



City of Bellevue
Department of Planning and Community Development
Development Services Division Staff Report

Proposal Name: Chao Preliminary Short Plat
Proposal Address: 4431 130th Avenue SE
Proposal Description: To subdivide 22,484 square feet into 3 single-family lots.
File Number: LN-06-124810
Applicant: Victor Chao
Decisions Included: Preliminary Short Plat Decision (Process II)
Planner: Antoinette Pratt, Senior Planner

**State Environmental Policy Act
Threshold Determination:** SEPA Exempt

Department Decision: Approval with Conditions

Antoinette Pratt
Senior Planner
Department of Planning and Community Development

Application Date: October 26, 2006
Public Notice (500 feet): November 30, 2006
Minimum Comment Period: December 14, 2006
Bulletin Publication Date: **February 15, 2007**
Appeal Deadline: **March 1, 2007**

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-4570 (TTY (425) 452-4636). Appeal of this decision must be received in the City Clerk's Office, 450 110th Avenue NE, Bellevue, WA 98004 5 p.m. on the date noted for appeal of the decision.

I. PROPOSAL DESCRIPTION

The applicant has submitted a preliminary short plat application to subdivide .51 acres into three single-family lots. The property contains an existing single-family residence and one detached garage. Both of these structures will be demolished with this process. There are currently two existing driveways for site access to this lot. One is located at the northwest corner of the site off of SE 44th Place while the other is located at the southeast corner from 130th Avenue SE. With the proposed redevelopment of this site, lots 1 and 2 will have a shared access from SE 44th Place while lot 3 will have its own access from 130th Avenue SE.



II. CONSISTENCY WITH COMPREHENSIVE PLAN AND ZONING

A. Comprehensive Plan

The Factoria Subarea Plan of the Comprehensive Plan designates this area as Single-family, High Density area.

The General Land Use Element of the Comprehensive Plan (Policy LU-3) ensures that enough properly zoned land is available for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years.

B. Land Use Code Requirements

1. This site is currently zoned R-5 which is a high intensity single-family zoning district. The minimum lot size in this district is 7,200 square feet. The dimensional requirements for an R-5 zoning district are as follows:

- 20-foot front yard setback
- 20-foot rear yard setback
- 5-foot minimum one side yard with combined side yard setbacks of 15-feet
- 30-foot maximum building height
- 35 percent lot coverage by structure only
- 55 percent impervious surface

Lot sizes in this proposal are larger than the minimum lot size of 7,200 square feet with lot 1 measuring 7,603 square feet, lot 2 measuring at 7,326 square feet and lot 3 measuring 7,554 square feet. All three lots meet the Bellevue Land Use Code requirements. Lots 1 and 2 will access from SE 44th Place while lot 3 will access from 130th Avenue SE.

The applicant has proposed a 3 lot short plat which corresponds to the density maximum in an R-5 zoning district ($22,484/7,200=3.1$ or 3 units). This proposal fulfills the required density requirement for this site.



2. The provisions of LUC Section 20.20.900.D.2.a requires the applicant to save 15 percent of the total diameter inches of significant trees (8-inches or larger) on-site. There are four existing significant trees on this site. The applicant has proposed to retain one of four of the existing trees which is located along the south property line on lot 3. The applicant will need to protect this tree by establishing a Tract around tree #T-4 which is along the south property line. As a condition of approval, the applicant will be required to establish a tract for tree retention for tree designated #T-4. See Section VII for related condition.

The applicant has fulfilled the 15 percent by designating 55 diameter inches for tree retention which is over the 15 percent threshold of 20 diameter inches. Additionally tree protection language has already been added to sheet 1 of 1 to protect this tree in perpetuity.

III. Public Comments and Response:

As of the date of this report, no written comment letters have been received in regards to this proposal.

IV. Technical Review:

The Clear and Grade, Utility, Transportation, and Fire Departments have approved the preliminary short plat.

A. Transportation Department

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Use of the Right of Way

Applicants often request use of the right-of-way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right-of-Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department.

Street Frontage Improvements

This project will not be required to install full street frontage improvements as existing street frontage improvements on 130th Avenue SE are sufficient for pedestrian access and the City has no plans for street frontage improvements in the foreseeable future. The developer will be installing concrete curb along 130th Avenue SE adjacent to the project site to facilitate storm drainage.

