



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

Proposal Name: YS Short Plat
Proposal Address: 4105 131st Ave SE
Proposal Description: Short plat an existing 0.55 acre single-family lot in the R-5 zoning district into three (3), single-family lots.
File Number: 12-129126-LN
Applicant: Yuval Sofer
Decisions Included: Preliminary Short Plat (Process II)
Planner: Leah Chulsky, Associate Planner
State Environmental Policy Act Threshold Determination: Exempt

Department Decision: **Approval with Conditions**

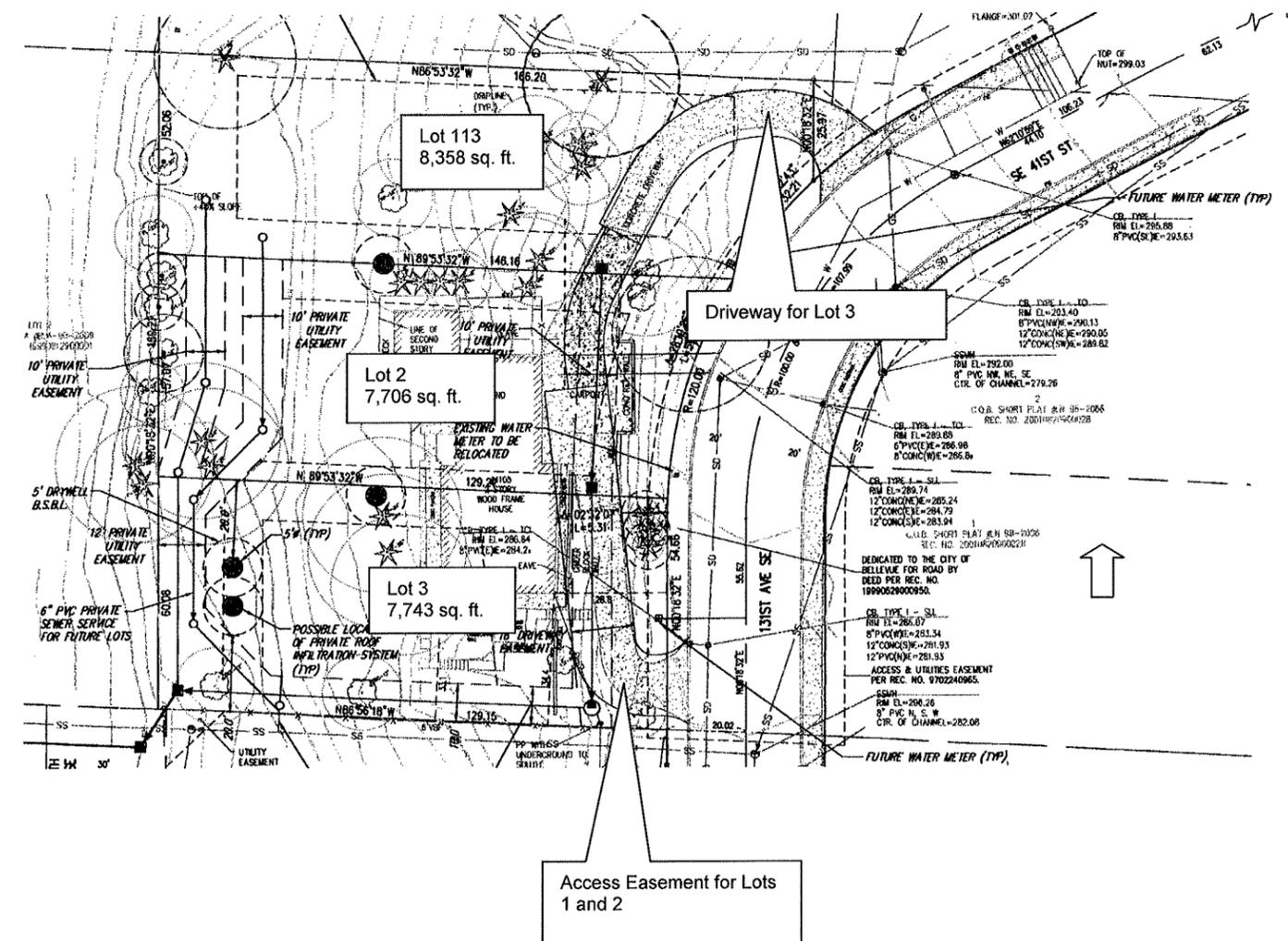
Leah Chulsky, Associate Planner
Development Services Department

Application Date: November 29, 2012
Notice of Application: December 13, 2012
Minimum Comment Period: December 27, 2012 (14 days)
Decision Publication Date: June 20, 2012
Appeal Deadline: July 5, 2013

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 23,822 square foot (approximately 0.55 acres) lot into three single-family lots. The property is located within the R-5 zoning district in the Factoria Subarea. The site contains an existing single-family residence which will be demolished. The lot is mostly square located adjacent to 131st Ave SE which dead ends in a cul-de-sac. Access to Lot 1 will be from a single private driveway connection to 131st Avenue SE. Access to Lots 2 and 3 will be from a joint use driveway connection to 131st Avenue SE. As defined by Land Use Code 20.25H, the site does not contain any critical areas. The applicant proposes to retain 11 trees, or approximately 34% of the total diameter inches of the significant trees on the site.

