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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Lisa Cavell, Henley USA

LOCATION OF PROPOSAL: 4634 164th Ave SE

NAME & DESCRIPTION OF PROPOSAL: **Vuemont South Division II**

Proposed 26 lot single family residential preliminary plat on 4.85 acres in the R-5 zoning district.

FILE NUMBER: 12-132099-LL

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 Department of Planning & Community Development. 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 _____.

X 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 **March 7, 2013**

☐ 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 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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.

Matthew Jackson for
Environmental Coordinator

2/21/13
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Vuemont South Division II
Proposal Address:	4634 164th Ave SE
Proposal Description:	The application requests Preliminary Plat approval to subdivide 4.85 acres (211,432 square feet) for development of 26 detached single-family dwellings and tracts for recreation, drainage facilities, access, and an existing cellular tower in the R-5 zone. The proposed lot sizes range from approximately 4,600 to 7,700 square feet, and the proposed density of the subdivision is approximately 5.3 units per acre. This application is vested to King County regulations in effect, March 8, 2012 under King County file # L12P0001.
File Number:	12-132099-LL
Applicant:	Lisa Cavell, Henley USA
Decisions Included:	(Process 1. LUC 20.45A & Interlocal Agreement Between the City of Bellevue and King County relating to the South Bellevue Annexation, Effective June 1, 2012, Bellevue Clerk's Receiving No. 48794)
Planner:	Drew Folsom, Assistant Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-significance 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

Notice of Application:	March 8, 2012
Notice of Decision Date:	February 21, 2013
SEPA Appeal Deadline:	March 7, 2013
Hearing Date & Time:	March 28, 2013, 7 PM

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

I. REQUEST / REVIEW PROCESS

A. Request

The applicant requests approval of a Preliminary Plat with SEPA threshold determination to subdivide 4.85 acres (211,432 square feet) in the R-5 zone for development of 26 detached single-family dwellings and tracts for drainage facilities, recreation, access, and an existing cellular tower. The development is designed under King County R-6 zoning standards that were in place at the time of complete application. The proposed lot sizes range from approximately 4,600 to 7,700 square feet, and the proposed density of the subdivision is approximately 5.3 units per acre. This application is vested to King County regulations in effect, March 8, 2012 under King County file # L12P0001.

B. Review Process

Preliminary Plats are Process I decisions by the Hearing Examiner, based on a recommendation by the Director. Process I Appeals are heard and decided by the City Council. This is similar to King County Type III decisions per KC Code 20.20.020. King County Type III decisions are made by the Hearing Examiner, and may be appealed to the County Council based on the record established by the Examiner.

II. SITE CONTEXT and DESCRIPTION

A. Site Context

The site is located at 4634 164th Ave SE. Single family residences are located to north of the site. The site is bordered by 164th Ave SE at its western edge. Cougar Ridge Elementary School is located to the east. A prior development of single family residences (Vuemont South) is located south of the site. As part of the Vuemont South plat, 165th Ave SE was created as public right-of-way extending to the southern boundary of Vuemont South Division II. Access to Vuemont South Division II will come from 165th Ave SE.

B. Site Description

The site is currently developed as a single family residence with several outbuildings. An existing cellular tower located in the northwest corner (Tract F) is proposed to remain. The site is gently sloping in the southeasterly direction, with slopes generally less than 15%. The site is primarily pasture grass with moderately wooded areas along the perimeter. The wooded areas are a mixture of conifers and broad-leafed trees native to the Pacific Northwest.

III. PROPOSED DEVELOPMENT & LAND USE/ZONING REQUIREMENTS

The proposed 26 lot plat is vested to the King County Code that was in place on March 8, 2012. The County analysis of the proposal's compliance with applicable regulations is included in the attached King County Plat Staff Report and Recommendation. Refer to Attachment 1.

IV. PUBLIC NOTICE AND COMMENT

Application Date:	March 8, 2012 with King County
Notice of Application:	April 6, 2012 by King County
Public Notice (500 feet):	April 6, 2012 by King County

The Notice of Application for this project was published by King County on April 6, 2012 in the Issaquah Press and Seattle Times. A Land Use Notification sign was also erected on the site.

Several comments were received from the public as of the writing of this report. The comments are included in the project file that was forwarded to the City by King County. The commenters are included as "parties of record" and will receive notice of the final decision.

Public comments were received regarding the following issues:

- **The use of 165th Ave SE as the main access point and increased traffic through Vuemont South**

Response: Vuemont South Division II will gain sole via 165th Ave SE. The proposal was reviewed under King County Code 14.70, Transportation Concurrency Management; 14.80, Intersection standards. King County has determined that the proposed access from 165th Ave SE meets the requirements of Transportation Code Title 14.

The site provides sidewalks and public pedestrian access to existing public sidewalks developed under Vuemont South. King County reviewed the proposed sidewalk connection and deemed it sufficient. Vuemont South has an existing public trail accessible from developed sidewalks which connects to Cougar Ridge Elementary School.

- **Risk created by vehicle congestion related to student drop-off at an existing bus stop**

Response: Bus stops are managed by the school district they serve. Concerns over possible bus stops should be addressed to the Issaquah School District.

- **The creation of a green belt at the southern boundary**

Response: King County does not require green belts or landscaping along property boundaries when the subject properties are located in the same zone and use (Urban single family residential).

- **Drainage to off-site properties**

Response: A Level One Drainage Analysis Technical Information Report was prepared by American Engineering Corporation, dated June 4, 2012. The site has 4 existing drainage sub basins. A request for drainage adjustment was submitted to King County and the County issued recommendations for approval dated August 30, 2012. The proposed diversion of storm water will consolidate all flows from the on-site sub basins and reduce or eliminate off-site drainage problems according to the Combined Wet/Detention Pond Sizing Calculations prepared by Barghausen Engineers dated September 11, 2012. This document states that the storm water from the entire site will be collected and conveyed to one drainage facility located within Tract A at the southeast corner of the property. The release rate for the detention facility will be based upon predevelopment conditions for basin areas 3 and 4 and complies with King County Level 2 Flow Control Standards. Additional information was provided regarding the downstream impacts to an offsite wetland that will receive the storm water discharge from the proposed storm drainage facility of the plat. A hydrology analysis was prepared that estimates a very small (0.2 to 0.4 cfs) decrease in flow rate from the adjacent wetland. Utilities staff found no issues with the analysis and proposed subdivision as conditioned by King County.

V. TECHNICAL REVIEW

A. Clearing & Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed subdivision. The Clearing and Grading staff found no issues with the proposed subdivision and King County Recommendations.

B. Utilities

The Development Review Division of the Utilities Department has reviewed King County's recommendation and the associated technical information relative to the project's compliance with King County's Codes and Standards.

As part of this proposal the City of Bellevue has reviewed the King County recommendation letter dated August 30, 2012, for a drainage adjustment for the preliminary plat of Vuemont South Division II. The drainage adjustment request involves the diversion of water within sub basins on the subject property as requested by the project engineer. Additional information was provided regarding the downstream impacts to an offsite wetland that will receive the storm water discharge from the proposed storm drainage facility of the plat. A hydrology analysis was prepared that estimates a very small (0.2 to 0.4 cfs) decrease in flow rate from the adjacent wetland. The City of Bellevue concurred with King County and recommended approval of the drainage adjustment.

Utilities staff found no issues with the proposed subdivision and King County recommendations.

C. Transportation

The Development Review Division of the Transportation Department has reviewed the proposed subdivision. The Transportation Department accepts the frontage improvements required by King Country with the following changes:

The access road will contain a paved width of 28 feet with vertical curb instead of rolled curb. Although this will eliminate the installation of street trees, the increased width and installation of vertical curb sidewalks will bring the project's access design into compliance with the City of Bellevue Transportation design standard for residential streets per Design Manual drawing DEV-9 (Typical Public Street). The proposed street width and lack of street trees is compatible with the developed public right of way within Vuemont South. Although Vuemont South is developed with rolled curb and gutter, transition from rolled curb to vertical curb is common within the City and vertical curbs are considered safer for pedestrians by the City of Bellevue Transportation Department.

Transportation found no additional issues with the proposed development and King County recommendations.

D. Parks

The Parks Department has reviewed the proposed subdivision. Parks' staff found no issues with the proposed subdivision and King County Recommendations.

E. Fire

The Development Review Division of the Fire Department has reviewed the proposed subdivision. Fire Department staff found no issues with the proposed subdivision and King County Recommendations.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The King County codes and requirements, City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval contained in Section IX.

VII. DECISION CRITERIA

The proposed 26 lot plat is vested to the King County Code that was in place on March 8, 2012. The County analysis of the proposal's compliance with applicable regulations is included in the attached King County Plat Staff Report and Recommendation. Refer to Attachment 1.

VIII. DECISION

After conducting the various administrative reviews associated with this proposal, including consistency with King County Code, Interlocal Annexation Agreement between King County and the City of Bellevue, City Code and standard compliance reviews, the Director of the Development Services Department does hereby Approve with conditions the proposal to subdivide KC Parcel #1324059020 into 26 single-family parcels, and tracts for drainage facilities, access, and an existing cellular tower.

Note – Expiration of Approval: In accordance with King County Land Segregation Code Title 19A.12.020, the approved preliminary plat is valid for a period of 84-months. If the final plat is not filed before such time, the preliminary approval shall expire and be void.

IX. CONDITIONS OF APPROVAL

This approval adopts by reference all of the conditions of approval contained within the King County Plat Staff Report and Recommendation and King County SEPA Threshold Determination Recommendation. Refer to Attachments 1 and 2 respectively.

In addition to those in the attached recommendation, the following conditions of approval are imposed under the Bellevue City Code or SEPA authority referenced.

The following conditions apply to all phases of development.

1. RAINY SEASON RESTRICTIONS

Due to the proximity to a stream critical area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A
Reviewer: Savina Uzunow, Development Services Department

2. 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 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: Drew Folsom, Development Services Department

ATTACHMENTS

1: King County Plat Staff Report and Recommendation
2: King County SEPA Threshold Determination Recommendation
3. Site Plans and Drawings

King County

Department of Permitting
And Environmental Services
35030 SE Douglas St., Suite 210
Snoqualmie WA 98065-9266
206-296-6600 TTY 206-296-7217
www.kingcounty.gov

December 3, 2012

Kevin LeClair
Development Services Department
City of Bellevue
450-110th Avenue Northeast
Bellevue, WA 98004

RE: Preliminary Plat of Vuemont Sounth Div. II
File No. L12P0001

Dear Mr. LeClair:

The King County Department of Permitting and Environmental Review has completed review of the above-referenced plat application. Department staff have recommended that the proposed plat can comply with the King County Land Segregation Code (Title 19A), the King County Zoning Code (Title 21A), and other applicable land-use regulations.

