



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

Proposal Name: Sarest LLC Short Plat

Proposal Address: 11825 NE 34th St

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 87,622 square foot lot into 2 single-family lots, located in the R-1 land use district.

File Number: 13-121875-LN

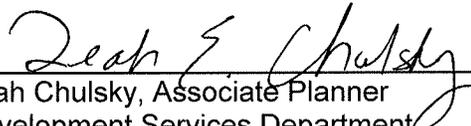
Applicant: JR Meritt Construction

Decisions Included: Preliminary Short Plat (Process II)

Planner: Leah Chulsky, Associate Planner

State Environmental Policy Act Threshold Determination: **Determination on Non-Significance (DNS)**

Department Decision: **Approval with Conditions**



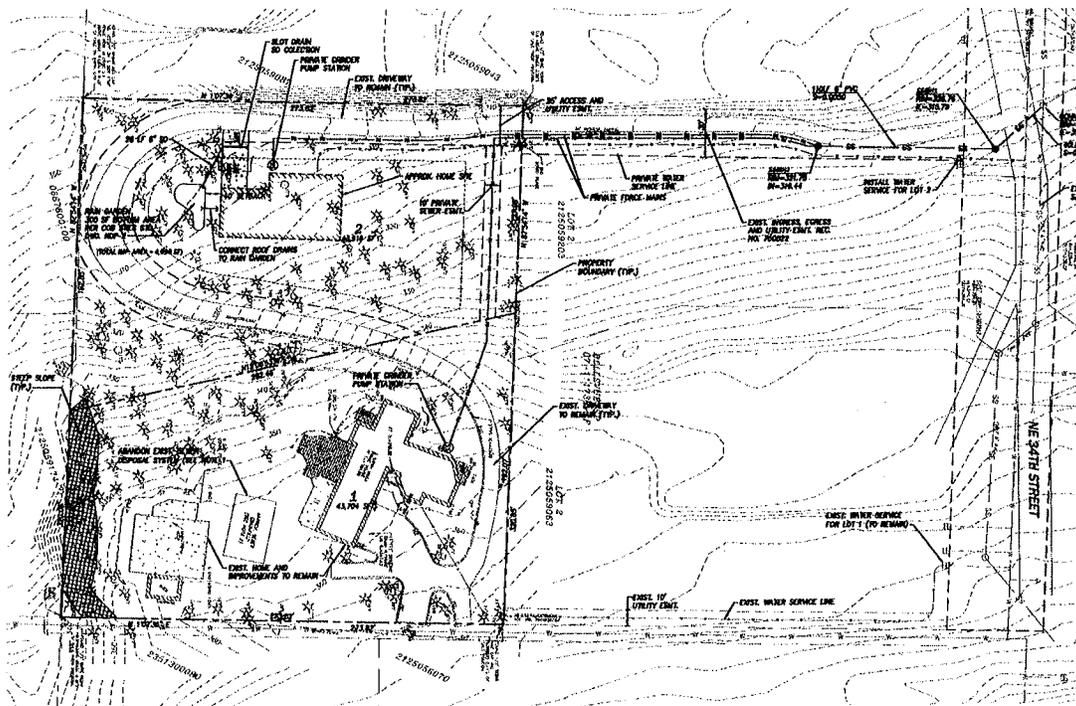
Leah Chulsky, Associate Planner
Development Services Department

Application Date: July 31, 2013
Notice of Application: October 3, 2013
Minimum Comment Period: October 17, 2013 (14 days)
Decision Publication Date: May 8, 2014
Appeal Deadline: May 22, 2014 (14 days)

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 87,622 square foot lot into two single-family lots. The subject site is located within the R-1 land use district, and within the Bridle Trials subarea. The site currently contains an existing single family residence which will be retained. There is a small Critical Slope located along the southern property line setback from the existing residence. No work is proposed within the 50 foot top-of-slope setback which is located on the lot with the existing residence. Access to the two proposed lots will be from an existing access easement from NE 34th St. A proposed private ingress/egress driveway easement for the benefit of Lot 1 traverse Lot 2.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood, and is surrounded by single-family dwellings. The property is located within the R-1 land use district and has a Comprehensive Plan designation of Single-Family Low.

The topography of the site slopes moderately upward from the west to east. The property currently contains one single-family residence. There is a small Critical Slope located along the southern property line setback from the existing residence. No work is proposed within the 50 ft. top-of-slope setback.

The proposal aims to subdivide the existing 87,622 square foot parcel into two lots, resulting in a 43,704 square foot lot and a 43,918 square foot lot.