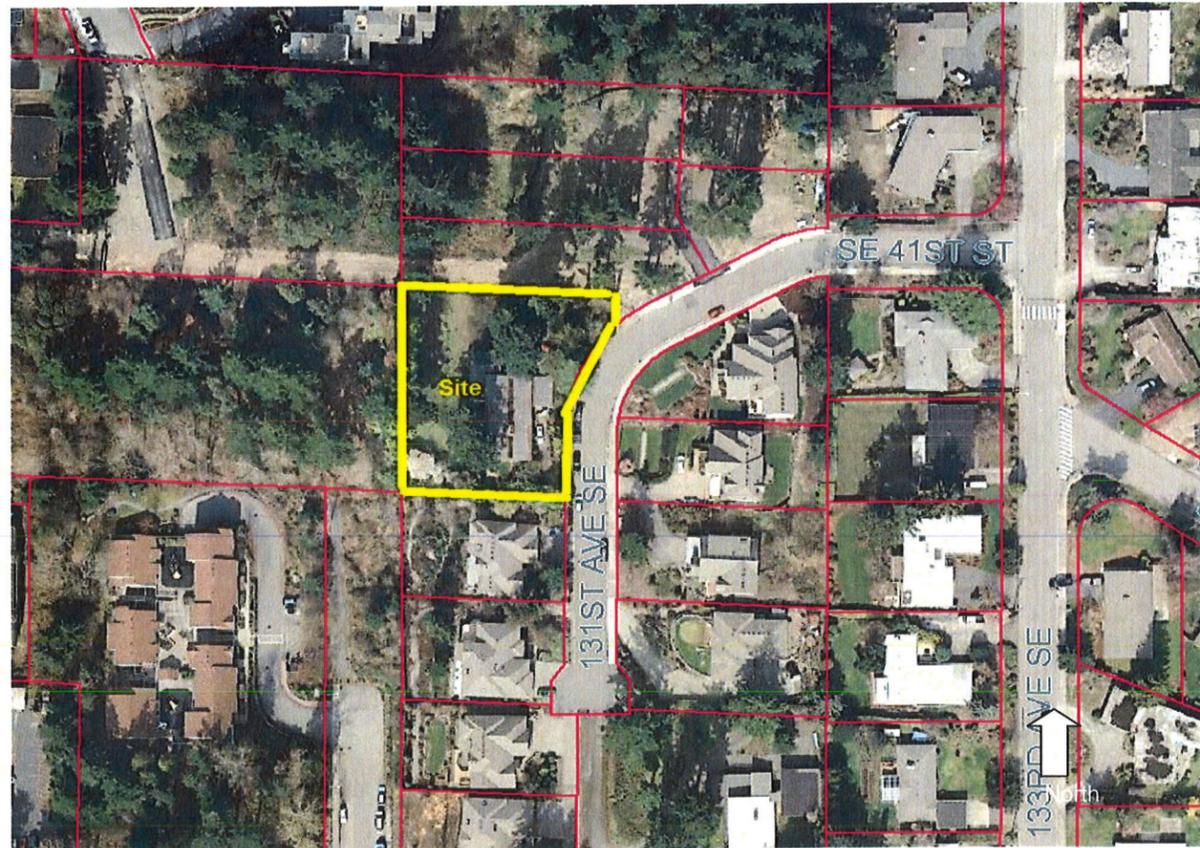
Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The site is located in an existing single-family neighborhood and lies directly adjacent to 131st Ave SE. The site slopes down from 131st Ave SE. The existing residence is accessed via a circular driveway.

