



**City of Bellevue
Development Services Department
Land Use Division**

Proposal Name: Palmer Preliminary Short Plat

Proposal Address: 15340 SE 22nd Street

Proposal Description: To short plat one residential lot (approximately 0.5 acres) into three residential lots in the R-5 zoning district.

File Number: 15-125983-LN

Applicant: Doug Palmer

Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use code 20.35.200

**State Environmental Policy Act
Threshold Determination:** SEPA Exempt pursuant to WAC 197-11-800(6)(a),
BCC 22.02.032

Department Decision: Approval with Conditions

Carol Hamlin, Senior Planner
Development Services Department

Notice of Application: 12/17/2015
Minimum Comment Period: 12/31/2015
Decision Publication Date: 09/22/2016
Appeal Deadline: 10/06/2016

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

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat one residential lot into three residential lots in the R-5 zoning district. The property is located in southeast Bellevue approximately ¼ mile from Larsen lake.

View of existing house from the south



There is one house on the property that will be demolished prior to final short plat approval. Refer to Conditions of Approval regarding the Land Use Division in Section IX.

The three lots will gain individual access from 154th Avenue SE, which will be constructed to city standards. Refer to Conditions of Approval regarding the Transportation Department in Section IX.

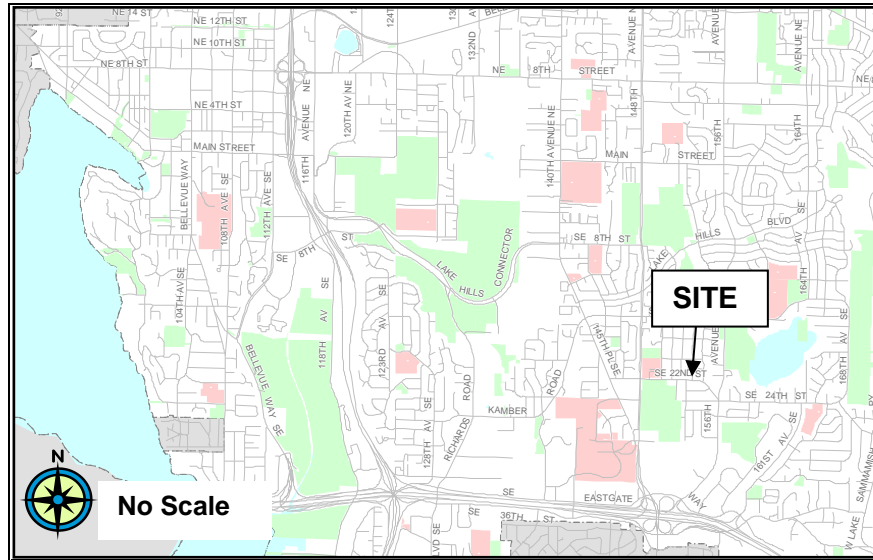
The project is exempt from environmental review since there are no critical areas (WAC 197-11-800(6)(a), BCC 22.02.032).

See Attachment A, Short Plat Drawings.

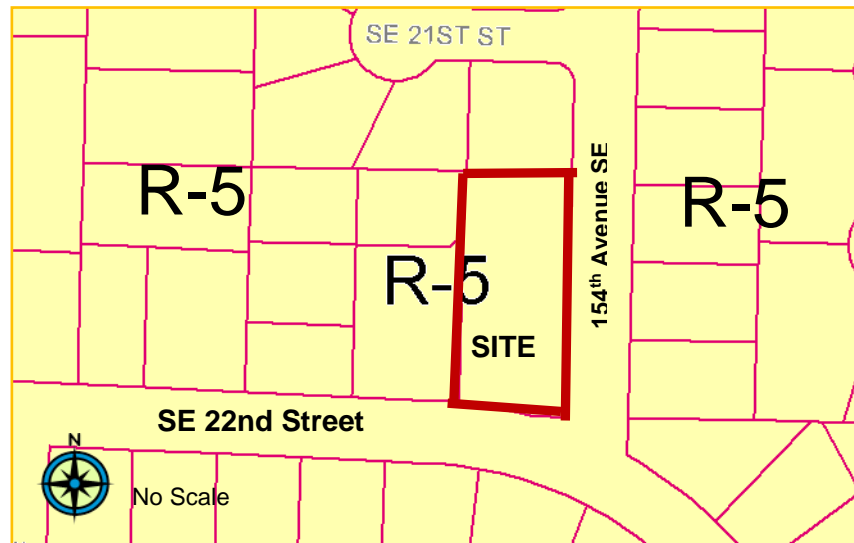
II. SITE DESCRIPTION AND CONTEXT

The site is located within the Southeast Bellevue Subarea. The site is surrounded by single family homes to the north, south, east and west, all within the R-5 zoning district. See Vicinity Map, Zoning Map and Aerial Photograph below.

Vicinity Map



Zoning Map



Aerial Photograph



The site is generally flat with an elevation change of about 9 feet (under 5% slope) for the short plat property. There are no slopes exceeding 15% onsite. There are no critical areas onsite. There are six significant trees onsite, three of which will be saved (at the street corner and northwest corner).

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

Consistency with Standard Land Use Code LUC) Requirements

Table 1
Dimensional Requirements LUC 20.20.010

BASIC INFORMATION		
Zoning District	R-5	
Gross Site Area	23,400 square feet	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 square feet	Lot 1: 8,764 square feet Lot 2: 7,578 square feet Lot 3: 7,577 square feet Meets code requirements.
Minimum Lot Width	60 feet	Lot 1: 76 feet Lot 2: 72 feet Lot 3: 72 feet Meets code requirements.
Minimum Lot Depth	80 feet	Lot 1: 105 feet Lot 2: 105 feet Lot 3: 105 feet Meets code requirements.

