



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

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**Proposal Name:** Zheng Preliminary Short Plat

**Proposal Address:** 16226 Northup Way

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide a 0.57 acre site into 4 single family building lots, located in the R-7.5 zoning district.

**File Number:** 09-104440-LN

**Applicant:** Jack Zheng

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Sally Nichols, Associate Planner

**State Environmental Policy Act Threshold Determination:** Exempt

**Department Decision:** Approval with Conditions

  
\_\_\_\_\_  
Sally Nichols, Associate Planner  
Development Services Department

Application Date: January 26, 2009  
Notice of Application: February 19, 2009  
Minimum Comment Period: March 5, 2009 (14 days)  
Decision Publication Date: June 4, 2009  
Appeal Deadline: June 18, 2009

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For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [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.

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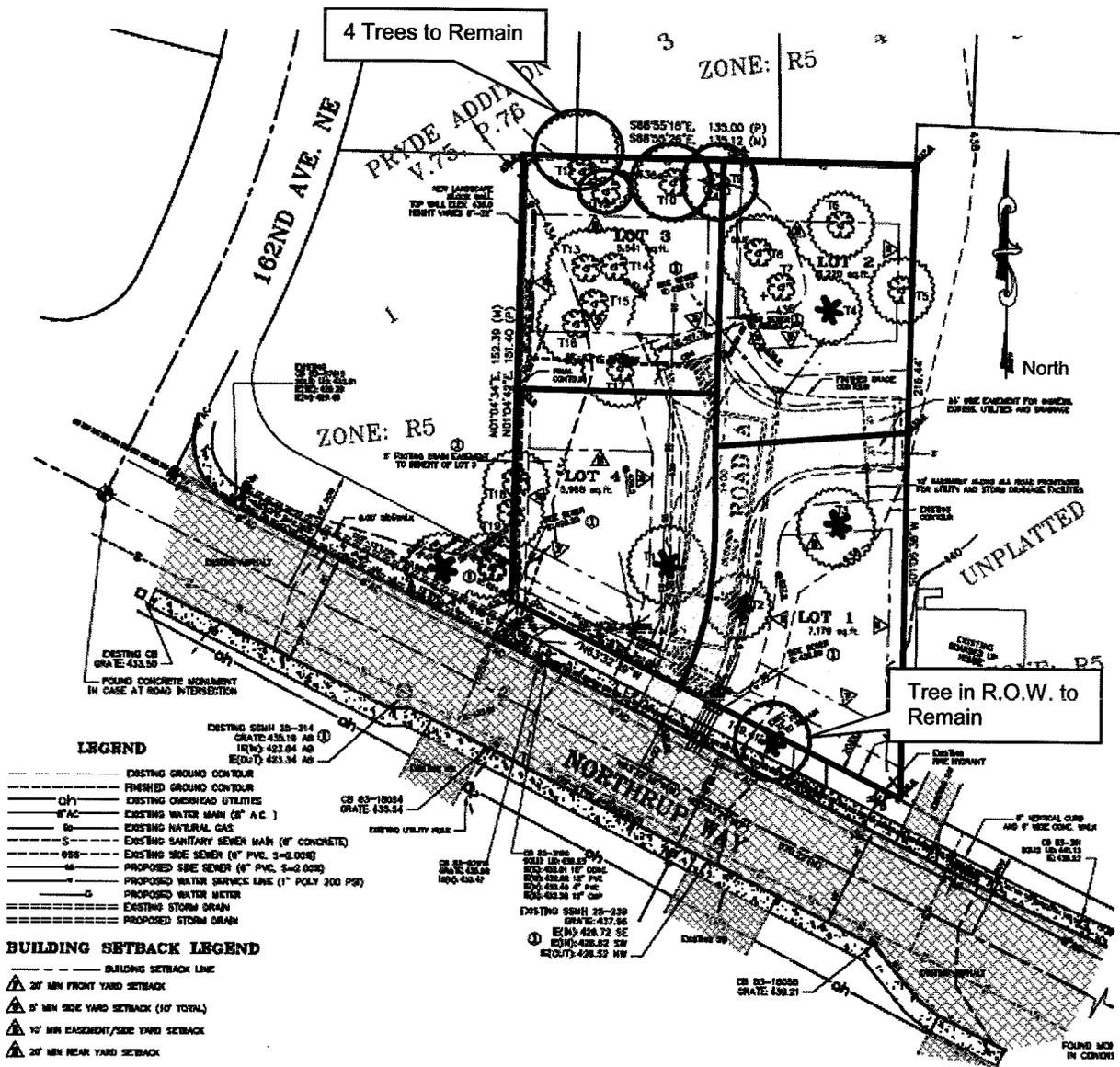
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Attachments:  
Project Drawings

**I. DESCRIPTION OF PROPOSAL**

The applicant is proposing to short plat an existing 24,909 square foot (approximately 0.57 acres) lot into four single-family building lots. The site contains an existing single-family residence and associated out-buildings; all of which will be demolished as a result of this short plat proposal. Access to the four new lots will be provided via one shared private road (Road A) that will necessitate only one curb cut off of Northup Way. Each new home (not part of this short plat approval) will have a driveway that will connect to Road A. The applicant proposes to retain approximately 18% of the total diameter inches of the significant trees on the site.

