



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. 15-113231-LN

Project Name/Address: Blasser Short Plat

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum Comment Period: 4019 W Lake Sammamish Parkway SE

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.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

City of Bellevue Submittal Requirements	27
ENVIRONMENTAL CHECKLIST	
10/9/2009	
<p>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).</p>	
INTRODUCTION	
Purpose of the Checklist:	
<p>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.</p>	
Instructions for Applicants:	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	
<p>Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i></p>	
<p>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.</p>	
<p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p>	
<p>Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.</p>	



BACKGROUND INFORMATION

Property Owner: Ron Blasser

Proponent:

Contact Person: Mark Plog

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5628 Airport Way S #246
Seattle, WA 98108

Phone: (425) 837-8083

Proposal Title: Blasser 2-lot short plat

Proposal Location: 4019 W. Lake Sammamish Pkwy SE Bellevue, WA 98008
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: 2-lot short plat, retain existing structures
2. Acreage of site: 0.89
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: 3000-4000
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: Residential
9. Design features, including building height, number of stories and proposed exterior materials:
2 story, wood exterior
10. Other

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

Summer 2015.

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

No.



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

A mitigated determination of non-significance has been issued for the Type A stream located on site.

Stream reach study and buffer reduction under prior review 05-119959-LQ and ordinance 5647, determined the stream to support fish and it is a Type-F.

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.

No.

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.

No.

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)? Approximately 40%

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.

Silt, sand, and gravel.

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.

Site grading for road construction and utility installation will be required.

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

Minor.

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

52%

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

Temporary sediment control devices as outlined by the City will be utilized.

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.

Automobile.

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

No.

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

No specific measures are proposed.

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.

Yes. The Site is located less than 1 mile away from Lake Sammamish, and there is a Type A Stream that flows through the proposed project site.

The stream is a Type F.

- (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.

The project site is 250 feet from the OHWM of Lake Sammamish.

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

None.

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

No.

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

No.

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

No.

b. Ground

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

No.

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

None.

c. Water Runoff (Including storm water)

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

Runoff from the proposed homes and access road will be routed to a detention pipe that discharges to the existing stormwater conveyance system in West Lake Sammamish.

Storm water systems will be required to meet current storm utility codes and requirements.

- (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:
None.

4. Plants

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

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

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

The grass and some trees will be removed.

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

None.

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

Some native plant will be planted along the Type A stream as part of the MDNS.

5. ANIMALS

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

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Cutthroat have been documented in the stream per the City of Bellevue Stream Inventory.

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

None.

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

Not to our knowledge.

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

The NGPA tract will be enhanced as outlined in the MDNS.

Stream restoration is required under ordinance 5647 which previously reduced the buffer on the property.

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.

Public Utilities.

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

No.

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

None.

7. Environmental Health

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

No.

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

Fire, ambulance, police.

(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.

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

Short-term noise impacts would be generated during the construction of the project by construction workers and construction machinery. The only long-term noise impacts will be from limited automobile traffic.

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

None are proposed.

Noise regulated by BCC 9.18

8. Land and Shoreline Use

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

The site is currently occupied by a single family residence. Adjacent properties include single family residences.

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

No.

- c. Describe any structures on the site.

Single family residence, a detached garage, and a large shed.

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

No.

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

R-6

R-5

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

LN

SF-H, Single-Family High Density

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

Lake Sammamish

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

Yes, a Type A stream has been delimited.

A Type F Stream is on the site

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

9-12

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

4

The project proposes a new lot for development and keeps the existing residence resulting in additional dwelling capacity.

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

None.

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

Meet City planning requirements and codes.

9. Housing

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

2, middle to high income homes.

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?

2 story residential home.

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

No views in the immediate vicinity that are not already affected by the existing home and garage.

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

None.

11. Light and Glare

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

None.

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

No.

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

None that we are aware of.

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

None.

12. Recreation

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

Vasa park is 0.22 miles away from proposed project site.

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.

None.

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:

Dose not apply.

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 located on W. Lake Sammamish Pkwy and has easy access to I-90.

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

A bus stop is located within 0.25 miles of the site.

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

2 new spaces provided for the new lot, none eliminated (4 total).

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.

16

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.

Not significantly.

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

None proposed.

