



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

Proposal Name: The Reserve at Phantom Lake Short Plat

Proposal Address: 15824 SE 16th St

Proposal Description: Application for Preliminary Short Plat approval to subdivide a 76,068 square foot (SF) lot (approx. 1.72 acre) into six (6) single-family building lots located in the R-5 land use district.

File Number: 22-112080-LN

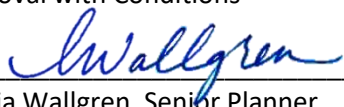
Applicant: Trey Woodruff, Murray Franklin

Decisions Included: Preliminary Short Plat (Process II)

Planner: Leticia Wallgren, Senior Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

By: 
Leticia Wallgren, Senior Planner
Development Services Department

Application Date: May 31, 2022

Notice of Application: June 30, 2022

Minimum Comment Period: July 14, 2022

Decision Publication Date: February 8, 2024

Appeal Deadline: February 22, 2024

Information on how to appeal a proposal can be found by calling (425) 452-6864 or by visiting (<https://bellevuewa.gov/city-government/departments/development/zoning-and-land-use/public-notices-and-participation/participating-in-a-land-use-decision>). To file an appeal, please e-mail to: cityclerk@bellevuewa.gov and cc hearingexaminer@bellevuewa.gov, or mail to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue, WA. 98009-9012. Any appeal of the Decision must be received by the City Clerk's Office no later than 5 PM on the date of the appeal deadline noted in the decision

TABLE OF CONTENTS

I.	DESCRIPTION OF PROPOSAL	Pg. 3
II.	SITE DESCRIPTION AND ZONING	Pgs. 3 & 4
III.	CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS	Pg. 6
IV.	STATE ENVIRONMENTAL POLICY ACT (SEPA)	Pg. 7
V.	PUBLIC COMMENT	Pg. 7
VI.	SUMMARY OF TECHNICAL REVIEWS	Pg. 10
VII.	DECISION CRITERIA	Pg. 12
VIII.	CONCLUSION AND DECISION	Pg. 14
IX.	CONDITIONS OF APPROVAL	Pg. 15

Attachments:

1. Preliminary Short Plat Map, attached
2. Boundary & Topographic Survey, in file
3. Preliminary Civil Plans, in file
4. Stormwater Drainage Report, in file
5. Arborist's Report, in file

I. DESCRIPTION OF PROPOSAL:

A. Description:

The applicant is proposing a preliminary short plat to subdivide an existing 76,068 SF lot (approx. 1.72 acre) parcel (site) into six (6) new single-family lots as follows and as depicted on **Figure 1** to the right:

- **Lot 1:** 19,601 SF
- **Lot 2:** 10,544 SF
- **Lot 3:** 10,544 SF
- **Lot 4:** 11,732 SF
- **Lot 5:** 11,732 SF
- **Lot 6:** 10,692 SF

Access to the six new lots will be provided via one shared private access and utilities easement along the eastern lot line. Access will be taken from the primary frontage located south of the subject property which is bounded by SE 16th Street. The subject site is located in the R-5 land use district and is within the Lake Hills Subarea. The site contains 29 significant trees with a combined total of 599 diameter inches. A minimum of 30% (180) of existing diameter inches must be retained. The applicant proposes to retain 10 trees with a combined total of 213 diameter inches, or 35% of the existing significant trees on the site.

II. SITE DESCRIPTION AND ZONING:

A. Site Description:

The site is located within a single-family neighborhood. The site is vacant following the demolition of a single-family dwelling, detached garage, and barn. The structures were demolished in 2022 under permit # 22-101011-BE. Single-family residences abut the site to the north, west, and east. The subject property contains a 10-foot access easement along the west lot line for the benefit of the neighbors to the west at 15804 16th St. SE and 15820 16th St. SE; the neighbors access the shared driveway from SE 16th Street to the south.

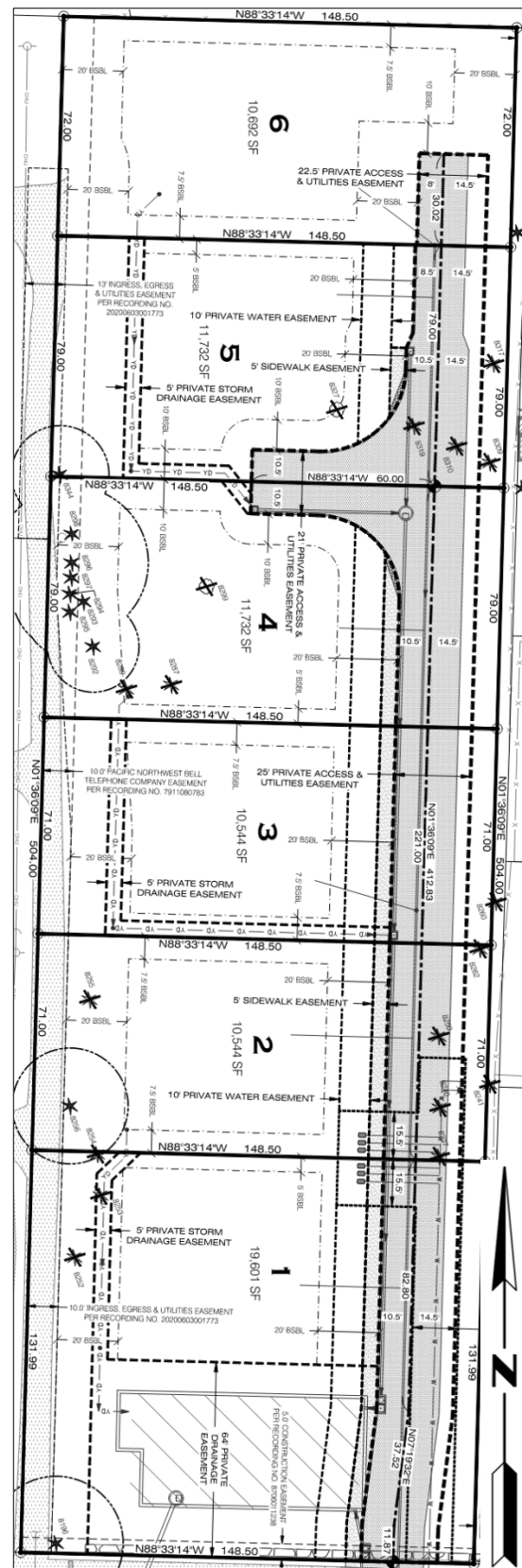


Figure 1. Proposed Short Plat



Figure 2. Existing Condition

The site's topography slopes downhill from north to south, with its highest elevation of approximately 310 ft at the northern portion to an elevation of approximately 290 ft at the southern portion and along SE 16th St. Overall, the site is relatively flat and contains a mixture of mowed lawn, trees, and shrub vegetation. See **figure 2** for existing site condition.

B. Zoning:

The six lots proposed with this short plat application are permitted within the R-5 land use district. Refer to the table in Section III.B below for the proposal's conformance to dimensional requirements. The surrounding lots are R-5 to the north & east and R-1.8 to the south and west. See **figure 3** below for zoning.

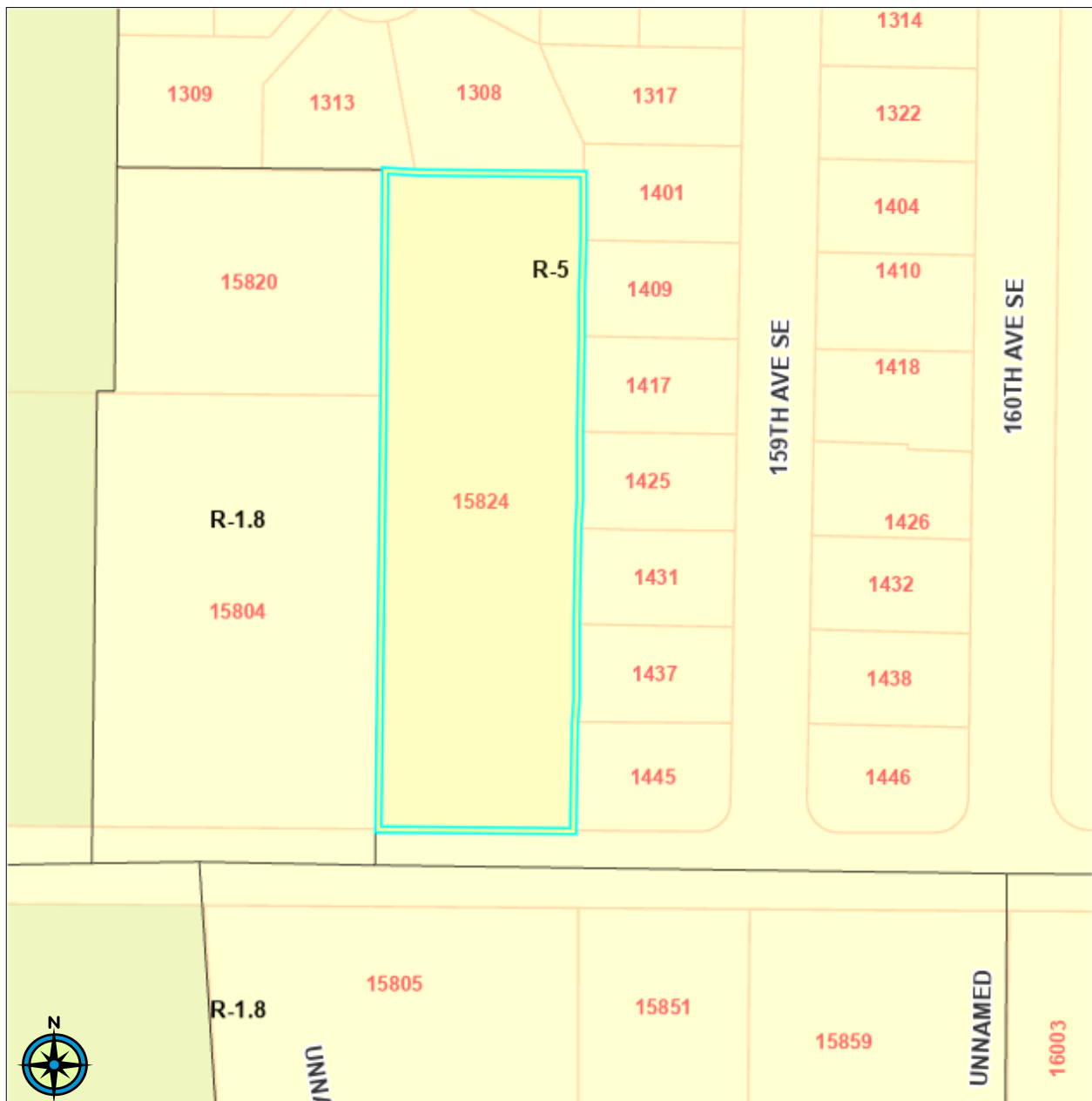


Figure 3. Zoning

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS**A. Consistency with Land Use Code Dimensional Requirements (LUC 20.20.010)**

Future single-family structures on the proposed lots will be reviewed for full compliance with the dimensional standards in LUC 20.20.010 at the time of building permit applications.

<u>BASIC INFORMATION</u>		
Zoning District	R-5 Comprehensive Plan Designation: Single-Family – High Residential (SF-H)	
Gross Site Area	76,068 SF - approx. 1.72 acres	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 SF LUC 20.20.010	Meets LUC requirement. Lot 1: 19,601 SF Lot 2: 10,544 SF Lot 3: 10,544 SF Lot 4: 11,732 SF Lot 5: 11,732 SF Lot 6: 10,692 SF
Minimum Lot Width	60 Feet LUC 20.20.010 & .015	Meets LUC requirement. Lot 1: 132' Lot 2: 71' Lot 3: 71' Lot 4: 79' Lot 5: 79' Lot 6: 72'
Minimum Lot Depth	80 Feet LUC 20.20.010 & .015	Meets LUC requirement. Lot 1: 148.5' Lot 2: 148.5' Lot 3: 148.5' Lot 4: 148.5' Lot 5: 148.5' Lot 6: 148.5'
Building Setbacks Front Yard (F) Rear Yard (R) Min. Side Yard (S) 2 Side Yards (S)	Front Yard: 20 Feet Rear Yard: 20 Feet Min. Side Yard: 5 Feet 2 Side Yards Together: 15 Feet LUC 20.20.010	Meets LUC requirement. Lot 1: F:20'; R:20'; S; 5'/64' Lot 2: F:20'; R:20'; S; 7.5'/7.5' Lot 3: F:20'; R:20'; S; 7.5'/7.5' Lot 4: F:20'; R:20'; S; 5'/10' Lot 5: F:20'; R:20'; S; 5'/10' Lot 6: F:20'; R:20'; S; 7.5'/7.5'
Private Road Setback	Setback is 10 feet from any private road unless a greater dimension is specified.	Meets LUC requirement. All structure setbacks related to

	LUC 20.20.010 Note (17)	the easement exceed the minimum requirement.
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B. Tree Retention (LUC 20.20.900)

The retention of at least 30% of the existing diameter inches of significant trees on site is required. In order to meet this 30% minimum retention requirement, the project must retain a minimum of 180 diameter inches of the total 599 diameter inches of existing significant trees on site. The applicant proposes to retain a total of 213 diameter inches, or 35% of the diameter inches of all significant trees on site. As conditioned, this will meet the minimum tree retention requirement.

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

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

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA):

The project is exempt from SEPA review as it does not exceed the exempt levels for new construction stated in WAC 197-11-800 or as amended by the City of Bellevue Environmental Procedures Code BCC 22.02.

V. PUBLIC COMMENT:

The City initially notified the public of this proposal on June 30, 2022 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. A total of seven (7) members of the public have submitted comments regarding this proposal or had further questions about the proposal; each party has been designated as a Party of Record.

A summary of the concerns expressed by members of the public, along with the City's findings, are provided below:

Soil Retention & Stability

Comments identified concerns related to soil type and the addition of retention walls for long term stability. Specific concerns are related to the grade change at the intersection of SE 16th St and the newly proposed private access.

Finding: The grading area of concern is depicted in **figure 4**. The existing retaining wall fronting SE 16th St will remain and modified only as indicated in the graphic. The eastern portion of the wall will remain at its existing height while the height will be reduced moving farther west and toward the proposed access road. The project geotechnical engineer has reviewed the grading plan and supports the design.

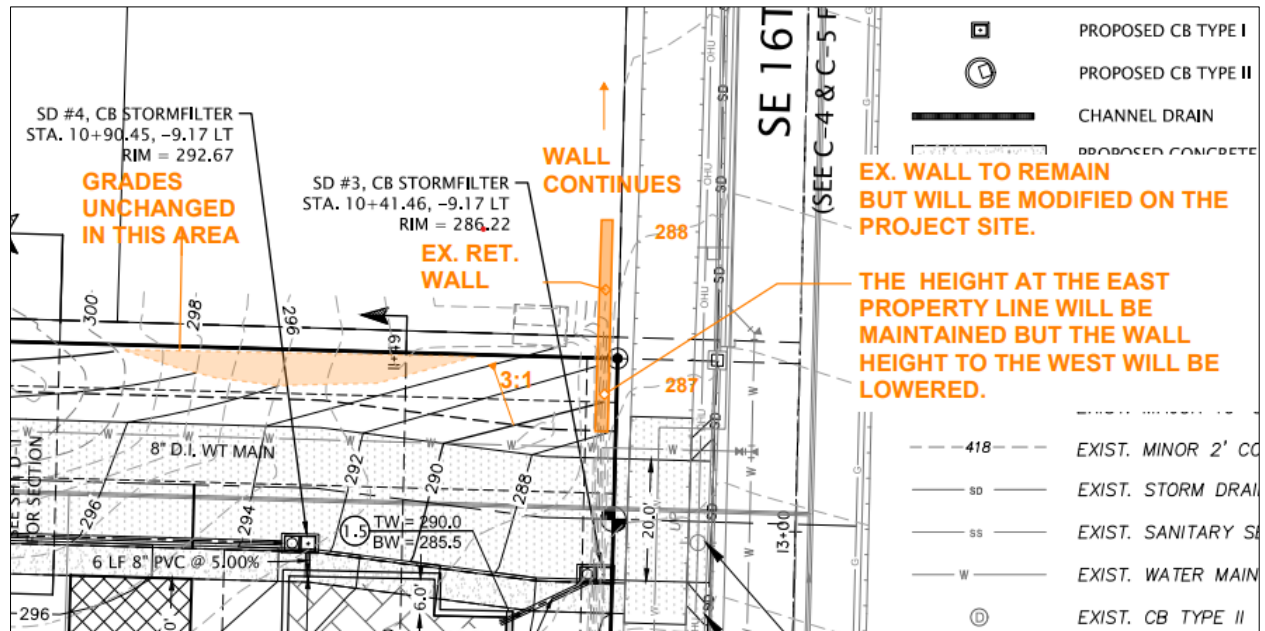


Figure 4. Public Comment supplement

Boundary line/fence issues:

Comment identified concern about existing fence on their property which will run adjacent to the proposed new access road for the short plat and how grading may impact their fence.

Finding: The proposal will provide a 6-foot Cedar fence along the subject property line and adjacent to the access road. The fences on the properties to the east will remain. Grading will take place to match the existing grades on site and soil erosion measures will be in place. Conditions will be monitored, and further soil erosion control measures will be employed, if necessary. Much of the area in question will remain largely unchanged/ungraded as indicated in **figure 4**.

