



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 07-104174-LN  
Project Name/Address: Olson & Johnson Short Plat/1401, 1405, and 1416 W. LK Sammamish Pkwy SE  
Planner: Drew Folsom  
Phone Number: (425) 452-4441  
**Minimum Comment Period: April 26, 2007**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**ENVIRONMENTAL CHECKLIST**

4/18/02

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

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 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 program 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 82 x 11 vicinity map which accurately locates the proposed site.**

D.J. 4/10/02

**ENVIRONMENTAL CHECKLIST**

4/18/02

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**BACKGROUND INFORMATION**

Property Owner: Dan Olson, Gary Johnson

Proponent: Dan Olson, Gary Johnson

Contact Person: Damien Hooper, Barghausen Consulting Engineers, Inc.  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 – 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: Preliminary Short Plat of Olson and Johnson Properties

Proposal Location: 1405 and 1416 West Lake Sammamish Parkway S.E., Bellevue, Washington 98005 (legal description and vicinity map in Appendix)  
(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: The project proposal involves the subdivision of approximately 3.35 acres of land into 9 residential lots, a private street, a storm drainage tract, and a sensitive areas tract.
2. Acreage of site: ± 3.35
3. Number of dwelling units/buildings to be demolished: None.
4. Number of dwelling units/buildings to be constructed: Seven new dwelling units are proposed to be constructed (existing residence on Lot 9 and existing garage on Lot 1 will remain)
5. Square footage of buildings to be demolished: None.
6. Square footage of buildings to be constructed: The applicant expects the future houses to have a ground floor area of approximately 2,500 square feet.
7. Quantity of earth movement (in cubic yards): Approximately 4,000 cubic yards of cut and 2,100 cubic yards of fill.
8. Proposed land use: Nine Single-family residential lots.
9. Design features, including building height, number of stories and proposed exterior materials:

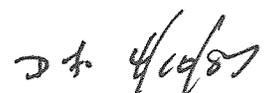
The site is located in the R-3.5 zone and is designated medium density, up to 3.5-units per acre in the City of Bellevue's Comprehensive Plan. Pursuant to the R-3.5 zoning designation, the proposed development will be subject to the following dimensional requirements:

*D. Hooper 4/19/02*

- Street setback: 20 feet/10 feet to structure
- Rear setback: 15 feet
- Side yard setback: 5 feet
- Two side yards: 15 feet
- Minimum lot size: 6,500 square feet
- Street frontage width: 30 feet
- Minimum lot width: 70 feet
- Minimum required lot depth: 80 feet
- Maximum building height: 30 feet
- Maximum lot coverage by structures: varies

It is expected that the future single-family residences will be two stories and built with brick or siding exteriors to match the existing single-family residence.

10. Other



Estimated date of completion of the proposal or timing of phasing:

The applicant expects to obtain approval of the preliminary short plat in winter/spring of 2007. Construction plan approval is anticipated in late spring of 2007. Development is anticipated to be in the mid-summer of 2007. All of these dates are approximate and may adjust forward or backward depending on time of the review process.

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

The applicant does not anticipate any additions, expansions, or further activity related to or connected with this proposal.

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

The following environmental documents have been prepared for this proposal:

- Technical Information Report prepared by Barghausen Consulting Engineers, Inc., dated October 18, 2006.
- Geotechnical report prepared by Terra Associates, Inc. dated August 14, 2006.
- Boundary and topographic survey prepared by Barghausen Consulting Engineers, Inc., dated May 12, 2006.

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.

There are no known applications pending governmental approvals affecting the subject property.

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.

The following government approvals or permits may be required for this proposal:

- City of Bellevue preliminary short plat approval
- City of Bellevue SEPA Determination
- City of Bellevue grade and fill permit
- City of Bellevue right-of-way use permit
- City of Bellevue road and drainage plan approval
- City of Bellevue water and sewer district developer extension agreements
- City of Bellevue residential building permits
- Department of Ecology NPDES Permit

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

Land Use Reclassification (rezone) Map of existing and proposed zoning

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- 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)?

The site generally slopes downward from west to east-northeast with slopes ranging from 20-50 percent. The steepest slopes on the site located along the northern portion of the site.

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

According to the 1973 King County soil survey maps, the site contains Everett gravelly sand loam, 15 to 30 percent slopes (EBD). Please refer to the soil survey excerpt in the Appendix.

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

The applicant is unaware of unstable soils in the immediate vicinity. Section 3.1 of the geotechnical report further indicates that there are no indications of current or past erosion or surface instability.

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

The on-site materials are anticipated to be suitable for structural fill and imported or exported materials will not be required. Grading will occur to establish initial lot pads, the private road, and the stormwater facility. If import or export is necessary, then the material will be taken to/from an approved site.

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

Erosion could occur due to land clearing activities or construction. Erosion control measures will be implemented, in accordance with City standards, prior to clearing, which include constructing drainage ditches, silt control fences, and sedimentation control ponds, if needed.

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

Pursuant to City of Bellevue Municipal Code (BMC 20.45A.060), up to 50 percent of the site may be covered by impervious structures.

*D. H. [Signature]*

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

Clearing will be limited to those areas necessary for construction of street, building pads, and utilities during the development stage. Installation of temporary erosion and sedimentation control measures, as described in Section 1(f) above will be implemented and maintained during the construction phase.

