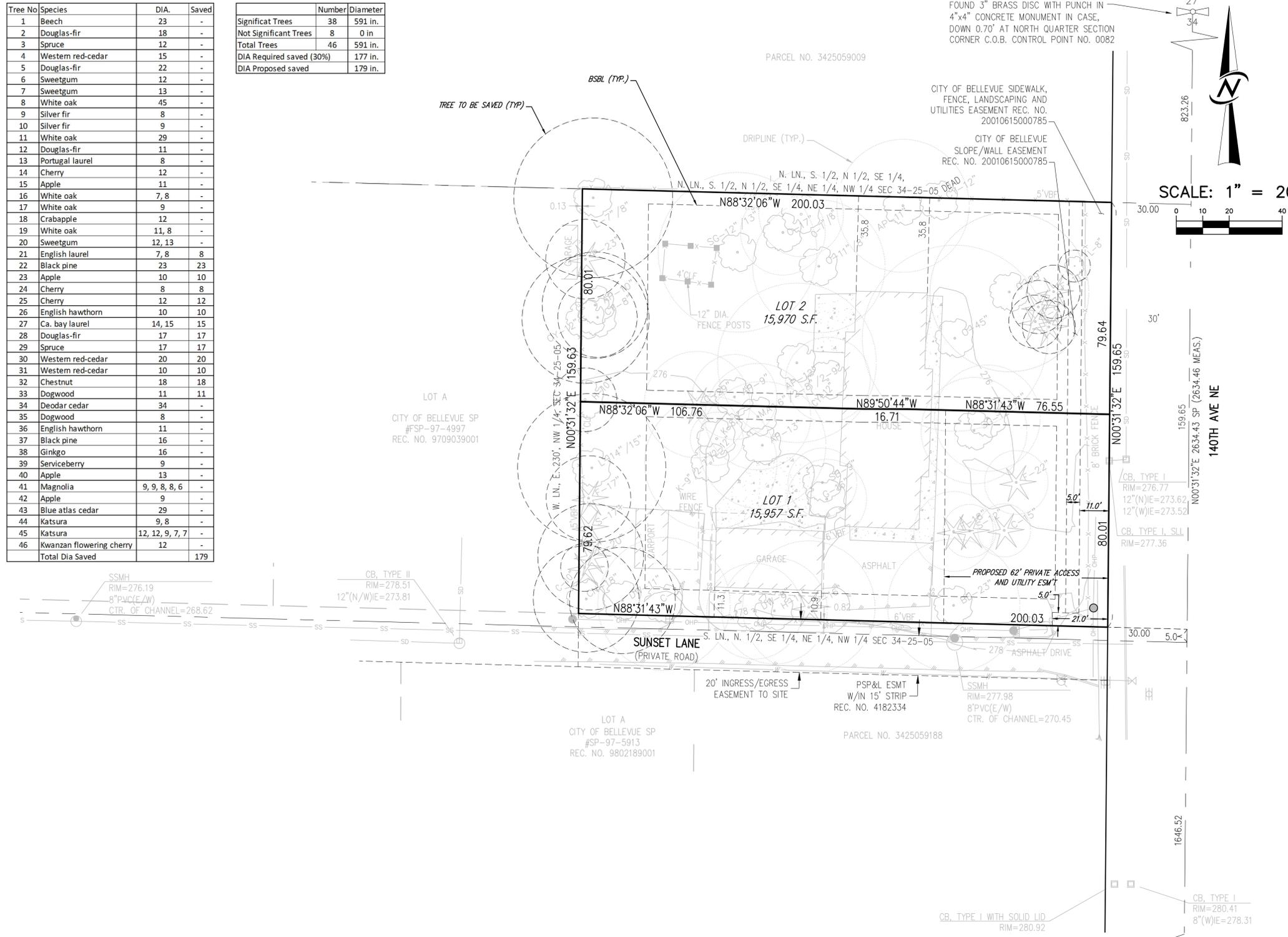


TREE TABLE

| Tree No | Species | DIA. | Saved |
|---------|--------------------------|-----------------|-------|
| 1 | Beech | 23 | - |
| 2 | Douglas-fir | 18 | - |
| 3 | Spruce | 12 | - |
| 4 | Western red-cedar | 15 | - |
| 5 | Douglas-fir | 22 | - |
| 6 | Sweetgum | 12 | - |
| 7 | Sweetgum | 13 | - |
| 8 | White oak | 45 | - |
| 9 | Silver fir | 8 | - |
| 10 | Silver fir | 9 | - |
| 11 | White oak | 29 | - |
| 12 | Douglas-fir | 11 | - |
| 13 | Portugal laurel | 8 | - |
| 14 | Cherry | 12 | - |
| 15 | Apple | 11 | - |
| 16 | White oak | 7, 8 | - |
| 17 | White oak | 9 | - |
| 18 | Crabapple | 12 | - |
| 19 | White oak | 11, 8 | - |
| 20 | Sweetgum | 12, 13 | - |
| 21 | English laurel | 7, 8 | 8 |
| 22 | Black pine | 23 | 23 |
| 23 | Apple | 10 | 10 |
| 24 | Cherry | 8 | 8 |
| 25 | Cherry | 12 | 12 |
| 26 | English hawthorn | 10 | 10 |
| 27 | Ca. bay laurel | 14, 15 | 15 |
| 28 | Douglas-fir | 17 | 17 |
| 29 | Spruce | 17 | 17 |
| 30 | Western red-cedar | 20 | 20 |
| 31 | Western red-cedar | 10 | 10 |
| 32 | Chestnut | 18 | 18 |
| 33 | Dogwood | 11 | 11 |
| 34 | Deodar cedar | 34 | - |
| 35 | Dogwood | 8 | - |
| 36 | English hawthorn | 11 | - |
| 37 | Black pine | 16 | - |
| 38 | Ginkgo | 16 | - |
| 39 | Serviceberry | 9 | - |
| 40 | Apple | 13 | - |
| 41 | Magnolia | 9, 9, 8, 8, 6 | - |
| 42 | Apple | 9 | - |
| 43 | Blue atlas cedar | 29 | - |
| 44 | Katsura | 9, 8 | - |
| 45 | Katsura | 12, 12, 9, 7, 7 | - |
| 46 | Kwanzan flowering cherry | 12 | - |
| | Total Dia Saved | | 179 |

| Significant Trees | Number | Diameter |
|--------------------------|--------|----------|
| Significant Trees | 38 | 591 in. |
| Not Significant Trees | 8 | 0 in. |
| Total Trees | 46 | 591 in. |
