



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 16-122324-LO

Project Name/Address: Walter Residence at 17301 SE 42nd Ct.

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum Comment Period: July 21, 2016

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Geotech Report and Critical Areas Report – In File

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolvef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



May 2, 2016

**NARRATIVE – SEPA Checklist:
Walter Residence – 17301 SE 42nd Court
Bellevue, WA 98006**

The client is proposing to remodel their 1960's home to add an accessible bedroom suite on the main floor of the home with a rec room above. The existing home has a storage room and concrete patio west of the main living area. The remodel is designed to extend the house west within this existing structure and patio area without making any changes to the existing site slope. The existing deck is also planned to extend west to connect to the new rooms.

The 1.18 acre site has a substantial grade change from the south end to the north. The house was constructed in the north third of the site closest to 42nd Court. The site is just over 380 long with the rear of the home approximately 166' back from the road. The site is approximately 60% grade from the rear of the home south to the property edge. There is a shelf that is about 12% where the building pad was created which then goes down at a 36% grade to road below.

The building pad was created by installing a 6' to 8' rockery at the rear of the footprint and extending the footings down to grade at the front of the building edge. A deck runs the full width of the home to take advantage of the territorial views to the north.

The south 2/3rd portion of the site is undeveloped and forested. The north-central portion of the site is developed with a two-story residence with a detached garage. A concrete driveway extends from the street up the NE portion of the site to the east end of the garage. There have been no observations of slope instability within the area of the residence. The front yard between the residence and the road is a cleared area with low growing ground cover, ferns and fir trees.

A geotechnical report was prepared by Geotech Consultants, Inc. for our use with adding the new building extension and is included with the application for review. The report recommends pipe piles for support of the new addition. The structural engineering for the remodel includes these recommendations in their design.

20.25H.120 defines steep slopes of 40% or more that have a riser of at least 10 feet and exceed 1,000 s.f. in area. Our site falls within this definition for the portion of the site behind and in front of the home. The south portion of the site behind the home averages up to 60% slope. The front yard of the home averages about 36% slope down to the road. Since the home is within the 20.25H.030 buffers and structural



setbacks (75' building setback from toe of slope). Since we have the steep slope conditions, we have completed a critical area report by the geotechnical engineer.

The proposed remodel would appear to have a negligible impact if any to the critical area, critical area buffer, or structure setback. The area of expansion is enclosing the existing patio area which has already been graded with the initial home construction. The final impervious area of the site will actually be a bit smaller as the existing concrete patio is larger than the final enclosed footprint.

The alternatives are limited on this site. The buildable portion of the site is the small shelf that was created for the original home. A third story addition is not feasible from both the height restriction, and the need for an accessible bedroom suite on the main floor. Extending north or south would be deeper into the buffers, or far above the existing main floor elevation.

Sincerely,

Partners Architectural Design Group, Inc.

Eric E. Koch
Principal

ENVIRONMENTAL CHECKLIST

10/9/2009

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

INTRODUCTION**Purpose of the Checklist:**

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

Instructions for Applicants:

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

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

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

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

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

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

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

Received
MAY 03 2016

Permit Processing

VICINITY MAP



SITE

Walter Residence
17301 SE 42nd Court
Bellevue, WA 98006

BACKGROUND INFORMATION

Property Owner: Karen D and Brian S Walter

Proponent: Eric Koch

Contact Person: Eric Koch

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 8383 158th Ave NE Suite 380,
Redmond, WA 98052

Phone: (425) 636-8006

Proposal Title: Walter Remodel

Proposal Location: 17301 SE 42nd Ct, Bellevue, WA 98006

(Street address and nearest cross street or intersection) Provide a legal description if available.

LOT 16, ST. FRANCIS WOOD, ACCORDING TO THE PLAT THEREOF, REC

Please attach an 8 1/2" 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: Add and extension to the home west in the current area of a concrete patio. 481 s.f. of new area will be added. Add an extension to the deck in front of this new area.
2. Acreage of site: 1.18 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 150 s.f.
6. Square footage of buildings to be constructed: 481 s.f. new
7. Quantity of earth movement (in cubic yards): 35
8. Proposed land use: Residential - no change
9. Design features, including building height, number of stories and proposed exterior materials:
2 story - wood siding - 22'-11" tall - material to match existing home
10. Other

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

Start Construction in August and complete in December 2016

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

No

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

we have submitted a Critical Area Report as a part of the Critical Area Land Use Permit

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.

The Critical Area Land Use is under review, and requested the SEPA checklist.

The project proposes to modify a steep slope critical area and requires SEPA review.

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.

Building permit mechanical, electrical, plumbing.

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

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

Preliminary Plat or Planned Unit Development
Preliminary plat map

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

Building Permit (or Design Review)
Site plan
Clearing & grading plan

Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 60% rear 35-49% frt.

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

See Geotech Report dated April 28, 2016. Loose fill to 12' and native medium dense silty sand and gravel at 15'. Drill rig not able to drill below 16'.

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

The geotech report did not observe any signs of seepage past or potential deep-seated landslide movements on this site. See report for additional info. The habitat assessment report showed the King County sensitive area map shows erosion hazard and landslide hazard in the general area of the parcel. The Geotech report was prepared to analyze the specific site for these issues.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The only grading is incidental to preparing the crawl space for grade beam and piling installation. 35-40 yards.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Minor erosion is possible during construction in the small area of work. Silt fences and straw bales provided
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
10% of the ground area would be impervious after construction
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Silt-fencing during construction with straw wattles

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.
Potential dust during construction. Permanent air emissions will be typical of a single family residence.
- 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:
Dust control measures will be proposed during construction.

