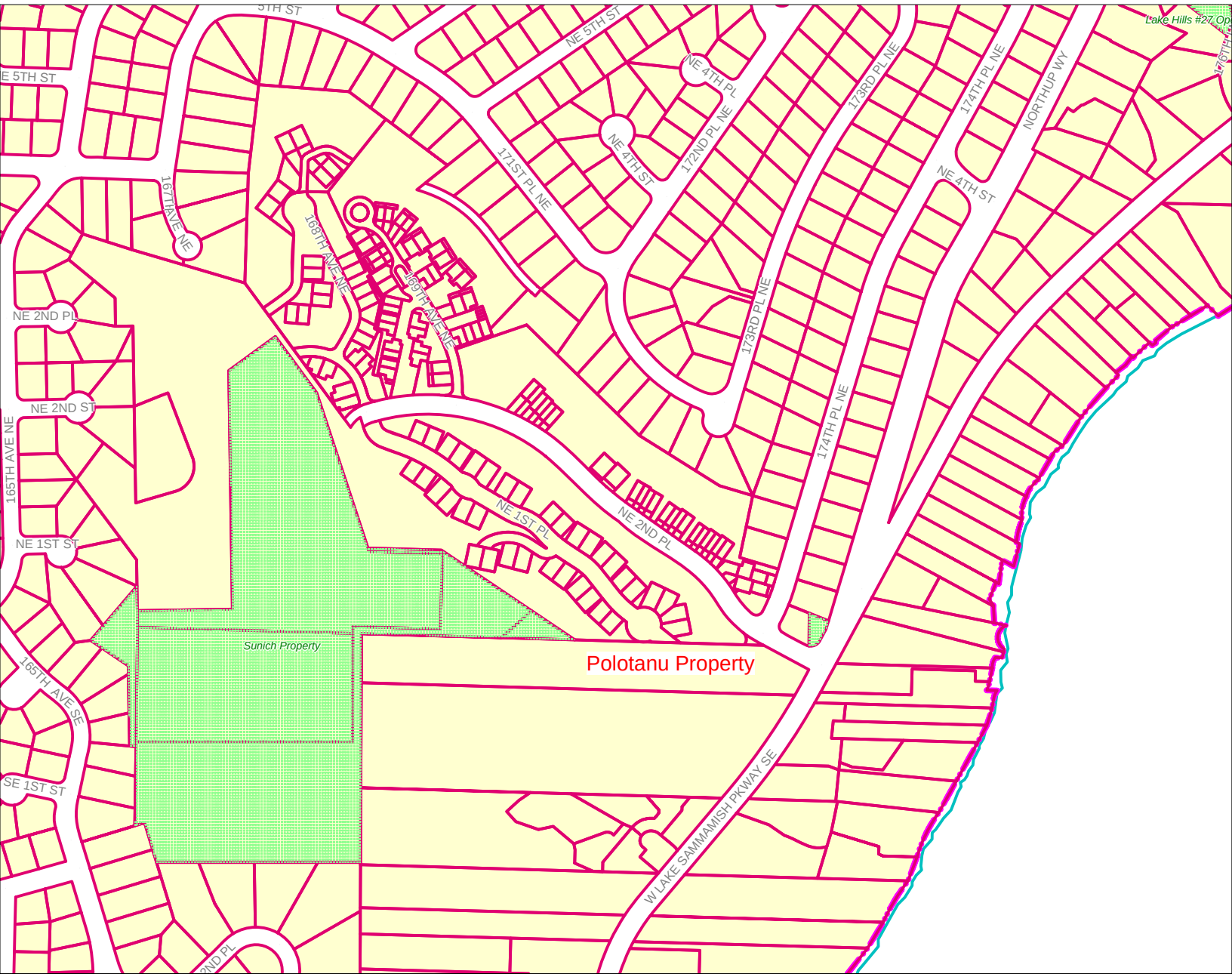
Polotanu Revegetation (09-110904-LO) Vicinity Map



