



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 11-125666-LN  
Project Name/Address: Brangwin Short Plat  
16715 SE 34<sup>th</sup> St.  
Planner: Carol Orr  
Phone Number: 425-452-2896

**Minimum Comment Period: 14 Days**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

## BACKGROUND INFORMATION

Property Owner: John & Nelda Brangwin

Proponent: Richard Brangwin

Contact Person: Merle Ash / Land Technologies, Inc.

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18820 3rd Ave NE, Arlington, WA 98223

Phone: 360.652.9727

Proposal Title: Brangwin Short Plat

16715 SE 34th St, Bellevue, WA 98008

Proposal Location: near intersection of SE 34th St & 168th Pl SE

(Street address and nearest cross street or intersection) Provide a legal description if available.

Lot 1 of King County Short Plat Number 785027, according to the Plat thereof, recorded in Volume 8704200942,

King County, Washington

Please attach an 8 1/2 X 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Eight lot short plat
2. Acreage of site: 2.25 ac (97,884sf)
3. Number of dwelling units/buildings to be demolished: none
4. Number of dwelling units/buildings to be constructed: 7
5. Square footage of buildings to be demolished: na
6. Square footage of buildings to be constructed: 1600 sf to 2800 sf footprints
7. Quantity of earth movement (in cubic yards): Approximately 690 cy cut, 690 cy fill
8. Proposed land use: Single Family Residence
9. Design features, including building height, number of stories and proposed exterior materials:  
Building Design has not been determined.
10. Other

Estimated date of completion of the proposal or timing of phasing:

As soon as permitted, expect summer of 2012

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no plans but may re-subdivide large lot in future

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Wetland Identification & Delineation Report by SNR Company  
Full Drainage Report and SWPPP  
Geotechnical Reports

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Short Plat Application approval, Construction Plan approval, Grading permit, Right of Way permit, Building Permits

Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development  
Preliminary plat map

Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other  
0 to 5% slopes dipping slightly to the south
- b. What is the steepest slope on the site (approximate percent slope)?  
5% to 15% slopes in a narrow band along the north side of the site
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
Gravelly sandy loam. Everett gravelly sandy loam is the NRCS classification for the soils onsite.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
No indications of unstable soils
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

of fill.

Grading for road, no import except gravel base materials for road section and paving materials. Some compost for "raingardens" will be imported.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**  
Heavy rains on exposed subgrade materials could erode surface soils picking up silt into runoff water. [Temporary erosion and sedimentation controls will be required prior to and during all work per BCC 23.76](#)
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**  
Rooftops will cover approximately 20% of the site and paved surfaces will be approximately 12.5% of the site. A portion of the paved areas are designed with pervious options.  
[Individual lots will be reviewed for compliance with the dimensional requirements under building permit review](#)
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**  
DOE Best Management Practices will be employed to control erosion during construction. TESC Plan & SWPPP are prepared with directions needed to prevent silt from leaving the site in runoff water.  
[NPDES standards and BMP compliance will be a requirement of permit approval](#)

## 2. AIR

- a. **What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**  
Minor dust is possible, if grading during dry weather, and construction equipment exhaust.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**  
No
- c. **Proposed measures to reduce or control emissions or other impacts to the air, if any:**  
Water will be used to control fugitive dust emissions during dry weather construction. Equipment will have in good operating order all emission control devices.

## 3. WATER

### a. Surface

- (1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**  
There are two MS4 drainages that drain along the east and west side of the site. The one to the west is in a ditch along the road. The one to the east is in a pipe.  
[City staff are still determining if either of these elements will be considered a stream, and verifying the possible presence of a wetland on site.](#)
- (2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.**  
The entry road will cross the MS4 ditch on the west. The pipe on the east will be relocated in the NW corner.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Stormwater runoff will be infiltrated through compost amended soil and infiltrated back into the natural hydrologic system at rates that will restore/maintain pre-development hydrology.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Wastewater will be discharged to the Public Sanitary Sewer System.