Figure 2 – Aerial Photograph

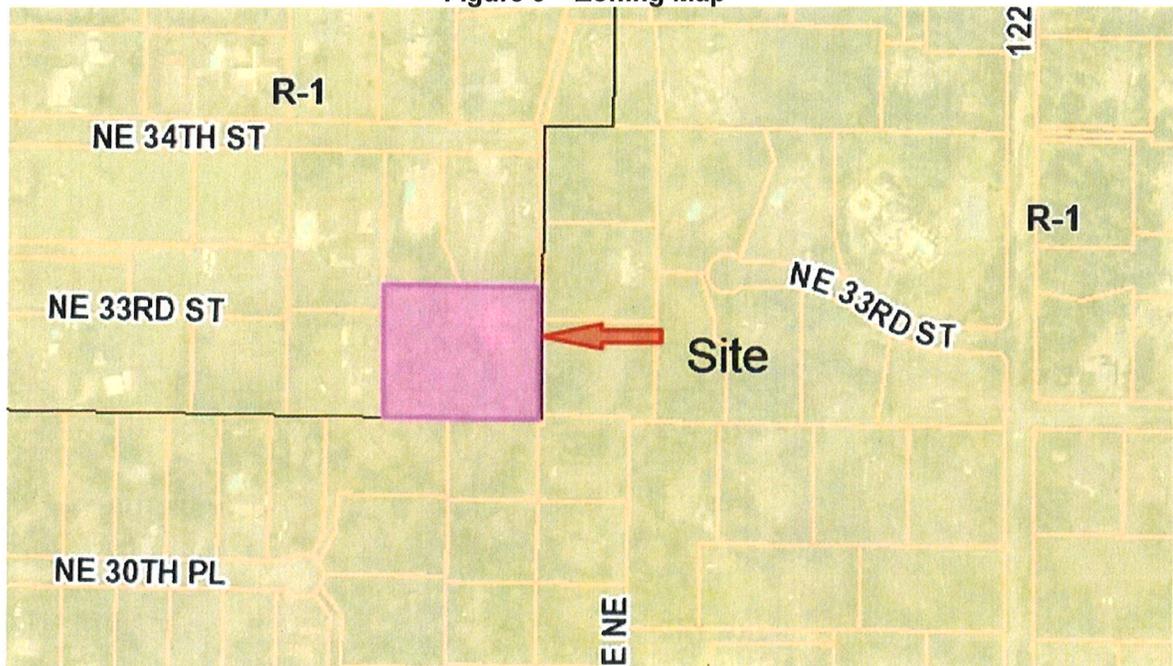


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The two lots proposed with this short plat application are permitted within the R-1 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-1 Bridle Trails Subarea Comprehensive Plan Designation: Single-Family Low	
Gross Site Area	87,622 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	35,000 Square Feet	Lot 1: 43,704 Square Feet Lot 2: 43,918 Square Feet
Minimum Lot Width	100 Feet	Lot 1: 127.20 Feet (approx.) Lot 2: 127.98 Feet (approx.)
Minimum Lot Depth	150 Feet	Lot 1: 273.82 Feet (approx.) Lot 2: 273.82 Feet (approx.)
Building Setbacks		
Front Yard	20 Feet	35 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	20 Feet
Access Easement Setbacks	10 Feet from easement – Side Yard	Lot 1: Not applicable Lot 2: 10 Feet (West Side)

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

See Conditions of Approval in Section IX of this report.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Storm Drainage

Storm drainage requirements will be mitigated with a storm drainage permit at the time of Single-family building permit application.

Water

Water service is available through the water service application process with the Utilities Deptment.

Sewer

A side sewer permit is required for each house connection to a gravity sewer stub on the

public sewer system. Gravity sewer service is not available at this time. The gravity sewer stub is required to extend to the property with a clean out.

Refer to Conditions of Approval regarding Utilities in Section IX of this report.

B. Fire Department Review

The Fire Department has approved the preliminary short plat.

Refer to Conditions of Approval regarding Fire in Section IX of this report.

C. Transportation Review

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.

Site Access

Access to the new lot (lot one) will be from an existing joint use driveway connecting to NE 34th Street (private access road) which connects to 116th Avenue NE (public street) as shown on the approved plans. No other access connection is authorized. No direct connection to city right of way is authorized.

Required paved access widths will be per the specifications of the Fire Department. Minimum paved access width is 10 feet.

The existing joint use driveway will be renamed 118th Court NE. Lot one will be addressed as 3268 118th Court NE. Lot two will be addressed as 3281 118th Court NE. The developer will be responsible for all needed roadside signing to identify 118th Court NE appropriately.

Street Frontage Improvements

This short plat application will be exempt from frontage improvements as no portion of the project property fronts city right of way. The developer will be responsible for all damages to NE 34th Street caused by construction activity related to this project.

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.

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 116th Avenue NE is classified as an Overlay Required Street. Generally, pavement restoration requirements for this classification is a full grind and overlay extending fifty feet in opposite directions from the center of the street cut for the full width of the street.

Pavement restoration on NE 34th Street will be at the discretion of the Transportation Inspector.

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.

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. Due to the minimal trip generation of this project (one new p.m. peak hour trip, ten new daily trips) and adequate capacity of the nearby public street system transportation impacts will be negligible.

Refer to Conditions of Approval regarding Transportation in Section IX of this report.

D. Clearing and Grading Review

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions.

See attached Clearing and Grading Development Standards Memo.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on October 3, 2013, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was also installed on the site the same day. The City received written comment from an adjacent property owner. A copy of all correspondence can be viewed in the project file.

1. **The existing access from with the existing single-family residence only allows for one home.**

Staff Response:

There is no specific wording in the recorded easement (King County Recording Number 7508220156) which restricts redevelopment and subdivision.

2. **The short plat would require the paved area to be increased on the neighboring property to meet City of Bellevue standards.**

Staff Response:

The existing easement is 25 feet in width which allows the applicant to pave the entire width to meet current City standards. The neighboring property is well under the maximum allowed impervious surface limits. The easement could also be paved with pervious pavement to avoid any impacts.

3. **A formal Road Maintenance Agreement is required**

Staff Response:

The recorded easement addresses this issue (King County Recording Number 7508220156).

4. **The easement does not allow the installation of Utilities.**

Staff Response:

The recorded easement addresses this issue (King County Recording Number 7508220156).

VII. DECISION CRITERIA:

Land Use Code 20.45B.130B 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.**

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. In addition, construction noise is expected during the construction period; however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX of this report.**

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

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.

Finding: The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which slopes moderately upward from west to east. The future construction of both the joint use driveway and single-family dwellings would not likely require any major cut or fill.

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.

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-1 land use district, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements:

A. Dimensional Requirements: *Refer to Section III.B. of this report for dimensional requirements.*

Response: Both lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-1 land use district dimensional requirements.

B. Significant Tree Preservation: *Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site.*

Response: The subject property contains 2870 diameter inches of significant trees. Therefore, the applicant is required to preserve a minimum of 861 diameter inches of significant trees onsite. The applicant proposes to retain 2,593 diameters inches of the existing trees onsite or 90% of the total existing diameter inches onsite. As the site is located within the Bridle Trails Subarea all trees within 20 feet of all property lines will be retained along with 25 percent of all interior trees.

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

Finding: The site is located within the Bridle Trails Subarea. The Comprehensive Plan specifies Single-Family Low Density development for this property, which is consistent with the R-1 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal provides development on infill or under-utilized sites with adequate urban services (HO-17) and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site.

