



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

Proposal Name: 4015 147th Short Plat

Proposal Address: 4015 147th Short Plat

Proposal Description: Preliminary Short Plat approval to subdivide an existing parcel into two single-family lots within the R-5 zoning district.

File Number: 21-106569-LN

Applicant: Venkata Vishnumolakala

Decisions Included: Preliminary Short Plat (Process II)

Planner: Leticia Wallgren, Associate Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

Leticia Wallgren, Associate Planner
Development Services Department

Application Date: March 26, 2021

Notice of Application: September 2, 2021

Minimum Comment Period: September 16, 2021

Decision Publication Date: September 22, 2022

Appeal Deadline: October 6, 2022

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Attachments:

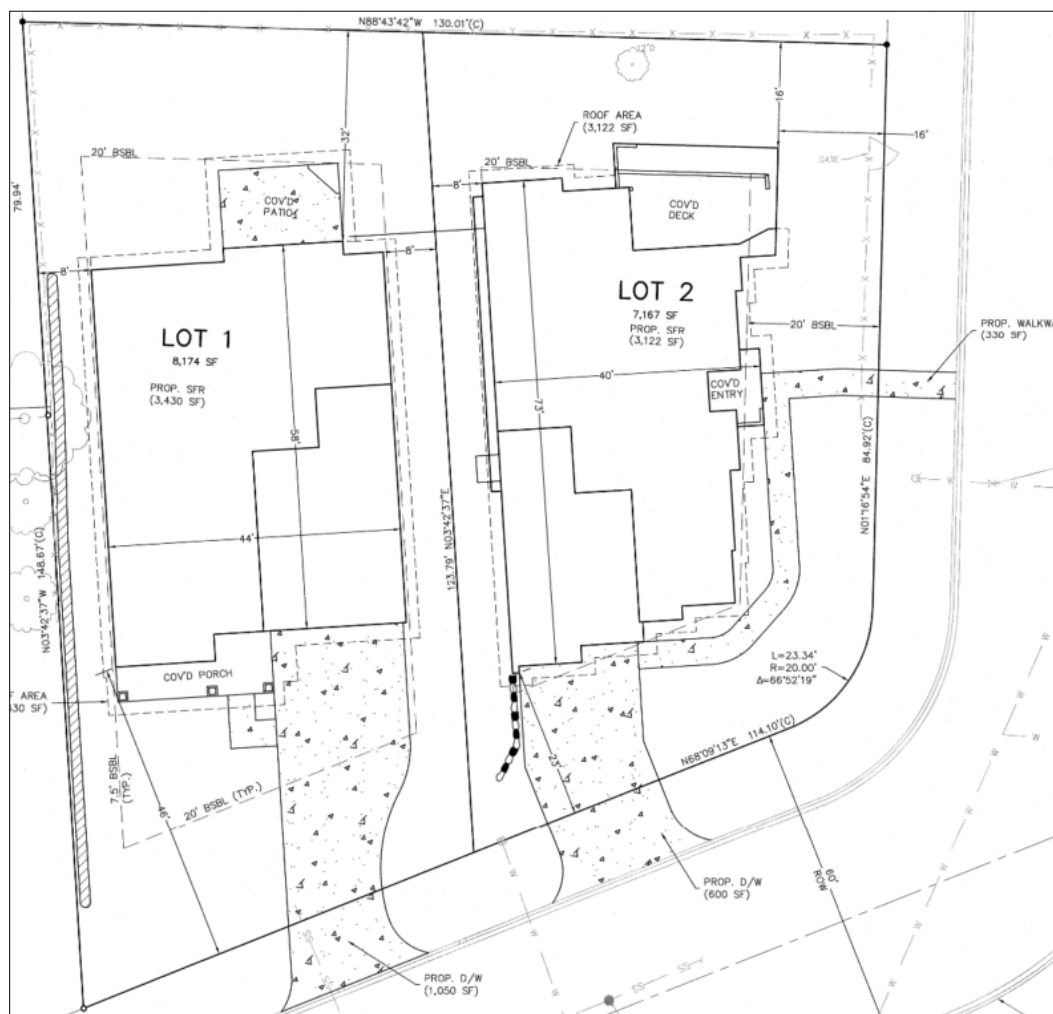
Project Drawings

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing 15,341 square feet (approximately 0.35 acres) parcel into two single-family lots. Proposed Lot 1 will be 8,141 square feet and proposed Lot 2 will be 7,200 square feet. The location of the site is in the Single-Family Residential District (R-5) within the Newcastle Subarea. The minimum lot size in R-5 zoning district is 7,200 square feet. The site contains an existing single-family home, which will be demolished. Access to the proposed lots will be from SE 41st Street via individual driveways.