No waste will be discharged to the ground.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be from rooftops and roads. LID SWM techniques will be used to convey and infiltrate the water. Drainage report will give full details

[This project will be required to comply with NPDES standards](#)

(2) Could waste materials enter ground or surface waters? If so, generally describe.

Hydrocarbons from automobiles, herbicides, pesticides and fertilizer excess from landscape areas

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Stormwater runoff will be directed through bio-cells (rain gardens) to provide treatment through filtration, attenuation of flows through quantity and rate. Low flows will be infiltrated back into natural hydrologic groundwater regime. Exceptionally high flows will be detained and released to the existing offsite conveyance system below the pre-developed rate.

#### 4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree:  alder  maple  aspen, other
- evergreen tree:  fir  cedar, pine,  other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Trees have been surveyed and best trees will be retained. Scrub brush, alder & aspen will be removed. Invasive species (japanese knotweed, himalayan blackberry, & morning glory) will be removed.

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native plantings will be used in "raingardens".

#### 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds:  hawk,  heron,  eagle,  songbirds, other: owls, woodpeckers, doves, jays
- Mammals:  deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbit, opossum, and other small mammals such as voles, shrews and bats

l Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known Bald Eagles are known to be near the site.

c. Is the site part of a migration route? If so, explain.

The Puget Sound Basin is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:

Tree retention & low impact development plantings will provide food & habitat for small birds and animals.

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be the primary energy sources for single family residences.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

No Energy Conservation Plans with this Short Plat Application

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

An accidental fuel or oil spill from construction equipment is possible, though highly unlikely.

(1) Describe special emergency services that might be required.

Only that associated with any single family home and construction of the proposed infrastructure.

(2) Proposed measures to reduce or control environmental health hazards, if any.

Think safety and operate per OSHA.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. Construction noise shall comply with the regulations of BCC 9.18

During permitted hours of work only, noise will be created by grading & excavation

equipment during development, & saws & hammers from carpenters when building homes.

(3) Proposed measures to reduce or control noise impacts, if any:

Work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?  
Single family residences
- b. Has the site been used for agriculture? If so, describe.  
No
- c. Describe any structures on the site.  
Single family residence and two storage sheds.
- d. Will any structures be demolished? If so, what?  
No
- e. What is the current zoning classification of the site?  
R-5
- f. What is the current comprehensive plan designation of the site?  
SF-H (up to 5 units per acre)
- g. If applicable, what is the current shoreline master program designation of the site?  
NA
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
No The surface water elements on site are currently under review. They may or may not be determined to be streams, pending further review, and the possibility of an on-site wetland is also under review.
- i. Approximately how many people would reside or work in the completed project?  
27
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
There are no displacement impacts.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
Project design complies with zoning & GMA requirements.

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Seven new & one existing middle-income homes.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

NA

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Two story homes with approx. 30' peaks and likely wood siding

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The project does not negatively impact aesthetics.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Night time house lighting, car headlights.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light or glare impacts, if any:  
Negligible light and glare will not need reduction measures but LED lighting will be proposed along streets and for outside lights.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Lake Samammish is nearby
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
No impacts

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
None known
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
None known
- c. Proposed measures to reduce or control impacts, if any:  
NA

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. See site plans. Access is proposed from 167th Ave SE. The existing access for the single family house is from SE 34th St. SE 36th St also borders the site on the south.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
The site is served by King Co Metro Transit Route 888 less than .01mile away and Route 890 0.4 miles away.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
There will be 16 "formal" parking spaces with up to an additional area that could allow for 16 more parking spots. Land Use Code requires a minimum of two parking spaces for each single family residential lot.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
A new road into the site will be required. It will be a short hammerhead serving the 8 short plat lots.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
67 new Trips and 9.56 existing trips. Peak hours likely 7:30 AM and 4:30 PM
- g. Proposed measures to reduce or control transportation impacts, if any:  
Pay traffic mitigation fees

**15. Public Services**

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
Only those associated with the addition of seven single family homes.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
School, traffic and parks mitigation fees will be paid.