Minimum Street Frontage	30 feet	Lot 1: 88 feet Lot 2: 72 feet Lot 3: 72 feet Meets code requirements.
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 feet 20 feet 5 feet 15 feet	The existing house straddles the new property line. The house will need to be demolished prior to final short plat recording. <u>Refer to Conditions of Approval regarding the Land Use Division in Section IX.</u> Future homes (with building permits separate from this short plat action) may not exceed the the R-5 building setbacks required by the Land Use Code. Setbacks will be checked during single family permit review. Setback designations shall be portrayed on the face of the short plat. <u>Refer to Conditions of Approval regarding the Land Use Division in Section IX.</u> Meets code requirements.
Lot Coverage	40%	Future homes (with building permits separate from this short plat action) may not exceed R-5 lot coverage requirements of the Land Use Code. Lot coverage will be checked during single family permit review. Meets code requirements.
Impervious Surface	55%	Future homes (with building permits separate from this short plat action) may not exceed R-5 impervious surface requirements of the Land Use Code. Impervious surface will be checked during single family permit review. Meets code requirements.
Tree Retention	30% or 34.8 diameter inches out of a total of 116 diameter inches of significant trees onsite. <u>Refer to Conditions of Approval regarding the Land Use Division in Section IX.</u>	72% or 84 diameter Inches for the entire short it property. The applicant shall verify the driplilne of T-2 and remove the notation "RVA." <u>Refer to Conditions of Approval regarding the Land Use Division in Section IX.</u> LUC 20.20.900 Meets code requirements.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

This project does not require review under SEPA. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

A. Clear/Grade Review

The plans and materials submitted for the project are sufficient for the Clearing and Grading section to approve the subject application. Technical review will occur through the Clearing and Grading Permit.

B. Utilities Review

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue City Codes 24.02, 24.04 and 24.06.

Surface Water

The site currently drains north/northeasterly into a closed conveyance system that directs storm water to the Lake Hills Greenbelt and Phantom Lake, which outlets to Phantom Creek and ultimately Lake Sammamish.

Water and Sewer

Domestic water will be provided by a connection to an existing 8" main in 154th Ave SE. Sanitary sewer will be provided by a connection to an existing 8" main located in SE 22nd Street.

Refer to Conditions of Approval regarding the Utilities Department in Section IX.

C. Transportation Department 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 provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

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 site is a corner parcel located at the intersection of SE 22nd Street and 154th Avenue SE. Access to Lots #1, #2, and #3 will be from three separate single family driveways off of 154th Avenue SE as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway located on SE 22nd Street is not permitted to remain and shall be removed. Street frontage improvements shall be provided at the location of the removed driveway and shall match the existing frontage and neighborhood character.

The single family driveways shall be a maximum of 30-feet wide with 6-foot wings. The placement of the driveway for Lot #1 shall be such that it maximizes the distance from the intersection with SE 22nd Street. All driveways shall be separated from other driveways by a minimum distance of 20-feet.

It is the responsibility of the developer to coordinate mailbox location and design with the local postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and codes for roadside objects and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

Street Frontage Improvements

The construction of street frontage improvements is required as a condition of the development approval. SE 22nd Street currently has a 6-foot wide sidewalk, with ADA ramps that were recently updated by the City. This road is classified as an arterial and would normally require the installation of a 4-foot wide planter and an 8-foot wide sidewalk. However, due to the alignment of the road, there is not sufficient right of way width along the property frontage and the adjacent properties to accommodate this. Therefore, the current 6-foot sidewalk will remain in place. The applicant shall install concrete curb, gutter, and a 6-foot wide sidewalk where the existing driveway approach will be removed. There are also several panels that are defective that will need to be replaced. The right of way inspector may require additional sections of curb, gutter, and sidewalk to be replaced if defective or damaged. A note shall state this on the clear and grade construction plans.

The 6-foot wide sidewalk wraps around onto 154th Avenue SE before terminating with an HMA ramp. There is no sidewalk present along the frontage or in the vicinity or the neighborhood. It is unlikely that sidewalk will be installed within the neighborhood and therefore none will be required. The applicant shall replace the existing HMA ramp with a concrete ramp and install concrete curb and gutter along the whole length of 154th Avenue SE. The right of way inspector may require additional sections of curb, gutter, and sidewalk to be replaced if defective or damaged. A note shall state this on the clear and grade construction plans. Due to the character of the neighborhood the concrete sidewalk will not be extended on 154th Ave SE.

To meet Bellevue's minimum street light standards the applicant is required to install one street light on an existing PSE pole, per the approved street light plan. The pole is located near the NW corner of the parcel on SE 22nd Street.

Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BC C 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements. The final engineering plans showing these frontage improvements must be consistent with 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.

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.

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 22nd Street and 154th Avenue SE are classified as Grind and Overlay Required. Any cuts in the pavement will require a half street grind and overlay for a minimum length of 50-feet. This classification can change as development and city projects are completed.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. There currently may be landscaping or trees located within the vehicular and pedestrian sight lines. An analysis will be conducted by the applicant during the clear and grade permit. Vegetation shall be trimmed and removed as needed within the sight triangles.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this short plat and due to the minimal amount of new p.m. peak trips to be generated by the Palmer Short Plat will be minor. Therefore, no additional mitigation is required other than payment of the transportation impact fee.

Refer to Conditions of Approval regarding the Transportation Department in Section IX.

VI. PUBLIC COMMENT

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the *Seattle Times* on December 17, 2015. The notice was mailed to property owners within 500 feet of the project site and Public Information Signs were installed on the project site on the same day.

The city received three emails with comments regarding footprint/bulk of new homes, neighborhood character, and compatibility of future homes.

The project was presented to the East Bellevue Community Council (EBCC) at a meeting on January 5, 2016 under "Department Reports." There was general discussion from the EBCC members. The applicant was unable to attend this meeting to hear neighbor concerns in person.

Seven persons from the public spoke at the EBCC meeting. Comments included scale/size of the new structures and how these structures would be compatible with the neighborhood. There was also concern if neighbor taxes would go up.

