

## GENERAL NOTES:

- THE APPROVED PLANS SHALL NOT BE CHANGED OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. THE APPROVED PLANS ARE REQUIRED TO BE ON THE JOB SITE.
- CONTRACTOR SHALL VERIFY & CHECK ALL CONDITIONS & DIMENSIONS AT THE BUILDING. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- ALL WORK SHALL MEET LOCAL CODES AND ORDINANCES.
- ALL NAILING SHALL COMPLY WITH NAILING SCHEDULE OF THE IBC W/ WASH. AMMENDMENTS AND IRC.
- COMPLIANCE CARD TO BE POSTED VERIFYING INSULATION INSTALLED IN WALLS, CEILINGS AND FLOORS.
- PROVIDE METAL NAIL STOPPERS TO COVER HOLES IN STUDS WHERE NAILS COULD PUNCTURE PLUMBING.
- MAINTAIN 3" MINIMUM CLEARANCE BETWEEN CEILING FIXTURES AND INSULATION.
- ALL WOOD COMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (DECAY RESISTANT).
- CONTRACTOR DESIGNED ELECTRICAL. SUBMIT FOR PERMIT AS REQUIRED.
- CONTRACTOR DESIGNED HVAC. MODIFY EXISTING AS REQUIRED FOR RENOVATION.
- ALL GLAZING TO BE INSULATED UNLESS OTHERWISE NOTED.
- WINDOWS TO BE TEMPERED GLASS IN ALL DOORS, WINDOWS WITHIN 2'-0" OF DR'S & WITHIN 18" OF FLOOR.
- SERVICE WATER PIPES TO BE INSULATED TO MIN. R-9 IN UNHEATED SPACES.
- BATT INSULATION SHALL HAVE ALL TEARS AND JOINTS SEALED WITH TAPE.
- ALL OPENINGS TO BE CAULKED, SEALED OR WEATHERSTRIPPED.
- SHOWERS: FLOW CONTROL LIMITED TO 3 GPM.
- ALL BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 1 SQ. FT., OR PROVIDE A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
- BATHROOM EXHAUST SHALL BE VENTED TO THE OUTSIDE UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
- PROVIDE SMOKE DETECTOR SYSTEM POWERED BY 110V AC WITH BATTERY BACKUP. SMOKE DETECTORS TO BE INTERCONNECTED ON ALL FLOORS. SMOKE DETECTORS TO BE LOC. IN EACH BEDROOM AND IN CLOSE PROXIMITY TO BEDROOMS IN ACCORDANCE WITH CURRENT BUILDING CODES
- PROVIDE ATTIC VENTILATION AT A RATE OF 1 SF PER 300 SF OF ATTIC AREA.
- IF ANY ERRORS, OMISSIONS OR INCONSISTENCIES APPEAR IN THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ARCHITECT IN WRITING OF SUCH OMISSIONS, ERRORS OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK, OR ACCEPT FULL RESPONSIBILITY FOR COSTS TO RECTIFY SAME.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. SECTION R310 IRC

## APPLICABLE CODES

CITY OF BELLEVUE MUNICIPAL CODE

2012 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS (WAC 51-50), REFERENCED AS 2012 IBC.

2009 ACCESSIBLE AND USEABLE BUILDING FACILITIES STANDARD. REFERENCED AS ICC/ANSI A117.1-09.

2012 INTERNATIONAL FIRE CODE WITH WASHINGTON STATE AMENDMENTS (WAC 51-54), REFERENCED AS 2012 IFC.

2012 WASHINGTON STATE ENERGY CODE. REFERENCED AS 2012 WAC.

2012 INTERNATIONAL MECHANICAL CODE WITH WASHINGTON STATE AMENDMENTS (WAC 51-52), REFERENCED AS IMC.

NOVEMBER 12, 2009 EDITION OF WASHINGTON CITIES ELECTRICAL CODE PART 1 AND PART 3, BUT EXCLUDING PART 2 ADMINISTRATION, AS PUBLISHED BY THE WASHINGTON ASSOCIATION OF BUILDING OFFICIALS.

2012 UNIFORM PLUMBING CODE WITH WASHINGTON STATE PLUMBING CODE AND STANDARDS (WAC 51-56 AND WAC 51-57); AND 2006 INTERNATIONAL PLUMBING CODE.

AMENDMENTS BY THE CITY OF BELLEVUE ON ALL REFERENCED CODES.

## DRAWING ABBREVIATIONS:

A.F.F.	ABOVE FINISH FLOOR	HDW.	HARDWARE
ALUM.	ALUMINUM	HM	HOLLOW METAL
BLDG.	BUILDING	HT	HEIGHT
C.L.	CENTERLINE	INSUL	INSULATION
CH.LK.	CHAIN LINK	JAN.	JANITOR
CLNG.	CEILING	LAV	LAVATORY
CLR.	CLEAR	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNITS	MFR.	MANUFACTURER
COL.	COLUMN	MIN	MINIMUM
CONC.	CONCRETE	MTL	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
CONT.	CONTINUOUS	N.T.C.	NOT TO SCALE
DA	DIAMETER	O.C.	ON CENTER
DRWGS.	DRAWINGS	PL	PROPERTY LINE
EX	EXISTING	PTN	PARTITION
EA.	EACH	REQD	REQUIRED
EQ.	EQUAL	SIM	SIMILAR
FNDTN.	FOUNDATION	T.O.P	TOP OF PARAPET
FE	FIRE EXTINGUISHER	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.F.E.	FINISH FLOOR ELEVATION	TYP.	TYPICAL
FTNG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
GA	GALVANIZED	WD.	WOOD
GR	GRADE	WRB	WEATHER RESISTIVE BARRIER
GWB	GYPSUM WALL BOARD		