EROSION FURTHER  
MITIGATED PER  
6/29/98 76.090

## 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.

The project will result in minor emissions to the air, both during construction and following development completion. During construction air impacts may result from the construction vehicle emission and airborne dust resulting from earthwork activities.

As long as good construction management practices are followed, emissions related to the construction would be short-term and relatively minor. As a result, no significant air quality impacts would be expected from construction.

Following construction, minor emissions to the air will result from the future residents and service vehicles entering and exiting the site. The amount of emissions to the air will be compatible with the established character of the neighborhood.

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

Off-site sources of emissions include single-family residential uses and automobile traffic on West Lake Sammamish Parkway S.E. These emissions are not expected to affect this proposal.

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

## 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.

There is a Type N stream in the northeast corner of the site and Lake Sammamish is located approximately 400 feet east 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.

The project will require work within 200 feet of the Type N stream but not within 200 feet of Lake Sammamish.

- (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.

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No filling or dredging is proposed to occur in surface waters.

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

Surface water will not be withdrawn or diverted. Stormwater from the site will be conveyed to a water quality pond located near the east property line where it will receive water quality treatment levels consistent with the 1998 King County Surface Water Design Manual. From the water quality pond, the water will be discharged to an existing culvert that discharges directly to Lake Sammamish.

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

No, as depicted on FEMA FIRM Floodplain Map No. 53033C0680 F, the site is located in Zone X, a non-floodplain area.

- (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, the proposal does not involve discharging waste materials to surface waters.

b. Ground

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

The project proposal does not include withdrawal or discharge to groundwater.

- (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.

Public sewer will service the proposed lots. No waste material is anticipated to be discharged into the ground.

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.

As depicted on the preliminary road and drainage plan (please see the preliminary plan set in the Appendix), project-generated stormwater runoff will be collected in catch basins and conveyed in underground pipes to a water quality pond and then discharged to Lake Sammamish.

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

Prior to release into Lake Sammamish, the stormwater runoff from paved surfaces, which may include residue from petroleum-based products, will be treated via the two train water quality pond prior to discharge. No waste materials are anticipated to enter ground or surface waters.

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

Stormwater from the project site will be conveyed to a water quality pond prior to direct discharge to Lake Sammamish. This system complies with the 1998 King County Surface Water Design Manual standards.

#### 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, bullrush, 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?

All vegetation in the project area that is outside of the sensitive area tract will be removed to accommodate for the future homes, road, and stormwater facility.

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

No endangered plant species are known to be on or near the site.

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

The majority of the northern portion of the site will be left in a sensitive area tract in order to conserve habitat for existing vegetation.

#### 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: small rodents
- Fish: bass, salmon, trout, herring, shellfish, other

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

Applicant not aware of any threatened or endangered animal species known to be on or near the site.

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

The site may be part of the Pacific Flyway.

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

As required in a conservation short subdivision, the critical areas located on the site will be permanently protected in a separate tract. The northern portion of the site contains a forested steep-slope area that will remain unaffected by the proposed development. This area will preserve existing habitat.

## 6. Energy and Natural Resources

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

Electricity will be used for residential lighting, heating, appliances, and street lighting for the proposed development. If natural gas is available, it may be extended to the lots for use in space and water heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project will not affect the potential use of solar energy by adjacent properties.

- 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:

Future homes will be designed to meet the requirements of the Washington State Energy Code for insulation and glazing.

## 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. There are no environmental health hazards that could occur as a result of this proposal.

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

No need for special emergency services is anticipated.

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

None proposed.

- b. Noise

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

Minor traffic noise exists in the area from West Lake Sammamish Parkway S.E. and is consistent with neighboring single-family residential areas and should therefore not affect the proposed short plat.

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

On a short-term basis, noise levels may increase during the day due to operation of construction equipment for the installation of utilities and construction of roads. This temporary increase in noise will last for a period of approximately 90 days. On a long-term basis, the noise levels associated with this project are not expected to increase overall noise levels of the vicinity.

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

No noise mitigation measures are warranted or proposed.

*Noise Control  
Further mitigation  
per BCC 9.19  
Noise Control*

## 8. Land and Shoreline Use

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

The project site is currently developed with one single-family residence and a detached garage. The surrounding properties are zoned R-3.5. Properties to the north, east, and south are developed with single-family residences. Property to the west is a portion of Weowna Park.

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

No, the site has not been used for agriculture.

- c. Describe any structures on the site.

There is an existing single-family residence of approximately 3,850-square feet and an unassociated detached garage of approximately 2,250-square feet that will remain on the site.

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

No structures will be demolished.

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

The current zoning designation of the site is R-3.5 (medium density, 3.5 dwelling units per acre).

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

The current Comprehensive Plan designation of the site is medium density, up to 3.5 units per acre (R-2.5 and R-3.5).

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

This item does not apply.

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

The northern portion of the site contains slopes greater than 40 percent.

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

After new homes are constructed on each of the lots, approximately 16 to 22 new people are expected to reside on site.

*C. H. H. C.*

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

The completed project will not displace any people.

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

No measures are proposed to avoid or reduce displacement impacts.

