



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

Proposal Name: McFadden Naeseth Preliminary Short Plat

Proposal Address: 10536 SE 16th Street

Proposal Description: Subdivide one single family residential lot (21,778 square feet) into two single family residential lots in the R-4 zoning district. There are no critical areas onsite.

File Number: 10-112423-LN

Applicant: Joe Naeseth

Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

State Environmental Policy Act Threshold Determination: SEPA Exempt pursuant to WAC 197-11-800(6)(a), BCC 22.02.032

Department Decision: Approval with Conditions

Carol Hamlin, Senior Planner
Development Services Department

Notice of Application: 07/01/10
Minimum Comment Period: 07/15/10
Decision Publication Date: 10/07/10
Appeal Deadline: 10/21/10

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 p.m. on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSASL

The applicant proposes to subdivide one single family residential lot (21,778 square feet) into two single family residential lots in the R-4 zoning district. There is an existing house which will be demolished for the project. Each lot will receive separate driveway access from SE 16th Street. There are no critical areas onsite. The applicant will retain 30% of the diameter inches of significant trees onsite.

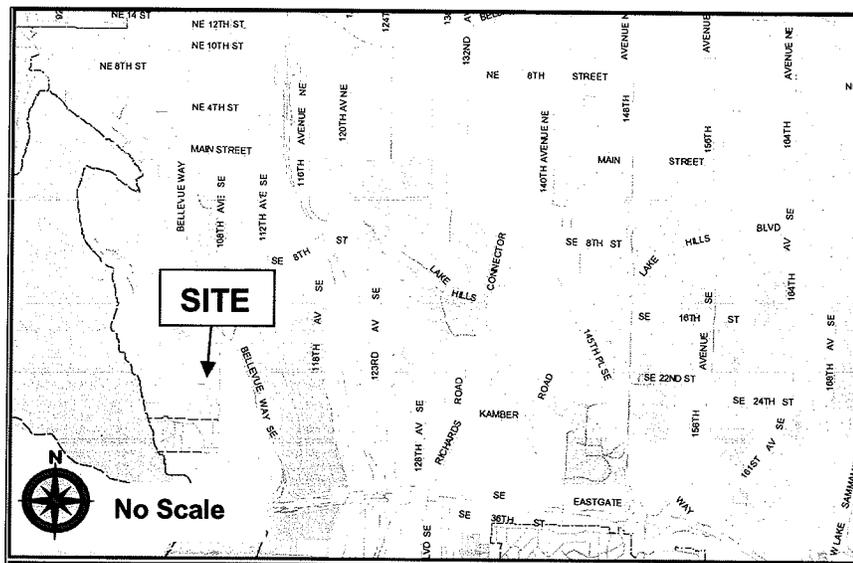
See Attachment A, Short Plat Drawings.

