



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

Proposal Name: LiLi Short Plat

Proposal Address: 13026 NE 8th Street

Proposal Description: Application for a Preliminary Short Plat approval to subdivide an existing 1.20 acre lot into five single-family lots. The site is zoned R-3.5, a single family zoning district.

File Number: 15 – 113287 LN

Applicant: EL 38, LLC

Decisions Included: Preliminary Short Subdivision
(Process II. Land Use Code (LUC) 20.45B)

Planner: Bradley Calvert

State Environmental Policy Act **Exempt per Washington Administrative Code (WAC)**
197 – 11- 800

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: May 8, 2015
Notice of Application: June 11, 2015
Decision: 10 – 08 - 2015
Appeal Period Ends: 10 – 22 2015
Vesting Period Ends: 10 – 08 - 2016

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. Request/Proposal Description

A. Request

Application for a Preliminary Short Plat approval to subdivide one existing lot into five parcels. The property is located at 13026 NE 8th Street and is currently zoned R-3.5. The proposal would include utility improvements as well as a private access drive that utilizes a shared easement for the initial 50 feet with the property directly to the east. The proposed residential lots range in size from 10,000 square feet to 12,417 square feet. Proposals for subdivision of land into nine or fewer lots are subject to the provision of Land Use Code 20.45B Short Plats and Subdivisions.

II. Site Description, Zoning, and Land Use Context

A. Site Description

i. Site Description

The site is located at 13026 NE 8th Street and is within the Wilburton/NE 8th Street subarea of the City of Bellevue. The existing parcel totals 1.20 acres of land. There is an existing single family dwelling on the property as well as accessory structures that are proposed for removal.

The site slopes gently from north to south. The northwest corner of the site represents a high point elevation of approximately 148' and slopes to a low point of 130' to the south east. A retaining wall separates the site from the NE 8th Street whose elevation is at 124'. There are no critical areas present on the site. The vegetation is primarily dominated by Fir trees with some Cedar and Maple present.

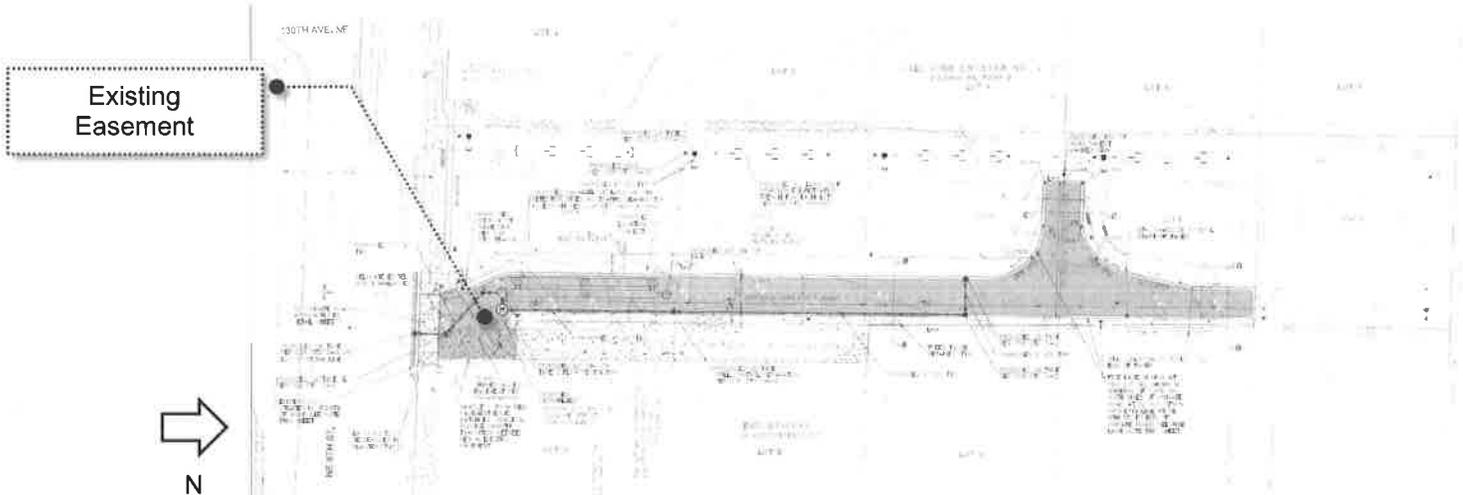
Figure 1 – Existing Aerial Photo



ii. Site Access

Proposed site access is from NE 8th Street. There is an existing easement for the first fifty feet of the existing driveway with the property to the east. NE 8th Street is an existing improved road.

Figure 2 – Proposed Plan



B. Zoning

The property is zoned R-3.5 single-family residential. The proposal seeks to develop the property with new single family residential units and is permitted outright in R-3.5 per Land Use Code 20.20.010.

C. Land Use Context

The Comprehensive Land Use Designation is Single Family – Medium Density Residential. The proposed subdivision is consistent with single family development and is permitted outright. The properties to the north, south, east, and west are all zoned R-3.5 residential with lot sizes that are consistent and similar to those that are proposed for the short plat. Residential intensity and density increases to the west of the property.

