



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 08-103267 WG
Project Name/Address: Partovi Dock/ 9655 Lake Washington Blvd NE
Planner: Heidi M. Bedwell
Phone Number: 425-452-4862

Minimum Comment Period: April 3, 2008

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

1/8/08

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

INTRODUCTION

Purpose of the Checklist:

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

RECEIVED

JAN 22 2008

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.

PERMIT PROCESSING

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

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

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

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

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

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

ENVIRONMENTAL CHECKLIST

1/9/08

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BACKGROUND INFORMATION

Property Owner: Negar and Hadi Partovi

Proponent: Negar Partovi

Contact Person: Alan D. Foltz, Permit Coordinator, Waterfront Construction, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **205 NE Northlake Way, Suite 230, Seattle, WA 98105**

Phone: **206-548-9800**, fax **206-548-1022**, foltz@waterfrontconstruction.com

Proposal Title: **Negar Lifts and Coved Beach Area**

Proposal Location: **9655 Lake Washington Blvd., Bellevue, WA 98004**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please **attach an 8 ½" x 11" vicinity map** that accurately locates the proposal site.

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

1. General description:

Proposal is to install (1) Free Standing Boatlift, (1) Fully Grated Platform Lift, and (1) Dock Mounted Jet Ski Lift on an existing joint use pier; and to Construct a Coved Beach area on applicant's private property. See permit drawings.

2. Acreage of site: **1.07**

3. Number of dwelling units/buildings to be demolished: **N/A**

4. Number of dwelling units/buildings to be constructed: **N/A: Coved Beach Area, Install total of 3 lifts to Existing joint use pier structure.**

5. Square footage of buildings to be demolished: **17.2-cu.yd. bulkhead removed.**

6. Square footage of buildings to be constructed: **26.6-cu.yd. coved bulkhead installed.**

7. Quantity of earth movement (in cubic yards): **35.4 cu.yd.**

8. Proposed land use: **Shoreline property improvements for safe boat storage and natural beach area.**

9. Design features, including building height, number of stories and proposed exterior materials:

See permit drawings. Proposed coved beach area enhancement.

10. Other **N/A**

Estimated date of completion of the proposal or timing of phasing: **As Permits Allow. No Phasing.**

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None known.**

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

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.

None known.

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.

Bellevue SDP, SEPA, building permit.

Corps NWP & RGP1.

WDFW HPA

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 N/A

Preliminary Plat or Planned Unit Development
Preliminary plat map

Clearing & Grading Permit
**Plan of existing and proposed grading
Development plans**

x Building Permit (or Design Review)
Site plan. See permit drawings.
Clearing & grading plan

x Shoreline Management Permit
Site plan Cover Letter for Application

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: x **Flat** at shoreline Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? **N/A to project area.**

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

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Fill for backing of bulkhead area and for beach and spawning gravel.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Existing is Unchanged by proposed construction.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Filter fabric used with bulkhead backfill.

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.
During construction only, muffled exhaust from diesel crane or construction tug only.
- 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:
Minimal use of equipment as needed.

3. WATER

- a. Surface
- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Yes. Lake Washington.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.
Yes. Proposal is to install (1) Free Standing Boatlift, (1) Fully Gated Platform Lift, and (1) Dock Mounted Jet Ski Lift on an existing joint use pier; and to Construct a Coved Beach area on applicants private property. See permit drawings.

- (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.

Not Applicable.

- (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.

Not known.

- (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. Construction to have all waste materials stored on construction barge, for subsequent disposal at an approved upland disposal site.

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.

Existing runoffs not disturbed or altered.

(2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
None proposed.

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Grass removed with soil to form cove area.

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:
None proposed. Mitigation for boatlift installations is the proposed coved beach area.

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, herc gle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

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

d. Proposed measures to preserve or enhance wildlife, if any:
Construction to be done only within approved Corps and WDFW work windows.

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.
Diesel and electric needs to be provided from construction barge exclusively.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Not Applicable.

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:
Equipment use to be minimal to construction needs.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None anticipated. Emergency spill plan is posted for response should accidental spill occur.

(1) Describe special emergency services that might be required.
Immediate Spill reporting to Coast Guard, Environmental Services, Waterfront Constuction management, and Department of Ecology is required to construction cøws. Environmental Services to be involved if spill clean up should be required. WDFW is aleted if fish Kill or water quality problems are noticed.

(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)?
No area noises known.

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

Short term construction noises from crane and tug equipment, from muffled exhausts.

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

Use of equipment when needed only.

8. Land and Shoreline Use

What is the current use of the site and adjacent properties? **Private residences.**

- b. Has the site been used for agriculture? If so, describe. **No.**

Describe any structures on the site. **Private residence site contains cable rail system from flat shoreside area to top of property at road. Joint use Legal agreement between neighbors exists. Document submitted with applications.**

- d. Will any structures be demolished? **No.**

- e. What is the current zoning classification of the site? **Residential, Single Family Residence.**

- f. What is the current comprehensive plan designation of the site? **Not known.**

- g. If applicable, what is the current shoreline master program designation of the site? **Not Known.**

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **Not known.**

- i. Approximately how many people would reside or work in the completed project? **None. Daily construction workers arrive by water.**

- j. Approximately how many people would the completed project displace? **None.**

- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None proposed.**

9. Housing

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

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?
Bulkhead cove area is 1'-11" above OHW.
- b. What views in the immediate vicinity would be altered or obstructed?
None altered or obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None proposed.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None anticipated.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.

- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Private resident shoreline activities on adjacent properties.
- 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 proposed. No impacts involved.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
Not applicable.
- c. Proposed measures to reduce or control impacts, if any:
None proposed or applicable.

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.
Residential community accessed along Lake Washington Blvd.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Not known. Not affected by project.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
N/A
- 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.
Not Applicable.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
None.

g. Proposed measures to reduce or control transportation impacts, if any:
None proposed.