**Figure 1 – Site Plan**

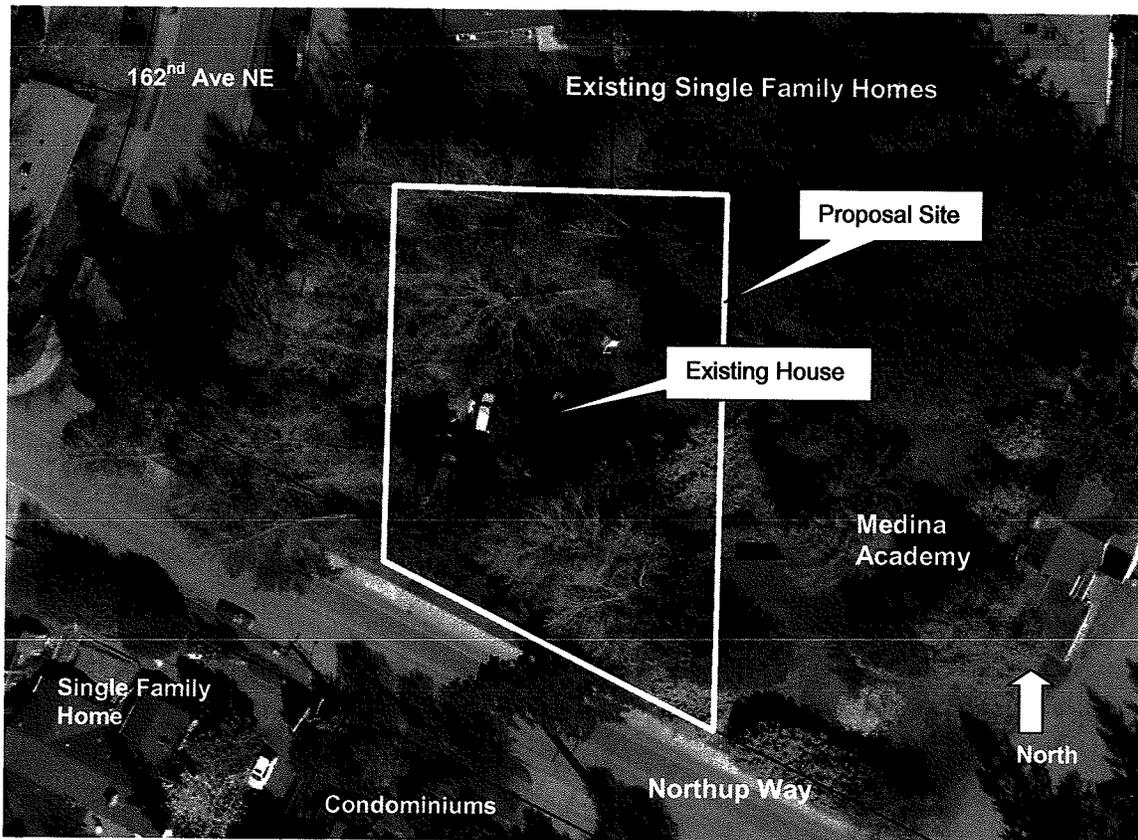


**II. SITE DESCRIPTION AND CONTEXT**

The project site currently is comprised of one, single family lot located on Northup Way, a minor arterial street. The public right-of-way has been improved by the City of Bellevue to include a public sidewalk and a dedicated bicycle lane along the side of the roadway. See Figures 2 and 3 below.

The proposal site is 24,909 square feet (0.57 acres) within the Crossroads Subarea. The lot is occupied by one small, older 950 square foot single family home, a detached two-car garage, and an existing well and associated out building. There are a number of significant trees on the site, including some large Douglas Fir trees and Cottonwoods for a total of 237 diameter inches and the site is generally level. As defined by Land Use Code 20.25H, the site does not contain any critical or protected areas.

**Figure 2 - Aerial Photograph**



The surrounding neighborhood context is an eclectic mix of approved uses, including single family homes, multi-family residential development, a private school, a church, a site with a proposal for a new synagogue and a fraternal lodge. Land Uses directly adjacent to the proposal property include the following:

West and North: Existing single family homes in the R-5 zoning district.

East: The Medina Academy, a private elementary school, in the R-5 zoning district.

South (across Northup Way): A multi-family condominium development in the R-20 zoning district and a single family home in the R-3.5 zoning district.

**Figure 3 – Proposal Property Looking North from Northup Way**



### **III. CONSISTENCY WITH ZONING and LAND USE CODE REQUIREMENTS**

#### **A. Zoning**

On December 14, 1998, the City Council approved a Comprehensive Plan Amendment (File # 98-001576-AC and Ordinance No. 5120) to update the Crossroads Subarea Plan Map and change the land use designation on this site from Single Family-High (with a permitted density of 5 units per acre) to Single Family-Urban Residential (with a permitted density of 7.5 units per acre). To maintain consistency with the Comprehensive Plan, the site was subsequently rezoned from R-5 to R-7.5 via Ordinance No. 5841 (File #08-122538-LQ) on October 20, 2008. The four lots proposed by this short plat are allowed under the R-7.5 zoning.

Figure 4 - Zoning Map



**B. Consistency with Land Use Code Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-7.5 Crossroads Subarea Comprehensive Plan Designation: Single-Family Urban Residential (SF-UR)	
<b>Gross Site Area</b>	24,909 SF	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	4,700 SF per lot  LUC 20.20.010	Lot 1: 7,179 SF Lot 2: 5,220 SF Lot 3: 5,541 SF Lot 4: 5,968 SF Meets LUC requirements

ITEM	REQ'D/ALLOWED	PROPOSED
<b>Minimum Lot Width</b>	50 Feet  LUC 20.20.010	Lot 1: 64.5 Feet (approx.) Lot 2: 63.9 Feet (approx.) Lot 3: 69.3 Feet (approx.) Lot 4: 60.5 Feet (approx.) Meets LUC requirements
<b>Minimum Lot Depth</b>	80 Feet  LUC 20.20.010	Lot 1: 101.8 Feet (approx.) Lot 2: 82.5 Feet (approx.) Lot 3: 80 Feet (approx.) Lot 4: 87.3 Feet (approx.) Meets LUC requirements
<b>Building Setbacks</b> Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 10 Feet LUC 20.20.010	20 Feet 20 Feet 5 Feet 10 Feet (5 ft. + 5 ft.) Meets LUC requirements
<b>Access Easement Setback</b>	10 Feet from any access easement unless a greater dimension is specified LUC 20.20.010 Note (17)	10 Feet  Meets LUC requirements
<b>Tree Retention</b>	Required: 15% of 237 diameter Inches = 36 diameter Inches Minimum LUC 20.20.900	43 diameter Inches Retained = 18 % Retained  Meets LUC requirements <b><u>Refer to Condition of Approval regarding tree assessment, tree protection and tree retention/final short plat in Section IX of this report.</u></b>

**IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no critical areas on this proposal site. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is **EXEMPT**.

