



**City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report**

Proposal Name: TEC/Ehle Short Plat

Proposal Address: 6031 Lake Washington Boulevard

Proposal Description: To subdivide one lot into two lots.

File Number: 07-143820-LN

Applicant: TEC Homes

Decisions Included: Administrative Decision for a Preliminary and Final Short Plat through Process II, Land Use Code 20.35.200.

**State Environmental Policy Act
Threshold Determination:** Exempt (WAC 197-11-800(6)(a))

Department Decision: Approval with Conditions

Antoinette Pratt, Senior Planner
Planning and Community Development Department

Application Date: December 13, 2007
Notice of Application: January 10, 2008
Minimum Comment Period: January 24, 2008
Notice of Decision: **March 20, 2008**
Appeal Deadline: **April 3, 2008**

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

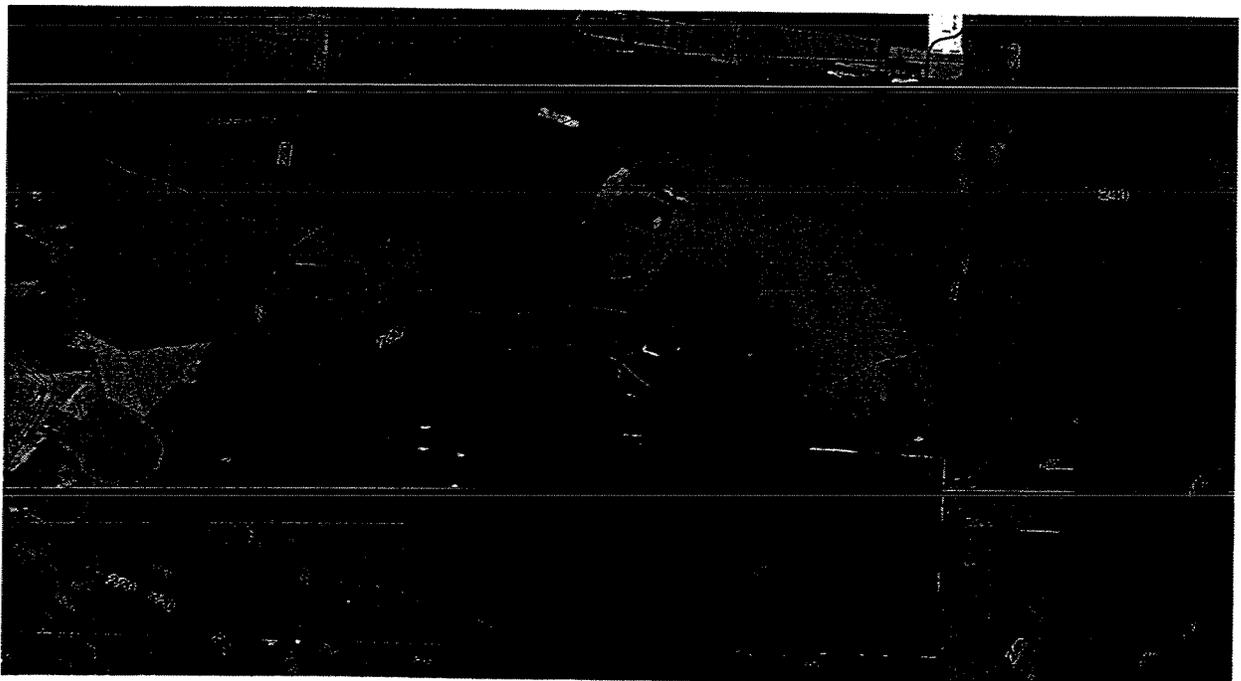
The applicant proposes to subdivide a .73 acre (31,798 square feet) lot into two lots. The site is located in the R-3.5 zoning district. The applicant proposes to maintain the existing two story home along with a cottage on Lot 1. The new Lot 2 contains an existing garage that will be removed with this application. This site is part of a previous four lot subdivision that was reviewed by King County under Short Plat #379174 R that was approved in 1981. There is no prohibition of further subdivision of this lot.

The applicant has requested both preliminary and short plat approval. Land Use Code (LUC) 20.45B.070 allows for an applicant to request that the review and decision on the preliminary short plat and the final short plat be merged into one decision. Such an application must meet all applicable codes and policies for both the preliminary and final short plat. Staff has determined that this application is appropriate for the combined approval as it will not require Developer's Extension Agreements for utilities, nor plat engineering review.