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

Finding: As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-1 dimensional standards without requiring a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX 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 locations, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

VIII. 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 (DSD) does hereby **APPROVE** the Sarest 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.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Ken Carlson, (425) 452-6874
Land Use Code – BCC Title 20	Leah Chulsky, (425) 452-6834
Noise Control – BCC 9.18	Leah Chulsky, (425) 452-6834
Sign Code – BCC Title 22	Leah Chulsky, (425) 452-6834
Transportation Develop. Code – BCC 14.60	Ray Godinez, (425) 452-7915
Traffic Standards Code 14.10	Ray Godinez, (425) 452-7915
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Don Rust, (425) 452-4856

A. GENERAL CONDITIONS:

1. Preliminary Design, Utility Codes and Engineering Standards

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. Final approval will be done under separate water, sewer and storm drainage permits.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Don Rust, Utilities Department

2. 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: Leah Chulsky, Development Services Department

4. Noise - Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Leah Chulsky, 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.

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 prevent 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. Off street parking is defined as an area outside of public right of way or private access easements (i.e., the private access road known as Newport Way).

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

3. Engineering Plans

A site (civil engineering) plan 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 road or shared driveway, the connection to NE 34th Street, 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) Paved access design to the new lots.
- ii) Street name signing at the connections to NE 34th Street and 116th Avenue NE.

b) Miscellaneous:

- iii) 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.
- iv) The maximum cross grade of a street at the street end shall be 8%.
- v) 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. Pavement Restoration

The city's pavement manager has determined that this segment of 116th Avenue NE will require a full grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, Transportation Department

5. 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 NE 34th Street 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

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All transportation related 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.

LUC 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;
Land Use Code 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 Short Plat map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair and will remain open at all times for emergency and public service vehicles.

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Ray Godinez, Transportation Department

3. Fire Access Road

The Final Plat shall note that the 16 foot wide access road (joint use driveway over Lot 1) is posted and marked "FIRE LANE-NO PARKING", per Bellevue Standards.

AUTHORITY: Bellevue Amended IFC 503.3
REVIEWER: Ken Carlson, Bellevue Fire Department

4. TREE PROTECTION

To mitigate adverse impacts to trees to be retained during construction:

A. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

B. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Leah Chulsky, Development Services Department

5. TREE PRESERVATION PLAN

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan”:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

AUTHORITY: Land Use Code 20.20.520.E
REVIEWER: Leah Chulsky, Development Services Department

ATTACHMENTS

Clearing and Grading Development Standards Memo
Project Drawings
Easement



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Meritt Construction

LOCATION OF PROPOSAL: 11825 NE 34th St

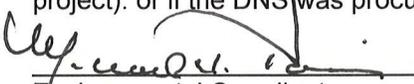
DESCRIPTION OF PROPOSAL: Application for Preliminary Short Plat approval to subdivide an existing 87,622 square foot lot into 2 single-family lots, located in the R-1 land use district.

FILE NUMBERS: 13-121875-LN **PLANNER:** Leah Chulsky

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **5/22/2014**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


 Environmental Coordinator

5/8/2014
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION**Received**

AUG - 1 2013

Permit Processing
City of Bellevue

Property Owner: Sarest, LLC

Proponent: JR Merritt Construction

Contact Person: Jim Merritt

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 520 99th Ave NE Bellevue, WA 98004

Phone: (206) 660-1400

Proposal Title: Sarest, LLC Short Plat

Proposal Location: 11825 NE 34th St. Bellevue, WA 98004

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Subdivide an existing 2-acre parcel with one existing residence into two individual single-family residential lots.
2. Acreage of site: 2 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: Max. per zoning - TBD during Building Permit
7. Quantity of earth movement (in cubic yards): 10 cy
8. Proposed land use: Single-family residential development
9. Design features, including building height, number of stories and proposed exterior materials:
New building will meet zoning regulations
10. Other

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minimal grading will be required for new home construction. It is anticipated that on-site soils will be utilized and quantities are estimated to be 10 cubic yards.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Localized erosion could occur during construction activities during rain events.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 20% of the site will be covered with impervious surfaces with the completed project. These surfaces will consist primarily of asphalt and concrete pavements, and building roof areas.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary erosion controls such as silt fence and soil stabilization will be installed to limit potential impacts.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Typical vehicular emissions will result from local residential traffic under developed site conditions. Temporary exhaust emissions will occur along with some noise increase from equipment during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known offsite sources of emissions or odor that may effect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control emissions, noise, and other impacts to air. Water trucks or similar methods will be used to limit arrant dust from the site during construction.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will runoff from existing driveway and roof structures. Runoff from the existing driveway will sheet flow and disperse to native vegetation. The roof runoff will be directed to drywells to infiltrate.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials will enter ground or surface waters as a result of the proposed project.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Dispersion and infiltration will provide necessary reduction/controls of surface water.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Minimal existing vegetation will be removed on the new lot at the proposed location of the new home.

c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered plant species or critical habitat is on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping will be proposed around the new home and will be determined during the Building Permit process.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical sounds and sound levels associated with individual passenger cars will occur with the project. Temporary noise level increases will result from equipment during construction activities. Construction activities will be limited to established City of Bellevue standards.

- (3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control equipment emissions and noise.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is currently a large single family residential lot. Adjacent properties consist of residential buildings.

- b. Has the site been used for agriculture? If so, describe.

The site has not been used for agriculture in recent years and it is unknown if it was historically.

- c. Describe any structures on the site.

The site currently consists of one single family residence.

- d. Will any structures be demolished? If so, what?

No permanent structures will be demolished with the project.

- e. What is the current zoning classification of the site?

The current site is zoned R1.

- f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is R1

- g. If applicable, what is the current shoreline master program designation of the site?

Unknown

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

There are isolated steep slope areas on-site.

- i. Approximately how many people would reside or work in the completed project?

An additional 2-5 persons are anticipated to live in the new home in addition to the existing home.

- j. Approximately how many people would the completed project displace?

None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None required

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project complies with existing and projected land uses and plans as described by the Comprehensive Land Use Plan for the City of Bellevue.

