



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

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**Proposal Name:** Le Short Plat

**Proposal Address:** 14426 NE 16th Pl

**Proposal Description:** Short plat to subdivide one (1) 49,635 SF existing single-family lot into two (2) single-family lots measuring 14,390 SF and 35,245 SF.

**File Number:** 19-119489-LN

**Applicant:** Tuan Le

**Decisions Included:** Process II  
Preliminary Short Plat (LUC 20.35)

**Planner:** David Wong, Senior Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** Exempt – WAC 197-11-800 6(d)

**Department Decision:** Approval with Conditions

*David Wong, Senior Land Use Planner*  
Development Services Department

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Application Date: July 22, 2019  
Notice of Application Publication Date: September 12, 2019  
Decision Publication Date: October 7, 2021

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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### **Attachments**

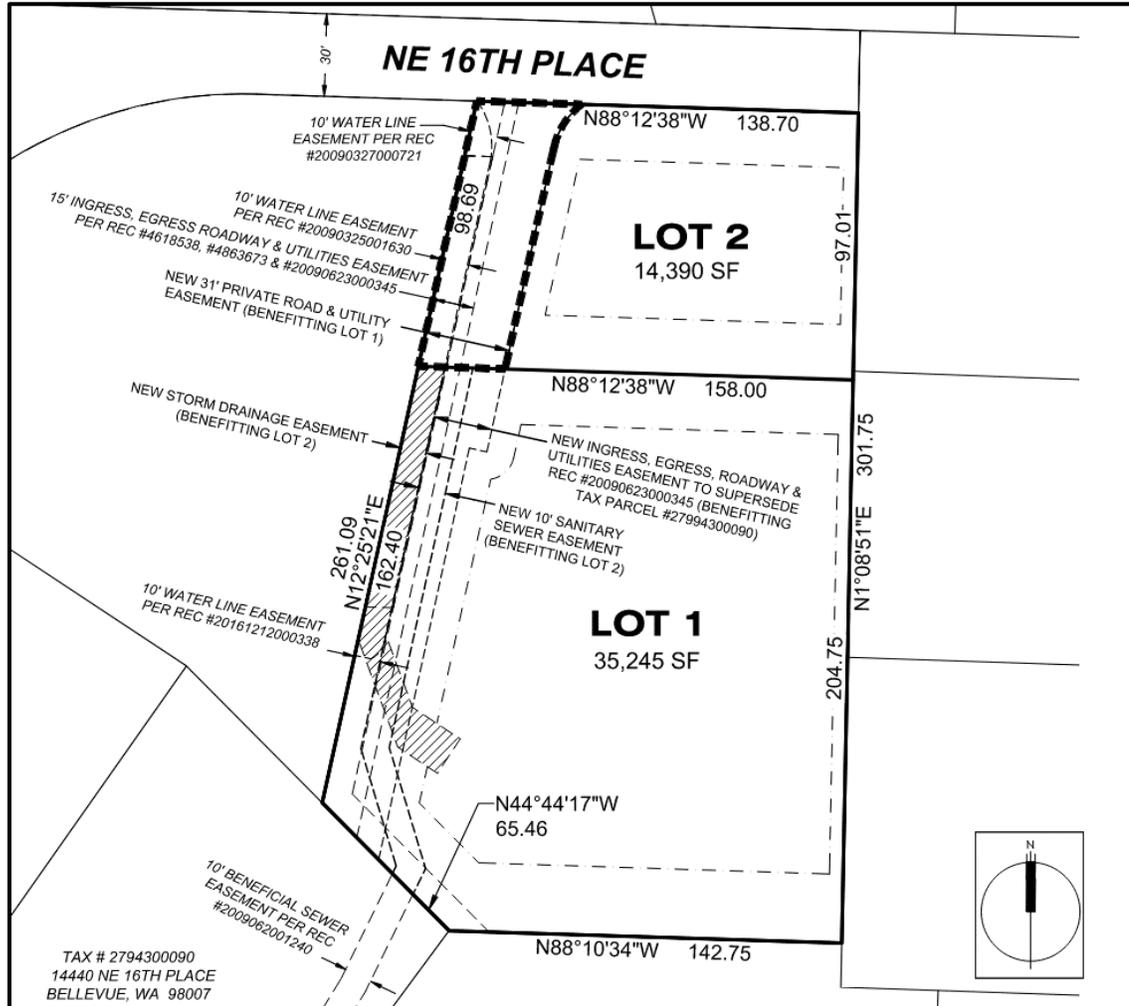
1. Preliminary Short Plat Plans

## I. Request & Review Process

### A. Request

The proposal is for a Preliminary Short Plat to subdivide one (1) existing 49,635 square-foot lot into two (2) single-family lots measuring 14,390 SF and 35,245 SF. The site is zoned R-2.5 and contains an existing single-family home that will be retained. See Figure 1 for the proposed 2-lot configuration.

Figure 1



Proposals for subdivision of land into nine (9) lots or fewer are subject to the provisions in LUC 20.45B, short plats and subdivisions. The site does not contain any critical areas or their buffers, and therefore is subject to the general requirements in LUC 20.45B.050 for short plats. The short subdivision process is discussed in detail in Section III of this report.

## II. Site Context & Description

### A. Site Context

The site consists of one 49,635 square foot residentially-zone parcel with a frontage along NE 16<sup>th</sup> PI, a private street. The site is currently developed with a 4,060 SF single-family structure that was constructed in 1956.

The property is relatively flat, except for a gentle, south-facing slope of approximately 16%. The existing vegetation consists of ornamental grass; native and non-native shrubs; and 50 significant trees of varying species. See Figure 2 below for the current site.

Figure 2



### B. Zoning

The property is zoned R-2.5 (Single-Family Residential) and is located in the Crossroads neighborhood area of the Comprehensive Plan. See Figure 3 & 4 below for vicinity zoning map and neighborhood area map.

