



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

Proposal Name: Sherman Short Plat

Proposal Address: 608 140th Avenue NE

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 29,322 sq. ft. lot (approx. 0.67 acre) into two single-family lots, located in the R-2.5 land use district.

File Number: 19-103007-LN

Applicant: William Sherman

Decisions Included: Preliminary Short Plat (Process II)

Planner: Kimo Burden, Associate Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

By: 
Kimo Burden, Associate Planner
Development Services Department

Application Date: January 9, 2019
Notice of Application: February 7, 2019
Minimum Comment Period: February 21, 2019
Decision Publication Date: October 10, 2019
Appeal Deadline: October 24, 2019

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Attachments:
Project Drawings

The topography of the site slopes gradually downward from southeast to northwest with an elevation change of approximately 10 ft. The predominate vegetation on-site is grass with trees and garden areas. Access to lots one and two will be via new driveways fronting NE 6th Place.

Figure 2 – Aerial Photograph

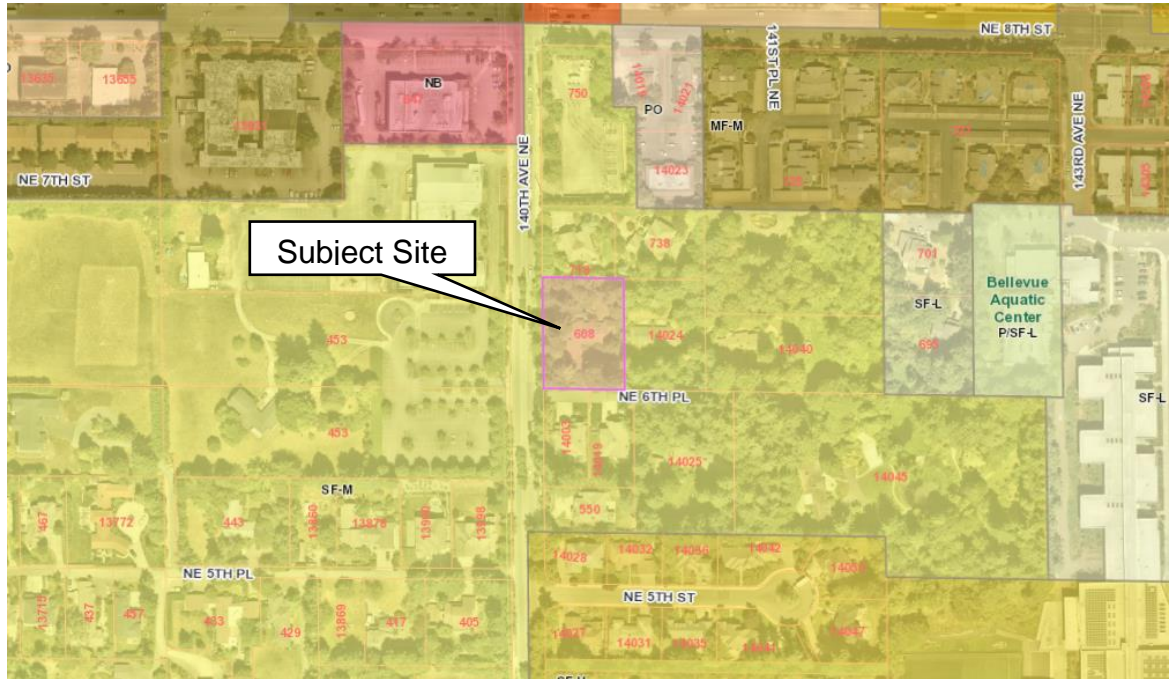


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

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

<u>BASIC INFORMATION</u>		
Zoning District	R-2.5 Subarea - Wilburton Comprehensive Plan Designation: Single-Family Medium	
Gross Site Area	29,322 sq. ft. (approx. 0.67 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	13,500 sq. ft.	Lot 1: 15,000 sq. ft. Lot 2: 14,322 sq. ft.
Minimum Lot Width	80 ft.	Lot 1: 80.17 ft. (approx.) Lot 2: 80.02 ft. (approx.)
Minimum Lot Depth	80 ft.	Lot 1: 200.05 ft. (approx.) Lot 2: 200.06 ft. (approx.)
Building Setbacks		
Front Yard	20 Feet	20 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet (5 ft. + 10 ft.)
Tree Retention	174.6 inches, 30%	189 inches, 32.5%

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

Surface Water: The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology. The applicant has proposed to use infiltration in the form of drywells and bioretention to meet the requirements.

Water: The water supply for this project will connect to City of Bellevue owned water mains located in 140th Ave NE and NE 6th St. The water meter for the existing home can be reused for the development of Lot 1 if it is sized large enough to accommodate future development. If an upgrade in size is required, the water meter is to be abandoned and replaced during construction. An additional new tap is proposed on NE 6th Street to serve Lot 2.

Sewer: Sewer service will be provided from the existing side sewer stub on 140th Avenue NE. A Joint-Use Agreement will be required, and access granted to Lot 2 from Lot 1. The side sewer stub will need to be inspected and deemed good for re-use by Bellevue Utilities.

B. Fire Department Review

The Fire Department has approved the preliminary short plat.

C. Clearing and Grading Review

The Clearing and Grading Division has approved the preliminary short plat. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76). **Refer to Conditions of Approval regarding Clear and Grade Permits in Section IX of this report.**

D. 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 complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not

be delayed through use of a financial assurance device.

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 of this report.**

Site Access

The proposed two lot short plat is comprised of an existing lot on the northeast corner of 140th Avenue NE and NE 6th Place, which has one existing single-family home taking access from NE 6th Place via a single-family driveway. NE 6th Place is a two-lane private road, and 140th Avenue NE is a three-lane road classified as a collector arterial. NE 6th Place gains access to 140th Avenue NE via an existing 26-foot-wide private driveway approach. There is currently a 6-foot-wide sidewalk, 4-foot-wide planter strip, 5-foot-wide bike lane, and sound wall along the 140th Avenue NE frontage. There is currently vegetation, a mailbox cluster, and a single-family driveway along the NE 6th Place frontage. Access for the short plat will be via two single-family driveways off of NE 6th Place, replacing the existing single-family driveway. No other access connection to city right-of-way is authorized. The single-family driveways must be a minimum of 10 feet wide, and NE 6th Place must remain a minimum of 20 feet wide. The single-family driveways must be built per the Transportation Design Manual Standard Drawings.

