# City of Bellevue
# Department of Planning & Community Development
# Land Use Division Staff Report

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|---|---|
| **Proposal Name:** | Jamieson Briggs Short Plat |
| **Proposal Address:** | 9840 & 9842 NE 31st St |
| **Proposal Description:** | Subdivide two existing lots totaling 32,608 square feet into three lots averaging .10,869 square feet in the R-4 zoning district. |
| **File Number:** | 08-103056-LN |
| **Applicant:** | Keystone Homes, Karl Lindor |
| **Decisions Included:** | Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200. |
| **State Environmental Policy Act Threshold Determination:** | Exempt (WAC 197-11-800(6)(a)) |
| **Department Decision:** | **Approval with Conditions** |

Carol L. Orr, Assistant Land Use Planner
Dept. of Planning and Community Development

| | |
|---|---|
| Application Date: | 1/16/2008 |
| Notice of Application: | 2/14/2008 |
| Decision Publication Date: | 5/22/2008 |
| Appeal Deadline: | 5/22/2008 |

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

## I. Description of Proposal

The applicant proposes to subdivide two existing lots totaling 32,608 square feet into three lots averaging 10,869 square feet in the R-4 zoning district. The three lots vary slightly in square footage, Lot 1 will equal 10,835 square feet, Lot 2 will equal 10,836 square feet and Lot 3 will equal 10,831 square feet.

## II. Site Description and Context

### Site Characteristics

The site slopes gently from the northeast to southwest with approximately a 7% rise. Access to the site is provided from NE 31st Street. Adjacent development consists of single-family homes on all sides. On-site vegetation consists of 36 significant trees, consisting predominantly of a mixture of firs and cedars. Ornamental trees, shrubs and grass lawn also exist on-site. Each existing lot is currently developed with a single family residence that will be demolished during the short plat development process.

## III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

### A. Special District Requirements (Critical Area Overlay District LUC. 20.25H)

There are no critical areas on the site.

### B. Consistency with Standard Land Use Code Requirements

| **BASIC INFORMATION** | | |
|---|---|---|
| **Zoning District** | R-4 | |
| **Gross Site Area** | 32,608 SF (both lots combined) | |
| **Critical Area** | Not Applicable | |
| **ITEM** | **REQ'D/ALLOWED** | **PROPOSED** |
| **Dwelling Units/Acre** | 4 | 3.84 |
| **Minimum Lot Area** | 8,500 SF | Lot 1: 10,835 SF, Lot 2: 10,836 SF, Lot 3: 10,831 SF |
| **Minimum Lot Width** | 65 feet | Lot 1: 80 feet, Lot 2: 80 feet, Lot 3: 80 feet |
| **Minimum Lot Depth** | 80 feet | 135.87 feet (each lot) |
| | | |
| **Building Setbacks**<br>Front Yard<br>Rear Yard<br>Min. Side Yard<br>2 Side Yard<br>Access Easement | <br>20 feet<br>20 feet<br>5 feet<br>15 feet<br>10 feet | <br>20 feet<br>20 feet<br>5 feet<br>15 feet<br>10 feet |
| **Tree Retention** | 15% = 103.5 inches | 61.8% = 427 inches |

## IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas located on the subject property. Short Plats not containing critical areas are exempt form SEPA review pursuant to WAC 197-11-800(6)(a).

## V. SUMMARY OF TECHNICAL REVIEWS

### A. Utilities Review

Water Service - The existing 3/4" service and meter can be re-used for Lot 2 if it is appropriately sized for the new house. It may need to be relocated outside the new driveway. The service line size in the street is unknown. It will be verified when the existing house is demolished. A fire sprinkler system or high plumbing fixture count may warrant a larger meter. Water service for Lots 1 and 3 will be installed by the developer under the Utilities Extension Agreement process.

Sewer Service - A multi-use side sewer permit will be needed to install the shared sewer. Connection permits will then be required for each new house. The existing sewer stub will be inspected for re-use when the existing house is demolished.

Storm Drainage – The net new impervious surface anticipated from the development reaches the threshold for requiring runoff control (detention) and possibly water quality treatment. These features will be reviewed and constructed under the Utilities Extension Agreement process.

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the preliminary short plat application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications.

See Section VIII of this report for Utilities Department related Conditions of Approval.

### B. Fire Department Review

This project is approved without comment, but per NFPA 13D, sprinklers will be required in all homes..

See Section VIII of this report for Fire Department related Conditions of Approval.

### 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 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 house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance. See Section VIII of this report for Transportation Department related Conditions of Approval.