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 proposed.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
None proposed.

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.....
Alan D. Foltz, Permit Coordinator, Agent

Date Submitted.....1-22-08

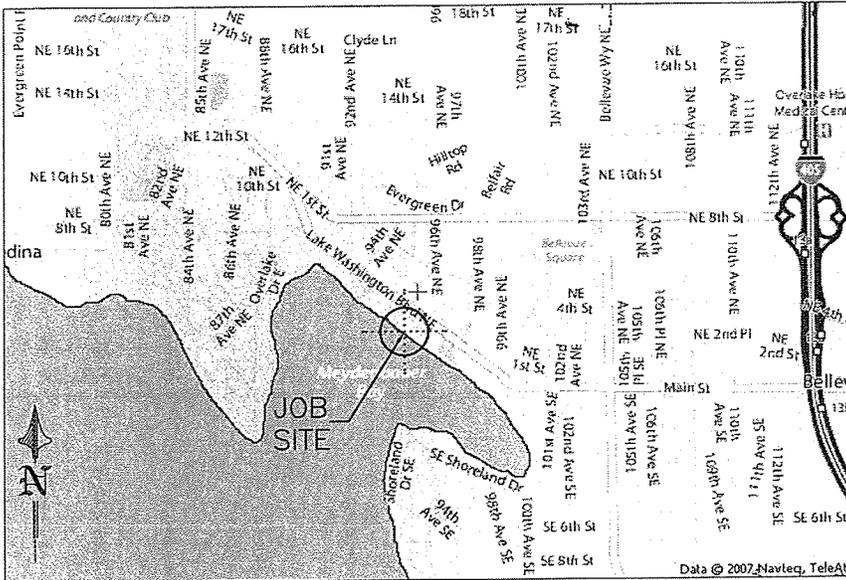
PROJECT DESIGNED BY:

Waterfront Construction Inc.
205 NE NORTHLAKE WAY, Suite 230
SEATTLE, WA. 98105 (206) 548-9800

