



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Gustav Jansson

LOCATION OF PROPOSAL: 15140 SE 53rd Pl

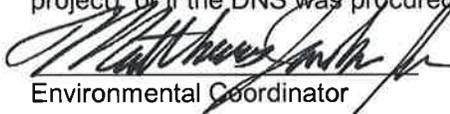
DESCRIPTION OF PROPOSAL: Proposal to conduct restoration landscaping planting within a Critical Areas Steep Slope and Steep Slope Buffer. Proposal includes invasive species removal and a planting plan utilizing native species.

FILE NUMBERS: 16-128345-GJ **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **6/9/2016**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

5/26/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

LEGAL DESCRIPTION

LOTS(S) 7, BLOCK 1, HORIZON VIEW ADDITION DIVISION C, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 56 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 45°29'30" W BETWEEN POINT A AND POINT B

REFERENCES

1. PLAT OF HORIZON VIEW ADDITION DIVISION C; VOL 56, PG 20

VERTICAL DATUM

NAVD 88, PER GPS OBSERVATION

SURVEYOR'S NOTES

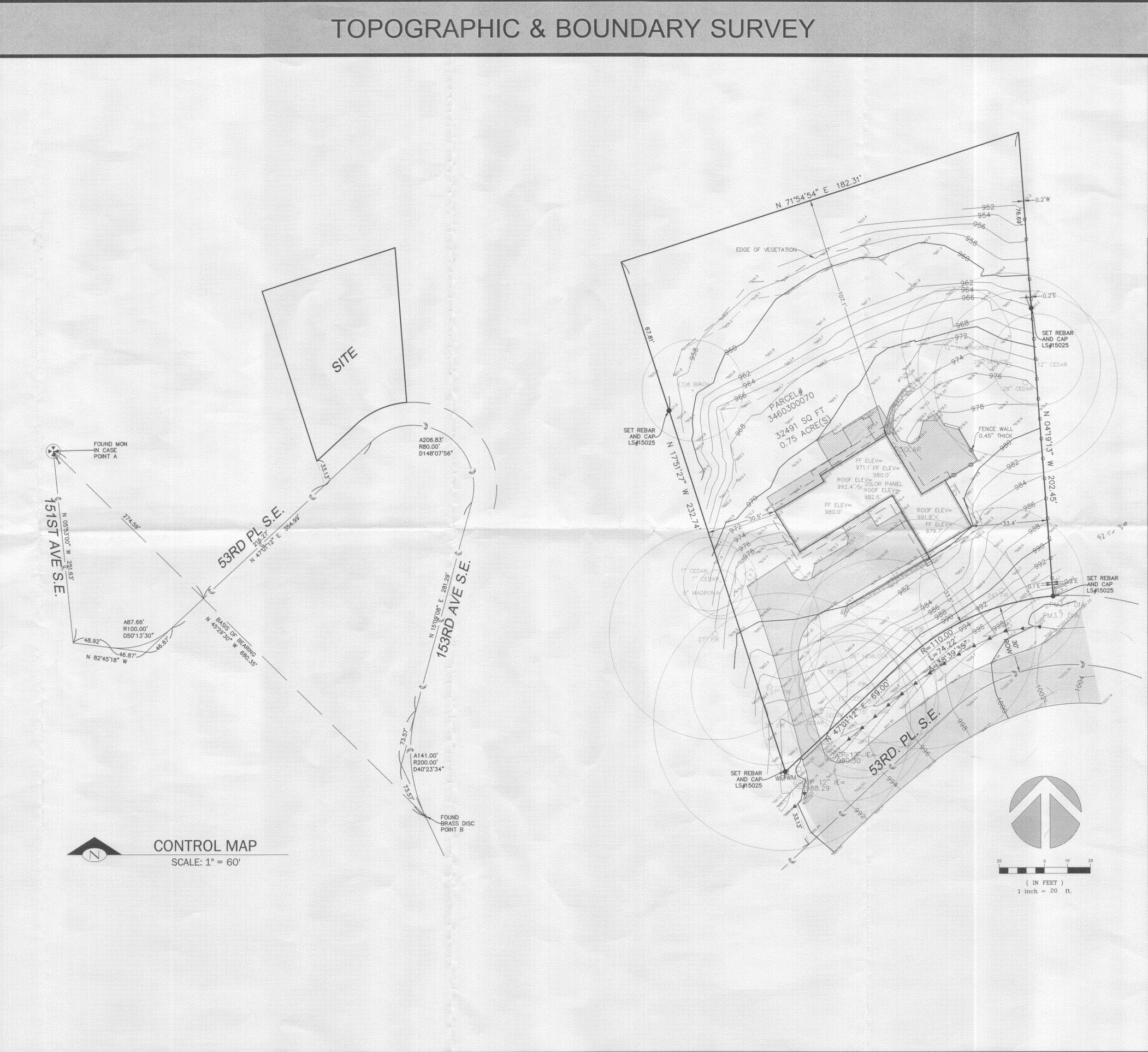
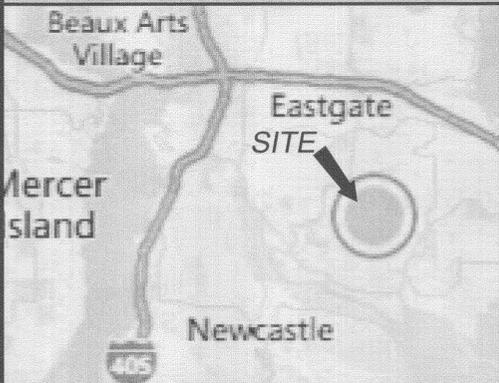
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 3460300070
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 32491± S.F. (0.75± ACRES)
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