As of the writing of this staff report, no further comments, emails or letters have been received regarding this application.

VII. DECISION CRITERIA

Land Use Code Section 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. Lots will be accessed via individual driveways from 154th Avenue SE, as approved by the Transportation Department. Existing utilities have been deemed adequate to serve the proposed development, with required connections and permits by the Utilities Department.

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

Finding: The public interest is served by providing additional housing opportunities where urban level services already exist 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 along the street frontage and in the northeast corner of this site which will continue the wooded character of the neighborhood.

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.

Development Standards

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

Land Use Code Requirements

A. Dimensional Requirements: Refer to Section III. for dimensional requirements.

Finding: As conditioned, all lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-5 dimensional requirements. Any approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The final short plat mylar shall state, "No variances will be allowed for lots within this short plat." Refer to Conditions of Approval regarding the Land Use Division in Section IX.

- B. Significant Tree Preservation:** Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of a minimum of 30% of the diameter inches of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 34.8 diameter inches of significant trees.

Finding: The applicant proposes to preserve a total of 84 diameter inches or 72% of the significant trees onsite. This meets and exceeds the minimum 30% of diameter inches of significant tree retention requirements. Refer to Conditions of Approval regarding the Land Use Division in Section IX.

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 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea.

The proposal is consistent with the goal of the Land Use Element of the Comprehensive Plan to develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue's neighborhoods... The proposal provides new housing which will be consistent with the existing single family land use pattern and will protect existing trees to maintain the "wooded" character of the neighborhood.

The single family homes are, by use type, compatible with surrounding single family neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-6) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-7).

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 can reasonably be developed to current R-5 zoning standards without requiring a variance. Refer to Conditions of Approval regarding the Land Use Division Section IX.

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, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

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 Palmer 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:

A. GENERAL CONDITIONS:

1. UTILITIES DEPARTMENT

Utility Department approval of the Preliminary Short Plat application is based on the conceptual design only. 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. Utilities Department design review, plan approval, and field inspection is performed under Utilities Permit Processes. All connection charges will be due with Utility permits prior to issuance.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Brad Ayers, 425-452-6054, bayers@bellevuewa.gov

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

TRANSPORTATION DEPARTMENT

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: Tim Stever, 425-452-4294, tstever@bellevuewa.gov

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: Tim Stever, 425-452-4294, tstever@bellevuewa.gov

3. ENGINEERING PLANS

Site (civil engineering) plans, 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, mailbox location, and sight distance triangles. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

Site Specific Items:

- I. The three single family driveways shall be built per Standard Drawing DEV-7C, they shall be a maximum of 30-feet wide, and have 6-ft wide wings.
- II. The existing driveway on SE 22nd Street shall be removed.
- III. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway. This includes installation of concrete curb and gutter, and sidewalk. Broken or defective sidewalk panels, curb, and gutter shall be replaced.
- IV. The mailbox installation location will be shown on the civil engineering plans.
- V. A new pedestrian ramp shall be installed at the end of the sidewalk on 154th Avenue SE.
- VI. Concrete curb and gutter shall be installed along the frontage of 154th Avenue SE.
- VII. Installation of a street light on the existing PSE pole near the NW corner of the lot on SE 22nd Street.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual;
and Transportation Department Design Manual Standard Drawings.

REVIEWER: Ryan Miller, 425-452-5225, rkmiller@bellevuewa.gov

4. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access points on 154th Ave SE shall 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: Ryan Miller, 425-452-5225, rkmiller@bellevuewa.gov

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 22nd Street and 154th Ave SE shall require grind and overlay trench restoration for any utility connections or other digging in the street surface. Restoration shall consist of a half street grind and overlay for a minimum length of 50-feet. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, 425-452-4294, tstever@bellevuewa.gov

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

TRANSPORTATION DEPARTMENT

1. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Transportation Development Code Section 14.60.260 provides for a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

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: Ryan Miller, 425-452-5225, rkmiller@bellevuewa.gov

LAND USE DIVISION

2. TREE RETENTION

The final short plat shall portray a minimum of 34.8 diameter inches of existing significant trees to remain. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The Tree Preservation Plan must contain the following note:

“Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or 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.”

An arborist report shall be provided to document the health of each tree to be saved. The applicant shall verify the dripline of tree T-2. During plat engineering, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

On the final short plat mylar, the applicant shall remove the notation “RVA.”

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. VARIANCE RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The final short plat mylar shall state, “No variances will be allowed for lots within this short plat.”

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

4. SETBACK DESIGNATIONS

Setback designations shall be portrayed on the face of the short plat.

AUTHORITY: Land Use Code 20.20.010

REVIEWER: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

5. DEMOLITION OF EXISTING HOUSE

Prior to final short plat approval, the applicant shall demolish the existing house onsite.

AUTHORITY: Land Use Code 20.20.010

REVIEWER: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

LIST OF ATTACHMENTS

Short Plat Drawings

Owner's Certificate and Dedication

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, declare this short plat to be the graphic representation of the short subdivision made hereby and dedicate to the public forever all streets and avenues not shown as private. We dedicate the use for all public purposes not inconsistent with public highway purposes and also the right to make all necessary slopes for cuts and fills upon the lots shown in the reasonable grading of said streets and avenues. We further dedicate to the use of the public all the easements and tracts shown on this short plat for all public purposes as indicated, including but not limited to parks, open space, utilities, and drainage unless such easements or tracts are specifically identified on this short plat as being dedicated or conveyed to a person or entity other than the public, in which case we dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, we waive for ourselves, our heirs and assigns, and any person or entity deriving title from the undersigned any and all claims for damages against the City of Bellevue and its successors and assigns which may be occasioned to the adjacent lands of this short subdivision by the establishment, construction, or maintenance of roads and/or drainage systems within this short subdivision.

This short subdivision, dedication, and waiver of claims are made with the free consent and in accordance with our desires.

