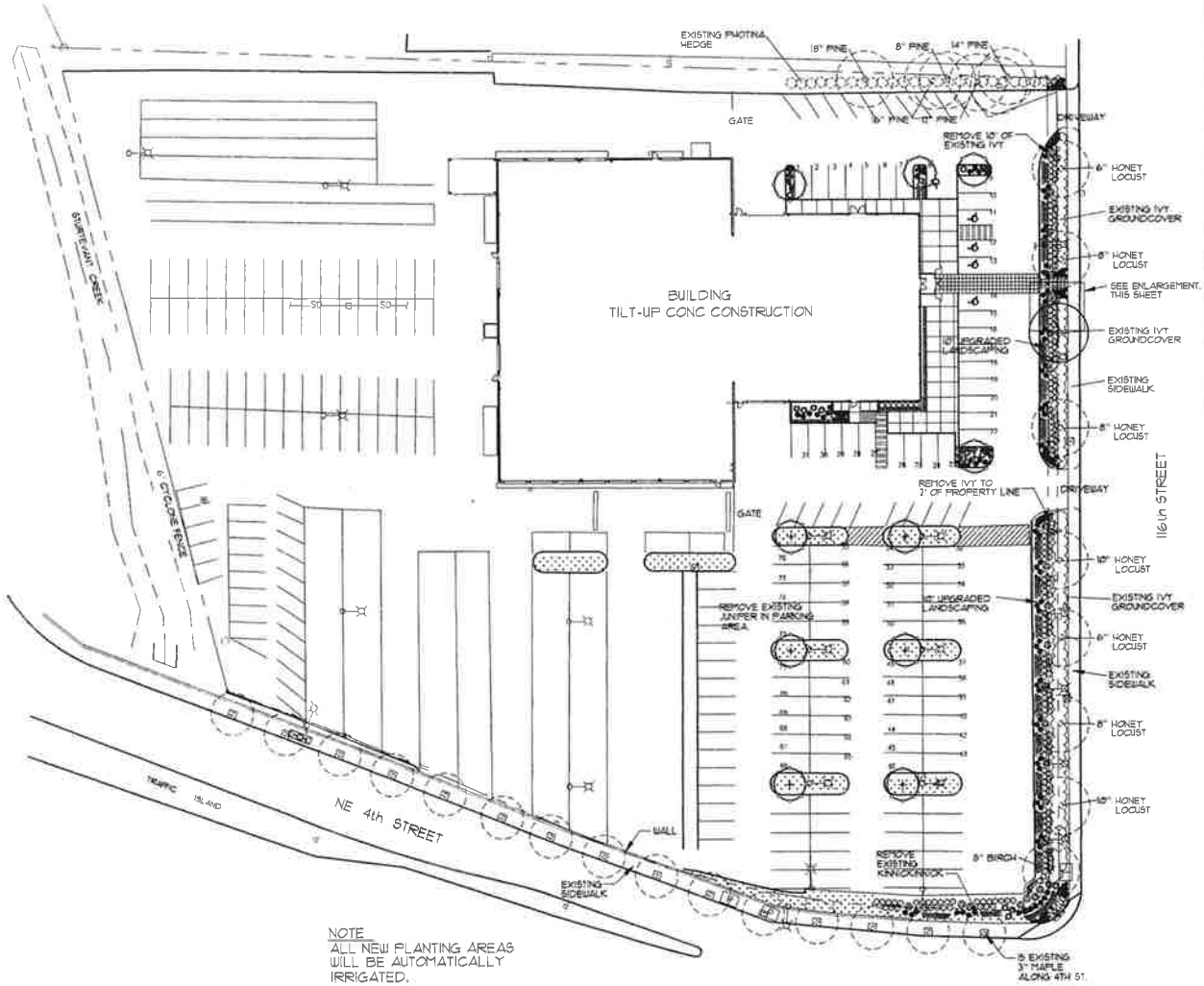


AREA ENLARGEMENT
No Scale

PLANT LIST

SYMBOL	BOTANICAL / COMMON	*QUANTITIES		CONDITION
	Gleditsia / Honeylocust Match existing	1	2" cal	B&B
	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	10	2" cal.	B&B
	Phormium 'Maori Queen' / New Zealand Flax	30	3 gallon	full & bushy
	Picea pungens 'Glauca Globosa' / Globe Blue Spruce	15	18" min	full & bushy
	Pennisetum alop. 'Hamelin' / Fountain Grass	164	3 gallon	full & bushy
	Azalea Vuyk's Scarlet	83	2 gallon	full & bushy
	Azalea Everest	83	2 gallon	full & bushy
	Hemerocallis 'Stella de Oro' / Daylily	103	1 gallon	full
	Liriope muscari / Blue Lilyturf	334	1 gallon	full
	Ilex crenata 'Helleri' / Heller Japanese Holly	45	1 gallon	full
	Juniperus H. 'Bar Harbor' / Bar Harbor Juniper		1 gallon 42" oc	full
			4" pots 18" o.c.	full