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

The proposed development has been designed for consistency with the City of Bellevue zoning and Comprehensive Plan designations, as well as the surrounding area.

## 9. Housing

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

Eight new single-family residential lots will be created. The new homes are expected to be in the middle to high-income range.

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

No units will be eliminated.

- 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?

The Conservation Short Plat requirements restrict building heights to a maximum base height of 30 feet.

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

No views in the vicinity of the project will be impacted by the development.

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

No measures are proposed to reduce or control aesthetic impacts.

## 11. Light and Glare

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

Only one streetlight will be required at the intersection of the proposed road and West Lake Sammamish Parkway S.E. This light is expected to moderately increase overall illumination on adjacent streets.

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

Light or glare from the finished project will not interfere with views.

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

Off-site light sources are not anticipated to affect this project.

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

No measures are proposed to reduce or control light and/or glare impacts.

## 12. Recreation

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

The following designated and information recreation opportunities are in the vicinity of the site:

- Weowna Park ~ adjacent to the west
- Lake Hills Park ~ 0.5 miles west
- Phantom Lake ~ 0.5 miles to the west
- Lake Sammamish ~ 400 feet to the east

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

The proposed project will not displace any existing recreational uses.

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

No measures to reduce or control impacts on recreation are proposed.

## 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.

Applicant is not aware of any registered places or objects listed on, or proposed for, national, state, or local preservation registers.

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

No landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to be on or next to the site.

Proposed measures to reduce or control impacts, if any:

This item does not apply.

*D.J. 4/12/07*

#### 14. Transportation

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

The site will be accessed from a private road extending west from West Lake Sammamish Parkway S.E.

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

A King County Metro Transit stop is located at the intersection of West Lake Sammamish Parkway S.E. and S.E. 12th Place approximately 0.1 mile north of the site. King County Metro Route No. 888 timetable is located in the Appendix.

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

Each lot of the development will provide a minimum of two off-street parking stalls.

- 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).

The project will require the construction of a new 20-foot wide private street to serve the short plat. The proposed street will utilize the location of the existing driveway as much as possible due to grade constraints on the site. The private street will terminate in a hammer-head turnaround in the vicinity of Lots 6 and 9.

Because of the existing slope of the site, the slope of the proposed street will vary from approximately 20-23 percent slope. A variance to the Fire Access requirements will be required for this street.

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

The project will not use or occur in the immediate vicinity of water, rail, or air transportation.

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

The project is expected to generate a maximum of 77 new vehicular trips per day with peak hour volume of eight new trips. Peak hour times during the day are generally between 7:00 to 8:00 a.m. and 5:00 to 6:00 p.m.

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

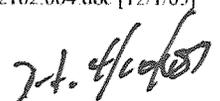
The project's single access point to West Lake Sammamish Parkway S.E. and required frontage improvements will increase the safety of the corridor system serving the project. The development will pay required traffic impact fees.

#### 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.

As typical for single-family lots, the proposed project will result in an incremental increased need for fire, school, police, and other public services.

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



Because the private street serving the proposed lots is steeper than the \_\_\_\_\_ percent maximum slope allowed, the new single-family residential structures will be outfitted with fire sprinkler systems to provide some instant suppression assistance while emergency crews are traveling to the site.

Long-term impacts and the need for public services will be mitigated due to the collection of tax revenues that provide the primary funding mechanisms for these services.

**16. Utilities**

- a. Circle utilities currently available at the site:  electricity,  natural gas,  water,  refuse service,  telephone,  sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity	:	Puget Sound Energy
Natural Gas	:	Puget Sound Energy
Cable Television	:	Comcast Communications
Sanitary Sewer	:	City of Bellevue
Water	:	City of Bellevue
Telephone:	:	Qwest Communications

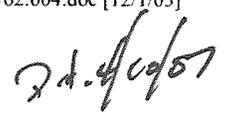
Utility pipe/mains 12 inches or larger in diameter will be installed within or beyond the project and/or nearby rights-of-way to serve the proposed development. Utility installations that affect sensitive areas will be mitigated as required.

**Signature**

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

Signature  .....

Date Submitted 19 JAN 07 .....



# SEPA APPENDIX

- Legal Description
- Vicinity Map (Ref. Thomas Guide, page 567)
- Reduction of Plan Set (8½" x 11" no scale), including:
  - Preliminary Plat Site Plan
  - Preliminary Drainage Plan
  - Preliminary Utility Plan
  - Preliminary Tree Retention Plan
- King County Soil Survey (Excerpt)
- FEMA FIRM Flood Plain Map No: 53033C0680 F

*D.A. 4/10/07*

CHICAGO TITLE INSURANCE COMPANY

Order No.: 001208713

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LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE NORTH 180 FEET OF THE SOUTH 720 FEET;  
EXCEPT THE WEST 715 FEET OF GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 24  
NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
LYING WESTERLY OF WEST LAKE SAMMAMISH BOULEVARD SOUTHEAST;

(ALSO KNOWN AS PORTIONS OF TRACTS 30, 31 AND 32, WEOWNA BEACH, ACCORDING  
TO THE UNRECORDED PLAT THEREOF)

PARCEL B:

THE NORTH 60 FEET OF THE SOUTH 540 FEET OF GOVERNMENT LOT 2, SECTION 1,  
TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON,

EXCEPT THE WEST 715 FEET THEREOF;

(ALSO KNOWN AS A PORTION OF TRACT 33, WEOWNA BEACH, ACCORDING TO THE  
UNRECORDED PLAT THEREOF);

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY MARGIN OF WEST  
LAKE SAMMAMISH PARKWAY SOUTHEAST.