**V. SUMMARY OF TECHNICAL REVIEWS**

**A. Utilities Review**

The Utilities Department has reviewed the submitted plans and has approved the Preliminary Short Plat proposal only. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities. All

water, sewer & storm drainage design review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process, water application process, side sewer permit(s) and or storm drainage connection permits. **Refer to Condition of Approval regarding utilities in Section IX of this report.**

**B. Fire Department Review**

The fire department has reviewed the submitted plans and has approved the Preliminary Short Plat proposal only. **Refer to Condition of Approval regarding fire department conditions in Section IX of this report.**

**C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation 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. **Refer to Conditions of Approval regarding engineering plans for transportation in Section IX of this report.**

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit *issuance* will adequately mitigate off-site transportation impacts. New impact fees rates have been approved by City Council and will go into effect on January 1, 2010. These rates have increased significantly. Builders will pay the fee in effect at the time of building permit issuance.

***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. **Refer to Condition of Approval regarding right of way use permit and off-street parking in Section IX of this report.**

***Street Frontage Improvements***

Existing frontage improvements adjacent to the project site consists of a six foot wide concrete sidewalk with curb and gutter and a five foot wide paved shoulder. These improvements are consistent with and fulfill the intent of the City's "Pedestrian and Bicycle Transportation Plan Update" projects S-859 (sidewalks both side of Northup) and B-241 (bike lanes), respectively. Said frontage improvements are in serviceable condition. Therefore, no major street frontage improvements are required at this time other than the following:

The applicant will be responsible for removing the existing driveway approaches (two total) currently connecting the site to Northup Way. These approaches will be replaced with matching sidewalk, curb and gutter and paved shoulder.

The applicant will be responsible for the installation of a driveway approach (per DEV-7A) connecting the new access road (private) to Northup Way.

The applicant will be responsible for new street signing indentifying the new private access road.

The applicant will be responsible for pavement restoration on Northup Way at the discretion of the Transportation Inspector.

The applicant will be responsible for damages to city right-of-way and infrastructure caused by construction activity related to this short plat at the discretion of the Transportation Inspector. **Refer to Condition of Approval regarding infrastructure improvements in Section IX of this report.**

***Site Access***

Access to all lots will be from a private road connecting to Northup Way. Location of the driveway approach connection is approximately centered along the southern property line of the project site; adjacent to Northup Way.

The private road will have a minimum paved width of 20 feet, set within a 24 foot wide access easement. Pavement design will be per DEV-8 (with verification by the applicant's engineer). **Refer to Condition of Approval regarding access design and maintenance in Section IX of this report.**

The new private access road has been named 163<sup>rd</sup> Court NE. All homes will be addressed from this street name and not Northup Way.

The applicant will be required to coordinate with appropriate vendors for waste and mail services.

***Pavement Restoration***

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration."

Each category has different trench restoration requirements associated with it. Near the development site Northup Way is classified as an "Overlay Required Street."

Generally, minimum pavement restoration for this type of classification extends to 50 feet from each side of the street cut for the full width of the street. Pavement sub-grades will match existing or per DEV-8 at the discretion of the Transportation Inspector. **Refer to Condition of Approval regarding pavement restoration in Section IX of this report.**

***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 project will generate 3 new P.M. peak hour trips and therefore will not trigger concurrency testing (threshold for testing is 30 or more new P.M. peak hour trips).

Due to the minimal amount of new trips created by this short plat, traffic impacts from the Zheng Short Plat to the existing transportation network will be minimal.

Sight distance, grades, and illumination at the access connection to Northup Way are adequate. Some vegetation trimming and removal may be necessary to enhance sight distance. **Refer to Condition of Approval regarding sight distance in Section IX of this report.**

#### **D. Clearing and Grading Department**

The Clearing and Grading has reviewed the submitted plans and has approved the preliminary short plat without conditions. A Clearing and Grading Permit (GE Type) is required for the construction of the road, driveways and the utilities of this short plat.

## **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on February 19, 2009 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. One written comment was received via email on the proposal (a copy of the public comment email is in the project file at City Hall) at the time of this writing. The following is a summary of the main issues identified by the individual, along with the City's response.

- 1. **Issue/Question:** There is concern regarding the protection of the neighboring properties.*

**Response:** City of Bellevue development codes are in place to protect surrounding properties from any development. For example, during the preliminary short plat review, the applicant must identify all applicable dimensional requirements including the setbacks and lot dimensions, for each lot to assure that each lot is of legal shape, size and distance from adjacent properties. The setbacks and configurations of the four proposed lots are shown on the Preliminary Short Plat drawing in Figure 1 in Section 1 of this report. In addition, a minimum of 15% of the total diameter inches of the existing trees on site must be retained and protected during construction. The Zheng preliminary short plat will retain 18% of the existing trees, primarily along the northern property line. In addition, the large fir tree along Northup Way, which is in the public right-of-way, will also be retained (because it is in the right-of-way, it is not included in the tree retention figures provided by the applicant).

Approval of the preliminary short plat and final short plat does not take into consideration the design of any future buildings. When the single family homes submit plans for permits, the structures will be required to comply with the dimensional requirements, including lot coverage by structure and maximum total impervious surface, for the R-7.5 zoning district. Specific construction permits for new homes or home improvements would be subject to the construction codes in place at the time of application.

During construction, construction hours and noise are regulated by Bellevue City Code (BCC) 9.18. In addition, to control construction traffic (among other things) the applicant is required to obtain a right-of-way use permit.

**Refer to Section III and Conditions of Approval regarding construction noise, right-of-way use permit, tree protection and tree retention in Section IX of this report.**

**2. *Issue/Question:* Existing low water pressure.**

**Response:**

The water pressure at this location is approximately 33 psi. Individual private booster pumps may be needed to increase the water pressure for each new home. The City of Bellevue has adequate water supply to service the four new lots.

**3. *Issue/Question:* Existing wildlife and a potential infestation by rats and mice.**

**Response:** The Land Use Code regulates development if habitat associated with species of local importance (identified in LUC 20.25H.150) are impacted by the project. This is a previously developed site which is surrounded by intensive development on all sides. No habitat and/or species of local importance have been identified on the site.

In addition, the City of Bellevue Land Use Code does not contain any requirements for rodent abatement prior to development. Therefore, pest mitigation is not a part of the development plan for the Zheng Short Plat project. However, Bellevue City Code (BCC) 9.10.030 and 9.10.040 and the King Country Board of Health Rules and Regulations No. 06-01 address the issue of rodents as pests. Complaints should be registered with the City of Bellevue Code Compliance.

