



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Lake Hills Tap Transmission Line Extension

Proposal Address: 15585 NE 24th Street

Proposal Description: Application for Administrative Conditional Use approval to allow Puget Sound Energy (PSE) to collocate a second 115k volt transmission line in an existing transmission corridor along NE 24th and Bel-Red Road between 156th Avenue NE and the Ardmore Substation. Three existing 65-foot tall wooden poles are proposed to be replaced with three steel poles that range from 85 feet to 100 feet tall. A fourth existing wooden pole north of NE 24th Street would be removed and not replaced. SEPA Determination of Non-Significance issued under City of Redmond file L100422 for the Ardmore Substation and associated improvements is adopted by reference per WAC 197-11-630.

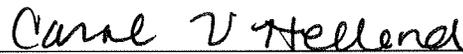
File Number: 12-123722-LA

Applicant: Elaine Babby, Puget Sound Energy

Decisions Included: Administrative Conditional Use Permit with SEPA (Process II 20.30E)

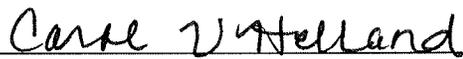
Planner: Reilly Pittman, Planner

State Environmental Policy Act Threshold Determination: Determination of Non-Significance adopted by reference per WAC 197-11-630



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Carol V. Helland, Land Use Director

Application Date: August 28, 2012
Completeness Date: September 12, 2012
Notice of Application Date: September 27, 2012
Decision Publication Date: November 1, 2012
Project Appeal Deadline: November 15, 2012

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.



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

ADOPTION OF EXISTING DETERMINATION OF NONSIGNIFICANCE
PURSUANT TO WAC 197-11-630

After independent review, the City of Bellevue's Environmental Coordinator has identified and adopted the document referenced below as being appropriate for this proposal. The document meets our environmental review needs for the current proposal as provide pursuant to WAC 197-11-630.

Proposal Name: Lake Hills Tap Transmission Line Extension

Proposal Location: 15585 NE 24th Street

Proposal Description: Puget Sound Energy (PSE) proposes to collocate a second 115k volt transmission line in an existing transmission corridor along NE 24th and Bel-Red Road between 156th Avenue NE and the Ardmere Substation. Three existing 65-foot tall wooden poles are proposed to be replaced with three steel poles that range from 85 feet to 100 feet tall. A fourth existing wooden pole north of NE 24th Street would be removed and not replaced.

File Number: 12-123722-LA

Title of documents being adopted: SEPA environmental checklist and determination of non-significance by City of Redmond file L100422

Description of Documents being adopted: Environmental checklist and SEPA DNS issued by the City of Redmond for file L100422 for the Ardmere Substation and associated transmission lines.

Date of adopted documents: DNS – December 27, 2010

The documents are available to be read at: City of Bellevue Development Services Department, 450 110th Ave NE, Bellevue, WA 98004

Responsible Official: Carol V. Helland, Environmental Coordinator

11/1/2012

Date:

Carol V. Helland

Signature:

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Attachments

1. Site Plans, Photo Renderings, Elevation, Survey – Enclosed
2. Draft PSE Easement and Parking Changes – In File
3. Communication, Adopted SEPA Checklist and DNS, Application Materials – In File

I. REQUEST and REVIEW PROCESS

A. Request

Puget Sound Energy (PSE) requests Administrative Conditional Use Permit approval to collocate a second 115k volt transmission line in an existing transmission corridor along NE 24th and Bel-Red Road between 156th Avenue NE and the Ardmore Substation. The second transmission line is meant to improve PSE system reliability, flexibility, and capacity by looping transmission to the new Ardmore substation serving the surrounding area. Three existing 65-foot tall wooden poles are proposed to be replaced with three steel poles that range from 85 feet to 100 feet tall. A fourth existing wooden pole (identified on Figure 1 as the number 2 and located north of NE 24th Street) will be removed and not replaced. This approval adopts by reference a SEPA Determination of Non-Significance issued under City of Redmond file L100422 for the Ardmore Substation and associated improvements, including this action, per WAC 197-11-630. This SEPA reviewed the impacts from the proposed transmission line and new poles proposed in this application. **See Figure 1 for pole locations.**

Figure 1



B. Review Process

Administrative Conditional Use Permits are a Process II decision by the Director. Appeals of a Process II decision are heard and decided by the Hearing Examiner.

