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

## OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 13-135823-LN

Project Name/Address: 3241 W Lake Sammamish Pkwy SE

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

**Minimum Comment Period:** 02/20/2014

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☐ Plans
☐ Other:

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

Dawson Lane Short Plat
File Number: 13-135823-LN

SEPA Checklist reviewed on 01/14/2014 by David Wong



# ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

## INTRODUCTION

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

Received
DEC 23 2013
Permit Processing
City of Bellevue

# ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

## BACKGROUND INFORMATION

Property Owner: Mike Olsson

Proponent: Dawson Lane

Contact Person: Jon Nelson
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 12865 SE 47th Place, Bellevue 98006

Phone: 425-466-5203

Proposal Title: Dawson Lane Short Plat

Proposal Location: 3241 W. Lake Sammamish Parkway SE
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Short plat the parcel into 2 lots, construct infrastructure and homes.
2. Acreage of site: 0.44
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: 2
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: Unknown, likely 5,000 square feet to 8,000 square feet
7. Quantity of earth movement (in cubic yards): 1,500
8. Proposed land use: Single Family Residential
9. Design features, including building height, number of stories and proposed exterior materials:
   Homes will feature typical Northwest construction with exterior materials consisting of wood, stone, shakes, etc. Two story homes will conform to zoning height limits.
10. Other

Estimated date of completion of th posal or timing of phasing:

Infrastructure construction summer 2014 with home constructing ending spring 2015.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, 2 homes will be constructed.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Storm drainage report prepared by Land Development Advisors dated ????
Geotechnical report prepared by Geotech Consultants dated ???? **11/11/2013**

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Preliminary and Final short plat approval, utility extension ("UE"), clearing and grading permit, right of way permit, building permit, and MEP permits.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☑ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

**1. Earth**

a. General description of the site: ☐ Flat ☐ Rolling ☑ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope is approximately 30% with slopes averaging 20%.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

???? **Weathered gravel and silty sand**

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

No

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

Approximately 1,500 cubic yards of material will be excavated during the project. Any fill materials (i.e. select backfill, drain rock, etc.) will be imported from an offsite gravel pit.

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

Minor erosion could occur; however, an erosion control plan will be prepared and approved by the City.

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

53%

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

An erosion control plan will be prepared that will utilize BMP's such as silt fencing, mulching, straw covering, hydroseeding, etc. The plan will be approved by the City. Permanent landscaping will be installed subsequent to home construction to cover all bare earth.

**2. AIR**

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust from construction equipment during construction. Homes will use gas fireplaces.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Smoke emitted from vehicles and fireplaces may affect this project.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Construction equipment will comply with federal emission standards. Gas fireplaces will be installed in the homes to eliminate smoke associated with wood burning fireplaces. ?????

## 3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Lake Sammamish is nearby, approximately 1/4 mile easterly.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (Includ orm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff will be collected on each lot and directed to appropriate on-site BMP's prior to discharge into a new conveyance line that will provide a safe path for water to the existing storm drainage system in W. Lake Sammamish Parkway SE. Water flows through a series of pipes and an open swale to Lake Sammamish. ???

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The lots will provide on-site mitigation through the use of appropriate storm water BMP's outlined in the DOE and City Storm Drainage Requirements.

**4. Plants**

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Most vegetation will be removed to allow for the construction of the new homes.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Typical residential scale ornamental landscaping will be planted on-site.

## 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [x] Mammals: deer, bear, elk, beaver, other: Likely racoons, possums, rats, mice, squirrels
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

Typical residential scale ornamental landscaping will be planted on-site and will provide potential habitat

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

The homes will primarily use electricity with natural gas for heating & cooking.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Homes will meet Washington State energy code requirements.

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

The project will require services typical of any residential use.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic noise from West Lake Sammamish Parkway SE

(2) What types a vels of noise would be created by or ass ed with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise from construction will occur during approved working hours in the City.

**Construction noise regulated by BCC 9.18**

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

The contractors will abide by City noise ordinances and work hours. In addition, construction vehicles will be fitted with mufflers as required by federal law.

## 8. Land and Shoreline Use

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

Single family residential

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

No

c. Describe any structures on the site.