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.
we are over 300' away from the nearest non typed stream based on the south sammamish area lake washington watershed. **A small Type-O stream flows from a seep located off-site on adjacent property to the west of the project 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.
No

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

none

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

no

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

no

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

no

b. Ground

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

site runoff will be infiltrated on the property.

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

none

c. Water Runoff (Including storm water)

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

The work will not increase any run-off. Water infiltrates on site.

(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:
Silt fencing around construction access side of construction with straw wattles

The project is subject to the Utility drainage requirements in BCC 24.06, Clear and Grading Code BCC 23.76, and erosion control BMPs.

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?

An incidental amount of vegetation will be removed for construction access. This area will be restored after access is complete.

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

The City of Bellevue identifies 23 species as of local importance (LUC 20.25H.150) of these species, none are likely to be associated with habitat on this project site.

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

We propose to enhance vegetation beyond the area of construction to mitigate the work in the critical area. We are using the critical area handbook appendix B A1 shade

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

none known

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

no

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

enhanced vegetation proposed

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.

All is existing to the site - electrical, natural gas,

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

no

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

meet or exceed energy code

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

no

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

none

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

none

b. Noise

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

none

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

Short-term construction noise. Long term traffic noise associated with a single family residence.

Noise is regulated by BCC 9.18

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

none

8. Land and Shoreline Use

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

residential

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

no

- c. Describe any structures on the site.

Existing two story home and detached garage

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

A portion of the existing home on the west end will be removed.

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

R3.5

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

Residential

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

NA

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

Yes - Steep Slope

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

one family residence

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

none

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

none

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

Construction will match adjacent existing home.

9. Housing

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

Single Family Residence - existing to remain

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

0

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?

22' tall from main finish floor - wood siding to match adjacent

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

No views would be obstructed

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

Match the style of the existing home.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
that incidental with a single family home. At night
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
no
- c. What existing off-site sources of light or glare may affect your proposal?
none
- d. Proposed measures to reduce or control light or glare impacts, if any:
none

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Sunrisee park, and newport way open space are in the general vicinity
- b. Would the proposed project displace any existing recreational uses? If so, describe.
no
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
none

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
no
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
none known
- c. Proposed measures to reduce or control impacts, if any:
none.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
SE 42nd Court leads to SE Newport Way which parallels I 90
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest bus stop is 1000 feet away on SE Newport Way
- c. How many parking spaces would be completed project have? How many would the project eliminate?
No change - 2 in the garage

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

no

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

no change - existing residential home

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

no change - single family residence

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

none

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

none expected

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

none

16. Utilities

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

All utilities are existing - no changes

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.

All utilities are existing and will be extended to this new addition.

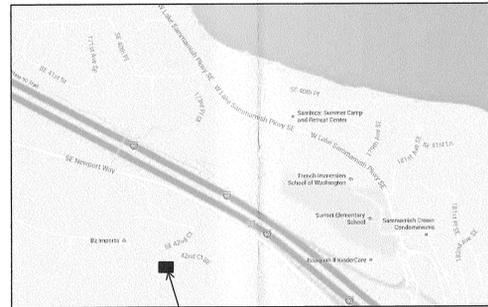
Signature

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.....05/02/2016.....



VICINITY MAP



LEGAL DESCRIPTION

LOT 16, ST. FRANCIS WOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 86 OF PLATS, PAGES 11 AND 18 IN KING COUNTY, WASHINGTON.

VERTICAL DATUM: NAVD88

SITE AREA 51,492 SF. (1.18 ACRES)

EXISTING IMPERVIOUS AREA: 5,289 SF.

PROPOSED IMPERVIOUS AREA: 5,330 SF.

EXISTING HOME FOOTPRINT: 1,358 SF.
 EXISTING GARAGE FOOTPRINT: 441 SF.
 PROPOSED NEW FOOTPRINT: 481 SF.
 TOTAL UPDATED FOOTPRINT: 2,280 SF.
 DECK EXISTING: 1,239 SF.
 DECK NEW: 319 SF.
 DECK TOTAL: 1,617 SF.

EXISTING AVERAGE GRADE: STARTING FROM NW CORNER OF FOOTPRINT - CLOCKWISE:
 480.6 480.8 480.6 481.3 481.3 481.3 482 481 482 483 483.1
 483.1 483.1 483.1 483.1 483.1 483.1 / 18 = 0.6168/18 = AVERAGE
 ELEV 482'
 STRUCTURE HEIGHT 30'
 482' + 35' = 511'
 MAX. HEIGHT IS 35' TO TOP OF PITCHED ROOF

LOT AREA 51,492 SF.
 PROTECTED SLOPE AREA 41,711 SF.
 REVISED LOT AREA: 9,721 SF.
 (E) LOT COVERAGE 1,805/9,721=19%
 NEW LOT COVERAGE 2,286/9,721=24% LOT COVERAGE

24 HOUR EROSION CONTROL CONTACT NAME AND PHONE:
 GREG HAWKINS / ADVANCED RESTORATION
 253-814-6529

CRITICAL AREA MITIGATION - NEW LANDSCAPING PER
 CRITICAL AREA HANDBOOK EXHIBIT B - AI SHADE
 PROVIDE OVER 859 SF. OF NEW LANDSCAPING PER AI SHADE
 GUIDELINES

