



**City of Bellevue
Department of Planning & Community Development
Land Use Division Staff Report**

Proposal Name: Burnett Short Plat
Proposal Address: 15824 SE 16th Street
Proposal Description: Subdivide 1.76 acres into five single-family lots.
File Number: 07-142527 LN
Applicant: Jessi and Doug Palmer
Decisions Included: Preliminary Short Plat Decision (Process II)
Planner: Antoinette Pratt, Senior Planner
SEPA Determination: Exempt
Department Decision: **Approval with Conditions**

Antoinette Pratt
Senior Planner
Dept. of Planning and Community Development

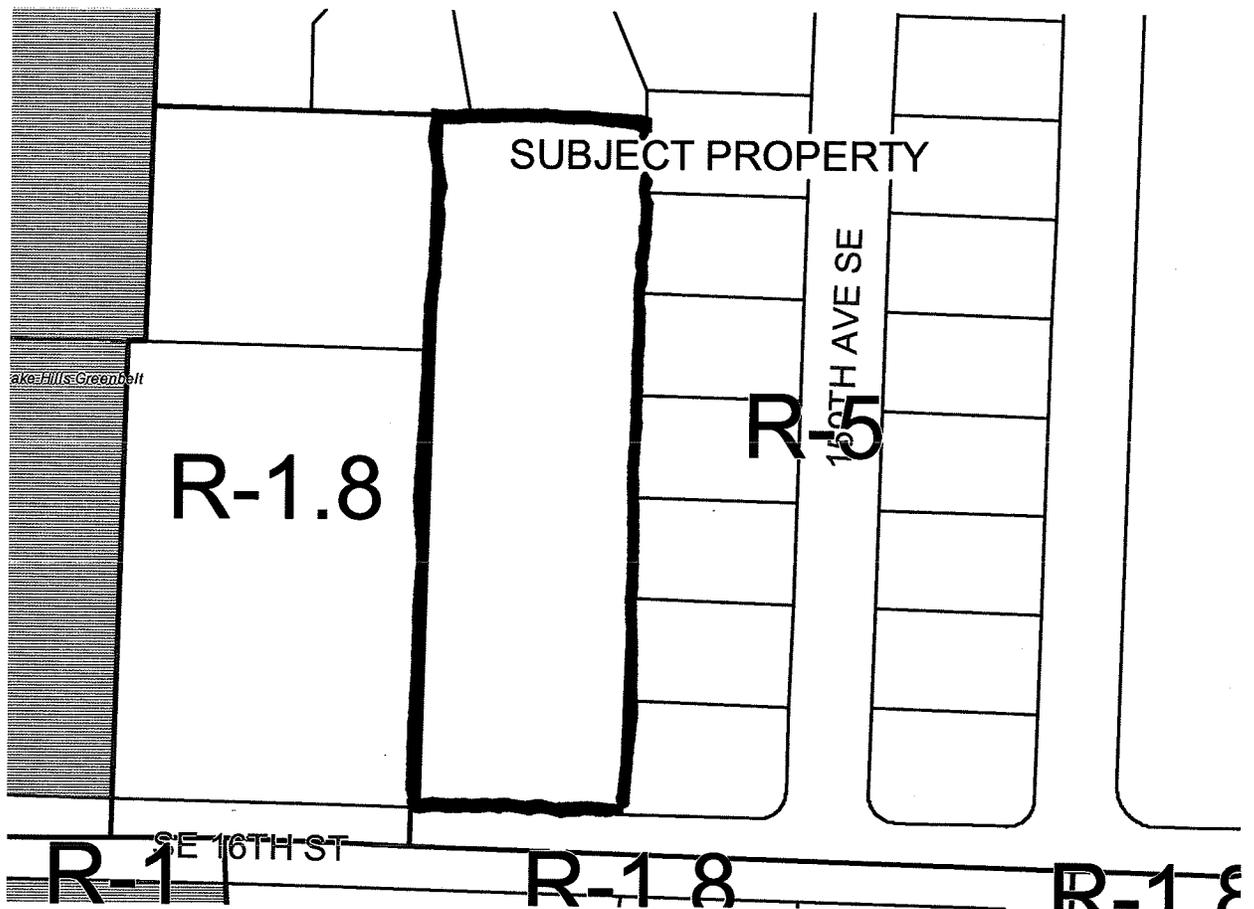
Application Date: November 14, 2007
Public Notice (500 feet): December 20, 2007
Minimum Comment Period: January 3, 2008
Bulletin Publication Date: **June 12, 2008**
Appeal Deadline: **June 26, 2008**

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. Description of Proposal

The proposal is to short plat an existing 1.72 acre lot into five single family lots. The property is located within an R-5 zoning district, which has a minimum lot size of 7,200 square feet. The site contains an existing single family residence, shed, and detached garage that will remain on Lot 5. The detached garage is located within the 20 foot rear yard setback so is classified as an existing nonconforming structure and will be subject to the pertinent regulations of Land Use Code (LUC) 20.20.560.A. See Section VII for related condition. There is also detached barn that is located on Lot 4 that will be removed with this application (see attached plans). The following is a list of lots and their sizes:

Lot 1	12,227 SF	Lot 4	10,024 SF
Lot 2	10,024 SF	Lot 5	34,248 SF
Lot 3	10,024 SF		



II. Site Description and Context

The existing residential lot is located along SE 16th Street within the East Lake Hills neighborhood. This neighborhood consists of single-family residences on larger lots up

to a several acres in size. The subject site is in the northern portion of the neighborhood near the intersection of SE 16th and 156th Ave SE. The site is surrounded on all sides by existing single-family development. Immediately adjacent to the east is a row of approximately 8,000 SF lots developed with single family homes aligned along 159th Ave SE. Immediately adjacent to the west are two large 1-2 acre lots with single family homes. The proposed short plat will be serviced via the utilities and infrastructure currently serving this block off of SE 16th Street.



III. Public Comments and Response:

As of the date of this report, staff has received three e-mails regarding this proposal.

- The first e-mail questioned the project density of five lots for this site. Staff responded that a maximum of 10 lots could be constructed on this site based upon the R-5 zoning for this property.
- The second e-mail was sent to request of a copy of the City's decision when it is issued.
- The third e-mail had concerns regarding tree retention at the property line. Staff explained the City's tree retention requirements along with the new Neighborhood Livability standards for vegetation retention in front yards.

IV. Technical Review:

The Clear and Grade, Utilities, Fire, and Transportation Departments have approved the preliminary short plat.

A. Clear and Grade Division

The Clear and Grade Division has approved this proposal and will conduct formal review of the project through the clear and grade permit process.

B. Utility Department

The Utilities Department reviewed the proposal for conceptual site layout only.

The addition of 5,000 square feet or greater of new impervious and pollution generating surfaces will trigger the requirement to install a surface water detention and treatment facility. Since the site drains to a sensitive lake basin (Larson Lake), Best Management Practices will be required to treat for nutrients. Water and sewer main improvements will be required and necessary to provide the new homes with water and sewer connections. Water, Sewer and Storm drainage design and construction will require the developer to obtain a water, sewer and storm drainage Developer Extension Agreement for design and construction of infrastructure.

See Section VII for related conditions.

C. Fire Department:

1. The access road shall have a minimum paved width of 20 feet and posted and marked "No Parking Fire Lane" on both side
2. A fire hydrant will be required within 400 feet of a non-sprinklered home and 600 feet of a sprinklered home.
3. The size of the home without automatic fire sprinkler protection will be limited by the available fire flow.
4. A computer model fire flow analysis will be required before a determination is made on the requirement for automatic sprinkler protection.
5. The 20 foot wide access road must be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs).
6. A sign shall be located at the entrance to the access road noting all of the addresses on this access road.

See Section VII for related conditions.

D. 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 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. The assurance device must be documented with City forms provided by the Transportation Department.

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

1. 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.

The developer plans to modify the existing rockery located along the southern property line of the project site. The City's Lake to Lake multi-use trail runs adjacent to this rockery. No part of the trail surface can be used to stage construction for the rockery work. Construction activity cannot obstruct pedestrian passage along the trail without permission from the City's Right-of-Way Manager via a right-of-way permit. The right-of-way permit will require a pedestrian detour route if pedestrian obstruction cannot be avoided.

2. Street Frontage Improvements

Adjacent to the project site along SE 16th Street, existing street frontage consists of a paved multi-use trail (approximately 10 feet in width) with planter strip to separate pedestrians from the street edge.

