



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. 09-107524-LN
Project Name/Address: Hanssen Conservation Short Plat/17243 SE Cougar Mtn. Dr.
Planner: Drew Folsom
Phone Number: (425) 452-4441
Minimum Comment Period: 5 pm, May 7, 2009

Materials included in this Notice:

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

ENVIRONMENTAL CHECKLIST

5/24/04

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). 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
MAR 16 2009
PERMIT PROCESSING

ENVIRONMENTAL CHECKLIST

5/24/04

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BACKGROUND INFORMATION

Property Owner: Dr. Otto Hanssen

Proponent: Same

Contact Person: Bruce Johnson - Concept Engineering, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 455 Rainier Boulevard N, Issaquah, WA 98027

Phone: 425-392-8055

Proposal Title: Hanssen 7-Lot Short Plat

Proposal Location: West end of 173rd Ave SE at SE Cougar Mt Dr.

LOT 4 OF CITY OF BELLEVUE BLA 06123825 LW
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: City of Bellevue 7-Lot Conservation Short Plat *INCLUDES CRITICAL AREAS*
2. Acreage of site: 6.28-Acres *REPORT TO REMOVE ISOLATED SLOPE AND BUFFER. AS PROPOSED, ACTION WILL*
3. Number of dwelling units/buildings to be demolished: 0 *ELIMINATES 1585 SF OF LOWER-VALUED HABITAT ON SLOPES & BUFFERS WHILE PRESERVING AN EQUAL AMOUNT OF HIGHER VALUED HABITAT.*
4. Number of dwelling units/buildings to be constructed: 0 *D.J. 4/20/07*
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): ~2,300 CY CUT, ~2,700 CY FILL, NET ~400 CY FILL
8. Proposed land use: Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

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

Infrastructure improvements - Summer 2009

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.

City of Bellevue Critical Areas Report 06-133666 LO

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.

Utility DE - 065 121983UE (access road to site currently under construction)

King County Clear and Grade Permit - L06CG351 (access road to site currently under construction)

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.

Critical Areas Land use Permit will be required

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

Critical Areas Permit *D.J. 4/20/08*

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)? 40%+

D.J. 4/20/08

- 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.

Weathered sandstone, Alderwood and Beausite gravelly sandy loam

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

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Filling and grading (~2,700 cubic yards) for construction of private road and cul-de-sac. Fill to be provided from road grading and vault construction, onsite stockpiles from access road construction.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not expected to occur as preventative measures will be taken.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 30%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary Erosion & Sediment Control (TESC) measures for clearing and construction.

2. AIR

*EROSION CONTROL FURTHER
M.T. GATE D PER REC 23.76.090
"EROSION AND SEDIMENTATION CONTROL"*

- a. What types of emissions to the air would result from the proposal (Le. 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.

Construction equipment emissions and dust during construction. Automobile exhaust thereafter.

- 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 (water trucks) during construction.

3. WATER

- a. Surface

DA. 4/29/08

- (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.

No

- (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.

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

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.

D 1 4/20/08

Onsite runoff from proposed roofs, private roadways, lawns and yards will be collected by surface collection conveyance systems and routed to two detention vaults. Vault outflows will connect into public conveyance systems.

- (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:

Stormwater detention and water quality treatment facilities are 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?

Approximately 4.5 acres will eventually be cleared for homes, roads etc. Clearing will initially be restricted to that necessary to construct infrastructure improvements.

- 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:

Set aside 1.82 acres of high quality habitat in a tree preservation/wildlife corridor

71. 4/20/08

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.
Pacific flyway

d. Proposed measures to preserve or enhance wildlife, if any:
1.82 acre tree preservation/wildlife corridor

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.

Electric, 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:

None

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.
City of Bellevue Fire and EMS.

(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)?

D.F. 4/20/08

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 equipment

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

None

*NOISE FURTHER MITIGATED
PER DCC 9.18 "NOISE CONTROL"*

8. Land and Shoreline Use

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

Site is undeveloped - adjacent properties are SFR

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

No

- c. Describe any structures on the site.

