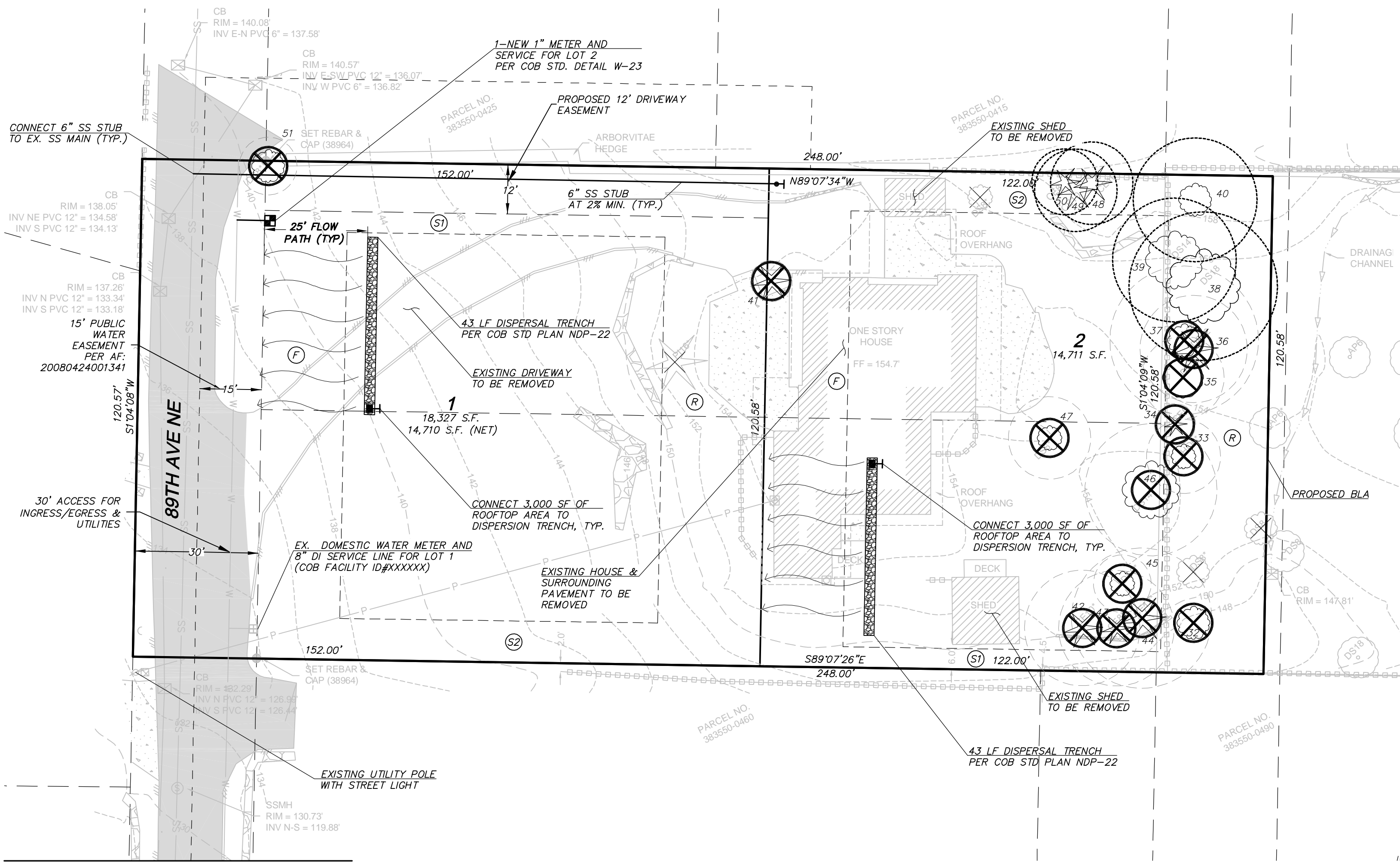


SE 1/4, SW 1/4, SEC 30, TWP 25N, RNG 5E, W.M.
1038 89TH AVE SHORT PLAT
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

MATCHLINE, SEE LEFT



MATCHLINE, SEE RIGHT

LEGAL DESCRIPTION:

PARCEL 383550-0435:
LOTS 7, 8, 9, 10, 31, 32, 33 AND 34, BLOCK 3, KENWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH PORTION OF VACATED 89TH AVENUE NORTHEAST ADJOINING SAID LOTS 7, 8, 9 AND 10; TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF VACATED 89TH AVENUE NORTHEAST ADJOINING LOTS 11 TO 20, INCLUSIVE, SAID BLOCK 3, ON THE WEST.

PARCEL 383550-0225:
LOTS 7, 8, 9, 10, 31, 32, 33 AND 34, BLOCK 2, KENWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH ALL OF VACATED 90TH AVENUE NORTHEAST ADJACENT WHICH ATTACHED THERETO BY OPERATION OF LAW; SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN NOVEMBER 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

BENCHMARK:

THE MARK IS A MONUMENT IN CASE AT THE INTERSECTION OF 92ND AVENUE NE AND NE 8TH STREET.