II. SITE DESCRIPTION AND CONTEXT

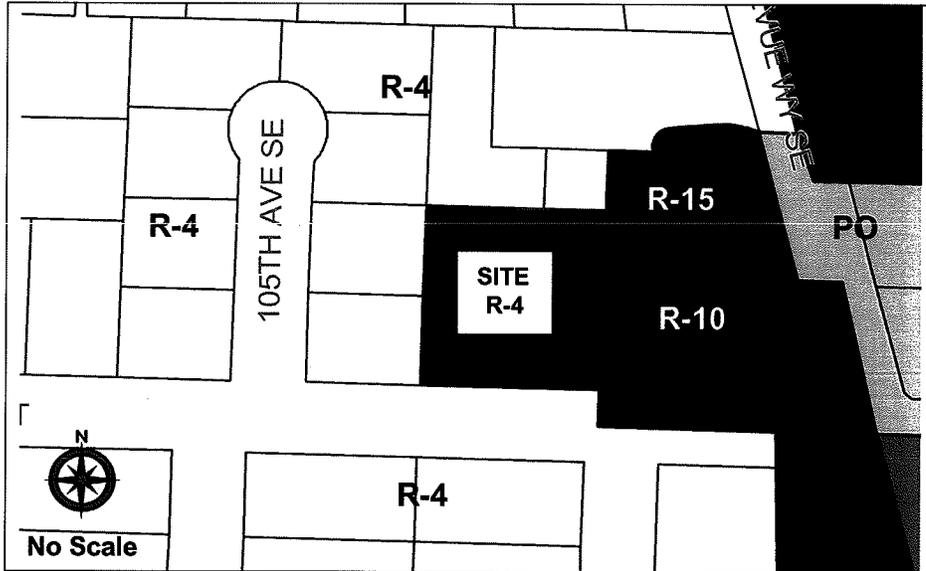
The site is located in the West Bellevue neighborhood, about 1 mile south of Downtown Bellevue. The site is surrounded by single family homes to the north, south and west, all within the R-4 zoning district; to the east is multi-family development (two duplexes) in the R-10 zoning district. The site is located in an established neighborhood with homes built in the 1950s, 1960s and 1970s. The area appears to be in transition with some of these existing homes being replaced by new homes. There are large Douglas fir trees in the neighborhood consistent with the Enatai neighborhood character.

See Vicinity Map, Zoning Map and Aerial Photograph below.

Vicinity Map



Zoning Map



Aerial Photograph



The site is generally flat with an elevation change of about 8 feet (approximately 8% slope) over the short plat property. There are no slopes exceeding 15% onsite. There are no critical areas onsite. The site contains 49 significant trees, of which 30% of the diameter inches will be saved in clusters of trees.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

**Table 1
 Dimensional Requirements**

BASIC INFORMATION		
Zoning District	R-4	
Gross Site Area	0.499 acres (21,778 Square Feet)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	8,500 Square Feet	Lot 1: 9,763 Square Feet Lot 2: 12,016 Square Feet
Minimum Lot Width	65 Feet	Lot 1: 65 Feet Lot 2: 80 Feet
Minimum Lot Depth	80 Feet	Lot 1: 150 Feet Lot 2: 150 Feet
Minimum Street Frontage	30 Feet	Lot 1: 65 Feet Lot 2: 80 Feet
Building Setbacks		Not to exceed with future homes (separate from this short plat action):
Front Yard	20 Feet	20 Feet
Rear Yard	20 Feet	20 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet
Access Easement	10 Feet	10 Feet
Lot Coverage	35%	Not to exceed 35% with future homes (separate from this short plat action):
Impervious Surface	50%	Not to exceed 50% with future homes (separate from this short plat action):
Tree Retention	30% or 280 Diameter Inches of Significant Trees Onsite. <u>See condition IX.C.1.</u>	30% or 282 Diameter Inches

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

This project does not require review under SEPA. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Clear/Grade Review

The plans and materials submitted for the project are sufficient for the Clearing and Grading section to approve the proposed Preliminary Short Plat. Technical review will occur through the Clearing and Grading Permit.

B. Utilities Review

The City has adequate capacity for providing water, sanitary sewer and storm drainage service for this proposal. The Utility Department approval of the preliminary short plat application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications. Changes to the site layout shall be required to accommodate all water, sewer and storm drainage design review, plan approval and field inspection shall be performed through the water, sewer, and storm drainage connection permits. See conditions IX.A.1(a),(b).

C. Fire Department Review

The Fire Department has reviewed the proposal and finds that it meets requirements with no conditions of approval.

D. Transportation Department 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 Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements. See condition IX.C.2.

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

Site Access

The McFadden/Naeseth Short Plat proposes the demolition of one existing single family house and the creation of two single family lots. Access to Lots 1 and 2 will be from individual single family driveways off of SE 16th Street as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway that served the existing house must be abandoned and removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway. See condition IX.B.1.

