DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ou Short Plat
LOCATION OF PROPOSAL: 6215 Lake Washington Blvd. SE

DESCRIPTION OF PROPOSAL: The applicant proposes to subdivide an existing 26,827 square foot (sf) lot (0.62 acres) into two single-family lots, an NGPA (Native Growth Protection Area) of 7,459 sf (.17 acres) and right-of-way (ROW) dedication of 1,597 sf. The site will be developed as a conservation short plat due to the presence of on-site steep slopes, which are protected through the City of Bellevue's Critical Areas Ordinance.

FILE NUMBERS: 16-136308-LN **PLANNER:** Mark C. Brennan

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **7/13/2017**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Eli Stewart for Chris Holland **6/29/2017**
Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

BACKGROUND INFORMATION

Property Owner: Jinzhao Ou

Proponent: Jinzhao Ou

Contact Person:
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5280 Highland Drive
Bellevue, WA 98006

Phone: (206) 488-3688

Proposal Title: Ou Short Plat

Proposal Location: 6215 Lake Washington BLVD SE
(Street address and nearest cross street or intersection) Provide a legal description if available.
Lake Washington BLVD SE & SE 62nd Street
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Short Plat existing parcel into total of 3 lots. All existing structures to be demolished.
2. Acreage of site: 0.62
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: ~~3~~ 2
5. Square footage of buildings to be demolished: 2,190 SF
6. Square footage of buildings to be constructed: ~~3,200 SF~~ UNKNOWN AT THIS TIME
7. Quantity of earth movement (in cubic yards): 80 CY — CUT 10 CY FILL 70 CY
8. Proposed land use: Single Family Residence, R-5
9. Design features, including building height, number of stories and proposed exterior materials:
   Building design not yet available at the time of application. Features will be compliance with all city codes.
10. Other

Estimated date of completion of the proposal or timing of phasing: YET TO BE DETERMINED

Construction to start as soon as permits are issued. Anticipated construction start date, ~~April 2017.~~ Project will not be phased.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

Received
JUN 27 2016
Permit Processing
MARK BRENNAN (MB) 6.12.17

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The site has steep slope. See geotechnical report prepared by Cascade Group LLC, June 16 of 2016.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known at the time of application.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Preliminary Short Plat Approval
Clearing/Grading Permit
Building Permit

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☑ Preliminary Plat or Planned Unit Development
Preliminary plat map

☑ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☑ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site: ☐ Flat ☑ Rolling ☐ Hilly ☐ Steep slopes ☑ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 67%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Agc, alderwood gravelly sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

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e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading activities will be for the purpose of constructing the access road and building foundations. Project proposes approximately 10 CY of cut and 70 CY of fill. The proposed design is intended to balance the cut/fill quantities for the property. Fill material for grading purposes, will taken from on-site cut areas.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, depending on the weather conditions during construction, erosion may occur from grading activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 42% of site will be impervious surface. Not to EXCEED 50%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The development proposes to utilize silt fences, stabilized construction entrances, and ground cover to mitigate impacts of erosion during construction. ESC measures as recommended in the 2013 City of Bellevue Stormwater Manual will be utilized as described in the Technical Information Report prepared for this project.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and vehicle emissions will occur during construction. Vehicle emissions will occur after construction from vehicle use of driveway.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

During construction, the site will be sprinkled with water as necessary to control dust. There are no proposed measures for the control of vehicle emissions.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The project is located approximately 0.25 miles upstream of Lake Washington.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No.

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(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A. The project will be connected to the public sewer system.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Surface storm water currently sheet flows northwest direction into the existing ditch along SE 62nd Street. The project proposes to use infiltration trench BMP's collect storm water flows from a portion of the future impervious surface.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

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d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The development project proposes to utilize silt fences and a stabilized construction entrance to mitigate impacts of erosion during construction.

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Current vegetation consists of deciduous and evergreen trees along with low ground cover such as weeds and scrubs. These vegetation may be removed and/or altered as needed for the construction of the development.

c. List threatened or endangered species known to be on or near the site.

None known at the time of application.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The property has already been developed. There are no known native plants on the site. No landscaping plans have been proposed at the time of this application.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [ ] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

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b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

SFR will be constructed to meet City energy codes. Insulation and energy efficient appliances will be proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

(1) Describe special emergency services that might be required.

Fire, ambulatory, police, as typically associated with these types of construction projects.

(2) Proposed measures to reduce or control environmental health hazards, if any.

Contractors will employ construction safety practices typically required of these types of construction projects.

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b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise levels will be associated with construction activities. Long term noise levels will be consistent with surrounding noise associated with vehicle traffic typical of SF land use.

(3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will only occur during allowable times per the City noise ordinances.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Residential

b. Has the site been used for agriculture? If so, describe.

None known.

c. Describe any structures on the site.

There is existing house, garage and shed.

d. Will any structures be demolished? If so, what?

Yes

e. What is the current zoning classification of the site?

Single Family Residence (R-5)

f. What is the current comprehensive plan designation of the site?

~~Single Family Residence (R-5)~~ SF-H SINGLE FAMILY HIGH DENSITY

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Steep slope

I. Approximately how many people would reside or work in the completed project?

The number of people residing at this location will be typical of those living in 3 SFR homes.

j. Approximately how many people would the completed project displace?

The building on-site is currently vacant. No people will be displaced due to the construction of this project.

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k. **Proposed measures to avoid or reduce displacement impacts**, if any:

N/A

i. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Building permits will be obtained. Building features will be designed to be compatible with existing land uses.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

~~3 SFR~~, middle to high income.

2 SFR

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

1 SFR, middle to high income.

c. Proposed measures to reduce or control housing impacts, if any:

N/A. This project proposes a net gain of ~~three (2)~~ SFR.

TWO (2)

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Building heights will be designed to be in compliances with City of Bellevue codes.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

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11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting typical of residential homes will be used during the evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light or glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are City parks near the vicinity of this project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known at the time of this application.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Properties will be accessed via an private access road connected to Lake Washington BLVD SE.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Site is not currently served by public transit. The nearest bus stop is located at Lake Washington BLVD SE & SE 59th Street, 1/4 mile from project location

c. How many parking spaces would be completed project have? How many would the project eliminate?

A minimum of 2 parking spaces will be provided per SFR. No parking spaces will be eliminated.

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PROPOSAL WILL ALSO REQUIRE DEDICATION OF 1,597 SQ. FT. TO BELLEVUE R.O.W. FOR STREET FRONTAGE IMPROVEMENTS ALONG LAKE WASHINGTON BLVD. SE.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. Proposal will require frontage improvements in association with the construction of the private access road.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

2 new SFR, creating 19.14 new weekday daily trips and 20.2 new weekend daily trips.

g. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, refuse service, telephone, sewer.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, natural gas, refuse service, telephone, sewer.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Date Submitted..... 6/27/16

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VICINITY MAP

NTS

LEGAL DESCRIPTION

PORTION OF TRACT 195, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 270 FEET OF SAID TRACT 195
THENCE NORTH 1° 27' 30" WEST 42 FEET TO THE POINT OF BEGINNING
THENCE SOUTH 88° 45' 30" WEST 150 FEET
THENCE NORTH 1° 27' 30" WEST 190.66 FEET TO THE SOUTHERLY MARGIN OF SOUTHEAST 62ND STREET
THENCE SOUTH 82° 09' EAST 152.0 FEET
THENCE SOUTH 1° 27' 30" EAST 166.61 FEET TO THE POINT OF BEGINNING.

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Ou Short Plat
Proposal Address:	6215 Lake Washington Blvd.
Proposal Description:	The applicant proposes to subdivide an existing 26,827 square foot (sf) lot (0.62 acre) into two single-family lots, an NGPA (Native Growth Protection Area) of 7,459 sf (.17 acre) and right-of-way (ROW) dedication of 1,597 sf. The site will be developed as a conservation short plat due to the presence of on-site steep slopes, which are protected through the City of Bellevue's Critical Areas Ordinance.
File Number:	16-136308-LN
Applicant:	Han Phan, PE of PBG Engineers LLC
Decisions Included:	Preliminary Conservation Short Plat (Process II)
Planner:	Mark C. Brennan, Associate Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance Eli Stead FOR CAROL HELLAND Carol V. Helland, Environmental Coordinator Development Services Department
Department Decision:	**APPROVED WITH CONDITIONS** Michael A. Brennan, Director Development Services Department By: Eli Stead Elizabeth Stead, Land Use Director Development Services Department
Application Date:	June 24, 2016
Notice of Application:	July 21, 2016
Minimum Comment Period:	August 4, 2016 (14 days)
Decision Publication Date:	June 29 2017
Appeal Deadline:	July 13, 2017(14 days)

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.

