



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: Smith Residence

Proposal Address: 15661 SE 11th Street

Proposal Description: Land Use approval to demolish and build a new single family residence that will modify the 110-foot buffer from a Category I wetland located off-site.

File Number: 12-118297-LO

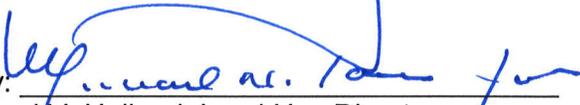
Applicant: Latisha A. Smith

Decisions Included Critical Areas Land Use Permit
(Process II. 20.30P)

Planner: Reilly Pittman, Land Use Planner

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

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Carol V. Helland, Land Use Director

Application Date: July 25, 2012
Notice of Application Date: August 9, 2012
Decision Publication Date: September 13, 2012
Project Appeal Deadline: September 27, 2012

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

1. Site Plan – Enclosed
2. Critical Areas Report, Wetland Determination – In file
3. Mitigation Plan – In File
4. Project Narrative, Geotech Assessment, Forms, Application Materials – In File

been damaged by fire and has been vacant for a few years. The property is at the intersection of three streets which are SE 11th Street, SE 12th Place, and 158th Avenue SE; vehicle access is obtained from SE 11th Street. The site slopes down from the front of the lot adjacent to the street to the west toward the wetland which is off-site. The grade between the front of the existing house and the paved public road is approximately 21 percent slope which flattens out behind the house in the back yard. The grade then descends more steeply from the edge of the yard to the rear property line and on to the wetland. The off-site wetland is part of the Phantom B wetland in the Lake Hills Greenbelt. The surrounding properties are zoned single family residential and are developed. See figure 2 for existing site condition.

Figure 2



B. Zoning

The property is zoned R-5, single family residential.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density).

D. Critical Areas On-Site and Regulations

i. Wetlands

Wetlands provide important functions and values for both the human and biological

environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-5 zoning requirements are reviewed in the table below.

i. Zoning Table

BASIC INFORMATION		
Zoning District	R-5	
Site Area	8,527 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Building Setbacks Front Yard/Easement Rear Yard Min. Side Yard 2 Side Yard	20 feet 20 feet 5 feet 15 feet	Meets Required Setbacks
Maximum in Building Height	35 feet for Pitched Roof 30 feet for Flat Roof Measured from AEG	Two level house proposed which will be evaluated at the building permit for height conformance
Maximum Façade Height	40 feet	40 feet or less
Maximum Lot Coverage by Structure	40% of Lot Area $\frac{.40 \times 8,527}{3,410.8 \text{ SF}}$	3,339 SF or 39 Percent To be verified by survey
Maximum Impervious Surface Coverage	50% of Lot Area $\frac{.50 \times 8,527}{4,263.5 \text{ SF}}$	Impervious surface coverage shall be 50% or less. Any pervious areas or innovative methods such as green roofs will require engineered plans to demonstrate their functionality for credit off the impervious coverage per LUC 20.20.460 To be verified by survey

Maximum Floor Area Ratio	.5 or 50 Percent $\frac{8,527 \times .5}{4,263 \text{ SF}}$	4255 SF or .499%
Tree Retention	30% of diameter inches	Meet per alternative tree replacement option in LUC 20.20.900

ii. **Alternative tree replacement allowed in LUC 20.20.900 can be approved if the proposal either:**

1. **Incorporates the retention or replacement of significant trees equal in equivalent diameter inches or incorporates the increased retention or replacement of significant trees and naturally occurring undergrowth to what would otherwise be required; or**
2. **Incorporates the retention or replacement of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site and neighborhood including use as pasture land or for agricultural uses.**
3. **Where a modification proposal includes supplemental or replacement trees in lieu of retention, the applicant shall utilize plant materials which complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site.**

The applicant proposes to install native vegetation as part of the mitigation required for approval to reduce the wetland buffer. The planting proposed includes trees to replace those being removed. The proposal will remove a 29" diameter birch tree which is in poor health and will pose a threat to the proposed house. The cut tree shall be placed in the wetland buffer on site. The existing fir tree near the birch has been topped and is also in declining health. This tree shall be cut to serve as a habitat snag so as to not pose a danger to the house. The cutting shall be done per a biologist or landscape architect recommendations. The proposed mitigation planting will serve as adequate tree replacement to meet the tree retention requirements in LUC 20.20.900. **See Section X for related conditions of approval.**

iii. **Retaining walls in setbacks**

The proposed retaining walls in the front setback exceed 30 inches in height but are necessary to provide access to the house. The proposed house cannot move further away from the street and into the wetland buffer. The driveway is located to meet grade and access requirements which necessitate the retaining wall heights proposed. **See Section X for related conditions of approval.**