Figure 3 – Zoning



III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements

	Dimensional Requirements	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Comply
Front Yard Structure Setback (Feet)	20	20	20	20	20	20	Can comply with requirements
Rear Yard Structure Setback (Feet)	25	25	25	25	25	25	Can comply with requirements
Side Yard Structure Setback (Feet)	5	5	5	5	5	5	Can comply with requirements
2 Side Yard Structure Setbacks (Feet)	15	15	15	15	15	15	Can comply with requirements
Minimum Lot Area (Square Feet)	10,000	12,417	10,000	10,000	10,000	10,000	Complies
Maximum Lot Coverage Allowed (percent)	35	35	35	35	35	35	Can comply with requirements
Maximum Impervious Surface Allowed	50	50	50	50	50	50	Can comply with requirements
Width Required in Lot (feet)	70	124.17	100.00	100.00	100.00	100.00	Complies
Depth Required in Lot (feet)	80	100.03	100.03	100.03	100.03	100.03	Complies
Minimum Width of Street Frontage (feet)	30	100.03	Accessed from Easement	Accessed from Easement	Accessed from Easement	Accessed from Easement	Complies

B. Tree Retention LUC 20.20.900

For subdivisions, short subdivisions, and planned unit developments the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area. Alder and Cottonwood trees shall be discounted by a factor of 0.5. There is a total diameter of 992 inches of existing trees. The applicant proposes to retain 498 inches of trees, or 50.2 percent. The proposal complies with Land Use Code section 20.20.900 regarding tree retention.

All trees identified for retention shall be included on a tree retention plan to be recorded with the final short plat.

See Section X.B for related conditions of approval.

IV. Public Notice & Comment

Application Date: 05/08/2015
Notice of Application: 06/11/2015

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on June 11th, 2015. The required minimum public comment period ended on June 25th, 2015, but written comments were accepted up to the date of this decision. Two public comments were received.

1. A public comment was received from a neighboring property to the east in regards to combining access easement efforts, the provision of natural gas to the site, and the impact on a retaining wall and utility easements.

City's Response: The City provided contact information for the applicant so that the resident could reach out to the applicant to begin a discussion on combining the easement efforts. Ultimately the two parties were not able to reach an agreement to combine efforts. Information was also provided to the applicant regarding the proposal's impact on existing utility easements (no impact) and the retaining wall. The resident responded that he was satisfied with the responses provided.

2. A public comment was received from a resident that was concerned with oversized homes occupying small lots and their potential impact on character. The resident also requested the anticipated zoning for the proposed parcels.

City's Response: The City provided the requested zoning information while also informing the resident that the lot dimensions for the proposal would meet the minimum requirements for R-3.5 zoning. Additionally the City provided information regarding the comment process as the resident was concerned about time limitations.

V. Technical Review

A. Utility Department

Storm Drainage

The proposed Preliminary Short Plat to create five separate lots will trigger minimum requirements 1-9 from the Department of Ecology Stormwater Management Manual for Western Washington. The project qualifies as new development under the Department of Ecology Stormwater Management Manual for Western Washington and will need to provide runoff control and treatment. The project has proposed detention to mitigate runoff into the City of Bellevue stormwater conveyance system. Water quality treatment will be provided through a stormfilter structure. This project drains to Lake Washington through the Kelsey Creek Drainage Basin via City conveyance system in NE 8th St.

Water

The water supply for this property will connect to City of Bellevue owned 8-inch A.C. water mains located in NE 8th St., in the KC300 pressure zone. Water improvements consist of a new 8-inch water main extension with a fire hydrant assembly located at the entrance of the project. Bellevue Fire Department will require extension of the 8-inch water main to the hammer head between Lots 3 and 4 and the addition of a fire hydrant assembly at that point, such that the nearest fire hydrant is no more than 400 feet from the most remote point of the house on Lot 5. Water service for each residence will be provided by individual domestic services off the proposed 8-inch water main extension, except Lot 1 is proposed to reuse the existing service.

Sewer

Sewer service for Lots 2-5 is via a proposed joint use 6-inch side sewer line with 6-inch side sewer stubs in the proposed 20' wide Access & Utility easement. Lot 1 is proposed to reuse the existing side sewer stub served from the existing sewer main in NE 8th St.

B. Fire Department

Private road shall be marked as a fire lane for the entire road. Any future proposed single family development must comply with the City's Fire Code requirements.

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.

Site Access

Access to Lots 1- 5 will be from a private road, 131st Place NE, off of NE 8th Street as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. The private road shall replace the existing driveway to be removed on the applicant's property. The access from NE 8th Street is shared with the neighboring short plat to the east. The applicant of the Li Li Short Plat has access easement rights for the first 50 feet of the shared driveway entrance for 20 feet wide on the neighboring property to the east. The existing shared access driveway with the neighbor to the east is approximately 30 feet wide, which is the maximum driveway width.

The shared driveway access will remain and a portion of the landscaping strip that currently divides both properties will be removed to open up the shared area. The removed portion of the landscape strip will occur within the first 50 feet of the shared access from the face of curb as shown on the approved plans. Beyond the first 50 feet, the applicant is proposing to keep the landscaping strip in order to retain significant trees. The private road will branch off to the west side of the landscaping strip on the applicant's property. The private road will taper down to a minimum paved width of 16 feet to provide access to lots 4 and 5.

Figure 4 – Site Access



Site addresses have been determined by the City's Parcel and Address Coordinator. The five lots have been addressed as follows:

- o Lot 1 - 831 131st Place NE
- o Lot 2 - 861 131st Place NE
- o Lot 3 - 889 131st Place NE
- o Lot 4 - 933 131st Place NE
- o Lot 5 - 975 131st Place NE

Installation of a road name sign as per the City of Bellevue standards is required at the entrance to the private road, 131st Place NE. The signing will consist of one sign blade, one sign post, and hardware. The applicant will determine whether to have the City provide the street name signs on the engineering drawings during the clear and grade permit. If the City provides the street names signs, it will be at a cost of \$110 per blade to be paid for by the applicant. This amount may be adjusted in the future. An end of road object marker sign must be installed at the end of the hammerhead turn-around on the private road.