**VII. DECISION CRITERIA:**

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

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

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

**Response:** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The existing vacated single family home and associated out-buildings will be demolished. Only one curb cut will be allowed on Northup Way. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

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

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

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

**Response:** The preliminary short plat considers the physical characteristics of the site by establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection and the site is relatively flat. Refer to Conditions of Approval regarding tree protection, tree assessment and tree retention/short plat in Section IX of this report.

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.**

#### **Development Standards**

**Response:** As conditioned, the proposal complies with the Land Use Code requirements for R-7.5 zoning, the Utility Code and the City of Bellevue Development Standards.

#### **Land Use Code Requirements**

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

**Response:** All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-7.5 zoning district dimensional requirements.

- B. **Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 15% of significant trees on the site. In order to meet the 15% minimum retention requirement, the project must retain a minimum of 36 diameter inches of the 237 diameter inches of the existing significant trees.*

**Response:** The applicant proposes to preserve a total of 43 diameter inches or 18% of the significant trees onsite. This satisfies the minimum 15% tree retention requirements. Refer to Conditions of Approval regarding tree assessment, tree protection and tree retention on the final plat in Section IX of this report.

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

**Response:** The site is located within the Crossroads subarea. The Comprehensive Plan specifies Single-Family Urban Residential development for this property, which is consistent with the R-7.5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

**Land Use Policy LU-3:** *Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.*

**Response:** This short plat will provide lots for four future single family residential units. These homes will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 13 years

**Land Use Policy LU-4:** *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

**Response:** The four lots proposed as a result of this short plat are the maximum number of lots allowed on an R-7.5 lot of this size.

**Crossroads Policy S-CR-4:** *Ensure that any development of remaining vacant land in Crossroads is compatible with surrounding uses.*

**Response:** The single family residential use is compatible with the surrounding neighborhood, which consists of single family homes, multi-family developments and a private school.

**Crossroads Policy S-CR-10:** *Retain the single family land as illustrated on the Land Use Plan (Figure S-CR.1).*

**Response:** Although rezoned in 2008 to achieve consistency with the Comprehensive Plan, the land is still zoned for single family residential.

**Crossroad Policy S-CR-50.a:** *Minimize the number of curb cuts from the residential areas onto Northup Way to enhance vehicular circulation and pedestrian and vehicular safety.*

**Response:** The proposal will have only one curb cut on Northup Way to serve all four lots.

**Housing Policy HO-17:** *Encourage infill development on vacant or under-utilized site that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*

**Response:** This project will eventually add four new single family homes which are, by use type, compatible with the surrounding single family neighborhoods. The proposal provides development on an infill or under-utilized site with adequate urban services and meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site.

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

**Response:** As conditioned, each lot (Lots 1-4) can reasonably be developed to current R-7.5 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding variance restriction in Section IX of this report.**

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

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access location, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

**VIII. CONCLUSION AND DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Zheng Preliminary Short Plat **WITH CONDITIONS**.

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

**IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

**Applicable Codes, Standards & Ordinances**

Clearing & Grading Code – BCC 23.76  
Construction Codes – BCC Title 23  
Fire Code – BCC 23.11  
Land Use Code – BCC Title 20  
Noise Control – BCC 9.18  
Sign Code – BCC Title 22  
Transportation Develop. Code – BCC 14.60  
Traffic Standards Code 14.10  
Right-of-Way Use Code 14.30  
Utility Code – BCC Title 24

**Contact Person**

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Tim Stever, (425) 452-4294  
Don Rust, (425) 452-4856

**A. GENERAL CONDITIONS:**

**1. Variance Restriction**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Sally Nichols, Land Use

**2. Noise – Construction Hours**

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

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Sally Nichols, Land Use

**3. Utilities**

This utilities has approved the Preliminary Short Plat proposal only. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities. All water, sewer & storm drainage design review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process, water application process, side sewer permit(s) and or storm drainage connection permits.

AUTHORITY: BCC 24.02, 24.04, 24.06  
REVIEWER: Don Rust, Utilities

**B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

**1. Right of Way Use Permit**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.

- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

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

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Right-of-Way/Transportation

## **2. Off-Street Parking**

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

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Right-of-Way/Transportation

## **3. Engineering Plans**

A road plan per City of Bellevue Submittal Requirement Hand Out #59 ([http://www.bellevuewa.gov/pdf/PCD/sd\\_59.pdf](http://www.bellevuewa.gov/pdf/PCD/sd_59.pdf)) produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all transportation infrastructure 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 Northup Way, pavement restoration in Northup Way, mailbox location, and restoration to existing frontage improvements. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual  
REVIEWER: Ray Godinez, Transportation

## **4. Sight Distance**

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Ray Godinez, Transportation

**5. Pavement Restoration**

The city's pavement manager has determined that this segment of Northup Way will require a full overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-8. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21  
REVIEWER: Tim Stever, Right-of-Way/Transportation Department

**6. Tree Assessment**

Prior to the issuance of the plat engineering/clear and grade permit (GE), the applicant must produce a tree assessment, prepared by a qualified professional, for *all of the trees to be retained*. This assessment must be reviewed by Land Use *before* the GE permit is issued.

AUTHORITY: Land Use Code 20.20.900.D  
REVIEWER: Sally Nichols, Land Use

**7. Tree Protection**

To mitigate adverse impacts during all construction to the trees to be retained and trees on adjacent properties, the applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site and within the public right-of-way, **outside of the drip lines**. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing shall be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.
- c) Protection must also be provided for any trees on adjacent properties. Protection shall be provided around the portion of the driplines that overhang the proposal property.

