



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** 45<sup>th</sup> Court Short Plat

**Proposal Address:** 13044 S.E. 45<sup>th</sup> Court

**Proposal Description:** Short plat an existing 1.35 acre single-family lot in the R-5 zoning district into four (4), single-family lots.

**File Number:** 09-130795-LN

**Applicant:** Johnson Chen

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Sally Nichols, Associate Planner

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

**Department Decision:** Approval with Conditions

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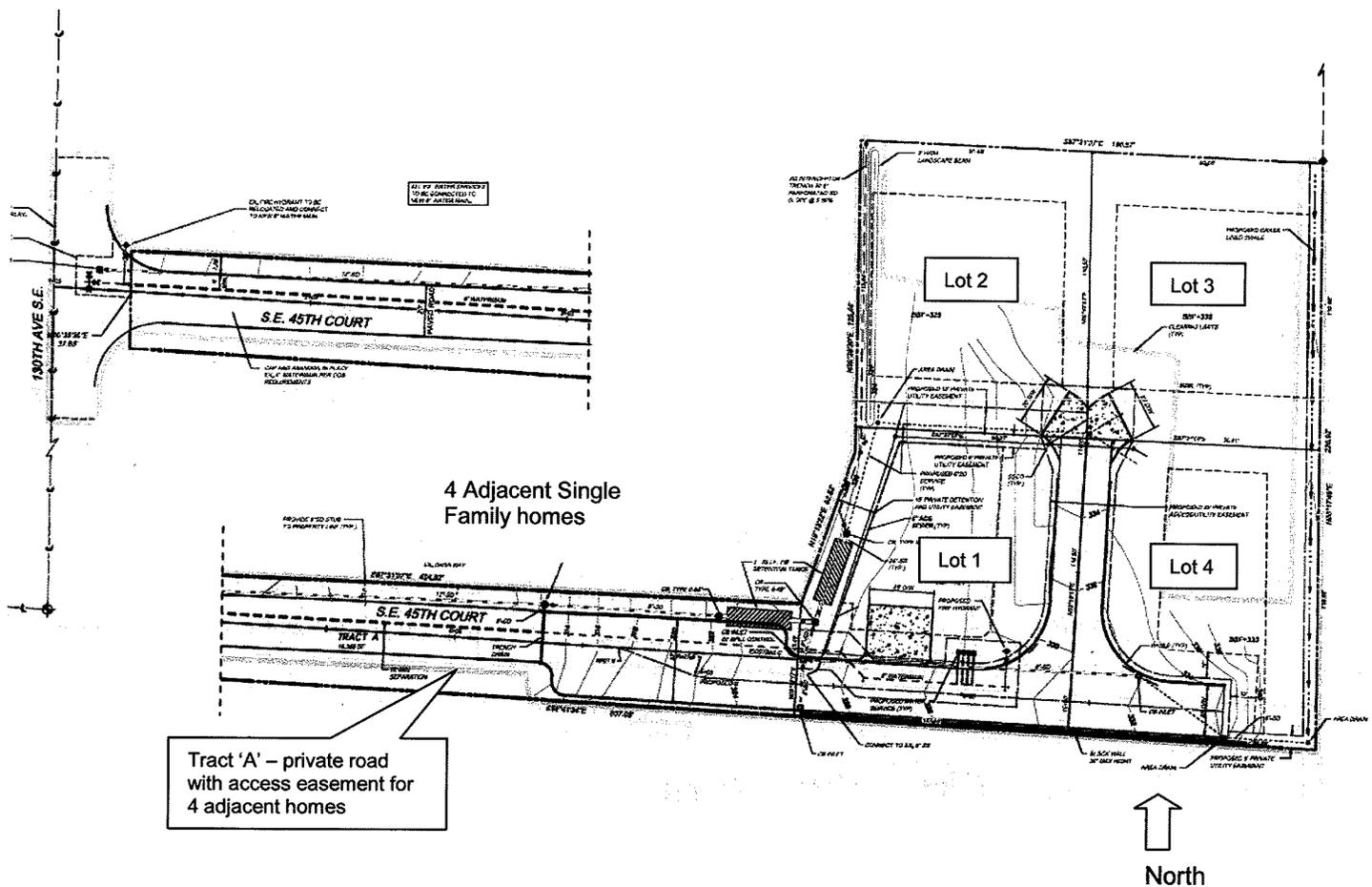
Sally Nichols, Associate Planner  
Development Services Department

Application Date: December 4, 2009  
Notice of Application: December 17, 2009  
Minimum Comment Period: December 31, 2009 (14 days)  
Decision Publication Date: June 3, 2010  
Appeal Deadline: June 17, 2010  
Expiration Date: June 17, 2011

**I. DESCRIPTION OF PROPOSAL**

The applicant is proposing to short plat an existing 58,754 square foot (approximately 1.35 acres) lot into four single-family lots. The property is located within the R-5 zoning district in the Factoria Subarea. The site contains an existing single-family residence which will be demolished. The property is a flag-shaped lot and the four new single family lots will be located in the "flag" portion of the property. Access to the four new lots will be provided via the "pole" portion of the lot, which is currently an existing private access easement and private road - S.E. 45<sup>th</sup> Court. This private road connects directly to 130<sup>th</sup> Avenue S.E. This "pole" portion of the site, including the private road, will become Tract A. All proposed driveways to the new lots will connect to this private access road. In addition, the four existing single family home lots that gain their access off of S.E. 45<sup>th</sup> Court will continue to do so via an access easement. Tract A will be maintained by the owners of the four new lots on the proposal site. As defined by Land Use Code 20.25H, the site does not contain any critical or protected areas. The applicant proposes to retain 12 trees, or approximately 31% of the total diameter inches of the significant trees on the site.