16. Utilities

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

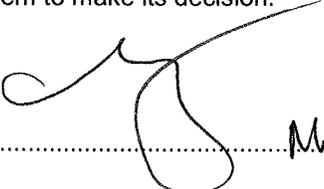
Electricity, natural gas, water, refuse service, telephone, sanitary sewer

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.

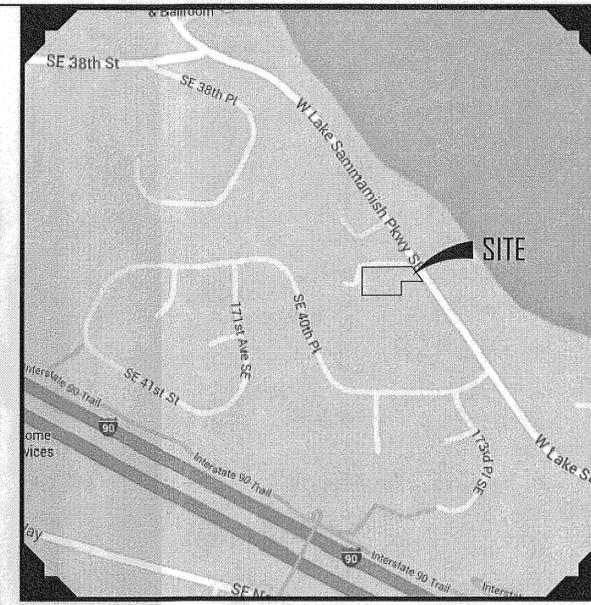
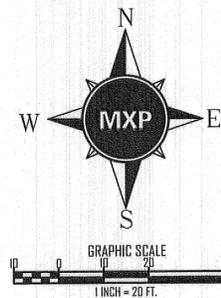
Expanding the above utilities.

Signature

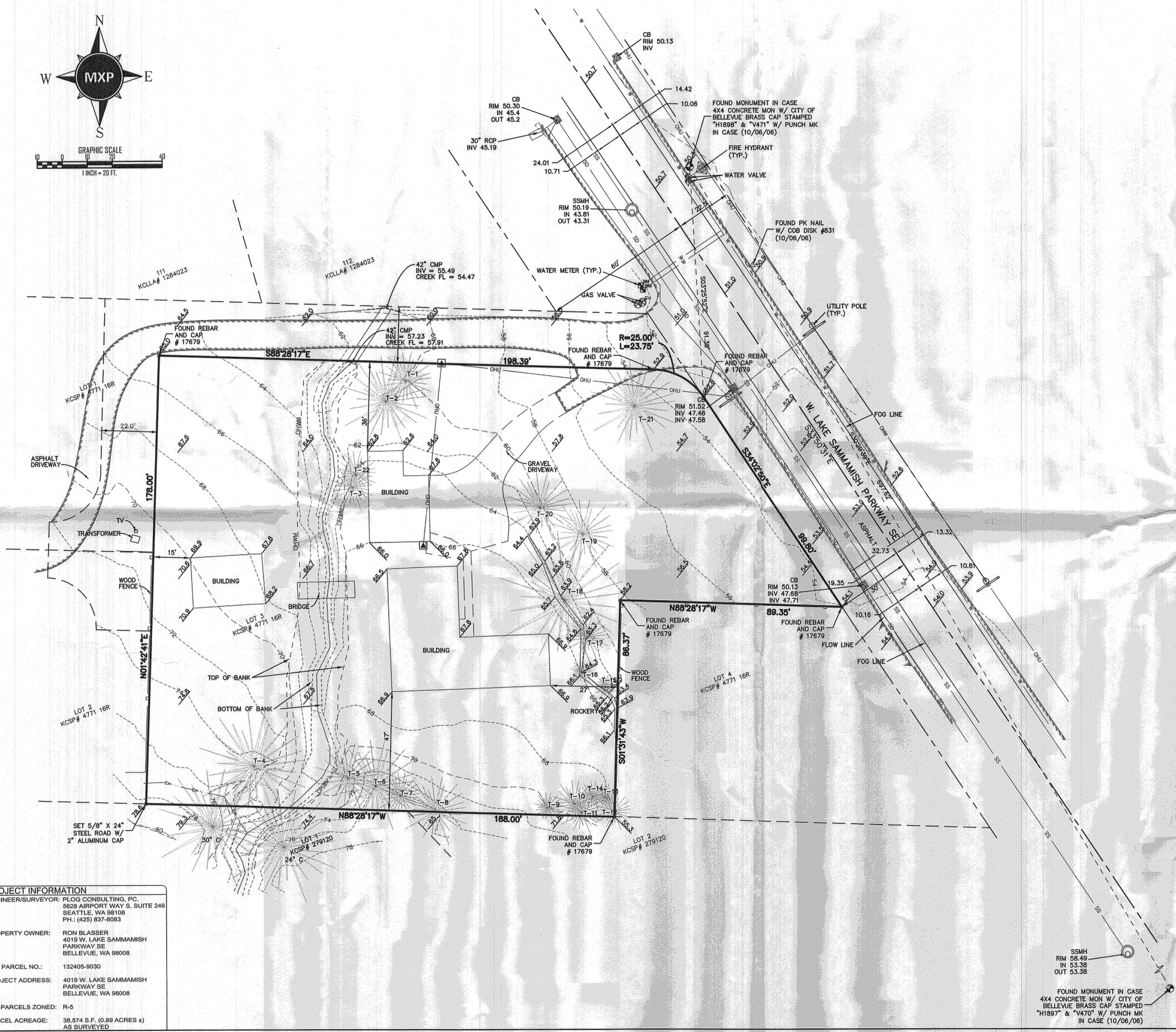
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..........Megan Plog.....Date Submitted 3/23/2015.....