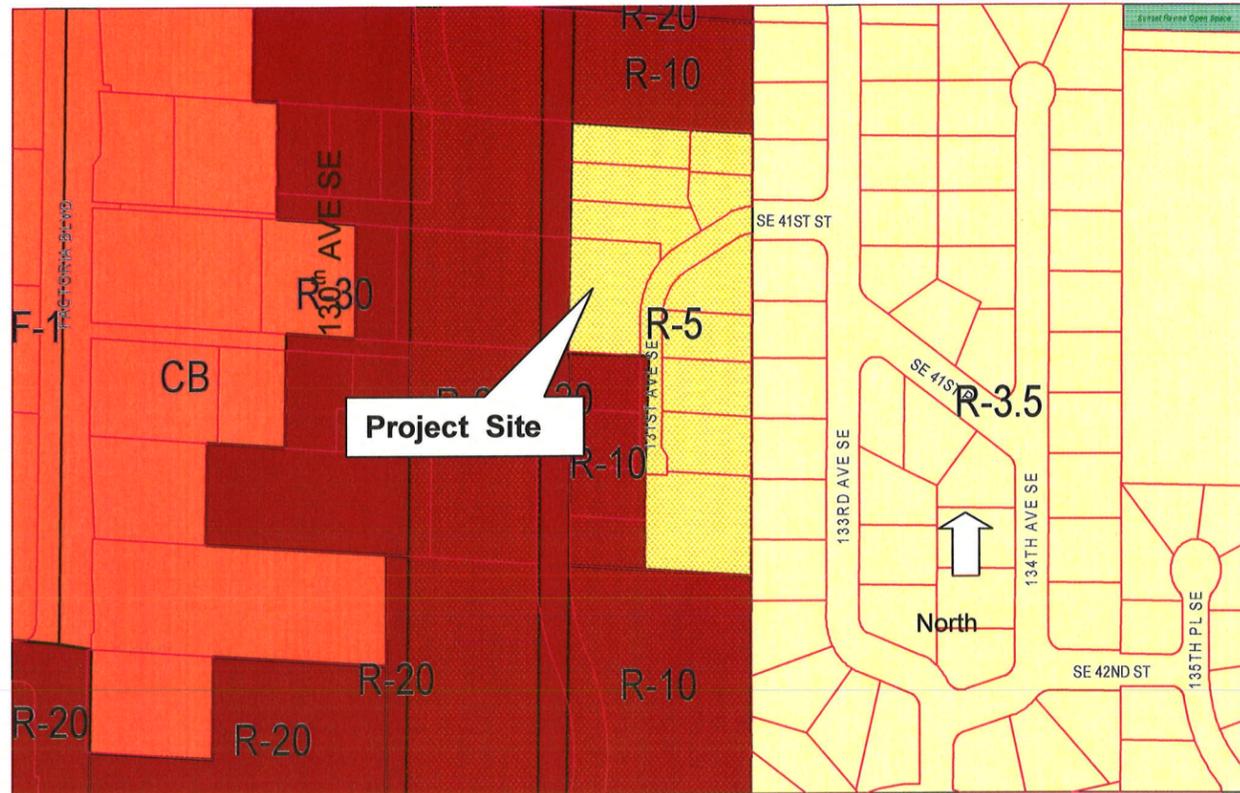
Figure 2 – Aerial Photograph



The site contains approximately 541 diameter inches of existing, mature trees. The trees present throughout the property are primarily mature Douglas Firs, mature Laurels, and Black Pines.

The site is located in the Factoria Subarea in an R-5 single family zoning district. The Comprehensive Plan designation is Single-Family High. The lot is bordered to the north and east by existing single family homes in the R-5 zoning district. The lot is bordered to the south and west by existing single family homes in the R-10 zoning district.

Figure 3 – Zoning Map



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-5 Factoria Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	23,822 square feet (approx. 0.55 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 Square Feet	Lot 1: 8,358 Square Feet Lot 2: 7,706 Square Feet Lot 3: 7,743 Square Feet
Minimum Lot Width	60 Feet	Lot 1: 60 Feet (approx.) Lot 2: 60 Feet (approx.) Lot 3: 60 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 146.16 Feet (approx.) Lot 2: 129.27 Feet (approx.) Lot 3: 129.15 Feet (approx.)

Building Setbacks		
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 (5 ft. + 10 ft.)
Access Easement Setbacks	20 Feet from easement – Front Yard	20 Feet
Lot 3		
Tree Retention	30% of 541 Diameter Inches = 162 Diameter Inches	186 Diameter Inches or 34 % Retained

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 preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval is based on the conceptual utility design only. **Refer to Conditions of Approval regarding utilities in Section IX of this report.**

B. Fire Department Review

The Fire Department has approved the preliminary short plat without conditions.

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 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.

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

Access to Lot 1 will be from a single private driveway connection to 131st Avenue SE. Access to Lots 2 and 3 will be from a joint use driveway connection to 131st Avenue SE. The shared portion of the joint use driveway must be contained within an access easement. All pre-existing access locations and curb cuts will be removed or modified to fit the approved access configuration for this project. Driveway approaches will be constructed per DEV-7C.

Minimum paved width for the single driveway is ten feet. Minimum paved width for the joint use driveway is 16 feet. Pavement depths will be designed per DEV-8. All driveway dimensions and specifications are subject to review and approval by the Fire Department Approval.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The design of transportation 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.

Prior to final short plat approval, the developer must provide street frontage improvements on 131st Avenue SE 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.

Transportation frontage improvements include:

- 1) Maintenance, repair and replacement of the existing curb and gutter adjacent to the project site as deemed necessary by the Transportation Inspector.
- 2) Full grind and overlay pavement restoration to mitigate for street cuts in the public right of way.
- 3) Landscaping from the back of curb to the property line along the entire frontage of the project site. Landscaping type and quantity per the approved construction drawings for this project.
- 4) Two driveway approaches per DEV-7C.

Additional frontage improvements may be specified during the construction of this short plat to mitigate for any negative impact this development may cause to public infrastructure (relocation of utility vaults, etc.).

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.

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 131st Avenue SE is classified as an Overlay Required street. Generally pavement restoration for this type of classification is a full grind and overlay extending 50 feet from the center of the street cut extending in opposite directions for the full width of the street. Exact pavement restoration requirements will be specified in the right of way permit issued for this short plat.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

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. Due to the low amount of new p.m. peak hour trips (two new trips) generated by this project, the project's proximity to the dead end of 131st Avenue SE and the capacity of 131st Avenue SE adjacent to the project site, traffic impacts will be negligible.