The Lot 1 driveway width is proposed as 16 feet. The driveway of Lot 2 is to have a width of 24 feet at the property line. Further within the site the width of Lot 2 driveway increases to 27 feet. The driveways are to be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on SE 16th Street is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual. See condition IX.B.1.

Bellevue City Code section 14.60.110A states that installation of street frontage improvements is required prior to final approval of short subdivisions. BCC section 14.60.110B states "Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the permittee as directed by the Review Engineer. Street frontage improvements may include curb, gutter, sidewalk, storm drainage, street lighting, traffic signal equipment, utility installation or relocation, landscaping strip, street trees and landscaping irrigation, street widening, and channelization."

Underlying these code sections are numerous policies and goals adopted by the City Council, including the Comprehensive Plan. Bellevue policy is to not allow new developments unless consistent with the goal to create a balanced transportation system having a wide range of travel choices and consistent with the vision of Bellevue as the "City in a Park." This is carried out by placing conditions on the approval of development permits to assure that developers provide frontage improvements as appropriate to meet the City's goals regarding alternative travel choices, appropriate traffic volumes, safety, aesthetics, and environmental enhancements. City policy leads to the creation of a higher quality community, thus benefiting developers, who can market developments in Bellevue for higher prices.

Under City policy, each site bears the cost of its own frontage improvements. These costs are passed on to the occupants through higher land prices. Each site receives benefits from all the other sites that have improved frontages. If a development is not required to bear the full cost of frontage improvements at the time of development, then those frontage improvements will not be completed unless paid for in the future by the City's taxpayers. However, the taxpayers already bear the cost of frontage improvements where they live and work, so the taxpayers would be double charged, while the new developer escapes these costs. Thus, it is equitable and roughly proportional for each new developer to bear the full cost of frontage improvements for each site.

An examination of frontage improvements and average daily trip generation for some other recent residential developments in Bellevue shows that those developments provided an average of 8.1 linear feet of half-street improvements per average daily trip. The calculation of daily trips is the net increase in trips based on a seven-day average rate from national sources. The McFadden/Naeseth Short Plat is expected to generate a net increase of 9.57 average daily trips based on a net increase of one dwelling unit. The McFadden/Naeseth Short Plat is financially responsible for the construction of 150 linear feet of half-street improvements. This

results in 15.7 linear feet of half street improvements per trip. While this ratio is greater than the Bellevue average of 8.1 feet per daily trip, this applicant will be required to install relatively minimal improvements, as discussed below.

Prior to final short plat approval, the developer must provide street frontage improvements on SE 16th Street at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit. In order to tie in with existing shoulder improvement to the west of the site, the developer will be required to install a 10 feet wide asphalt shoulder with a thickened edge along the property frontage. See condition IX.B.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. Off-street parking shall be secured for construction workers, equipment, etc. See conditions IX.B.2,3.

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, SE 16th Street is classified as overlay required. See condition IX.B.4.

Sight Distance

The applicant shall meet sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed within the sight triangle. See condition IX.B.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.

The McFadden/Naeseth short plat has an increase of 1 house and is estimated to generate 1 new PM peak hour trip. The addition of 1 new PM peak hour trips is not expected to have a significant impact on the traffic conditions of the adjacent streets.

VI. PUBLIC COMMENT

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* on July 1, 2010. The notice was mailed to property owners within 500 feet of the project site and two Public Information Signs were installed on the project site on the same day. The City received two phone calls of a general nature. They were instructed on how to become parties of record, but declined to do so. There are no parties of record.

VII. DECISION CRITERIA

Land Use Code Section 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: City codes ensure public health, safety and general welfare through development code requirements. Both lots will be accessed via individual driveways, as approved by the Transportation Department. Existing public water, sewer and storm water runoff facilities have been deemed adequate to serve the proposed development, with required connections by the Utilities Department.

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

Finding: The public interest is served by providing additional housing opportunities where urban level services already exist 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.**

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention onsite which will continue the wooded character of the neighborhood.