Site Access

Access to Lot 3 will be from a private driveway off of 130th Avenue SE. Lots 1 and 2 will share a joint driveway receiving access from SE 44th Place. Minimum private driveway width is 10 feet. Minimum driveway width for joint-use is 16 feet. All driveways shall be located a minimum distance of 100 feet from the intersection of SE 44th Place and 130th Avenue SE as well as 20 feet from adjacent driveways. The developer has indicated that curb will be installed on 130th Avenue SE to facilitate drainage. This curbing shall not encumber access for the adjacent property at 4511 130th Avenue SE. This curbing shall connect to the existing curbing on SE 44th Place. All driveways shall connect to City right-of-way via the

City's standard driveway apron as depicted in the Transportation Department Design Manual Standard Drawing DEV-7C.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Near the development site 130th Avenue SE is classified as an "Overlay Required Street" and SE 44th Place is classified as a "No Cut Street". Pavement restoration and waivers will be needed for trenching in these streets respectively. The developer shall coordinate said restoration and waivers with the City's right-of-way manager at the time of right-of-way permitting.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. This project will generate 2 new p.m. peak-hour trips. Sight distance was found to be adequate at all access points. The developer has been required to maintain safe clearance distance from nearby intersections and driveways per City code and standards.

See Section VIII for related conditions

B. Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section VIII for related conditions.

C. Clear and Grade

The Clear and Grade Division has approved this proposal and will conduct formal review of the project through the clear and grade permit process.

D. Fire Department

1. Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

See Section VIII for related condition.

V. STATE ENVIRONMENTAL POLICY ACT

This short plat is exempt from SEPA review as it does not contain any critical areas.

VI. DECISION CRITERIA:

The Director may approve or approve with modifications an application for a preliminary short plat if it conforms to the criteria of 20.45B.130.a:

- 1. The Preliminary short plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Finding: The preliminary short plat makes provisions for all necessary utilities and by providing separate vehicular access for lot 3 and a shared access for lots 1 and 2. City codes will ensure that public health, safety and general welfare are provided for at the time of issuance of building permits for all three lots.

- 2. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing housing opportunities and ensuring that the preliminary short plat complies with City Code requirements.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: No critical areas are located on this site so disturbance limitations are not applicable to this project. The preliminary short plat appropriately considers the physical characteristics of the site by identifying a tree retention area on lot 3 to fulfill the 15 percent tree retention requirement.

- 4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Finding: The proposal complies with the Land Use Code for R-5 zoning, the Utility Code, and the City of Bellevue Development standards.

- 5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

Finding: The site is located within the Factoria Subarea. The Comprehensive Plan encourages single-family development at the proposed density for this site.

- 6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: Lots 1, 2, and 3 meet the dimensional requirements for a R-5 zone. A variance is not necessary to develop a single-family residence within this subdivision. See Section VIII for related condition.

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: Utilities are planned to serve the three lots. Access improvements are required as requested by the Department of Transportation. See Section VIII for related conditions.

VII. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **APPROVE** the subject Preliminary Short Plat. There are no factors limiting the authority of the Director of the Department of Planning and Community Development to consider the preliminary short plat proposal.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

VIII. CONDITIONS OF APPROVAL:

A. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Right-of-Way Use Permit

The applicant is required to apply for a right of way use permit from the City of Bellevue Transportation Department before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one right of way use permit may be required, such as one for hauling and one for construction work within the right of way. A right of way use permit regulates activity within the city right of way, including but not limited to the following:

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

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30
Reviewer: Jon Regalia, Transportation Department, (425) 452-4599

2. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

Authority: Bellevue City Code 14.30
Reviewer: Jon Regalia, Transportation Department, (425) 452-4599

3. Engineering Plans

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all transportation related construction must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the curb and gutter, driveway aprons, pavement restoration, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual
Reviewer: Ray Godinez, (425) 452-7915

4. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access points on 130th Avenue SE and SE 44th Place must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240
Reviewer: Ray Godinez, (425) 452-7915

5. Pavement Restoration

The city's pavement manager has determined that the segment of 130th Avenue SE adjacent to the site will require "overlay" trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans. Furthermore, SE 44th Place is classified as a "No-Cut" street. The developer must apply for a waiver to the City's right-of-way manager to cut into this street.