This project will be responsible for relocation of a power pole located at the west corner of the current connection of the private access road to SE 16th Street, replacement plantings along the planter strip (mostly to the east for sight distance) and a street light.

The existing rockery located adjacent to the Lake to Lake trail will be restored to its original condition or better upon completion of construction activity at the site.

In addition, the applicant will be responsible for all damages to city right-of-way, including the aforementioned frontage, caused by construction activities stemming from this project.

3. Site Access

Access for this short plat shall be provided by an existing private road connecting to SE 16th Street. This road shall be improved per city standards with regard to pavement design and connection approach to SE 16th Street. Said standards include, DEV-8 for pavement design and DEV-7C for the private road approach connection (modified to accommodate the existing paved walkway) to SE 16th Street. The private road shall maintain a paved width of 20 feet with an appropriate turn-around facility (hammer head per DEV-1). Maximum grade for all paved access shall be no greater than 15%. Maximum cross slope for all paved access shall be no greater than 8%. Minimum clear distance from rockeries to the asphalt edge is 2 feet.

4. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other construction 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 SE 16th Street is classified as "No Street Cuts Permitted". The applicant must obtain a street cut waiver from the City's Right-of-Way Manager prior to any trenching in this street. Pavement restoration shall extend 50 feet from each side of the trench cut for the full width of SE 16th Street. The Right-of-Way Manager and the Transportation Inspector reserves the right to amend pavement restoration requirements at any time until final short plat approval issuance.

5. Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours.

This development will generate 4 new p.m. peak hour trips and therefore will not require concurrency testing (threshold for testing is 30 or more new p.m. peak hour trips). Street and intersection capacity near the site is adequate to accommodate total new trips to be generated from this short plat (a.m., p.m. and daily).

Sight distance at the access road connection to SE 16th Street is adequate per sight distance code requirements 14.60.240 (vehicular sight distance) and 14.60.241 (pedestrian sight distance).

Sight distance at the access road connection to SE 16th Street will be improved with the relocation of an existing power pole and new plantings within the sight distance triangle per sight distance code requirements 14.60.240 (vehicular sight distance) and 14.60.241 (pedestrian sight distance).

Accident history in the vicinity of the development is low.

Therefore, traffic impacts from this short plat are anticipated to be negligible and appropriate mitigation will be provided for via the City's transportation impact fee requirement as well as the transportation condition of approval items listed in this report.

See Section VII for related conditions.

V. Decision Criteria:

20.45B.130B Decision Criteria for a Preliminary Short Plat.

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

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

Finding: The preliminary short plat makes provisions for all necessary utilities and by upgrading an existing access road from SE 16th Street for the existing home. A 25-foot private access easement will be designated for Lots 1 through 5 and two single family lots located west of this parcel. City codes will ensure that public health, safety and general welfare are provided for at the time of issuance of building permits for all five lots.

It should also be mentioned that the applicant will be reconstructing an existing rockery wall at the southwest corner of the property. The wall exists to support SE 16th Street. Once it is reconstructed, the wall will not only support this roadway but also the drainage swale that will be placed in this area. Staff has contacted the reviewer's for Transportation and Utilities to verify this information. PCD grants an exemption for this wall as it is taller than the maximum height requirement of 30 inches within the building setback. LUC 20.20.025.D allows exemption of such walls if no feasible alternative exists. Given the walls function, it may be constructed as shown to protect the road and drainage swale.

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

Finding: The public interest is served by providing housing opportunities while ensuring compliance with City Codes.

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

Finding: The preliminary short plat considers the physical characteristic of the site. There are no sensitive areas on the site regulated by the Land Use Code. As required, the plans show Tree Retention Areas on Lots 3, 4, and 5 to meet the

15 percent minimum tree preservation requirement of the Land Use Code. See discussion below.

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

Finding: The proposal complies with the Land Use Code requirements for R-5 zoning, the Utility Code and the Bellevue Development Standards.
Land Use Code Requirements:

The site is currently zoned single family R-5 which has a minimum lot size requirement of 7,200 square feet. The dimensional requirements for R-5 zoning include:

1. 20' front yard setback (Lot 1 is a double fronting lot)
2. 20' rear yard setback
3. 5' side yard setback with combined side yard setback of 15'
4. 30' maximum building height
5. 40% lot coverage by structures
6. 55% impervious surface maximum

The applicant has proposed a 5 lot short plat which is below the maximum density requirement of the R-5 zoning district ($76,547/7,200=10$ units). This proposal fulfills the required density requirement for this site.

All of the lots meet the City of Bellevue Land Use Code requirements including the R-5 dimensional requirements.

Tree Preservation: The tree preservation requirements under LUC Section 20.20.900.D.2 to save 15 percent of significant trees on the site will be met through application of the Tree Retention areas as shown on the plans. There are 38 existing significant trees on site, comprising a total of 748 diameter inches. See Sheet C3 for detailed tree notes. Under the 15 percent retention requirement, 112 diameter inches are required to be retained. The applicant proposes to retain 18 percent or 138 diameter inches. The applicant has placed the appropriate tree protection language on the face of the final short plat.

5. The proposal is in accord with the Comprehensive Plan.

Policy S-SE-2: Enhance the existing residential character through landscaping, building orientation, and building design for all new development and physical improvements.

Finding: The site is located within the Southeast Bellevue Subarea of the Comprehensive Plan, which speaks to ensuring the continued viability of Southeast Bellevue as a residential community.

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

Finding: The proposed lots exceed the minimum standards for lot width, depth and lot area for the zoning district. Additionally, no environmental factors inhibit development of the property. A variance is not necessary to develop a single-family residence within this subdivision. See Section VII for related condition.

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

Finding: The short plat will be served by connecting to existing utilities. The new lots will be accessed from an existing easement off of SE 16th Street.

VI. Conclusion and Decision:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the subject Preliminary Short Plat **with conditions**.

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

VII. Conditions of Approval:

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

1. **Tree Retention:** A 6-foot high, temporary chain link fence shall be placed around designated tree retention areas prior to clearing or grading on the site and shall remain until completion of the single-family construction. Retained trees shall be shown at plat engineering and on the face of the final short plat mylar.

Authority: LUC 20.20.900.D.2

Reviewer: Antoinette Pratt, (425) 452-5374

2. **Preliminary Design Approval:** The utilities Department approval of the Preliminary Short Plat Application is based on the preliminary utility design. Water, Sewer and Storm drainage Developer Extension Agreements will be required to develop the utility infrastructure for the site. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. The water, sewer and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

Authority: BCC Title 24.02,24.04,24.06
Reviewer: Mark Dewey, (425) 452-4119

3. Right of Way Use Permit: The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:
- a) Designated truck hauling routes.
 - b) Truck loading and unloading activities.
 - c) Hours of construction and hauling.
 - d) Continuity of pedestrian facilities.
 - e) Temporary traffic control and pedestrian detour routing for construction activities.
 - f) Street sweeping and maintenance during excavation and construction.
 - g) Location of construction fences.
 - h) Parking for construction workers.
 - i) Construction vehicles, equipment, and materials in the right of way.
 - j) All other construction activities as they affect the public street system.
 - k) Pavement restoration requirements.

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

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department (425) 452-4294

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

Authority: Bellevue City Code 14.30
Reviewer: Tim Stever, Transportation Department (425) 452-4294

5. 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 plan shall include all necessary transportation elements required per this report as well as any additional information needed by the Transportation Department to ensure safety within the right-of-way. The design of all transportation related 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 SE 16th Street, power pole relocation, new plantings in the planter strip (for sight distance) pavement restoration in SE 16th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans. All engineering plans must be stamped by a professional engineer licensed by the state of Washington.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual

Reviewer: Ray Godinez (425) 452-7915

6. **Site Distance:** To meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on SE 16th Street must be replaced with appropriate plantings (maximum mature height of not more than 12 inches). Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240

Reviewer: Ray Godinez (425) 452-7915

7. **Pavement Restoration:** The city's pavement manager has determined that the segment of SE 16th Street adjacent to the project site will require a full grind and overlay to mitigate for trenching or other digging in SE 16th Street. Limits of the restoration shall extend to 50 feet from each side of the trench cut for the full width of the street. Trench restoration must meet the requirements of Section 21 of the Design Manual, the associated right-of-way permit for this project and pertinent Right-of-Way drawings (ROW) found in the Transportation Design Manual. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

The Right-of-Way Manager and the Transportation Inspector reserves the right to amend any pavement restoration requirement assigned to this project at any time until the issuance of the final short plat approval.