As defined by Land Use Code (LUC) 20.25H, the site does not contain any critical areas. The property contains one significant tree 12-inches in diameter. A minimum of 30% (4 inches) of existing diameter inches must be retained. The applicant proposes to retain one of the two on-site trees for a 60.9% retention of existing significant trees on the site. **See Figure 1 for site plan.**

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is within an existing single-family neighborhood and is surrounded by single-family residences to the north, south, east, and west. The subject property is zoned R-5 and has a Comprehensive Plan designation of Single-Family High-Density (SF-H).

The topography of the site is relatively flat with minimal elevation change. The predominate vegetation on-site is grass with trees and ornamental planting areas containing vegetation such as shrubs and bushes. Access to proposed lot one will be via an existing driveway fronting SE 41st St; access to proposed lot two will be via a new driveway also fronting SE 41st St. **See Figure 2 for existing site condition.**

Figure 2 – Aerial Photograph



		Lot 2: 70.05
Minimum Lot Depth	80 ft.	Lot 1: 123.90 feet Lot 2: 84.92 feet
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 feet 20 feet 5 feet 15 feet	Lot 1: To be determined under Building Permit review. Shall comply with: <ul style="list-style-type: none"> • Front: 20 feet • Rear: 20 feet • Min. Side: 5 feet • 2 Side Yards: 15 feet Lot 2: To be determined under Building Permit review. Shall comply with: <ul style="list-style-type: none"> • Front: 20 feet (147th Ave SE) • Front: 20 feet (SE 41st ST) • Min. Side: 5 feet • Rear: 20 feet
Lot Coverage by Structures	40% maximum Lot 1: 8,141 SF x 0.4 = 3,256.4 SF Lot 2: 7,200 SF x 0.4 = 2,880 SF	Lot coverage by structure to be reviewed under future single-family building permits (BS permits) for each lot.
Impervious Surface	55% maximum Lot 1: 8,141 SF x 0.55 = 4,477.55 SF Lot 2: 7,200 SF x 0.55 = 3,960 SF	Impervious surface to be reviewed under future single-family building permits (BS permits) for each lot.
Access Easement Setbacks	10 Feet from easement	Over 10 Feet
Tree Retention	For short subdivisions, a minimum of 30% of the diameter inches of significant trees existing on the total site area of the development shall be retained.	60.9% proposed to be retained

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas within the proposal site. Short Plats and proposals that create 10 or fewer dwelling units which do not contain critical areas are exempt from SEPA review pursuant to WAC 197-11-800(1) and (6) and BCC 22.02.032. Thus, the project proposal is SEPA exempt.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Surface Water

The proposed short plat will trigger minimum requirements 1-5 from the most current version of the WA DOE Surface Water Manual for Western Washington. The applicant

has proposed onsite dispersion BMPS, dispersion trenches and splash blocks to mitigate storm water runoff from the site to satisfy the requirements.

Water

Domestic water for the site is proposed to reuse the existing water meter for that Lot 2 connected off an 8" size water main in SE 41st St., and proposes to and install a new water meter for Lot 1 off the existing main is SE 41st St.

Sewer

Sewer service for lot 1 proposes to reuse the existing sewer stub in SE 41st St and a new stub or joint use stub will be proposed for Lot 2 connecting to the sewer main in SE 41st St.

B. Fire Department Review

The Fire Department has approved the preliminary short plat.

C. Clearing and Grading

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application. This approval does not constitute an approval of any construction permit. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

D. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

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

Site Access

The proposed two lot short plat is comprised of an existing lot located on the northwest corner of the SE 41st Street / 147th Avenue SE intersection, approximately 200 feet east

of the SE 41st Street / 146th Avenue SE intersection. The site contains one existing single-family home that is accessed via one single driveway off SE 41st Street. Both SE 41st Street and 147th Avenue SE are classified as local streets and contain two travel lanes each. No sidewalks or bicycle facilities are provided on either roadway.