12. Recreation

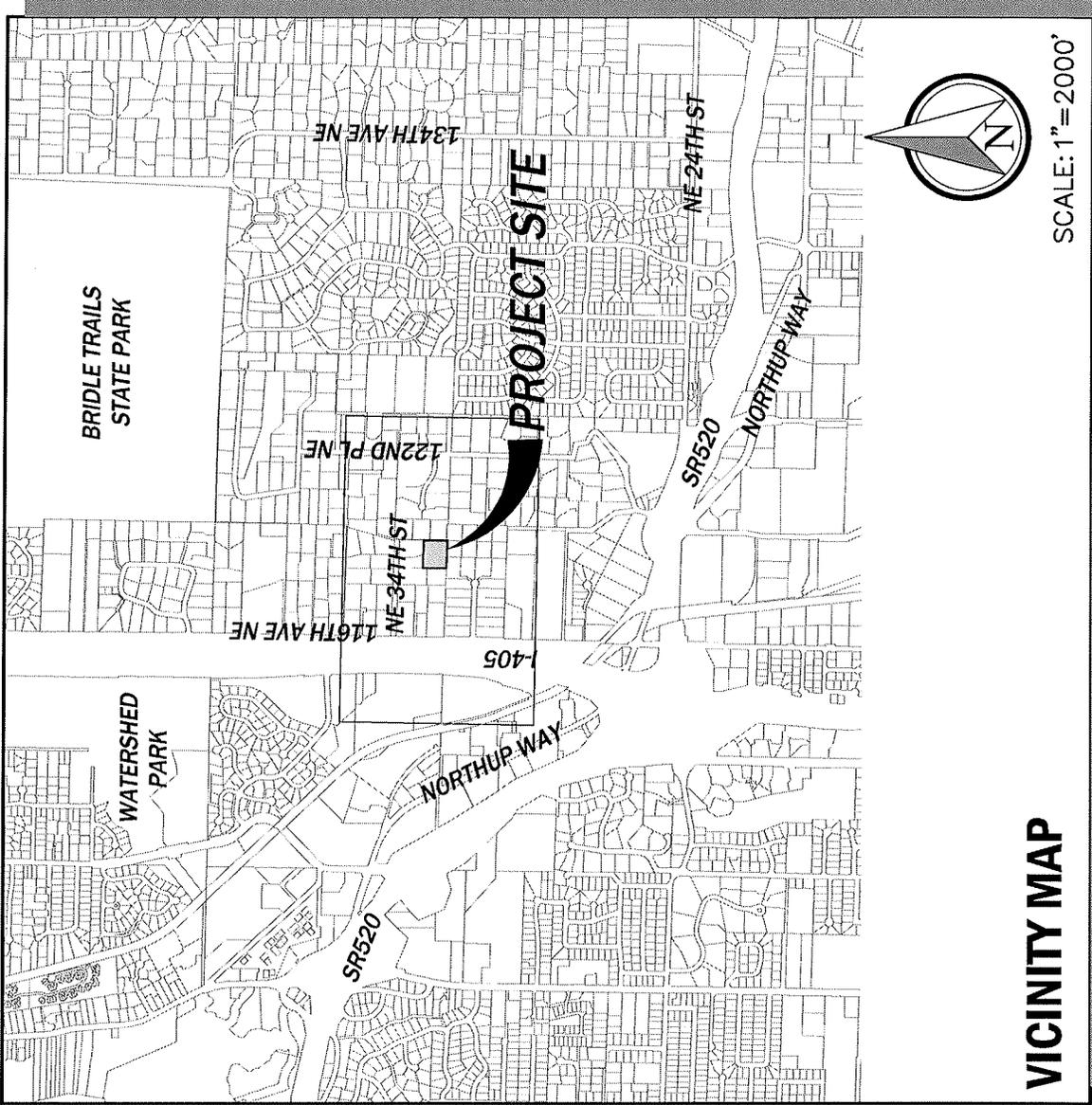
- a. What designated and informal recreational opportunities are in the immediate vicinity?
No designated and informal recreational opportunities are in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses will be displaced by the project.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No specific measures to reduce or control impacts on recreation are necessary.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
There are no known places or objects on or next to the site that are proposed for preservation registers.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
There are no known landmarks or evidence of historic importance on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:
No special measures are proposed or expected to be required to reduce impacts to historic or cultural resources.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The entrance to the property is served by NE 34th St. Access will be provided through an existing driveway
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest King County Metro bus stop is approx. 0.16 miles at 116th Ave NE and NE 34th St.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
No parking spaces will be constructed or eliminated other than parking within driveways or garages.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No new roads or streets are required. An existing driveway is proposed to serve as shared.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Approx. 20 trips per day would be generated by the project. Peak volumes would be in morning or evening.
- g. Proposed measures to reduce or control transportation impacts, if any:
No additional measures to reduce or control transportation impacts are proposed or expected to be necessary for the project.



BRIDLE TRAILS
STATE PARK

WATERSHED
PARK

PROJECT SITE

134TH AVE NE

122ND PL NE

NE 34TH ST

116TH AVE NE

I-405

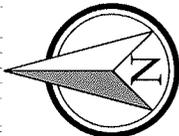
NE 24TH ST

SR 520

NORTHURP WAY

NORTHURP WAY

SR 520



SCALE: 1" = 2000'

VICINITY MAP

FILED FOR RECORD AT REQUEST OF:

This Space for Recording Information

M. Edward Spring
OSERAN, HAHN, KELLEY & SPRING, P.S.
300 Business Center Building
777 - 106th Avenue N.E.
Bellevue, Washington 98004

8410090281

FILED FOR RECORD AT THE REQUEST OF:

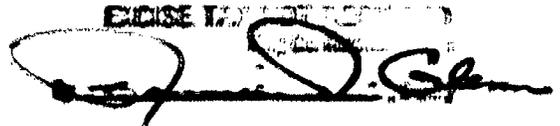
TRANSAMERICA TITLE INSURANCE CO.
10635 N. E. 8th STREET
BELLEVUE, WA 98004

2059

EASEMENT AGREEMENT

(Dated September 28, 1984)

786450

EXCISE TAX RECEIVED


EASEMENT AGREEMENT

THIS AGREEMENT is made and effective this 21st day of September, 1984, by and between DAN WOODS and LINDA WOODS, husband and wife; HUBERT M. RADKE and GLORIA A. RADKE, husband and wife; ROBERT L. HARD and LENA M. HARD, husband and wife; FLOYD BALDWIN and BETTY BALDWIN, husband and wife; EDWARD C. FUNK and JOYCE FUNK, husband and wife; RUDY V. SIMONE and DOROTHY SIMONE, husband and wife; and DAVID SIMONE; and BURNSTEAD CONSTRUCTION COMPANY, a Washington corporation, hereinafter referred to as "Tenants in Common".