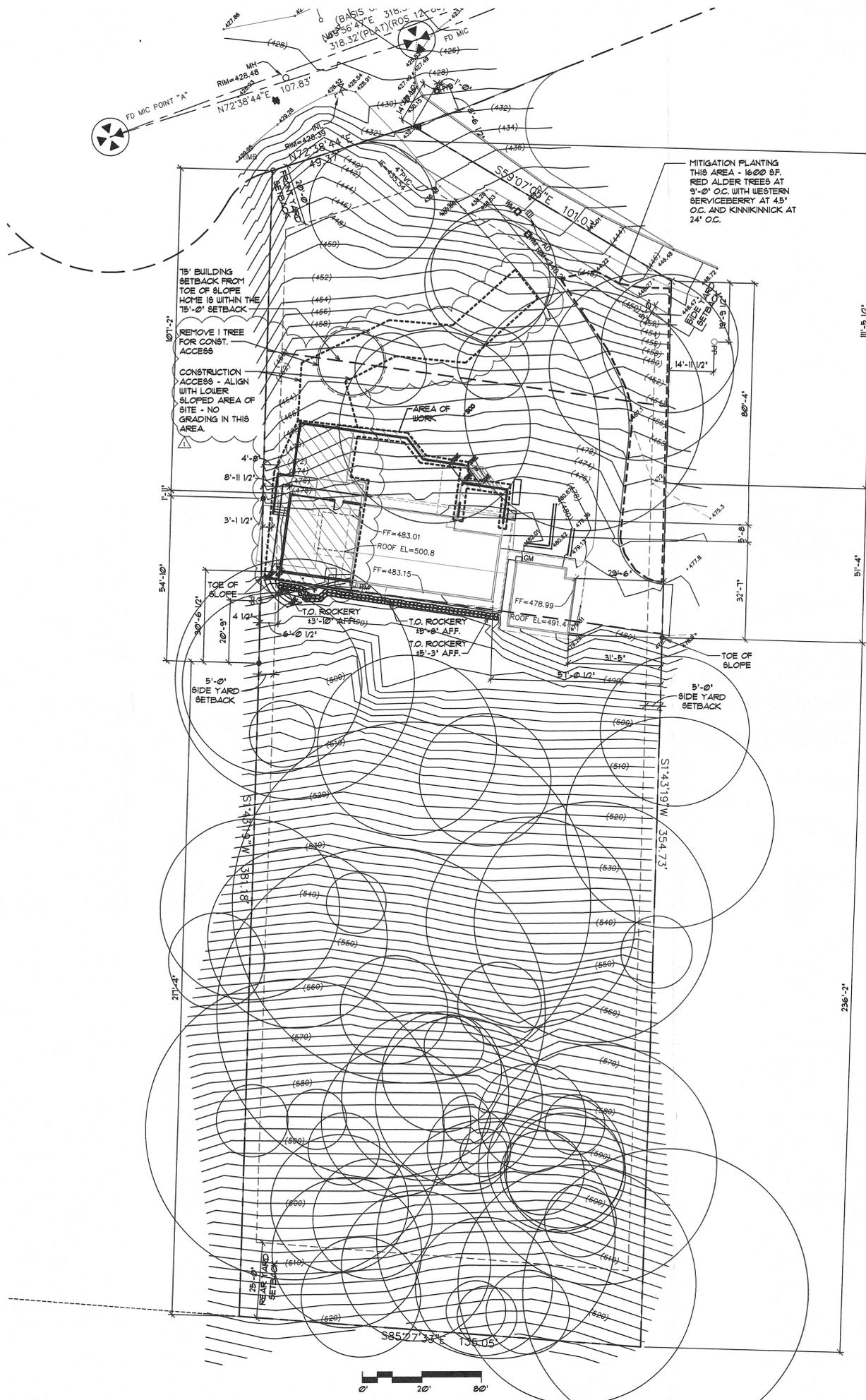
OWNER:
 KAREN AND BRIAN WALTER
 17301 S.E. 42ND CT
 BELLEVUE, WASHINGTON 98006
 E-MAIL: KARENWALTER@COMCASTNET
 CONTACT: KAREN WALTER

ARCHITECT / PLANNER:
 PARTNERS ARCHITECTURAL DESIGN GROUP
 8383 158TH AVE NE, SUITE 380
 REDMOND, WASHINGTON 98052
 PH: (425) 636-8000 EXT 105
 E-MAIL: ERIC@ADG.COM
 CONTACT: ERIC KOCH

SURVEYOR:
 GEODIMENSIONS
 12801 MAIN STREET, SUITE 102
 BELLEVUE, WA 98004
 PH: (425) 450-4488 F: (425) 671-0710
 CONTACT: KEN GREEN

STRUCTURAL ENGINEER:
 SOUND STRUCTURAL SOLUTIONS
 6628 212TH STREET SW SUITE 205
 LYNNWOOD, WA 98036
 PH: (425) 718-1023
 E-MAIL: FLEMING@SSSENG.COM
 CONTACT: DAMON FLEMING

CONTRACTOR:
 ADVANCED RESTORATION
 33159 9TH AVE S
 FEDERAL WAY, WA 98003
 PH: (253) 874-6529
 E-MAIL: GHAWK10@HOTMAIL.COM
 CONTACT: GREG HAWKINS



REGISTERED ARCHITECT
 ERIC E. KOCH
 STATE OF WASHINGTON

Partners
 Architectural Design Group, Inc.
 8383 158th Ave NE Suite 380 Redmond, WA 98052 Phone: 425-636-8000

REV.	DATE	DESCRIPTION
1	07/12/2016	PERMIT SUBMITTAL
2	4/28/2016	PERMIT RE-SUBMITTAL

ISSUED SUBJECT TO BUILDING DEPARTMENT APPROVAL
 SUBJECT TO REVISIONS AND ADDITIONS

DRAWN: [Signature]
 CHECK: [Signature]
 JOB NO: 14-049

WALTER RESIDENCE
 17301 S.E. 42ND CT
 BELLEVUE, WA 98006
 FOR: KAREN & BRIAN WALTER
REFERENCE SITE PLAN B

SHEET:
A1.0
 OF: - SHEETS

Received:
 MAY 03 2016
 Permit Process

SITE ADDRESS:
17301 SOUTHEAST 42ND COURT
BELLEVUE, WASHINGTON 98006

PARCEL NUMBER:
750450-0160

AREA:
TOTAL SITE AREA IS 5,1492 SQUARE FEET OR 1.18 ACRES.