Authority: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
Reviewer: Jon Regalia, 425-452-4599

6. Utilities Approval

Utility Department approval of this application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, 452-6179

7. Developer Extension Agreement

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreements.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, 452-6179

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage (concrete curb for storm drainage) and infrastructure improvement shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

Driveway aprons for lot 3 on 130th Avenue SE and for lots 1 and 2 on SE 44th Place.
Curb and gutter adjacent to lot 3 on 130th Avenue SE.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum longitudinal and cross-sectional grades shall not exceed 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
- The joint-use driveway (for lots 1 and 2) shall not be gated or obstructed and must remain open at all times for emergency and public service vehicles. A note to this effect shall be placed on the face of the final Subdivision map.
- The maintenance responsibility for the joint-use driveway shall be the shared responsibility of lots owners served by the joint-use driveway. A note to this effect must be indicated on the face of the final Subdivision map.

Authority: BCC 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490,
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
Reviewer: Ray Godinez, (425) 452-7915

2. COVENANT FOR MAINTENANCE AND REPAIR

The final short plat must include a covenant that permanently binds the property owners to provide for maintenance and repair of the private road, including a condition that the private road will remain open at all times for emergency and public service vehicles.

Reviewer: Ray Godinez
Authority: BCC 14.60.130

3. Tree Preservation

The applicant shall establish a tree protection area around tree #T-4 which is along the south property line. This tract shall be established prior to final short plat approval.

Authority: LUC 20.20.900.D.2.a
Reviewer: Antoinette Pratt, (425) 452-5374

4. Prohibition of Variance

The final short plat shall include the following note:

“No variance from setbacks or dimensional standards to accommodate a building larger than will fit outside of building setbacks will be granted. All lots must meet lot coverage limitations for this zoning.”

Authority: LUC Section 20.20.010
Reviewer: Antoinette Pratt, (425) 452-5374

5. Detention Vaults and Pipes

Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

Authority: Bellevue Development Information -Structural slab design - 11/90
Reviewer: Adrian Jones, (425) 452-6032

C. PRIOR TO BUILDING PERMIT ISSUANCE:

1. Impact Fee

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be \$ 512.04 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

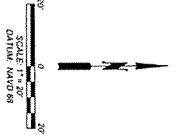
Authority: Bellevue City Code BCC 22.16
Reviewer: Ray Godinez, Transportation Department, (425) 452-7915

Attachments

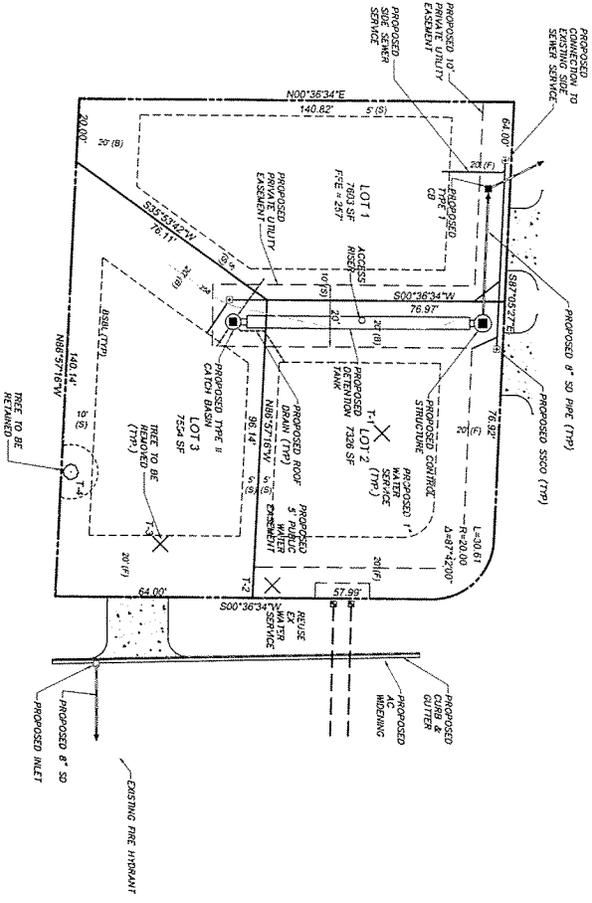
Plans

CHAO PRELIMINARY SHORT PLAT

A PORTION OF THE SE 1/4 OF SECTION 16, TWP. 24 N., RGE. 5 E., W.M.