SCALE 1 : 4,971

200 0 200 400 600

FEET

N

Monday, June 15, 2009 2:22 PM

OWNER
FLORIN POLOTANU

SITE ADDRESS
9 WEST LAKE SAMMISH PARKWAY
BELLEVUE, WA

HEIGHT CALCULATION

POINT	GRADE
1	149.25
2	151.00
3	151.50
4	152.10
5	153.95
6	155.00
7	156.40
8	157.75
9	159.10
10	161.00
11	161.50
12	160.90
13	159.90
14	159.00
15	158.40
16	157.40
17	157.00
18	156.15
19	154.50
20	153.50
21	152.00
22	151.15
23	149.50
24	149.90
25	150.50
26	148.60
27	147.00
28	147.40
29	147.60
TOTALS:	4468.95

Setback Survey: NORTH SIDE
Survey property lines and stake corners of the new structure or addition prior to setting new foundation footing forms. Maintain the location of stakes accessible for the placement of the foundation wall forms. Construct forms to the survey stakes. Submit a stamped and signed survey, confirming the placement of the proposed structure. Submit the survey to the land use planner, Carol L. Orr, as a revision a minimum of 3 days prior to calling for the building footing inspection.

Height Verified Survey:
The height is determined by measuring from the average existing grade to the midpoint of the pitched roof, which is measured between the highest eave and the highest peak. For inspection purposes, an initial survey would need to be performed prior to calling for an underfloor inspection to establish height conformance at the first floor level. Submit the survey to the land use planner, Carol L. Orr, as a revision a minimum of 3 days prior to calling for the underfloor inspection.

Changes, modifications, and/or additions made in the field, to this proposal must first be approved in writing through the revisions/additions process by all appropriate reviewing departments, prior to the implementation or construction of the changes on site.

AVERAGE ELEV. = TOTALS / NUMBER OF ELEV. POINTS

4468.95 / 29	=	154.10 AVG.GRADE
MAX HT. (MID. PT. OF HIGH RIDGE) =	+	30.00
MAX ELEVATION @ MID. PT. OF HIGH RIDGE =		184.10
PROPOSED ELEV. AT MID. PT. OF HIGH RIDGE =	-	183.84
		0.26 FT. BELOW HT. LIMIT

LOT AREA CALCULATION

1. TOTAL LOT AREA	173,722.20	sq.ft.
2. SLOPE AREA I	24,742.00	sq.ft.
3. SLOPE AREA 2	46,047.00	sq.ft.
4. CREEK BUFFER AREA I	11,798.00	sq.ft.
5. CREEK BUFFER AREA 2	14,420.00	sq.ft.
6. CREEK AREA	4,514.00	sq.ft.
7. COMMON AREA CREEK+SLOPE	602.00	sq.ft.
TOTAL 1-(2+3+4+5+6)+7	72,803.20	sq.ft.

PROPOSED LOT COVERAGE BY STRUCTURE:

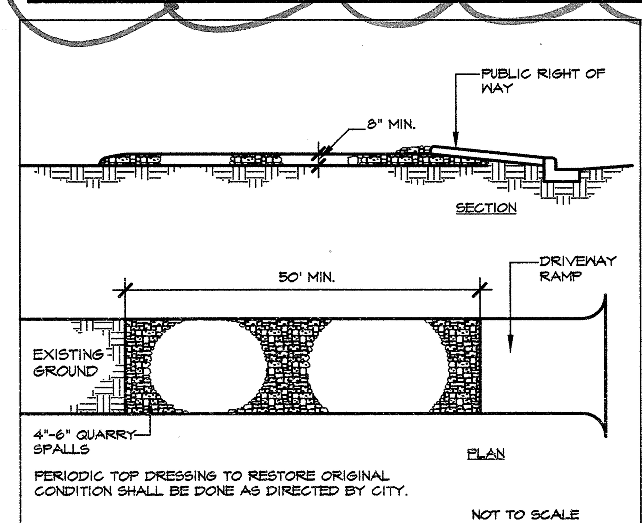
LOT AREA =	72,803.20	S.F.
BLDG. AREA =	2,846.00	S.F.
CONC. PORCH	380.00	S.F.
TOTAL	3,226.00	S.F.

LOT COVERAGE = LOT COVERAGE/LOT AREA:
3,226.00 / 72,803.20 = 4.4% (35% MAX.)