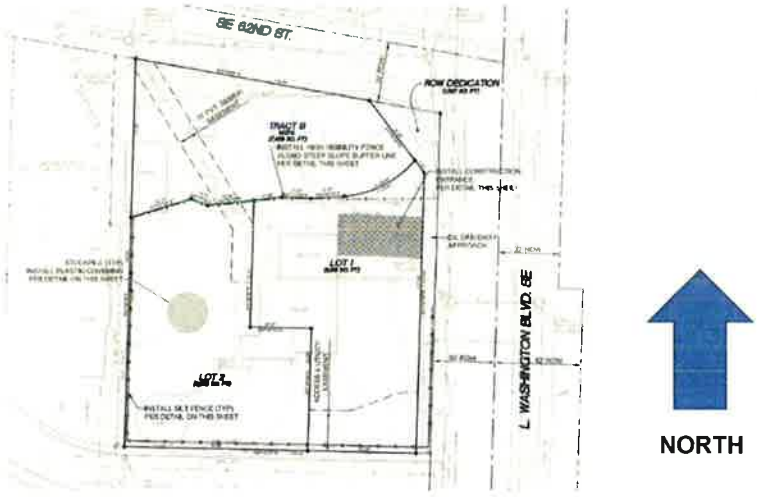
I. DESCRIPTION OF PROPOSAL

The applicant proposes to subdivide a 26,827 square foot (sf) lot (0.62 acre) into two single-family lots resulting in a 8,819 sf (.20 acre) lot **(Lot 1)** and a 8,950 square foot (.21 acre) lot **(Lot 2),** a Native Growth Protection Area (NGPA) 7,459 sf(.17 acre) and 1,597 sf of right-of-way dedicated to the City for street frontage improvements along Lake Washington Blvd. SE. Each lot will be developed in the future with one single-family dwelling (not part of this short plat approval). **Refer to Figure 1 – Preliminary Conservation Short Plat** below.

The subject site is in the R-5 land use district, and in the Newport Hills subarea. The site contains a single-family dwelling and outbuildings which will be demolished as a result of this short plat proposal. The property will be developed as a conservation short plat due to the presence of on-site steep slope and buffer that extend to an adjacent property. Steep slopes are protected through the City of Bellevue's Critical Areas Ordinance. The entire steep slope and buffer area will be protected within a separate tract **(Tract B)** referred to as a Native Growth Protection Area (**NGPA**). There are 5 significant trees totaling 80 diameter inches within the Native Growth Protection Area designated for this property. All trees and vegetation within the NGPA will be retained. **Refer to Conditions of Approval regarding Demolition of Existing Structures in Section IX.C.5, NGPA Designation and Recording in Section IX.C.3 and Tree Preservation Requirements in Section IX.B.1 of this report.**

The subdivision of land into 9 or less lots is processed through a preliminary short plat in accordance with the City of Bellevue Land Use Code (LUC) Section 20.45B. When a lot proposed for short subdivision includes critical areas as defined by LUC 20.45B.055, a Conservation Short Subdivision is required. The project site meets the requirements of LUC 20.45B.055 as it includes steep slopes that abut a steep slope critical area on the lot adjoining the subject property to the west. A Conservation Short Subdivision is required for this development proposal. The Conservation Short Subdivision process is discussed in detail in **Section III – Consistency with Zoning & Land Use Requirements** below.

Figure 1 – Preliminary Conservation Short Plat



II. SITE DESCRIPTION AND CONTEXT

The project site is at 6215 Lake Washington Blvd. and is adjoined by single family residences to the west, and single-family residences to the north and east across SE 62nd St. and Lake Washington Blvd. respectively. The site is bordered by single family residences to the south across a private road. The site includes a single-family residence with an attached carport, and outbuildings including a garage and shed. The residence and outbuildings are accessed by a paved driveway off Lake Washington Blvd.

The site's topography slopes downhill to the northwest from elevation of 262' at the southeast corner. The area of steep slope begins at an approximate elevation of 252' and drops to 236' at the site's northwest corner. A top-of slope buffer of 50' extends in a southeasterly direction from the edge of the steep slope, and marks the southern edge of the NGPA. The site is not heavily forested but does include several conifers and deciduous trees, located primarily in the area included in the NGPA.

Figures 2 & 3 - - Site Aerial View & Zoning Map

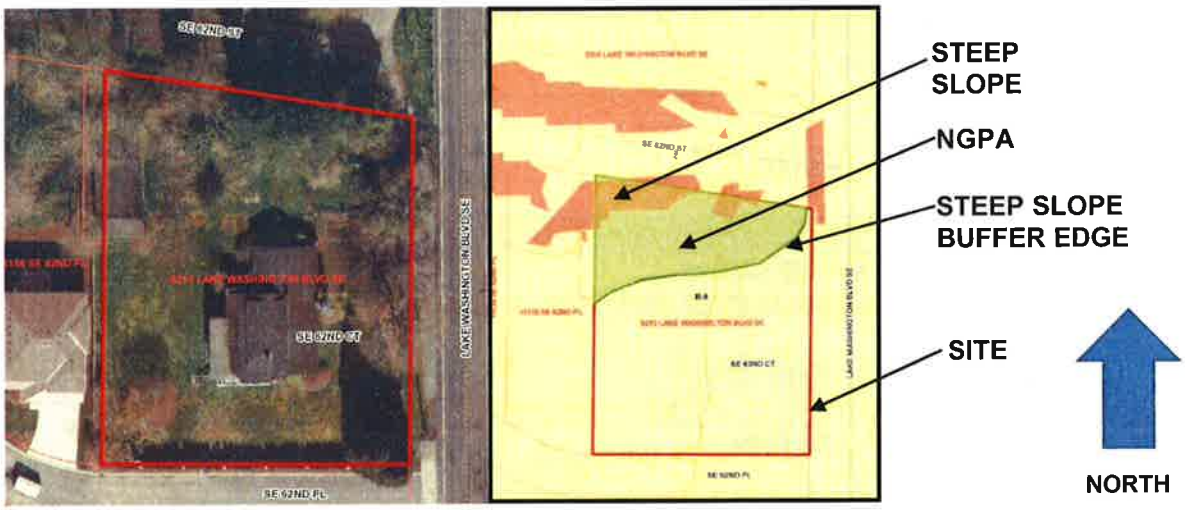


Figure 2 - - Site Aerial View **Figure 3 - - Site Zoning Map**

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The two lots proposed with this short plat application are permitted within the R-5 land use district. Refer to **Table 1** of **Section III.B** below for discussion of dimensional requirements.

B. Consistency with Standard Land Use Code Requirements

LUC 20.25H.045.B requires that proposals to subdivide property within the Critical Areas Overlay District calculate allowed density (dwelling units per acre) after deducting the total critical area and critical area buffer. The maximum density allowed for a site in the Critical Areas Overlay District is equal to the number of dwelling units per acre as specified in

LUC 20.20.010, times the buildable area in acres, plus the dwelling units per acre times the total area of critical area and critical area buffer in acres times the development factor derived from LUC 20.25H.045.D. To calculate density, the following calculation is required:

[(DU/acre)(Buildable area in acres) + (DU/acre)(Total critical area and critical area buffer in acres)(Development factor)] = Maximum dwelling unit potential

This is a proposal to divide one 0.62 acre parcel in the R-5 zone (5 DU/Acre) into two lots. The site contains a total of 0.17 acres of critical area and critical area buffer and contains a total of 0.46 acres of buildable area. The following is the density calculation for this property:
[(5)(0.40) + (5)(0.32)(.56)] = 2.90 or 2 dwelling units

The maximum number of dwelling units for this site is two. The proposal to divide this property into two lots is in compliance with the requirements of the Critical Areas Overlay District for density.

Table 1 – Dimensional Requirements

ZONING DISTRICT	**R-5**	
SUBAREA	Newport Hills	
LOT AREA	0.62 acre (26,827 sf)	
CRITICAL AREAS	0.17 acre (7,459 SF) of critical area (steep slope and buffer).	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
DWELLING UNITS/ACRE (modified per LUC 20.25H.045) R-5 Dwelling Units per acre: 5 Gross Site Area (GSA): 0.63 acre Critical Area & Buffer (CAB): 0.17 acre Buildable Area (BA): 0.46 acre Development Factor (DF): .5	2	2
MINIMUM LOT AREA (modified per LUC 20.45A.060.B.3)	4,680 SF	**Lot 1**: 8,819 SF **Lot 2**: 8,950 SF
MINIMUM LOT WIDTH (LUC 20.20.010)	60 feet	**Lot 1**: 62.29 feet **Lot 2**: 60.00 feet
MINIMUM LOT DEPTH (LUC 20.20.010)	80 feet	**Lot 1**: 83.00 feet **Lot 2:** 90.00 feet

<table>
<tr><td>REQUIRED SETBACKS
(modified per LUC 20.45A.060.B.3)

Front yard: 10 feet

Rear yard: 15 feet or

Side yard: 5 feet

2 Side yards 15 feet total with 5 foot minimum

Access road : 10 feet</td><td>Lot 1:

Lot 2:</td><td>Lot 1:
Front: 10 feet
Rear: 15 feet
2 Side yards: 15 feet

Lot 2:
Front: 10 feet
Rear: 20 feet
2 Side yards: 15 feet</td></tr>
<tr><td>MAXIMUM BUILDING HEIGHT

LUC 20.20.010</td><td colspan="2">35 feet from average existing grade to the peak of a pitched roof.
30 feet from average existing grade to the top of a flat roof.</td></tr>
<tr><td>MAXIMUM LOT COVERAGE BY STRUCTURE
(modified per LUC 20.45A.060.B.3 (5))

Maximum lot coverage in the underlying district divided by the lot coverage factor.

Lot coverage factor is the number 1 + (required minimum lot size minus actual lot size) divided by required minimum lot size.