**Use of the Right of Way During Construction**

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 , 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. See Section VIII of this report for Transportation Department related Conditions of Approval.

**Street Frontage Improvements**

Street frontage improvements on NE 31st Street are not required to be provided by the developer since there are no street frontage improvements in front of adjacent properties.

**Site Access**

Access to Lots 1 and 2 will be from a joint driveway off of NE 31st Street. Lot 3 will have a single driveway access from NE 31st Street The joint use driveway paved width will be a minimum of sixteen feet, in a twenty foot access easement, with Fire Department Approval and will be built per the City's Transportation Department Design Manual Standard Drawing DEV-7. See Section VIII of this report for Transportation Department related Conditions of Approval..

**Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Near the development site, NE 31st Street is classified as "Overlay Required". See Section VIII of this report for Transportation Department related Conditions of Approval.

**Transportation Impacts and Mitigation**

City staff has looked at the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the peak hours of the adjacent street. The Jamieson short plat is a 3 lot short plat and 2 houses will be demolished and rebuilt. Hence, there will be new trips from only 1 single family home. The 1 new PM peak hour trip is not expected to have a significant impact on the existing traffic operations on NE 31st Street.

## VI. PUBLIC NOTICE AND COMMUNITY INPUT

*Application Date:* 1/17/2008
*Public Notice (500 feet):* 2/14/2008 (Includes sign installation at the site)
*Minimum Comment Period:* 2/28/2008

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the *Seattle Times* on February 14, 2008. It was mailed to property owners within 500 feet of the project site and a public information sign was installed on the property on the same day.

Public comments were received from four citizens concerning preservation of trees and existing habitat, storm and sewer system installation, disturbance of the right of way and adjacent properties, neighborhood character and property tax assessment as summarized below:

1. **Several neighbors voiced concerns about the preservation of trees and existing habitat for birds, animals and plants**

**City's Response:** All short plats are required to maintain 15% of the diameter inches of existing significant trees on site. The applicant has proposed to retain nearly 62% of the existing diameter inches on site. Additionally, many of these trees are larger, mature trees and will be retained near the exterior property lines of the existing two lots. This will provide an increased vegetated buffer to adjacent property owners. The preservation of existing significant trees and the retained vegetation area will provide habitat typical of residential development in the vicinity. See Section VIII of this report for related Conditions of Approval.

2. **One neighbor was concerned about disturbance of the right of way, and associated landscaping, for the installation of storm and sewer infrastructure for the new residences.**

**City's Response:** A Right of Way Use permit will be required for any disturbance within the Right of Way. As currently proposed the amount of disturbance within the City owned Right of Way will be limited and should not impact vegetation on neighboring lots. However, it should be noted that only preliminary designs have been submitted at this point. Review of the actual disturbance will come under the Plat Infrastructure portion of the project and review of the Right of Way Use permit. As determined by the Right of Way inspector, damage to any City infrastructure resulting from any work or process done under or associated with this permit will be repaired to as good as or better condition with materials approved by the City. Such repair may require an addendum to the existing permit or may require obtaining a new Right of Way Use permit. See Section VIII of this report for related Conditions of Approval.

3. **Several neighbors are concerned about neighborhood character issues such as size and scale.**

**City's Response** While the Land Use Division does not offer design review for single family residences, new sections of the Land Use Codes have recently been adopted to address some of the neighborhood character concerns raised by neighbors. As mentioned previously, the applicant is proposing to retain nearly 62% of the diameter inches of all trees on site, providing a vegetated buffer from adjacent lots. The new homes that will be constructed on the newly created lots will need to maintain a minimum of 50% greenscape in the front yard setbacks, and will be limited in height to 30 feet from average existing grade to the mid-point of the roof. The greenscape requirement will ensure that lots maintain a vegetated front yard similar to that currently existing in the neighborhood. The average existing grade calculation for height will prevent the proposed homes from being elevated with rockeries or retaining walls to gain increased height. All other applicable development standards required of this proposal are consistent with the limitations placed on other properties in the R-4 zoning district.

4. **One neighbor is concerned about new development effecting the property values, particularly property taxes.**

**City's Response** The City of Bellevue Land Use Code does not speak to the issue of property tax assessment.

## VII. Decision Criteria:

**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. The site is accessed via NE 31st Street, a public right of way. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

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 retaining 62% of the existing diameter inches of significant trees on site. The preponderance of these trees are located at the perimeter of the pre-existing lot lines, thereby offering addition buffering of the new development from existing residences.

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:** The proposal complies with the Land Use Code requirements for R-4 zoning, the Utility Code and the City of Bellevue Development Standards. Refer to section III of this staff report for an analysis of the Land Use Code consistency.

