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**SURVEY NOTE:**

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**ADDITIONAL SURVEY NOTE:**

TOPOGRAPHY NOTE: THE ON-SITE TOPOGRAPHICAL MAPPING WAS PROVIDED BY STEVE VAN PATTEN. SEE THIS SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.

**CONSERVATION S.P. BUILDING SETBACK (BSBL) NOTE:**

SETBACKS: FRONT [F]: 10'; REAR [R]: 15'; SIDE [S]: 5' (MIN) & 5'. (TOTAL 10' BETWEEN BLDGS)

**DATUM**

NAVD88 PER CITY OF BELLEVUE TOP OF MONUMENT FOR THE SW SECTION CORNER OF SECTION 27-25-5.

ELEVATION = 122.89 US FEET (NAVD88)

**BASIS OF BEARINGS**

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SECTION 27, T.25N., R.5E. BEING N0°36'56"E NAD 83(2011) PER THE INFORMATION PROVIDED IN THE CITY OF BELLEVUE'S SURVEY DATA CARDS.

**PORTION OF SE 1/4 OF SECTION 20, TOWNSHIP 24N, RANGE 5E, WM  
MILLER SHORT PLAT**

**LEGAL DESCRIPTION**

LOT "A" OF THE CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT XXXXXXXX RECORDED UNDER RECORDING NO. XXXXXXXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

ALSO KNOWN AS LOT 9, BELLEVUE GARDENS, AS PER PLAT RECORDED IN VOLUME 19 OF PLATS PAGE 51, RECORDS OF KING COUNTY AUDITOR, EXCEPT THE NORTH 115 FEET THEREOF; AND EXCEPT THE EAST 300.90 FEET OF THAT PORTION OF SAID LOT 9 LYING NORTH OF THE SOUTH 20 FEET THEREOF; AND EXCEPT THAT PORTION OF THE SOUTH 20 FEET OF SAID LOT 9 LYING EAST OF THE WEST 320 FEET THEREOF; AND EXCEPT THE WEST 169 FEET OF THE SOUTH 8 FEET THEREOF;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO NOTICE OF WATER TAP CONNECTION CHARGES UNDER RECORDING NO. 7711090948.

SUBJECT TO NOTICE OF CHARGES FOR UTILITIES UNDER RECORDING NO. 9612200938.

SUBJECT TO MATTERS SET FORTH BY SURVEY UNDER RECORDING NO. 9201319011.

SUBJECT TO EASEMENT FOR WATER PIPE LINE UNDER RECORDING NO. 4583201.

SUBJECT TO ANY CHANGE IN THE BOUNDARY OR LEGAL DESCRIPTION DUE TO A SHIFT OR CHANGE IN KELSEY CREEK.

SUBJECT TO RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.

SUBJECT TO ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.

**UTILITY CONTACT LIST:**

SANITARY SEWER: CITY OF BELLEVUE  
 WATER: CITY OF BELLEVUE  
 ELECTRIC: PUGET SOUND ENERGY  
 PHONE: 1-800-321-4123  
 GAS: PUGET SOUND ENERGY  
 PHONE: 1-800-321-4123  
 TELEPHONE: VERIZON  
 CONTACT: MIKE FESKENS  
 PHONE: 425-710-4111

**SITE DATA:**

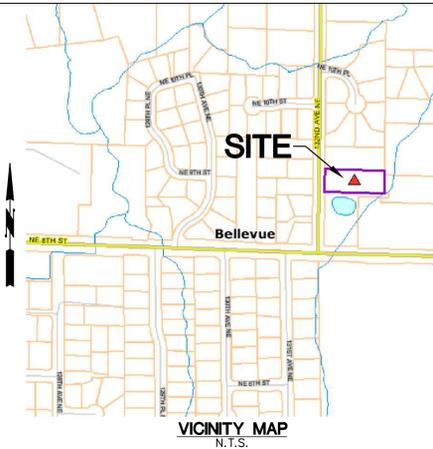
REF. SITE ADDRESS: 818 132ND AVE NE  
 BELLEVUE, WA 98005  
 REF. TAX ACCOUNT NO.: 0672100079  
 SITE AREA: 39,691± S.F. / 0.91± ACRES  
 EXISTING ZONING: R-2.5  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

