City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Memic Short Plat
Proposal Address:	4020 146th Avenue SE
Proposal Description:	Application for Preliminary Short Plat approval to subdivide an existing 14,983 square foot (SF)lot (approx. 0.34 acre) into 2 single-family lots located in the R-5 land use district.
File Number:	19-109851-LN
Applicant:	Kevin Cleary, Goldsmith Engineering
Decisions Included:	Preliminary Short Plat (Process II)
Planner:	Mark C. Brennan, Associate Planner
State Environmental Policy Act Threshold Determination:	Exempt
Department Decision:	Approval with Conditions

By:_____
Mark C. Brennan
Development Services Department

Application Date:	April 5, 2019
Notice of Application:	May 2, 2019
Minimum Comment Period:	May 16, 2019
Decision Publication Date:	September 19, 2019
Appeal Deadline:	October 3, 2019

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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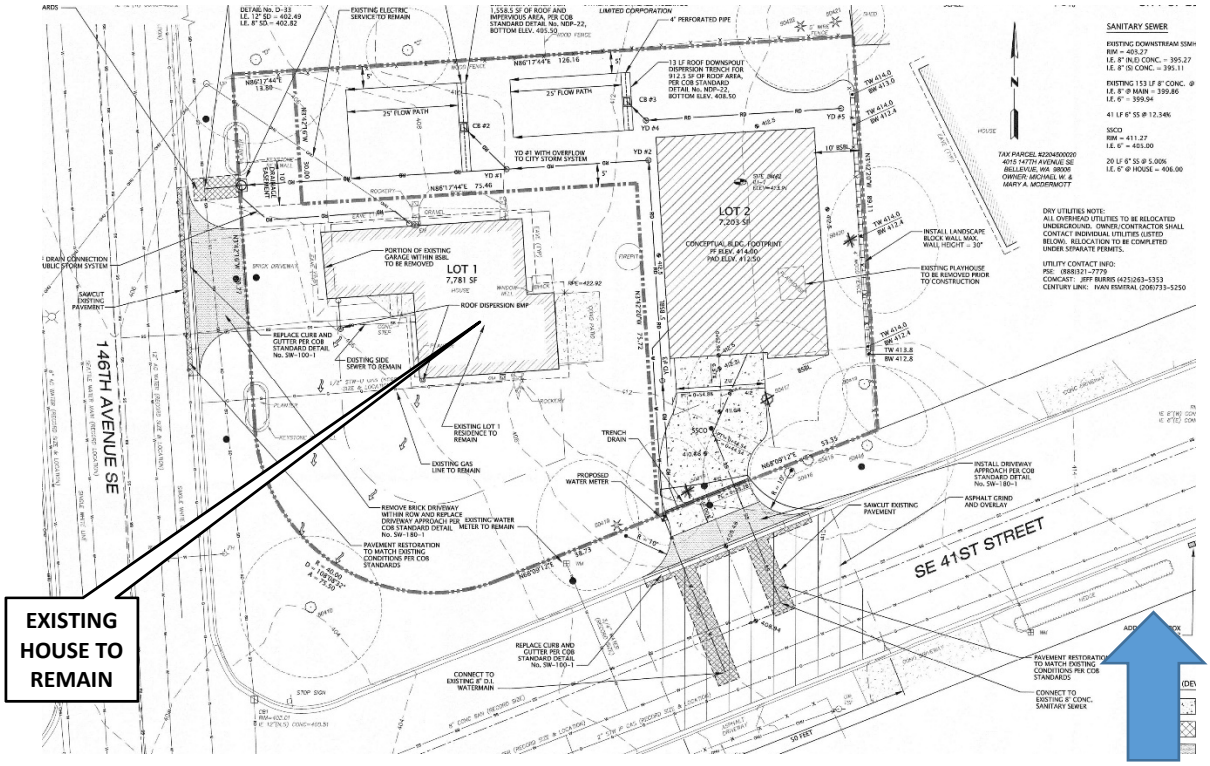
I. DESCRIPTION OF PROPOSAL:

A. Description:

The applicant is proposing to short plat an existing 14,984 SF lot (approx. 0.34 acre) into two single-family lots, resulting in Lot 1, a 7,781 SF (approx. 0.18 acre) lot and Lot 2, a 7,203 SF (approx. 0.16 acre) lot.

The site contains an existing single-family dwelling which will be retained on Lot 1. 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 in the R-5 land use district and is within the Newcastle Subarea. Each lot will have an individual driveway. Lot 1 will retain the existing driveway from 146th Avenue SE, and Lot 2 will have a new driveway from SE 41st Street.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The property contains 5 significant trees totaling 101 diameter inches. The applicant proposes to retain 2 of these trees, or 46 diameter inches, which equates to approximately 46% of the total diameter inches of the significant trees on the site.



Preliminary Short Plat Proposal

B. Review Process/Time Limitation:

Preliminary Short Plat review (LN Permit) is goverened by Land Use Code (LUC) 20.45B. The LN is a Process II decision. Process II is an administrative process. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

This Preliminary Short Plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the date of this approval or an extension is requested in writing. **Refer to Condition of Approval regarding Time Limitation in Section IX of this report.**

II. SITE DESCRIPTION AND ZONING:

A. Site Description:

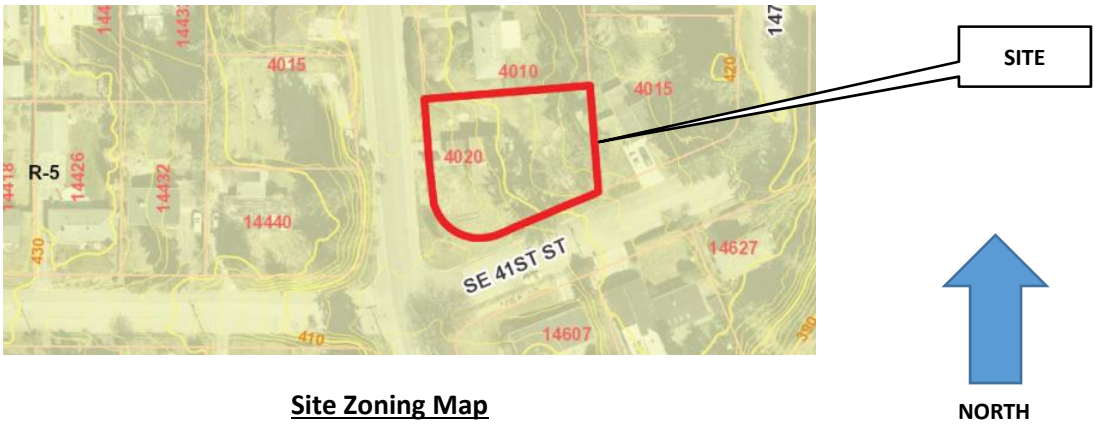
The subject site is within an existing single-family neighborhood. Single-family residences border the site to the north, east, and west. The subject property is in the R-5 single-family district and has a Comprehensive Plan designation of Single-Family High.