METHOD OF SURVEY:
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS WASHINGTON STATE STANDARDS SET BY WAC 332-130-090.

SURVEYOR NOTE:
ALL MONUMENTS SHOWN ON MAP VISITED SEPTEMBER 16, 2014

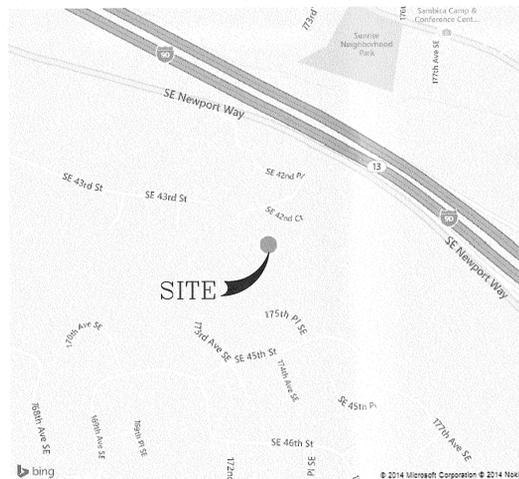
VERTICAL DATUM:
NAVD88

ORIGINATING BENCHMARK:
CITY OF BELLEVUE ID #180
LOCATION: TOP CONC WALL 12' WEST OF EAST END GUARDRAIL ON NORTH SIDE OF SE NEWPORT WAY -0.65 MI WEST OF W LK SAMM PRKY SE.
DESCRIPTION: TOP COB BRASS CAP.
ELEV=281.541'

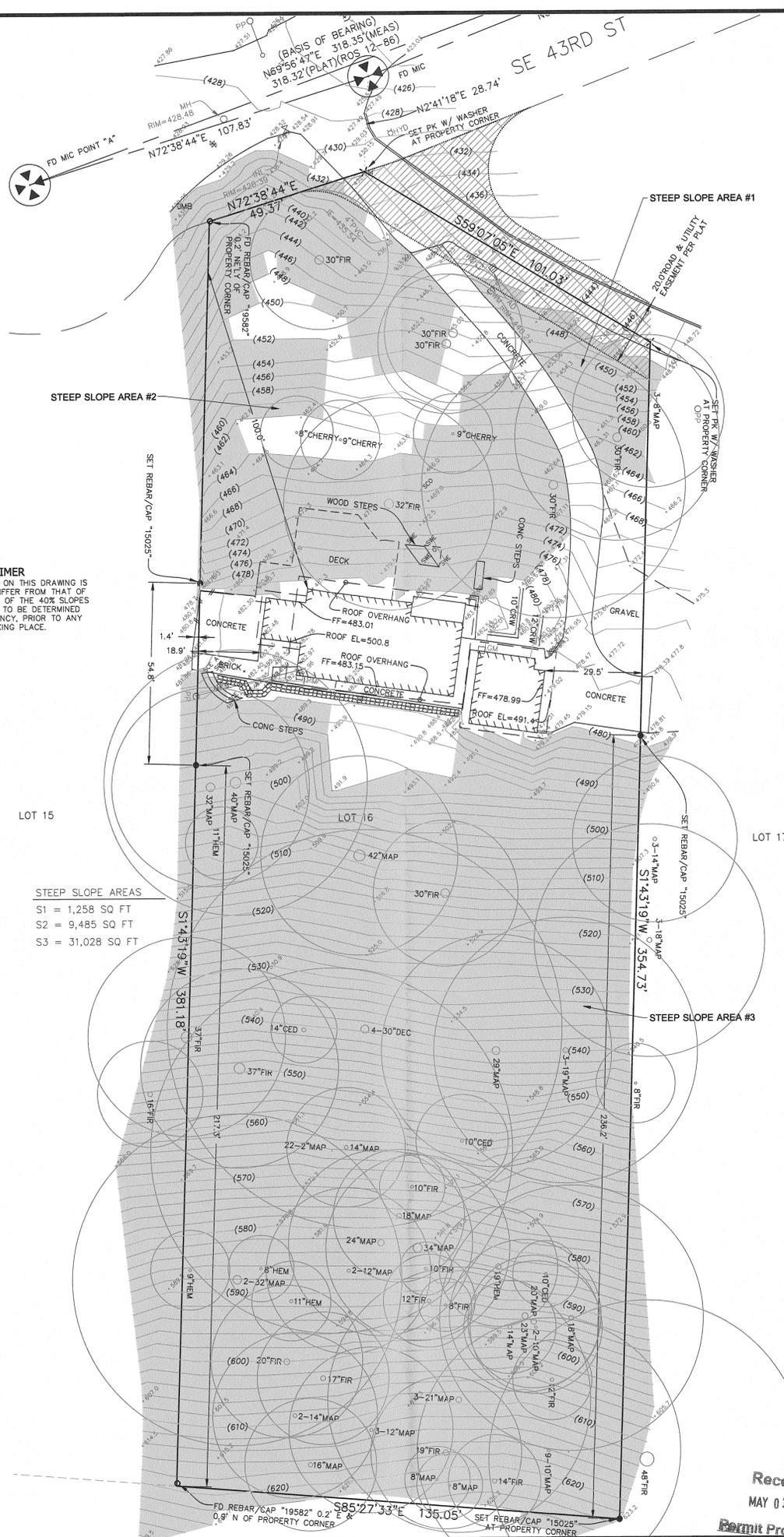
BASIS OF BEARING:
LINE BETWEEN MONUMENTS (POINT "A" AND POINT "B" ON MAP) BEARS NORTH 69°56'47" EAST PER PLAT AND RECORD OF SURVEY 12-86