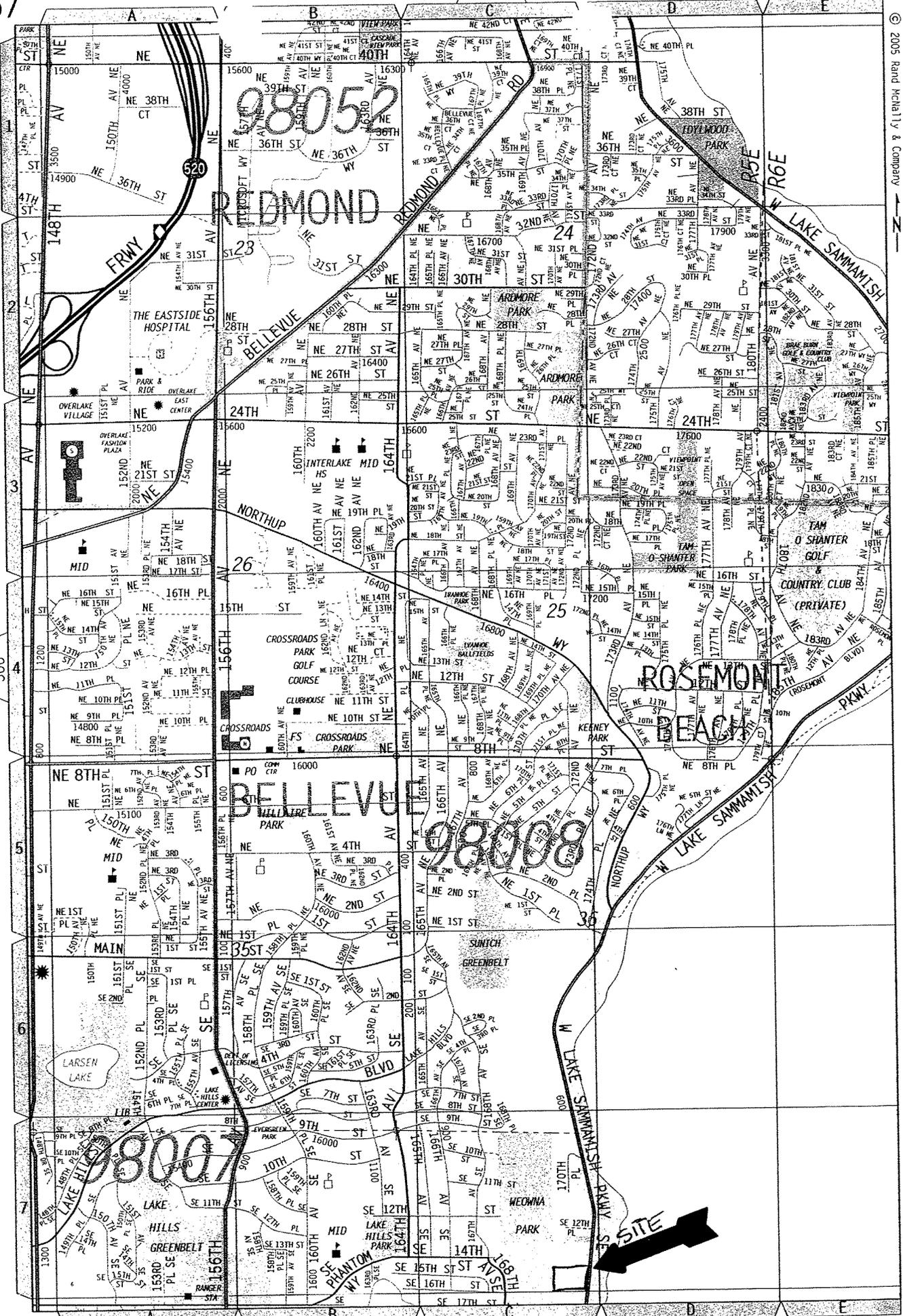
PARCEL C:

THE NORTH 60 FEET OF THE SOUTH 480 FEET OF GOVERNMENT LOT 2, SECTION 1,  
TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,  
WASHINGTON,

EXCEPT THE WEST 715 FEET THEREOF; ALSO

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE WESTERLY MARGIN OF WEST  
LAKE SAMMAMISH PARKWAY SOUTHEAST;

(ALSO KNOWN AS A PORTION OF TRACTS 34, WEOWNA BEACH, ACCORDING TO THE  
UNRECORDED PLAT THEREOF);

