



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Li Short Plat

Proposal Address: 2931 112th Avenue SE

Proposal Description: Land Use Review of a Preliminary Short Plat application to subdivide an 18,606 square foot lot creating one new lot on this property zoned R-4.

File Number: 13-117661-LN

Applicant: Jen Li

Decisions Included: Preliminary Short Plat (Process II)

Planner: Reilly Pittman, Associate Planner

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

Department Decision: **Approval with Conditions**

Reilly Pittman, Associate Planner
Development Services Department

Application Date: June 13, 2013
Notice of Application: July 3, 2013
Decision Publication Date: April 24, 2014
Appeal Deadline: May 8, 2014

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the 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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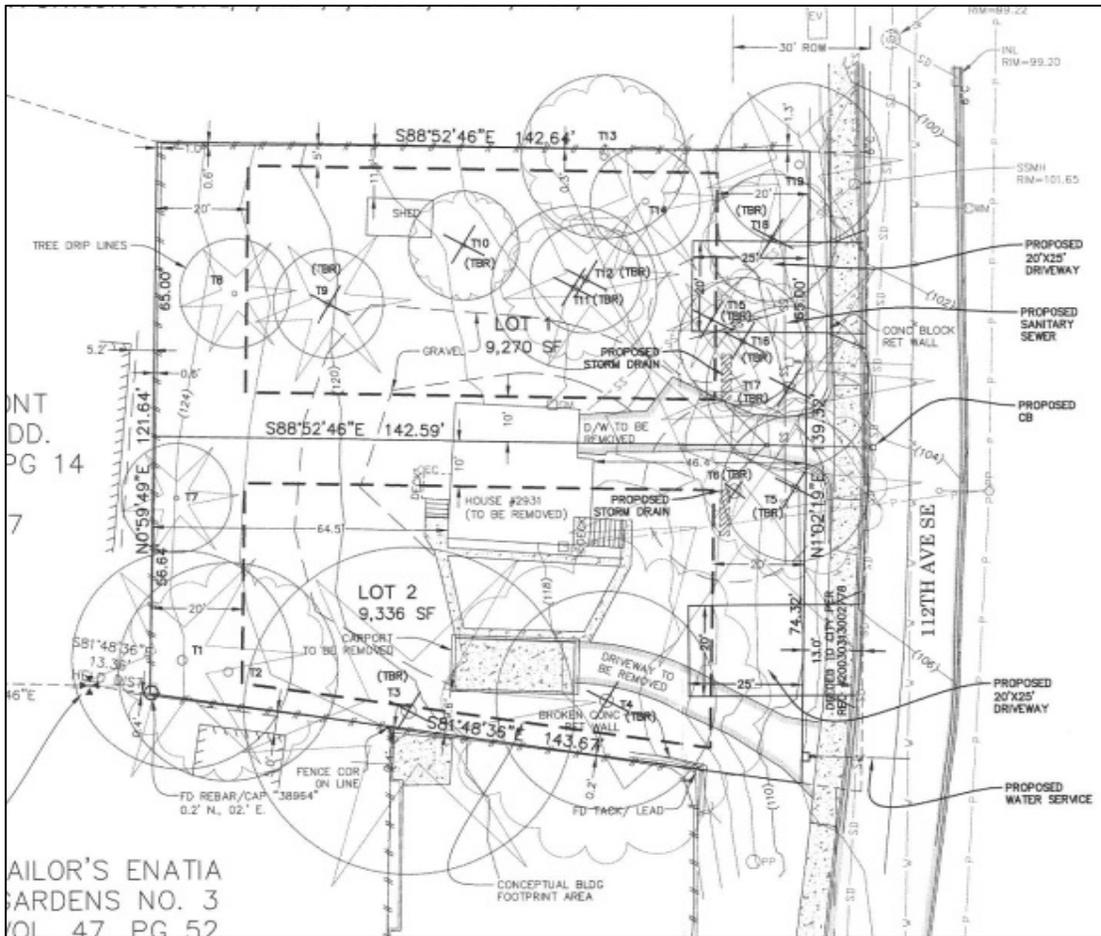
Attachments

1. Preliminary Short Plat – Enclosed
2. Survey, Road Plan, Preliminary Grading Plan – In File
3. Application forms, public comments, correspondence – In file

I. PROPOSAL DESCRIPTION

The applicant is proposing to subdivide an 18,606 square foot site to create one new lot on this property zoned R-4. Vehicle access is proposed to be by separate driveways on each lot that access from 112th Avenue SE. The site contains an existing single-family residence and accessory structures which will be demolished. See figure 1 below for a plan of the short plat.