**16. Utilities**

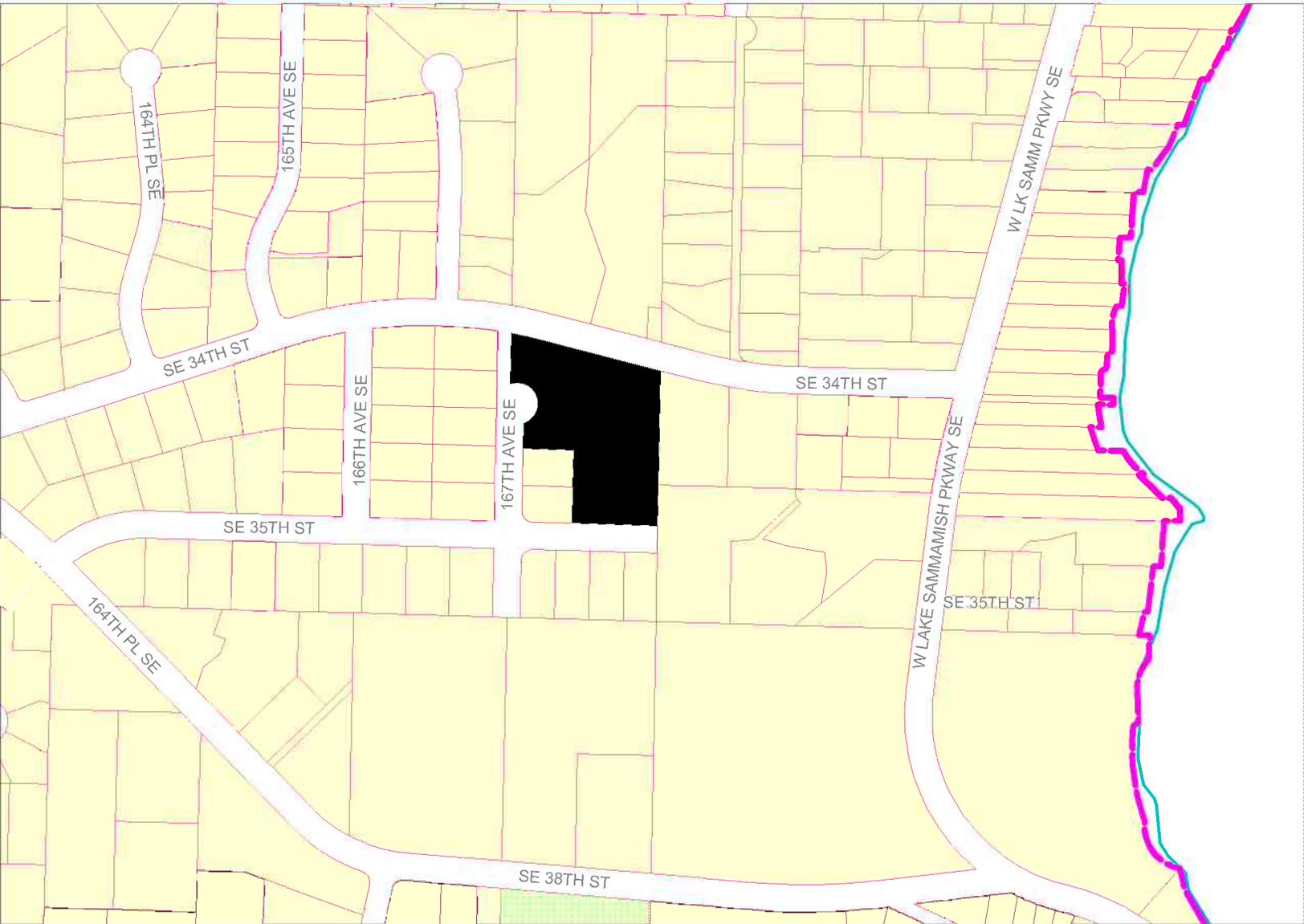
- a. Circle utilities currently available at the site: electricity natural gas water refuse service telephone sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
Electricity & Natural Gas - Puget Sound Energy, Water & Sewer - City of Bellevue Utilities, Telephone - Frontier Communications, Cable - Comcast, Refuse Service - Allied Waste Services