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project proposes to reduce a 110-foot buffer from a category I wetland and is subject to the requirements found in LUC 20.25H.080 below.

i. Consistency With LUC 20.25H.100

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. **Lights shall be directed away from the wetland.**
2. **Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.**
3. **Toxic runoff from new impervious area shall be routed away from the wetlands.**
4. **Treated water may be allowed to enter the wetland critical area buffer.**
5. **The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.**
6. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the wetland buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

Light generated from the house shall be screened by vegetation and solid fencing. The proposed residence and improvements are located away from the wetland which will be buffered by vegetation and fencing installed. All runoff is collected and treated and will be dispersed by a spreader into the wetland buffer prior to entering the wetland. The wetland buffer on the site will be replanted with dense native vegetation and fenced. The proposed fence is chain link which is required to be changed to a solid wood fence to be noted on the building permit plans. **Section X for related conditions of approval.**

IV. Public Notice and Comment

Application Date:	July 25, 2012
Public Notice (500 feet):	August 9, 2012
Minimum Comment Period:	August 23, 2011

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on August 9, 2012. It was mailed to property owners within 500 feet of the project site. Some general inquiries were received from interested property owners; however no requests to be a party of record were received after request by staff. Some concerns were raised regarding the abandoned property and overgrown vegetation as a nuisance. These concerns will be addressed by this approval and the building permit which will allow demolition of the existing structure and general site cleanup.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff approved the application.

VI. State Environmental Policy Act (SEPA)

The proposed house is exempt from SEPA in WAC 197-11-800 and no work is proposed within a critical area.

VII. Changes to Proposal Due to Staff Review

Staff required changes to the proposed planting in order to have sufficient plant density. Staff also approved a slightly larger buffer modification to keep the dispersal trench and improvements outside of the modified buffer.

VIII. Decision Criteria

A. 20.25H.255 Critical Areas Report – Decision Criteria – General

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

The project proposes 1,129 square feet of mitigation planting area in the remaining wetland buffer on the site. The proposed buffer modification removes 32 feet of wetland buffer but will need to be slightly larger to accommodate placement of a dispersion trench for storm water that drains to the wetland. The trench is required to be at least 10 feet from the foundation of the proposed house per Utility Code requirements. The buffer modification shall not exceed 37 feet which should be sufficient to accommodate the dispersal trench and the fence line. The building permit plans shall reflect this larger buffer modification. The existing buffer is overgrown with invasive plants which will be removed and replaced with native planting. Given the extensive invasive plant cover on the site and on adjacent properties the proposed mitigation planting shall be reviewed by a biologist for any recommendations on plant species and density to ensure the plants can establish quickly and compete with the invasive plants. The revised mitigation planting plan must have at least 14 trees and 71 shrubs to achieve a density consistent with the City's planting templates in the Critical Areas Handbook. Species selection should be based on the plant's ability to compete and quickly establish. Alder and salmon berry may be good choices as they quickly grow tall and dense. Ground covers may be included if the biologist finds they will be a benefit. The required mitigation planting will result in a net gain of buffer function. **Section X for related conditions of approval.**

- 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

The functions of a wetland buffer include screening the wetland, providing water filtration, and habitat. The proposed planting will improve these functions above the existing condition. Furthermore, as allowed in LUC 20.25H.030.B, staff may require the applicant to place the buffers modified by a critical areas report into a protected Native Growth Protection Area Easement that restricts the area from future development in perpetuity. As a condition of approval to allow the proposed house to modify the wetland buffer, the reduce buffer shall be placed into a NGPA easement that will be recorded prior to issuance of the building permit. **Section X for related conditions of approval.**

- 3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

Stormwater quality will be improved by increased capture of runoff from the vegetation to be installed. In addition the site shall incorporate engineered green roof technology, pervious pavements, or any low impact technologies in order to meet the impervious surface limitation on the site. **Section X for related conditions of approval.**

- 4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

A maintenance surety will be required for the cost of labor and materials for 5 years of maintenance and monitoring. The surety is required to be posted prior to building permit issuance. 5 years of monitoring is required. A monitoring plan can be prepared by a biologist and submitted with the building permit application or the project can be monitored per the established monitoring template. **See Section X for a related condition of approval.**

- 5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

The modifications and performance measures in this proposal are not detrimental to the functions and values of the wetland buffer on site.