Figure 1



II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. SITE DESCRIPTION

The project site is located at 2931 112th Avenue SE within the Southwest Bellevue Subarea. The site has street frontage on 112th Avenue SE along the eastern property line. The site is surrounded in all other directions by single-family properties zoned R-4. Properties are zoned R-3.5 across the street from the site. The site generally slopes downward from the west to the east, toward 112th Avenue SE. The existing house is located centrally on the site. Significant tree vegetation is located on the perimeter of the lot, along the property lines. See Figure 2 below for an aerial

photo of the property as it currently exists.

Figure 2



B. ZONING

The property is zoned R-4, single-family residential which requires a minimum lot area of 8,500 square feet.

C. LAND USE CONTEXT

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density). The proposed short plat is consistent with the single-family comprehensive plan land use designation. The surrounding neighborhood context is entirely single-family uses both adjacent to the site and in the vicinity.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The site is located in the R-4 zoning district. The proposed short plat is in conformance with the general dimensional requirements of the zone.

B. FIRE DEPARTMENT:

The Fire Department has reviewed the application and had no comments or conditions.

C. TRANSPORTATION DEPARTMENT:

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

1. Site Access

Lots one and two will be from a private driveway connection to 112th Avenue SE as shown on the approved plans with modifications (at the direction of the Transportation Department to be addressed during the clear and grade phase for this project). No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

Minimum private driveway widths are 10 feet will be a minimum of sixteen feet with Fire Department Approval and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7A.

Addressing will be determined by the City's Parcel and Address Coordinator.

See related conditions of approval in Section X of this report

2. Street Frontage Improvements

Existing street frontage improvements adjacent to the project site include curb, gutter and six foot wide sidewalks. These frontages are in satisfactory condition and do not require repair or replacement. In lieu of right of dedication to accommodate city project B-215-W (wide bike shoulder on the west of side of 112th Avenue SE) the applicant will be required to grant the City a construction, maintenance, and pedestrian easement along the entire eastern property line of the project site. **See related conditions of approval in Section X of this report**

3. Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **See related conditions of approval in Section X of this report**

4. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site 112th Avenue SE is classified as Standard Trench Restoration Street. Exact pavement restoration requirements will be specified during the right of way permitting phase for this project. **See related conditions of approval in Section X of this report**

5. Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. If needed the applicant will be required to modify adjacent embankments and keystone walls to meet sight distance requirements. **See related conditions of approval in Section X of this report**

6. Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. This project will generate one new PM peak hour trip and ten daily trips. Due to the low amount of new trips, adequate capacity of 112th Avenue SE and nearby system intersections traffic impacts will be negligible. **See related conditions of approval in Section X of this report**

D. UTILITIES REVIEW

The Utilities Department approval of the preliminary short plat application is based on the conceptual design only. Final engineering may require changes to the site layout to accommodate the utilities. The water, sewer, and storm

drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection of the water, sewer and storm drainage systems will be conducted under separate UA (sewer), UB (storm drainage) and UC (water) permit applications.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

This project is exempt from SEPA review as it does not exceed the exempt levels for new construction stated in WAC 197-11-800 or as amended by the City of Bellevue Environmental Procedures Code BCC 22.02.

VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW

No revisions were requested which substantially changed the proposed short plat from the original proposal.

VIII. DECISION CRITERIA:

A. LAND USE CODE 20.45B.130 DECISION CRITERIA FOR A PRELIMINARY SHORT PLAT:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Response: City codes ensure public health, safety and general welfare through development code requirements. Existing public systems and facilities have been deemed adequate to serve the proposed development. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the Utility requirements during infrastructure permit review. The short plat makes appropriate provisions for the public health, safety, and general welfare.

- 2. The public interest is served by the short subdivision.**

Response: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan which designates the site as Single-Family High Density. The proposed short plat allows the property to achieve the planned density while ensuring compliance with City codes and standards.

- 3. The preliminary short plat appropriately considers the physical**

characteristics of the proposed short subdivision site.

Response: The preliminary short plat considers the physical characteristics of the site.

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Land Use Code Requirements

- A. Dimensional Requirements:** *Refer to Section III.A. of this report for conformance with dimensional requirements for the R-4 zone*

Response: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-4 zoning district dimensional requirements.