Easements/Site Access

A commenter identified an easement on the eastern portion of their property located at 15804 SE 16th St. (adjacent to the west of the subject property) and states it is for the benefit of the lot at 15804 SE 16th St. and those who are granted the benefit of access. Nothing should be placed on the property at 15804 SE 16th St or within the easement that could interfere with visibility, ingress, or egress to or from the site at 15804 SE 16th St. The commenter requested that the applicant apply for a right-of-way use permit for any use of the driveway (access easement) on the lot at 15804 SE 16th St.

Another commenter would like to understand where the access road will be built relative to their fence at 1409 159th Ave SE and how the vegetation against the fence will be impacted.

Finding: No activity related to this proposal is planned within the adjacent easement area along the eastern boundary line of 15804 SE 16th St. The project is required by the city to extend water and sewer utilities with the SE 16th St right-of-way to the southwest corner of the site. No fence or obstructions are planned that will interfere with vehicular/pedestrian ingress or egress. The access easement is not a public right-of-way, therefore, does not require a right-of-way permit. Any impacts anticipated in this area are a civil matter and should be settled between landowners. Construction access is not anticipated to impact this easement.

The 25-foot access road will be built adjacent to the existing fence at 1409 159th Ave SE. There is one tree #8349 which appears to be against the fence. This tree is anticipated to be retained. Shrubs, brush, understory, and/or invasive species will need to be cleared to accommodate access. No clearing will take place on the site located at 1409 159th Ave SE. All work will be on the subject property.

Utilities

The commenter asks if the storm detention vault is above ground. Additionally, commenter states that they paid to have water brought to their site at 15804 SE 16th St and that future developers would have to pay their “fair share” to connect.

The commenter asks how the city plans to deal with the addition of utilities for this major development with the known problems to utilities access.

Lastly, the commenter asks what impacts the development will have on the natural wetland habitat in proximity to the site.

Finding: The detention vault will not be above ground. Latecomer’s Agreements carry an expiration of 15-years. The commenter mentioned the utility extension took place in 1991 which means it would have expired 15-years from the date the agreement was entered into. The proposal will be extending utilities from SE 16th St and will not impact service at 15804 SE 16th St.

Utility review has reviewed and approved at the conceptual level as a result of this permit. There do not appear to be access or availability issues related to utilities.

The project proposes to discharge stormwater to the wetlands in Kelsey Creek located west of the site. The project is required to comply with minimum requirement #8 of the City of Bellevue Storm and Surface Water Utility Code and engineering standards. Section 6.0 of the Stormwater report (attachment 4, in file) demonstrates compliance with the minimum standards for wetland protection.

Title/Survey

The commenter identifies alleged error on survey; states that the applicant intends to acquire some portion of land via quit claim deed process. The commentator wants to understand how the existing chain link fence could be impacted by this process.

Finding: The survey that was submitted with the project is title verified. A title verified survey is the industry standard for confirmation of existing land conditions. The proposed condition appears to remove the chain link fence from the western portion of the property but a fence separating the subdivision from the lots to the west is proposed as discussed above in the Boundary line/fence issue section of the public comments section. Fences along the eastern portion are proposed to remain in place. Disputes, quit claims, and other land issues (such as fence location) are civil in nature and should be resolved between landowners.

Public meeting

The commenter states that a public meeting should be held to benefit the impacted neighbors.

Finding: Process II Administrative Decisions do not require a public meeting. The Land Use Director may use discretion to require a public meeting on these permit types, but it was not required in this

case.

General Dimensions/Zoning Questions/Uses

The commenter would like general information about uses, dimensional requirements and noise restrictions.

Finding: Dimensional compliance is addressed above in section III.A of this report. Noise can reasonably be anticipated to be consistent with sounds that are commonly associated with residential uses. No specific noise restrictions will be placed on this development as part of the review/approval process, however, the city does have general noise control code in [BCC 9.18 for construction noise exemptions](#).

VI. SUMMARY OF TECHNICAL REVIEWS:

A. Transportation Review

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

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

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 six lot short plat is comprised of an existing lot on the north side of SE 16th Street, west of 159th Avenue SE, which has one existing single-family home taking access from SE 16th Street via a joint use driveway. SE 16th Street is a two-lane road classified as a collector arterial. Access for the short plat will be via a new private street off of SE 16th Street. No other access connection to city right-of-way is authorized. The private street approach must be a minimum of 20 feet wide and be built per the Transportation Design Manual Standard Drawings.

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

Street Frontage Improvements

The Reserve at Phantom Lake short plat is located on the north side of SE 16th Street, west of 159th Avenue SE. There is currently a 10-foot-wide multipurpose path and a 4-foot-wide planter strip along the SE 16th Street frontage. The lot currently has a 20-foot-wide single-family driveway and an 11-foot-wide joint use driveway approach on the SE 16th Street frontage. The short plat will gain access to SE 16th Street via a new private street. The new private street approach is required

to be reconstructed to meet City of Bellevue standards, and the existing driveway will remain to serve the lot to the west of the project. The lot is bordered by single family lots to the north, west, and east.

Transportation improvements and private street improvements will be required, and shall include:

SE 16th Street:

- Install new minimum 20-foot-wide private street driveway approach per Bellevue Standards.
- Restore any portion of the existing 10-foot-wide multipurpose path that is damaged or does not meet ADA requirements.
- Street lighting requirements must be met per City of Bellevue standards.
- The existing utility pole on the frontage must be relocated out of sight distance and fixed object clearance zones.
- Replace or relocate any existing street signs or channelization impacted by the project.
- 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 undergrounded.

Private Street

- Construct a new minimum 20-foot-wide private street with a 5-foot-wide sidewalk per Bellevue standards.
- Provide a turnaround facility per standard drawing RC-130-1.
- 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.

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 16th Street is currently classified as "Standard Trench Restoration". Any cuts in the public street will need standard trench restoration per standard drawing RC-190-

1.

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.

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 Reserve at Phantom Lake Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

B. Clear and Grade Review

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

Refer to Conditions of Approval for conditions related to Clear & Grade requirements.

C. Utilities Review

The Short Plat development proposed for this application has been reviewed on a conceptual basis and can feasibly construct water, sewer and storm facilities under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design may cause delay in approval of future utility construction permits. Final approval of the utilities concept(s) will be reviewed under permit # 23-116940-UE.

Refer to Conditions of Approval for conditions related to Utilities requirements.

D. Fire Department Fire Prevention Division Review

The Bellevue Fire Department, Fire Prevention Division has reviewed permit application 22-112080 LN in accordance with the 2018 International Fire Code (IFC) as amended by the State of Washington and the City of Bellevue, applicable referenced standards, City of Bellevue development requirements, and best fire protection practices. The Bellevue Fire Department acknowledges the project generally conforms to the Code requirements for site circulation and access and can approve the Preliminary Short Plat application. The short plat itself does not require any lots to be sprinklered, however a final fire sprinkler determination will be made on a lot-by-lot basis when residential building permits are submitted.

VII. DECISION CRITERIA:

Land Use Code 20.45B.130.A Decision Criteria for a Preliminary Short Plat: ***The Director may approve or approve with modifications an application for a Preliminary Short Plat if:***

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

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The previously existing single-family home has been demolished. Only one curb cut will be allowed from SE 16th Street. Stormwater resulting from future development will meet Utilities Department standards.

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, consistent with the surrounding neighborhood. The applicant will maintain 35% of the existing diameter inches of existing trees on-site. The proposal will be providing single-family residences which is consistent with the character of adjacent uses and the overall vicinity.

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 and discussed in this report, the proposal will comply with all applicable Codes and City of Bellevue development standards.

Land Use Code Requirements

a. Dimensional Requirements: *Refer to Section III.A of this report for how this proposal has met the R-5 dimensional requirements.*

Response: All of the proposed lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 land use district dimensional requirements.

b. Significant Tree Retention: *Refer to Section III.B of this report for how this proposal has met tree preservation requirements pursuant to LUC 20.20.900.D.*

Response: The applicant proposes to retain 35% of the significant trees on-site. This will satisfy the minimum 30% tree retention requirement.

c. Noise/Construction Hours:

Response: All construction associated with this short plat will be required to adhere to the noise levels and construction hours as regulated by BCC 9.18. **Refer to Condition of Approval regarding Noise – Construction Hours in Sections IX.A of this report.**

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

Finding: The site is located within the Southeast Bellevue Subarea. The Comprehensive Plan specifies Single-Family High-Density development for this property, which is consistent with the R-5 land use designation. The proposal achieves the density that is planned and anticipated on this site, complying with applicable Comprehensive Plan policies for this subarea and City-wide

policies, including the following:

a. City-wide policies:

- i. **Policy 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.*

Response: The proposed short plat will provide lots for six future single-family residential units. These homes will help to meet housing for Bellevue's share of the regionally adopted demand forecasts for residential uses.

- ii. **Policy LU-6:** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

Response: The six lots proposed in this short plat are considered a substantial portion of the maximum density after storm and access road infrastructure improvements.

b. Southeast Bellevue Subarea policies:

- i. **Policy S-SE-2:** Enhance or improve the existing residential character through landscaping, building orientation, and building design for all new development and physical improvements.*

Response: The final, developed condition of the proposal represents a significant improvement to the existing site. This includes the contribution of the natural character of the area through tree retention and landscaping. This also includes infrastructure improvements and physical improvements of the site by installing the highest and best use of the zone.

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

Finding: As conditioned, each lot in the proposal can be developed to current R-5 dimensional standards without requiring a variance. Refer to Section III of this report. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding Variance Restriction in Section IX.A 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 location, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding Utilities Conceptual Approval, Engineering Plans, Infrastructure Improvements, Access Design and Maintenance and Pavement Restoration in Section IX.C of this report.**

VIII. CONCLUSION AND DECISION:

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

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

IX. CONDITIONS OF APPROVAL:

The following Conditions are imposed under the authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Anna Mickols, (425) 452-2925
Land Use Code – BCC Title 20	Leticia Wallgren, (425) 452-2044
Noise Control – BCC 9.18	Leticia Wallgren, (425) 452-2044
Transportation Develop. Code – BCC 14.60	Ian Nisbet (425) 452-4851
Right-of-Way Use Code 14.30	Mazen Wallaia (425) 452-6988
Utility Code – BCC Title 24	Roy Andresen, (425) 452-5206

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, Land Use

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. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Leticia Wallgren, Land Use

3. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the design review application is based on the conceptual design only. Minor changes to the site layout may be required to accommodate the utilities after land use design review is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department construction plan review, approval, and field inspection is performed under the Utility Developer Extension Agreement (UE).

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Roy Andresen, Utilities

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

1. 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

2. 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

3. 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 and shared driveway, the

connection to SE 16th Street, pavement restoration in SE 16th Street, 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:

SE 16th Street:

- Install new minimum 20-foot-wide private street driveway approach per Bellevue Standards.
- Restore any portion of the existing 10-foot-wide multipurpose path that is damaged or does not meet ADA requirements.
- Street lighting requirements must be met per City of Bellevue standards.
- The existing utility pole on the frontage must be relocated out of sight distance and fixed object clearance zones.
- Replace or relocate any existing street signs or channelization impacted by the project.
- 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 undergrounded.

Private Street

- Construct a new minimum 20-foot-wide private street with a 5-foot-wide sidewalk per Bellevue standards.
- Provide a turnaround facility per standard drawing RC-130-1.
- 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.

4. SIGHT DISTANCE

The proposed driveway access onto SE 16th Street shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on SE 16th Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set

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

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 16th Street will require standard 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: Ian Nisbet, (425) 452-4851

6. CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

A site and scope specific CSWPPP is required for the clearing and grading permit application. It must include a narrative, drawings, and a turbidity and pH monitoring plan. A Stormwater Pollution Prevention Plan (SWPPP) prepared for the Department of Ecology Notice of Intent would satisfy this requirement.

The COB forms can be found here:

<https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

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

7. EROSION AND SEDIMENTATION CONTROL – MINIMUM REQUIREMENT 2

Clearing and Grading and erosion and sedimentation control (ESC) drawings are required.

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

8. TREE PROTECTION

Significant trees that are scheduled for retention must be protected during construction. Trees located outside of the areas needed to be cleared for the shared infrastructure construction would not be allowed to be removed under the clearing and grading permit.

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

9. CLEARING AND GRADING LIMITS

Clearing & Grading limits must be presented in the clearing & grading permit application and drawings. The limits should encompass the areas to be disturbed only as needed for the construction of the frontage improvements, road and utilities shared between both future lots. No other work or tree removal shall be allowed outside of the necessary disturbance for the shared infrastructure construction.

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

10. CONSTRUCTION SEQUENCE

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

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

11. RAINY SEASON RESTRICTIONS

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

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

12. TURBIDITY MONITORING PLAN

Turbidity and pH monitoring may be required for this project, depending on the proposed construction stormwater handling.

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

13. ROCKERY REQUIREMENTS

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

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

14. POST CONSTRUCTION SOILS

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

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

15. ABATEMENT SECURITY

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

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

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

16. INFRASTRUCTURE IMPROVEMENTS

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

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Ian Nisbet, (425) 452-4851

17. ACCESS DESIGN AND MAINTENANCE

The final short plat map must include a note that specifies that the owners of lots served by the private street are jointly responsible for maintenance and repair of the private street. Also, the final short plat map must include a note that specifies that private street 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, (425) 452-4851

18. TREE RETENTION

The final short plat shall portray a minimum of 30% (179.7 diameter inches of existing significant trees to remain) If existing trees are found to be hazards then replanting of new trees will be required and shown on the Final Plat. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained and planted must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall

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

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

AUTHORITY: Land Use Code 20.20.900.D, 20.25H.055.C.3.ii.
REVIEWER: Leticia Wallgren, Land Use

THE RESERVE AT PHANTOM LAKE

PRELIMINARY SHORT PLAT

SW ¼, NE ¼ SECTION 2, TOWNSHIP 24 N, RANGE 5 E, WM
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

PERMIT NUMBER: 22-112080 LN
MAY 2022
REVISED JUNE 2023

EXISTING LEGAL DESCRIPTION

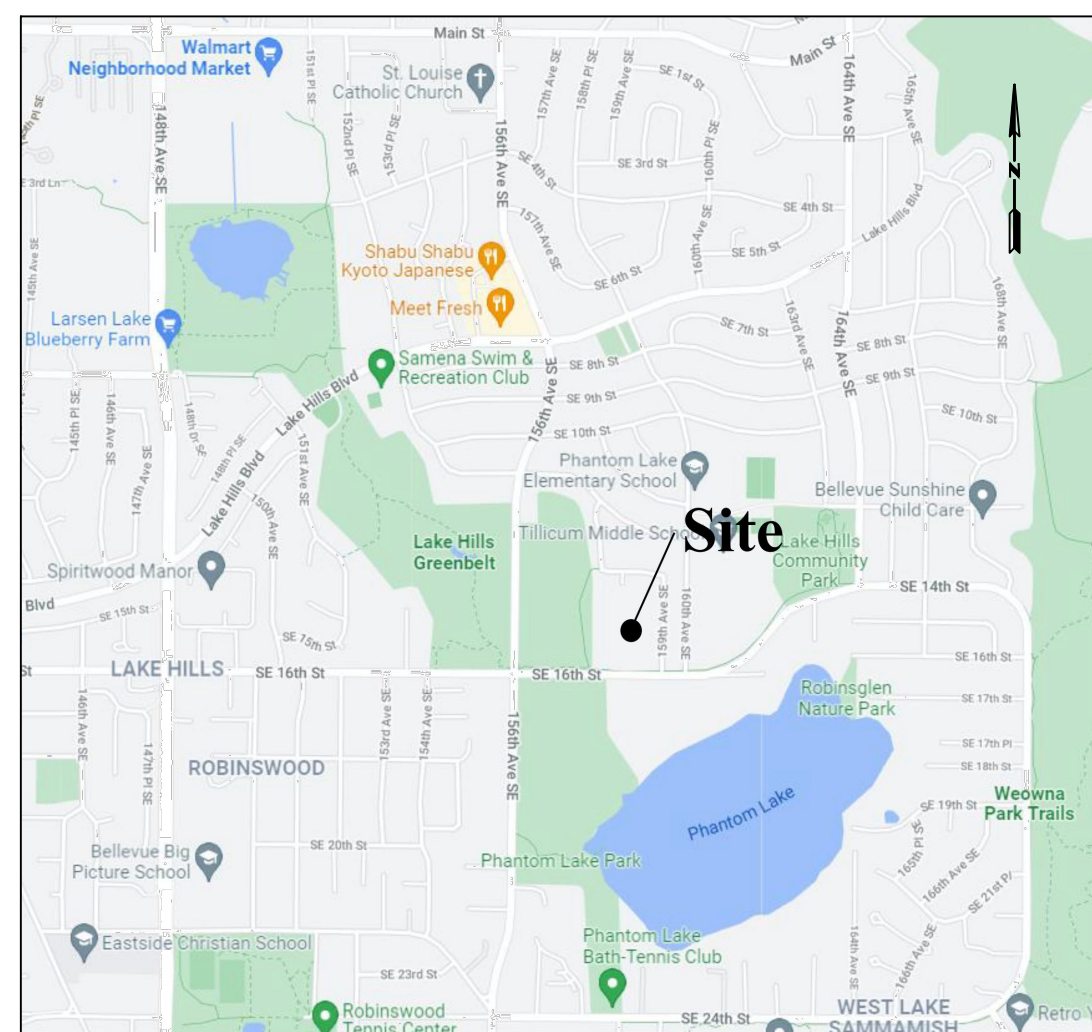
THE EAST 148.5 FEET OF THE WEST 990 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., LYING SOUTH OF THE PLAT OF STILLWELL ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79 OF PLATS, PAGES 28 AND 29, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 934966.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