None

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

No

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

R-1 & R 1.8

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

~~SFR~~ SFL *et.*

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

N/A

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

Geologic hazard area

HABITAT ASSOCIATED WITH SPECIES OF LOCAL IMPORTANCE et.

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

28, (7) single family homes

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

None

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

None

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

None

9. Housing

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

7 units of high-income housing.

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

None

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

Proposed development meets current zoning and comp plan regulations.

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?

30 ft max height; exterior building materials no known.

→ SEE LUC. 20.20.010

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

None

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

None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

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.T. 4/20/09

- 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?

King County Cougar Mountain Park ⁰¹⁰¹⁰

- 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.

N/A

- 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.

Cougar Mountain Way SE, access from 173rd Ave SE (private road)

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

- c. How many parking spaces would be completed project have? How many would the project eliminate?

Minimum 2 offstreet parking spaces per home; none displaced.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or

Dh 4/20/09

streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes, 173rd Ave SE will be extended onto the site and terminate in a cul-de-sac (private).

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

No

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

Approximately 20.

- 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.

Fire, police, healthcare, schools, library.

- 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. *etc*

- 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.

Sanitary sewer connection into existing City of Bellevue sewer system in Cougar Mt. Dr.

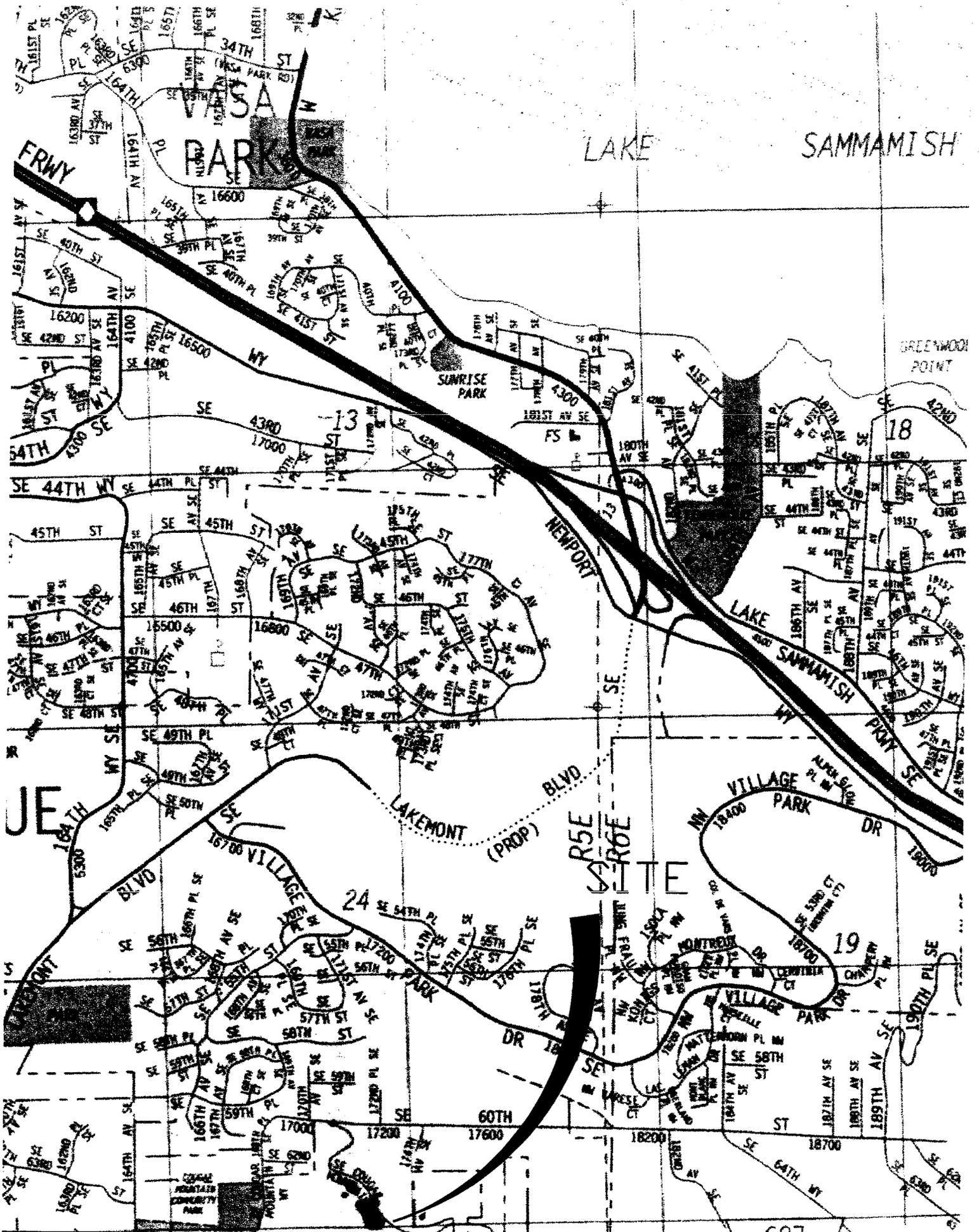
Signature

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 3-6-09

Dr. 4/29/09



VICINITY MAP

N.T.S.



DATE	BY	DESCRIPTION
3-3-09	BMS	PRELIMINARY SHORT PLAT
		NOTES

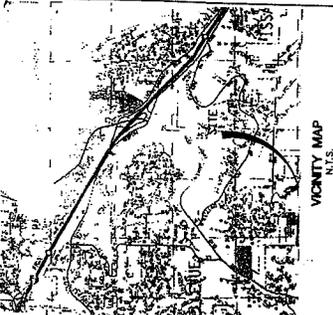
CONCEPT ENGINEERING, INC.
 455 Route 282, North
 Beltsville, Maryland 20827
 (410) 392-8055 FAX (410) 392-0108
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**PRELIMINARY
 CLEARING AND GRADING PLAN
 FOR THE
 HANSEN PRELIMINARY SHORT PLAT**

DR. OTTO HANSEN
 9006 138th Pl. SE
 BELLEVUE, WA 98008
 TEL (425) 746-9723

SHEET
 1 of 1

HANSEN' PRELIMINARY SHORT PLAT (CONSERVATION SHORT PLAT) PRELIMINARY CLEARING AND GRADING PLAN



LEGAL DESCRIPTION
 LOT 4 OF CITY OF BELLEVUE BLA
 06123223 LW

HORIZONTAL DATUM
 WASHINGTON COORDINATE SYSTEM NORTH ZONE
BASIS OF BEARINGS
 MAG. S. (1981)
 CITY OF BELLEVUE STATION OVER A DTM
VERTICAL DATUM
 NAVD83
BENCHMARK
 COR. BRASS CAP IN TOP OF CURB ON EAST
 SIDE OF 138th AVE. SE. 100% NORTH OF
 ELM-4001110



PROJECT INFORMATION
OWNER/DEVELOPER
 S&P 120 PARTNERS
 1200 17th Ave. SW, Suite 3000
 Seattle, WA 98149
DESIGNER
 CONCEPT ENGINEERING, INC.
 455 ROUTE 282 NORTH
 BELTSVILLE, MD 20827
 (410) 392-8055
SURVEYOR
 DON E. HANSEN, P.E.
 455 ROUTE 282 NORTH
 BELTSVILLE, MD 20827
 (410) 392-8055