LEGAL DESCRIPTION:
LOT 16, ST. FRANCIS WOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 86 OF PLATS, PAGES 17 AND 18 IN KING COUNTY, WASHINGTON.

REFERENCE:
LEGAL DESCRIPTION BASED ON DEED FURNISHED BY FIRST AMERICAN TITLE, RECORDED IN KING COUNTY UNDER INSTRUMENT NUMBER 20140115000838, DATED JANUARY 1, 2014.



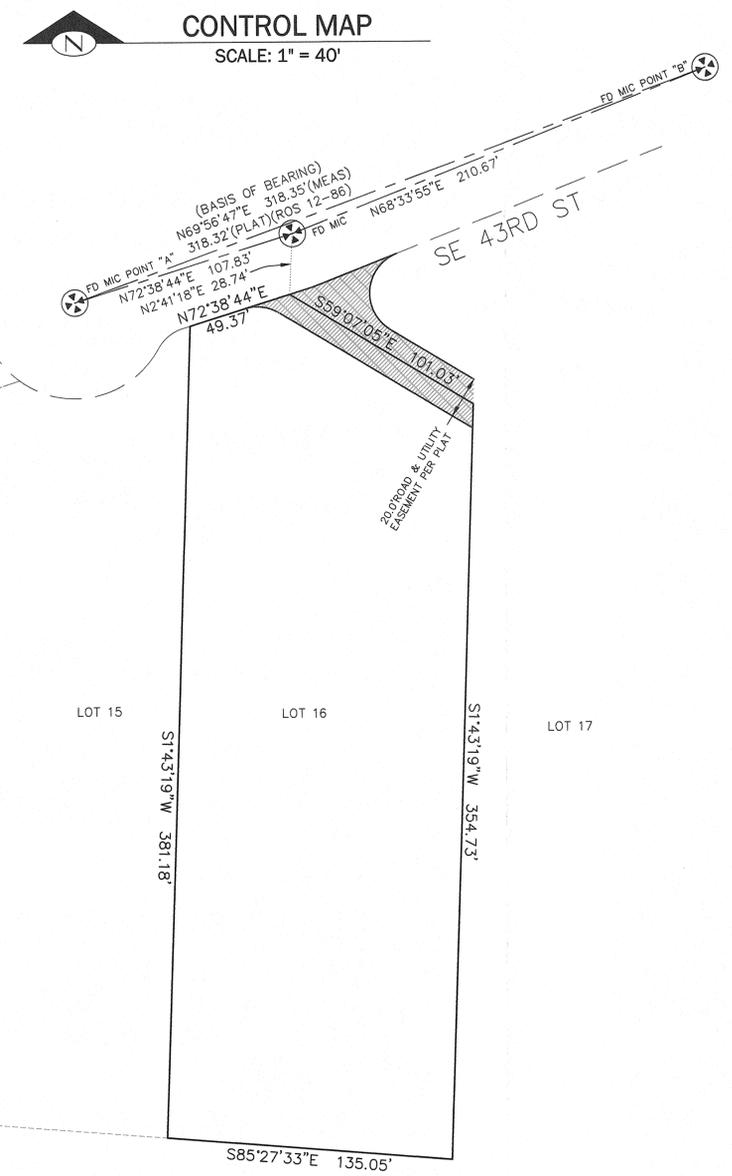
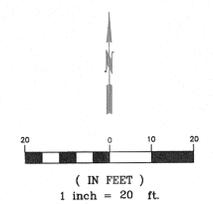
VICINITY MAP
NOT TO SCALE



STEEP SLOPE/BUFFER DISCLAIMER
THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.

- SURVEY LEGEND**
- ASPH ASPHALTIC CONCRETE
 - BUILDING LINE
 - C CONCRETE CURB
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE SURFACE
 - CRW CONCRETE RETAINING WALL
 - CW CONCRETE WALK
 - EASEMENT AREA
 - FOUND SURVEY MONUMENT
 - FOUND REBAR WITH CAP
 - FENCE LINE (CHAIN LINK)
 - FENCE LINE (WOOD)
 - GM GAS METER
 - HH HAND HOLE
 - HYD FIRE HYDRANT
 - ICB IRRIGATION CONTROL BOX
 - IP IRON PIPE
 - LUM LUMINAIRE
 - MH MAINTENANCE HOLE
 - OHP OVERHEAD POWER
 - P PROPERTY LINE
 - PM POWER METER
 - PP POWER POLE
 - PP POWER POLE W/ LIGHT
 - SET PK NAIL WITH WASHER
 - SET REBAR WITH CAP
 - STEEP SLOPE AREA
 - THH TELEPHONE HAND HOLE
 - WM WATER METER
 - V VALVE

STEEP SLOPE AREAS
S1 = 1,258 SQ FT
S2 = 9,485 SQ FT
S3 = 31,028 SQ FT



CONTROL MAP
SCALE: 1" = 40'