II. SITE CONTEXT and DESCRIPTION

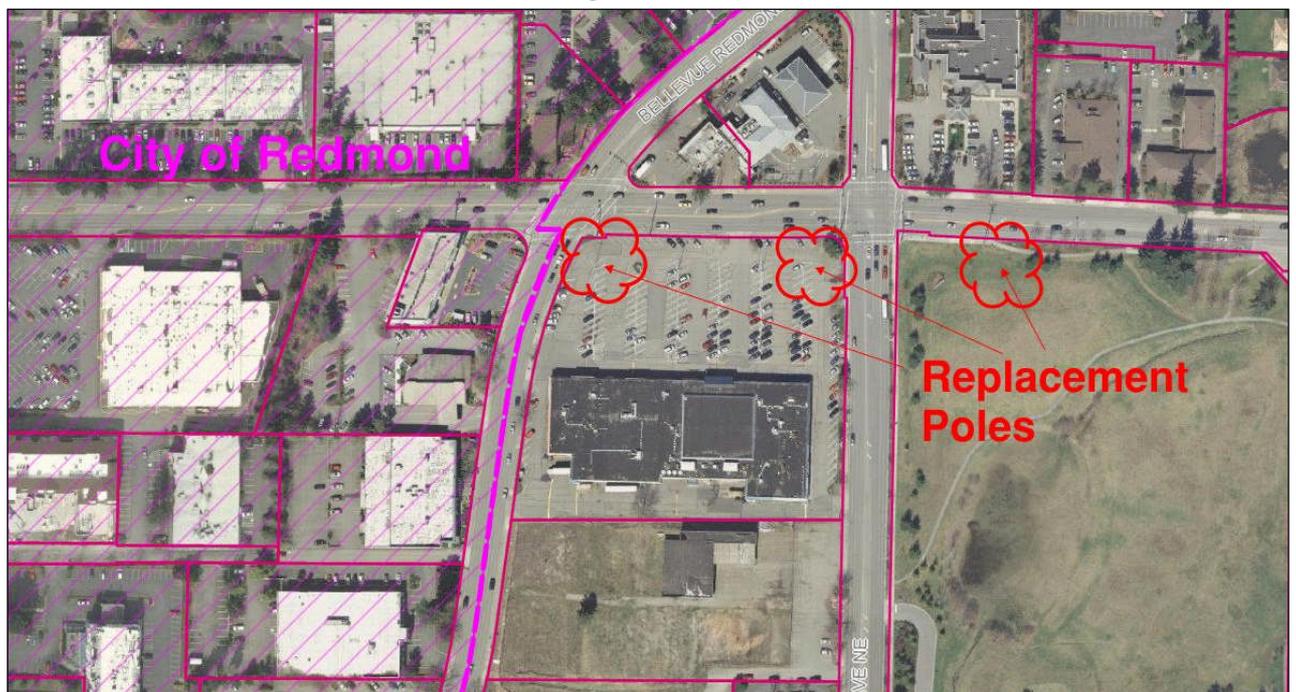
A. Site Context

The site is within the Bel-Red subarea on the east side of Bel-Red Rd. The west side of the street is within City of Redmond jurisdiction and is part of the Overlake Village zoning district. The Ardmore substation which is related to this transmission line project is west of Bel-Red Road and within Redmond. The project corridor begins within the City of Bellevue at Bel-Red Road and runs along NE 24th Street and ends at 156th Avenue NE.

B. Site Description

The transmission pole replacement will take place primarily on the property at 2261 156th Avenue NE which is currently under construction to create a Walgreens tenant in the building. One pole is being replaced on the south east corner of 156th Avenue NE and NE 24th Street which is property owned by Unigard (QBE). The site is zoned Bel-Red Residential/Commercial Node 3 and Office. The existing transmission poles are located at the edge of the existing right of way which is planned for future widening. As a result of the wider proposed right of way the replacement poles are located further onto the private property. **See Figure 2 for a site aerial view.**

Figure 2



III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Proposed Use(s)

Electrical Utility Facilities are permitted in the Bel-Red RC-3 zone through the Administrative Conditional Use process as described in LUC 20.20.255. The project location is not a sensitive site as found on the Utilities Element of the Comprehensive Plan (Figure UT.5a) and is required to obtain approval of an Administrative Conditional Use Permit.

2. Conformance with LUC 20.20.255.F – Height Limitations

For all electrical utility facility shall comply components, including transmission lines, the City may approve a requested to exceed the height limit

for the underlying land use district if the applicant demonstrates the following.

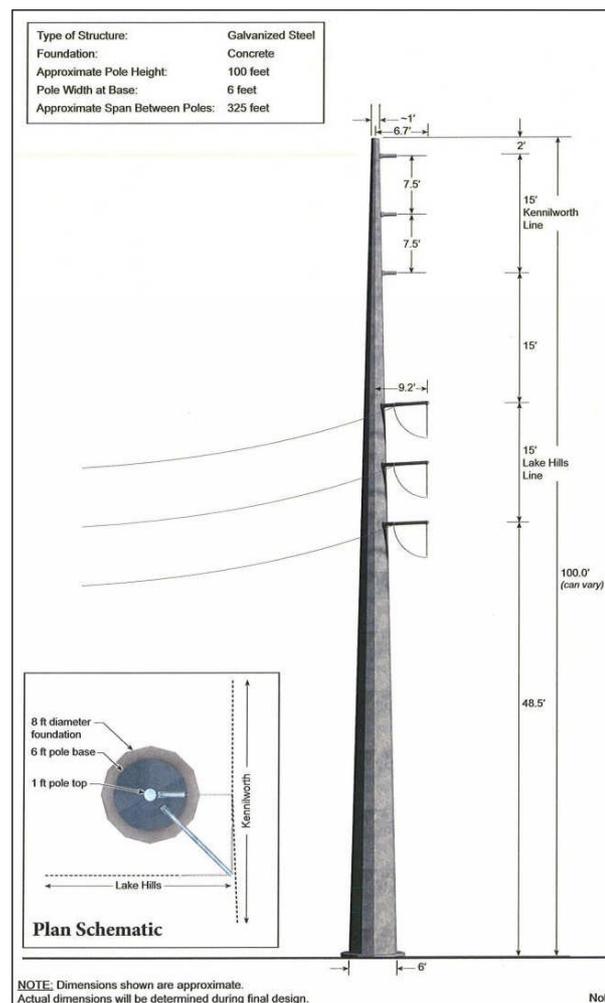
a. The requested increase is the minimum necessary for the effective functioning of the electrical utility facility; and

The requested increase is the minimum necessary. The requested additional height is necessary based on the clearance and safety requirements in the National Electrical Safety Code, the need to limit the easement area on private property, and accommodate future widening of NE 24th Street planned by the City of Bellevue. In addition, the proposed new transmission line is collocated with an existing line on the same poles. The proposed poles are 100 feet but are able to carry more than one transmission line resulting in the need to have fewer poles. The taller poles also allow a smaller easement area on the ground as the lines are stacked vertically on the pole. The location of the poles means that the future road widening will not require removal and replacement of the proposed poles to allow for road construction. A shorter structure would not be able to meet all of the design requirements. **See Figure 3 for an elevation view of the poles.**

Figure 3

b. Impacts associated with the electrical utility facility have been mitigated to the greatest extent technically feasible.

The applicant selected the pole design and placement to limit impacts to the underlying private property and the adjacent right of way. The proposed line is collocated on one set of poles. The lines are stacked vertically to meet the required separation between the transmission lines on the pole. The collocation and stacking limits the need for additional poles and easement area below the transmission corridor. Taller poles will also lift the transmission lines higher from the ground which will limit the likelihood of damage from trees. Taller poles will also allow for potentially more mature



vegetation below them as there would be low risk of damage, provided the installed plants are an appropriate species to be located under overhead transmission lines. The taller poles also allow for removal of an existing pole and guy wires north of NE 24th Street at 156th Avenue NE and allow removal of a transmission line segment that crosses Bel-Red Rd. The proposed pole height mitigates the impacts to the extent technically feasible.