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Adele Ash  
Date Submitted..... 11/1/11

# 16715 SE 34th Street



LEGEND	
	PROJECT BOUNDARY
	R/W LINE
	UTILITY EASEMENT
	EXIST. PARCEL LINE
	BUILDING SETBACK
	EXIST. CONTOUR
	EXIST. STORM DRAIN
	EXIST. POWERLINE
	EXIST. FENCE
	EXISTING BUILDING
	EXISTING PAVED AREA
	PROPOSED PAVED AREA
	WATER METER, EXIST.
	FIRE HYDRANT, EXIST. PROP.
	POWER POLE, EXIST.
	CATCH BASIN, EXIST. PROP.
	PROPOSED STORM CULVERT
	SANITARY SEWER MH, EXIST. PROP.
	DRIP LINE RETAINED VEGETATION
	RETAINED VEGETATION AREA
	RVA

**SIGNIFICANT TREE RETENTION CALCULATIONS per BCC 20.20.900**

TREE ID	SPECIES	DIA (in)	TREES WITHIN SITE INTERIOR				
			Weighting Factor	Weighted Diameter	Qty Existing	Qty Saved	
A12	Alder (Alnus)	12	0.5	6	2	0	
A14	Alder (Alnus)	14	0.5	7	2	0	
CE12	Western red cedar (Thuja plicata)	12	1.0	12	1	12	
CE18	Western red cedar (Thuja plicata)	18	1.0	18	1	0	
CE24	Western red cedar (Thuja plicata)	24	1.0	24	1	1	
CE27	Western red cedar (Thuja plicata)	27	1.0	27	1	1	
CE36	Western red cedar (Thuja plicata)	36	1.0	36	1	0	
CE38	Western red cedar (Thuja plicata)	38	1.0	38	1	1	
CW9	Cottonwood (Populus)	9	0.5	4.5	1	0	
CW11	Cottonwood (Populus)	11	0.5	5.5	1	0	
CW12	Cottonwood (Populus)	12	0.5	6	1	0	
CW14	Cottonwood (Populus)	14	0.5	7	1	0	
CW16	Cottonwood (Populus)	16	0.5	8	1	0	
CW18	Cottonwood (Populus)	18	0.5	9	1	0	
CW36	Cottonwood (Populus)	36	0.5	18	3	0	
DF28	Douglas-fir (Pseudotsuga menziesii)	28	1.0	28	1	1	
DF29	Douglas-fir (Pseudotsuga menziesii)	29	1.0	29	1	0	
DF30	Douglas-fir (Pseudotsuga menziesii)	30	1.0	30	2	1	
DF36	Douglas-fir (Pseudotsuga menziesii)	36	1.0	36	1	1	
M11	Big leaf maple (Acer macrophyllum)	11	1.0	11	2	2	
M12	Big leaf maple (Acer macrophyllum)	12	1.0	12	2	2	
M14	Big leaf maple (Acer macrophyllum)	14	1.0	14	2	1	
M18	Big leaf maple (Acer macrophyllum)	18	1.0	18	1	1	
M20	Big leaf maple (Acer macrophyllum)	20	1.0	20	1	1	
M30	Big leaf maple (Acer macrophyllum)	30	1.0	30	1	1	
P48	Poplar (Populus)	48	1.0	48	1	0	
<b>TOTAL</b>				<b>502</b>	<b>34</b>	<b>16</b>	<b>241</b>

Percent Diameter Inches Saved = **48%**

Site Interior Tree Retention Requirement: must save 15% of diameter inches of significant trees

**LEGAL DESCRIPTION**  
 Lot 1 of King County short plat number 785027, according to the plat thereof, recorded in volume 870420942, in King County, Washington.