None

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

No

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

R5

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

SF-H

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

N/A

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

No

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

At 2.6 persons/home, the project would house 5 people.

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

None.

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

None.

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

The homes will conform to zoning standards for the R5 zone. Construction materials will be typical of homes in the Northwest and may consist of wood, stone, stucco, etc.

## 9. Housing

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

Two upper income homes will be provided.

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

None

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

None

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Structures will not exceed the heights allowed by the City's Land Use Code. Wood, stone, stucco, etc.

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

None

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

Landscaping will be provided for the new homes.

## 11. Light and Glare

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

Light from residential scale interior & exterior lighting will occur during nighttime hours

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

Light from nearby homes will be visible from the site.

d. Proposed measures to reduce or control light or glare impacts, if any:

The scale of lighting will be residential.

## 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Vasa Park is approximately 0.25 miles south of the site. Timberlake and Weowna Parks are within one mile and Lake Sammamish State Park is approximately 3 miles away.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

## 13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known

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

None

## 14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by a private road connecting to W. Lake Sammamish Parkway SE.

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

Yes. Transit is available on W. Lake Sammamish Parkway. Approximately 1/4 mile to nearest stop.

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

Minimum of 2 off street parking spaces as required by the City's code. None would be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No

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

The site would produce 20 trips per day with peak volumes occuring in the afternoon rush hour.

g. Proposed measures to reduce or control transportation impacts, if any:

None

## 15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Needs would increase commensurate with the addition of 2 residences.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

## 16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Storm drainage

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

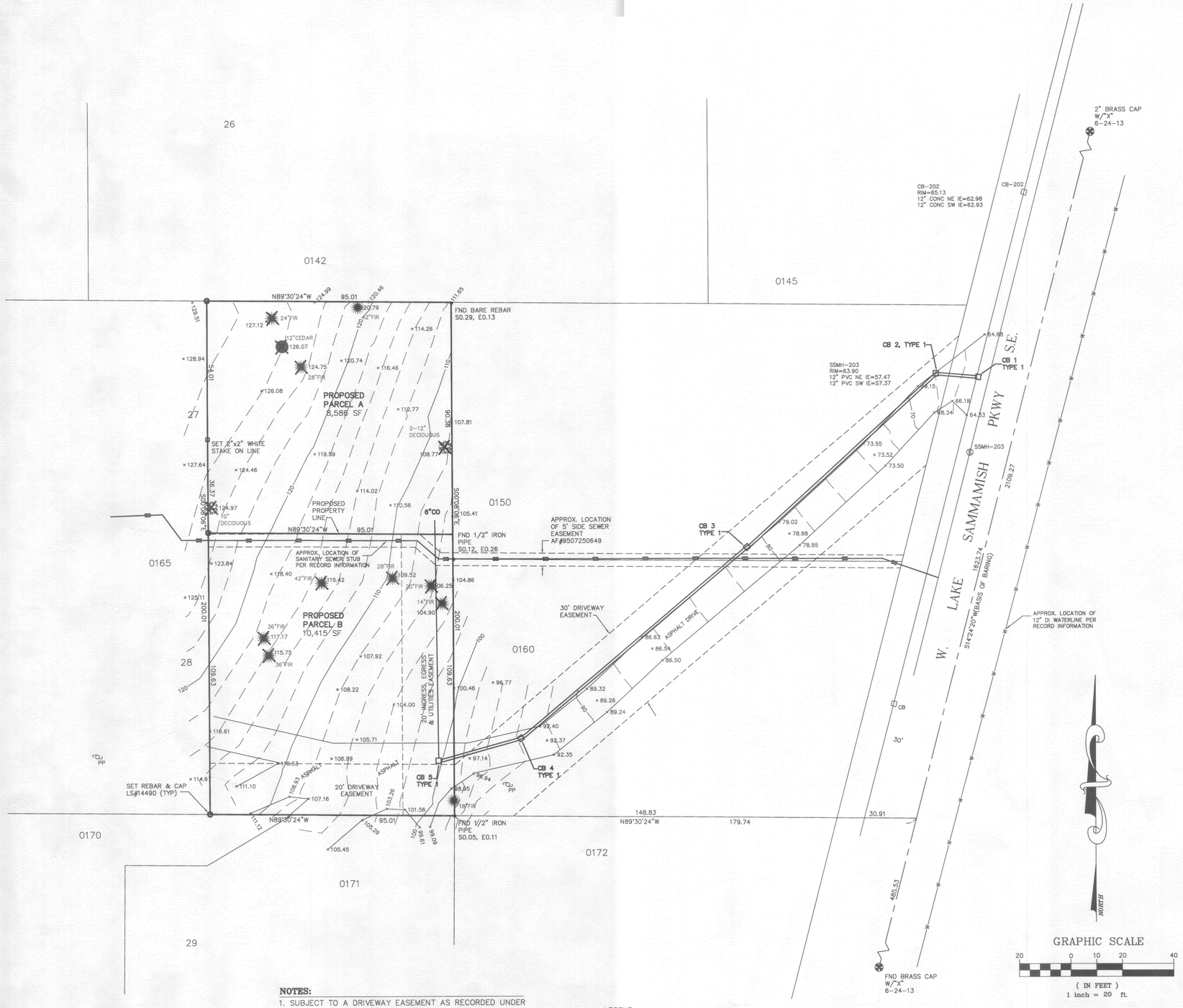
Water, sanitary sewer, and storm drainage provide by the City of Bellevue. Electricity and natural gas by PSE.