SITE LOCATION: 15824 SE 16th STREET, BELLEVUE, WA 98008
TAX PARCEL #: 022405-9055
TOTAL SITE AREA: 78,844 SQUARE FEET
NUMBER OF LOTS PROPOSED: 6
ZONING: R-5
EXISTING USE: SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
SEWER / WATER: CITY OF BELLEVUE
POWER / GAS: PUGET SOUND ENERGY
TELEPHONE SERVICE: ZIPLY / XFINITY
CABLE: ZIPLY / XFINITY
FIRE DISTRICT: CITY OF BELLEVUE
SCHOOL DISTRICT: CITY OF BELLEVUE

OWNER: MURRAY FRANKLYN
TODD LEVITT
14410 NE BEL-RED ROAD
BELLEVUE, WA 98007
(425) 644-2323
TODDL@MURRAYFRANKLYN.COM

ENGINEER / SURVEYOR: GOLDSMITH LAND DEVELOPMENT SERVICES
MARK BARBER, P.E. / LEE NYQUIST, P.L.S.
1215 114TH AVENUE SE
BELLEVUE, WA 98004
(425) 462-1080
MBARBER@GOLDSMITHENGINEERING.COM
LNYQUIST@GOLDSMITHENGINEERING.COM



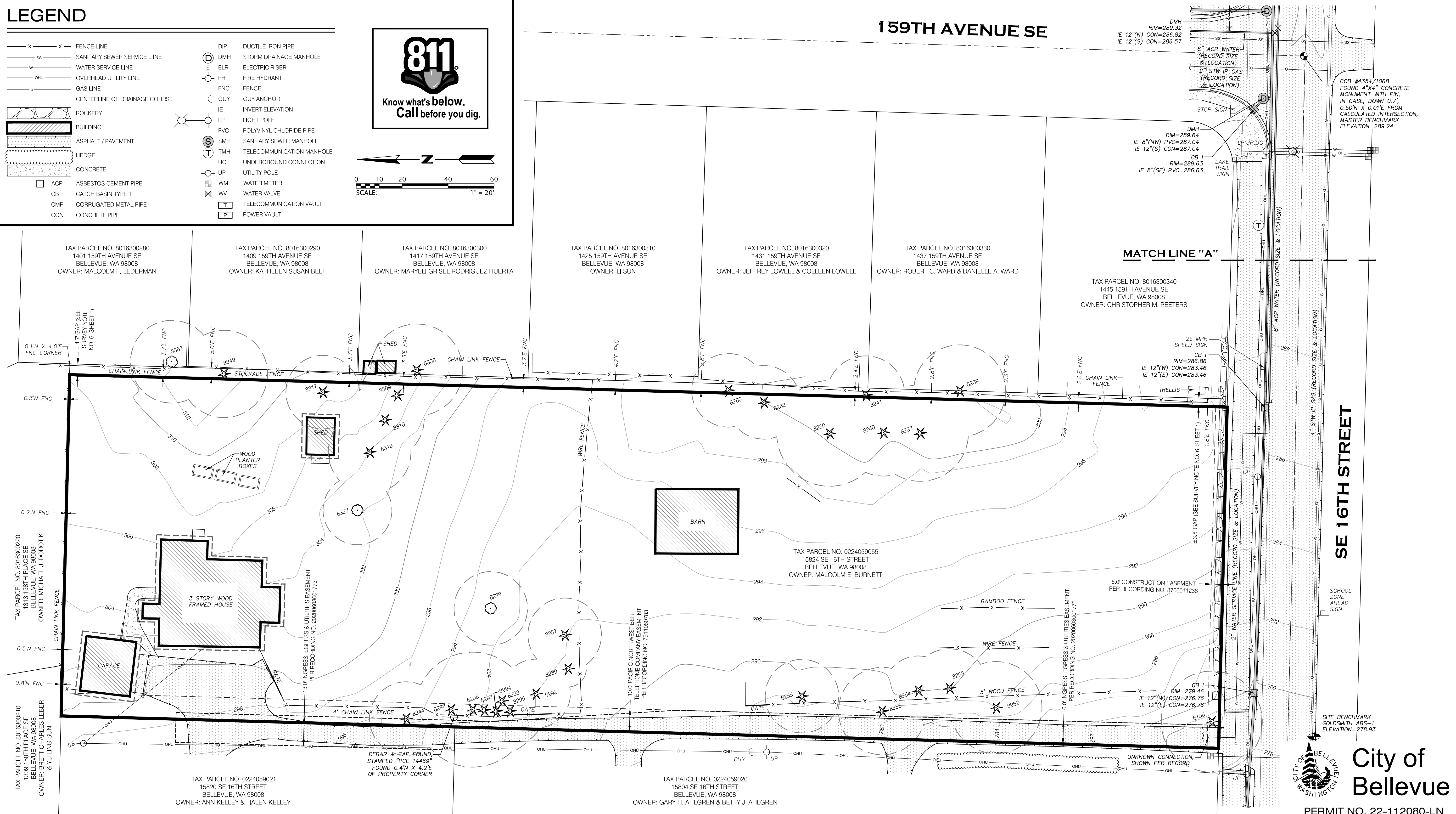
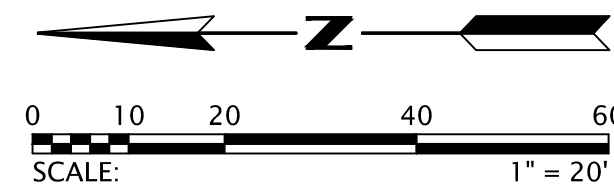
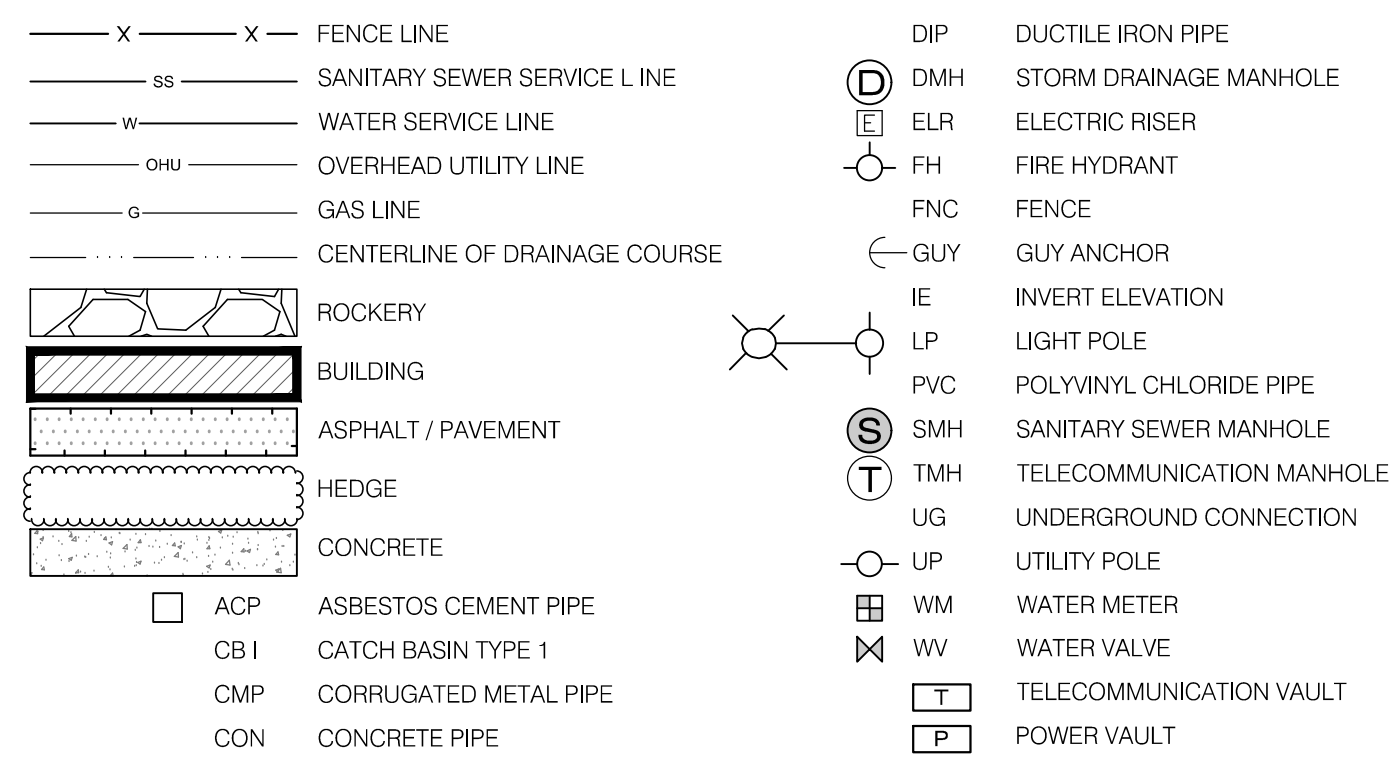
VICINITY MAP

N.T.S.

SHEET INDEX

1	COVER SHEET
EC-1	EXISTING CONDITIONS
EC-2	EXISTING CONDITIONS
HC-1	HORIZONTAL SURVEY CONTROL
SP-1	SHORT PLAT LAYOUT
TR-1	TREE RETENTION PLAN
C-1	PRELIMINARY GRADING & DRAINAGE PLAN
C-2	PRELIMINARY ROAD & STORM PROFILE
C-3	PRELIMINARY VAULT SECTIONS
C-4	SE 16TH ST PROFILE WEST
C-5	SE 16TH ST PROFILE (EAST)
C-6	PRELIMINARY SEWER & WATER PLAN
C-7	PRELIMINARY WATER & SEWER PROFILE
C-8	SIGHT DISTANCE VERIFICATION
D-1	SANITARY SEWER DETAILS

LEGEND



City of Bellevue

PERMIT NO. 22-112080-LN

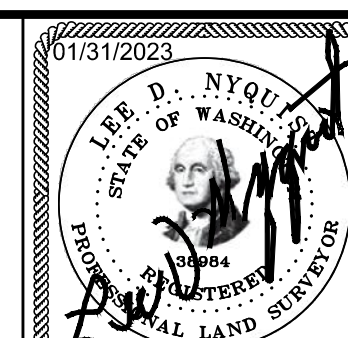
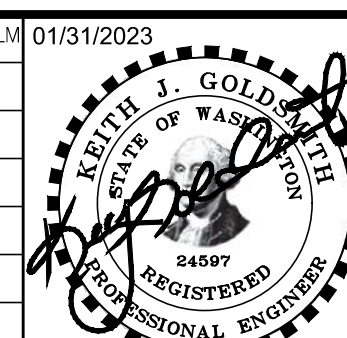


GOLDSMITH
LAND DEVELOPMENT SERVICES

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T 425 462 1080 www.goldsmithengineering.com

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						APPROVED: LDN	

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APPROVED: LDN		



MURRAY FRANKLYN A FAMILY OF COMPANIES

EXISTING CONDITIONS

FOR

THE RESERVE AT PHANTOM LAKE

15824 SE 16TH ST., CITY OF BELLEVUE

KING COUNTY, WA

LIB NO. 21151

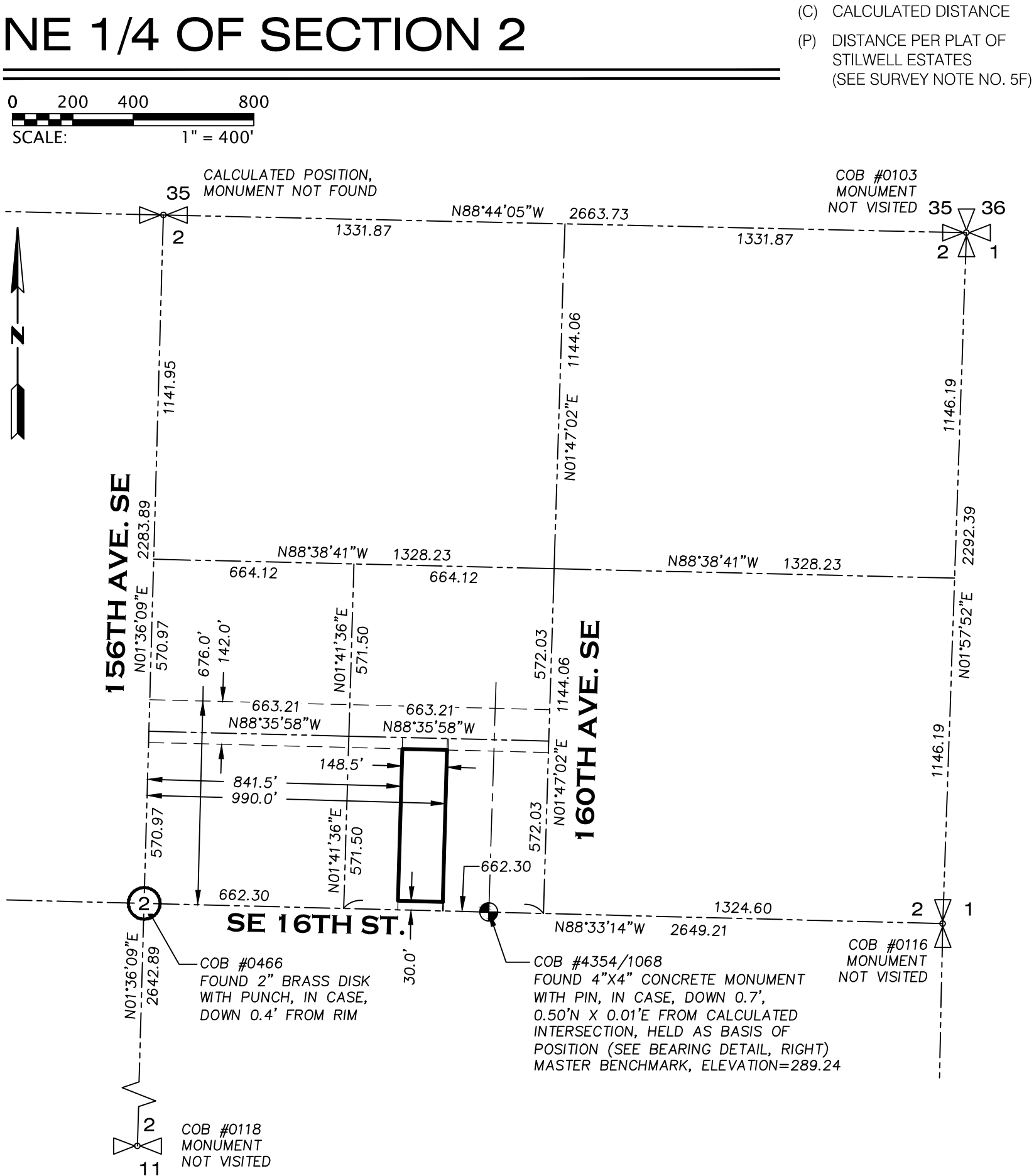
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EC-1

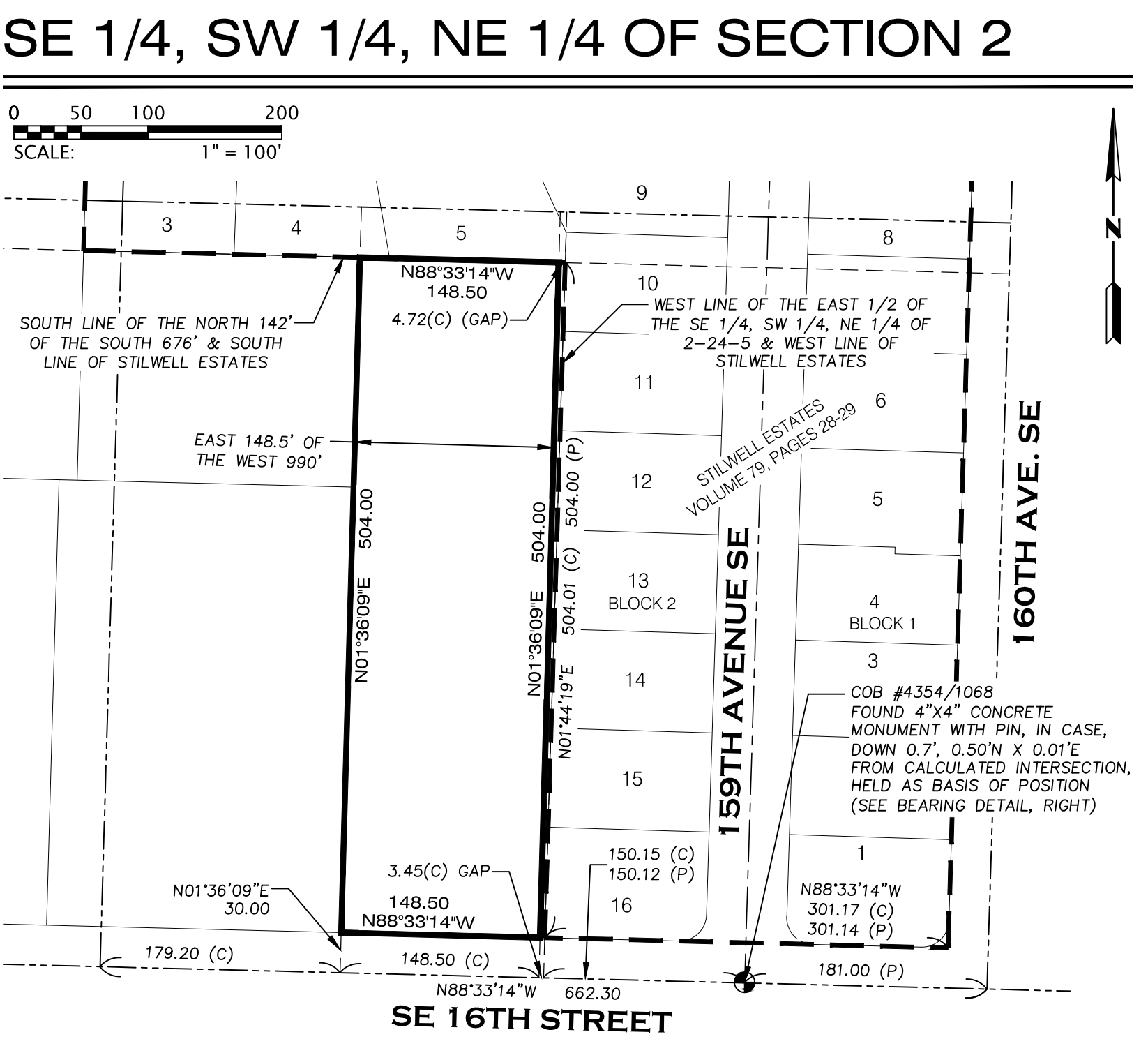
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CITY OF BELLEVUE, KING COUNTY, WASHINGTON

