

TREE TABLE

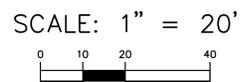
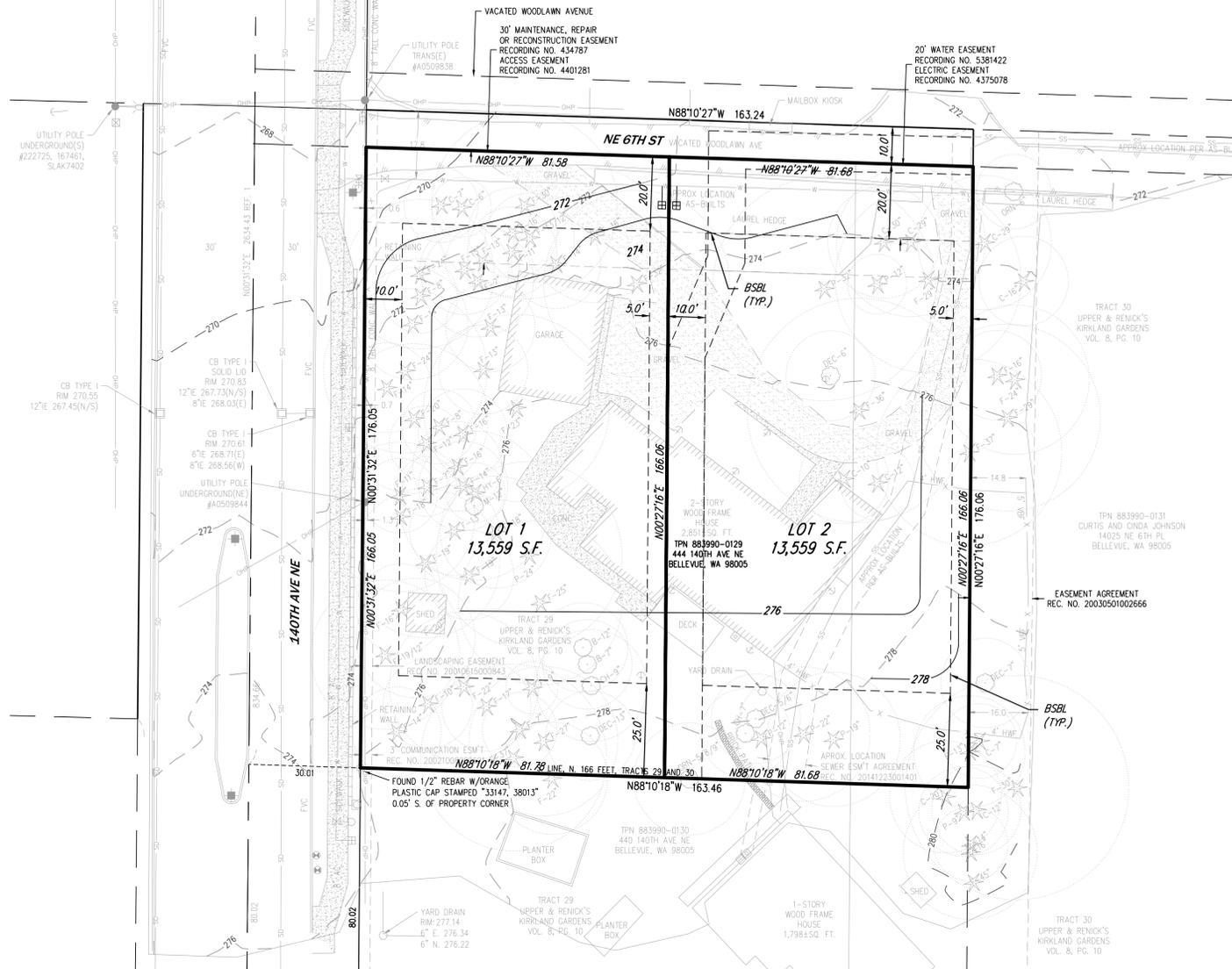
Table No. 1 – Inspection Data for 67 Surveyed Trees.