Refer to Conditions of Approval regarding transportation department conditions in Section IX of this report.

D. Clearing and Grading Department

The Clearing and Grading has approved the preliminary short plat without conditions.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on December 13, 2012 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received regarding the proposal and there are no parties of record besides the applicant. One phone call was received with questions regarding potential on street parking associated with the new residences. The proposal provides the required minimum of two off-street parking spots per residence.

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. Lots 2 and 3 will gain access via a shared access

easement from 131st Ave SE. Lot 1 will have direct access to 131st Ave SE via a driveway. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The existing vacated single family home will be demolished.

Construction noise is expected during the construction period. The Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding noise/construction hours 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 which will continue the vegetated character of the surrounding neighborhood. The proposal utilizes similar access and previously graded areas to limit site alterations. **Refer to Conditions of Approval regarding tree protection and tree retention 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-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.

Finding: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 zoning district dimensional requirements.

B. Significant Tree Preservation: Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 186 diameter inches of the 541 diameter inches of the existing significant trees.

Finding: The applicant proposes to preserve a total of 186 diameter inches or 34% of the significant trees onsite. This satisfies the minimum 30% tree retention requirements. **Refer to project drawings attached to this report and Conditions of Approval regarding tree protection and tree retention 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 Factoria subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-5 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 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.

Response: As conditioned, each lot (Lots 1-3) can reasonably be developed to current R-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 the 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.

Response: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, 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 YS 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	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Leah Chulsky, (425) 452-6834
Noise Control – BCC 9.18	Leah Chulsky, (425) 452-6834
Sign Code – BCC Title 22	Leah Chulsky, (425) 452-6834
Transportation Develop. Code – BCC 14.60	Ray Godinez, (425) 452-7915
Traffic Standards Code 14.10	Ray Godinez, (425) 452-7915
Right-of-Way Use Code 14.30	Time Stever, (425) 452-4294
Utility Code – BCC Title 24	Don Rust, (425) 452-4856

A. GENERAL CONDITIONS:

1. Utilities

The Utilities Department approval of the Preliminary Short Plat Application is based on the preliminary utility design. 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 design review plan approval and field inspection will be performed through the Utilities permit processing desk at City Hall when permits for water, sewer and storm are applied for. All water, sewer and storm easements will be recorded on the face of the final short plat document.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Don Rust, Utilities Department

2. 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: Leah Chulsky, Development Services Department

3. 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: Leah Chulsky, Development Services Department

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

1. Tree Protection

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, 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 should 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.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Leah Chulsky, Development Services Department

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) Pavement restoration requirements.
- k) 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, Transportation Department

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: Tim Stever, Transportation Department

4. 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 access driveways, their connections to 131st Avenue SE, pavement restoration in 131st Avenue SE, 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:

- i) Maintenance, repair and replacement of the existing curb and gutter adjacent to the project site as deemed necessary by the Transportation Inspector.
- ii) Full grind and overlay pavement restoration to mitigate for street cuts in the public right of way.
- iii) Landscaping from the back of curb to the property line along the entire frontage of the project site. Landscaping type and quantity per the approved construction drawings for this project.
- iv) Two driveway approaches per DEV-7C.
- iv) Street name signs / address signs (if needed).
- v) Mailbox cluster.
- vi) Relocation of utility vaults (if deemed necessary by the Transportation Inspector).
- vii) Mitigation for any negative impact to public infrastructure caused by

construction activity related to this short plat.

b) Miscellaneous:

- i) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Maximum driveway grade 15% thereafter. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- ii) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Maximum driveway grade 15% thereafter. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

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

5. Pavement Restoration

The city's pavement manager has determined that this segment of 131st Avenue SE will require a full grind and overlay trench restoration for all utility connections requiring street cuts. Pavement 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: Tim Stever, Transportation Department

6. 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 131st Avenue SE 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 Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. 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 one 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
REVIEWER: Ray Godinez, Transportation Department

2. Tree Retention

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 186 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."

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: Leah Chulsky, Development Services Department

3. Access Design and Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are equally responsible for maintenance and repair of the private joint use driveway.

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

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Ray Godinez, Transportation Department

4. Pipe Monuments

Permanent pipe monuments shall be set along the street centerline at all intersections, curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).

AUTHORITY: Land Use Code 20.45A.030; RCW 58.17.240
REVIEWER: Ray Godinez, Transportation Department