II. SITE DESCRIPTION AND CONTEXT

Site Characteristics

The site slopes gently from northwest to southeast with no more than a 13% rise from one end of the lot to the other. The site is accessed via SE 60th Street to a private easement that is designated as Lake Washington Boulevard SE. Adjacent development consists of single-family homes on all sides. On-site vegetation consists of a five significant trees: two ornamental and three evergreen (firs and pine). All the trees are located on Lot 1 where the original home will be maintained. No trees are located on Lot 2. See aerial below:



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

BASIC INFORMATION		
Zoning District	R-3.5	
Gross Site Area	31,798 SF	
ITEM	REQ'D/ALLOWED (Land Use Code 20.20.010)	PROPOSED
Dwelling Units/Acre	3	2
Minimum Lot Area	10,000 SF	Lot 1: 20,367 SF Lot 2: 11,550 SF
Minimum Lot Width	70 feet	Lot 1: 123.57 feet Lot 2: 70 feet
Minimum Lot Depth	80 feet	165 feet (each lot)
Maximum Building Height	30 feet, measured from average <i>existing</i> grade	N/A (no home proposed at this time)
Maximum Lot Coverage	35%	N/A (no home proposed at this time)
Maximum Impervious Surface	50%	N/A (no home proposed at this time)
Building Setbacks		
Front Yard	20 feet	20 feet
Rear Yard	25 feet	25 feet
Min. Side Yard	5 feet	5 feet
2 Side Yard	15 feet	15 feet
Tree Retention (LUC) 20.20.900.D.2.a	15% = 8.25% (55 diameter inches)	49.5% = 27 inches

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The Utilities Department approval of the Short Plat Application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the Utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review, plan approval and field inspection will be performed through the Utilities permit processing desk at City Hall. All water, sewer and storm easements will be recorded on the face of the final short plat document. If the existing home is demolished within 12 months of the recording, then the property will be

subject to the Storm water Utility code which could trigger detention and water quality treatment.

See Section IX of this report for Utilities Department related Conditions of Approval.

B. Fire Department Review

This project is approved without comment.

C. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the 2-Lot Short Plat (Tec-Ehle Homes) preliminary short plat and recommends approval. Final engineering plans are not required for this project as transportation-related items are minimal or already exists, namely, a 20-foot wide paved, private road (connecting to the new lot).

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

The Ehle-Tech Short Plat will be not required to install street frontage improvements due to the fact that the site does not front city right-of-way. There are no planned trail routes or connections in the vicinity of the project site.

The developer will be responsible for all damages to city right-of-way caused by construction related to this project.

Site Access

The Ehle-Tech Short Plat site connects to SE 60th Street and 112th Avenue SE via existing private roads. Lot 1 shall retain its present access via an existing private road connecting to 112th Avenue SE. Lot 2 (new lot created) shall connect to SE 60th Street via an existing private road connecting to said street.

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 SE 60th Street is classified as an "Overlay Required" street and 112th Avenue SE is classified as a "No Cut" street. Pavement restoration for "Overlay Required" streets comprises a full grind and overlay extending 50 feet from each side of the trench cut for the full width of the street. For "No Cut" streets, the applicant must seek a waiver from the City's Right-of-Way Manager for street trenching. All pavement restoration will be specified within the right-of-way permit for this project.

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 conditions during the a.m. and p.m. peak hours.

This short plat will create one new p.m. peak hour trip and is located at the end of the private road connecting to SE 60th Street. Due to the low trip generation, residential function of the private road, and location of the project site being at the end of an access road, operational impacts are negligible.

See Section IX of this report for Transportation Department related Conditions of Approval.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

To date, no written public comment has been received on this project.

VII. DECISION CRITERIA:

20.45B.130B Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 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: City codes ensure public health, safety and general welfare through development code requirements. The site is accessed via Lake Washington Boulevard SE which is a private easement. At the time of building construction for Lot 2, the owner of this lot will be responsible for water, sewer, and storm

connections for this site. Existing public utilities have been deemed adequate to serve the proposed development.