The site's topography slopes gently downhill from an elevation of 414 ft (approx.) at the northeast corner to an elevation of 405 ft (approx.) at the southwest corner roughly 166 ft. away, resulting in a 5% slope.

Site Aerial

B. Zoning:

The two lots proposed with this short plat application are permitted within the R-5 land use district. Refer to the table in Section III.B below for the proposal's conformance to dimensional requirements.



Site Zoning Map

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Consistency with Land Use Code Dimensional Requirements (LUC 20.20.010)

BASIC INFORMATION		
Zoning District	R-5 Newcastle Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	14,984 square-feet (SF) - approx. 0.34 acre	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Minimum Lot Area	7,200 SF	Meets requirement. Lot 1: 7,781 SF Lot 2: 7,203 SF
Minimum Lot Width	60 Feet	Meets requirement. Lot 1: 89.26 ft. Lot 2: 126.16 ft.
Minimum Lot Depth	80 Feet	Meets requirement. Lot 1: 89.26 ft. Lot 2: 89.11 ft.
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	 20 Feet 20 Feet 5 Feet 15 Feet	Meets requirements. Lot 1: • Front Yard: < 20 ft.* • Rear Yard: 20.1 ft. • Side Yard: 6.3 ft. Lot 2: • Front Yard: 20 ft. • Rear Yard: 20 ft. • Min. Side Yard: 5 ft. • 2 Side Yards: 15 ft.
Lot Coverage:	40% maximum Lot 1: 7,781 SF x .4 = 3,112 SF Lot 2: 7,203 SF x .4 = 2,881 SF	Meets requirement. Lot 1: existing house: 1,300 SF (approx.) Lot 2: to be reviewed under future single-family building permit (BS permit)
Impervious Surface	55% maximum Lot 1: 7,781 SF x .55 = 4,280 SF maximum Lot 2: 7,203 SF x .55 = 3,962 SF	Meets requirement. Lot 1: existing: 2,140 SF (approx.) Lot 2: to be reviewed under future single-family building permit (BS permit)
Floor Area Ratio (FAR)	Lot area x .5 maximum Lot 1: 7,781 SF x .5 = 3,891 SF Lot 2: 7,203 SF x .5 = 3,602 SF	Meets requirement. Lot 1: existing: 2,140 SF (approx.) Lot 2: to be reviewed under future single-family building permit (BS permit)

Front-Yard Greenscape	Front yard area x .5 minimum Lot 1: 3,308 SF x .5 = 1,654 SF Lot 2: 1,055 SF x .5 = 528 SF	Meets requirement. Lot 1: 3,308 SF - 430 SF/3,308 SF = 87% Lot 2: 1,055 SF - 461 SF/1,055 SF = 56%

*The existing house is currently a legally non-conforming structure as it intrudes into its required 20 ft. front yard setback. However, the creation of Lot 1 and Lot 2 will not increase this existing non-conformity. **Refer to Condition of Approval regarding Non-Conforming Structure in Section IX of this report**.

B. Tree Retention (LUC 20.20.900)
The retention of at least 30% of the existing diameter inches of significant trees on site is required. In order to meet this 30% minimum retention requirement, the project must retain a minimum of 30.3 diameter inches of the total 101 diameter inches of existing trees on site. The applicant proposes to retain a total of 46 diameter inches, or 45.5% of the diameter inches of all significant trees on site. This satisfies the minimum tree retention requirement.

All retained trees shall be protected from adverse impacts during construction including, but not limited to, the provision of tree protection fencing. No excavation or clearing should be performed within the drip lines of retained trees except as specifically approved on the construction permit plans and is required, this work shall be done by hand.

The final short plat shall include a Tree Preservation plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained, along with a tree preservation note. **Refer to Conditions of Approval regarding Tree Protection, Tree Removal and Tree Retention in Section IX of this report.**

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. PUBLIC COMMENT:

The City initially notified the public of this proposal on May 2, 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. There are no parties of record.

VI. SUMMARY OF TECHNICAL REVIEWS:

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

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

Site Access

The proposed two lot short plat is comprised of an existing lot at the northeast corner of the intersection of 146th Avenue SE and SE 41st Street, which has one existing single-family home taking access from 146th Avenue SE via a single-family driveway. 146th Avenue SE and SE 41st Street are two-lane roads classified as local roads. Access for the new lot (Lot 2) will be via a new single-family driveway on SE 41st Street. The existing driveway to the existing lot (Lot 1) will remain. No other access connection to city right-of-way is authorized. The single-family driveway approaches must be built per the Transportation Design Manual Standard Drawings.

The address for the new lot (Lot 2) will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The Memic short plat has frontage on 146th Avenue SE and SE 41st Street. The existing lot (proposed Lot 1) is bordered by single family lots to the east and north. There is currently curb and gutter along the frontage of 146th Avenue SE and SE 41st Street and a 7-foot-wide shoulder on 146th Avenue SE, and no sidewalk along either frontage.

The project street frontage improvement requirements include:

- Installation of a minimum 10-foot-wide single-family driveway approach for the new lot (Lot 2).
- Repair any damaged curb and gutter along the project frontage.
- Sight distance requirements must be met per BCC 14.60.240 at the driveways on 146th Avenue SE and SE 41st Street.
- Street lighting shall meet City of Bellevue's standards per BCC 14.60.210. 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 Conditions of Approval regarding Off-Street Parking and Right-of-Way Use Permit 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 146th Avenue SE is classified as "No Street Cuts". Permission to cut into 146th Avenue SE must be obtained through a variance to the Right-of-Way Use permit. 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.

SE 41st Street 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. **Refer to Conditions of Approval regarding Right-of-Way Use Permit and Pavement Restoration in Section IX of this report.**

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. **Refer to Condition of Approval regarding Sight Distance in Section IX 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 Memic 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.

B. Clear and Grade Review

A Clearing and Grading Permit is required for the infrastructure development per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/

Refer to Conditions of Approval regarding Construction Stormwater Pollution Prevention Plan, Erosion and Sedimentation Control – Minimum Requirements 2, Clearing and Grading Limits, Construction Sequence, Rainy Season Restrictions, Geotechnical Report, Turbidity Monitoring Plan, Rockery Requirements, Post-Construction Soils and Abatement Security in Section IX of this report.