AUTHORITY: Bellevue City Code 23.76.060  
REVIEWER: Sally Nichols, Land Use

**C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

**1. Infrastructure Improvements**

All transportation related improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. 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:

a) Site Specific Items:

- i) Removal of the existing two driveway approaches on Northup Way.
- ii) Installing matching sidewalk, curb and gutter and paved shoulder where existing driveway approaches are removed.
- iii) New driveway approach connection (per DEV-7A) for the private road connection to Northup Way.
- iv) Street signing for the new private road (per TE-23B).
- v) New private road per DEV-8.
- vi) Pavement restoration on Northup Way at the discretion of the Transportation Inspector and where noted within this memo.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60.100, 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, Transportation

**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.

Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Ray Godinez, Transportation

**3. Fire Department Conditions**

- 1) Automatic fire sprinklers may be required in any home built depending on the gross square footage of the home and the available fire flow.
- 2) Detention vaults and pipes in the roadway shall 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) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

AUTHORITY: IFC903 & Appendix B, Bellevue Development 11/90  
REVIEWER: Adrian Jones, Fire

**4. Tree Retention/Final Short Plat**

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 43 diameter inches of existing significant trees to remain, as proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

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

AUTHORITY: Land Use Code 20.20.900.D  
REVIEWER: Sally Nichols, Land Use

**ZHENG SHORT PLAT**  
PRELIMINARY SHORT PLAT APPLICATION MAP



SITE ADDRESS: 16228 NORTHUP WAY, BELLEVUE, WA 98008  
TAX PARCEL NUMBER 2625059077

**VICINITY MAP**

NET TO SCALE

**LEGAL DESCRIPTION**  
THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 1°04'40" EAST ALONG THE EAST LINE OF THE SUBDIVISION, 512.63 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 85°55'20" WEST 135 FEET;  
THENCE SOUTH 1°04'40" WEST 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF COUNTY ROAD 149.47 FEET MORE OR LESS TO THE EAST LINE OF SAID SUBDIVISION;  
THENCE NORTH 1°04'40" EAST 214.17 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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

APN: 262505-0077

**TOTAL PARCEL AREA:**  
24,909 SQ. FT.

- SITE NOTES:**
1. THE SUBJECT SITE ZONE IS R7.5 AND ALL ADJOINING LAND IS R7.5.
  2. THERE ARE NO SENSITIVE AREAS ON THIS SITE.
  3. ALL AREAS ON THE SITE SLOPE LESS THAN 15%.
  4. AREAS OF THE SITE CLASSIFIED AS SCS ALDERWOOD SERIES.
  5. THE EXISTING SITE ARE CLASSIFIED AS SCS ALDERWOOD SERIES.
  6. IRRIGATION USES ONLY, NO DOMESTIC USE IS ALLOWED.
  7. "RETAINED VEGETATION AREA": THE SOIL AND VEGETATION WITHIN THE UNPLINE OF ALL SIGNIFICANT TREES TO BE SAVED MUST REMAIN UNDISTURBED.

**BASE OF BEARING:**  
WASHINGTON COORDINATE SYSTEM  
REF: BELLEVUE HORIZONTAL SYSTEM  
PROJ: NAD 83  
PROJ: WYOMING 407 233033.5333  
ELEVATION DATUM: NAVD 1983  
BENCHMARK: 16228 NORTHUP WAY  
ELEVATION: 146.25 US FEET  
ELEVATION: 146.25 US FEET

**APPLICANT PROPERTY OWNER:**  
WEST PACIFIC DEVELOPMENT, LLC  
SUITE C-4 PMB 323  
16228 NORTHUP WAY  
BELLEVUE, WA 98008  
425-746-8623

**EXISTING RESIDENCE AND GARAGE**  
TO BE REMOVED PRIOR TO FINAL  
PLAT RECORDING.

**EXISTING GROUND CONTOUR**  
FINISHED GROUND CONTOUR  
EXISTING OVERHEAD UTILITIES  
EXISTING WATER MAIN (8" A.C.)  
EXISTING SANITARY SEWER MAIN (8" CONCRETE)  
PROPOSED SIDE SEWER (8" P.V.C. S-2000)  
PROPOSED WATER SERVICE LINE (1" POLY 200 PSI)  
PROPOSED STORM DRAIN  
EXISTING STORM DRAIN