NE 1/4 OF SECTION 2

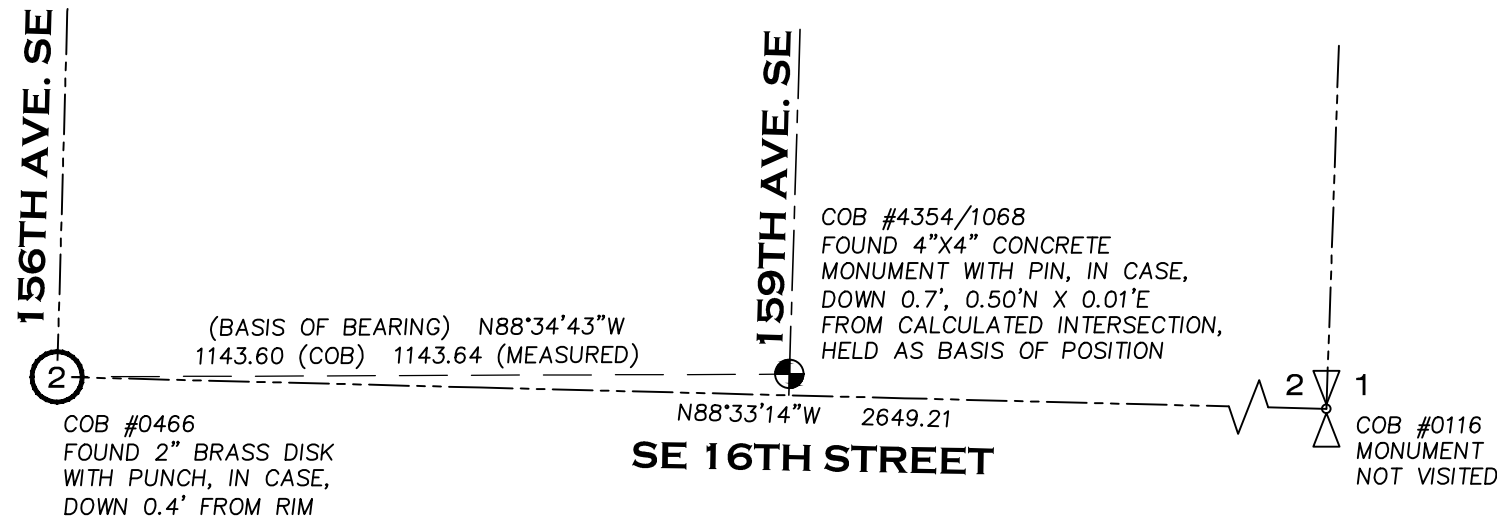


SE 1/4, SW 1/4, NE 1/4 OF SECTION 2



BEARING DETAIL

NOT TO SCALE



SURVEY NOTES

1. HORIZONTAL DATUM: NAD 83/2011, WASHINGTON NORTH ZONE, PER CITY OF BELLEVUE SURVEY CONTROL ACCESSED DECEMBER 1, 2020.
2. BASIS OF POSITION: CITY OF BELLEVUE SURVEY CONTROL POINT 4354 AT THE MONUMENTED INTERSECTION OF SE 16TH STREET AND 159TH AVENUE SE. THE MONUMENT IS A FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS PIN, IN CASE, 0.7 FEET BELOW CASE RIM. (N: 220,177.532, E: 1,321,198.798-GRID)
3. BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE CENTER OF SECTION MONUMENT FOR SECTION 2 TO BE N 88°34'43" W. THE MONUMENT IS REFERENCED AS CITY OF BELLEVUE SURVEY CONTROL POINT 0466 AND IS A FOUND 3 INCH DIAMETER BRASS DISC AND "X" SET IN CONCRETE AT THE INTERSECTION OF SE 16TH STREET AND 156TH AVENUE SE, IN CASE, 0.4 FEET BELOW CASE RIM. (N: 220,205.902, E: 1,320,055.553-GRID)
4. VERTICAL DATUM: NAVD 88, PER THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

MASTER BENCHMARK: BENCHMARK IS THE ABOVE-DESCRIBED BASIS OF POSITION (CITY OF BELLEVUE CONTROL POINT 4354 / 1068).
ELEVATION = 289.24 FEET

SITE BENCHMARK: BENCHMARK IS GOLDSMITH SURVEY TRAVERSE CONTROL POINT ABS-1, BEING A CONCRETE NAIL SET AT THE SOUTH EDGE OF PAVEMENT OF SE 16TH STREET, DIRECTLY ACROSS FROM THE PAVED JOINT-USE DRIVEWAY LOCATED ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
ELEVATION = 278.93 FEET
5. THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:

MASTER BENCHMARK: BENCHMARK IS THE ABOVE-DESCRIBED BASIS OF POSITION (CITY OF BELLEVUE CONTROL POINT 4354 / 1068).
ELEVATION = 289.24 FEET

SITE BENCHMARK: BENCHMARK IS GOLDSMITH SURVEY TRAVERSE CONTROL POINT ABS-1, BEING A CONCRETE NAIL SET AT THE SOUTH EDGE OF PAVEMENT OF SE 16TH STREET, DIRECTLY ACROSS FROM THE PAVED JOINT-USE DRIVEWAY LOCATED ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
ELEVATION = 278.93 FEET

THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:

- CITY OF BELLEVUE SURVEY CONTROL DATABASE.
- 3) ALTA/NSPS LAND TITLE SURVEY FOR GARY & BETTY AHLGREN BY GOLDSMITH, DATED DECEMBER 28, 2020, JOB NUMBER 20289.
- 4) BOUNDARY & TOPOGRAPHIC SURVEY FOR KENSINGTON HOME BUILDERS OF THE BURNETT PROPERTY BY CORE DESIGN, DATED MARCH 30, 2018, PROJECT NUMBER 18060.
- 5) ALTA/NSPS LAND TITLE SURVEY FOR BURNETT AND KELLEY PROPERTIES BY MEAD GILMAN LAND SURVEYORS ON OCTOBER 16, 2019.
- 6) UNRECORDED KING COUNTY SHORT PLAT FOR BURNETT PROPERTY (TAX PARCEL NUMBER 0224059055) DATED NOVEMBER 2007.
- 7) STILWELL ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 79 OF PLATS, PAGES 28 THROUGH 29, RECORDS OF KING COUNTY WASHINGTON.
- 8) PHANTOM LAKE MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 115 OF PLATS, PAGES 93 THROUGH 94, RECORDS OF KING COUNTY WASHINGTON.
- 9) KING COUNTY QUARTER SECTION MAP FOR THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 24N, RANGE 5E, W.M.

6. NARRATIVE:

THE SECTION WAS BROKEN DOWN HOLDING PUBLISHED CITY OF BELLEVUE SURVEY CONTROL. THE NORTH-SOUTH CENTER OF SECTION LINE WAS ESTABLISHED USING THE PUBLISHED POSITION OF THE SOUTH QUARTER CORNER (CITY OF BELLEVUE SURVEY CONTROL POINT 0118, N: 217,564.048, E: 1,319,981.645) AND PROJECTING A LINE NORTH THROUGH THE PUBLISHED POSITION OF THE CENTER OF SECTION MONUMENT (SEE SURVEY NOTE NO. 3).

PROPERTY DESCRIPTIONS FOR TAX LOT NUMBERS 0224059192, 0224059020, AND 0224059055 ARE DESCRIBED PER DEED BEGINNING AT THE WESTERN LINE OF THE NORTHEAST QUARTER AND PROGRESSING EAST.

THE WEST LINE OF THE SOUTH HALF OF THE BOUNDARY FOR THE PLAT OF STILWELL ESTATES (SEE SURVEY NOTE NO. 4F) WEST LINE IS DESCRIBED AS STARTING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PROGRESSING WEST TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER.

DOE TO THE NATURE OF THE SUBJECT PROPERTY BEING DESCRIBED MOVING WEST TO EAST AND THE PLAT OF STILWELL BEING DESCRIBED FROM EAST TO WEST, A GAP WAS CREATED BETWEEN THE TWO THAT IS APPROXIMATELY 3.5 FEET AT THE SOUTHEAST CORNER AND 4.7 FEET AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

7. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. THE COMBINATION FACTOR USED FOR THIS SITE WAS 0.99997330, WHERE GRID DISTANCE DIVIDED BY THE COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE, THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION.
8. THE SUBJECT PROPERTY CONTAINS 74,843 SQUARE FEET, MORE OR LESS.
9. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING THE FOLLOWING INSTRUMENTS: A 3-SECOND TOPCON GT-503 TOTAL STATION.

ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
10. MONUMENTS SHOWN AS FOUND WERE FIELD VISITED ON DECEMBER 11, 2020. OFFSITE PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED ON JANUARY 5 AND APRIL 1, 2022 BY GOLDSMITH. ONSITE PLANIMETRIC INFORMATION WAS COLLECTED AND MAPED BY CORE DESIGN IN 2018 AND FIELD VERIFIED BY GOLDSMITH.
11. THE PURPOSE OF THIS SURVEY IS TO DELINEATE PROPERTY BOUNDARIES AND OCCUPATION PER THE BASIC REQUIREMENTS FOR AN PRELIMINARY SHORT PLAT.
12. TREE INFORMATION SHOWN HEREON IS PER GREENFOREST, INC. SEE ARBORIST REPORT FOR MORE INFORMATION.

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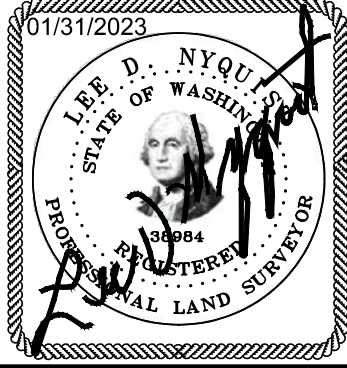
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MURRAY FRANKLYN A FAMILY OF COMPANIES

HORIZONTAL SURVEY CONTROL

FOR

THE RESERVE AT PHANTOM LAKE

15824 SE 16TH ST., CITY OF BELLEVUE

KING COUNTY, WA

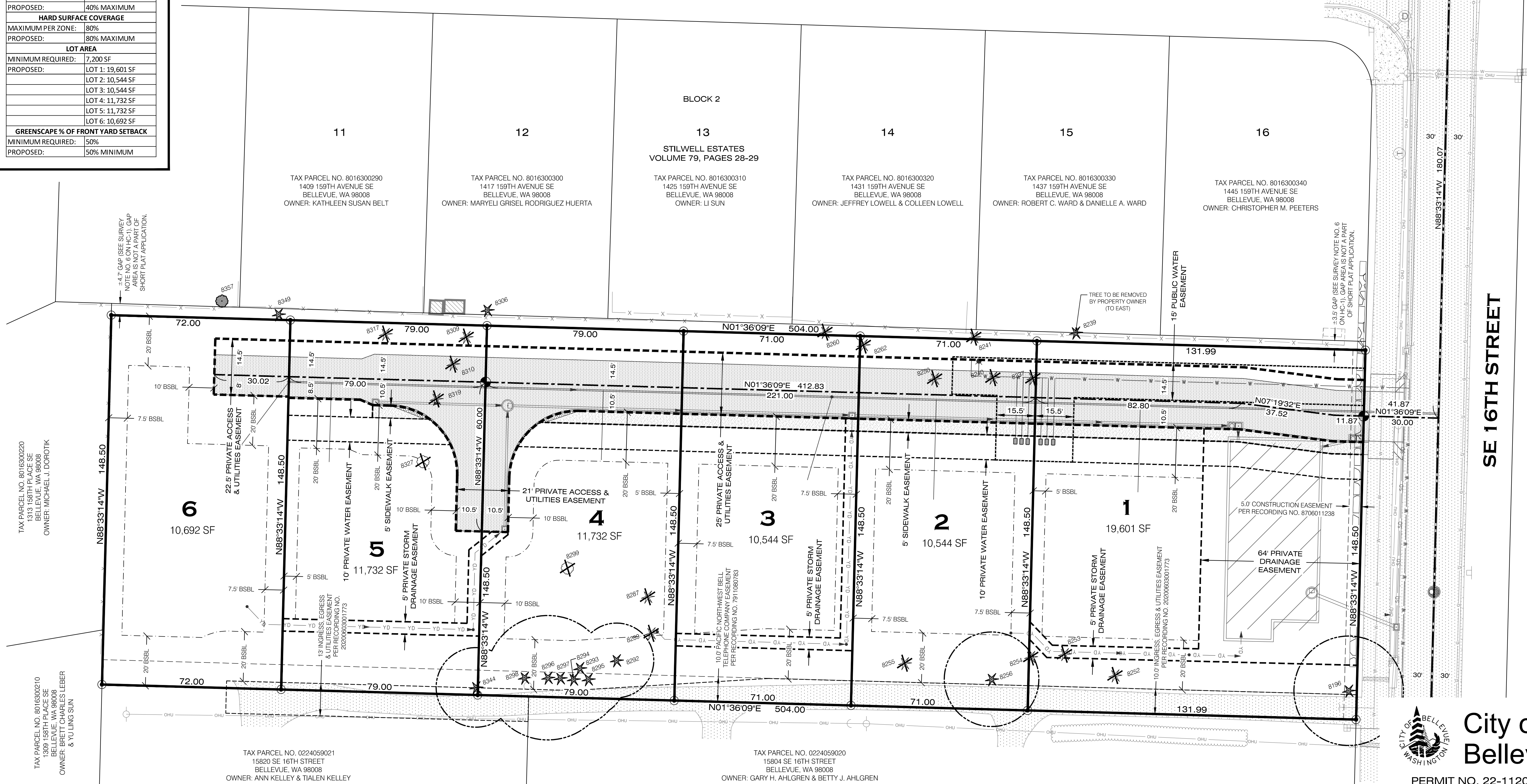
JOB NO. 21151

SHEET

HC-1

159TH AVENUE SE

COB #4354/1068
FOUND 4"X4" CONCRETE
MONUMENT WITH PIN, IN CASE,
DOWN 0.7', 0.50'N X 0.01'E
FROM CALCULATED INTERSECTION,
HELD AS BASIS OF POSITION
(SEE BEARING DETAIL, RIGHT)



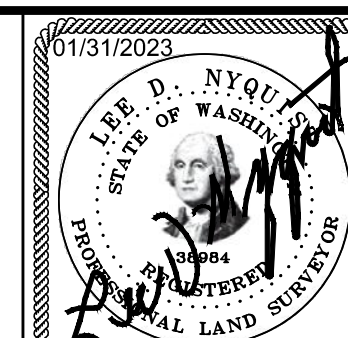
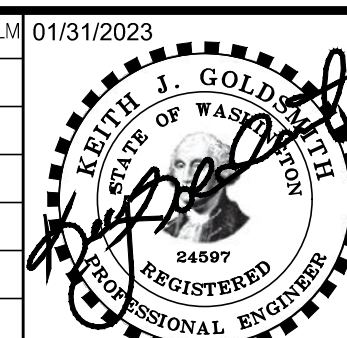
SE 16TH STREET