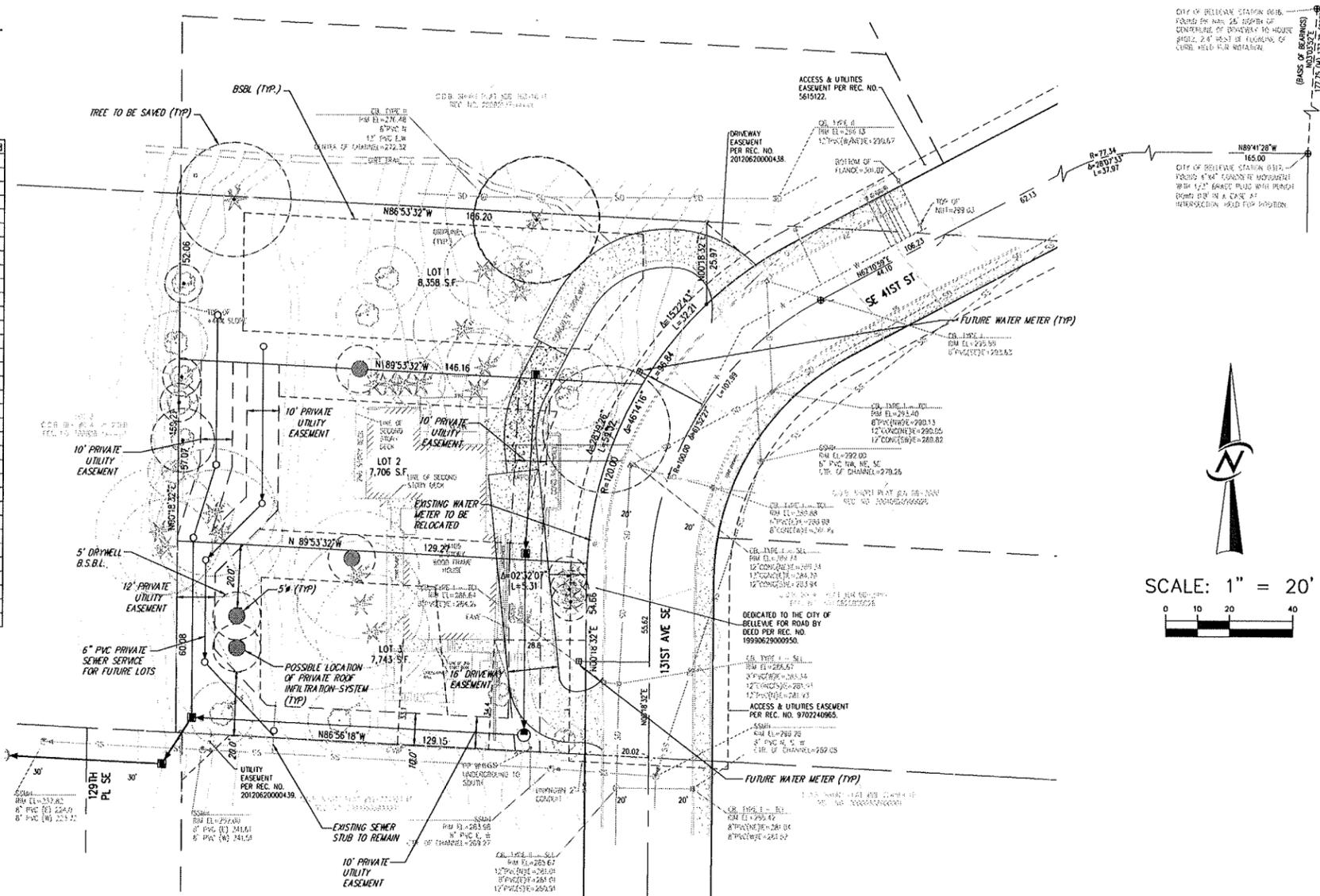
ATTACHMENTS

Project Drawings

TREE TABLE

Significant Trees	Number	Diameter
Significant Trees	31	541 in.
Not Significant Trees	2	0 in.
Total Trees	33	541 in.
DIA Required saved (30%)	162 in.	
DIA Proposed saved	186 in.	

Tree No	Species	DIA.	Saved
1	Douglas-fir	32	32
2	Portugal laurel	20	20
3	Portugal laurel	12	12
4	Portugal laurel	14	14
5	Portugal laurel	16	16
6	Douglas-fir	24	-
7	Douglas-fir	28	-
8	Dogwood	12	-
9	Dogwood	12	-
10	Beech	8	8
11	Douglas-fir	26	-
12	Douglas-fir	25	-
13	Douglas-fir	24	-
14	Cherry	8	8
15	Cherry	8	8
16	Cherry	8	8
17	Cedar	30	30
18	Dogwood	15	-
19	Dogwood	14	-
20	Black pine	8	-
21	Black pine	8	-
22	Douglas-fir	28	-
23	Douglas-fir	22	-
24	Douglas-fir	24	-
25	Apple	10	-
26	Apple	10	-
27	Douglas-fir	15	-
28	Douglas-fir	14	-
29	Douglas-fir	18	-
30	Douglas-fir	30	30
31	Cherry	18	-
32	Black pine	6	-
33	Black pine	6	-
Total Dia Saved			186



DATUM
CITY OF BELLEVUE (C.O.B.) NAVD83
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
NAD 83(2011) PER CITY OF BELLEVUE STATIONS 0317 & 0616.