Tree No.	Trunk Dia.	Dia. Inches	Species	Drip Line	Health	Structure	Visible defects/notes
8317	13"	13"	Douglas-fir	12'	1	1	
8318	17	17	Douglas-fir	14	1	1	
8319	7	7	Douglas-fir	10	1	3	Heart rot conks growing on trunk
8320	25	25	Douglas-fir	18	1	1	
8321	8	8	Douglas-fir	6	1	2	Suppressed
8322	16	16	Douglas-fir	14	1	2	Asymmetric canopy
8323	28	28	Douglas-fir	16	1	2	Asymmetric canopy
8324	14	14	Douglas-fir	16	1	2	Asymmetric canopy
8325	21	21	Douglas-fir	16	1	1	
8326	12	12	Douglas-fir	8	1	1	
8327	9	9	Douglas-fir	8	1	1	
8328	16	16	Douglas-fir	14	1	1	
8329	18	18	Douglas-fir	14	1	1	
8330	14	14	Douglas-fir	12	1	1	
8331	7	7	Douglas-fir	6	1	2	Suppressed
8332	12	12	Douglas-fir	12	1	3	Suppressed, dog leg in trunk
8333	20	20	Douglas-fir	16	1	2	Asymmetric canopy
8334	22	22	Douglas-fir	16	1	1	
8335	19	19	Douglas-fir	14	1	1	
8336	20	20	Douglas-fir	16	1	1	
8337	14,20	20	Douglas-fir	16	1	2	Double leader
8338	10	10	Douglas-fir	12	1	2	Asymmetric canopy
8339	16	16	Douglas-fir	14	1	1	
8340	23	23	Douglas-fir	16	1	1	
8341	16	16	Douglas-fir	18	1	1	
8342	36	36	Douglas-fir	18	1	1	
8343	7	7	Douglas-fir	6	1	2	Suppressed
8344	27	27	Douglas-fir	16	1	1	
8345	9	9	Western hemlock	8	1	1	
8346	25	25	Douglas-fir	16	1	2	Asymmetric canopy
8347	19	19	Douglas-fir	16	1	2	Asymmetric canopy
8348	19	19	Douglas-fir	14	1	1	
8349	14	14	Douglas-fir	8	1	1	
8355	13	13	Bigleaf maple	18	1	1	
8356	5	5	English holly	8	1	1	
8358	24	24	Douglas-fir	16	1	2	Asymmetric canopy
8361	12	12	Douglas-fir	12	1	2	Asymmetric canopy
8362	17	17	Douglas-fir	16	1	1	
8363	12,15	15	Douglas-fir	14	1	2	Double leader
8364	15	15	Douglas-fir	15	1	2	Asymmetric canopy
8365	30	30	Douglas-fir	18	1	2	Asymmetric canopy
8366	9	9	Western red-cedar	8	1	1	
8367	6	6	Western red-cedar	8	1	1	
8370	15	15	Douglas-fir	12	1	1	
8371	14	14	Douglas-fir	10	1	1	
8389	40	40	Douglas-fir	20	1	1	
8390	30	30	Douglas-fir	16	1	1	
8391	27	27	Western red-cedar	16	1	1	
8392	27	27	Western red-cedar	14	1	2	Asymmetric canopy
8393	12	12	Spruce	12	1	2	Asymmetric canopy
8394	32	32	Deodar cedar	20	1	2	Asymmetric canopy
8395	6	6	Magnolia	8	1	2	Suppressed
8396	36	36	Douglas-fir	25	1	1	
8420	32	32	Douglas-fir	18	1	1	
8421	17	17	Douglas-fir	16	1	1	
8428	12	12	Western red-cedar	10	1	2	Asymmetric canopy
8429	12	12	Chamaecyparis	10	1	2	Asymmetric canopy
8476	21	21	Douglas-fir	14	1	2	Double leader, topped
8477	23	23	Douglas-fir	14	1	3	Dogleg in trunk, topped, multiple leaders
8478	14	0	Douglas-fir	0	3	3	Dead
8479	4,6	6	Portugal laurel	9	1	2	Asymmetric canopy
8480	6	6	Cherry	8	1	2	Too slender
8482	12	12	European birch	14	1	2	Asymmetric canopy
8483	9	9	Cherry	12	1	2	Asymmetric canopy
8484	7	7	European birch	6	1	2	Lean; asymmetric
8485	12	12	European birch	12	1	2	Lean
8486	26	26	Douglas-fir	16	1	2	Asymmetric canopy

1,139 Total Diameter Inches

Attachment No. 2 – Table of Off Site Trees

No.	DIA	Species	DL
8383	30"	Western red-cedar	16'
8384	6	Portugal laurel	6
8385	16	Western red-cedar	14
8386	18	Douglas-fir	16
8387	24	Douglas-fir	16
8388	30	Douglas-fir	18
8471	7	Red maple	10
8472	7	Western red-cedar	8
8473	32	Douglas-fir	18
8474	15	Douglas-fir	16
8481	5,8,9	Portugal laurel	12
8166	22	Douglas-fir	16



TREE LEGEND

- TREE TYPE
- AP APPLE
- BE BEECH
- C CEDAR
- CN CHESTNUT
- CY CHERRY
- DW DOGWOOD
- F FIR
- G GINKGO
- H HAWTHORNE
- K KATSURA
- L LAUREL
- MA MAGNOLIA
- O OAK
- P PINE
- S SPRUCE
- SB SERVICE BERRY
- SG SWEETGUM

LEGEND

- FIRE HYDRANT
- STREET LIGHT
- WATER VALVE
- MAIL BOX
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- SIGN
- POWER VAULT
- HBF= HORIZONTAL BOARD FENCE
- ROCKERY
- OVERHEAD POWER
- SS— SANITARY SEWER MAINLINE
- SD— STORM DRAIN MAINLINE
- SP RECORD DISTANCE PER SHORT PLAT NO. 08-129330

OWNER/APPLICANT

OAKCREST HOMES, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007
(425) 844-2323
CONTACT: TODD LEWITT

**ENGINEER/SURVEYOR
PLANNER/LANDSCAPE**

CORE DESIGN, INC.
14711 N.E. 29TH PL. SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: SHERI MURATA, P.E.
BOB WEST, P.L.S.
LAPE HERMANSEN
LINDSEY SOLORIO, P.L.A.