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JAN 22 2008

PERMIT PROCESSING



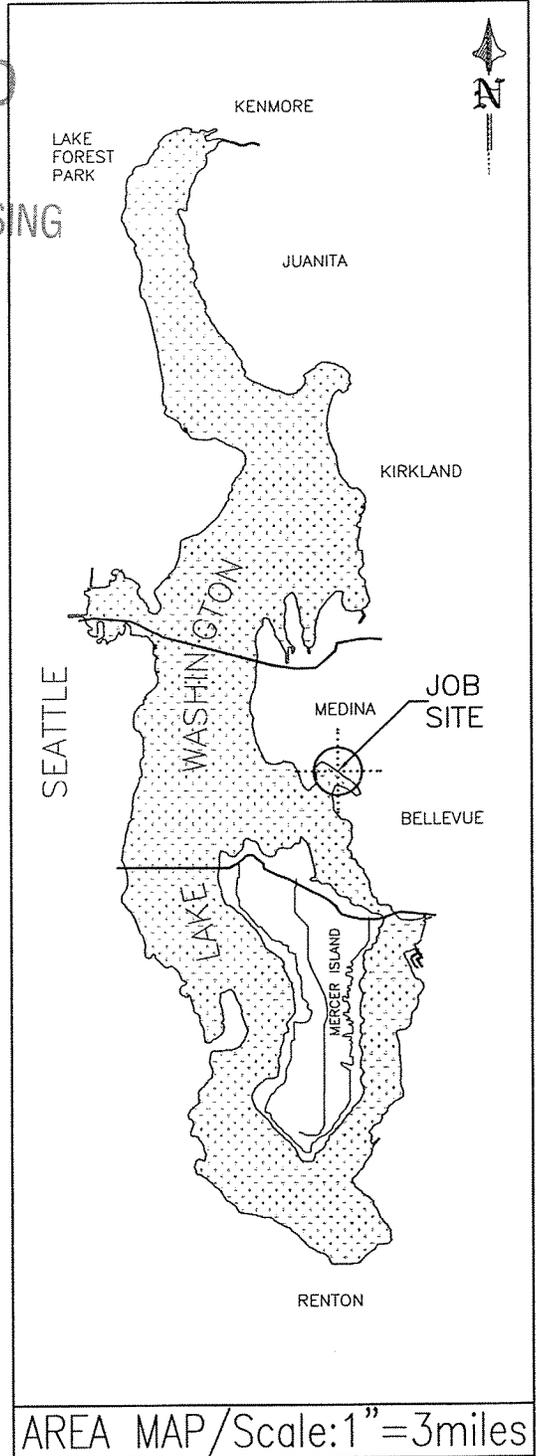
VICINITY MAP/NO SCALE

LEGAL DESCRIPTION

1/4 SEC: NE 31-25N-05E
TAXLOT #: 438920 0953

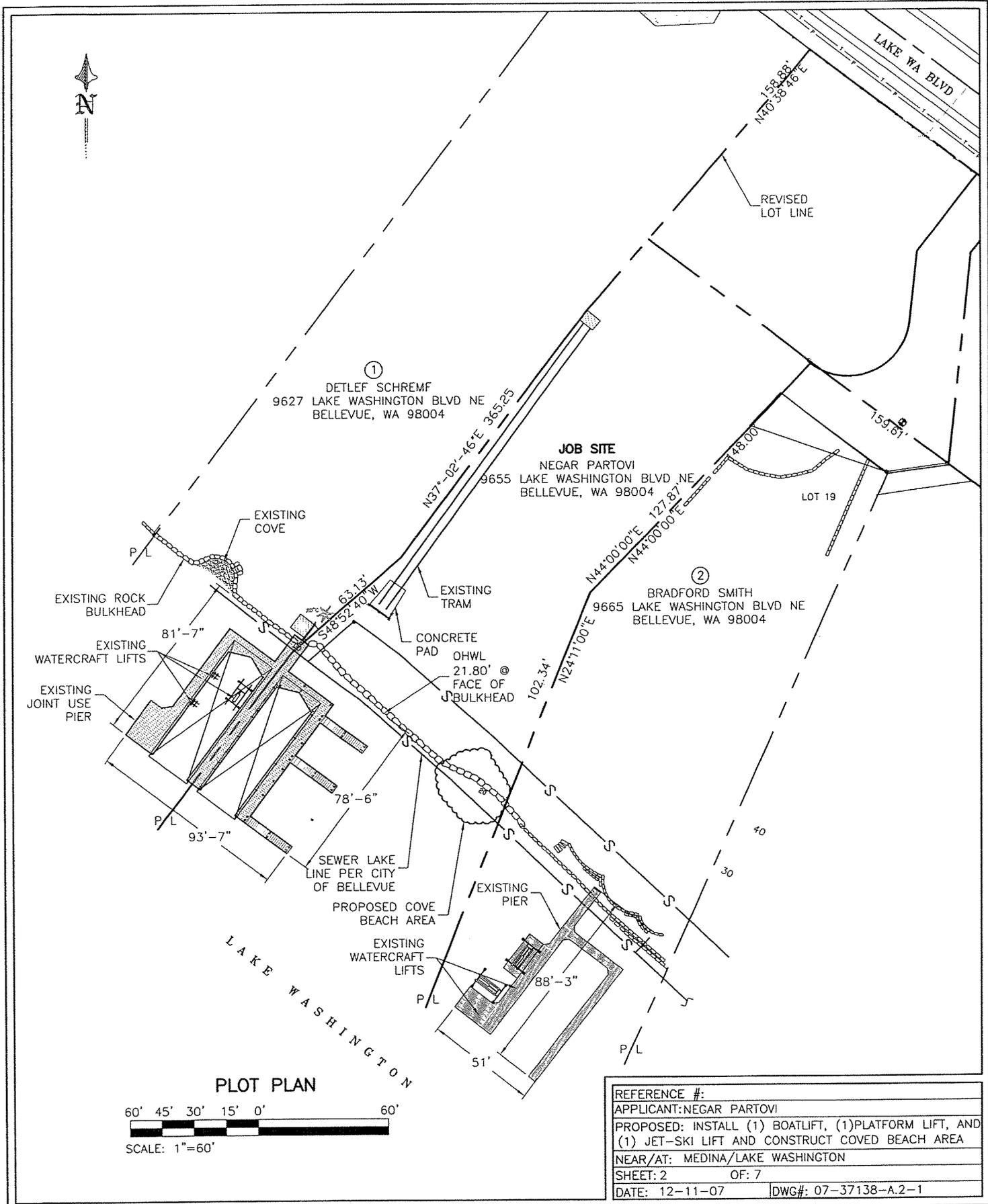
LOCHLEVEN PCL A BELLEVUE BLA #01-116901 LW REC
#20011204900020 TGW SH LDS ADJ & TGW 1/3 INT IN PROP DAF
BEG INTNS OF NWLY LN OF SD LOT 19 & SWLY LN OF SD NE LK
WASH BLVD TH SELY ALG SD BLVD LN 117.7 FT TO TPOB TH CONT
ALG SD BLVD LN 20 FT TH S 37 DEG 26 MIN 00 SEC W 30.92 FT
TH S 06 DEG 00 MIN 00 SEC W 99.72 FT TH S 82 DEG 23 MIN 00
SEC W 28.28 FT TH N 52 DEG 34 MIN 00 SEC W 62.01 FT TH N 44
DEG 00 MIN 00 SEC E 20.13 FT TH ALG CURVE TO LEFT RAD 28.66
FT & WITH CENT ANGLE BRG N 44 DEG 00 MIN 00 SEC E FR LAST
DESC PT 60.73 FT TO PT OF TANG TH N 06 DEG 00 MIN 00 SEC E
32.11 FT TH N 37 DEG 26 MIN 00 SEC E 45 FT TO TPOB

LAT: 47° 36' 43"
LONG: -122° 12' 48"