- 6. The resulting development is compatible with other uses and development in the same land use district.**

Construction of a single family residence is allowed in the R-5 zone provided the house meets the zoning dimensional requirements. Noise generated by construction is limited to the hours of 7 am 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. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. **See**

Conditions of Approval in Section X of this report.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

- 1. The proposal obtains all other permits required by the Land Use Code;**
The applicant must obtain a building permit and any other permits required. **See Conditions of Approval in Section X of this report.**
- 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
The proposal will restore the wetland buffer with native vegetation which will improve the functions expected from a buffer.
- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.
- 4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
The property is served by adequate public facilities.
- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
The mitigation planting, as conditioned, is consistent with the City's planting templates.
- 6. The proposal complies with other applicable requirements of this code.**
As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the modification of the 110-foot wetland buffer to construct a new house and associated improvements. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a clearing and

grading permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 2. Impervious Surface:** The building permit plans shall show a maximum effective impervious surface coverage of no greater than 50 percent. The effective impervious surface coverage can be lowered by incorporating green roofs and pervious pavements as proposed. The plans for these features must be engineered in order to demonstrate their functionality. Recording of a pervious surface maintenance agreement shall be required as part of the building permit on a form provided by the City.

Authority: Land Use Code 20.20.460
Reviewer: Reilly Pittman, Development Services Department

- 3. As-Built Survey Verification:** As-built survey verification of the impervious coverage and structural lot coverage may be required as part of the building permit inspection process.

Authority: Land Use Code 20.20.010
Reviewer: Reilly Pittman, Development Services Department

- 4. Alternative Tree Replacement:** Tree retention requirements are satisfied by the required mitigation planting. The existing 16" fir tree in the buffer shall be turned into a habitat snag and the 29" birch to be removed shall be left in the buffer on site. Retained trees shall be clearly identified on the building permit plans and protected.

Authority: Land Use Code 20.20.900
Reviewer: Reilly Pittman, Development Services Department

- 5. Retaining Walls:** The proposed retaining walls associated with the driveway are taller than 30 inches and located in the required front yard setback. These walls are allowed to facilitate access as there is no feasible alternative to their location or height.

Authority: Land Use Code 20.20.025
Reviewer: Reilly Pittman, Development Services Department

- 6. Solid Fencing:** The fence at the perimeter of the wetland buffer shall be solid wood board or other material to provide a solid fence to screen light and noise from the buffer.

Authority: Land Use Code 20.25H.100
Reviewer: Reilly Pittman, Development Services Department

- 7. Lighting:** All lighting shall be directed away or shielded from the wetland.

Authority: Land Use Code 20.25H.100
Reviewer: Reilly Pittman, Development Services Department

- 8. Revised Mitigation Planting Plan:** A revised planting plan is required with the building permit application. The plan shall be reviewed by a qualified biologist to ensure appropriate species and density to compete with the invasive planting on site. The planting shall be at least as dense as the planting templates in the City's Critical Areas Handbook.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 9. Buffer Modification:** The buffer modification shall be expanded to allow the required dispersal trench to be placed 10 feet from the house foundation. The buffer reduction shall not exceed 37 feet reducing the buffer to 73 feet total.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 10. Native Growth Protection Easement:** A native growth protection easement shall be recorded prior to building permit issuance on a form provided by the City along with a surveyed site plan. The easement area shall contain the remaining portion of the wetland buffer on the property. At least one sign provided by the City is required to denote the easement area.

Authority: Land Use Code 20.25H.030
Reviewer: Reilly Pittman, Development Services Department

11. Maintenance and Monitoring: The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. Annual monitoring reports are to be submitted to Land Use each of the five years. Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance standards can be used or a biologist may provide specific standards and goals for the project.

Goal:

Establish native vegetation in the wetland buffer.

Objectives:

Plant species of trees and shrubs and limit invasive plant coverage

Monitoring Performance Standards:

Year 1 (from date of plant installation)

- *100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%*
- *0% coverage of invasive plants in planting area*

Year 2 (from date of plant installation)

- *At least 90% survival of all installed material*
- *Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation*

Year 3, 4, & 5 (from date of plant installation)

- *At least 85% survival of all installed material*
- *At least 35%(Yr3), 50%(Yr4), 70%(Yr5) coverage of the planting area by native plants in each year respectively*
- *Less than 10% coverage by invasive species or non-native/ornamental vegetation*

Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

12. Maintenance Assurance Device: A maintenance assurance device in an amount equal to 100% of the cost of labor and materials for the maintenance and monitoring

shall be held for a period of five years from installation. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the performance standards stated in condition of approval #9 above. Land Use inspection of the planting after 5-years is required to release the surety. The cost estimate which is the basis for the amount of the assurance shall be provided with the building permit assurance device submitted.