- B. Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 118 diameter inches of the existing significant trees.*

Response: The applicant proposes to preserve at least 118 diameter inches which satisfies the minimum 30 percent tree retention requirements. **See related conditions of approval in Section X of this report.**

TREE PROTECTION DURING CONSTRUCTION

1. Clearing limits, including limits of any soil disturbance, shall be established at the BSBL for all retained trees.
2. Minimum four (4) foot temporary chainlink fence shall be installed at the limits of disturbance. Protective fence shall completely encircle the retained trees, following the BSBL for each lot, and then the tree's dripline to the perimeter of the parcel. Install fence posts using pier block only.
3. The area within the protective fencing shall be off limits to any materials storage or foot traffic. No stockpiling of materials, vehicular or pedestrian traffic, material storage or use of equipment or machinery shall be allowed within the protective fencing. Fencing shall not be moved or removed, except for sidewalk construction, unless approved by a City planner. Any work, activity or soil disturbance

within the protection fencing, or critical root zone, shall be reviewed, approved and monitored by the project arborist.

4. Limits of disturbance and the protective fencing may be altered only by the project arborist and City planner.
5. All understory plantings of non-significant trees and shrubs within the tree protection zone shall be retained and protected along the south boundary to preserve the screening and appearance of the retained significant trees.

C. Utility Codes and City Development Standards

Response: As conditioned, the proposal complies with the Utility Code and the City of Bellevue Development Standards. **See related conditions of approval in Section X of this report.**

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Response: The site is located within the Southwest Bellevue subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-4 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

Land Use Policy LU-3: *Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.*

Response: This short plat will provide a new lot for future single family residential development which will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

Land Use Policy LU-4: *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

Response: This short plat will create one new lot which achieves the maximum density for this property.

Housing Policy HO-17: *Encourage infill development on vacant or under-utilized site that have adequate urban services and ensure that the*

infill is compatible with the surrounding neighborhoods.

Response: This project will create one new lot and result in the construction of two homes which are, by use type, compatible with the surrounding single-family neighborhood. The proposal provides development on an infill or under-utilized site with adequate urban services and meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site around the perimeter of the short plat.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Response: As conditioned, each lot can reasonably be developed to current R-4 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **See related conditions of approval in Section X of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access location, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. **See related conditions of approval in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160

X. CONDITIONS OF APPROVAL:

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

<u>Applicable Codes and Ordinances</u>	<u>Contact Person</u>	<u>Phone</u>
Clearing and Grading Code – BCC 23.76	Janney Gwo	425-452-6190
Construction Codes – BCC Title 23	Building Division	425-452-4121
Fire Code – BCC 23.11	Adrian Jones	425-452-6032
Land Use Code – BCC 20.25H	Reilly Pittman	425-452-4350
Noise Control – BCC 9.18	Reilly Pittman	425-452-4350
Trans. Development. Code – BCC 14.60	Ray Godinez	425-452-7915
Traffic Standards Code – BCC 14.10	Ray Godinez	425-452-7915
Right-of-Way Use Code – BCC 14.30	Tim Stever	425-452-4294
Utility Code – BCC Title 24	Brad Ayers	425-452-6054

A. GENERAL CONDITIONS:

1. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

2. Obtain Permits

Permits are required to construct infrastructure, utilities, buildings and other improvements. No construction may commence until the appropriate permit is issued.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

3. Noise – Construction Hours

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

4. Preliminary Design, Utility Codes And Engineering Standards

The Utilities Department approval of the preliminary short plat application is based on the conceptual design only. Final engineering may require changes to the site layout to accommodate the utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection of the water, sewer and storm drainage systems will be conducted under separate UA (sewer), UB (storm drainage) and UC (water) permit applications.

AUTHORITY: BCC Title 24.02, 24.04, 24.06

REVIEWER: Brad Ayers (425) 452-6054

5. Significant Tree Retention

At least thirty percent of the diameter inches of all significant trees on the site are required to be retained. If trees depicted on the preliminary short plat as retained are subsequently found infeasible to retain, conformance is required to be demonstrated with LUC 20.20.900 D and/or G to demonstrate that the required 30 percent of diameter inches is being retained.

AUTHORITY: Land Use Code Section 20.20.900 D and G

REVIEWER: Reilly Pittman, Development Services Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Right Of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.

- j. All other construction activities as they affect the public street system.
- k. Pavement restoration requirements.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

2. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

3. Engineering Plans

Construction plans produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private driveways, removal /replacement of existing driveways to match adjacent frontage, pavement restoration, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- a. Site Specific Items:
 - i. Granting of a ten foot wide construction, maintenance and pedestrian easement along the eastern property line of the project site.
 - ii. Modifications to the existing embankments and keystone walls located along the eastern property line of project site necessary to comply with sight distance requirements.
 - iii. Removal / replacement of existing driveways to match existing frontage on 112th Avenue SE.
 - iv. Pavement restoration limits.