## PROJECT SCOPE

CONSTRUCT A NEW SINGLE FAMILY RESIDENCE IN AN EXISTING WATERFRONT LOT

## LEGAL DESCRIPTION:

LOTS 33 AND 34, BLOCK A.C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO THE CITY OF BELLEVUE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THE SECOND CLASS SHORELINES ADJOINING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

## PROJECT DATA

OWNER	FLOYD AND SANDY DARROW
PROJECT ADDRESS	6242 HAZELWOOD LANE SE BELLEVUE, WASHINGTON 98006
GOVERNING CODE	2012 IBC W/ WA. STATE AMEND.
PARCEL NO.	334330-2130
BUILDING TYPE	V-B
OCCUPANCY	R-3 RESIDENTIAL U-1 PRIVATE GARAGE
ZONING	R-5, SHORELINE

EXISTING SITE AREA	4150 sq. ft. (0.095 acres)
PROPOSED BUILDING FOOTPRINT	1,712 sq. ft. (41.3%) 40% MAX. LOT COVERAGE PER LUC 20.20.005

### SETBACKS

ALLOWED VARIANCES PER D. PYLE LETTER DATED OCT. 25, 2011

FRONT -	2' (FROM 20')
SIDE -	5' (10' COMBINED FROM 15')
REAR -	20'

\* 25' SHORELINE SETBACK

MIN. 5' SIDE YARD SETBACK PROPOSED W/ A REQUESTED VARIANCE TO ELIMINATE THE ADDITIONAL 5' SETBACK ON THE TOP STORY

### BUILDING AREAS

FIRST FLOOR	
PROPOSED RESIDENTIAL GROSS AREA	1584 sq. ft.
TOTAL GROSS AREA	1584 sq. ft.

SECOND FLOOR	
PROPOSED RESIDENTIAL GROSS AREA	846 sq. ft.
PROPOSED GARAGE GROSS AREA	597 sq. ft.
TOTAL GROSS AREA	1443 sq. ft.

THIRD FLOOR	
PROPOSED RESIDENTIAL GROSS AREA	1482 sq. ft.
TOTAL GROSS AREA	1482 sq. ft.

TOTAL RESIDENCE	
TOTAL RESIDENTIAL GROSS AREA	3912 sq. ft.
TOTAL GARAGE GROSS AREA	597 sq. ft.
TOTAL COMBINED GROSS AREA	4509 sq. ft.

IMPERVIOUS SURFACE AREA	55% MAX
BUILDING FOOTPRINT	1712sf
CONCRETE DRIVEWAY	53sf
EXISTING GRAVEL	297sf
TOTAL	2062sf = 50%

FAR	.5 MAX
UPPER FLOOR	1482sf
MAIN FLOOR	1443sf
LOWER FLOOR (LESS BASEMENT AREA)	693sf
TOTAL	3618 / 74150 = .87

## ENERGY CODE DATA

ENERGY COMPLIANCE BY PRESCRIPTIVE METHOD III 2012 WASHINGTON STATE ENERGY CODE

CLIMATE ZONE 1	
HEATING BY OTHER FUELS	
R VALUES FOR BUILDINGS:	
ROOF/CEILINGS	R-38 ADV
EXTERIOR WALLS	R-21
WALL BELOW GRADE (EXT)	R-10
WALL BELOW GRADE (INT)	R-21 WITH THERMAL BREAK
FLOORS	R-30 I/U = .029
SLAB ON GRADE	R-10