City of
Bellevue

PERMIT NO. 22-112080-LN



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	DESIGNED:
	APPROVED: LDN



MURRAY FRANKLYN A FAMILY OF COMPANIES

SHORT PLAT LAYOUT

FOR

THE RESERVE AT PHANTOM LAKE

15824 SE 16TH ST., CITY OF BELLEVUE

KING COUNTY, WA

JOB NO.	21151
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SHEET

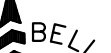
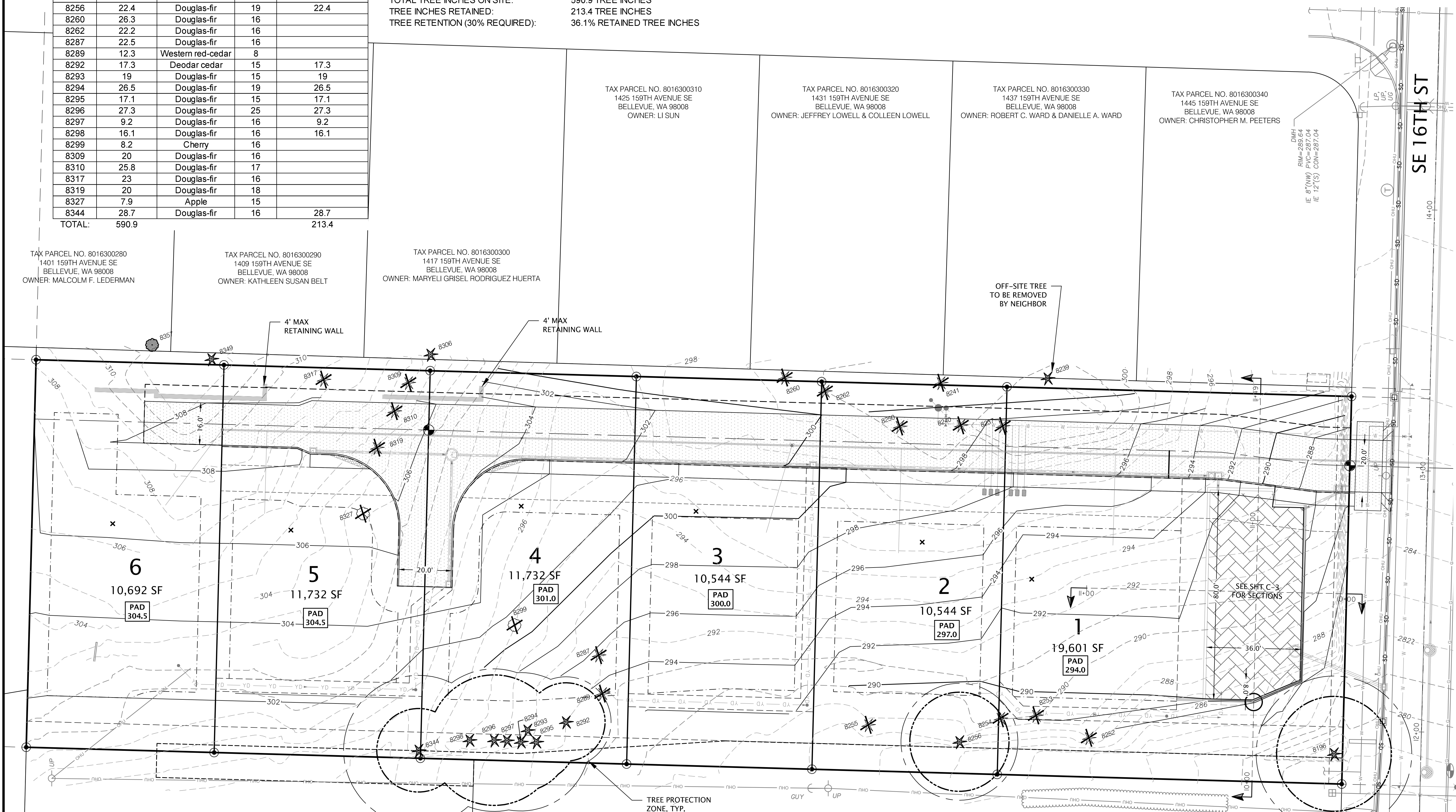
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OFFSITE TREES			
No.	Trunk diameter	Species	DL
8239	44	Douglas-fir	20
8306	26	Douglas-fir	20
8349	23.8	Douglas-fir	19
8357	12,18,19	Bigleaf maple	18

TOTAL TREE INCHES ON SITE:	590.9 TREE INCHES
TREE INCHES RETAINED:	213.4 TREE INCHES
TREE RETENTION (30% REQUIRED):	36.1% RETAINED TREE INCHES

		TREE TO BE RETAINED
		TREE TO BE REMOVED
		TREE PROTECTION ZONE
		TREE DRIPLINE

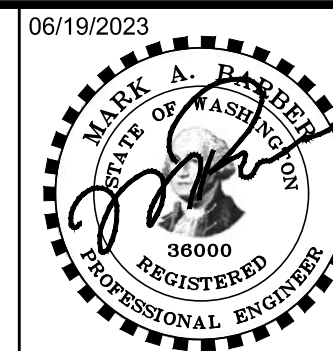
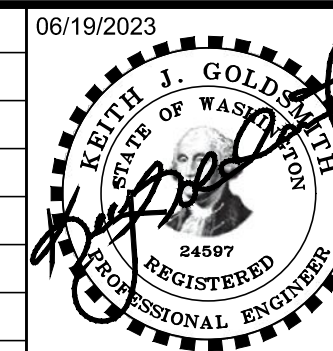


**City of
Bellevue**

PERMIT NO. 22-112080-LN



	PLOTTED:
	DRAWN: CEL
	DESIGNED: MAB
	APPROVED: KJG



MURRAY FRANKLYN A FAMILY OF COMPANIES

OB NO. 21151

TREE RETENTION PLAN
 FOR
 THE RESERVE AT PHANTOM LAKE

TR-1

15824 SE 16TH ST., CITY OF BELLEVUE

KING COUNTY, WA

— YD — YD —	PROPOSED YARD DRAIN
	PROPOSED STORM PIPE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
— W —	PROPOSED WATER MAIN
	PROPOSED WATER METER
	PROPOSED STORM VAULT
	PROPOSED CB TYPE I
	PROPOSED CB TYPE II
	CHANNEL DRAIN
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERMEABLE PAVERS
— · · · · · —	PROPOSED BSBL
— 430 —	PROPOSED MAJOR 10' CONTOUR
— 428 —	PROPOSED MINOR 2' CONTOUR
— -420 —	EXIST. MAJOR 10' CONTOUR
— -418 —	EXIST. MINOR 2' CONTOUR
— SD —	EXIST. STORM DRAIN
— SS —	EXIST. SANITARY SEWER
— W —	EXIST. WATER MAIN
Ⓔ	EXIST. CB TYPE II
□	EXIST. CB TYPE I
Ⓔ	EXIST. SANITARY SEWER MH

CUT: 1,037 CY
FILL: 4,579 CY
VAULT: 2,487 CY (CUT)
NET: 1,055 CY (FILL)

City of
Bellevue

PERMIT NO. 22-112080-LN

TAX PARCEL NO. 8016300340
1445 159TH AVENUE SE
BELLEVUE, WA 98008
OWNER: CHRISTOPHER M. BEETERS

SD #3, CB STORMFILTER
STA. 10+41.46, -9.17 LT
RIM = 286.22

PRIVATE ROAD
(SEE C-2, C-3 & C-7 FOR PROFILE)

6
10,692 SF

10,692 SF

5
11 732 SE

11 732 SE

4

4

0,544 SF

0,544 SF

2

2

19.601 SF

19.601 SF

PROP. 21,800 CU. FT.
DETENTION VAULT

PROP. 21,800 CU. FT.
DETENTION VAULT

EX. POWER POLE TO BE
RELOCATEDEX. POWER POLE TO BE
RELOCATED

PROP. DRIVEWAY APPROACH PER
C.O.B. STD. DWG. SW-160-1

PROP. DRIVEWAY APPROACH PER
C.O.B. STD. DWG. SW-160-1

X. WALL TO BE REMOVED

X. WALL TO BE REMOVED

TAX PARCEL NO. 0224059020
15804 SE 16TH STREET
BELLEVUE, WA 98008
OWNER: GARY H. AHLGREN & BETTY J. AHLGREN

15824 SE 16TH ST., CITY OF BELLEVUE

KING COUNTY, WA

JOB NO. 21151

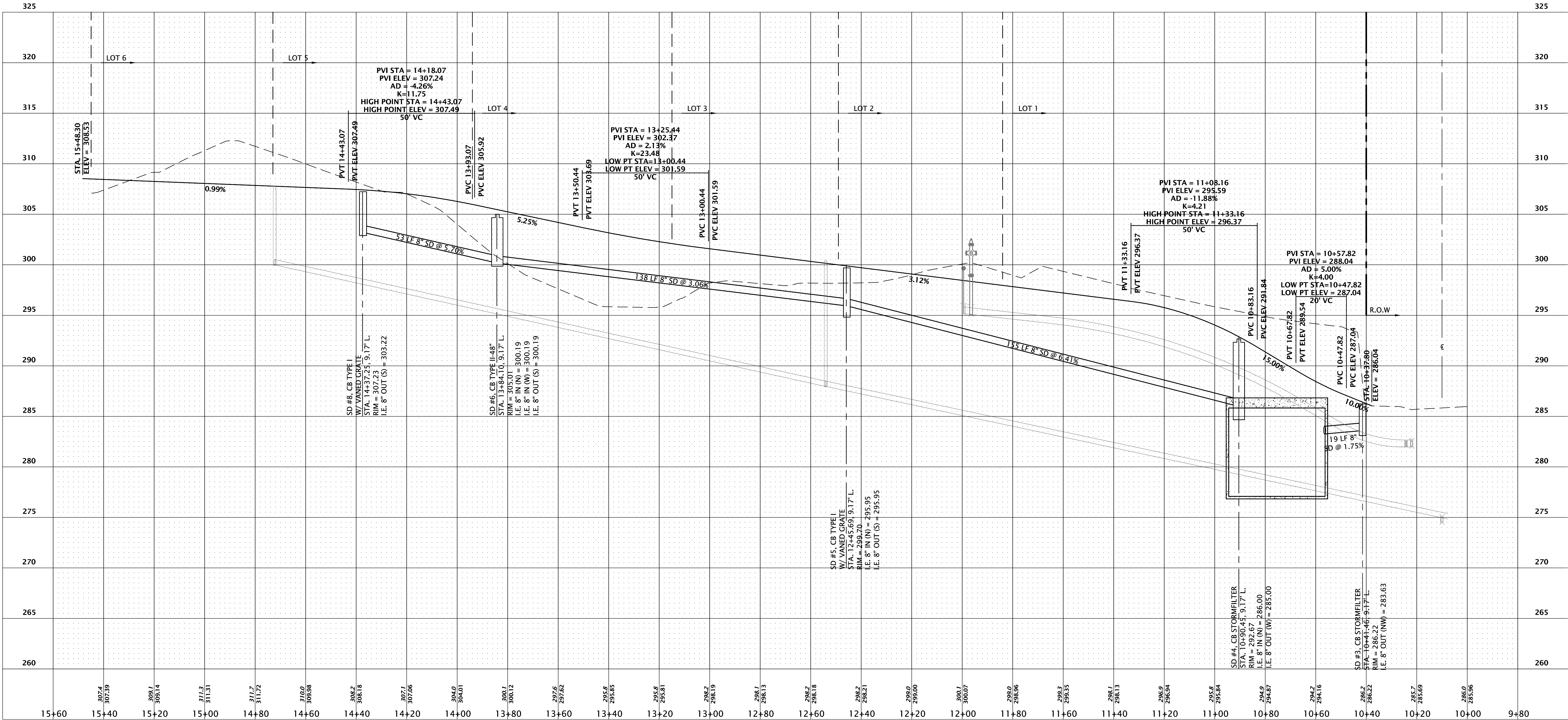
SHEET

C-1



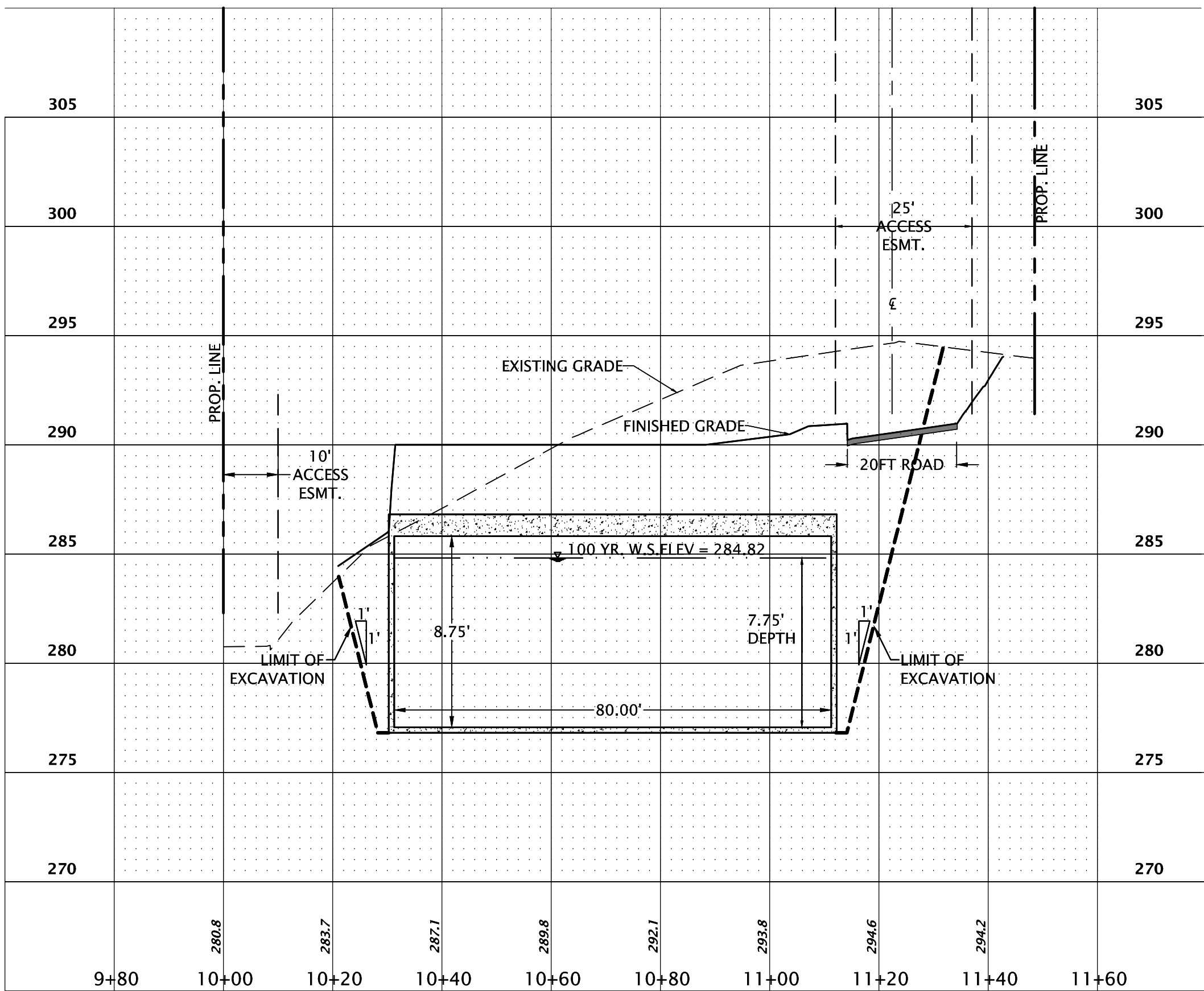
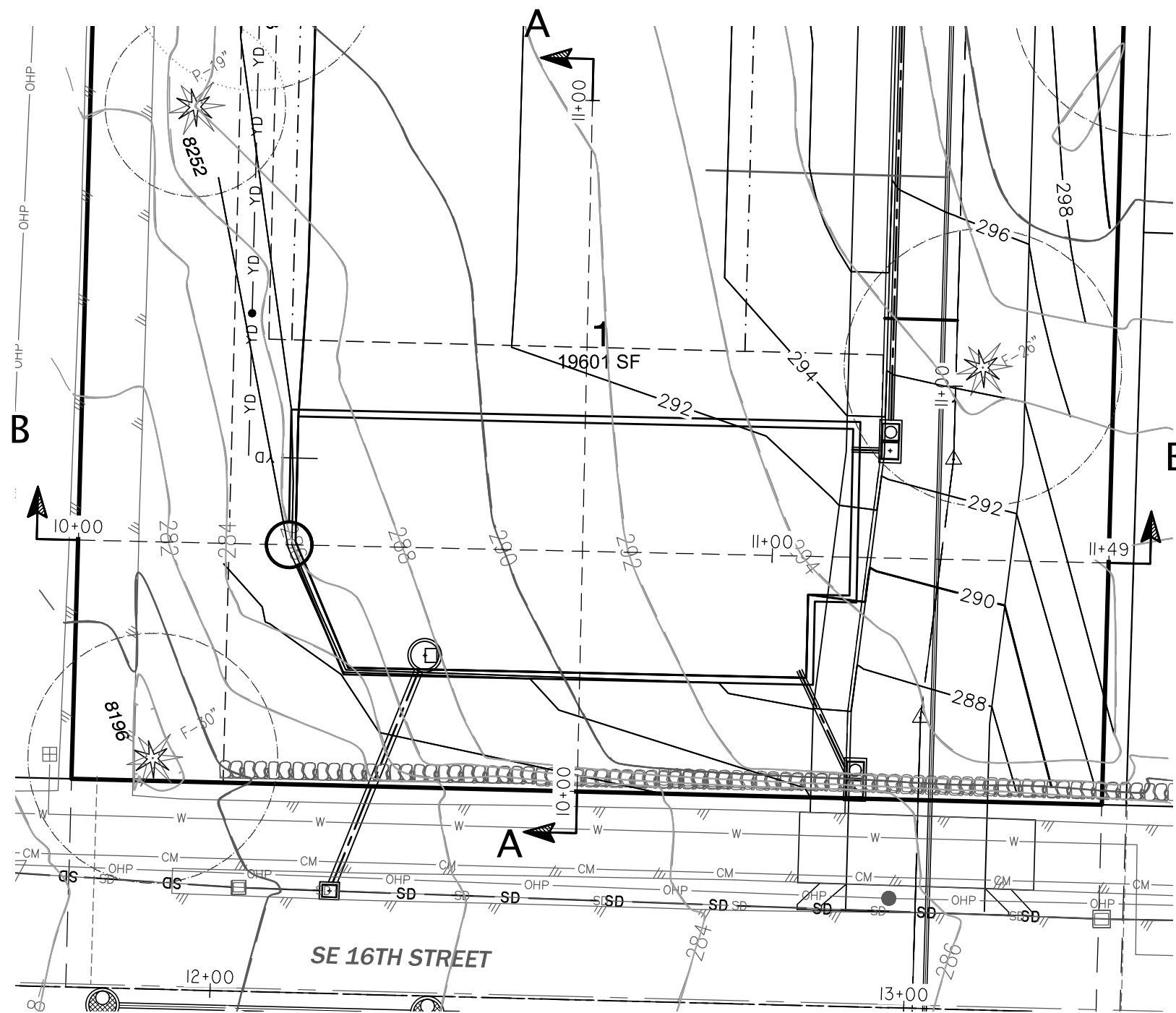
GOLDSMITH
LAND DEVELOPMENT SERVICES
11400 SE 8th St, Suite 450, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98005
T 425 462 1080 www.goldsmithengineering.com