<table><tr><td>R-5 maximum lot coverage</td><td>.35 (35%)</td></tr><tr><td>R-5 minimum lot size</td><td>7,200 SF</td></tr></table></td><td>Lot 1: 8,819 SF
Lot coverage factor:
1 + [(7,200 - 8,819) / 7,200] = 1
.35 / 1 = .35

Lot 2: 8,950 SF
Lot coverage factor:
1 + [(7,200 – 8,950) / 7,200] = 1
35 / 1=.35</td><td>Lot 1: 3,087 SF

Lot 2: 3,132 SF

Refer to Condition of Approval regarding <u>Lot Coverage Requirements</u> in Section IX.A.4 of this report.</td></tr>
<tr><td>MAXIMUM IMPERVIOUS SURFACE
(modified per LUC 20.45A.060.B.3 (6))</td><td colspan="2">Not to exceed 50% of total site area
8,819 SF + 8,950 SF / .5 = 8,885 SF can be proportioned between the two lots
Refer to Condition of Approval regarding <u>Impervious Surface Coverage Requirements</u> in Section IX.A.3 of this report.</td></tr>
<tr><td>MAXIMUM FAR</td><td>.50</td><td>Lot 1: 8,819 SF x .5 = 4,410 SF
Lot 2: 8,950 SF x .5 = 4,475 SF</td></tr>
</table>

TREE RETENTION	Total trees on site after ROW dedication = 162" of diameter. 30% of total diameter inches of significant trees required to be retained 162"" x 0.3 = **48.6"** (dia.) inches required.	80" (49.4%) **Refer to Condition of Approval regarding Tree Preservation Requirements in Section IX.B.3 and NGPA Designation and Recording in Section IX.C.3 of this report.**

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA):

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils. **Refer to Condition of Approval regarding Seasonal Clearing and Grading Restrictions in Section IX.B.1 of this report.**

B. Animals

Animals typical to a suburban neighborhood (birds, rodents and other small mammals) will use the site, especially the mature trees on the existing steep slope critical area and buffer, as potential habitat. The establishment of the NGPA Tract will protect this area of the site from any potential development.

C. Plants

Significant trees and existing vegetation will be preserved in a Native Growth Protection Area Tract totaling .17 acre. No disturbance within this area is proposed except for the replacement of a private side sewer. In order to protect the vegetation the applicant will be required to install fencing and signage demarking the intent and long term preservation of the critical area and buffer. **Refer to Condition of Approval regarding NGPA Boundary Fence and Signage in Section IX.C.4 of this report.**

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates noise related to construction and noise levels. **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX.A.2 of this report.**

V. SUMMARY OF TECHNICAL REVIEWS:

A. Utilities Review

Conceptual review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. Initial plan review for water, sewer and storm drainage will be completed under the building permit submittal. Drainage approval will occur under the building permit. Separate water and sewer permits will be required for connection to the water and sewer mains after building permit approval. Final civil engineering may require changes to the site layout to accommodate the utilities.

Storm Drainage

The project will be required to mitigate for minimum requirements 1-5 from the Department of Ecology. The applicant has proposed to use infiltration to meet the requirement. If through further geotechnical soil testing it is found to be infeasible other dispersion or direct conveyance methods may be required during building permit review. Access to the downstream drainage system may be required through a private easement onsite.

Water

The water supply for this project will connect to a City of Bellevue owned water main located in 162nd Place. The water meter for the existing home can be reused for the development if it is sized large enough to accommodate a future development. If not then the water meter will be required by the developer to be demolished during construction. The water supply from each meter may require piping in an easement between lots.

Sewer

Sewer service for the Ou Short Plat will connect to an existing sewer main in SE 62nd Street with a joint use side sewer running through a private easement running through a NGPA tract

B. Fire Department Review

Fire sprinkler determination will be made upon submittal of the residential construction permit.

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. **Refer to Condition of Approval regarding Engineering Plans in Section IX.B.7 of this report.**

Site Access
The existing lot is bordered to the south by SE 62nd Place and to the north by SE 62nd Street. The east frontage of the property is formed by Lake Washington Boulevard SE and the south fork of the approach to SE 62nd Street. The fork approach of SE 62nd Street is currently 10 feet in width and intersects Lake Washington Boulevard SE at a nearly parallel angle.

The lot takes access from a single-use driveway off of Lake Washington Boulevard SE. From the roadway centerline of Lake Washington Boulevard SE westward, existing pavement consists of an 11-foot wide travel lane and a paved shoulder of variable width. At the south end of the street frontage, an HMA ramp transitions into a 6-foot wide concrete sidewalk with curb and gutter.

The existing lot is to be subdivided into two single-family lots. The lots shall take access from Lake Washington Boulevard SE with a 16-foot wide joint-use driveway. An easement shall be provided giving Lot 2 access to the shared driveway. No other access connection to city right-of-way is authorized. Individual driveways for each lot shall have a minimum width of 10 feet and a minimum length of 20 feet. Street names and site addresses will be determined by the City's Parcel and Address Coordinator. **Refer to Conditions of Approval regarding Access Design and Maintenance in Section IX.C.2 and Off-Street Parking in Section IX.B.6 of this report.**

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 Lake Washington Boulevard SE 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.

Prior to final short plat approval, the developer must provide street frontage improvements on Lake Washington Boulevard 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. **Refer to Condition of Approval regarding Infrastructure Improvements in Section IX.C.1 of this report.**

The following street frontage improvements are required:

1. Construct a HMA merging lane for the south fork of the SE 62nd Street approach.
    a. The western edge of pavement shall be located 34 feet from the right of way centerline of Lake Washington Boulevard SE.
    b. The lane shall extend directly southward from SE 62nd Street to 30 feet south of where the street's north edge intersects Lake Washington Boulevard SE.
    c. A 4:1 pavement taper shall extend from the edge of the lane until the front of the proposed curb is 17.5 feet west of the centerline of Lake Washington Boulevard SE.
    d. The lane shall have a 1.5 foot wide thickened edge from the lane's northern end to the proposed sidewalk ramp.
2. Construct a 6 foot wide concrete sidewalk along the frontage of Lake Washington Boulevard SE starting at the existing sidewalk at the south property line and extending along the proposed pavement taper.
3. Construct concrete curb and gutter along the length of the proposed sidewalk.
4. Construct a HMA sidewalk ramp connecting the concrete sidewalk to the adjacent taper pavement.
5. Construct a 16 foot wide joint-use driveway, and provide an easement giving Lot 2 access to the driveway.
6. Construct an approach for the proposed joint use driveway per City of Bellevue standard drawing SW-170-1.

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. Off-street parking shall be secured by the applicant. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permits. **Refer to Condition of Approval regarding Right Of Way Use Permit in Section IX.B.5 of this report.**

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 Lake Washington Boulevard SE is classified as No Street Cuts Permitted. **Refer to Condition of Approval regarding Pavement Restoration in Section IX.B.9 of this report.**

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 **Refer to Condition of Approval regarding Sight Distance in Section IX.B.8 of this report.**

D. Clearing and Grading Review
A Clearing and Grading Permit is required for the infrastructure construction of this project per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: http://www.bellevuewa.gov/clearing-grading-standards.htm

Some of the Clearing and Grading Development Standards highlights are:

CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP)	A CSWPPP is required for all clearing and grading permit applications. It must include a narrative, drawings, and a turbidity and pH monitoring plan.	Clearing and Grading Development Standards
EROSION AND SEDIMENTATION CONTROL - MINIMUM REQUIREMENT 2	Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for this permit application.	BCC 23.76.090 and Clearing and Grading Development Standards
TREE PROTECTION	Significant trees that are scheduled for retention must be protected during construction.	Clearing & Grading Development Standards
CLEARING AND GRADING LIMITS	Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the areas where work is proposed (including utilities and frontage improvements). The limits should exclude development of the future individual lots.	Clearing & Grading Development Standards
CONSTRUCTION SEQUENCE	A construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestones.	Clearing & Grading Development Standards
RAINY SEASON RESTRICTIONS	The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30). **Refer to Condition of Approval regarding Seasonal Clearing and Grading Restrictions in Section X.B.1 of this report**	BCC 23.76.093

TURBIDITY MONITORING PLAN	Turbidity monitoring and pH may be required for this project.	Clearing and Grading Development Standards
ROCKERY REQUIREMENTS	Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.	BCC 23.76.085 & 086
POST CONSTRUCTION SOILS	For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.	Clearing and Grading Development Standards
ABATEMENT SECURITY	An abatement security device is required for all projects that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings, irrevocable letter of credit and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.	BCC 23.76.140

VI. PUBLIC COMMENT:

The City initially notified the public of this proposal on July 21, 2016 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.

VII. DECISION CRITERIA:

Per LUC 20.45B.130.A: The Department 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; and**

   Finding: City codes ensure public health, safety and general welfare through development code requirements. As discussed in this staff report, the proposed short plat is consistent with City Codes and Standards. The site is proposed to be accessed from Lake Washington Boulevard SE Existing public roads as well as public water and sewer facilities have been deemed adequate to serve the proposed development with the required improvements.

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

   Finding: The public interest is served by protecting the steep slope critical area on-site, and 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; and**

   Finding: The preliminary short plat considers the physical characteristics of the site through site design minimizing impact to the site's valuable habitat resources and establishing a Native Growth Protection Area tract to protect sensitive features within the site. **Refer to Conditions of Approval regarding NGPA Boundary Fence and Signage in IX.C.4 of this report.**

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

   Finding: As discussed in this staff report, the proposal complies with the Land Use Code requirements for R-5 zoning, the Land Use Code Critical Areas Overlay District, the Conservation Short Subdivision standards, the Utility Code, the Transportation Code, and other applicable City of Bellevue Development Standards.