**PROJECT CONTACT LIST:**

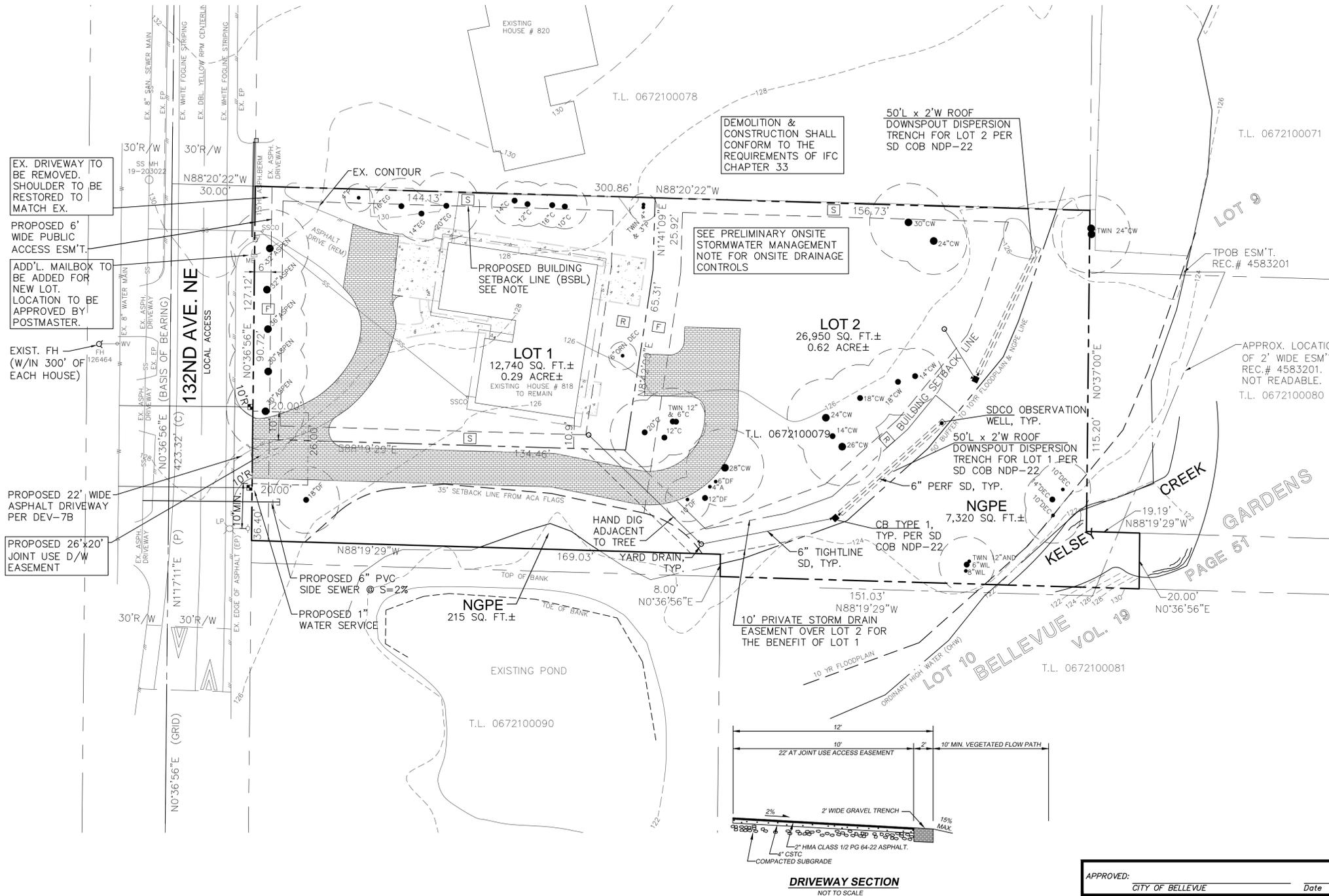
OWNER/DEVELOPER: TAMMY MILLER  
 1025 134TH AVE NE  
 BELLEVUE, WA 98005  
 PHONE: (425) 445-9078  
 CIVIL ENGINEER: LITCHFIELD ENGINEERING  
 12840 81ST AVENUE N.E.  
 KIRKLAND, WASHINGTON 98034  
 CONTACT: KEITH LITCHFIELD, P.E.  
 PHONE: (425) 821-5038  
 SURVEYOR: STEVE VAN PATTEN  
 7431 153RD CT. NE  
 REDMOND, WA 98052  
 PHONE: (425) 867-1715