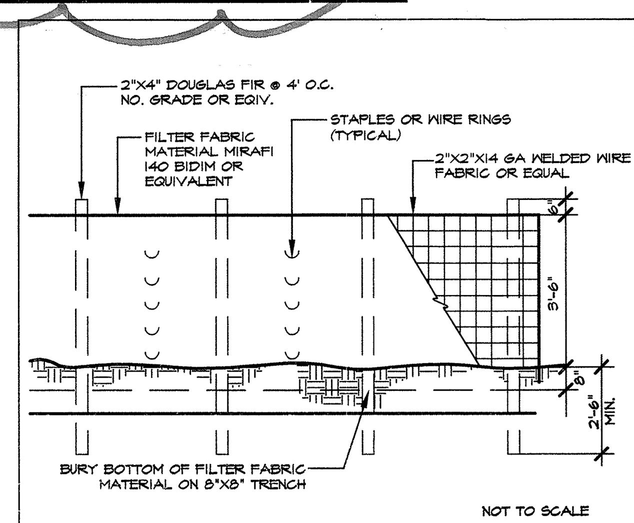
IMPERVIOUS AREA

LOT AREA =	72,803.20	S.F.
ROOF AREA	3,711.00	S.F.
BUILDING OR PORCH BEYOND ROOF	0.00	
STAIR (CONC.)	94.00	
DRIVEWAY/WALKWAY	5,275.00	S.F.
TOTAL	9,080.00	S.F.

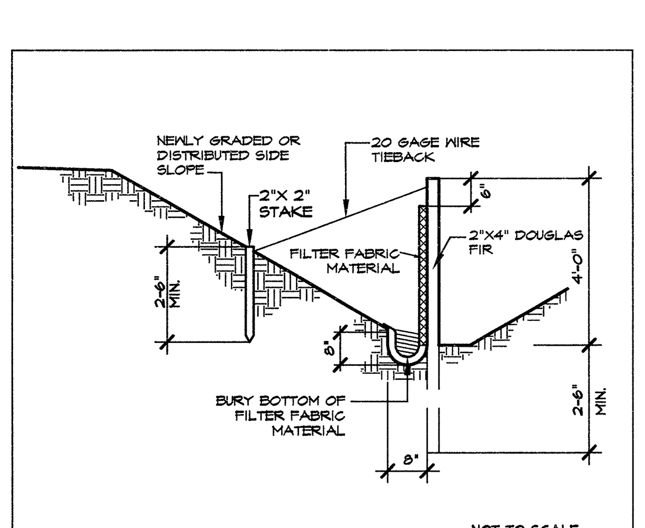
9,080.00 / 72,803.20 = 12.5%



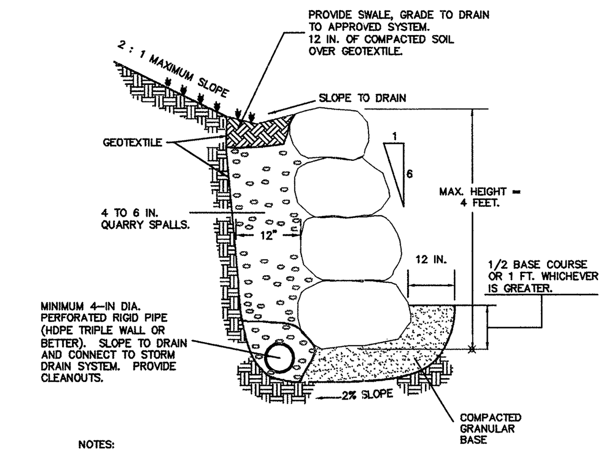
TEMP. CONSTRUCTION ENTRANCE



SILT FENCE ELEVATION



SILT FENCE CROSS SECTION



NOTES:
1. CALL FOR CLEAR AND GRADE INSPECTION PRIOR TO BASE COURSE BEING PLACED. VERIFICATION OF ROCKERY HEIGHT, FOUNDATION MATERIAL, AND ROCK SIZE BY CITY CLEARING AND GRADING INSPECTOR IS REQUIRED.
2. QUARRY SPALLS AND CRUSHED ROCK SHALL BE PLACED DIRECTLY FROM TRUCK OR OTHER SUITABLE CONTAINER IN ORDER TO MAINTAIN CLEAN BACKFILL.
3. ALL ROCKERIES OVER 30-IN IN HEIGHT ARE CONSIDERED A STRUCTURE PER THE LAND USE CODE AND MUST BE LOCATED OUTSIDE OF ALL STRUCTURE SETBACK LINES.
4. OPENINGS SHALL BE CHINKED WITH QUARRY SPALLS.
5. ROCKERIES GREATER THAN 4-FEET IN HEIGHT SHALL BE DESIGNED BY A CIVIL OR GEOTECHNICAL ENGINEER.
6. ROCKERIES CONSTRUCTED IN THE RIGHT-OF-WAY ARE SUBJECT TO TRANSPORTATION DEPARTMENT DEVELOPMENT STANDARDS.