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

Street Frontage Improvements

The Sherman Short Plat has frontage on 140th Avenue NE. The lot is bordered by single family lots to the north, east, and south. There is currently a 6-foot-wide sidewalk, 4-foot-wide planter strip, 5-foot-wide bike lane, and sound wall along the site frontage. The property to the south of this lot recently completed the short plat process, and reconstructed the driveway, sidewalk, and private road at the intersection of 140th Avenue NE and NE 6th Place.

The project frontage improvements and private road requirements include:

- Any damage to the existing concrete sidewalk, curb and gutter, or driveway approach must be repaired.
- Vegetation within the sight distance triangles must be trimmed to a height of 7.5 feet above the ground.
- All overhead utilities into the plat must be undergrounded.
- Street lighting meeting City of Bellevue's standards per BCC 14.60.210 is required on 140th Avenue NE. An AGI analysis will be required to verify that minimum light levels are met.

The design of the improvements and the final engineering plans showing those

improvements must conform to the requirements of the Americans with Disabilities Act, 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 of this report.**

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **Refer to Condition of Approval regarding Off-Street Parking and Right-of-Way Use Permits in Section IX 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, 140th Avenue NE is classified as "No Street Cuts Permitted". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

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 of this report.**

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Sherman Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on February 7, 2019, 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:

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 new driveways fronting NE 6th 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 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.

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

Finding: The site is located within the Wilburton 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 by 2035(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 Sherman 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	Janney Gwo, (425) 452-6190
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Derek Landis, (425) 452-4112
Land Use Code – BCC Title 20	Kimo Burden, (425) 452-5242
Noise Control – BCC 9.18	Kimo Burden, (425) 452-5242
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4851
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4581
Right-of-Way Use Code 14.30	Ian Nisbet, (425) 452-4851
Utility Code – BCC Title 24	Mark Dewey, (425) 452-6179

A. GENERAL CONDITIONS:

1. VARIANCE RESTRICTION

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

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

2. NOISE – CONSTRUCTION HOURS

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Kimo Burden, Development Services Department

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

1. CLEARING AND GRADING PERMIT REQUIRED

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. This approval does not constitute an approval of any construction permit.

An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

AUTHORITY: Clearing & Grading Code 23.76.035
REVIEWER: Janney Gwo, Development Services Department

2. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the short plat application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Separate water UC and sewer UA permits will be required with the building permits. Drainage for each lot will be reviewed and approved under the building permit for each lot. All connection charges will be due at time of Utility permit issuance. Utility easements will be required and recorded on the face of the final short plat.

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

3. RIGHT-OF-WAY USE PERMIT

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

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

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

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

4. OFF-STREET PARKING

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

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

5. 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 140th Avenue NE, pavement restoration in 140th Avenue NE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The project frontage improvements and private road requirements include:

- Any damage to the existing concrete sidewalk, curb and gutter, or driveway approach must be repaired.
- Vegetation within the sight distance triangles must be trimmed to a height of 7.5 feet above the ground.
- All overhead utilities into the plat must be undergrounded.
- Street lighting meeting City of Bellevue's standards per BCC 14.60.210 is required on 140th Avenue NE. An AGI analysis will be required to verify that minimum light levels are met.

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 Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Ian Nisbet, Transportation Department

6. SIGHT DISTANCE

The proposed private driveway access onto 140th Avenue NE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on 140th Avenue NE 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: Ian Nisbet, Transportation Department

7. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 140th Avenue NE is classified as "Grind and Overlay Required". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet. Trench restoration must meet the requirements of Section 23 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: Tim Stever, 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 completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

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: Ian Nisbet, Transportation Department

2. TREE RETENTION

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 189 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 clearing and grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D
REVIEWER: Kimo Burden, Development Services Department

ATTACHMENTS

Project Drawings

CORE DESIGN, INC.
12100 N.E. 195TH ST. SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: MICHAEL MOODY, P.E.
BOB WEST, P.L.S.
BEN MADEO, A.I.C.P.
JOSHUA BEARD, P.L.A.

SHERMAN BUILDING CO., LLC
40 LAKE BELLEVUE, SUITE 240
BELLEVUE, WA 98005
425-885-3939
CONTACT: BILL SHERMAN

EXISTING PROPERTY OWNER:
BRIGITTE KAZARAS

GROSS SITE AREA: 29,322± S.F. (0.67± AC)
LOTS ALLOWED: 2 DU (1.88 DU)
LOTS PROPOSED: 2.0 DU

	CODE	PROPOSED
FRONT	20	20
SIDE	5	5
COMBINED SIDE	15	15
REAR	25	25

LAND USE CODE	R-2.5
SITE AREA	29,322± S.F.

CODE REQ'D	
MINIMUM LOT AREA	
(BCC 20.20.010)	13,500 S.F.
ALLOWED DWELLING UNITS	2 (1.88)
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	35%
MAXIMUM IMPERVIOUS SURFACE	45%
MINIMUM GREENSCAPE PERCENTAGE	50%
OF FRONT YARD SETBACK	

