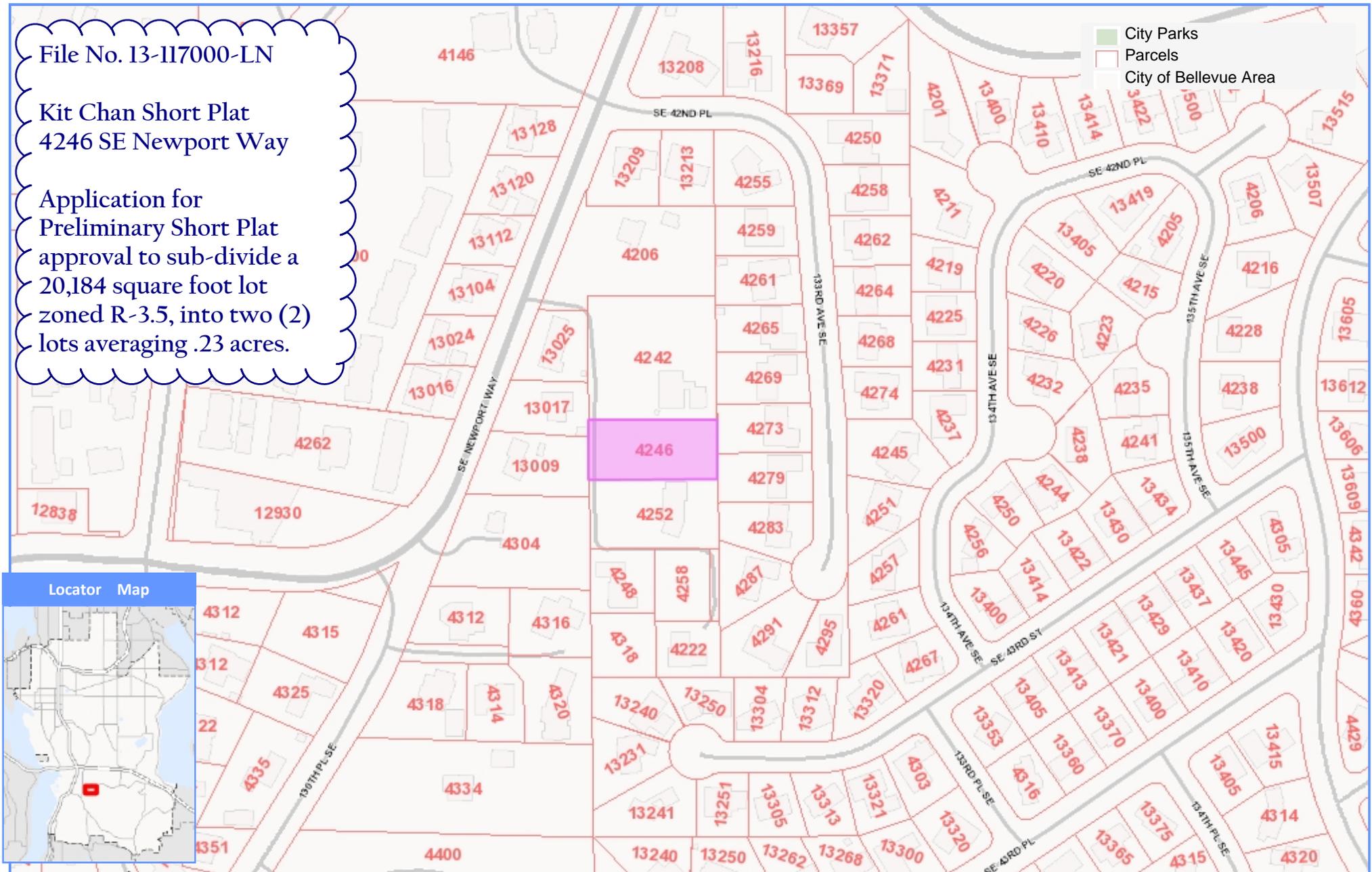


File No. 13-117000-LN

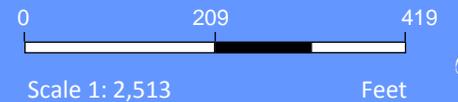
Kit Chan Short Plat
4246 SE Newport Way

Application for
Preliminary Short Plat
approval to sub-divide a
20,184 square foot lot
zoned R-3.5, into two (2)
lots averaging .23 acres.