Figure 3

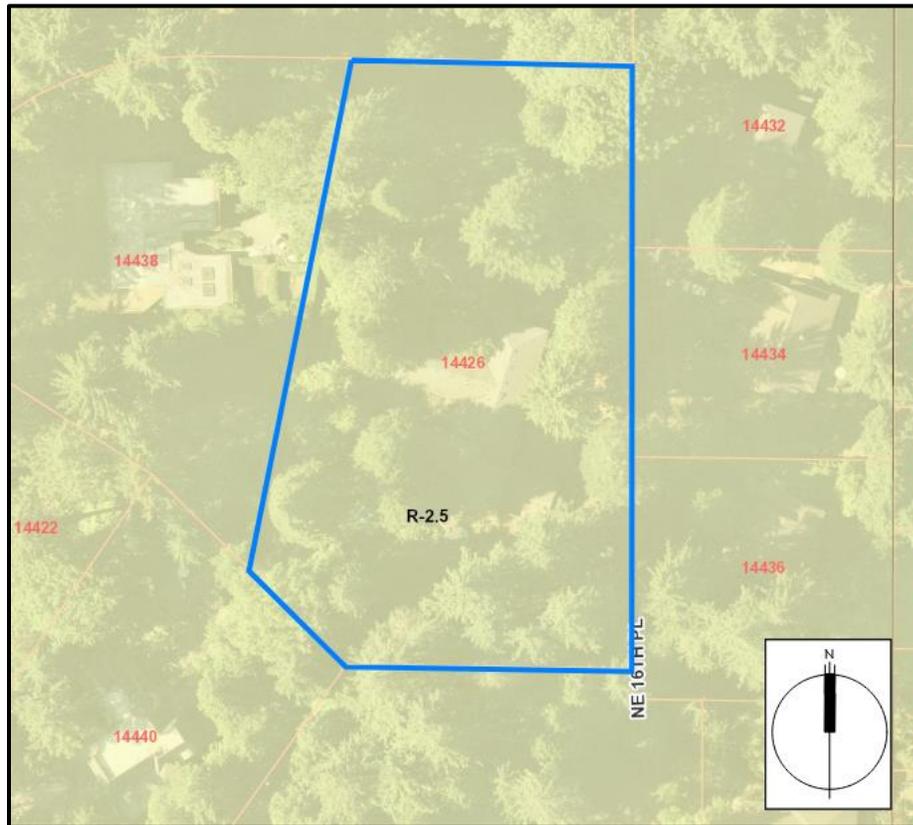


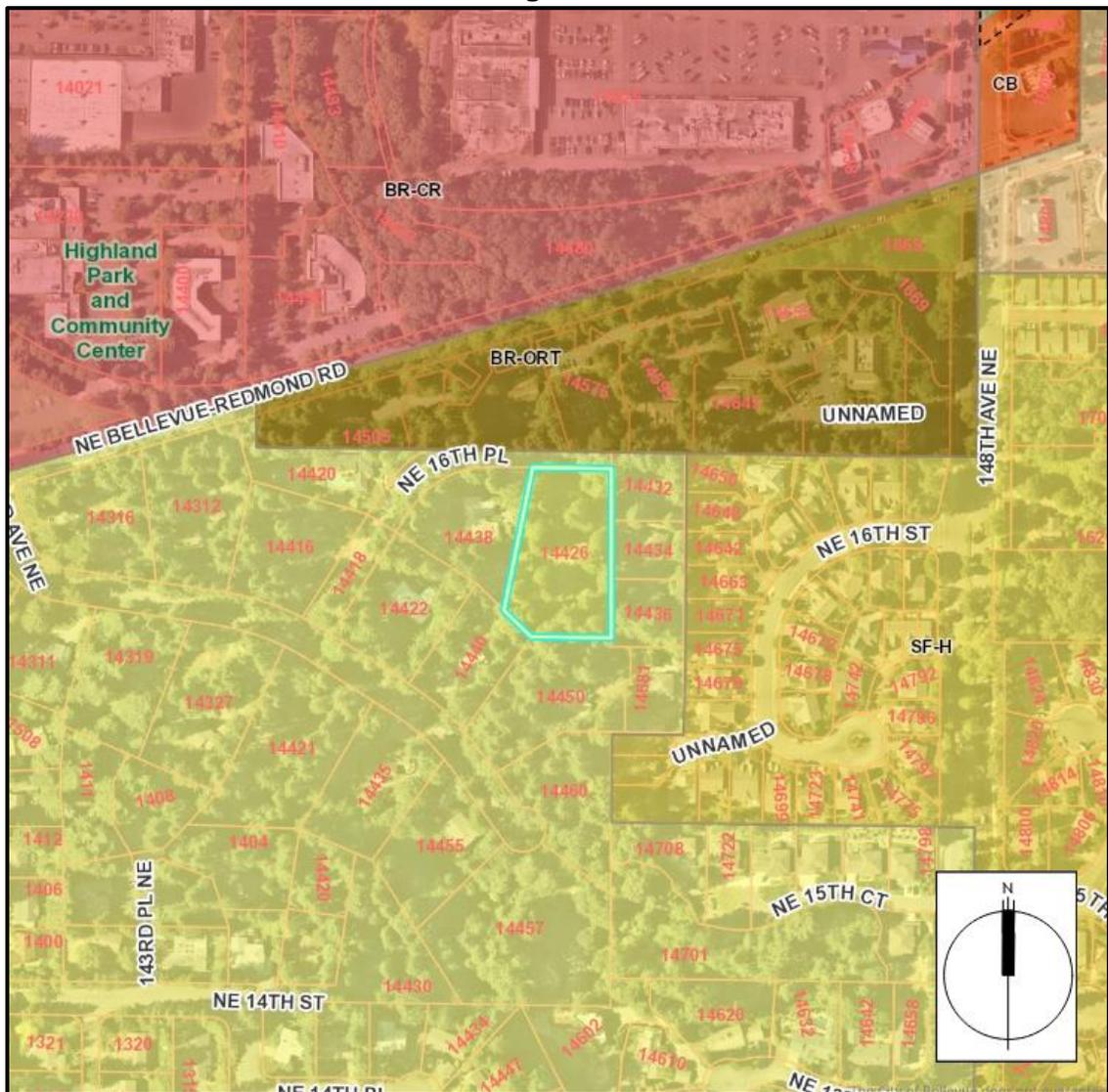
Figure 4



**C. Land Use and Comprehensive Plan Context**

The site is located approximately 800 feet (0.15 miles) to the southwest of the intersection of NE Bellevue Redmond Rd and 148<sup>th</sup> Ave NE. The Comprehensive Plan designation for the site is Single-Family Medium Density (SF-M). It is surrounded by Comprehensive Plan districts Bel-Red Office Residential Transition (BR-ORT) to the north; Single-Family High Density (SF-H) to the east; and Single-Family Medium Density (SF-M) to the south and west. Highland middle school is located approximately 1,000 feet (0.19 mi) to the east and Highland Park and Community Center is located approximately 1,000 feet (0.19 miles) to the west. See Figure 5 for Comprehensive Plan context.

**Figure 5**



### III. Consistency with Land Use Code Requirements:

#### A. Zoning District Dimensional Requirements – LUC 20.20.010

The site is located in the R-5 zoning district. The following table describes the applicable dimensional standards for the land use zoning district.

Basic Information				
Zoning District	R-2.5			
Gross Lot Area	49,635 square feet (1.14 acres)			
Density	$((2.5 \times 49,635) / 43,560) = 2.85 - 2$ Units of Density			
Dimensional Requirement	Standard	Lot 1	Lot 2	Complies?
Front Yard Structure Setback (feet)	20	20	20	Can comply with standard
Rear Yard Structure Setback (feet)	25	25	25	Can comply with standard
Side Yard Structure Setback (feet)	5	5	5	Can comply with standard
2 Side Yard Structure Setback	15	15	15	Can comply with standard
Minimum Lot Area (square feet)	13,500	35,245	14,390	Complies
Maximum Lot Coverage (percent)	35	11.5	-	Can comply with standard
Maximum Impervious Surface (percent)	45*	33.9	-	Can comply with standard
Minimum Greenspace (percent)	50	-	-	Can comply with standard
Width (feet)	80	158	138	Complies
Depth (feet)	80	204	97	Complies
Tree Retention	30% of 1,349"	-	-	Proposed retention of 594" or 44%

\*Site has been previous mapped as feasible for infiltration. Infiltration feasibility will be determined during review of construction permitting.

**i. Tree Retention – LUC 20.20.900**

Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City.

For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood tree diameter inches shall be discounted by a factor of 0.5.

**(Total Diameter Inches of Significant Trees)(0.30) = Inches Required to be Retained**

The following calculation is the tree retention calculation for this property:

**(1,349)(0.30) = 404.7 Inches**

The minimum number of diameter inches required to be retained per LUC 20.20.900 is 405 inches. The proposal to retain 594 inches over the entire site is in compliance with the tree retention requirements of LUC 20.20.900.

Trees 50592 (51" cedar) and 50644 (64" conifer) are of a significantly large size and height and contribute to the Pacific Northwest wooded character of the site and the neighborhood. Infrastructure improvements are proposed within close proximity to the trees and specific recommendations contained within the arborist report (attached) must be followed to ensure their health and safety.

See Section IX related to tree retention for conditions of approval related to tree retention.

**IV. Public Notice and Comment**

Application Date:	July 22, 2019
Public Notice (500 feet):	September 12, 2019
Minimum Comment Period:	September 26, 2019

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 7, 2019. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

## V. Summary of Technical Reviews

### A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. Permitting for infrastructure development and site work will be required. See Section IX for conditions of approval related to Clearing & Grading permitting and permitting requirements.

### B. Utilities

The project as proposed can be feasibly constructed under the existing codes and standards without requiring special conditions or deviations from them. See Section IX for conditions of approval related to Utilities review and permitting.

#### Surface Water

This project will be reviewed under the 2019 Utilities Engineering Standards.

There is an existing residence on the southern downhill half of the site. The project drains to Lake Washington via the Kelsey Drainage Basin. The project is new development. All minimum requirements apply because the total of the new plus replaced hard surfaces is greater than 5,000 square feet.

The project addresses MR #4: Preservation of Natural Drainage Systems and Outfalls by continuing to discharge stormwater to the existing outfall location.

The project addresses MR #5: On-site Stormwater Management by using List #1. Lawns and Landscaped Areas will receive Post-Construction Soil Quality and Depth. Roofs for Lot 2 run-off will be routed for full infiltration to a drywell. Lot 1 will continue to disperse across the adjacent lawn area. Other Hard Surfaces (Driveways/Sidewalks) will be routed to bioretention for road run-off for both lots. Excess runoff will be infiltrated through the proposed drywell.

A Storm Drainage design will be reviewed under a future Single Family Residential (BS) building permit. A Storm Drainage Report will be required.

#### Water

The project is served from the City of Bellevue KC 450 water pressure zone. The existing residence on the proposed lower Lot 1 is served by an existing domestic water service tapped off the 4-inch DI water main located in the private driveway west of the two proposed lots. The proposed residence located on the future upper Lot 2 may be served off the 8-inch DI water main located in NE 16th PI by a new water service.

The new water service will require a water service application (UC permit). Application fees will include permit fees, Regional Capital Facilities Charge and any other applicable fees due at the time.

### Sewer

A side sewer (UA) permit will be required for the new sanitary side sewer connection, including modifications.

### **C. Fire**

The Fire Division of the Development Services Department has reviewed the proposed development for compliance with fire codes and standards. The fire staff has approved the modified turnaround along NE 16th Place within the proposed development. Any requirements for the installation of an automatic fire sprinkler system shall be determined under future building permit review by fire staff.

### **D. Transportation**

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. See Section IX for conditions of approval related to Transportation fees.

### Site Access

The proposed two lot short plat is comprised of an existing lot on the south side of the private NE 16th Place, north of the public NE 16th Street, which has one existing single-family home taking access from NE 16th Place via a joint use driveway off of NE 16th Place NE. NE 16th Street is a two-lane road classified as a local street, and NE 16th Place is a two-lane private road. Access for the short plat will be via a new private road serving three total lots off of NE 16th Place. No other access connection to city right-of-way is authorized. The private road section must be a minimum of 20 feet wide and be built per the Transportation Design Manual Standard Drawings. The private road can narrow to 10' pavement width for the portion south of the two driveways on this short plat.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator. See Section IX for conditions of approval related to access and addressing.

### Street Frontage Improvements and Private Road Requirements

The Le short plat is located on the south side of the private NE 16th Place, north of the public NE 16th Street. The lot is bordered by single family lots to the north, south, west, and east. The site does not have any direct frontage on any public right of way. There is currently a 10-foot-wide joint use driveway along the west side of the parcel that serves the parcel to the south. The private road is required to be reconstructed to be 20-foot wide and meet City of Bellevue standards, and a joint use driveway will replace the existing single-family driveway.

Private road improvements will be required, and shall include:

#### NE 16th Place

- Widen the existing pavement on the west side of the parcel to a minimum of 20-foot-wide for the length that it serves three lots per Bellevue standards.
- Construct a minimum 10-foot-wide single-family driveways for each lot.
- Provide a minimum 25-foot access easement for the private road improvements.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway.

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. See Section IX for conditions of approval related to private road improvements.

### Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

### Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, NE 16th Street is classified as "Grind/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 per standard drawing RC-200-1. See Section IX for conditions of approval related to pavement restoration.

### Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. See Section IX for conditions of approval related to sight distance.

### 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 Le 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. State Environmental Policy Act (SEPA)**

The proposal for this 2-lot short subdivision is categorically exempt from SEPA Environmental Review in accordance with the City of Bellevue Environmental Procedures Code, BCC 22.02B, and WAC 197-11-800.

## **VII. Decision Criteria**

### **B. Preliminary Short Plat Decision Criteria – 20.45B.130**

The Department Director may approve or approve with modifications if:

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

**Finding:** As discussed in Section III and V of this report the proposal has been reviewed to comply with applicable Land Use, Utilities, Clearing & Grading, Fire, and Transportation codes for vegetation retention, on-site utilities, and roads, and makes appropriate provisions for public health, safety, and general welfare.

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

**Finding:** The public is served by the short subdivision by providing additional housing stock to the area, achieving the density allowed by existing zoning, and allowing reasonable development opportunity to occur within residential zoning.

- 3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site; and**

**Finding:** The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site by providing appropriate access locations for each lot and retaining more significant trees than required under

LUC 20.20.900. See Section IX for conditions of approval related to tree retention and access.

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

**Finding:** As discussed in Section III and V of this report, the proposal complies with all applicable provisions of the Bellevue City Code, including, but not limited to, Land Use, Utilities, Clearing & Grading, Fire, and Transportation codes for zoning dimensional requirements, vegetation retention, on-site utilities, and roads.