Authority: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21

Reviewer: Tim Stever, Transportation Department (425) 452-4294

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. **Infrastructure Improvements:** All transportation 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. Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval.

Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

Site Specific Items:

- a) A 20 foot wide private road with pavement design per DEV-8. Maximum grade for all access routes shall be no greater than 15%. Cross slope shall be no greater than 8%.
- b) Private road approach connection to SE 16th Street per DEV-7C (modified to accommodate the existing paved walkway adjacent to the project site). Brick Pavers must be installed at the driveway edge to delineate the borders of the access road on the Lake to Lake trail.
- c) Relocation of an existing power pole.
- d) Pavement restoration to the existing walkway adjacent to site (if needed)
- e) One street light at the access connection.

Miscellaneous:

- f) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of the existing paved walkway along SE 16th Street.
- g) Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- h) The maximum cross grade of the private road a street at the street end shall be 8%.
- i) Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241 (plant height is modified to 12 inches at maximum mature height due to poor vertical sight distance to the east).

Authority: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490, Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

Reviewer: Ray Godinez (4250 452-7915)

2. 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.

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: Ray Godinez (425) 452-7915

3. Road Width & Parking: The access road shall have a minimum paved width of 20 feet and marked "No Parking Fire Lane" on both sides.

Authority: International Fire Code (IFC) 503, Bellevue Fire Department Development Standard (BFDDS), and BCC 5749
Reviewer: Adrian Jones, (425) 452-6032

4. Fire Hydrant: A fire hydrant will be required within 400 feet of a non-sprinklered home and 600 feet of a sprinklered home.

Authority: IFC Appendix 508
Reviewer: Adrian Jones, (425) 452-6032

5. Home sizes: The size of the home without automatic fire sprinkler protection will be limited by the available fire flow.

Authority: IFC Appendix B
Reviewer: Adrian Jones, (425) 452-6032

6. Fire Flow: A computer model fire flow analysis will be required before a determination is made on the requirement for automatic sprinkler protection.

Authority: IFC Appendix B
Reviewer: Adrian Jones, (425) 452-6032

7. Access Road Load Capacity: The 20 foot wide access road must be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs).

Authority: Bellevue Development Standards
Reviewer: Adrian Jones, (425) 452-6032

8. Addressing: A sign shall be located at the entrance to the access road noting all of the addresses on this access road.

Authority: BFDDS
Reviewer: Adrian Jones, (425) 452-5374

9. Tree Retention Signage: An identification sign, furnished by the City, shall be permanently installed around the tree retention areas. These signs shall be installed **prior to** final plat approval.

Authority: LUC 20.20.900.D.2
Reviewer: Antoinette Pratt (425) 452-5374

10. Prohibition of Variance: The final short plat shall include the following note:

“No variance from setbacks or dimensional standards to accommodate a building larger than will fit outside of building setbacks will be granted. All lots must meet lot coverage limitations for this zoning.”

Authority: LUC Section 20.20.010
Reviewer: Antoinette Pratt, (425) 452-5374

11. Detached garage: The detached garage is located within the 20 foot rear yard setback and classified as an existing nonconforming structure. It shall be subject to the pertinent regulations of LUC for nonconforming structures. This shall be noted on the face of the final short plat.

Authority: LUC 20.20.560.A
Reviewer: Antoinette Pratt, (425) 452-5374

C. PRIOR TO BUILDING PERMIT ISSUANCE:

1. **Transportation Impact Fee:** Payment of the traffic impact fee will be required at the time of single family building permit issuance. The current impact fee for impact fee area #9 is \$464.71 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: Bellevue City Code 22.16
Reviewer: Ray Godinez (425) 452-7915

Attachments:

Plans and Drawings

BURNETT PROPERTY SHORT PLAT

- A PORTION OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC. 2, T 24 N, R 5 E, W.M., KING COUNTY, WASHINGTON -
 - CITY OF BELLEVUE -
SITE IMPROVEMENTS

PROJECT TEAM

APPLICANT	DOUG PALMER 15731 SE 26TH STREET BELLEVUE, WA 98008 425.351.9181
PROPERTY OWNER	MACOLM E. BURNETT 15824 SE 16TH STREET BELLEVUE, WA 98008
CIVIL ENGINEER	DONALD A. PROCTOR, P.E. ALTUS ENGINEERING, PLLC P.O. BOX 1263 FALL CITY, WA 98024 206.489.2591
SURVEYOR	GEODATUM INC. 1505 NW MALL STREET ISSAQUAH, WA 98027 425.837.8083

BENCHMARK AND DATUM

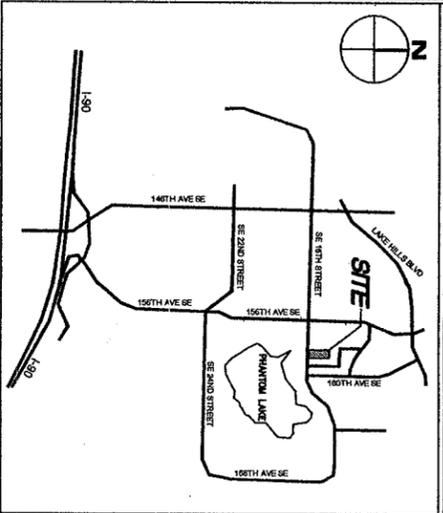
REFERENCE:
 THIS SET OF DRAWINGS HAS BEEN PREPARED USING THE BOUNDARY DATUM BENCHMARK AND TOPOGRAPHIC SURVEY PREPARED BY GEODATUM INC. SURVEYORS PREPARED IN MAY 2007. CONTRACTOR SHALL OBTAIN AN ORIGINAL COPY OF THAT SURVEY FOR USE AS REFERENCE, PRIOR TO CONSTRUCTION.

VERTICAL BENCHMARK:
 CITY OF BELLEVUE BENCHMARK # 194 AT 164TH AVENUE SE AND SE 14TH STREET.
 BENCHMARK ELEVATION = 298.67 (NAVD 1988)

BASIS OF BEARING:
 PER SUBDIVISION PLAT NO. 5994841, RECORDED IN VOLUME 79 OF SURVEYS, PAGES 28 & 29, RECORDS OF KING COUNTY, WASHINGTON.

ACCEPTED THE BEARING OF N88°32'28"W FOR SE 16TH STREET.

VICINITY MAP



LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION AT A POINT 841.5 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2;
 THENCE NORTH 534.5 FEET, MORE OR LESS, TO INTERSECT WITH THE SOUTH LINE OF LOT 4, BLOCK 2, STILLWELL ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79 OF PLATS, PAGES 28 AND 29, IN KING COUNTY, WASHINGTON;
 THENCE EAST ALONG THE SOUTH LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, 148.5 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE SOUTH 30 FEET THEREOF.

DRAWING INDEX

CIVIL DRAWINGS:	C1 C2 C3 C4 C5 C6 C7 C8 C9 C10
	CIVIL COVER SHEET PERMIT SET DEFINITION, EROSION CONTROL, AND EROSION CONTROL PLAN GRADING, DRAINAGE, AND PAVING NOTES AND DETAILS 1 GRADING, DRAINAGE, AND PAVING NOTES AND DETAILS 2 SANITARY SEWER PLAN AND PROFILE 1 SANITARY SEWER PLAN AND PROFILE 2 SANITARY SEWER PLAN AND PROFILE 3 WATER DISTRIBUTION PLAN