It is the responsibility of the developer to coordinate mailbox location and design with the local Postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and code for roadside appurtenances and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

Street Frontage Improvements

The existing street frontage on NE 8th Street along the project site includes a six foot wide sidewalk with a planter strip, street trees, and street lighting. The existing sidewalk appears to be in good condition. A street lighting analysis is not required because the existing street lighting is a city-owned, designed system and is lit to the standards for a major arterial. Undergrounding of utilities has already been completed along this street frontage and, therefore, is not required. Any new utility distribution and collection systems shall be installed underground.

The existing driveway approach design is no longer compliant with current ADA standards. Therefore, the applicant is required to install a new driveway approach and it must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7F. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Prior to final short plat approval, the developer must provide these street frontage improvements on NE 8th Street at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

See Section X.B for related conditions of approval.

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, NE 8th Street is classified as "No Street Cuts Permitted". This type of classification will require a waiver from the City's Right of Way Manager for any street cuts on NE 8th Street. The minimum pavement restoration for NE 8th Street will consist of a full width grind and overlay for a minimum of 50 feet. The details of the grind and overlay will be specified in the Right of Way Use Permit.

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 amount of new p.m. peak trips to be generated by the Li Li Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee.

VI. State Environmental Policy Act

Proposal for a short subdivision on sites not containing critical areas are categorically exempt from SEPA Environmental Review in accordance with Bellevue's Environmental Procedures Code, BCC 22.02B and WA 197-11-800.

VII. Changes to Proposal Due to City Review

a. Tree Retention

The original proposal followed an outdated version of the Land Use Code and proposed to only retain 15 percent of the trees on site. Through review, the application was updated and the applicant exceeded the required 30 percent by retaining 50.2 percent of on-site trees.

VIII. Land Use Code 20.45B.130.A Preliminary Short Plat Decision Criteria

The Director may approve or approve with modifications if:

- A. 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; and**

Finding: City codes ensure public health, safety, and general welfare through development code requirements. Project review by all appropriate divisions has found the project to be in compliance with City codes and the project approval include specific conditions to ensure standards are met.

- B. The public interest is served by the short subdivision; and**

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.

C. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site; and

Finding: The applicant will exceed the minimum 30 percent tree retention requirement by retaining 50.2 percent of the existing trees. The proposed residential density is compatible with the surrounding developments.

See Section X.B for related conditions of approval.

D. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, and the City of Bellevue Development Standards; and

Finding: As discussed in Section III of this report, the proposal complies with the Land Use requirements for the R-3.5 zoning district. The proposal has also been reviewed and determined to be in compliance with the Bellevue Utilities Code and the Bellevue Transportation Development Standards.

E. The proposal is in accord with the Comprehensive Plan, BCC Title 21; and

Finding: The site is located within the Wilburton/NE 8th Street subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family medium density development for this area. The proposal complies with applicable Comprehensive Plan policies, both citywide and for the applicable subarea.

The single family homes are compatible with the surrounding developments and neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-4). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (Policy LU-3).

F. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and

Finding: No lot in the proposed subdivision will require a variance to be reasonably developed with a single family residence. No critical areas are present on the site.

See Section X.C for related conditions of approval.

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

Finding: As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Decision

After conducting the various administrative reviews associated with this proposal, including Land Use consistency, City Code and Standard compliance reviews, the Development Services Director does hereby **APPROVE WITH CONDITIONS** the proposal to subdivide the subject site into five single family residential properties.

Note – Expiration of Approval: In accordance with LUC 20.45B.150 a preliminary short plat approval 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 the preliminary short plat, unless an extension has been granted or a greater time frame has been provided, pursuant to the terms of LUC 20.45B.160, which among other things requires a written request for extension to be filed at least 30 days before the expiration of the one-year period.

X. Conditions of Approval

The following conditions are imposed on the applicant under the authority referenced:

A. General Conditions: The following conditions apply to all phases of development.

1. City Codes and Ordinances

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

Clearing & Grading Code – Bellevue City Code 23.76	Janney Gwo	425-452-6190
Fire Code – Bellevue City Code 23.11	Sean Nichols	425-452-2926
Land Use Code – Bellevue City Code Title 20	Bradley Calvert	425-452-6930
Noise Control – Bellevue City Code 9.18	Bradley Calvert	425-452-6930
Right of Way Use Code – Bellevue City Code 14.30	Tim Stever	425-452-4294
Transportation Code – Bellevue City Code 14.60	Molly Johnson	425-452-2569
Utility Code – Bellevue City Code Title 24	Chris Brookes	425-452-6825

2. Noise Control

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 9.18.020F

Reviewer: Bradley Calvert (425) 452-6930

3. Time Limitation

The preliminary short plat approval automatically expires and is void if the applicant does not file a complete final short plat application within one (1) year of the effective date of the preliminary short plat approval. However, the applicant may apply for an extension of the preliminary short plat pursuant to the provisions of Land Use Code Section 20.45B.160.