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

   Finding: The site is located within the Newport Hills subarea. The Comprehensive Plan specifies Single-Family High Density (SF-H) development for this property, which is consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this subarea, including the following:

   The single family homes are, by use type, compatible with surrounding neighborhoods

and maintain the character and appearance of the neighborhood (LU-13). The proposal provides the maximum allowed number of new residential units as encouraged by the Comprehensive Plan (LU-6). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal meets the Neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district) (HO-3).

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

   Finding: Each lot can reasonably be developed to current R-5 zoning standards and dimensional requirements for the R-5 land use district without requiring a variance. The proposed lots meet the minimum standards for lot width, lot depth, and lot area in the R-5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance at a future date and all lots must be developed within the constraints under which they are created. **Refer to Condition of Approval regarding Variance Restriction in Section IX.A.1 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, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

VIII. DECISION:

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

Note on expiration of Preliminary Short Plat Approval (16-136308-LN): A preliminary short subdivision 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.

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
Clearing and Grading – BCC 23.76	Savina Uzunow, 425-452-7860
Fire Code – BCC 23.11	Sean Nichols, 425-452-2926
Land Use Code – BCC Title 20	Mark C. Brennan, 425-452-2973
Transportation Development Code – BCC 14.60	Brendan Byron, 425-452-4851
Utility Code – BCC Title 24	Mark Dewey, 425-452-6179

A. GENERAL CONDITIONS OF APPROVAL:

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: Mark C. Brennan, Development Services Department

2. **Noise/Construction Hours -** Construction will be subject to normal operation 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 the Development Services Department, 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: Mark C. Brennan, Development Services Department

3. **Impervious Surface Coverage Requirements -** Impervious surface coverage shall be divided across the development area and shall be governed by the limits established by LUC 20.45B.055. Allowed maximum impervious surface coverage for each lot shall be clearly labeled on the final short plat mylar.

   AUTHORITY: Land Use Code Section 20.45B.055
   REVIEWER: Mark C. Brennan, Development Services Department

4. **Lot Coverage Requirements -** Lot coverage shall be governed by the lot coverage calculation included under LUC 20.45B.055. Allowed maximum structural lot coverage for each lot shall be clearly labeled on the final short plat mylar.

   AUTHORITY: Land Use Code Sections 20.20.010 and 20.45B.055
   REVIEWER: Mark C. Brennan, Development Services Department

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

1. **Seasonal Clearing and Grading Restrictions -** The clearing & grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading

activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

AUTHORITY: Bellevue City Code 23.76
REVIEWER: Savina Uzunow, Clearing and Grading Department

2. **Tree Preservation Requirements -** A minimum of thirty percent of the diameter inches of all significant trees on the site are required to be retained. Prior to issuance of plat infrastructure and clearing and grading permits the applicant shall submit a tree preservation plan that includes a complete site tree inventory and identifies all trees to be removed. All trees to be retained must clearly be labeled on all future plans submitted and must be clearly identified on the final plat mylar. Retained trees along the boundary of the established clearing limits (NGPA boundary) must be identified through the installation of "City of Bellevue Retained Tree – Do Not Remove" tags.

AUTHORITY: Land Use Code 20.20.900.D.3
REVIEWER: Mark C. Brennan, Development Services Department

3. **Survey Required – NGPA Boundary Marking -** Prior to commencement of any clearing activity the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA shall be identified and field flagged. Field flags shall be maintained for the duration of the plat development.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Mark C. Brennan, Development Services Department

4. **NGPA Protection -** To mitigate adverse impacts to the NGPA during all phases of construction, the applicant must comply with the following:

   a. Clearing limits shall be established identifying the edge of the NGPA. A six-foot chain link fence with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the drip lines of retained trees within the NGPA prior to initiation of any clearing and grading at any phase of construction.

   b. No excavation or clearing shall be performed within drip lines trees located within the NGPA, 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 drip lines that overhang the proposal property.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Mark C. Brennan, Development Services Department

5. **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: Brendan Byron, (425) 452-4851

6. **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: Brendan Byron, (425) 452-4851

7. **Engineering Plans -** A street lighting plan, channelization plan, and 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 private road or shared driveway, the connection to Lake Washington Boulevard SE, pavement restoration in Lake Washington Boulevard SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.
   The following street frontage improvements are required:

1. Construct a HMA merging lane for the south fork of the SE 62nd Street approach.
a. The western edge of pavement shall be located 34 feet from the right of way centerline of Lake Washington Boulevard SE.
b. The lane shall extend directly southward from SE 62nd Street to 30 feet south of where the street's north edge intersects Lake Washington Boulevard SE.
c. A 4:1 pavement taper shall extend from the edge of the lane until the front of the proposed curb is 17.5 feet west of the centerline of Lake Washington Boulevard SE.
d. The lane shall have a 1.5 foot wide thickened edge from the lane's northern end to the proposed sidewalk ramp.
2. Construct a 6 foot wide concrete sidewalk along the frontage of Lake Washington Boulevard SE starting at the existing sidewalk at the south property line. Once the sidewalk reaches the pavement taper, it shall continue 32 feet along the taper.
3. Construct concrete curb and gutter along the length of the proposed sidewalk.
4. Construct a HMA sidewalk ramp connecting the concrete sidewalk to the adjacent taper pavement.
5. Construct a 16 foot wide joint-use driveway, and provide an easement giving Lot 2 access to the driveway.
6. Construct an approach for the proposed joint use driveway per City of Bellevue standard drawing SW-170-1.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60, Transportation Department Design Manual, and the Americans with Disabilities Act.
REVIEWER: Brendan Byron, (425) 452-4851

8. **Sight Distance -** If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1, existing vegetation near the access point on Lake Washington Boulevard 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: Brendan Byron, (425) 452-4851

9. **Pavement Restoration -** The city's pavement manager has determined that this segment of Lake Washington Boulevard SE will require No Street Cuts Allowed 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 RC-190-1 through RC-220-1. 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 # 23
REVIEWER: Brendan Byron, (425) 452-4851

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.

   Transportation Development Code Section 14.60.260 provides for 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, 260 Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
   REVIEWER: Brendan Byron, (425) 452-4851

2. **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 jointly responsible for maintenance and repair of the joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway 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: Brendan Byron, (425) 452-4851

3. **NGPA Designation and Recording -** The Native Growth Protection Area (NGPA) tract shall be designated on the face of the Final Short Plat. The boundaries of the NGPA tract must be surveyed and legally described on the face of the Final Short Plat. The following note is required to be placed on the final short plat:

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT
DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 5. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

AUTHORITY: Land Use Code 20.45B.055.B.2
REVIEWER: Mark C. Brennan, Development Services Department

4. **NGPA Boundary Fence and Signage -** Prior to approval of the final short plat, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA shall be identified, fenced, and marked with boundary signage provided by the city that states:

PROTECTED AREA – NO CLEARING
This fence marks the edge of a Native Growth Protection Area. Disturbance, vegetation removal, or tree removal beyond this fence is prohibited.

NGPA boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the plat development. Signs must be of size and location to be visible and the boundary fence shall be a minimum of four feet tall.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Mark C. Brennan, Development Services Department

5. **Tree Retention -** The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray at minimum 30% of existing

significant trees being retained of 282 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* (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 construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

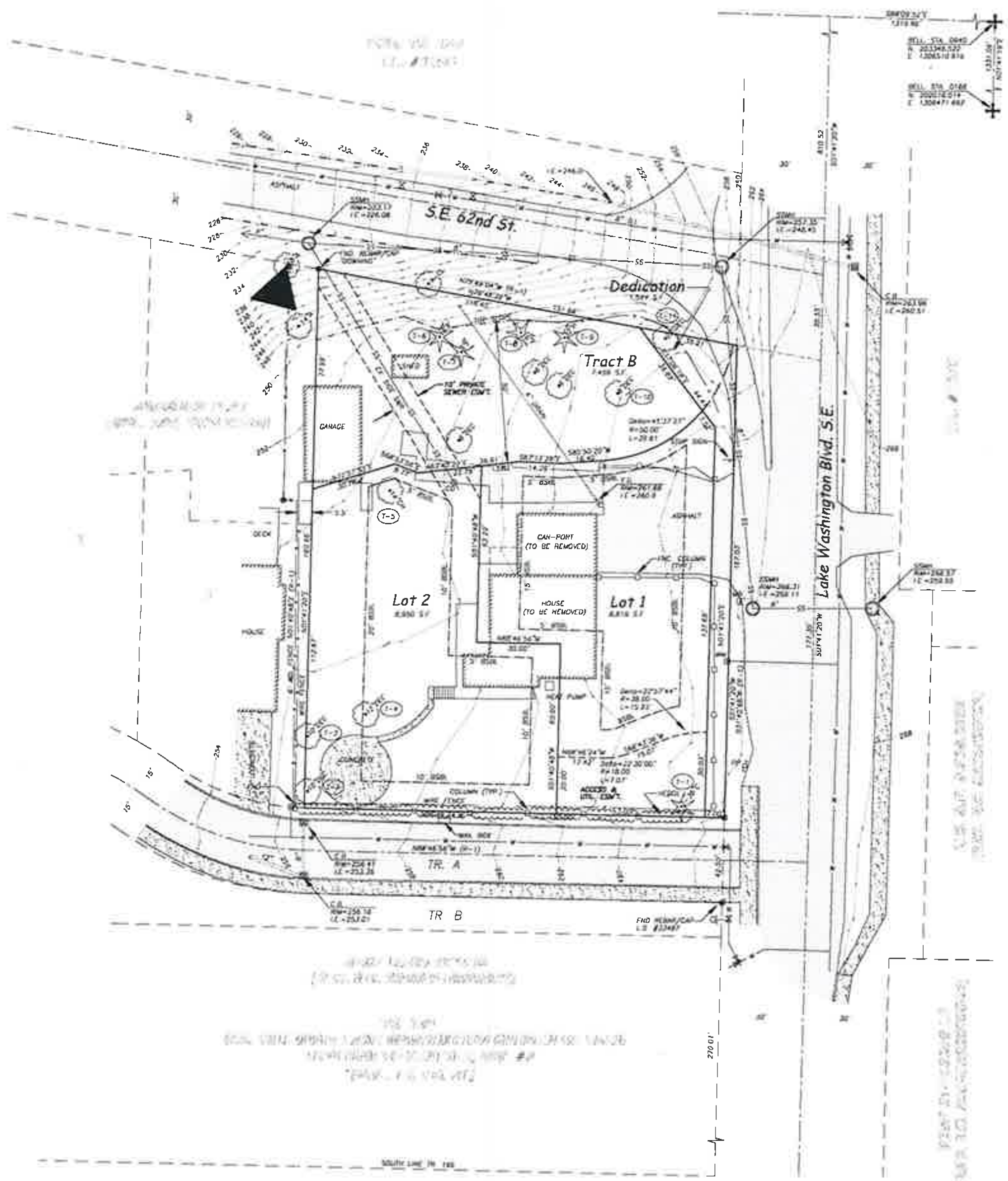
AUTHORITY: Land Use Code 20.20.900.D & G
REVIEWER: Mark C. Brennan, Development Services Department