**Figure 1 – Preliminary Short Plat Proposal**



A previous preliminary short plat proposal for this site was submitted and approved in 2007 under preliminary short plat permit 06-136776-LN. However, because the applicant failed to either apply for the final short plat within one year of preliminary short plat approval or apply for an extension (LUC 20.45B.150 and 160), the permit expired. Therefore, the applicant was required to resubmit an entirely new preliminary short plat application. There have been code changes since the previous approval, most notably the increased tree retention requirements for short plats, and this proposal has been reviewed according to all codes in place when the proposal was deemed “complete” in December, 2009.

**II. SITE DESCRIPTION AND CONTEXT**

The site is located in an existing single family neighborhood and lies directly to the south of the St. Madeline Sophie Church and School. The eastern third of the “flag” portion of the site slopes gently to the west. The western two thirds of the “flag” slopes more steeply at approximately 15 percent. An existing rockery runs from the northwest corner for approximately 76 feet along the property line on the neighbor’s property. The height of the wall is generally between three and four feet high. There are numerous natural springs through this property. These springs, in combination with the sloping topography has led to drainage problems where excess water has drained from this lot onto adjacent properties.

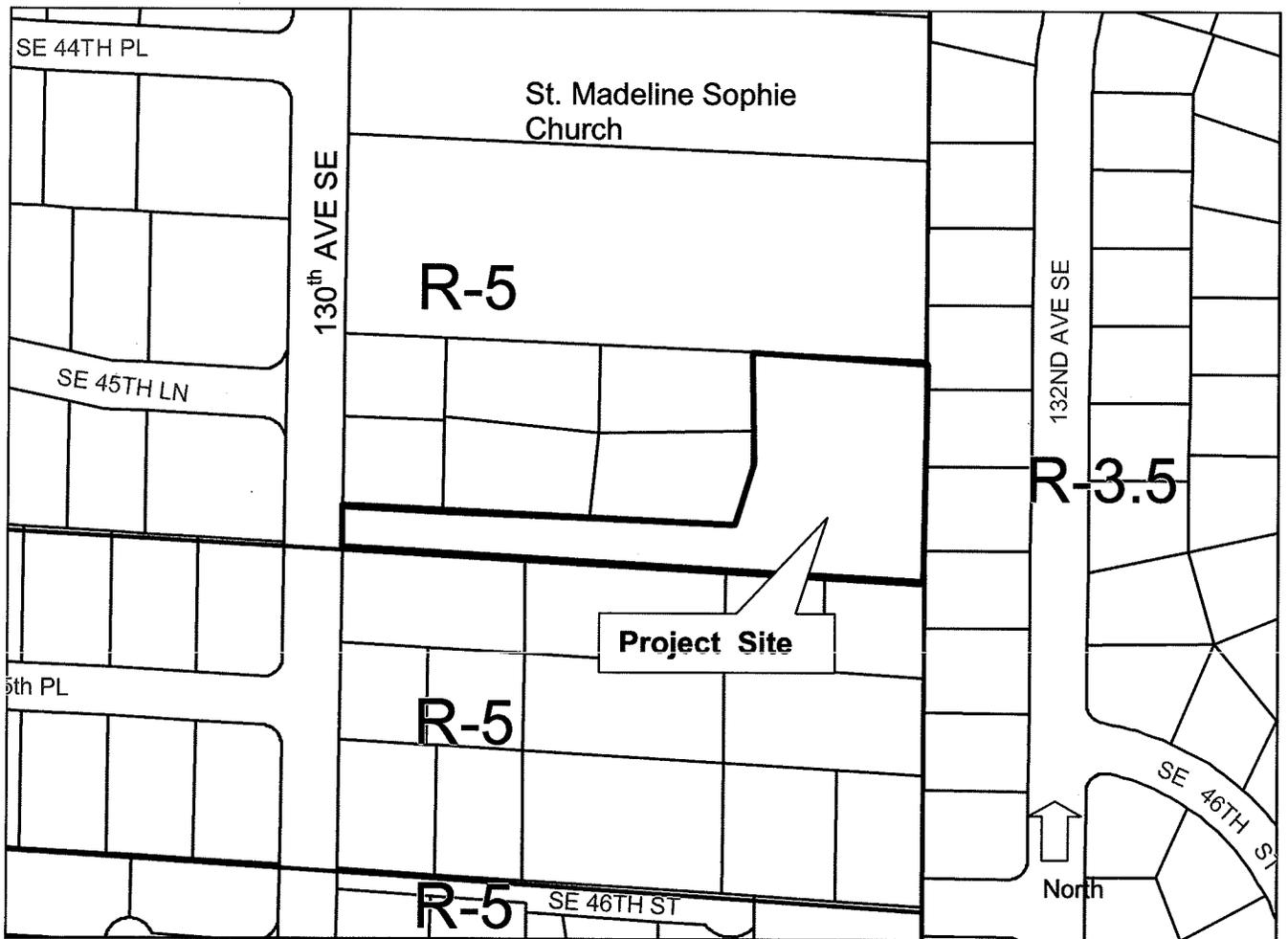
**Figure 2 – Aerial Photograph**



The site contains approximately 894 diameter inches of existing, mature trees. The trees present throughout the property are primarily Big Leaf Maple (*Acer macrophyllum*), mature Douglas Fir trees (*Pseudotsuga menziesii*), mature Western Red Cedar trees (*Thuja plicata*), and a few additional ornamental trees such as Birch and Pine.

The site is located in District 2 of the Factoria Subarea in an R-5 single family zoning district. The Comprehensive Plan designation is Single-Family High. The lot is bordered to the north by St. Madeline Sophie Church parking lot, and to the south and west by existing single family homes in the R-5 zoning district. To the east, the lot is bordered by homes in the R-3.5 zoning district.