C. 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 downspout dispersion to meet the requirements, with overflows directly tied to the City storm water system. A drainage easement is required between the two lots.

Water

The water supply for this project will connect to City of Bellevue owned water main located on SE 41st Street. 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 SE 41st Street to serve Lot 2.

Sewer

Sewer service will be provided from the existing side sewer stub on 146th Avenue NE for Lot 1. A new sewer stub will be installed on SE 41st Street to service Lot 2.

Refer to Condition of Approval regarding Utilities Conceptual Approval in Section IX of this report.

D. Fire Department Review

The Fire Department will provide a fire sprinkler determination upon application of the building permit for the future residence.

VII. DECISION CRITERIA:

Land Use Code 20.45B.130.A 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. Each lot will have an individual driveway: Lot 1 will utilize the existing driveway from 146th Avenue SE. A new driveway will be provided along SE 41st Street for Lot 2.

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 Conditions of Approval regarding Noise - Construction Hours and Engineering Plans 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 which is consistent with 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, Tree Removal 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-5 land use district, the Utility Codes and the City of Bellevue Development Standards. Refer to Section III.B of this report for dimensional requirements.

5. ***The proposal is in accord with the Comprehensive Plan (BCC Title 21).***
   Finding: The site is located within the Newcastle subarea. The Comprehensive Plan specifies Single-Family High-Density development for this property, which is consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies for this subarea and City-wide policies, including the following:

   a. **Subarea policies:**
      i. The proposed short plat will promote infill development at a density consistent with the existing character of established neighborhoods (NC-11).
   b. **City-wide policies:**
      i. The proposed short plat will provide an additional site for the development of a single-family dwelling. Single-family uses are, by use type, compatible with surrounding neighborhoods and therefore maintain the character and appearance of the neighborhood. Also, by providing the preservation of healthy significant existing trees on-site, the proposal will help maintain the vegetated character in the neighborhood. (LU-13).
      ii. The proposed short plat will provide housing for Bellevue's share of the regionally

adopted demand forecasts for residential uses for the next 20 years (LU-5).

iii. The proposed short plat will meet the Neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district) (HO-3).

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**
   Finding: As conditioned, each lot in the proposal can be developed to current R-5 dimensional standards without requiring a variance. Refer to Section III of this report. 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 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 Utilities Conceptual Approval, Engineering Plans, Infrastructure Improvements, Access Design and Maintenance and Pavement Restoration 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 WITH CONDITIONS** this Preliminary Short Plat application

IX. CONDITIONS OF APPROVAL:

The following Conditions are imposed under the authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact	
Clearing & 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	Derek Landis,	(425) 452-4112
Land Use Code – BCC Title 20	Mark C. Brennan,	(425) 452-2973
Noise Control – BCC 9.18	Mark C. Brennan,	(425) 452-2973
Transportation Develop. Code – BCC 14.60	Ian Nisbet,	(425) 452-4574
Right-of-Way Use Code 14.30	Ian Nisbet,	(425) 452-4574
Utility Code – BCC Title 24	Jeremy Rosenlund,	(425) 452-4853

A. GENERAL CONDITIONS:

1. 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: BCC 24.02, 24.04, 24.06
REVIEWER: Jeremy Rosenlund, 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: Mark C. Brennan, Land Use

3. NON-CONFORMING STRUCTURE

Remodeling of the existing nonconforming structure is permitted, provided that the fair market value of the remodel does not exceed 100 percent of the replacement value of the structure over any three-year period. If remodeling costs exceed 100% of replacement value over any three-year period, the structure shall be brought into compliance with existing Land Use Code requirements. No expansion of the nonconformity along the front setback will be permitted.

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

4. 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.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Mark C. Brennan, Land Use

5. TIME LIMITATION

This Preliminary Short Plat 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 the Preliminary Short Plat approval unless the applicant has requested in writing and has received an extension for the Preliminary Short Plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code 20.45B.150 and 160
REVIEWER: Mark C. Brennan, Land Use

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

6. 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: Mark C. Brennan, Land Use

7. 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, (425) 452-4294

8. 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, (425) 452-4294

9. 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 single-family driveways, the connection to 146th Avenue SE and SE 41st Street, pavement restoration in 146th Avenue SE and SE 41st Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

- Installation of a minimum 10-foot-wide single-family driveway approach for the new lot.
- Repair any damaged curb and gutter along the project frontage.
- Sight distance requirements must be met per BCC 14.60.240 at the driveways on 146th Avenue SE and SE 41st Street.
- Street lighting shall meet City of Bellevue's standards per BCC 14.60.210. 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; Americans with Disabilities Act.
REVIEWER: Ian Nisbet, (425) 452-4851

10. SIGHT DISTANCE

The proposed driveway access onto 146th Avenue SE and SE 41st Street 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 both 146th Avenue SE and SE 41st Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ian Nisbet, (425) 452-4851

11. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 146th Avenue SE and SE 41st Street will require Grind/Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, (425) 452-4294

12. CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

A site specific CSWPPP is required for the clearing and grading permit application. It must include a narrative, drawings, and a turbidity and pH monitoring plan. The forms can be found here:
https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

13. EROSION AND SEDIMENTATION CONTROL – MINIMUM REQUIREMENTS 2

Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for each permit application. They have to show how the construction stormwater will be collected, treated and disposed of.

AUTHORITY: Clearing & Grading Code 23.76.090 and Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

14. TREE REMOVAL

Trees located outside of the areas needed to be cleared for the shared infrastructure construction would not be allowed to be removed under the clearing and grading permit.

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

15. CLEARING AND GRADING LIMITS

Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project phase (including utilities and frontage improvements)

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

16. CONSTRUCTION SEQUENCE

A project specific construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestone

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

17. RAINY SEASON RESTRICTIONS

The project site is subject to rainy season restrictions. Specific approval from the Development Services Department is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30)

AUTHORITY: Clearing & Grading Code 23.76.093
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

18. GEOTECHNICAL REPORT

A geotechnical report is required for this project. The report must be submitted for review with the initial applications for land use review and construction permits

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

19. TURBIDITY MONITORING PLAN

Turbidity and pH monitoring may be required for this project

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

20. ROCKERY REQUIREMENTS

Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.

AUTHORITY:: Clearing & Grading Code 23.76.085 & 086
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

21. POST CONSTRUCTION SOILS

For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

22. ABATEMENT SECURITY

Abatement security device is required for any project that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.

AUTHORITY: Clearing & Grading Code 23.76.140
REVIEWER: Savina Uzunow, Development Services Department, Clearing Grading Section

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

23. STANDARD UTILITIES EASEMENT

Standard easement and joint use storm and side sewer language must be provided on the final short plat. Proposed placement of the joint use storm line under the preliminary short plat has not been approved and must be revised prior to approval of the final short plat.