**PRELIMINARY ONSITE STORMWATER MANAGEMENT:**

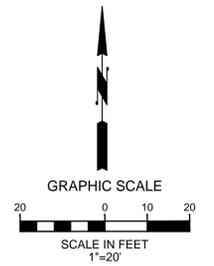
1. MITIGATION OF THE DEVELOPED STORMWATER WILL BE PERMITTED DURING THE BUILDING PERMIT PROCESS.
2. GIVEN THE GEOMETRY AND NATIVE FEATURES OF THE PROPERTY, FLOW DISPERSION IS ANTICIPATED TO BE UTILIZED FOR MITIGATION OF THE ROOF AREA FOR BOTH LOTS AS A VEGETATED 50 FOOT FLOW CAN BE ACHIEVED. THIS BMP WILL BE EITHER A DISPERSION TRENCH WITH GRADE BOARD (I.E. TRIBUTARY AREA > 700 S.F.) OR INDIVIDUAL 10 FOOT LONG TRENCHES (I.E. TRIBUTARY AREA < 700 S.F.). THE DISPERSION TRENCH(S) WILL BE INTEGRATED INTO THE LANDSCAPING ADJACENT TO THE SENSITIVE AREA BUFFER.
3. IT IS ANTICIPATED THAT THE DRIVEWAY AREA WILL BE DISPERSED VIA A 2 FOOT WIDE GRAVEL TRENCH WITH A 10 FOOT MINIMUM VEGETATED FLOW PATH.
4. COMPOST AMENDED SOILS WILL BE USED IN ALL DISTURBED PERVIOUS AREAS.