Pursuant to the provisions of the interlocal agreement between the City and the County for the review of pending applications in the Bellevue annexation areas, we recommend the plat application be granted preliminary approval, subject to conditions. Enclosed are the following documents for your evaluation:

- Recommended SEPA Threshold Determination
- Report and Recommendations
- Draft notice of hearing and recommendation
- Labels for Parties of Record and 500 foot radius list
- The official King County Department file

**An electronic copy of the recommended TD, staff report and notice will also be forwarded to the City. The electronic copy will be in WORD format, to aid the City in making edits to the documents, if desired.*

If you have any questions regarding this application, please call me at 206-477-0329 or via e-mail at Kimberly.claussen@kingcounty.gov.

Sincerely,

Kim Claussen, Project Manager III

Cc: Lisa Cavell, Henley Homes USA, 1100 Main St., Suite 100 Bellevue WA 98004
Barghausen Consulting Engineers, 18215 72nd Ave S, Kent WA 98032
Liz Stead, City of Bellevue
Bruce Whittaker, Engineer III, DPER
Nick Gillen, Ecologist III, DPER
Robert Eichelsdoerfer, Engineer III, KCDOT
Application File w/enc

King County

Department of Permitting and Environmental Review
State Environmental Policy Act (SEPA)

Recommended Determination of Non-Significance (DNS)
For
Vuemont South Div. II (DDES File No. L12P0001)

Date of Issuance: December 3, 2012
(Recommendation)

Project: Proposal is to subdivide 4.85 acres, zoned R-6, into 26 lots for single family detached residences and tracts for recreation, drainage, existing cellular tower and access.

Location: The site is generally located east of the intersection of SE 46th Way and 164th Ave SE (4634 164th Ave SE, Issaquah). Parcel # 1324059020

King County Permits: Preliminary Plat L12P0001

DPER Contact: Kim Claussen, PPM III, Planning & Customer Services Section
Phone – 206-296-7167
email - Kimberly.claussen@kingcounty.gov

Proponent: Henley USA
Attn. Lisa Cavell
1100 Main St., Suite 100
Bellevue WA 98004

Zoning: R-6
Community Plan: Newcastle
Drainage Subbasin: West Lake Sammamish/Sammamish River
Section/Township/Range: 13-24-05

Notes:

A. This finding is based on review of the project site plan received October 9 2012 (revision), environmental checklist received June 18, 2012 (revision), wetland studies, drainage studies, and other documents in the file.

B. Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable King County codes which regulate development activities, including KCC title 21A, the International Fire and Building Codes, King County Road Standards, Surface Water Design Manual, and the grading and critical areas regulations.

C. The applicant has received an adjustment to the 2009 King County Surface Water Design Manual Chapter 1.2.1(File No. B12M0729).

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment.,

This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Comments and Appeals

Written comments or any appeal of this threshold determination must be stamped received by King County **before XXX PM on XXXX, 2012.** Appeals must be accompanied by a nonrefundable filing fee. Please reference the file numbers when corresponding.

Appeals must be in writing and state the perceived errors in the threshold determination, specific reasons why the determination should be reversed or modified, the harm the appellant will suffer if the threshold determination remains unchanged, and the desired outcome of the appeal. If the appellant is a group, the harm to any one or more members must be stated. Failure to meet these requirements may result in dismissal of the appeal.

Appeal deadline: XXX PM on XXXX, 2012

Appeal filing fee: XXXX

Address for comment/appeal: City of Bellevue
XXXXXX

Responsible Official:

_____ _____
XXXXXX, Responsible Official Date

King County

DEPARTMENT OF PERMITTING AND ENVIRONMENTAL SERVICES
KING COUNTY, WASHINGTON

PRELIMINARY REPORT TO THE CITY OF BELLEVUE
December 3, 2012

PROPOSED PLAT OF VUEMONT SOUTH DIV. II **FILE NO: L12P0001**

A. SUMMARY OF PROPOSED ACTION:

This is a request for a subdivision of 4.85 acres into 26 lots for detached single-family dwellings and tracts for drainage facilities, access and existing cellular tower. The proposed density is approximately 5.36 dwelling units per acre. The lot sizes are approximately 4,600 to 7,700 square feet. See Attachment 1 for a copy of the proposed plat map.

B. GENERAL INFORMATION:

Developer:	Henley USA Attn. Lisa Cavell 1100 Main Street, Suite 100 Bellevue, WA 98004
Engineer:	Barghausen Consulting Engineers 18215 72nd Avenue South Kent WA 98032 425-251-6222
STR:	13-24-05
Location:	The site is generally located east of the intersection of SE 46th Way and 164th Ave SE Parcel # 1324059020, 4634 164th Ave SE, Issaquah
Zoning:	R-6 (urban, 6 dwelling units per acre)
Acreage:	4.85 acres
Number of Lots:	26 lots
Density:	Approximately 5.36 du/acre
Lot Size:	Ranges from approximately 4,600 to 7,700 square feet
Proposed Use:	Single Family Detached Dwellings
Sewage Disposal:	City of Bellevue
Water Supply:	City of Bellevue
Fire District:	Eastside Fire and Rescue
School District:	Issaquah School District
Complete Application Date:	March 8, 2012
Date Determined Complete:	March 21, 2012
Other Associated Permits:	Surface Water Design Manual Adjustment file no. B12M0729 (Attachment 3)

C. HISTORY/BACKGROUND:

The Subdivision Technical Committee (STC) of King County has conducted an on-site examination of the subject property. The STC has discussed the proposed development with the applicant to clarify technical details of the application, and to determine the compatibility of this project with applicable King County plans, codes, and other official documents regulating this development.

D. THRESHOLD DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE:

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible official of DPER recommended a threshold determination of non-significance (DNS) to the City of Bellevue. This recommendation was based on the review of the environmental checklist and other pertinent documents, resulting in the conclusion that the proposal would not cause probable significant adverse impacts on the environment.

E. AGENCIES CONTACTED:

1. King County Department of Natural Resources and Parks: The comments from this division have been incorporated into this report.
2. King County Fire Protection Engineer: Fire protection engineering preliminary approval has been granted and comments incorporated into this report
3. Issaquah School District: The comments from this district have been incorporated into this report.
4. Washington State Department of Ecology: No response.
5. Washington State Department of Fish and Wildlife: No response.
6. Washington State Department of Natural Resources: No Response
7. Washington State Department of Transportation: No response.
8. METRO: No response.
9. City of Bellevue: See Attachment 2.

F. NATURAL ENVIRONMENT:

1. Topography: The area of the site to be developed is relatively level, gently sloping in a southeasterly direction, with slopes generally less that 15%.

2. Soils: One surface soil (AgC) is found on this site per King County Soil Survey, 1973.

   AgC – Alderwood gravely, sandy loam; 6-15% slopes. Runoff is slow to medium and the hazard of erosion is moderate. This soil has a moderate limitation for foundations, due to a seasonally high water table and slope. It has a severe limitation for septic tank filter fields due to very slow permeability in the substratum.

3. Wetland/streams: Wetland studies by Altmann Oliver Associates, LLC were provided by the applicant. The studies evaluated the proposed development site for critical areas. King County staff concurs with the report prepared by Altmann Oliver Associates, LLC dated February 16, 2012 titled "Wetland Reconnaissance for Solvang Plat (Parcel 132405-9020). Per the report there are no wetlands located on the subject parcel. There was one small wet area located in the south eastern portion of the site. Upon further investigation it was determined to be the result of the collection of storm water (french-drain) around the on-site barn that is then piped to the low wet area.

   The water from this piped french-drain system is directed to an off-site wetland located in this same general area. This off-site wetland was delineated for the adjoining plat several years ago. The appropriate buffer was placed on the wetland during this process. The wetland and buffer was then placed in a sensitive areas tract or native growth protection easement (NGPE) for long term protection. This sensitive areas tract or NGPE is located within the City of Bellevue's jurisdiction.

   The subject property was recently annexed into the City of Bellevue. According to the City's land use code 21.25H the off-site wetland is on a developed site which includes a sensitive areas tract or NGPE. The wetlands on the developed site shall be governed by the buffer that was established by the previous platting procedure (Vuemont South Division I). The county staff concurs that this is adequate protection and no additional buffer would be needed on Vuemont South Division II. Therefore the plat of Vuemont South Division II may be approved without any critical areas (wetland) conditions.

4. Vegetation: The site has been previously cleared and is primarily pasture grass. There are moderately wooded areas (along perimeter) with a second and third-growth mixture of coniferous and broad-leafed trees native to the Pacific Northwest. Second-story vegetation, and groundcover consists of northwest native species including salal, sword fern, berry vines, and grasses.

5. Wildlife: Small birds and animals undoubtedly inhabit this site; however, their population and species are limited due to nearby development. Larger species may visit this site on occasion. No threatened or endangered species are known to exist on or near the property.

6. Mapped Critical Areas: The Critical Area Maps do not indicate any critical areas on-site.

G. NEIGHBORHOOD CHARACTERISTICS:

The property lies in an urban area of east King County, recently annexed into the City of Bellevue. The area surrounding the site to the west, north and south consist of single family residences. Cougar Ridge Elementary school adjoins the east boundary of the site.

The site itself is currently occupied by a single family residence and several outbuildings which will be removed with this proposal. The existing cellular tower located in the northwest corner (Tract F) is proposed to remain.

H. SUBDIVISION DESIGN FEATURES:

1. Lot Pattern and Density: The applicant is proposing lots ranging from approximately 4,600 to 7,700 square feet in size, in accordance with King County Code 21A. (Zoning). The proposed lot and street layout will be in conformance with King County Code 21A. (zoning) and the 2007 King County Road and Construction Standards (KCRDCS).

2. Internal Circulation: The future lots will be served/access from 164th Avenue SE, via SE 47th Street and 165th Ave SE and an extension of the existing "stub" to the north.

3. Roadway Section: This internal road will be constructed to urban standards per the 2007 King County Road Design and Construction Standards (KCRDCS).

4. Drainage: The project is located within the West Lake Sammamish drainage basin which is a sub basin of the Cedar River Watershed. Surface water from the project drains southerly towards Lewis Creek which eventually drains to Lake Sammamish.

   Drainage design standards are outlined in the 2009 King County Surface Water Design Manual and the project is located in an area mapped for conservation flow control and sensitive lake water quality treatment. A proposed storm water detention facility is located within Tract A in the southeast corner of the site.

   A Level One Drainage Analysis and Technical Information Report were prepared by the applicant's consultant to address drainage issues for the project. A revised report dated June 2012 evaluates both the onsite drainage designs and also the offsite flow paths. The report identifies four primary subbasins within the project and the majority of the site drains to the southeast portion of the site where surface water enters a wetland before draining further downstream. A Drainage Adjustment B12M0729 was approved by King County and the City of Bellevue to combine all four sub basins and collect storm water into one drainage facility.