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

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-4 zoning district, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements

- A. Dimensional Requirements:** Refer to Section III.B. for dimensional requirements.

Finding: As conditioned, all of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-4 dimensional requirements.

- B. Significant Tree Preservation:** Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 280 diameter inches of significant trees.

Finding: The applicant proposes to preserve a total of 282 diameter inches or 30% of the significant trees onsite. This satisfies the minimum 280 diameter inches for the 30% tree retention requirement. See condition IX.C.1.

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

Finding: The site is located within the Southwest Bellevue Subarea. The Comprehensive Plan specifies Single-Family High Density development for this property which is consistent with the R-4 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea.

The single family homes are, by use type, compatible with surrounding single family neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal provides development on infill or under-utilized sites with adequate urban services (HO-17) and meets the Neighborhood Quality goal (Housing Element) to ensure 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.**

Finding: As conditioned, each lot can reasonably be developed to current R-4 zoning standards without requiring a variance. See condition IX.C.3.

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, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

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 McFadden Naeseth 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:

A. GENERAL CONDITIONS:

1. UTILITIES DEPARTMENT

- (a) The Utility Department approval for the design is based on conceptual design only. Final engineering plans are required as a part of the engineering phase of the project and may require changes to the site layout to accommodate the utilities. Engineering plans must be designed and stamped by a professional licensed engineer and plans must conform to the Utility Code and the Utilities Engineering Standards.

AUTHORITY: BCC 24.02, 24.04 & 24.06

REVIEWER: Don Rust, Utilities Department, 425-452-4856

- (b) The water, sewer and storm drainage systems shall be designed per Utility Codes BCC 24.02, 24.04, 24.06 and the Engineering Standards. The water, sewer and storm drainage systems shall be reviewed, approved and inspected under water, sewer and storm drainage connection permits.

AUTHORITY: BCC 24.02, 24.04 & 24.06
REVIEWER: Don Rust, Utilities Department, 425-452-4856

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

1. ENGINEERING PLANS

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the driveways onto SE 16th Street, 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.

Specific requirements are detailed below:

a) Site Specific Items

- The 10 feet wide asphalt paved shoulder and the thickened edge along SE 16th Street is to be shown in the plans. The pavement layer information is to be as shown in the Standard drawing DEV-9. The plans must also show the pavement markings and the cross section of SE 16th Street showing the pavement widening needed for the asphalt shoulder.

b) Miscellaneous:

- Driveway slope must not exceed 10% slope for the first 20 feet past the driveway approach and must not exceed 15% slope afterwards. The % slope of the driveways must be shown in the plans.
- Vehicle sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings DEV-9, TE-1.

REVIEWER: Rohini Nair, Transportation Department 425-452-2569

2. RIGHT OF WAY USE PERMIT

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

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

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

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Rohini Nair, Transportation Department 425-452-2569

3. OFF-STREET PARKING

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

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Rohini Nair, Transportation Department 425-452-2569

4. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 16th Street will require grind and overlay type of pavement restoration for any utility connections or other digging in the street surface. The 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. The transportation inspector will determine the extent of pavement restoration needed in the field. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

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

REVIEWER: Rohini Nair, Transportation Department 425-452-2569

5. 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 points on SE 16th Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Rohini Nair, Transportation Department 425-452-2569

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. TREE RETENTION

The final short plat shall portray a minimum of 280 diameter inches of existing significant trees to remain. 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. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan:

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.”