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

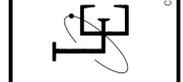


APPROVED: CITY OF BELLEVUE Date

UTILITY GRID # I-6

NOTES	DATE	CHD BY	DWN BY
SUBMITTED TO CLIENT	1/30/2015	KAL	KAL
PER CITY REVIEW	6/5/2015	KAL	KAL

**LITCHFIELD ENGINEERING**  
 12840 81ST AVENUE NE  
 KIRKLAND, WA 98034  
 Tel (425) 821-5038 Fax (425) 821-5739



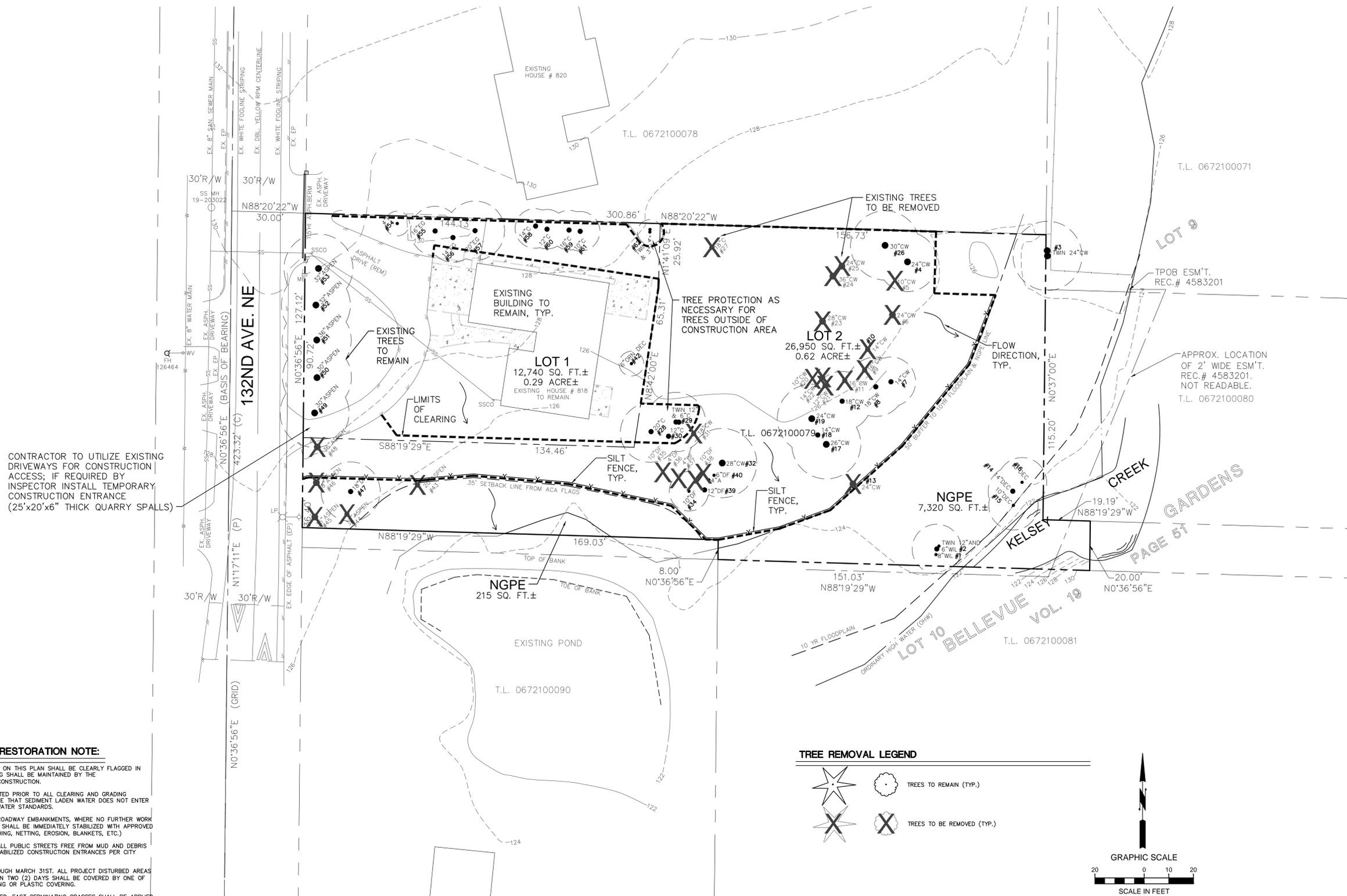
**PRELIMINARY ROAD, DRAINAGE & UTILITY PLAN  
 MILLER SHORT PLAT  
 BELLEVUE, WASHINGTON**

SHEET 1 of 2

JOB No.

Drawing Name: C:\Repository\Work\Utilities\1-81\_Sewer\_Bldg\1-81\_Sewer\_Bldg.dwg User: Gary Jun 05, 2015 4:35pm

# PORTION OF SE 1/4 OF SECTION 20, TOWNSHIP 24N, RANGE 5E, WM MILLER SHORT PLAT



CONTRACTOR TO UTILIZE EXISTING DRIVEWAYS FOR CONSTRUCTION ACCESS; IF REQUIRED BY INSPECTOR INSTALL TEMPORARY CONSTRUCTION ENTRANCE (25'x20'x6" THICK QUARRY SPALLS)

### EROSION CONTROL AND SITE RESTORATION NOTE:

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

EROSION CONTROL FACILITIES MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.

ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF TWO (2) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH APPROVED EROSION CONTROL METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION, BLANKETS, ETC.).

