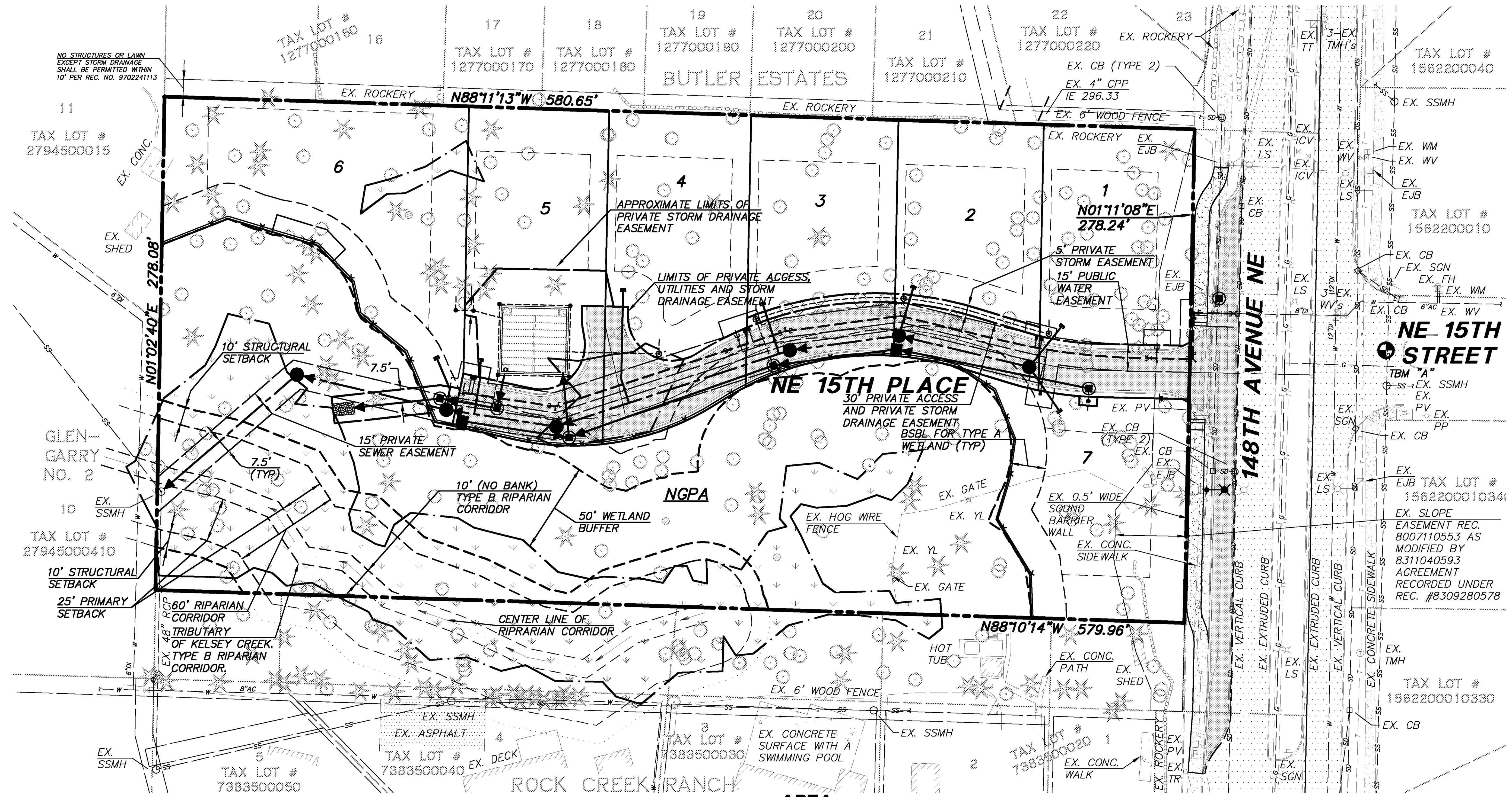
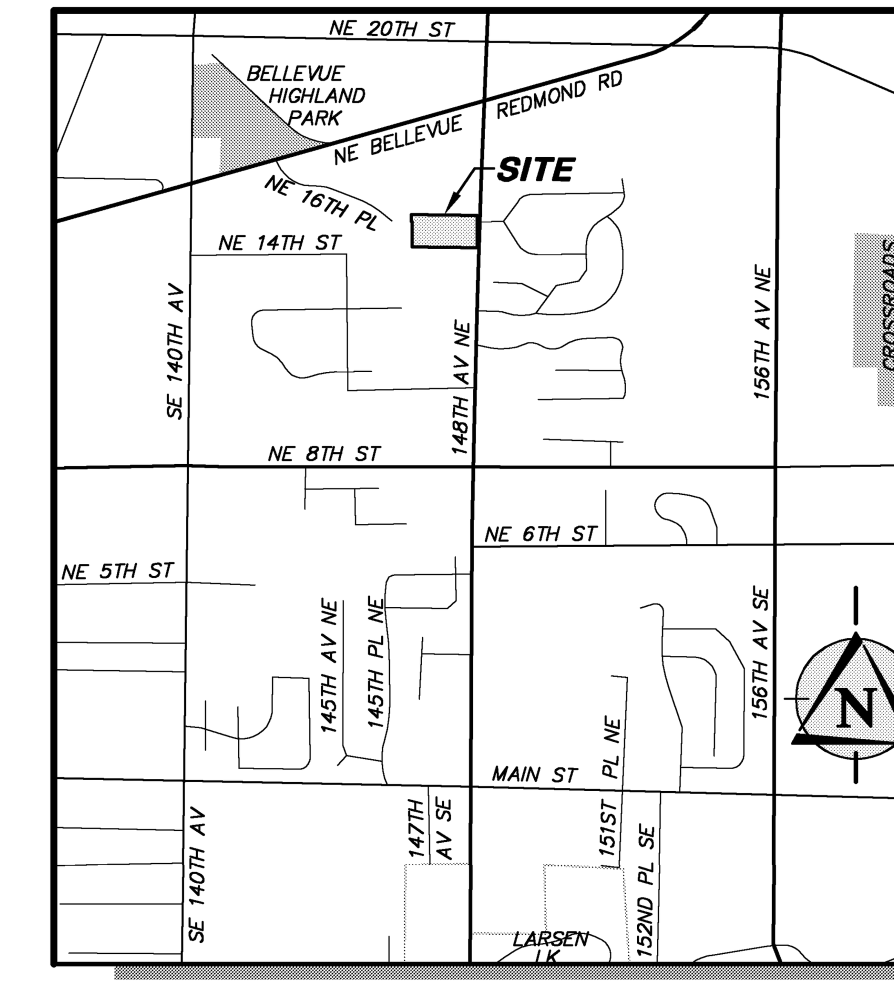
GRIFFITH PROPERTIES
(7-LOT SHORT PLAT)
UTILITY DEVELOPER EXTENSION AGREEMENT