BLA LOT 3
 06-123225
 1.62 AC. 0.000

BLA LOT 2
 06-123226
 1.62 AC. 0.000

BLA LOT 1
 06-123228
 1.62 AC. 0.000

LOT 6
 21,770 sq. ft.
 0.52 acre

LOT 7
 12,527 sq. ft.
 0.29 acre

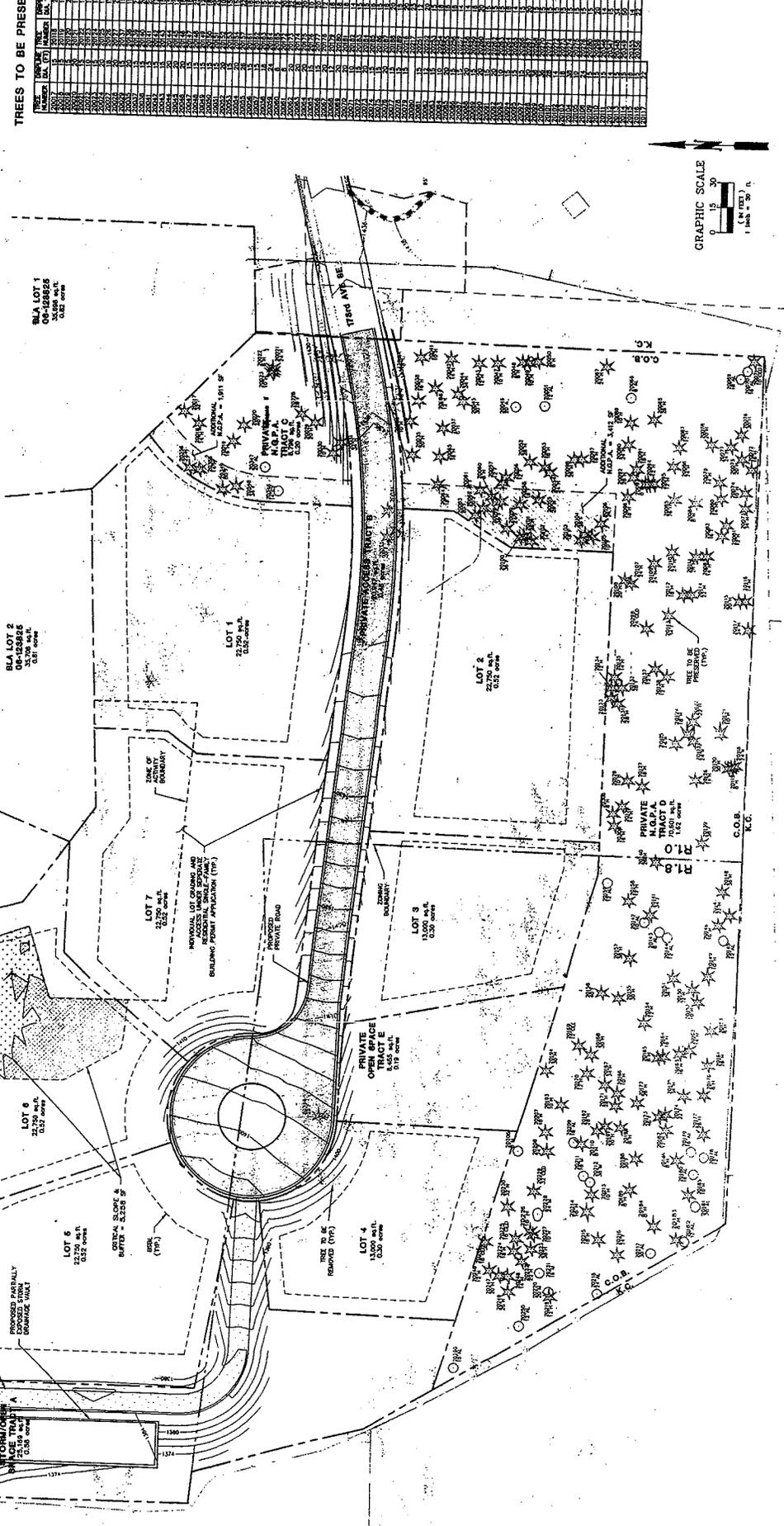
LOT 8
 12,527 sq. ft.
 0.29 acre

LOT 9
 12,527 sq. ft.
 0.29 acre

LOT 10
 12,527 sq. ft.
 0.29 acre

LOT 11
 12,527 sq. ft.
 0.29 acre

LOT 12
 12,527 sq. ft.
 0.29 acre



TREES TO BE PRESERVED

NO.	DATE	TYPE	DBH (IN)	HT (FT)	SP. (IN)	COND.	REMARKS
1	08/15/08	W	12.0	15.0	12.0	1	...
2	08/15/08	W	10.0	12.0	10.0	1	...
3	08/15/08	W	8.0	10.0	8.0	1	...
4	08/15/08	W	6.0	8.0	6.0	1	...
5	08/15/08	W	4.0	6.0	4.0	1	...
6	08/15/08	W	3.0	5.0	3.0	1	...
7	08/15/08	W	2.0	4.0	2.0	1	...
8	08/15/08	W	1.5	3.0	1.5	1	...
9	08/15/08	W	1.0	2.0	1.0	1	...
10	08/15/08	W	0.8	1.5	0.8	1	...
11	08/15/08	W	0.6	1.2	0.6	1	...
12	08/15/08	W	0.5	1.0	0.5	1	...
13	08/15/08	W	0.4	0.8	0.4	1	...
14	08/15/08	W	0.3	0.6	0.3	1	...
15	08/15/08	W	0.2	0.5	0.2	1	...
16	08/15/08	W	0.1	0.4	0.1	1	...
17	08/15/08	W	0.1	0.3	0.1	1	...
18	08/15/08	W	0.1	0.2	0.1	1	...
19	08/15/08	W	0.1	0.1	0.1	1	...
20	08/15/08	W	0.1	0.1	0.1	1	...
21	08/15/08	W	0.1	0.1	0.1	1	...
22	08/15/08	W	0.1	0.1	0.1	1	...
23	08/15/08	W	0.1	0.1	0.1	1	...
24	08/15/08	W	0.1	0.1	0.1	1	...