UTILITY PURVEYORS

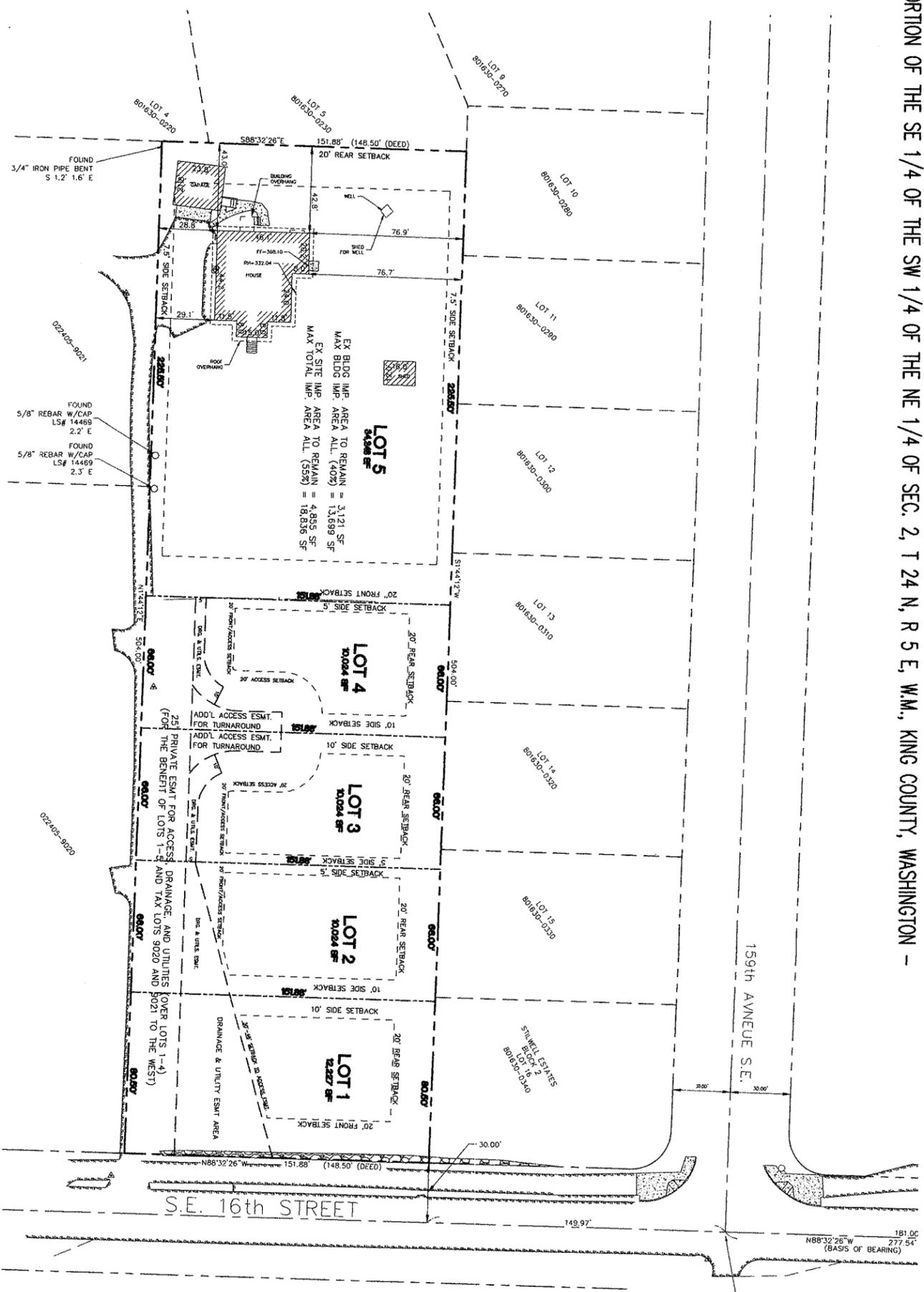
SANITARY SEWER:	CITY OF BELLEVUE UTILITIES DEPARTMENT 450 110TH AVENUE NE PO BOX 90012 BELLEVUE, WA 98009 425.452.8582
WATER DISTRIBUTION:	CITY OF BELLEVUE UTILITIES DEPARTMENT 450 110TH AVENUE NE PO BOX 90012 BELLEVUE, WA 98009 425.452.8582
STORM DRAINAGE:	CITY OF BELLEVUE UTILITIES DEPARTMENT 450 110TH AVENUE NE PO BOX 90012 BELLEVUE, WA 98009 425.452.8582
POWER:	PUGET SOUND ENERGY
FIRE PROTECTION:	PUGET SOUND ENERGY
COMMUNICATION:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY

LEGEND

EXISTING	PROPOSED
FOUND MONUMENT	FOUND MONUMENT
REBAR AND CAP	REBAR AND CAP
CABLE TV LINES	CABLE TV LINES
OVERHEAD ELECTRIC LINES	OVERHEAD ELECTRIC LINES
SANITARY SEWER LINES	SANITARY SEWER LINES
STORM DRAIN LINES	STORM DRAIN LINES
TELEPHONE LINES	TELEPHONE LINES
WATER LINES	WATER LINES
FENCE (AS NOTED)	FENCE (AS NOTED)
CATCH BASIN	CATCH BASIN
GAS METER	GAS METER
GAS VALVE	GAS VALVE
UTILITY POLE	UTILITY POLE
GYL POLE	GYL POLE
GYL ANCHOR	GYL ANCHOR
TELE RISER	TELE RISER
SKIN	SKIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT	SANITARY SEWER CLEAN OUT
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
WATER VALVE	WATER VALVE
MAIL BOX	MAIL BOX
ASPHALTIC CONCRETE PAVING	ASPHALTIC CONCRETE PAVING
CEMENT CONCRETE PAVING	CEMENT CONCRETE PAVING
CONCRETE TREE	CONCRETE TREE
DECIDUOUS TREE	DECIDUOUS TREE
BUILDING	BUILDING
MONUMENT	MONUMENT
REBAR WITH CAP	REBAR WITH CAP
BRASS DISK	BRASS DISK
BOLLARD	BOLLARD



<p>PROJECT TITLE/LOCATION: Burnett Property Preliminary Short Plat</p> <p>15824 SE 16th Street Bellevue, Washington APN: 022405 - 9055</p>	<p>OWNER/APPLICANT: Doug Palmer</p> <p>15731 SE 26th Street Bellevue, WA 98008 425.351.9181</p>	<p>Don Proctor, P.E. Altus Engineering, PLLC</p> <p>P.O. Box 1263 Fall City, WA 98024 206.489.2591 don.proctor@altusengr.com www.altusengr.com</p>
<p>1 3/08 per city comment # Date Description Revisions</p> <p>OCTOBER, 2007 PERMIT SET</p> <p>Drawing Title CIVIL COVER SHEET</p>	<p>Altus Engineering, PLLC 11000 1st Avenue, Suite 200, Seattle, WA 98108 206.489.2591 www.altusengr.com</p>	<p>Altus Engineering</p>



LOT AREA/COVERAGE DATA NOTES

1. EXISTING ACCESS AND STRUCTURES TO REMAIN AS IS ON PROPOSED LOT 5.
2. 20' FRONT SETBACK ON LOT 5 APPLIES ONLY TO BUILDING PERMITS APPLIED FOR IN THE FUTURE.
3. SIDE YARD SETBACKS MAY BE ADJUSTED TO BETWEEN 5' AND 10' ON EITHER SIDE BUT THE TOTAL OF BOTH SIDEYARD SETBACKS MUST BE AT LEAST 15'.

LOT AREA/COVERAGE DATA

LOT NO.	LOT AREA (SF)	MAX. ALLOW. STRUCT. COV. (SF) (BY CODE 408)	MAX. ALLOW. IMP. AREA (SF) (BY CODE 558)	PROP. ESMT. ROAD IMP. AREA (SF)	REMAN. ALLOW. IMP. AREA (SF)	AVAIL. BLDG. AREA SHOWN WITHIN SETBACKS (SF)
1	12,227	4,891	6,728	1,610	5,115	3,466
2	10,024	4,010	5,513	1,320	4,193	4,400
3	10,024	4,010	5,513	1,986	3,527	3,615
4	10,024	4,010	5,513	1,986	3,527	3,617
SUB-TOTALS				6,902 SF (0.16 AC)	16,362 SF (0.37 AC)	

LOT NO.	EXIST. IMP. AREA TO REMAIN (SF)	EXIST. STRUCT. AREA TO REMAIN (SF)
5	4,855 (14.2%)	3,121 (9.1%)
SITE TOTALS		
78,547 SF (1.78 AC)		

SHORT PLAT LAYOUT

OCTOBER, 2007
PERMIT SET
Drawing Title

PROJECT TITLE/LOCATION:
Burnett Property Preliminary Short Plat
15824 SE 16th Street
Bellevue, Washington
APN: 022405 - 9055