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

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

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

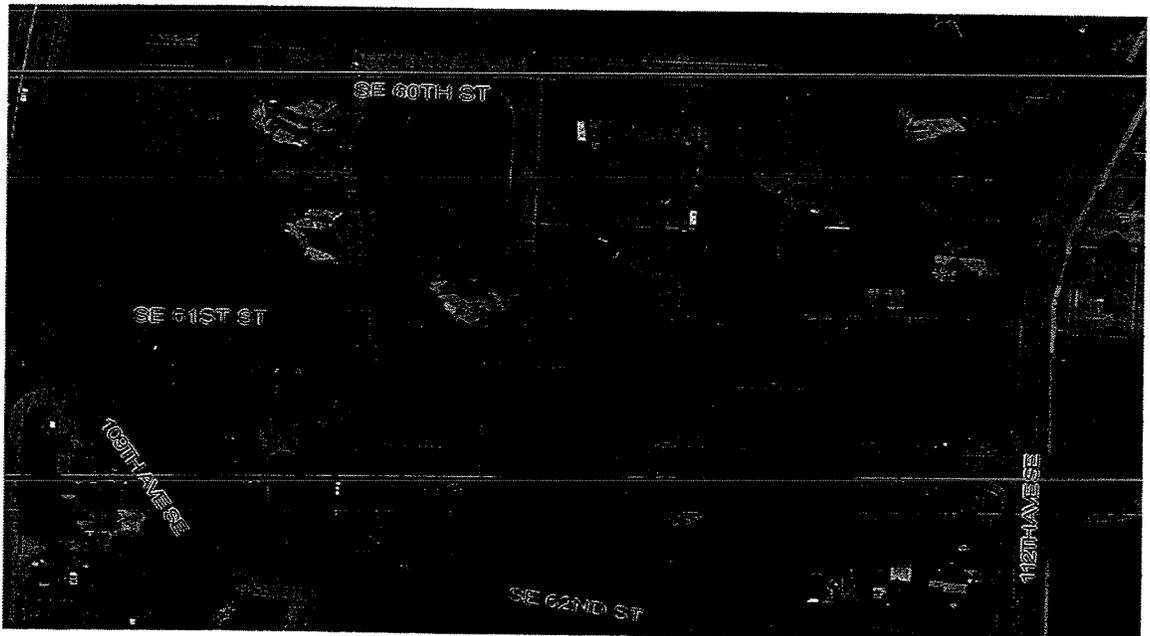
Finding: The preliminary short plat considers the physical characteristics of the site by retaining 49.5% of the existing diameter inches of trees on site.

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 requirements for R-3.5 zoning, the Utility Code and the City of Bellevue Development Standards. Refer to section III of this staff report for an analysis of the Land Use Code consistency.

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

Finding: The site is located within the Newport Hills Sub-area of the City. See vicinity map below:



The Comprehensive Plan specifies single-family medium development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use-type, compatible with the surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-2). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to preserve existing vegetation on-site (EN-19, 21, 27; UD-16, 18), maintain good surface water quality (EN-33, and provide traffic mitigation (TR-37).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing by providing the preservation of healthy significant existing trees on-site.

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

Finding: Each lot can reasonably be developed to current R-3.5 zoning standards and dimensional requirements without requiring a variance. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-3.5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

See related condition of approval in Section IX.

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

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

VIII. 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** this Preliminary and Final Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to submit final plat documents 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.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced and must be met prior to issuance of any construction permit:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Bldg. Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones 425-452-6032
Land Use Code – BCC Title 20	Antoinette Pratt, 425-452-5374
Noise Control – BCC 9.18	Antoinette Pratt, 425-452-5374
Sign Code – BCC Title 22	Antoinette Pratt, 425-452-5374
Transportation Development Code – BCC 14.60	Ray Godinez , 425-452-7915
Right of Way Use Code – BCC 14.30	Jon Regalia, 425-452-4599
Transportation Department Design Manual	Ray Godinez , 425-452-7915
Traffic Standards Code 14.10	Ray Godinez , 425-452-7915
Utility Code – BCC Title 24	Rob Hutchinson, 425-452-7903

A. GENERAL CONDITIONS

Additional conditions or deletions as provided by land use, transportation, and or utilities departments.

1. NOISE - CONSTRUCTION HOURS

The proposal will be subject to normal construction hours of 7am to 6 pm Monday through Friday, and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended no later than 10 pm if the criteria for extension of work hours as stated in BCC 9.18.040 can be met. A sign providing notice of the limitation on construction hours contained in this chapter shall be posted on construction sites prior to commencement of the new single family construction, per BCC 9.18.044.

AUTHORITY: Bellevue City Code 9.18.040
REVIEWER: Antoinette Pratt, PCD

B. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT:

1. RIGHT OF WAY USE PERMIT

The applicant may be 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.

The applicant shall contact the City's Right-of-Way manager to determine if a right-of-way permit will be required for this project. Contact Jon Regalia at 425-452-4599 (jregalia@bellevuewa.gov) or Tim Stever at 425-452-4294 (tstever@bellevuewa.gov).