CPRESCRIPTIVE METHOD I 13% GLAZING AREA = 4082sf x 0.13 = 531sf  
PROPOSED NEW CONSTRUCTION GLAZING AREA = 469sf

ALL GLAZING TO BE INSULATED UNLESS OTHERWISE NOTED

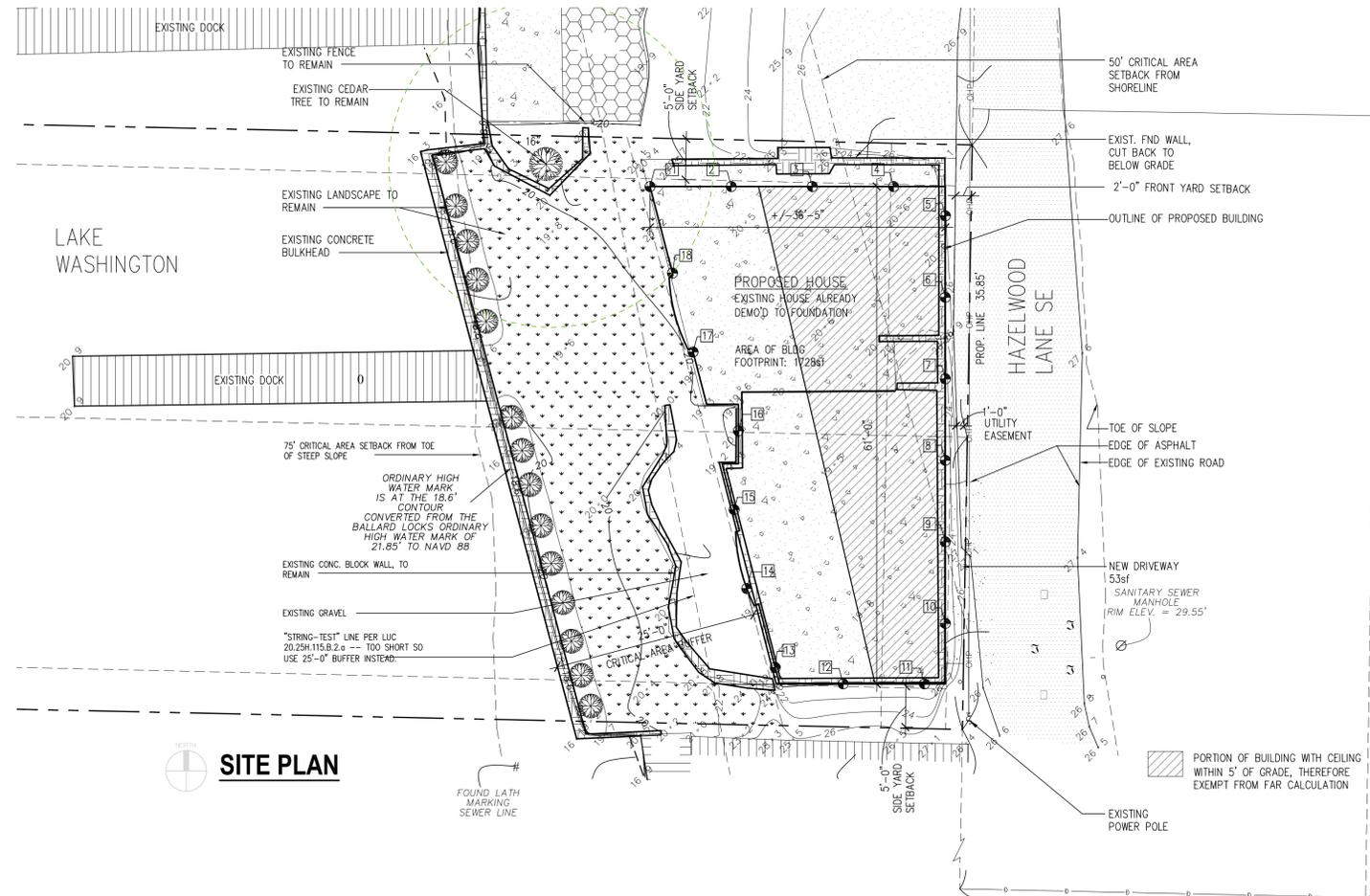
MIN. U VALUES FOR GLAZING:	
VERTICAL	0.30
DOORS	0.20

## SYMBOLS

101	DOOR IDENTIFICATION TAG	D	1/1A1	B	ELEVATION MARKER
0	GRID BUBBLE				
1	WALL IDENTIFICATION TAG		1	A101	SECTION CUT
1	KEYNOTE		1	A101	DETAIL CUT
Room name	ROOM NAME AND NUMBER				
101					

# DARROW RESIDENCE

## 6242 HAZELWOOD LANE SE BELLEVUE, WASHINGTON



## LOCATION MAP



## AVERAGE GRADE CALC.

1	20.5'	9	27.2'	17	19.9'
2	22.0'	10	26.9'	18	20.5'
3	25.6'	11	26.7'		
4	27.0'	12	21.0'		
5	27.0'	13	19.6'		
6	26.9'	14	19.6'		
7	26.9'	15	19.5'		
8	27.0'	16	20.5'		
TOTAL				424.3	
AVE. GRADE ELEV.				23'-6"	

BUILDING HEIGHT (PER LUC 20.20.070) = 2 x C x H

C = 1679sf / 4150sf = .41 H = 30' TOP OF PARAPET

ALLOWED BUILDING HEIGHT = 2 x .41 x 30' = 24.6'

PROPOSED BUILDING HEIGHT = 26'-10" - REQUESTED VARIANCE

## SHEET INDEX:

G0.00	COVER SHEETS/CODES
A1.01	SITE PLAN
A1.02	SITE DETAILS
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	THIRD FLOOR PLAN

## PROJECT TEAM

**OWNER / APPLICANT:**  
FLOYD AND SANDY DARROW

2000 ALASKAN WAY, UNIT #510  
SEATTLE, WA 98121  
PHONE:  
FAX:  
CONTACT:

**ARCHITECT:**  
JACKSON MAIN ARCHITECTURE

311 1ST AVE. S.  
SEATTLE WA 98104  
PHONE: (206) 324-4800  
FAX: (206) 322-2875  
CONTACT: KATERINA PROCHASKA

**STRUCTURAL ENGINEER:**

TBD

XXXX  
XXXX  
PHONE:  
FAX:  
CONTACT:

**CONTRACTOR:**

TBD

XXXX  
XXXX  
PHONE:  
FAX:  
CONTACT:

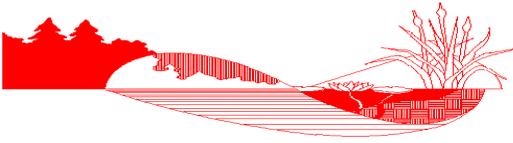
DARROW RESIDENCE  
6242 HAZELWOOD LANE SE  
BELLEVUE, WASHINGTON 98006  
FLOYD AND SANDY DARROW