AUTHORITY: BCC 24.02, 24.04 and 24.06
REVIEWER: Jeremy Rosenlund, Utilities Department

24. 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, (425) 452-4851

25. TREE RETENTION

The final short plat shall portray a minimum of 30% (30.3 diameter inches of existing significant trees to remain). A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

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

the owner to comply with the terms of the Tree Preservation Plan and this covenant."

During future construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D
REVIEWER: Mark C. Brennan, Land Use

MEMIC PRELIMINARY SHORT PLAT

NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

AUGUST 2019

SURVEY NOTES

1. HORIZONTAL DATUM: NAD 83/2011, WASHINGTON NORTH ZONE.
2. THE BOUNDARY SHOWN HEREON REFERENCED THE FOLLOWING SURVEY SOURCES:
   - A) EASTGATE ADDITION, DIVISION E, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS, PAGES 41 AND 42, RECORDS OF KING COUNTY, WASHINGTON.
   - B) KING COUNTY ASSESSORS QUARTER SECTION MAP FOR THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 5 EAST.
   - C) CITY OF BELLEVUE SURVEY CONTROL DATABASE.
3. BASIS OF POSITION: HELD MONUMENTED INTERSECTION OF 146TH AVENUE SOUTHEAST AND SOUTHEAST 41ST STREET, ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT "253"(N 211,994.502, E 1,318,374.359 GRID). SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION.
4. BASIS OF BEARING: HELD THE CALCULATED BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MONUMENTED INTERSECTION OF SOUTHEAST 40TH STREET AND 146TH AVENUE SOUTHEAST, (ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT C031"2536 (N 212,344.852, E 1,318,351.873 GRID)), TO BE N 03°42'00" W PER THE ABOVE NOTED PLAT AND ROTATED -00°00'18" (N 03°42'18" W) TO BE ON THE ABOVE NOTED HORIZONTAL DATUM. SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION.
5. VERTICAL DATUM: NAVD 88

   MASTER BENCHMARK: CITY OF BELLEVUE SURVEY CONTROL POINT #740 - A FOUND 4" X 4" CONCRETE MONUMENT WITH A 1/4" BRASS TOOLING PUNCH IN CASE AT THE INTERSECTION OF SOUTHEAST EASTGATE DRIVE AND 146TH AVENUE SOUTHEAST, DOWN 1.25 FEET. ELEVATION = 405.19 FEET

   SITE BM #1: FOUND CONCRETE MONUMENT WITH A 1 3/8" BRASS PLATE WITH A TACK IN CASE AT THE INTERSECTION OF SOUTHEAST 41ST STREET AND 146TH AVENUE SOUTHEAST. ELEVATION = 402.37 FEET

   SITE BM #2: GOLDSMITH SURVEY CONTROL POINT #1 - SET REBAR AND CAP 27' NORTHWEST OF A 25" FIR TREE AND 20' WEST OF A 4" WOOD FENCE RUNNING ALONG THE EAST PROPERTY LINE. ELEVATION = 413.91 FEET
6. THE FOLLOWING SURVEY DECISIONS WERE HELD TO ESTABLISH THE BOUNDARY SHOWN HEREON:
   - A) HELD THE FOUND MONUMENTED INTERSECTIONS OF SOUTHEAST 41ST STREET AND 146TH AVENUE SOUTHEAST, SOUTHEAST 40TH STREET AND 146TH AVENUE SOUTHEAST AND THE INTERSECTION OF 147TH AVENUE SOUTHEAST WITH THE PLAT BOUNDARY.
   - B) HELD THE PLAT ANGLES AT SAID INTERSECTIONS OF SOUTHEAST 41ST STREET AND 146TH AVENUE SOUTHEAST AND AT SAID INTERSECTION OF 147TH AVENUE SOUTHEAST WITH THE PLAT BOUNDARY AND CALCULATED THE INTERSECTION OF SOUTHEAST 41ST STREET AND 147TH AVENUE SOUTHEAST.
   - C) HELD PLATTED RIGHT OF WAY WIDTHS TO ESTABLISH THE LIMITS OF BLOCK 1 AND PRORATED IN LOTS.
7. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON OCTOBER 2 AND 9, 2017.
8. SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
   - A) FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
   - B) ELECTRONIC TOTAL STATIONS INCLUDING: TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCRP1201+.
   - C) GNSS EQUIPMENT INCLUDING: TOPCON HIPER LITE PLUS AND / OR TOPCON GR-3.
   - D) ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURERS SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
9. THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE OLD REPUBLIC TITLE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. 820714707, DATED MAY 16, 2017. ONLY THOSE EASEMENTS NOTED IN SCHEDULE B OF SAID REPORT THAT CAN BE PLOTTED, ARE SHOWN HEREON.
10. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED ON OCTOBER 2 AND 9, 2017 AND IS CURRENT TO THOSE DATES ONLY.
11. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.
12. PARCEL CONTAINS APPROXIMATELY 14,983 SQUARE FEET OR 0.343 ACRES.
13. TREE DESCRIPTIONS, DIAMETERS AND DRIP LINES ARE SHOWN HEREON PER CREATIVE LANDSCAPE SOLUTIONS ARBORIST REPORT DATED NOVEMBER 29, 2018.

LEGAL DESCRIPTION

LOT 3, BLOCK 1, EASTGATE ADDITION, DIVISION E, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS, PAGES 41 AND 42, RECORDS OF KING COUNTY, WASHINGTON.

SITE DATA

SITE LOCATION:	4020 146th AVENUE SE, BELLEVUE, WA. 98006
TAX PARCEL #:	2204500015
TOTAL SITE AREA:	14,984 SF OR 0.34 ACRES
NUMBER OF LOTS PROPOSED:	2
ZONING:	R-5
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SEWER / WATER:	CITY OF BELLEVUE
POWER / GAS:	PUGET SOUND ENERGY
TELEPHONE SERVICE:	FRONTIER
CABLE:	COMCAST
FIRE DISTRICT:	BELLEVUE
SCHOOL DISTRICT:	BELLEVUE
OWNER:	IRFAN & ENISA MEMIC CONTACT: ENISA MEMIC 16429 SE 38th PLACE BELLEVUE, WA 98008 (425) 736-5813
ENGINEER / SURVEYOR:	GOLDSMITH (LAND DEVELOPMENT SERVICES) MARK BARBER, P.E. / MARK MAUGER, P.L.S. 1215 114th AVENUE SE BELLEVUE, WA. 98004 (426) 462-1080 MBARBER@GOLDSMITHENGINEERING.COM MMAUGER@GOLDSMITHENGINEERING.COM

