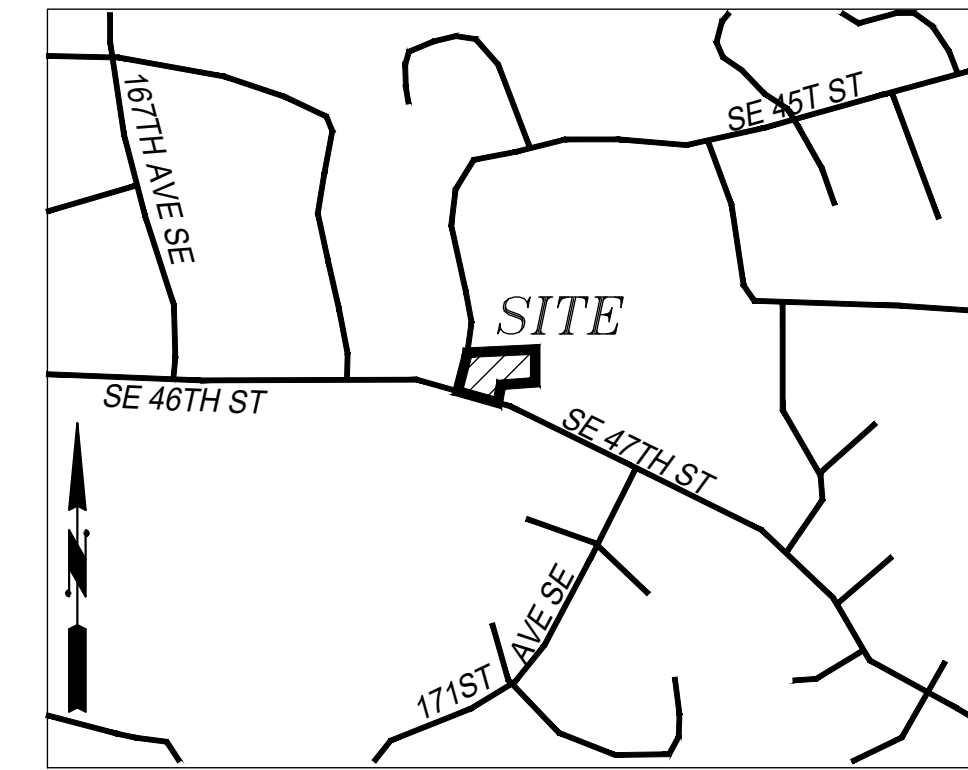
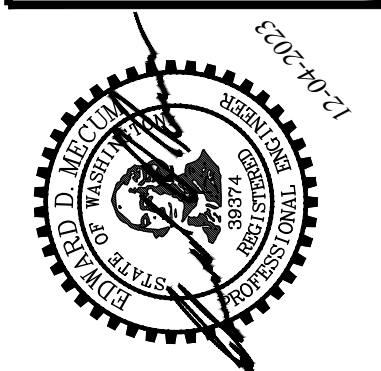
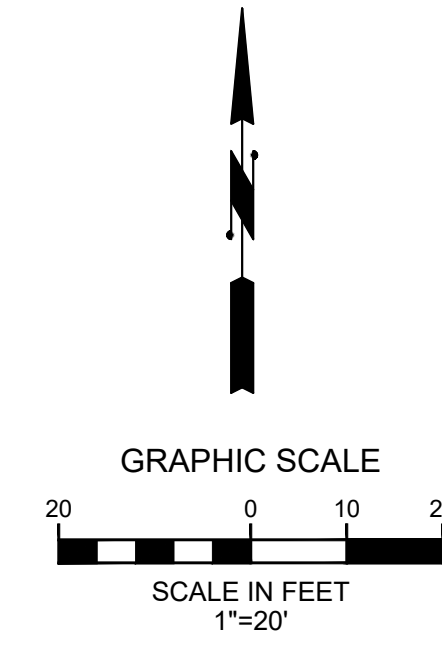


NW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 24N, RANGE 5E, W.M.
HELGESEN SHORT PLAT
 BELLEVUE, WA



VICINITY MAP
 NTS



PROJECT DATA

PROPERTY ADDRESS: 4578 167TH AVE SE
 BELLEVUE 98006
 TAX LOT NUMBER: 2211700240
 SITE AREA: 24,166 SF (0.55 AC.)
 ZONING: R-3.5