NOTE:
ALL EXISTING STRUCTURES, UTILITIES OR SITE TO BE REMOVED EXCEPT AS NOTED.



LEGEND

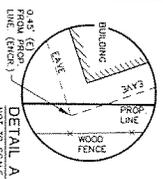
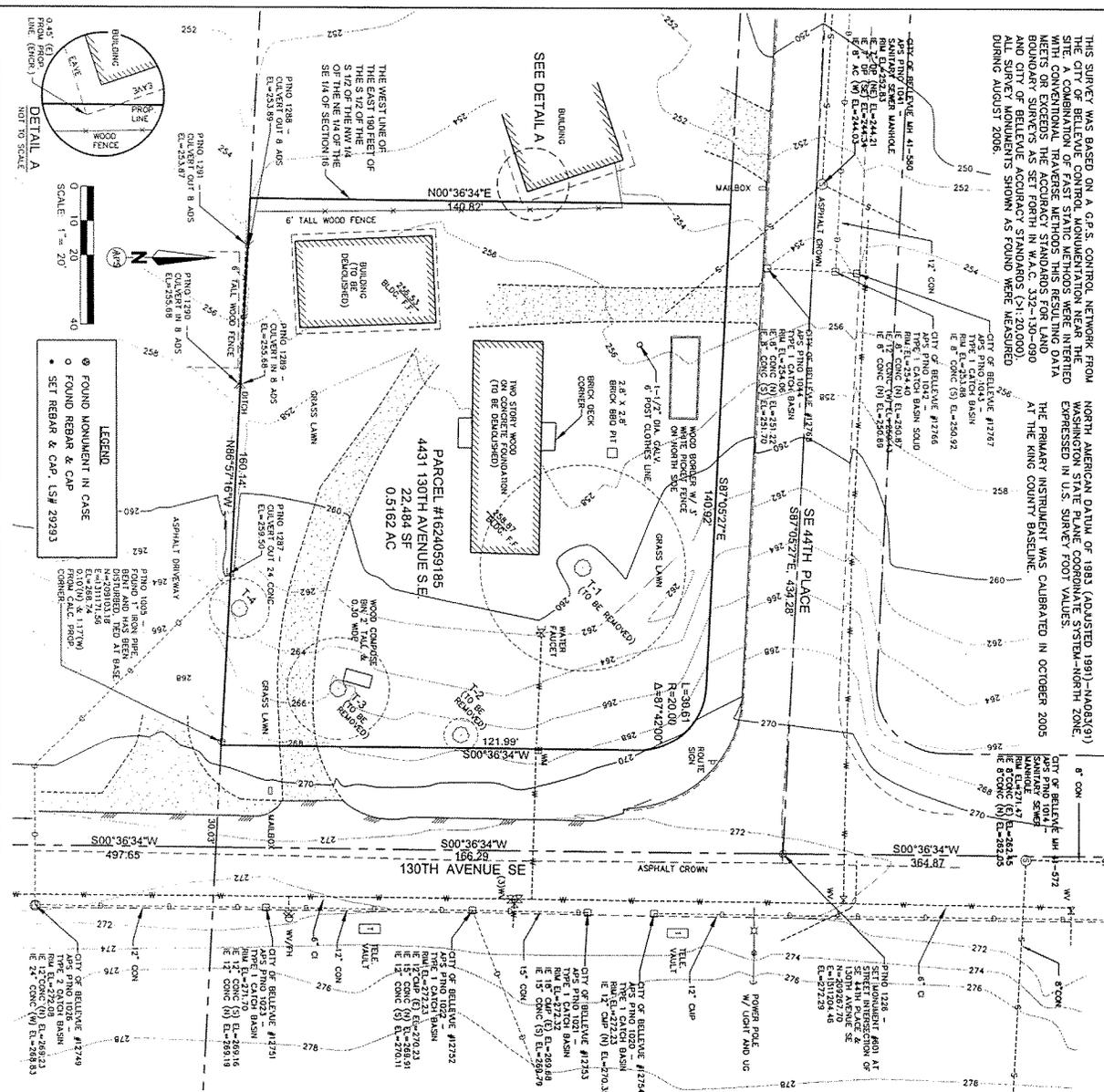
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SURVEY INFORMATION

