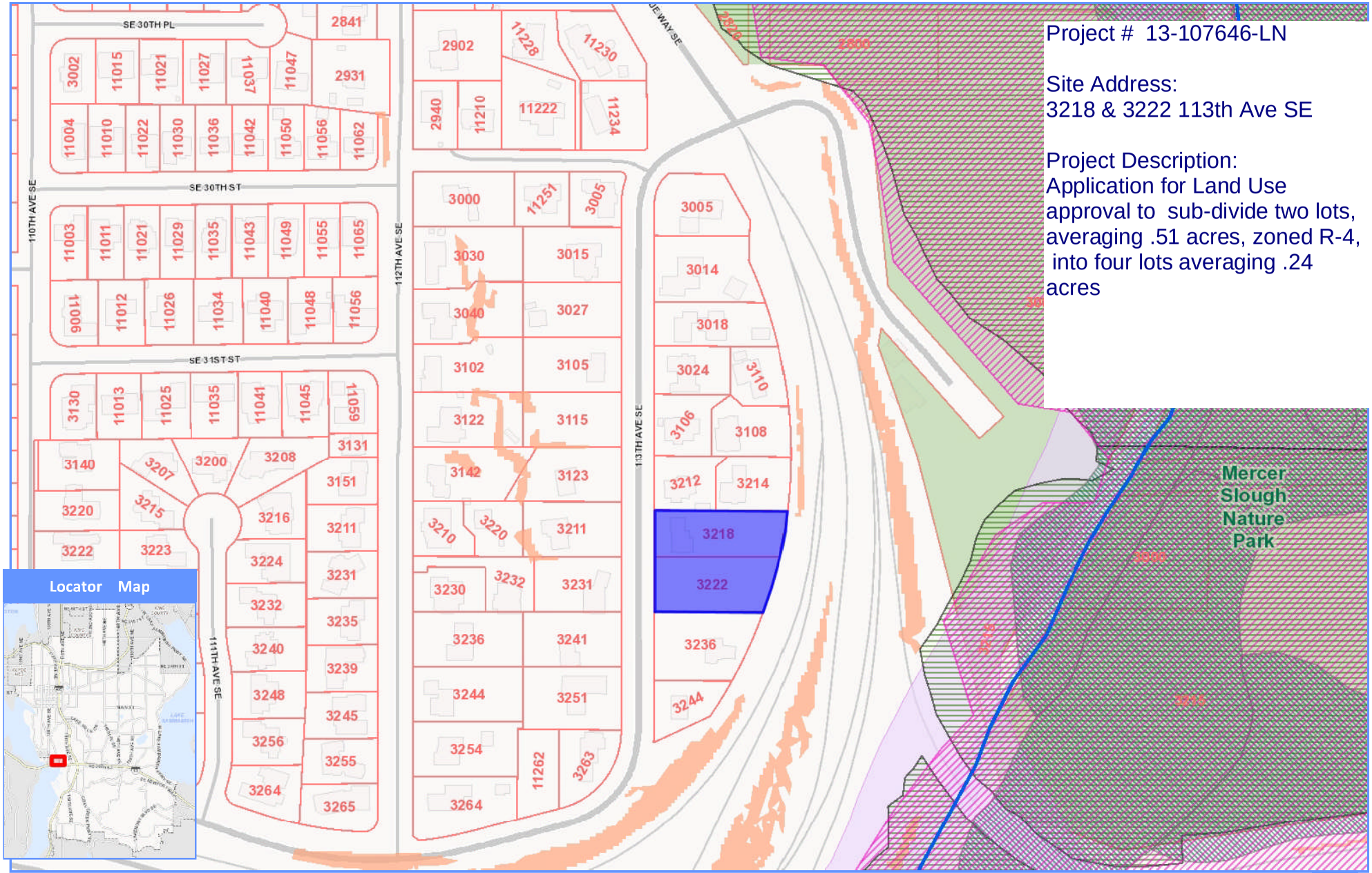


Ireta Short Plat -

0 235 470

Scale 1: 2,821 Feet

Map Generated on: 03/11/2013

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

IRETA PRELIMINARY SHORT PLAT (R3.5-ZONE)

SE1/4 SECTION 8, TOWNSHIP 24 N, RANGE 5 E, W.M. IN KING COUNTY, WASHINGTON

APN 7000100810 & 7000100820 3218 113TH AVE. SE, BELLEVUE, WA 98004

LEGAL DESCRIPTION

STATUTORY WARRANTY DEED 8910241520

LOTS 7 AND 8, BLOCK 6, QUALHEIM'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON;
TOGETHER WITH THAT PORTION OF SHORELANDS OF THE SECOND CLASS ADJOINING, LYING WEST OF LAKE WASHINGTON BOULEVARD.
EXCEPT PORTIONS PREVIOUSLY CONVEYED TO THE STATE OF WASHINGTON AND EXCEPT THAT PORTION OF LOT 9, BLOCK 6, QUALHEIM'S LAKE WASHINGTON ACRE TRACTS, LYING WESTERLY OF THE WESTERLY LINE OF 114TH AVENUE SOUTHEAST, EXCEPT THE WEST 217.11 FEET THEREOF.