RECITALS

1. Tenants in Common own undivided interests in real property legally described as follows:

The North 60 feet of the South 607.56 feet of the West 1141.20 feet of that portion of the Southwest 1/4 of the Northwest 1/4, lying East of 116th Avenue N.E., in Section 21, Township 25 North, Range 5 East, W.M.;

Situate in the City of Bellevue, County of King, State of Washington.

This property is hereinafter referred to as the "Servient Estate".

2. Attached as Exhibits "A" to "H", inclusive, of this Easement Agreement are the properties owned by the various Tenants in Common which will need the use of the Servient Estate for ingress, egress and utilities. Said properties as described on Exhibits "A" through "H", inclusive, are hereinafter referred to as the "Dominant Estates".

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. Each of the Tenants in Common, for themselves, their heirs, successors and assigns, hereby gives, grants and conveys to the owners of the Dominant Estates, their heirs, successors and assigns, for the benefit of the Dominant Estates, nonexclusive easements appurtenant over, across and under the Servient Estate for purposes of ingress, egress, and utilities.

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2. All costs of maintaining and upgrading the roadway and the utilities shall be borne equally by the owners of the easements appurtenant, while the costs of taxes and similar obligations of ownership shall be borne equally by the owners of the Servient Estate.

3. This Easement Agreement may be signed in one or more counterparts, each of which may be termed an original, but all of which together shall constitute one Agreement.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement to be effective the day and year first above written.

9-25-81
DAN WOODS

Linda Woods
LINDA WOODS

Hubert M. Radke
HUBERT M. RADKE

Gloria A. Radke
GLORIA A. RADKE

Robert L. Hard
ROBERT L. HARD

Lena M. Hard
LENA M. HARD

Floyd Baldwin
FLOYD BALDWIN

Betty J. Baldwin
BETTY BALDWIN

Edward C. Funk
EDWARD C. FUNK

Joyce Funk
JOYCE FUNK

Rudy V. Simone
RUDY V. SIMONE

Dorothy Simone
DOROTHY SIMONE

David Simone
DAVID SIMONE

BURNSTEAD CONSTRUCTION COMPANY

By: Jess Burnstead

Its: President

8410090281

STATE OF WASHINGTON)
)
) ss.
COUNTY OF KING)

On this day personally appeared before me DAN WOODS and LINDA WOODS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of September, 1984.

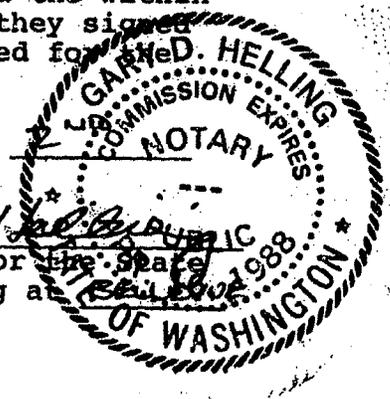
[Signature]
Notary Public in and for the State of Washington, residing at [Address]

STATE OF WASHINGTON)
)
) ss.
COUNTY OF KING)

On this day personally appeared before me HUBERT M. RADKE and GLORIA A. RADKE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of October, 1984.

[Signature]
Notary Public in and for the State of Washington, residing at [Address]



STATE OF WASHINGTON)
)
) ss.
COUNTY OF KING)

On this day personally appeared before me ROBERT L. HARD and LENA M. HARD, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of October, 1984.

[Signature]
Notary Public in and for the State of Washington, residing at [Address]

8410090281

STATE OF WASHINGTON)
)
COUNTY OF KING) ss.

On this day personally appeared before me FLOYD BALDWIN and BETTY BALDWIN, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

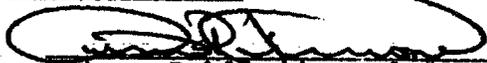
GIVEN under my hand and official seal this 2ND day of October, 1984.


Notary Public in and for the State of Washington, residing at REDMOND.

STATE OF WASHINGTON)
)
COUNTY OF KING) ss.

On this day personally appeared before me EDWARD C. FUNK and JOYCE FUNK, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3RD day of October, 1984.


Notary Public in and for the State of Washington, residing at REDMOND.

STATE OF WASHINGTON)
)
COUNTY OF KING) ss.

On this day personally appeared before me RUDY V. SIMONE and DOROTHY SIMONE, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1ST day of October, 1984.


Notary Public in and for the State of Washington, residing at REDMOND.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me DAVID SIMONE, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of October, 1984.

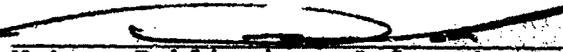


Notary Public in and for the State of Washington, residing at Redmond.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me FREDERICK H. BURNSTEAD and _____ to me known to be the PRESIDENT and _____, respectively, of Burnstead Construction Company, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of said corporation.

GIVEN under my hand and official seal this 3rd day of October, 1984.



Notary Public in and for the State of Washington, residing at Bellevue.

8410090281

EXHIBIT A

LEGAL DESCRIPTION FOR TAX LOT #1 (Simone):

The west 270.66 feet of that portion of the northwest quarter of section 21, township 25 north, range 5 east, W.M., in King County, Washington, described as follows: Beginning at the southwest corner of the said northwest quarter of said section 21; thence south $89^{\circ} 56'17''$ east along the south line of said northwest quarter 428 feet; thence north $0^{\circ} 03'17''$ west parallel with the west line of said northwest quarter, 200 feet to the true point of beginning; thence north $89^{\circ} 56'17''$ west parallel with the south line of said northwest quarter 398 feet; thence north $0^{\circ} 03'17''$ west 115.85 feet; thence south $89^{\circ} 56'17''$ east 398 feet; thence south $0^{\circ} 03'17''$ east 200.00 feet to the true point of beginning.