Figure 3 – Zoning Map



**III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS**

**A. Consistency with Standard Land Use Code Requirements**

<b><u>BASIC INFORMATION</u></b>		
<b>Zoning District</b>	R-5 District 2, Factoria Subarea Comprehensive Plan Designation: Single-Family High	
<b>Gross Site Area</b>	58,754 square feet (approx. 1.35 acre)	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	7,200 Square Feet	Tract A: 16,390 Square Feet Lot 1: 11,502 Square Feet Lot 2: 10,027 Square Feet Lot 3: 10,027 Square Feet Lot 4: 10,808 Square Feet
<b>Minimum Lot Width</b>	60 Feet	Lot 1: 114 Feet (approx.) Lot 2: 90 Feet (approx.) Lot 3: 90 Feet (approx.) Lot 4: 114 Feet (approx.)
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 130 Feet (approx.) Lot 2: 111 Feet (approx.) Lot 3: 90 Feet (approx.) Lot 4: 91 Feet (approx.)
<b>Building Setbacks</b> Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 15 Feet	20 Feet 20 Feet 5 Feet 15 Feet (5 ft. + 10 ft.)
<b>Access Easement Setbacks Lot 4</b>	10 Feet from easement	10 Feet
<b>Tree Retention</b>	30% of 894 Diameter Inches = 268 Diameter Inches	278 Diameter Inches or 31 % Retained

**IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no critical areas on this proposal site. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

## V. SUMMARY OF TECHNICAL REVIEWS

### A. Utilities Review

The City has adequate capacity for providing water, sanitary sewer and storm drainage service for this proposal.

The water, sewer and storm drainage systems have been reviewed on a conceptual basis only. There are no implied approvals of the engineering specifications for the water, sanitary sewer and/or storm drainage for the site. Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Utility Developer Extension Agreement (UE) process and side sewer permits for each home connect and water applications. The applicant will need to submit the UE application as early in the process as possible prior to the plat engineering application. **Refer to Condition of Approval regarding utilities in Section IX of this report.**

### B. Fire Department Review

The Fire Department has completed the review of this proposal. If homes exceed 4,800 gross square feet, it will be necessary to confirm adequate fire flow. **Refer to Condition of Approval regarding fire department conditions in Section IX of this report.**

### C. Transportation Review:

The Transportation Department has completed the review of this proposal. 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. **Refer to Conditions of Approval regarding engineering plans and infrastructure improvements in Section IX of this report.**

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. **Refer to Condition of Approval regarding the transportation impact fee in Section IX of this report.**

### Use of the Right of Way

Applicants often request use of the right of way and 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 the demolition permit. This permit is issued directly by the Transportation Department. **Refer to Conditions of Approval regarding a right of way use permit and off-street parking in Section IX of this report.**

### Street Frontage Improvements

The 45<sup>th</sup> Court Short Plat will not be required to install street frontage improvements due to the fact that the project site does not front city right-of-way.

**Site Access**

Access to all lots will be provided by extending an existing private road (SE 45<sup>th</sup> Court) into the project site. Minimum private road width is 20 feet, paved full-length, full-width with pavement and subgrade depths per DEV-8.

**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 130<sup>th</sup> Avenue SE is classified as an "Overlay Required" street. Generally, pavement restoration for this type of classification consists of a full grind and overlay extending 50 feet from each side of the trench cut for the full width of the street. Required pavement restoration will be specified in the right-of-way permit for this project. Refer to Condition of Approval regarding pavement restoration in Section IX of this report.

**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 development will generate three new p.m. peak hour trips and therefore will not be subject to concurrency testing (threshold for testing is 30 new p.m. peak hour trips).

All lots will be located at the dead-end of a private road connecting to 130<sup>th</sup> Avenue SE. Due to the low volumes of existing traffic on the private road (SE 45<sup>th</sup> Court) and 130<sup>th</sup> Avenue SE, the residential nature of both roadways, and the dead-end location of the short plat, traffic impacts generated by this development will be negligible.

**D. Clearing and Grading Department**

The Clearing and Grading has approved the preliminary short plat without conditions. A Clearing and Grading Permit (GE Type) is required for the construction of the road, driveways and the utilities of this short plat.

**VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on December 17, 2009 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received regarding the proposal and there are no parties of record.

**VII. DECISION CRITERIA:**

Land Use Code 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.**

**Response:** City codes ensure public health, safety and general welfare through development code requirements. Tract A will provide access off of 130<sup>th</sup> Avenue S.E. to Lots 1-4. The existing easement allowing access to four existing single family lots to the north of Tract A will remain in place. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The existing vacated single family home will be demolished.

Construction noise is expected during the construction period. The Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding noise/construction hours in Section IX of this report.**

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

**Response:** 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.**

**Response:** The preliminary short plat considers the physical characteristics of the site by establishing tree retention which will continue the vegetated character of the surrounding neighborhood. Between the first approval for this project in 2006 and this proposal, the tree retention requirements in the Land Use Code have been amended from retention of 15% of the total diameter inches to 30%. Therefore, with this application, six more trees will be preserved on-site. Required utility infrastructure will aid in controlling surface water runoff. **Refer to Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

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.**

#### **Development Standards**

**Response:** As conditioned, the proposal complies with the Land Use Code requirements for R-5 zoning, the Utility Code and the City of Bellevue Development Standards.

### **Land Use Code Requirements**

- A. Dimensional Requirements:** Refer to Section III.A. of this report for dimensional requirements.

**Finding:** All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 zoning district dimensional requirements.

- B. Significant Tree Preservation:** Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 268 diameter inches of the 894 diameter inches of the existing significant trees.

**Finding:** The applicant proposes to preserve a total of 278 diameter inches or 31% of the significant trees onsite. This satisfies the minimum 30% tree retention requirements. **Refer to project drawings attached to this report and Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

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

**Response:** The site is located within the Factoria subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea.

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal 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 and environmentally sensitive features by preserving 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.**

**Response:** As conditioned, each lot (Lots 1-4) can reasonably be developed to current R-5 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

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

**Response:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, 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 the Development Services Department does hereby **APPROVE** the 45<sup>th</sup> Court Preliminary Short Plat **WITH CONDITIONS**.