PROJECT TEAM

OWNER: STEIN L. & PATRICIA L. HELGESEN
 4578 167TH AVE SE
 BELLEVUE, WA 98006
 (425) 985-2903
 CONTACT: STEIN HELGESEN

CIVIL ENGINEER: G2 CIVIL
 1700 NW GILMAN BLVD, SUITE 200
 ISSAQUAH, WA 98027
 (425) 821-5038
 CONTACT: EDWARD MECUM, PE

SURVEYOR: EASTSIDE CONSULTANTS, INC
 13201 NW MALL STREET, STE B
 ISSAQUAH, WA 98027
 (425) 392-5351
 CONTACT: JACOB GOODMAN MILLER, PLS

ARBORIST: LAYTON TREE CONSULTING, LLC
 PO BOX 572
 SNOHOMISH, WA 98291-0572
 (425) 220-5711
 CONTACT: BOB LAYTON

GEOTECHNICAL ENGINEER: GOBALT GEOSCIENCES
 P.O. BOX 82243
 KENMORE, WA 98028
 (206) 331-1097
 CONTACT: PHILIP A. HABERMAN

DATE	NOTES
12-05-2023	PRELIMINARY SHORT PLAT APPLICATION



DIMENSIONAL REQUIREMENTS R-3.5

MINIMUM SETBACKS OF STRUCTURES	
FRONT YARD	20'
REAR YARD	25'
SIDE YARD (MIN)	5'
2 SIDE YARDS	15'
MINIMUM LOT SIZE (SF)	10,000
DWELLING UNITS PER ACRE	3.5
MINIMUM DIMENSIONS	
WIDTH OF STREET FRONTAGE	30'
WIDTH REQUIRED IN LOT	70'
DEPTH REQUIRED IN LOT	80'
MAXIMUM BUILDING HEIGHT	30'/35'
MAXIMUM STRUCTURE COVERAGE (%)	44
MAXIMUM HARD SURFACE (%)	70
MAXIMUM IMPERVIOUS SURFACE (%)	45
MINIMUM GREENSCAPE PERCENTAGE OF FRONT YARD SETBACK (%)	50

LEGAL DESCRIPTION

LOT A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER 15-125482-LW UNDER RECORDING NUMBER 20160128900004, IN KING COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER CITY OF BELLEVUE SURVEY CONTROL MONUMENT NUMBERS #2950 & #2954

SHEET INDEX

- SITE PLAN
- CLEARING, GRADING & UTILITIES PLAN
- TREE RETENTION PLAN

DENSITY CALCULATIONS

0.55 AC X 2 UNITS PER 0.55 ACRE
 MINIMUM LOT SIZE = 8,700 SF

	LOT	MAX STRUCTURAL COVERAGE (38%)	MAX IMPERVIOUS SURFACE (45%)
	LOT 1	14,159	6,372
	LOT 2	10,007	4,503

BUILDING SETBACKS

- FRONT: 20'
- REAR: 25'
- PER SIDE: 5' MIN
- TOTAL SIDE: 15'

PER LUC 20.20.010

UTILITY PROVIDERS

SANITARY SEWER: CITY OF BELLEVUE
 WATER: CITY OF BELLEVUE
 ELECTRIC: PUGET SOUND ENERGY
 PHONE: 1-800-321-4123
 GAS: PUGET SOUND ENERGY
 PHONE: 1-800-321-4123
 SCHOOL: BELLEVUE SCHOOL DISTRICT
 BELLEVUE FIRE DEPARTMENT: FIRE STATION 4



1700 NW GILMAN BLVD, STE 200
 ISSAQUAH, WA 98027
G2 CIVIL PHONE: (425) 821-5038

SITE PLAN HELGESEN SHORT PLAT
 STEIN L. & PATRICIA L. HELGESEN
 4578 167TH AVE SE
 BELLEVUE, WA 98006



CITY OF BELLEVUE WASHINGTON

Scale 1: 765 Feet

0 64 128

North Arrow