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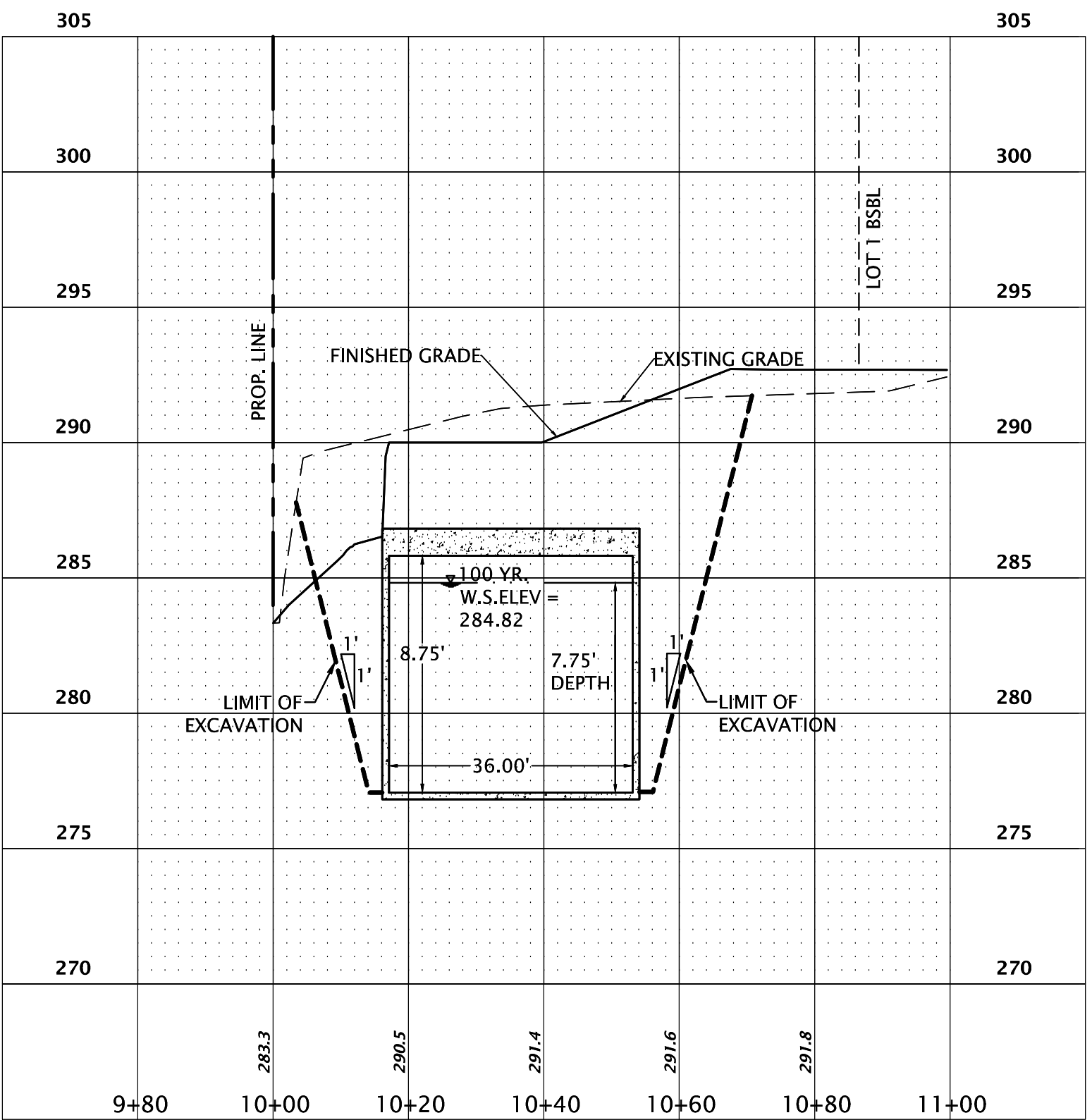
SHARED DRIVEWAY PROFILE

SCALE: 1" = 20' HOR.
1" = 5' VERT.



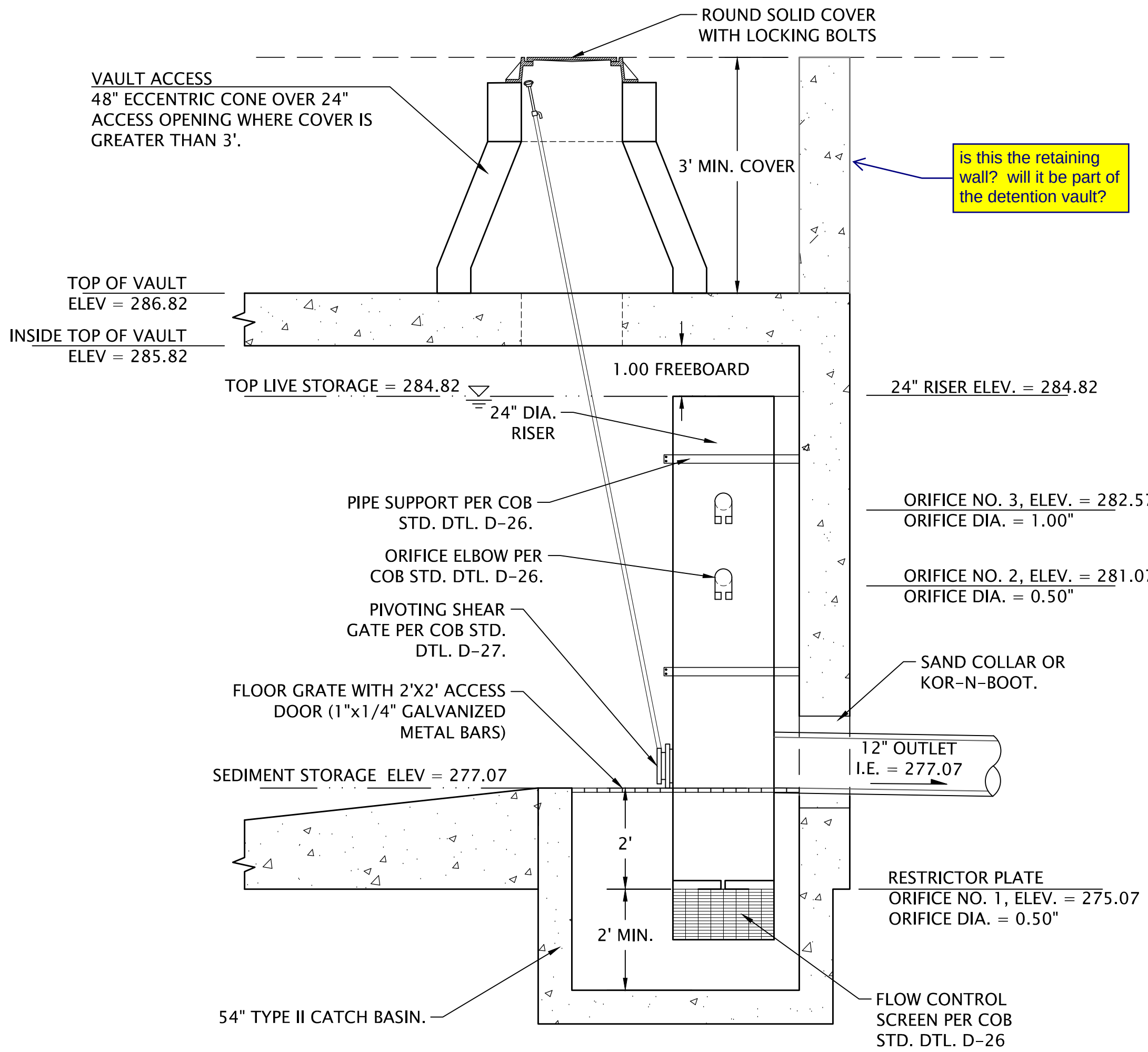
VAULT SECTION B-B

SCALE: 1" = 20' HOR.
1" = 5' VERT.



VAULT SECTION A-A

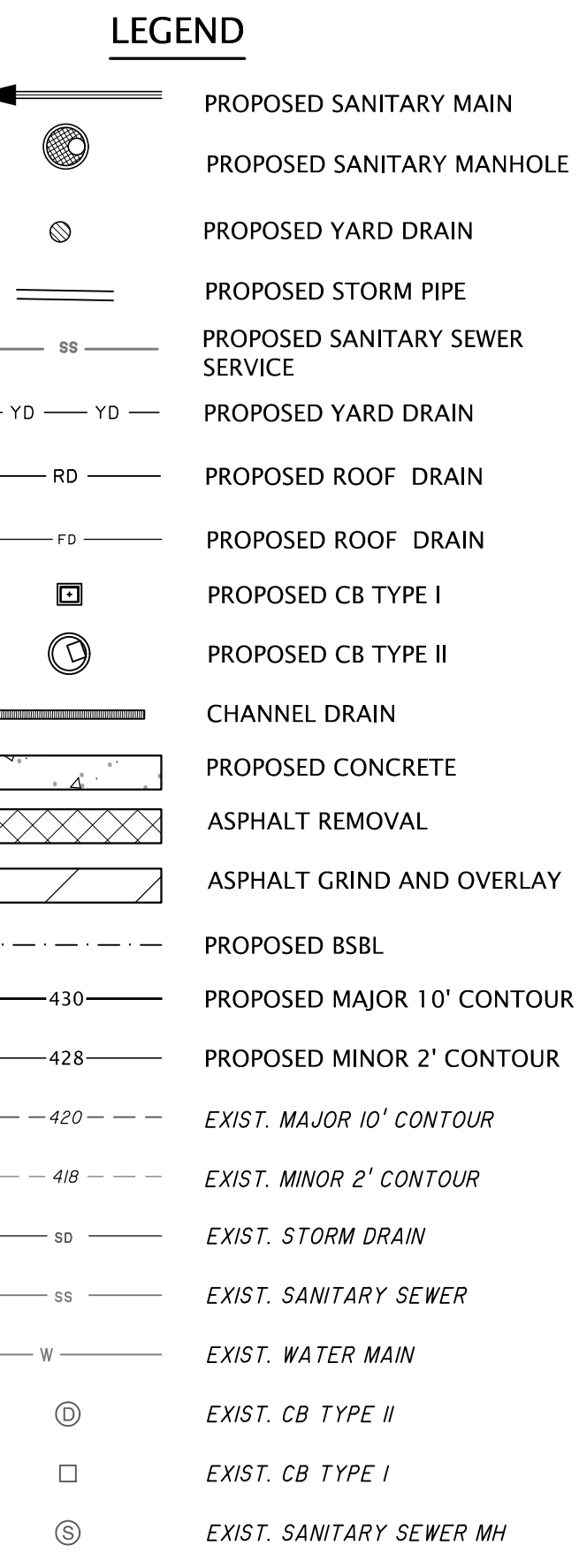
SCALE: 1" = 20' HOR.
1" = 5' VERT.

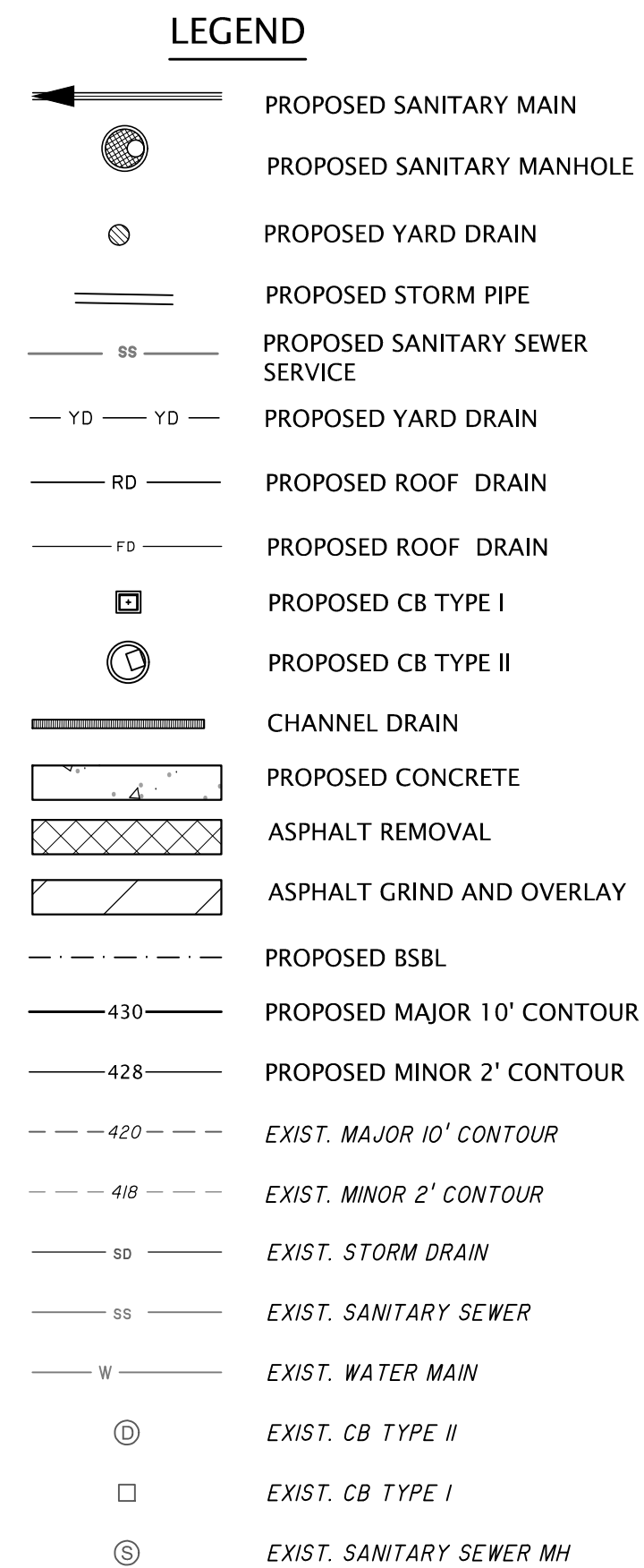


STORM DETENTION VAULT
CONTROL STRUCTURE

NOT TO SCALE

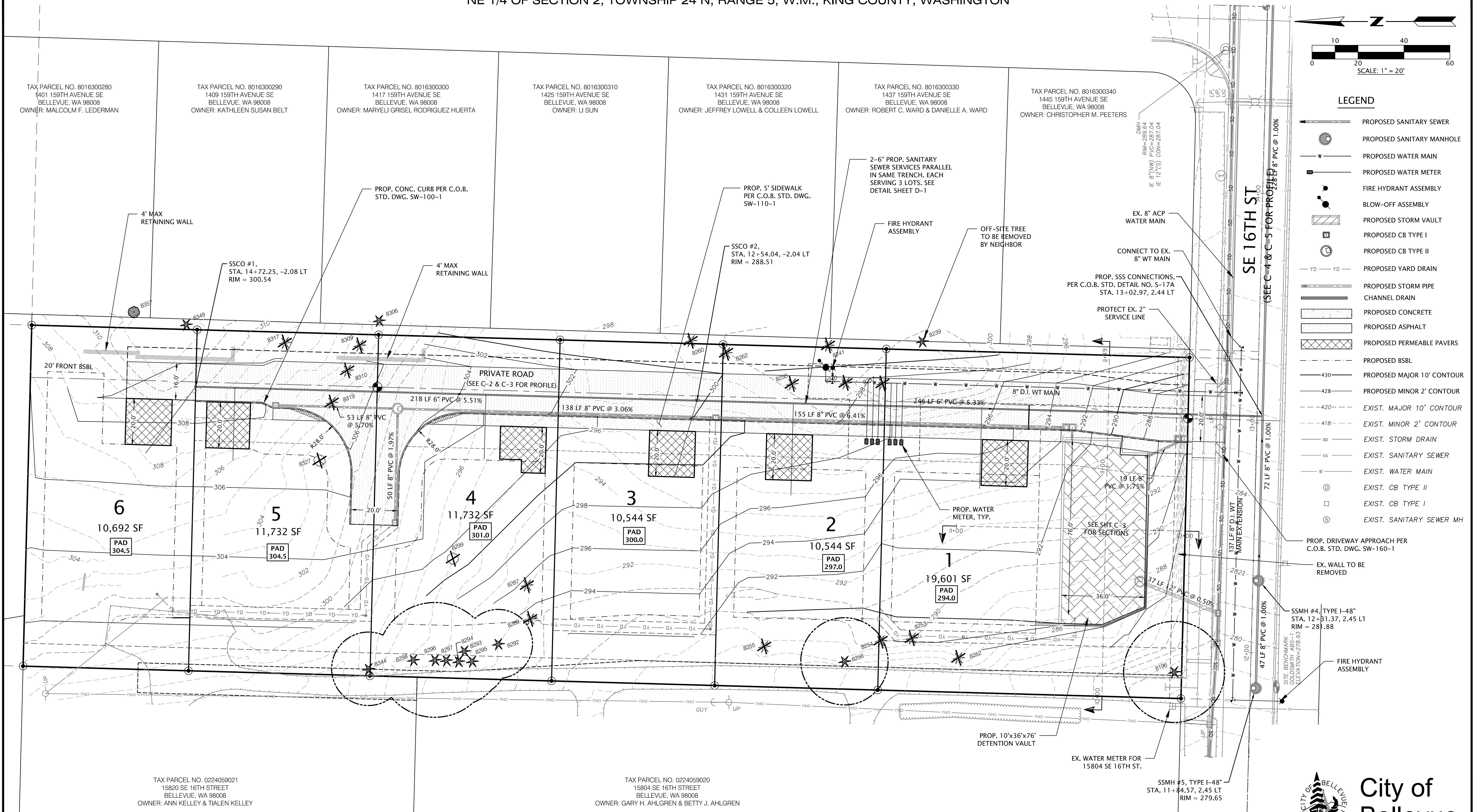
is this the retaining
wall? will it be part of
the detention vault?