25	08/15/08	W	0.1	0.1	0.1	1	...
26	08/15/08	W	0.1	0.1	0.1	1	...
27	08/15/08	W	0.1	0.1	0.1	1	...
28	08/15/08	W	0.1	0.1	0.1	1	...
29	08/15/08	W	0.1	0.1	0.1	1	...
30	08/15/08	W	0.1	0.1	0.1	1	...
31	08/15/08	W	0.1	0.1	0.1	1	...
32	08/15/08	W	0.1	0.1	0.1	1	...
33	08/15/08	W	0.1	0.1	0.1	1	...
34	08/15/08	W	0.1	0.1	0.1	1	...
35	08/15/08	W	0.1	0.1	0.1	1	...
36	08/15/08	W	0.1	0.1	0.1	1	...
37	08/15/08	W	0.1	0.1	0.1	1	...
38	08/15/08	W	0.1	0.1	0.1	1	...
39	08/15/08	W	0.1	0.1	0.1	1	...
40	08/15/08	W	0.1	0.1	0.1	1	...
41	08/15/08	W	0.1	0.1	0.1	1	...
42	08/15/08	W	0.1	0.1	0.1	1	...
43	08/15/08	W	0.1	0.1	0.1	1	...
44	08/15/08	W	0.1	0.1	0.1	1	...
45	08/15/08	W	0.1	0.1	0.1	1	...
46	08/15/08	W	0.1	0.1	0.1	1	...
47	08/15/08	W	0.1	0.1	0.1	1	...
48	08/15/08	W	0.1	0.1	0.1	1	...
49	08/15/08	W	0.1	0.1	0.1	1	...
50	08/15/08	W	0.1	0.1	0.1	1	...
51	08/15/08	W	0.1	0.1	0.1	1	...
52	08/15/08	W	0.1	0.1	0.1	1	...
53	08/15/08	W	0.1	0.1	0.1	1	...
54	08/15/08	W	0.1	0.1	0.1	1	...
55	08/15/08	W	0.1	0.1	0.1	1	...
56	08/15/08	W	0.1	0.1	0.1	1	...
57	08/15/08	W	0.1	0.1	0.1	1	...
58	08/15/08	W	0.1	0.1	0.1	1	...
59	08/15/08	W	0.1	0.1	0.1	1	...
60	08/15/08	W	0.1	0.1	0.1	1	...
61	08/15/08	W	0.1	0.1	0.1	1	...
62	08/15/08	W	0.1	0.1	0.1	1	...