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. CONTRACTOR RESPONSIBLE FOR STABILIZED CONSTRUCTION ENTRANCES PER CITY STANDARDS, IF REQUIRED FOR THIS PROJECT.

DURING THE TIME PERIOD OF NOVEMBER 1ST THROUGH MARCH 31ST, ALL PROJECT DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE COVERED BY ONE OF THE FOLLOWING COVER MEASURES: MULCH, SODDING OR PLASTIC COVERING.

WHERE SEEDING FOR EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).

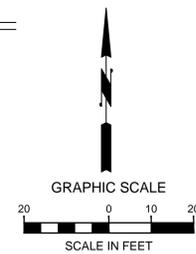
WHERE STRAW MULCH FOR EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE (3) INCHES OR 3,000 LBS./ACRE.

THE DUFF LAYER, TOP SOIL, AND NATIVE VEGETATION, IF ANY, SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NOT FEASIBLE TO RETAIN THE TOP LAYER IN PLACE, IT SHOULD BE STOCKPILED ON-SITE, COVERED TO PREVENT EROSION AND SPREAD AT COMPLETION WHERE FEASIBLE.

PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION. USE ONE OF THE FOLLOWING TO PERMANENTLY STABILIZE SOILS: PERMANENT SEEDING, PLANTING, OR SODDING.

### TREE REMOVAL LEGEND

- TREES TO REMAIN (TYP.)
- TREES TO BE REMOVED (TYP.)



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

APPROVED: \_\_\_\_\_  
CITY OF BELLEVUE Date

UTILITY GRID # 1-6

**PRELIMINARY CLEARING, GRADING & TESC PLAN  
MILLER SHORT PLAT  
BELLEVUE, WASHINGTON**

TAMMY MILLER  
 1025 134TH AVENUE NE  
 BELLEVUE, WA 98005  
 (425) 445-9078

LITCHFIELD ENGINEERING

12840 81ST AVENUE NE  
 KAPLAD, WA 98034  
 Tel (425) 821-5088 Fax (425) 821-5739



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NOTES

DATE	CHD BY	NOTES
1-30-15	KAL	SUBMITTED TO CLIENT
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SHEET  
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JOB No.

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**WATER:** CITY OF BELLEVUE  
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**GAS:** PUGET SOUND ENERGY  
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 CONTACT: MIKE FESKENS  
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**TREE REMOVAL CALCULATION TABLE**

TAG NO.	DBH	SPECIES	DISCOUNTED DBH	REQUIRED INCHES
24	5"	CW	5"	1.8"
14	7"	CW	7"	1.0"
14	8"	CW	8"	1.2"
16	8"	CW	8"	1.2"
11	14"	CW	8"	1.0"
12	18"	CW	8"	1.3"
17	26"	CW	13"	2.0"
13	24"	CW	12"	1.8"
18	14"	CW	7"	1.0"
15	24"	CW	12"	1.8"
20	12"	CW	6"	0.9"
21	14"	CW	7"	1.0"
28	20"	CW	10"	2.0"
28	20"	CW	10"	2.0"
28	20"	CW	10"	2.0"
30	12"	CW	6"	0.9"
31	12"	CW	6"	0.9"
32	14"	CW	7"	1.0"
34	10"	DF	5"	1.5"
34	10"	DF	5"	1.5"
38	10"	DF	5"	1.5"
40	10"	DF	5"	1.5"
43	20"	ASPEN	N/A	3.8"
44	36"	ASPEN	N/A	5.4"
45	36"	ASPEN	N/A	5.4"
46	28"	ASPEN	N/A	2.7"
47	36"	ASPEN	N/A	5.4"
48	36"	ASPEN	N/A	5.4"
TOTAL INCHES REMOVED:				60.1"

MINIMUM INCHES TO BE RETAINED = 30% OF TOTAL (30% OF 839") = 252"  
 RETAINED INCHES = 839" - 60" = 779" RETAINED.