NE 1/4, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.



VICINITY MAP
NTS



GENERAL NOTES

1. THIS SURVEY WAS COMPLETED BASED ON THE CHICAGO TITLE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1371341 DATED xxxx x, 2014.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
4. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2008 AND FIELD CHECKED IN SEPTEMBER 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
6. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
7. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
8. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

LEGAL DESCRIPTION

LOT 3, OF KING COUNTY SHORT PLAT 4771 16R AS RECORDED UNDER AUDITOR'S FILE NUMBER 8203010599, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

KING COUNTY SHORT PLAT 4771 16R AS RECORDED UNDER AUDITOR'S FILE NUMBER 8203010599, RECORDS OF KING COUNTY, WASHINGTON.
ACCEPTED THE BEARING OF S 33°50'31" E FOR W. LAKE SAMMAMISH PARKWAY SE BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM ELEVATION DATA PROVIDED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
THE MARK IS A WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE IN THE CONCRETE SURFACE AT THE SOUTHEAST CORNER OF WSDOT BRIDGE NUMBER 90/59EN OVER WEST LAKE SAMMAMISH PARKWAY. THE BRIDGE IS LOCATED ON THE SOUTH (EASTERLY TRAFFIC FLOW) RAMP EXIT #13.
THE NAVD 88 ELEVATION = 81.327 METERS OR 201.204 FEET.
A SECOND BENCHMARK PROVIDED BY THE CITY OF BELLEVUE WAS CHECKED TO AND VERIFIED. THE BENCHMARK USED IS NUMBER 163. THE NORTH END OF THE SUNSET ELEMENTARY SCHOOL SIGN. A BRASS DISK STAMPED '0310' WITH ELEVATION OF 155.424 FEET.
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

PROJECT INFORMATION
ENGINEER/SURVEYOR: PLOG CONSULTING, PC.
5628 AIRPORT WAY S, SUITE 246
SEATTLE, WA 98108
PH.: (425) 837-8083

PROPERTY OWNER:
RON BLASSER
4019 W. LAKE SAMMAMISH
PARKWAY SE
BELLEVUE, WA 98008

TAX PARCEL NO.:
132405-9030

PROJECT ADDRESS:
4019 W. LAKE SAMMAMISH
PARKWAY SE
BELLEVUE, WA 98008

ALL PARCELS ZONED: R-5
PARCEL ACREAGE: 38,874 S.F. (0.89 ACRES ±)
AS SURVEYED

5628 Airport Way S
Suite 246
Seattle, WA 98108
P (206) 708-1104
F (206) 708-1151
plogconsulting.com

NE 1/4, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.