   The drainage analysis indicates that portions of the property drains into the backyards of adjacent residents and creates nuisance flooding. To prevent further flooding and drainage problems, the project will collect storm water from the site for conveyance to one drainage facility located near the southeast corner. The facility will control surface water with a measured release rate to the downstream wetland which ultimately drains to Lewis Creek.

I. TRANSPORTATION PLANS:

1. Transportation Plans: The King County Transportation Plan indicates that SE 164th Street, adjoining the west boundary, is designated as an urban collector arterial. This proposal is not in conflict with the Transportation plan nor the King County Regional Trail and Non-motorized Plans.

2. Subdivision Access: The site will gain access from SE 164th Street via SE 47thStreet and 165th Ave SE south of the site.

3. Traffic Generation: It is expected that approximately 260 vehicle trips per day will be generated with full development of the proposed subdivision. This calculation includes service vehicles (i.e., mail delivery, garbage pick-up, school bus) which may currently serve this neighborhood, as well as work trips, shopping, etc.

4. Adequacy of Arterial Roads: This proposal has been reviewed under the criteria in King County Code 14.70, Transportation Concurrency Management; 14.80, Intersection Standards; and King County Code 14.75; Mitigation Payment System.

   a. King County Code 14.70 – Transportation Concurrency Management: The Transportation Certificate of Concurrency, indicates that transportation improvements or strategies will be in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six (6) years, according to RCW 36.70A.070(6).

   b. King County Code 14:80 – Intersection Standards: No intersections exceed intersection standards as a result of this proposal.

   c. King County Code 14.75 – Mitigation Payment System: King County Code 14.75, Mitigation Payment System (MPS), requires the payment of a traffic impact mitigation fee (MPS fee) and an administration fee for each single-family residential lot or unit created. MPS fees are determined by the zone in which the site is located. This site is in Zone 427 per the MPS/Quartersection list. MPS fees may be paid at the time of final plat recording, or deferred until building permits are issued. The amount of the fee will be determined by the applicable fee ordinance at the time the fee is collected.

J. PUBLIC SERVICES:

1. Schools: This proposal has been reviewed under RCW 58.17.110 and King County Code 21A.28 (School Adequacy).

   a. School Facilities: The subject subdivision will be served by Cougar Ridge Elementary, Issaquah Middle and Issaquah Senior High School, all located within the Issaquah School District.

   b. School Impact Fees: King County Code requires that an impact fee per lot be imposed to fund school system improvements to serve new development within this district. Payment of this fee in a manner consistent with K.C.C. 21A.43 will be a condition of subdivision approval.

   c. School Access: The District has indicated that the future students from this subdivision walk to the elementary school and will be bussed to the middle and senior high schools. Access to the elementary school, will be from an existing walkway to the south through the developed plat of Vuemont South Div. 1. Those students attending either the middle school or the high school will utilize the existing bus stop at the intersection of SE 46th Way and SE 46th Place. A walkway will be provided from the internal road system, through the developed plat to the south (165th Ave SE and SE 47th Street) to 164th Ave SE via sidewalks. Urban improvements, including sidewalks will be provided on the road internal to the proposed plat.

2. Parks and Recreation Space: The nearest public parks are located over a mile west and south.

   K.C.C. 21A.14 requires subdivisions in the UR and R zone classifications to either provide on-site recreation space or pay a fee to the Parks Division for establishment and maintenance of neighborhood parks. King County Code 21A.14.180 requires subdivisions to provide 390 square feet of recreation space per lot. At this time, the applicant is proposing Tract B (5,097 square feet/approximately 50% of what is required) for recreation space and to pay a fee in lieu of prior to recording for the additional area that is not provided on-site. K.C.C. 21A.14.190 requires subdivisions to provide tot/children play areas within the recreation space on site. A detailed improvement plan for the recreation tract with equipment, landscaping, surfacing, etc. is required for submittal, review and approval by DPER prior to engineering plan approval.

3. Fire Protection: The Certificate of Water Availability from the City of Bellevue indicates

that water will be available to the site in sufficient quantity to satisfy King County Fire Flow Standards.

Prior to final recording of the plat, the water service facilities must be reviewed and approved per King County Fire Flow Standards.

K. UTILITIES

1. Sewage Disposal: The applicant proposes to serve the subject subdivision by means of a public sewer system managed by the City of Bellevue. A Certificate of Sewer Availability, dated March 2, 2012, indicates the City's ability to serve the proposed development.

2. Water Supply: The applicant proposes to serve the subject subdivision with a public water supply and distribution system managed by the City of Bellevue. A Certificate of Water Availability, dated March 2, 2012, indicates the City's ability to serve the proposed development.

L. COMPREHENSIVE AND COMMUNITY PLAN:

1. Comprehensive Plan: This plan is governed by the 2008 King County Comprehensive plan which designates this area as Urban.

2. Community Plans: The subject subdivision is located in the Newcastle Community Planning area. The subject subdivision is not in conflict with the goals, guidelines, and policies of the Newcastle Community Plan.

M. STATUTES/CODES:

If approved with the recommended conditions in this report, the proposed development will comply with the requirements of the County and State Platting Codes and Statutes, and the lots in the proposed subdivision will comply with the minimum dimensional requirements of the zone district.

N. CONCLUSIONS:

The subject subdivision will comply with the goals and objectives of the King County Comprehensive Plan and will comply with the requirements of the Subdivision and Zoning Codes and other official land use controls of King County, based on the conditions for final plat approval.

O. RECOMMENDATIONS:

It is recommended that the subject subdivision, revised and received October 9, 2012, be granted preliminary approval subject to the following conditions of final approval:
Note, references to King County and/or Dept. of Permitting and Environmental Review (DPER) includes successor agency (i.e. City of Bellevue)

1. Compliance with all platting provisions of Title 19A of the King County Code.

2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication that includes the language set forth in King County Council Motion No. 5952.

3. The plat shall comply with the base density and minimum density requirements of the R-6 zone classification. All lots shall meet the minimum dimensional requirements of the R-6 zone classification or shall be shown on the face of the approved preliminary plat, whichever is larger, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Permitting and Environmental Review (DPER). Any/all plat boundary discrepancy shall be resolved to the satisfaction of DPER prior to the submittal of the final plat documents. As used in this condition, "discrepancy" is a boundary hiatus, an overlapping boundary or a physical appurtenance which indicates an encroachment, lines of possession or a conflict of title.

4. The applicant must obtain final approval from the King County Health Department,

prior to recording.

5. All construction and upgrading of public and private roads shall be done in accordance with the 2007 King County Road Design and Construction Standards established and adopted by Ordinance 15753.

6. The applicant must obtain the approval of the King County Fire Protection Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code.

7. Final plat approval shall require full compliance with the drainage provisions set forth in King County Code 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval which represent portions of the drainage requirements. All other applicable requirements in K.C.C. 9.04 and the Surface Water Design Manual (SWDM) must also be satisfied during engineering and final review.

   a. Drainage plans and analysis shall comply with the 2009 King County Surface Water Design Manual and applicable updates adopted by King County. DPER approval of the drainage and roadway plans is required prior to any construction.

   b. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.

   c. The following note shall be shown on the final recorded plat:

      "All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # _____ on file with DPER and/or the King County Department of Transportation. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."

8. The drainage facilities shall meet the requirements of the 2009 King County Surface Water Design Manual (KCSWDM). The site is subject to the Conservation flow control and Sensitive Lake Water Quality Requirements of the 2009 KCSWDM.

9. Drainage adjustment B12M0729 is approved by King County and The City of Bellevue for this project. All conditions of approval for this adjustment shall be met prior to engineering plan approval.

10. To implement the required Best Management Practices (BMP's) for treatment of storm water, the final engineering plans and technical information report (TIR) shall clearly demonstrate compliance with all applicable design standards. The requirements for best management practices are outlined in Chapter 5 of the 2009 KCSWDM. The design engineer shall address the applicable requirements on the final engineering plans and provide all necessary documents for implementation. The final recorded plat shall include all required covenants, easements, notes, and other details to implement the required BMP's for site development.

11. The proposed subdivision shall comply with the 2007 King County Road Design and Construction Standards (KCRD&CS) including the following requirements:

   a. Road "A" shall be improved to the urban subaccess street standard, 24-foot paved, with rolled curb. The new Road A shall transition to the existing Road at 165th Ave SE. (See also Conditions 10(e) thru (k) below; Fire Protection Adequacy)

b. Tracts C and E shall be improved as Private Access Tracts per Section 2.09 of the KCRDCS. These tracts shall be owned and maintained by the Lot owners served.

c. Tract D shall be improved at a minimum as a Joint Use Driveway per Section 3.01 of the KCRDCS.

d. Modifications to the above road conditions may be considered according to the variance provisions in Section 1.12 of the KCRD&CS.

e. The applicant must obtain the approval of the King County Fire Protection Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code. Prior to submission of engineering plans, the applicant shall do one of the following:

1. Provide a recorded restriction on the development of all homes in the plat, in language approved by the King County Fire Marshal, to require sprinklers; or

2. Obtain the approval of the King County Fire Marshal to remove the sprinkler requirement from the subdivision by providing a minimum 20-foot wide fire lane with minimum 28-foot wide curb to curb internal roads with parking restricted to one side. Provide "No Parking – Fire Lane" signs and/or other markings approved by the Fire Marshal pursuant to KCC 17.04.420, provided signage dimensions and material specifications shall comply with the Manual on Uniform Traffic Control Devices (MUTCD). The homeowners association shall be responsible for monitoring and inspecting parking compliance and signage on a regular basis. The DPER shall review and approve the relevant homeowner association covenants, conditions and restrictions language. A note referencing this requirement shall be recorded on the final plat.

f. Appropriate provisions shall be made for maintenance of the fire lane signage, sign reflectivity and/or other markings by the homeowner's association, subject to approval and monitoring by the Fire Marshal pursuant to KCC 17.04.420.

g. A 3-foot wide private easement for installation and maintenance of the "No Parking – Fire Lane" signs shall be provided pursuant to condition below. Failure to privately maintain the signage and enforce parking restrictions may result in code enforcement action in accordance with King County Code Titles 17 and 21 or similar provisions for successor agencies.

h. Note: Compliance with the requirements of approval from the King County Fire Marshal may require wider roadway sections than are called for in the 2007 King County Road Standards. A 36-foot wide (curb-to-curb) roadway is required to allow for parking without any restrictions.

i. Permitted alternatives to roadways wider than required under the KCRD&CS would include either
(1) the conveyance of a minimum 3-foot wide private easement abutting the public right-of-way for the private installation and HOA maintenance and enforcement of "No Parking Fire Lane" signs, and the installation of these signs, or,
(2) (2) installation of a fire suppression system meeting the requirements of the Fire Marshal in each unit/structure.

j. A note referencing the selected alternative, as appropriate, shall be placed upon the final plat map – and the easement shown if alternative (j1) is selected.

12. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final plat recording.

13. The applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS) by paying the required MPS fee and

administration fee as determined by the applicable fee ordinance. The applicant has the option to either: (1) pay the MPS fee at the final plat recording; or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid". If the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.