City of Bellevue — NO SCALE
TITLE: ROCKERY
REV. DATE 10/2000 — NO. EC-17

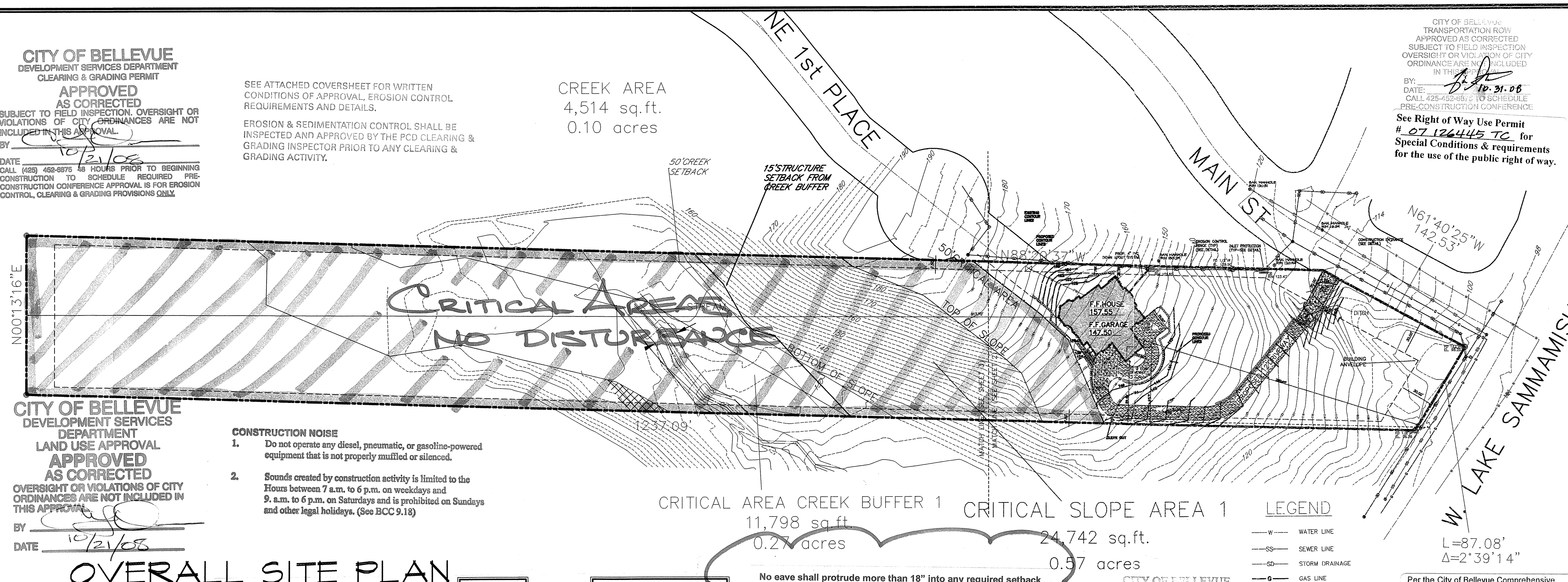
CITY OF BELLEVUE
DEVELOPMENT SERVICES DEPARTMENT
CLEARING & GRADING PERMIT
APPROVED
AS CORRECTED
SUBJECT TO FIELD INSPECTION. OVERSIGHT OR VIOLATIONS OF CITY ORDINANCES ARE NOT INCLUDED IN THIS APPROVAL.
BY ____
DATE 10/21/08
CALL (425) 452-6875 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO SCHEDULE REQUIRED PRE-CONSTRUCTION CONFERENCE APPROVAL IS FOR EROSION CONTROL, CLEARING & GRADING PROVISIONS ONLY.