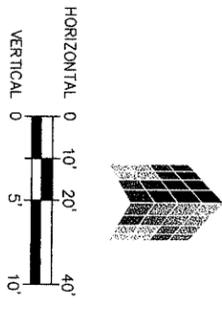
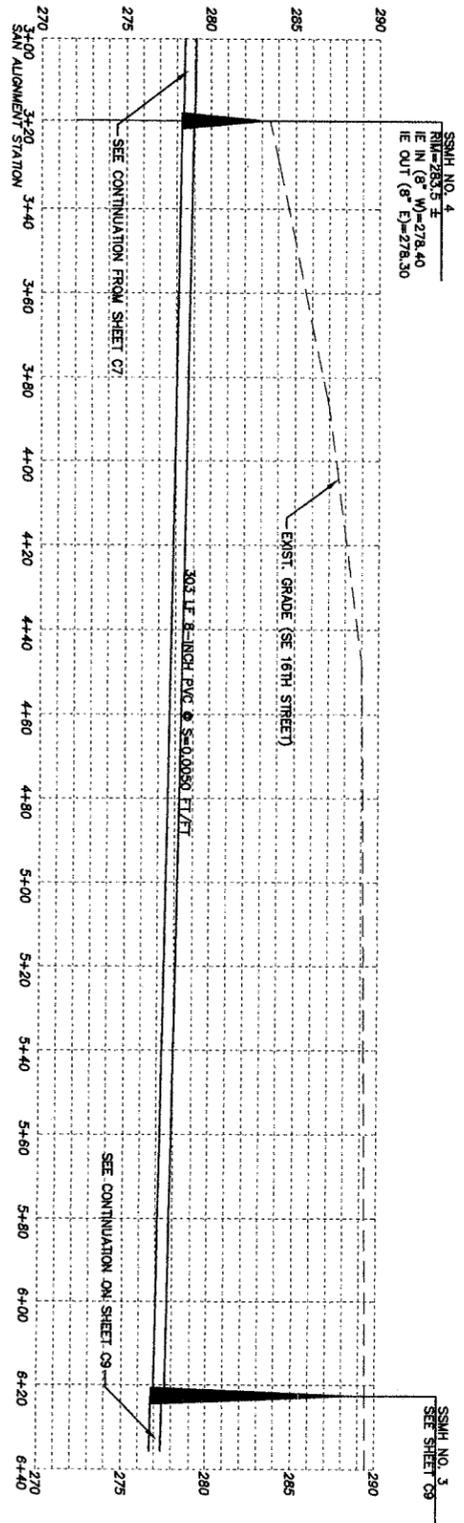
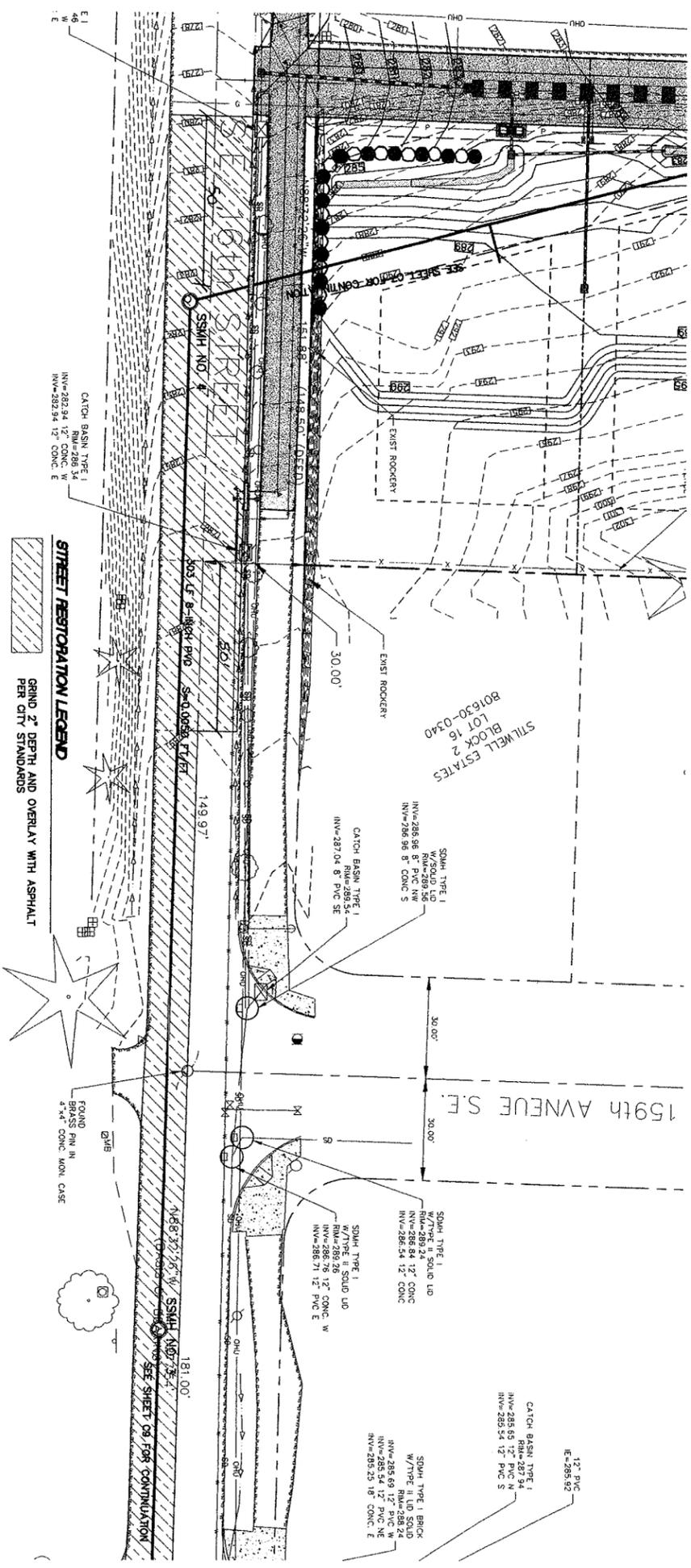
OWNER/APPLICANT:
Doug Palmer
15731 SE 26th Street
Bellevue, WA 98008
425.351.9181



Altus Engineering
Don Proctor, P.E.
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UTILITY LOCATE
CALL 48 HOURS BEFORE YOU DIG
"811"
"It's the Law"