LEGAL DESCRIPTION FOR TAX LOT 43 (Simone):

That portion of the Southwest quarter of the Northwest quarter of Section 21, Township 25 North, Range 5 East, W.M., located in the County of King, State of Washington, described as follows:

Beginning on the South line of said subdivision at a point which is South $89^{\circ} 56'17''$ East 624.6 feet from the West quarter-corner of said section and running South $89^{\circ} 56'17''$ East 196.6 feet; thence North $0^{\circ} 03'17''$ West 547.56 feet parallel with the West line of said section; thence North $89^{\circ} 56'17''$ West 196.6 feet; thence South $0^{\circ} 03'17''$ East 547.56 feet to the point of beginning, EXCEPT the southerly 219.00 feet thereof.

LEGAL DESCRIPTION FOR TAX LOT 70 (Simone):

That portion of the northwest quarter of section 21, township 25 north, range 5 east, W.M., in King County, Washington, described as follows: Beginning at the southwest corner of the northwest quarter of said section 21; thence south $89^{\circ} 56'17''$ east along the south line of said subdivision 624.60 feet; thence north $0^{\circ} 03'17''$ west 547.56 feet to the true point of beginning; thence north $89^{\circ} 56'17''$ west 196.60 feet; thence south $0^{\circ} 03'17''$ east 200 feet; thence south $89^{\circ} 56'17''$ east 196.60 feet; thence north $0^{\circ} 03'17''$ west 200 feet to the true point of beginning.

8410090281

EXHIBIT A (continued)

LEGAL DESCRIPTION FOR TAX LOT 78 (Simone):

That portion of the N.W.¼ of Sec. 21, Twp. 25 N., R. 5 E/W described as follows: Beginning at the SW corner of said subdivision; thence north along the west line thereof 347.44 feet more or less to a point 607.56 feet south of the SW corner of a tract of land deeded to Edgar B. Robinson and Theodore E. Mills by deed recorded in Vol. 111 of Deeds, p. 398, records of said county; thence east parallel with the south line of said deeded tract 30.00 feet to the true point of beginning; thence continue east along said parallel line 398.00 feet; thence south parallel with the west line of said section a distance of 199.99 feet; thence west parallel with the south line of said deeded tract 398.00 feet; thence north 199.99 feet to the true point of beginning also known as parcels "A" and "B".

8410090281

LEGAL DESCRIPTION FOR TAX LOT 89 (Simone):

Portion of the northwest quarter of section 21, township 25 north, range 5 east, W.M., in King County, Washington, described as follows: Beginning at the southwest corner of said northwest quarter of section 21; thence south $89^{\circ} 56' 17''$ east a distance of 30 feet; thence north $0^{\circ} 03' 17''$ west a distance of 347.56 feet; thence south $89^{\circ} 56' 17''$ east 270.66 feet to the true point of beginning; thence continuing south $89^{\circ} 56' 17''$ east 323.94 feet; thence south $0^{\circ} 03' 17''$ east 147.56 feet; thence north $89^{\circ} 56' 17''$ west 323.94 feet; thence north $0^{\circ} 03' 17''$ west 147.56 feet to the true point of beginning.

LEGAL DESCRIPTION FOR TAX LOT 91 (Simone):

That portion of the northwest quarter of section 21, township 25 north, range 5 east, W.M., in King County, Washington, described as follows: Beginning at the southwest corner of said northwest quarter; thence south $89^{\circ} 56' 17''$ east 30 feet; thence north $0^{\circ} 03' 17''$ west 315.85 feet to the true point of beginning; thence continuing north $0^{\circ} 03' 17''$ west 31.71 feet; thence south $89^{\circ} 56' 17''$ east 270.66 feet; thence south $0^{\circ} 03' 17''$ east 31.71 feet; thence north $89^{\circ} 56' 17''$ west 270.66 feet to the true point of beginning.

EXHIBIT A (continued)

LEGAL DESCRIPTION FOR TAX LOT 78 (Simone):

That portion of the N.W.¼ of Sec. 21, Twp. 25 N., R. 5 EWM described as follows: Beginning at the SW corner of said subdivision; thence north along the west line thereof 347.44 feet more or less to a point 607.56 feet south of the SW corner of a tract of land deeded to Edgar B. Robinson and Theodore E. Mills by deed recorded in Vol. 111 of Deeds, p. 398, records of said county; thence east parallel with the south line of said deeded tract 30.00 feet to the true point of beginning; thence continuing east along said parallel line 398.00 feet; thence south parallel with the west line of said section a distance of 199.99 feet; thence west parallel with the south line of said deeded tract 398.00 feet; thence north 199.99 feet to the true point of beginning, also known as parcels "A" and "B".

LEGAL DESCRIPTION FOR TAX LOT 89 (Simone):

Portion of the northwest quarter of section 21, township 25 north, range 5 east, W.M., in King County, Washington, described as follows: Beginning at the southwest corner of said northwest quarter of section 21; thence south $89^{\circ} 56' 17''$ east a distance of 30 feet; thence north $0^{\circ} 03' 17''$ west a distance of 347.56 feet; thence south $89^{\circ} 56' 17''$ east 270.66 feet to the true point of beginning; thence continuing south $89^{\circ} 56' 17''$ east 323.94 feet; thence south $0^{\circ} 03' 17''$ east 147.56 feet; thence north $89^{\circ} 56' 17''$ west 323.94 feet; thence north $0^{\circ} 03' 17''$ west 147.56 feet to the true point of beginning.

LEGAL DESCRIPTION FOR TAX LOT 91 (Simone):

That portion of the northwest quarter of section 21, township 25 north, range 5 east, W.M., in King County, Washington, described as follows: Beginning at the southwest corner of said northwest quarter; thence south $89^{\circ} 56' 17''$ east 30 feet; thence north $0^{\circ} 03' 17''$ west 315.85 feet to the true point of beginning; thence continuing north $0^{\circ} 03' 17''$ west 31.71 feet; thence south $89^{\circ} 56' 17''$ east 270.66 feet; thence south $0^{\circ} 03' 17''$ east 31.71 feet; thence north $89^{\circ} 56' 17''$ west 270.66 feet to the true point of beginning.