DENSITY CALCULATIONS

GROSS SITE AREA: 29,880 S.F. (0.69± AC)
NET SITE AREA: 29,880 S.F. (0.69± AC)
LOTS ALLOWED: 2.0 DU (1.72 DU)
LOTS PROPOSED: 2.0 DU

SETBACKS	CODE	PROPOSED
FRONT	20	60
SIDE	5	5
STREET SIDEYARD	10	10
REAR	25	25

SITE STATISTICS

LAND USE CODE	R-2.5	PROPOSED
SITE AREA	29,880 S.F.	
MINIMUM LOT AREA (BCC 20.20.010)	13,500 S.F.	13,559 S.F.
TOTAL NUMBER OF DWELLING UNITS	2 (1.72)	2
MAXIMUM BUILDING HEIGHT	35'	
MAXIMUM BUILDING COVERAGE	35%	
MAXIMUM IMPERVIOUS SURFACE	50%	
MINIMUM LANDSCAPE PERCENTAGE OF FRONT YARD SETBACK	50%	

SHEET INDEX

- PRELIMINARY SHORT PLAT
- BOUNDARY/TOPOGRAPHIC SURVEY
- PRELIMINARY CLEARING & GRADING PLAN
- PRELIMINARY ROAD & UTILITY PLAN
- PRELIMINARY TREE RETENTION PLAN

VERTICAL DATUM

NAVD 88

BENCHMARKS

3" BRASS DISC W/PUNCH IN 4x4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET CITY OF BELLEVUE BM NO. 653
ELEV = 281.82

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83(2011) PER REF. 1

LEGAL DESCRIPTION

THE NORTH 166 FEET OF TRACTS 29 AND 30, UPPER AND RENICK'S KIRKLAND GARDEN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON:
EXCEPT THE EAST 130 OF TRACT 30; AND
EXCEPT THE WEST 200 FEET OF TRACT 29 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 14471 FOR ROAD.
TOGETHER WITH THE SOUTH HALF OF VACATED WOODLAWN AVENUE ADJOINING OR ABUTTING ON THE NORTH, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

RESTRICTIONS

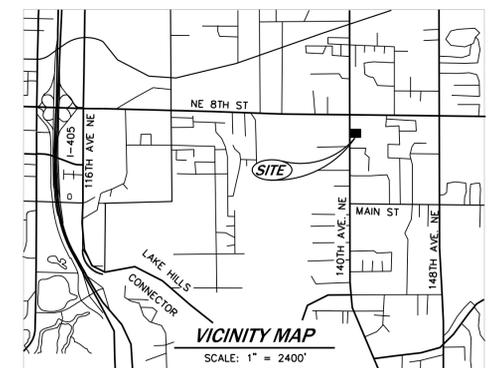
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4343787. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR THE RIGHT TO CUT BRUSH OR TREES, WHICH MAY CONSTITUTE A DANGER TO ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4375078. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD RECORDED UNDER KING COUNTY RECORDING NUMBER 2002100800551. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO KING COUNTY WATER DISTRICT NUMBER 89 AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5381422. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A CONCRETE FENCE AND LANDSCAPING AS GRANTED TO THE CITY OF BELLEVUE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 2001061500984. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR AN UNDERGROUND NATURAL GAS FEEDER PIPE AS GRANTED TO JAMES H. KEEFFE, JR. AND SANDRA L. KEEFFE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010912001043, AMENDMENT BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20141223001402. (NOTED HERE)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND OTHER APPURTENANCES AS GRANTED TO THE QUEST CORPORATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 2002100800621. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT AGREEMENT FOR THE CARE AND GROWING OF VEGETATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030501002666. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO A SEWER LINE EASEMENT AGREEMENT BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20141223001401. (NOTED HERE)
- THIS SITE IS SUBJECT TO A DECLARATION INCLUDING THE TERMS AND PROVISION THEREOF, BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7505230424, SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7409240528.
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NO. 9612200938
- MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING 2003021890003.

REFERENCES

- CITY OF BELLEVUE SHORT PLAT NO. 13-113007 LF RECORDED UNDER KING COUNTY RECORDING NUMBER 2013061490001.
- SURVEY FOR JANELLE LYNN DURHAM BY MAIN-LINE SURVEYING RECORDED UNDER RECORDING NUMBER 2003021890003.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT 0034529-06 DATED FEBRUARY 26, 2015. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 10, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
- PROPERTY AREA = 28,751± SQUARE FEET (0.6600± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-091. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