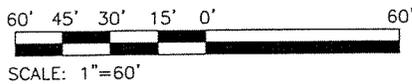


AREA MAP/Scale: 1"=3miles

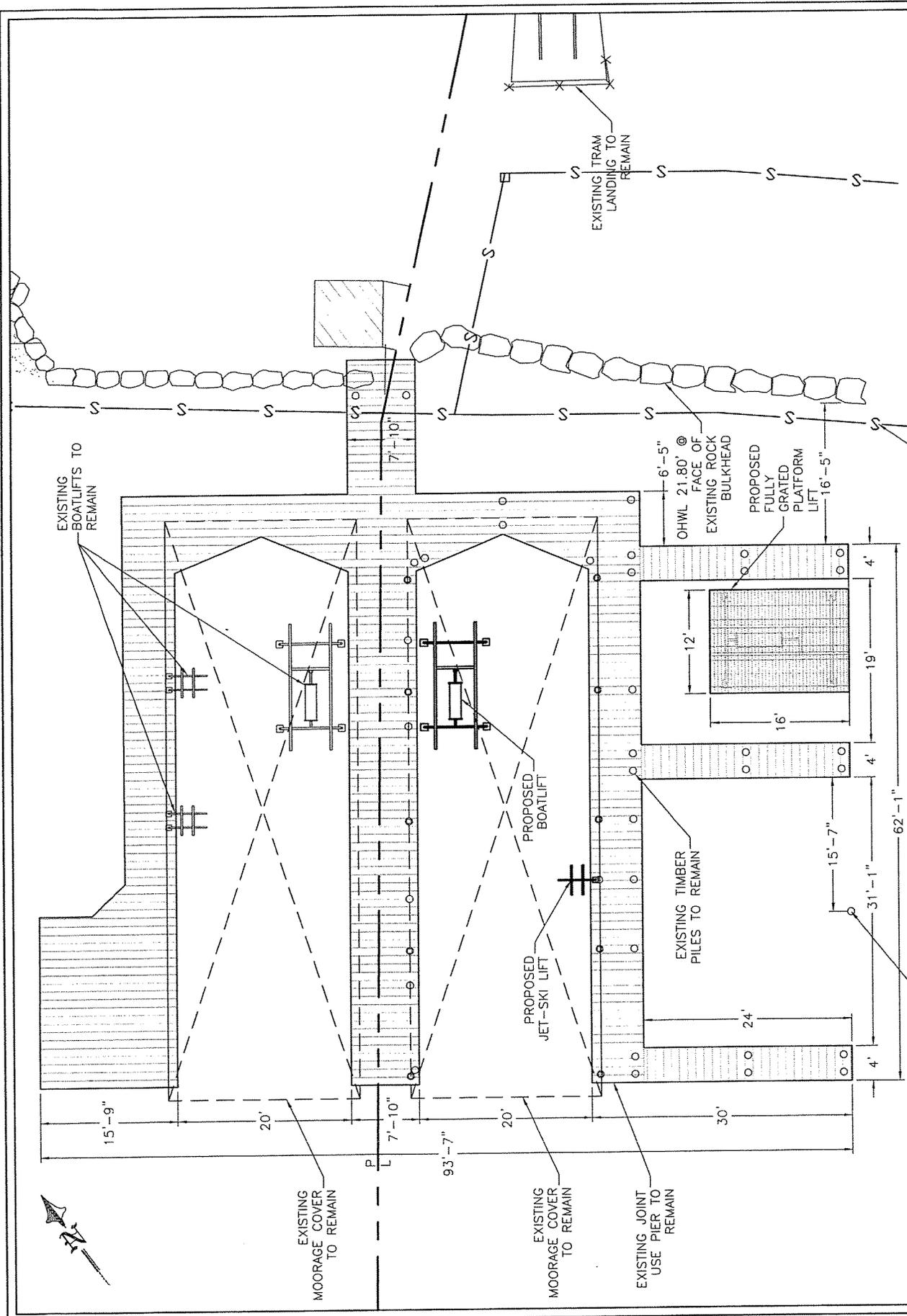
<p>PURPOSE: MAINTAIN PRIVATE MOORAGE AND MAINTAIN BULKHEAD INTEGRITY</p>	<p>PROJECT NAME: PARTOVI</p>	<p>PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, AND (1) JET-SKI LIFT AND CONSTRUCT COVERED BEACH AREA</p>	
<p>DATUM: C.O.E. 0.0' EST 1919</p>	<p>REFERENCE #: SITE LOCATION ADDRESS:</p>	<p>IN: LAKE WASHINGTON</p>	
<p>ADJACENT OWNERS: ① DETLEF SCHREMF 9627 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98004 ② BRADFORD SMITH 9665 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98004</p>	<p>9655 LAKE WASHINGTON BLVD NE BELLEVUE, WA 98004</p>	<p>NEAR: MEDINA</p>	
<p>DWG#: 07-37138-A.1-1</p>		<p>COUNTY: KING STATE: WASHINGTON</p>	
<p></p>		<p>APPL BY: NEGAR PARTOVI</p>	
<p></p>		<p>SHEET: 1 OF: 7 DATE: 12-11-07</p>	



PLOT PLAN



REFERENCE #:
APPLICANT: NEGAR PARTOVI
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, AND (1) JET-SKI LIFT AND CONSTRUCT COVED BEACH AREA
NEAR/AT: MEDINA/LAKE WASHINGTON
SHEET: 2 OF: 7
DATE: 12-11-07 DWG#: 07-37138-A-2-1