6. **Demolition of Existing Structure -** Prior to recording of the final short plat, the applicant shall demolish the existing single-family dwelling on site.

AUTHORITY: Land Use Code 20.20.560
REVIEWER: Mark C. Brennan, Development Services Department

ATTACHMENTS

Project Drawings



Horizontal Datum/Basis of Bearing:

NAD 83(2011) – WASHINGTON NORTH ZONE, US SURVEY FEET.
BASED ON FOUND CITY OF BELLEVUE HORIZONTAL CONTROL POINTS #0940 AND #[illegible] AS SHOWN HEREON.

Vertical Datum:

[illegible]
BASED ON FOUND CITY OF BELLEVUE HORIZONTAL CONTROL POINTS #124
[illegible]

Method of Survey:

DIRECT OBSERVATION – FIELD RUN TRAVERSE NO ADJUSTMENT NECESSARY

Instrumentation:

[illegible] TOTAL STATION – SURVEY ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090

References:

R-1 – JACQUES PLAT (REC. NO. [illegible])
R-2 – C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. #3 (VOL. 11, PG. 81)

Equipment & Procedure:

LEICA TCA 1100, 3 SECOND TOTAL STATION FOR FIELD TRAVERSE
MONUMENTS VISITED [illegible]
PRECISION EXCEEDS STATE STANDARDS PER WAC 332-130-060

Legend:

NOT ALL SYMBOLS USED
- EXISTING MONUMENT
- WATER METER
- EX. FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- UTILITY ANCHOR
- GAS VALVE
- STREET SIGN
- EX. CB. TYPE 1
- CATCH BASIN TYPE 2
- SAN. SWR. MANHOLE
- SAN. SWR. PIPELINE
- STORM DRAIN
- WATER PIPELINE
- OVERHEAD POWER
- GAS LINE
- UNDERGROUND POWER
- ROCKERY

Tree Legend:

C = CEDAR
CH = CHERRY
DEC = DECIDUOUS
F = DOUGLAS FIR
H = HEMLOCK

Vicinity Map

1" = 2800

Owner/Applicant:

JINZHAO OU
6215 LAKE WASHINGTON BLVD. S.E.
BELLEVUE, WA. 98006

Legal Description:

PORTION OF TRACT 195, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 270 FEET OF SAID TRACT 195
THENCE NORTH 1° 27' 30" WEST 42 FEET TO THE POINT OF BEGINNING
THENCE SOUTH 88° 45' 30" WEST 150 FEET,
THENCE NORTH 1° 27' 30" WEST 190.66 FEET TO THE SOUTHERLY MARGIN OF SOUTHEAST 62ND STREET,
THENCE SOUTH 82° 09' EAST 152.0 FEET,
THENCE SOUTH 1° 27' 30" EAST 166.61 FEET TO THE POINT OF BEGINNING

Title Notes:

1. SUBJECT TO FACILITY CHARGES REC. NO'S 7711090948, 8612200838 & 20111222000589
2. SUBJECT TO FACILITY CHARGES REC. NO'S 8812270593 & 9304091250 20111222000589
3. SUBJECT TO FACILITY CHARGES REC. NO. 9901141395 20111222000589
4. SUBJECT TO ITEMS DISLOSED BY PLAT OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. #3 (VOL. 11, PG. 81)
5. SUBJECT TO METRO SEWER TUNNEL EASEMENT REC. NO. 5491905

Significant Trees

TREE ID	SPECIES	DIAMETER	TREES WITHIN SITE INTERIOR		
			WEIGHING FACTOR	WEIGHTED DIAMETER	TREES SAVED
T-1	CEDAR	36"	1.0	36"	
T-2	DECIDUOUS	10"	1.0	10"	
T-3	DECIDUOUS	10"	1.0	10"	
T-4	DECIDUOUS	12"	1.0	12"	
T-5	CHERRY	14"	1.0	14"	
T-6	DOUGLAS FIR	16"	1.0	16"	16"
T-7	DOUGLAS FIR	8"	1.0	8"	8"
T-8	DOUGLAS FIR	16"	1.0	16"	16"
T-9	HEMLOCK	22"	1.0	22"	22"
T-10	DECIDUOUS	8"	1.0	8"	8"
T-11	DECIDUOUS	22"	1.0	22"	22"
TOTAL				184"	102"
				184" x 30% = 55.2"	

Site Address:

6215 LAKE WASHINGTON BLVD. S.E.
BELLEVUE, WA. 98006

S.W. 1/4, S.E. 1/4, SECTION 20, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

REVISIONS

West AlliancE
PROFESSIONAL LAND SURVEYORS

CHECKED BY D.W.

DATE: 3/01/2017

Preliminary Short Plat

Jinzhao Ou

6215 LAKE WASHINGTON BLVD. S.E.
BELLEVUE, WA. 98006

SHEET 1 of 1

OU SHORT PLAT

6215 LAKE WASHINGTON BLVD SE
BELLEVUE, WASHINGTON 98006
SE1/4, SEC. 20-T24N-R5E, W.M.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
2. ENGINEERING STANDARDS. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE PROFESSIONAL ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
3. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
4. INSTALL FLOW DIVERSION MEASURES OUTSIDE OF THE CRITICAL ROOT ZONE OF TREES TO BE PROTECTED. AT NO TIME SHALL CONSTRUCTION STORMWATER BE DIRECTED TOWARDS TREES TO BE PROTECTED. CONSTRUCTION STORMWATER SHALL NOT POND WITHIN A TREE'S CRITICAL ROOT ZONE.
5. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.

DRAWING INDEX

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROW CENTERLINE
- ROW LINE
- BSBL
- SS — PROPOSED SIDE SEWER LINE
- W — PROPOSED WATER SERVICE LINE
- SILT FENCE
- INLET PROTECTION
- CORNER SET
- WATER METER
- ASPHALT PAVEMENT
- CEMENT CONCRETE PAVEMENT
- PERVIOUS CONCRETE PAVEMENT

UTILITY NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE RESPONSIBLE PROFESSIONAL ENGINEER IF A CONFLICT EXISTS.
2. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
3. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
4. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 3 FEET.
7. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

RESTORATION NOTES

1. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
2. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

SEWER GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2016 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
3. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
4. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
7. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
10. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.

    FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
11. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
12. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.

VICINITY MAP
NTS

LEGAL DESCRIPTION

PORTION OF TRACT 195, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 270 FEET OF SAID TRACT 195
THENCE NORTH 1° 27' 30" WEST 42 FEET TO THE POINT OF BEGINNING
THENCE SOUTH 88° 45' 30" WEST 150 FEET
THENCE NORTH 1° 27' 30" WEST 190.66 FEET TO THE SOUTHERLY MARGIN OF SOUTHEAST 62ND STREET
THENCE SOUTH 87° 09' EAST 152.0 FEET
THENCE SOUTH 1° 27' 30" EAST 166.61 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NUMBER

3343301362

BASIS OF BEARINGS

NAD 83(NSRS2007) - WASHINGTON NORTH ZONE, US SURVEY FEET; BASED ON FOUND CITY OF BELLEVUE HORIZONTAL CONTROL POINTS #0940 AND #0168 AS SHOWN HEREON.

CONTACTS

APPLICANT:
OWNER
12H1 LAWRENCE STATION RD #466
SANNYVALE, CA 94089
(206) 486-3688
CONTACT: JINZHAO OU

CIVIL ENGINEER:
PBG, LLC
5130 S. 186TH LANE
SEATAC, WA. 98188
(206) 446-1282
CONTACT: HAN PHAN, P.E.