TOPOGRAPHIC SURVEY

RON BLASSER
4019 W. LAKE SAMMAMISH PARKWAY SE

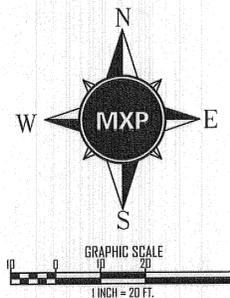
PROJECT NO:	REVISION DATE	REVISION NO.:	SHEET
020-14	12/16/14	0	1 OF 1



SSMH
RIM 58.49
IN 53.38
OUT 53.38

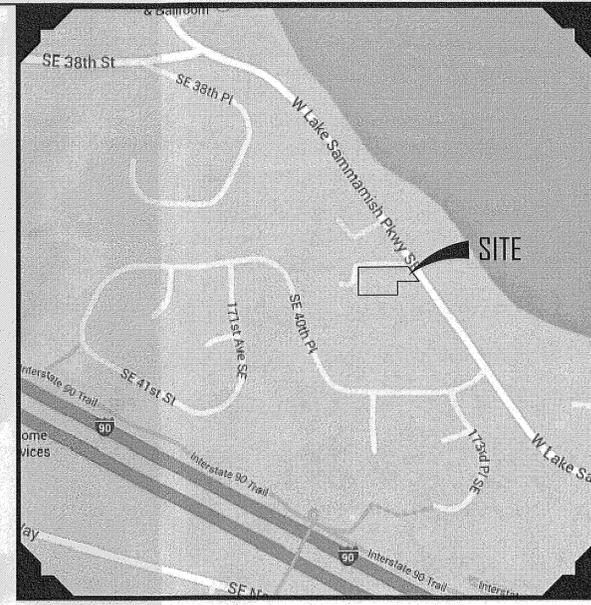
FOUND MONUMENT IN CASE
4x4 CONCRETE MON W/ CITY OF
BELLEVUE BRASS CAP STAMPED
'H1897' & 'V470' W/ PUNCH MK
IN CASE (10/06/06)

NE 1/2, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.



TREE ID	SPECIES	DIAMETER	TREES WITHIN SITE INTERIOR	
			WEIGHING FACTOR	WEIGHTED DIAMETER
T-1	CEDAR	12"	1	12"
T-2	CEDAR	24"	1	24"
T-3	CEDAR	8"	1	8"
T-4	CEDAR	30"	1	30"
T-5	CEDAR	18"	1	18"
T-6	CEDAR	24"	1	24"
T-7	CEDAR	12"	1	12"
T-8	CEDAR	18"	1	18"
T-9	CEDAR	8"	1	8"
T-10	CEDAR	12"	1	12"
T-11	CEDAR	12"	1	12"
T-12	CEDAR	10"	1	10"
T-13	CEDAR	6"	1	6"
T-14	CEDAR	8"	1	8"
T-15	CEDAR	6"	1	6"
T-16	CEDAR	6"	1	6"
T-17	CEDAR	12"	1	12"
T-18	CEDAR	36"	1	36"
T-19	CEDAR	18"	1	18"
T-20	CEDAR	18"	1	18"
T-21	CEDAR	24"	1	24"
T-22	CEDAR	8"	1	8"
TOTAL			330"	210"

SITE INTERIOR TREE RETENTION REQUIREMENT: MUST SAVE 15% OF DIAMETER INCHES OF SIGNIFICANT TREES = 330 X 15% = 49.5" (NOTE 15% IS THE MINIMUM REQUIREMENT)



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LEGAL DESCRIPTION

LOT 3 OF KING COUNTY SHORT PLAT 47716 16R AS RECORDED UNDER AUDITOR'S FILE NUMBER 8203010599, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

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ACCEPTED THE BEARING OF S 33°50'31" E FOR W. LAKE SAMMAMISH PARKWAY SE BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM ELEVATION DATA PROVIDED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
THE MARK IS A WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE IN THE CONCRETE SURFACE AT THE SOUTHEAST CORNER OF WSDOT BRIDGE NUMBER 90/59N OVER WEST LAKE SAMMAMISH PARKWAY. THE BRIDGE IS LOCATED ON THE SOUTH (EASTERLY TRAFFIC FLOW) RAMP EXIT #13.
THE NAVD 88 ELEVATION = 61.327 METERS OR 201.204 FEET.
A SECOND BENCHMARK PROVIDED BY THE CITY OF BELLEVUE WAS CHECKED TO AND VERIFIED. THE BENCHMARK USED IS NUMBER 163. THE NORTH END OF THE SUNSET ELEMENTARY SCHOOL SIGN. A BRASS DISK STAMPED "0310" WITH ELEVATION OF 155.424 FEET.
2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