DATE	NO.	DISCRIPTION
08/14/15		CRITICAL AREAS LAND USE PERMIT SUBMITTAL

PROJECT NO.: 15114  
PROJECT MGR.: KP  
DRAWN BY: RCL  
CHECKED BY: KP

COVER SHEET

G0.0



Sewall Wetland Consulting, Inc.  
27641 Covington Way SE #2  
Covington WA 98042

Phone: 253-859-0515  
Fax: 253-852-4732

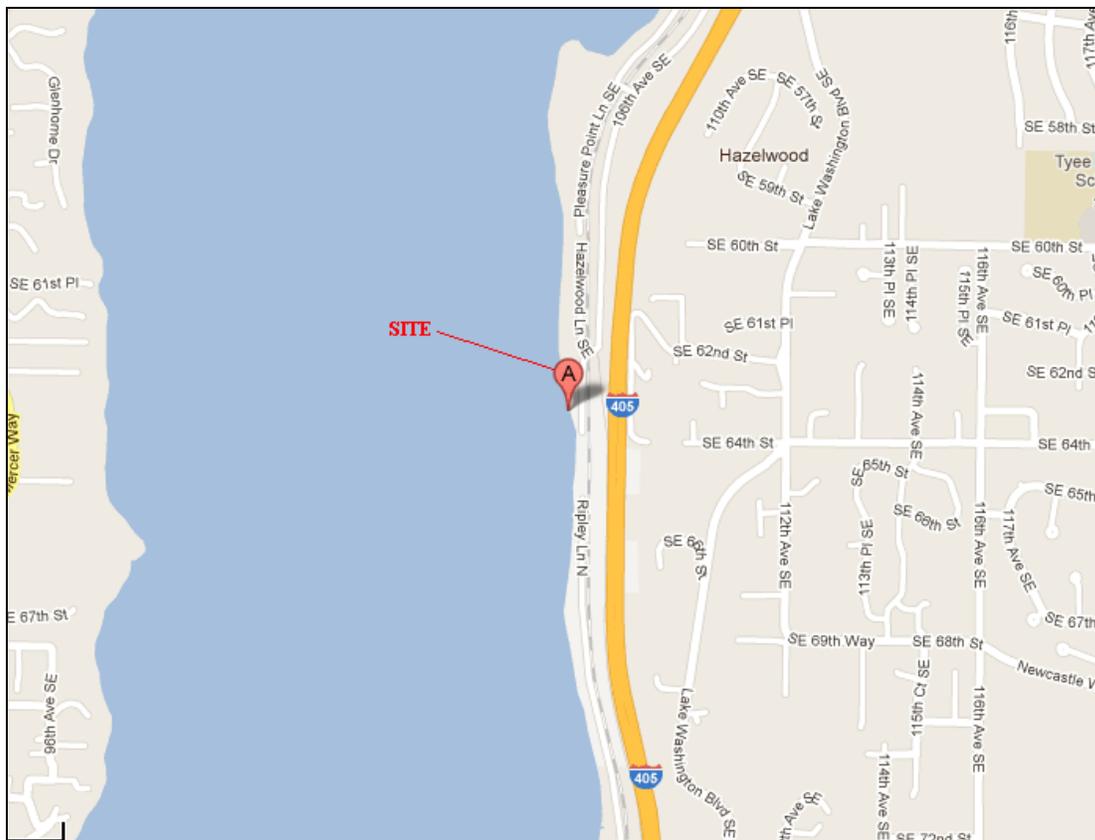
November 14, 2012

Floyd and Sandy Darrow  
c/o PKJB Architecture and Engineering  
119 South Main Street, Suite 410  
Seattle, Washington 98104

RE: Darrow Residence – *Revised* Critical Areas Report  
SWC Job #12-133

Dear Floyd and Sandy,

This report describes Critical Areas on or near the Darrow residence, located at 6242 Hazelwood Lane SE, in the city of Bellevue, Washington (the “site”).



*Vicinity Map of the site*



Above: King County iMap depictions of the site.

## 1.0 METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on June 13, 2012. The site was reviewed using methodology described in the *Washington State Wetlands Identification Manual* (WADOE, March 1997). This is the methodology currently recognized by the City of Bellevue and the State of Washington for wetland determinations and delineations. The site was also reviewed using the methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), and the *Western Mountains, Valleys and Coast region Supplement (Version 2.0)* dated June 24, 2010, as required by the US Army Corps of Engineers. Soil colors were identified using the 1990 Edited and Revised Edition of the *Munsell Soil Color Charts* (Kollmorgen Instruments Corp. 1990).

The *Washington State Wetlands Identification and Delineation Manual* and the *Corps of Engineers Wetlands Delineation Manual* both requires the use of the three-parameter approach in identifying and delineating wetlands. A wetland should support a predominance of hydrophytic vegetation, have hydric soils and display wetland hydrology. To be considered hydrophytic vegetation, over 50% of the dominant species in an area must have an indicator status of facultative (FAC), facultative wetland (FACW), or obligate wetland (OBL), according to the National List of Plant Species That Occur in Wetlands: Northwest (Region 9) (Reed, 1988). A hydric soil is "a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part". Anaerobic conditions are indicated in the field by soils with low chromas (2 or less), as determined by using the Munsell Soil Color Charts; iron oxide mottles; hydrogen sulfide odor and other indicators. Generally, wetland hydrology is defined by inundation or saturation to the surface for a consecutive period of 12.5% or greater of the growing season. Areas that contain indicators of

wetland hydrology between 5%-12.5% of the growing season may or may not be wetlands depending upon other indicators. Field indicators include visual observation of soil inundation, saturation, oxidized rhizospheres, water marks on trees or other fixed objects, drift lines, etc. Under normal circumstances, indicators of all three parameters will be present in wetland areas.

## **2.0 OBSERVATIONS**

### **2.1 Existing Site Documentation.**

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the King County iMap website, the National Wetland Inventory Map and the NRCS Soil Survey online mapping.

#### **2.1.1 King County iMap website**

A review of the King County iMap website was conducted with both wetland and stream layers activated. No wetlands or streams were noted on the site or near the site.

#### **2.1.2 Soil Survey**

According to data on file with the NRCS Soil Survey, the entire site is mapped as Kitsap silt loam, 2%-8% slopes (map unit KpB) are moderately well drained soils formed in glacial lake deposits. Kitsap soils are not considered wetland or hydric soils.