BASIS OF BEARINGS

SEE BOUNDARY AND TOPO SURVEY BY TYEE SURVEYORS

VERTICAL DATUM

CITY OF BELLEVUE SURVEY BENCH MARK REPORT
BENCH MARK: 223 LOCATED TOP CURB @ S. END GUARDRAIL ON EAST SIDE 113TH AVE SE OPPOSITE 3" DIA CITY OF BELLEVUE BRASS CAP STAMPED "H2224 & V223"
DATUM: NAVD 1988
ELEVATION: 108.56 (± .003)

SITE INFORMATION

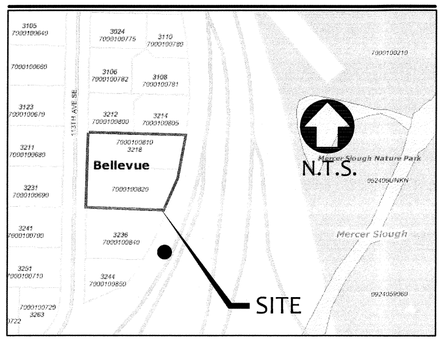
APPLICANT:	LYLE HOMES CONTACT: JACK WILLING PHONE: 425-922-5035
PROPERTY OWNER:	RON BARTL 3122 112TH SE BELLEVUE, WA 98004 PHONE: 206.510.6529 (RANDY BARTL)
SITE ADDRESS:	3218 113TH AVE SE BELLEVUE, WA 98004
PROPOSED LOTS:	4 (MIN 10,000 SF EACH)
ENGINEER:	CIVIL ENGINEERING SOLUTIONS DUFFY ELLIS, P.E. 1926 FAIRVIEW AVE E, #208 SEATTLE, WA 98102 206.930.0342 DUFFY@CESOLUTIONS.US
SURVEYOR:	TYEE SURVEYORS CONTACT: TIM GRIFFIN 10007 GREENWOOD AVE. N SEATTLE, WA 98133 206-525-3660
TAX PARCEL #:	APN 7000100810 & 7000100820
SITE AREA:	44,390 SQ. FT. (1.02 AC)
ZONE:	R-3.5

PLAT NOTES

(A) HOUSE WILL BE DEMOLISHED PRIOR TO FINAL PLAT RECORDING.

(B) N/A

VICINITY MAP



LOT CALCULATIONS

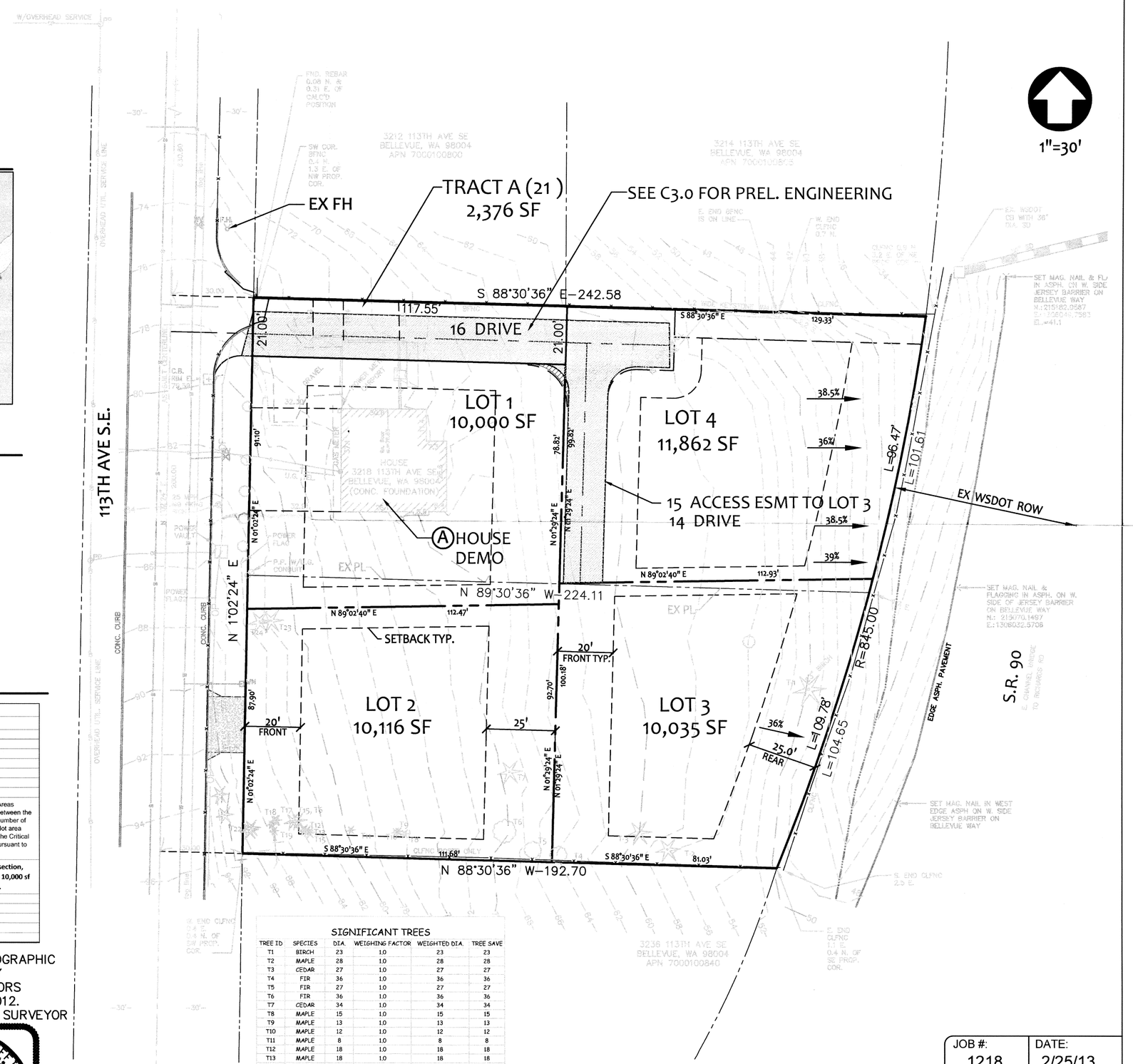
Ireta short plat PLATTING BREAKDOWN			
LOT 1	10,000		
LOT 2	10,116		
LOT 3	10,035		
LOT 4	11,862		
ACCESS TRACT A	2,377		Tract Access to lower 2 lots
Dedicated R.O.W.	0		
Gross Site Area	44,390	1.02	