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.

**IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

**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:

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Sally Nichols, (425) 452-2727
Noise Control – BCC 9.18	Sally Nichols, (425) 452-2727
Sign Code – BCC Title 22	Sally Nichols, (425) 452-2727
Transportation Develop. Code – BCC 14.60	Ray Godinez, (425) 452-7915
Traffic Standards Code 14.10	Ray Godinez, (425) 452-7915
Right-of-Way Use Code 14.30	John Regalia, (425) 452-4599
Utility Code – BCC Title 24	Don Rust, (425) 452-4856

**A. GENERAL CONDITIONS:**

**1. Utilities**

Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Utility Developer Extension Agreement (UE) process. The applicant will need to submit the UE application as early in the process as possible prior to the plat engineering application. Water services shall be separate taps off the water

main available through the water application process and installed by Bellevue Utilities Department. A joint use side sewer permit is required for the joint use side sewer. Individual side sewer permits are required for each home connection.

AUTHORITY: BCC 24.02, 24.04, 24.06  
REVIEWER: Don Rust, Utilities Department

## **2. 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: Sally Nichols, Land Use

## **3. Noise – Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. 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 DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Sally Nichols, Land Use

## **B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

### **1. Tree Protection**

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing 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: Sally Nichols, Land Use

## **2. 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.
- k) Pavement restoration requirements.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Jon Regalia, Transportation Department

## **3. 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

## **4. 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 road improvements 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 private road extension, Overlay pavement restoration in 130<sup>th</sup> Avenue SE, mailbox locations and pavement depths. 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, Transportation Department

## 5. Pavement Restoration

The city's pavement manager has determined that this segment of 130<sup>th</sup> Avenue SE will require a full grind and overlay trench restoration for all utility connections requiring street cuts. Pavement 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.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design  
Standard # 21

REVIEWER: Jon Regalia, Transportation Department

## C. PRIOR TO FINAL SHORT PLAT APPROVAL:

### 1. Infrastructure Improvements

All infrastructure improvements 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:

- i) Extension of SE 45<sup>th</sup> Court with a minimum width of 20 feet and paved full-length, full-width per DEV-8.
- ii) Private street sign at the connection of SE 45<sup>th</sup> Court to 130<sup>th</sup> Avenue SE.

#### b) Miscellaneous:

- Separate driveways for all lots on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of the connection to SE 45<sup>th</sup> Court. 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%.
- The internal private road 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 private road (SE 45<sup>th</sup> Court) 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: Bellevue City Code 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, Transportation Department

## 2. Fire Department Conditions

The final short plat shall portray the following notes:

(a) If any of the homes to be constructed on these lots exceed 4800 gross square feet, it will be necessary to confirm the hydrant on SE Newport Way has adequate fire flow. (International Fire Code (IFC) 5-8.3)

(b) The address of all four new homes shall be posted at the entrance to the driveway access road. (IFC 505 & Bellevue Fire Department Development Standards)

(c) Both sides of the 20 foot wide access road shall be marked and posted "No Parking – Fire Lane" per Bellevue Standards (BFDDS)

(d) 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: International Fire Code (IFC) 5-8.3; IFC 505 & Bellevue Fire Department Development Standards

REVIEWER: Adrian Jones, Fire Department

## 3. Tree Retention

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 278 diameter inches of existing significant trees to remain, as proposed. 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 short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

***"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."***

During plat engineering, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D  
REVIEWER: Sally Nichols, Land Use

**D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:**

**1. Transportation Impact Fee**

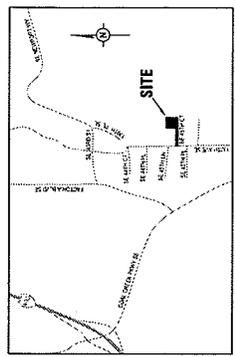
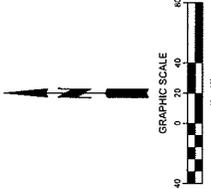
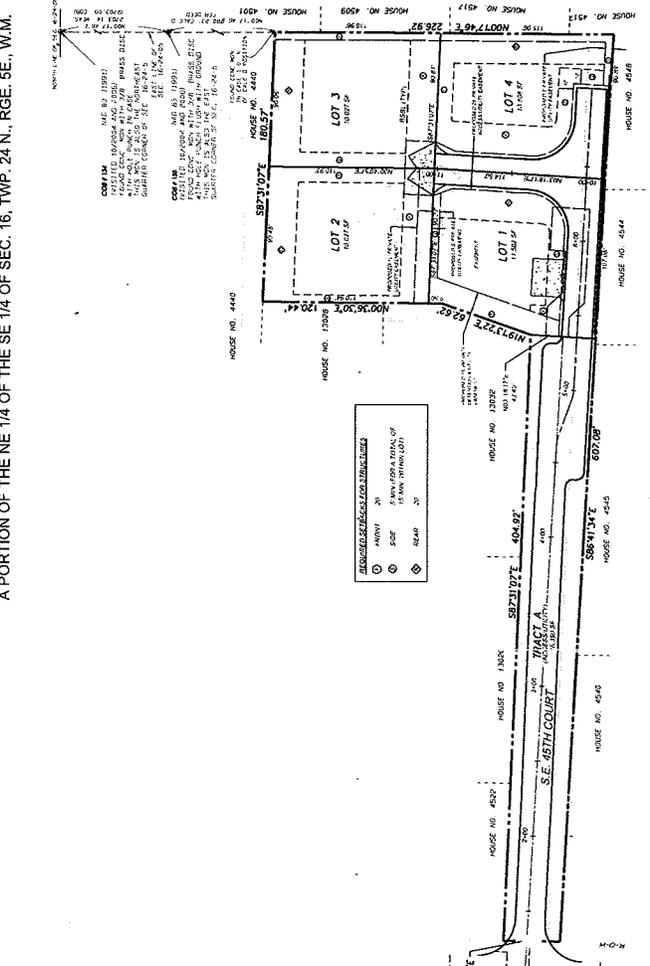
Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be \$1,768.00 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16.070  
REVIEWER: Ray Godinez, Transportation Department