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Drawing Number

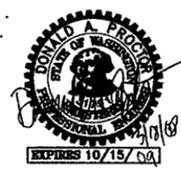
**SANITARY SEWER
PLAN AND PROFILE 2**

**OCTOBER, 2007
PERMIT SET**

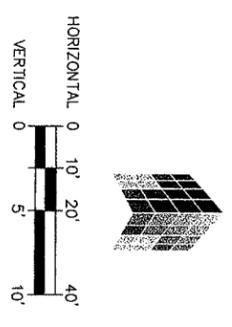
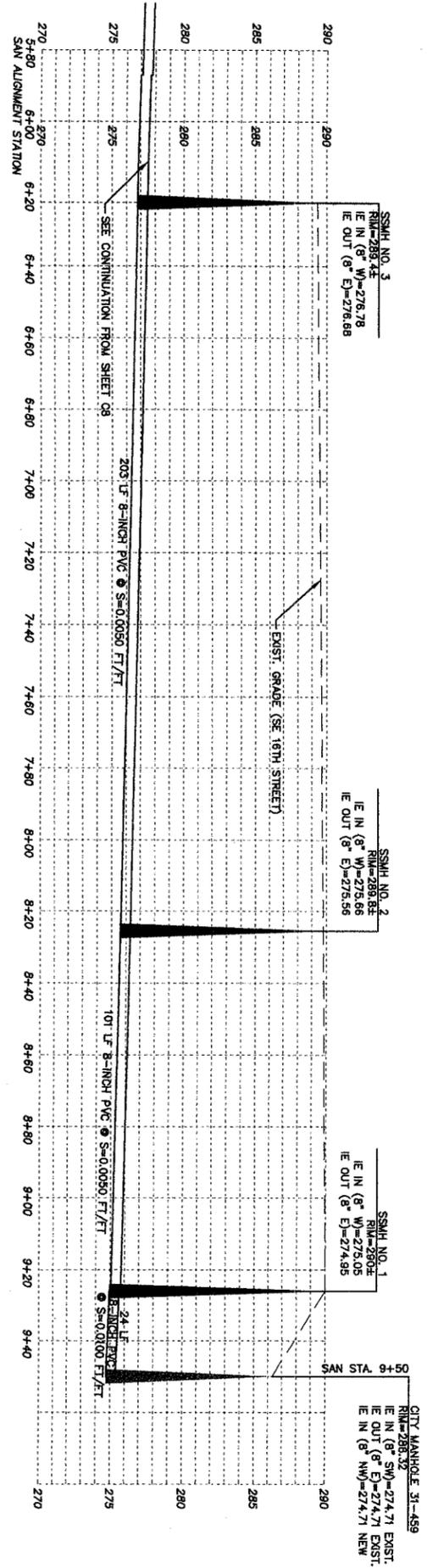
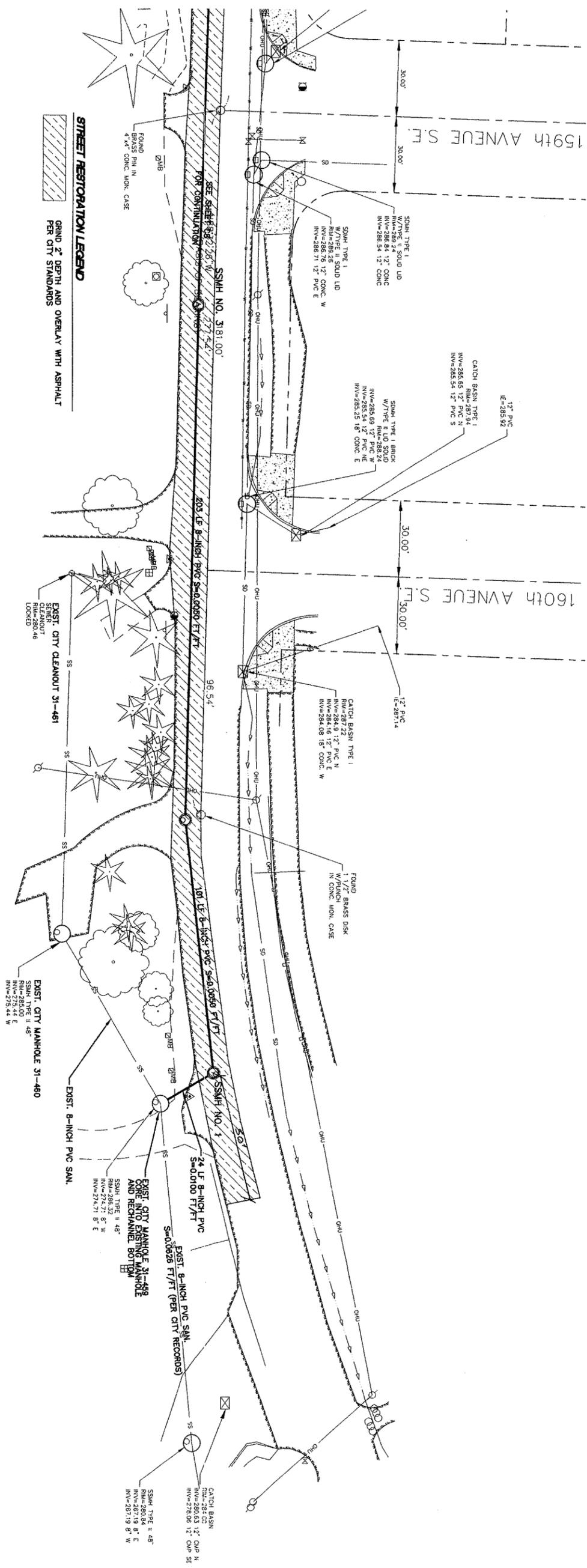
1 3/08 per city comment
Date Description
Revisions

PROJECT TITLE/LOCATION:
**Burnett Property
Preliminary Short Plat**
15824 SE 16th Street
Bellevue, Washington
APN: 022405 - 0055

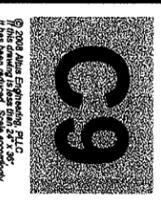
OWNER/APPLICANT:
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**Altus
Engineering**
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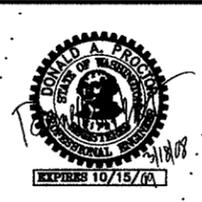
UTILITY LOCATE
CALL 48 HOURS
BEFORE YOU DIG
"811"
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Drawing Number
OCTOBER, 2007
PERMIT SET
SANITARY SEWER
PLAN AND PROFILES 3

PROJECT TITLE/LOCATION:
**Burnett Property
Preliminary Short Plat**
15824 SE 16th Street
Bellevue, Washington
APN: 022405 - 9055

OWNER/APPLICANT:
Doug Palmer
15731 SE 26th Street
Bellevue, WA 98008
425.351.9181



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DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS (AND TRACT PURCHASERS) OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE—UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVERTED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, FOR OUR HEIRS AND ASSIGNS, AND FOR ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THIS SHORT SUBDIVISION DEDICATION AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

NAME _____
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF _____
 NOTARY PUBLIC
 DATED _____
 MY APPOINTMENT EXPIRES _____

OLD LEGAL DESCRIPTION PARCEL A

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

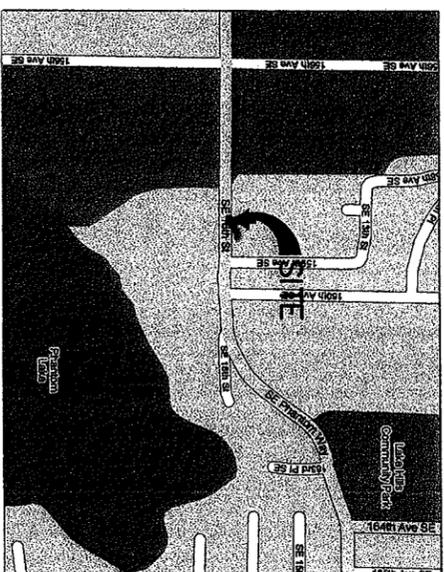
BEGINNING ON THE SOUTH LINE OF SAID SUBDIVISION AT A POINT 84.5 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 2;
 THENCE NORTH 54.5 FEET, MORE OR LESS, TO INTERSECT WITH THE SOUTH LINE OF LOT 4, BLOCK 2, STILL WELL ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79 OF PLATS, PAGES 28 AND 29, IN KING COUNTY, WASHINGTON;
 THENCE EAST ALONG THE SOUTH LINE OF LOTS 4 AND 5 OF SAID BLOCK 2, 148.5 FEET, MORE OR LESS, TO INTERSECT WITH THE WEST LINE OF LOT 10 OF SAID BLOCK 2;
 THENCE SOUTH ALONG THE WEST LINE OF LOT 10 EXTENDED TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2;
 THENCE WEST 148.5 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE SOUTH 30 FEET THEREOF.

BASIS OF BEARINGS

CITY OF BELLEVUE HORIZONTAL STATIONS 0614 AND 0379 - WASHINGTON COORDINATE SYSTEM NAD83 (1987) NORTH ZONE. ACCEPTED THE BEARING OF N89°22'42"W FOR S.E. 16th STREET.

TREE RETENTION

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 DRAPELINE (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.



VICINITY MAP

EASEMENTS FROM TITLE REPORT

- EASEMENT AND THE TERMS AND CONDITION REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 GRANTEE: PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORPORATION
 PURPOSE: UNDERGROUND COMMUNICATION LINES
 AREA AFFECTED: THE WEST 10 FEET
 RECORDED: NOVEMBER 8, 1979
 RECORDING NUMBER: 7911080783
- EASEMENT AND THE TERMS AND CONDITION REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 GRANTEE: STATE OF WASHINGTON
 PURPOSE: SLOPE RETENTION
 AREA AFFECTED: SOUTHERLY PORTION OF SAID PREMISES
 RECORDED: JUNE 1, 1987
 RECORDING NUMBER: 8706011238
 INFORMATION PROVIDED BY LEGAL DESCRIPTION NOT ADEQUATE TO PROPERLY PLACE ON MAP
- EASEMENT AND THE TERMS AND CONDITION REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 GRANTEE: CITY OF BELLEVUE
 PURPOSE: TEMPORARY CONSTRUCTION AREA AFFECTED: SOUTHERLY PORTION OF SAID PREMISES
 RECORDED: JUNE 1, 1987
 RECORDING NUMBER: 8706011239
- AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 BETWEEN: MARGARET J. HUGHES, INC., A CORPORATION, KATE CAROLINE EVERS, A WIDOW, AND ROBERT W. EVERS AND ETHEL M. EVERS, HUSBAND AND WIFE, AND MALCOM E. BURNETT AND REGINA A. VARNETT, HUSBAND AND WIFE
 RECORDED: FEBRUARY 16, 1986
 RECORDING NUMBER: 5888881

GENERAL NOTES

- THIS SURVEY IS BASED ON PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, INC., CERTIFICATE FOR FILING PROPOSED PLAT, ORDER NUMBER 649395, RECORDS EXAMINED TO APRIL 12, 2007 AT 8:00 A.M.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NP-352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED CITY OF BELLEVUE STANDARDS.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN OCTOBER 2007 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- ALL PROPERTY CORNERS WILL BE SET PRIOR TO THE RECORDING OF THIS SHORT PLAT.