Authority: Land Use Code 20.45B.150 & 20.45B.160

Reviewer: Bradley Calvert (425) 452-6930

B. Prior to Issuance of Any Clear and Grade Permit

1. Tree Retention and Removal

In order to comply with the tree retention standards and preserve the Pacific Northwest character of the neighborhood, a minimum of 30 percent of the weighted diameter inches of existing trees on the proposed parcels shall be protected in accordance with the clearing and grading development standards. The protected trees shall be shown on the clearing and grading plans and also identified on the final plat as "Retention Trees" to be preserved.

Authority: Land Use Code 20.20.900 and Bellevue City Code 23.76

Reviewer: Bradley Calvert (425) 452-6930

2. 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 prevents access. General materials and storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30

Reviewer: Tim Stever (425) 452-4294

3. 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 (425) 452-4294

4. 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, the connection to NE 8th Street, pavement restoration in NE 8th Street,

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. The construction of the private access road with a minimum paved width of 20 feet contained within a 25 foot wide access easement. The pavement and subgrade depths shall be as shown in Standard Drawing DEV-8.
- ii. The private road will taper down to a minimum paved width of 16 feet contained within a minimum 20 foot wide access easement to provide access to lots 4 and 5.
- iii. The applicant is proposing to install vertical curb along the edges of the private road.
- iv. A private road name sign will be required at the connection between the private road and NE 8th Street. The developer will be responsible for the installation of the sign. The complete sign installation will consist of one blade for the street name sign, sign post, and hardware per Standard Drawing TE-21. Additional items may be required at the discretion of the Inspector. The applicant will determine if the City will provide the street name signs at a cost of \$110 per blade to be paid for by the applicant by specifying on the engineering plans. This amount may be adjusted in the future.
- v. An end of road object marker sign must be installed at the end of the hammerhead.
- vi. The existing 30 foot wide shared access driveway approach (with the neighbor to the east) must be replaced per Standard Drawing DEV-7F to conform to current ADA standards. The new shared driveway approach shall be 30 feet wide to maintain the current access width.
- vii. The shared access driveway approach between the applicant's property and the neighboring property to the east is divided by a landscaping strip. The landscaping strip will be removed in the area of the access easement for approximately the first 50 feet back, measured from the face of curb, to open up the shared entrance. Beyond that point, the landscaping strip will remain to retain significant trees. The private road for the Li Li Short Plat shall branch off of the shared driveway entrance to the west side of the landscaping strip.
- viii. The relocation of existing above-grade utilities and roadside appurtenances will be required as needed to ensure that no fixed objects are within 10 feet of the driveway edge, identified as Point A in the Design Manual Standard Drawings DEV-7A through DEV-7F, and to ensure compliance with sight distance requirements.
- ix. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.
- x. The sight distance setback lines shall be shown on the civil engineering plans at the private road access driveway as exhibited in Standard Drawings TE-1 and TE-3.
- xi. The modification/removal of vegetation may be necessary for sight distance compliance.
- xii. Permission to cut into NE 8th Street must be obtained as necessary for any utility work. The minimum trench restoration requirement will be a full width street grind and overlay extending for a minimum of 50 feet for pavement restoration as specified in the Right of Way Use permit.

b) Miscellaneous:

- 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.

- The maximum cross grade of a street at the street end shall be 8%.
- 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; and Transportation Department Design Manual Standard Drawings.

REVIEWER: Vanessa Humphreys, Transportation Department, 425-452-2569

C. Prior to Final Short Plat Approval

1. 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 8th 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: Vanessa Humphreys, Transportation Department, 425-452-2569

2. Pavement Restoration

The city's pavement manager has determined that this segment of NE 8th Street will require 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, (425) 452-4294

3. 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.

Transportation Development Code Section 14.60.260 provides for 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, 260

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

REVIEWER: Vanessa Humphreys, Transportation Department, 425-452-2569

4. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road 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: Vanessa Humphreys, Transportation Department, 425-452-2569

5. Variance/Modification 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: Reviewer: Bradley Calvert (425) 452-6930

EXISTING UTILITY NOTE:

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

SURVEY NOTE:

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LITCHFIELD ENGINEERING CANNOT ENSURE THE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

DATUM

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON CITY OF BELLEVUE VERTICAL DATUM (NAVD88), USING BENCH MARK NO. 149 (SAME AS HORIZONTAL STATION 0081) ELEVATION 122.89 FEET.
 SET AN ON-SITE TEMPORARY BENCHMARK NAIL IN POWER POLE CLOSE TO EAST BOUNDARY OF SUBJECT PROPERTY, ELEVATION 134.42 FEET AND TOP BOLT OF FIRE HYDRANT ACROSS STREET AND EAST OF SUBJECT PROPERTY, ELEVATION 125.72 FEET, AS SHOWN.