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

**Finding:** The site is located in the Wilburton/NE 8th subarea. The Comprehensive Plan specifies Single-Family Medium Density (SF-M) development for this property, which is consistent with the R-2.5 Land Use designation and which this proposal helps to achieve the intended density allowed by R-2.5 zoning. In addition to preservation of existing trees and the creation of zoning compliant lots, the proposal complies with applicable Comprehensive Plan Policies City-wide and for this subarea, including the following:

- **LU-5** – Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.
- **LU-6** – Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage
- **LU-11** – Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.
- **LU-29** – Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.
- **HO-3** – Maintain character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.
- **N-9** – Preserve and develop distinctive neighborhood character within Bellevue's diverse neighborhoods.
- **TR-146** – Consider neighborhood traffic and livability conditions and address potential adverse impacts of public and private projects during the planning, designing, permitting, and construction phases.

- **EN-3** – Minimize, and where practicable, eliminate the release of substances into the air, water, and soil that may have harmful impacts on people, wildlife, and the environment.
- **EN-26** – Manage water runoff for new development and redevelopment to meet water quality objectives, consistent with state law.
- **EN-71** – Preserve a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat.
- **UD-6** – Encourage the green and wooded character of existing neighborhoods.
- **UD-57** – Preserve vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and**

**Finding:** As discussed in Section III of this report, each lot in the proposal can reasonably be developed with current Land Use Code requirements, without requiring a variance. See Section IX for conditions of approval related to variance limitation.

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

**Finding:** As discussed in Section V of this report, all necessary utilities, streets or access, drainage, and improvements are planned to accommodate the potential use of the entire property. See Section IX for conditions of approval related to infrastructure improvements.

### **VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to subdivide the subject site into two (2) single-family residential properties.

**Note- Expiration of Approval:** In accordance with LUC 20.45B.150 a preliminary short plat approval expires and is void if the applicant fails to file for approval of the final short plat within a year of the effective date of the preliminary short plat, unless an extension has been

granted or a greater time frame has been provided.

## IX. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-6190
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282
Transportation Code	Ian Nisbet, 422-452-4851
Utilities Code	Chris Brookes, 425-452-4853
Fire Code	Derek Landis, 425-452-4112

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

### 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: David Wong, Land Use

#### 2. Tree Retention

At least thirty percent (30%) of the diameter inches of all significant trees on site shall be retained. In addition, tree retention shall be in accordance with the conceptual tree retention plan and include a minimum of 594 diameter inches. Trees to be retained shall be shown on a site plan and be recorded with King County at the time of final short plat recording. Construction around trees 50592 and 50644 shall be in accordance with arborist recommendations including, but not limited, arborist supervision, construction methods, and inspection to ensure their health and safety.

Authority: Land Use Code 20.20.900  
Reviewer: David Wong, Land Use

#### 3. Preliminary Design, Utility Codes, and Engineering Standards

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer, and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water, and storm. The side sewer

connection will be reviewed, permitted, and inspected under separate multifamily side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

Authority: Bellevue City Code 24.02, 24.04, 24.06  
Reviewer: Chris Brookes, Utilities

#### **4. Clearing & Grading Permit Required**

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/>

Authority: Clearing & Grading Code 23.76.035  
Reviewer: Savina Uzunow, Clearing & Grading

### **B. Prior to Issuance of Any Plat Engineering/Clearing & Grading Permit:**

#### **5. Construction Stormwater Pollution Prevention Plan (CSWPPP)**

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, Clearing & Grading

#### **6. Erosion and Sedimentation Control – Minimum Requirement 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  
Reviewer: Savina Uzunow, Clearing & Grading

#### **7. Tree Protection**

Significant trees that are scheduled for retention must be protected during construction in accordance with BMP T101. 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 Code 23.76.090, Land Use Code 20.20.900  
Reviewers: Savina Uzunow, Clearing & Grading; David Wong, Land Use

### **8. 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, Clearing & Grading

### **9. Turbidity Monitoring**

Turbidity and pH monitoring may be required for this project.

Authority: Clearing & Grading Development Standards  
Reviewer: Savina Uzunow, Clearing & Grading

### **10. 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, Clearing & Grading

### **11. 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, Clearing & Grading

### **12. 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

### **13. 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

### **14. 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 SE 21st Place, pavement restoration in SE 21st Place and 145th Place SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Site Specific Items:

NE 16th Place:

- Widen the existing pavement on the west side of the parcel to a minimum of 20-foot-wide for the length that it serves three lots per Bellevue standards.
- Construct a minimum 10-foot-wide single-family driveways for each lot.
- Provide a minimum 25-foot access easement for the private road improvements.
- Sight distance requirements must be met per BCC 14.60.240 at the driveway.

Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

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, Transportation Department Design, and Americans with Disabilities Act  
Reviewer: Ian Nisbet, Transportation

**15. Sight Distance**

The proposed driveway access onto NE 16th Place 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 NE 16th Place must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set

Authority: Bellevue City Code 14.60.240  
Reviewer: Ian Nisbet, Transportation

#### **16. Pavement Restoration**

The city's pavement manager has determined that this segment of NE 16th Street will require grind and 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, Transportation

### **C. Prior to Short Plat Final Approval:**

#### **17. 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. The following language shall be placed on the final short plat document:

**VARIANCE RESTRICTION: APPROVAL BY THE CITY OF BELLEVUE 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: David Wong, Land Use

#### **18. Tree Retention/Final Short Plat**

The City of Bellevue urges the applicant to save as many trees as possible. As proposed, the final short plat shall preserve a minimum of 594 diameter inches of existing significant trees. 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). The following note is required on the Tree Preservation Plan:

**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 APROVED 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.**

Authority: Land Use Code 20.20.900.D  
Reviewer: David Wong, Land Use

### **19. Lot Lines**

The final short plat shall label the property lines as front, rear, or side.

Authority: Land Use Code 20.20.030  
Reviewer: David Wong, Land Use

### **20. 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

### **21. Access Design and Maintenance**

The final Subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

Authority: BCC 14.60.130  
Reviewer: Ian Nisbet, Transportation

# TUAN LE PRELIMINARY SHORT PLAT

NE 1/4, SE 1/4 AND SE 1/4, NE 1/4 SECTION 27, TOWNSHIP 25 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

FEBRUARY 2020

## NOTES

- HORIZONTAL DATUM: NAD 83/2011, WASHINGTON NORTH ZONE.
- THE BOUNDARY SHOWN HEREON REFERENCED THE FOLLOWING SURVEY SOURCES:
  - GLENGARRY AN ADDITION TO SECTION 27, TOWNSHIP 25 N, RANGE 5 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON.
  - BOUNDARY LINE ADJUSTMENT NO. 15-124826-LW RECORDED UNDER RECORDING NUMBER 20151120900002.
  - BOUNDARY LINE ADJUSTMENT NO. 99-997109LW RECORDED UNDER RECORDING NUMBER 20000523900001.
  - RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 9809189001.
  - KING COUNTY ASSESSORS QUARTER SECTION MAP FOR THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST.
  - CITY OF BELLEVUE SURVEY CONTROL DATABASE.
- BASIS OF POSITION: HELD MONUMENTED EAST QUARTER CORNER OF SAID SECTION 27, ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT COB\*0069 (N 230.450.483, E 1.317.440.246 GRID). SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION.
- BASIS OF BEARING: HELD THE CALCULATED BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE MONUMENTED NORTHEAST CORNER OF SAID SECTION 27 (ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT COB\*0061 (N 233.093.978, E 1.317.501.301 GRID)), TO BE N 01°19'23" E PER DIRECT INVERSE. SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION.
- TIED TO CITY OF BELLEVUE SURVEY CONTROL POINT 1859 - FOUND CONCRETE MONUMENT WITH IRON NAIL AND PUNCH IN CASE AT THE POINT OF TANGENCY (PT) CENTERLINE OF NE 16TH STREET (N 230.581.463, E 1.315.811.008 GROUND) AND CITY OF BELLEVUE SURVEY CONTROL POINT COB\*880R - FOUND 4' SQUARE CONCRETE MONUMENT WITH 1 3/4" BRASS DISK AND PUNCH IN CASE AT THE INTERSECTION OF BEL-RED ROAD AND 143RD AVENUE NE., (N 230.779.510 E 1.315.693.860 GROUND) THAT DIRECTLY RELATE TO THE ABOVE NOTED BASIS OF POSITION AND BASIS OF BEARING. SEE MAP FOR PLOTTED LOCATION.
- THE FOLLOWING SURVEY DECISIONS WERE HELD TO ESTABLISH THE BOUNDARY SHOWN HEREON:
  - HELD THE CALCULATED CENTERLINE OF NE 16TH STREET PER THE ABOVE NOTED BOUNDARY LINE ADJUSTMENT NO. 15-124826-LW.
  - HELD THE ABOVE NOTED PLAT OF GLENGARRY TO CALCULATE THE LOTS AND AREA A AND B ADJACENT TO THE SUBJECT PROPERTY AND ROTATED - 00°00'04" TO BE ON THE ABOVE NOTED HORIZONTAL DATUM.
  - HELD THE BELOW NOTED LEGAL DESCRIPTION TO DETERMINE THE BOUNDARY SHOWN HEREON AND TRIMMED OR EXTENDED SAID BOUNDARY TO THE SUBDIVISION LINES ESTABLISHED FROM THE CITY OF BELLEVUE BREAKDOWN FOR SAID SECTION 27 SHOWN HEREON.
- MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON OCTOBER 12, 2017.
- SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
  - FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
  - ELECTRONIC TOTAL STATIONS INCLUDING: TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCPR1201+.
  - GNSS EQUIPMENT INCLUDING: TOPCON HIPER LITE PLUS AND / OR TOPCON GR-3.
  - ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
- THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE OLD REPUBLIC TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 5207150984, DATED JUNE 21, 2019. ONLY THOSE EASEMENTS NOTED IN SCHEDULE B OF SAID REPORT THAT CAN BE PLOTTED, ARE SHOWN HEREON.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED ON OCTOBER 12 AND 18, 2017 AND MARCH 23 AND 26, 2018 AND IS CURRENT TO THOSE DATES ONLY.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. GRID DISTANCES AND COORDINATES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.999966030 WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE, THE ONLY TRUE GRID COORDINATE IS THE ABOVE NOTED BASIS OF POSITION.
- OVERALL PARCEL CONTAINS 49,635 SQUARE FEET OR 1.139 ACRES.
- VERTICAL DATUM: NAVD 88

MASTER BENCHMARK: CITY OF BELLEVUE BENCHMARK NO. 1011 (ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT COB\*880R) - FOUND 4' SQUARE CONCRETE MONUMENT WITH 1 3/4" BRASS DISK AND PUNCH IN CASE AT THE INTERSECTION OF BEL-RED ROAD AND 143RD AVENUE NE, DOWN 0.3 FEET. ELEVATION = 230.44 FEET

SITE BM #1: GOLDSMITH SURVEY CONTROL POINT MOX\*3 - SET CONCRETE NAIL WITH TAG 0.4 FEET SOUTH OF THE NORTH EDGE OF PAVEMENT OF NE 16TH PLACE AND 3.1 FEET EAST OF THE NORTHERLY PROJECTION OF THE WESTERLY PROPERTY LINE OF THE SUBJECT PROPERTY. SEE MAP FOR THE PLOTTED LOCATION. ELEVATION = 293.68 FEET.

