



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

Proposal Name: Moy Short Plat

Proposal Address: 221 140th Avenue NE

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 43,829 square foot lot (approx. 1.01 acre) into 2 single-family lots, located in the R-2.5 land use district.

File Number: 16-148946-LN

Applicant: Ray Moy

Decisions Included: Preliminary Short Plat (Process II)

Planner: Nick Whipple, Associate Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

By: 
Nick Whipple, Associate Planner
Development Services Department

Application Date: December 21, 2016
Notice of Application: January 19, 2017
Minimum Comment Period: February 2, 2017
Decision Publication Date: September 14, 2017
Appeal Deadline: September 28, 2017

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Attachments:
Project Drawings

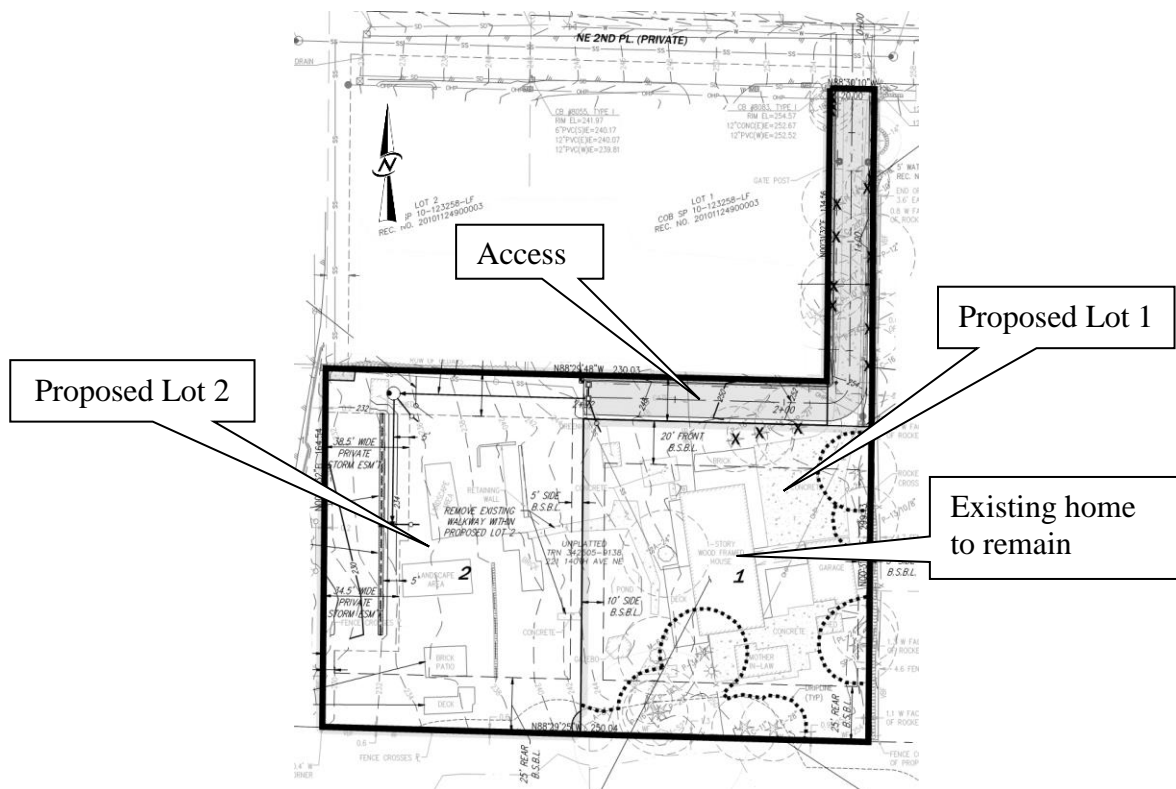
I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 43,829 square foot lot (approx. 1.01 acre) into two single-family lots resulting in a 22,143 square foot lot (0.51 acre) and a 21,686 square foot lot (0.50 acre). The site contains an existing single-family dwelling and a detached guest cottage. Both the home and the detached guest cottage will remain on lot 1, and lot 2 will be developed in the future with one single-family dwelling (not part of this short plat approval). The subject site is located within the R-2.5 land use district, and within the Wilburton/NE 8th Street Subarea. An access easement for the benefit of the west lot, lot 2, will be established from the private road, NE 2nd Place, within the “handle” of the pan-handle lot and along the north property line of lot 1 to the east edge of lot 2.

As defined by Land Use Code 20.25H, the site does not contain any critical areas; however, the two lots abutting the Moy property were created under two separate short plat applications in 1988 and 1995, and both lots contain wetlands. The two abutting lots have a 15-foot building setback boundary line (BSBL) from the edge of the Native Growth Protection Easement (NGPE) which was established by the 1988 and 1995 short plats. The Moy property does not contain wetlands and the required 25-foot rear setback on lot 1 and lot 2 of the Moy Short Plat exceeds the 15-foot BSBL required from the NGPE.