SURVEYOR:
DAVID WEST & CO.
13614 ASH WAY
EVERETT, WA 98204
(509) 630-0783
CONTACT: DAVID WEST, P.L.S.

UTILITIES

WATER:
CITY OF BELLEVUE UTILITY DEPARTMENT
450 110TH AVE NE
BELLEVUE, WA 98009
(425) 452-6932

SEWER:
CITY OF BELLEVUE UTILITY DEPARTMENT
450 110TH AVE NE
BELLEVUE, WA 98009
(425) 452-6932

POWER GAS:
PUGET SOUND ENERGY
1-800-321-4123

FIRE:
BELLEVUE FIRE DEPARTMENT
450 110TH AVE NE
BELLEVUE, WA 98009
(425) 452-6892

SCHOOL:
RENTON SCHOOL DISTRICT
300 SW 7TH STREET
RENTON, WA 98057
(425) 204-2300

CABLE:
COMCAST
1-800-934-6489

TELEPHONE:
CENTURYLINK
1-800-475-7526

REFERENCE SHEET NO: CV
SHEET 1 OF 5 SHEETS

OU SHORT PLAT
6215 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

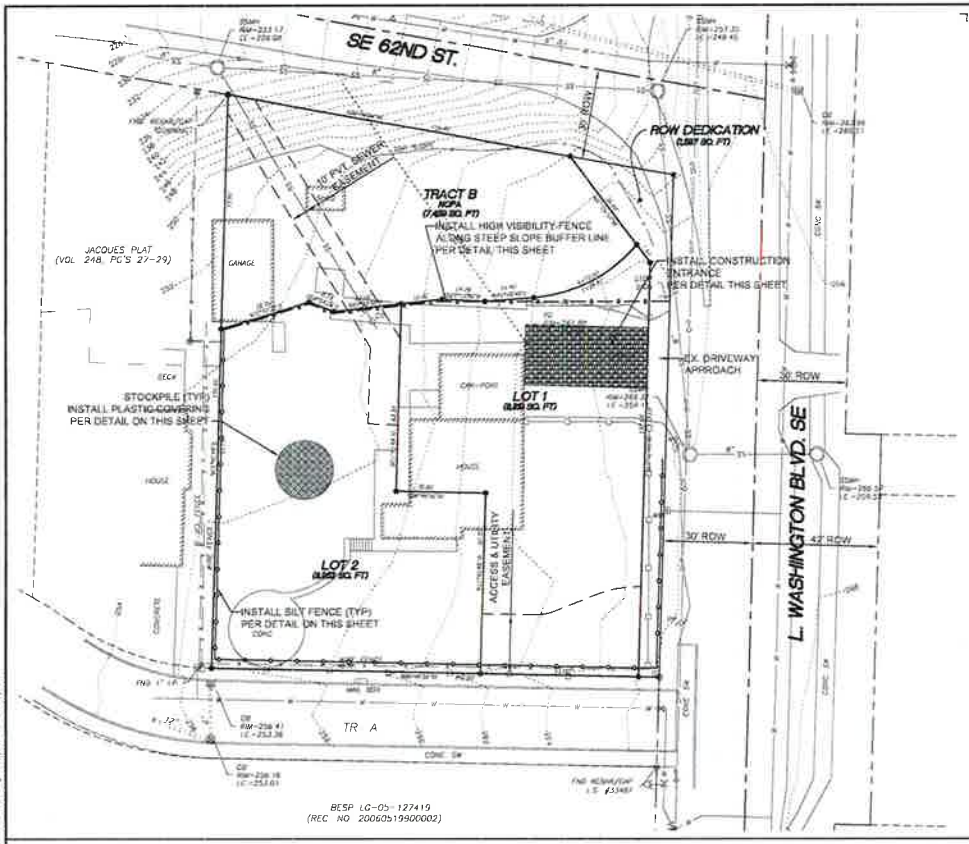
COVER SHEET AND GENERAL NOTES

PBG, LLC
Land Development and Civil Engineering Consultants
5130 South 186th Lane
SeaTac, WA 98188
T (206) 294-6422

NO.	DATE	BY	REVISION DESCRIPTION

JOB NO. R16280
ISSUE DATE 4-10-2017
DESIGNED BY: H. H. PHAN
DRAWN BY: H. H. PHAN
CHECKED BY:
PROJ. MGR.:

Apr 06, 2017 - 6:31pm Han Phan L:\Working\R16280 - OU Short Plat\CAD\Drawing\R16280-PS CV.dwg Layout Name: Layout1



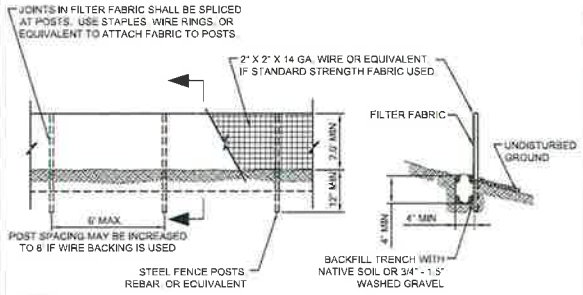
HORIZONTAL GRAPHIC SCALE
20 10 0 10 20
1 inch = 20 ft

811 Know what's below. Call before you dig.

STANDARD NOTES FOR EROSION CONTROL PLANS:

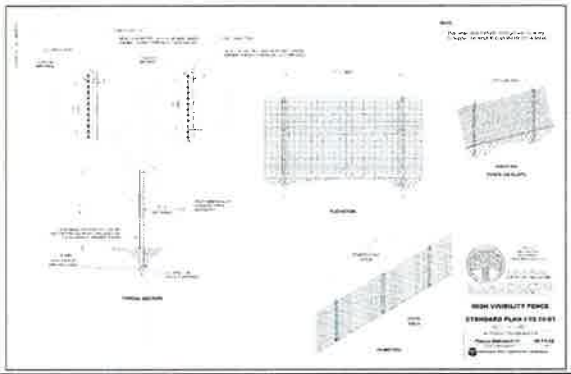
1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION

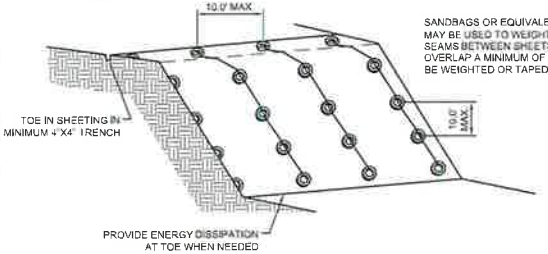
   IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.



NOTES:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

SILT FENCE DETAIL
PER COB CLEARING & GRADING DEVELOPMENT STANDARDS BMP C233
SCALE: NONE





PLASTIC COVERING DETAIL
PER COB CLEARING & GRADING DEVELOPMENT STANDARDS BMP C123
SCALE: NONE

REFERENCE SHEET NO. EC1
SHEET 2 OF 5 SHEETS

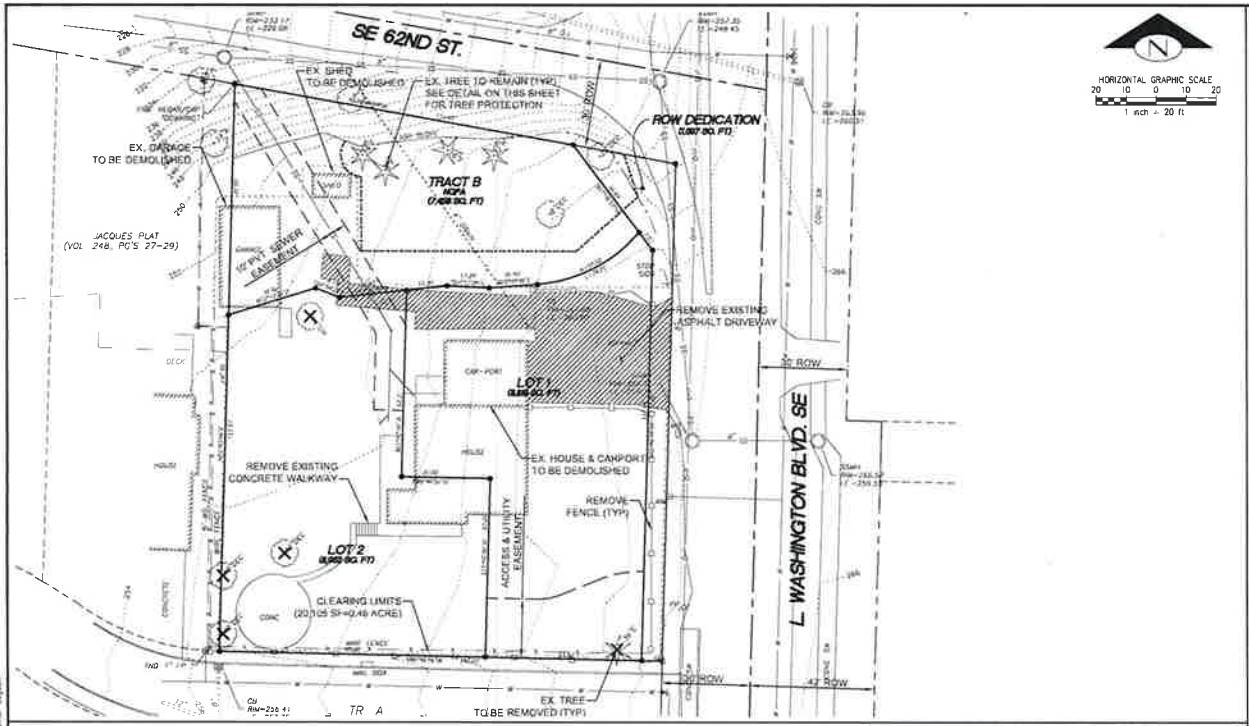
OU SHORT PLAT
6215 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