14. Lots within this subdivision are subject to King County Code 21A.43, which imposes impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to the recording, using the fee schedules in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.

15. Suitable recreation space shall be provided consistent with the requirements of K.C.C. 21A.14.180 and K.C.C. 21A. 14.190 (i.e., sport court[s], children's play equipment, picnic table[s], benches, etc.).

    a. A detailed recreation space plan (i.e., location, area calculations, dimensions, landscape specs, equipment specs, etc.) shall be submitted for review and approval by DPER and King County Parks prior to or concurrent with the submittal of engineering plans.

    b. A performance bond for recreation space improvements shall be posted prior to recording of the plat.

    c. A fee-in-lieu of recreation space shall be paid by the applicant to King county prior to or concurrent with final approval/recording. The amount of the fee shall be determined by King County, consistent with the provisions of KCC 21A.14.185.

16. A homeowners' association or other workable organization shall be established to the satisfaction of DPER which provides for the ownership and continued maintenance of the recreation tract.

17. Street trees shall be provided as follows (per KCRS 5.03 and K.C.C. 21A.16.050):

    a. Trees shall be planted at a rate of one tree for every 40 feet of frontage along all roads. Spacing may be modified to accommodate sight distance requirements for driveways and intersections.

    b. Trees shall be located within the street right-of-way and planted in accordance with Drawing No. 5-009 of the 1993 King County Road Standards, unless King County Department of Transportation determines that trees should not be located in the street right-of-way.

    c. If King County determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20 feet from the street right-of-way line.

    d. The trees shall be owned and maintained by the abutting lot owners *or* the homeowners association or other workable organization unless the county has adopted a maintenance program. Ownership and maintenance shall be noted on the face of the final recorded plat.

    e. The species of trees shall be approved by DPER if located within the right-of-way, and shall not include poplar, cottonwood, soft maples, gum, any fruit-bearing trees, or any other tree or shrub whose roots are likely to obstruct sanitary or storm sewers, or that is not compatible with overhead utility lines.

    f. The applicant shall submit a street tree plan and bond quantity sheet for review and approval by DPER prior to engineering plan approval.

g. The applicant shall contact Metro Service Planning at (206) 684-1622 to determine if 164th Ave SE is on a bus route. If so, the street tree plan shall also be reviewed by Metro.

h. The street trees must be installed and inspected, or a performance bond posted prior to recording of the plat. If a performance bond is posted, the street trees must be installed and inspected within one year of recording of the plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted or the performance bond replaced with a maintenance bond, and held for one year. After one year, the maintenance bond may be released after DPER has completed a second inspection and determined that the trees have been kept healthy and thriving.

A landscape inspection fee shall also be submitted prior to plat recording. The inspection fee is subject to change based on the current county fees.

18. The cell tower shall be placed in a separate tract or may be in an easement on Lot 14, at the discretion of the applicant. This must be determined prior to engineering plan approval. If the cell tower is to be placed in a tract, the ownership of the tract shall be with lot 14, unless otherwise approved by DPER. Appropriate notes shall be shown on the final plat.

P. OTHER CONSIDERATIONS:

1. The subdivision shall conform to K.C.C. 16.82 relating to grading on private property.

2. Development of the subject property may require registration with the Washington State Department of Licensing, Real Estate Division.

3. Preliminary approval of this application does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body. This may include, but is not limited to the following:

   a. Forest Practice Permit from the Washington State Department of Natural Resources.
   b. National Pollutant Discharge Elimination System (NPDES) Permit from WSDOE.
   c. Water Quality Modification Permit from WSDOE.
   d. Water Quality Certification (401) Permit from U.S. Army Corps of Engineers.

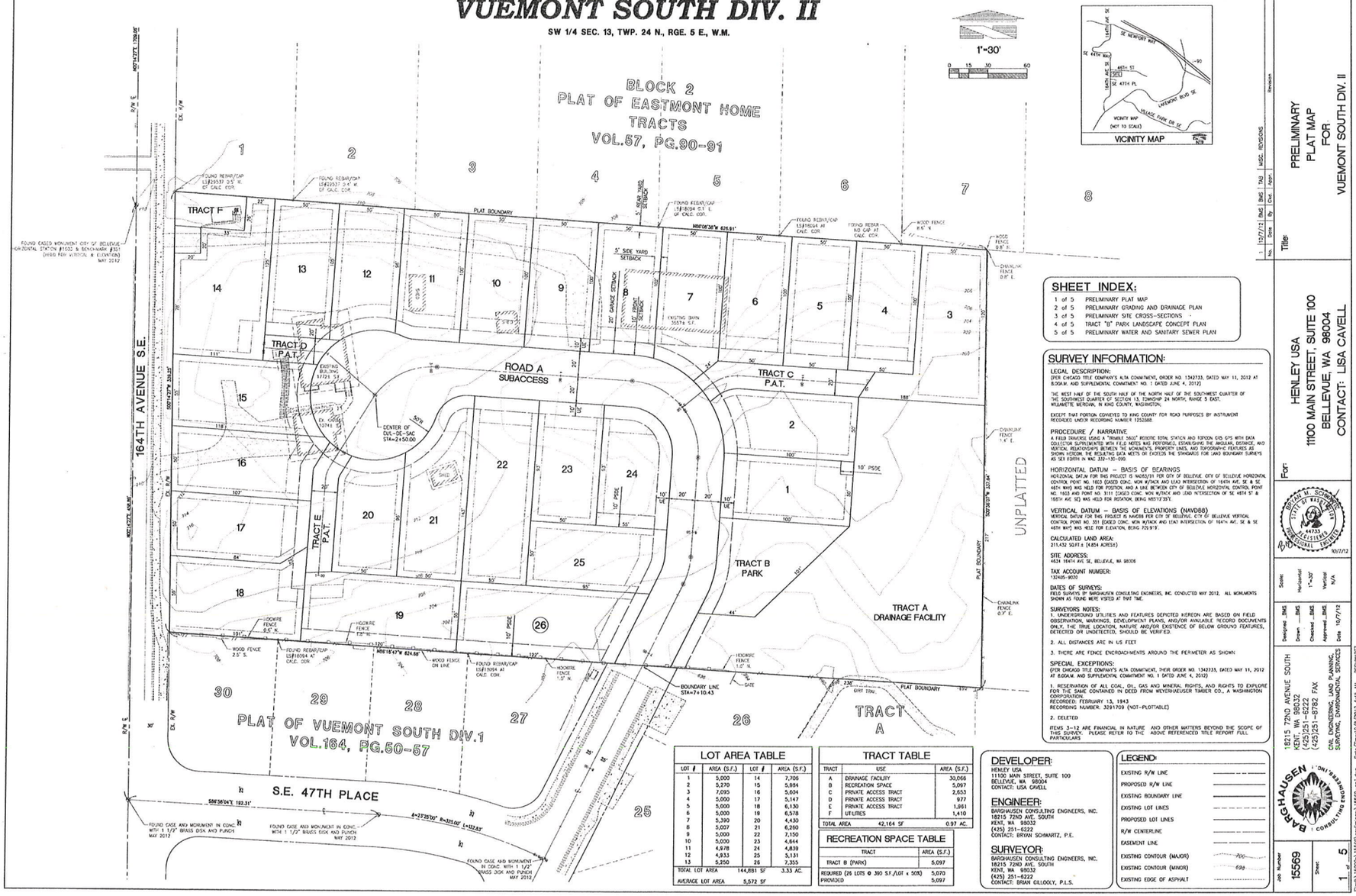
Q. TRANSMITTED TO PARTIES LISTED HEREAFTER:

City of Bellevue, Attn. Kevin LeClure & Liz Stead
PO Box 90012 Bellevue, WA 98009
DPER 35030 SE Douglas St, Suite 210, Snoqualmie WA 98065-9266
Johnson, Molly, Supervising Engineer
Lewis, Jarrod, Supervisor
Claussen, Kim PPM III
Whittaker, Bruce, Engineer III
Gillen, Nick, Ecologist III,
Wessel, Greg, Geologist III,
Ossewaarde, Mark, Fire Marshal Office
Goll, Shirley, AS II
Carlson, Joanne, AS II
Simpson, Kim, Supervisor
Laymen, Kim, Supervisor
Sandin, Randy, Supervisor
Eichelsdoerfer, Robert, Engineer III, KCDOT
Kara, Fatin, Supervising Engineer, KCDOT
Seattle KC Health Dept., Environmental Health
14350 SE Eastgate Way Bellevue WA 98007
Yasmooth, Tham, DPER
American Engineering
4032 148th Ave NE, Redmond WA 98052

Anastasi David
4957 Lakemont Blvd SE Bellevue WA 98006
Barghausen Consulting Engineers
18215 72nd Ave S, Kent WA 98032
Baum Craig
4739 165th Ave SE Bellevue WA 98006
Boyd Steve
16328 SE 48th St Bellevue WA 98006
Crevin Sari
16486 SE 47th Pl Bellevue WA 98006
Cavell Lisa/Henley USA
1100 Main St Suite 100 Bellevue WA 98004
Hoyt Bryan & Twila
4682 165th Ave NE Bellevue WA 98006
Lam Kai
4733 165th Ave NE Bellevue WA 98006
Marstin Scot & Suanne
4759 165th Ave SE Bellevue WA 98006
Moss Jordan, President Vuemont South HOA
16433 SE 47th Pl Bellevue WA 98006
Palmer Dr. Shawna
16450 SE 48th Pl Bellevue WA 98006
Rackley Julie
16703 SE 48th Pl Bellevue WA 98006
Roberts Debbie
16616 SE 46th St Issaquah WA 98027
Shou Guofang
4698 165th Ave SE Bellevue WA 98006
Solvang Donald
4634 164th Ave SE Bellevue WA 98006
Williams Roy
16671 SE 48th Pl Bellevue WA 98006
Wang Yushun
4682 165th Ave SE Bellevue WA 98006

VUEMONT SOUTH DIV. II

SW 1/4 SEC. 13, TWP. 24 N., RGE. 5 E., W.M.



SHEET INDEX:

1 of 5	PRELIMINARY PLAT MAP
2 of 5	PRELIMINARY GRADING AND DRAINAGE PLAN
3 of 5	PRELIMINARY SITE CROSS-SECTIONS
4 of 5	TRACT "B" PARK LANDSCAPE CONCEPT PLAN
5 of 5	PRELIMINARY WATER AND SANITARY SEWER PLAN

SURVEY INFORMATION:

LEGAL DESCRIPTION:
(PER CHICAGO TITLE COMPANY'S ALTA COMMITMENT, ORDER NO. 1342733, DATED MAY 11, 2012 AT 8:00A.M. AND SUPPLEMENTAL COMMITMENT NO. 1 DATED JUNE 4, 2012)

THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1252688.