The existing driveway which serves the existing house must be removed. The project proposes to demolish the single house and construct two houses both accessed off SE 41st Street through two new individual driveways. No other access connection to city right-of-way is authorized.

The individual driveway widths will be a minimum of ten feet and must be built per the City's Transportation Department Design Manual Standard Drawing SW-180-1.

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

Street Frontage Improvements

The Short Plat is located on the northwest corner of the 147th Avenue SE / SE 41st Street intersection. Currently, no sidewalk or bicycle facilities exist along the project frontages. The site currently has one existing single-family home taking access from SE 41st Street via one driveway. Access for the short plat will be via two individual single-family driveways accessed from SE 41st Street.

Frontage improvements will be required and shall include:

- Install new minimum 10-foot-wide single-family driveway and driveway approach for each proposed lot per Transportation Design Manual standard drawing SW-180-1. The grade of the driveway is limited to 10% or less the first 20 feet past the back of driveway approach and limited to 15% thereafter.
- The two proposed driveways for both lots must have at least 20-feet of separation in between, measured from Point A to Point A as shown in SW-180-1.
- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.
- Any overhead utilities into the plat are required to be underground.
- Any broken curb and gutter along the project frontages must be replaced.
- No sidewalk or bicycle facilities are required for this development due to a lack of nearby walking or biking facilities.

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, SE 41st Street and 147th Avenue SE are classified as standard trench and grind & overlay, respectively. Any street cuts in either roadway will require restoration standards per Design Manual drawing RC-190-1.

Sight Distance

The proposed driveways shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

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 amount of new p.m. peak hour trips generated by the short plat, traffic impacts from the 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.

Refer to Transportation Conditions of Approval in Section IX of this report.

VI. PUBLIC COMMENT

The City notified the public of this proposal on September 2, 2021, with mailed notice to landowners within 500-feet and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received during the review of the application.

VII. DECISION CRITERIA:

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

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

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

Finding: City codes ensure public health, safety and general welfare through

development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

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

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

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

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

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

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

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Codes and the City of Bellevue Development Standards.

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

Finding: The site is located within the 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 City-wide and for this Subarea, including the following:

The single family homes are, by use type, compatible with surrounding neighborhoods (LU-13). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

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

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

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

Finding: As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. Refer to Condition of Approval regarding the variance restriction in Section IX of this report.

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

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

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the 4015 147th SE Preliminary Short Plat **WITH CONDITIONS**.

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

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, (425) 452-6190
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Keith Gordon, (425) 452-6034
Land Use Code – BCC Title 20	Leticia Wallgren, (425) 452-2044

Noise Control – BCC 9.18
Transportation Develop. Code – BCC 14.60
Right-of-Way Use Code 14.30
Utility Code – BCC Title 24

Leticia Wallgren, (425) 452-2044
Darwin Li, (425) 452-4598
Mazen Wallaia, (425) 452-6988
Mark Dewey, (425) 452-6179

A. GENERAL CONDITIONS:

1. VARIANCE RESTRICTION

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

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

2. NOISE – CONSTRUCTION HOURS

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

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Leticia Wallgren, Development Services Department

3. SEASONAL CLEARING AND GRADING RESTRICTIONS

The clearing & grading code defines the rainy season as October 1st through April 30th. The Development Services Department may grant approval to initiate or continue clearing or grading activity during the rainy season. Any approval will be based on site and project conditions, extent and quality of the erosion and sedimentation control, and the project's track record at controlling erosion and sedimentation.

AUTHORITY: Clearing and Grading Code 23.76
REVIEWER: Janney Gwo, Development Services Department

4. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the design review 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. Review and approval of the proposed utility improvements will occur under separate UA, UC and BS permits. If the applicant cannot meet the onsite storm water requirements as shown in the preliminary short plat, then storm water conveyance extension to the extreme will be required in SE 41st St from 146th Ave SE. Utility easements will be required and recorded on the face of the final short plat.