BENCHMARK
ORIGINAL BENCHMARK: CITY OF BELLEVUE BENCHMARK 403, FOUND 3\"/>

BASIS OF BEARINGS
N03°55'2\"/>

LEGAL DESCRIPTION
THE WEST 186 FEET OF THE EAST 332 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION DEDICATED TO THE CITY OF BELLEVUE RECORDED UNDER DEED RECORDING NUMBER 1999062900950 OF KING COUNTY, WASHINGTON;

RESTRICTIONS

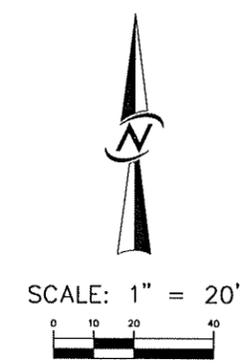
- THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9702240965, AS IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 521381, NOT PLOTTED HEREON.
- THIS SITE IS SUBJECT TO AN AGREEMENT REGARDING ROAD COSTS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 517095, AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5547943, NOT PLOTTED HEREON.
- THIS SITE IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 2012062000438, AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 2012062000439, AND IS SHOWN HEREON.
- THIS SITE IS SUBJECT TO AN AGREEMENT REGARDING ACKNOWLEDGING ACCESS AND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 701106674, NOT PLOTTED HEREON.

REFERENCES

- CITY OF BELLEVUE SHORT PLAT NO. 08-103718 LF, AS RECORDED IN VOLUME 258 OF SHORT PLATS, AT PAGES 264-268, UNDER RECORDING NO. 2009012790006.
- CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-98-2089, AS RECORDED IN VOLUME 131 OF SURVEYS, AT PAGES 162 & 162A, UNDER RECORDING NO. 1999081290001.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1341848. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 9TH, 2012. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2012.
- PROPERTY AREA = 23,822 SQUARE FEET (0.54654 ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- MAXIMUM ROOF AREA DIRECTED TO A SINGLE 5\"/>
- PRIVATE SIDE SEWER SERVICES SHALL USE WYE CONNECTIONS PER THE "JOINT USE SERVICE" ALTERNATIVE SHOWN ON CITY OF BELLEVUE STANDARD DETAIL S-17.



NO.	REVISIONS	DATE
1	REVISED PER CITY REVIEW	5-15-13
2	REVISED PER CITY REVIEW	4-26-13
3	REVISED PER CITY REVIEW	5-14-13

14771 NE 29th Place #101
Bellevue, Washington 98007
425.885.7877 Fax: 425.885.7963



**PRELIMINARY SHORT PLAT
WESTAR SHORT PLAT
YS BUILT, L.L.C.**
646 108TH AVE. S.E.
BELLEVUE, WA 98004

DATE: NOVEMBER 2012	DESIGNED: J.A.O.	DRAWN: T.L.K.	APPROVED: J.A.O.	PROJECT MANAGER: JAMES A. OLSEN, P.E.
SHEET 1	OF 4	PROJECT NUMBER 11015		

OWNER
DAVID M. BURGESS
646 108TH AVE S.E.
BELLEVUE, WA 98004
(408) 627-9449

APPLICANT
YS BUILT, L.L.C.
646 108TH AVE S.E.
BELLEVUE, WA 98004
(408) 627-9449
CONTACT: YUVAL SOFER

ENGINEER/SURVEYOR/PLANNER
CORE DESIGN, INC.
14771 NE 29TH PLACE, SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: JAMES A. OLSEN, P.E.
KEN W. SHIPLEY, P.L.S.
LAIFE HERMANSEN

DENSITY CALCULATIONS

GROSS SITE AREA:	23,822 S.F. (0.54694 AC.)
NET SITE AREA:	23,822 S.F. (0.54694 AC.)
LOTS ALLOWED:	273 DU
LOTS PROPOSED:	273 DU

SETBACKS

FRONT	CODE	PROPOSED
FRONT	20	20
SIDE COMBINED	15	15
REAR	20	20

SITE STATISTICS

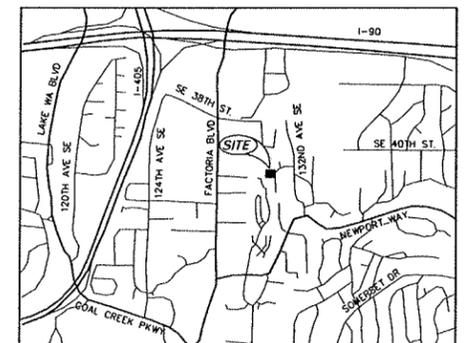
LAND USE CODE	R-S-D	CODE REQ'D	PROPOSED
SITE AREA		23,822 S.F.	
MINIMUM LOT AREA (BC 20.20.010)		2,200 S.F.	7,709 S.F.
TOTAL NUMBER OF DWELLING UNITS		273	273
MAXIMUM BUILDING HEIGHT		35'	
MAXIMUM BUILDING COVERAGE		50%	
MAXIMUM IMPERVIOUS SURFACE		50%	
MINIMUM LANDSCAPE PERCENTAGE OF FRONT YARD SETBACK		50%	