**Land Use Code Requirements**

A. **Dimensional Requirements**: The site is currently zoned single-family R-4 which has a minimum lot size requirement of 8,500 square feet. The dimensional requirements for the R-4 zoning district include:

| | |
|---|---|
| 20' | Front Yard Setback |
| 20' | Rear Yard Setback |
| 5' | Side Yard Setback |
| 15' | Two Side Yard Setback |
| 30' | Maximum Building Height |
| 35% | Maximum Lot Coverage by Structure |
| 50% | Maximum Impervious Surface |
| 50% | Minimum Greenscape in Front Yard Setback |
| 60' | Minimum Lot Width |
| 80' | Minimum Lot Depth |

**Finding:** All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-4 dimensional requirements.

B. **Significant Tree Preservation**: The tree preservation requirements under LUC Section 20.20.900 to save 15% of the diameter inches of all significant trees on the site apply to this proposal. The applicant has identified 36 significant trees on the site with a total of 690 diameter inches. In order to meet the 15% minimum retention requirement, the project must retain 103.5 diameter inches of significant trees.

**Finding:** The applicant proposes to preserve 20 trees that comprise a total of 427 diameter inches, or 62 % of significant trees. This satisfies minimum tree retention requirements.

See conditions of approval in Section VIII.

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

**Finding:** The site is located within the North Bellevue Sub-area of the City. The Comprehensive Plan specifies single-family high development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use-type, compatible with the surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-2). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to preserve existing vegetation on-site (EN-19, 21, 27; UD-16, 18), preserve critical areas on-site (EN-21, 22, 23), maintain good surface water quality (EN-33), restrict surface water runoff to predevelopment levels (EN-39), and provide traffic mitigation (TR-37).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features, by providing the preservation of healthy significant existing trees on-site.

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

**Finding:** Each lot can reasonably be developed to current R-4 zoning standards and dimensional requirements without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-4 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

See related condition of approval in Section VIII.

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.

## VII. 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 Planning and Community Development does hereby **approve** the Jamieson-Briggs Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to submit final plat documents 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.

## VIII. Conditions of Approval:

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

| Applicable Codes, Standards and Ordinances | Contact Person |
|---|---|
| Clearing & Grading Code – BCC 23.76 | Savina Uzunow, 425-452-7860 |
| Construction Codes – BCC Title 23 | Bldg. Division, 425-452-6864 |
| Fire Code – BCC 23.11 | Adrian Jones 425-452-6032 |
| Land Use Code – BCC Title 20 | Carol L. Orr, 425-452-2896 |
| Noise Control – BCC 9.18 | Carol L. Orr, 425-452-2896 |
| Sign Code – BCC Title 22 | Carol L. Orr, 425-452-2896 |
| Transportation Development Code – BCC 14.60 | Rohini Nair, 425-452-5367 |
| Right of Way Use Code – BCC 14.30 | Jon Regalia, 425-452-4599 |
| Transportation Department Design Manual | Rohini Nair, 425-452-5367 |
| Traffic Standards Code 14.10 | Rohini Nair, 425-452-5367 |
| Utility Code – BCC Title 24 | Joy Ramshur, 425-452-4855 |

### A. GENERAL CONDITIONS

**Additional conditions or deletions as provided by land use, transportation, and or utilities departments.**

#### 1. UTILITIES DEPARTMENT APPROVAL

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. Sewer Permits are required for the engineering review and inspection of the sewer improvements per Utility Code. A Utilities Extension Agreement is required for review and construction of water services and the storm runoff control and treatment system.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120
REVIEWER: Joy Ramshur, Utilities Department

**2. FIRE SPRINKLERS**

Fire Department approval requires that automatic fire sprinklers are provided throughout the home designed per NFPA 13D.

AUTHORITY: Bellevue City Code 23.11
REVIEWER: Adrian Jones, Fire Department

**3. NOISE - CONSTRUCTION HOURS**

The proposal will be subject to normal construction hours of 7am to 6 pm Monday through Friday, and 9 am to 6 pm 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 PCD, work hours may be extended no later than 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met. A sign providing notice of the limitation on construction hours contained in this chapter shall be posted on construction sites prior to commencement of the new single family construction, per BCC 9.18.044.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Carol L Orr, Planning and Community Development Department

**4. TIME LIMITATION**

This preliminary short plat 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 preliminary short plat approval unless the applicant has received an extension for the preliminary short plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code Section 20.45B.150; 20.45B.160
REVIEWER: Carol L. Orr, Planning and Community Development Department