The property contains 28 significant trees totaling 453.8”. The applicant proposes to retain 11 of these trees, or 203.2 diameter inches, which equates to approximately 46.6% of the total diameter inches of the significant trees on the site.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is within an existing single-family neighborhood, and is bordered by single-family dwellings to the north, south, east, and west. The Glendale Country Club is approximately 200 feet west of the Moy property. The subject property is zoned R-2.5 and has a Comprehensive Plan designation of Single-Family Medium.

The topography of the site slopes gradually downward from east to west with an elevation change of approximately 25 feet. The predominating vegetation is grass with trees and garden areas. Access to lot 1 and lot 2 will be from a joint use driveway off NE 2nd Place, a private road. The existing driveway will be improved to the east edge of lot 2. There are no sidewalks along NE 2nd Place.

Figure 2 – Aerial Photograph

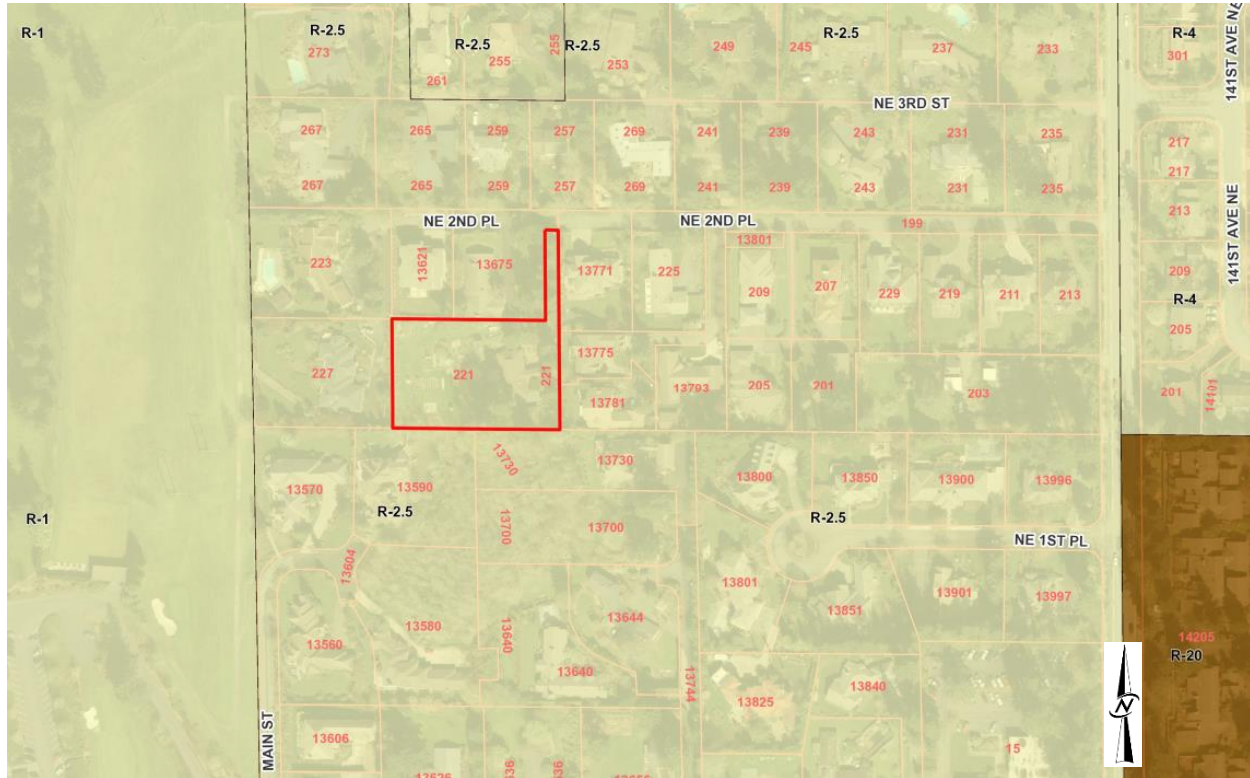


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The two lots proposed with this short plat application are permitted within the R-2.5 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-2.5 Wilburton/NE 8 th Street Subarea Comprehensive Plan Designation: Single-Family Medium	
Gross Site Area	43,829 square feet (approx. 1.01 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	13,500 Square Feet	Lot 1: 22,143 Square Feet Lot 2: 21,686 Square Feet
Minimum Lot Width	80 Feet	Lot 1: 131.82 Feet (approx.) Lot 2: 118.22 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 144.75 Feet (approx.) Lot 2: 164.54 Feet (approx.)
Building Setbacks		
Front Yard	20 Feet	20 Feet (Lot 1)
Rear Yard	20 Feet	20 Feet (Lot 2, north P.L.)
Min. Side Yard	25 Feet	25 Feet
2 Side Yards	5 Feet	5 Feet
	15 Feet	15 Feet (5 ft. + 10 ft.)
Tree Retention	130.7 inches, 30%	203.2 inches, 46.6%

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas within the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Storm Drainage: The project will be required to address minimum requirements 1-9 from the 2005 Department of Ecology Stormwater Management Manual for Western Washington. The applicant has proposed to mitigate storm water onsite using dispersion to meet the requirement. The historical downstream flow path will be maintained with construction of the dispersion trench. Water quality treatment will be required, and is proposed to be treated through a storm filter canister vault.