#### **2.1.3 National Wetlands Inventory (NWI)**

According to the NWI map for the site, the east side of the site contains a lacustrine system (Lake Washington). No other wetlands or waterbodies are noted on or near the site.

#### **2.1.4 City of Bellevue Environmental Maps**

The City of Bellevue interactive environmental maps depict the site as containing a lake on the west, and the remainder of the site being within the Shoreline jurisdiction. Steep slopes are depicted to the east of the site a short distance.

### **2.2 Field observations**

The site consists of the foundation for a single family home with associated paved driving surface on the east, and a small landscape/lawn area along the west side of the foundation between the foundation and the concrete bulkhead along the lake edge. There is also a dock off the bulkhead. No natural undisturbed area remains on the site east of the ordinary high

water mark (OHWM) of Lake Washington, with the entire site being developed in either lawn or concrete foundation.

### 2.2.1 Critical Areas

There are two critical areas on or near the site, one is the Shoreline of Lake Washington along the bulkhead of the existing residence, and the second being a short steep slope just off-site to the east on the east side of Hazelwood Lane SE.

#### A. Lake Washington

The OHWM of Lake Washington consists of the western face of the concrete bulkhead along the lake. The OHWM is against the face of the bulkhead itself.



*Above: Aerial view of the site. Note water at edge of existing bulkhead.*

The only vegetated area near the lake edge is above the bulkhead and consists of a small row of landscape shrubs and an area of grass. The property is subject to a 50' buffer measured from the OHWM of Lake Washington east as this site, although containing an existing concrete slab/foundation, is still considered "undeveloped" by the City. This is specified in LUC 20.25H.035. Undeveloped sites within the Shoreline Zone have a 50' buffer. This 50' buffer extends over the landscaped area and up to the edge of the existing foundation as depicted on the attached Darrow Residence drawing by PKJB.



*Above and below: Two views over the existing foundation towards the lake.*



## **B. Steep Slope**

There is a steep slope located on the east side of Hazelwood Place SE off-site and east of the site. The site also contains a portion of the 75' toe of steep slope critical area structure setback (LUC 20.25H.120.C.2.b).

## **3.0 Proposed Project**

The proposed project is the finishing construction of the home that was started years ago when the foundation was constructed. Currently the entire site is developed impervious surface with the exception of the lawn area. The existing foundation is located entirely within the toe of slope Steep slope structural setback.

The proposed project will be construction of the home on the existing foundation.

The home will be located within the 50' buffer of Lake Washington. However, as allowed under LUC20.25H115B2.a:

*2. Buffer Modification. Modifications to the shoreline critical area buffer may be approved pursuant to this section as part of the permit or approval for the underlying proposal. Modifications to the shoreline critical area buffer that do not meet the criteria of this subsection may be considered through a critical areas report, LUC 20.25H.230:*

*a. Adjustment Based on Surrounding Development. Where the shoreline critical area buffer on all developed properties immediately abutting the site is less than the buffer required in subsection B.1 of this section, the required buffer may be modified as set forth in this subsection. Such modification shall allow only a primary structure to encroach into the required buffer. The buffer adjustment shall be determined by connecting the portion of each adjacent primary structure that most encroaches into the required buffer. The line established represents the shoreline critical area buffer for the site; however, in no event may the adjusted shoreline critical area buffer be less than 25 feet.*

As depicted on the aerial photograph on Page 7, a line drawn between the two abutting parcels is shoreward of the existing slab/foundation and both of these abutting homes are closer to the lake than the proposed structure. The proposed structure is 27' from the OHWM, and the "string test" line is at approximately 25'. Therefore, this site appears to meet this criteria and the proposed home is located outside the buffer.



*Above: Aerial photograph depicting “string test” by connecting closest points of abutting homes. As described in LUC 20.25H.115B2.2, this defines the shoreline critical area buffer for the site.*

### **Functions -Existing site**

The existing site has no vegetated areas on the property except for the lawn within the shoreline buffer. The entire site except of the lawn is impervious surface consisting of structure, concrete, and concrete pavers. The shoreline of the lake is abutted with a concrete bulkhead that extends into the water of the lake. No native vegetation, either native or non-native is located near the shoreline.

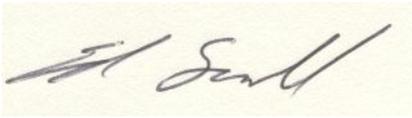
The current foundation is located across the street to the west of the toe of the steep slope and approximately 20' west of the toe of slope. The slope is off-site, and separated from the structure by a paved road (Hazelwood Place SE). At the top of the steep slope is the existing railroad bed.

### **Functions – Proposed Home**

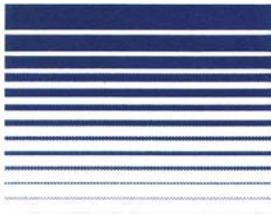
The proposed home will consist of finalizing construction of the home on top of the existing foundation. No new impacts will occur to any buffers or critical areas, only completion of the home on the existing foundation footprint.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at [esewall@sewallwc.com](mailto:esewall@sewallwc.com).

**SEWALL WETLAND CONSULTING, INC.**

A handwritten signature in black ink on a light-colored background, appearing to read "Ed Sewall".