**ATTACHMENTS**

Project Drawings

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



**VICINITY MAP**  
(NO SCALE)

**GENERAL NOTES:**  
OWNER/DEVELOPER:  
JOHNSON DESIGN HOMES  
PO BOX 5594  
BELLEVUE, WA 98004  
CONTACT: JOHNSON CHEN  
(425) 759-9966

**ENGINEER:**  
JAME  
1375 NW MALL STREET, SUITE J  
BELLEVUE, WA 98005  
CONTACT: EDWARD MESCUM, P.E.  
(425) 315-1078

**SURVEYOR:**  
GEO DIMENSIONIS  
1375 NW MALL STREET, SUITE J  
BELLEVUE, WA 98005  
CONTACT: EDWARD J. GREEN, P.L.S.  
(425) 488-4488

**SURVEY NOTES:**

BEARING MERIDIAN (C.O.B.) (MAD 8/1/1981)  
BEING 100° 34' 30" E. OF THE NORTH LINE OF SECTION 16, S. 4 E.,  
AND SHOWING ON CITY OF BELLEVUE SHORT PLAT NO. 00120488 IN L.S.  
"SEE METAL BESS ON MAP FOR CONTROL MONUMENTS USED"  
VERTICAL DATUM: COB #101 (MAD 10/1/1981)  
THE S.E. CORNER OF S.E. NEWPART WAY & 137th AVE S.E.  
(POSTED 10/20/1981 AND 2006)

COB # 124, MAD 8/1 (1981)  
(POSTED 10/20/1981 AND 2006)  
THIS MONUMENT IS THE NORTHEAST  
QUARTER CORNER OF SEC. 16, S. 4 E.

COB # 139, MAD 8/1 (1981)  
(POSTED 10/20/1981 AND 2006)  
THIS MONUMENT IS THE NORTHEAST  
QUARTER CORNER OF SEC. 16, S. 4 E.

COB # 154, MAD 8/1 (1981)  
(POSTED 10/20/1981 AND 2006)  
THIS MONUMENT IS THE NORTHEAST  
QUARTER CORNER OF SEC. 16, S. 4 E.

**UTILITY NOTES:**

LOCATION OF UTILITIES SHOWN IS APPROXIMATE AND SHOULD NOT BE  
ACCURATE OR FULL INCLUDE. IT IS THE CONTRACTORS RESPONSIBILITY TO  
VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.  
OTHER UTILITIES (E.G. GAS, POWER, CABLE, ETC.) REQUIRED FOR THE  
DEVELOPMENT OF THE PROJECT SHALL BE PLACED AND INSTALLED PER THE  
DESIGNER'S RECOMMENDATIONS AND IN ACCORDANCE WITH ALL APPLICABLE  
ORDINANCES AND REGULATIONS. OTHER UTILITIES SHOWN MAY BE REQUIRED PER LOCAL  
UTILITY DESIGN AND HORIZONTAL LOCATION BY OTHERS.

**LEGAL DESCRIPTION:**

PER CHICAGO TITLE INSURANCE CO. UNDER ORDER NO. 1216480  
THE SOUTH 20.34 FEET OF THE NORTH 80 FEET OF THE EAST HALF OF THE NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST,  
EXCEPT THE WEST 30 FEET THEREOF, IN WASHINGTON,  
TOGETHER WITH THAT PORTION OF THE NORTH 80 FEET OF THE NORTH LINE OF  
SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER  
AND EXTENDING SOUTH ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER  
TO THE INTERSECTION WITH A LINE 71.84 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO AND  
PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER,  
SUBDIVISION FOR A DISTANCE OF 304.44 FEET,  
THENCE SOUTH 93°20'00" WEST 59.44 FEET TO A POINT ON THE NORTH LINE OF  
SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST,  
THENCE SOUTH 93°20'00" WEST 59.44 FEET TO THE TRUE POINT OF  
BEGINNING OF THE HEREIN DESCRIBED LINE, 149.95 FEET TO THE TRUE POINT OF  
BEGINNING OF THE NORTH 80 FEET OF SAID EAST  
LINE OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER  
THENCE NORTH 83°02'00" EAST 65.44 FEET, MORE OR LESS, TO A POINT ON THE NORTH  
LINE OF SAID SOUTH 90°24'00" WEST 59.44 FEET WESTERLY OF THE NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST,  
TOGETHER WITH THAT PORTION OF THE NORTH 80 FEET OF THE EAST HALF OF THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, S. 4 E. SOUTHERLY  
OF THE NORTH 80 FEET THEREOF.

**SHEET INDEX:**

1. PRELIMINARY SHORT PLAT
2. PRELIMINARY ROAD AND UTILITY PLAN
3. TREE RETENTION PLAN

**SITE DATA:**

KC PARCEL # 18X005-2409  
TOTAL AREA (1=1) 58,751 SF (1.35 AC)  
TOTAL LOTS 4 RESIDENTIAL LOTS  
PROPOSED DENSITY 2.97 DU/AC  
ZONING R.S.  
PROPOSED USE SINGLE FAMILY RESIDENTIAL  
EXISTING USE CITY OF BELLEVUE  
WATER SYSTEM CITY OF BELLEVUE  
FIRE DISTRICT CITY OF BELLEVUE  
TELEPHONE SERVICE DOWSET  
POWER/NATURAL GAS PUGET SOUND ENERGY  
CABLE TV COMCAST