TESC PLAN AND DETAILS

PBG, LLC
Land Development and Civil Engineering Consultants
5130 South 166th Lane
SeaTac, WA 98188
T (206) 229-6422

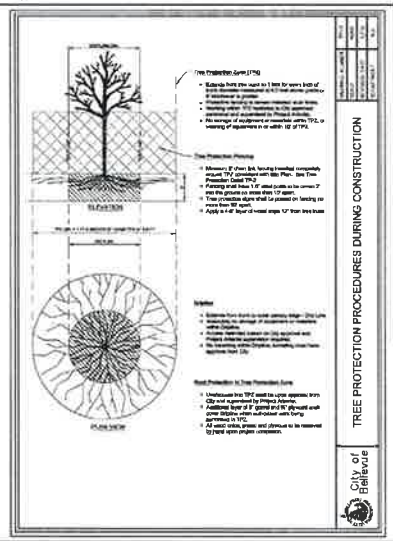
JOB NO	ISSUE DATE
R16280	4-10-2017
DESIGNED BY: H. H. PHAN	
DRAWN BY: H. H. PHAN	
CHECKED BY:	
PROJ MNGR:	

NO.	DATE	BY	REVISION DESCRIPTION



EARTHWORK VOLUME ESTIMATES:

LOCATION	CUT (CY)	FILL (CY)
ONSITE IMPROVEMENTS	10	70



CLEARING AND GRADING STANDARD NOTES:

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES AND GEOGRID REINFORCED MODULAR BLOCK WALLS MUST BE STAMPED BY A PROFESSIONAL ENGINEER.

2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

3. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

4. THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.

5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE BUILDING SITE.

6. A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.

7. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.

8. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.

9. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) ARE REQUIRED:

   - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR.
   - PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
   - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
   - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ONSITE.

10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.

11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.

12. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.

13. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS DEFINED IN SECTION 23.76.093A OF THE CLEARING AND GRADING CODE.

811 Know what's below. Call before you dig.

REFERENCE SHEET NO.	SHEET
CG1	3 OF 5 SHEETS

OU SHORT PLAT
6215 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

CLEARING AND GRADING PLAN

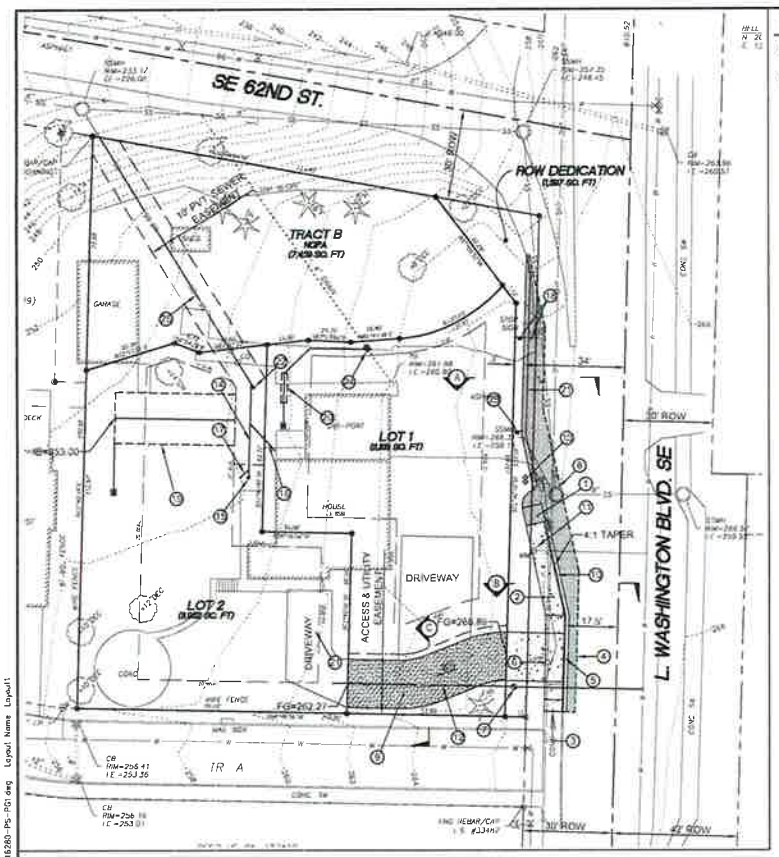
PBG, LLC
Land Development and Civil Engineering Consultants
5130 South 166th Lane
SeaTac, WA 98188
T (206) 229-6422

JOB NO.	ISSUE DATE
R16280	4-05-2017

DESIGNED BY: H. H. PHAN
DRAWN BY: H. H. PHAN
CHECKED BY:
PROJ. MNGR.

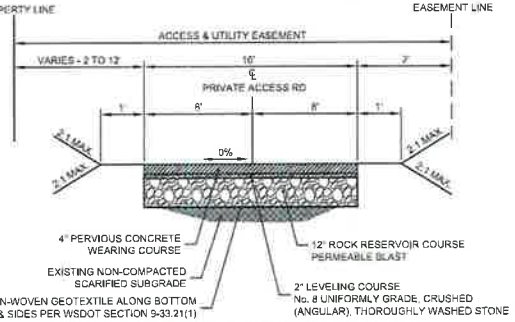
NO	DATE	BY	REVISION DESCRIPTION

Apr 06, 2017 - 6:42pm Ken Phan L:\Working\R16280 - OU Short Plat\CAD\Drawings\R16280-PS-CG1.dwg Layout: Name_Layout



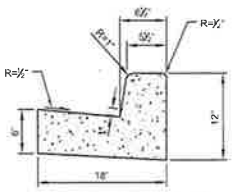
CONSTRUCTION NOTES:

1. CONSTRUCT ASPHALT TRANSITION RAMP FROM SIDEWALK TO ASPHALT PAVEMENT (8% MAX. RAMP).
2. CONSTRUCT 6' WIDE & 5" THICK CEMENT CONCRETE SIDEWALK PER COB DWG. NO. TE-11.
3. MATCH EXISTING CURB AND SIDEWALK.
4. SAWCUT NEAT LINE & SEAL.
5. INSTALL 16' WIDE DRIVEWAY APPROACH PER COB DWG. NO. DEV-7A.
6. RELOCATE EXISTING UTILITY POLE.
7. ¾" WATER METER WITH 1" SINGLE WATER SERVICE PER COB STD NO. W-23.
8. ADJUST SEWER MANHOLE TO FINISH GRADE.
9. CONSTRUCT PERVIOUS CONCRETE PAVEMENT & CHECK DAM PER TYPICAL SECTION A-A & CHECK DAM DETAIL.
10. CONSTRUCT CEMENT CONC. TRAFFIC CURB & GUTTER PER COB DWG. NO. TE-10.
11. REUSE EXISTING ¾" WATER METER FOR LOT 1. ADJUST TO FINISH GRADE UPGRADE TO 1" WATER METER IF NECESSARY TO ACCOMMODATE LARGER HOUSE.
12. INSTALL 60 LF 1" WATER SERVICE LINE.
13. INSTALL MAILBOX PER COB DWG. NO. DEV-11. COORDINATE WITH US POST OFFICE.
14. INSTALL 42 LF PRIVATE 6" PVC JOINT USE SIDE SEWER @ 2.00%.
15. INSTALL 6" SSCO. TOP=256.00, IE=252.15
16. INSTALL 12 LF 6" PVC SIDE SEWER STUB @ 2.0% MIN. IE=251.66
17. INSTALL 4 LF 6" PVC SIDE SEWER STUB @ 2.0% MIN. IE=252.04
18. RELOCATE EXISTING "STOP" SIGN (R-1).
19. PROPOSED ROOF INFILTRATION TRENCH (17'W x 40'L x 2'D) FOR LOT 2. SEE GENERAL NOTE 2 & DETAIL ON SHEET DT1.
20. PROPOSED ROOF DOWNSPOUT PERFORATED PIPE CONNECTION SEE NOTE 2 & DETAIL ON SHEET DT1.
21. CONSTRUCT 1.5' WIDE ASPHALT THICKENED EDGE.
22. INSTALL 6" SSCO. TOP=257.00, IE=251.53
23. INSTALL "NO PARKING" SIGN (R7-1).
24. INSTALL AREA DRAIN FOR LOT 1 PERFORATED PIPE CONNECTION (TO BE REVIEWED & CONSTRUCTED AT BUILDING PERMIT PHASE)
25. REMOVE EXISTING SIDE SEWER AND INSTALL NEW 98 LF 6" PVC JOINT USE SIDE SEWER @ 2.00% MIN.