City Parks
Parcels
City of Bellevue Area



Kit Chan Short Plat



S.W. 1/4 OF N.W. 1/4 OF SECTION 15, T. 24 N., R. 05 E., W.M.
CITY OF BELLEVUE, STATE OF WASHINGTON



VICINITY MAP
N.T.S.



REVISIONS
 CHAD JAMES ALLEN
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 131113

KIT CHAN SHORT PLAT
 PRELIMINARY CLEARING AND
 GRADING PLAN

JOB NO. 13554
 DATE 05/10/13
 SCALE 1"=20'
 DESIGNED TJR
 DRAWN JEF
 CHECKED YJR
 APPROVED YJR
 SHEET 1 OF 1

File No. 13-117000-LN
 Kit Chan Short Plat
 4246 SE Newport Way
 Application for Preliminary
 Short Plat approval to
 subdivide a 20,184 square
 foot lot zoned R-3.5, into
 two (2) lots averaging .23
 acres.

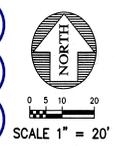
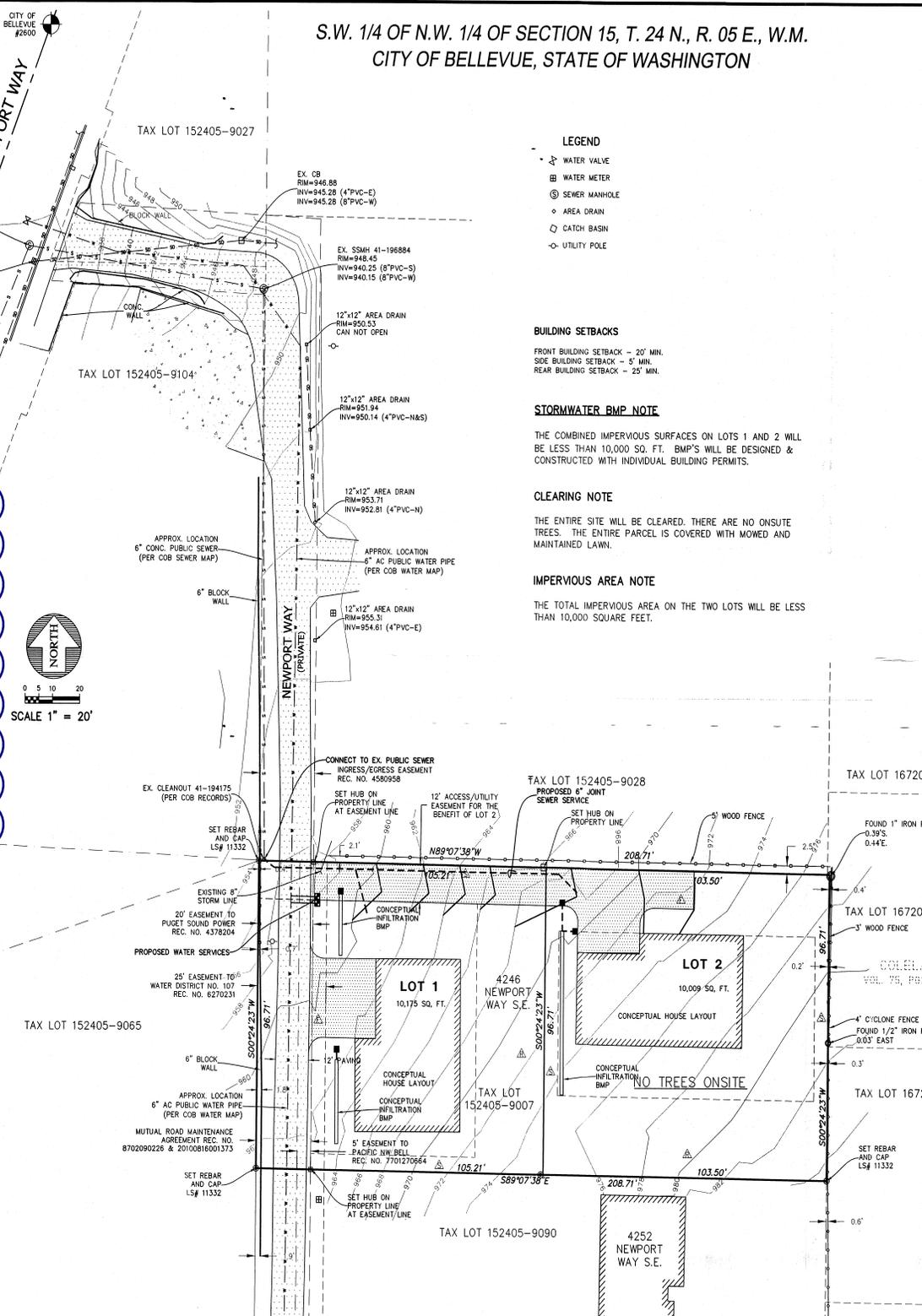
- LEGEND**
- ▲ WATER VALVE
 - WATER METER
 - ⊙ SEWER MANHOLE
 - ◇ AREA DRAIN
 - CATCH BASIN
 - UTILITY POLE