SITE BM #2: GOLDSMITH SURVEY CONTROL POINT MOX\*5 - SET REBAR AND CAP 43.9 FEET SOUTH AND 12.5 FEET WEST OF THE MOST SOUTHWESTERLY CORNER OF HOUSE, ALSO 19.9 FEET SOUTHWESTERLY AND 19.1 FEET SOUTHERLY OF THE MOST SOUTHERLY AND MOST WESTERLY CORNERS OF PLAY STRUCTURE, RESPECTIVELY. SEE MAP FOR THE PLOTTED LOCATION. ELEVATION = 291.17 FEET.

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTH-WEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF AREA 'A' OF GLENGARRY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE NORTH 46°44'21" WEST ALONG THE NORTHEASTERLY LINE OF SAID AREA 'A' 65.46 FEET;  
THENCE NORTH 10°25'17" EAST 260.23 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 30.00 FEET IN WIDTH OF THE SOUTH HALF OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;  
THENCE NORTH 89°46'48" EAST ALONG SAID SOUTHERLY LINE 140 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION;  
THENCE SOUTH 00°49'49" EAST ALONG SAID EASTERLY LINE AND THE PRODUCTION THEREOF 300.85 FEET TO A POINT 1.30 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;  
THENCE SOUTH 89°47'42" WEST 143.76 FEET TO THE POINT OF BEGINNING;

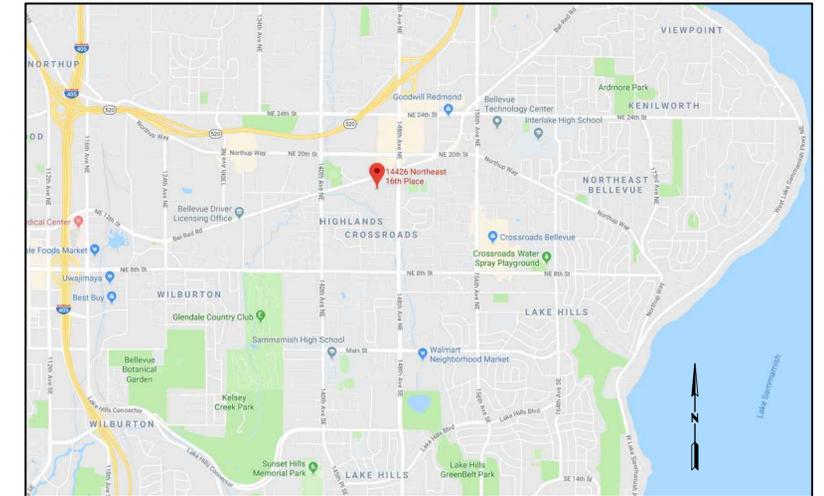
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AREA 'B' OF SAID PLAT AND OVER THAT PORTION OF THE SOUTH HALF OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID AREA 'B';  
THENCE NORTH 58°30'28" WEST 60.00 FEET TO THE MOST NORTHERLY CORNER OF SAID AREA 'B';  
THENCE NORTH 31°29'52" EAST 48.97 FEET TO A POINT OF CURVE;  
THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 221.41 FEET, AN ARC DISTANCE OF 108.64 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;  
THENCE NORTH 89°46'48" EAST ALONG SAID NORTHERLY LINE 331.405 FEET TO THE EASTERLY LINE OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;  
THENCE SOUTH 00°49'49" EAST ALONG SAID EASTERLY LINE 30.00 FEET;  
THENCE SOUTH 89°46'48" WEST PARALLEL WITH THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 220.44 FEET TO A POINT OF CURVE;  
THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 161.41 FEET AN ARC DISTANCE OF 164.20 FEET;  
THENCE SOUTH 31°29'32" WEST 49.97 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## SITE DATA

SITE LOCATION:	14426 NE 16TH PLACE
TAX PARCEL:	2725059138
TOTAL SITE AREA:	49,635 SQUARE FEET (1.139 ACRES)
NUMBER OF LOTS PROPOSED:	2
ZONING:	R-25
EXISTING USE:	SINGLE FAMILY HOMESITE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SEWER / WATER:	CITY OF BELLEVUE
POWER / GAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST / FRONTIER
CABLE:	COMCAST / VERIZON
FIRE DISTRICT:	BELLEVUE
SCHOOL DISTRICT:	BELLEVUE
OWNER:	TUAN LE 14426 NE 16TH PLACE BELLEVUE, WA 98007 (206) 765-7005 / BRUCEN2@GMAIL.COM
ENGINEER / SURVEYOR:	GOLDSMITH (LAND DEVELOPMENT SERVICES) MARK BARBER, P.E. / MARK MAUGER, P.L.S. 1215 114TH AVENUE SE BELLEVUE, WA 98004 (425) 462-1080 MBAERBER@GOLDSMITHENGINEERING.COM MMAUGER@GOLDSMITHENGINEERING.COM

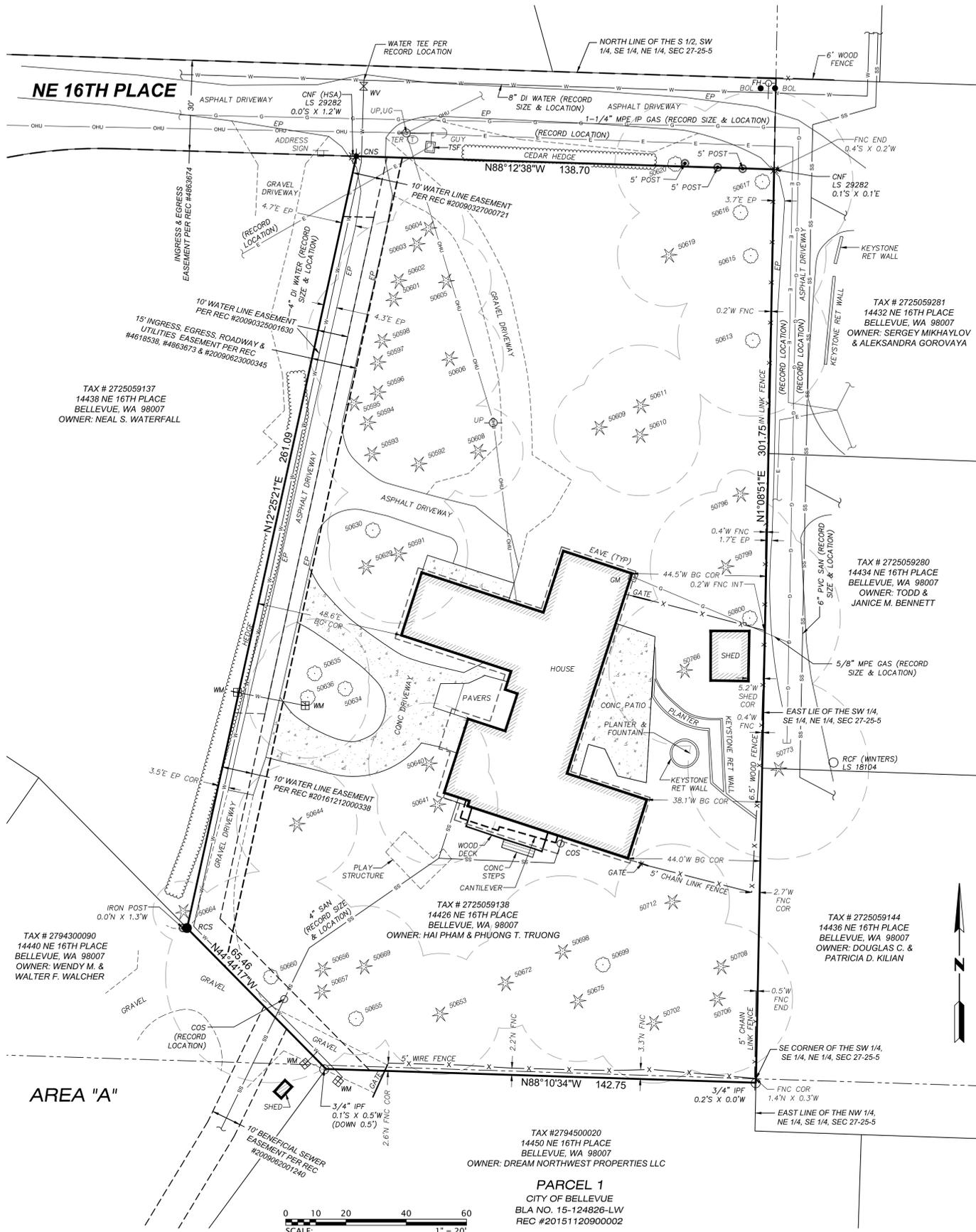


VICINITY MAP  
N.T.S.