Ed Sewall  
Senior Wetland Ecologist PWS #212



# OTTO ROSENAU & ASSOCIATES, INC.

**Geotechnical Engineering, Construction Inspection & Materials Testing**

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WBE W2F5913684 • WABO Registered Agency • Website: [www.ottorosenau.com](http://www.ottorosenau.com)

June 19, 2012

Floyd Darrow  
c/o PKJB Architectural Group  
119 South Main Street, Suite 410  
Seattle, Washington 98104

Limited Geotechnical Slope Evaluation  
Darrow Residence  
6242 Hazelwood Lane Southeast  
Bellevue, Washington

## **INTRODUCTION**

We understand that the existing single family residence located at 6242 Hazelwood Lane Southeast in Bellevue, Washington is to be built incorporating existing foundation elements and slabs on grade that are present as part of a new single family residence. Please see the attached Vicinity Map for an approximate location of the site.

We understand that the City of Bellevue has requested that a geotechnical evaluation of the existing offsite slopes located to the east of the site as part of the permitting process. We completed a brief visual reconnaissance of the steep slope area on June 12, 2012. Please see the attached Site Plan for the approximate location of the referenced site features.

## **EXISTING CONDITONS**

The site is located along the east shore of Lake Washington just north of the southern City of Bellevue city limits. The site grades rise up approximately 10 feet from the Lake Washington shoreline to the east property line located approximately 60 feet away at Hazelwood Lane. The grade then slopes steeply upward with about 15 feet of vertical relief at approximately a 60 percent grade from the east side of Hazelwood Lane to the top of the slope. An abandoned Burlington Northern Santa Fe (BNSF) railroad grade is present at the top of the slope, where the railroad ties and tracks are still present. It is our understanding that the railroad line was in active service until approximately four years ago. A rock-lined, open ditch is present on the east side of the tracks that appears to be functioning well in the area immediately upslope of the site and routing water to the south to an uncovered catch basin.

A few sparse rockery wall rocks are present along the toe of the slope along the east side of Hazelwood Lane, but we did not observe a rockery at this location as is present immediately to the north.



*Photo looking east at steep slopes along east side of Hazelwood Lane immediately east of northeast corner of property.*



*Photo looking southeast at the steep slopes along the east side of Hazelwood Lane located immediately east of subject property. Please note existing foundation elements of 6242 Hazelwood Lane in the foreground and the abandoned BNSF railroad grade in background at the top of the slope.*

### **SLOPE EVALUATION**

The steep slopes located between Hazelwood Lane and the BNSF railroad tracks is heavily vegetated with low brush (mostly English ivy) and several deciduous trees that appear to be primarily big leaf maples. Several low laurel bushes are also present. We did not see any obvious indication of past or on-going slope instability that may be indicated by the presence of pistol-butted or severely leaning trees. We did not observe any slump blocks, scarps, or tension cracks at the ground surface that would also be indicative of past, or on-going slope instability.

**CONCLUSIONS AND RECOMMENDATIONS**

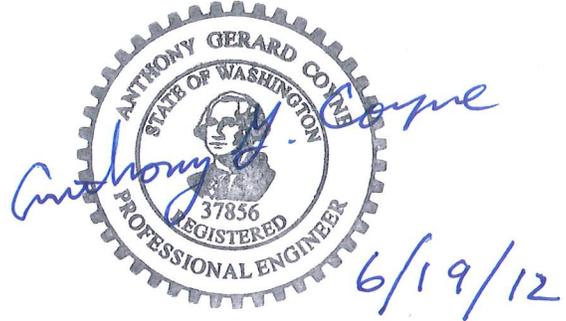
Based on our understanding of the proposed project on the west side of Hazelwood Lane, it is our opinion that the proposed construction should have little to no effect on the stability of the adjacent steep slope area located on the east side of Hazelwood Lane.

If you have any questions, please contact us.

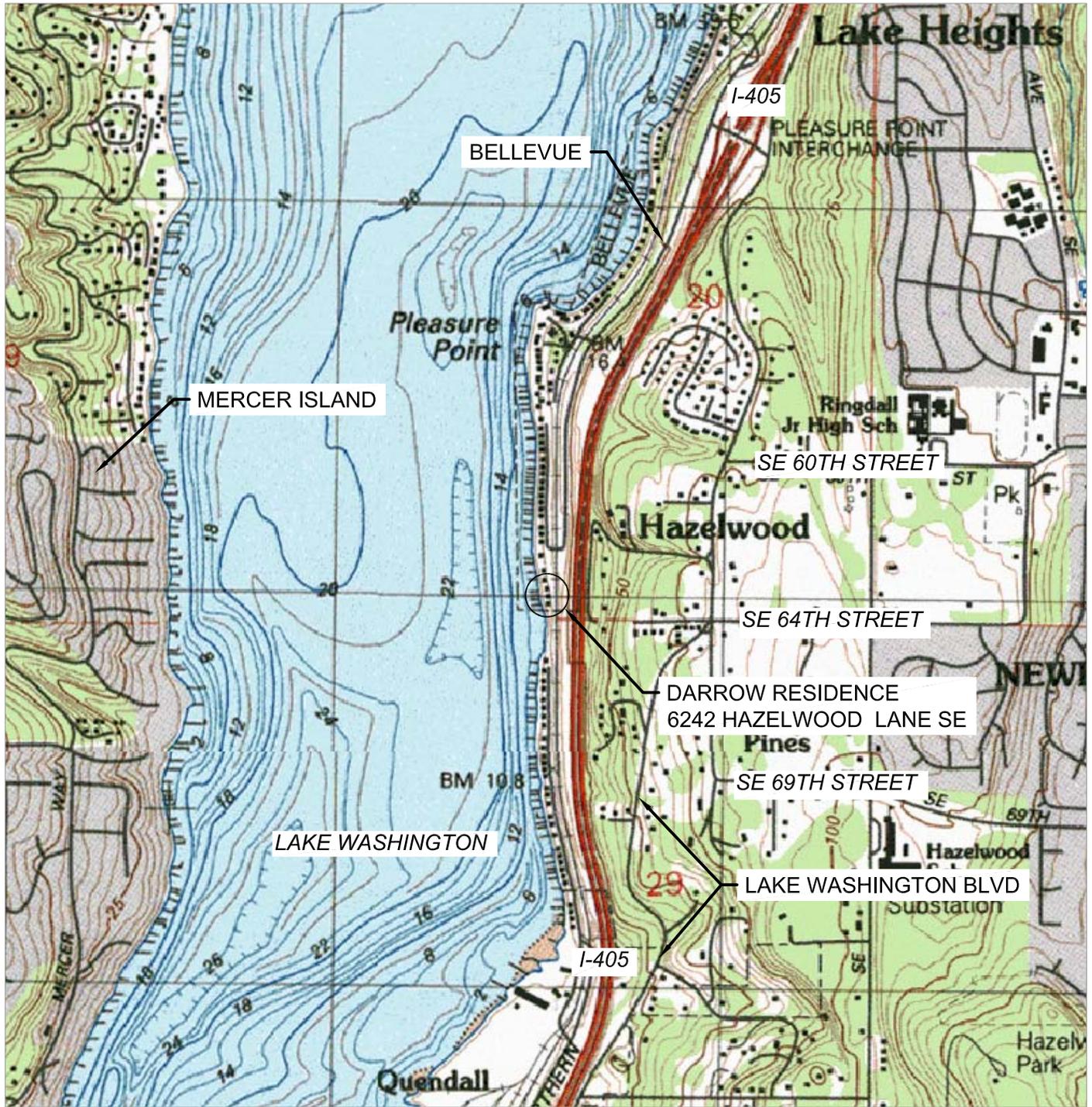
Sincerely,  
*OTTO ROSENAU & ASSOCIATES, INC.*