PROJECT INFORMATION
ENGINEER/SURVEYOR: PLOG CONSULTING, P.C.
5628 AIRPORT WAY S, SUITE 246
SEATTLE, WA 98108
PH: (425) 837-8083

PROPERTY OWNER:
RON BLASSER
4019 W. LAKE SAMMAMISH
PARKWAY SE
BELLEVUE, WA 98008

TAX PARCEL NO.: 132405-9030

PROJECT ADDRESS:
4019 W. LAKE SAMMAMISH
PARKWAY SE
BELLEVUE, WA 98008

ALL PARCELS ZONED: R-5
PARCEL ACREAGE: 38,574 S.F. (0.89 ACRES ±)
AS SURVEYED

NATIVE GROWTH PROTECTION AREAS (NGPA)
DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AND OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT FOR THE REMOVAL OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF CITY OF BELLEVUE CODES. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER LAW. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE UNDERLYING OWNER.

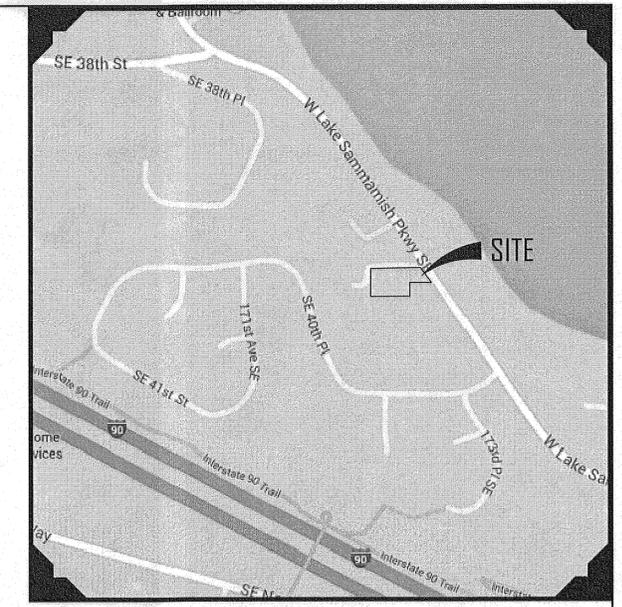
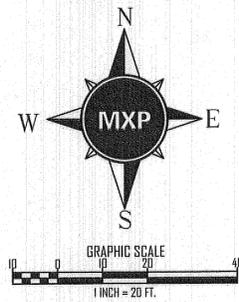
PLAN NOTES
1. ALL TREES ON THE WEST BANK OF STREAM TO BE RETAINED ALONG WITH THE TREES LOCATED ALONG THE SOUTHERN PROPERTY LINE.
2. ALL EX. STRUCTURES TO BE REMOVED.
3. TRACT "A" IS FOR THE BENEFIT OF LOT 2.
4. TRACT "B" IS FOR THE BENEFIT OF LOT 3.

FOUND MONUMENT IN CASE 4X4 CONCRETE MON W/ CITY OF BELLEVUE BRASS CAP STAMPED "H1897" & "V470" W/ PUNCH MK IN CASE (10/06/06)