GRID NO.: I-7
UTILITY NO.: I-7
SITE ADDRESS: 444 140TH AVE NE

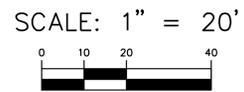
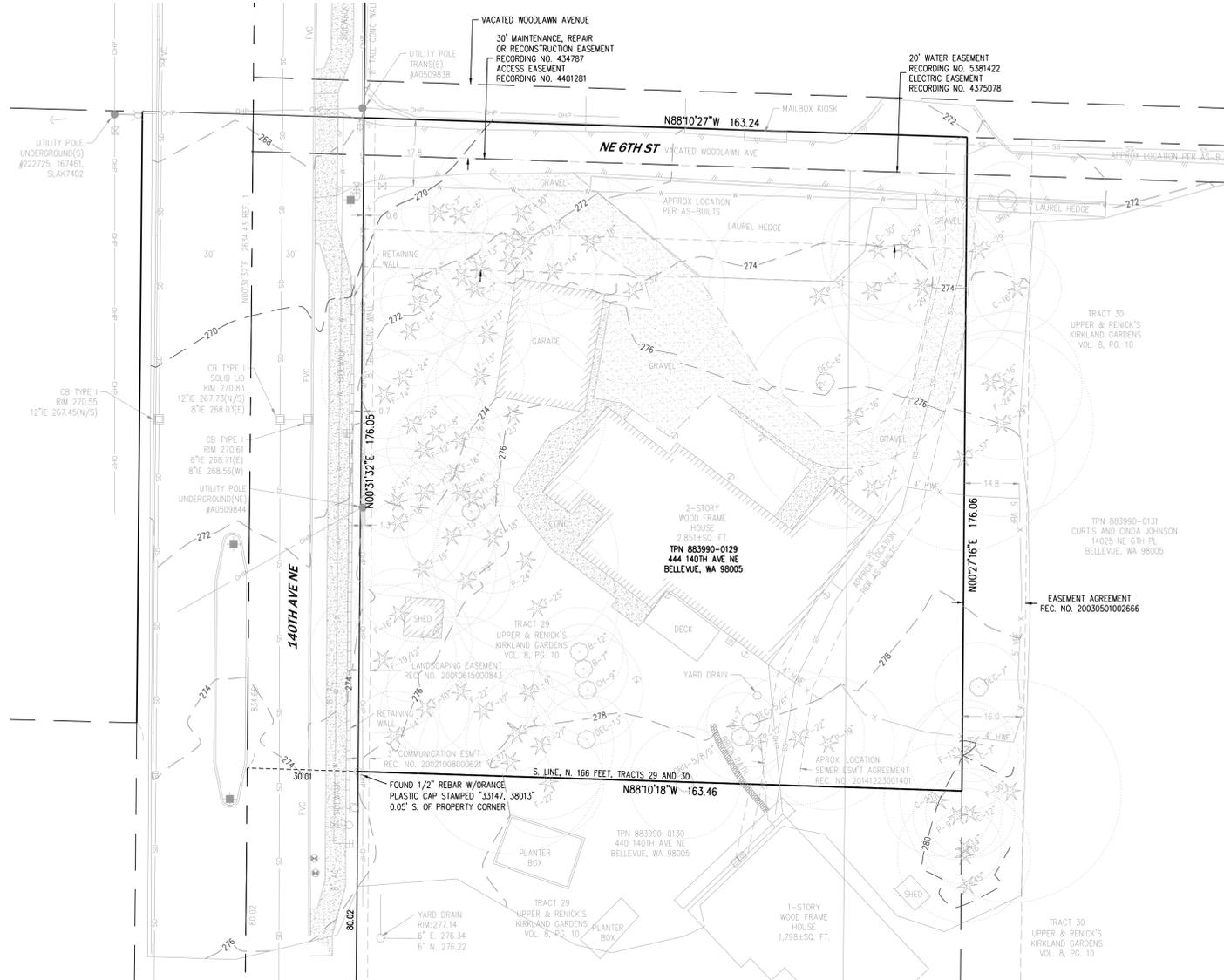
DATE: MAY 2015
 DESIGNED: SHERI H. MURATA, P.E.
 DRAWN: RANDY LAMERE
 APPROVED: SHERI H. MURATA, P.E.
 JAMES A. OLSEN, P.E.
 PROJECT MANAGER

PRELIMINARY SHORT PLAT
 KEEFFE II
 BERKSHIRE HOME BUILDERS, LLC
 14410 BEL-RED ROAD
 BELLEVUE, WA 98007

SHEET 1 OF 5
 PROJECT NUMBER 15029

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963



TREE LEGEND

- TREE TYPE
- AP APPLE
- BE BEECH
- C CEDAR
- CN CHESTNUT
- CY CHERRY
- DW DOGWOOD
- F FIR
- G GINKGO
- H HAWTHORNE
- K KATSURA
- L LAUREL
- MA MAGNOLIA
- O OAK
- P PINE
- S SPRUCE
- SB SERVICE BERRY
- SG SWEETGUM

LEGEND

- FIRE HYDRANT
- STREET LIGHT
- WATER VALVE
- MAIL BOX
- ↑ GUY ANCHOR
- SANITARY SEWER MANHOLE
- SIGN
- POWER VAULT
- HBF = HORIZONTAL BOARD FENCE
- ROCKERY
- OHP— OVERHEAD POWER
- SS— SANITARY SEWER MAINLINE
- SD— STORM DRAIN MAINLINE
- SP RECORD DISTANCE PER SHORT PLAT NO. 08-129330

VERTICAL DATUM

NAVD 88

BENCHMARKS

3" BRASS DISC W/PUNCH IN 4x4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET CITY OF BELLEVUE BM NO. 653. ELEV = 281.82

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83(2011) PER REF. 1

LEGAL DESCRIPTION

THE NORTH 166 FEET OF TRACTS 29 AND 30, UPPER AND RENICK'S KIRKLAND GARDEN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE EAST 130 OF TRACT 30; AND
EXCEPT THE WEST 20 FEET OF TRACT 29 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 14471 FOR ROAD;
TOGETHER WITH THE SOUTH HALF OF VACATED WOODLAWN AVENUE ADJOINING OR ABUTTING ON THE NORTH, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

RESTRICTIONS

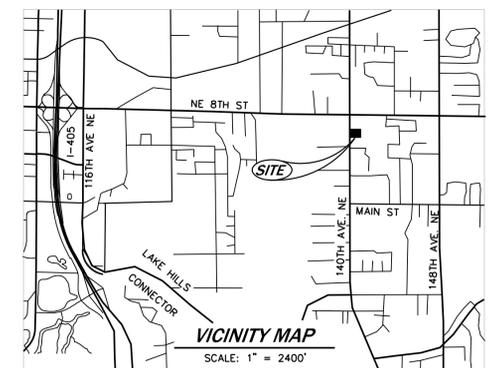
1. THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4343787. (SHOWN HEREON)
2. THIS SITE IS SUBJECT TO AN EASEMENT FOR THE RIGHT TO CUT BRUSH OR TREES, WHICH MAY CONSTITUTE A DANGER TO ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4375078. (SHOWN HEREON)
3. THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD RECORDED UNDER KING COUNTY RECORDING NUMBER 2002100800551. (SHOWN HEREON)
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO KING COUNTY WATER DISTRICT NUMBER 99 AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5381422. (SHOWN HEREON)
5. THIS SITE IS SUBJECT TO AN EASEMENT FOR A CONCRETE FENCE AND LANDSCAPING AS GRANTED TO THE CITY OF BELLEVUE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 2001061500984. (SHOWN HEREON)
6. THIS SITE IS SUBJECT TO AN EASEMENT FOR AN UNDERGROUND NATURAL GAS FEEDER PIPE AS GRANTED TO JAMES H. KEEFFE, JR. AND SANDRA L. KEEFFE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010912001043, AMENDMENT BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20141223001402. (NOTED HERE)
7. THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND OTHER APPURTENANCES AS GRANTED TO THE QUEST CORPORATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 2002100800621. (SHOWN HEREON)
8. THIS SITE IS SUBJECT TO AN EASEMENT AGREEMENT FOR THE CARE AND GROWING OF VEGETATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030501002666. (SHOWN HEREON)
9. THIS SITE IS SUBJECT TO A SEWER LINE EASEMENT AGREEMENT BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20141223001401. (NOTED HERE)
10. THIS SITE IS SUBJECT TO A DECLARATION, INCLUDING THE TERMS AND PROVISION THEREOF, BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7505230424, SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7409240528.
11. THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NO. 9612200938
12. MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING 2003021890003.