**FOUND CONTROL MONUMENT**  
(M) MEASURED BEARING AND/OR DISTANCE  
(P) PLAT OF PREVIOUS ADDITION, V.75, P.76

**LEGEND**

**SIGNIFICANT TREES**

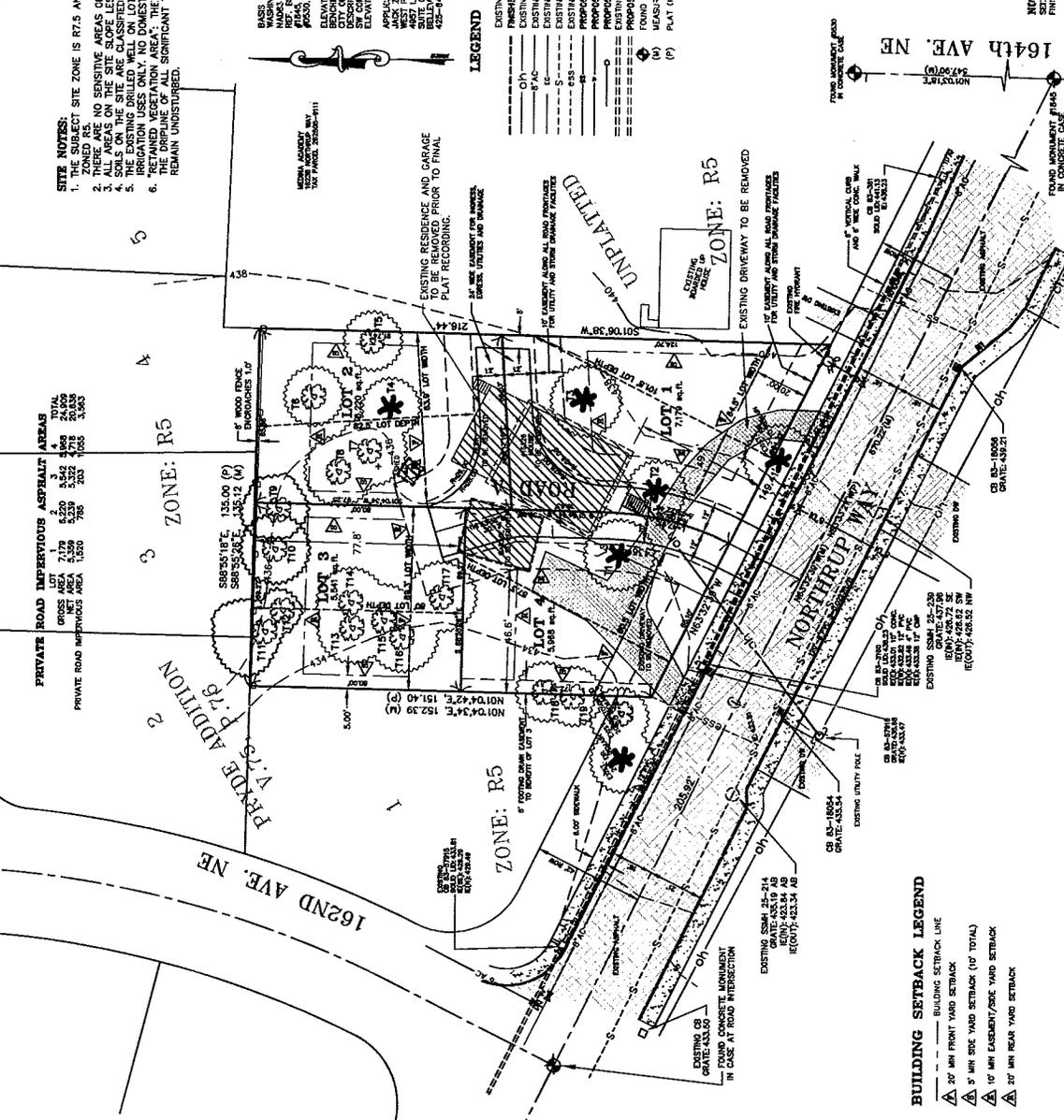
TREE ID	COMMON NAME	SCIENTIFIC NAME	DIAMETER (INCHES)	WEIGHTING FACTOR	WEIGHTED DIAMETER	TREES SAVED
T1	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	33	1.0	33	0
T2	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	8	1.0	8	0
T3	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	10	1.0	10	0
T4	WESTERN RED CEDAR	THUJA PLICATA	10	0.5	5	0
T5	BLACK COTTONWOOD	POPULUS BALSAIFERE	10	0.5	5	0
T6	BLACK COTTONWOOD	POPULUS BALSAIFERE	30	0.5	15	0
T7	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T8	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T9	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T10	BLACK COTTONWOOD	POPULUS BALSAIFERE	22	0.5	11	0
T11	BLACK COTTONWOOD	POPULUS BALSAIFERE	22	0.5	11	0
T12	BLACK COTTONWOOD	POPULUS BALSAIFERE	22	0.5	11	0
T13	BLACK COTTONWOOD	POPULUS BALSAIFERE	22	0.5	11	0
T14	BLACK COTTONWOOD	POPULUS BALSAIFERE	16	0.5	8	0
T15	BLACK COTTONWOOD	POPULUS BALSAIFERE	16	0.5	8	0
T16	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T17	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T18	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T19	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T20	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T21	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T22	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T23	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T24	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T25	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T26	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T27	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T28	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T29	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T30	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T31	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T32	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T33	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T34	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T35	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T36	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T37	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T38	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T39	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T40	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T41	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T42	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T43	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T44	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T45	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T46	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T47	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T48	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T49	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T50	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T51	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T52	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T53	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T54	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T55	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T56	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T57	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T58	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T59	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T60	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T61	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T62	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T63	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T64	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T65	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T66	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T67	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T68	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T69	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T70	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T71	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T72	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T73	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T74	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T75	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T76	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T77	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T78	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T79	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T80	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T81	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T82	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T83	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T84	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T85	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T86	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T87	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T88	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T89	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T90	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T91	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T92	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T93	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T94	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T95	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T96	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T97	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T98	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0
T99	BLACK COTTONWOOD	POPULUS BALSAIFERE	24	0.5	12	0
T100	BLACK COTTONWOOD	POPULUS BALSAIFERE	20	0.5	10	0

NOTE: THE SIGNIFICANT TREES TO BE SAVED AS SHOWN ABOVE IS THE MINIMUM TREE RETENTION REQUIRED BY CODE. ADDITIONAL SIGNIFICANT TREES MAY BE RETAINED AT THE OWNERS OPTION.

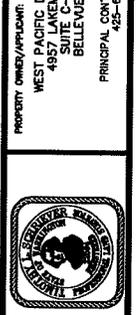
SCALE: 1" = 20'  
PORTION OF SECTION 26, NE 1/4, SECTION 26, T25N, R5E, W.M.

**ZHENG SHORT PLAT**  
**PRELIMINARY SHORT PLAT**  
TAX PARCEL NUMBER 2625059077  
SITE ZONE: R7.5  
SITE ADDRESS: 16228 NORTHUP WAY, BELLEVUE, WA 98008

DATE: 1/20/2009  
SHEET: 1 OF 2



**PROPERTY OWNER/APPLICANT:**  
WEST PACIFIC DEVELOPMENT, LLC  
14957 LAKEHURST BLVD SE  
SUITE C-4 PMB 323  
BELLEVUE, WA 98008  
PRINCIPAL CONTACT: JACK ZHENG  
425-746-8623



**ALLIANT ENGINEERING & LAND SURVEYING, INC.**  
14825 14497E AVE. NE (#192)  
WOODBRIDGE, WA 98072  
(425) 488-1085  
allianteng@allianteng.net

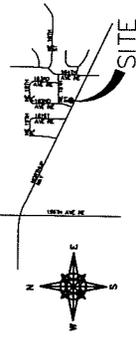
NO.	DATE	REVISION
1	4/29/09	ADDED TRACT A IMPERVIOUS AREA, LOT WIDTH/DEPTH, LOT 3 EMB

**BUILDING SETBACK LEGEND**

- ▲ 20' MIN FRONT YARD SETBACK
- ▲ 5' MIN SIDE YARD SETBACK (10' TOTAL)
- ▲ 10' MIN EASEMENT/SIDE YARD SETBACK
- ▲ 20' MIN REAR YARD SETBACK