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A "TRIMBLE S6DR" ROBOTIC TOTAL STATION AND TOPCON EG5 GPS WITH DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

HORIZONTAL DATUM – BASIS OF BEARINGS:
HORIZONTAL DATUM FOR THIS PROJECT IS NAD83/91 PER CITY OF BELLEVUE. CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 1603 (CASED CONC. MON W/TACK AND LEAD INTERSECTION OF 164TH AVE. SE & SE 46TH WAY) WAS HELD FOR POSITION AND A LINE BETWEEN CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 1603 AND POINT NO. 3111 (CASED CONC. MON W/TACK AND LEAD INTERSECTION OF SE 46TH ST & 168TH AVE SE) WAS HELD FOR ROTATION, BEING N85°13'26"E.

VERTICAL DATUM – BASIS OF ELEVATIONS (NAVD88):
VERTICAL DATUM FOR THIS PROJECT IS NAVD88 PER CITY OF BELLEVUE. CITY OF BELLEVUE VERTICAL CONTROL POINT NO. 351 (CASED CONC. MON W/TACK AND LEAD INTERSECTION OF 164TH AVE. SE & SE 46TH WAY) WAS HELD FOR ELEVATION, BEING 705.919'.

CALCULATED LAND AREA:
211,432 SQ.FT.± (4.854 ACRES±)

SITE ADDRESS:
4634 164TH AVE SE, BELLEVUE, WA 98006

TAX ACCOUNT NUMBER:
132405-9030

DATES OF SURVEYS:
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED MAY 2012. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

SURVEYORS NOTES:
1. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.

2. ALL DISTANCES ARE IN U.S. FEET

3. THERE ARE FENCE ENCROACHMENTS AROUND THE PERIMETER AS SHOWN

SPECIAL EXCEPTIONS:
(PER CHICAGO TITLE COMPANY'S ALTA COMMITMENT, THEIR ORDER NO. 1342733, DATED MAY 11, 2012 AT 8:00A.M. AND SUPPLEMENTAL COMMITMENT NO. 1 DATED JUNE 4, 2012)

1. RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN DEED FROM WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION
RECORDED: FEBRUARY 13, 1943
RECORDING NUMBER: 3291709 (NOT-PLOTTABLE)

2. DELETED

ITEMS 3–12 ARE FINANCIAL IN NATURE AND OTHER MATTERS BEYOND THE SCOPE OF THIS SURVEY. PLEASE REFER TO THE ABOVE REFERENCED TITLE REPORT FULL PARTICULARS

LOT AREA TABLE

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	5,000	14	7,705
2	5,270	15	5,984
3	7,095	16	5,604
4	5,000	17	5,147
5	5,000	18	6,130
6	5,000	19	6,578
7	5,390	20	4,430
8	5,007	21	6,260
9	5,000	22	7,150
10	5,000	23	4,644
11	4,978	24	4,839
12	4,933	25	5,131
13	5,250	26	7,355
TOTAL LOT AREA	144,881 SF		3.33 AC.
AVERAGE LOT AREA	5,572 SF		

TRACT TABLE

TRACT	USE	AREA (S.F.)
A	DRAINAGE FACILITY	30,068
B	RECREATION SPACE	5,097
C	PRIVATE ACCESS TRACT	2,653
D	PRIVATE ACCESS TRACT	977
E	PRIVATE ACCESS TRACT	1,961
F	UTILITIES	1,410
TOTAL AREA	42,164 SF	0.97 AC.

RECREATION SPACE TABLE

TRACT	AREA (S.F.)
TRACT B (PARK)	5,097
REQUIRED (26 LOTS @ 390 S.F./LOT = 50%)	5,070
PROVIDED	5,097

DEVELOPER:
HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

ENGINEER:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: BRYAN SCHWARTZ, P.E.

SURVEYOR:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: BRIAN GILLOOLY, P.L.S.

LEGEND:
- EXISTING R/W LINE
- PROPOSED R/W LINE
- EXISTING BOUNDARY LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W CENTERLINE
- EASEMENT LINE
- EXISTING CONTOUR (MAJOR) 700
- EXISTING CONTOUR (MINOR) 698
- EXISTING EDGE OF ASPHALT

No.	Date	By	Chkd	Appr.	Revision
1	10/7/12	BMS	BMS	TMJ	MISC. REVISIONS

Title: PRELIMINARY PLAT MAP FOR VUEMONT SOUTH DIV. II

For: HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

STATE OF WASHINGTON — BRYAN M. SCHWARTZ — 22733 — REGISTERED PROFESSIONAL ENGINEER — 10/7/12

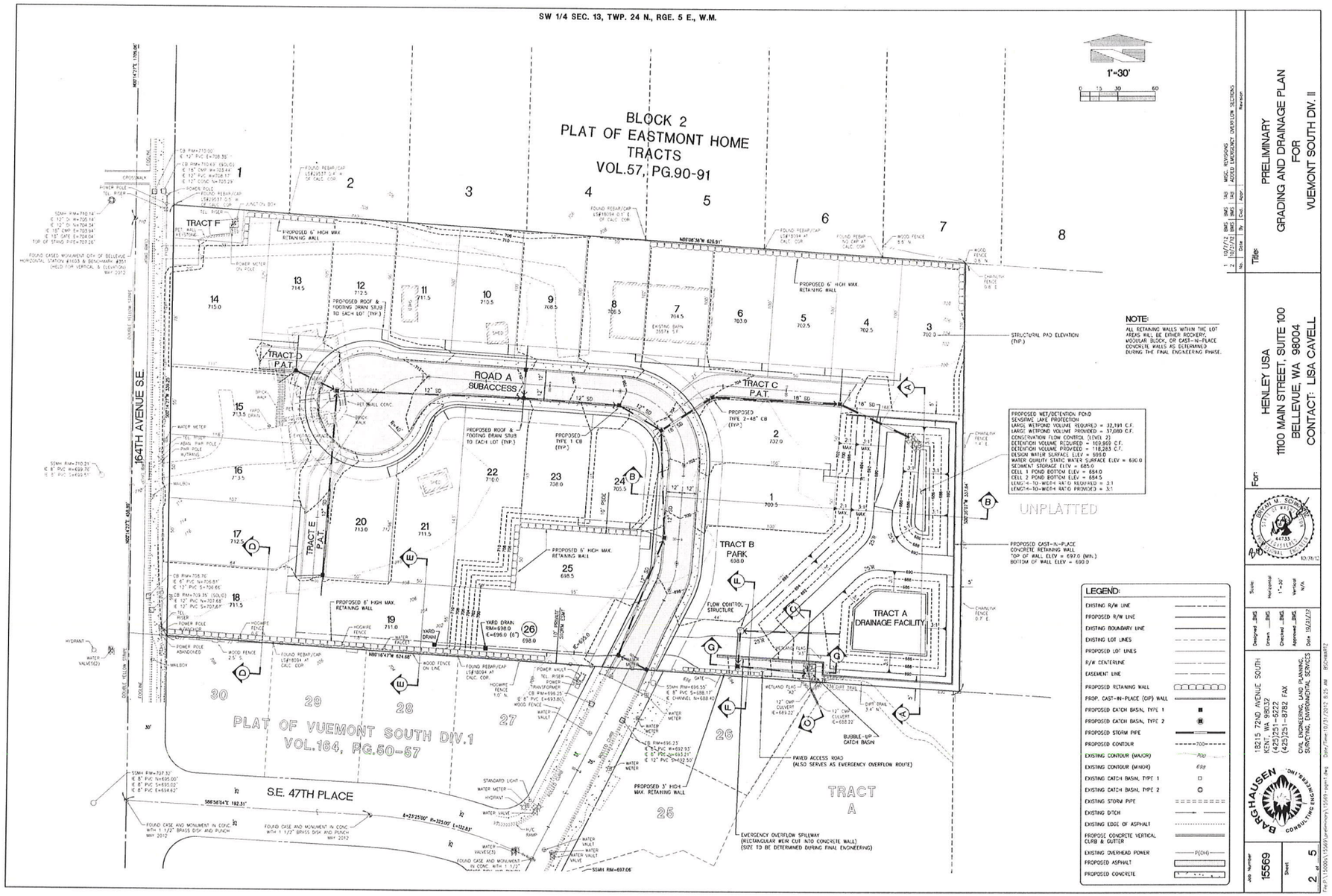
Designed: BMS | Scale: Horizontal 1"=30'
Drawn: BMS | Vertical N/A
Checked: BMS
Approved: BMS | Date 10/7/12

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222 FAX (425)251-8782
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15569 | Sheet 5 of 5

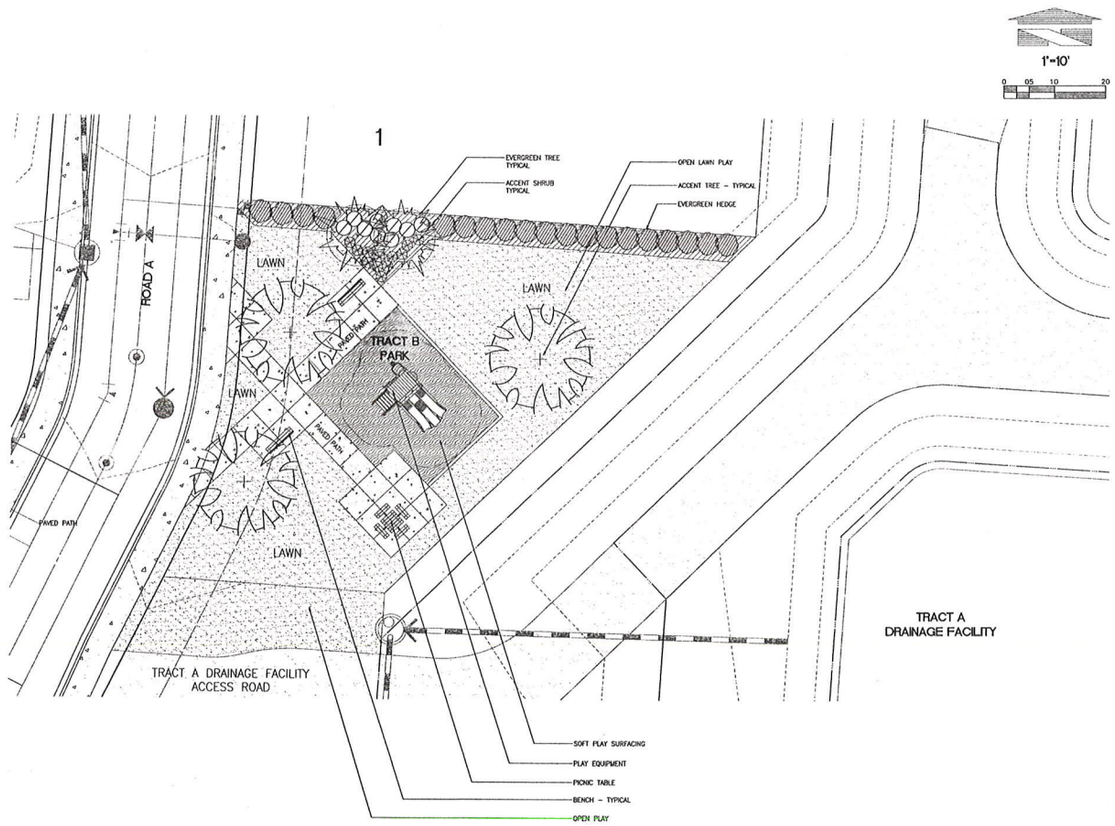
File=P:\15000s\15569\pm\sheet\15569-pp1.dwg Date/Time=10/8/2012 8:45 AM BSCHWARTZ

ATTACHMENT 1
PAGE 1 OF 3 PAGE



ATTACHMENT 1
2 OF 3 PAGE
PAGE

SW 1/4 SEC. 13, TWP. 24 N., RGE. 5 E., W.M.