IV. PUBLIC NOTICE AND COMMENT

Application Date:	August 28, 2012
Notice of Application:	September 27, 2012
Public Notice Sign:	September 27, 2012
Minimum Comment Period:	October 11, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on September 27, 2012. Notice was also mailed to property owners within 500 feet of the project site. No comments were received.

V. TECHNICAL REVIEW

A. Clearing & Grading, Utilities, Transportation Review

Clearing and Grading, Utilities, and Transportation staff reviewed the project and approved the application.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Per WAC 197-11-630, the Determination of Non-Significance issued by the City of Redmond on December 27, 2010 under file L100422 is adopted by reference. The DNS was issued by the City of Redmond for the Ardmore Substation and associated transmission lines of which the proposed line extension is a part; the impacts of the station and the associated transmission lines are discussed in the environmental checklist associated with the Redmond SEPA threshold determination. Impacts resulting from this proposal are primarily due to the height of the proposed replacement poles which increase height from 65 feet existing to 100 feet. This height increase is addressed by the City of Bellevue Land Use Code and is discussed in section III of this report. Other impacts such as EMF are addressed by the City of Bellevue in the Utilities Element of the Comprehensive Plan. The project was changed to include a third replacement pole which was not included in the original checklist but which does not change the impacts expected and reviewed in the existing checklist. The existing checklist and DNS that were issued adequately address the impacts from the project portion located in the City of Bellevue.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

A. Site Design

The existing transmission poles are located at 15585 NE 24th Street which is a property

owned by the Walgreen Company that is currently constructing a store and remodeling other retail spaces in an existing structure on the property. The proposed transmission poles are replacing the existing ones; however, due to proposed widening of the City right of way, the location of the current poles must be changed to avoid having to relocate the poles in the future. The existing transmission corridor is located within an easement that crosses the property owned by Walgreens; PSE is responsible for revising their easement to contain the new transmission corridor. The proposal has the following impacts to City-approved projects that must be addressed through coordination with Walgreens, who is the property owner.

1. Parking Lot Reconfiguration

The proposed transmission pole locations will impact the approved parking lot layout for the Walgreens property. Any revision to the parking lot to locate the transmission poles shall require approval under a clearing and grading permit or other development permit. The required 196 parking stalls for the Walgreens and other retail uses on the site shall not be diminished. **See Conditions of approval in section X of this report.**

2. Landscaping

Any existing or proposed landscaping displaced by the proposed poles shall be replaced or relocated to maintain approved spacing and density. Changes to landscaping shall require approval under a clearing and grading permit or other development permit. **See Conditions of approval in section X of this report.**

3. PSE Easement and Right of Entry

A copy of the easement for the transmission corridor shall be provided to the City to demonstrate that PSE has permission to work on the impacted private property and carry out the changes proposed. A document which grants PSE right of entry onto private property to carry out construction of the project can also be submitted in lieu of an easement. The easement or proof of right of entry is required prior to issuance of any development permit to construct this proposal. **See Conditions of approval in section X of this report.**

VIII. DECISION CRITERIA

A. 20.20.255.E Electrical Utility Facilities – Decision Criteria

All Proposals to locate or expand electrical utility facilities shall comply with the following:

1. The proposal is consistent with Puget Sound Energy’s System Plan;

Finding: This project is consistent with PSE’s Energy System Plan which provides for transmission improvements and a new substation in the Ardmore area.

2. **The design, use, and operation of the electrical utility facility complies with applicable guidelines, rules, regulations or statutes adopted by state law, or any agency or jurisdiction with authority;**

Finding: The proposal complies with the City of Bellevue codes as well as the National Electrical Safety Code and PSE design and construction standards.

3. **The applicant shall demonstrate that an operational need exists that requires the location or expansion at the proposed site;**

Finding: Demand in the Bellevue North, Bel-Red, and Redmond Overlake areas is approaching capacity. Both the City of Bellevue and Redmond are planning for significant long-term growth in their Bel-Red and Overlake Subarea plans. This proposed transmission line improvement was anticipated in the City of Bellevue Electrical Reliability Study Phase 2 Report.

4. **The applicant shall demonstrate that the proposed electrical utility facility improves reliability to the customers served and reliability of the system as a whole, as certified by the applicant's licensed engineer;**

Finding: The purpose of the additional transmission line is to increase service reliability to existing businesses and residences while accommodating expected growth in the area. Based on PSE modeling, the proposal is an important part of the Ardmore substation that will allow additional switching and sectioning of the transmission system to limit the number and impacts of outages.

5. **For proposals located on sensitive sites as referenced in Figure UT.5a of the Utility Element of the Comprehensive Plan, the applicant shall demonstrate:**

- a. **Compliance with the alternative siting analysis requirements of subsection D of this section;**
- b. **Where feasible, the preferred site alternative identified in subsection D.2.d of this section is located within the land use district requiring additional service and residential land use districts are avoided when the proposed new or expanded electrical utility facility serves a nonresidential land use district;**

Finding: The proposal is not located on a sensitive site as referenced in Figure UT.5a of the Utility Element of the Comprehensive Plan. The section of transmission corridor along NE 24th Street is between the Keniworth and Northup facilities shown on figure UT.5a in the comprehensive plan. This is stated to be an "Existing Electrical Facility with the potential to expand" which is listed as "not sensitive" per UT.5a.

6. The proposal shall provide mitigation sufficient to eliminate or minimize long-term impacts to properties located near an electrical utility facility.

Finding: The new transmission line is collocated on an existing transmission corridor. The proposed poles allow a stacked configuration of the lines which limits the need for additional poles. A redundant section that crosses NE 24th Street will be removed as a result of the project. Use of the existing transmission corridor is not expanding impacts to an area that does not currently have a transmission line. The proposed poles are located outside of the area that will become future City right of way when the NE 24th Street is widened. Relocation of the proposed poles will not be needed for the future road expansion proposed.

B. 20.30E.140 Administrative Conditional Use Permit - Decision Criteria

The Director may approve, or approve with modifications, an application for an Administrative Conditional Use Permit.