In witness whereof we set our hands and seals:

_____, A WASHINGTON CORPORATION

By: WILLIAM D. PALMER, PRESIDENT Date _____

Acknowledgement

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I CERTIFY THAT I KNOW OF AND HAVE SATISFACTORY EVIDENCE THAT WILLIAM D. PALMER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGN THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF _____ COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT, ON THIS DAY OF _____, 2015.

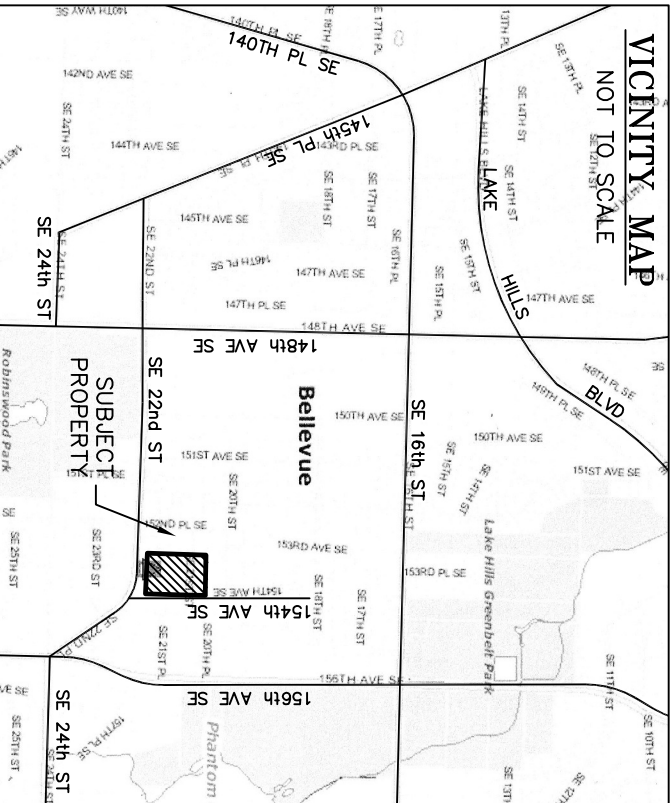
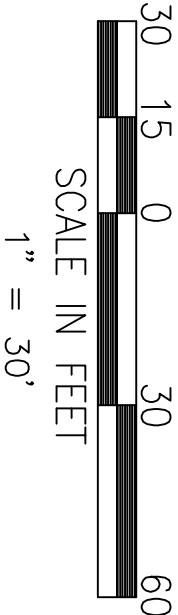
Notary Public in and for the State of Washington
My commission expires _____.
Residing at _____.