# ZHENG SHORT PLAT

## PRELIMINARY CLEARING & GRADING PLAN



SITE ADDRESS: 16228 NORTHUP WAY, BELLEVUE, WA 98008  
 TAX PARCEL NUMBER 2625059077

### VICINITY MAP

NOT TO SCALE

BASE OF BEARINGS:  
 WASHINGTON COORDINATE SYSTEM  
 REF. BELLEVUE HORIZONTAL STATIONS  
 162ND AVE NE (16228) 438.5  
 162ND AVE NE (16229) 438.5  
 162ND AVE NE (16230) 438.5  
 162ND AVE NE (16231) 438.5  
 162ND AVE NE (16232) 438.5  
 162ND AVE NE (16233) 438.5  
 162ND AVE NE (16234) 438.5  
 162ND AVE NE (16235) 438.5  
 162ND AVE NE (16236) 438.5  
 162ND AVE NE (16237) 438.5  
 162ND AVE NE (16238) 438.5  
 162ND AVE NE (16239) 438.5  
 162ND AVE NE (16240) 438.5  
 162ND AVE NE (16241) 438.5  
 162ND AVE NE (16242) 438.5  
 162ND AVE NE (16243) 438.5  
 162ND AVE NE (16244) 438.5  
 162ND AVE NE (16245) 438.5  
 162ND AVE NE (16246) 438.5  
 162ND AVE NE (16247) 438.5  
 162ND AVE NE (16248) 438.5  
 162ND AVE NE (16249) 438.5  
 162ND AVE NE (16250) 438.5  
 162ND AVE NE (16251) 438.5  
 162ND AVE NE (16252) 438.5  
 162ND AVE NE (16253) 438.5  
 162ND AVE NE (16254) 438.5  
 162ND AVE NE (16255) 438.5  
 162ND AVE NE (16256) 438.5  
 162ND AVE NE (16257) 438.5  
 162ND AVE NE (16258) 438.5  
 162ND AVE NE (16259) 438.5  
 162ND AVE NE (16260) 438.5  
 162ND AVE NE (16261) 438.5  
 162ND AVE NE (16262) 438.5  
 162ND AVE NE (16263) 438.5  
 162ND AVE NE (16264) 438.5  
 162ND AVE NE (16265) 438.5  
 162ND AVE NE (16266) 438.5  
 162ND AVE NE (16267) 438.5  
 162ND AVE NE (16268) 438.5  
 162ND AVE NE (16269) 438.5  
 162ND AVE NE (16270) 438.5  
 162ND AVE NE (16271) 438.5  
 162ND AVE NE (16272) 438.5  
 162ND AVE NE (16273) 438.5  
 162ND AVE NE (16274) 438.5  
 162ND AVE NE (16275) 438.5  
 162ND AVE NE (16276) 438.5  
 162ND AVE NE (16277) 438.5  
 162ND AVE NE (16278) 438.5  
 162ND AVE NE (16279) 438.5  
 162ND AVE NE (16280) 438.5  
 162ND AVE NE (16281) 438.5  
 162ND AVE NE (16282) 438.5  
 162ND AVE NE (16283) 438.5  
 162ND AVE NE (16284) 438.5  
 162ND AVE NE (16285) 438.5  
 162ND AVE NE (16286) 438.5  
 162ND AVE NE (16287) 438.5  
 162ND AVE NE (16288) 438.5  
 162ND AVE NE (16289) 438.5  
 162ND AVE NE (16290) 438.5  
 162ND AVE NE (16291) 438.5  
 162ND AVE NE (16292) 438.5  
 162ND AVE NE (16293) 438.5  
 162ND AVE NE (16294) 438.5  
 162ND AVE NE (16295) 438.5  
 162ND AVE NE (16296) 438.5  
 162ND AVE NE (16297) 438.5  
 162ND AVE NE (16298) 438.5  
 162ND AVE NE (16299) 438.5  
 162ND AVE NE (16300) 438.5

**STORM DRAINAGE NOTES:**  
 1. SWANAGE FROM ALL SOFT, IMPERVIOUS SOILS AND IMPERVIOUS SURFACE AREAS.  
 2. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 3. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 4. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 5. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
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 8. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 9. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 10. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.

**EXISTING IMPERVIOUS AREAS**  
 GROSS AREA 24,900  
 TOTAL IMPERVIOUS 2,500  
 TOTAL IMPERVIOUS 2,500

**ESTIMATED DEVELOPED IMPERVIOUS AREAS**  
 GROSS AREA 7,179  
 TOTAL IMPERVIOUS 1,224  
 TOTAL IMPERVIOUS 1,224

**GRADING QUANTITIES:**  
 THE GRADING QUANTITIES NECESSARY FOR THE  
 DEVELOPMENT OF THIS PROJECT SHALL BE AS  
 SHOWN ON THIS PLAN. ALL VOLUMES OF EARTH  
 TO BE MOVED SHALL BE AS SHOWN ON THIS  
 PLAN. ALL VOLUMES OF EARTH TO BE MOVED  
 SHALL BE AS SHOWN ON THIS PLAN.

**SEE SEE NOTES:**  
 1. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 2. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 3. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
 4. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
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 8. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
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 10. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.

**EXISTING IMPERVIOUS AREAS**  
 GROSS AREA 24,900  
 TOTAL IMPERVIOUS 2,500  
 TOTAL IMPERVIOUS 2,500

**ESTIMATED DEVELOPED IMPERVIOUS AREAS**  
 GROSS AREA 7,179  
 TOTAL IMPERVIOUS 1,224  
 TOTAL IMPERVIOUS 1,224

**GRADING QUANTITIES:**  
 THE GRADING QUANTITIES NECESSARY FOR THE  
 DEVELOPMENT OF THIS PROJECT SHALL BE AS  
 SHOWN ON THIS PLAN. ALL VOLUMES OF EARTH  
 TO BE MOVED SHALL BE AS SHOWN ON THIS  
 PLAN. ALL VOLUMES OF EARTH TO BE MOVED  
 SHALL BE AS SHOWN ON THIS PLAN.

**SEE SEE NOTES:**  
 1. SWANAGE SHALL BE PROVIDED TO DRAIN INTO THE STORM COLLECTION TANK.  
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**EXISTING IMPERVIOUS AREAS**  
 GROSS AREA 24,900  
 TOTAL IMPERVIOUS 2,500  
 TOTAL IMPERVIOUS 2,500

**ESTIMATED DEVELOPED IMPERVIOUS AREAS**  
 GROSS AREA 7,179  
 TOTAL IMPERVIOUS 1,224  
 TOTAL IMPERVIOUS 1,224

**GRADING QUANTITIES:**  
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**EXISTING IMPERVIOUS AREAS**  
 GROSS AREA 24,900  
 TOTAL IMPERVIOUS 2,500  
 TOTAL IMPERVIOUS 2,500