1. The administrative conditional use is consistent with the Comprehensive Plan.

Finding: The project is consistent with the Comprehensive plan policies as documented in the submitted application material and described here. PSE has coordinated with the City of Bellevue over the last few years regarding this project (UT-33). The proposed transmission line is placed within an existing corridor which avoids creating new impacts from a new line installation (UT-40). The proposed poles result in collocation of two sets of the transmission lines on a single set of poles and remove the need for additional poles (UT-43). PSE has communicated with the surrounding community regarding this project which is associated with the Ardmore Substation (UT-51). The proposed transmission poles replace existing poles and do not impact the existing land use pattern or designation; additional transmission capacity will support further growth of the area as envisioned in the Comprehensive Plan (UT-72). The proposal increases available capacity and reliability of electrical services to the area and supports the future growth anticipated by the City of Bellevue (UT-75).

2. The design is compatible with and responds to the existed or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The design is compatible with the existing character as the proposed line is located within an existing corridor. The proposed poles are taller but are able to collocate two transmission lines without the need for additional poles and disturbance of the ground.

3. The administrative conditional use will be served by adequate public facilities including streets, fire protection and utilities.

Finding: The proposed project increases capacity of electrical utility power in the area which serves the public. The poles do not increase demand on roads or fire protection.

4. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property

Finding: As described previously, PSE must obtain an easement from the property owners impacted by the poles due to the future widening of NE 24th Street. PSE must also work with the impacted owners to coordinate on mitigating construction impacts. As allowed by State law, PSE may obtain easements across private property if necessary which is the responsibility of PSE. Approval of this ACUP does not grant a use that does not already exist, rather this ACUP is granted by the City to allow additional height of the proposed replacement poles. The additional height allows two transmission lines to be located on one set of poles and removes the need for additional poles on the ground that would impact the private property owners. The additional transmission capacity also provides additional electricity and reliability to the commercial property owners impacted by the poles.

5. The administrative conditional use complies with the applicable requirements of this code.

Finding: As conditioned, the proposal complies with applicable requirements of the Land Use Code. Refer to section III of this report for further information on Land Use Code consistency.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA review for adoption of previously issued Redmond DNS, and City Code & Standard compliance reviews, the Director does hereby APPROVE WITH CONDITIONS the subject proposal.

X. CONDITIONS OF APPROVAL:

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities – BCC Title 24	Mark Frazier, 425-452-2022
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350
Transportation Code – BCC 14.60	Carl Wilson, 425-452-4228
Right of Way Use Permit – BCC 14.30	Tim Stever, 425-452-4294
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032

The following conditions are imposed on the applicant under the authority referenced:

1. Parking and Landscaping

Any changes to approved parking or landscaping shall be approved under the submitted clearing and grading permit (12-123723-GD). The parking on the Walgreens property must maintain 196 parking stalls or that required based on the current proposed uses. Any landscaping displaced shall be relocated.

Authority: LUC 20.30E
Reviewer: Reilly Pittman, Development Services Department

2. Easement or Right of Entry

A copy of the easement agreement and/or document granting PSE right of entry onto the Walgreens property and other properties impacted by this transmission replacement project shall be submitted prior to issuance of the submitted clearing and grading permit.

Authority: LUC 20.30E
Reviewer: Reilly Pittman, Development Services Department

3. Right Of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any development permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

Access shall be provided at all times during the construction process. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department (425) 452-4294