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

5. RIGHT OF WAY USE PERMIT

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

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

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

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Mazen Wallaia, 425-452-6988

6. OFF-STREET PARKING

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

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Mazen Wallaia, 425-452-6988

7. ENGINEERING PLANS

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the single-family driveways, the connections to SE 41st Street, pavement restoration in SE 41st Street

and 147th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- Install new minimum 10-foot-wide single-family driveway and driveway approach for each proposed lot per Transportation Design Manual standard drawing SW-180-1. The grade of the driveway is limited to 10% or less the first 20 feet past the back of driveway approach and limited to 15% thereafter.
- The two proposed driveways for both lots must have at least 20-feet of separation in between, measured from Point A to Point A as shown in SW-180-1.
- Sight distance requirements must be met per BCC 14.60.240 at the new driveways.
- Any overhead utilities into the plat are required to be underground.
- Any broken curb and gutter along the project frontages must be replaced.
- No sidewalk or bicycle facilities are required for this development due to a lack of nearby walking or biking facilities.

b) 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.
- The maximum cross grade of a street at the street end shall be 8%.
- 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; and Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Darwin Li, 425-452-4598

8. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access points on 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: Darwin Li, 425-452-4598

9. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 41st Street and 147th Avenue SE will require standard trench or 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: Mazen Wallaia, 425-452-6988

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Darwin Li, 425-452-4598

2. TREE RETENTION

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 60.9% diameter inches of existing significant trees to remain, as proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat* (recorded with King County). This Tree Preservation

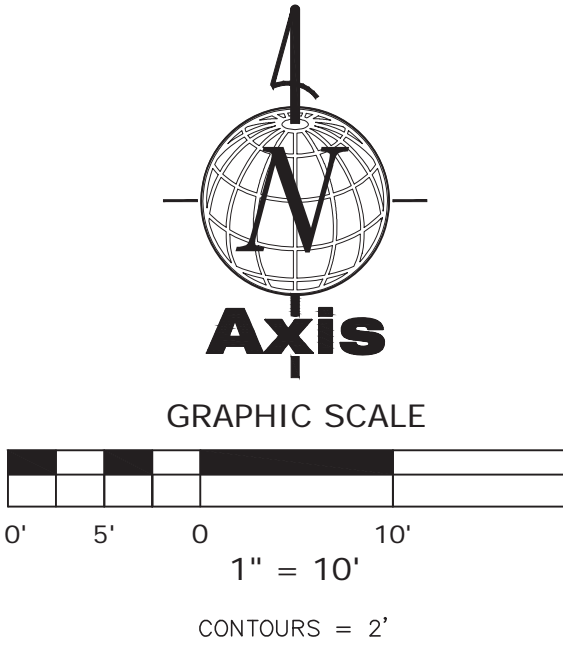
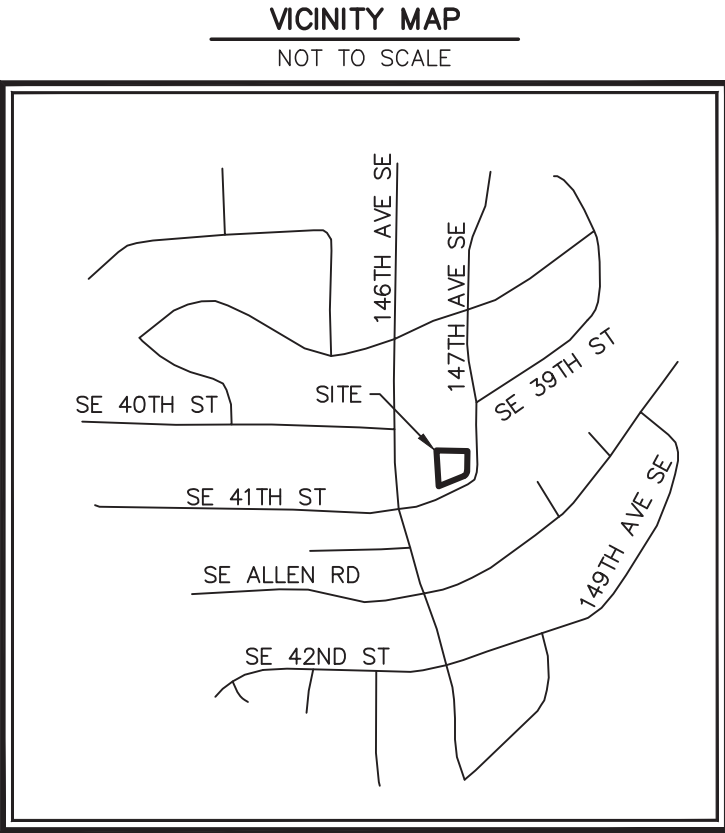
Plan must also contain the following note:

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

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

AUTHORITY: Land Use Code 20.20.900.D
REVIEWER: Leticia Wallgren, Development Services Department

PRELIMINARY 4015 147TH SHORT PLAT



BASIS OF BEARING

BASIS OF BEARINGS NORTH 03°42'15" WEST BETWEEN THE FOUND
MONUMENTS ALONG 146TH AVE SE.