THIS SURVEY WAS BASED ON A G.P.S. CONTROL NETWORK FROM THE CITY OF BELLEVUE, WASHINGTON. THE SURVEY WAS CONDUCTED USING THE FAST STATIC METHOD WITH CONVENTIONAL TRAVERSE METHODS. THIS RESULTING DATA METRICS OR EXCEEDS THE ACCURACY STANDARDS FOR LAND SURVEYING AS SET FORTH IN W.A.C. 352-130-030. ALL SURVEY MONUMENTS SHOWN AS FOUND WERE MEASURED DURING AUGUST 2006.

HORIZONTAL DATUM - BASIS OF BEARINGS

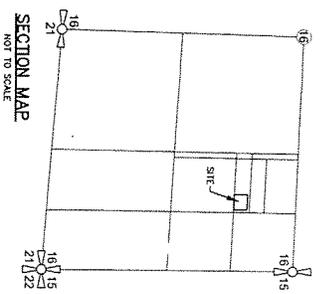
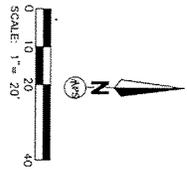
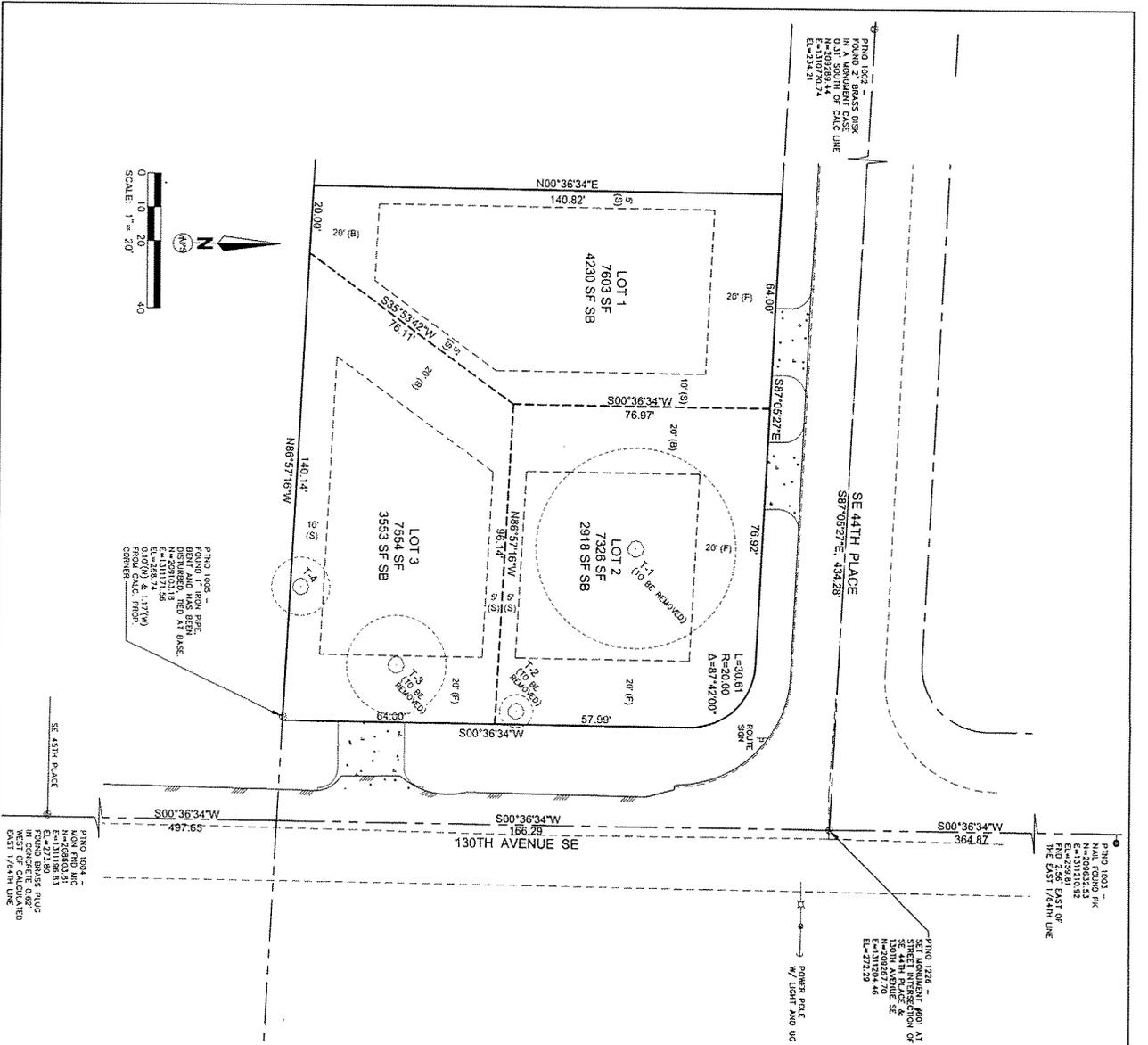
NORTH AMERICAN DATUM OF 1983 (ADJUSTED 1991)-NAD83(91)
 THE SURVEY WAS CONDUCTED USING THE FAST STATIC METHOD WITH CONVENTIONAL TRAVERSE METHODS. THIS RESULTING DATA METRICS OR EXCEEDS THE ACCURACY STANDARDS FOR LAND SURVEYING AS SET FORTH IN W.A.C. 352-130-030. ALL SURVEY MONUMENTS SHOWN AS FOUND WERE MEASURED DURING AUGUST 2006.