REFERENCES

1. CITY OF BELLEVUE SHORT PLAT NO. 13-113007 LF RECORDED UNDER KING COUNTY RECORDING NUMBER 20130614900001.
2. SURVEY FOR JANELLE LYNN DURHAM BY MAIN-LINE SURVEYING RECORDED UNDER RECORDING NUMBER 2003021890003.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT 0034529-06 DATED FEBRUARY 26, 2015. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 10, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
3. PROPERTY AREA = 28,751± SQUARE FEET (0.6600± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-093. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



GRID NO.: I-7
UTILITY NO.: I-7
SITE ADDRESS: 444 140TH AVE NE

DATE: MAY 2015
DESIGNED: SHERI H. MURATA, P.E.
DRAWN: RANDY LAMERE
APPROVED: SHERI H. MURATA, P.E.
PROJECT MANAGER: JAMES A. OLSEN, P.E.

BOUNDARY / TOPOGRAPHIC SURVEY
KEEFFE II
BERKSHIRE HOME BUILDERS, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007

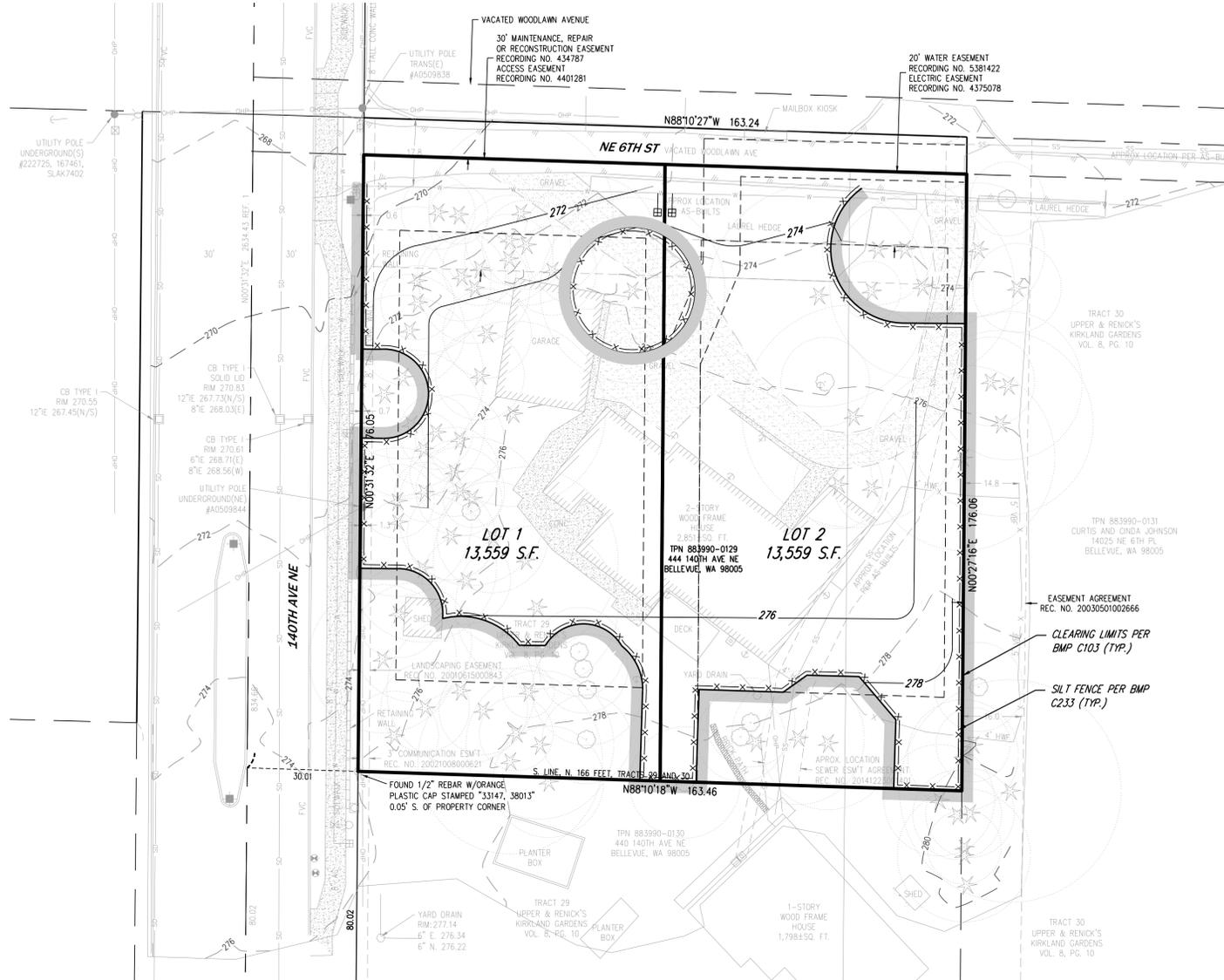
NO. 1
DATE: MAY 2015
REVISIONS: 1

14771 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.2877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

DATE: MAY 2015
DESIGNED: SHERI H. MURATA, P.E.
DRAWN: RANDY LAMERE
APPROVED: SHERI H. MURATA, P.E.
PROJECT MANAGER: JAMES A. OLSEN, P.E.