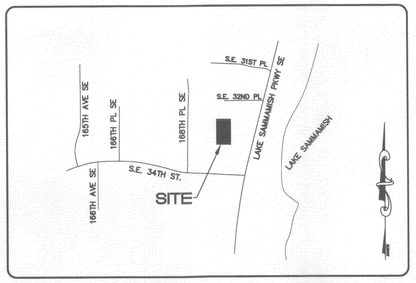
## Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....12/20/13 23




VICINITY MAP
NOT TO SCALE

**LEGAL DESCRIPTION:**

THE EAST 95 FEET OF THE WEST 570 FEET OF THE SOUTH 200 FEET OF THE NORTH 500 FEET OF GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS THE EAST 95 FEET OF THE WEST 270 FEET OF TRACTS 27 AND 28, DELWOOD PARK, UNRECORDED);

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER THE FOLLOWING DESCRIBED TRACTS:

A STRIP OF LAND 30 FEET IN WIDTH, HAVING 15 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 570 FEET OF THE SOUTH 100 FEET OF THE NORTH 600 FEET OF GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 49°46'20" EAST 256 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF WEST LAKE SAMMAMISH HIGHWAY AND THE TERMINUS OF SAID CENTERLINE, THE NORTHWESTERLY LINE OF SAID 30 FOOT STRIP SHALL BE PROLONGED TO INTERSECT SAID WESTERLY MARGIN AND THE NORTH LINE OF SAID SOUTH 100 FEET;

(ALSO KNOWN AS A PORTION OF KING COUNTY LOT LINE ADJUSTMENT NO. 574015, RECORDED UNDER RECORDING NO. 8709021113).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BENCH MARK – DATUM (NAVD 88)**

4" x 4" CONC MON W/CITY OF BELLEVUE BRASS CAP STAMPED "H1902" & "V475" W/PUNCH LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S.E. 34 ST. AND W. LAKE SAMMAMISH PKWY S.E.
ELEV. = 55.96

**BASIS OF BEARING:**

MONUMENTED CENTERLINE OF W. LAKE SAMMAMISH PKWY S.E.
CENTERLINE BEING NORTH 14°24'20" EAST

**METHOD OF SURVEY:**

DIRECT OBSERVATION – NO ADJUSTMENT NECESSARY

**CONTOUR INTERVAL:**

2-FOOT

**BUILDING SETBACKS:**

20 FEET – FRONT AND REAR
5 FOOT – SIDES TO TOTAL 15 FEET

**OWNER/APPLICANT:** DAWSON LAND RCI GROUP, INC
215 105TH ST. S.E.
EVERETT, WA 98208
(425)239-4097
EMMETT LANE

**SURVEYOR:** TRI-COUNTY LAND SURVEYING CO.
4610 200th ST. S.W. SUITE A
LYNNWOOD, WA. 98036
(425) 776-2926
JACKIE H. SIEBERT, P.L.S.