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Jon Regalia, Transportation Right-of-Way

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, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Jon Regalia, Transportation Right-of-Way

3. PAVEMENT RESTORATION

The city's pavement manager has determined that the segments of SE 60th Street and 112th Avenue SE adjacent to the project site will require a full grind and overlay pavement 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. It is the responsibility the applicant to coordinate pavement restoration requirements via right-of-way permitting with the City's Right-of-Way Manager. The applicant will be responsible for any damages to the City's right-of-way caused by construction activities related to this project.

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

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. 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 existing private road that serves them (responsibility shall be shared equally). In addition the final short plat shall reference the appropriate ingress and egress easement for conditions and restrictions thereof.

In addition, a condition that all access routes will remain open at all times for emergency and public service vehicles shall be placed on the final plat map.

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Ray Godinez, Transportation Development Review

2. TREE PROTECTION

To mitigate adverse impacts to trees to be retained during construction:

- a. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Antoinette Pratt, PCD

3. TREE PRESERVATION PLAN

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final plat mylar. The Tree Preservation Plan must contain the following note:

"Tree Preservation Plan":

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur

within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Antoinette Pratt, (425) 452-5374 and/or pratt@bellevuewa.gov to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.520.E
REVIEWER: Antoinette Pratt, PCD

4. VARIANCE RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Antoinette Pratt, PCD

5. UTILITY DESIGN

The Utilities Department approval of the Short Plat Application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the Utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review, plan approval and field inspection will be performed through the Utilities permit processing desk at City Hall. All water, sewer and storm easements will be recorded on the face of the final short plat document. If the existing home is demolished within 12 months of the recording, then the property will be subject to the Storm water Utility code which could trigger detention and water quality treatment.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Rob Hutchinson, (425) 452-7903

D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:

1. TRANSPORTATION 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 \$471.31 per new dwelling for development in impact area #14. 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 22.16
REVIEWER: Ray Godinez

ATTACHMENTS

Plans and Drawings

ATTACHMENT
(Plans and Drawings)



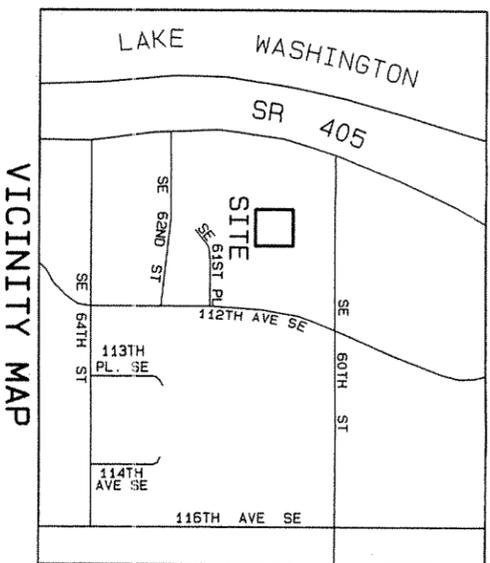
OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATED TO THE PUBLIC PURPOSES AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER WE WAIVE FOR OURSELVES, FOR OUR HEIRS AND ASSIGNS, AND FOR ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THE SHORT SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

TIMOTHY E. COMIN, PRESIDENT, TEC HOMES, INC., A WASHINGTON CORPORATION



LEGAL DESCRIPTION

LOT 4, KING COUNTY SHORT PLAT NUMBER 379174, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8140090565, RECORDS OF KING COUNTY, WASHINGTON.

NOTES

1. ALL TITLE INFORMATION ON THIS SURVEY IS FROM STEWART TITLE BUILDER/ DEVELOPER DIVISION - ORDER NO. 208137704, DATED JULY 24, 2006. NO FURTHER SEARCH INTO THE TITL RECORD WAS PERFORMED.
2. VARIANCE/MODIFICATION RESTRICTION: APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.
3. DESIGNATION OF TREES FOR RETENTION ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THIS SITE PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIPLINE (DEFINED AS ONE FOOT FOR EVERY ONE INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH)) OF TREES SHOWN ON THE TREE PRESERVATION PLAN. UNLESS REQUIRED OR APPROVED BY THE CITY, ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND LITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THIS COVENANT.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS DAY OF _____ BEFORE ME PERSONALLY APPEARED TIMOTHY E. COMIN TO ME, KNOWN TO BE THE PRESIDENT OF TEC HOMES, INC., WHO EXECUTED THIS SHORT PLAT AND ATTACHMENTS AND, WHERE APPLICABLE VOLUNTARILY MENTIONED THE ATTACHED OR REFERENCED DEED OF DEDICATION FOR THE USES AND PURPOSES MENTIONED THEREIN, AND ON 04TH, STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ANY DEED OF DEDICATION IT MAY ENCOMPASS. WITNESS MY HAND AND OFFICIAL SEAL THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