**B. PRIOR TO ISSUANCE OF ANY BUILDING 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.

Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, and foundation work prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

**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, Transportation Department

**3. ENGINEERING PLANS**

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clearing and grading permit approval. The design of all transportation 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 plans must correctly show all transportation-related engineering details, including but not limited to, the design of the shared driveway, the connection to NE 31st Street, pavement restoration in NE 31st Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Rohini Nair, Transportation Department

**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 point on NE 31st 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: Rohini Nair, Transportation Department

### 5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of NE 31st Street will require Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings 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 # 21
REVIEWER: Tim Stever, Transportation Department

## C. PRIOR TO FINAL SHORT PLAT APPROVAL:

### 1. INFRASTRUCTURE IMPROVEMENTS

All transportation 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. Land Use Code Section 20.40.490 allows 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. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Miscellaneous:

- All driveways shall be limited to a grade of 10% or less for 20 feet past the driveway approach and shall be limited to a maximum grade of 15% thereafter. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

- Vehicle sight distance must be provided per BCC 14.60.240.

- The joint-use driveway shall not be gated or obstructed and must remain open at all times for emergency and public service vehicles. A note to this effect shall be placed on the face of the final Subdivision map.

- The maintenance responsibility for the joint-use driveway shall be the shared responsibility of lots owners served by the joint-use driveway. A note to this effect must be indicated on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490, Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Rohini Nair, Transportation Department

**2. COVENANT FOR MAINTENANCE AND REPAIR**

The final short plat must include a covenant that permanently binds the property owners to provide for maintenance and repair of the joint use driveway.

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Rohini Nair, Transportation Department

**3. TREE PROTECTION**

To mitigate adverse impacts to trees to be retained during construction:

**a.** Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

**b.** No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Carol L. Orr, Planning and Community Development Department

**4. TREE PRESERVATION PLAN**

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."

Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Carol L. Orr at 425-452-2896 and/or corr@bellevuewa.gov to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.520.E
REVIEWER: Carol L. Orr, Planning and Community Development Department

**5. VARIANCE RESTRICTION**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

"Variance restriction: Approval by the City of 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: Carol L. Orr, Planning and Community Development Department

**6. DEMOLITION OF EXISTING STRUCTURES WITHIN PROPOSED SETBACKS**

All existing structures within required minimum structure setbacks must be removed prior to application for final short plat.

AUTHORITY: Land Use Code 20.20.010, 20.45B.130.A.6
REVIEWER: Carol L Orr, Planning and Community Development Department