Water: The water supply for this project will connect to a City of Bellevue owned 6" water main located in NE 2nd 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. The water supply from each meter may require piping in an easement between lots.

Sewer: Service for the short plat proposes to reuse the original side sewer serving the house. Currently the side sewer serving the lot is only 4" in diameter and will need to be upsized to a 6" size to be used as a joint use line. The sewer line connects through a private easement to a sewer main in NE 2nd Place.

B. Fire Department Review

The Fire Department has approved the preliminary short plat.

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.

See Section IX of this report for Transportation Department related Conditions of Approval.

Site Access

The existing lot takes access from NE 2nd Place, a private road, using a single use driveway. NE 2nd Place takes access from 140th Avenue NE and provides access to 17 additional lots.

The proposed short plat would subdivide the existing lot into two single family lots. Access to NE 2nd Place would be provided with a 16 foot wide paved joint use driveway within a 20 foot wide access easement. Lot 2 will take access via easement through Lot 1. Street names and site addresses will be determined by the City's Parcel and Address Coordinator, Jami Fairleigh, jfairleigh@bellevuewa.gov.

It is the responsibility of the developer to coordinate mailbox location and design with the local postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and codes for roadside objects and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

See Section IX of this report for Transportation Department related Conditions of Approval.

Access 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 access improvements on NE 2nd Place 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 access improvements on NE 2nd Place 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.

The following access improvements are required:

1. Construct a 16-foot wide joint use driveway and approach off of NE 2nd Place per City of Bellevue Standard Drawing SW-190-1.
2. Existing overhead utilities within the property shall be relocated underground.

See Section IX of this report for Transportation Department related Conditions of Approval.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements.

A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

See Section IX of this report for Transportation Department related Conditions of Approval.

Pavement Restoration

Pavement restoration is not required for this project.

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.

See Section IX of this report for Transportation Department related Conditions of Approval.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on January 19, 2017, 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 that applicant.

VII. DECISION CRITERIA:

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

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

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

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. In addition, both proposed lots will gain access via a shared access easement from NE 2nd Place.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX of this report.**

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

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

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

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There is a wetland to the south of the Moy property which will be protected by the required 25-foot rear setback. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

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

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-2.5 land use district, the Utility Codes and the City of Bellevue Development Standards.

Land Use Code Requirements:

Dimensional Requirements: Refer to Section III.B of this report for dimensional requirements.

Response: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-2.5 land use district dimensional requirements.

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

Finding: The site is located within the Wilburton/NE 8th Street subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-2.5 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 (LU-13). 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).

Also, by providing the preservation of healthy significant existing trees on-site, the proposal will help maintain the vegetated character in the neighborhood.

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

Finding: As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-2.5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

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

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

VIII. CONCLUSION AND DECISION:

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

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

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Glen Albright, (425) 452-4270
Land Use Code – BCC Title 20	Nick Whipple, (425) 452-4578

Noise Control – BCC 9.18	Nick Whipple,	(425) 452-4578
Transportation Develop. Code – BCC 14.60	Brendan Byron,	(425) 452-4851
Transportation Develop. Code – BCC 14.60	Brendan Byron,	(425) 452-4851
Right-of-Way Use Code 14.30	Brendan Byron,	(425) 452-4851
Utility Code – BCC Title 24	Mark Dewey,	(425) 452-6179

A. GENERAL CONDITIONS:

1. UTILITIES

Conceptual review has been completed on the preliminary information submitted at the time of this application. A developer extension agreement will be required for storm drainage to construct the improvements and receive final short plat. Separate water and sewer permits will be required with the developer extension agreement to install water and sewer stub outs to each lot. The exiting 4" side sewer serving the existing lot will need to be reconstructed for joint use to a larger 6" diameter pipe. Final civil engineering may require changes to the site layout to accommodate the utilities. Easements will be required for private water, sewer and storm drainage facilities to be recorded on the face of the short plat. Joint use language for maintenance and repair will be required with each easement. Storm drainage, water and sewer improvements must be completed under the developer extension agreement prior to sign off of the final short plat or a bond posted for 150% of cost of all improvements to serve the short plat.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities Department

2. VARIANCE RESTRICTION

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

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Nick Whipple, Development Services Department

3. NOISE – CONSTRUCTION HOURS

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

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Nick Whipple, Development Services Department

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

1. TREE PROTECTION

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

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Nick Whipple, Development Services Department

2. RIGHT-OF-WAY USE PERMIT

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

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) 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 prevent access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Brendan Byron, Transportation Department

3. OFF-STREET PARKING

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

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Brendan Byron, Transportation Department