8410090281

EXHIBIT C

LEGAL DESCRIPTION FOR TAX LOT 54 (Woods):

That portion of the Northwest quarter of Section 21, Township 25 North, Range 5 East W.M., described as follows:

Beginning at the Southwest corner of the Northwest $\frac{1}{4}$ of said Section; thence North along the West boundary of said Section, 788.704 feet, more or less, to a point 366.296 feet South of the Southwest corner of the tract of land Deeded to Edgar B. Robinson and Theodore E. Mills on September 8, 1890 by Deed recorded in Volume 111 of Deeds, on page 398, records of King County; thence East parallel to the south line of said Robinson and Mills Tract, 30 feet to the true point of beginning; thence continuing East along said parallel line 594.6 feet; thence south parallel with the said West line of Section 21, 181.264 feet; thence West parallel with the said South line of the Robinson and Mills Tract, 594.6 feet; thence North 181.264 feet to the true point of beginning; Situate in the County of King, State of Washington.

8410090281

EXHIBIT D

LEGAL DESCRIPTION FOR TAX LOT 63 (Baldwin):

The West 1141.20 feet of the South 547.56 feet of the Northwest quarter of Section 21,
Township 25 North, Range 5 East W.M., in King County, Washington;
EXCEPT the West 821.20 feet thereof;
AND EXCEPT the South 273.78 feet.

Situate in the City of Bellevue, County of King, State of Washington.

84103015

EXHIBIT E

LEGAL DESCRIPTION FOR TAX LOT 64 (Funk):

The West 1141.20 feet of the south 273.78 feet of the Northwest quarter of Section 21,
Township 25 North, Range 5 East, W.M., in King County, Washington;
EXCEPT the west 821.20 feet thereof;
TOGETHER WITH an easement for ingress, egress and utilities over, under and across
the West 30 feet of the East 320 feet of the West 1141.20 feet of the North
273.78 feet of the South 547.56 feet of the Northwest quarter of said Section 21,
and TOGETHER WITH an easement for utilities under the East 10 feet of the East
320 feet of the West 1141.20 feet of the North 273.78 feet of the South 547.56 feet
of the Northwest quarter of said Section 21.

8410090281

EXHIBIT F

LEGAL DESCRIPTION FOR TAX LOT 87 (Hard):

That portion of the Southwest quarter of the Northwest quarter of Section 21, Township 25 North, Range 5 E. W. M., described as follows:
Beginning on the south line of said subdivision at a point which is South 89° 56'17" East 624.6 feet from the West quarter-corner of said section and running South 89° 56'17" East 193.6 feet; thence North 0°03'17" West 219.00 feet parallel with the west line of said section; thence North 89° 56'17" west 196.6 feet; thence South 0°03'17" East 219.00 feet to the point of beginning, situate in the County of King, State of Washington.

8410090281

EXHIBIT G

LEGAL DESCRIPTION FOR TAX LOT 111 (D. Simone):

8410030201

The South half of the East 196.6 feet of the West 821.2 feet of the North 577.44 feet of the South 1155.00 feet of the Southwest quarter of the Northwest quarter of Section 21, Township 25 North, Range 5 East, W.M., in King County, Washington; EXCEPT the South 30 feet; AND EXCEPT the East 13.9 feet.
Situate in the City of Bellevue, County of King, State of Washington.

EXHIBIT H

LEGAL DESCRIPTION FOR TAX LOT 135 (Radke):

0410090781

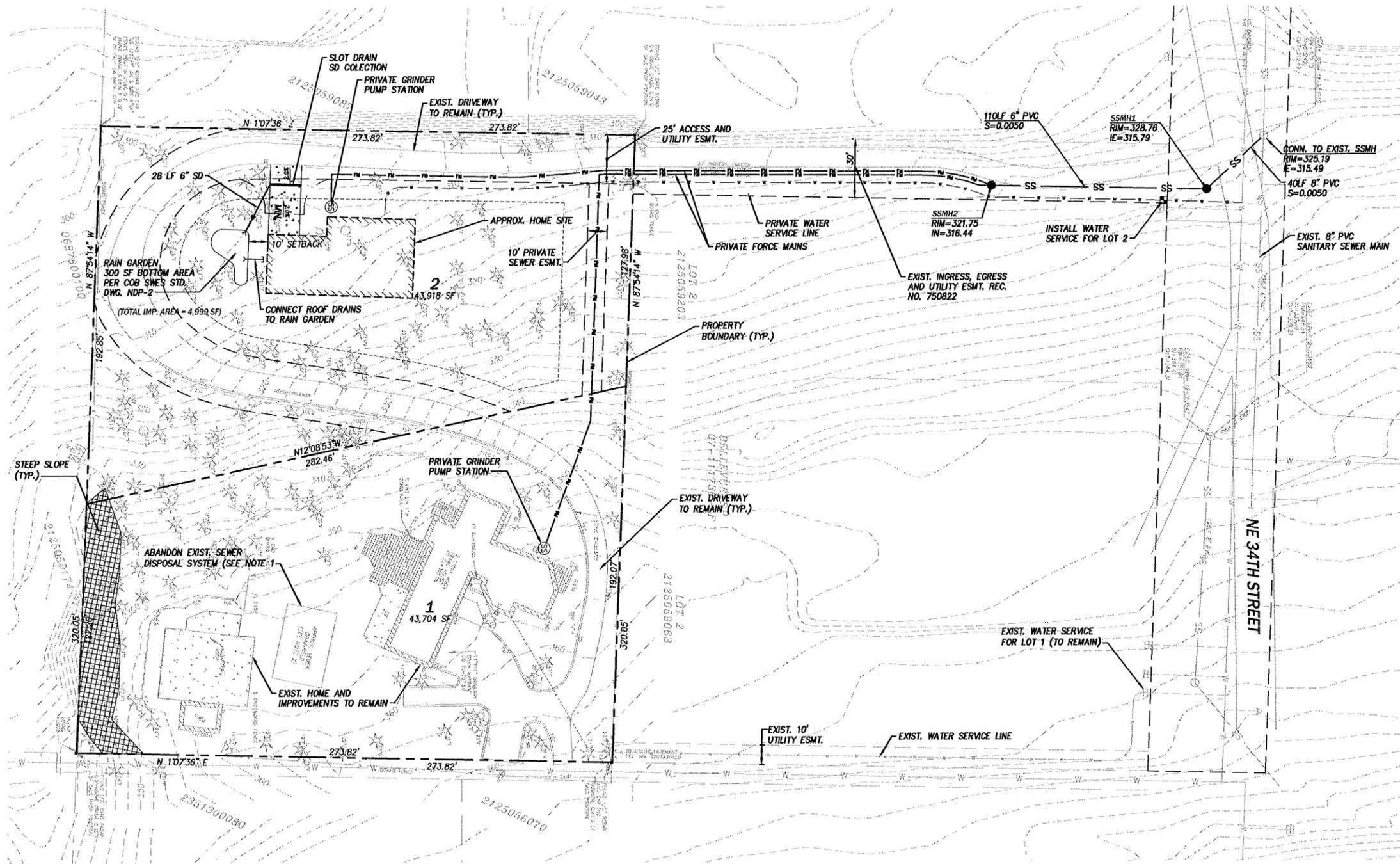
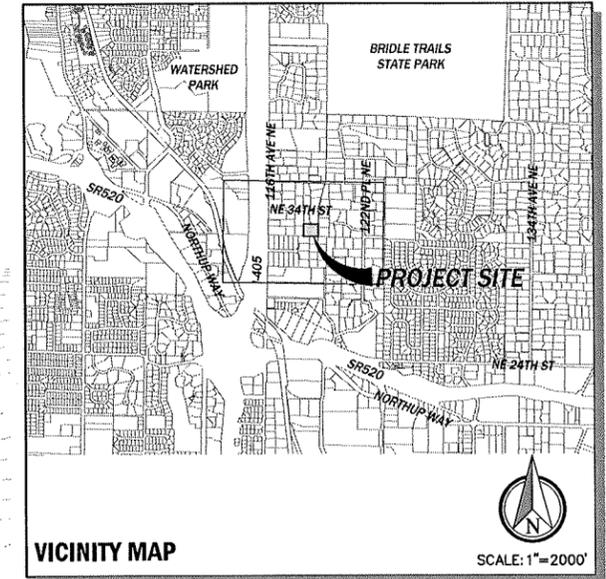
That portion of the South one half of the Northwest quarter of Section 21, Township 25 North, Range 5 East W.M. described as follows:
Beginning at the intersection of the North line of the Plat of Engels Acres, according to plat recorded in Volume 66 of Plats on Page 51, Records of King County, Washington, with the westerly line of Northeast 26th Place, (now 122nd Avenue Northeast); thence North $89^{\circ}49'53''$ West along the North line of said Plat of Engels Acres, 708.29 feet to the True Point of Beginning; thence continuing along said North line 240.0 feet more or less to the Easterly line of a 40 feet easement as described under Auditor File No. 5607924, Records of King County; thence North $14^{\circ}11'52''$ East along said Easterly margin a distance of 220.56 feet more or less to the South line of that certain tract of land as conveyed by deed under Auditor File No. 5607924, Records of King County; thence South $89^{\circ}49'53''$ East along said South line and its Easterly projection 168.0 feet; thence Southerly in a straight line 214.0 feet more or less to the True Point of Beginning.
- Situate in the County of King, State of Washington.