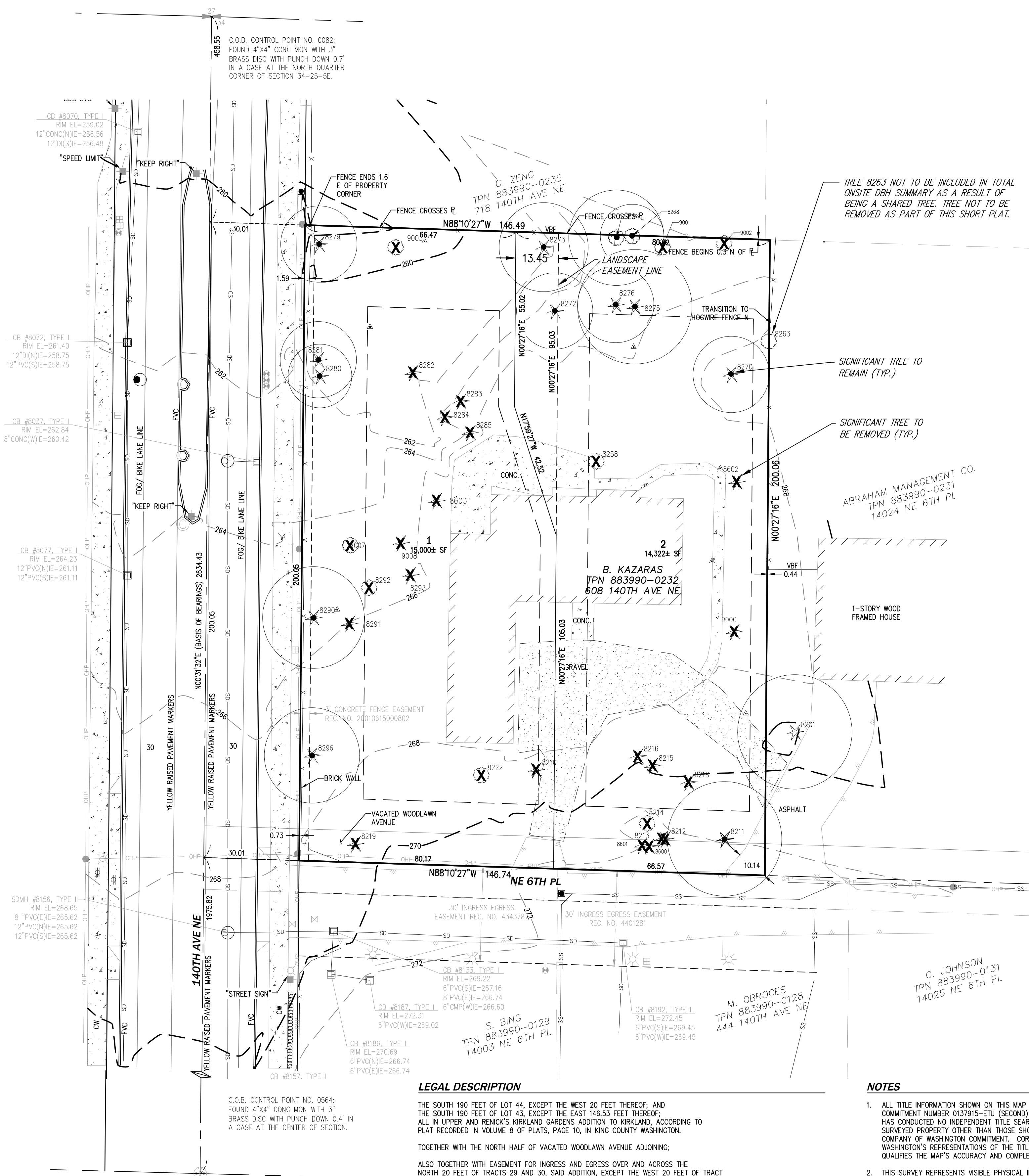
LOT 1
AREA: 15,000SF
WIDTH: 80.17'
DEPTH: 200.05'
LOT COVERAGE: 17.3%
IMPERVIOUS: 4,418 SF

LOT 2
AREA: 14,322
WIDTH: 80.02'
DEPTH: 200.06'
LOT COVERAGE: 18.1%
IMPERVIOUS: 4.418 SF

19-103007-LN

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

1 PRELIMINARY SHORT PLAT
2 BOUNDARY/TOPOGRAPHIC SURVEY
3 PRELIMINARY CLEARING & GRADING PLAN
4 PRELIMINARY ROAD & UTILITY PLAN
5 PRELIMINARY TREE RETENTION PLAN



LEGAL DESCRIPTION

THE SOUTH 190 FEET OF LOT 44, EXCEPT THE WEST 20 FEET THEREOF; AND
THE SOUTH 190 FEET OF LOT 43, EXCEPT THE EAST 146.53 FEET THEREOF;
ALL IN UPPER AND RENICK'S KIRKLAND GARDENS ADDITION TO KIRKLAND, ACCORDING TO
PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 10, IN KING COUNTY WASHINGTON.

TOGETHER WITH THE NORTH HALF OF VACATED WOODLAWN AVENUE ADJOINING

ALSO TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF TRACTS 29 AND 30, SAID ADDITION, EXCEPT THE WEST 20 FEET OF TRACT 29 AND OVER AND ACROSS THE SOUTH 10 FEET OF VACATED WOODLAWE AVENUE ADJOINING SAID PORTION OF TRACTS 29 AND 30, KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO INGRESS AND EGRESS EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4343787. (SHOWN HEREON)
2. THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4401281. (SHOWN HEREON)
3. THIS SITE IS SUBJECT TO AN EASEMENT FOR A CONCRETE FENCE AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20001501008002. (SHOWN HEREON)
4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BOUNDARY SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON UPPER AND RENOIR CROWN AND/OR SURROUNDING ADJACENT RECORDS, INCLUDING PLATS, PAGE 10. (NOTED HERE)
5. TERMS AND CONDITIONS FOR NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9612200938. (NOTED HERE)

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 037915-ETU (SECOND) DATED NOVEMBER 6, 2018. 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 TRACT FROM THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'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 VISUAL PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 19, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
3. PROPERTY AREA = 29,322± SQUARE FEET (0.6731± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A TOPCON THIRD 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 EQUIPMENTS 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 TO GROUND SURFACE ARE SHOWN HEREIN. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. ONLY UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS. THE MAP OR PLAN HEREIN DOES NOT REPRESENT THE EXACT LOCATION OF ANY UTILITIES SHOWN HEREIN WHICH HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

TREE RETENTION NOTES

- 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 TOPPING, TREE CUTTING OR TREE REMOVAL SHALL OCCUR UNLESS CORRECTLY APPROVED BY THE CITY. OTHER ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING OR REMOVAL AND LATERATION ACTING AS THE UNKNOWN OWNER OF THE TREE PRESERVATION PLAN SHALL BE UNLESS UNREQUIRED 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 THE CITY OF BELLEVUE. THIS IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.