## SHEET INDEX

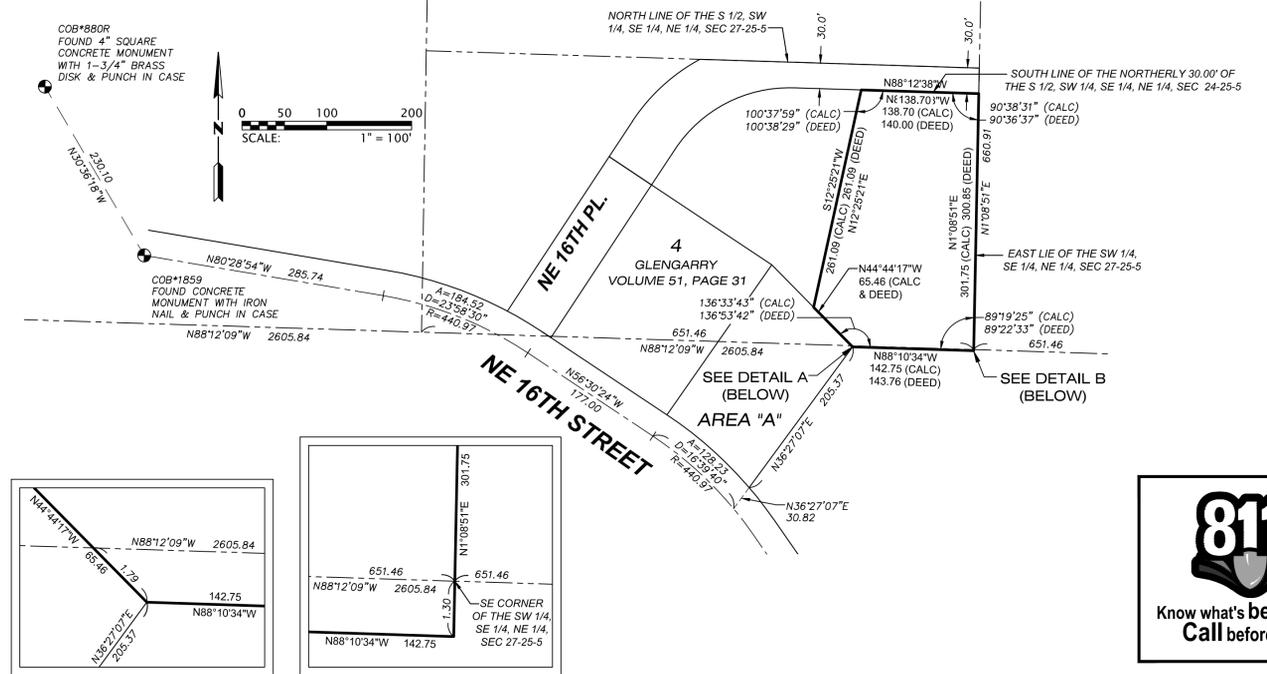
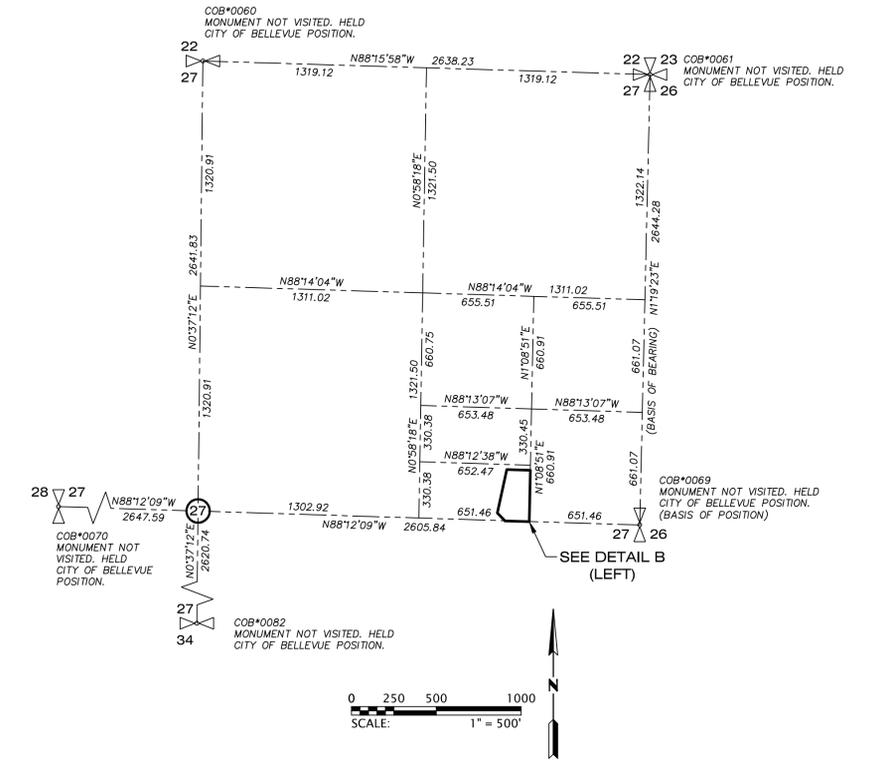
- |     |   |
|-----|---|
| 1   | COVER   |
| 2   | SURVEY CONTROL & EXISTING CONDITIONS                    |
| 3   | SHORT PLAT LAYOUT & TREE RETENTION                      |
| C-1 | PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN            |
| C-2 | PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN            |
| C-3 | PROFILES - NE 16th PLACE, PRIVATE ROAD & DRIVEWAY LOT 2 |

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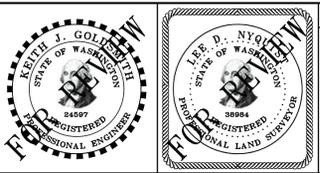
**LEGEND**

- BG BUILDING
- BOL BOLLARD
- CNF CONCRETE NAIL FOUND
- CNS CONCRETE NAIL SET
- CONC CONCRETE
- COR CORNER
- COS SANITARY SEWER CLEAN-OUT
- DI DUCTILE IRON
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- FNC FENCE
- GM GAS METER
- GUY GUY ANCHOR
- INT INTERSECTION
- IP IRON PIPE
- IPF IRON PIPE FOUND
- MOX- GOLDSMITH SURVEY CONTROL
- PVC PLASTIC PIPE
- RCF REBAR & CAP FOUND
- RCS REBAR & CAP SET (LS 29277,38984)
- RET RETAINING WALL
- TER TELEPHONE RISER
- TSF TRANSFORMER
- UG UNDERGROUND CONNECTION
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- X FENCE LINE
- - - GRAVEL LINE
- - - GAS LINE (RECORD)
- - - SANITARY SEWER LINE (RECORD)
- - - WATER LINE (RECORD)



**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.goldsmitheengineering.com

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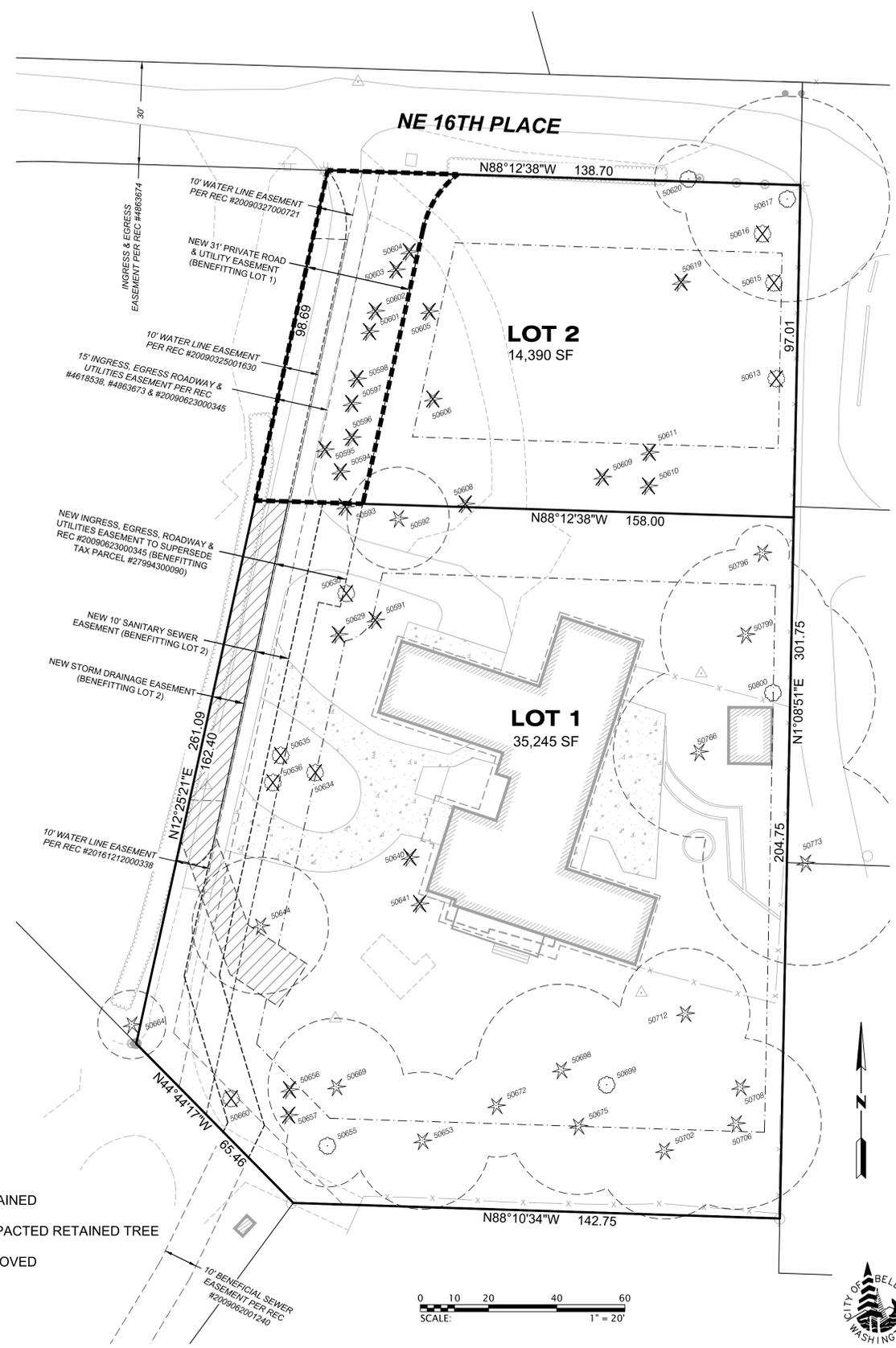
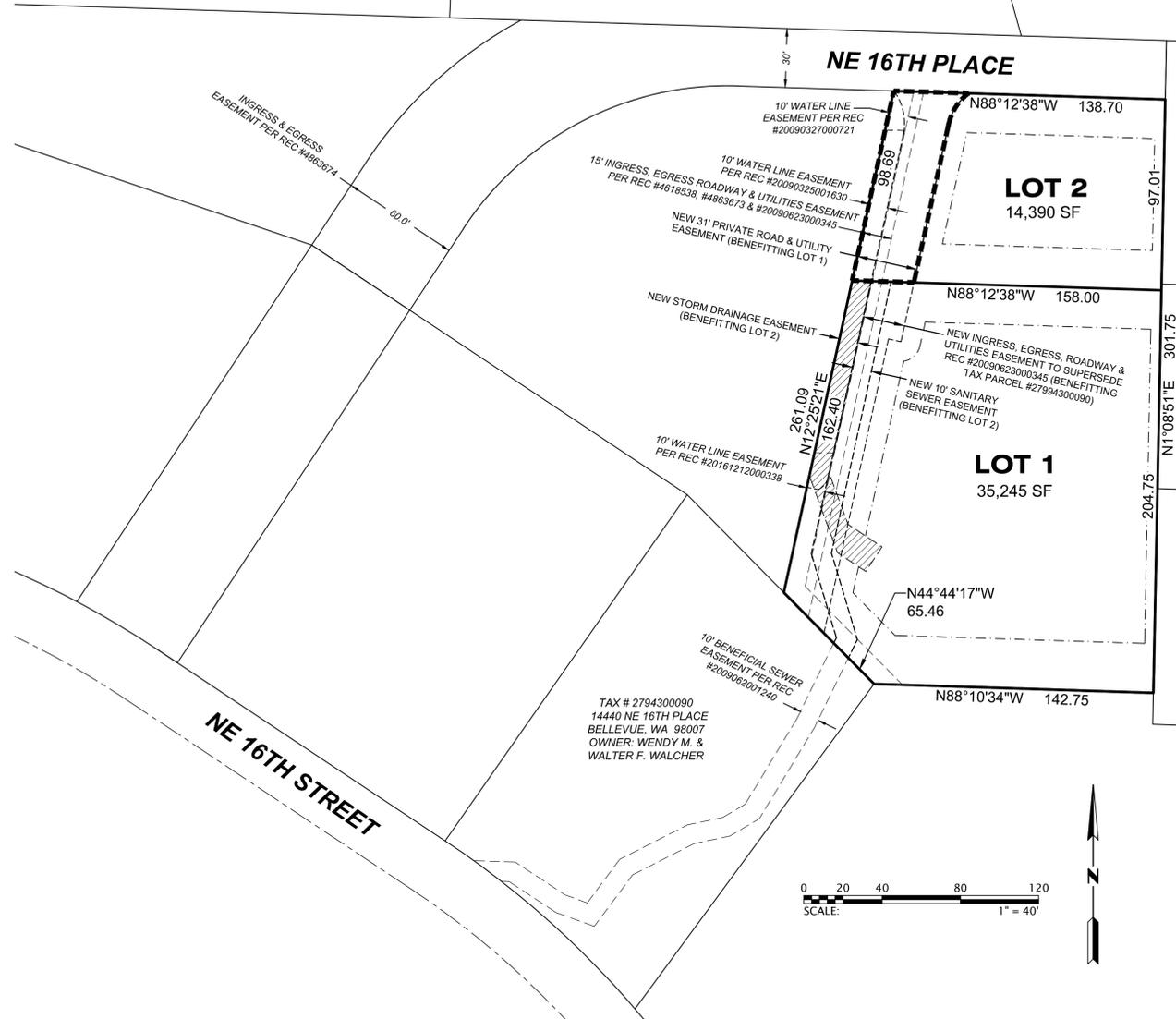
TUAN LE