CONTOUR INTERVAL: 2 FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS ALONG THE SOUTH LINE OF SECTION 28, 4th ALK, CENTERLINE OF NE 8TH STREET, ON A BEARING OF N87°55'39"W, PER WASHINGTON COORDINATE SYSTEM (NAD 83 1991), NORTH ZONE

PORTION OF SE 1/4 OF SECTION 28, TOWNSHIP 25N, RANGE 5E, WM

LI LI SHORT PLAT

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 100 FEET OF THE EAST 413 FEET OF THE SOUTH 564 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; EXCEPT COUNTY ROAD;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE SOUTH 50 FEET OF THE WEST 20 FEET OF LOT C OF CITY OF BELLEVUE SHORT PLAT NO. PSP-97-5544, RECORDED UNDER RECORDING NO. 20000912900017

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BUILDING SETBACKS:

FRONT=20', REAR=25', SIDE=5' (TOTAL 15' BETWEEN BLDGS)

UTILITY CONTACT LIST:

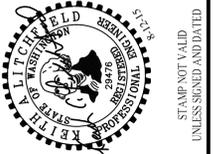
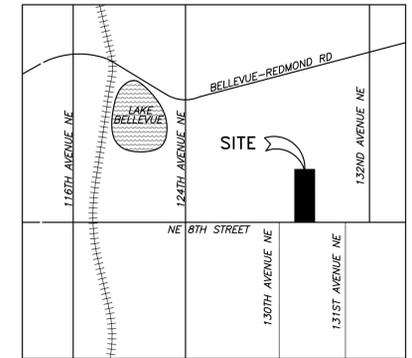
SANITARY SEWER: CITY OF BELLEVUE
 WATER: CITY OF BELLEVUE
 ELECTRIC: PUGET SOUND ENERGY PHONE: 1-800-321-4123
 GAS: PUGET SOUND ENERGY PHONE: 1-800-321-4123
 TELEPHONE: VERIZON CONTACT: MIKE FESKENS PHONE: 425-710-4111

SITE DATA:

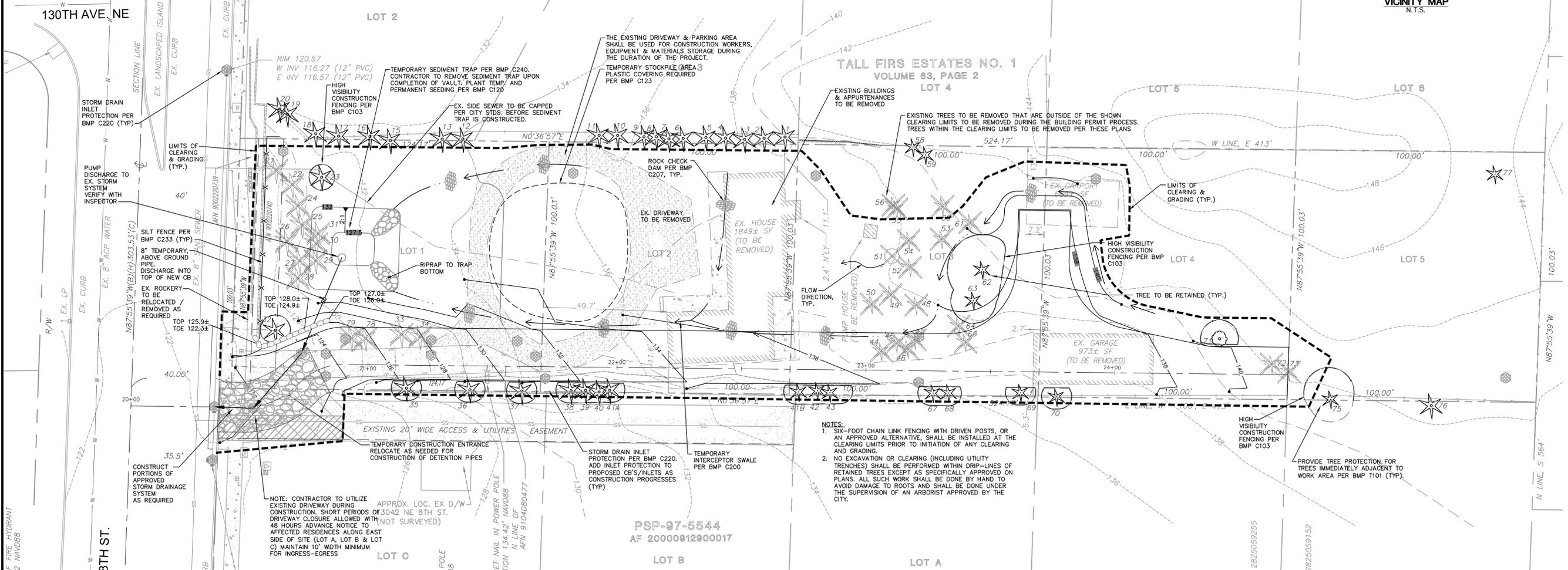
REF. SITE ADDRESS: 13026 NE 8TH STREET
 REF. TAX ACCOUNT NO.: 2825059107
 SITE AREA: 52,417± S.F. / 1.20 ACRES
 EXISTING ZONING: R-3.5
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROJECT CONTACT LIST:

OWNER/DEVELOPER: LI LI
 4242 RICHMOND AVENUE, STE. 220 HOUSTON, TX 77027
 CIVIL ENGINEER: LITCHFIELD ENGINEERING
 12840 81ST AVENUE N.E. KIRKLAND, WASHINGTON 98034 CONTACT: KEITH LITCHFIELD, P.E. PHONE: (425) 821-5038
 SURVEYOR: INFORMED LAND SURVEYING
 P.O. BOX 5137 TACOMA, WA 98415 PHONE: (253) 627-2070



STAMP NOT VALID UNLESS SIGNED AND DATED



130TH AVE. NE

NE 8TH ST.

131ST AVE. NE

VICINITY MAP N.T.S.

N.T.S.