TREE #	SPECIES	DBH (in)	TREES REMOVED	TREES RETAINED	DBH RETAINED
8210	Western	14	1		
8211	Douglas	34		1	34
8212	Western	14	1		
8213	Western	25	1		
8214	Bigleaf	23	1		
8215	Western	11	1		
8216	Western	32	1		
8218	Douglas	9	1		
8219	Austrian	20	1		
8222	Maple	13	1		
8258	De Young	8	1		
8263*	Bigleaf	66			
8268	Cherry	10		1	10
8269	Cherry	8		1	8
8272	White	13	1		13
8273	Douglas	14	1		14
8275	Pine	12	1		12
8276	Yew	16	1		16
8279	Fir	13	1		13
8280	Douglas	8		1	8
8281	Douglas	11		1	11
8282	Spruce	13	1		
8283	Douglas	16	1		
8284	Douglas	10	1		
8285	Western	8	1		
8290	Douglas	24		1	24
8291	Douglas	17	1		
8292	Bigleaf	21	1		
8293	Douglas	26	1		
8296	Spruce	14		1	14
8600	Western	12	1		
8601	Western	14	1		
8602	Grand fir	10	1		
8603	Douglas	16	1		
9000	Incense	9	1		
9001	Cherry	8.5	1		
9002	Cherry	8	1		
9003	Cherry	19	1		
9007	Holly	6.5	1		
9008	Yew	10	1		
8270	Deodora	12		1	12

TOTALS: 582 27 13 189 (32.5%)

*TREE 8263 NOT INCLUDED WITHIN CALCULATIONS

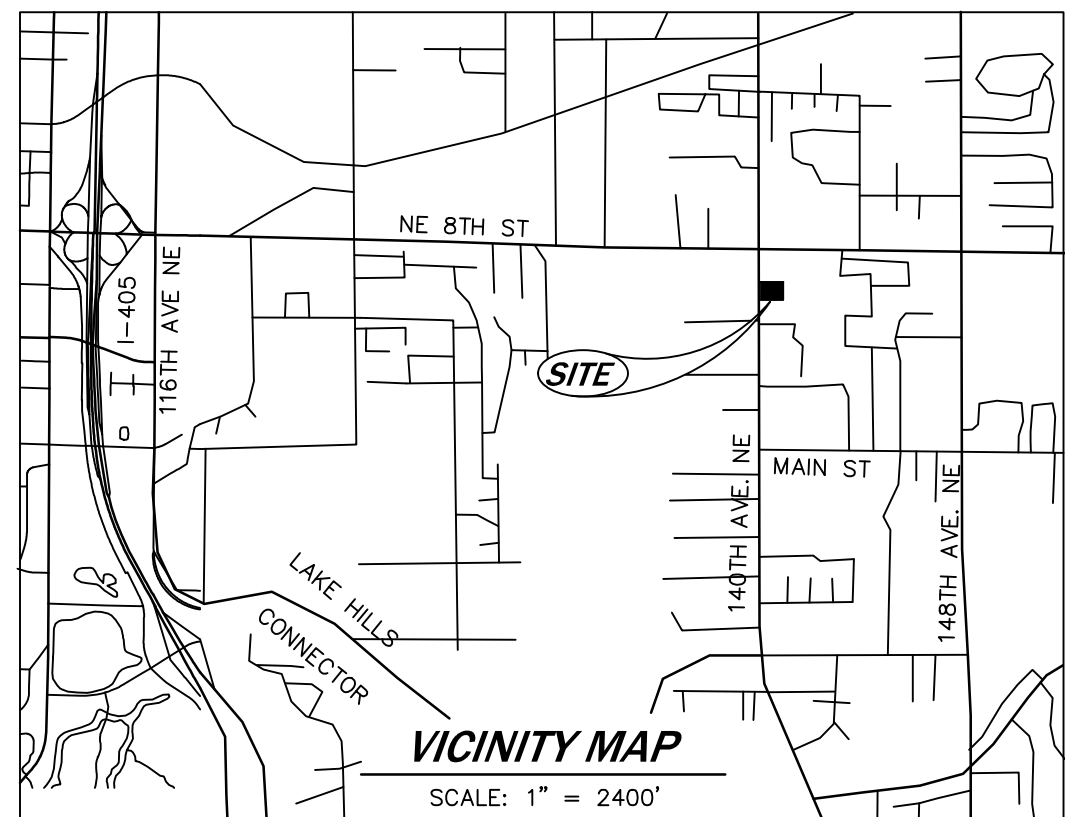
ON-SITE SIGNIFICANT TREES:
ON-SITE SIGNIFICANT TREE DIAMETER INCHES:

TOTAL ON-SITE SIGNIFICANT TREES TO BE REMOVED:
TOTAL ON-SITE SIGNIFICANT TREE DIAMETER INCHES TO BE REMOVED:


TOTAL ON-SITE VIABLE SIGNIFICANT TREES TO REMAIN:
TOTAL ON-SITE VIABLE SIGNIFICANT TREE DIAMETER INCHES TO REMAIN:

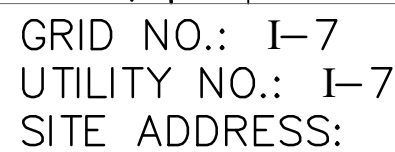
REQUIRED ON-SITE SIGNIFICANT TREE DIAMETER INCHES TO BE RETAINED:

*TREE 8263 IS COUNTED AS AN ON-SITE SIGNIFICANT TREE HOWEVER IT IS NOT INCLUDED WITHIN THE DIAMETER INCHES COUNT.

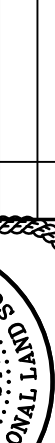


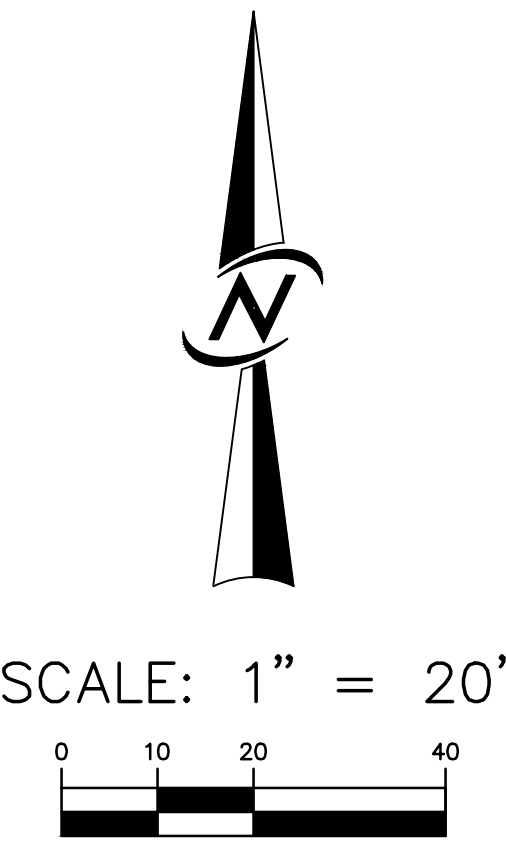
GRID NO.: I-7
UTILITY NO.: I-7
SITE ADDRESS:

PROJECT NUMBER 18237		SHEET 1		DATE JULY 2019	PRELIMINARY SHORT PLAT 608 140TH AVE NE SHORT PLAT SHERMAN BUILDING CO. 40 LANE BELLEVUE, SUITE 240 BELLEVUE, WA 98005		CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN		12100 NE 195th St, Suite 300 Bothell, Washington 98011 +252-885-7977	
		OF 5		DESIGNED MICHAEL MOODY, P.E. DRAWN CHUCK FLEMING APPROVED MICHAEL MOODY, P.E. _____ JOSHUA BEARD PROJECT MANAGER						
						NO. _____ REVISIONS _____ DATE _____				



1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 1037915-ETU (SECOND) DATED NOVEMBER 6, 2018. 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 SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. CORE DESIGN, INC. HAS RELEIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'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 VISUAL PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 19, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
3. PROPERTY AREA = 29,322± SQUARE FEET (0.6731± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A TOPCON THREE SECOND COMBINED CIRCUMFERENCE TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE IN THE FIELD TRAVERSE OF OR EXCEEDED THOSE SPECIFIED IN WAC 332-132-090. 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. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS THAT 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.
7. TREES 499, 599, 600, AND 601 ARE APPROXIMATE LOCATIONS BASED ON ARBORIST FIELD WALK.

PROJECT NUMBER 18237		SHEET 2		OF 5		DATE JULY 2019		DESIGNED MICHAEL MOODY, P.E.		DRAWN CHUCK FENLING		APPROVED MICHAEL MOODY, P.E.		PROJECT MANAGER JOSHUA BEARD	
BOUNDARY / TOPOGRAPHIC SURVEY 608 140TH AVE NE SHORT PLAT SHERMAN BUILDING CO. 40 LAKE BELLEVUE, SUITE 240 BELLEVUE, WA 98005								CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 19th St, Suite 300 Bothell, Washington 98011 425.885.7877							
NO. _____ DATE _____ REVISIONS _____ 															



TREE LEGEND

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

LEGEND

STORM LEGEND

- STORM PIPE
- STORM STRUCTURE
- STORM SERVICE
- STORM PIPE FLOW ARROW
- STORM POND BOTTOM
- STORM POND TOP
- STORM POND WATER LEVEL
- STORM VAULT EXTERIOR WALL
- STORM VAULT INTERIOR WALL
- STORM VAULT WATER LEVEL
- STORM EASEMENT
- STORM BIO SWALES
- STORM BIO SWALES PATTERN
- STORM TEXT
- EXISTING STORM PIPE
- EXISTING STORM PROFILE
- EXISTING STORM TEXT
- RIPRAP

ROAD LEGEND

- CURB LINES
- GUTTER LINES
- ASPHALT ROAD
- ASPHALT ROAD PATTERN
- SIDEWALK
- SIDEWALK PATTERN
- DRIVEWAY
- DRIVEWAY PATTERN
- GRAVEL
- GRAVEL PATTERN
- HANDICAP RAMP
- HANDICAP RAMP PATTERN
- ROAD MARKINGS
- SAWCUT
- OVERLAY
- ROAD EASEMENT

CLEARING AND GRADING STANDARD NOTES

- 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 (DOS) 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.
- 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.).
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- 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.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- 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 STOCKPILE.
- 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.
- FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.
- PROJECT PROPOSES TO CONNECT TO EXISTING SIDE SEWER. LOCATION AND CONDITION OF THE PIPE TO BE VERIFIED PRIOR TO GRADING OF THE SITE.

MOBILIZATION/STOCKPILE AREA NOTES

ANY EXCAVATION MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE POD INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF DUMPING. CITY RIGHT OF WAY CANNOT BE USED FOR CONSTRUCTION STAGING, MOBILIZATION, STORAGE, AND STOCKPILE AREAS UNLESS SPECIFICALLY AUTHORIZED BY A RIGHT-OF-WAY USE PERMIT.

CONSTRUCTION NOISE NOTES

CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

A CITATION WILL BE ISSUED AND A \$125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

A CITATION WILL BE ISSUED AND A \$250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATION HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:

CONSTRUCTION-RELATED NOISE IS ALLOWED:

7 AM TO 6 PM ON WEEKDAYS
9 AM TO 6 PM ON SATURDAYS

CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:

OUTSIDE OF ALLOWABLE HOURS, LEGAL HOLIDAYS AND SUNDAYS

VERTICAL DATUM

NAVD 88

BENCHMARK

3" BRASS DISC W/PUNCH IN 4x4" CONCRETE MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF 140TH AVE NE & MAIN STREET
CITY OF BELLEVUE BM NO. 653
ELEV = 281.82

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83(2011)-NORTH ZONE

N0031°32'E BETWEEN CITY OF BELLEVUE MONUMENTS #0082 AND #0564

REFERENCES

1. CITY OF BELLEVUE SHORT PLAT NO. 13-113007 LF RECORDED UNDER KING COUNTY RECORDING NUMBER 20130614900001.

LEGAL DESCRIPTION

THE SOUTH 190 FEET OF LOT 44, EXCEPT THE WEST 20 FEET THEREOF; AND THE SOUTH 190 FEET OF LOT 43, EXCEPT THE EAST 146.53 FEET THEREOF; ALL IN UPPER AND RENICK'S KIRKLAND GARDENS ADDITION TO KIRKLAND, ACCORDING TO PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 10, IN KING COUNTY WASHINGTON.