63	08/15/08	W	0.1	0.1	0.1	1	...
64	08/15/08	W	0.1	0.1	0.1	1	...
65	08/15/08	W	0.1	0.1	0.1	1	...
66	08/15/08	W	0.1	0.1	0.1	1	...
67	08/15/08	W	0.1	0.1	0.1	1	...
68	08/15/08	W	0.1	0.1	0.1	1	...
69	08/15/08	W	0.1	0.1	0.1	1	...
70	08/15/08	W	0.1	0.1	0.1	1	...
71	08/15/08	W	0.1	0.1	0.1	1	...
72	08/15/08	W	0.1	0.1	0.1	1	...
73	08/15/08	W	0.1	0.1	0.1	1	...
74	08/15/08	W	0.1	0.1	0.1	1	...
75	08/15/08	W	0.1	0.1	0.1	1	...
76	08/15/08	W	0.1	0.1	0.1	1	...
77	08/15/08	W	0.1	0.1	0.1	1	...
78	08/15/08	W	0.1	0.1	0.1	1	...
79	08/15/08	W	0.1	0.1	0.1	1	...
80	08/15/08	W	0.1	0.1	0.1	1	...
81	08/15/08	W	0.1	0.1	0.1	1	...
82	08/15/08	W	0.1	0.1	0.1	1	...
83	08/15/08	W	0.1	0.1	0.1	1	...
84	08/15/08	W	0.1	0.1	0.1	1	...
85	08/15/08	W	0.1	0.1	0.1	1	...
86	08/15/08	W	0.1	0.1	0.1	1	...
87	08/15/08	W	0.1	0.1	0.1	1	...
88	08/15/08	W	0.1	0.1	0.1	1	...
89	08/15/08	W	0.1	0.1	0.1	1	...
90	08/15/08	W	0.1	0.1	0.1	1	...
91	08/15/08	W	0.1	0.1	0.1	1	...
92	08/15/08	W	0.1	0.1	0.1	1	...
93	08/15/08	W	0.1	0.1	0.1	1	...
94	08/15/08	W	0.1	0.1	0.1	1	...
95	08/15/08	W	0.1	0.1	0.1	1	...
96	08/15/08	W	0.1	0.1	0.1	1	...
97	08/15/08	W	0.1	0.1	0.1	1	...
98	08/15/08	W	0.1	0.1	0.1	1	...
99	08/15/08	W	0.1	0.1	0.1	1	...
100	08/15/08	W	0.1	0.1	0.1	1	...