SCALE: 1" = 50'

0 25 50 100



NOTE TO CONTRACTOR: RECORD DRAWINGS

PRIOR TO FINAL ACCEPTANCE OF INFRASTRUCTURE IMPROVEMENTS, RECORD DRAWINGS MUST BE PREPARED BY THE ENGINEER AND SUBMITTED TO THE CITY OF BELLEVUE FOR REVIEW/APPROVAL. THE CONTRACTOR SHALL ANTICIPATE NEED FOR AS-BUILT FIELD SURVEY AND NOTIFY THE SURVEYOR WHEN FACILITIES ARE CONSTRUCTED, ACCESSIBLE AND READY FOR SURVEY.

TO AVOID DELAY AND COSTS ASSOCIATED WITH RE-EXCAVATION, OR ADDITIONAL SERVICES TO SATISFY OSHA REQUIREMENTS FOR WORK WITHIN CONFINED SPACE, THE CONTRACTOR SHALL:

PROVIDE ADEQUATE NOTICE TO THE SURVEYOR TO ENABLE SCHEDULING OF AS-BUILT SURVEY OF THOSE FACILITIES NOT VISIBLE FROM THE SURFACE PRIOR TO BACKFILL (WHEN POSSIBLE), AND PRIOR TO THE INSTALLATION OF THE TOPS OF DRAINAGE VAULTS (ALWAYS). ALL BURIED UTILITIES REQUIRED TO BE AS-BUILT SHALL BE REFERENCED BY APPROPRIATE MARKERS AS DESCRIBED IN THE STANDARD NOTES INCLUDED ON SHEET 7. IF A UTILITY MARKER IS DESTROYED OR REMOVED BEFORE AS-BUILT INFORMATION IS ACQUIRED BY THE SURVEYOR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO EXPOSE SUCH UTILITY FOR MEASUREMENT.

OR, BUT ONLY IF ACCEPTABLE TO THE PERMITTING AGENCY

OTHERWISE MAINTAIN AN ACCURATE RECORD OF DRAINAGE VAULT/FLOW RESTRICTOR DIMENSIONS, PENETRATIONS AND INVERT ELEVATIONS; SANITARY SEWER AND STORM DRAINAGE TEE LOCATIONS, STUB CLEANOUT LOCATIONS AND STUB INVERT ELEVATIONS; ALSO WATER BEND AND WATER TEE LOCATIONS, IF REQUIRED; ADDITIONALLY, IF REQUIRED, THE TOP OF WATER MAIN ELEVATIONS AT 50' O.C. SHALL BE RECORDED. THESE RECORDS SHALL BE PROVIDED TO TRIAD ASSOCIATES UPON COMPLETION OF UTILITY/DRAINAGE WORK.

LEGEND

PROPOSED FEATURES

BOUNDARY	MAILBOX
RIGHT-OF-WAY	SIGN
LOT LINE	CURB RAMP
GUTTER, FLOW, & CURB LINE	CURB RAMP (FLARED)
CENTER LINE	STREET LIGHT
EASEMENT	PROPOSED ASPHALT PAVEMENT
BUILDING SETBACK LINE (BSBL)	PROPOSED SIDEWALK
EDGE OF WETLAND	
BUFFER LINE	
FENCE	

PROPOSED STORM DRAINAGE

STORM DRAIN PIPE	PIPE FLOW
ROOF & FOOTING DRAIN	CULVERT END
SURFACE FLOW	STORM CLEANOUT
CATCH BASIN, TYPE I	
CATCH BASIN, TYPE II	

PROPOSED SANITARY SEWER AND WATER

SEWER MAIN	FIRE HYDRANT
SEWER SERVICE	BLOW OFF
WATER MAIN	GATE VALVE
SEWER MANHOLE	TEE
PIPE FLOW	BEND
SINGLE WATER METER	CONCRETE BLOCKING

EXISTING FEATURES

300 — 10' EXISTING CONTOURS	EXISTING BLOW OFF
302 — 2' EXISTING CONTOURS	EXISTING GATE VALVE
SD — EXISTING STORM DRAIN PIPE	EXISTING POWER POLE
SS — EXISTING SEWER MAIN	EXISTING GUY ANCHOR
W — EXISTING WATER MAIN	P EXISTING POWER VAULT
OHP — EXISTING AERIAL POWER LINE	EXISTING TRANSFORMER
P — EXISTING BURIED POWER LINE	EXISTING GAS METER
G — EXISTING GAS MAIN	EXISTING GAS VALVE
TV — EXISTING BURIED TV/CABLE	EXISTING STREET LIGHT
OTV — EXISTING AERIAL TV/CABLE	EXISTING YARD LIGHT
T — EXISTING BURIED TELEPHONE LINE	EXISTING MAIL BOX
OHT — EXISTING AERIAL TELEPHONE LINE	EXISTING ROCKERY
FO — EXISTING BURIED FIBER OPTIC CABLE	EXISTING SIGN
EXISTING RETAINING WALL	EXISTING CONIFEROUS TREE
EXISTING PIPE FLOW	EXISTING DECIDUOUS TREE
EXISTING CATCH BASIN, TYPE I	EXISTING GRAVEL
EXISTING CATCH BASIN, TYPE II	EXISTING ASPHALT
EXISTING YARD DRAIN	WETLAND
EXISTING STORM CLEANOUT	
EXISTING STORM DRAIN STUB	
EXISTING SEWER MANHOLE	
EXISTING SEWER CLEANOUT	
EXISTING SEWER STUB	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	