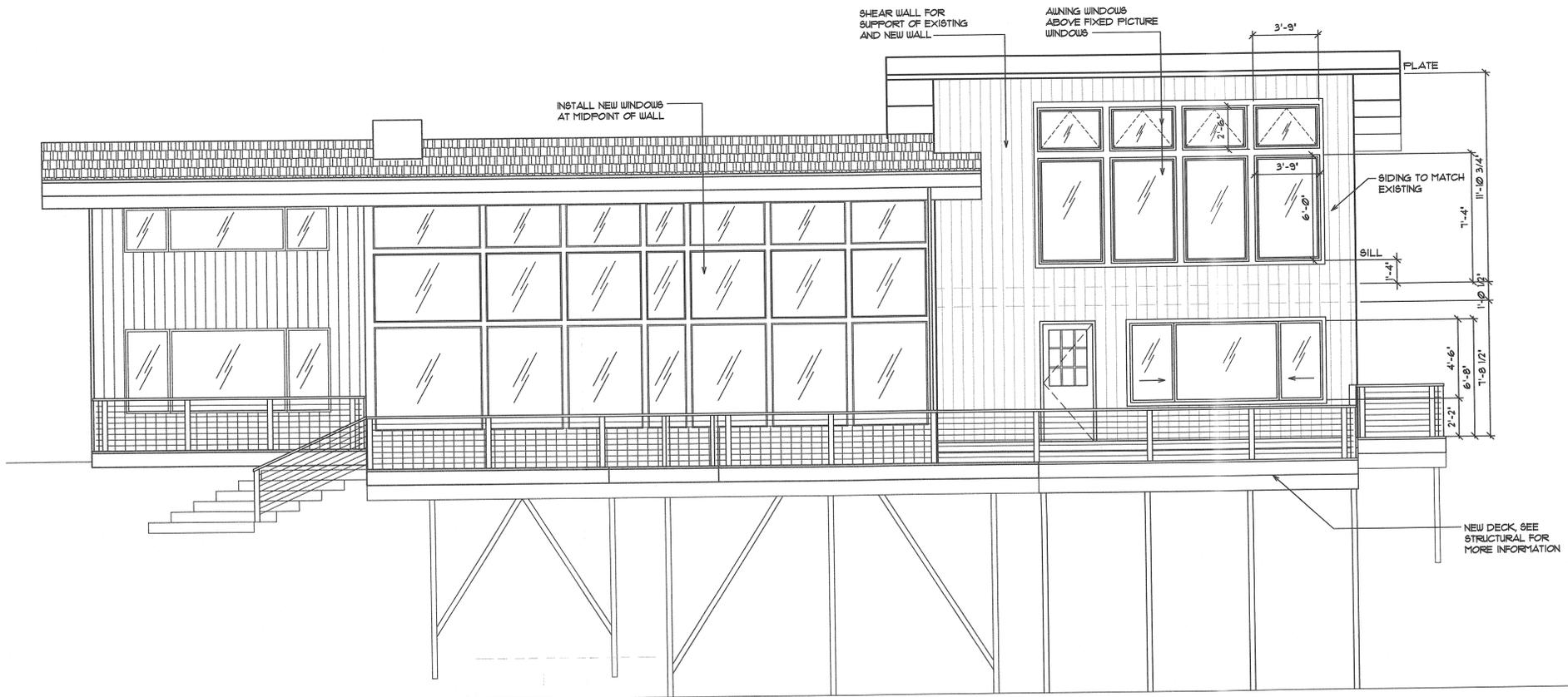


NO	REVISION	DATE
1	ADDED STEEP SLOPE DELINEATION	2/19/16
2	REVISED STEEP SLOPE #2	4/22/16

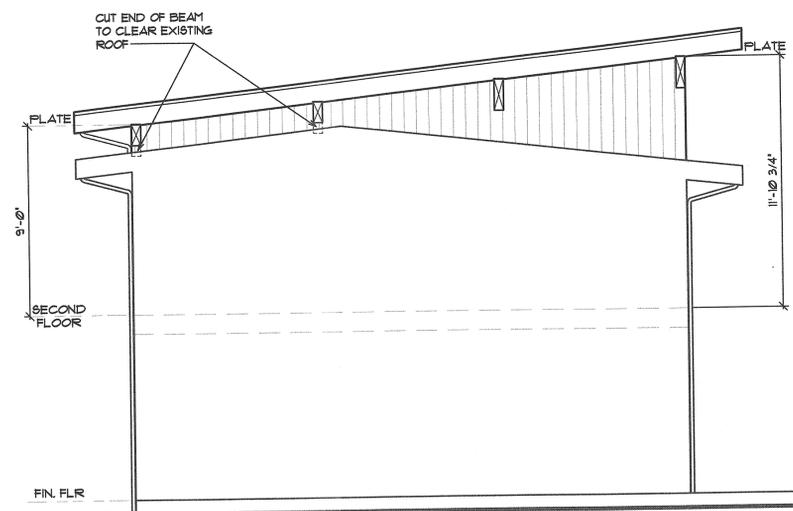
TOPOGRAPHIC SURVEY
SW 1/4 OF NE 1/4 OF TWP 24N, RGE 5E, WM
WALTER
17301SE 42ND CT
BELLEVUE
WASHINGTON