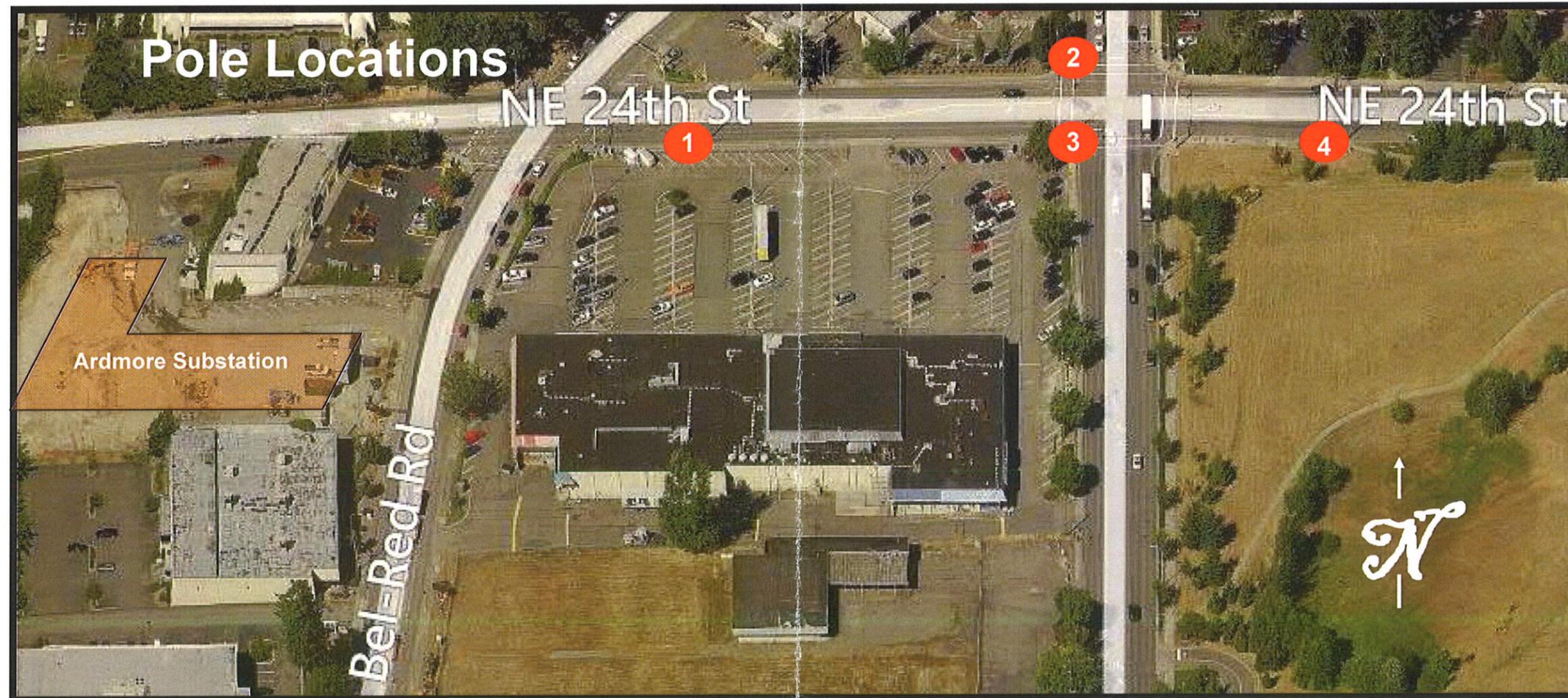
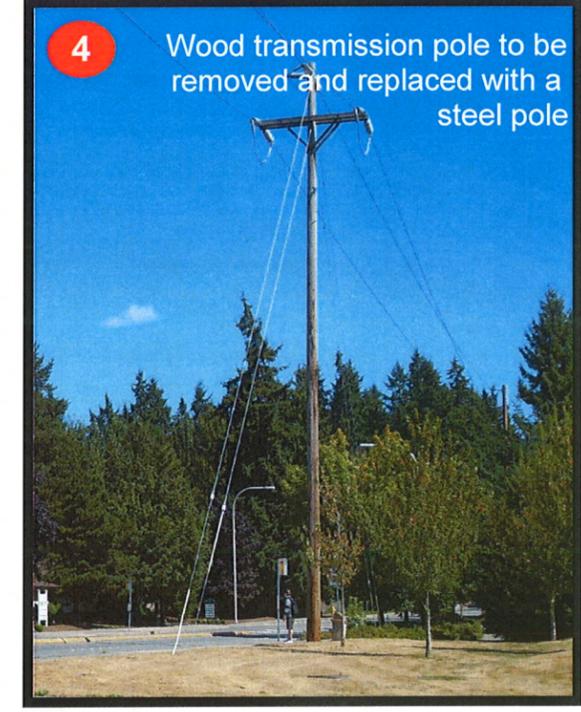
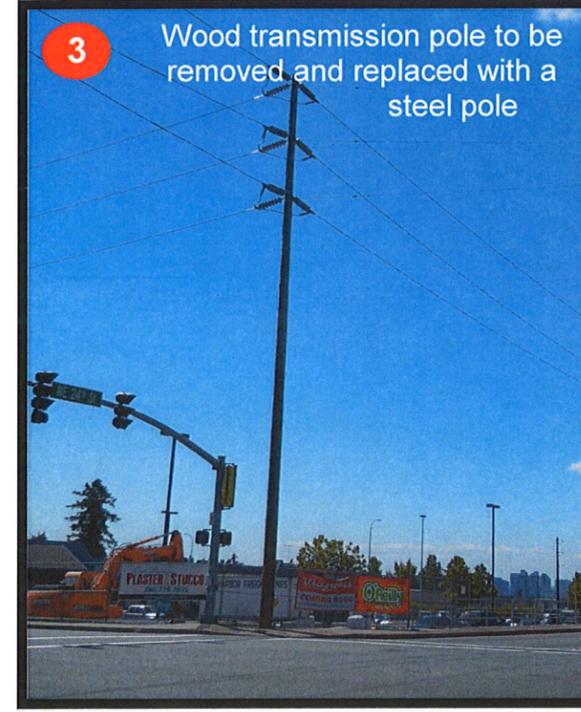
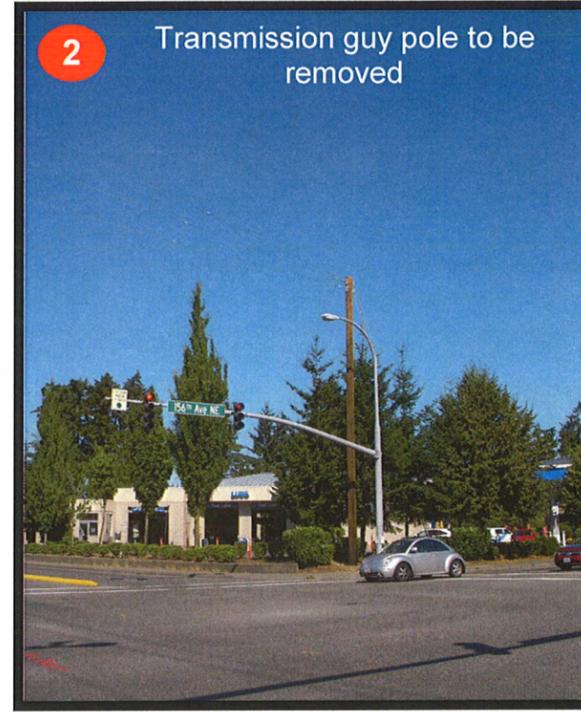
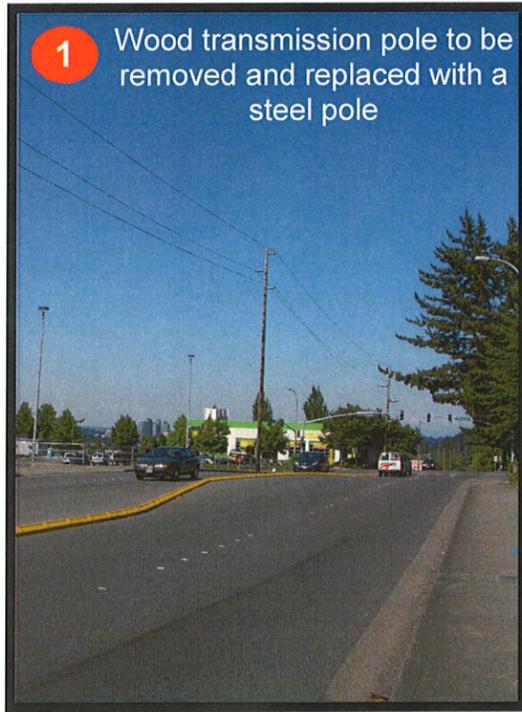
4. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction activities is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