| DIA Required saved (30%) | | 177 in. |
| DIA Proposed saved | | 179 in. |



FOUND 3" BRASS DISC WITH PUNCH IN 4"x4" CONCRETE MONUMENT IN CASE, DOWN 0.40' AT CENTER QUARTER SECTION CORNER C.O.B. HORIZONTAL CONTROL POINT NO. 0564, C.O.B. VERTICAL CONTROL POINT NO. 653.

- TREE LEGEND**
- AP APPLE
 - BE BEECH
 - C CEDAR
 - CN CHESTNUT
 - CY CHERRY
 - DW DOGWOOD
 - F FIR
 - G GINKGO
 - H HAWTHORNE
 - K KATSURA
 - L LAUREL
 - MA MAGNOLIA
 - O OAK
 - P PINE
 - S SPRUCE
 - SB SERVICE BERRY
 - SG SWEETGUM
- LEGEND**
- FIRE HYDRANT
 - STREET LIGHT
 - WATER VALVE
 - MAIL BOX
 - GUY ANCHOR
 - SANITARY SEWER MANHOLE
 - SIGN
 - POWER VAULT
 - HORIZONTAL BOARD FENCE
 - ROCKERY
 - OVERHEAD POWER
 - SANITARY SEWER MAINLINE
 - STORM DRAIN MAINLINE
 - RECORD DISTANCE PER SHORT PLAT NO. 08-129330

DATUM
CITY OF BELLEVUE (C.O.B.) NAVD88

BENCHMARK
3" BRASS DISC W/PUNCH IN 4"x4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET
CITY OF BELLEVUE BM NO. 653
ELEV = 281.82

BASIS OF BEARINGS
N00°31'32"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 34-25-05 PER NAD83 (NSRS 2007) VALUES PUBLISHED BY THE CITY OF BELLEVUE FOR MONUMENTS FOUND IN PLACE AT THE CENTER QUARTER SECTION CORNER (COB 0564) AND NORTH QUARTER SECTION CORNER (COB 0082)

LEGAL DESCRIPTION
THE EAST 230 FEET FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 5 FEET;
EXCEPT THE EAST 30 FEET FOR COUNTY ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 941043;
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 5 FEET OF THE EAST 230 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND OVER THE NORTH 15 FEET OF THE EAST 230 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;
EXCEPT THE EAST 30 FEET FOR ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 941043.