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
ARTHUR M. ASDEL
CERTIFICATE NO. 706
(VALID ONLY WITH SIGNATURE)
EXPIRES: 12/15/12

No.	Date	By	Chk.	Appr.	Revision
1	10/7/12	BMS	TAB	MISC. REVISIONS	

Title: TRACT "B" PARK
LANDSCAPE CONCEPT PLAN
FOR
VUEMONT SOUTH DIV. II

For: HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

Scale: Horizontal 1"=10'-0" Vertical N/A

Designed AMS
Drawn AMS
Checked BMS
Approved TB
Date 10/7/12

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15569
Sheet 4 of 5

File:P:\15000s\15569\preliminary\15569-L1.dwg Date/Time:10/8/2012 7:01 AM ASDEL

ATTACHMENT 1
3 OF 3
PAGE PAGE

City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

May 18, 2012

Donald Solvang
4634 164th Ave SE
Issaquah, WA 98027

Mr. Solvang:

You'd asked City of Bellevue staff to meet with you and your project engineers to review the potential for impacts to the wetland in Vuemont South Division I from your proposed Vuemont South Division II subdivision, as identified by King County staff in predevelopment analysis.

This preliminary plat is vested to King County development regulations, and it is unlikely that it will receive a public hearing before the effective date of the South Bellevue annexations of Eastgate and Tamara Hills. Under the terms of the proposed South Bellevue Annexation Interlocal Agreement the County shall continue to review vested land use applications that require a public hearing prior to decision, as follows:

B. *If the public hearing on the application was not held prior to the Effective Date, the County shall complete the review and make a report and recommendation to the City's Development Services Director or his designee in accordance with the County regulations to which the applications are vested. The final recommendation shall be made by the City Development Services Director in accordance with the County regulations to which the application is vested and a public hearing shall be scheduled before the City's Hearing Examiner and the City's Hearing Examiner will make the final decision pursuant to the City's applicable Process I land use review and appeal procedures (Chapter 20.35 BCC).*

Since the wetland is in the City now and Vuemont South Division I approval included wetland buffers and setbacks per City of Bellevue development standards, it is likely the City would advise the County that the development standards requiring wetland buffers and setbacks should be those comparable to the standards applied to wetlands in Bellevue Land Use Code Part 20.25H.

The wetland is located within the Vuemont South Open Space, which is managed by the City of Bellevue Parks Department, so you may want to contact Dan DeWald in the Parks Department to see about gaining access in order to perform the required wetland rating per the County's request. Dan may be reached at 425-452-6048 or ddewald@bellevuewa.gov.

Please let me know if there is anything else I can provide.

Sincerely,

Nicholas Matz AICP
Senior Planner
425 452-5371

COPY

cc: Kevin LeClair, Senior Land Use Planner, PSD

ATTACHMENT 2

1 PAGE OF 1 PAGE

L12P0001

L12P0001

King County

Department of Permitting
and Environmental Review
35030 SE Douglas St., Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov

November 14, 2012

Tom Barghausen
Barghausen Consulting Engineers
18215 – 72nd Ave South
Kent, WA 98032

RE: **Vuemont South Div II**
Drainage Adjustment File B12M0729

Dear Mr. Barghausen:

Our office has completed review of the drainage adjustment application for the Vuemont South subdivision. You are requesting approval for an adjustment to the Surface Water Design Manual Chapter 1.2.1, regarding discharge at the natural location. The site includes several small sub-basins and a diversion of flow is requested for conveyance of storm water to one facility located in the southeast portion of the site.

In accordance with procedures for permit processing in the City of Bellevue annexation area, the adjustment application was previously forwarded to the City for evaluation. The City has responded indicating agreement with our recommendations for approval. The following summary provides a description of the site issues and a final decision for the adjustment application.

Findings:

1. The Vuemont South Div II preliminary plat was submitted to King County on March 8, 2012 and received a file number L12P0001. The property is zoned R6 and includes 29 single family lots. Access to the property is provided by extending a public road with cul-de-sac design from 165th Ave SE.

2. Drainage design standards are outlined in the 2009 King County Surface Water Design Manual and the proposed drainage adjustment evaluates Core Requirement No. 1, Discharge at the Natural Location. The project is located in an area mapped for

ATTACHMENT 3
1 PAGE OF 3 PAGE

conservation flow control and sensitive lake water quality treatment. A storm water detention facility is located within in Tract A as shown on the site plans.

3. The project is located within the West Lake Sammamish drainage basin which is a sub basin of the Cedar River Watershed. Surface water from the project drains southerly towards Lewis Creek which eventually drains to Lake Sammamish.

4. A Level One Drainage Analysis and Technical Information Report was prepared by the applicants consultant to address drainage issues for the project. A revised report dated June 2012 evaluates both the onsite drainage designs and also the offsite flow paths. The report identifies four primary subbasins within the project and the majority of the site drains to the southeast portion of the site where surface water enters a wetland before draining further downstream. The proposed drainage adjustment would combine all four sub basins and collect storm water into one drainage facility.

5. The drainage analysis indicates that portions of the property drain into the backyards of adjacent residents and creates nuisance flooding. To prevent further flooding and drainage problems, the project will collect storm water from the entire site for conveyance to one drainage facility located near the southeast corner. The facility will control surface water with a measured release rate to the downstream wetland which ultimately drains to Lewis Creek.

6. The proposed diversion of storm water will consolidate all flows from the onsite subbasins and reduce or eliminate further drainage problems. The proposed collection of drainage from basins 1, 2, and 4 is considered a minor diversion with a total area of approximately 1.2 acres. Consolidation of drainage facilities is a practical method for handling storm water and will be more economical for long term maintenance.

7. Release of storm water from the site will simulate predeveloped conditions and no adverse impacts are anticipated to the downstream wetland or drainage course.

8. Chapter 1.4 in the drainage manual outlines the criteria for granting approval for a drainage adjustment. The proposed diversion satisfies these requirements and will produce a result that is in the public interest.

ATTACHMENT 3

2 PAGE OF 3 PAGE

Decision:

The drainage adjustment for diversion of storm water is approved with the following conditions of approval.

1. Storm water from all sub basins shall be collected and conveyed to one detention facility located within Tract A at the southeast corner of the property.

2. The release rate for the detention facility shall be based upon predeveloped conditions for basin areas 3 and 4.

3. The volume for the detention facility will be based on all flows directed to the facility at full development under current zoning. The allowed release rate will be reduced by any undetained flows that would bypass the proposed drainage facility.

4. As required by the drainage manual, the detention volume shall be sized using the conservation flow control standard.

5. Additional storm drainage requirements identified by the plat hearing process may apply to this project. The applicant retains all rights and privileges afforded in Section 1.4 of the drainage manual regarding the adjustment process.

If you have questions or need any additional information regarding the adjustment application, please contact Mr. Peter Dye at 206-477-0303 or via email at pete.dye@kingcounty.gov.

Sincerely,

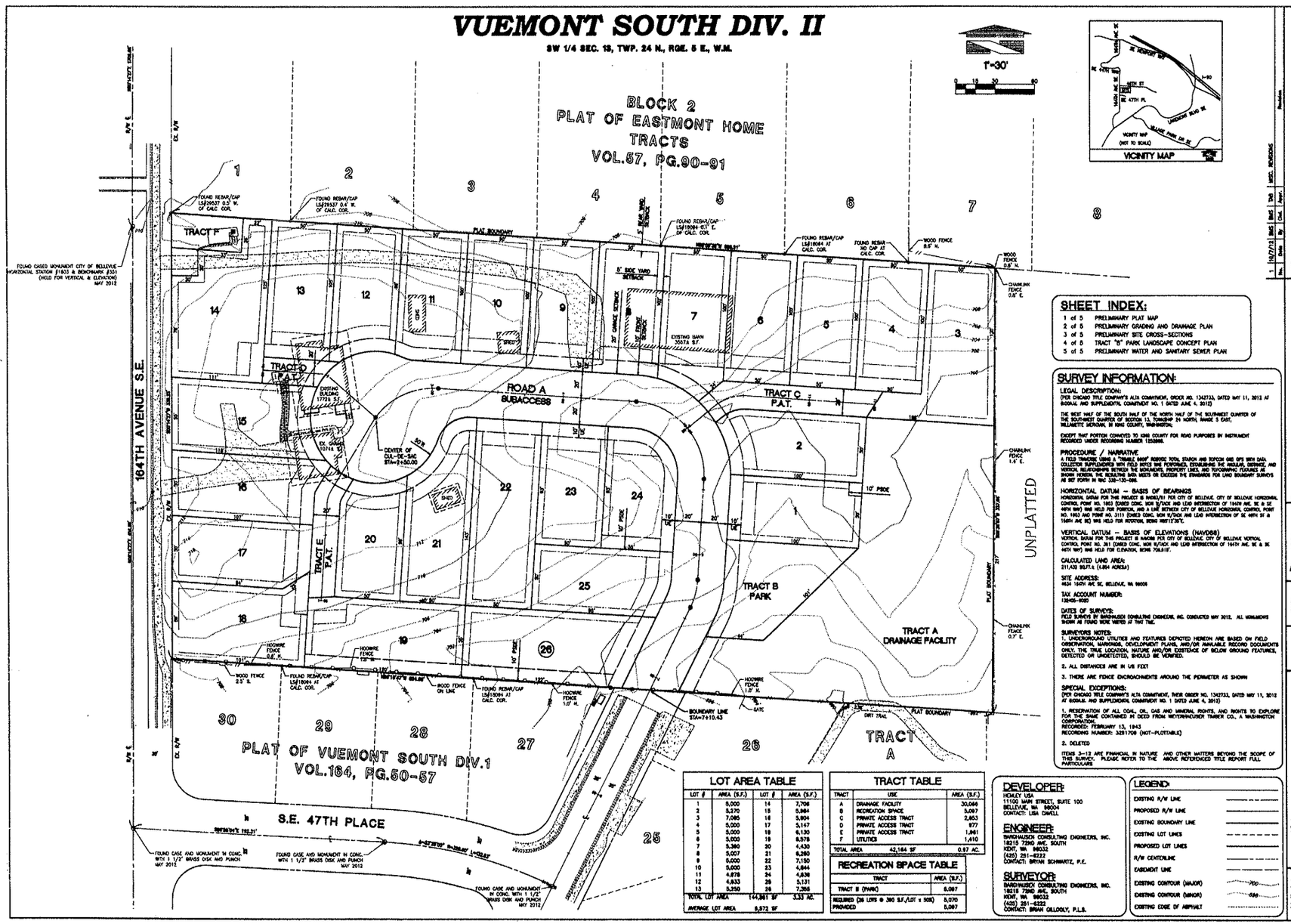
Molly A. Johnson, P.E.
Development Engineer

cc: Kevin LeClair, Senior Land Use Planner, City of Bellevue
Bruce Whittaker, Engineer III, DPER
Kim Claussen, Project Manager, DPER

ATTACHMENT 3
3 PAGE OF 3 PAGE

VUEMONT SOUTH DIV. II

SW 1/4 SEC. 13, TWP. 24 N., RGE. 5 E., W.M.