**ENGINEER:** LAND DEVELOPMENT ADVISOR, LLC
PLANNING, ENGINEERING, PROJECT MANAGEMENT
12865 SE 47TH PLACE
BELLEVUE, WA 98006
JON W. NELSON, PE

GRAPHIC SCALE
20 0 10 20 40
( IN FEET )
1 inch = 20 ft.

**NOTES:**

1. SUBJECT TO A DRIVEWAY EASEMENT AS RECORDED UNDER AUDITOR'S FILE NUMBERS 3770651 AND 3845139. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT THEIR EXACT LOCATIONS.

2. SUBJECT TO A UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9507250650. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT THEIR EXACT LOCATIONS.

3. SUBJECT TO A SEWER EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 20041203000274. INFORMATION PROVIDED NOT SUFFICIENT TO PLOT THEIR EXACT LOCATIONS.

LEGEND
- CATCH BASIN
- SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- POWER POLE
- GAS METER

JACKIE H. SIEBERT
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE: 12/13/13

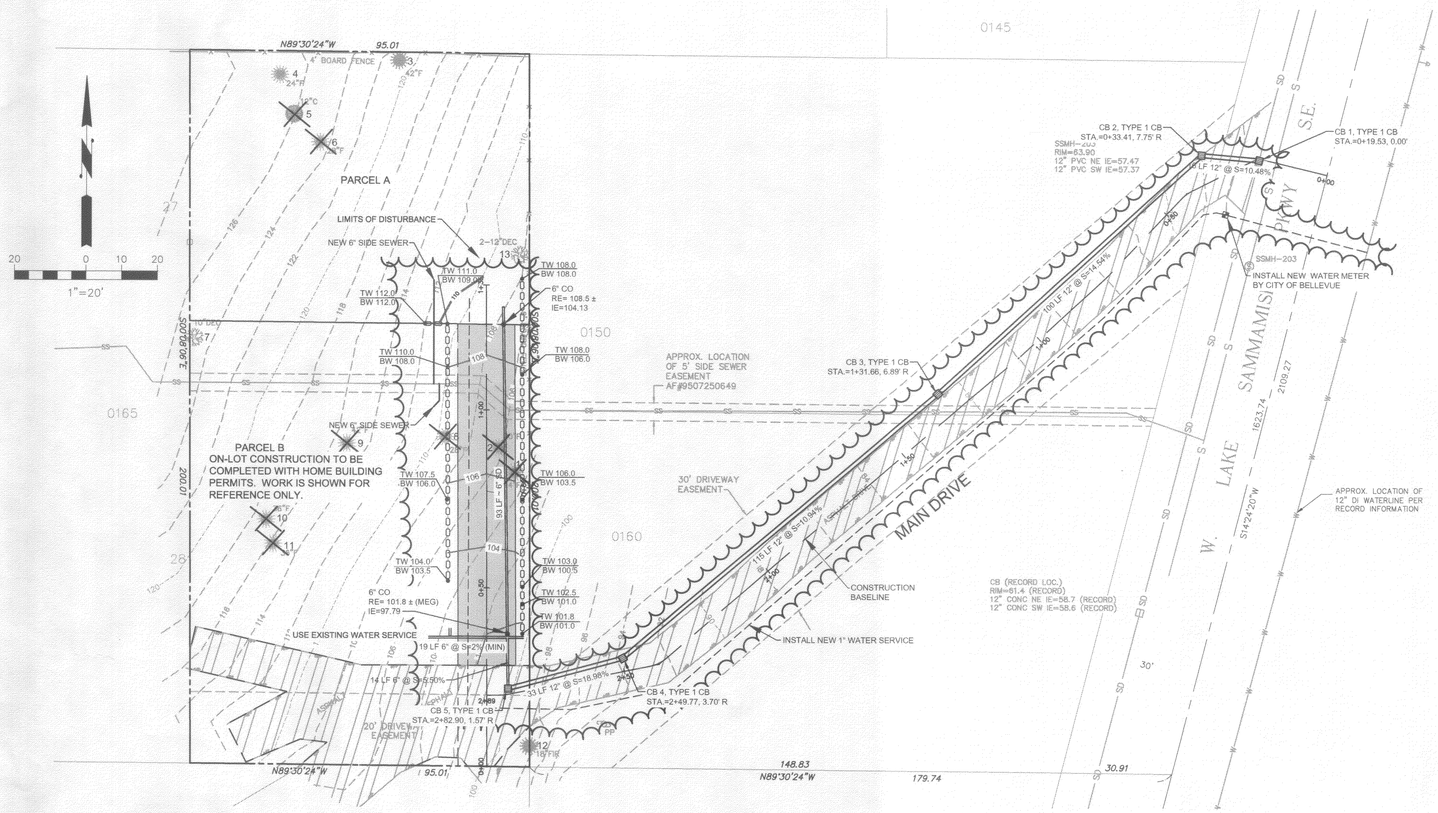
A PORTION OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 12, T.24N., R.5E., W.M.
KING COUNTY, WASHINGTON