4. ENGINEERING PLANS

Site (civil engineering) plans, 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 shared driveway, the connection to NE 13th Street, mailbox location, and sight distance triangles. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following access improvements are required:

1. Construct a 16 foot wide joint use driveway and approach off of NE 2nd Street per City of Bellevue Standard Drawing SW-190-1.
2. Existing overhead utilities within the property shall be relocated underground.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and the Americans with Disabilities Act

REVIEWER: Brendan Byron, Transportation Department

5. 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 NE 2nd Place 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, Transportation Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. INFRASTRUCTURE IMPROVEMENTS

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

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, Transportation Department

2. ACCESS DESIGN AND MAINTENANCE

The final short plat 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 short plat 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: Bellevue City Code 14.60.130
REVIEWER: Brendan Byron, Transportation Department

3. TREE RETENTION

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 203.2 diameter inches of existing significant trees to remain, as proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

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

During construction, the dripline of the trees to be saved shall be fenced to prevent

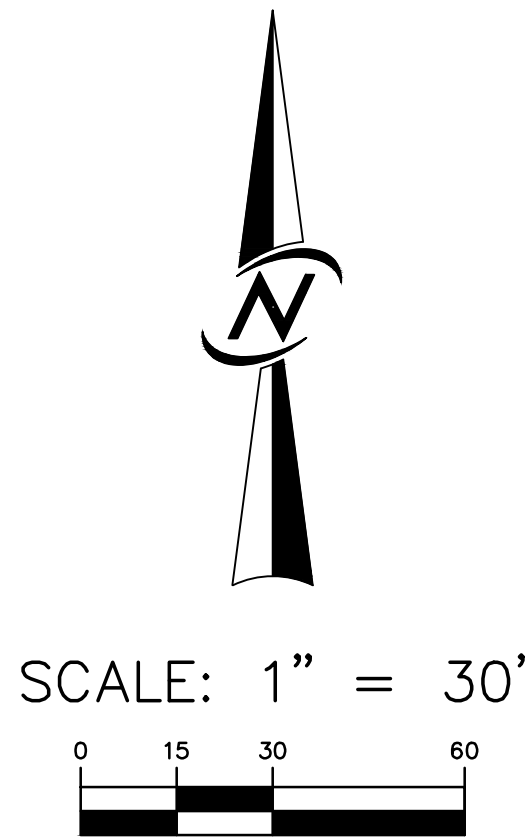
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clearing and grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D
REVIEWER: Nick Whipple, Development Services Department

ATTACHMENTS

Project Drawings



ENGINEER/SURVEYOR
PLANNER/LANDSCAPE

CORE DESIGN, INC.
14711 N.E. 29TH PL. SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: GINA BROOKS, P.E.
BOB WEST, P.L.S.
LAKE HERMANSEN
LINDSEY SOLORIO, P.L.A.

OWNER/APPLICANT

RAYMOND MOY
221 140TH AVENUE NE
BELLEVUE, WA 98005
(206) 372-7466

DENSITY CALCULATIONS

GROSS SITE AREA: 43,829 S.F. (1.0± AC.)
NET SITE AREA: 43,829 S.F. (1.0± AC.)
LOTS ALLOWED: 2.5 DU (2.5 DU)
LOTS PROPOSED: 2.0 DU

SETBACKS

	CODE	PROPOSED
FRONT	20	20
SIDE	5	5
SIDES COMBINED	15	15
STREET SIDEYARD	10	10
REAR	25	25

SITE STATISTICS

LAND USE CODE R-2.5
SITE AREA 43,829 S.F.

	CODE	REQ'D	PROPOSED
MINIMUM LOT AREA (BCC 20.20.010)	13,500 S.F.	13,500 S.F.	19,449 S.F.
TOTAL NUMBER OF DWELLING UNITS	2.5	2.5	2
MAXIMUM BUILDING HEIGHT	35'	35'	2
MAXIMUM BUILDING COVERAGE	35%	35%	35%
MAXIMUM IMPERVIOUS SURFACE	50%	50%	50%
MINIMUM GREENSPACE PERCENTAGE	50%	50%	50%

LOT 1
LOT AREA - 22,143 SF
MAX. IMPERVIOUS - 11,071 SF
MAX. BUILDING COVERAGE - 7,750 SF

LOT 2
LOT AREA - 21,686 SF
MAX. IMPERVIOUS - 10,843 SF
MAX. BUILDING COVERAGE - 7,590 SF

PERMIT NUMBER

SHEET INDEX

- PRELIMINARY SHORT PLAT
- BOUNDARY/TOPOGRAPHIC SURVEY
- PRELIMINARY CLEARING & GRADING PLAN
- PRELIMINARY ROAD & UTILITY PLAN