**EXISTING TREE CALCULATION TABLE**

TAG	DBH / SPECIES	DISCOUNTED DBH	TAG	DBH / SPECIES	DISCOUNTED DBH
1	8" WL	8"	34	10" DF	10"
2	TWIN 12" & 6" WL	18"	35	10" DF	10"
3	TWIN 24" CW	12"	36	4" DF	4"
4	24" CW	12"	37	10" DF	10"
5	10" CW	5"	38	10" DF	10"
6	24" CW	12"	39	12" DF	12"
7	14" CW	7"	40	6" DF	6"
8	18" CW	9"	41	4" A	2"
9	16" CW	8"	42	6" ORN DEC	6"
10	14" CW	7"	43	20" ASPEN	20"
11	16" CW	8"	44	12" ASPEN	12"
12	18" CW	9"	45	36" ASPEN	36"
13	24" CW	12"	46	28" ASPEN	28"
14	14" DEC	14"	47	18" DF	18"
15	10" DEC	10"	48	36" ASPEN	36"
16	10" DEC	10"	49	30" ASPEN	30"
17	26" CW	13"	50	30" ASPEN	30"
18	14" CW	7"	51	36" ASPEN	36"
19	24" CW	12"	52	32" ASPEN	32"
20	10" CW	5"	53	32" ASPEN	32"
21	12" CW	6"	54	4" LODGEPOLE PINE	4"
22	14" CW	7"	55	16" EVERGREEN	16"
23	28" CW	14"	56	14" EVERGREEN	14"
24	36" CW	18"	57	20" EVERGREEN	20"
25	24" CW	12"	58	14" C	14"
26	30" CW	15"	59	16" C	16"
27	18" CW	9"	60	12" C	12"
28	20" C	20"	61	10" C	10"
29	TWIN 12" & 6" C	18"	62	TWIN 4" & 3" LODGEPOLE PINE	7"
30	12" C	12"			
31	18" CW	9"			
32	28" CW	14"			
33	N/A				
TOTAL EXISTING INCHES:				839"	

**PORTION OF SE 1/4 OF SECTION 20, TOWNSHIP 24N, RANGE 5E, WM  
 MILLER SHORT PLAT**

**LEGAL DESCRIPTION**

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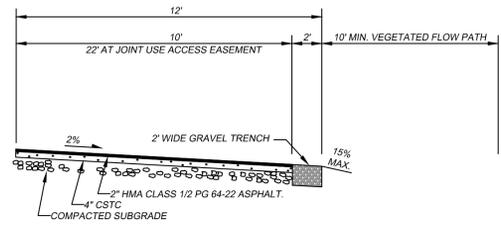
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**DRIVEWAY SECTION**  
NOT TO SCALE