JOB NO.:	141255A
DATE:	1/7/2015
DRAFTED BY:	CJC
CHECKED BY:	EJG
SCALE:	1" = 20'
	1 OF 1

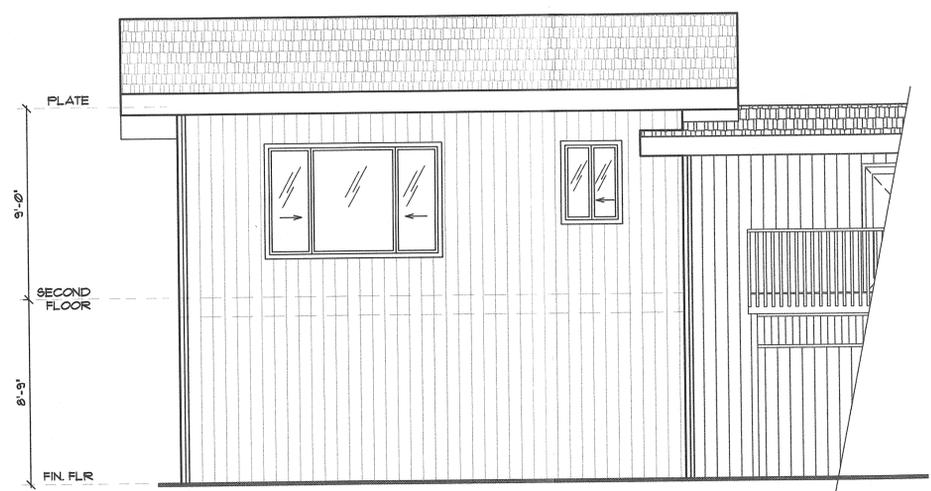
Received
MAY 03 2016
Permit Process



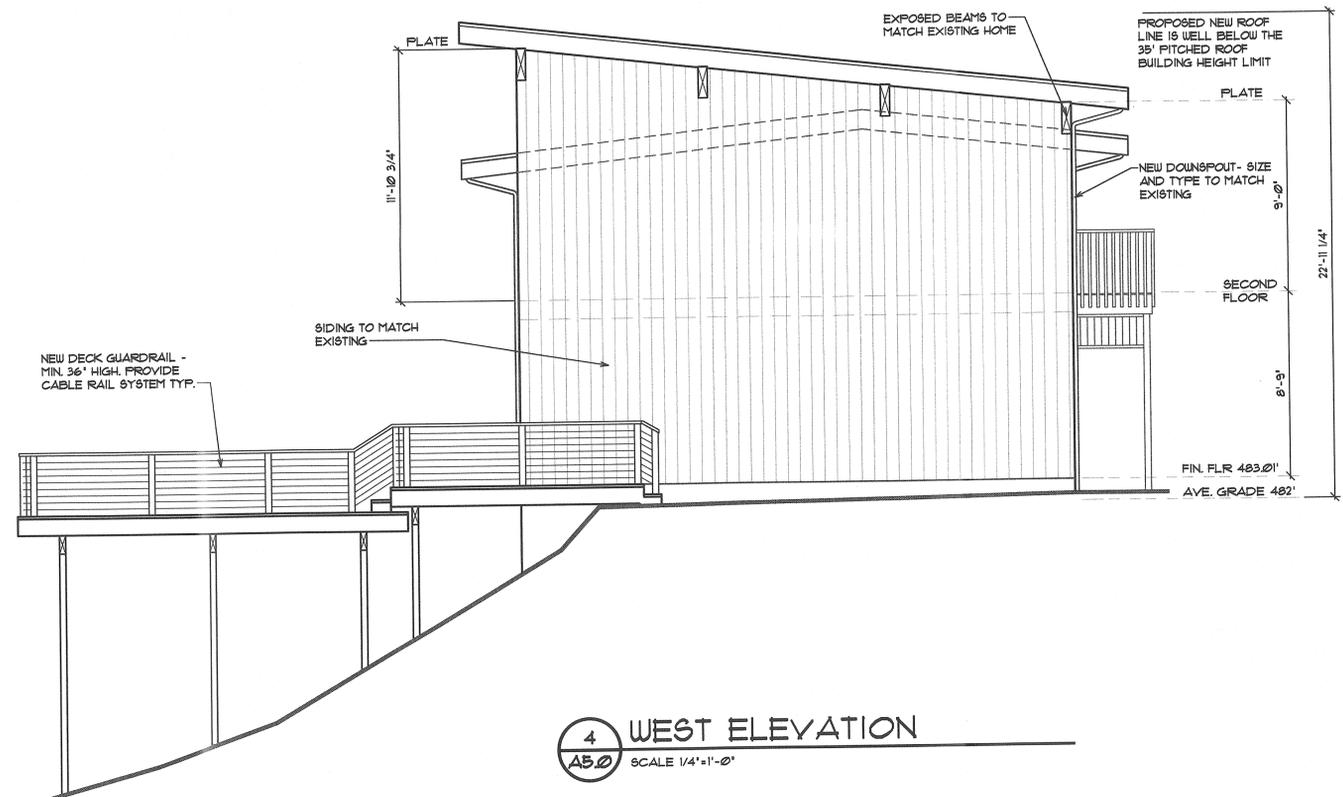
1 NORTH ELEVATION
A5.0 SCALE 1/4"=1'-0"



2 EAST ELEVATION
A5.0 SCALE 1/4"=1'-0"



3 SOUTH ELEVATION
A5.0 SCALE 1/4"=1'-0"



4 WEST ELEVATION
A5.0 SCALE 1/4"=1'-0"

6207 REGISTERED ARCHITECT
ERIC E. KOCH
STATE OF WASHINGTON

Partners
Architectural Design Group, Inc.
6883 158th Ave NE Suite 300 Redmond, WA 98052 Phone: 425-885-8006