An arborist report shall be provided to document the health of each tree to be saved. During plat engineering, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Carol Hamlin, Development Services Department, 425-452-2731

2. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

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. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a two year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

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

REVIEWER: Rohini Nair, Transportation Department 425-452-2569

3. VARIANCE RESTRICTION

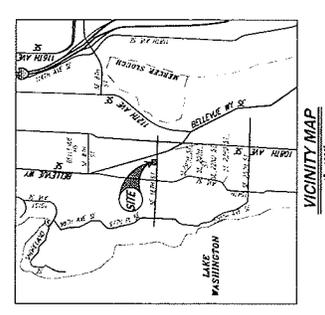
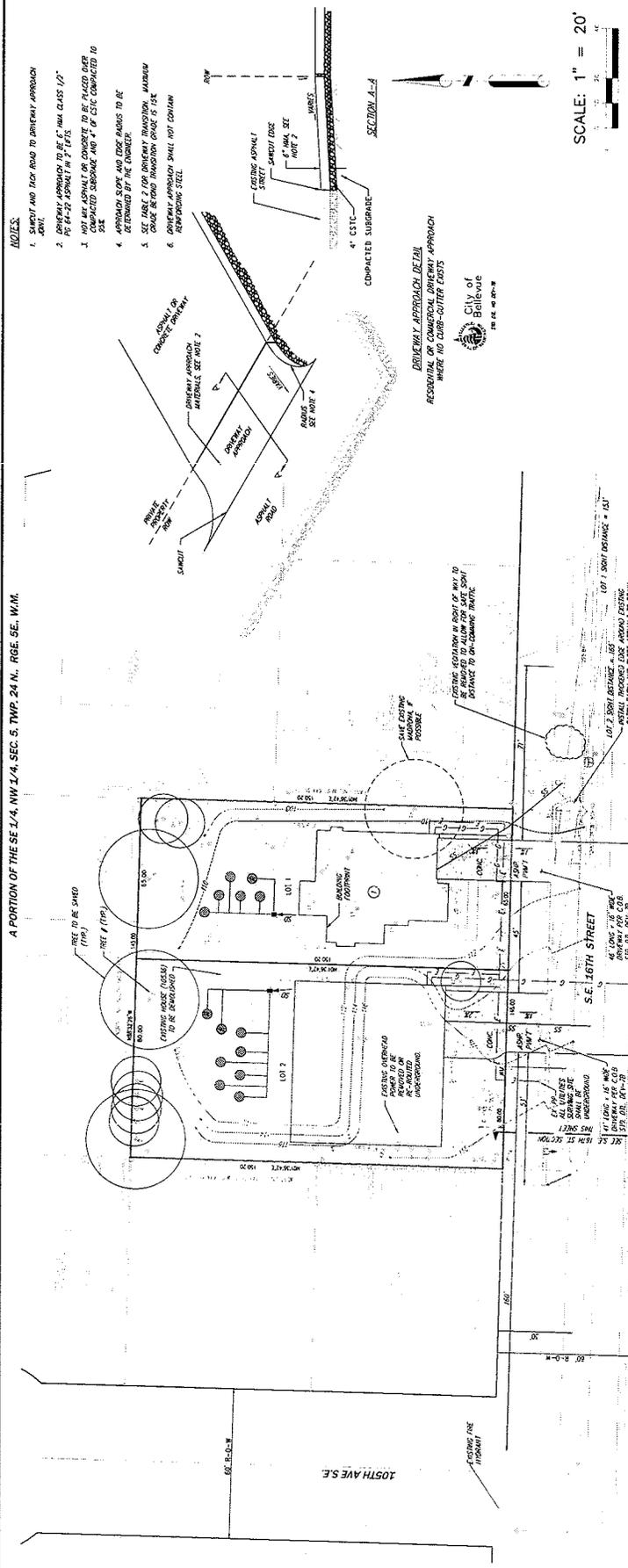
Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6

Reviewer: Carol Hamlin, Development Services Department, 425-452-2731

ATTACHMENT

Short Plat Drawings



SCALE: 1" = 20'

GENERAL INFORMATION
 OWNER: JOE MAESETH
 4036 16TH AVE. S.E.
 BELLEVUE, WA 98006
 PH: 425-443-2811
 E-MAIL: jmaese@comcast.net

SPONSOR: JOE MAESETH AND MAESETH, LLC
 4036 16TH AVE. S.E.
 BELLEVUE, WA 98006
 CONTRACT: BRENNAN P. TAYLOR, P.E.
 PH: 425-443-2811

VERTICAL DATUM: NAVD 1984

BENCHMARK: CITY OF BELLEVUE BENCHMARK NO. J17
 CORNER CAP LOCATED IN THE TOP OF CURB AT INTERSECTION OF 105TH AVE. S.E. AND S.E. 16TH STREET.