SHEET 2 OF 5
PROJECT NUMBER 15029



VERTICAL DATUM

NAVD 88

BENCHMARKS

3" BRASS DISC W/PUNCH IN 4x4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET CITY OF BELLEVUE BM NO. 653. ELEV = 281.82

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83(2011) PER REF. 1

LEGAL DESCRIPTION

THE NORTH 166 FEET OF TRACTS 29 AND 30, UPPER AND RENICK'S KIRKLAND GARDEN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE EAST 130 OF TRACT 30; AND
EXCEPT THE WEST 20 FEET OF TRACT 29 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 14471 FOR ROAD;
TOGETHER WITH THE SOUTH HALF OF VACATED WOODLAWN AVENUE ADJOINING OR ABUTTING ON THE NORTH, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

RESTRICTIONS

- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4343787. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR THE RIGHT TO CUT BRUSH OR TREES, WHICH MAY CONSTITUTE A DANGER TO ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4375078. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD RECORDED UNDER KING COUNTY RECORDING NUMBER 2002100800551. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO KING COUNTY WATER DISTRICT NUMBER 89 AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5381422. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A CONCRETE FENCE AND LANDSCAPING AS GRANTED TO THE CITY OF BELLEVUE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 2001615000984. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR AN UNDERGROUND NATURAL GAS FEEDER PIPE AS GRANTED TO JAMES H. KEEFFE, JR. AND SANDRA L. KEEFFE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010912001043, AMENDMENT BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20141223001402. (NOTED HERE)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND OTHER APPURTENANCES AS GRANTED TO THE QUEST CORPORATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 2002100800621. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT AGREEMENT FOR THE CARE AND GROWING OF VEGETATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030501002666. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO A SEWER LINE EASEMENT AGREEMENT BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20141223001401. (NOTED HERE)
- THIS SITE IS SUBJECT TO A DECLARATION INCLUDING THE TERMS AND PROVISION THEREOF, BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7505230424, SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7409240528.
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NO. 9612200938
- MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING 2003021890003.

REFERENCES

- CITY OF BELLEVUE SHORT PLAT NO. 13-113007 LF RECORDED UNDER KING COUNTY RECORDING NUMBER 2013061490001.
- SURVEY FOR JANELLE LYNN DURHAM BY MAIN-LINE SURVEYING RECORDED UNDER RECORDING NUMBER 2003021890003.

NOTES

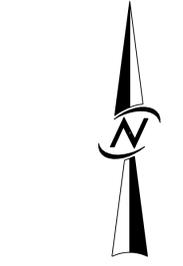
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT 0034529-06 DATED FEBRUARY 26, 2015. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 10, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
- PROPERTY AREA = 28,751± SQUARE FEET (0.6600± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

CLEARING AND GRADING STANDARD NOTES

- All clearing & grading construction must be in accordance with City of Bellevue (COB) *Clearing & Grading Code*; *Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23)*; *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 Department of Planning & Community Development (PCD) prior to construction.
It is 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 will be at no additional cost or liability to the COB. All details for structural walls, rockeries over four feet in height, geogrid reinforced rockeries, and geogrid reinforced modular block walls must be stamped by a professional engineer.
- A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
- 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 area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
- A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
- A hard-surface construction access pad is required per Clearing & Grading Standard Detail EC-1 or EC-2. This pad must remain in place until paving is installed.
- Clearing will 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.
- 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 & grading inspector at least 24 hours in advance of any stockpiling.
- To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required:
 - Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector.
 - Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector.
 - Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval.
 - Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the *Uniform Building Code*.
- The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
- A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
- Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
- Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the *Clearing & Grading Code*.

TREE LEGEND

- TREE TYPE
- AP APPLE
- BE BEECH
- C CEDAR
- CN CHESTNUT
- CY CHERRY
- DW DOGWOOD
- F FIR
- G GINKGO
- H HAWTHORNE
- K KATSURRA
- L LAUREL
- MA MAGNOLIA
- O OAK
- P PINE
- S SPRUCE
- SB SERVICE BERRY
- SG SWEETGUM



SCALE: 1" = 20'

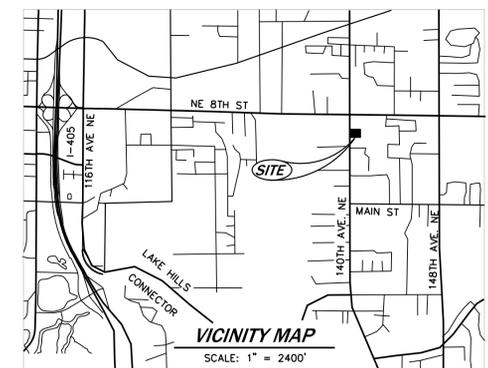


24 HOUR EROSION CONTROL CONTACT: GLEN MAURER 425-644-2323

NOTE: ALL CLEARING, GRADING AND UTILITY INFORMATION SHOWN IS FOR CONCEPTUAL DESIGN ONLY. FINAL CLEARING, GRADING AND UTILITY WORK WILL BE PROCESSED DURING BUILDING PERMIT APPLICATION REVIEW.