LEGEND

- ✕ = FOUND LARGE MAG NAIL & LS TAG
- ✕ = SET LARGE MAG NAIL & LS TAG
- = EXISTING 5/8" REBAR & CAP

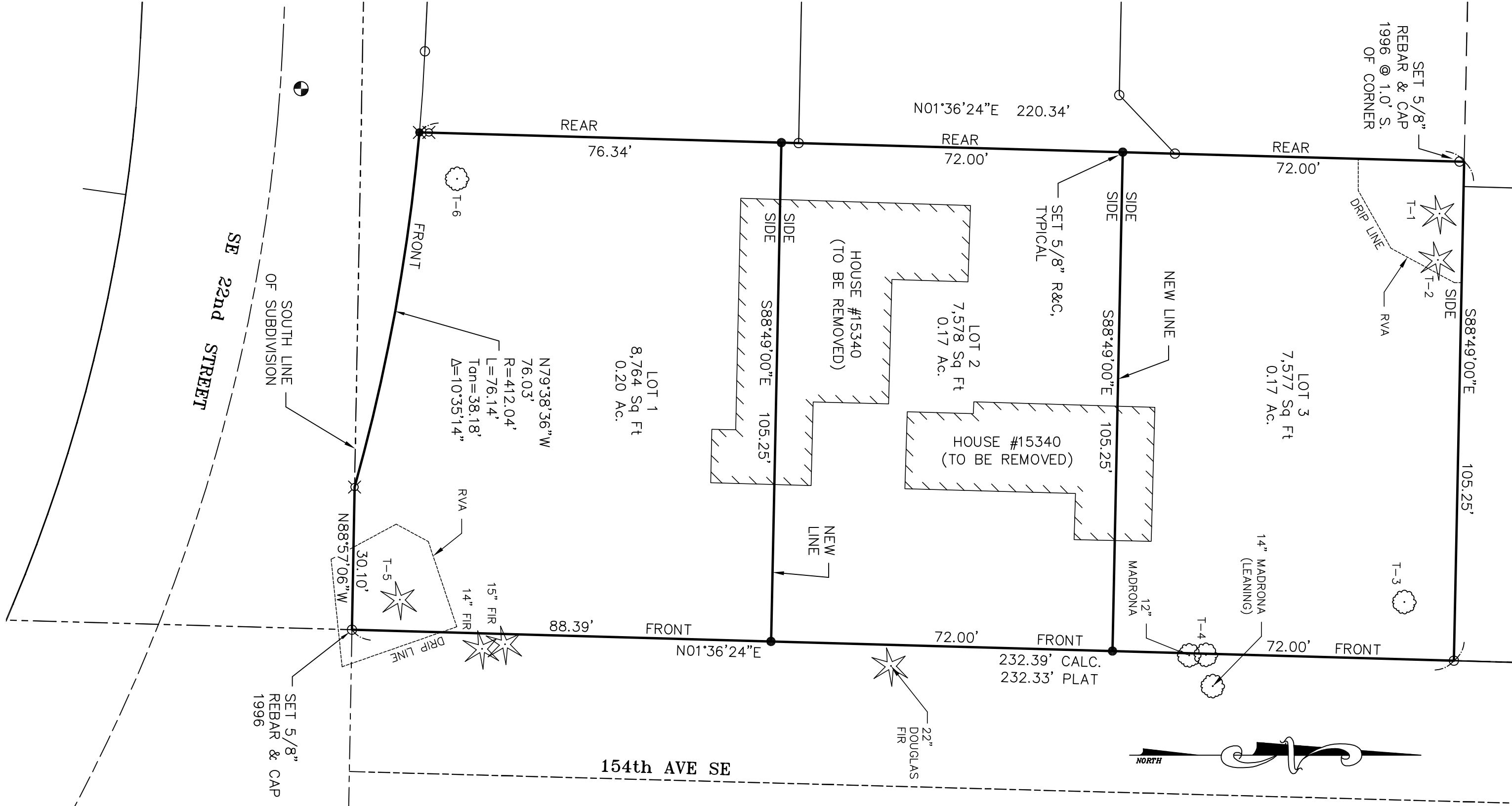
CONTACT INFORMATION

DOUG PALMER
15340 SE 22nd STREET
BELLEVUE, WA 98007
425-351-9181



SHORT PLAT & TREE PRESERVATION PLAN

Scale: 1"=20'



TREE PRESERVATION PLAN

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or 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.

SIGNIFICANT TREE TABLE				
TREE I.D.	SPECIES	DIAMETER (INCHES)	WEIGHING FACTOR	WEIGHTED DIAMETER
T-1	DOUGLAS FIR	19"	1.0	19"
T-2	DOUGLAS FIR	14"	1.0	14"
T-3	MADRONA	34"	1.0	34"
T-4	MADRONA	16"	1.0	16"
T-5	DOUGLAS FIR	23"	1.0	23"
T-6	DECIDUOUS	10"	1.0	10"
TOTAL				116"
TREES = 116 x 30% = 34.8" (NOTE: 30% IS MINIMUM REQUIREMENT)				



LEGEND

- = SET 5/8" REBAR & CAP
- ⌵ = FOUND LARGE PK-NAIL
- = FOUND REBAR & CAP
- ★ = CONIFER TREE
- = DECIDUOUS TREE
- = WOOD FENCE

SURVEYORS NOTES

- EASEMENTS, ROADS, RESTRICTIONS, RESERVATIONS, HAZARDOUS WASTE DEPOSITS, MOLD INFESTATION, CONSTRUCTION DEFECTS, AND MINING ACTIVITIES, IF ANY, ARE NOT SHOWN EXCEPT AS INDICATED.
- UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER IF ANY, ARE NOT SHOWN EXCEPT AS INDICATED.
- INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES IF ANY, ARE NOT SHOWN EXCEPT AS INDICATED.
- BASIS OF BEARING – SOUTH LINE OF SECTION, SEE DETAIL A
- EQUIPMENT AND PROCEDURES USED: CLOSED FIELD TRAVERSE USING TOPCON GTS-3C 5 EDM, LAST CALIBRATION JUNE 1996 AND TOPCON GTS 225 TOTAL STATION, LAST CALIBRATION DECEMBER 2014, ACCURACY MEETS OR EXCEEDS WAC 332-130-090 & CITY OF BELLEVUE STANDARDS.
- ALL MONUMENTS VISITED DURING JUNE, 1996.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF DOUG PALMER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT EXPRESS RECERTIFICATION BY SURVEYOR NAMING SAID PARTY.
- CRITICAL AREAS TO BE FIELD VERIFIED BEFORE FINAL DESIGN.
- ALL LOCATIONS SHOWN HEREON ARE THOSE OBTAINABLE BY SURFACE EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
- LEGAL DESCRIPTIONS SUPPLIED BY OWNER(S) OR THEIR AGENTS.
- THE SURVEYOR IS NOT RESPONSIBLE FOR THE REAGGREGATION OF ANY UNDERLYING LOTS, IF ANY, BY THIS SURVEY.
- UNDERLYING FEE SIMPLE OWNERSHIP, NOT SHOWN, EXCEPT AS INDICATED, IF ANY.
- FULL RELIANCE HAS BEEN PLACED UPON FIRST AMERICAN TITLE COMPANY, GUARANTEE NO. _____, THEY DO NOT GUARANTEE THEIR WORK & ASSOCIATES, INC. RESERVES THE SAME.