SHEET INDEX

1	COVER SHEET/SITE PLAN B
2	ROAD AND STORM DRAINAGE PLAN
3	SANITARY SEWER PLAN
4	WATER PLAN
5	ROAD AND UTILITY PROFILES
6	FRONTAGE IMPROVEMENT PLAN AND PROFILE
7	ROAD AND UTILITY NOTES
8-9	VAULT PLAN, SECTIONS AND DETAILS

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 70.00 FEET THEREOF FOR 148TH AVENUE NORTHEAST.
ALSO EXCEPT THE SOUTH 50.00 FEET THEREOF.

SITUATE IN THE CITY OF BELLEVUE, THE COUNTY OF KING, STATE OF WASHINGTON.

GENERAL NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 8, 11, 14, 15, 16 AND 17 OF 2005, AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

FLOOD NOTE

BY GRAPHICAL PLOTTING ONLY, THIS SITE IS IN SPECIAL FLOOD HAZARD AREA ZONE 'X' ACCORDING TO FLOOD INSURANCE RATE MAP NO. 53033C0657 F (PANEL 657 OR 1725), HAVING AN EFFECTIVE DATE OF MAY 16, 1995. ZONE 'X' AREAS ARE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

SCHEDULE B - SPECIAL EXCEPTIONS

1. CITY OF BELLEVUE SLOPE EASEMENT WITH RIGHT OF INGRESS AND EGRESS FOR REPAIR AND MAINTENANCE, REC. NO. 8007110533. EASEMENT HAS BEEN MODIFIED BY QUIT CLAIM DEED, REC. NO. 8311040593.
2. CITY OF BELLEVUE RIGHT OF WAY FOR INGRESS AND EGRESS FOR REPAIRS AND MAINTENANCE, REC. NO. 8309280578.
3. SETTLEMENT AGREEMENT, TERMS AND PROVISIONS, REC. NO. 9702241113.
4. LITIGATION SETTLEMENT, TERMS AND PROVISIONS, REC. NO. 20031104001807.
5. ENCROACHMENT AND OTHER MATTERS DISCLOSED BY SURVEY, REC. NO. 9712159002.

AREA

161,409 SF (3.7 AC)

DATUM

CITY OF BELLEVUE NAVD 1988

BASIS OF BEARING

HORIZONTAL DATUM: NAD 83/91 WASHINGTON NORTH ZONE

ESTABLISHED HOLDING CITY OF BELLEVUE PUBLISHED COORDINATES FOR SURVEY CONTROL MONUMENTS NOS. 0069 AND 0083. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

COORDINATES ASSOCIATED WITH THIS DRAWING ARE PROJECT COORDINATES WHICH MAY BE CONVERTED TO STATE PLANE GRID COORDINATES BY SUBTRACTING 100,000 METERS (328,083.3333 FEET), THEN MULTIPLYING BY 0.99997084060. THE INITIAL COORDINATE CONVERSION WAS PERFORMED USING LEICA SKI-PRO V. 3. 0 SOFTWARE.