DATE	BY	NOTES
4-24-15	KAL	SUBMITTED TO CLIENT
8-12-15	KAL	PER CITY REVIEW COMMENTS

DATE	BY	NOTES
4-24-15	KAL	SUBMITTED TO CLIENT
8-12-15	KAL	PER CITY REVIEW COMMENTS

LITCHFIELD ENGINEERING
 12840 81ST AVENUE NE
 KIRKLAND, WA 98034
 Tel (425) 821-5038 Fax (425) 821-5739



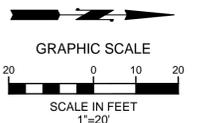
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CONSTRUCTION SEQUENCE:

- HOLD THE PRE-CONSTRUCTION MEETING.
- POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION.
- INSTALL CONSTRUCTION ENTRANCE (STANDARD GRAVEL OR EXISTING ASPHALT SHALL BE MAINTAINED FOR RESIDENTIAL VEHICLES WHERE DEPICTED)
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC).
- CONSTRUCT SEDIMENT TRAP.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKS, PIPE SLOPE DRAINS, ETC) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF BELLEVUE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF BELLEVUE EROSION AND SEDIMENT CONTROL STANDARDS.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

EROSION CONTROL GENERAL NOTES:

- ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DOS) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH, FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAWING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTEAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR MUST MAINTAIN A SHEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPIILING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.



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SHEET INDEX

- 1 OF 4 PRELIMINARY CLEARING & GRADING PLAN
- 2 OF 4 PRELIMINARY ROAD & DRAINAGE PLAN
- 3 OF 4 PRELIMINARY ROAD & DRAINAGE PROFILES & DETAILS
- 4 OF 4 PRELIMINARY UTILITY PLAN & PROFILE

GE #
 UE #
 UTILITY GRID # **H-6**

PRELIMINARY CLEARING & GRADING PLAN & DETAILS
LI LI SHORT PLAT
BELLEVUE WASHINGTON

4242 RICHMOND AVENUE, STE. 220
 HOUSTON, TX 77027

SHEET
1 of 4

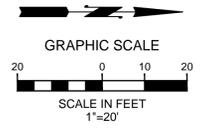
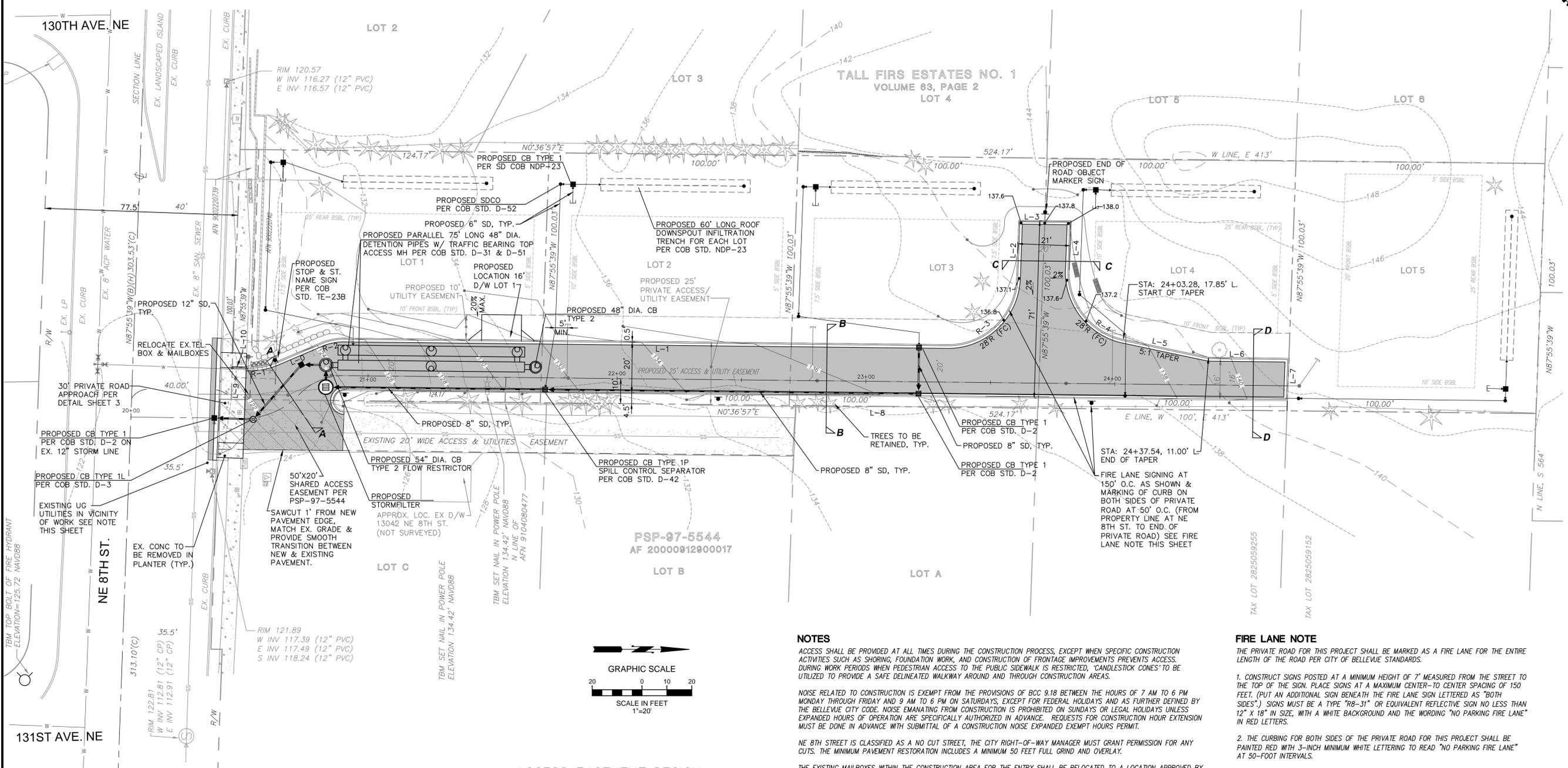
JOB No.