BASIS OF BEARINGS:

RECORD OF SURVEY FOR HONGJIAN WU, BY TERRANE, AS RECORDED UNDER RECORDING NUMBER 20181108900014, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM:

NAVD 88 POINT ID NO. 285; ELEVATION: 118.355 FEET

CONTOUR NOTE:

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

ELEVATION NOTE:

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF BELLEVUE.

SIDE SEWER NOTE:

SIDE SEWER STUB PER COB SPECIFICATIONS AND COB STD. DETAIL S-17 AND S-18.

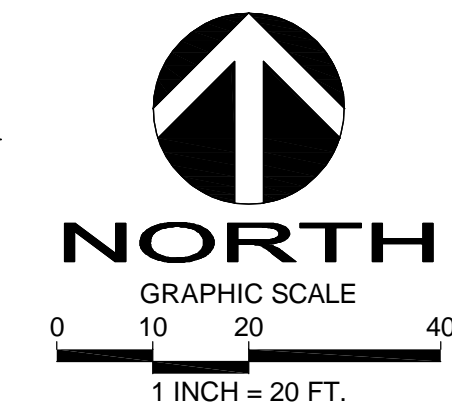
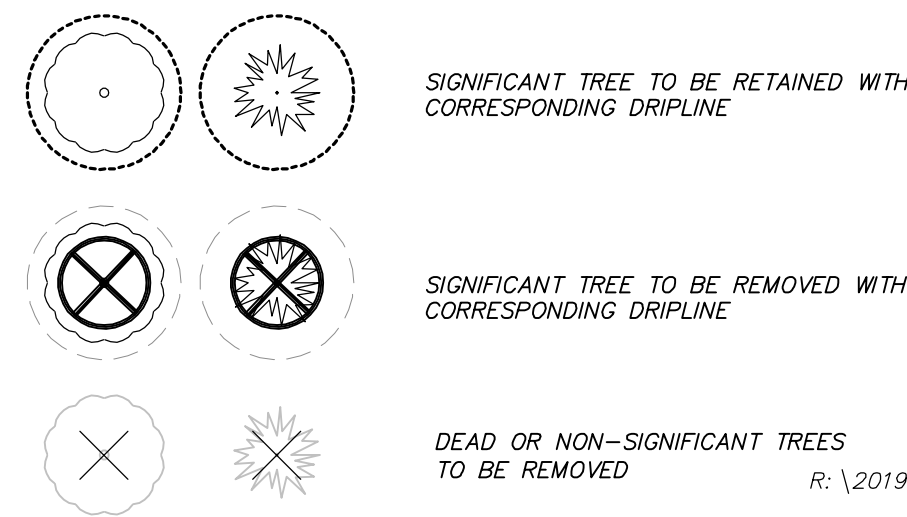
ON-SITE SIGNIFICANT TREE TABLE

TREE #	TREE TYPE	DBH (IN.)	ROOT PROTECTION ZONE RADIUS (IN.)	TREE SAVED (IN.)
32	PORTUGUESE LAUREL	9	5	
33	HOLLY	9	5	
34	WESTERN REDCEDAR	5	5	
35	PORTUGUESE LAUREL	10	6	
36	EASTERN HEMLOCK	13	8	
37	PORTUGUESE LAUREL	18	11	
38	WHITE OAK	18	11	18
39	SOUTHERN MAGNOLIA	15	9	15
40	JAPANESE MAPLE	15	9	15
41	JAPANESE MAPLE	9	5	
42	ALASKAN CEDAR	14	8	
43	ALASKAN CEDAR	14	6	
44	ALASKAN CEDAR	17	9	
45	JAPANESE MAPLE	7	5	
46	SOUTHERN MAGNOLIA	16	10	
47	CHINESE STEWARTIA	10	5	
48	CYPRESS	10	6	10
49	CYPRESS	10	6	10
50	CYPRESS	8	5	8
51	FLOWERING PLUM	7	4	
TOTAL		234 (30% = 71)		76 (=32.5%)

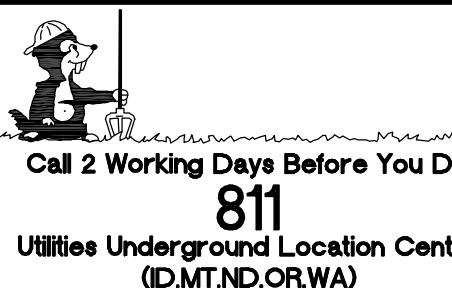
SIGNIFICANT TREE RETENTION NOTES:

- THE APPLICANT IS REQUIRED TO SAVE 30% MINIMUM OF TOTAL DBH OF THE SIGNIFICANT TREES ON SITE.
- DESIGNATION OF TREES FOR RETENTION ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE SITE 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 DRIPLINE [DEFINED AS ONE FOOT FOR EVERY ONE INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH)] 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 THIS COVENANT.