TREE TABLE

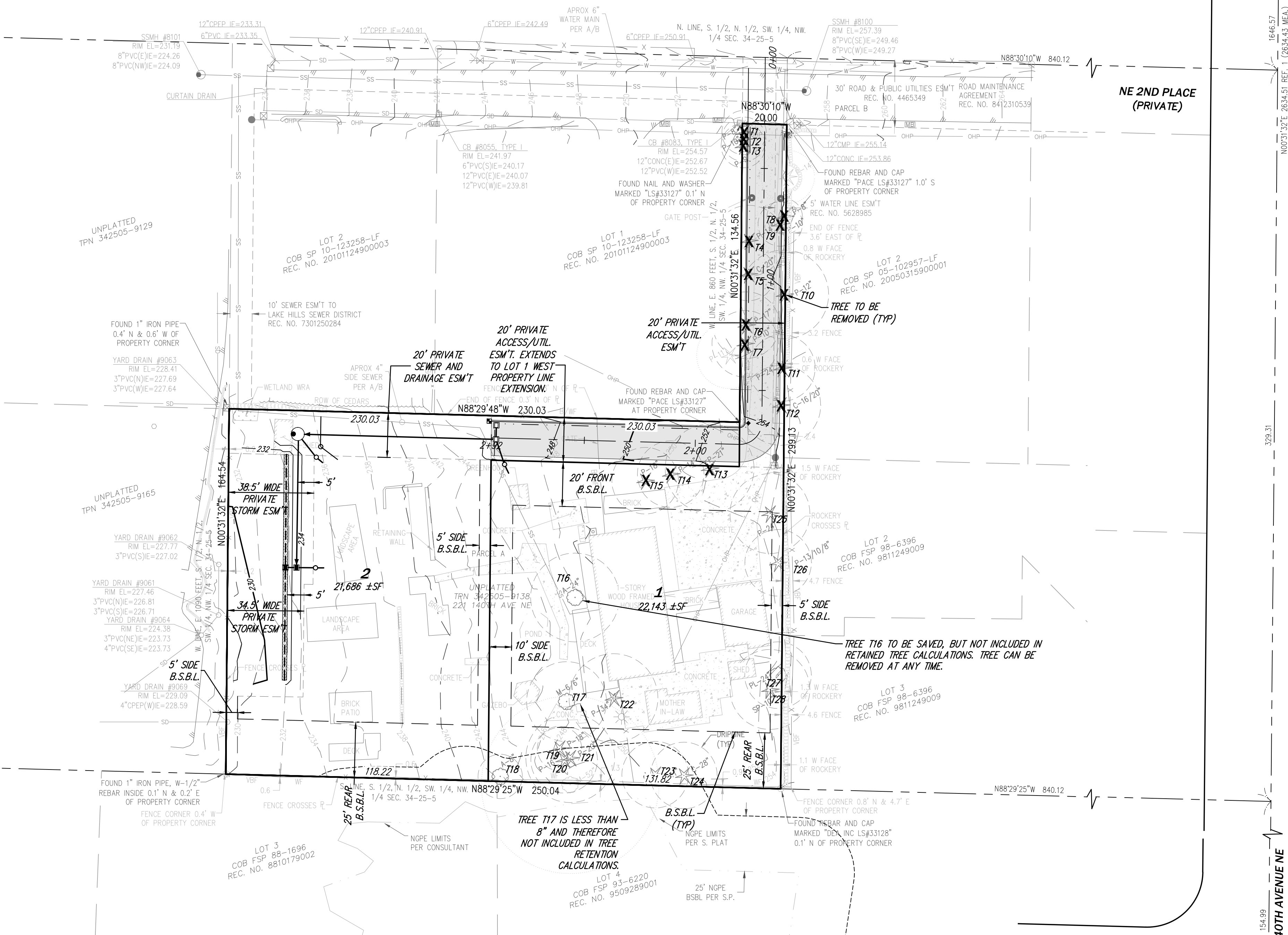
TREE NO	SPECIES	DIA	WEIGHTED VALUE	SAVED
T1	PINE	8 IN	8 IN	-
T2	PINE	10 IN	10 IN	-
T3	PINE	9 IN	9 IN	-
T4	PINE	14 IN	14 IN	-
T5	CEDAR	20 IN	20 IN	-
T6	PINE	12 IN	12 IN	-
T7	PINE	10 IN	10 IN	-
T8	PINE	8 IN	8 IN	-
T9	PINE	10 IN	10 IN	-
T10	PINE	12 IN	12 IN	-
T11	PINE	24 IN	24 IN	-
T12	CEDAR	16/20 IN	25.6 IN	-
T13	PINE	21 IN	21 IN	-
T14	PINE	14 IN	14 IN	-
T15	PINE	18 IN	18 IN	-
T16	ALDER	24 IN	12 IN	-
T18	ALDER	8 IN	4 IN	4 IN
T19	PINE	18 IN	18 IN	18 IN
T20	PINE	16 IN	16 IN	16 IN
T21	PINE	20 IN	20 IN	20 IN
T22	PINE	34 IN	34 IN	34 IN
T23	CEDAR	11 IN	11 IN	11 IN
T24	CEDAR	28 IN	28 IN	28 IN
T25	PINE	24 IN	24 IN	24 IN
T26	PINE	13/10/8 IN	18.2 IN	18.2 IN
T27	PINE	20 IN	20 IN	20 IN
T28	SPRUCE	10 IN	10 IN	10 IN
TOTAL			435.8 IN	-
DIA REQUIRED SAVED (30%)			130.7 IN	203.2 IN