TOGETHER WITH THE NORTH HALF OF VACATED WOODLAWN AVENUE ADJOINING;

ALSO TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF TRACTS 29 AND 30, SAID ADDITION, EXCEPT THE WEST 20 FEET OF TRACT 29 AND OVER AND ACROSS THE SOUTH 10 FEET OF VACATED WOODLAWN AVENUE ADJOINING SAID PORTION OF TRACTS 29 AND 30, KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

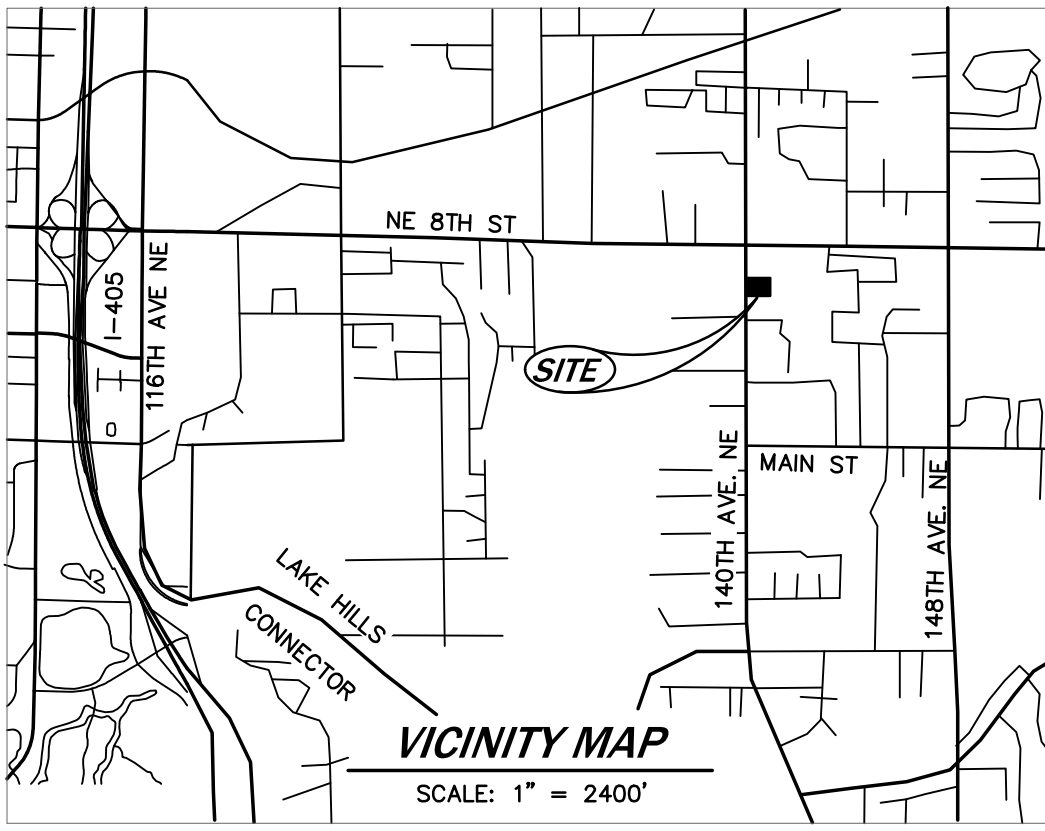
- THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4343787. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 4401281. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO AN EASEMENT FOR A CONCRETE FENCE AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20010615000802. (SHOWN HEREON)
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON UPPER AND RENICK'S KIRKLAND GARDENS ADDITION, RECORDED IN VOLUME 8 OF PLATS, PAGE 10. (NOTED HERE)
- TERMS AND CONDITIONS FOR NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9612200938. (NOTED HERE)

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NUMBER 0137915-ETU (SECOND) DATED NOVEMBER 6, 2018. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 19, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2012.
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- TREES 499, 599, 600, AND 601 ARE APPROXIMATE LOCATIONS BASED ON ARBORIST FIELD WALK.

- NOTE:
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
 - ALL CLEARING AND GRADING WITHIN TREE DRILINES TO BE DONE COMPLETELY BY HAND.

ALL CLEARING, GRADING AND UTILITY INFORMATION SHOWN IS FOR CONCEPTUAL DESIGN ONLY. FINAL CLEARING, GRADING AND UTILITY WORK WILL BE PROCESSED DURING BUILDING PERMIT APPLICATION REVIEW.



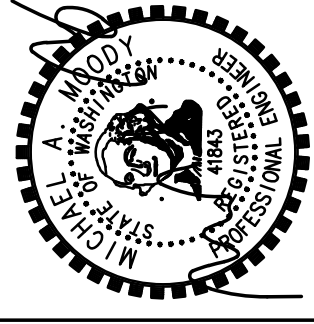
GRID NO.: 1-7
UTILITY NO.: 1-7
SITE ADDRESS:

PRELIMINARY CLEARING & GRADING PLAN
608 140TH AVE NE SHORT PLAT

SHERMAN BUILDING CO.