LEGEND

- FIRE HYDRANT
- STREET LIGHT
- WATER VALVE
- MAIL BOX
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- SIGN
- POWER VAULT
- HBF = HORIZONTAL BOARD FENCE
- ROCKERY
- FILTER FABRIC FENCE
- INTERCEPTOR SWALE
- CONSTRUCTION ACCESS
- LIMITS OF CLEARING
- CHECK DAM
- STORM DRAIN INLET PROTECTION
- SIGNIFICANT TREES TO BE SAVED
- TREES TO BE REMOVED
- POSSIBLE TREE TO BE SAVED IF FEASIBLE
- TURBIDITY MONITORING LOCATION
- OHP - OVERHEAD POWER
- SS - SANITARY SEWER MAINLINE
- SD - STORM DRAIN MAINLINE
- SP - RECORD DISTANCE PER SHORT PLAT NO. 08-129330



GRID NO.: I-7
UTILITY NO.: I-7
SITE ADDRESS: 444 140TH AVE NE

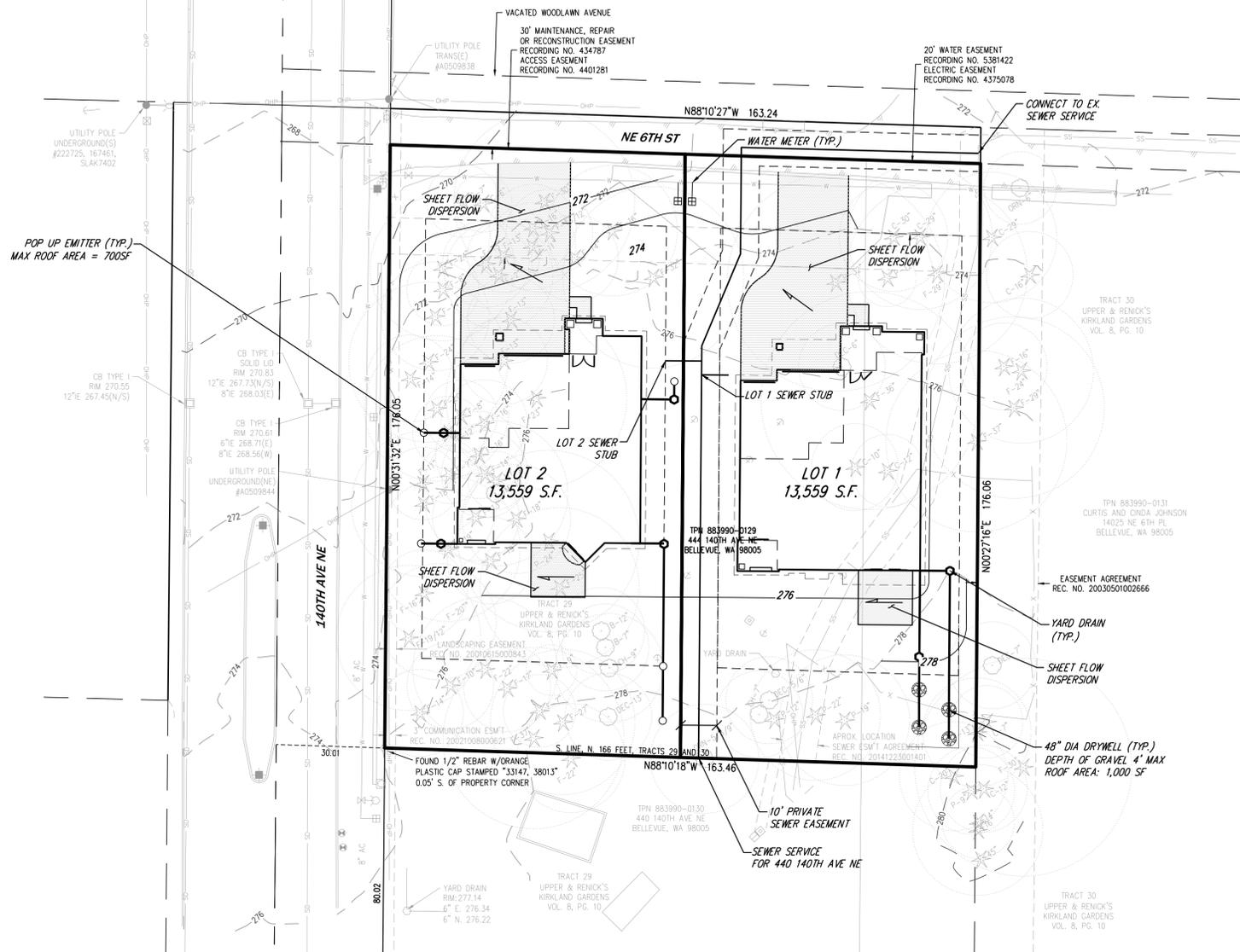
DATE: MAY 2015
DESIGNED: SHERI H. MURATA, P.E.
DRAWN: RANDY LAMERE
APPROVED: SHERI H. MURATA, P.E.
PROJECT MANAGER: JAMES A. OLSEN, P.E.