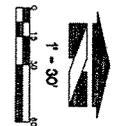


SEE 566 MAP

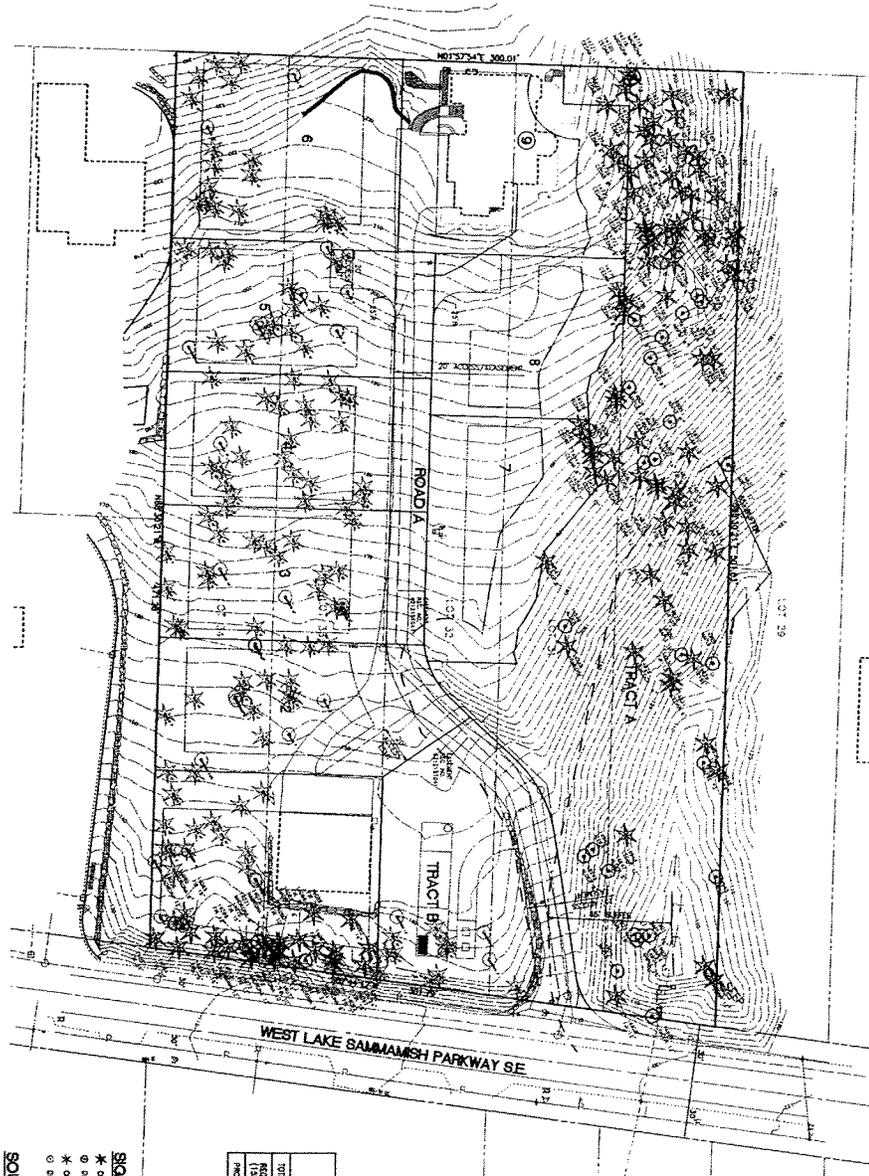
0 .125 .375 .5 miles 1 in. = 1900 ft.







PRELIMINARY TREE RETENTION PLAN  
 OF  
**OLSON/JOHNSON PROPERTIES**  
 A PORTION OF THE NW 1/4 OF SECTION 01, TOWNSHIP 24 N, RANGE 05 E, W1M,  
 CITY OF BELLEVUE, KING COUNTY, WASHINGTON



SIGNIFICANT TREE RETENTION CALCULATION	
TOTAL SQUARE FEET OF EXISTING TREES	1,434 SQUARE FEET
TOTAL SQUARE FEET OF EXISTING SIGNIFICANT TREES	443 SQUARE FEET
PROPOSED RETENTION	1,131 SQUARE FEET

**SIGNIFICANT TREE LEGEND**

- \* CAN (COVERED) TO REMAIN
- DEC (DISCOVERED) TO REMAIN
- \* CAN (COVERED) TO BE REMOVED
- DEC (DISCOVERED) TO BE REMOVED