SEE ATTACHED COVERSHEET FOR WRITTEN CONDITIONS OF APPROVAL, EROSION CONTROL REQUIREMENTS AND DETAILS.

EROSION & SEDIMENTATION CONTROL SHALL BE INSPECTED AND APPROVED BY THE PCD CLEARING & GRADING INSPECTOR PRIOR TO ANY CLEARING & GRADING ACTIVITY.

CITY OF BELLEVUE
DEVELOPMENT SERVICES DEPARTMENT
LAND USE APPROVAL
APPROVED
AS CORRECTED
OVERSIGHT OR VIOLATIONS OF CITY ORDINANCES ARE NOT INCLUDED IN THIS APPROVAL
BY ____
DATE 10/21/08

CONSTRUCTION NOISE
1. Do not operate any diesel, pneumatic, or gasoline-powered equipment that is not properly muffled or silenced.
2. Sounds created by construction activity is limited to the Hours between 7 a.m. to 6 p.m. on weekdays and 9. a.m. to 6 p.m. on Saturdays and is prohibited on Sundays and other legal holidays. (See BCC 9.18)



OVERALL SITE PLAN
SCALE : 1" = 60'-0"

A storm drainage connection permit is required.
A side sewer permit is required.
A water service application is required. The meter must be at least 1" to support fire sprinklers.

No eave shall protrude more than 18" into any required setback

No rockery or retaining wall may exceed 30" within any required setback.

Exact location of silt fencing will be determined by Clear & Grade Inspector in the field at the Pre-Construction Meeting.

CITY OF BELLEVUE
Utilities Department
Engineering Division
APPROVED
By ____
Date 7/26/07

LEGEND

—W—	WATER LINE
—SS—	SEWER LINE
—SD—	STORM DRAINAGE
—G—	GAS LINE
—PW—	PROP. WATER LINE
- - - -	PROP. SEWER LINE
▬▬▬	PROP. STORM LINE
WV	WATER VALVE
Ⓢ	SEWER MANHOLE
□	CATCH BASIN
Ⓓ	STORM MANHOLE

CITY OF BELLEVUE
TRANSPORTATION ROW
APPROVED AS CORRECTED
SUBJECT TO FIELD INSPECTION
OVERSIGHT OR VIOLATION OF CITY ORDINANCE ARE NOT INCLUDED IN THIS APPROVAL
BY: ____
DATE: 10.31.08
CALL 425-452-6875 TO SCHEDULE PRE-CONSTRUCTION CONFERENCE

See Right of Way Use Permit # 07 126445 TC for Special Conditions & requirements for the use of the public right of way.