* Confirm all plant quantities



NOTE
ALL NEW PLANTING AREAS WILL BE AUTOMATICALLY IRRIGATED.

NOTES

1. Subgrades, including berms, to within 1 1/10th foot provided by General Contractor unless otherwise noted.
2. Subgrade shall be scarified or rototilled if conditions require.
3. 4" depth 3-way topsoil or equal in all planting areas
4. 3" depth fine grade bark mulch in all planting beds
5. All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
6. Plant material or size or kind not available may be substituted only with approval of Landscape Architect or Owner
7. All mass plantings shall have triangular spacing.
8. All tree pits shall be inspected to insure proper drainage
9. Positive drainage shall be maintained. Mound planting areas minimum 6".
10. Landscape Contractor shall maintain site until final inspection and acceptance by Owner

LANDSCAPING PLAN
SCALE: 1" = 30'

0 15' 30' 60'

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Ken Lamy
KEN LAMY
CERTIFICATE No. 263

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
1403 Fifth Court
Bellevue, WA 98110
(206) 842-7988

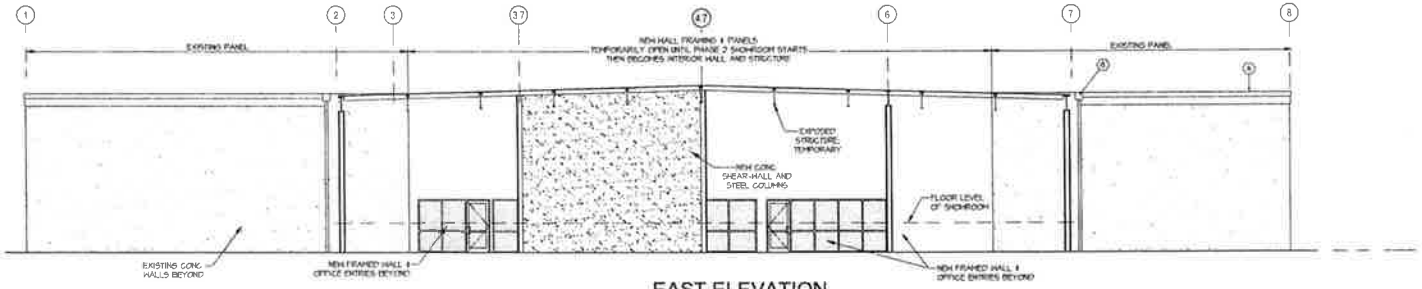
15-047.01
JRG
KL
10/16/15

RECONSTRUCTION PHASE I : SHOP & SERVICE AREA
AUTO NATION FORD
411 - 116TH AVE NE BELLEVUE WA

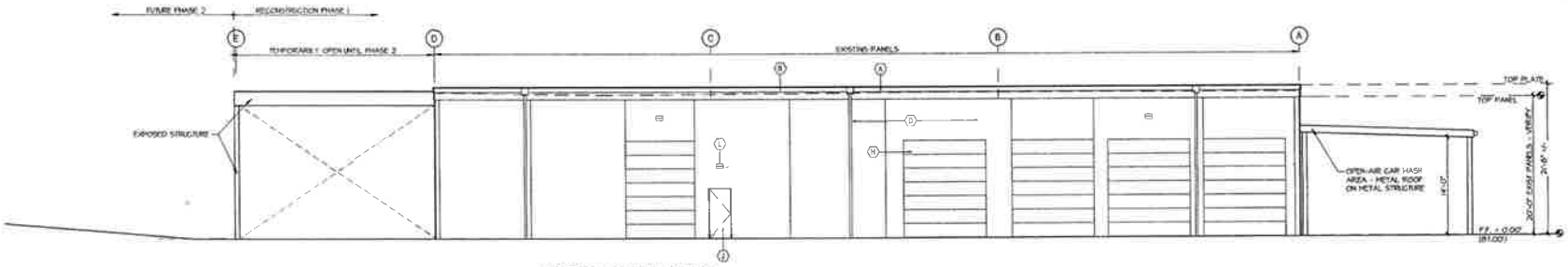
LANDSCAPE PLAN
LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA

sheet
L-1

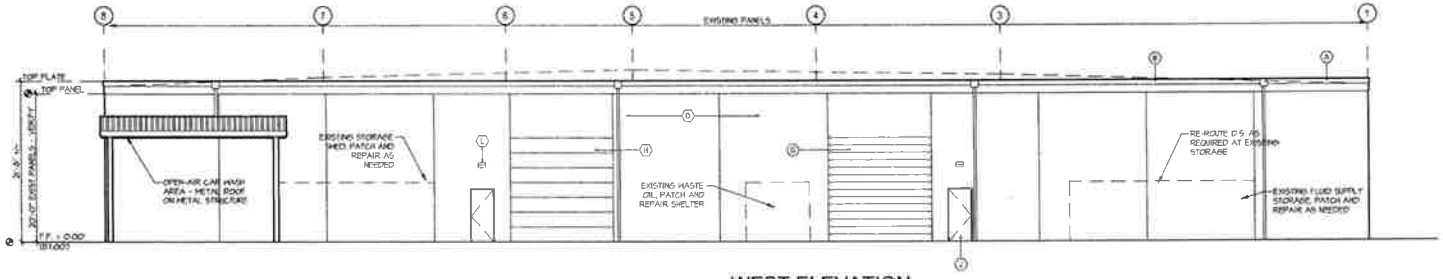
PHASE I



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

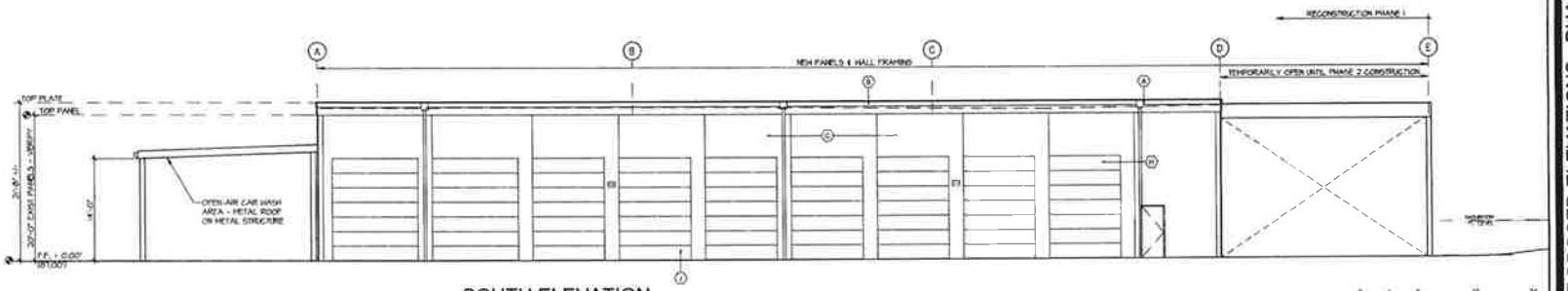


WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

1 INDICATES TEMPERED GLASS

NO	DESCRIPTION	NOTES, MANUFACT. COLOR
A	NEW COPING	GALV. STEEL, FACT FIN.
B	OPEN SCUPPER & D.S.	GALV. STEEL, FACT FIN.
C	NEW CONC. PANEL	TEXTURED ELASTOMERIC PAINT
D	EXISTING CONC. PANEL	PATCH, REPAIR, CLEAN, TEXTURED ELASTOMERIC PAINT
E	ALUM. COMPOSITE PANELS	
F	METAL SIDING	
G	HI-SPEED COILING DOOR	
H	OVERHEAD DOOR	
J	H.M. DOOR & FRAME	PAINT
K	STOREFRONT DOOR	CLEAR INSULATED TEMPERED GLASS
L	WAL-PAK LIGHT FIXTURE	CUT-OFF FIXTURE
M		



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATIONS - PHASE 1 SHOP

RECONSTRUCTION PHASE 1: SHOP & SERVICE FACILITY

AutoNation Ford
Bellevue 411 - 116th AVE. NE, BELLEVUE, WA 98004

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