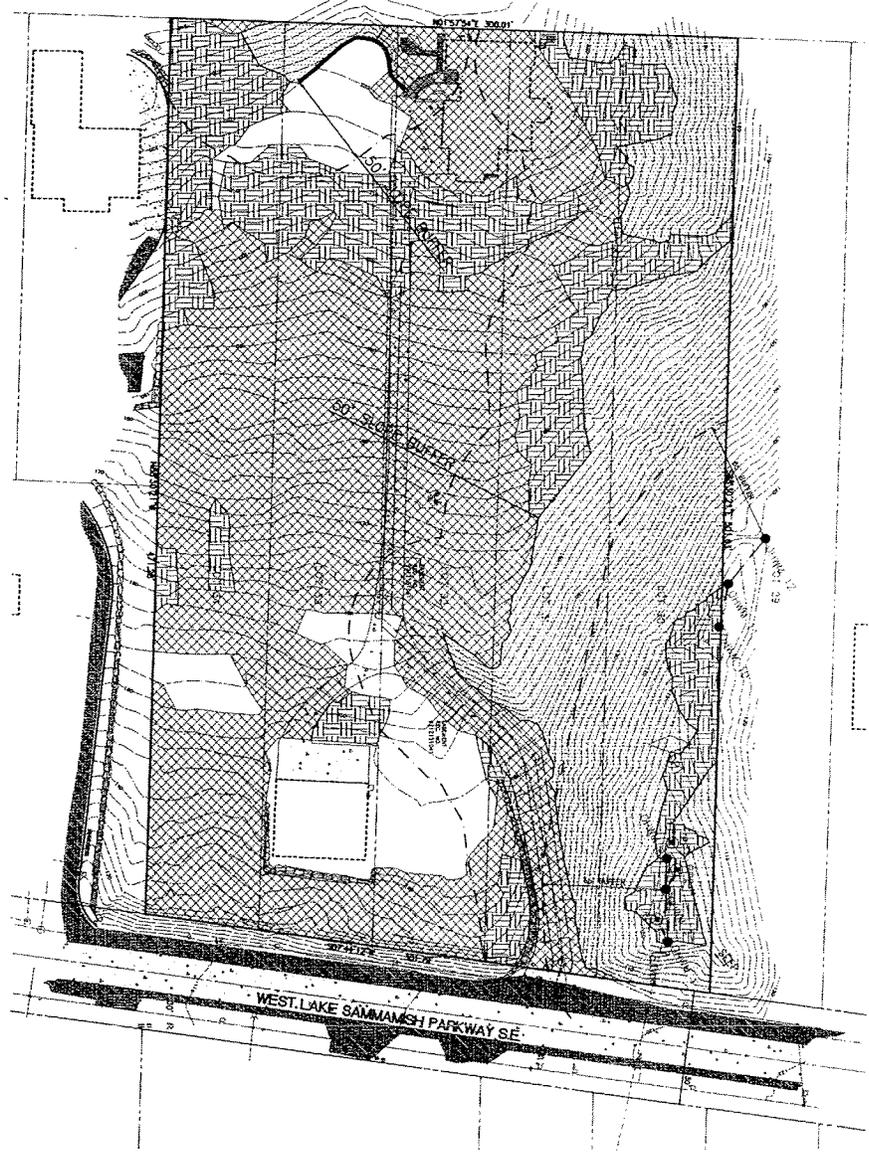
**SOURCE OF SIGNIFICANT TREES**

DAN OLSON AND GARY JOHNSON  
 1405, 1416 W. LAKE SAMMAMISH PARKWAY SE  
 BELLEVUE, WA 98005  
 PREPARED FOR: DAN OLSON AND GARY JOHNSON  
 PREPARED BY: BARGHAUSEN CONSULTING ENGINEERS, INC., APRIL, 2004

Job Number <b>12162</b>  Sheet <b>3</b> of <b>3</b>		18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX  CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	Designed ... Drawn ... Checked ... Approved ... Date 02/27/04	Scale: Horizontal 1"=30' Vertical N/A		For: <b>DAN OLSON AND GARY JOHNSON</b> 1405, 1416 W LAKE SAMMAMISH PARKWAY SE. BELLEVUE, WA 98005 CONTACT: DAN OLSON	Title: <b>PRELIMINARY TREE RETENTION PLAN</b> OF <b>OLSON/JOHNSON PROPERTIES</b>
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SLOPE ANALYSIS EXHIBIT  
OF  
**OLSON/JOHNSON PROPERTIES**  
A PORTION OF THE NW 1/4 OF SECTION 01, TOWNSHIP 24 N, RANGE 05 E, W1M  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



**LEGEND:**

[Diagonal hatching]	0-12% SLOPE
[Cross-hatching]	12.01-25% SLOPE
[Dense cross-hatching]	25.01-40% SLOPE
[Very dense cross-hatching]	40.01-100% SLOPE

**SLOPE TABLE**

13.00% S.F.	13.00% S.F.
14.00% S.F.	14.00% S.F.
15.00% S.F.	15.00% S.F.
16.00% S.F.	16.00% S.F.
17.00% S.F.	17.00% S.F.
18.00% S.F.	18.00% S.F.
19.00% S.F.	19.00% S.F.
20.00% S.F.	20.00% S.F.
21.00% S.F.	21.00% S.F.
22.00% S.F.	22.00% S.F.
23.00% S.F.	23.00% S.F.
24.00% S.F.	24.00% S.F.
25.00% S.F.	25.00% S.F.

**DISTURBANCE LIMITATIONS**

PERCENT DISTURBANCE	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
MINIMUM ALLOWED DISTURBANCE (SQ FT)	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840	15,840
MINIMUM ALLOWED DISTURBANCE (SQ YD)	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176	176
PERCENT DISTURBANCE ALLOWED	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%

Job Number <b>12162</b>  Sheet <b>1</b> of <b>1</b>	 <b>BORGHAUSEN</b> CONSULTING ENGINEERS, INC.	18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX  CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	Designed ... S.L. Drawn ... A.L. Checked ... S.L. Approved ... S.L. Date 02/10/06	Scale Horizontal 1"=30' Vertical N/A	 DAN OLSON LICENSE NO. 12162	For: <b>DAN OLSON AND GARY JOHNSON</b> 1405, 1416 W LAKE SAMMAMSH PARKWAY SE. BELLEVUE, WA 98005 CONTACT: DAN OLSON	Title <b>SLOPE ANALYSIS EXHIBIT</b> OF <b>OLSON/JOHNSON PROPERTIES</b>
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LIBRARY COPY  
BARGHAUSEN CONSULTING ENGRS, INC.