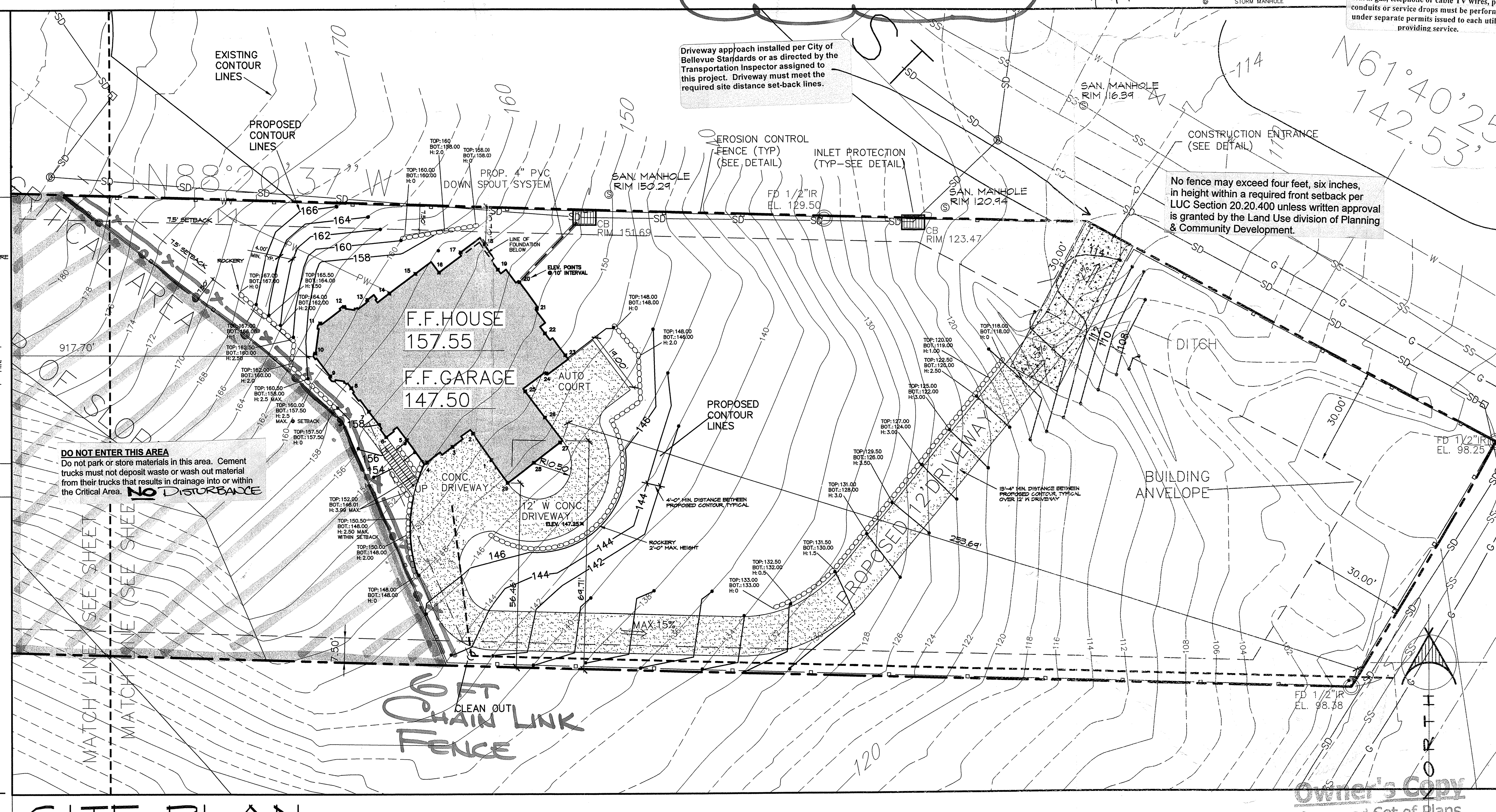
Per the City of Bellevue Comprehensive Plan Policy UT-39, all utility service lines providing service to this property shall be installed underground for that area located within the public right of way.

Any/all work in the public right of way for trenching for, or installation of, any power, natural gas, telephone or cable TV wires, pipes conduits or service drops must be performed under separate permits issued to each utility providing service.

Driveway approach installed per City of Bellevue Standards or as directed by the Transportation Inspector assigned to this project. Driveway must meet the required site distance set-back lines.

No fence may exceed four feet, six inches, in height within a required front setback per LUC Section 20.20.400 unless written approval is granted by the Land Use division of Planning & Community Development.

DO NOT ENTER THIS AREA
Do not park or store materials in this area. Cement trucks must not deposit waste or wash out material from their trucks that results in drainage into or within the Critical Area. NO DISTURBANCE



SITE PLAN
SCALE : 1" = 20'-0"
0 20 40 80

ARCHITECTS NORTHWEST
18915-142ND AVENUE NE SUITE 100 WOODINVILLE, WA 98072
OFFICE: (425) 485-4900 FAX: (425) 487-6585
TOLL FREE: 1-888-272-4100 WWW.ARCHITECTSNW.COM

REGISTERED ARCHITECT 5046

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POLOTANU RESIDENCE
PLAN M5275A2FU2STU-O

DESIGNED BY: ANW	DATE: 7/00
DRAWN BY: GWB	DATE: 7/18/00
REVISED BY: PJT	DATE: 5/25/07
LATERAL BY: CD&E	DATE: 6/12/07

LATERAL JOB NUMBER: G6-853

O
A5

ANW WOODINVILLE OFFICE JOB NUMBER: W070276

Owner's Copy
Approved Set of Plans
Must Remain on Jobsite

RECEIVED PERMIT PROCESSING