**SURVEY CONTROL & EXISTING CONDITIONS**  
FOR  
**TUAN LE PRELIMINARY SHORT PLAT**

14426 NE 16th PLACE, CITY OF BELLEVUE KING COUNTY, WASHINGTON

PERMIT NO. 19-119489-LN

JOB NO. 17314  
SHEET **2**



TREE RETENTION SUMMARY				
TREE NUMBER	TREE TYPE	RETAINED DIAMETER INCHES	REMOVED DIAMETER INCHES	TOTAL TREE INCHES
50591	CEDAR		72	72
50592	CEDAR	51		51
50593	CEDAR		23	23
50594	PINE		10	10
50595	FIR		24	24
50596	FIR		8	8
50597	CEDAR		10	10
50598	FIR		31	31
50601	FIR		27	27
50602	FIR		25	25
50603	CEDAR		11	11
50604	CEDAR		15	15
50605	CEDAR		17	17
50606	SEQUOIA		24	24
50608	SPRUCE		18	18
50609	FIR		40	40
50610	FIR		21	21
50611	FIR		28	28
50613	MAPLE		38	38
50615	MAPLE		46	46
50616	MAPLE		24	24
50617	MAPLE	24		24
50619	CEDAR		36	36
50620	MAPLE	15		15
50629	CEDAR		8	8
50630	MAPLE		9	9

TREE RETENTION SUMMARY - CONTINUED				
TREE NUMBER	TREE TYPE	RETAINED DIAMETER INCHES	REMOVED DIAMETER INCHES	TOTAL TREE INCHES
50634	DECIDUOUS		8	8
50635	MAPLE		11	11
50636	MAPLE		9	9
50640	CEDAR		31	31
50641	CEDAR		36	36
50644	CONIFEROUS	64		64
50653	CEDAR		28	28
50655	DECIDUOUS	10		10
50656	CEDAR		23	23
50657	CEDAR		26	26
50660	MAPLE		46	46
50669	CEDAR	43		43
50672	FIR	33		33
50675	FIR	28		28
50698	FIR	42		42
50699	MAPLE	8		8
50702	FIR	28		28
50706	FIR	43		43
50708	CEDAR	18		18
50712	FIR	38		38
50766	FIR	39		39
50796	SEQUOIA	9		9
50799	SEQUOIA	52		52
50800	DECIDUOUS	21		21
TOTAL		594	755	1349

TOTAL TREE INCHES: 1,349  
 REQUIRED TREE RETENTION: 405 TREE INCHES (30%)  
 TOTAL RETAINED TREES: 594 TREE INCHES (44%)

**TREE LEGEND**

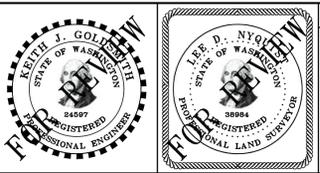
- TREE TO BE RETAINED
- POTENTIALLY IMPACTED RETAINED TREE
- TREE TO BE REMOVED



PERMIT NO. 19-119489-LN

**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.goldsmitthengineering.com

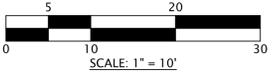
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TUAN LE  
 SHORT PLAT LAYOUT & TREE RETENTION  
 FOR  
**TUAN LE PRELIMINARY SHORT PLAT**  
 14426 NE 16th PLACE, CITY OF BELLEVUE  
 KING COUNTY, WASHINGTON

JOB NO. 17314  
 SHEET  
**3**

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**IMPERVIOUS AREA CALCULATIONS: LOT 1**

LOT 1 AREA:	34,245 SF
MAX. IMPERVIOUS AREA:	15,410 SF (45%)
EXISTING HOUSE/SHED	4,998 SF
EXISTING CONCRETE DRIVEWAY / PATIO/STEPS	2,637 SF
EXISTING/NEW ASPHALT DRIVEWAY	2,181 SF
EXISTING GRAVEL DRIVEWAY	1,670 SF
EXISTING WOOD DECK	23 SF
EXISTING PLAY STRUCTURE	185 SF
EXISTING PAVER/RETAINING WALL	249 SF
<b>TOTAL IMPERVIOUS AREA:</b>	<b>11,943 SF (33.9%)</b>

**IMPERVIOUS AREA CALCULATIONS: LOT 2**

LOT 2 AREA:	14,390 SF
MAX. IMPERVIOUS AREA:	6,475 SF (45%)
PROPOSED BUILDING	2,600 SF
PROPOSED CONCRETE DRIVEWAY	866 SF
PROPOSED ASPHALT DRIVE	2,072 SF
ASSUMED AREA FOR THRESHOLDS	4,000 SF

**OFF-SITE IMPROVEMENTS**

ASPHALT PRIVATE ROAD (REMOVED)	-2,046 SF
ASPHALT PRIVATE ROAD (REPLACED)	3,208 SF
GRAVEL (REMOVED)	-367 SF
<b>PROPOSED NEW IMPERVIOUS AREA:</b>	<b>795 SF</b>

**LEGEND**

- CONCRETE DRIVEWAY
- TRENCH RESTORATION
- ASPHALT PAVEMENT
- ASPHALT OVERLAY FOR ROADWAY
- SANITARY SIDE SEWER
- SANITARY SIDE SEWER CLEANOUT
- WATER SERVICE LINE
- WATER METER
- CATCH BASIN
- STORM DRAIN PIPE
- YARD DRAIN
- ROOF DRAIN PIPE
- PROPOSED CONTOUR LINE
- BUILDING
- BENCHMARK
- EDGE OF PAVEMENT
- FIRE HYDRANT
- FENCE
- GAS METER
- GUY ANCHOR
- IRON PIPE FOUND
- GOLDSMITH SURVEY CONTROL
- TELEPHONE RISER
- TRANSFORMER
- UNDERGROUND CONNECTION
- UTILITY POLE
- WATER METER
- WATER VALVE
- FENCE LINE
- GRAVEL LINE
- GAS LINE (RECORD)
- SANITARY SEWER LINE (RECORD)
- WATER LINE (RECORD)

**STORM/ROOF DRAIN SYSTEM**

8" DIA. 5' DEEP DRYWELL #1  
GROUND ELEV. = 295.80  
GRAVEL ELEV. = 293.80  
BOTTOM ELEV. = 288.80  
I.E. 4" IN = 291.81

CB #1, TYPE I  
RIM = 296.00  
I.E. 4" = 291.95

10 LF 4" RD @ 2.50%

YD #1  
RIM = 296.00  
I.E. 4" = 292.2

44 LF 4" RD @ 2.00%

YD #2  
RIM = 296.00  
I.E. 4" = 293.08

46 LF 4" RD @ 2.00%

YD #3  
RIM = 296.00  
I.E. 4" = 294.00

YD #4 TO YD #1  
27 LF 4" RD @ 3.25%

YD #4  
RIM = 296.00  
I.E. 4" = 293.08

46 LF 4" RD @ 2.00%

YD #5  
RIM = 296.00  
I.E. 4" = 294.00

5" DIA. 9' DEEP DRYWELL #2  
GROUND ELEV. = 289.80  
GRAVEL ELEV. = 287.80  
BOTTOM ELEV. = 278.80  
I.E. 4" IN = 287.80

CB #2, TYPE I  
RIM = 289.80  
I.E. 6" = 287.80

36.5 LF 4" RD @ 4.80%

OVERFLOW  
RIM = 291.07  
I.E. 4" = 289.57

**SANITARY SEWER**

EXISTING SSCO  
RIM = 285.62  
I.E. 6" = 282.62  
(ASSUMED 3' DEEP PER RECORDS)