The diagram shows a bridge with a central span of 40 feet and two side spans of 10 feet each. Below the bridge is a scale bar with markings at 0, 20, and 60 feet. The scale is labeled "SCALE: 1" = 20'".

	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN
	PROPOSED WATER METER
	FIRE HYDRANT ASSEMBLY
	BLOW-OFF ASSEMBLY
	PROPOSED STORM VAULT
	PROPOSED CB TYPE I
	PROPOSED CB TYPE II
	PROPOSED YARD DRAIN
	PROPOSED STORM PIPE CHANNEL DRAIN
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERMEABLE PAVERS
	PROPOSED BSBL
	PROPOSED MAJOR 10' CONTOUR
	PROPOSED MINOR 2' CONTOUR
	EXIST. MAJOR 10' CONTOUR
	EXIST. MINOR 2' CONTOUR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. WATER MAIN
	EXIST. CB TYPE II
	EXIST. CB TYPE I
	EXIST. SANITARY SEWER MH

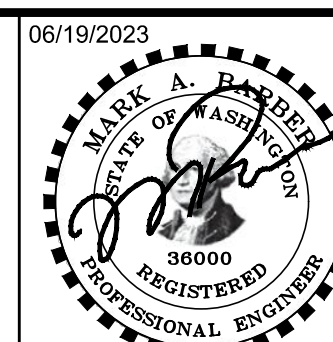
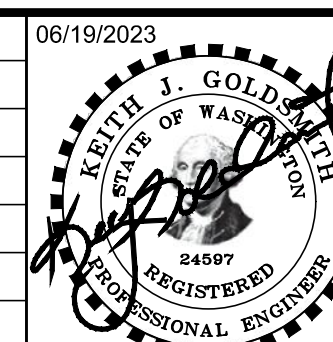
City of
Bellevue

PERMIT NO. 22-112080-LN



					PLOTTED:
					DRAWN: CEL
					DESIGNED: MAB
					APPROVED: KJG

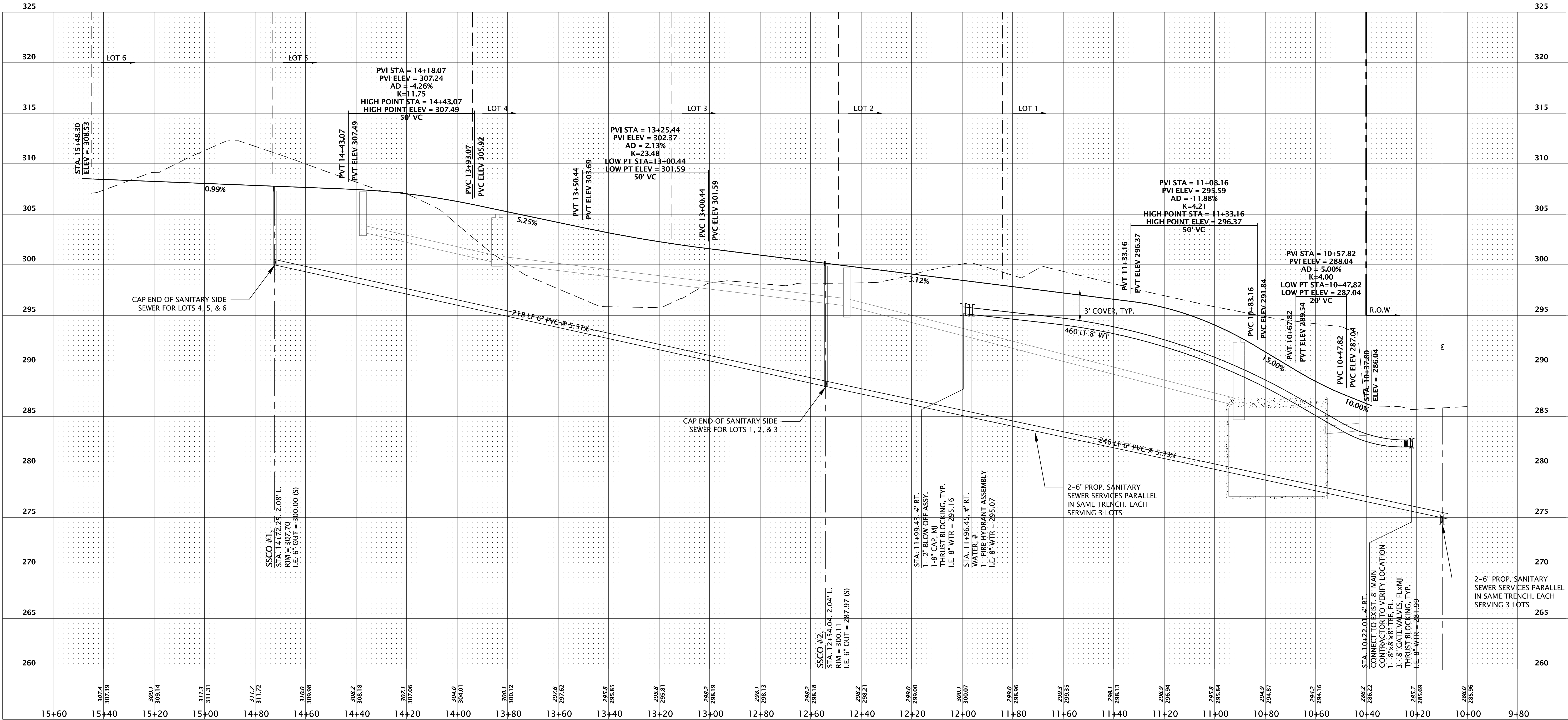
	PLOTTED:	
	DRAWN:	CEL
	DESIGNED:	MAB
	APPROVED:	KJG



MURRAY FRANKLYN A FAMILY OF COMPANIES		JOB NO. 21151
PRELIMINARY SEWER & WATER PLAN FOR THE RESERVE AT PHANTOM LAKE 15824 SE 16TH ST., CITY OF BELLEVUE KING COUNTY, WA		SHEET C-6

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NE 1/4 OF SECTION 2, TOWNSHIP 24 N, RANGE 5, W.M., KING COUNTY, WASHINGTON



PRIVATE ROAD PROFILE

SCALE: 1" = 20' HOR.
1" = 5' VERT.

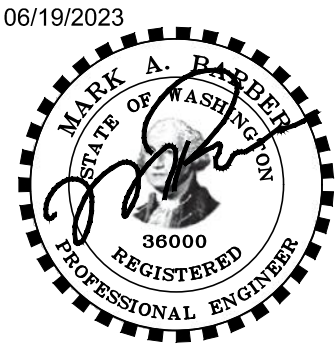
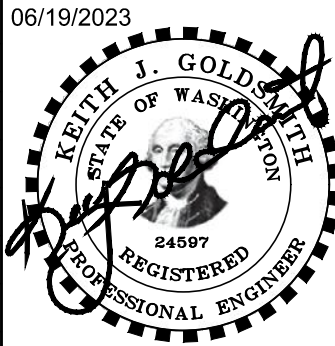


City of
Bellevue

PERMIT NO. 22-112080-LN



PLOTTED:
DRAWN: CEL
DESIGNED: MAB
APPROVED: KJG



MURRAY FRANKLYN A FAMILY OF COMPANIES

PRELIMINARY SEWER & WATER PROFILE
FOR
THE RESERVE AT PHANTOM LAKE

15824 SE 16TH ST., CITY OF BELLEVUE

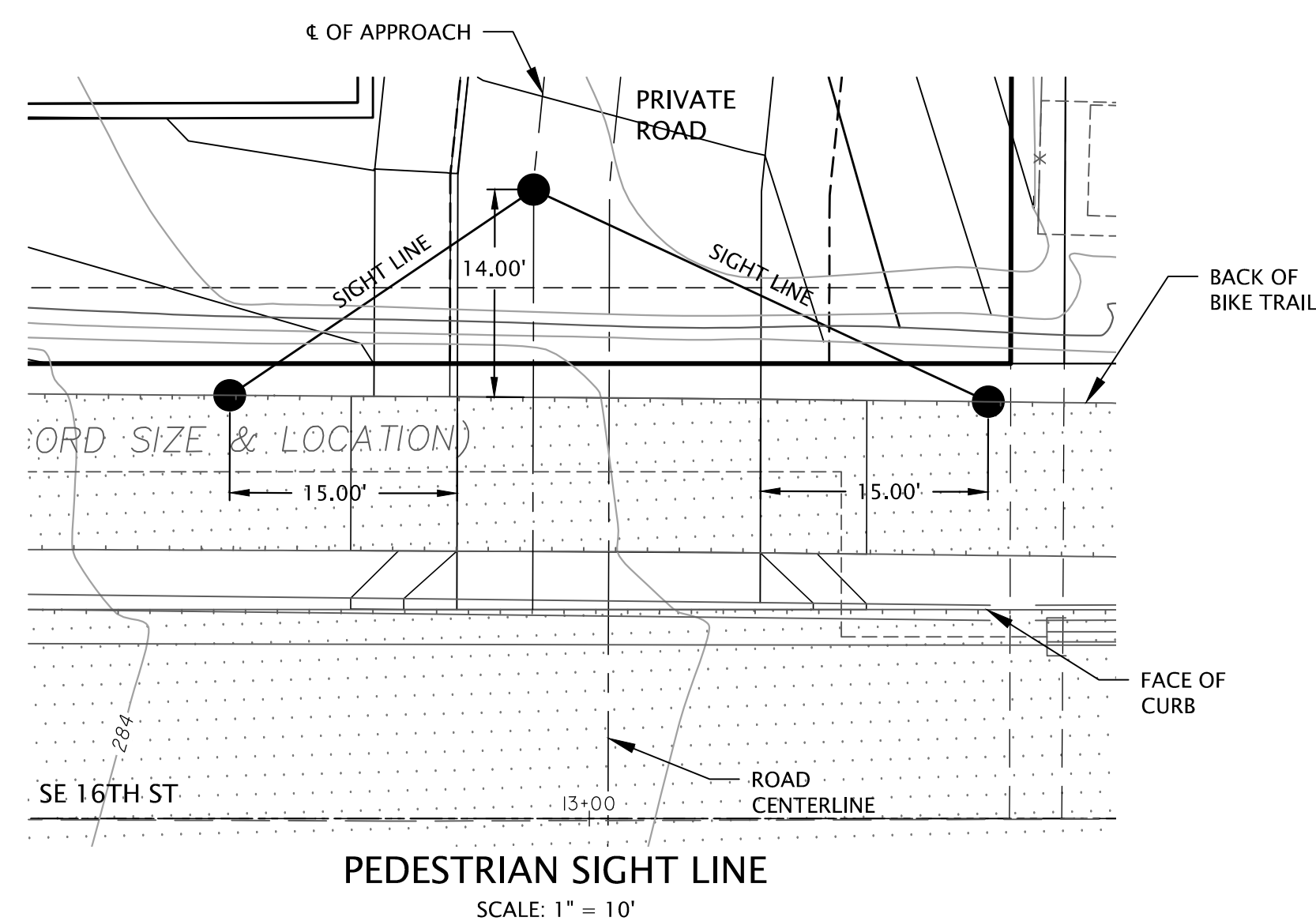
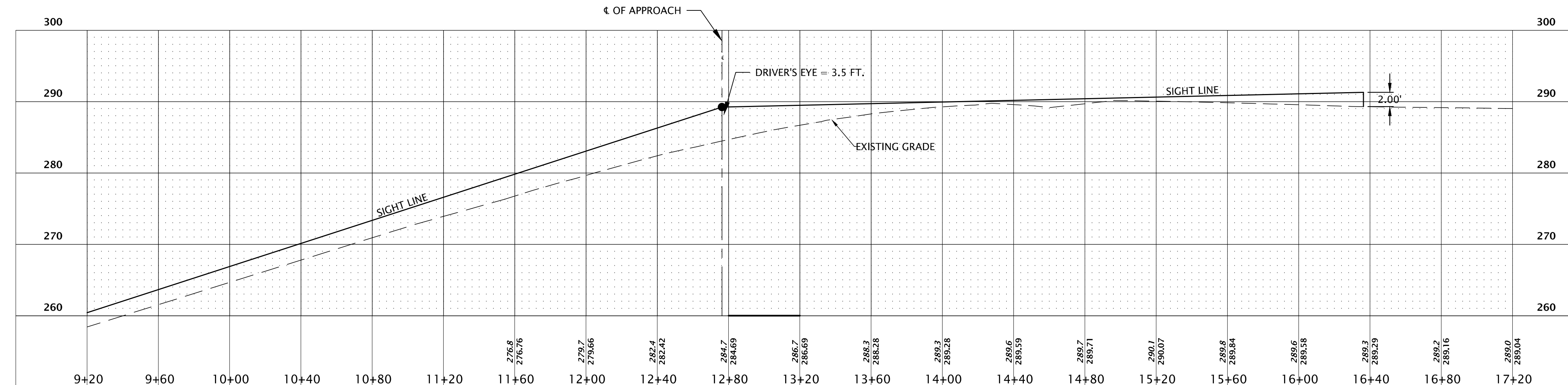
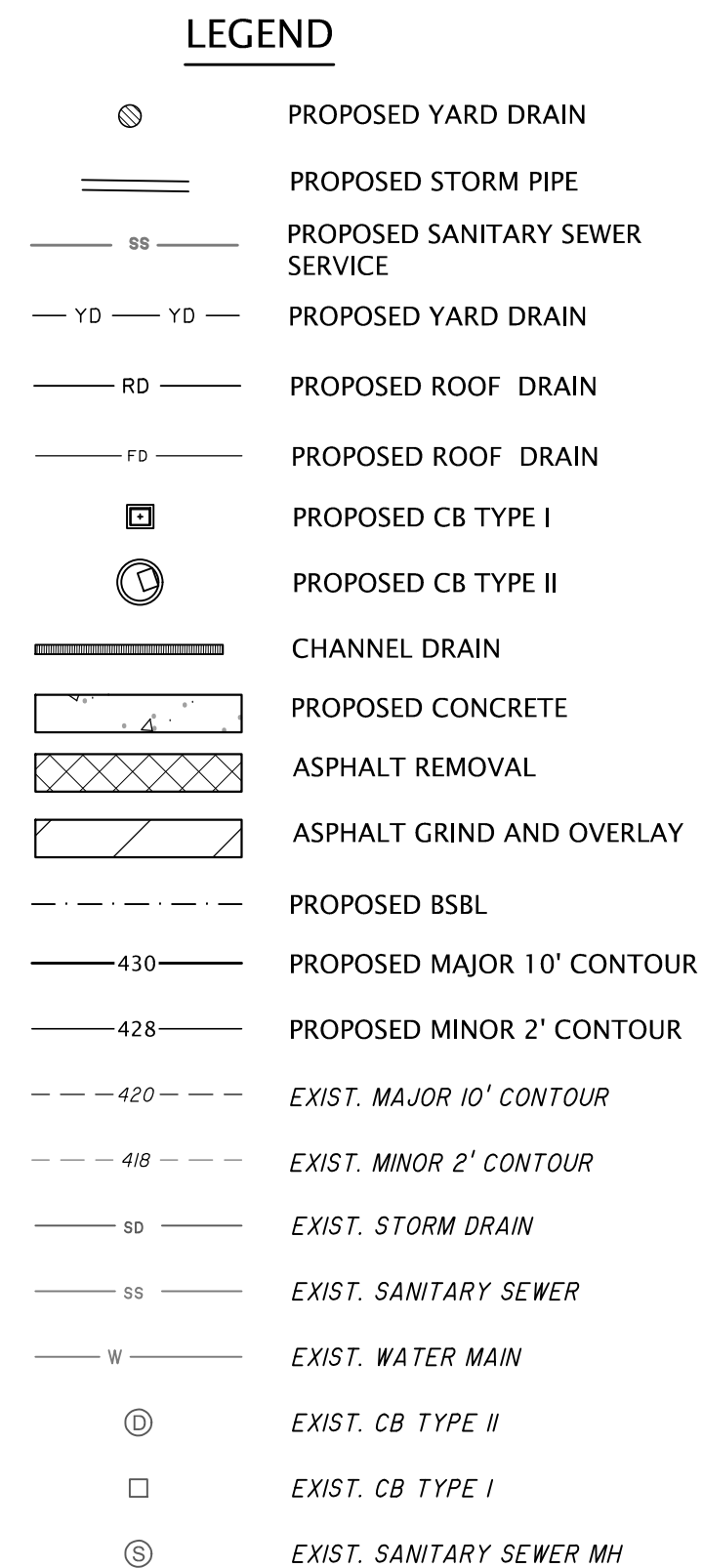
KING COUNTY, WA