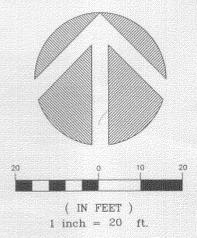
- ⊕ BRASS DISC (FOUND)
- ASPHALT SURFACE
- AREA DRAIN
- BUILDING
- CENTERLINE ROW
- CONCRETE WALL
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (WOOD)
- GAS METER
- MONUMENT IN CASE (FOUND)
- REBAR & CAP (SET, LS# 15025)
- ROCKERY
- SIZE TYPE ○ TREE (AS NOTED)
- WM □ WATER METER
- P □ POWER METER

VICINITY MAP

N.T.S.



CONTROL MAP
SCALE: 1" = 60'



TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF THE NW 1/4 OF SEC. 23, TWP. 24N., R9E. 08E., W.M.
TAX PARCEL NO. 3460300070

JANSSON RESIDENCE
15140 SE 53RD PL
BELLEVUE, WA



GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.455.4488 support@geodimensions.net www.geodimensions.net

JOB NUMBER:	141063
DATE:	7/22/2015
DRAFTED BY:	AB
CHECKED BY:	E.J.G/JGM
SCALE:	1" = 20'
REVISION HISTORY	
1	MAR 25 2016
Permit Process	
SHEET NUMBER	
1 OF 1	

**PLANT MATERIAL LIST & LEGEND
JANSSON RESIDENCE**

COMMON NAME

- TREES - DECIDUOUS - ORNAMENTAL + 20' CANOPY**
 KATSURA
 STEWARTIA
 SOURWOOD
 PARROTIA

TREES - DECIDUOUS - ORNAMENTAL & NATIVE 12' CANOPY

- VINE MAPLE
 JAPANESE MAPLE
 PAPER BARK MAPLE
 RED BUD
 DOGWOOD
 JAPANESE SNOW BELL
 SERVICEBERRY

SHRUBS - NATIVE

- SERVICEBERRY
 OREGON GRAPE
 DOGWOOD
 OCEAN SPRAY
 BLACK TWINBERRY
 CALIFORNIA WAX MYRTLE
 MOCK ORANGE
 WESTERN AZALEA
 PACIFIC RHODO
 WILD CURRANT
 SNOW BERRY
 INDIAN PLUM
 CLETHRA
 NOOTKA ROSE
 EVERGREEN HUCKLEBERRY
 RED HUCKLEBERRY

SHRUBS - ORNAMENTAL

- LACE LEAF JAPANESE MAPLE
 EVERGREEN & DECIDUOUS AZALEAS
 RHODO HYBRIDS
 LILAC
 JAP. BEAUTY BUSH
 CAMELLIA
 FLOWERING QUINCE
 MEXICAN ORANGE
 WINTER HAZEL
 DAPHNE
 PIERIS
 SARCOCOCCA
 HYDRANGEA
 POTENTILLA
 SPIRAEA
 VIBURNUM
 CHINESE WITCH HAZEL
 FORSYTHIA
 HEBE
 STAR MAGNOLIA
 BLUE BERRIES