PSE Lake Hills Tap Extension

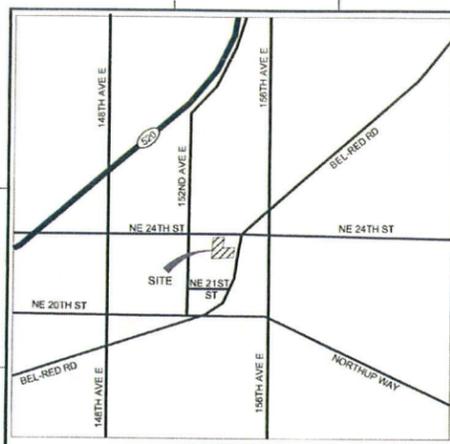
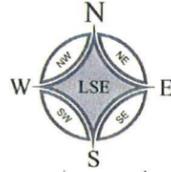
Existing Site Conditions



Received
AUG 28 2012
Permit Processing

ARDMORE TRANSMISSION LAND SURVEY

A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 26, TOWNSHIP 25 N., RANGE 05 E., W.M., CITY OF REDMOND,
KING COUNTY, WASHINGTON



VICINITY MAP
SCALE: 1" = 1/4 MILE

PARCEL NO:
2625059168

PROPOSED USE:
SURVEY FOR PROPOSED SUBSTATION

APPLICANT/OWNER:
PUGET SOUND ENERGY
355 110TH AVENUE NE, PSE EST-04W
BELLEVUE, WA 98009-0868
CONTACT: LYNN THOMPSON
PHONE: (425) 456-2801

SITE ADDRESS:
2245 NE BE, RED RD
REDMOND, WA 98052

SURVEYOR:
LEROY SURVEYORS & ENGINEERS, INC.
1103 SHAW ROAD
PUYALLUP, WA 98372
CONTACT: DAMON DE ROSA
PHONE: (253) 848-6608
FAX: (253) 840-4140

SURVEY REFERENCE:
ALTA SURVEY
FOR BANK OF AMERICA
DATED 11-29-2009

TOPOGRAPHY:
PERFORMED BY LEROY SURVEYORS AND ENGINEERS DATE: 05/14/2010.

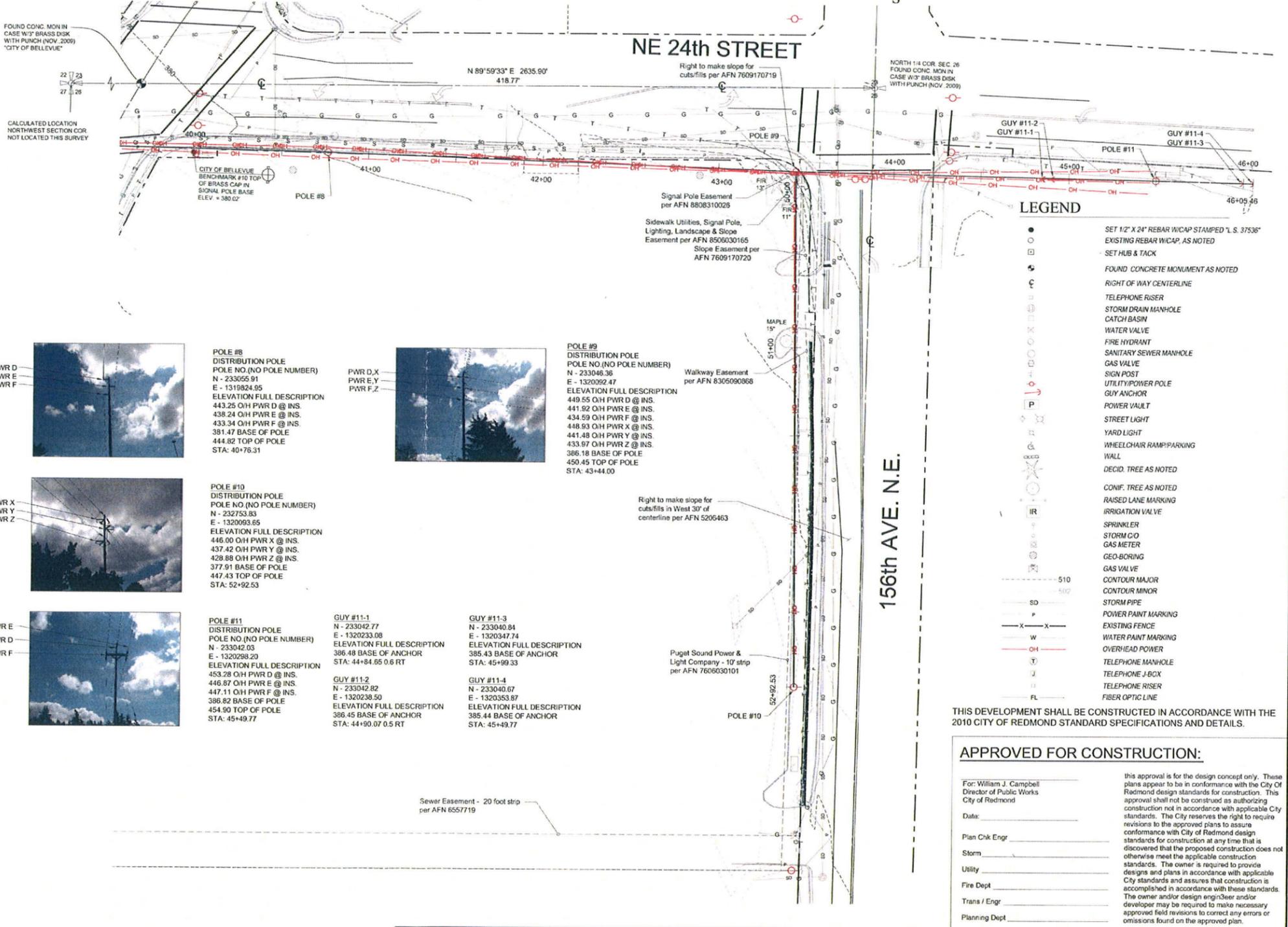
SURVEYORS NOTES:

- BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83/91, SOUTH ZONE.
- THE METHOD OF MONUMENT LOCATION WAS FIELD TRAVERSE. THE INSTRUMENTS USED WERE: TRIMBLE R-8 GPS TRIMBLE 5600 TOTAL STATION, TDS DATA COLLECTOR.
- SECTION SUBDIVISION INFORMATION IS NOT PROVIDED ON THIS SURVEY.