SHEET INDEX:

1 of 5	PRELIMINARY PLAT MAP
2 of 5	PRELIMINARY GRADING AND DRAINAGE PLAN
3 of 5	PRELIMINARY SITE CROSS-SECTIONS
4 of 5	TRACT "B" PARK LANDSCAPE CONCEPT PLAN
5 of 5	PRELIMINARY WATER AND SANITARY SEWER PLAN

SURVEY INFORMATION:

LEGAL DESCRIPTION:
PER CHICAGO TITLE COMPANY'S ALTA COMMITMENT, ORDER NO. 1342733, DATED MAY 11, 2012 AT 8:00AM, AND SUPPLEMENTAL COMMITMENT NO. 1 DATED JUNE 4, 2012)

THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1858886.

PROCEDURE / NARRATIVE
A FIELD TRAVERSE USING A TRIMBLE S6HP ROBOTIC TOTAL STATION AND TOPCON GR5 GPS WITH DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING MISS MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

HORIZONTAL DATUM – BASIS OF BEARINGS
HORIZONTAL DATUM FOR THIS PROJECT IS NAD83/91 PER CITY OF BELLEVUE. CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 1803 (CMED CONC. MON W/DICK AND LEAD INTERSECTION OF 164TH AVE. SE & SE 48TH WAY) WAS HELD FOR POSITION, AND A LINE BETWEEN CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 1802 AND POINT NO. 3111 (CMED CONC. MON W/DICK AND LEAD INTERSECTION OF SE 48TH ST & 166TH AVE SE) WAS HELD FOR ROTATION, BEING N89°11'36"E.

VERTICAL DATUM – BASIS OF ELEVATIONS (NAVD88)
VERTICAL DATUM FOR THIS PROJECT IS NAVD88 PER CITY OF BELLEVUE. CITY OF BELLEVUE VERTICAL CONTROL POINT NO. 361 (CMED CONC. MON W/DICK AND LEAD INTERSECTION OF 164TH AVE. SE & SE 46TH WAY) WAS HELD FOR ELEVATION, BEING 708.819'.

CALCULATED LAND AREA:
211,433 SQ.FT.± (4.854 ACRES±)

SITE ADDRESS:
4634 164TH AVE SE, BELLEVUE, WA 98006

TAX ACCOUNT NUMBER:
132405-9020

DATES OF SURVEYS:
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED MAY 2012. ALL MONUMENTS SHOWN AS FOUND WERE NOTED AT THAT TIME.

SURVEYORS NOTES:
1. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATIONAL MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.

2. ALL DISTANCES ARE IN US FEET

3. THERE ARE FENCE ENCROACHMENTS AROUND THE PERIMETER AS SHOWN

SPECIAL EXCEPTIONS:
PER CHICAGO TITLE COMPANY'S ALTA COMMITMENT, THEIR ORDER NO. 1342733, DATED MAY 11, 2012 AT 8:00AM, AND SUPPLEMENTAL COMMITMENT NO. 1 DATED JUNE 4, 2012)

1. RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN DEED FROM WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION,
RECORDED: FEBRUARY 13, 1963
RECORDING NUMBER: 3231706 (NOT-PLOTTABLE)

2. DELETED

ITEMS 3–12 ARE FINANCIAL IN NATURE AND OTHER MATTERS BEYOND THE SCOPE OF THIS SURVEY. PLEASE REFER TO THE ABOVE REFERENCED TITLE REPORT FULL PARTICULARS

LOT AREA TABLE

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	5,000	14	7,708
2	5,370	15	5,864
3	7,085	16	5,904
4	5,000	17	5,157
5	5,000	18	6,130
6	5,000	19	8,578
7	5,360	20	4,430
8	5,007	21	6,260
9	5,000	22	7,150
10	5,000	23	4,844
11	4,978	24	4,836
12	4,833	25	5,131
13	5,250	26	7,206
TOTAL LOT AREA		144,361 SF	3.33 AC.
AVERAGE LOT AREA		5,872 SF	

TRACT TABLE

TRACT	USE	AREA (S.F.)
A	DRAINAGE FACILITY	30,066
B	RECREATION SPACE	5,097
C	PRIVATE ACCESS TRACT	2,853
D	PRIVATE ACCESS TRACT	977
E	PRIVATE ACCESS TRACT	1,961
F	UTILITIES	1,410
TOTAL AREA		42,164 SF / 0.97 AC.

RECREATION SPACE TABLE

TRACT	AREA (S.F.)
TRACT B (PARK)	5,097
REQUIRED (26 LOTS @ 360 SF/LOT x 50%)	5,070
PROVIDED	5,097

DEVELOPER:
HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

ENGINEER:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: BRYAN SCHMANTZ, P.E.

SURVEYOR:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: BRIAN GILLOOLY, P.L.S.

LEGEND:

- EXISTING R/W LINE
- PROPOSED R/W LINE
- EXISTING BOUNDARY LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W CENTERLINE
- EASEMENT LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING EDGE OF ASPHALT

PRELIMINARY
PLAT MAP
FOR
VUEMONT SOUTH DIV. II

For:
HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

BRIAN M. GILLOOLY — STATE OF WASHINGTON — 24723 — REGISTERED PROFESSIONAL LAND SURVEYOR
10/7/12

Scale: Horizontal 1"=30' Vertical N/A

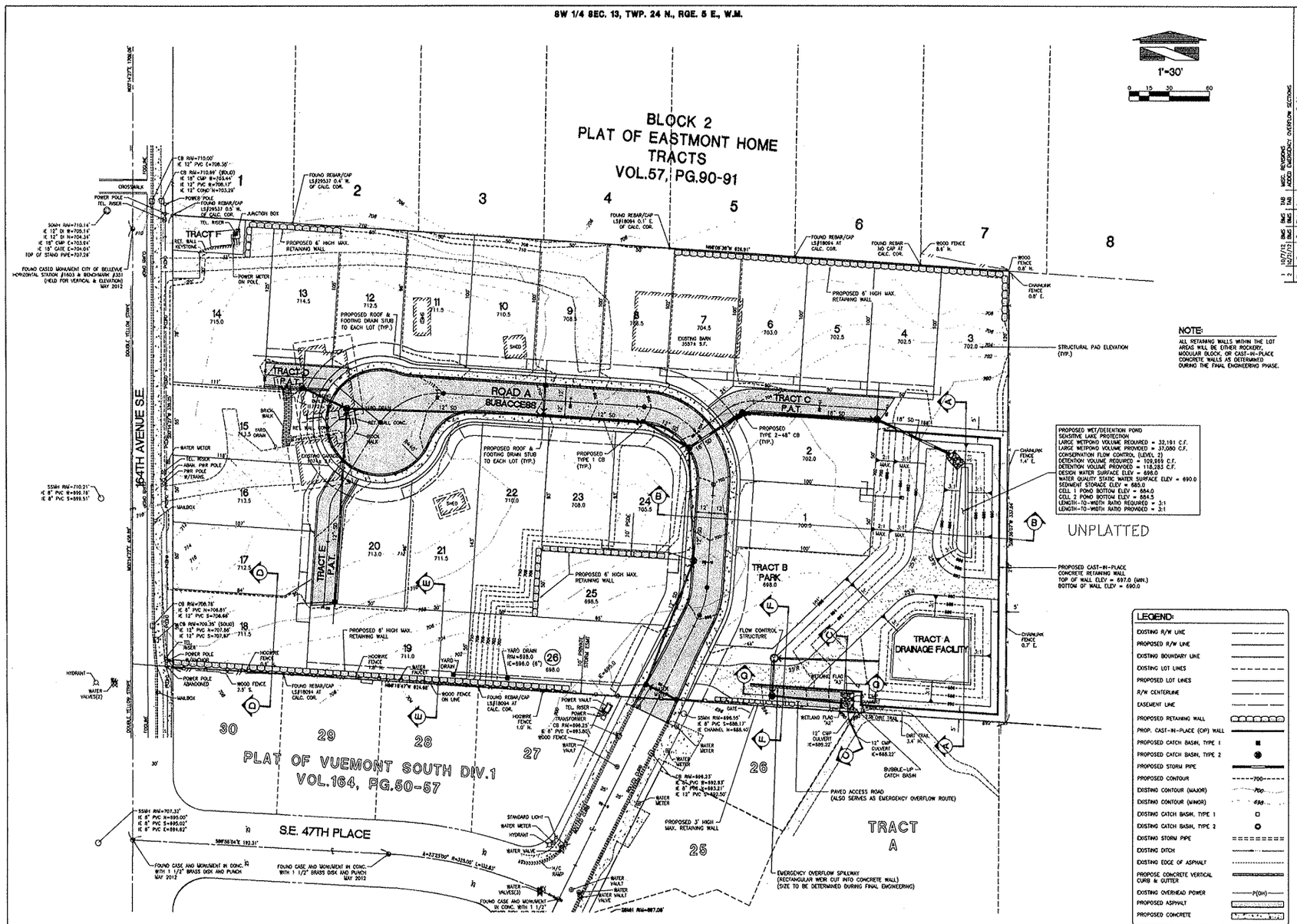
Designed: JMS Drawn: JMS Checked: BMG Approved: BMG Date: 10/7/12

CIVIL ENGINEERING LAND PLANNING SURVEYING ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

Job Number 15569
Sheet 1 of 5

No.	Date	By	Chk'd	Revisions
1	10/7/12	BMG	DM	SEC. REVISIONS

Path:\15000s\15569\preliminary\15569-pp1.dwg Date/Time:10/7/2012 8:45 AM BRCHAMEZ



No.	Date	By	Chk'd	Appr'd	Revision
1	10/7/12	BJG	TJB		MISC. REVISIONS
2	10/31/12	BJG	TJB		ADDED EMERGENCY OVERFLOW SECTIONS

Title

PRELIMINARY
GRADING AND DRAINAGE PLAN
FOR
VUEMONT SOUTH DIV. II

For:

HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

ROTAM M. SOHAL
STATE OF WASHINGTON
24733
REGISTERED PROFESSIONAL ENGINEER
10/31/12

Scale: Horizontal 1"=30' Vertical N/A

Designed BJG
Drawn BJG
Checked BJG
Approved BJG
Date 10/31/12

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

BARGHAUSEN CONSULTING ENGINEERS, INC.