SHEET INDEX

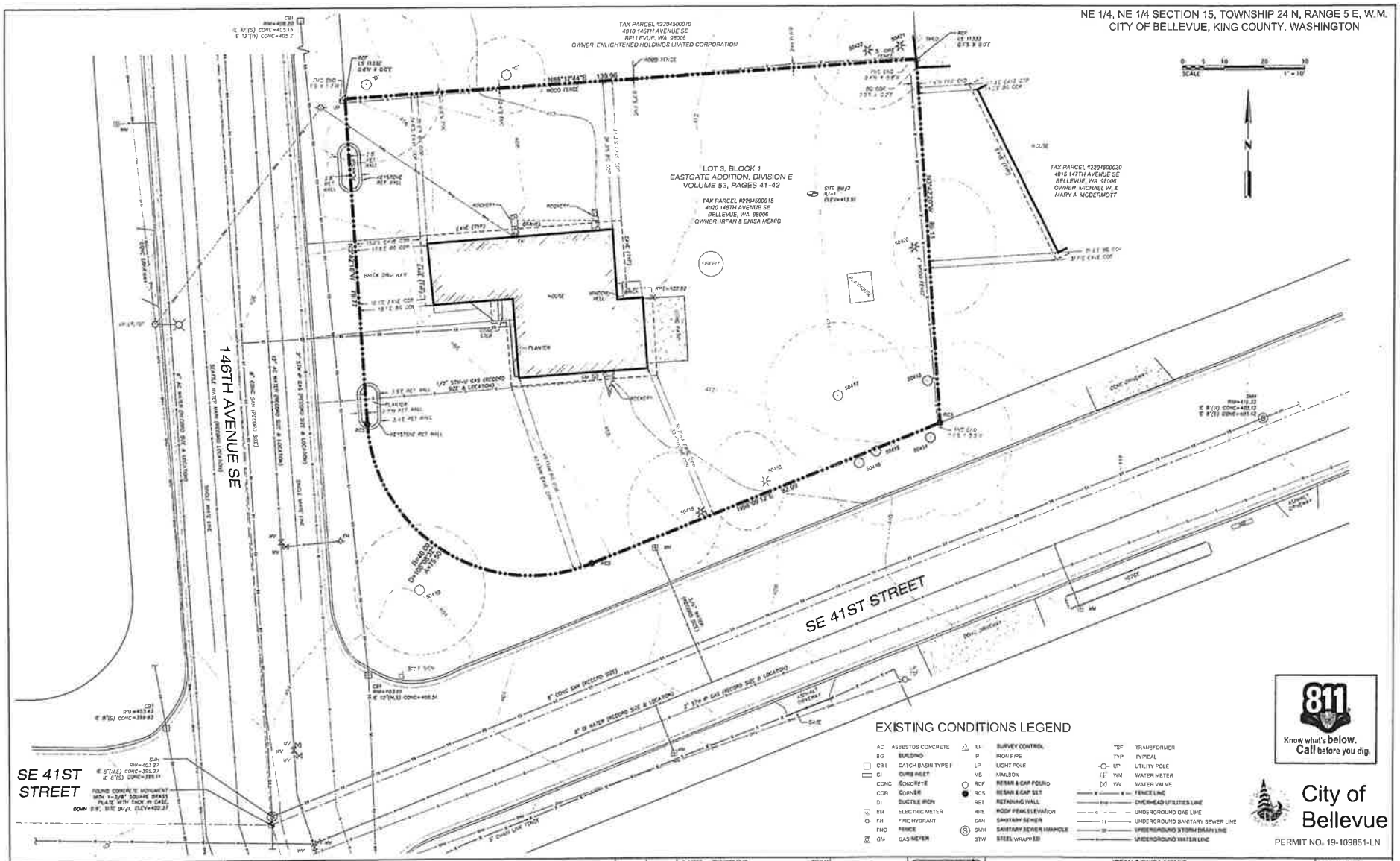
VICINITY MAP
N.T.S.

SURVEY CONTROL
0 25 50 100
SCALE 1" = 50'

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

City of Bellevue
PERMIT NO. 19-109851-LN

NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



EXISTING CONDITIONS LEGEND

AC	ASBESTOS CONCRETE		BLA	SURVEY CONTROL		TSF	TRANSFORMER
BG	BUILDING		IP	IRON PIPE		TYP	TYPICAL
CB I	CATCH BASIN TYPE I		LP	LIGHT POLE		UP	UTILITY POLE
CI	CURB INLET		MB	MAILBOX		WM	WATER METER
CONC	CONCRETE		RCF	REBAR & CAP FOUND		WV	WATER VALVE
COR	CORNER		RCS	REBAR & CAP SET			FENCE LINE
DI	DUCTILE IRON		RET	RETAINING WALL			OVERHEAD UTILITIES LINE
EM	ELECTRIC METER		RPE	ROOF PEAK ELEVATION			UNDERGROUND GAS LINE
FH	FIRE HYDRANT		SAN	SANITARY SEWER			UNDERGROUND SANITARY SEWER LINE
FNC	FENCE		SMH	SANITARY SEWER MANHOLE			UNDERGROUND STORM DRAIN LINE
GM	GAS METER		STW	STEEL WALL/TIE			UNDERGROUND WATER LINE