40 LAKE BELLEVUE, SUITE 240
BELLEVUE, WA 98005

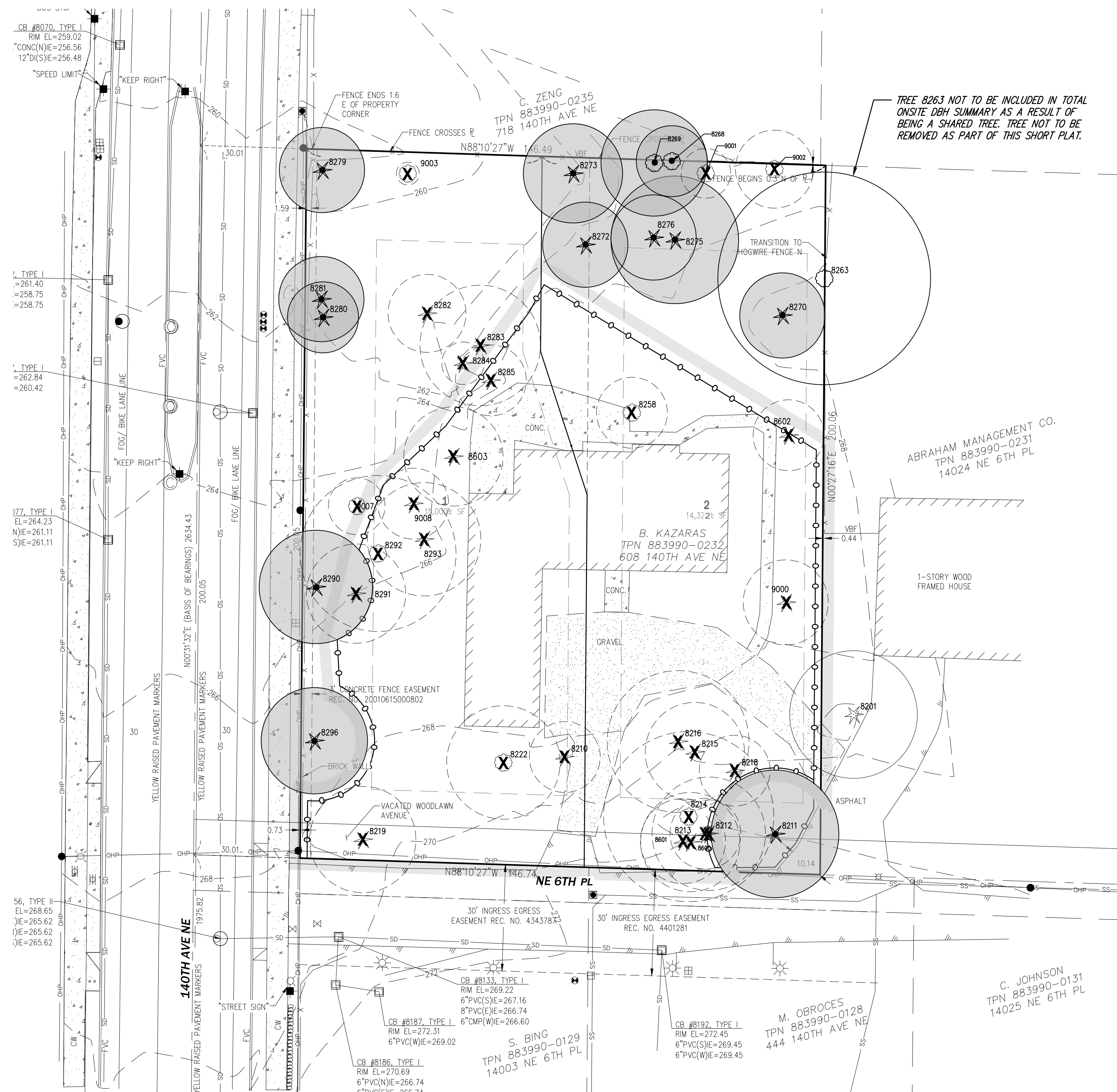
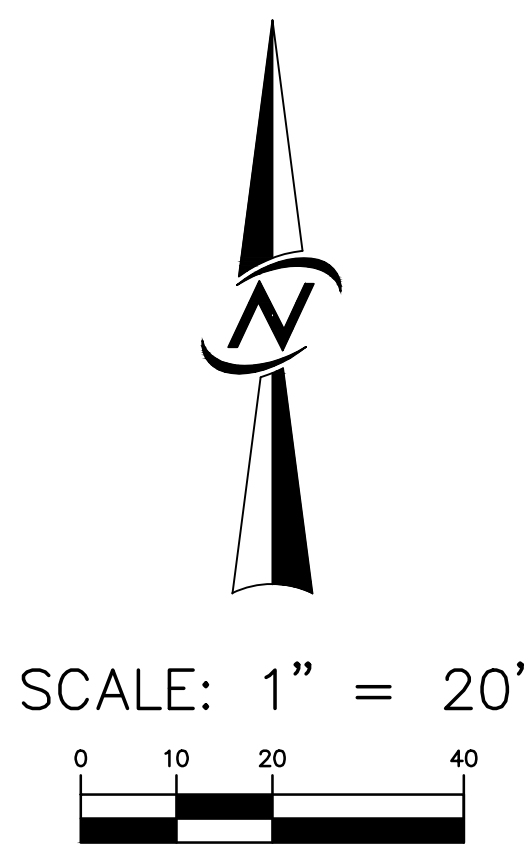
DATE	JULY 2019	DESIGNED	MICHAEL MOODY, P.E.
DRAWN	CHUCK FEWING	APPROVED	MICHAEL MOODY, P.E.
PROJECT MANAGER	JOSHUA BEARD		
SHEET	3	OF	5
PROJECT NUMBER	18237		



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



1-50-19



TREE RETENTION CALCULATIONS

ON-SITE SIGNIFICANT TREES:	41*
ON-SITE SIGNIFICANT TREE DIAMETER INCHES:	582
TOTAL ON-SITE SIGNIFICANT TREES TO BE REMOVED:	27
TOTAL ON-SITE SIGNIFICANT TREE DIAMETER INCHES TO BE REMOVED:	393
TOTAL ON-SITE Viable SIGNIFICANT TREES TO REMAIN:	13
TOTAL ON-SITE Viable SIGNIFICANT TREE DIAMETER INCHES TO REMAIN:	189
REQUIRED ON-SITE SIGNIFICANT TREE DIAMETER INCHES TO BE RETAINED:	175

NOTES

- 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.
- WORK WITHIN DRIPLINE OF SAVED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
- *TREE 8263 IS COUNTED AS AN ON-SITE SIGNIFICANT TREE HOWEVER IT IS NOT INCLUDED WITHIN THE DIAMETER INCHES COUNT.