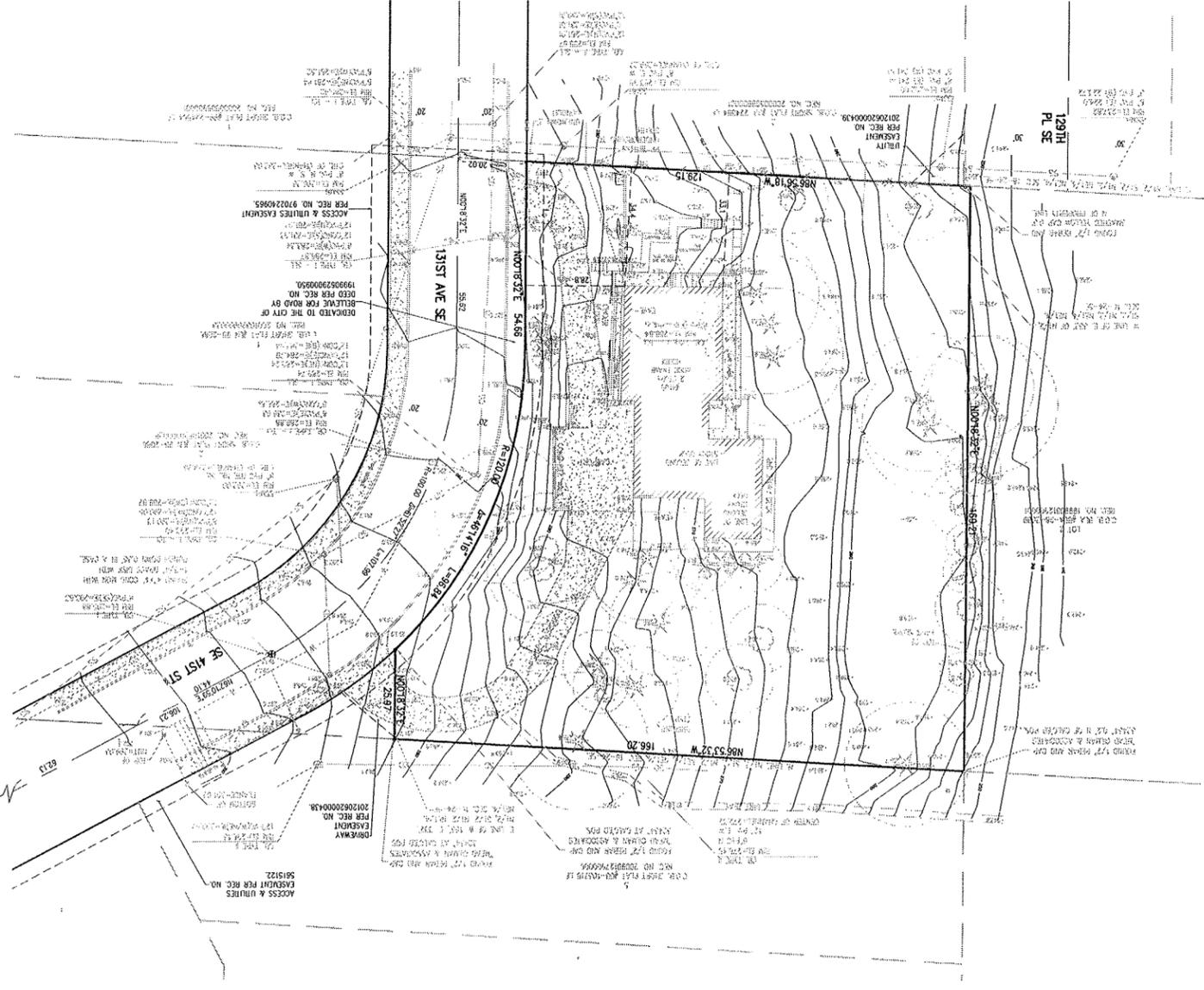
TREE LEGEND

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

LEGEND

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





SCALE: 1" = 20'

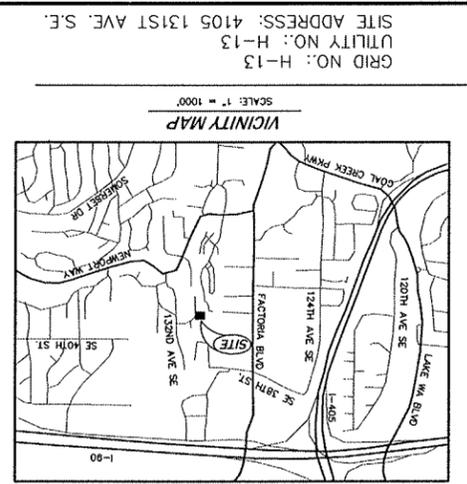


TREE LEGEND

SG	SWEETGUM
SB	SERVICE BERRY
S	SPRUCE
P	PINE
O	OAK
MA	MAGNOLIA
L	LAUREL
K	KATSURBA
H	HAWTHORNE
C	CHERRY
FR	FIR
DW	DOGWOOD
CY	CHESNUT
BE	BEECH
AP	APPLE
TR	TREE TYPE

LEGEND

○	FIRE HYDRANT
○	STREET LIGHT
○	MAIL BOX
○	GUY ANCHOR
○	MANHOLE
○	SIGN
○	POWER WALL
○	HORIZONTAL BOARD FENCE
○	ROCKERY
○	COMPERFUS TREE
○	DECIDUOUS TREE
○	WATER MAINLINE
○	STORM DRAIN MAINLINE
○	SANITARY SEWER MAINLINE
○	OVERHEAD POWER