RESTRICTIONS
1. THIS SITE IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, TO PUGET SOUND POWER AND LIGHT COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 4182334. AFFECTS A PORTION OF EASEMENT AREA BENEFITING SITE.
2. THIS SITE IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF, TO THE CITY OF BELLEVUE FOR CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF SIDEWALK, CONCRETE FENCE, LANDSCAPING, UTILITIES, AND FRANCHISE UTILITIES AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO, RIGHTS OF ACCESS TO EASEMENT AREA AND FOR SLOPE EASEMENT TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20010615000785. SHOWN HEREON.

REFERENCES
CITY OF BELLEVUE SHORT PLAT NO. 08-129330 LF, RECORDED UNDER KING COUNTY RECORDING NO. 20081006900007 (SP)

NOTES
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE, ORDER NO. 1352729, DATED OCTOBER 18, 2012 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 OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE CERTIFICATE CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 19, 2012. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2012.
3. PROPERTY AREA = 31,927± SQUARE FEET (0.7329± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. 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.
6. 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.
7. PARENTHETICAL DISTANCES ARE FOR REFERENCE ONLY AND HAVE NOT BEEN USED IN THE CALCULATIONS OF THE PROJECT BOUNDARY.

OWNER/APPLICANT
OAKCREST HOMES, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007
(425) 844-2323
CONTACT: MIKE MILLER

ENGINEER/SURVEYOR/PLANNER
CORE DESIGN, INC
14711 NE 29th Place, SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: JAMES A. OLSEN, P.E.
KEN W. SHIPLEY, P.L.S.
LAPE HERMANSEN

DENSITY CALCULATIONS

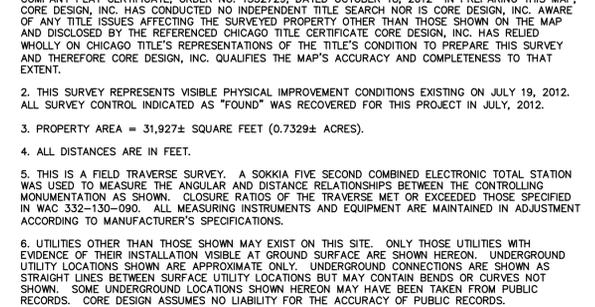
| | |
|------------------|--------------------------|
| GROSS SITE AREA: | 31,927 S.F. (0.7329± AC) |
| NET SITE AREA: | 31,927 S.F. (0.7329± AC) |
| LOTS ALLOWED: | 2.36 DU |
| LOTS PROPOSED: | 2.0 DU |

SETBACKS

| FRONT | CODE | PROPOSED |
|-----------------|------|----------|
| FRONT | 20 | 60 |
| SIDE | 5 | 5 |
| STREET SIDEYARD | 10 | 10 |
| REAR | 25 | 25 |

SITE STATISTICS

| LAND USE CODE | R-2.5 | CODE REQ'D | PROPOSED |
|--|-------|-------------|-------------|
| SITE AREA | | 31,927 S.F. | |
| MINIMUM LOT AREA (BOC 20.20.010) | | 13,500 S.F. | 15,957 S.F. |
| TOTAL NUMBER OF DWELLING UNITS | | 2.36 | 2 |
| MAXIMUM BUILDING HEIGHT | | 35' | |
| MAXIMUM BUILDING COVERAGE | | 33% | |
| MAXIMUM IMPERVIOUS SURFACE | | 50% | |
| MINIMUM LANDSCAPE PERCENTAGE OF FRONT YARD SETBACK | | 50% | |



GRID NO.: I-7
UTILITY NO.: I-7
SITE ADDRESS: 441 140TH AVE NE

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

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

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

PRELIMINARY SHORT PLAT
HUANG PROPERTY
OAKCREST HOMES, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007

DATE: OCTOBER 2012
DESIGNED: J.A.O.
DRAWN: T.L.K.
APPROVED: J.A.O.
PROJECT MANAGER: JAMES A. OLSEN, P.E.

SHEET 1 OF 3
PROJECT NUMBER 12087