BUILDING SETBACKS
 FRONT BUILDING SETBACK - 20' MIN.
 SIDE BUILDING SETBACK - 5' MIN.
 REAR BUILDING SETBACK - 25' MIN.

STORMWATER BMP NOTE
 THE COMBINED IMPERVIOUS SURFACES ON LOTS 1 AND 2 WILL BE LESS THAN 10,000 SQ. FT. BMP'S WILL BE DESIGNED & CONSTRUCTED WITH INDIVIDUAL BUILDING PERMITS.

CLEARING NOTE
 THE ENTIRE SITE WILL BE CLEARED. THERE ARE NO ONSITE TREES. THE ENTIRE PARCEL IS COVERED WITH MOWED AND MAINTAINED LAWN.

IMPERVIOUS AREA NOTE
 THE TOTAL IMPERVIOUS AREA ON THE TWO LOTS WILL BE LESS THAN 10,000 SQUARE FEET.



LEGAL DESCRIPTION
 THE NORTH 96.71 FEET OF THE WEST 208.71 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 IN TOWNSHIP 24 NORTH OF RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
 TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES AND FOR INGRESS AND EGRESS OVER THAT PORTION OF THE SOUTH 25 FEET OF THE NORTH 498 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 IN SAID TOWNSHIP 24 NORTH, LYING EAST OF ISSAQUAH-NEWPORT COUNTY ROAD AND OVER THE WEST 20 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, LYING SOUTH OF THE NORTH 474 FEET OF SAID SUBDIVISION.

TAX PARCEL 152405-9007
PROPERTY ADDRESS 4246 NEWPORT WAY
ZONING R-3.5
LAND USE CLASSIFICATION SINGLE FAMILY RESIDENTIAL
PARCEL AREA 20,184 SQ. FT. 0.463 ACRES
DATUM NAVD 88
BENCHMARK
 CITY OF BELLEVUE VERTICAL STATION 688
 2" DIAMETER CITY OF BELLEVUE BRASS CAP STAMPED "12600" AND "1688" SET IN TOP OF CONCRETE CURB AT THE SOUTH END OF THE TRAFFIC ISLAND ON S.E. NEWPORT WAY - 285 FEET SOUTHERLY OF THE INTERSECTION OF S.E. NEWPORT WAY AND S.E. 42ND STREET

BASIS OF BEARINGS NAD83 (NRSR 2007) - North Zone

HORIZONTAL CONTROL
 CITY OF BELLEVUE HORIZONTAL STATION NO. 1126
 1.5" DIAMETER IRON PIPE FILLED WITH LEAD WITH "X" IN CASE, 0.54" DEEP, LOCATED ON THE CENTERLINE OF S.E. NEWPORT WAY IN THE SOUTHWEST LANE JUST NORTH OF THE TRAFFIC ISLAND AT 13000 BLOCK OF S.E. NEWPORT WAY - 220 FEET ± NORTHEASTERLY OF S.E. NEWPORT WAY AND 1300TH PLACE S.E.

REFERENCE
 RECORD OF SURVEY, REC. NO. 20100804900002

INSTRUMENTATION
 INSTRUMENT USED: 5 SECOND TOTAL STATION.
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

OWNER/DEVELOPER
 JSJK INVESTMENT
 906 TOLLGROSS ROAD
 NORTH VANCOUVER, BC V7H2G2, CANADA

SURVEYOR
 SHUPE HOLMBERG
 ENCOMPASS ENGINEERING AND SURVEYING
 165 N.E. JUNIPER STREET, SUITE 201
 ISSAQUAH, WA 98027

Received
 MAY 31 2013
 Permit Processing
 City of Bellevue