CONTACT INFORMATION

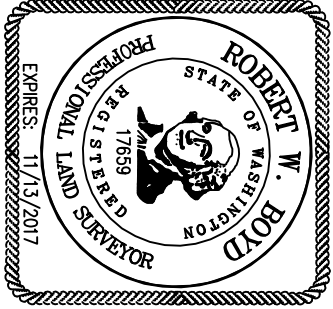
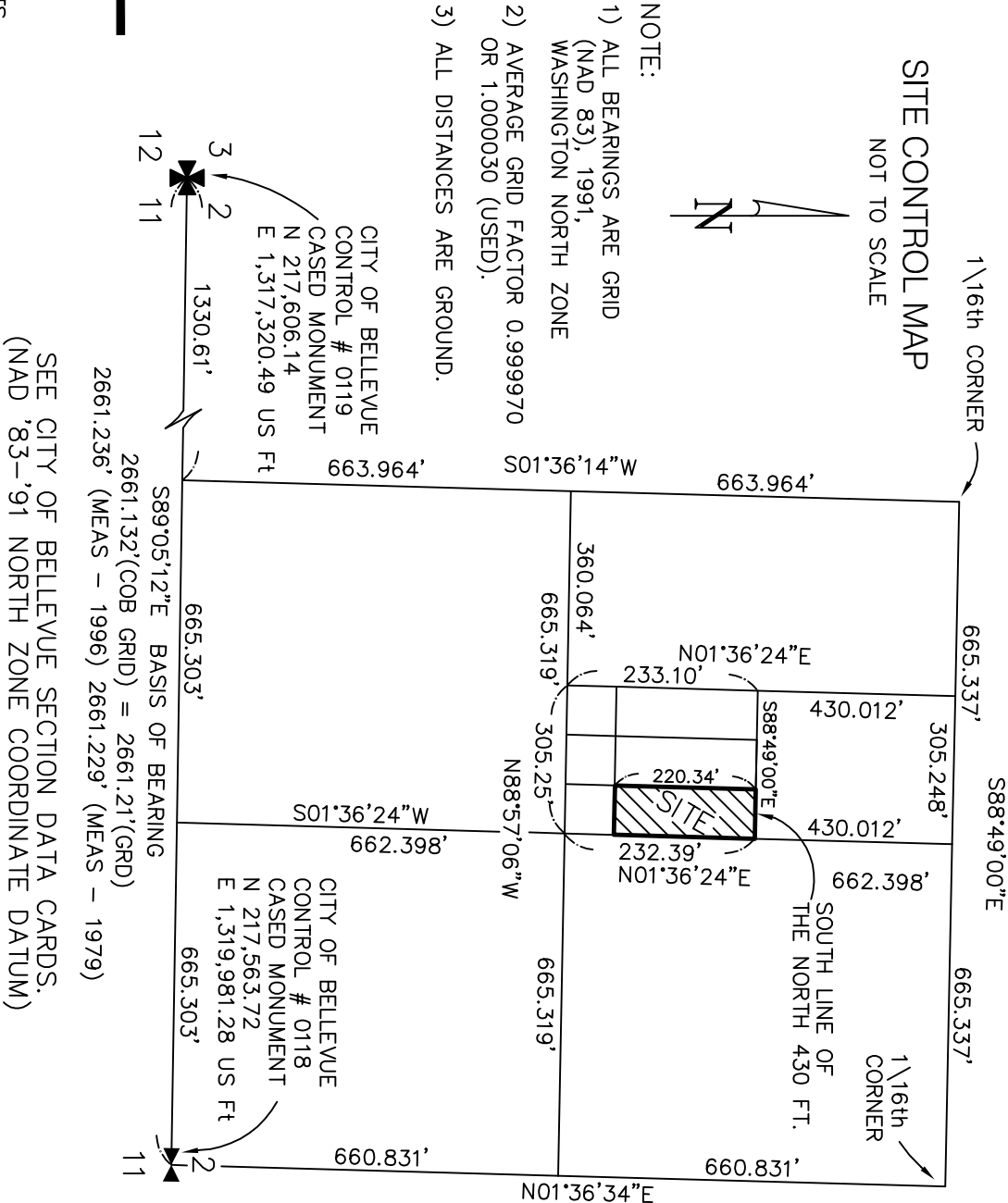
DOUG PALMER
15340 SE 22ND STREET
BELLEVUE, WA 98007
425-351-9181

LEGAL DESCRIPTION

THE EAST 105.24 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 430 FEET THEREOF;
AND EXCEPT THAT PORTION THEREOF, CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 1767400.

TOGETHER WITH AN UNDIVIDED ONE SIXTH INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 100 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, 110 FEET NORTH (MEASURED ALONG SAID EAST LINE) FROM THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH ALONG SAID EAST LINE 10 FEET;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 10 FEET;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 10 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, 10 FEET TO THE TRUE POINT OF BEGINNING.



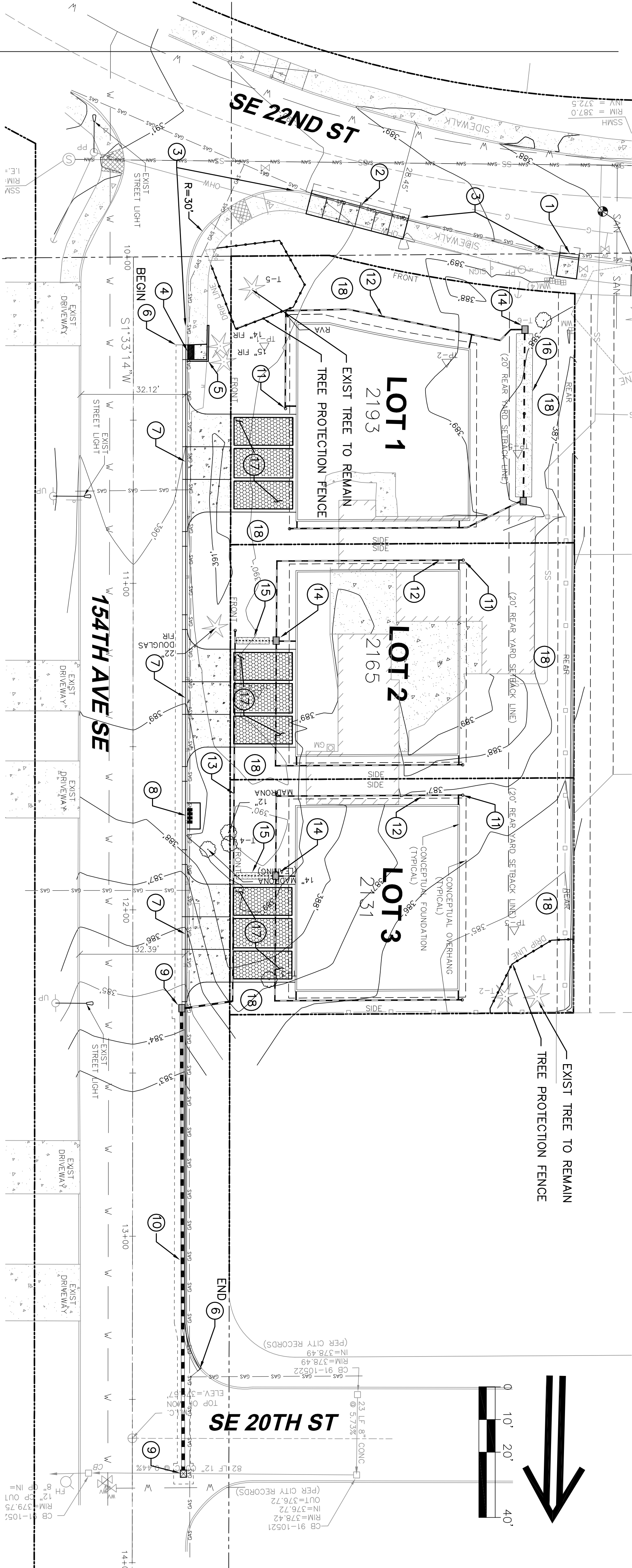
DATE:

JUN1577-6

BOYD & ASSOCIATES
INCORPORATED
828 INDEX COURT NE
RENTON, WA 98056
(425) 204-0840



PRELIMINARY SHORT PLAT NO. _____.