SW1/4, NW1/4, SEC. 21, T. 25 N., R. 5 E., W.M.

SAREST, LLC SHORT PLAT

CITY OF BELLEVUE

KING COUNTY, WA



LEGEND

- SS SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- FM INDIVIDUAL GRINDER PUMP SEWER FORCE MAIN
- ⊕ SANITARY SEWER GRINDER PUMP AND STORAGE SYSTEM
- W WATER MAIN
- DOMESTIC WATER SERVICE LINE
- ⊠ WATER METER SERVICE

NOTES:

1. THE EXISTING INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH APPLICABLE AGENCY REGULATIONS. AN INDIVIDUAL GRINDER PUMP AND STORAGE SYSTEM AND CONVEYANCE LINE SHALL BE INSTALLED FOR BOTH LOTS AND CONNECTED TO THE PUBLIC SEWER SYSTEM.
2. THE POTENTIAL HOME FOR LOT 2 IS SHOWN TO REPRESENT A POTENTIAL HOME SITE FOR THE PROJECT. FINAL DESIGN AND SITE LOCATION WILL BE PER ALLOWABLE ZONING REGULATIONS AND WILL BE DETAILED IN THE FUTURE BUILDING PERMIT APPLICATION. THE STORM DRAINAGE FACILITIES SHOWN REPRESENT THE TYPE OF FACILITIES THAT MAY BE PROPOSED AND WILL BE FINALIZED DURING THE BUILDING PERMIT PROCESS.
3. NO CLEARING OR GRADING IS PROPOSED WITH THE SHORT PLAT PROCESS. CLEARING AND GRADING AND STORM DRAINAGE FOR THE NEW HOME WILL BE DESIGNED AND DETAILED WITH THE BUILDING PERMIT APPLICATION. STORM DRAINAGE IMPROVEMENTS SHOWN REPRESENT BMPs WHICH MAY BE IMPLEMENTED TO MEET CITY STANDARDS.
4. PLANIMETRIC, BOUNDARY, CONTOURS, AND UTILITY DATA SHOWN OFF-SITE REPRESENT GIS, AND RECORD DRAWINGS PROVIDED BY THE CITY AND AVAILABLE FROM ON-LINE SOURCES. A FIELD SURVEY OF OFF-SITE AREAS SHALL BE COMPLETED PRIOR TO CONSTRUCTION.



CPH CONSULTANTS
 Site Planning • Civil Engineering
 Land Use Consulting • Project Management
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NO.	DATE	REVISION	BY	CK.
1	7/29/13	PRELIMINARY SHORT SUBDIVISION SUBMITTAL	PCE	JBS
2	9/3/13	REVISED STORM DRAINAGE	RAS	JBS

FIGURE 3 - DEVELOPED SITE CONDITIONS

OWNER SAREST, LLC 3933 LAKE WASHINGTON BLVD, NE SUITE 100 KIRKLAND, WA	APPLICANT JR MERRITT CONSTRUCTION JIM MERRITT 520 99TH AVE NE BELLEVUE, WA P: (206) 660-1400
PROJECT SURVEYOR MEAD GILMAN AND ASSOCIATES P.O. BOX 289, WOODINVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425) 486-6108	SCALE AS NOTED
PROJECT NO. 01.12-13-001	SHEET 2 OF 2