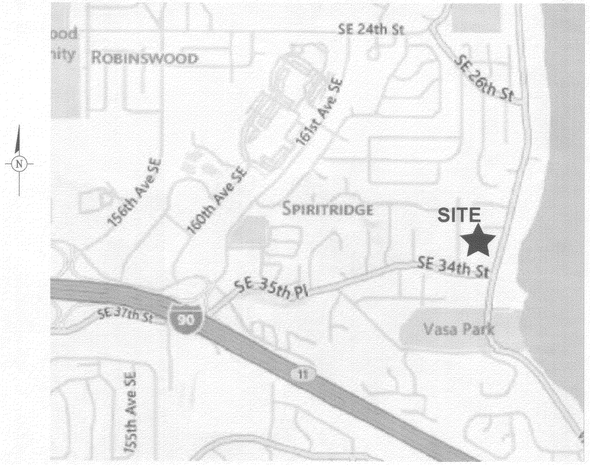
Tri-County
Land Surveying Company
4610 200th St. S.W. Suite A
Lynnwood, Wa. 98036 (425)776-2926 Fax:776-2850

| REVISION: | DATE: | DESIGN | DAWSON-LANE SHORT PLAT | SCALE 1" = 20' |
|---|---|---|---|---|
| | | DRAWN BH | | JOB NO. 13-051 |
| | | CHECKED R.S. | P.F.N. _____ SP | SHEET 1 OF 1 |
| | | DATE APRIL, 2013 | | |

Received
DEC 23 2013
Permit Processing
City of Bellevue

SEC. 12, TWP. 24N, RGE. 5E, W.M.




## VICINITY MAP

NO SCALE

## GENERAL INFORMATION:

| | |
|---|---|
| DEVELOPER: | DAWSON LANE RCI GROUP, INC.<br>215 105TH STREET SE<br>EVERETT, WASHINGTON 98208<br>PHONE: 425-239-4097<br>CONTACT: EMMETT LANE |
| ENGINEER: | LAND DEVELOPMENT ADVISORS, LLC<br>12865 - SE 47TH PLACE<br>BELLEVUE, WASHINGTON 98006<br>PHONE: 425-466-5203<br>CONTACT: JON W. NELSON, P.E. |
| SURVEYOR: | TRICOUNTY LAND SURVEYING<br>4610 200TH STREET SW, SUITE A<br>LYNNWOOD, WASHINGTON 98036<br>PHONE: 425-776-2926<br>CONTACT: JACK SIEBERT, PLS |
| TAX PARCEL No. | 1949700155 |

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BENCH MARK - DATUM (NAVD 88)

4" x 4" CONC MON W/CITY OF BELLEVUE BRASS CAP STAMPED "H1902" & "V475" W/PUNCH
LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S.E. 34 ST. AND W. LAKE SAMMAMISH PKWY S.E.
ELEV. = 55.96