44 LF 6" SS @ 5.5%

SSCO #1  
RIM = 288.50  
I.E. 6" = 285.04

84 LF 6" SS @ 2.70%

SSCO #2  
RIM = 292.63  
I.E. 6" = 287.04

72 LF 6" SS @ 2.70%

SSCO #3  
RIM = 293.77  
I.E. 6" = 288.98

62 LF 6" SS @ 2.80%

SSCO #4  
RIM = 296.00  
I.E. 6" = 290.72

10 LF 6" SS @ 2.80%

I.E. 6" @ HOUSE = 291.00

**DRY 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)733-5250

TUAN LE

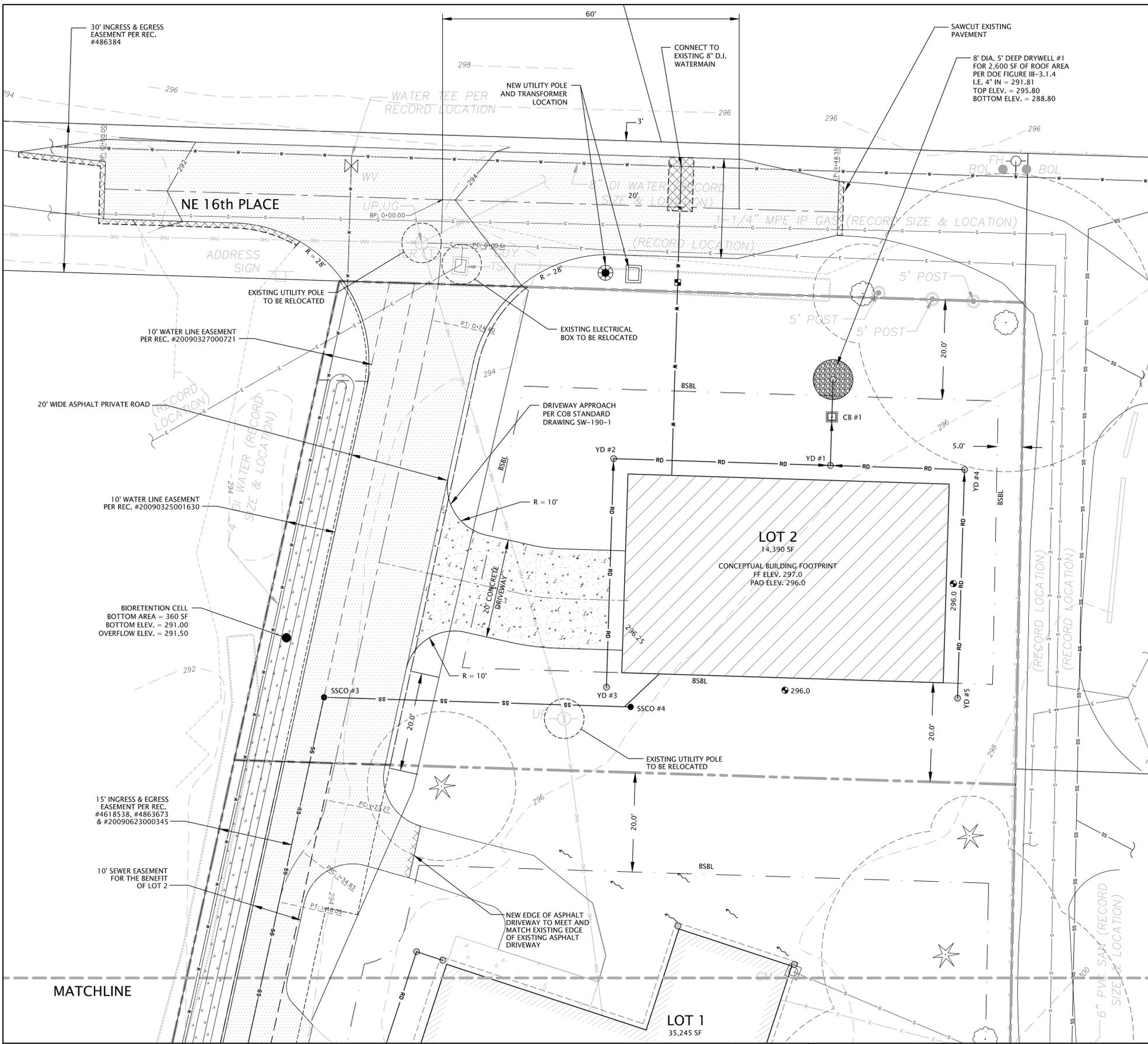
JOB NO. 17314

**PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN**  
FOR  
**TUAN LE PRELIMINARY SHORT PLAT**

14426 NE 16th PLACE, CITY OF BELLEVUE

KING COUNTY, WASHINGTON

**C-1**



**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

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APPROVED:		

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**KEITH J. GOLDSMITH**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF WASHINGTON  
34597

**MARK A. BARRER**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF WASHINGTON  
38000

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

**City of Bellevue**  
PERMIT NO. 19-119489-LN

**IMPERVIOUS AREA CALCULATIONS: LOT 1**

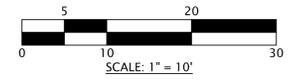
LOT 1 AREA:	34,245 SF
MAX. IMPERVIOUS AREA:	15,410 SF (45%)
EXISTING HOUSE/SHED	4,998 SF
EXISTING CONCRETE DRIVEWAY / PATIO/STEPS	2,637 SF
EXISTING/NEW ASPHALT DRIVEWAY	2,181 SF
EXISTING GRAVEL DRIVEWAY	1,670 SF
EXISTING WOOD DECK	23 SF
EXISTING PLAY STRUCTURE	185 SF
EXISTING PAVER/RETAINING WALL	249 SF
<b>TOTAL IMPERVIOUS AREA:</b>	<b>11,943 SF (33.9%)</b>

**IMPERVIOUS AREA CALCULATIONS: LOT 2**

LOT 2 AREA:	14,390 SF
MAX. IMPERVIOUS AREA:	6,475 SF (45%)
PROPOSED BUILDING	2,600 SF
PROPOSED CONCRETE DRIVEWAY	866 SF
PROPOSED ASPHALT DRIVE	2,072 SF
ASSUMED AREA FOR THRESHOLDS	4,000 SF

**OFF-SITE IMPROVEMENTS**

ASPHALT PRIVATE ROAD (REMOVED)	-2,046 SF
ASPHALT PRIVATE ROAD (REPLACED)	3,208 SF
GRAVEL (REMOVED)	-367 SF
<b>PROPOSED NEW IMPERVIOUS AREA:</b>	<b>795 SF</b>



**LEGEND**

- CONCRETE DRIVEWAY
- TRENCH RESTORATION
- ASPHALT PAVEMENT
- ASPHALT OVERLAY FOR ROADWAY
- SANITARY SIDE SEWER
- SANITARY SIDE SEWER CLEANOUT
- WATER SERVICE LINE
- WATER METER
- CATCH BASIN
- STORM DRAIN PIPE
- YARD DRAIN
- ROOF DRAIN PIPE
- PROPOSED CONTOUR LINE
- BUILDING
- BENCHMARK
- EDGE OF PAVEMENT
- FIRE HYDRANT
- FENCE
- GAS METER
- GUY ANCHOR
- IRON PIPE FOUND
- GOLDSMITH SURVEY CONTROL
- TELEPHONE RISER
- TRANSFORMER
- UNDERGROUND CONNECTION
- UTILITY POLE
- WATER METER
- WATER VALVE

**STORM/ROOF DRAIN SYSTEM**

8" DIA. 5' DEEP DRYWELL #1  
GROUND ELEV. = 295.80  
GRAVEL ELEV. = 293.80  
BOTTOM ELEV. = 288.80  
I.E. 4" IN = 291.81

CB #1, TYPE 1  
RIM = 296.00  
I.E. 4" = 291.95

10 LF 4" RD @ 2.50%

YD #1  
RIM = 296.00  
I.E. 4" = 292.2

44 LF 4" RD @ 2.00%

YD #2  
RIM = 296.00  
I.E. 4" = 293.08

46 LF 4" RD @ 2.00%

YD #3  
RIM = 296.00  
I.E. 4" = 294.00

YD #4 TO YD #1

27 LF 4" RD @ 3.25%

46 LF 4" RD @ 2.00%

YD #5  
RIM = 296.00  
I.E. 4" = 294.00

10" DIA. 9' DEEP DRYWELL #2  
GROUND ELEV. = 289.80  
GRAVEL ELEV. = 287.80  
BOTTOM ELEV. = 278.80  
I.E. 4" IN = 287.80

CB #2, TYPE 1  
RIM = 289.80  
I.E. 6" = 287.80

36.5 LF 4" RD @ 4.80%

OVERFLOW  
RIM = 291.07  
I.E. 4" = 289.57

**SANITARY SEWER**

EXISTING SSCO  
RIM = 285.62  
I.E. 6" = 282.62  
(ASSUMED 3' DEEP PER RECORDS)