LEGEND
 ○ FOUND MONUMENT IN CASE
 ● FOUND REBAR & CAP, L57 29233
 ○ SET REBAR & CAP, L57 29233

SURVEY CONTROL POINTS

POINT NO.:	POINT ID:	LOCATION:	DESCRIPTION:	NORTHING:	EASTING:	ELEVATION:
602	1533	BRASS CAP IN BACK OF WALK W/ NORTH SIDE OF 130TH AVENUE SE	A CITY OF BELLEVUE 2-1/2" BRASS CAP IN BACK OF SIDEWALK.	209708.675	131920.723	
603	0321	PC MONUMENT AT #4119		131927.552	368.08 US FEET (NAVD83)	
604	0322	PC MONUMENT AT #4177		131988.295	359.50 US FEET (NAVD83)	
605	0323	PC MONUMENT AT #4191		131988.295	359.50 US FEET (NAVD83)	
606	0324	PC MONUMENT AT #4201		131988.295	359.50 US FEET (NAVD83)	
607	0325	PC MONUMENT AT #4211		131988.295	359.50 US FEET (NAVD83)	
608	0326	PC MONUMENT AT #4221		131988.295	359.50 US FEET (NAVD83)	
609	0327	PC MONUMENT AT #4231		131988.295	359.50 US FEET (NAVD83)	
610	0328	PC MONUMENT AT #4241		131988.295	359.50 US FEET (NAVD83)	
611	0329	PC MONUMENT AT #4251		131988.295	359.50 US FEET (NAVD83)	
612	0330	PC MONUMENT AT #4261		131988.295	359.50 US FEET (NAVD83)	
613	0331	PC MONUMENT AT #4271		131988.295	359.50 US FEET (NAVD83)	
614	0332	PC MONUMENT AT #4281		131988.295	359.50 US FEET (NAVD83)	
615	0333	PC MONUMENT AT #4291		131988.295	359.50 US FEET (NAVD83)	
616	0334	PC MONUMENT AT #4301		131988.295	359.50 US FEET (NAVD83)	
617	0335	PC MONUMENT AT #4311		131988.295	359.50 US FEET (NAVD83)	
618	0336	PC MONUMENT AT #4321		131988.295	359.50 US FEET (NAVD83)	
619	0337	PC MONUMENT AT #4331		131988.295	359.50 US FEET (NAVD83)	
620	0338	PC MONUMENT AT #4341		131988.295	359.50 US FEET (NAVD83)	
621	0339	PC MONUMENT AT #4351		131988.295	359.50 US FEET (NAVD83)	
622	0340	PC MONUMENT AT #4361		131988.295	359.50 US FEET (NAVD83)	
623	0341	PC MONUMENT AT #4371		131988.295	359.50 US FEET (NAVD83)	
624	0342	PC MONUMENT AT #4381		131988.295	359.50 US FEET (NAVD83)	
625	0343	PC MONUMENT AT #4391		131988.295	359.50 US FEET (NAVD83)	
626	0344	PC MONUMENT AT #4401		131988.295	359.50 US FEET (NAVD83)	
627	0345	PC MONUMENT AT #4411		131988.295	359.50 US FEET (NAVD83)	
628	0346	PC MONUMENT AT #4421		131988.295	359.50 US FEET (NAVD83)	
629	0347	PC MONUMENT AT #4431		131988.295	359.50 US FEET (NAVD83)	
630	0348	PC MONUMENT AT #4441		131988.295	359.50 US FEET (NAVD83)	
631	0349	PC MONUMENT AT #4451		131988.295	359.50 US FEET (NAVD83)	
632	0350	PC MONUMENT AT #4461		131988.295	359.50 US FEET (NAVD83)	
633	0351	PC MONUMENT AT #4471		131988.295	359.50 US FEET (NAVD83)	
634	0352	PC MONUMENT AT #4481		131988.295	359.50 US FEET (NAVD83)	