Authority: Land Use Code 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

- 13. Land Use Inspection:** Following installation of the mitigation planting the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection. Staff will need to find that the plants are in a healthy and growing condition. Land Use inspection is also required to release the maintenance surety at the end of the 5-year monitoring period. Release of the maintenance surety is contingent upon successful monitoring and maintenance and submittal of the annual monitoring reports.

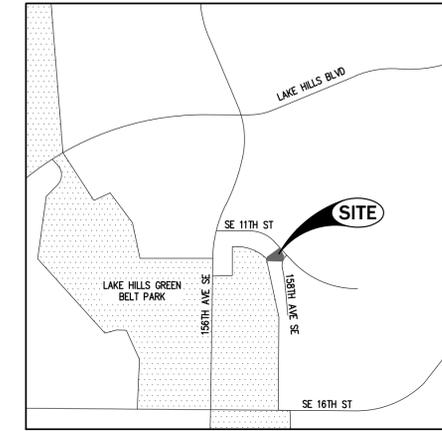
Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 14. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am 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. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Reilly Pittman, Development Services Department



SCALE: 1" = 10'



VICINITY MAP
NOT TO SCALE



14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



SITE PLAN B - CRITICAL LAND USE
SMITH SINGLE FAMILY RESIDENCE

LATISHA SMITH
16920 SE 305TH PL.
BELLEVUE, WA 98008

DATE: JULY 2012

DESIGNED: D.A.F.

DRAWN: D.A.F.

APPROVED: D.A.F.