SECTION A-A
 4" CSTC SUBGRADE
 6" MA. SEE NOTE 2
 6" MA. SEE NOTE 2
 4" COMPACTED ASPHALT
 DRIVEWAY APPROACH DETAIL
 RESIDENTIAL OR COMMERCIAL DRIVEWAY APPROACH
 WHERE NO CURB-CUTTER EXISTS
 City of Bellevue
 PER PER 08-27-09

NOTES:

1. DRIVEWAY AND TAP ROAD TO DRIVEWAY APPROACH DETAIL.
2. DRIVEWAY APPROACH TO BE 6" MA. CLASS 1/2" PER 404 ASPHALT AT 2" THICK.
3. DRIVEWAY APPROACH TO BE 4" COMPACTED SUBGRADE AND 4" OF CSTC CONCRETE TO BE DETERMINED BY THE ENGINEER.
4. APPROACH SLOPE AND EDGE RADIOS TO BE DETERMINED BY THE ENGINEER.
5. SEE TABLE 7 FOR DRIVEWAY TRANSITION, MAINTAIN GRADE BEYOND TRANSITION GRADE IS 1%.
6. DRIVEWAY APPROACH SHALL NOT CONTAIN REINFORCING STEEL.

LEGAL DESCRIPTION
 THE NORTH 100 FEET OF THE SOUTH 100 FEET OF THE WEST 1/4 QUARTER OF THE NORTHWEST 1/4 OF SECTION 30, T4N, R12E, W10W, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION
 LOT 7, SOUTH 1/4, SECTION 30, T4N, R12E, W10W, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION
 LOT 7, SOUTH 1/4, SECTION 30, T4N, R12E, W10W, IN KING COUNTY, WASHINGTON.

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LEGAL DESCRIPTION
 LOT 7, SOUTH 1/4, SECTION 30, T4N, R12E, W10W, IN KING COUNTY, WASHINGTON.