DENSITY CALCULATION

Ireta short plat Density Calculation		acres	comments
Gross Site Area	44,390	1.02	
Critical Areas	0	0.00	n/a
Resultant Build Area (sf)	44,390	1.02	
Resultant Build area (ac.)			
Allowable du/acre	3.50	du/ac	
allowable lots part 1	3.57	lots	(15) Except for sites in the Critical Areas Overlay District, if there is a conflict between the minimum lot area and the permitted number of dwelling units per acre, the minimum lot area controls. Density/intensity on sites in the Critical Areas Overlay District is calculated pursuant to LUC 20.25H.045
Allowable lots per note 15	**4**		**Subject to review, Per the above section, subject property can allow for 4 x 10,000 sf lots. See plat layout for reference.**
Total lots allowed	**4.00**		See above

SHORT PLAT PREPARED BY:
CIVIL ENGINEERING SOLUTIONS

BOUNDARY & TOPOGRAPHIC SURVEY BY
TYEE SURVEYORS
NOVEMBER 2012.
PROFESSIONAL LAND SURVEYOR



SIGNIFICANT TREES					
TREE ID	SPECIES	DIA.	WEIGHING FACTOR	WEIGHTED DIA.	TREE SAVE
T1	BIRCH	23	1.0	23	23
T2	MAPLE	28	1.0	28	28
T3	CEDAR	27	1.0	27	27
T4	FIR	36	1.0	36	36
T5	FIR	27	1.0	27	27
T6	FIR	36	1.0	36	36
T7	CEDAR	34	1.0	34	34
T8	MAPLE	15	1.0	15	15
T9	MAPLE	13	1.0	13	13
T10	MAPLE	12	1.0	12	12
T11	MAPLE	8	1.0	8	8
T12	MAPLE	18	1.0	18	18
T13	MAPLE	18	1.0	18	18
T14	MAPLE	6	1.0	6	6
T15	MAPLE	9	1.0	9	9
T16	MAPLE	15	1.0	15	15
T17	MAPLE	15	1.0	15	15
T18	MAPLE	5	1.0	5	5
T19	MAPLE	16	1.0	16	16
T20	MAPLE	9	1.0	9	9
T21	MAPLE	9	1.0	9	9
T22	MAPLE	13	1.0	13	13
T23	APPLE	10	0.5	5	5
T24	APPLE	10	0.5	5	5
		TOTAL=		402	402

SUBJECT TO CHANGE AT BUILDING PERMIT

C E S
Civil Engineering Solutions
3131 Western Ave. E., Suite 316 • Seattle, WA 98121
206.930.0342 • duffy@cesolutions.us

JOB #:	DATE:
1218	2/25/13
DESIGNED:	DRAFTED:
DE	DE

SHEET NO: P-1

Received FEB 27 201
Permit Proce

SE1/4, SEC.08, T24N, R5E, W.M.