## SHEET INDEX:


| | |
|---|---|
| 1 | CLEARING, GRADING & ROAD PLAN |
| 2 | ROAD & DRAINAGE PROFILES |


## SURVEY LEGEND

- CATCH BASIN
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- GAS METER

## PROPOSED FEATURES

- STORM DRAIN PIPE
- ROOF AND FOOTING DRAIN
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- BOUNDARY
- RIGHT-OF-WAY
- FLOW, CURB & GUTTER LINE
- CENTER LINE
- EASEMENT
- 10' CONTOURS
- 2' CONTOURS
- SAW CUT LINE
- ASPHALT PAVEMENT
- CONCRETE
- GRAVEL
- CATCH BASIN, TYPE I WITH VANED GRATE
- CATCH BASIN, TYPE I WITH SOLID COVER
- CATCH BASIN, TYPE II WITH VANED GRATE
- CATCH BASIN, TYPE II WITH SOLID COVER
- CLEANOUT
- OVERFLOW STRUCTURE
- GATE VALVE (FLxMJ)
- WATER METER
- FIRE HYDRANT
- TEE (FLxMJ)
- CONCRETE BLOCKING
- CAP (MJ)
- SEWER MANHOLE
- SIGN

***ABBREVIATIONS:***
*(FG) = FINISHED GRADE*
*(MEG) = MATCH EX. GROUND*
*TW=TOP OF WALL*
*BW=BOTTOM OF WALL*

## TREE RETENTION CALCULATIONS

| ID | Size (inches) | Cottonwood or Alder? [enter 1 if true] | Size for Calculations (inches) | Retained (enter 1 if true) | Retained (inches) |
|---|---|---|---|---|---|
| 1 | 14 | | 14 | | 0 |
| 2 | 20 | | 20 | | 0 |
| 3 | 42 | | 42 | 1 | 42 |
| 4 | 24 | | 24 | 1 | 24 |
| 5 | 12 | | 12 | | 0 |
| 6 | 28 | | 28 | | 0 |
| 7 | 10 | | 10 | 1 | 10 |
| 8 | 28 | | 28 | | 0 |
| 9 | 42 | | 42 | | 0 |
| 10 | 36 | | 36 | | 0 |
| 11 | 36 | | 36 | | 0 |
| 12 | 18 | | 18 | 1 | 18 |
| 13 | 24 | | 24 | 1 | 24 |
| **Totals** | | | **334** | | **118** |
| **Retention Required (30%)** | | | **100** | | |

Call 2 Working Days Before You Dig
**1-800-424-5555**
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

CAUTION:
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

SURVEY NOTE:
EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LAND DEVELOPMENT ADVISORS, CANNOT ENSURE THE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

| NO. | DATE | REVISION | BY | CK |
|---|---|---|---|---|

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
OCTOBER, 2013
DATE:
BS1_DALA001
FILE NAME:

*CLEARING, GRADING & ROAD PLAN*

*DAWSON-LANE RCI GROUP, INC.*

# DAWSON-LANE SHORT PLAT

*3241 W. LAKE SAMMAMISH PKWY SE*

CITY OF BELLEVUE WASHINGTON


LDA
Land Development Advisors, LLC
Planning, Engineering, Project Management
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203