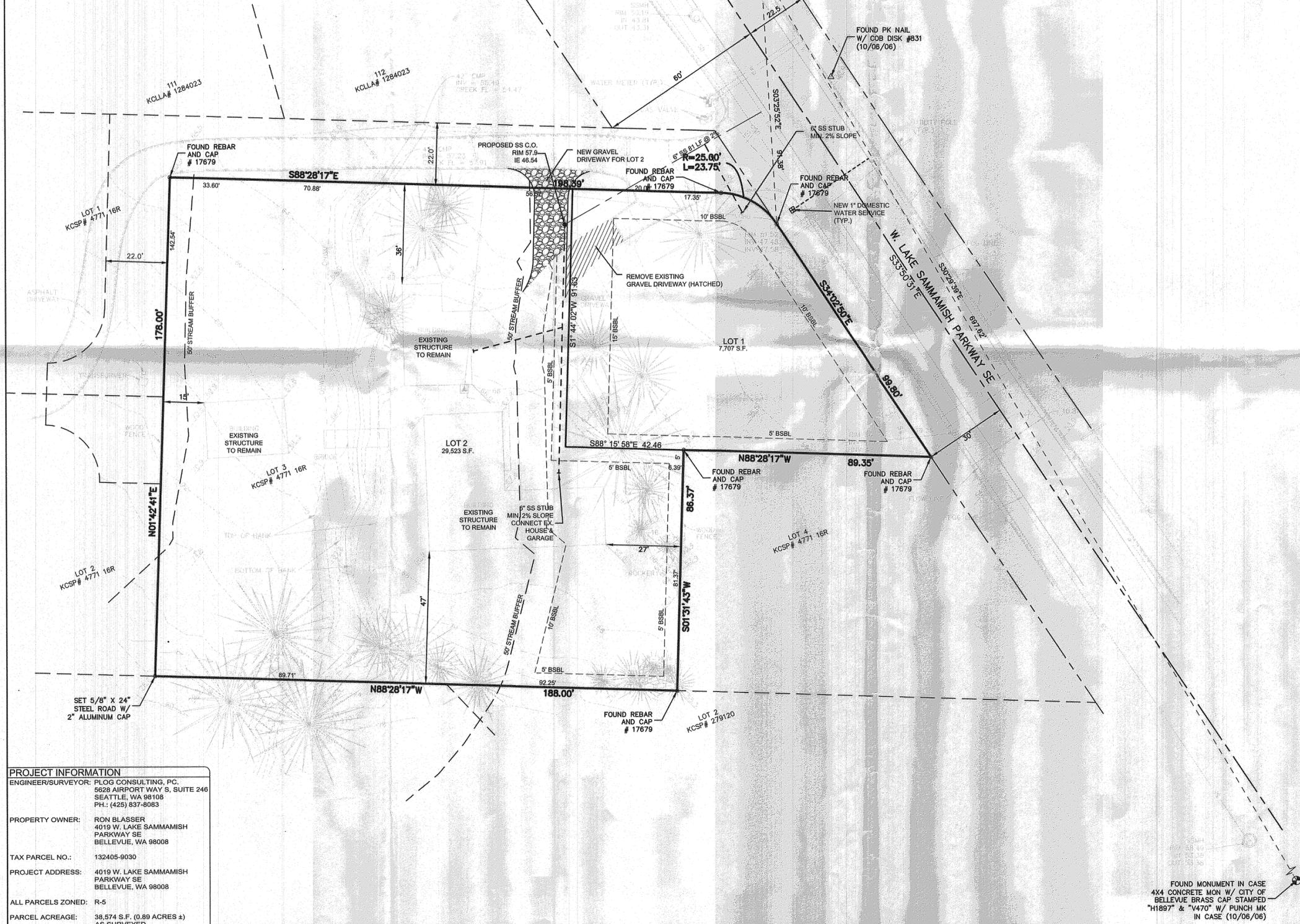


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NE 1/4, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.
PRELIMINARY SHORT PLAT
RON BLASSER
4019 W. LAKE SAMMAMISH PARKWAY SE
PROJECT NO.: 020-14
REVISION DATE: 12/16/14
REVISION NO.: 0
SHEET: 1 OF 1

NE 1/2, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.



VICINITY MAP
NTS



GENERAL NOTES

1. THIS SURVEY WAS COMPLETED BASED ON THE CHICAGO TITLE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1371341 DATED xxxx x, 2014.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
4. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2006 AND FILED CHECKED IN SEPTEMBER 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
6. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
7. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
8. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

LEGAL DESCRIPTION

LOT 3, OF KING COUNTY SHORT PLAT 47716 16R AS RECORDED UNDER AUDITOR'S FILE NUMBER 8203010599, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

KING COUNTY SHORT PLAT 47716 16R AS RECORDED UNDER AUDITOR'S FILE NUMBER 8203010599, RECORDS OF KING COUNTY, WASHINGTON.
ACCEPTED THE BEARING OF S 33°50'31" E FOR W. LAKE SAMMAMISH PARKWAY SE BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM & CONTOUR INTERVAL

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2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

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SEATTLE, WA 98108
PH: (425) 837-8083
PROPERTY OWNER: RON BLASSER
4019 W. LAKE SAMMAMISH PARKWAY SE
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Survey - Civil - Structural

NE 1/4, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.

ROAD PLAN

RON BLASSER
4019 W. LAKE SAMMAMISH PARKWAY SE

PROJECT NO.	REVISION DATE	REVISION NO.	SHEET
020-14	12/16/14	0	1 OF 1