TREE LEGEND

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

LEGEND

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



VERTICAL DATUM

NAVD 88

BENCHMARKS

CITY OF BELLEVUE VERTICAL CONTROL POINT 653

3" BRASS CAP IN 4" CONCRETE MONUMENT, DOWN 0.4" IN CASE AT INTERSECTION OF 140TH AVENUE NE AND MAIN STREET.

ELEVATION: 281.82

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83 (2011)-NORTH ZONE.
N003°32'E BETWEEN THE CENTER OF SECTION MONUMENT (COB 0564)
AND THE NORTH QUARTER CORNER OF SECTION 34-25-5 (COB 082).

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH HALF OF THE WEST 250 FEET OF THE EAST 1090 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTH HALF OF THE WEST 20 FEET OF THE EAST 860 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF;

EXCEPT THE NORTH 30 FEET THEREOF;

ALL IN SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITIES OVER THE NORTH 30 FEET OF THE EAST 860 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NOS. 9612200938 AND 201122200589.

2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR CONSTRUCTION, REPAIR AND MAINTENANCE OF A WATER LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 562895.

REFERENCES

1. CITY OF BELLEVUE FINAL SHORT PLAT NO. 10-123258 LF RECORDED UNDER RECORDING NUMBER 201012490003.

2. CITY OF BELLEVUE SHORT PLAT NO. 96-2248 RECORDED UNDER RECORDING NUMBER 9607039002.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NUMBER 2765708. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

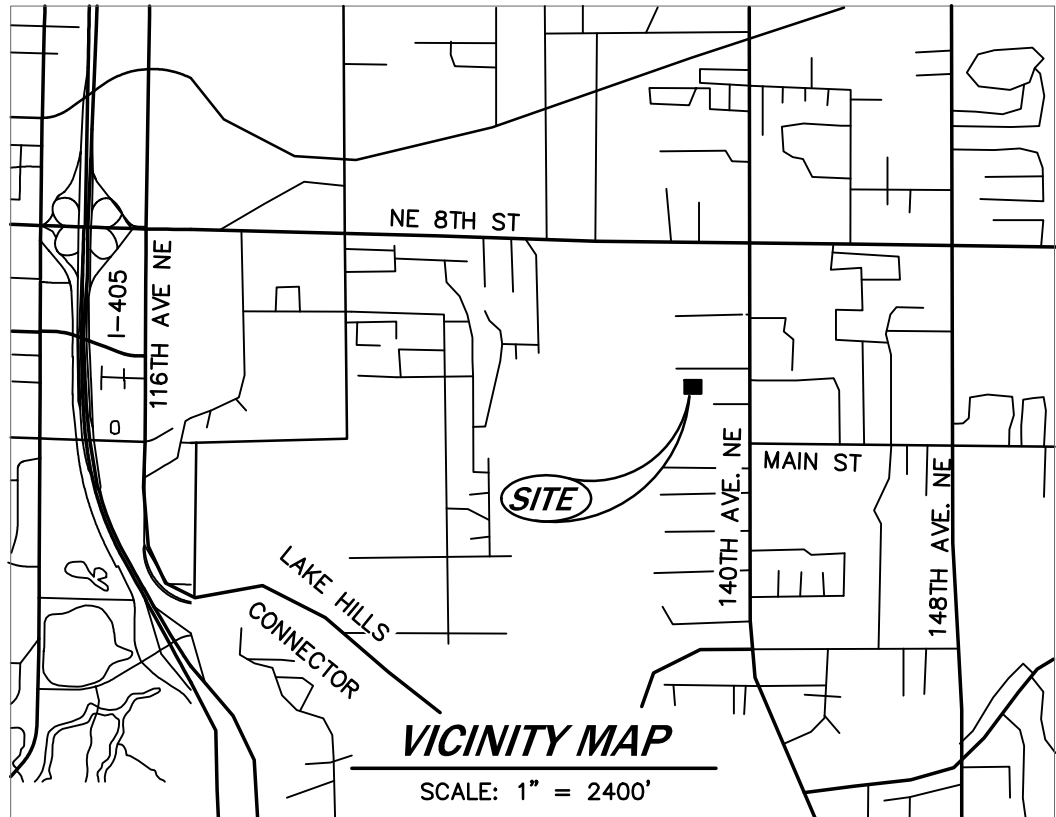
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 27, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2016.