- v. Driveway connections per DEV-7A. Driveways must connect to 112th Avenue SE at a 90 degree angle, have a clear distance of 20 feet from all adjacent driveways (measured from point A of DEV-7A) and be contained within the site's frontage along 112th Avenue SE.
- b. Miscellaneous:
 - i. Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
 - ii. The maximum cross grade of a street at the street end shall be 8%.
 - iii. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual.

REVIEWER: Ray Godinez, Transportation Department

4. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 140th Place SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ray Godinez, Transportation Department

5. Pavement Restoration

Exact pavement restoration requirements will be specified in the required right of way permit to be issued for this project.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

REVIEWER: Tim Stever, Transportation Department

6. Arborist Review of Retained Trees

An arborist is required to review the proposed plans and confirm the trees proposed for retention will not pose a hazard to the future homes or neighboring property as a result of the development. The arborist report shall be included as part of the clearing and grading permit application.

AUTHORITY: Land Use Code Section 20.20.900
REVIEWER: Reilly Pittman, Development Services Department

C. PRIOR TO APPROVAL OF FINAL SHORT PLAT:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez, Transportation Department

2. Access Design And Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the private driveways are responsible for maintenance and repair of said driveways. Also, the final Subdivision map must include a note that specifies that the private driveways will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Ray Godinez, Transportation Department

3. Lot Lines

The final short plat shall label the property lines as front, rear, or side.

AUTHORITY: Land Use Code Section 20.20.030

REVIEWER: Reilly Pittman, Development Services Department

4. Variance Restriction

The following note shall be added to the final short plat.

VARIANCE RESTRICTION

APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Reilly Pittman, Development Services Department

A PORTION OF SW 1/4, NE 1/4, SEC 8, T 24N, R 5E, W.M.

SITE ADDRESS:
2931 112TH AVE SE,
BELLEVUE, WA 98004

TAX PARCEL NUMBER:
0824059148

ZONING:
R-4

AREA:
TOTAL SITE AREA IS 18,606 SQUARE FEET OR 0.41 ACRES.
LOT 1 = 9,270 SF
LOT 2 = 9,336 SF

METHOD OF SURVEY:
INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

UNDERGROUND UTILITIES:
BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

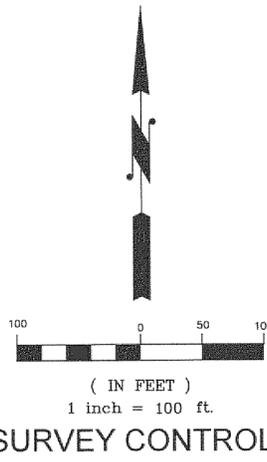
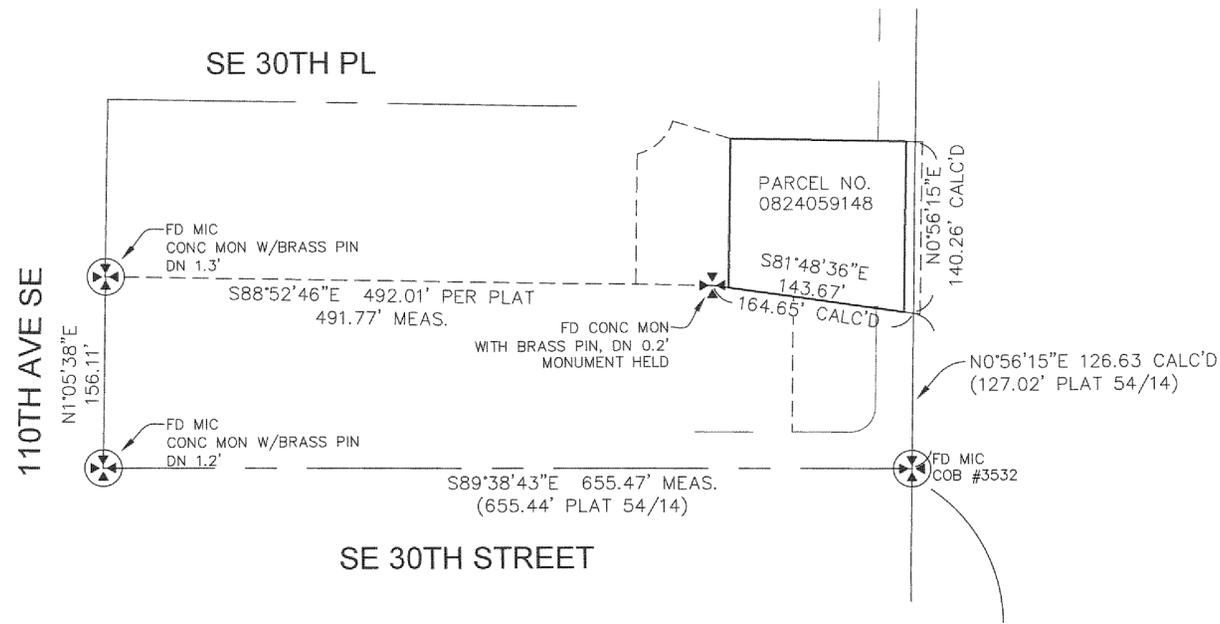
VERTICAL DATUM:
NAVD 88 PER CITY OF BELLEVUE CONTROL PT V675
3" DIA MOUNDED CONCRETE MON W/TACK IN CASE, TOP MON TO TOP RIM CASE 0.74', ELEVATION=92.06'