DATE: MAY 2015
SHEET 3 OF 5
PROJECT NUMBER 15029

PRELIMINARY CLEARING & GRADING PLAN
KEEFFE II
BERKSHIRE HOME BUILDERS, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

14771 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.2877 Fax 425.885.7963



VERTICAL DATUM

NAVD 88

BENCHMARKS

3" BRASS DISC W/PUNCH IN 4x4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET CITY OF BELLEVUE BN NO. 653. ELEV = 281.82

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83(2011) PER REF. 1

LEGAL DESCRIPTION

THE NORTH 166 FEET OF TRACTS 29 AND 30, UPPER AND RENICK'S KIRKLAND GARDEN ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON:

EXCEPT THE EAST 130 OF TRACT 30; AND

EXCEPT THE WEST 200 FEET OF TRACT 29 CONDEMNATED IN KING COUNTY SUPERIOR COURT CAUSE NO. 14471 FOR ROAD;

TOGETHER WITH THE SOUTH HALF OF VACATED WOODLAWN AVENUE ADJOINING OR ABUTTING ON THE NORTH, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

RESTRICTIONS

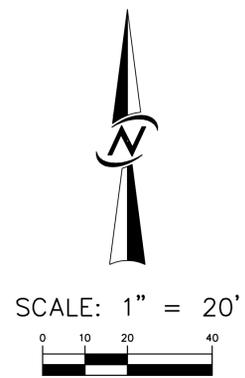
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4343787. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR THE RIGHT TO CUT BRUSH OR TREES, WHICH MAY CONSTITUTE A DANGER TO ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4375078. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A PROVISION FOR BEARING A PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID ROAD RECORDED UNDER KING COUNTY RECORDING NUMBER 2002100800551. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT GRANTED TO KING COUNTY WATER DISTRICT NUMBER 99 AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5381422. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A CONCRETE FENCE AND LANDSCAPING AS GRANTED TO THE CITY OF BELLEVUE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010615000984. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR AN UNDERGROUND NATURAL GAS FEEDER PIPE AS GRANTED TO JAMES H. KEEFFE, JR. AND SANDRA L. KEEFFE BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010912001043, AMENDMENT BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20141223001402. (NOTED HERE)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND OTHER APPURTENANCES AS GRANTED TO THE QUEST CORPORATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030501002666. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT AGREEMENT FOR THE CARE AND GROWING OF VEGETATION BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20030501002666. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO A SEWER LINE EASEMENT AGREEMENT BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20141223001401. (NOTED HERE)
- THIS SITE IS SUBJECT TO A DECLARATION, INCLUDING THE TERMS AND PROVISION THEREOF, BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 7505230424, SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 7409240528.
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NO. 9612200938
- MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING 2003021890003.

REFERENCES

- CITY OF BELLEVUE SHORT PLAT NO. 13-113007 LF RECORDED UNDER KING COUNTY RECORDING NUMBER 20130614900001.
- SURVEY FOR JANELLE LYNN DURHAM BY MAIN-LINE SURVEYING RECORDED UNDER RECORDING NUMBER 20030218900003.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT 0034529-06 DATED FEBRUARY 26, 2015. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 10, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
- PROPERTY AREA = 28,751± SQUARE FEET (0.6600± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



NOTE: ALL CLEARING, GRADING AND UTILITY INFORMATION SHOWN IS FOR CONCEPTUAL DESIGN ONLY. FINAL CLEARING, GRADING AND UTILITY WORK WILL BE PROCESSED DURING BUILDING PERMIT APPLICATION REVIEW.

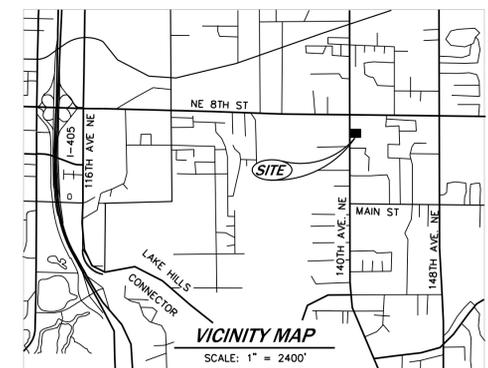
24 HOUR EROSION CONTROL CONTACT: GLEN MAURER 425-644-2323

TREE LEGEND

- TREE TYPE
- AP APPLE
- BE BEECH
- C CEDAR
- CN CHESTNUT
- CY CHERRY
- DW DOGWOOD
- F FIR
- G GINKGO
- H HAWTHORNE
- K KATSURRA
- L LAUREL
- MA MAGNOLIA
- O OAK
- P PINE
- S SPRUCE
- SB SERVICE BERRY
- SG SWEETGUM

LEGEND

- FIRE HYDRANT
- STREET LIGHT
- WATER VALVE
- MAIL BOX
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- SIGN
- POWER VAULT
- HORIZONTAL BOARD FENCE
- ROCKERY
- OHP— OVERHEAD POWER
- SS— SANITARY SEWER MAINLINE
- SD— STORM DRAIN MAINLINE
- SP RECORD DISTANCE PER SHORT PLAT NO. 08-129330



GRID NO.: I-7
 UTILITY NO.: I-7
 SITE ADDRESS: 444 140TH AVE NE

DATE: MAY 2015
 DESIGNED: SHERI H. MURATA, P.E.
 DRAWN: RANDY LAMERE
 APPROVED: SHERI H. MURATA, P.E.
 PROJECT MANAGER: JAMES A. OLSEN, P.E.

PRELIMINARY ROAD AND UTILITY PLAN
 KEEFFE II
 BERKSHIRE HOME BUILDERS, LLC
 14410 BEL-RED ROAD
 BELLEVUE, WA 98007

ENGINEERING • PLANNING • SURVEYING

SHEET 4 OF 5
 PROJECT NUMBER 15029