GENERAL NOTES

- ROADWAY AND DRAINAGE IMPROVEMENTS SHOWN ARE FOR PRELIMINARY SHORT PLAT APPLICATION REVIEW BY THE CITY OF BELLEVUE. CONSTRUCTION ITEMS MARKED WITH AN ASTERISK (*) ARE TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT. ALL OTHER IMPROVEMENTS ARE TO BE CONSTRUCTED FOR FINAL SHORT PLAT APPROVAL.
- BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL ONLY AND APPROXIMATELY REPRESENT THE MAXIMUM AREA ALLOWED FOR RS ZONE (40%). EXACT CONFIGURATION OF FOOTPRINTS AND ROOF TOPS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
- HMA PATCHING FOR ROADWAY IMPROVEMENTS SHALL BE PER STANDARD DETAIL ROW-9.
- HMA RESTORATION FOR UTILITY CROSS TRENCHES SHALL BE PER STANDARD DETAIL ROW-4. A 50-FOOT MINIMUM GRIND AND OVERLAY IS REQUIRED FOR ANY PERPENDICULAR UTILITY TRENCHING IN SE 22ND ST AND 154TH AVE SE.
- CURB AND GUTTER SHALL BE CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER STANDARD DETAIL TE-10.
- CONCRETE SIDEWALK SHALL BE PER STANDARD DETAIL TE-11.
- STORM SEWER PIPE TRENCHING AND BEDDING SHALL BE PER STANDARD DETAILS D-25 AND D-46.