3. PROPERTY AREA = 43,829± SQUARE FEET (1.0062± ACRES).

4. ALL DISTANCES ARE IN FEET.

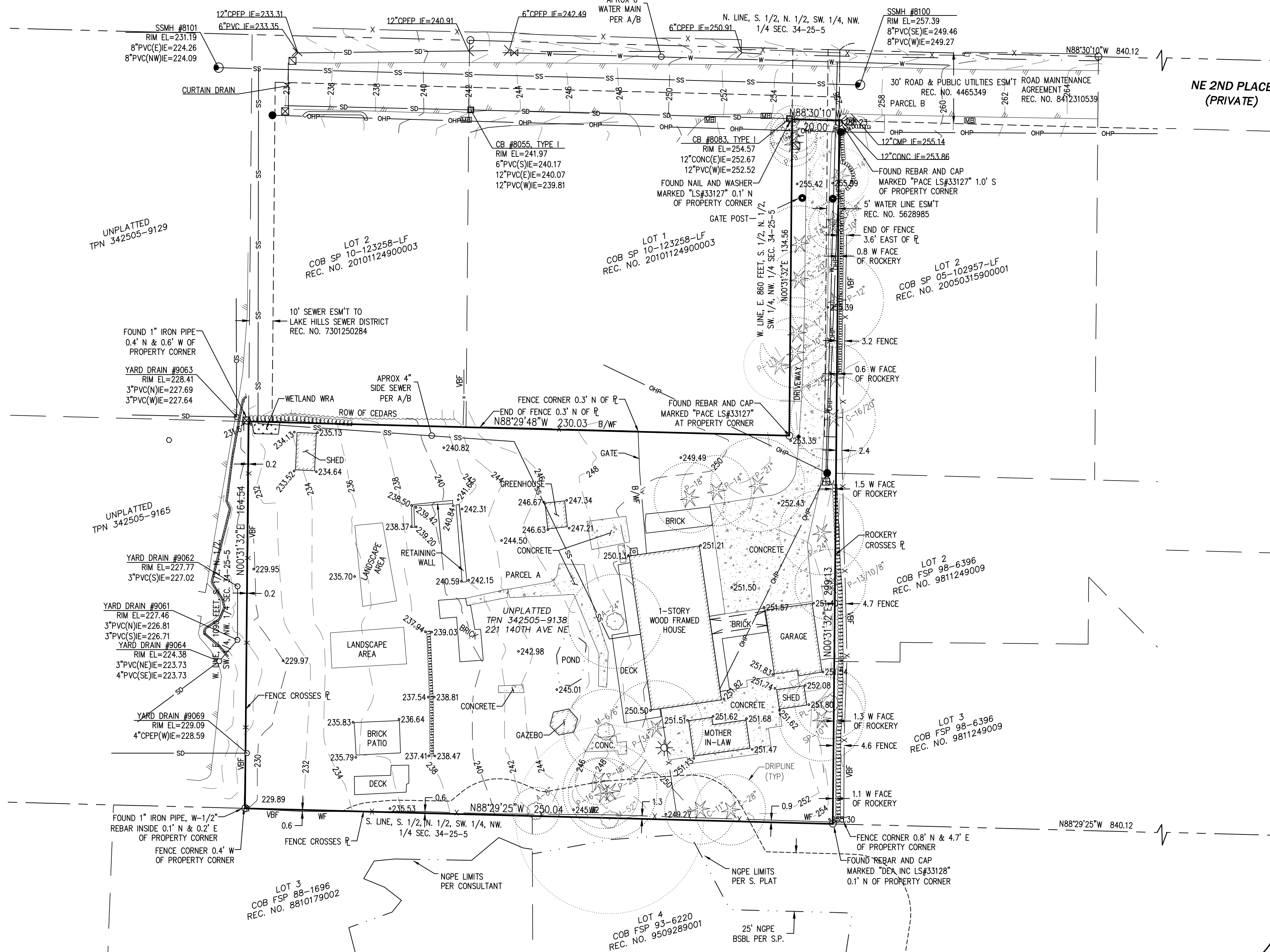
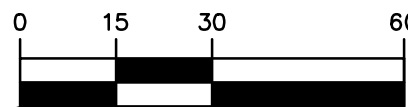
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.





SCALE: 1" = 30'



TREE LEGEND

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

LEGEND

- FIRE HYDRANT
- ⊗ STREET LIGHT
- ⊕ WATER VALVE
- ⊞ MAIL BOX
- ⊟ GUY ANCHOR
- ⊠ TYPE I CATCH BASIN
- ⊡ TYPE II CATCH BASIN
- ⊢ SIGN
- ⊣ POWER VAULT
- ⊤ HBF = HORIZONTAL BOARD FENCE
- ⊥ ROCKERY
- OHP— OVERHEAD POWER
- SS— SANITARY SEWER MAINLINE
- SD— STORM DRAIN MAINLINE
- SP RECORD DISTANCE PER SHORT PLAT NO. 08-129330

VERTICAL DATUM

NAVD 88

BENCHMARKS

CITY OF BELLEVUE VERTICAL CONTROL POINT 653

3" BRASS CAP IN 4" CONCRETE MONUMENT, DOWN 0.4' IN CASE AT INTERSECTION OF 140TH AVENUE NE AND MAIN STREET.