**SURVEYOR'S NOTES:**  
 1. Site and surrounding topography in is based on 2003 King County LIDAR bare-earth survey data, and have been verified by field survey.  
 2. Utility locations should be verified by engineer and contractor prior to construction.

**DATUM & BENCHMARK**  
 DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)  
 BENCHMARK: City of Bellevue Horizontal & Vertical Control Point: V-410.H.2862  
 Locate at Intersection 163rd Pl & SE 34th St.  
 Descr: 1.5/8" DIA BRASS CAP W/ PUNCH MK SET IN CONCRETE WITHIN 5 1/2" DIA IRON PIPE SLEEVE IN CASE TOP MON TO TOP RIM CASE 0.71 FEET.  
 X=213919.615, Y=1322454.942  
 EL=132.22 FT NAVD88  
 SITE BENCHMARK: SET MAG NAIL IN PV 75' E OF SW COR SITE  
 ELEV=72.32  
 BASIS OF BEARING: WASHINGTON STATE COORDINATE SYSTEM NAD83(07)

**LOCAL SERVICES**  
 Water Supply: City of Bellevue  
 Sewage Disposal: Bellevue Sewer Utility  
 School District: Bellevue School District No. 405  
 Fire District: Fire Protection Dist. No. 14  
 Post Office: Bellevue  
 Electric: Puget Sound Energy  
 Phone: Frontier Communications  
 Cable: Comcast  
 Gas: Puget Sound Energy

**PROJECT INFORMATION**  
 Tax Parcel Numbers 122405-903206  
 PPN#  
 Total Area 95,976 sf (2.25 ac)  
 GPP Designation SF-H (up to 5 units per acre)  
 Existing Zoning R-5  
 Existing Land Use Single Family Residential  
 Proposed Land Use Single Plot SFR  
 Number of Lots 8 SFR  
 Average Lot Size 11,102 sf  
 Smallest Lot 7,715 sf  
 Net Lot Density 4 Lots/Ac

**CONTACT PERSON**  
 Land Technologies Inc.  
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**CRITICAL AREA CONSULTANT**  
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 Duvall, WA 98019  
 425.788.3015