LEGEND

	TREE TO REMAIN
	TREE TO BE REMOVED
	OFFSITE TREE
	CLEARING LIMITS
	TREE PROTECTION FENCING PER BMP 1101

ON-SITE TREE INVENTORY

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-dominant	OK in place	Arborist determined health	City determined health	Defect/Comments	Proposed Action		C-R-T-P-S-C-B				DBH of all trees	DBH of trees suitable for retention	DBH of retained trees		
											Retain	Remove	Radius in feet								
													N	E	S	W					
1	8218	Western red cedar	14	14	12			OK	OK	Thin canopy, typical of species			1	12	12	12	12	14	14		
2	8211	Douglas fir	34	34	16		Y	Fair	Fair	Retain @ 2' from trunk towards west, above all bark, shedding bark, canopy and base well overhanging to base @ 86', strong leader, dead wood, dead twigs	1			16	16	16	16	34	34	34	
3	8212	Western red cedar	14	14	16			Fair	Fair	Limbs pruned by EBF, trunk guided by EBF, previous top loss	1			16	16	16	16	14			
4	8219	Western red cedar	25	25	14			Poor	Poor	Vertical cracks @ 1' from trunk up to 25', canopy @ 25', co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards south, canopy @ 1' to 1' crown up to 10' towards east	1			14	14	14	14	25			
5	8214	Bignonia maple	23	23	24			OK	OK	12' @ 1' from trunk up to 25', asym metric canopy towards west, main and lichen, typical of species		1		1	24	24	24	24	23	23	
6	8216	Western red cedar	11	11	14		Y	Fair	Fair	12' @ 1' from trunk up to 25', canopy @ 25', co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards south, canopy @ 1' to 1' crown up to 10' towards east		1		1	14	14	14	14	11	11	
7	8216	Western red cedar	32	32	26		Y	Fair	Fair	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species		1		1	26	26	26	26	32	32	
8	8218	Douglas fir	9	9	10		Y	Fair	Fair	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards south, canopy @ 1' to 1' crown up to 10' towards east		1		1	10	10	10	10	9	9	
9	8219	Australian pine	20	20	15		Y	Fair	Fair	12' @ 1' from trunk up to 25', canopy @ 25', co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards south, canopy @ 1' to 1' crown up to 10' towards east		1		1	15	15	15	15	20	20	
10	8222	Holly	13	13	16			OK	OK	Mass and lichen, typical of species		1		1	16	16	16	16	13	13	
11	8256	Ulm Young birch	8	8	10			Fair	Fair	Decay in trunk, moss and lichen, typical of species				1	10	10	10	10	8	8	
12	8267	Bignonia maple	65	65	35			Poor	Poor	Mass and lichen, typical of species				1	35	35	35	35	6	6	
13	8268	Cherry laurel	18	18	16 no rth only			OK	OK	Lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			16	16	16	16	18	18	18	
14	8268	Cherry laurel	8	8	16			OK	OK	Typical of species, lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			16	16	16	16	8	8	8	
15	8272	White pine	13	13	12			OK	Fair	Lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			12	12	12	12	13	13	13	
16	8273	Douglas fir	14	14	14			Y	Fair	Self-corrected lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			14	14	14	14	14	14	14	
17	8276	Pine	12	12	16			OK	Poor	Falling to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			16	16	16	16	12	12	12	
18	8276	Yew	5.10, 6.3, 4.4, 3	16	16			OK	Poor	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species	1			16	16	16	16	16	16	16	
19	8279	Fir	13	13	12			OK	OK	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species	1			12	12	12	12	13	13	13	
20	8280	Douglas fir	8	8	10		Y	Fair	Fair	Serpentine trunk, co-dominant canopy, previous top loss	1			10	10	10	10	8	8	8	
21	8281	Douglas fir	11	11	12			OK	OK	Self-corrected lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			12	12	12	12	11	11	11	
22	8282	Spruce	13	13	11			OK	OK	Self-corrected lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			11	11	11	11	13	13	13	
23	8283	Douglas fir	16	16	11			OK	OK	Self-corrected lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			11	11	11	11	16	16	16	
24	8284	Douglas fir	10	10	6			Poor	Poor	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species	1			6	6	6	6	10			
25	8285	Western red cedar	8	8	10			OK	OK	Mass and lichen, typical of species		1		1	10	10	10	10	8	8	8
26	8289	Douglas fir	24	24	16			OK	OK	Mass and lichen, asym metric canopy towards west, dead wood, broken branches, lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			16	16	16	16	24	24	24	
27	8291	Douglas fir	17	17	14			OK	OK	Mass and lichen, asym metric canopy towards west, dead wood, broken branches, lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			14	14	14	14	17	17	17	
28	8292	Bignonia maple	21	21	22			OK	OK	Self-corrected lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			22	22	22	22	21	21	21	
29	8293	Douglas fir	26	26	16			Fair	Fair	Asym metric canopy, leaning to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			16	16	16	16	26			
30	8296	Spruce	14	14	15			OK	OK	12' @ 1' from trunk up to 25', canopy @ 25', co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards south, canopy @ 1' to 1' crown up to 10' towards east	1			15	15	15	15	14	14	14	
31	8300	Western red cedar	12	12	10		Y	Fair	Fair	Decay @ 1' from trunk up to 25', canopy @ 25', co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards south, canopy @ 1' to 1' crown up to 10' towards east	1			10	10	10	10	12	12	12	
32	8301	Western red cedar	14	14	12			Poor	Poor	Fair to low, asym metric canopy towards west, dead wood, broken branches, lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			12	12	12	12	14			
33	8302	Grand fir	16	16	10			Good	Good	Typical of species		1		1	10	10	10	10	16	16	16
34	8303	Douglas fir	16	16	14			OK	OK	Typical of species		1		1	14	14	14	14	16	16	16
35	8305	Incense cedar	9	9	8			OK	OK	Interior decay, thin canopy, typical of species		1		1	8	8	8	8	9	9	9
36	8301	Cherry laurel	8.5	8.5	16			Poor	Poor	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species	1			16	16	16	16	8.5			
37	8302	Cherry laurel	8	8	16 no rth only			Poor	Poor	Falling to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			16	16	16	16	8			
38	8303	Cherry	3.3, 3.3, 3.7, 4.2, 5.7, 6.4, 7.2, 8.5, 9.3, 4	19	17			Poor	Poor	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species	1			17	17	17	17	19			
39	8307	Holly	6.3	6.5	15			Fair	Fair	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species	1			15	15	15	15	6.5			
40	8308	Yew	4.3, 4.4, 6.2, 2.3, 1	10	15			Fair	Fair	Co-dominant leaders with included bark @ 12' @ 25', asym metric canopy towards north, main and lichen, typical of species	1			15	15	15	15	10			
41	8278	Western red cedar	10	12	12			OK	Poor	Mass and lichen, lean to west, north, canopy @ 1' to 2' towards south, vertical cracks in bark, no decay activity, typical of species	1			12	12	12	12	10	10	10	
*Shaded tree credits (per cent)											41	10	11	16					582	433	169
**City believes tree to be retainable																					