- NOTES**
1. ALL THE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMENT NO. 131818. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO RESEARCH OTHER THAN THAT SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUANTIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
 2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS EXISTING ON AUGUST 9th, 2012. ALL SURVEY CONTROL MONUMENTS AS FOUND, WAS RECORDED FOR THIS PROJECT IN AUGUST, 2012.
 3. PROPERTY AREA = 23,806 SQUARE FEET (0.54654 ACRES).
 4. ALL DISTANCES ARE IN FEET.
 5. THIS IS A FIELD TRAVERSE SURVEY. A SINKHOLE THE SECOND CONTROL ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGLES AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE PLAINS OF THE TRAVERSE LEFT OR EXCEEDED THOSE SPECIFIED IN IAC 232-130-990.
 6. UTILITIES OTHER THAN SHOWN ON THIS SITE. ONLY THOSE UTILITIES WITH EXPOSURE OR MANHOLES/SPEAKERS ARE SHOWN. UNDERGROUND UTILITIES ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE POINTS. LOCATIONS THAT MAY BE SHOWN AS STRAIGHT LINES BETWEEN SURFACE POINTS MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSURES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
 7. MAXIMUM ROOF AREA DIRECTED TO A SINGLE 5' DIAMETER VENTILATION DRYWELL SHALL BE 1,200 SQUARE FEET.
 8. PRIVATE SOLE SERVICE SERVICES SHALL USE THE CONNECTIONS PER THE JOINT USE SERVICE ALTERNATIVE SHOWN ON CITY OF BELLEVUE STANDARD DETAIL S-17.

- REFERENCES**
1. CITY OF BELLEVUE SHORT PLAT NO. 08-103718 LT. AS RECORDED IN VOLUME 258 OF SHORT PLATS. AT PAGES 264-268 UNDER RECORDING NO. 2009012790006.
 2. SURVEYS, AT PAGES 162 & 163, UNDER RECORDING NO. 1999081290001.
 3. CITY OF BELLEVUE SURVEY LINE ADJUSTMENT NO. 014-98-008, AS RECORDED IN VOLUME 131 OF SHORT PLATS.

- RESTRICTIONS**
1. THIS SITE IS SUBJECT TO AN EASEMENT FOR INTEREST, EGRESS, AND UTILITIES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9702240955, AS IS SHOWN HEREON.
 2. THIS SITE IS SUBJECT TO RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 9702240955, NOT PLOTTED HEREON.
 3. THIS SITE IS SUBJECT TO AN AGREEMENT RECONSTRUCTING ROAD COSTS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 517095, AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 554743, NOT PLOTTED HEREON.
 4. THIS SITE IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20120820000439, AND IS SHOWN HEREON.
 5. THIS SITE IS SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20120820000439, AND IS SHOWN HEREON.
 6. THIS SITE IS SUBJECT TO AN AGREEMENT RECONSTRUCTING ROAD COSTS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 517095, AND IS SHOWN HEREON.
- LEGAL DESCRIPTION**
- THE WEST 166 FEET OF THE EAST 322 FEET OF THE NORTH HALF OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, IN KING COUNTY, WASHINGTON.
- EXCEPT THAT PORTION DECEASED TO THE CITY OF BELLEVUE RECORDED UNDER DEED RECORDING NUMBER 19990812900050 OF KING COUNTY, WASHINGTON.
- BASIS OF BEARINGS**
- FOUND 7° ON NORTH CAP BOLT +/- OF SOUTH OF BACK OF SINKHOLE S. SIDE OF 41ST ST +/- 10' WEST OF 1380 AVE SE. ELEV = 313.72
- FOUND 1° ON NORTH CAP BOLT +/- OF SOUTH OF BACK OF SINKHOLE S. SIDE OF 41ST ST +/- 10' WEST OF 1380 AVE SE. ELEV = 313.72
- FOUND 1° ON NORTH CAP BOLT +/- OF SOUTH OF BACK OF SINKHOLE S. SIDE OF 41ST ST +/- 10' WEST OF 1380 AVE SE. ELEV = 313.72
- FOUND 1° ON NORTH CAP BOLT +/- OF SOUTH OF BACK OF SINKHOLE S. SIDE OF 41ST ST +/- 10' WEST OF 1380 AVE SE. ELEV = 313.72
- BENCHMARK**
- WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
- NAD 83(2011) PER CITY OF BELLEVUE STATIONS 0317 & 0616
- DATUM**
- CITY OF BELLEVUE (C.O.B.) NAVD83

DATE	NOVEMBER 2012
DESIGNED	M.A.M.
DRAWN	T.L.K.
APPROVED	JAMES A. OLSEN, P.E.
PROJECT MANAGER	JAMES A. OLSEN, P.E.

PROJECT NUMBER: 11015

SHEET 2 OF 4

BOUNDARY / TOPOGRAPHIC SURVEY
WESTAR SHORT PLAT
YS BUILT, L.L.C.

646 10TH AVE. SE.
BELLEVUE, WA 98004

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

14711 NE 20th Place, #101
Bellevue, Washington 98007
425.885.2727 Fax 425.885.7943

NO. 7 RECORDED PER CITY RECORDS

DATE: J-15-13