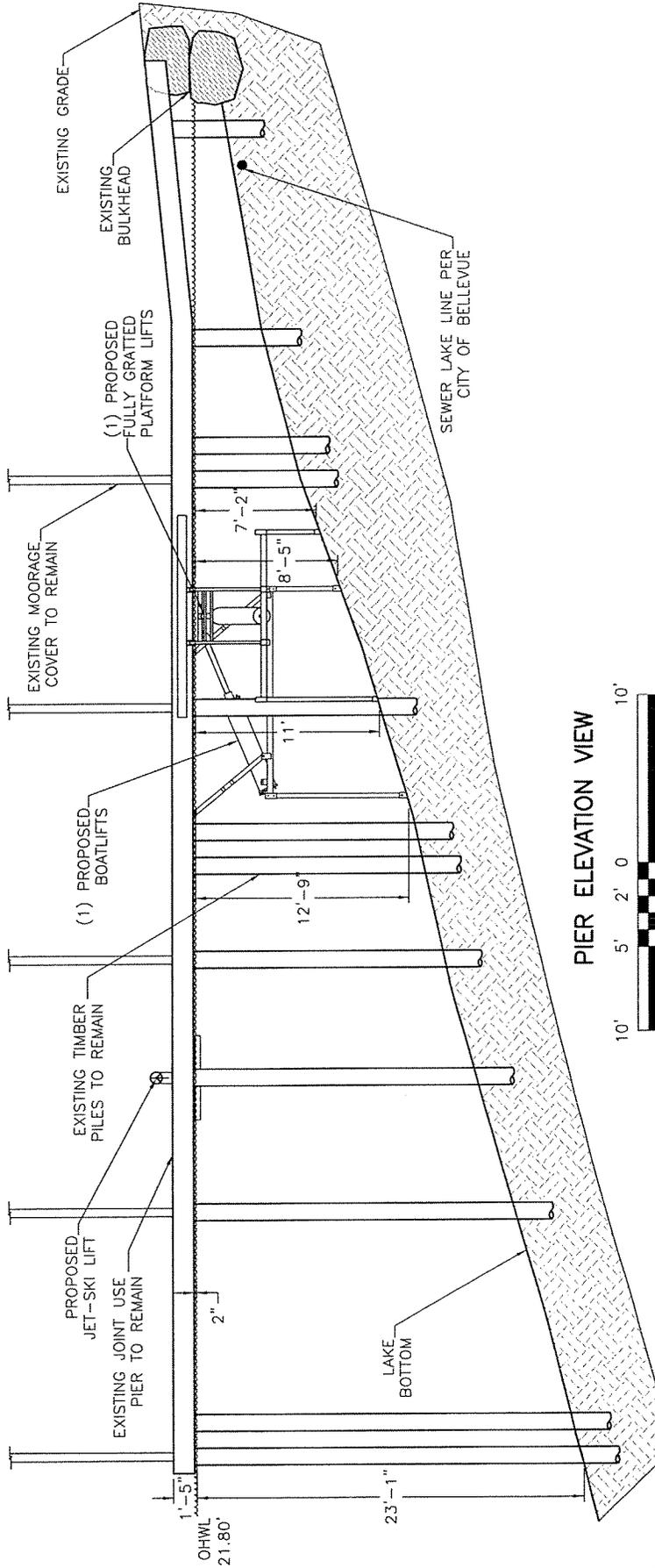


REFERENCE #:
 APPLICANT: NEGAR PARTOVI
 PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, AND
 (1) JET-SKI LIFT AND CONSTRUCT COVERED BEACH AREA
 NEAR/AT: MEDINA/LAKE WASHINGTON
 SHEET: 3 OF: 7
 DATE: 12-11-07 DWG#: 07-37138-A.3-1