Drawing Name: C:\Repository\Work\Utilities\LI LI Short Plat\LI LI Short Plat.dwg User: Gary Aug 12, 2015 - 12:53pm
 TBM TOP BOLT OF FIRE HYDRANT ELEVATION=125.72 NAVD88

PORTION OF SE 1/4 OF SECTION 28, TOWNSHIP 25N, RANGE 5E, WM LI LI SHORT PLAT



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ACCESS EASEMENT DESIGN

L#	LENGTH	BEARING	R#	LENGTH	RADIUS	Δ
L0	18.53'	N23°03'02"W	R1	12.94'	29.50'	25°07'23"
L1	241.99'	N00°36'57"E	R2	10.33'	25.00'	23°39'59"
L2	23.18'	N87°55'39"W	R3	42.50'	27.50'	88°32'36"
L3	21.01'	N00°36'57"E	R4	38.47'	27.50'	80°08'48"
L4	19.47'	N87°55'39"W	R5	12.31'	15.00'	47°00'55"
L5	34.93'	N11°55'33"E	R6	32.82'	40.00'	47°00'56"
L6	32.27'	N00°36'57"E				
L7	21.01'	N87°55'39"W				
L8	424.17'	N00°36'57"E				
L9	13.13'	N87°55'39"W				
L10	5.57'	N02°04'21"E				

NOTES

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. DURING WORK PERIODS WHEN PEDESTRIAN ACCESS TO THE PUBLIC SIDEWALK IS RESTRICTED, "CANDLESTICK CONES" TO BE UTILIZED TO PROVIDE A SAFE DELINEATED WALKWAY AROUND AND THROUGH CONSTRUCTION AREAS.

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.

NE 8TH STREET IS CLASSIFIED AS A NO CUT STREET, THE CITY RIGHT-OF-WAY MANAGER MUST GRANT PERMISSION FOR ANY CUTS. THE MINIMUM PAVEMENT RESTORATION INCLUDES A MINIMUM 50 FEET FULL GRIND AND OVERLAY.

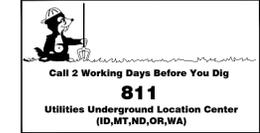
THE EXISTING MAILBOXES WITHIN THE CONSTRUCTION AREA FOR THE ENTRY SHALL BE RELOCATED TO A LOCATION APPROVED BY THE USPS. PROVIDE USPS APPROVED TEMPORARY MAILBOX LOCATION IF REQUIRED.

UTILITY CROSSINGS TO CROSS BELOW EXISTING UTILITY CORRIDOR ADJACENT TO EXISTING SIDEWALK. COORDINATE WITH UTILITY PROVIDERS TO VERIFY EXACT LOCATION & DEPTH OF UTILITIES & TO PROTECT SAME FROM ANY DAMAGE.

FIRE LANE NOTE

THE PRIVATE ROAD FOR THIS PROJECT SHALL BE MARKED AS A FIRE LANE FOR THE ENTIRE LENGTH OF THE ROAD PER CITY OF BELLEVUE STANDARDS.

- CONSTRUCT SIGNS POSTED AT A MINIMUM HEIGHT OF 7' MEASURED FROM THE STREET TO THE TOP OF THE SIGN. PLACE SIGNS AT A MAXIMUM CENTER-TO-CENTER SPACING OF 150 FEET. (PUT AN ADDITIONAL SIGN BENEATH THE FIRE LANE SIGN LETTERED AS "BOTH SIDES"). SIGNS MUST BE A TYPE "R8-31" OR EQUIVALENT REFLECTIVE SIGN NO LESS THAN 12" X 18" IN SIZE, WITH A WHITE BACKGROUND AND THE WORDING "NO PARKING FIRE LANE" IN RED LETTERS.
- THE CURBING FOR BOTH SIDES OF THE PRIVATE ROAD FOR THIS PROJECT SHALL BE PAINTED RED WITH 3-INCH MINIMUM WHITE LETTERING TO READ "NO PARKING FIRE LANE" AT 50-FOOT INTERVALS.



GE #
UE #
UTILITY GRID # **H-6**

LITCHFIELD ENGINEERING

12840 81ST AVENUE NE
Kirkland, WA 98034
Tel (425) 821-5088 Fax (425) 821-5739

**PRELIMINARY ROAD & STORM DRAINAGE PLAN
LI LI SHORT PLAT
BELLEVUE WASHINGTON**

4242 RICHMOND AVENUE, STE. 220
HOUSTON, TX 77027

Drawing Name: CA_Repository; Work\Utilities\LI LI Short Plat; User: Gary; Aug 12, 2015 - 12:24pm; TBM TOP BOLT OF FIRE HYDRANT ELEVATION=125.72 NAVD88