BENCH MARK

ORIGNAL BENCHMARK – CITY OF BELLEVUE BENCH MARK NO. 5, A CHISLED 2" SQUARE IN THE TOP SOUTH END/BACK OF CONCRETE STAIRWAY IN COMMISSIONER'S WATERWAY PARK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 148TH AVE. NE AND BELLEVUE-REDMOND ROAD. ELEVATION = 291.79

TBM "A" – MAG NAIL – LOCATED AT 52± EAST OF THE INTERSECTION OF 148TH AVE. AND 15TH ST. – ELEVATION = 295.54

TBM "B"– MONUMENT – LOCATED ON 13TH PL. 257± EAST OF 148TH AVE NE – ELEVATION = 271.04

STATISTICAL INFORMATION:

		ALLOWED	PROPOSED
1.	LAND USE ZONE:	R-2.5	
2.	SITE AREA:	161,409 SF (3.7 AC)	
3.	SITE DATA SUMMARY:	ALLOWED	PROPOSED
	A. NO. OF DWELLING UNITS/ACRE:	2.5	1.89
	B. TOTAL NO. OF DWELLING UNITS:	7	7
4.	PERCENTAGE OF LOT COVERAGE:	MAX. 35%	MAX. 35%
5.	PERCENTAGE OF IMPERVIOUS SURFACE:	MAX. 55%	MAX. 35%
6.	BUILDING HEIGHT:	MAX. 30 FEET	MAX. 30 FEET
7.	TOTAL NO. OF PARKING SPACES:	14	14

PROJECT INFORMATION

OWNERS:	EVAN McMULLEN 2030 8TH AVENUE SEATTLE, WA 98121
	GRAHAM AND CAROL GAISER 14620 NE 13TH PLACE BELLEVUE, WA 98007
	DALE AND SANDRA GRIFFITH 14610 NE 13TH PLACE BELLEVUE, WA 98007
	WILLIAM AND SUSAN CHATALAS 14632 NE 13TH PLACE BELLEVUE, WA 98007
APPLICANT:	EVAN McMULLEN 2030 8TH AVENUE SEATTLE, WA 98121
ENGINEER/SURVEYOR/PLANNER LANDSCAPE ARCHITECT:	TRIAD ASSOCIATES 12112 115TH AVENUE NE KIRKLAND, WA 98034 (425) 821-8448 FAX (425) 821-3481 CONTACT: RICK TOMKINS, PE
SITE ADDRESS:	1405 148TH AVE NE BELLEVUE, WA 98007
EXISTING ZONING:	R-2.5
PROPOSED ZONING:	R-2.5
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA:	161,409 SF (3.7 AC)

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 OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

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REVIEWED BY: DATE:

NO	DATE	BY	APPR	REVISIONS
1	11/17/09	DAM	RAT	PER CITY COMMENTS
2	3/10/10	DAM	RAT	PER CITY COMMENTS

TRIAD ASSOCIATES
Land Development Consultants
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net

RICHARD A. TOMKINS STATE OF WASHINGTON 25841 REGISTERED PROFESSIONAL ENGINEER
3/10/10

RICHARD A. TOMKINS, PE — PROJECT MANAGER
ROBERT E. WALLIS, PLS — PROJECT SURVEYOR
RICHARD A. TOMKINS, PE — PROJECT ENGINEER
JEFFREY L. COX, ASLA 6/5/09 — LANDSCAPE ARCH DATE
SCALE: HORIZ: 1"=50' VERT. N/A

GRIFFITH
1405 148TH AVE NE
09-114657 UE

CITY OF BELLEVUE, WASHINGTON

UTILITY GRID # GRID J-6

COVER SHEET
SITE PLAN B

JOB NUMBER: 05-289

SEC 27 TWP 25 RGE 5 SHT 1 OF 9

dmerriam, Mar 10, 2010 – 4:15pm
E:\PROJECTS\05289\dwgfiles\Final\UDEA\05289-CV1-UDEA.dwg, TDS01, 05289-BDR-UDEA 05289-BS1 3d05289PSV 05289-T01 05289ESV 05289TSV 3d05289PNT,