635	0353	PC MONUMENT AT #4491		131988.295	359.50 US FEET (NAVD83)	
636	0354	PC MONUMENT AT #4501		131988.295	359.50 US FEET (NAVD83)	
637	0355	PC MONUMENT AT #4511		131988.295	359.50 US FEET (NAVD83)	
638	0356	PC MONUMENT AT #4521		131988.295	359.50 US FEET (NAVD83)	
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640	0358	PC MONUMENT AT #4541		131988.295	359.50 US FEET (NAVD83)	
641	0359	PC MONUMENT AT #4551		131988.295	359.50 US FEET (NAVD83)	
642	0360	PC MONUMENT AT #4561		131988.295	359.50 US FEET (NAVD83)	
643	0361	PC MONUMENT AT #4571		131988.295	359.50 US FEET (NAVD83)	
644	0362	PC MONUMENT AT #4581		131988.295	359.50 US FEET (NAVD83)	
645	0363	PC MONUMENT AT #4591		131988.295	359.50 US FEET (NAVD83)	
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653	0371	PC MONUMENT AT #4671		131988.295	359.50 US FEET (NAVD83)	
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655	0373	PC MONUMENT AT #4691		131988.295	359.50 US FEET (NAVD83)	
656	0374	PC MONUMENT AT #4701		131988.295	359.50 US FEET (NAVD83)	
657	0375	PC MONUMENT AT #4711		131988.295	359.50 US FEET (NAVD83)	
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661	0379	PC MONUMENT AT #4751		131988.295	359.50 US FEET (NAVD83)	
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663	0381	PC MONUMENT AT #4771		131988.295	359.50 US FEET (NAVD83)	
664	0382	PC MONUMENT AT #4781		131988.295	359.50 US FEET (NAVD83)	
665	0383	PC MONUMENT AT #4791		131988.295	359.50 US FEET (NAVD83)	
666	0384	PC MONUMENT AT #4801		131988.295	359.50 US FEET (NAVD83)	
667	0385	PC MONUMENT AT #4811		131988.295	359.50 US FEET (NAVD83)	
668	0386	PC MONUMENT AT #4821		131988.295	359.50 US FEET (NAVD83)	
669	0387	PC MONUMENT AT #4831		131988.295	359.50 US FEET (NAVD83)	
670	0388	PC MONUMENT AT #4841		131988.295	359.50 US FEET (NAVD83)	
671	0389	PC MONUMENT AT #4851		131988.295	359.50 US FEET (NAVD83)	
672	0390	PC MONUMENT AT #4861		131988.295	359.50 US FEET (NAVD83)	
673	0391	PC MONUMENT AT #4871		131988.295	359.50 US FEET (NAVD83)	
674	0392	PC MONUMENT AT #4881		131988.295	359.50 US FEET (NAVD83)	
675	0393	PC MONUMENT AT #4891		131988.295	359.50 US FEET (NAVD83)	
676	0394	PC MONUMENT AT #4901		131988.295	359.50 US FEET (NAVD83)	
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678	0396	PC MONUMENT AT #4921		131988.295	359.50 US FEET (NAVD83)	
679	0397	PC MONUMENT AT #4931		131988.295	359.50 US FEET (NAVD83)	
680	0398	PC MONUMENT AT #4941		131988.295	359.50 US FEET (NAVD83)	
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684	0402	PC MONUMENT AT #4981		131988.295	359.50 US FEET (NAVD83)	