ELEVATION: 281.82

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM NAD83 (2011)-NORTH ZONE. N00°31'32"E BETWEEN THE CENTER OF SECTION MONUMENT (COB 0564) AND THE NORTH QUARTER CORNER OF SECTION 34-25-5E (COB 082).

LEGAL DESCRIPTION

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THE SOUTH HALF OF THE WEST 250 FEET OF THE EAST 1090 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTH HALF OF THE WEST 20 FEET OF THE EAST 860 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF;

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RESTRICTIONS

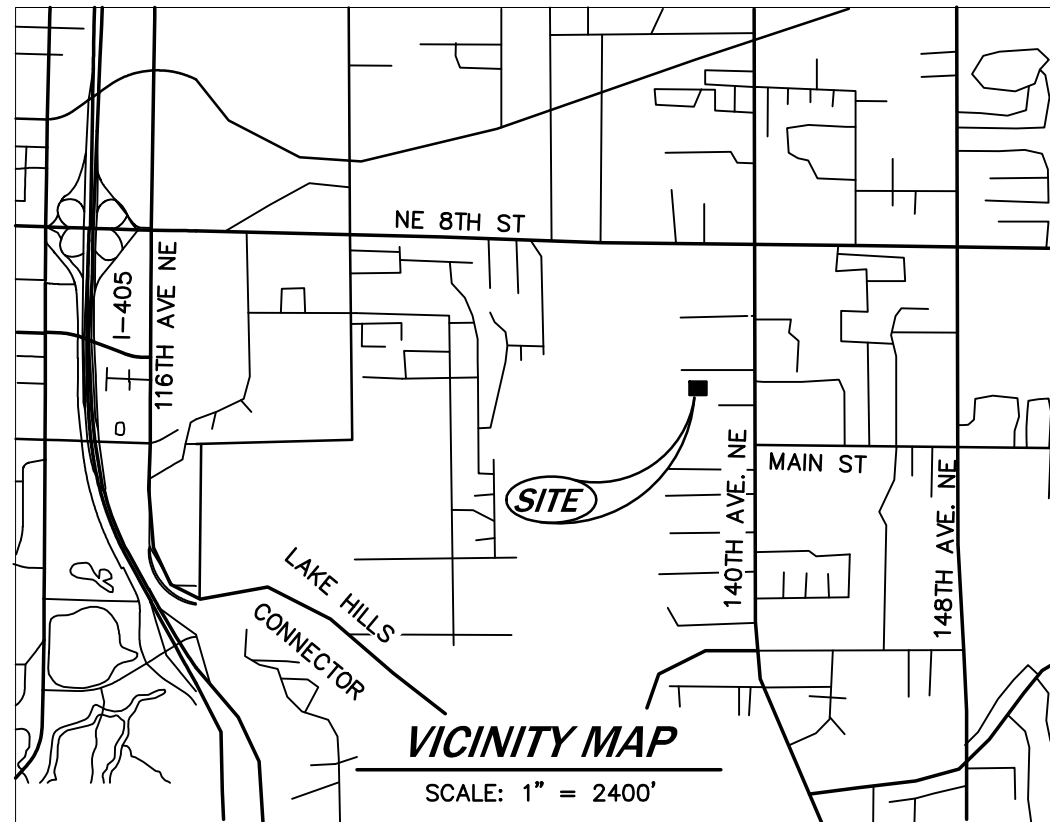
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- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR CONSTRUCTION, REPAIR AND MAINTENANCE OF A WATER LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5628985.

REFERENCES

- CITY OF BELLEVUE FINAL SHORT PLAT NO. 10-123258 LF RECORDED UNDER RECORDING NUMBER 2010112490003 (USED FOR SECTION SUBDIVISION)
- CITY OF BELLEVUE SHORT PLAT NO. 96-2248 RECORDED UNDER RECORDING NUMBER 9607039002.

NOTES

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GRID NO.:
UTILITY NO.:
SITE ADDRESS: 221 140TH AVE NE

DATE	12/21/16	REVISIONS	NO.	1	REVISED PER CITY SCREENING COMMENT
DESIGNED	GMA R. BROOKS, P.E.		2	REVISED PER CITY COMMENT	
DRAWN	T.L. KENDALL		3	REVISED PER CITY COMMENT	
APPROVED	GMA R. BROOKS		4	REVISED PER CITY COMMENT	
PROJECT NUMBER	16125				

BOUNDARY / TOPOGRAPHIC SURVEY
MOY SHORT PLAT
RAYMOND MOY
221 140TH AVENUE NE
BELLEVUE, WA 98005

ENGINEERING • PLANNING • SURVEYING

DATE: DECEMBER 2016
DESIGNED: GMA R. BROOKS, P.E.
DRAWN: T.L. KENDALL
APPROVED: GMA R. BROOKS
PROJECT MANAGER: GMA R. BROOKS, P.E.