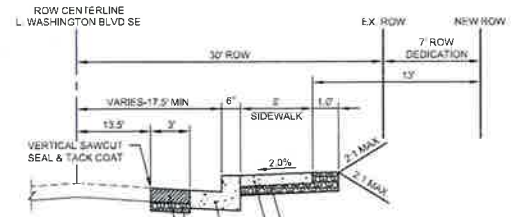
PVT. ACCESS ROAD - TYPICAL SECTION C-C

SCALE: NONE



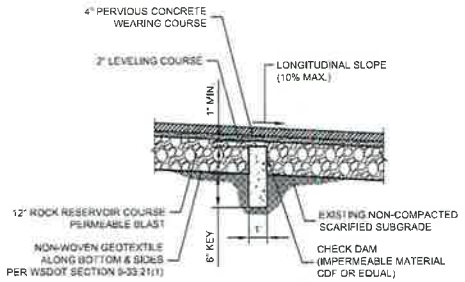
CEMENT CONCRETE TRAFFIC CURB AND GUTTER

PER CITY OF BELLEVUE DWG NUMBER TE-10
SCALE: NONE



L. WASHINGTON BLVD SE - TYPICAL SECTION B-B

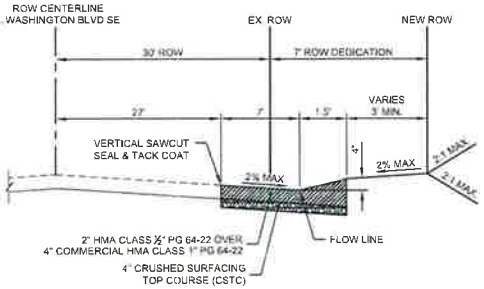
SCALE: NONE



PERVIOUS PAVEMENT CHECK DAM DETAIL

SCALE: NONE

NOTE: TO INCREASE INFILTRATION, IMPROVE FLOW ATTENUATION, AND REDUCE STRUCTURAL PROBLEMS ASSOCIATED WITH SUBGRADE EROSION ON SLOPES, IMPERMEABLE CHECK DAMS SHALL BE PLACED ON THE SUBGRADE AND BELOW THE PAVEMENT SURFACE. THE DISTANCE BETWEEN BERMS WILL VARY DEPENDING ON SLOPE BUT SHALL BE APPROXIMATELY EVERY 6" INCHES (0.5') OF ELEVATION CHANGE.



L. WASHINGTON BLVD SE - TYPICAL SECTION A-A

SCALE: NONE

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL GRADES PRIOR TO CONSTRUCTION.
2. FINAL INFILTRATION SIZE WILL BE DETERMINED AT BUILDING PERMIT PHASE BASED ON THE ACTUAL BUILDING FOOTPRINT

HORIZONTAL GRAPHIC SCALE
20 10 0 10 20
1 inch = 20 ft

811 Know what's below. Call before you dig.

REFERENCE SHEET NO: PG1
SHEET 4 OF 5 SHEETS

OU SHORT PLAT
6215 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

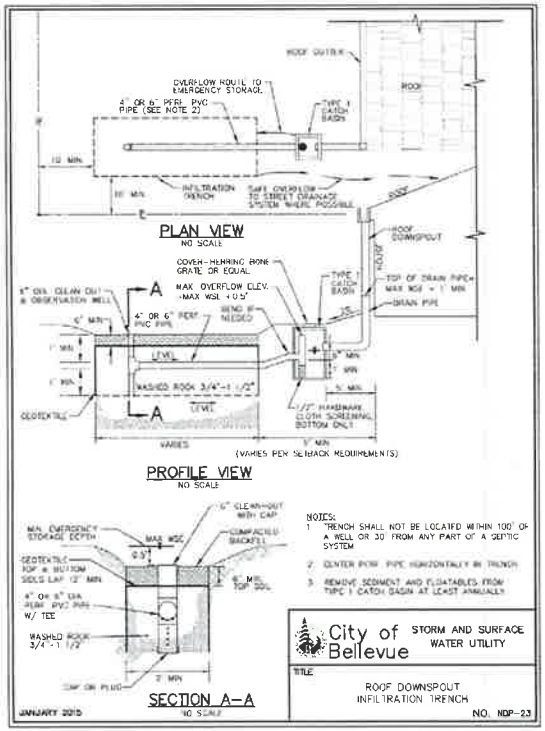
ROADWAY/DRAINAGE/UTILITY PLAN AND SECTIONS

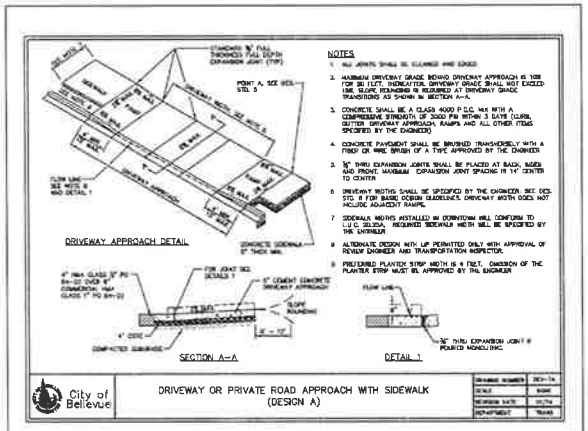
PBG, LLC
Land Development and Civil Engineering Consultants
5130 South 156th Lane
SeaTac, WA 98188
T (206) 229-6422

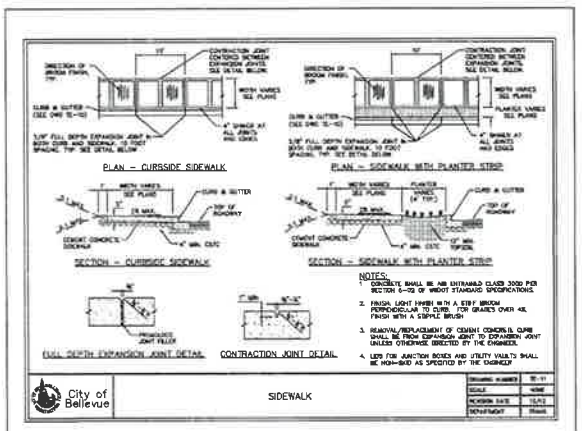
NO	DATE	BY	REVISION DESCRIPTION

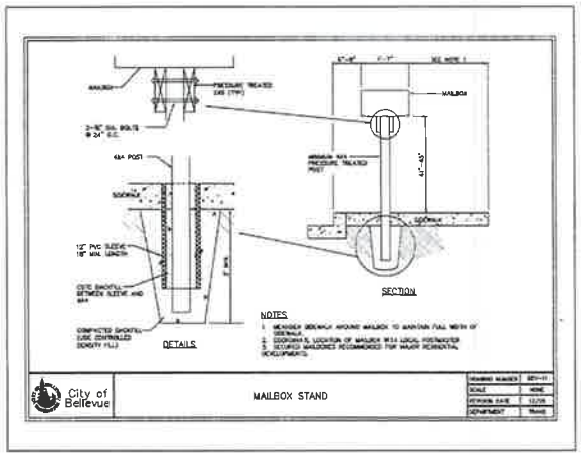
JOB NO: R16280
ISSUE DATE: 4-05-2017
DESIGNED BY: H. H. PHAN
DRAWN BY: H. H. PHAN
CHECKED BY:
PROJ. MNGR.

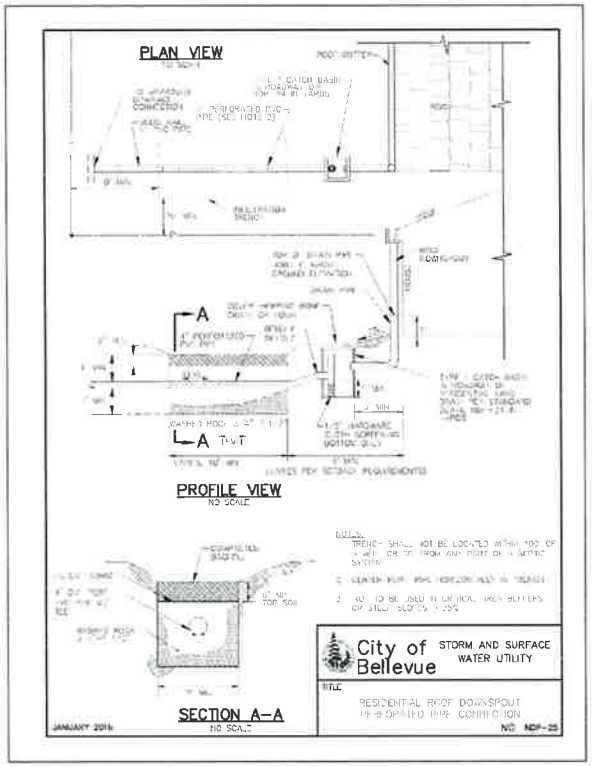
Apr 12, 2017 - 11:18am Hor Pham L:\Working\R16280 - OU Short Plat\CAD\Drawings\R16280-PS-PG1.dwg Layout: Name Layout











REFERENCE SHEET NO. DT1

SHEET 5 OF 5 SHEETS

OU SHORT PLAT
6215 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

SITE DETAILS

PBG, LLC
Land Development is our Civil Engineering Consultants
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T (206) 229-6422

NO.	DATE	BY	REVISION DESCRIPTION

JOB NO. R16280
ISSUE DATE 4-10-2017
DESIGNED BY: H. H. PHAN
DRAWN BY: H. H. PHAN
CHECKED BY:
PROJ MGR:

Apr 08, 2017 - 8:53am Hoa Phan L:\Working\R16280 - OU Short Plat\CAD\Drawings\R16280-PS-DT1.dwg Layout: Name Layout1