JOB NO. 21151
SHEET

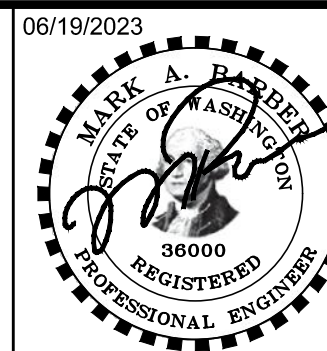
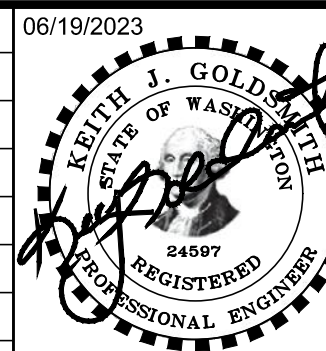
C-7

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PLOTTED:	
DRAWN: CEL	
DESIGNED: MAB	
APPROVED: KJG	

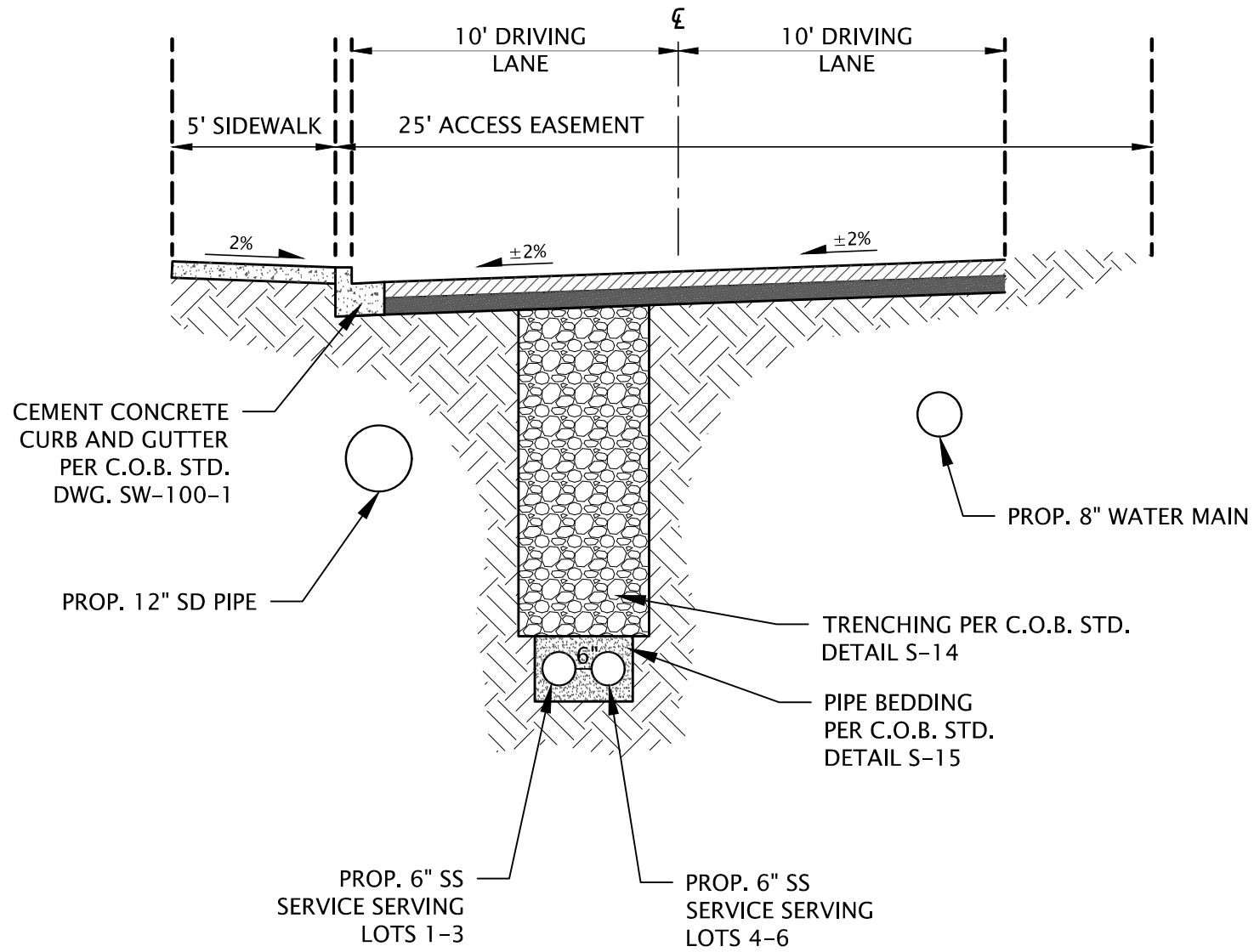
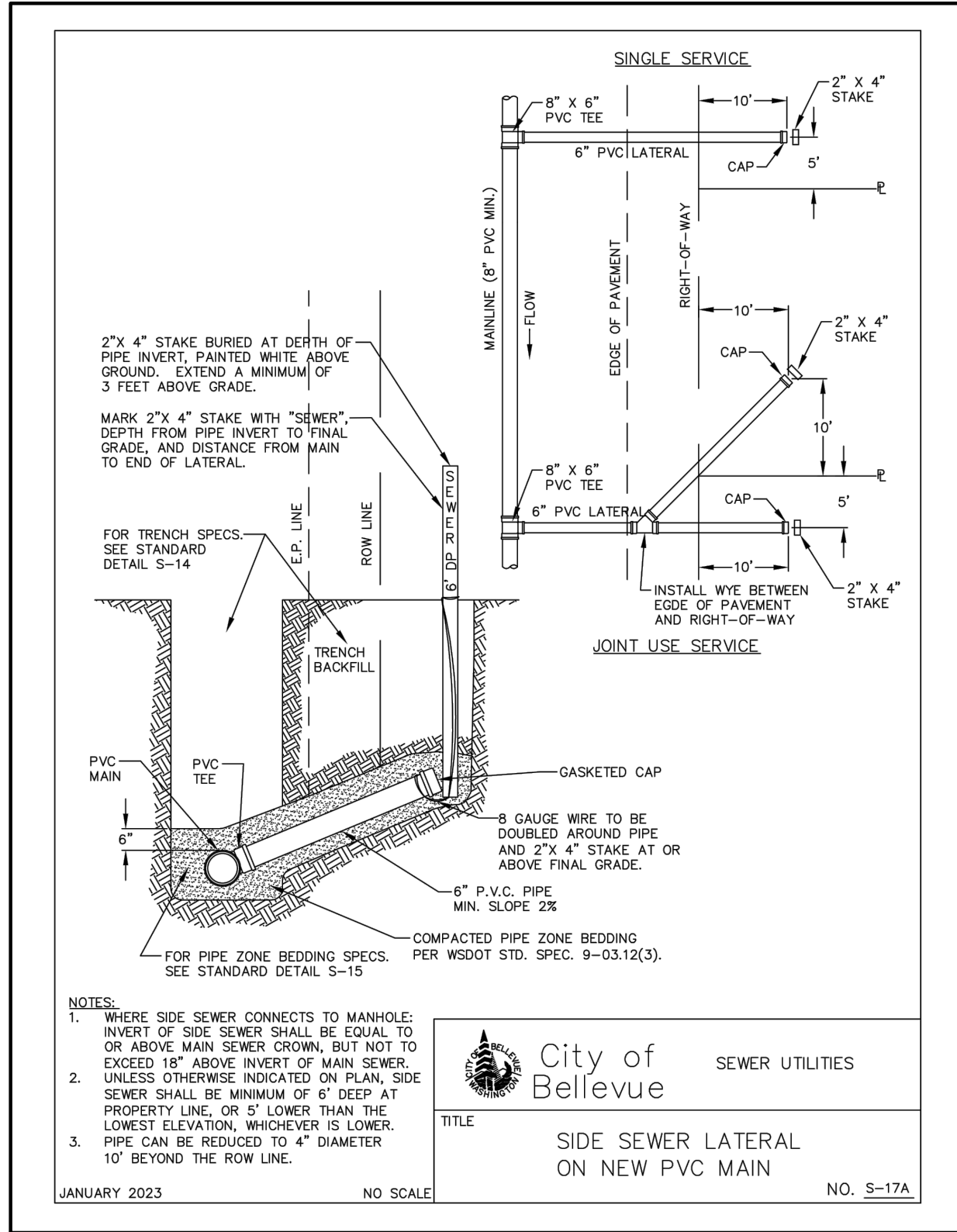
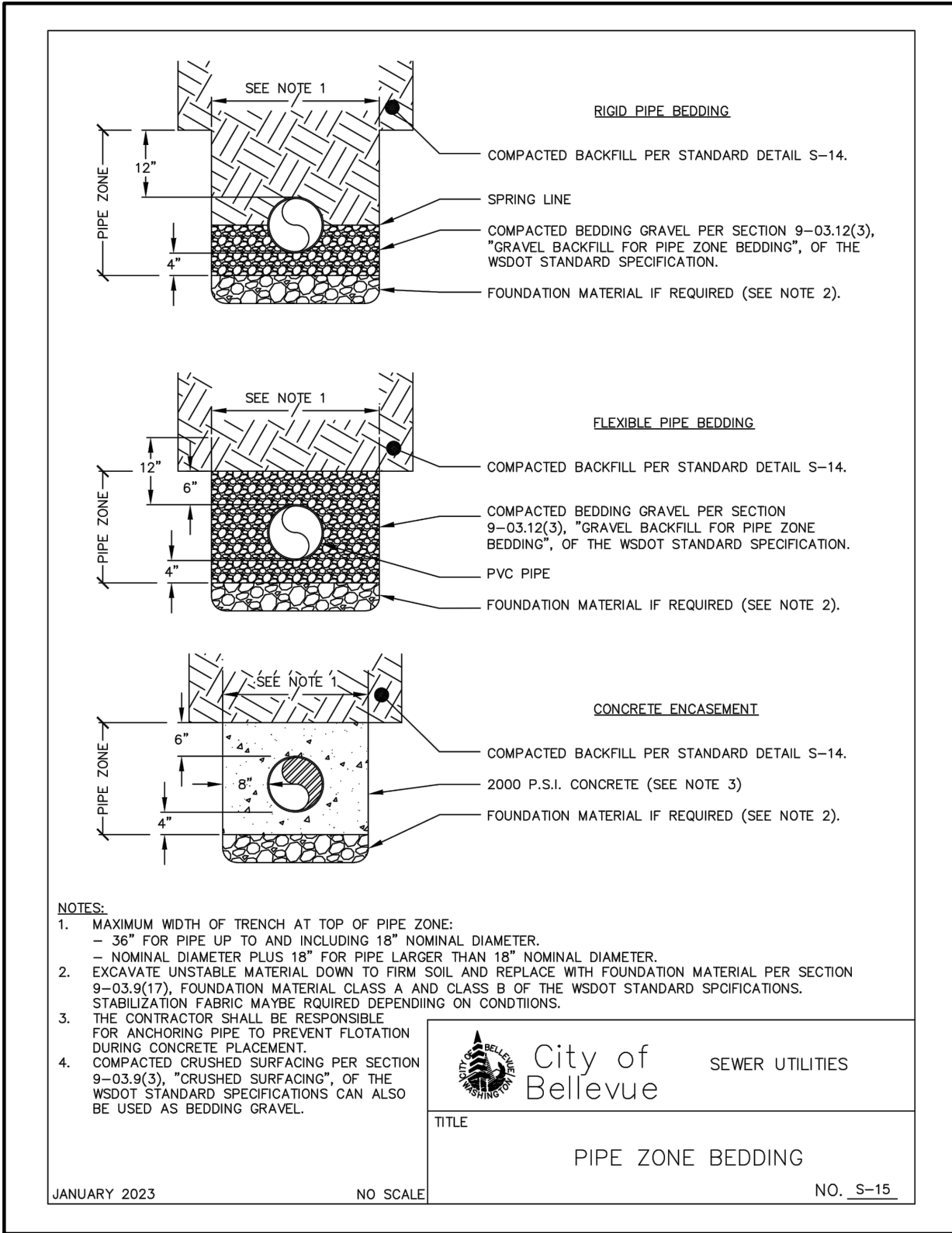
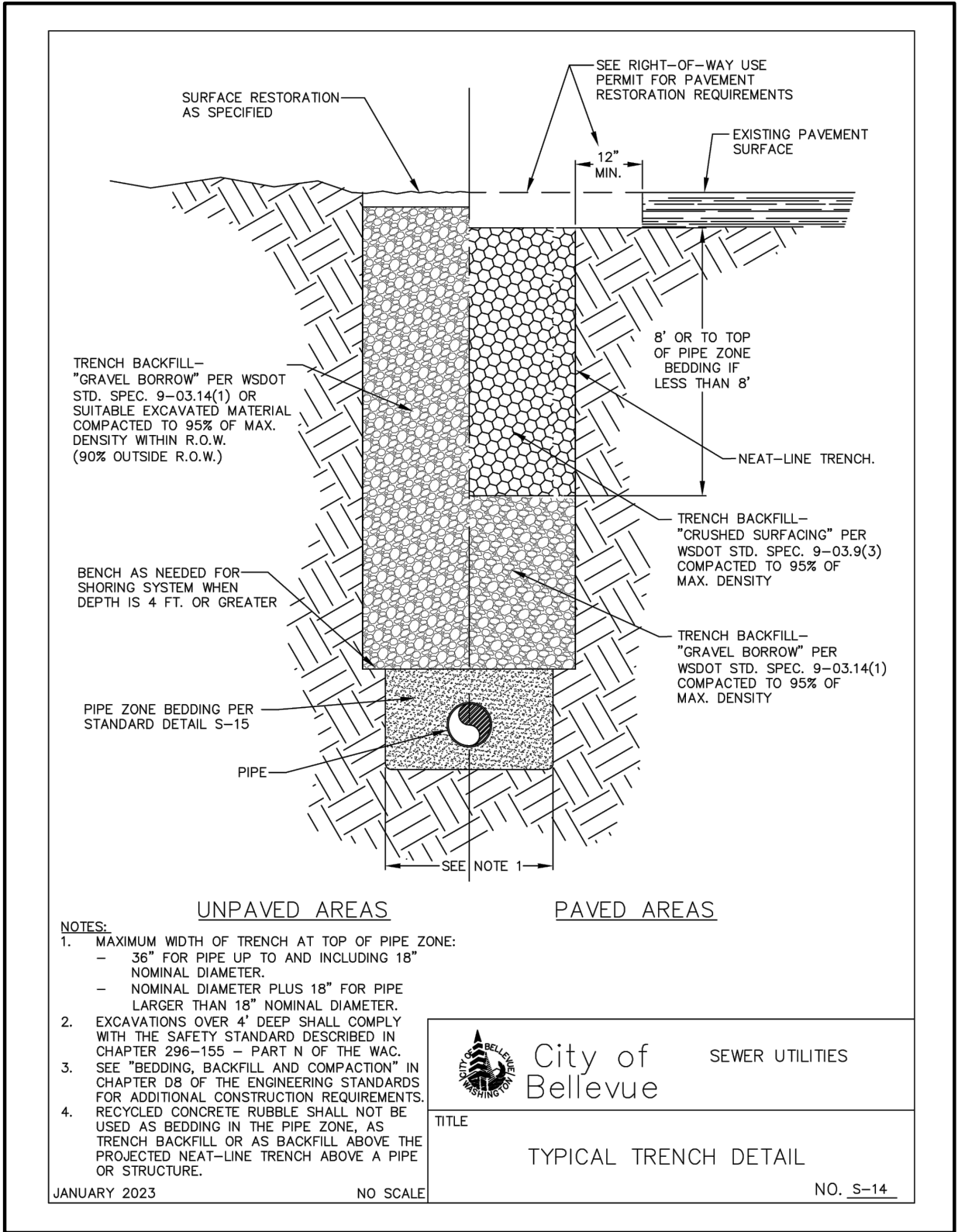


MURRAY FRANKLYN A FAMILY OF COMPANIES

**SIGHT DISTANCE & INTERSECTION SPACING
FOR
THE RESERVE AT PHANTOM LAKE**

15824 SE 16TH ST., CITY OF BELLEVUE KING COUNTY, WA

JOB NO.	21151
SHEET	
C-8	



SECTION A-A PRIVATE ROAD & UTILITY

SCALE: 1" = 5'



City of Bellevue

PERMIT NO. 22-112080-LN