HORIZONTAL DATUM

NAD '83/'11 AS VERIFIED TO CITY OF BELLEVUE CONTROL POINT 2537.

VERTICAL DATUM

NAVD '88 AS VERIFIED TO CITY OF BELLEVUE CONTROL POINT 740

BENCHMARKS

ORIGINATING BENCHMARK: CITY OF BELLEVUE CONTROL POINT 740
FOUND TACK IN LEAD PLUG IN CONCRETE MONUMENT IN CASE, 0.8' BELOW
RIM AT THE INTERSECTION OF 146TH AVE SE & SE EASTGATE DR.

ELEVATION: 408.20'

TEMPORARY BENCHMARKS:

TBM 'A'
AT FOUND TACK IN 1"x1" LEAD PATCH IN CONCRETE MONUMENT IN CASE,
0.85' BELOW RIM LOCATED AT THE INTERSECTION OF 146TH AVE SE & SE
41ST ST.

ELEVATION: 402.35'

TBM 'B'
AT FOUND TACK IN LEAD PLUG IN CONCRETE MONUMENT IN CASE, 0.5'
BELOW RIM LOCATED AT THE CENTERLINE OF 147TH AVE SE. AT ± PARCE
LINE BETWEEN HOUSE NUMBERS 4003 & 3911 EXTENDED.

ELEVATION: 420.18'

LEGAL DESCRIPTION/TITLE REPORT NOTES

LEGAL DESCRIPTION FOR PROPERTY WAS OBTAINED FROM TITLE REPORT
SUPPLIED BY FIRST AMERICAN TITLE DATED NOVEMBER 13, 2018 AT 8:00
A.M.

LOT 4, BLOCK 1, EASTGATE ADDITION, DIVISION E, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 53 OF PLATS, PAGES 41 AND 42, IN KING COUNTY, WASHINGTON.

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TS15 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 10, 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES. FIELD LOCATION OF UTILITIES BASED ON UTILITY MAPS FROM CITY AND UTILITY DRAWINGS INDICATING REPORTED UTILITY INSTALLATIONS. OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.

2' CONTOURS INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARD:
FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

TREE PRESERVATION PLAN									
TREE ID	SCIENTIFIC NAME	COMMON NAME	DSH (INCHES)	DSH MULTISTEM	HEALTH CONDITION	STRUCTURAL CONDITION	DRIPLINE RADIUS (FEET)	PROPOSED ACTION	NOTES
885	MALUS SP.	APPLE	14.0	7,7,7,5,6,5,2	FAIR	FAIR	14.6	RETAIN	PREVIOUSLY TOPPED AS IS NORMAL FOR FRUIT TREES, SAPSUCKER HOLES AND MINOR AMOUNTS OF DECAY
886	BAUHINIA VARIEGATA	ORCHID TREE	9.0		FAIR	FAIR	16.4	REMOVE	REMOVE LEANING TOWARDS HOUSE, VERY SATURATED SOILS, DECAY AT BASE, ABOVE ROCK WALL, IVY AT BASE
OFFSITE TREES WITH OVERHANGING CANOPIES									
A	THUJA PLICATA	WESTERN RED CEDAR	14.0		GOOD	GOOD	13.6		
B	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	15.0		GOOD	GOOD	12.6		
C	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	35.0		GOOD	GOOD	31.5		DOMINANT TREE WITH LARGE OVEREXTENDED LIMBS

NE 1/4, NE 1/4, SEC. 15, TWP. 24N., RGE. 5E., W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1			
#2			
#3			
#4			
#5			



Axis
Survey & Mapping
15241 NE 90TH ST, SUITE 10
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700



VENKATA VISHNIMOJAKAIA

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PRELIMINARY 4015 147TH SHORT PLAT

O

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JOB NO.	DATE
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20-234 | 2/7/2022

DRAWN BY _____ CHECKED BY _____

TJO/ARH	WTB
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SCALE	SHEET
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1"=10' 1 OF 1