JON W. NELSON
STATE OF WASHINGTON
20764
REGISTERED PROFESSIONAL ENGINEER

Received
DEC 23 2013
Permit Processing
Bellevue

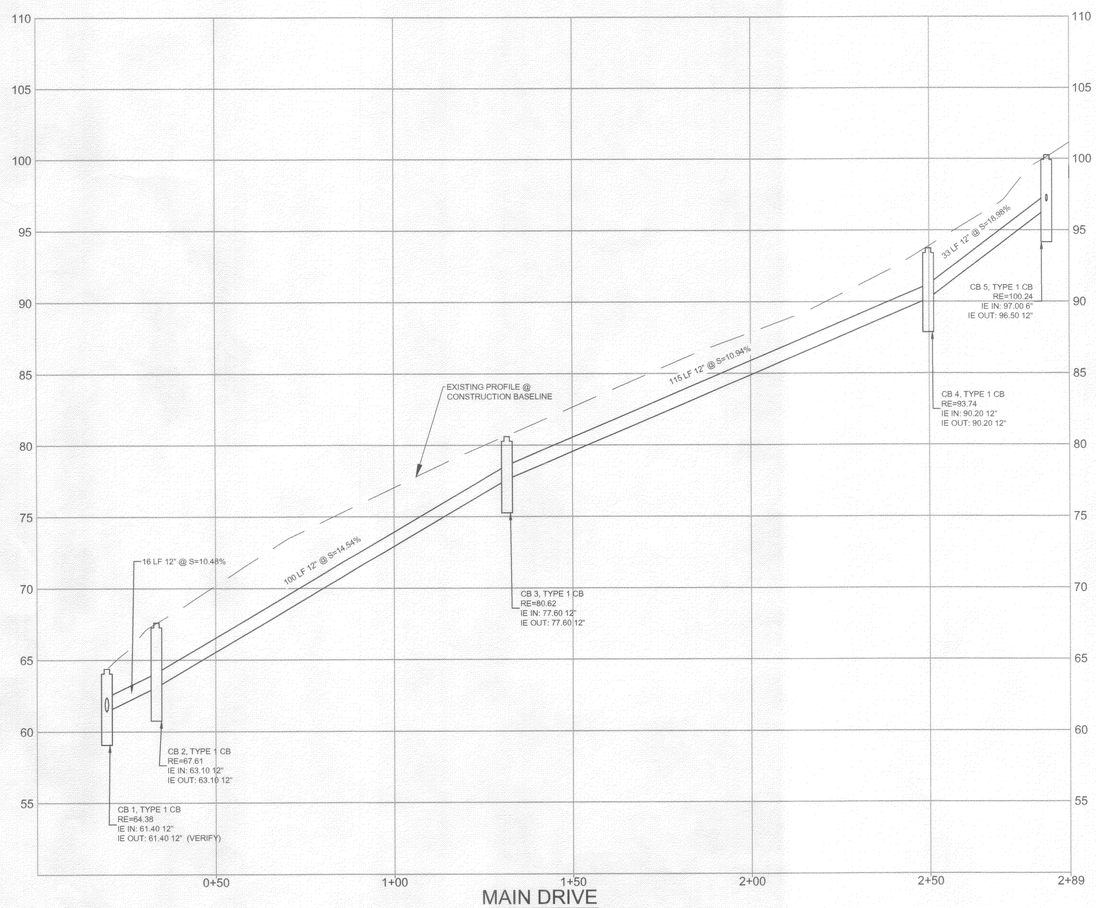
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER
DAWA-001

SHEET NUMBER
1 OF 2

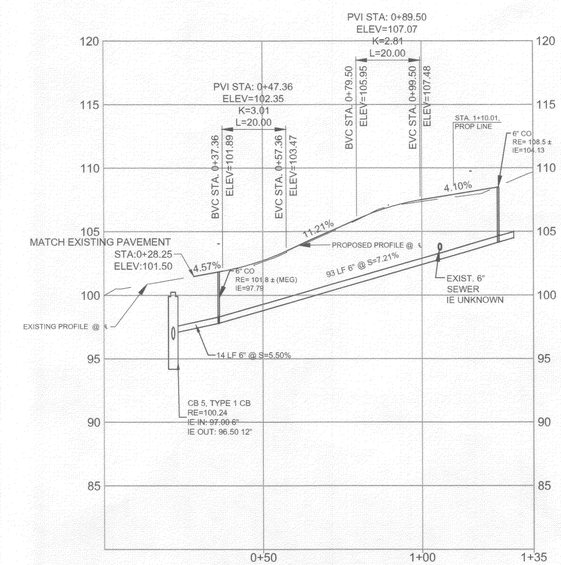

C:\Users\Admin\Documents\Land Development Advisors\Dawson Lane\Plans\LDA001.dwg, <PLAN>, Plotted: 12/17/2013 12:41:19 PM, By: Admin (1) LDA

SEC. 12, TWP. 24N, RGE. 5E, W.M.




MAIN DRIVE

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.




PARCEL A DRIVEWAY

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

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ROAD & DRAINAGE PROFILES

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12/15/13

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SHEET NUMBER 2 OF 2