**PROJECT CONTACT LIST:**

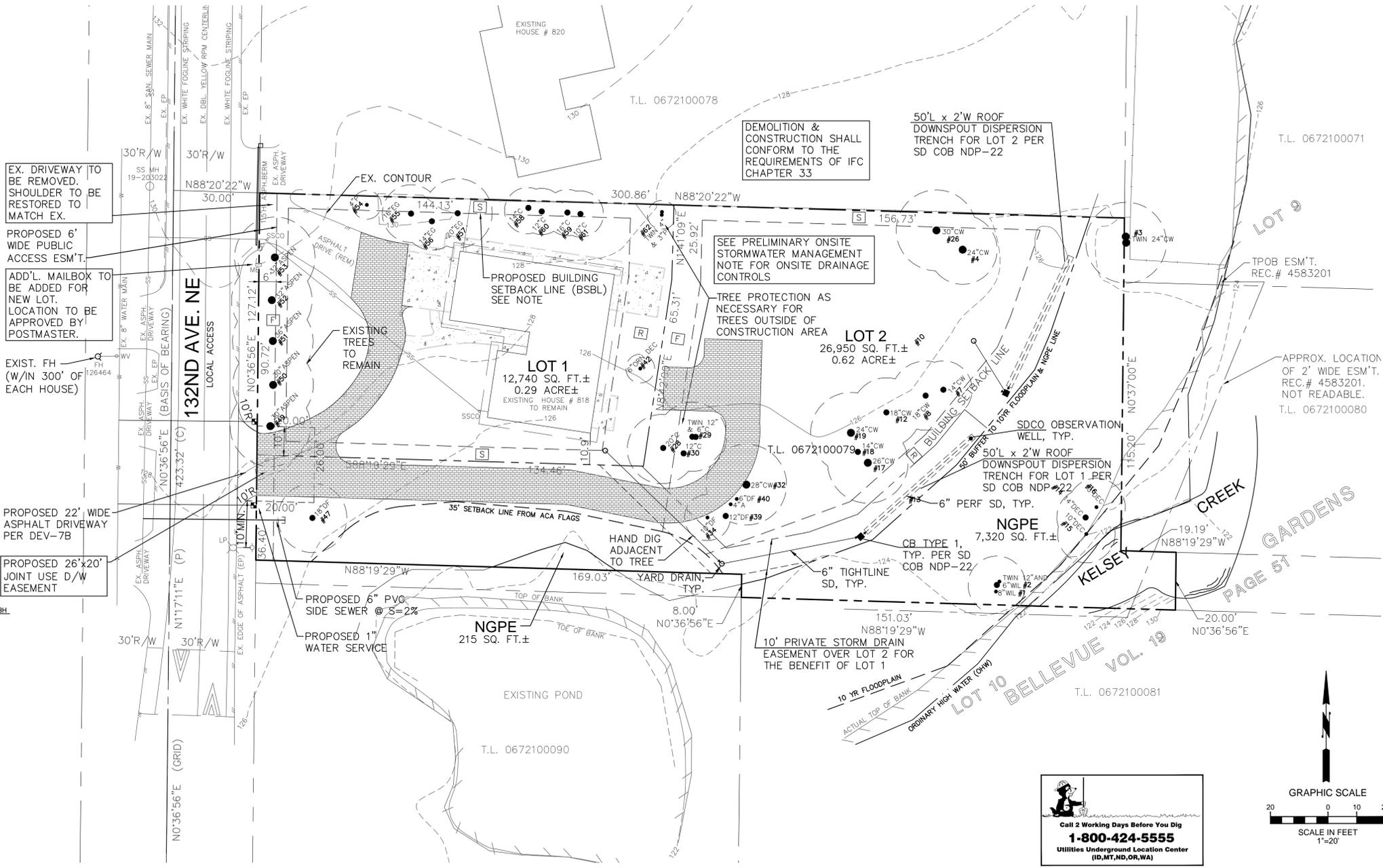
**OWNER/DEVELOPER:** TAMMY MILLER  
 1025 134TH AVE NE  
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**SURVEYOR:** STEVE VAN PATTEN  
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**SITE DATA:**

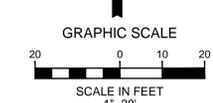
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**EXISTING ZONING:** R-2.5  
**EXISTING USE:** SINGLE FAMILY RESIDENTIAL  
**PROPOSED USE:** SINGLE FAMILY RESIDENTIAL



**VICINITY MAP**  
N.T.S.



Call 2 Working Days Before You Dig  
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APPROVED: CITY OF BELLEVUE Date

UTILITY GRID # I-6



NOTES	DATE	CHD BY	DWN BY
SUBMITTED TO CLIENT	6-5-15	KAL	KAL

**LITCHFIELD ENGINEERING**  
 12840 81ST AVENUE NE  
 KIRKLAND, WA 98034  
 Tel: (425) 821-5038 Fax: (425) 821-5739



**SITE PLAN "B" & UTILITY PLAN  
 MILLER SHORT PLAT  
 BELLEVUE, WASHINGTON**  
 TAMMY MILLER  
 1025 134TH AVENUE NE  
 BELLEVUE, WA 98005  
 (425) 445-9078

**SHEET 1 of 1**

JOB No.

Drawing Name: C:\Repository\Work\Utility\MLL\_Site\Site\_BNA\Site\_BNA\Site\_BNA.dwg User: Gary Jun 05, 2015 4:43pm