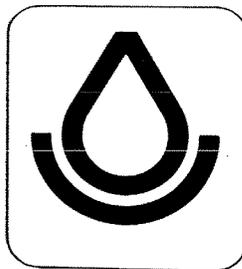
# SOIL SURVEY

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## King County Area Washington

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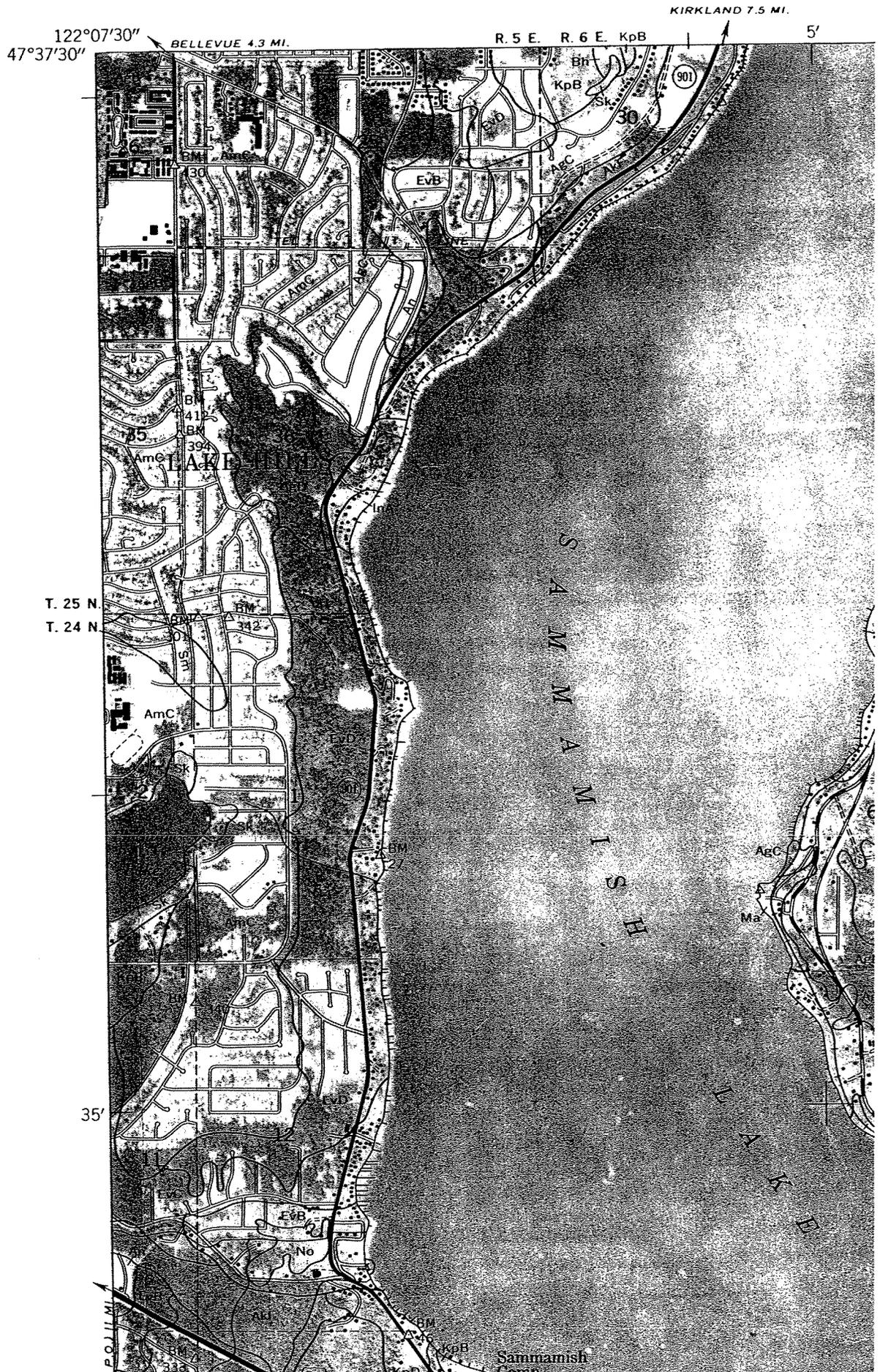
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UNITED STATES DEPARTMENT OF AGRICULTURE  
Soil Conservation Service  
in cooperation with  
WASHINGTON AGRICULTURAL EXPERIMENT STATION  
Issued November 1973

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE



gravely coarse sand to very silty loamy sand. Depth to the IIC horizon ranges from 18 to 36 inches.

Some areas are up to 5 percent included Alderwood soils, on the more rolling and undulating parts of the landscape; some are about 5 percent the deep, sandy Indianola soils; and some are up to 25 percent Neilton very gravely loamy sands. Also included in mapping are areas where consolidated glacial till, which characteristically underlies Alderwood soils, is at a depth of 5 to 15 feet.