SW 1/4, NE 1/4, SEC 2, T14N 24N, R05E SE, W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED: _____ DATE _____
 REAL PROPERTY & SURVEY _____ DATE _____
 DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED: _____ DATE _____
 ADMINISTRATOR _____ DATE _____

PLANNING & COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED: _____ DATE _____
 ADMINISTRATOR _____ DATE _____

KING CO. DEPT. OF ASSESSMENTS

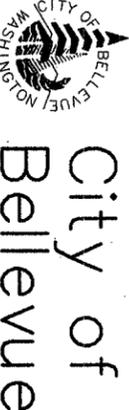
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____
 ASSESSOR _____ DEPUTY ASSESSOR _____
 ACCOUNT NO. _____

RECORDER'S CERTIFICATE

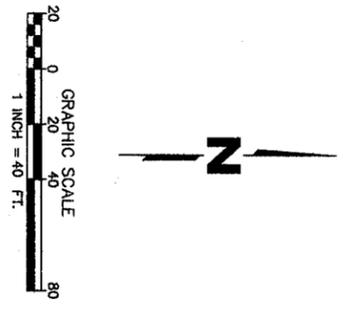
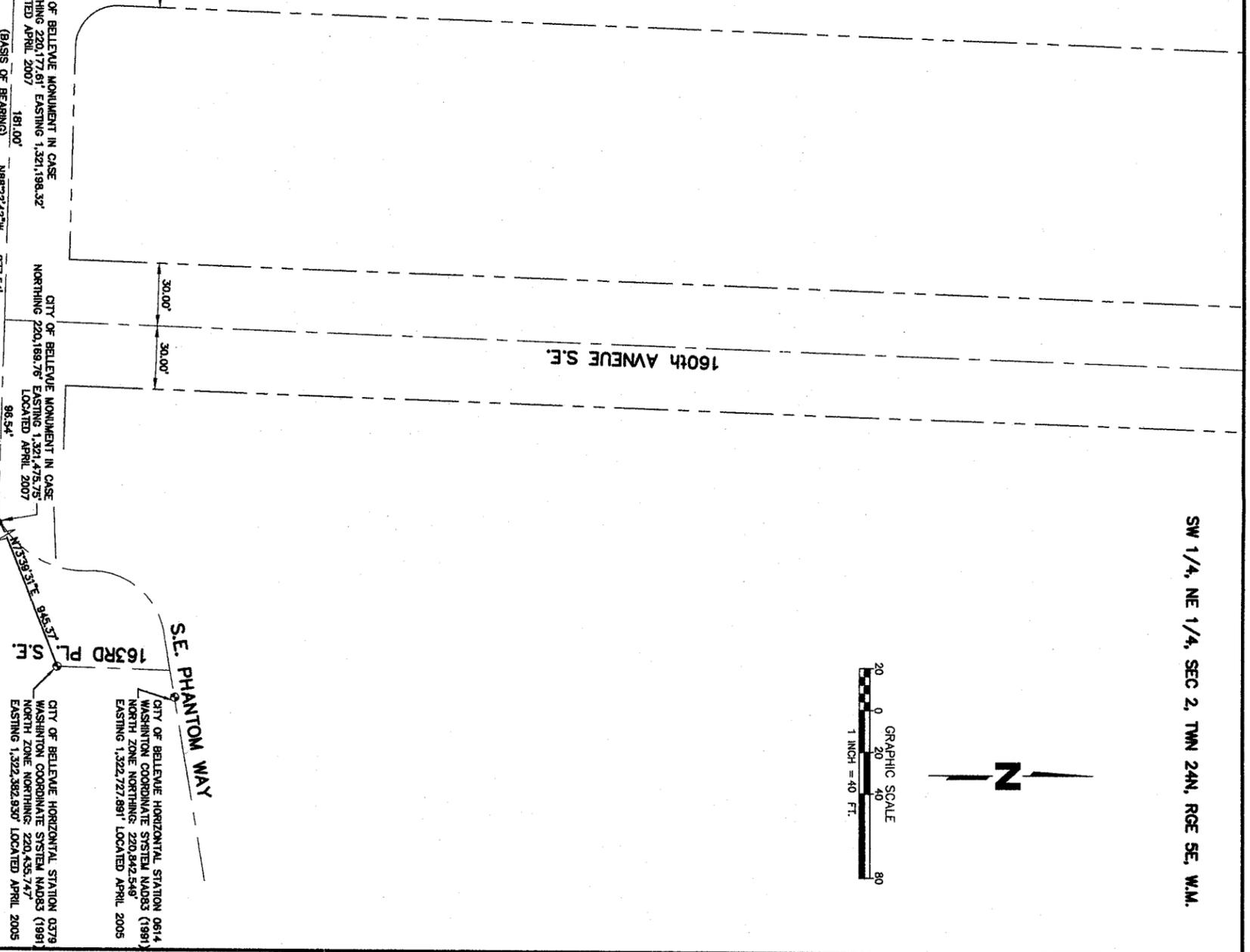
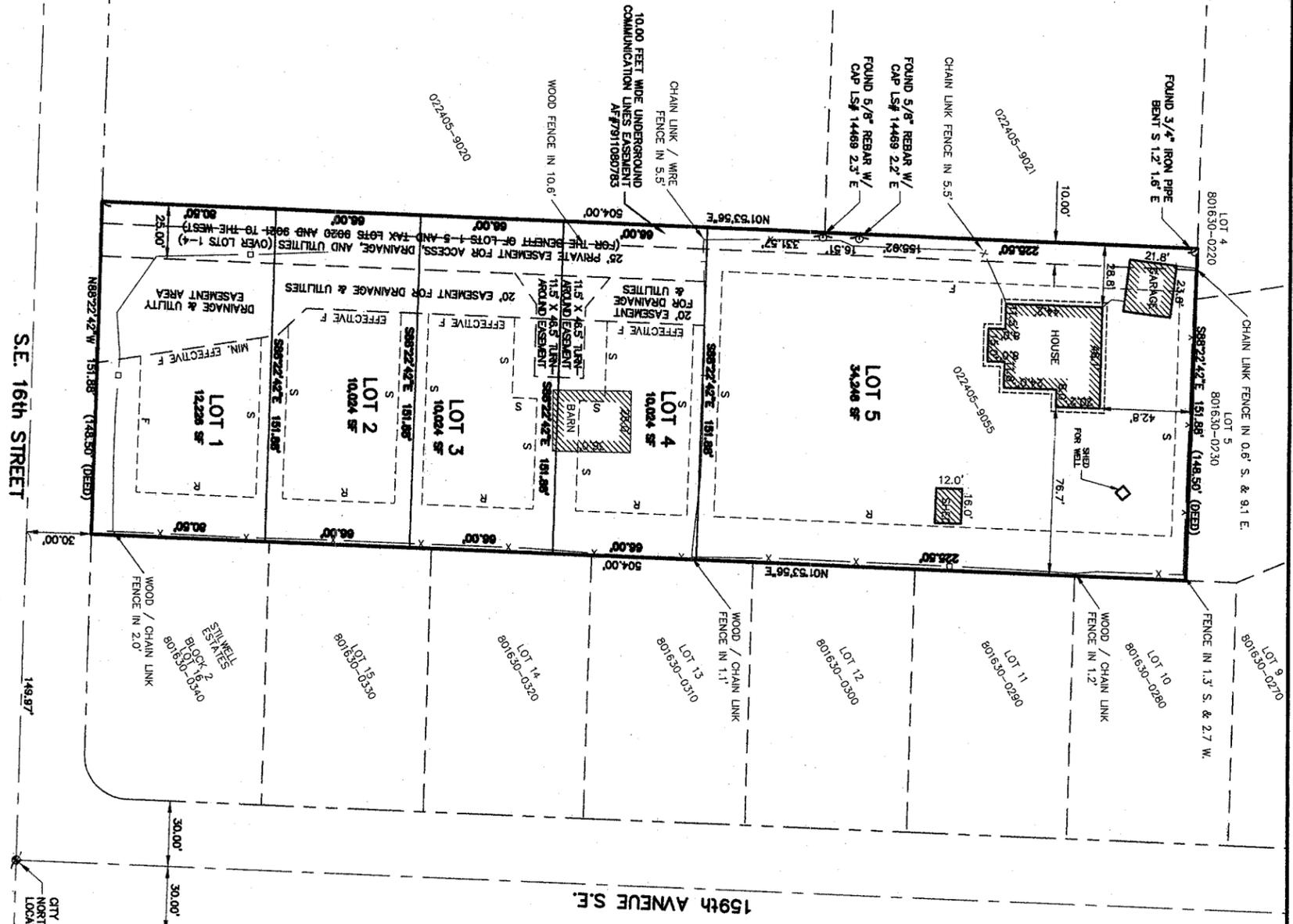
FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE(S) _____ AT THE REQUEST OF THE CITY OF BELLEVUE.
 MANAGER _____ S.P.T. OF RECORDS _____
 RECORDING NO. _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DOUG & JESSIE PALMER IN OCTOBER, 2007.