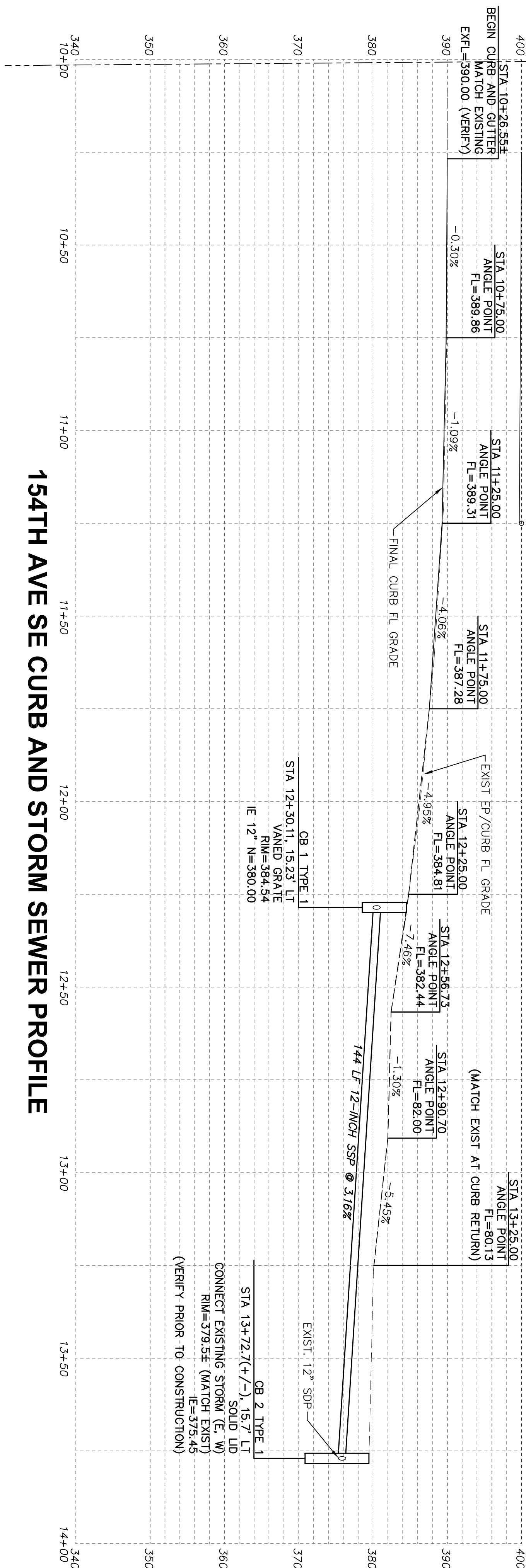
CONSTRUCTION PLAN NOTES

ROADWAY

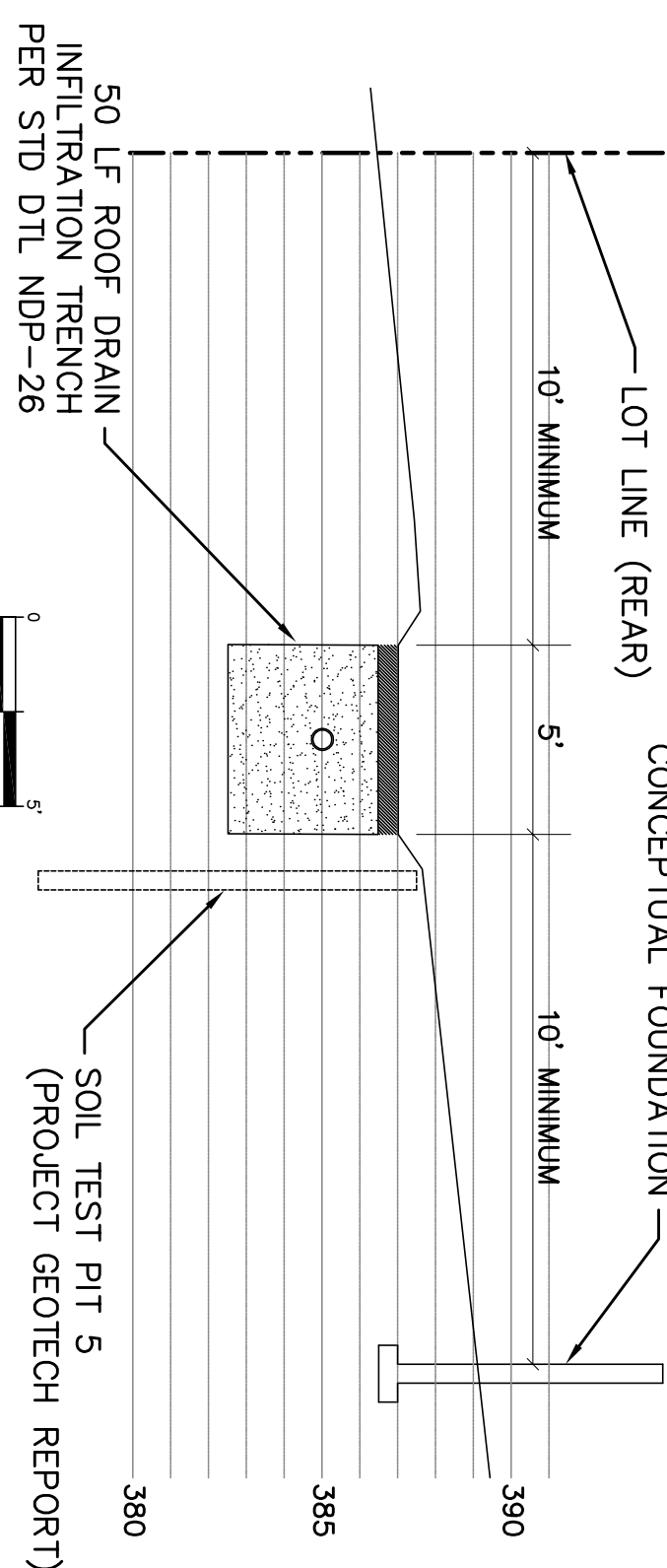
- RAMP ON EAST SIDE OF EXIST DRIVEWAY MUST BE REPLACED IF NOT IN CONFORMANCE WITH CURRENT ADA STANDARDS (8.33% MAX LONGITUDINAL SLOPE; 2.00% MAX CROSS SLOPE)
- SAW CUT AND REMOVE EXIST CURB, GUTTER, AND DRIVEWAY
- REPLACE ANY CRACKED, DAMAGED, OR DEFICIENT CURB, GUTTER, AND SIDEWALK AS DIRECTED BY RIGHT-OF-WAY INSPECTOR
- SAW CUT AND REMOVE EXIST HMA
- REPLACE WITH CONCRETE RAMP LANDING WITH DETECTABLE WARNING STRIP
- CONSTRUCT CEMENT CONCRETE PEDESTRIAN CURB ALONG RAMP AND LANDING
- PER STANDARD DETAIL TE-10
- SAW CUT AND REMOVE EXIST HMA
- CONSTRUCT NEW CURB AND GUTTER
- CONSTRUCT 30-FOOT WIDE CONCRETE DRIVEWAY
- PER STANDARD DETAIL DEV-7C
- CLUSTER MAILBOX AND CONCRETE PAD
- COORDINATE EXACT LOCATION WITH US POSTMASTER

DRAINAGE

- TYPE 1 CATCH BASIN
- PER STANDARD DETAIL D-2 (SEE PROFILE)
- STORM SEWER PIPE
- (SEE PROFILE)
- STORM CLEANOUT (TYPICAL)
- PER STANDARD DETAIL D-52
- 4-INCH DIAMETER PVC DRAIN PIPE @ 2% MINIMUM (TYPICAL)
- 6-INCH DIAMETER PVC DRAIN PIPE @ 1% MINIMUM (TYPICAL)
- PRE-SETTLING BASIN (TYPICAL)
- PERFORATED STUB CONNECTION TRENCH
- PER STANDARD DETAIL NDP-25
- ROOF DRAIN INFILTRATION TRENCH
- PER DETAIL THIS SHEET
- PERMEABLE CONCRETE PAVEMENT (PRIVATE DRIVEWAYS ONLY)
- PER STANDARD DETAILS NDP-11, NDP-16, AND NDP-17
- AMEND ALL DISTURBED SOILS
- PER STANDARD DETAIL NDP-1



154TH AVE SE CURB AND STORM SEWER PROFILE



50 LF ROOF DRAIN INFILTRATION TRENCH PER STD DTL NDP-26

LOT LINE (REAR)

CONCEPTUAL FOUNDATION

SOIL TEST PIT 5 (PROJECT GEOTECH REPORT)

REFERENCE:

THIS SET OF DRAWINGS HAS BEEN PREPARED USING THE BOUNDARY DATUM, BENCHMARK AND TOPOGRAPHIC SURVEY PREPARED BY BOYD & ASSOCIATES INC. PREPARED IN NOVEMBER 2007. CONTRACTOR SHALL OBTAIN AN ORIGINAL COPY OF THAT SURVEY FOR USE AS REFERENCE. PRIOR TO CONSTRUCTION.

VERTICAL BENCHMARK:

CITY OF BELLEVUE BENCHMARK # 266 ELEVATION = 373.316 (MAD 1988) RECOVERED 8/96

BASIS OF BEARING: SEE NOVEMBER 2007 SURVEY BY BOYD & ASSOCIATES INC.

ASSOCIATES INC.