*Anthony Coyne*

Anthony Coyne, P.E.  
Geotechnical Engineer



**FIGURES:** Site Plan, Vicinity Map



Note: The location of all features shown is approximate.  
 Reference: MAPTECH MAPS, USGS Bellevue South, Washington



### VICINITY MAP

**Project Name:** Darrow Residence

**Location:** 6242 Hazelwood Lane,  
Bellevue, WA

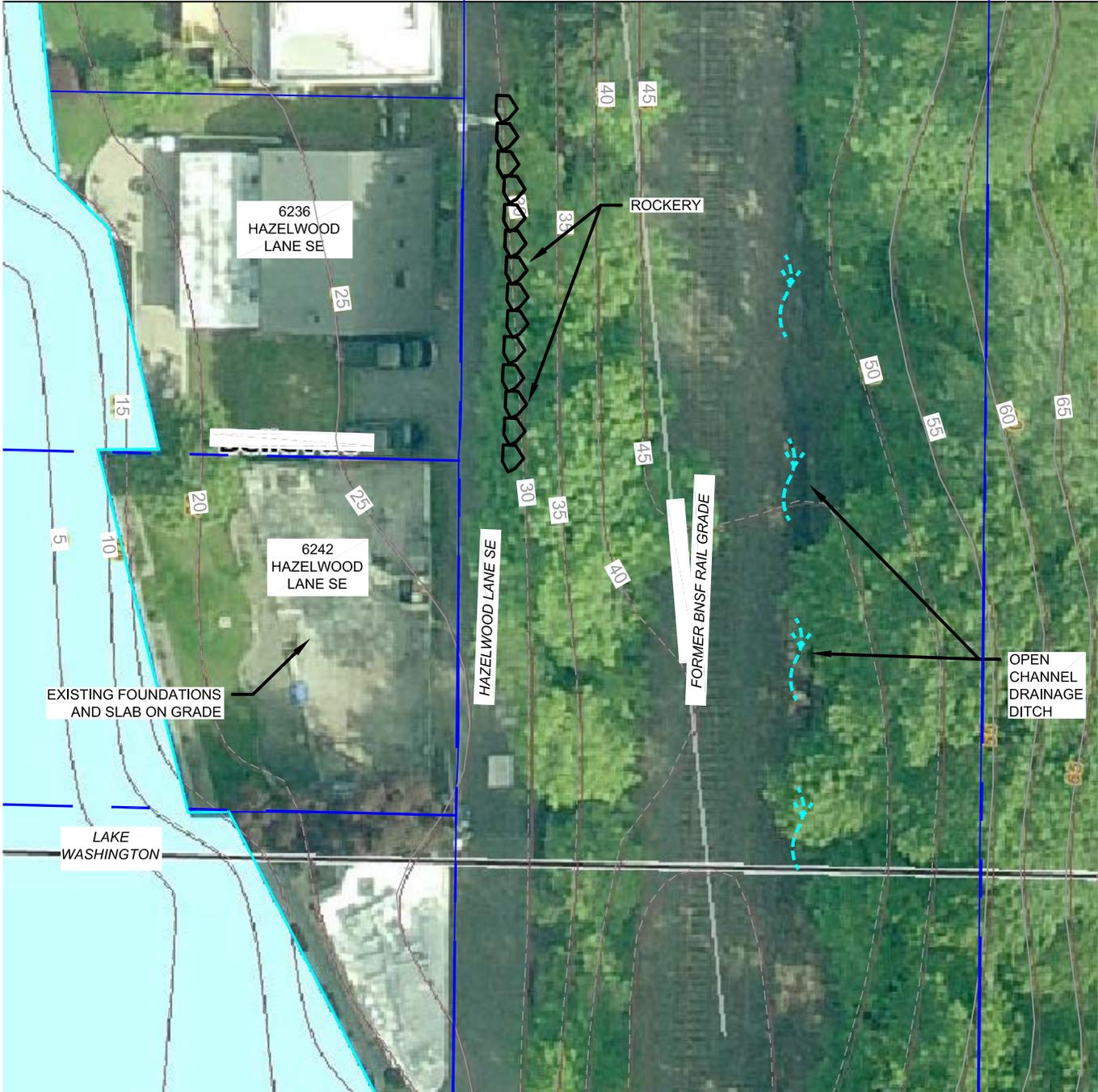
**Date:** June 19, 2012



**OTTO ROSENAU &  
ASSOCIATES, INC.**

**For:** Floyd, Darrow

**ORA Project Number:** 12-0277



**LEGEND**

Approximate Scale: 1" = 30'