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City of Bellevue

PERMIT NO. 19-109851-LN

GOLDSMITH
LAND DEVELOPMENT SERVICES

PLOTTED: 2019 JUNE 03 09
DRAWN: EM
APPROVED: LN

IRFAN & ENISA MEMIC

EXISTING CONDITIONS
FOR
MEMIC PRELIMINARY SHORT PLAT

4020 146TH AVENUE SE, CITY OF BELLEVUE — KING COUNTY, WASHINGTON

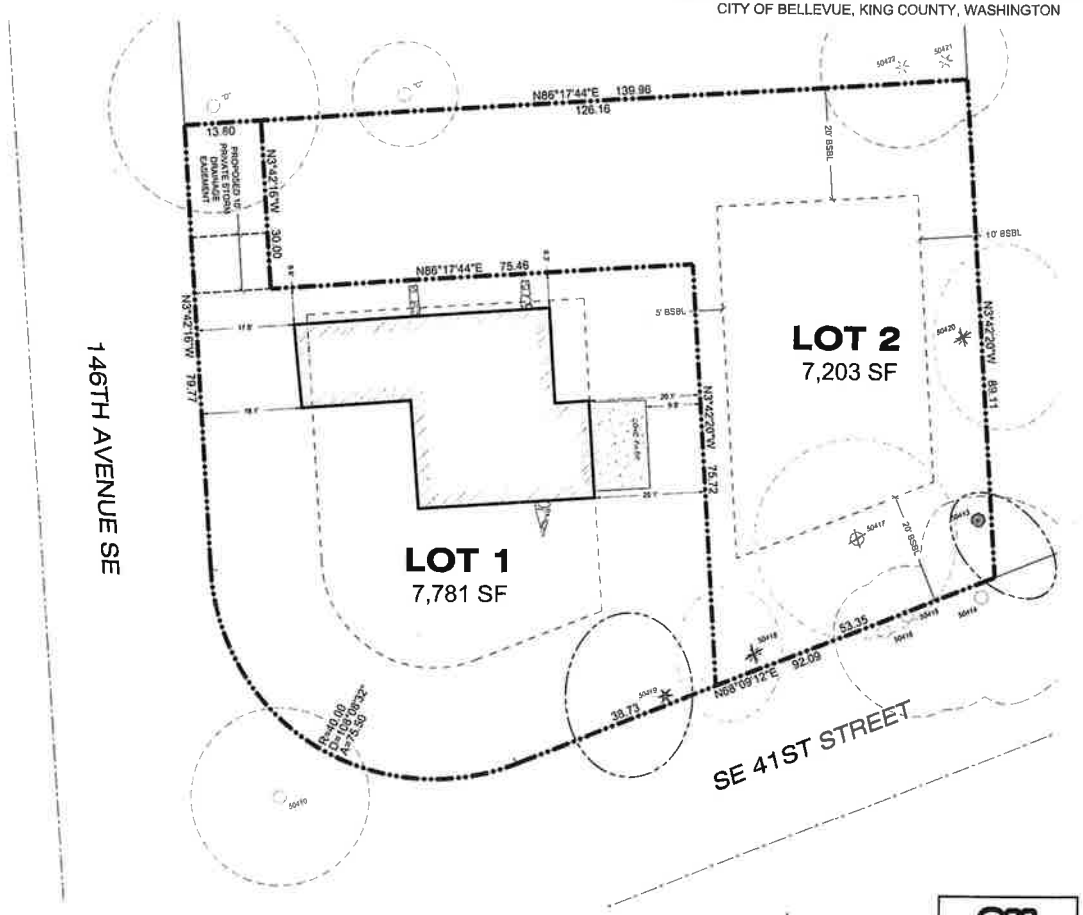
JOB NO. 15184

SHEET EC-1

NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

SURVEY CONTROL

0 25 50 100
SCALE 1" = 50'



NOTES

1. HORIZONTAL DATUM: NAD 83/2011, WASHINGTON NORTH ZONE.
2. BASIS OF POSITION: HELD MONUMENTED INTERSECTION OF 146TH AVENUE SOUTHEAST AND SOUTHEAST 41ST STREET, ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT "2537(N 211,994.502, E 1,316,374.358 GRID). SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION.
3. BASIS OF BEARING: HELD THE CALCULATED BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MONUMENTED INTERSECTION OF SOUTHEAST 40TH STREET AND 146TH AVENUE SOUTHEAST, (ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT COB"2538 (N 212,344.852, E 1,316,351.673 GRID)). TO BE N 03°42'00" W PER THE ABOVE NOTED PLAT AND ROTATED -00°00'16" (N 03°42'16" W) TO BE ON THE ABOVE NOTED HORIZONTAL DATUM. SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION.

LEGAL DESCRIPTION

LOT 3, BLOCK 1, EASTGATE ADDITION, DIVISION E, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS, PAGES 41 AND 42, RECORDS OF KING COUNTY, WASHINGTON

SIGNIFICANT TREE TABLE

TREE NUMBER	TREE TYPE	RETAINED DIAMETER INCHES	REMOVED DIAMETER INCHES	TOTAL TREE INCHES
50413	BLACK LOCUST	6, 15 (TOTAL 21)		21
50417	CHERRY		15	15
50418	DOUGLAS FIR		19	19
50419	DOUGLAS FIR	25		25
50420	DOUGLAS FIR		21	21
TOTAL		46	55	101

TOTAL TREE INCHES:	101
REQUIRED TREE RETENTION:	31 TREE INCHES (30%)
TOTAL RETAINED TREES:	46 TREE INCHES (46%)

N

0 5 10 20 30
SCALE 1" = 10'

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City of Bellevue

PERMIT NO. 19-108851-LN

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 116th Ave SE, Bellevue, WA 98004 | PO Box 3363, Bellevue, WA 98009
T 425 462 1000 F 425 462 7519 www.goldsmithengineering.com