LEGEND

- 1" OR GREATER: VERTICAL ROAD EDGE
- 1/2" OR GREATER: DRIVEWAY
- 1/4" OR GREATER: SIDEWALK
- 1/8" OR GREATER: CURB
- 1/16" OR GREATER: ASPHALT
- 1/32" OR GREATER: CONCRETE
- 1/64" OR GREATER: GRAVEL
- 1/128" OR GREATER: SAND
- 1/256" OR GREATER: SOFT SAND
- 1/512" OR GREATER: VERY SOFT SAND
- 1/1024" OR GREATER: VERY SOFT SAND
- 1/2048" OR GREATER: VERY SOFT SAND
- 1/4096" OR GREATER: VERY SOFT SAND
- 1/8192" OR GREATER: VERY SOFT SAND
- 1/16384" OR GREATER: VERY SOFT SAND
- 1/32768" OR GREATER: VERY SOFT SAND
- 1/65536" OR GREATER: VERY SOFT SAND
- 1/131072" OR GREATER: VERY SOFT SAND
- 1/262144" OR GREATER: VERY SOFT SAND
- 1/524288" OR GREATER: VERY SOFT SAND
- 1/1048576" OR GREATER: VERY SOFT SAND
- 1/2097152" OR GREATER: VERY SOFT SAND
- 1/4194304" OR GREATER: VERY SOFT SAND
- 1/8388608" OR GREATER: VERY SOFT SAND
- 1/16777216" OR GREATER: VERY SOFT SAND
- 1/33554432" OR GREATER: VERY SOFT SAND
- 1/67108864" OR GREATER: VERY SOFT SAND
- 1/134217728" OR GREATER: VERY SOFT SAND
- 1/268435456" OR GREATER: VERY SOFT SAND
- 1/536870912" OR GREATER: VERY SOFT SAND
- 1/1073741824" OR GREATER: VERY SOFT SAND
- 1/2147483648" OR GREATER: VERY SOFT SAND
- 1/4294967296" OR GREATER: VERY SOFT SAND
- 1/8589934592" OR GREATER: VERY SOFT SAND
- 1/17179869184" OR GREATER: VERY SOFT SAND
- 1/34359738368" OR GREATER: VERY SOFT SAND
- 1/68719476736" OR GREATER: VERY SOFT SAND
- 1/137438953472" OR GREATER: VERY SOFT SAND
- 1/274877906944" OR GREATER: VERY SOFT SAND
- 1/549755813888" OR GREATER: VERY SOFT SAND
- 1/1099511627776" OR GREATER: VERY SOFT SAND
- 1/2199023255552" OR GREATER: VERY SOFT SAND
- 1/4398046511104" OR GREATER: VERY SOFT SAND
- 1/8796093022208" OR GREATER: VERY SOFT SAND
- 1/17592186444416" OR GREATER: VERY SOFT SAND
- 1/35184372888832" OR GREATER: VERY SOFT SAND
- 1/70368745777664" OR GREATER: VERY SOFT SAND
- 1/140737491555296" OR GREATER: VERY SOFT SAND
- 1/281474983110592" OR GREATER: VERY SOFT SAND
- 1/562949966221184" OR GREATER: VERY SOFT SAND
- 1/1125899932422368" OR GREATER: VERY SOFT SAND
- 1/2251799864844736" OR GREATER: VERY SOFT SAND
- 1/4503599729689472" OR GREATER: VERY SOFT SAND
- 1/9007199459378944" OR GREATER: VERY SOFT SAND
- 1/18014398918757888" OR GREATER: VERY SOFT SAND
- 1/36028797837515776" OR GREATER: VERY SOFT SAND
- 1/72057595675031552" OR GREATER: VERY SOFT SAND
- 1/144115191350063104" OR GREATER: VERY SOFT SAND
- 1/288230382700126208" OR GREATER: VERY SOFT SAND
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- 1/1152921530800504832" OR GREATER: VERY SOFT SAND
- 1/2305843061601009664" OR GREATER: VERY SOFT SAND
- 1/4611686123202019328" OR GREATER: VERY SOFT SAND
- 1/9223372246404038656" OR GREATER: VERY SOFT SAND
- 1/18446744492808077312" OR GREATER: VERY SOFT SAND
- 1/36893488985616154624" OR GREATER: VERY SOFT SAND
- 1/73786977971232309248" OR GREATER: VERY SOFT SAND
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- 1/295147919684929236992" OR GREATER: VERY SOFT SAND
- 1/590295839369858473984" OR GREATER: VERY SOFT SAND
- 1/1180591678739716947968" OR GREATER: VERY SOFT SAND
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- 1/4722366714958867791872" OR GREATER: VERY SOFT SAND
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- 1/18889466598355471167488" OR GREATER: VERY SOFT SAND
- 1/37778933196710942334976" OR GREATER: VERY SOFT SAND
- 1/75557866393421884669952" OR GREATER: VERY SOFT SAND
- 1/151115732786843769339904" OR GREATER: VERY SOFT SAND
- 1/302231465573687538679808" OR GREATER: VERY SOFT SAND
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- 1/154742510381408198040087808" OR GREATER: VERY SOFT SAND
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- 1/198070413218024470911239104" OR GREATER: VERY SOFT SAND
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