**SURVEY LEGEND:**

- FOUND MONUMENT AS NOTED
- UTILITY POLE
- SANITARY SEWER MANHOLE
- BURNED SANITARY SEWER LINE
- WATER METER
- BURNED WATER LINE
- OVERHEAD WIRES
- GUY WIRE & ANCHOR
- ROCKERY
- CONCRETE CULVERT
- SEWAGE TREATMENT
- WALL AS NOTED
- GRAVEL SURFACE
- SET BACK & CAP "GOOD LSR 1005" AS NOTED
- RECORD
- WATER VALVE
- CABLE RISER
- ROW RIGHT-OF-WAY
- CONC. CONCRETE
- ACCESS

**LEGEND**

- PROPOSED STORM DRAINAGE
- PROPOSED SANITARY SEWER AND WATER
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- WATER METER
- CONCRETE CULVERT
- SEWAGE TREATMENT
- WALL AS NOTED
- GRAVEL SURFACE
- SET BACK & CAP "GOOD LSR 1005" AS NOTED
- RECORD
- WATER VALVE
- CABLE RISER
- ROW RIGHT-OF-WAY
- CONC. CONCRETE
- ACCESS

**JOHNSON CHEN**  
**45TH COURT SHORT PLAT**  
P. O. BOX 5594  
BELLEVUE, WA 98004

DATE: 10/20/2006  
BY: JAME  
CHECKED BY: JAME  
DATE: 10/20/2006

**J3ME**  
1375 NW Mall Street, Suite J  
Bellevue, WA 98005  
PH: (425) 315-1078  
FAX: (425) 315-1079

**1-800-424-5555**  
Call 2 Working Days Before You Dig  
Utilities Locating and Marking Center  
(ID, UT, ND, OR, WA)

CALLING TO ORDER OR TO ORDER A SERVICE CONTRACT, YOU MUST HAVE A VALID ADDRESS AND PHONE NUMBER. A SERVICE CONTRACT IS REQUIRED FOR ALL DIGGING OPERATIONS. A SERVICE CONTRACT IS REQUIRED FOR ALL DIGGING OPERATIONS. A SERVICE CONTRACT IS REQUIRED FOR ALL DIGGING OPERATIONS.

JDH-001  
1 of 3  
JOB NUMBER  
SHEET NUMBER





# 45TH COURT SHORT PLAT

NE 1/4, SE 1/4, SEC. 16 T.24 N., R.5 E.W.M.

## DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVISION DESCRIBED IN THIS SHORT PLAT, TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES AND AVENUES 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 SPECIALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED TO OTHER PURPOSES OR PRESSURES. WE FURTHER DEDICATE TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE OF OURSELVES, FOR OUR HEIRS AND ASSIGNS, AND 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.

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

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

## ACKNOWLEDGMENTS:

STATE OF WASHINGTON) }  
COUNTY OF KING } SS  
ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
TO ME KNOW (OR PROVED) TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) \_\_\_\_\_  
TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND  
A RECORDING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME  
PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_, 2006.

NOTARY PUBLIC, IN AND FOR THE  
STATE OF WASHINGTON  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## LEGAL DESCRIPTION:

(PER CHICAGO TITLE INSURANCE CO., UNDER ORDER NO. 1216468)  
THE SOUTH 210.34 FEET OF THE NORTH 580 FEET OF THE EAST HALF OF THE  
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 24  
NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;  
EXCEPT THE WEST 30 FEET THEREOF;  
ALSO EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTH 90 FEET THEREOF  
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF  
SOUTHEAST QUARTER, THENCE SOUTH 0°17'46" WEST ALONG THE EAST LINE  
THEREOF 780.23 FEET TO AN INTERSECTION WITH A LINE 719.66 FEET SOUTH OF AS  
MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID  
NORTHEAST QUARTER OF SOUTHEAST QUARTER;  
THENCE NORTH 87°31'07" WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF  
SAID SUBDIVISION FOR A DISTANCE OF 340.44 FEET;  
THENCE SOUTH 0°36'30" WEST 80.44 FEET;  
THENCE SOUTH 6°22'02" WEST 80.15 FEET TO A POINT ON THE NORTH LINE OF THE  
QUARTER OF SOUTHEAST QUARTER;  
THENCE SOUTH 87°31'07" EAST ALONG SAID LINE 148.00 FEET TO THE TRUE POINT OF  
BEGINNING OF THE HEREIN DESCRIBED LINE;  
THENCE NORTH 19°13'22" EAST 62.62 FEET; THENCE NORTH 0°36'30" EAST 120.44 FEET;  
MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTH 210.34 FEET WHICH  
IS 180.44 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF AND THE  
TERMINUS OF THE HEREIN DESCRIBED LINE;  
TOGETHER WITH THAT PORTION OF THE NORTH THREE QUARTERS OF THE EAST  
HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5  
EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, WHICH IS THE  
SECTION LYING SOUTHERLY OF THE NORTH 880 FEET THEREOF.