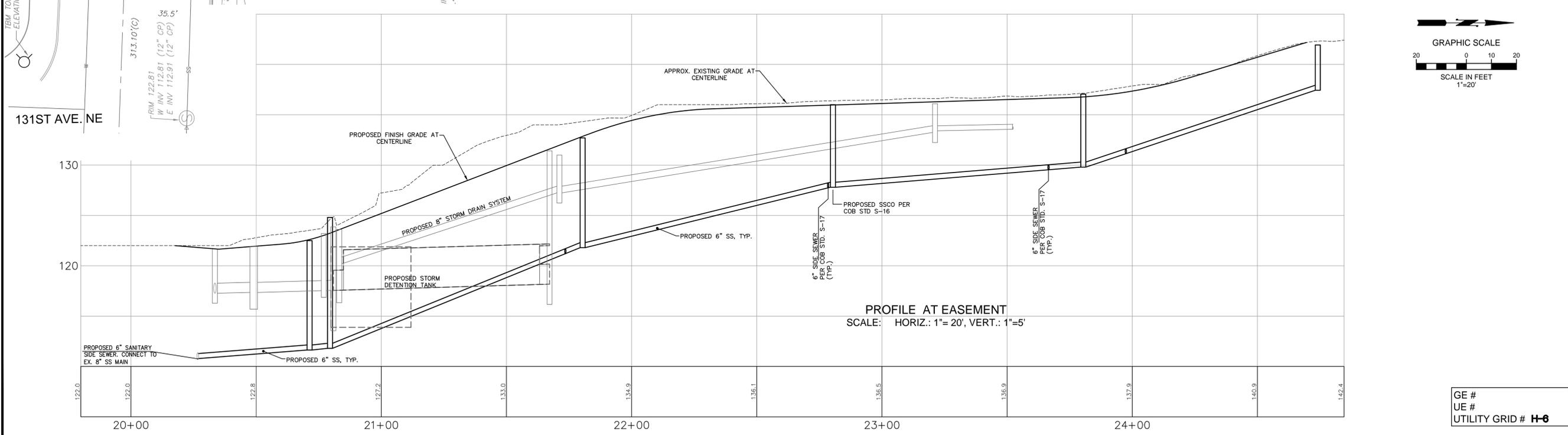
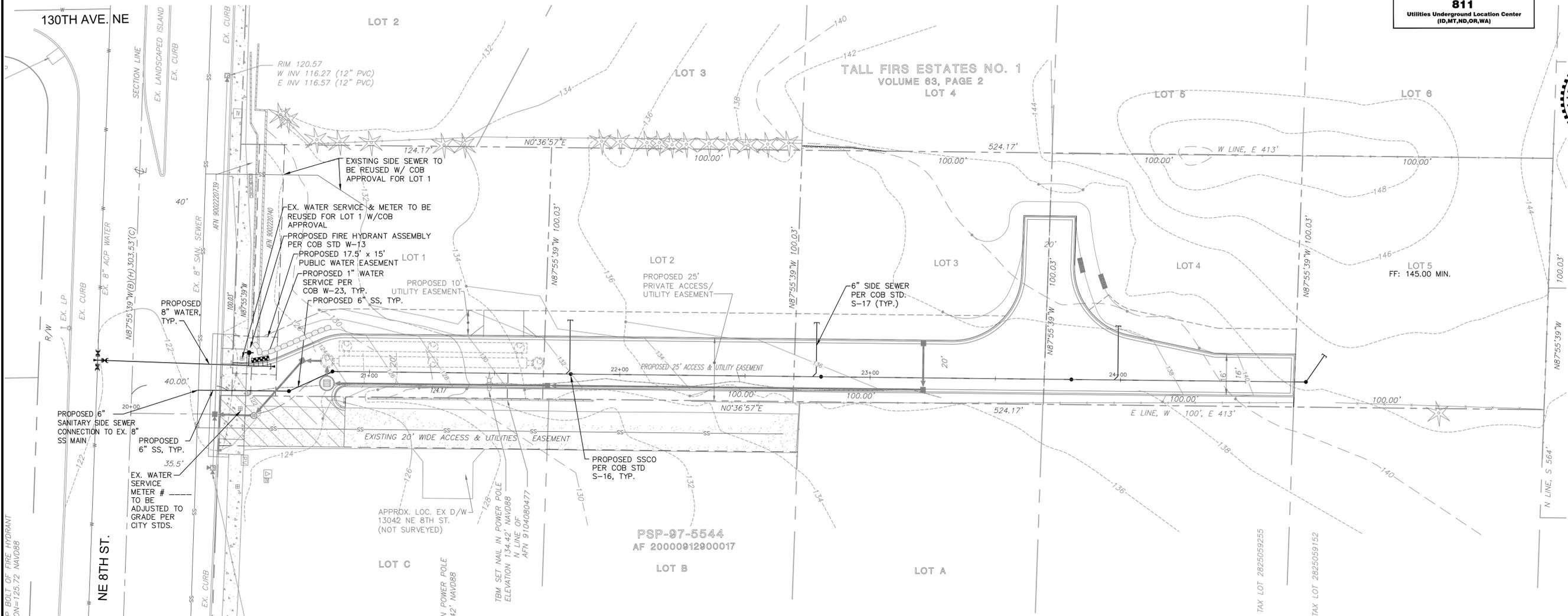
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LI LI SHORT PLAT

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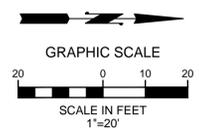


**PRELIMINARY WATER & SANITARY SEWER PLAN
 LI LI SHORT PLAT
 BELLEVUE WASHINGTON**

4242 RICHMOND AVENUE, STE. 220
 HOUSTON, TX 77027

SHEET
4 of 4

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 UTILITY GRID # **H-6**

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