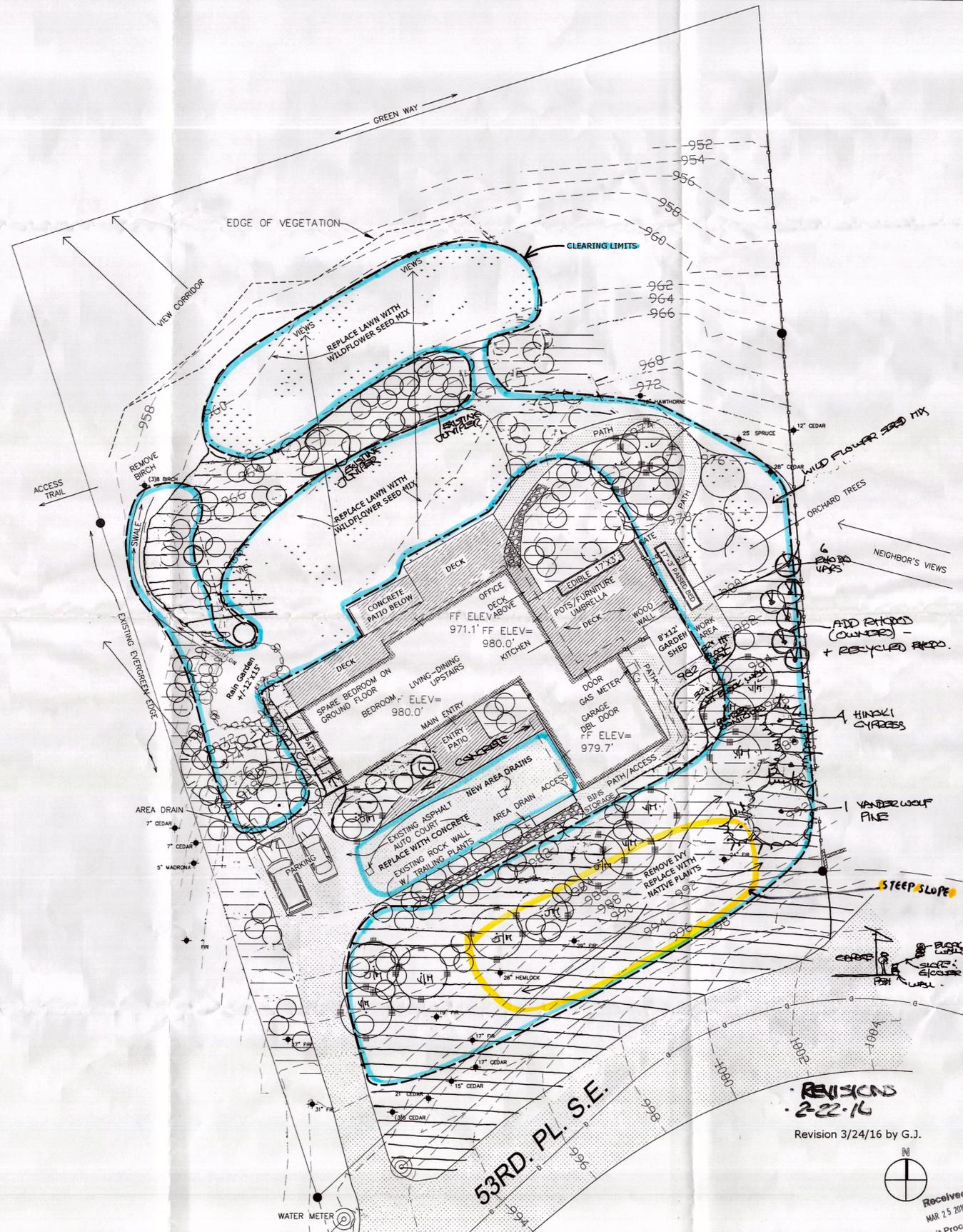
GROUND COVER, PERENNIALS, GRASSES

- NATIVE**
 SEDGES
 RUSHES
 UPSIDE DOWN FLOWER
 KINICKINICK
 SALAL
 DEER FERN
 SWORD FERN
 LADY FERN
 CAMAS
 BUNCH BERRY
 IRIS
 CREEPING OREGON GRAPE
 SOLOMON SEAL

- ORNAMENTAL**
 BLACK MONDO GRASS
 SARCOCOCCA H.H.
 WELL'S DELIGHT BLUE BERRIES
 LINGON BERRY
 AGAPANTHUS
 REED GRASS
 MADEN GRASS
 AUTUMN FERN
 JAP. FOREST GRASS
 BLEEDING HEART
 COLUMBINE
 ASTILBE
 ASTER
 PHLOK
 RUDBECKIA
 LILY OF THE VALLEY
 CROCOSMIA
 HELLEBORUS
 IRIS
 LIROPE
 PAEONY

ROCK

GRAVEL-FINES PATH



REVISIONS

1	
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MEMBER:
 American Society of
 Landscape Architects (ASLA)
 Oregon Association of
 Nurserymen (OAN)
 Association of Professional
 Landscape Designers (APLD)

Leuner Landscape Design, Inc.
 PO Box 1376
 Haneyville, WA 98340
 Tel. 360-638-0800
 Fax 360-638-0808
 leunerdesign@centurytel.net



**10 SCALE
LANDSCAPE PLAN**

**JANSSON-WONG RESIDENCE
15140 SE 53RD PL
BELLEVUE, WA 98006**

REVISIONS
2-22-16

Revision 3/24/16 by G.J.



Date	7/29/15
Scale	1" = 10'-0"
Drawn	BAM
Job	
Sheet	
Permit Project #	

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