## MATTERS OF RECORD:

- ITEM 1: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: STREAM KNOWN AS COAL CREEK FROM ITS PRESENT CHANNEL AREA AFFECTED. THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED. "NOT PLOTTED ON MAP." RECORDING NUMBER: 45506229 "NOT PLOTTED ON MAP."
- ITEM 2: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: MUNICIPALITY OF METROPOLITAN SEATTLE. PURPOSE: A TEMPORARY SURFACE EASEMENT FOR THE PURPOSE OF FILLING A PORTION OF SAID AREA, FOR THE PURPOSE OF STORING EQUIPMENT ON SAID AREA. AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED. RECORDING NUMBER: 14, 1982
- ITEM 3: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: KING COUNTY WATER DISTRICT NO. 107. A MUNICIPAL CORPORATION. PURPOSE: WATER PIPELINE, TOGETHER WITH LATERAL CONNECTIONS THERETO, AND INCLUDING NECESSARY VALVES AND OTHER SIMILAR APPURTENANCES AREA AFFECTED: SOUTHERLY PORTION OF SAID PREMISES AND OTHER PROPERTY. RECORDING NUMBER: 6592876 "PLOTTED ON MAP"
- ITEM 4: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: PURPOSE: ROADWAY AND UTILITY. AREA AFFECTED: SOUTHERLY PORTION OF SAID PREMISES AND OTHER PROPERTY. RECORDING NUMBER: 6034724 "PLOTTED ON MAP" NOTE: SAID EASEMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 4948056.
- ITEM 5: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: EASTGATE SEWER DISTRICT. A MUNICIPAL CORPORATION. PURPOSE: SEWER MAINS WITH THE NECESSARY APPURTENANCES AREA AFFECTED: WESTERLY PORTION OF SAID PREMISES. RECORDING NUMBER: 7407010540 "PLOTTED ON MAP"
- ITEM 6: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: SUCCESSORS AND/OR ASSIGNS: BELL TELEPHONE COMPANY, A WASHINGTON CORPORATION. ITS PURPOSE: UNDERGROUND COMMUNICATION LINES AREA AFFECTED: WESTERLY PORTION OF SAID PREMISES. RECORDING NUMBER: 7807241100 "PLOTTED ON MAP"
- ITEM 7: EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: EASTGATE SEWER DISTRICT. A MUNICIPAL CORPORATION. PURPOSE: SEWER MAINS WITH THE NECESSARY APPURTENANCES AREA AFFECTED: SOUTHERLY PORTION OF SAID PREMISES. RECORDING NUMBER: 8510020654 "PLOTTED ON MAP" NOTE: SAID INSTRUMENT INCLUDES A TEMPORARY EASEMENT OVER A SOUTHERLY PORTION OF SAID PREMISES.
- ITEM 8: COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDING NUMBER: 4719446 "NOT PLOTTABLE"
- ITEM 9: COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDING NUMBER: 6034724 "NOT PLOTTABLE" NOTE: SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 4948056. AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS: RECORDING NUMBER: 074289
- ITEM 10: ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDING NUMBER: 6034724 SAID AGREEMENT IS A RE-RECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 4948056. "NOT PLOTTABLE"
- ITEM 11: AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: KING COUNTY WATER DISTRICT NO. 107. RECORDING NUMBER: 861240456 REGARDING: TEMPORARY WATER SERVICE AGREEMENT AND COSTS RELATED THERETO "NOT PLOTTABLE"

## 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 \_\_\_\_\_ SPT. OF RECORDS \_\_\_\_\_

RECORDING NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHNSON CHEN IN NOVEMBER 2006.



1375 NW Mall Street, Suite 3  
Issaquah, WA 98027  
Tel (425) 313-1078  
Fax (425) 313-1077

DATE: \_\_\_\_\_

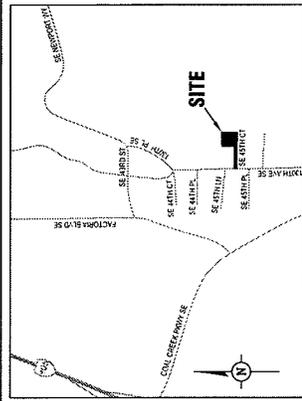


City of  
Bellevue

SHORT PLAT NO. \_\_\_\_\_

# 45TH COURT SHORT PLAT

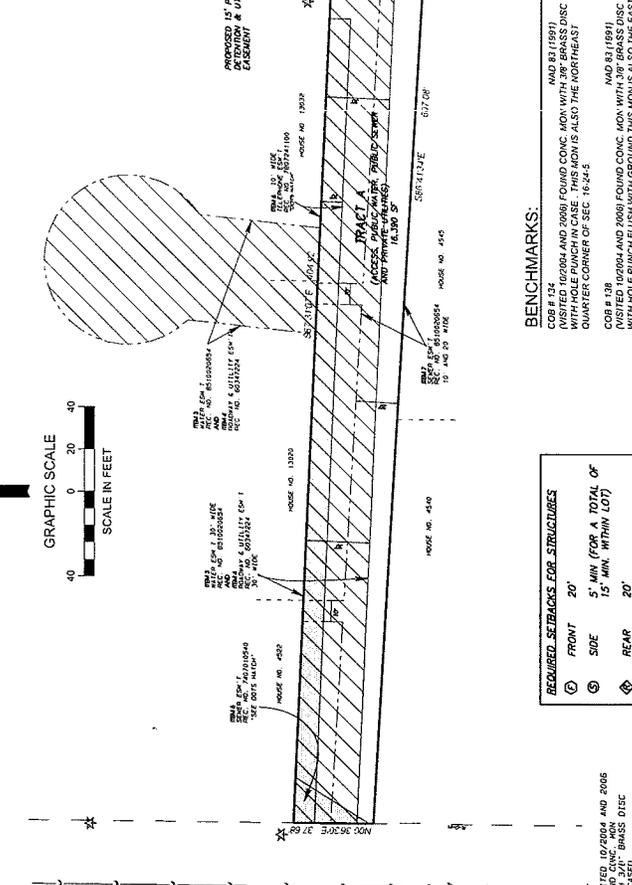
NE 1/4 OF THE SE 1/4 SEC. 16, TWP. 24N, RGE. 5E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



VICINITY MAP  
(NO SCALE)