LEGAL DESCRIPTION
(PER SWD 6102263)

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 88°10'50" WEST ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 162.00 FEET TO A POINT ON THE WESTERLY MARGIN OF N.E. REDMOND-BELLEVUE ROAD AND THE SOUTHERLY MARGIN OF N.E. 24TH STREET;
THENCE SOUTH 88°10'50" WEST ALONG SAID SOUTHERLY MARGIN OF N.E. 24TH STREET A DISTANCE OF 162.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°14'30" WEST 149.75 FEET;
THENCE NORTH 88°10'50" EAST 162.00 FEET TO A POINT ON THE WESTERLY MARGIN OF SAID REDMOND-BELLEVUE ROAD, SAID POINT BEING ON A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 78°35'50" EAST A RADIAL DISTANCE OF 746.34 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN AN ARC DISTANCE OF 101.80 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 89°14'30" WEST ALONG SAID WESTERLY MARGIN OF N.E. REDMOND-BELLEVUE ROAD A DISTANCE OF 55.42 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 348.64 FEET OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 88°29'43" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 321.16 FEET;
THENCE NORTH 16°18'29" EAST 307.25 FEET MORE OR LESS, TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING ON THE SOUTHERLY MARGIN OF N.E. 24TH STREET AND 147.00 FEET WESTERLY OF THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°10'50" EAST ALONG SAID SOUTHERLY MARGIN FOR A DISTANCE OF 147.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF REDMOND BY DEED RECORDED UNDER RECORDING NUMBER 741224010.



POLE #8
DISTRIBUTION POLE
POLE NO. (NO POLE NUMBER)
N - 233055.91
E - 1319824.55
ELEVATION FULL DESCRIPTION
443.25 OH PWR D @ INS.
438.24 OH PWR E @ INS.
433.34 OH PWR F @ INS.
381.47 BASE OF POLE
444.82 TOP OF POLE
STA: 40+76.31



POLE #9
DISTRIBUTION POLE
POLE NO. (NO POLE NUMBER)
N - 233046.38
E - 1320092.47
ELEVATION FULL DESCRIPTION
449.55 OH PWR D @ INS.
441.92 OH PWR E @ INS.
434.59 OH PWR F @ INS.
448.93 OH PWR X @ INS.
441.48 OH PWR Y @ INS.
433.97 OH PWR Z @ INS.
386.18 BASE OF POLE
450.45 TOP OF POLE
STA: 43+44.00



POLE #10
DISTRIBUTION POLE
POLE NO. (NO POLE NUMBER)
N - 232753.83
E - 1320093.65
ELEVATION FULL DESCRIPTION
446.00 OH PWR X @ INS.
437.42 OH PWR Y @ INS.
428.88 OH PWR Z @ INS.
377.91 BASE OF POLE
447.43 TOP OF POLE
STA: 52+92.53



POLE #11
DISTRIBUTION POLE
POLE NO. (NO POLE NUMBER)
N - 233042.03
E - 1320298.20
ELEVATION FULL DESCRIPTION
453.28 OH PWR D @ INS.
446.87 OH PWR E @ INS.
447.11 OH PWR F @ INS.
386.82 BASE OF POLE
454.90 TOP OF POLE
STA: 45+49.77

GUY #11-1
N - 233042.77
E - 1320233.08
ELEVATION FULL DESCRIPTION
386.48 BASE OF ANCHOR
STA: 44+84.65 0.6 RT

GUY #11-3
N - 233040.84
E - 1320347.74
ELEVATION FULL DESCRIPTION
385.43 BASE OF ANCHOR
STA: 45+99.33

GUY #11-2
N - 233042.82
E - 1320238.50
ELEVATION FULL DESCRIPTION
386.45 BASE OF ANCHOR
STA: 44+90.07 0.5 RT

GUY #11-4
N - 233040.67
E - 1320353.87
ELEVATION FULL DESCRIPTION
385.44 BASE OF ANCHOR
STA: 45+49.77

LEGEND

- SET 1/2" X 24" REBAR W/ CAP STAMPED "L.S. 37536"
- EXISTING REBAR W/ CAP, AS NOTED
- SET HUB & TACK
- FOUND CONCRETE MONUMENT AS NOTED
- RIGHT OF WAY CENTERLINE
- TELEPHONE RISER
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- GAS VALVE
- SIGN POST
- UTILITY/POWER POLE
- GUY ANCHOR
- POWER VAULT
- STREET LIGHT
- YARD LIGHT
- WHEELCHAIR RAMP/PARKING
- WALL
- DECID. TREE AS NOTED
- CONF. TREE AS NOTED
- RAISED LANE MARKING
- IRRIGATION VALVE
- SPRINKLER
- STORM C/O
- GAS METER
- GEO-BORING
- GAS VALVE
- CONTOUR MAJOR
- CONTOUR MINOR
- STORM PIPE
- POWER PAINT MARKING
- EXISTING FENCE
- WATER PAINT MARKING
- OVERHEAD POWER
- TELEPHONE MANHOLE
- TELEPHONE J-BOX
- TELEPHONE RISER
- FIBER OPTIC LINE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

APPROVED FOR CONSTRUCTION:

For: William J. Campbell
Director of Public Works
City of Redmond

Date: _____

Plan Ck Engr _____

Storm _____

Utility _____

Fire Dept _____

Trans / Engr _____

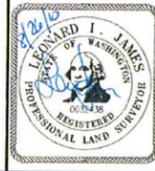
Planning Dept _____

this approval is for the design concept only. These plans appear to be in conformance with the City of Redmond design standards for construction. This approval shall not be construed as authorizing construction not in accordance with applicable City standards. The City reserves the right to require revisions to the approved plans to assure conformance with City of Redmond design standards for construction at any time that is discovered that the proposed construction does not otherwise meet the applicable construction standards. The owner is required to provide designs and plans in accordance with applicable City standards and assures that construction is accomplished in accordance with these standards. The owner and/or design engineer and/or developer may be required to make necessary approved field revisions to correct any errors or omissions found on the approved plan.