**ESTIMATED DEVELOPED IMPERVIOUS AREAS**  
 GROSS AREA 7,179  
 TOTAL IMPERVIOUS 1,224  
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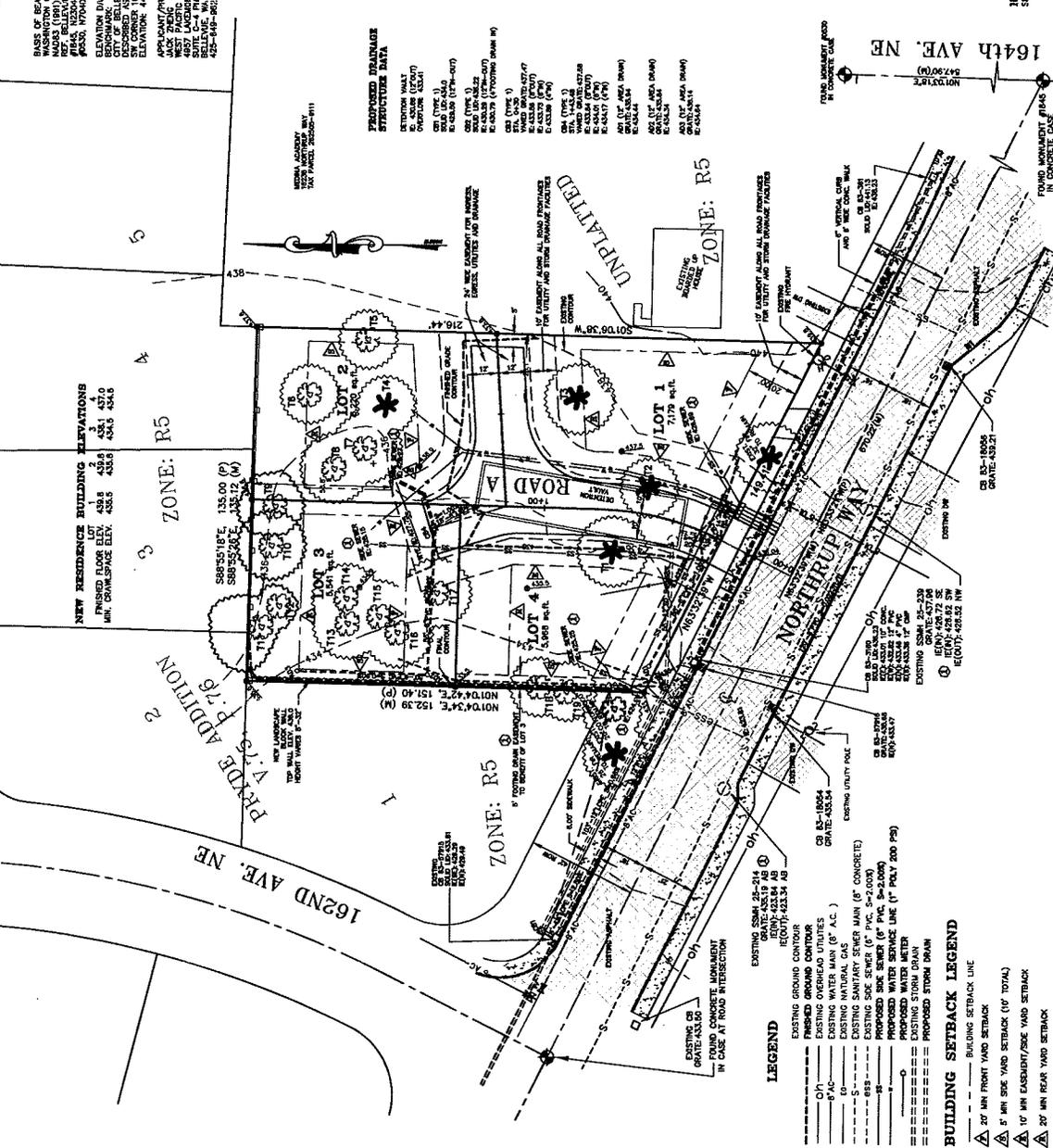
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### SIGNIFICANT TREES

TREE ID	COMMON NAME	SCIENTIFIC NAME	DIAMETER (INCHES)	HEIGHT (FEET)	WEIGHTED DIAMETER	WEIGHTED HEIGHT
T1	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	33	100	3.3	100
T2	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	27	100	2.7	100
T3	BLACK COTTONWOOD	POPULUS BALSAMIFERA	10	10	1.0	10
T4	BLACK COTTONWOOD	POPULUS BALSAMIFERA	12	10	1.2	10
T5	BLACK COTTONWOOD	POPULUS BALSAMIFERA	30	15	4.5	15
T6	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T7	BLACK COTTONWOOD	POPULUS BALSAMIFERA	28	13	3.6	13
T8	BLACK COTTONWOOD	POPULUS BALSAMIFERA	12	11	1.3	11
T9	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T10	BLACK COTTONWOOD	POPULUS BALSAMIFERA	22	11	2.4	11
T11	BLACK COTTONWOOD	POPULUS BALSAMIFERA	26	13	3.4	13
T12	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T13	BLACK COTTONWOOD	POPULUS BALSAMIFERA	20	12	2.0	12
T14	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T15	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T16	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T17	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T18	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T19	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12
T20	BLACK COTTONWOOD	POPULUS BALSAMIFERA	24	12	2.9	12

NOTE: THE SIGNIFICANT TREES TO BE SAVED AS SHOWN ABOVE IS THE MINIMUM NUMBER REQUIRED BY CODE. ADDITIONAL SIGNIFICANT TREES MAY BE RETAINED AT THE OWNERS OPTION.

SCALE: 1" = 20'

SECTION 26, T25N, R5E, W1/4, NE 1/4

PROPERTY OWNER/APPLICANT:  
 WEST PACIFIC DEVELOPMENT, LLC  
 4857 LAKE MOUNT BLVD, SE  
 SUITE C-4 PMB 323  
 BELLEVUE, WA 98006  
 PRINCIPAL CONTACT: JACK ZHENG  
 425-446-9628

ALLIANT ENGINEERING & LAND SURVEYING, INC.  
 14825 148TH AVE. NE (#118)  
 WOODINVILLE, WA 98072  
 (425) 460-1085  
 alliantengr.com

REVISION DESCRIPTION  
 NO. DATE BY  
 1 1/20/2009 JZ  
 2 1/20/2009 JZ  
 3 1/20/2009 JZ

DATE: 1/20/2009  
 SHEET: 2 OF 2