**SIGNIFICANT TREE CALCULATIONS:**

TREE ID	SPECIES	DIAMETER (INCHES)	HEIGHT (FEET)	DBH	HT
T-1	SPRING	12	15	12	15
T-2	SPRING	10	12	10	12
T-3	SPRING	8	10	8	10
T-4	SPRING	6	8	6	8
T-5	SPRING	4	6	4	6
T-6	SPRING	3	4	3	4
T-7	SPRING	2	3	2	3
T-8	SPRING	1	2	1	2
T-9	SPRING	1	2	1	2
T-10	SPRING	1	2	1	2
T-11	SPRING	1	2	1	2
T-12	SPRING	1	2	1	2
T-13	SPRING	1	2	1	2
T-14	SPRING	1	2	1	2
T-15	SPRING	1	2	1	2
T-16	SPRING	1	2	1	2
T-17	SPRING	1	2	1	2
T-18	SPRING	1	2	1	2
T-19	SPRING	1	2	1	2
T-20	SPRING	1	2	1	2
T-21	SPRING	1	2	1	2
T-22	SPRING	1	2	1	2
T-23	SPRING	1	2	1	2
T-24	SPRING	1	2	1	2
T-25	SPRING	1	2	1	2
T-26	SPRING	1	2	1	2
T-27	SPRING	1	2	1	2
T-28	SPRING	1	2	1	2
T-29	SPRING	1	2	1	2
T-30	SPRING	1	2	1	2
T-31	SPRING	1	2	1	2
T-32	SPRING	1	2	1	2
T-33	SPRING	1	2	1	2
T-34	SPRING	1	2	1	2
T-35	SPRING	1	2	1	2
T-36	SPRING	1	2	1	2
T-37	SPRING	1	2	1	2
T-38	SPRING	1	2	1	2
T-39	SPRING	1	2	1	2
T-40	SPRING	1	2	1	2
T-41	SPRING	1	2	1	2
T-42	SPRING	1	2	1	2
T-43	SPRING	1	2	1	2
T-44	SPRING	1	2	1	2
T-45	SPRING	1	2	1	2
T-46	SPRING	1	2	1	2
T-47	SPRING	1	2	1	2
T-48	SPRING	1	2	1	2
T-49	SPRING	1	2	1	2
T-50	SPRING	1	2	1	2



**LEGEND:**

- ☒ CALCULATED SECTION CORNER MONUMENT AS NOTED
- ☒ CALCULATED QUARTER CORNER MONUMENT AS NOTED
- ☒ FOUND MONUMENT AS NOTED
- ( ) RECORD
- R-O-W RIGHT-OF-WAY
- CONC CONCRETE
- CENTERLINE OF ROAD
- EASEMENT LINE
- SET BAR & CAP "GEOD LSH 15025" AS NOTED
- FOUND BAR & CAP AS NOTED
- D/W APRON ACCESS
- ⊕ BUILDING SETBACK, FRONT, REAR AND SIDE

**REQUIRED SETBACKS FOR STRUCTURES**

FRONT	20'
SIDE	5' MIN (FOR A TOTAL OF 15' MIN. WITHIN LOT)
REAR	20'

**BENCHMARKS:**

COB # 134 (VISITED 10/2004 AND 2006) FOUND CONIC MON WITH 3/8" BRASS DISC WITH HOLE PUNCH IN CASE. THIS MON IS ALSO THE NORTHEAST QUARTER CORNER OF SEC. 16-24-5.

COB # 138 (VISITED 10/2004 AND 2006) FOUND CONIC MON WITH 3/8" BRASS DISC WITH HOLE PUNCH FLUSH WITH GROUND THIS MON IS ALSO THE EAST QUARTER CORNER OF SEC. 16-24-5.

**BASIS OF BEARINGS:**

THE BASIS OF THE NORTHEAST QUARTER OF SECTION 16-24-5 BEING 100°19'15"W PER THE CITY OF BELLEVUE SURVEY CONTROL AND SHOWN ON CITY OF BELLEVUE SHORT PLAT NO. 02-126489 IN AS SHOWN ON THE CITY OF BELLEVUE SURVEY CONTROL MONUMENTS. SEE DETAIL DESC. ON MAP FOR CONTROL MONUMENTS USED.

**VERTICAL DATUM:**

VERTICAL DATUM: COB #10 (MAY 08) 1989. MONUMENT: 1" DIA. POLY BARS LOCATED AT THE S.E. CORNER OF S.E. NEWPORT WAY X 120TH AVE S.E. TOP OF BOLT ELEVATION = 209.46' (VISITED 10/2004 AND 2006.)

**CONTACTS:**

OWNER/DEVELOPER: JAMES DESIGN HOMES, PO BOX 388, BELLEVUE, WA 98008, CONTACT: JOHNSON CHEN, (425) 789-0808

ENGINEER: JAME, 1375 NW MALL STREET, SUITE 3, ISSAQUAH, WASHINGTON 98027, CONTACT: EDWARD J. GREEN, P.E., (425) 313-1078

**SURVEY NOTES:**

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2004 AND 2006 BY GEODIMENSIONS. THE FIELD DATA WAS COLLECTED USING A TOTAL STATION. THE MONUMENTS SHOWN ON THIS MAP ARE SCALED FROM THE CITY OF BELLEVUE SURVEY CONTROL MONUMENTS. THE BURIED SANITARY SEWER LINE SHOWN ON THIS MAP ARE SCALED FROM THE CITY OF BELLEVUE SURVEY CONTROL MONUMENTS. THE BURIED SANITARY SEWER LINE SHOWN ON THIS MAP ARE SCALED FROM THE CITY OF BELLEVUE SURVEY CONTROL MONUMENTS. THE BURIED SANITARY SEWER LINE SHOWN ON THIS MAP ARE SCALED FROM THE CITY OF BELLEVUE SURVEY CONTROL MONUMENTS.
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- SUBJECT PROPERTY TAX PARCEL NO. 02-126489-0000.
- SUBJECT PROPERTY TAX PARCEL NO. 02-126489-0000.
- SUBJECT PROPERTY TAX PARCEL NO. 02-126489-0000.

**J3ME**  
1375 NW Mall Street, Suite 3  
Issaquah, WA 98027  
Tel (425) 313-1078

**City of Bellevue**

STATE OF WASHINGTON  
COUNTY OF KING

CITY OF BELLEVUE, WASHINGTON

DATE: \_\_\_\_\_

SHORT PLAT NO. \_\_\_\_\_

SHEET 2 OF 2