REV.	DATE	DESCRIPTION
	01/27/2016	PERMIT SUBMITTAL
	4/29/2016	PERMIT RE-SUBMITTAL

ISSUED SUBJECT TO BUILDING DEPARTMENT APPROVAL
SUBJECT TO REVISIONS AND ADDITIONS

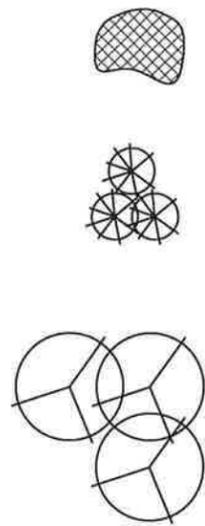
DRAWN: **EEK**
CHECK: **EEK**
JOB NO: 14-049

WALTER RESIDENCE
17301 S.E. 42ND CT
BELLEVUE, WA 98006
FOR: KAREN & BRIAN WALTER
ELEVATIONS

FILE NAME: A5-049E 1/4"=1'-0"

SHEET:
A5.0

Received
MAY 03 2016
Permit Process OF: - SHEETS

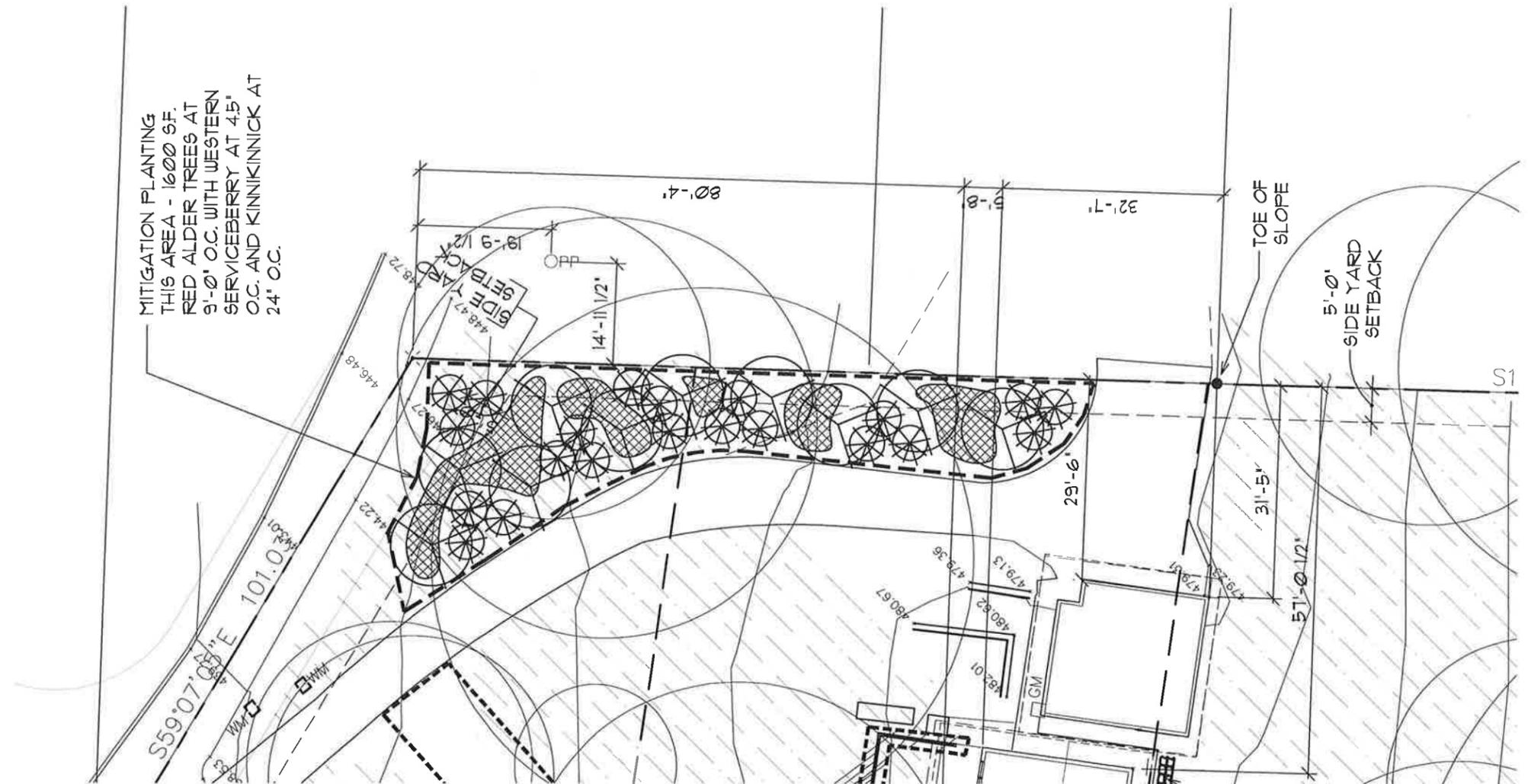


ARCTOSTAPHYLOS
UVA-URSI
KINNIKINICK AT 24' O.C.
6-8 INCHES

AMELANCHIER ALNIFOLIA
WESTERN SERVICEBERRY
4.5' O.C.

ALNUS RUBRA
RED ALDER
9'-0" O.C.

MITIGATION PLANTING
THIS AREA - 1600 SF.
RED ALDER TREES AT
9'-0" O.C. WITH WESTERN
SERVICEBERRY AT 4.5'
O.C. AND KINNIKINICK AT
24' O.C.



SITE LANDSCAPE PLAN

SCALE 1"=20'-0"

Received
MAY 03 2016

Permit Processing