EBC/BMR72

Date/Time:10/31/2012 8:25 AM

Job Number 15569

Sheet 2 of 5

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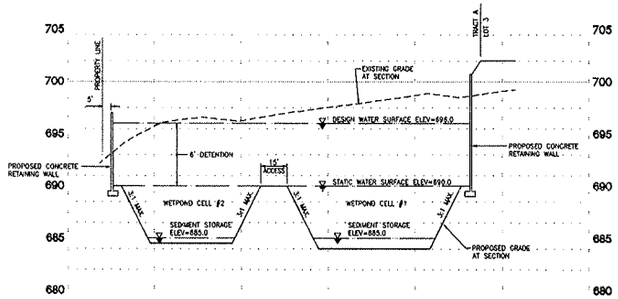
SW 1/4 SEC. 13, TWP. 24 N., RGE. 5 E., W.M.



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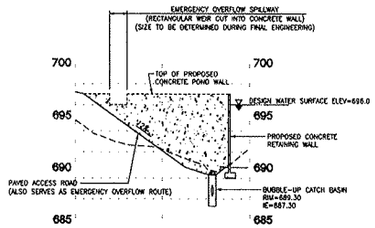
1"=5' VERT.



(G) SECTION G
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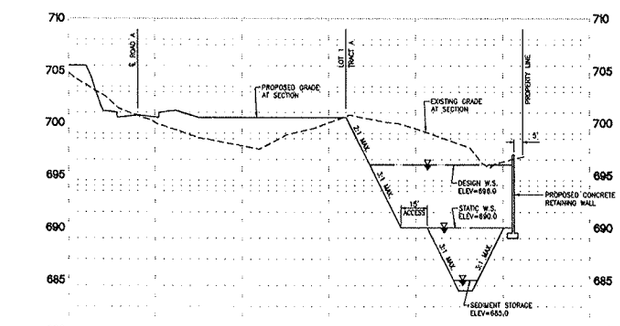
1"=5' VERT.



(B) SECTION B
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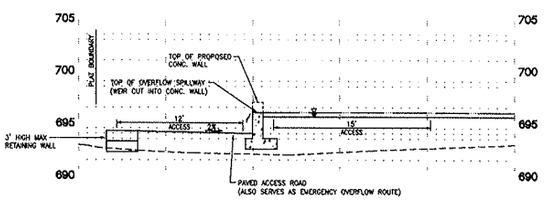
1"=5' VERT.



(F) SECTION F
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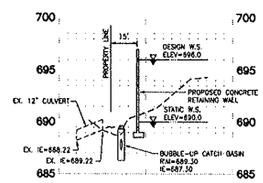
1"=5' VERT.



(C) SECTION C
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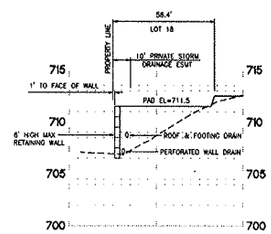

(D) SECTION D
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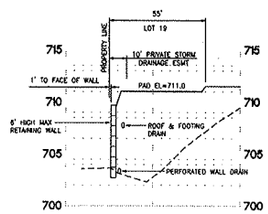
1"=5' VERT.



(E) SECTION E
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1"=5' VERT.

No.	Date	By	Chk.	Appr.	Revision
1	10/7/12	BMS	TAB	MSC	REVISIONS
2	10/31/12	BMS	TAB	ADDED EMERGENCY OVERFLOW SECTIONS	

Title: PRELIMINARY SITE CROSS-SECTIONS FOR VUEMONT SOUTH DIV. II

For: HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

BRYAN M. SCHWARTZ, STATE OF WASHINGTON, 44733, REGISTERED PROFESSIONAL ENGINEER, 10/31/12

Scale: Horizontal 1"=30' Vertical N/A

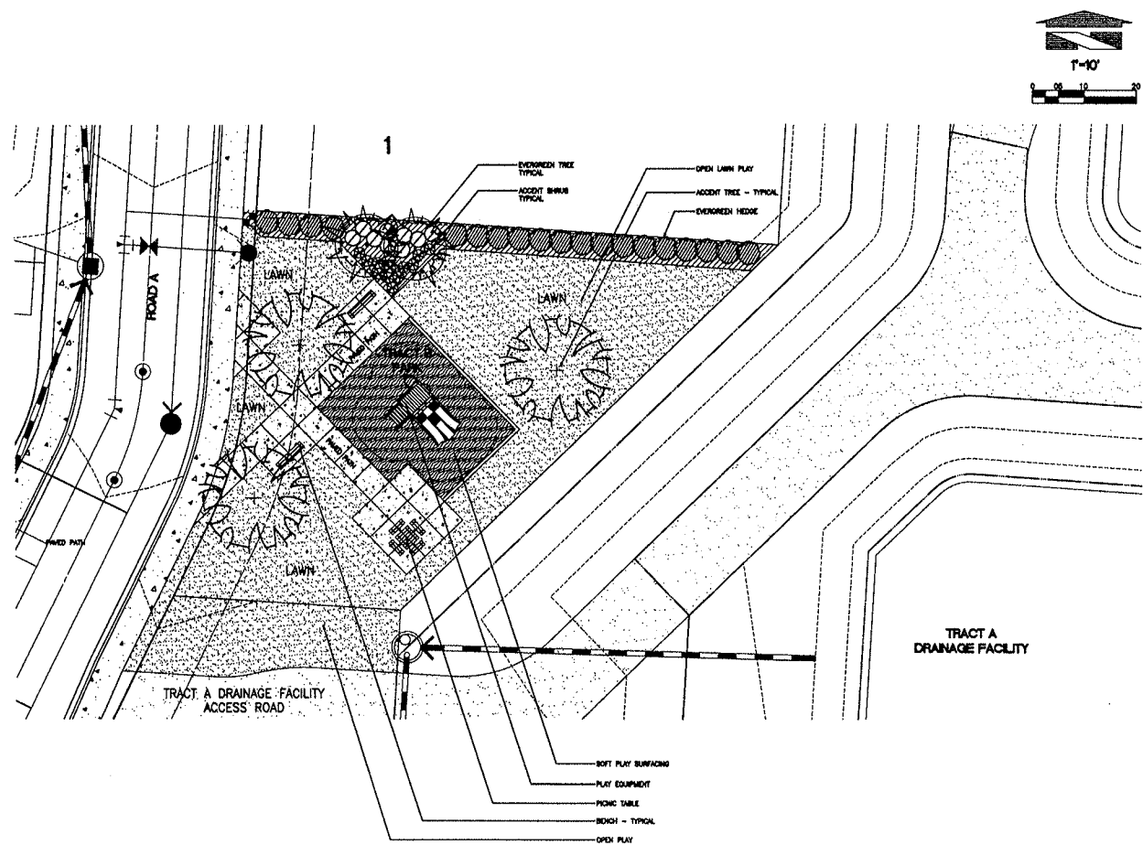
Designed BMS
Drawn BMS
Checked BMS
Approved BMS
Date 10/31/12

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15569
Sheet 3 of 5

FILE:P:\15000s\15569\preliminary\15569-pgm1.dwg Date/Time:10/31/2012 8:25 AM BSCHWARTZ

SW 1/4 SEC. 13, TWP. 24 N., RGE. 5 E., W.M.



No.	Date	By	Chk.	Appr.	Revision
1	10/7/12	BMS	BMS	3/8	MISC. REVISIONS

Title: TRACT "B" PARK LANDSCAPE CONCEPT PLAN FOR VUEMONT SOUTH DIV. II

For: HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL

Scale: Horizontal 1"=10'-0" Vertical N/A

Designed JMB
Drawn JMB
Checked JMB
Approved TB
Date 10/7/12

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
APPROVED & ADOPTED CERTIFICATE NO. 766 (VALID ONLY WITH SIGNATURE) EXPIRES 12/18/12

Job Number 15569

Sheet 4 of 5

File:P:\15000s\15569\preliminary\15569-L1.dwg Date/Time:10/8/2012 7:01 AM ASDOC

SE 47TH PLACE
PLAT OF VUEMONT SOUTH DIV.1
VOL.164, PG.50-57
TRACT A
TRACT A DRAINAGE FACILITY
TRACT B PARK
ROAD A SUBACCESS
64TH AVENUE SE
UNPLATTED
BLOCK 2
PLAT OF EASTMONT HOME
TRACTS
VOL.57, PG.90-91
SW 1/4 SEC. 13, TWP. 24 N., RGE. 5 E., W.M.
LEGEND
PROPOSED CONCRETE
PROPOSED ASPHALT
EXISTING OVERHEAD POWER
CURB & GUTTER
EXISTING EDGE OF ASPHALT
EXISTING DITCH
EXISTING STORM PIPE
EXISTING CATCH BASIN, TYPE 2
EXISTING CATCH BASIN, TYPE 1
EXISTING CONTOUR (MAJOR)
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED STORM PIPE
PROPOSED CATCH BASIN, TYPE 2
PROPOSED CATCH BASIN, TYPE 1
PROPOSED MOONEY
PROPOSED MODULAR BLOCK WALL
PROPOR. CAST-IN-PLACE (CIP) WALL
PROPOSED WATER METER
PROPOSED WATER BOXES
PROPOSED WATER TEE AND GATE VALVES
PROPOSED FIRE HYDRANT
PROPOSED SEWER MANHOLE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
CASEMENT LINE
R/W CENTERLINE
PROPOSED LOT LINES
EXISTING LOT LINES
EXISTING BOUNDARY LINE
PROPOSED R/W LINE
EXISTING R/W LINE
1" = 30'
60 30 15 0
Job Number 15569
Sheet
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES
Designed JMC
Drawn JMC
Checked JMC
Approved JMC
Date 10/01/12
Scale 1"=30'
Horizontal N/A
Vertical N/A
Horizontal
Vertical
10/01/12
For:
HENLEY USA
11100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
CONTACT: LISA CAVELL
Title:
PRELIMINARY
WATER AND SANITARY SEWER PLAN
FOR
VUEMONT SOUTH DIV. II
No. Date Revised By Chkd Appd Description
1 10/01/12 Revised JMC MSC MSC REVISIONS
5 of 5
T:\Projects\15569\Civil\15569-preliminary.dwg Date/Time:10/1/2012 7:22 AM JMC