PLOTTED: 2019-08-09 13:31 EMAIL
DRAWN: EM
APPROVED: LN

8/9/19

IRFAN & ENISA MEMIC

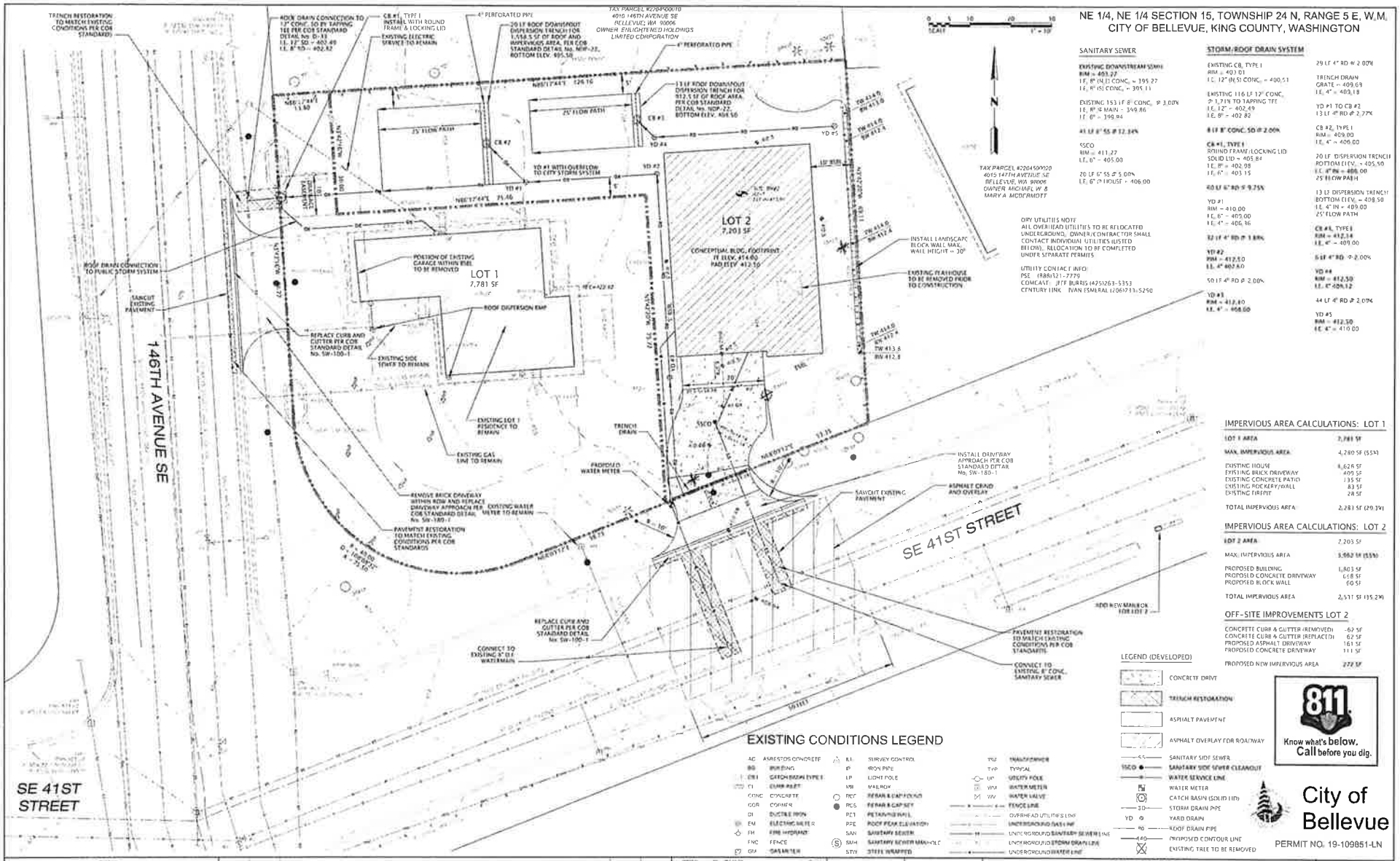
JOB NO. 15164

HORIZONTAL CONTROL & TREE RETENTION
FOR
MEMIC PRELIMINARY SHORT PLAT

4020 146TH AVENUE SE, CITY OF BELLEVUE KING COUNTY, WASHINGTON

SHEET
HC-1

NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



SANITARY SEWER

EXISTING DOWNSTREAM SSMH
RIM = 403.27
I.E. 8" (N,E) CONC. = 395.27
I.E. 8" (S) CONC. = 395.11

EXISTING 153 LF 8" CONC. @ 3.00%
I.E. 8" @ MAIN = 399.86
I.E. 8" = 399.94

41 LF 6" SS @ 12.34%

SSCO
RIM = 411.27
I.E. 6" = 405.00

20 LF 6" SS @ 5.00%
I.E. 6" @ HOUSE = 406.00

STORM/ROOF DRAIN SYSTEM

EXISTING CB, TYPE I
RIM = 403.01
I.E. 12" (N,S) CONC. = 400.51

EXISTING 116 LF 12" CONC. @ 1.71% TO TAPPING TEE
I.E. 12" = 402.49
I.E. 8" = 402.82

8 LF 8" CONC. SD @ 2.00%

CB #1, TYPE I
ROUND FRAME/LOCKING LID
SOLID LID = 405.84
I.E. 8" = 402.98
I.E. 6" = 403.15

40 LF 6" RD @ 9.75%

YD #1
RIM = 410.00
I.E. 6" = 405.00
I.E. 4" = 406.16

32 LF 4" RD @ 1.88%

YD #2
RIM = 412.50
I.E. 4" 407.60

50 LF 4" RD @ 2.00%

YD #3
RIM = 412.40
I.E. 4" = 408.60

29 LF 4" RD @ 2.00%

TRENCH DRAIN
GRATE = 409.69
I.E. 4" = 403.18

YD #1 TO CB #2
13 LF 4" RD @ 2.77%

CB #2, TYPE I
RIM = 409.00
I.E. 4" = 406.00

20 LF DISPERSION TRENCH
BOTTOM ELEV. = 405.50
I.E. 4" IN = 406.00
25' FLOW PATH

13 LF DISPERSION TRENCH
BOTTOM ELEV. = 408.50
I.E. 4" IN = 409.00
25' FLOW PATH

CB #4, TYPE I
RIM = 412.34
I.E. 4" = 409.00

5 LF 4" RD @ 2.00%

YD #4
RIM = 412.50
I.E. 4" 409.12

44 LF 4" RD @ 2.00%

YD #5
RIM = 412.50
I.E. 4" = 410.00

UTILITIES NOTE

ALL OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND. OWNER/CONTRACTOR SHALL CONTACT INDIVIDUAL UTILITIES (LISTED BELOW). RELOCATION TO BE COMPLETED UNDER SEPARATE PERMITS

UTILITY CONTACT INFO:
PSE (888)321-7779
COMCAST: JEFF BURRIS (425)263-5353
CENTURY LINK: IVAN ESMERAL (206)731-5250

IMPERVIOUS AREA CALCULATIONS: LOT 1

LOT 1 AREA	7,781 SF
MAX. IMPERVIOUS AREA	4,280 SF (55%)
EXISTING HOUSE	1,626 SF
EXISTING BRICK DRIVEWAY	409 SF
EXISTING CONCRETE PATIO	135 SF
EXISTING ROCKERY/WALL	83 SF
EXISTING FIREPIT	28 SF
TOTAL IMPERVIOUS AREA	2,283 SF (29.3%)

IMPERVIOUS AREA CALCULATIONS: LOT 2

LOT 2 AREA	7,203 SF
MAX. IMPERVIOUS AREA	3,962 SF (55%)
PROPOSED BUILDING	1,803 SF
PROPOSED CONCRETE DRIVEWAY	658 SF
PROPOSED BLOCK WALL	60 SF
TOTAL IMPERVIOUS AREA	2,521 SF (35.2%)

OFF-SITE IMPROVEMENTS LOT 2

CONCRETE CURB & GUTTER (REMOVED)	-62 SF
CONCRETE CURB & GUTTER (REPLACED)	62 SF
PROPOSED ASPHALT DRIVEWAY	161 SF
PROPOSED CONCRETE DRIVEWAY	111 SF
PROPOSED NEW IMPERVIOUS AREA	272 SF

LEGEND (DEVELOPED)

- CONCRETE DRIVE
- TRENCH RESTORATION
- ASPHALT PAVEMENT
- ASPHALT OVERLAY FOR ROADWAY
- SS — SANITARY SIDE SEWER
- SSCO — SANITARY SIDE SEWER CLEANOUT
- WATER SERVICE LINE
- WM — WATER METER
- CB — CATCH BASIN (SOLID LID)
- SD — STORM DRAIN PIPE
- YD — YARD DRAIN
- RD — ROOF DRAIN PIPE
- 440 — PROPOSED CONTOUR LINE
- EXISTING TREE TO BE REMOVED