PROJECT NUMBER

1

OF

1

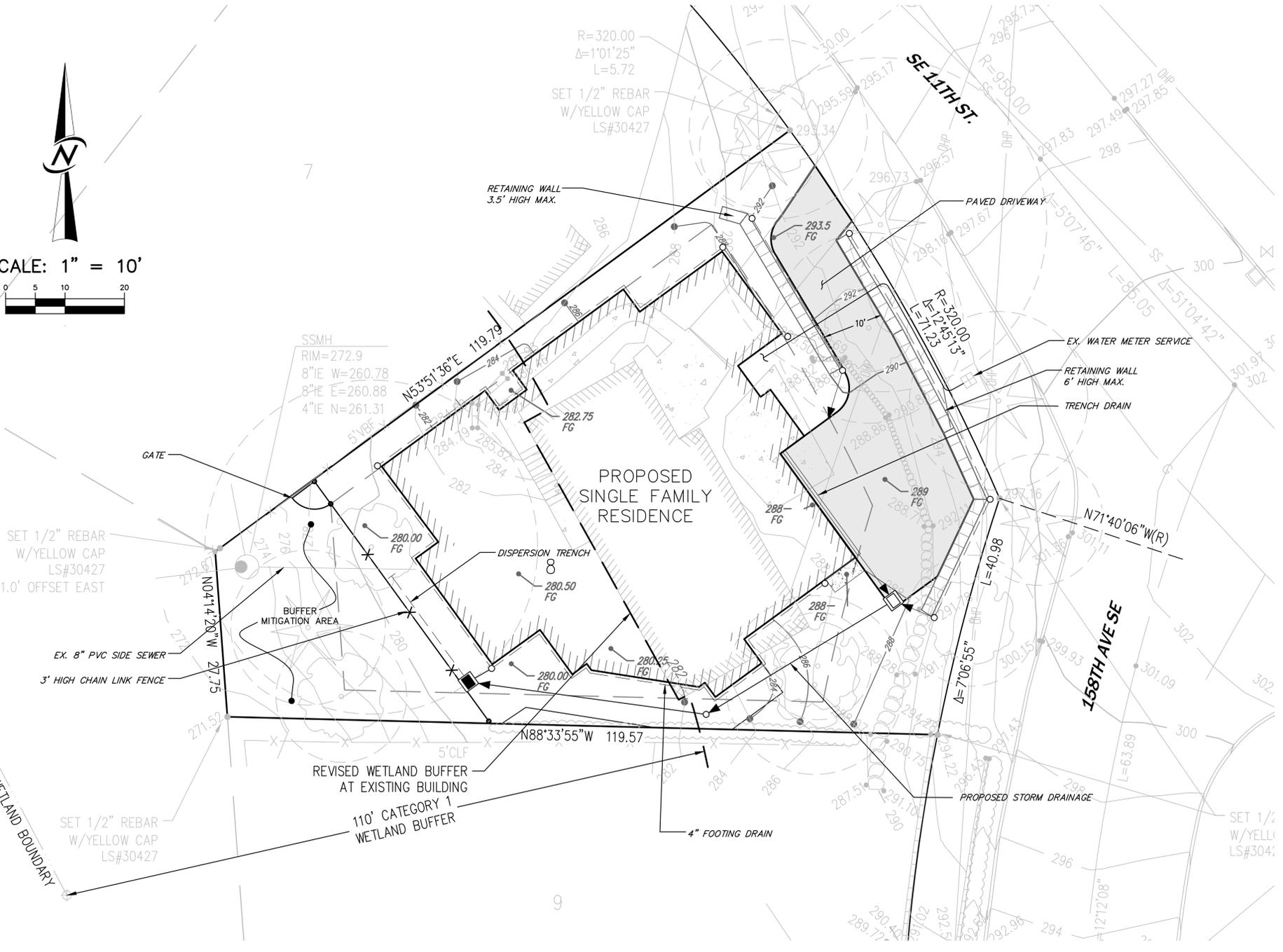
11086

LEGEND

- FOUND MONUMENT IN CASE
- SET 1/2" REBAR W/ YELLOW CAP
- CATCH BASIN TYPE 1
- TELEPHONE PEDESTAL
- POWER POLE W/ LIGHT
- POWER POLE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SPOT ELEVATION
- CHAIN LINK FENCE
- VERTICAL BOARD FENCE
- ROOKERY
- STOP SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- 1-1/4" GAS LINE
- SANITARY SEWER LINE
- OVERHEAD POWER
- WETLAND FLAG
- WETLAND DATA POINT

SITE STATISTICS

PARCEL NUMBER: 403680-0650
 SITE ADDRESS: 15661 SE 11TH ST 98008
 EXISTING SITE AREA: 8,527± SQUARE FEET (0.1957± ACRES)
 EXISTING IMPERVIOUS AREA: 2,527± SQUARE FEET (0.058± ACRES)
 DEVELOPED SITE AREA: 6,744± S.F. OR 0.155± AC.
 PROPOSED ON-SITE IMPERVIOUS AREA: 4,854± S.F.
 PERVIOUS AREA: 3,673± S.F.
 SETBACKS
 FRONT: 20 FEET
 SIDE: 5 FEET
 REAR: 20 FEET
 BUFFER IMPACTS:
 BUILDING (1,181 SQUARE FEET)
 BUFFER IMPACT - PERVIOUS PAVERS/PLANTING (830 SQUARE FEET)
 BUFFER MITIGATION AREA: 1,129 SQUARE FEET



BENCHMARK

CITY OF BELLEVUE BENCHMARK 503 FOUND MONUMENT IN CASE AT THE INTERSECTION OF 156TH AVE SE AND SE 11TH ST. ELEVATION = 267.29 FEET

DATUM

NAVD 1988

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83 (NSRS 2007) - NORTH ZONE. CITY OF BELLEVUE HORIZONTAL STATION 0492, MONUMENT IN CASE AT THE INTERSECTION OF 156TH AVE SE AND SE 11TH ST, AND CITY OF BELLEVUE HORIZONTAL STATION 0466, MONUMENT IN CASE AT THE INTERSECTION OF 156TH AVE SE AND SE 16TH ST.

REFERENCES

LAKE HILLS NO. 1, RECORDED IN VOLUME 56 OF PLATS, PAGES 86-88, RECORDS OF KING COUNTY, RECORDING NO. 4648662.

LEGAL DESCRIPTION

LOT 8 OF LAKE HILLS NO. 1, RECORDED IN VOLUME 56 OF PLATS, PAGES 86-88, RECORDS OF KING COUNTY, RECORDING NO. 4648662.

NOTES

- CORE DESIGN, INC. DID NOT RECEIVE A TITLE REPORT. LEGAL DESCRIPTION PROVIDED BY CLIENT. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 22, 2012. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN APRIL, 2012.
- PROPERTY AREA = 8,527± SQUARE FEET (0.1957± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

OWNER/APPLICANT

LATISHA SMITH
16920 SE 305TH PL.
BELLEVUE, WA 98008

ARCHITECT

LOUIS SMITH
MICROTECTURE
8437 SHIREDALE LN.
CHARLOTTE, NC 28212

SURVEYOR/ENGINEER

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14711 N.E. 29TH PL., #101
BELLEVUE, WASHINGTON 98007
(425)885-7877
CONTACT: DEAN FURR, P.E.
CONTACT: KEVIN VANDERZANDEN P.L.S.

Smith Residence
File Number: 12-118297-LO