685	0403	PC MONUMENT AT #4991		131988.295	359.50 US FEET (NAVD83)	
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689	0407	PC MONUMENT AT #5031		131988.295	359.50 US FEET (NAVD83)	
690	0408	PC MONUMENT AT #5041		131988.295	359.50 US FEET (NAVD83)	
691	0409	PC MONUMENT AT #5051		131988.295	359.50 US FEET (NAVD83)	
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693	0411	PC MONUMENT AT #5071		131988.295	359.50 US FEET (NAVD83)	
694	0412	PC MONUMENT AT #5081		131988.295	359.50 US FEET (NAVD83)	
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700	0418	PC MONUMENT AT #5141		131988.295	359.50 US FEET (NAVD83)	
701	0419	PC MONUMENT AT #5151		131988.295	359.50 US FEET (NAVD83)	
702	0420	PC MONUMENT AT #5161		131988.295	359.50 US FEET (NAVD83)	
703	0421	PC MONUMENT AT #5171		131988.295	359.50 US FEET (NAVD83)	
704	0422	PC MONUMENT AT #5181		131988.295	359.50 US FEET (NAVD83)	
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714	0432	PC MONUMENT AT #5281		131988.295	359.50 US FEET (NAVD83)	
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716	0434	PC MONUMENT AT #5301		131988.295	359.50 US FEET (NAVD83)	
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722	0440	PC MONUMENT AT #5361		131988.295	359.50 US FEET (NAVD83)	
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725	0443	PC MONUMENT AT #5391		131988.295	359.50 US FEET (NAVD83)	
726	0444	PC MONUMENT AT #5401		131988.295	359.50 US FEET (NAVD83)	
727	0445	PC MONUMENT AT #5411		131988.295	359.50 US FEET (NAVD83)	
728	0446	PC MONUMENT AT #5421		131988.295	359.50 US FEET (NAVD83)	
729	0447	PC MONUMENT AT #5431		131988.295	359.50 US FEET (NAVD83)	
730	0448	PC MONUMENT AT #5441		131988.295	359.50 US FEET (NAVD83)	
731	0449	PC MONUMENT AT #5451		131988.295	359.50 US FEET (NAVD83)	
732	0450	PC MONUMENT AT #5461		131988.295	359.50 US FEET (NAVD83)	
733	0451	PC MONUMENT AT #5471		131988.295	359.50 US FEET (NAVD83)	



SIGNIFICANT TREE CALCULATIONS:

TREE ID	SPECIES	DIAMETER	RETAINED
T-1	MARLE	48"	
T-2	WILLOW	8"	
T-3	MARLE	24"	
T-4	MARLE	35"	35"
TOTAL:		135"	35"

APPROXIMATE TREE DIMENSIONS FOR TREES TO BE RETAINED:
 TREE RETENTION REQUIREMENT: 15% OF DIAMETER INCHES OF SIGNIFICANT TREES
 $135 \times 15\% = 20.3'$
 EXISTING TREE TO REMAIN (TYP)

PROPOSED SHORT PLAT

APSSM PROJECT #1172002

DATE: _____

APSS
 SURVEY & MAPPING

1321 S.E. 38TH STREET, SUITE A
 BELLEVUE WASHINGTON 98005
 TEL: (425) 746-3200
 FAX: (425) 746-3342

City of Bellevue

SHORT PLAT NO. _____