SHORT PLAT NO. _____
 SHEET 1 OF 3



SW 1/4, NE 1/4, SEC 2, T4N 24N, R9E SE, W.M.

CITY OF BELLEVUE MONUMENT IN CASE
NORTHING 220,177.61' EASTING 1,321,198.32'
LOCATED APRIL 2007
181.00'
(BASIS OF BEARING) N88°22'42" W 277.54'

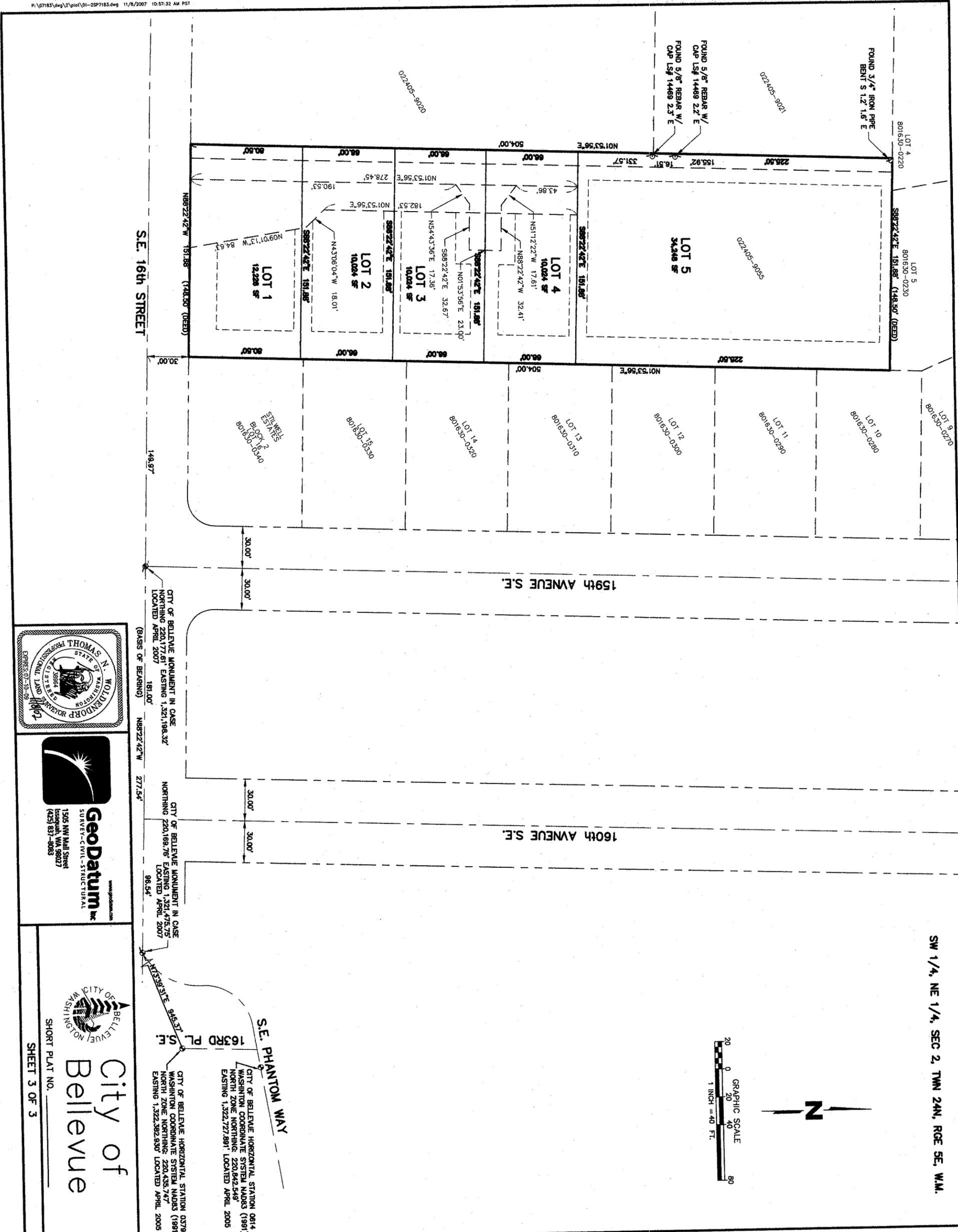
CITY OF BELLEVUE MONUMENT IN CASE
NORTHING 220,189.76' EASTING 1,321,475.75'
LOCATED APRIL 2007
98.54'

CITY OF BELLEVUE HORIZONTAL STATION 0379
WASHINGTON COORDINATE SYSTEM NAD83 (1981)
NORTH ZONE NORTHING: 220,842.549'
EASTING 1,322,727.891' LOCATED APRIL 2005

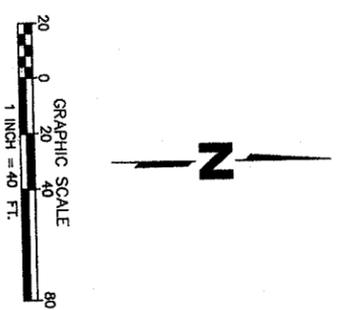
CITY OF BELLEVUE HORIZONTAL STATION 0614
WASHINGTON COORDINATE SYSTEM NAD83 (1981)
NORTH ZONE NORTHING: 220,842.549'
EASTING 1,322,727.891' LOCATED APRIL 2005



City of Bellevue
SHORT PLAT NO. _____
SHEET 2 OF 3



SW 1/4, NE 1/4, SEC 2, T14N 24N, R10E SE, W.M.

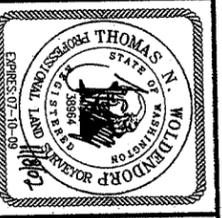


CITY OF BELLEVUE MONUMENT IN CASE
NORTHING 220,177.61' EASTING 1,321,198.32'
LOCATED APRIL 2007
181.00' (BASIS OF BEARING) N88°22'42"W

CITY OF BELLEVUE MONUMENT IN CASE
NORTHING 220,189.78' EASTING 1,321,175.75'
LOCATED APRIL 2007
96.54' N88°22'42"W

CITY OF BELLEVUE HORIZONTAL STATION 0379
WASHINGTON COORDINATE SYSTEM NAD83 (1981)
NORTH ZONE NORTHING: 220,435.747'
EASTING 1,322,382.830' LOCATED APRIL 2005

S.E. PHANTOM WAY
CITY OF BELLEVUE HORIZONTAL STATION 0814
WASHINGTON COORDINATE SYSTEM NAD83 (1981)
NORTH ZONE NORTHING: 220,842.549'
EASTING 1,322,727.891' LOCATED APRIL 2005



CITY OF BELLEVUE
NOTARY IN WASHINGTON
City of Bellevue
SHORT PLAT NO. _____
SHEET 3 OF 3