SEWER LAKE
LINE PER CITY
OF BELLEVUE

PIER DETAIL VIEW

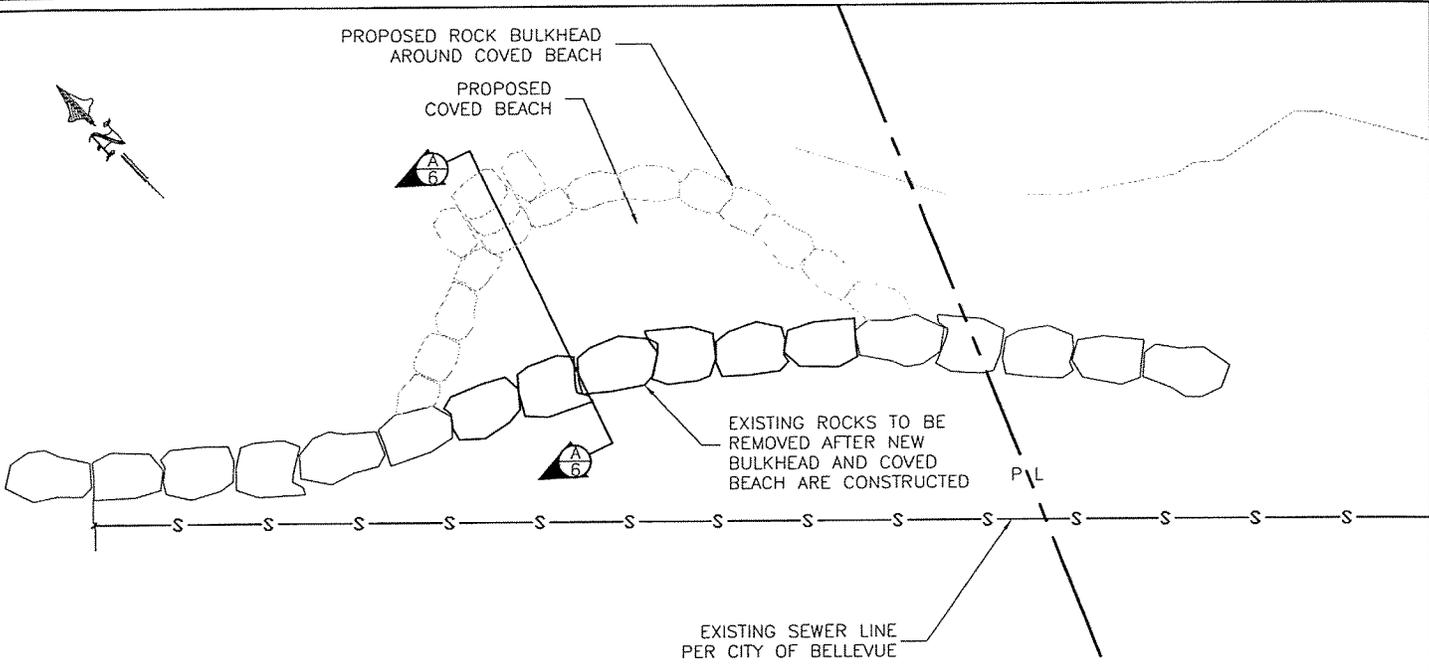




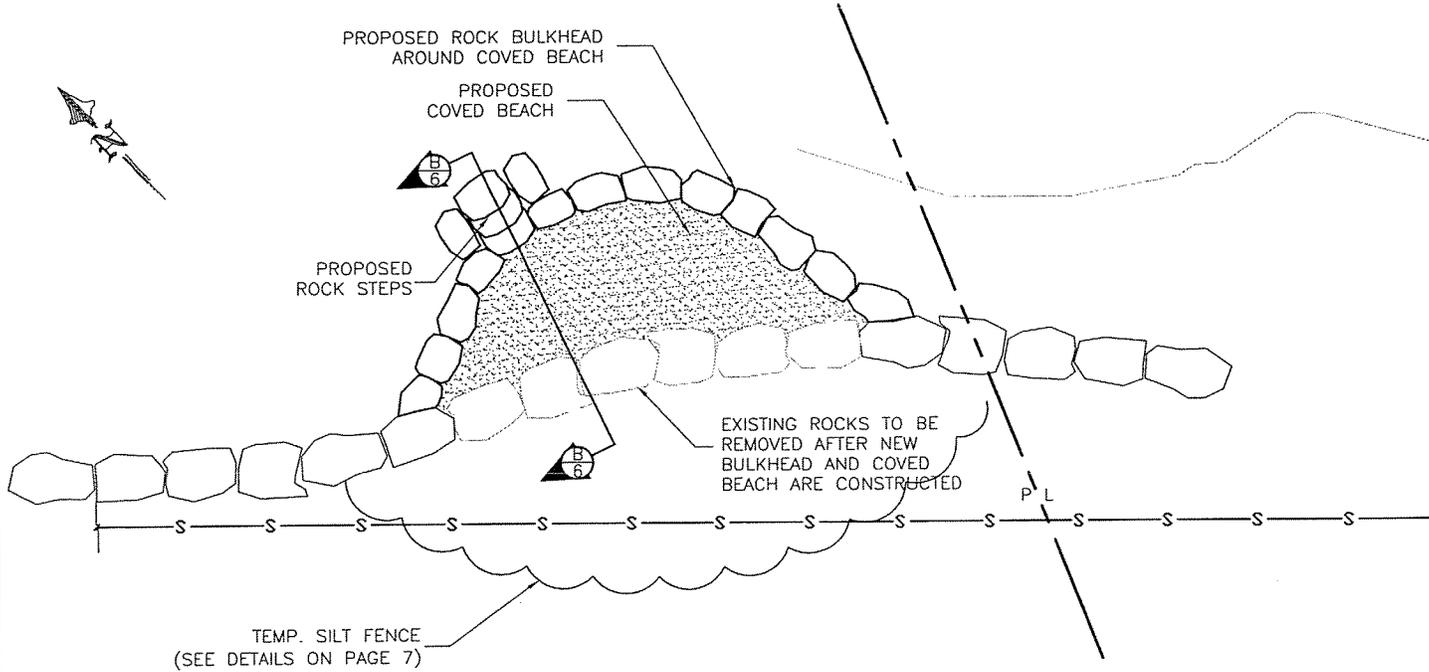
PIER ELEVATION VIEW



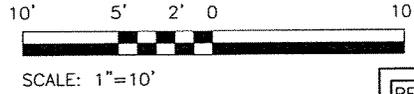
REFERENCE #:	
APPLICANT: NEGAR PARTOVI	
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, AND (1) JET-SKI LIFT AND CONSTRUCT COVERED BEACH AREA	
NEAR/AT: MEDINA/LAKE WASHINGTON	
SHEET: 4	OF: 7
DATE: 12-11-07	DWG#: 07-37138-A.6-1



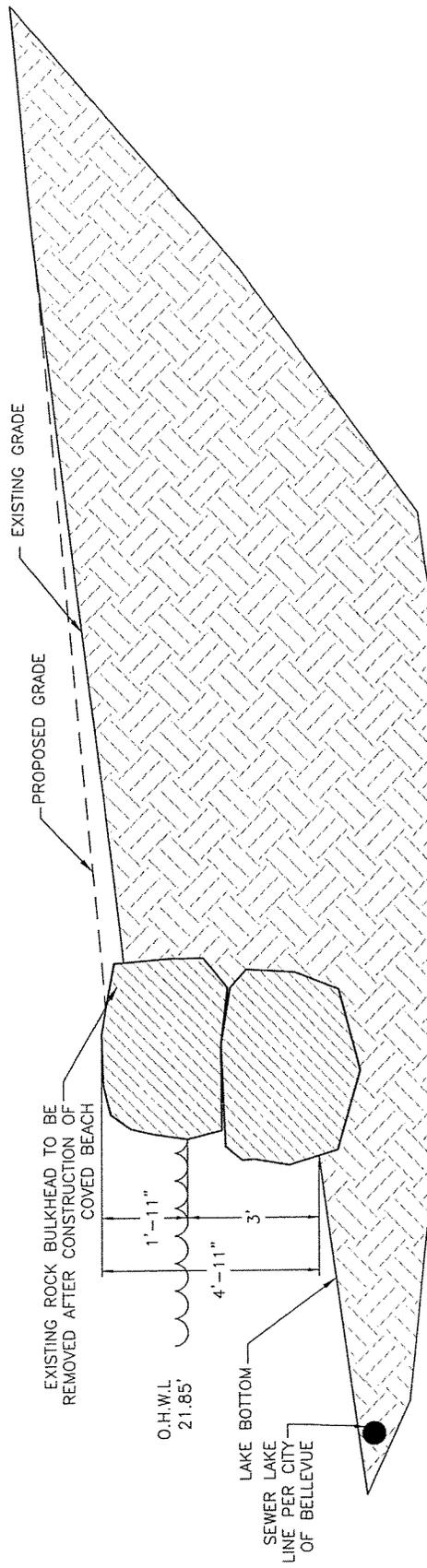
EXISTING BULKHEAD DETIAL VIEW
SCALE: 1"=10'



PROPOSED COVERED BEACH BULKHEAD DETIAL VIEW



REFERENCE #:	
APPLICANT: NEGAR PARTOVI	
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, AND (1) JET-SKI LIFT AND CONSTRUCT COVERED BEACH AREA	
NEAR/AT: MEDINA/LAKE WASHINGTON	
SHEET: 5	OF: 7
DATE: 12-11-07	DWG#: 07-37138-A.5-1