EXISTING CONDITIONS LEGEND

AC	ASBESTOS CONCRETE	B.L.	SURVEY CONTROL			TRANSFORMER	
BG	BUILDING	IP	IRON PIPE			TYP	TYPICAL
CB1	CATCH BASIN TYPE I	LP	LIGHT POLE			UP	UTILITY POLE
CI	CURB INLET	MB	MAILBOX			WM	WATER METER
CONC	CONCRETE	PCT	REBAR & CAP FOUND			WV	WATER VALVE
COR	CORNER	PCS	REBAR & CAP SET				FENCE LINE
DI	DUCTILE IRON	PCT	RETAINING WALL				OVERHEAD UTILITIES LINE
EM	ELECTRIC METER	PFE	ROOF FEAR ELEVATION				UNDERGROUND GAS LINE
FH	FIRE HYDRANT	SAN	SANITARY SEWER				UNDERGROUND SANITARY SEWER LINE
FNC	FENCE	SMH	SANITARY SEWER MANHOLE				UNDERGROUND STORM DRAIN LINE
GM	GAS METER	STW	STEEL WRAPPED				UNDERGROUND WATER LINE

Know what's below. Call before you dig.

City of Bellevue

PERMIT NO. 19-109851-LN

GOLDSMITH
LAND DEVELOPMENT SERVICES

IRFAN & ENISA MEMIC

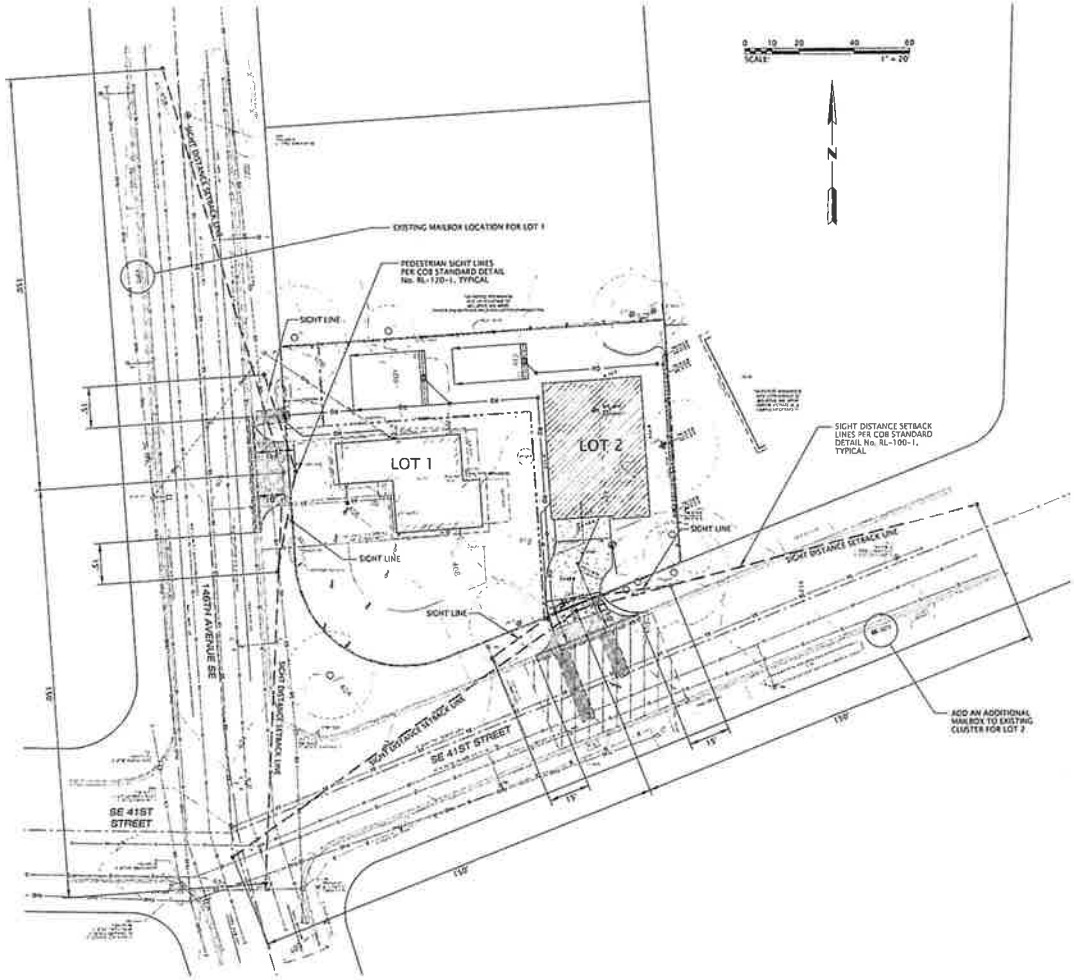
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
FOR
MEMIC PRELIMINARY SHORT PLAT

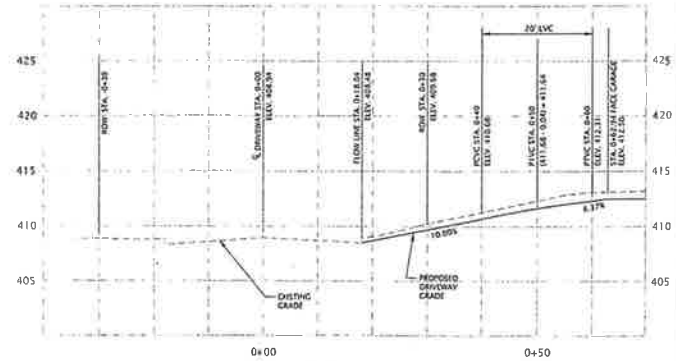
4020 146TH AVENUE SE, CITY OF BELLEVUE — KING COUNTY, WASHINGTON

JOB NO. 15184

SHEET C-1

NE 1/4, NE 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON





PRIVATE ROAD PROFILE
SCALE 1"=10' HOR.
1"=5' VER.

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

City of Bellevue

PERMIT NO. 19-109851-LN

GOLDSMITH
LAND DEVELOPMENT SERVICES

PLOTTED: 2019/09/23 12:47 Colors
DRAWN: PR
APPROVED: MB

IRFAN & ENISA MEMIC

JOB NO. 15164

DRIVEWAY PROFILE, SIGHT DISTANCE & MAILBOX PLAN
FOR
MEMIC PRELIMINARY SHORT PLAT

4020 146TH AVENUE SE, CITY OF BELLEVUE KING COUNTY, WASHINGTON

SHEET
C-2