TREE LEGEND



PERMIT #XX-XXXXXX-XX



PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY.....1038 89TH AVE NE
BELLEVUE, WASHINGTON
TAX PARCEL NUMBER.....3835500435
EXISTING ZONING.....R-3.5
SURROUNDING ZONING.....R-3.5
NUMBER OF LOTS.....2
ACREAGE.....33,038 S.F. (0.758 ACRES)
SENSITIVE AREAS AND BUFFERS.....0 ACRES
PROPOSED USE.....SINGLE FAMILY
WATER DISTRICT.....CITY OF BELLEVUE
FIRE DISTRICT.....CITY OF BELLEVUE
SEWER DISTRICT.....CITY OF BELLEVUE
SCHOOL DISTRICT.....BELLEVUE 405
TELEPHONE SERVICE.....FRONTIER
POWER SOURCE.....PUGET SOUND ENERGY

PROJECT CONTACTS:

OWNER/ APPLICANT.....JBLOFF HOMES, LLC
1815 90TH PL NE
CLYDE HILL, WA 98004
CONTACT: JOSH BLOFF
(425) 985-9228
CIVIL ENGINEER.....D. R. STRONG CONSULTING ENGINEERS
620 - 7TH AVENUE
KIRKLAND, WA 98033
CONTACT: MAHER A. JOUDI P.E.
(425) 827-3063
SURVEYOR.....SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
CONTACT: THOMAS N. WOLDENDORP R.P.L.S.
(425) 298-4412

GEOTECHNICAL ENGINEER:

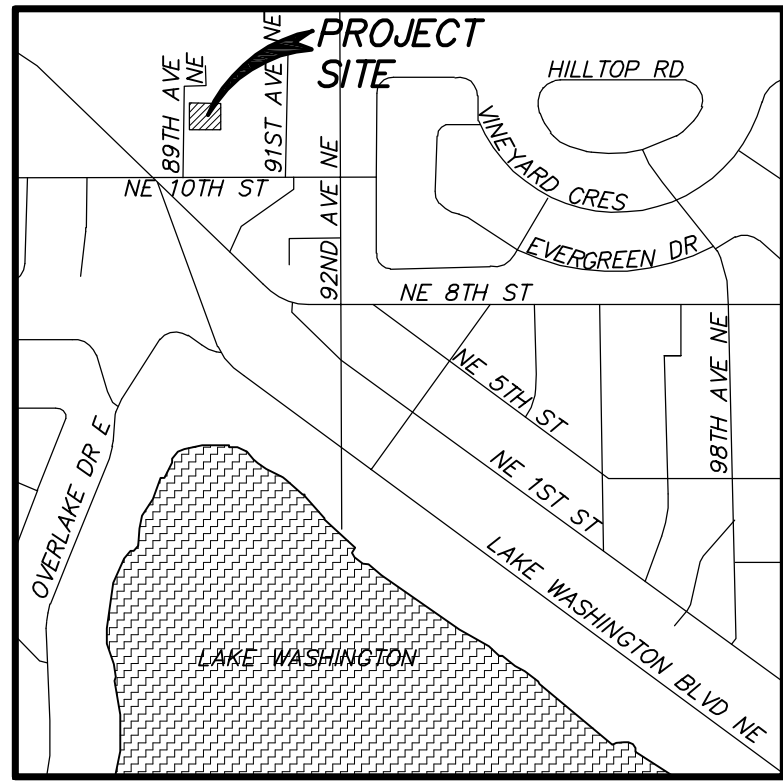
ROBINSON NOBLE
2105 SOUTH C STREET
TACOMA, WASHINGTON 98402
CONTACT: JEFF R. WALE P.E.
(253) 475-7711

BUILDING SETBACK NOTE

- (F) 20 FOOT FRONT SETBACK
- (R) 20 FOOT REAR SETBACK
- (S1) 5 FOOT SIDE SETBACK
- (S2) 10 FOOT SIDE SETBACK

SHEET INDEX:

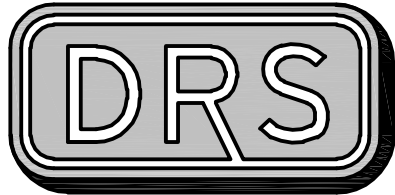
C1 OF 2 PRELIMINARY SHORT PLAT
C2 OF 2 PRELIMINARY CLEARING, GRADING AND ROAD PLAN



VICINITY MAP
SCALE 1"=1000'

LEGEND:

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- OVERHEAD POWER
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- SP SPRUCE
- BI BIRCH
- PI PINE
- * INDICATES MULTI-TRUNK



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

1038 89TH AVE SHORT PLAT

PRELIMINARY SHORT PLAT
1038 89TH AVE NE
BELLEVUE, WA
TAX PARCEL NO. 3835500435

JBLOFF HOMES, LLC

1815 90TH PL NE
CLYDE HILL, WA 98004
(425) 985-9228



APR

REVISION

DATE

DRAFTED BY: JSK
DESIGNED BY: JSK
PROJECT ENGINEER: MAJ
DATE: 05.15.20
PROJECT NO.: 19108

DRAWING: C1
SHEET: 1 OF 2