HORIZONTAL DATUM:
WASHINGTON COORDINATE SYSTEM NAD83 (2011) - NORTH ZONE
PER CITY OF BELLEVUE HORIZONTAL CONTROL POINTS 3532 AND 2226.

LEGAL DESCRIPTION:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS 1,965.00 FEET SOUTH AND 1,020.00 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE EAST TO THE EASTERLY LINE OF TRACT 17, BEAUMONT PARK ADDITION TO THE CITY OF BELLEVUE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 54 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON, AT A POINT 121.65 FEET MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 17 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°59'09" WEST 121.66 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 81°49'16" EAST ALONG THE NORTH LINE OF FAILOR'S ENATAI GARDENS NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 47 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON, 151.19 FEET; THENCE NORTH 0°59'09" EAST TO A POINT SOUTH 88°53'26" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°53'26" WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PARCEL WHICH MAY LIE WITHIN 112TH AVENUE NORTHEAST.

EXCEPT THAT PORTION CONVEYED TO CITY OF BELLEVUE, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION AND THE NORTH LINE, AND THE EASTERLY PROLONGATION THEREOF, OF LOT 9, FAILOR'S ENATAI GARDENS NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 47 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON; THENCE NORTH 81°39'28" WEST, ALONG SAID NORTH LINE 13.11 FEET; THENCE NORTH 01°02'24" EAST 139.25 FEET TO THE SOUTH LINE, AND EASTERLY PROLONGATION OF LOT 4, BEAUMONT PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 54 OF PLATS, PAGE 14, RECORDS OF KING COUNTY, WASHINGTON; THENCE SOUTH 88°55'42" EAST, ALONG SAID SOUTH LINE, 13.00 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°02'24" WEST, ALONG SAID EAST LINE, 140.91 FEET TO THE POINT OF BEGINNING.



N0°56'15"E 491.75' MEAS.
(N0°56'22"E 491.79' COB)

N1°01'23"E 731.75' MEAS.
(S01°01'19"W 731.74' COB)

BASIS OF BEARING
N0°59'19"E 1223.50' MEAS.
(N0°59'19"E 1223.53' COB)

SIGNIFICANT TREE TABLE

ID	SPECIES	DIAMETER	FACTOR	WEIGHTED DIAM.	TREES SAVED
T1	DOUGLAS FIR	24"	1	24"	24"
T2	MAPLE	24"	1	24"	24"
T3	DOUGLAS FIR	36"	1	36"	
T4	MAPLE	36"	1	36"	
T5	MAPLE	20"	1	20"	
T6	DOUGLAS FIR	36"	1	36"	
T7	DOUGLAS FIR	12"	1	12"	12"
T8	PINE	12"	1	12"	12"
T9	DOUGLAS FIR	16"	1	16"	
T10	MAPLE	12"	1	12"	
T11	MAPLE	16"	1	16"	
T12	DOUGLAS FIR	18"	1	18"	
T13	MAPLE	18"	1	18"	18"
T14	DOUGLAS FIR	16"	1	16"	
T15	CONIFER	10"	1	10"	
T16	DECIDUOUS	16"	1	16"	
T17	DOUGLAS FIR	28"	1	28"	
T18	DECIDUOUS	18"	1	18"	
T19	DOUGLAS FIR	28"	1	28"	28"
				TOTAL=396"	118" (30%)

GeoDimensions, Inc.
10801 Main Street, Suite 102
Bellevue, WA 98004
phone 425-458-4488

DATE: 1-29-14 JOB #12581

City of Bellevue

FEB 11 2014

Permit Processing
City of Bellevue

SHORT PLAT NO. 13-117661 LN

LI SHORT PLAT
PRELIMINARY SHORT PLAT