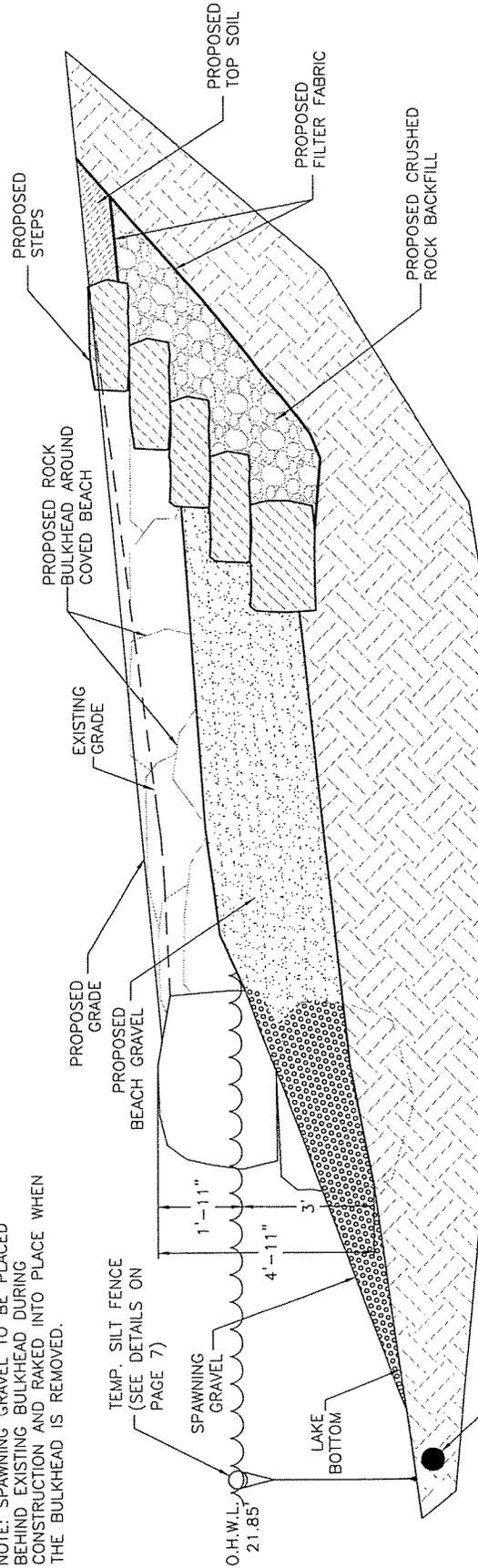


EXISTING BULKHEAD SECTION VIEW A-6

SCALE: 1/4"=1'

EXCAVATION	
ROCK	17.2 C/Y
SOIL	35.4 C/Y
TOTAL=	52.6 C/Y

NOTE: SPANNING GRAVEL TO BE PLACED BEHIND EXISTING BULKHEAD DURING CONSTRUCTION AND RAKED INTO PLACE WHEN THE BULKHEAD IS REMOVED.

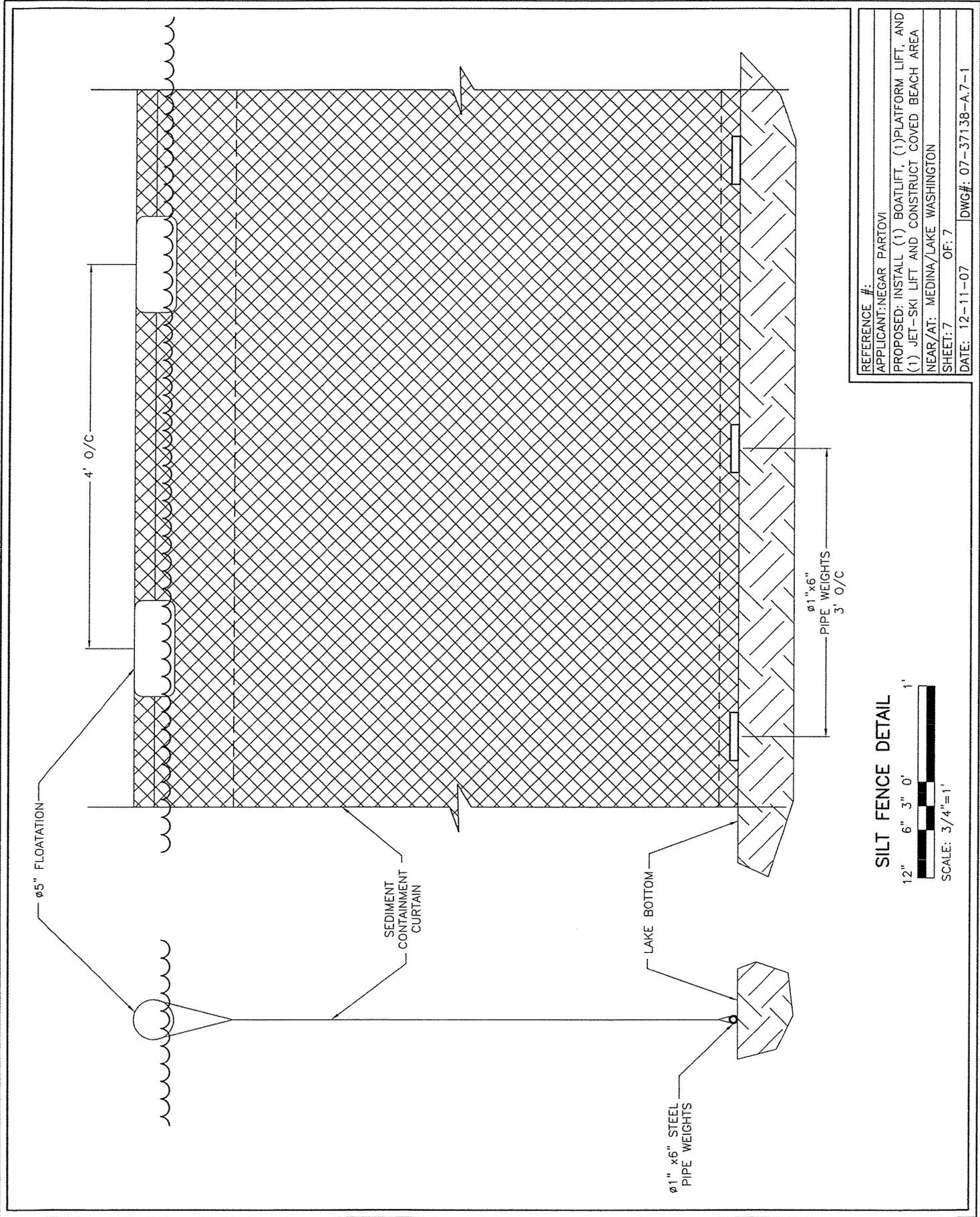


PROPOSED COVE SECTION VIEW B-6



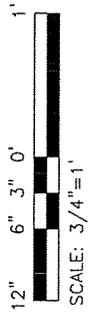
FILL	
BULKHEAD ROCK	26.6 C/Y
ROCK STEPS	1.4 C/Y
CRUSHED ROCK BACKFILL	18.6 C/Y
TOP SOIL	2.7 C/Y
BEACH GRAVEL	12.2 C/Y
SPANNING GRAVEL	6.9 C/Y
TOTAL=	68.4 C/Y