TREE ID	SPECIES	DIA.	W.F.	W. DIA.	TREE SAVED
T-1	CHERRY	8"	1	8"	8"
T-2	WILLOW	28"	1	28"	
T-3	FIR	9"	1	9"	9"
T-4	FIR	10"	1	10"	10"

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED:

REAL PROPERTY & SURVEY _____ DATE _____

DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

PLANNING & COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING CO. DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

ASSESSOR _____ DEPUTY ASSESSOR _____

ACCOUNT NO. _____

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE(S) _____, AT THE REQUEST OF THE CITY OF BELLEVUE.

MANAGER _____ SUPT. OF RECORDS _____

RECORDING NO. _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF TIMOTHY E. COMIN IN FEBRUARY 25, 2008.

 LAND SURVEYOR NO. 13731

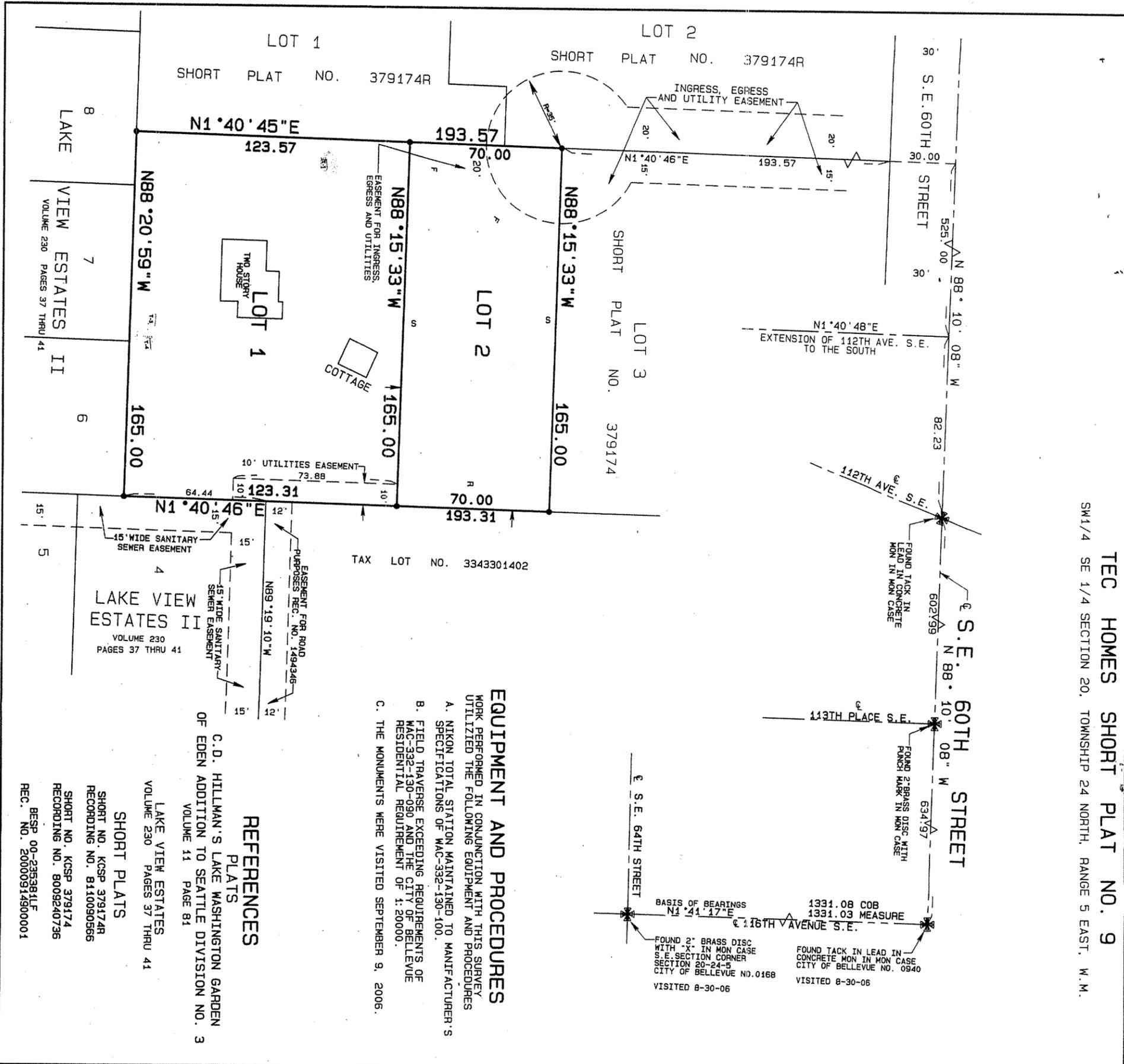


HARSTAD CONSULTANTS
 PROFESSIONAL LAND SURVEYORS
 2024 N. LK. SAMM. PKWY. NE
 REDMOND, WA 98052
 (425) 747-8336 TEL
 (425) 643-6020 FAX

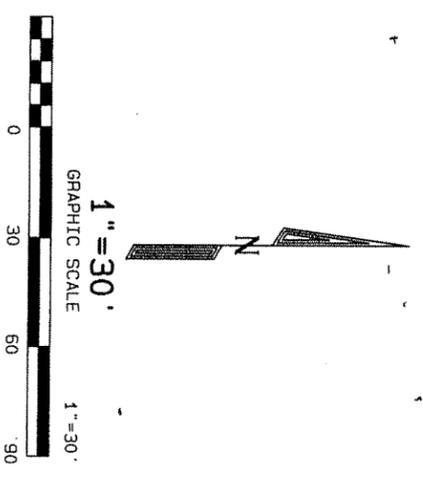
DATE: February 25, 2008

CITY OF BELLEVUE, WASHINGTON
 City of Bellevue

SHORT PLAT NO. 07-143820 LF



BASIS OF BEARINGS
 N 41° 17' E
 1331.08 COB
 1331.03 MEASURE
 FOUND TACK IN LEAD IN CONCRETE MON IN MON CASE
 CITY OF BELLEVUE NO. 0940
 VISITED 8-30-06



LEGEND

- - SET 1/2" REBAR WITH CAP UNLESS NOTED
- F - FRONT BUILDING SET BACK LINE
- R - REAR BUILDING SET BACK LINE
- S - SIDE BUILDING SET BACK LINE

BASIS OF BEARINGS