44 LF 6" SS @ 5.5%

SSCO #1  
RIM = 288.50  
I.E. 6" = 285.04

84 LF 6" SS @ 2.70%

SSCO #2  
RIM = 292.63  
I.E. 6" = 287.04

72 LF 6" SS @ 2.70%

SSCO #3  
RIM = 293.77  
I.E. 6" = 288.98

62 LF 6" SS @ 2.80%

SSCO #4  
RIM = 296.00  
I.E. 6" = 290.72

10 LF 6" SS @ 2.80%

I.E. 6" @ HOUSE = 291.00

**DRY UTILITIES NOTE:**  
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TUAN LE

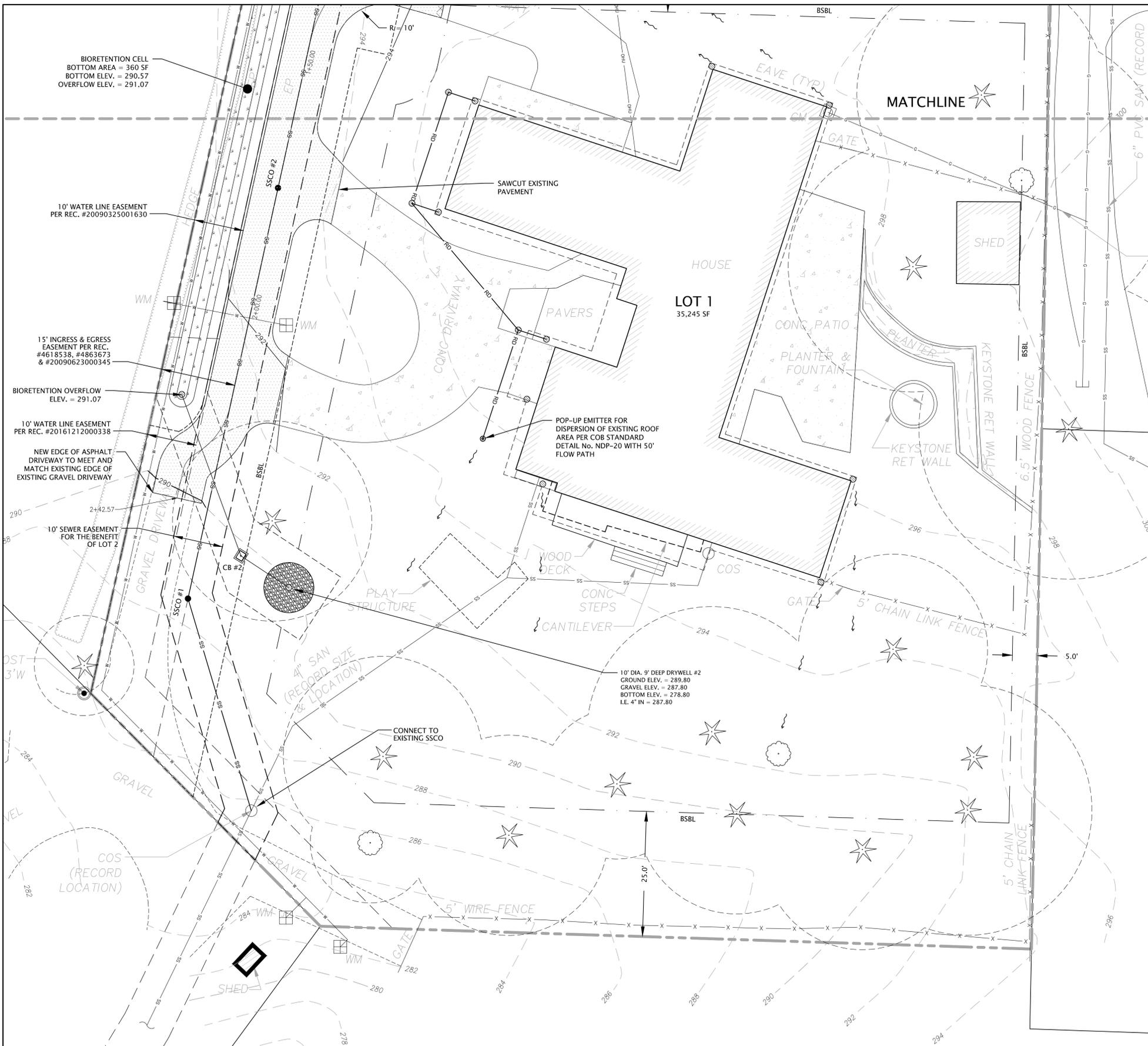
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**PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN**  
FOR  
**TUAN LE PRELIMINARY SHORT PLAT**

**C-2**

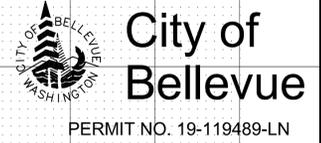
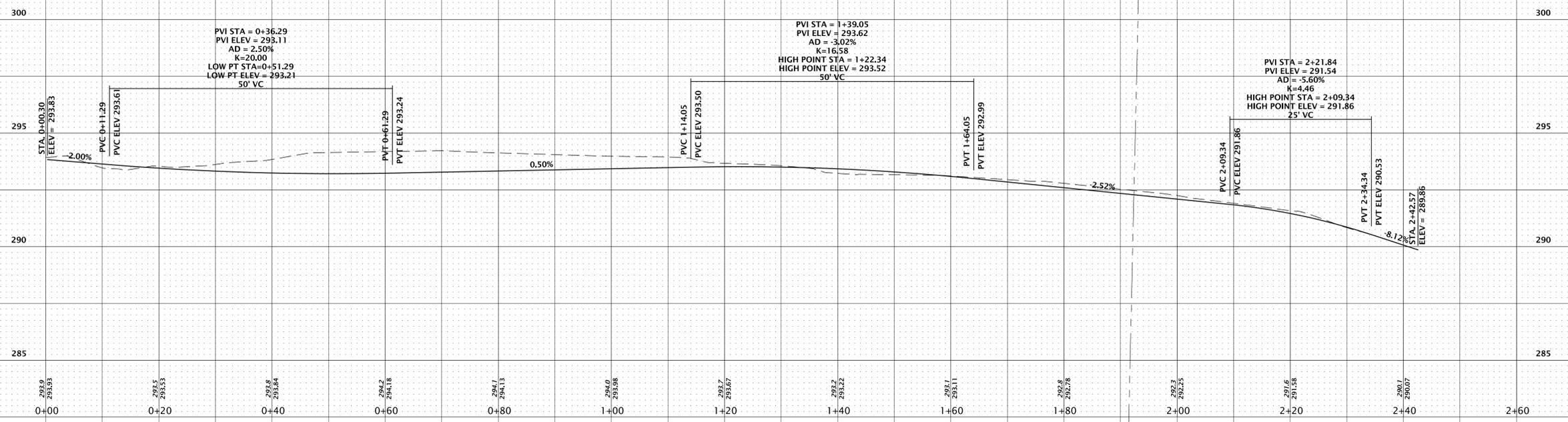
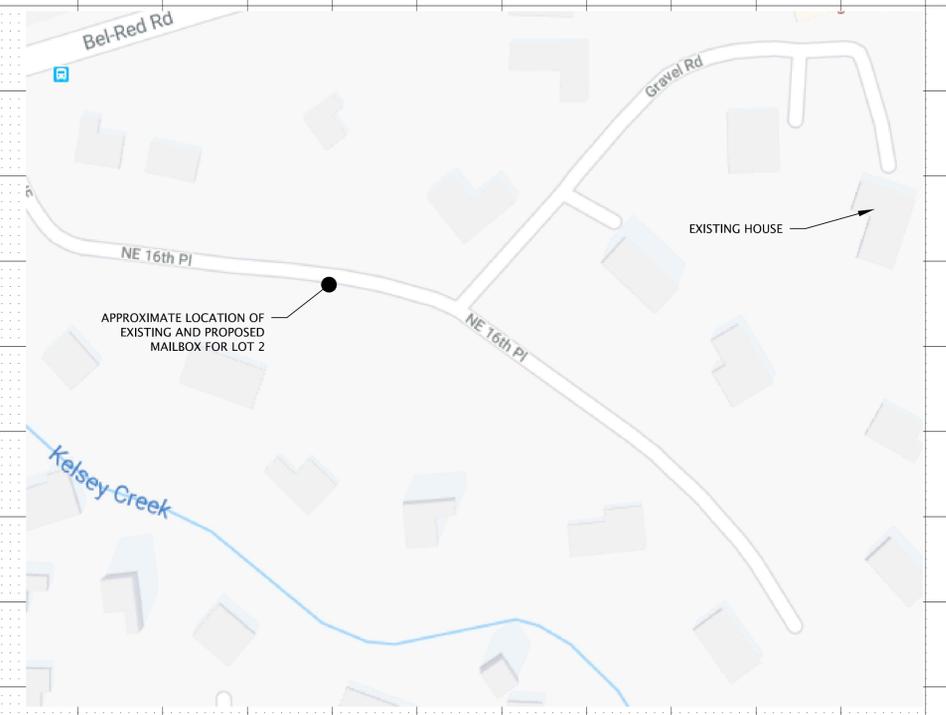
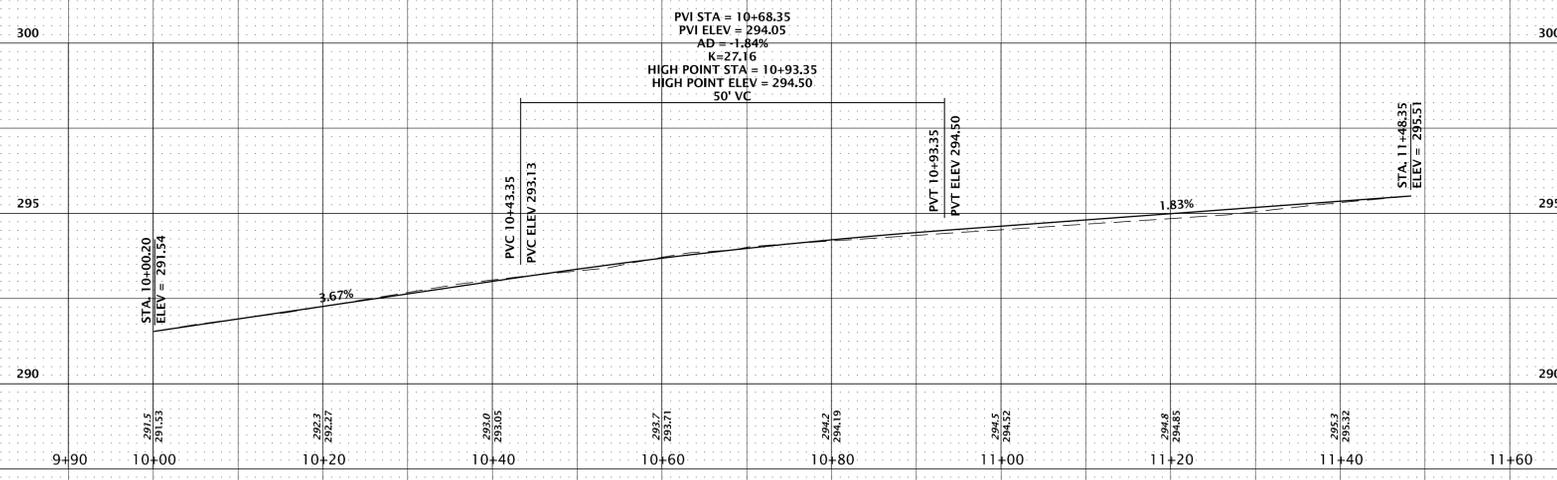
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KING COUNTY, WASHINGTON



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T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

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APPROVED:		

Professional Engineer stamps for Keith J. Golismit and Mark A. Barber.

TUAN LE  
PROFILES & MAILBOX PLAN  
FOR  
**TUAN LE PRELIMINARY SHORT PLAT**  
14426 NE 16th PLACE, CITY OF BELLEVUE KING COUNTY, WASHINGTON  
JOB NO. 17314  
SHEET  
**C-3**