REFERENCE #:	
APPLICANT: NEGAR PARTOVI	
PROPOSED: INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, AND (1) JET-SKI LIFT AND CONSTRUCT COVERED BEACH AREA	
NEAR/AT: MEDINA/LAKE WASHINGTON	
SHEET: 6	OF: 7
DATE: 12-11-07	DWG#: 07-37138-A.6-1



REFERENCE #:	
APPLICANT:	NEGAR PARTOVI
PROPOSED:	INSTALL (1) BOATLIFT, (1) PLATFORM LIFT, AND (1) JET-SKI LIFT AND CONSTRUCT COVERED BEACH AREA
NEAR/AT:	MEDINA/LAKE WASHINGTON
SHEET:	7 OF 7
DATE:	12-11-07
DWG#:	07-37138-A.7-1

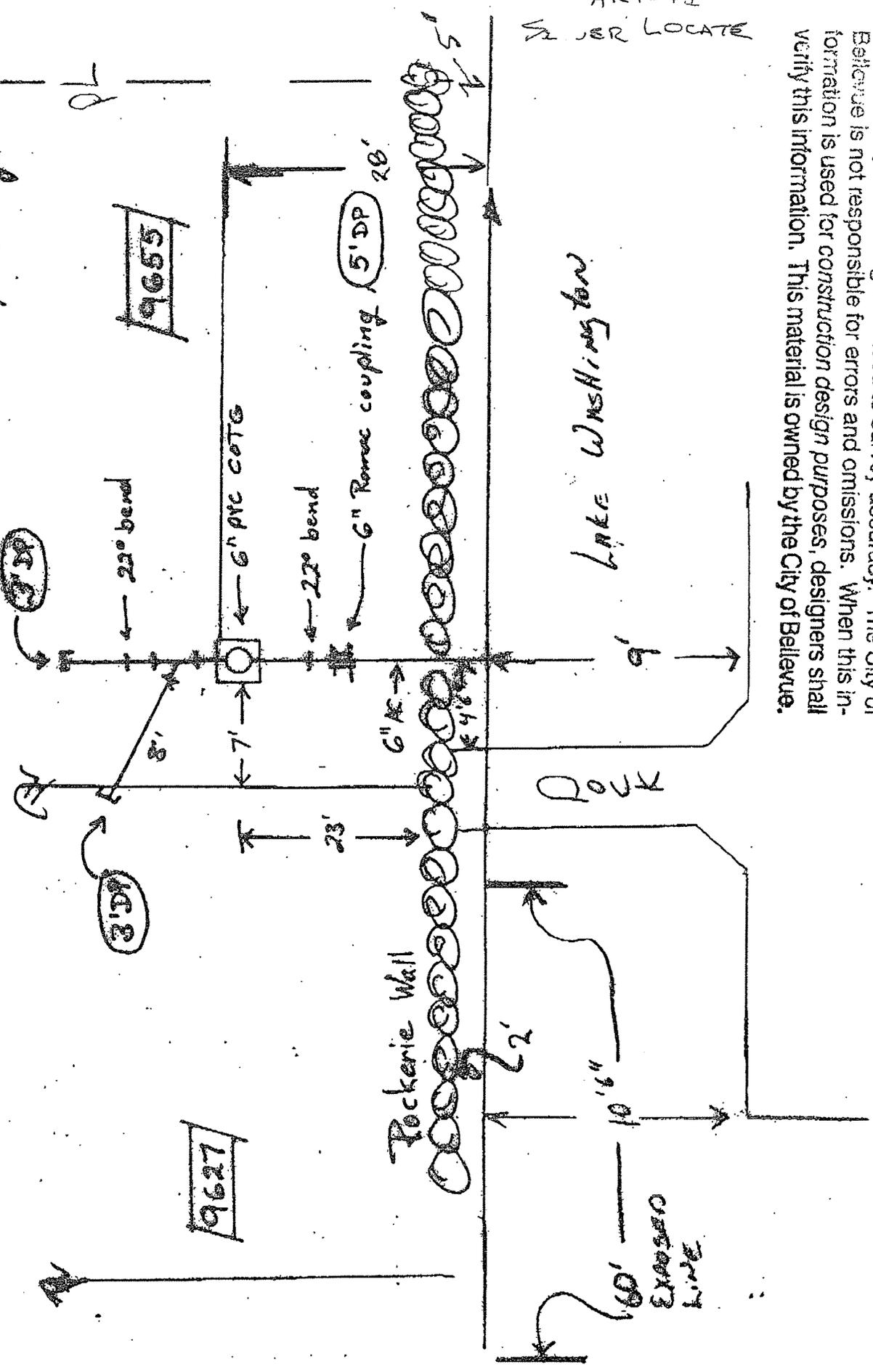
SILT FENCE DETAIL



SIDE SEWER AS-B-BUILT

Grid D-7

ADDRESS Lake Washington Blvd NE CITY Bellevue PERMIT NO. D-11187
 CONTRACTOR C.O.B. Construction CLN DRAWN BY
 DATE PERMIT ISSUED 8-3-2006 DATE APPROVED 8-9-2006 BY



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