LEROY SURVEYORS & ENGINEERS
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(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

SURVEYORS
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CARTOGRAFERS
GIS, GPS
ENVIRONMENTAL & URBANIZATION
CONSULTANTS



REVISION DESCRIPTION:	WO NUMBER:	101034171
SURVEY FOR PROPOSED SUBSTATION		
CAD	LSE/INC	08 / 26 / 10
ENGINEER	LSE/INC	08 / 26 / 10
REVIEWED	LSE/INC	08 / 26 / 10
APPROVED	L.J.J.	08 / 26 / 10

**TRANSMISSION
LAND SURVEY
ARDMORE**

PSE PUGET SOUND ENERGY

PLANT TECHNICAL SERVICES DEPARTMENT

CLASS SITE

DRAWING NO. **D-17006** REV NO. _____

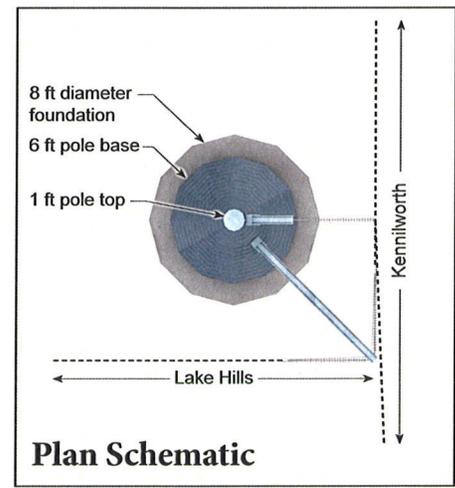
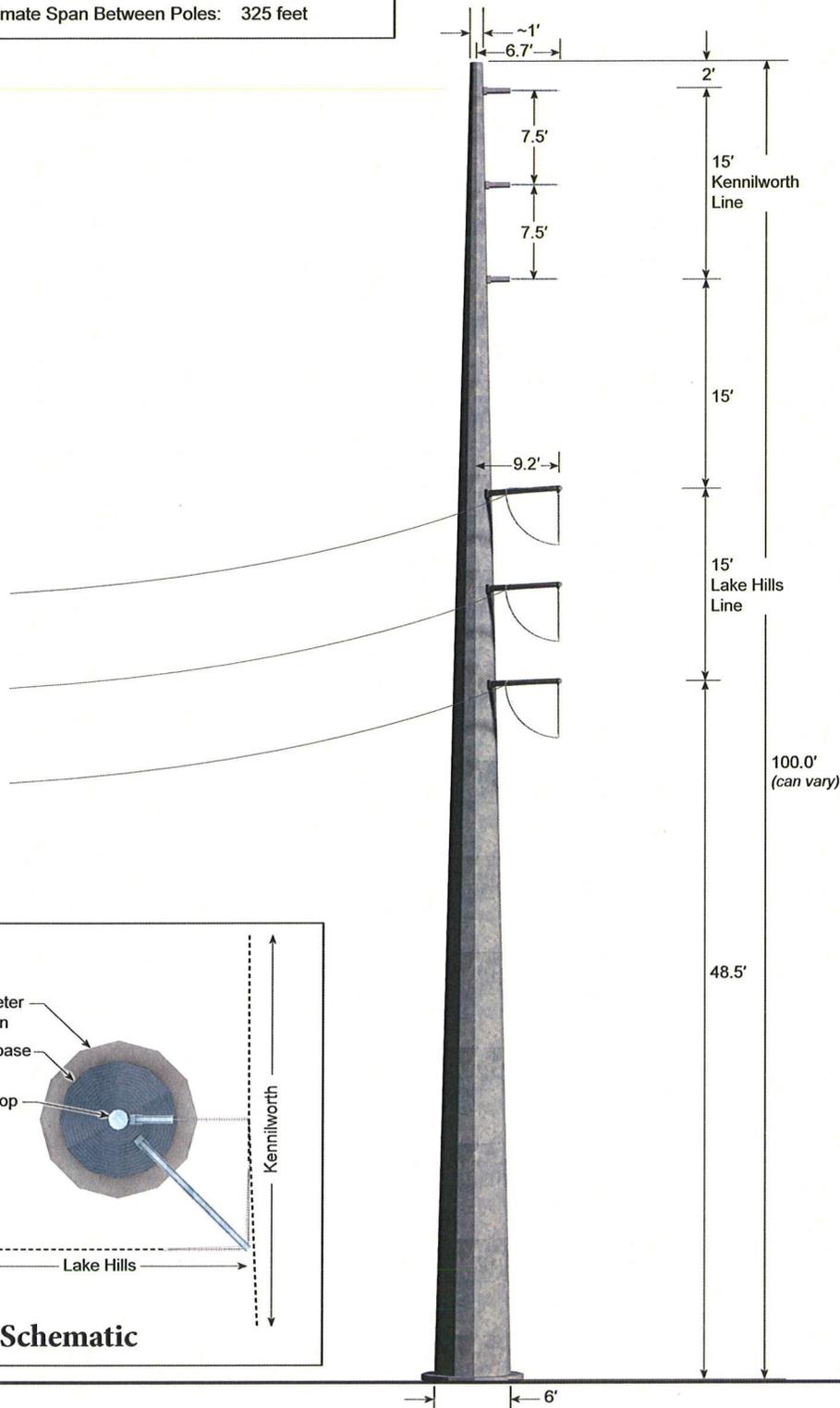
SHEET _____

SCALE: 1"=30'-0"

CADD NO: 8795

Received
AUG 28 2010
Permit Processing

Type of Structure:	Galvanized Steel
Foundation:	Concrete
Approximate Pole Height:	100 feet
Pole Width at Base:	6 feet
Approximate Span Between Poles:	325 feet



NOTE: Dimensions shown are approximate. Actual dimensions will be determined during final design.

Received
Not to Scale
AUG 28 2012

100' Double Circuit Pole
NE 24th Steet & 156th Avenue NE

Permit Processing
PSE PUGET SOUND ENERGY