Note: The location of all features shown is approximate.  
 Reference: King County iMAP online GIS mapping service



**SITE PLAN**

**Project Name:** Darrow Residence

**Location:** 6242 Hazelwood Lane, Bellevue, WA

**Date:** June 19, 2012



**OTTO ROSENAU & ASSOCIATES, INC.**

**For:** Floyd, Darrow

**ORA Project Number:** 12-0277

**LEGAL DESCRIPTION**

LOTS 33 AND 34, BLOCK A, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NUMBER 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON, TOGETHER WITH SECOND CLASS SHORELANDS IN FRONT OF SAID LOTS, EXCEPT THAT PORTION THEREOF, IF ANY LYING WITHIN THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY.

**BEARING MERIDIAN**

A BEARING OF N01°40'59"E ON THE CENTERLINE OF 116TH AVENUE S.E., PER RECORD OF SURVEY AS RECORDED IN BOOK 159 OF SURVEYS, PAGE 27, RECORDS OF KING COUNTY, WA.

**VERTICAL DATUM**

CITY OF BELLEVUE BENCH MARK NO. 127  
(NAVD 88) (VISITED 12/28/2011)

FOUND COB BRASS CAP, LOCATED IN CONC WALK WEST OF HAZELWOOD LANE NORTH OF HOUSE #6208.

ELEVATION ON CAP = 46.42'

**SURVEYOR'S NOTES**

- 1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2011. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2) SUBJECT PROPERTY TAX PARCEL NO. 3343302130.
- 3) SUBJECT PROPERTY UPLAND AREA PER THIS SURVEY IS 4,039 SQ.FT. +/- UPLAND AREA DETERMINED TO THE ORDINARY HIGH WATER MARK.
- 4) A TITLE REPORT WAS NOT FURNISHED AND THEREFORE, EASEMENTS IF ANY, ARE NOT SHOWN ON THIS MAP.

**METHOD OF SURVEY**

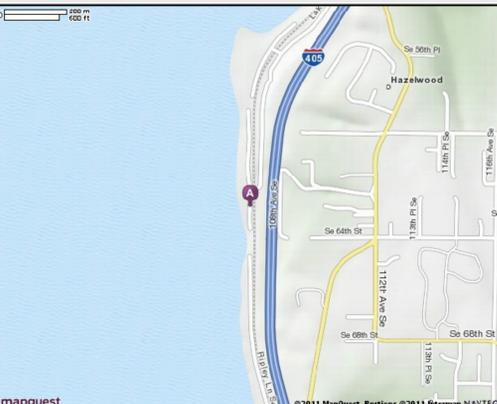
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

**LEGEND**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>⊕ FOUND MONUMENT AS NOTED</li> <li>⊙ FOUND PK NAIL AS NOTED</li> <li>⊕ FOUND REBAR &amp; CAP AS NOTED</li> <li>⊙ BOLLARD</li> <li>⊕ UTILITY POLE</li> <li>⊙ SANITARY SEWER MANHOLE</li> <li>* FINISHED FLOOR ELEVATION</li> <li>⊙ SPOT ELEVATION</li> <li>⊕ WATER METER</li> <li>⊙ FIRE HYDRANT</li> <li>⊕ PARKING METER</li> <li>⊙ WATER VALVE</li> <li>⊕ ELECTRIC VAULT</li> <li>⊙ SIDE SEWER CLEAN OUT</li> <li>⊕ ASPHALT SURFACE</li> <li>⊙ RET. WALL</li> <li>⊕ PAVERS SURFACE</li> </ul> | <ul style="list-style-type: none"> <li>▨ CONC SURFACE</li> <li>▨ STAIRS</li> <li>▨ DECK</li> <li>▨ GRAVEL SURFACE</li> <li>▨ CONC CONCRETE</li> <li>R-O-W RIGHT-OF-WAY</li> <li>( ) RECORD AS NOTED</li> <li>— BUILDING LINE</li> <li>— CENTERLINE OF ROAD</li> <li>— OHP OVERHEAD WIRES</li> <li>— EAVES</li> <li>— WOOD FENCE</li> <li>— EDGE OF WATER</li> <li>⊕ CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.</li> </ul> |
|---|---|



**VICINITY MAP N.T.S.**



**TOPOGRAPHIC & BOUNDARY SURVEY**



**TOPOGRAPHIC & BOUNDARY SURVEY**  
SE 1/4 OF THE SW 1/4 OF SEC. 20, TWP. 24N., RGE. 5E., M. M.  
CITY OF BELLEVUE, KING COUNTY, WA.

**DARROW PROPERTY**  
XXXX HAZELWOOD LANE  
BELLEVUE, WA. 98006



**GeoDimensions**  
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@geodimensions.net www.geodimensions.net

JOB NUMBER: 11644  
DATE: 01/09/2012  
DRAFTED BY: V.L.J.  
CHECKED BY: E.J.G.  
SCALE: 1" = 10'  
REVISION HISTORY

measure success