 CITY OF BELLEVUE - NAD 83 (1991)

CITY OF BELLEVUE HORIZONTAL STATIONS
 STATION 0168
 2" BRASS DISC WITH "X" IN MON CASE AT INTERSECTION
 OF 116TH AVENUE S.E. AND S.E. 64TH STREET
 N 202.015, 721 US FEET
 E 1,306.471, 278 US FEET

STATION 0940
 TACK IN LEAD IN CONCRETE MON CASE
 0.85 FEET BELOW THE SURFACE AT INTERSECTION
 OF 116TH AVENUE S.E. AND S.E. 60TH STREET
 N 203.346, 228 US FEET
 E 1,306.510, 491 US FEET

LOT AREAS

LOT 1 20,367 SQ. FT.
 (INCLUDES 20' EASEMENT FOR
 INGRESS, EGRESS AND UTILITIES)

LOT 2 11,550 SQ. FT.

EQUIPMENT AND PROCEDURES

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY
 UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES

- A. NIKON TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS OF MAC-332-130-100.
- B. FIELD TRAVERSE EXCEEDING REQUIREMENTS OF MAC-332-130-090 AND THE CITY OF BELLEVUE RESIDENTIAL REQUIREMENT OF 1:20000.
- C. THE MONUMENTS WERE VISITED SEPTEMBER 9, 2006.

REFERENCES

C.D. HILLMAN'S LAKE WASHINGTON GARDEN
 OF EDEN ADDITION TO SEATTLE DIVISION NO. 3
 VOLUME 11 PAGE 81

LAKE VIEW ESTATES
 VOLUME 230 PAGES 37 THRU 41

SHORT PLATS

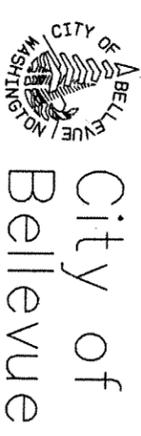
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HARSTAD CONSULTANTS
 PROFESSIONAL LAND SURVEYORS
 2024 W. LK. SAWM. PKY. NE
 REDMOND, WA 98052
 (425) 747-8336 TEL
 (425) 643-6020 FAX



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SHORT PLAT NO. 07-143820 LF