Permeability is rapid. The effective rooting depth is 60 inches or more. Available water capacity is low. Runoff is slow, and the erosion hazard is slight.

This soil is used for timber and pasture and for urban development. Capability unit IVs-1; woodland group 3f3.

Everett gravely sandy loam, 5 to 15 percent slopes (EvC).--This soil is rolling. Areas are irregular in shape, have a convex surface, and range from 25 acres to more than 200 acres in size. Runoff is slow to medium, and the erosion hazard is slight to moderate.

Soils included with this soil in mapping make up no more than 25 percent of the total acreage. Some areas are up to 5 percent Alderwood soils, which overlie consolidated glacial till; some are up to 20 percent Neilton very gravely loamy sand; and some are about 15 percent included areas of Everett soils where slopes are more gentle than 5 percent and where they are steeper than 15 percent.

This Everett soil is used for timber and pasture and for urban development. Capability unit VIs-1; woodland group 3f3.

Everett gravely sandy loam, 15 to 30 percent slopes (EvD).--This soil occurs as long, narrow areas, mostly along drainageways or on short slopes between terrace benches. It is similar to Everett gravely sandy loam, 0 to 5 percent slopes, but in most places is stonier and more gravelly.

Soils included with this soil in mapping make up no more than 30 percent of the total acreage. Some areas are up to 10 percent Alderwood soils, which overlie consolidated glacial till; some are up to 5 percent the deep, sandy Indianola soils; some are up to 10 percent Neilton very gravely loamy sand; and some are about 15 percent included areas of Everett soils where slopes are less than 15 percent.

Runoff is medium to rapid, and the erosion hazard is moderate to severe.

Most of the acreage is used for timber. Capability unit VIe-1; woodland group 3f2.

Everett-Alderwood gravely sandy loams, 6 to 15 percent slopes (EwC).--This mapping unit is about equal parts Everett and Alderwood soils. The soils are rolling. Slopes are dominantly 6 to 10 percent, but range from gentle to steep. Most areas are irregular in shape and range from 15 to 100 acres or more in size. In areas classified as Everett soils, field examination and geologic maps indicate

the presence of consolidated substratum at a depth of 7 to 20 feet. This substratum is the same material as that in the Alderwood soils.

Some areas are up to 5 percent included Norma, Seattle, and Tukwila soils, all of which are poorly drained.

Runoff is slow to medium, and the erosion hazard is slight to moderate.

Most of the acreage is used for timber. Capability unit VIs-1; woodland group 3f3.

### Indianola Series

The Indianola series is made up of somewhat excessively drained soils that formed under conifers in sandy, recessional, stratified glacial drift. These undulating, rolling, and hummocky soils are on terraces. Slopes are 0 to 30 percent. The annual precipitation is 30 to 55 inches, and the mean annual air temperature is about 50° F. The frost-free season is 150 to 210 days. Elevation ranges from about sea level to 1,000 feet.

In a representative profile, the upper 30 inches is brown, dark yellowish-brown, and light olive-brown loamy fine sand. This is underlain by olive sand that extends to a depth of 60 inches or more (pl. I, right).

Indianola soils are used for timber and for urban development.

Indianola loamy fine sand, 4 to 15 percent slopes (InC).--This undulating and rolling soil has convex slopes. It is near the edges of upland terraces. Areas range from 5 to more than 100 acres in size.

Representative profile of Indianola loamy fine sand, 4 to 15 percent slopes, in forest, 1,000 feet west and 900 feet south of the northeast corner of sec. 32, T. 25 N., R. 6 E.:

- 01--3/4 inch to 0, leaf litter.
- B21ir--0 to 6 inches, brown (10YR 4/3) loamy fine sand, brown (10YR 5/3) dry; massive; soft, very friable, nonsticky, nonplastic; many roots; slightly acid; clear, smooth boundary. 4 to 8 inches thick.
- B22ir--6 to 15 inches, dark yellowish-brown (10YR 4/4) loamy fine sand, brown (10YR 5/3) dry; massive; soft, very friable, nonsticky, nonplastic; common roots; slightly acid; clear, smooth boundary. 6 to 15 inches thick.
- C1--15 to 30 inches, light olive-brown (2.5Y 5/4) loamy fine sand, yellowish brown (10YR 6/4) dry; massive; soft, very friable, nonsticky, nonplastic; common roots; slightly acid; gradual, smooth boundary. 12 to 17 inches thick.
- C2--30 to 60 inches, olive (5Y 5/4) sand, light brownish gray (2.5Y 6/2) dry; single grain; loose, nonsticky, nonplastic; few roots; slightly acid. Many feet thick.

There is a thin, very dark brown A1 horizon at the surface in some places. The B horizon ranges



APPROXIMATE SCALE IN FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
 KING COUNTY,  
 WASHINGTON AND  
 INCORPORATED AREAS

PANEL 680 OF 1725  
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
 COMMUNITY

BELLEVUE CITY OF  
 UNINCORPORATED AREAS

NUMBER PANEL SUFFIX

530074 2680 F  
 530071 0680 F

MAP NUMBER  
 53033C0680 F

MAP REVISED:  
 MAY 16, 1995



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