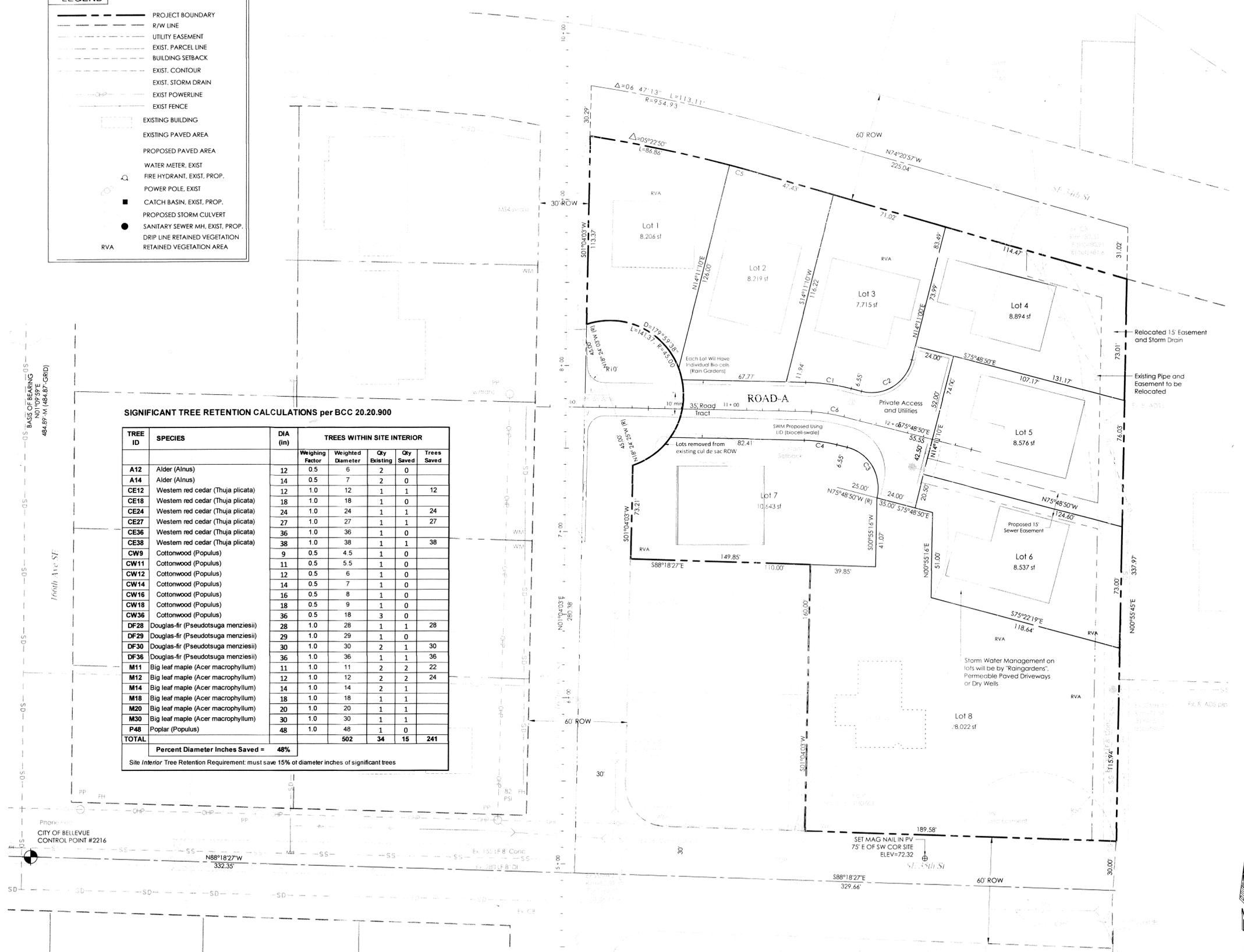
**SURVEYOR**  
 A.S.E. & T. Land Surveying  
 Jack W. Turpin, P.L.S.  
 PO Box 1136  
 Clinton, WA 98236  
 360.221.6538

**OWNER**  
 John & Nelda Brangwin  
 16715 SE 34th St.  
 Bellevue, WA 98008

**SITE ADDRESS**  
 16715 SE 34th Street  
 Bellevue, WA 98008

**APPLICANT**  
 Richard Brangwin  
 20136 23rd Pl NW  
 Shoreline, WA 98177  
 206.277.1513

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	28.07	122.50'	13°07'36"
C2	39.27	25.00	90°00'00"
C3	39.27	25.00	90°00'00"
C4	20.05	87.50	13°07'36"
C5	18.59	924.93'	01°09'05"
C6	24.06	105.00	13°07'36"



PRELIMINARY SHORT PLAT PLAN



**LAND TECHNOLOGIES**  
 18820 Third Avenue, N.E.  
 Arlington, WA 98223  
 360-652-9727 360-652-5374 Fax  
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**Richard Brangwin**  
 16715 SE 34th Street Bellevue, WA 98008  
 A PORTION OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 05 EAST, W.M.

**Brangwin Short Plat**  
 16715 SE 34th Street Bellevue, WA 98008

**PRELIMINARY SHORT PLAT PLAN**

Received  
 DEC - 8 2011  
 Permit Processing  
 SHEET  
 P2 of P2  
 24x36  
**11-125666 LN**