PROJECT INFORMATION
 OWNER/DEVELOPER:
 DR. OTTO HANSEN
 5006 136TH PL. S.E.
 BELLEVUE, WA 98006
 (425) 746-9123
 CIVIL ENGINEER:
 CONCEPT ENGINEERING, INC.
 455 RAHLER BUILDING NORTH
 18000 1ST AVE. SE
 SUITE 200
 BELLEVUE, WA 98007
 (425) 392-8055
 SURVEYOR:
 CONCEPT ENGINEERING, INC.
 455 RAHLER BUILDING NORTH
 18000 1ST AVE. SE
 SUITE 200
 BELLEVUE, WA 98007
 (425) 392-8055

HORIZON
 WASHINGTON C.
 SYSTEM NORTH ZONE
BASEIS OF BEARINGS
 CITY OF BELLEVUE STATION 0263 & 0264
VERTICAL DATUM
 NAVD83
BENCHMARK
 SIGN OF 165TH AVE SE 100'S NORTH OF
 ELA-800-110

HANSEN PRELIMINARY SHORT PLAT

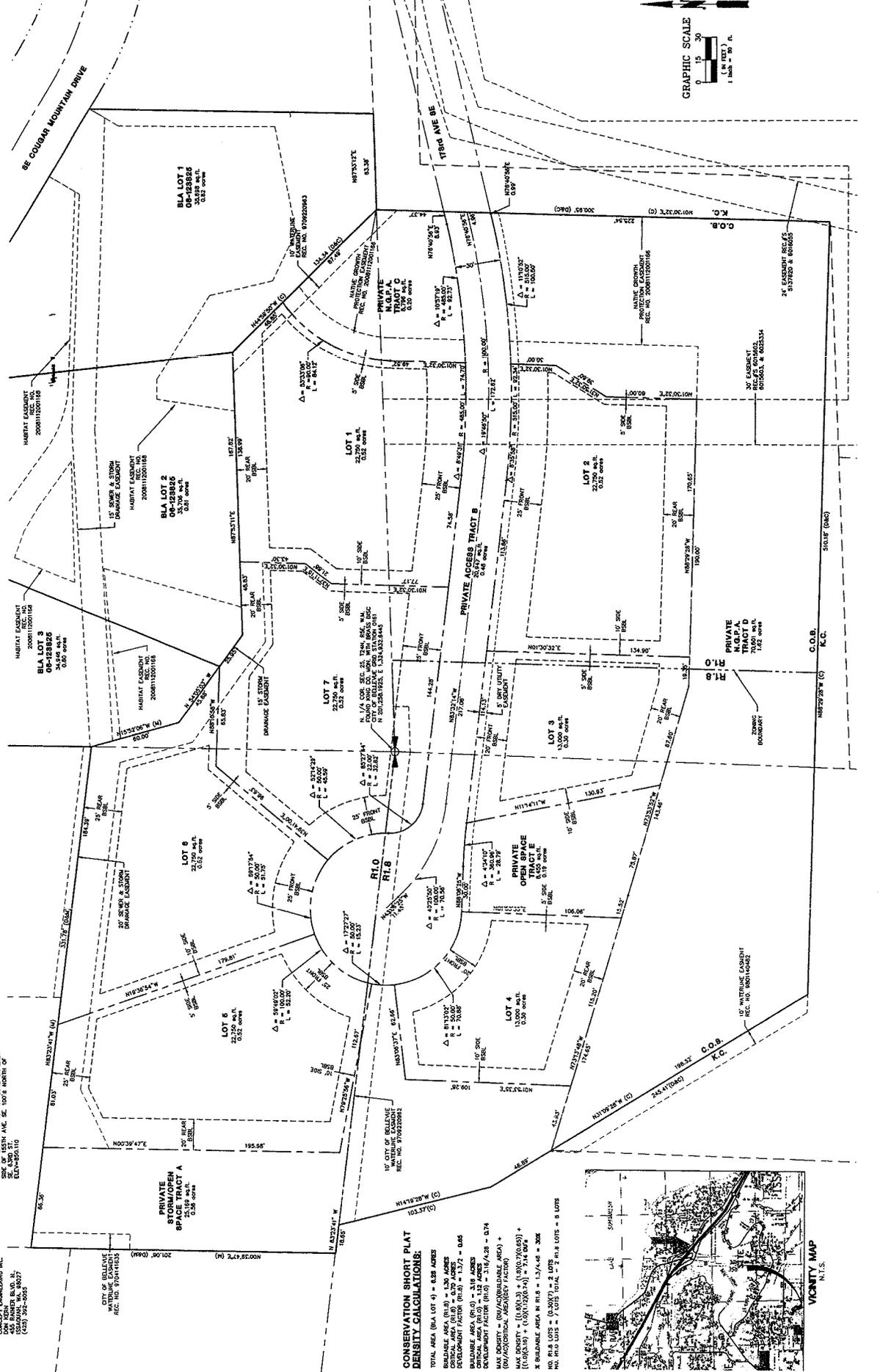
(CONSERVATION SHORT PLAT)

PRELIMINARY SHORT PLAT/TREE PRESERVATION/UTILITY PLAN

SHEET INDEX:
 1 of 3 PRELIMINARY PLAT MAP PAGE
 2 of 3 TREE PRESERVATION PLAN
 3 of 3 PRELIMINARY UTILITY PLAN



DATE	BY	DESCRIPTION
3-3-09	BNJ	PRELIMINARY SHORT PLAT SUBMITTAL



LEGAL DESCRIPTION
 LOT 4 OF CITY OF BELLEVUE BLA

BLA LOT 1
 08-128885
 0.32 acrs

BLA LOT 2
 08-128885
 0.32 acrs

BLA LOT 3
 08-128885
 0.32 acrs

LOT 1
 22,200 sq. ft.
 0.51 acrs

LOT 2
 22,200 sq. ft.
 0.51 acrs

LOT 3
 22,200 sq. ft.
 0.51 acrs

LOT 4
 13,000 sq. ft.
 0.30 acrs

LOT 5
 13,000 sq. ft.
 0.30 acrs

LOT 6
 22,200 sq. ft.
 0.51 acrs

LOT 7
 22,200 sq. ft.
 0.51 acrs

LOT 8
 22,200 sq. ft.
 0.51 acrs

PRIVATE STORMWATER SPACE TRACT A
 0.32 acrs

PRIVATE TRACT A
 0.32 acrs

PRIVATE TRACT B
 0.32 acrs

PRIVATE TRACT C
 0.32 acrs

PRIVATE TRACT D
 0.32 acrs

PRIVATE TRACT E
 0.32 acrs

BLA LOT 1
 08-128885
 0.32 acrs

BLA LOT 2
 08-128885
 0.32 acrs

BLA LOT 3
 08-128885
 0.32 acrs

BLA LOT 1
 08-128885
 0.32 acrs

BLA LOT 2
 08-128885
 0.32 acrs

BLA LOT 3
 08-128885
 0.32 acrs

BLA LOT 1
 08-128885
 0.32 acrs

BLA LOT 2
 08-128885
 0.32 acrs

BLA LOT 3
 08-128885
 0.32 acrs

BLA LOT 1
 08-128885
 0.32 acrs

BLA LOT 2
 08-128885
 0.32 acrs

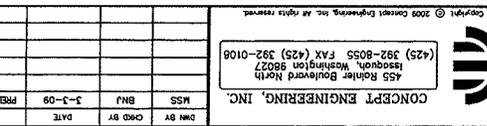
BLA LOT 3
 08-128885
 0.32 acrs

BLA LOT 1
 08-128885
 0.32 acrs

BLA LOT 2
 08-128885
 0.32 acrs

BLA LOT 3
 08-128885
 0.32 acrs

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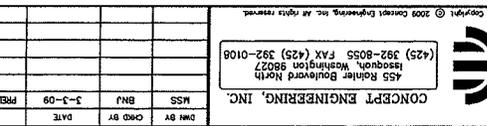
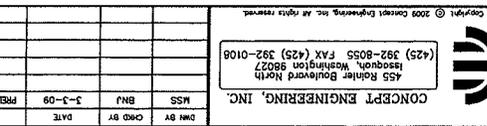
DR. OTTO HANSEN
 5006 136TH PL. S.E.
 BELLEVUE, WA 98006
 TEL (425) 746-9123

FOR THE HANSEN PRELIMINARY SHORT PLAT

PRELIMINARY SHORT PLAT MAP PAGE

SHEET 1 of 3

GRAPHIC SCALE
 0 15 30
 1" = 30' 0"



VICINITY MAP
 N.T.S.