**D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:**

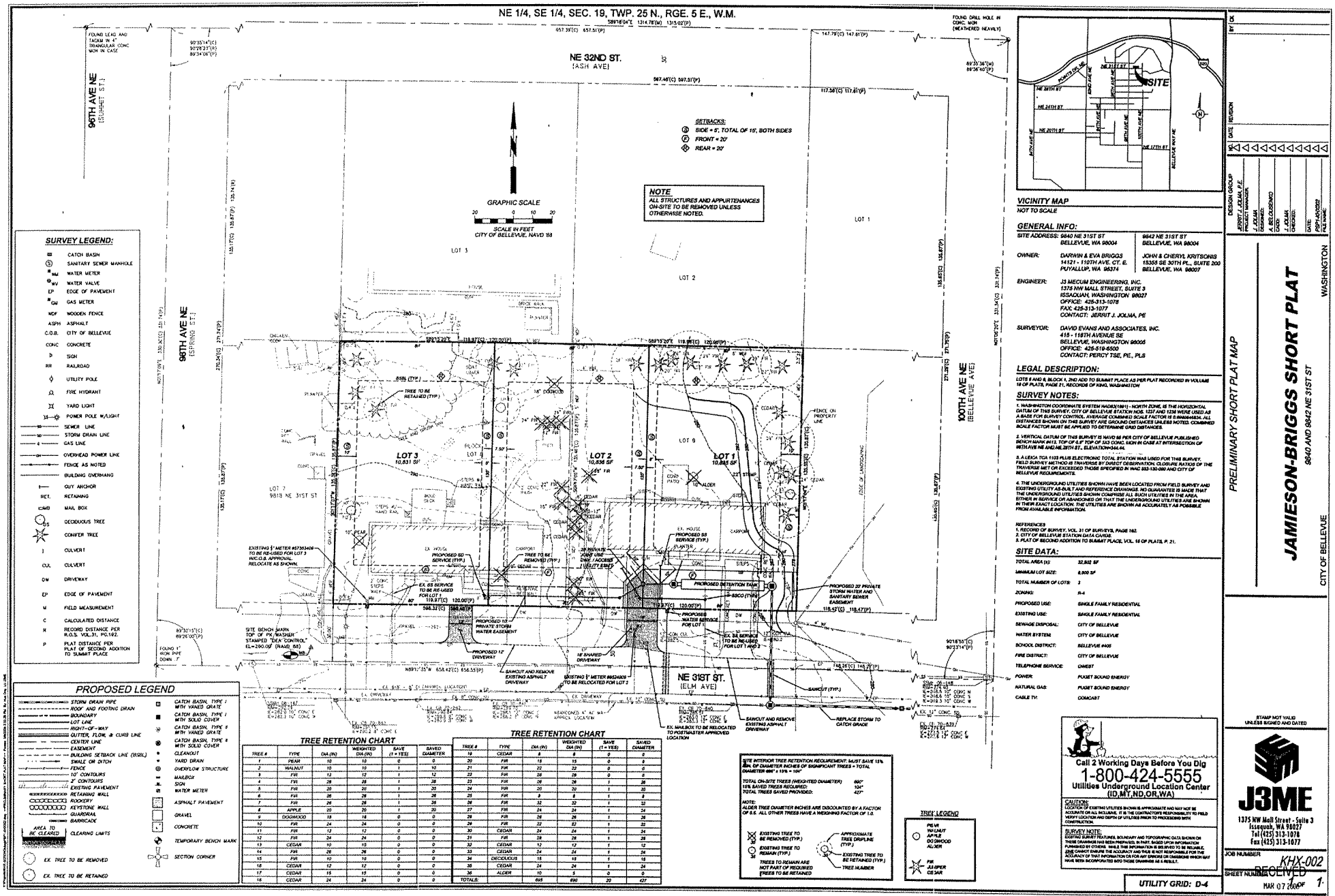
**1. TRANSPORTATION IMPACT FEE**

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The current impact fee is $ 414.75 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply. The traffic impact fee credit for the two demolished houses will be given to lots 1 and 2.

AUTHORITY: Bellevue City Code 22.16
REVIEWER: Rohini Nair, Transportation Department

**LIST OF ATTACHMENTS**

A. Plans and Drawings
B. Zoning Map
C. Vicinity Map


NE 1/4, SE 1/4, SEC. 19, TWP. 25 N., RGE. 5 E., W.M.
NE 32ND ST.
(ASH AVE)
96TH AVE NE
(SUNSET BLVD)
98TH AVE NE
(SUNSET BLVD)
100TH AVE NE
(BELLEVUE AVE)
NE 31ST ST.
(ELM AVE)
SETBACKS:
SIDE = 5', TOTAL OF 15', BOTH SIDES
FRONT = 20'
REAR = 20'
NOTE
ALL STRUCTURES AND APPURTENANCES ON-SITE TO BE REMOVED UNLESS OTHERWISE NOTED.
GRAPHIC SCALE
SCALE IN FEET
CITY OF BELLEVUE, NAVD 88
LOT 1
LOT 2
LOT 3
LOT 7
9813 NE 31ST ST
LOT 8
LOT 9
LOT 1
10,685 SF
LOT 2
10,836 SF
LOT 3
10,831 SF
SURVEY LEGEND:
CATCH BASIN
SANITARY SEWER MANHOLE
WATER METER
WATER VALVE
EDGE OF PAVEMENT
GAS METER
WOOD FENCE
ASPH ASPHALT
C.O.B. CITY OF BELLEVUE
CONC CONCRETE
SIGN
RAILROAD
UTILITY POLE
FIRE HYDRANT
YARD LIGHT
POWER POLE W/LIGHT
SEWER LINE
STORM DRAIN LINE
GAS LINE
OVERHEAD POWER LINE
FENCE AS NOTED
BUILDING OVERHANG
GUY ANCHOR
RET. RETAINING
MAIL BOX
DECIDUOUS TREE
CONIFER TREE
CULVERT
CUL. CULVERT
DW DRIVEWAY
EP EDGE OF PAVEMENT
M FIELD MEASUREMENT
C CALCULATED DISTANCE
R RECORD DISTANCE PER R.O.S. VOL.31, PG.182.
P PLAT DISTANCE PER PLAT OF SECOND ADDITION TO SUMMIT PLACE
PROPOSED LEGEND
STORM DRAIN PIPE
ROOF AND FOOTING DRAIN
BOUNDARY
LOT LINE
RIGHT-OF-WAY
GUTTER, FLOW, & CURB LINE
CENTER LINE
EASEMENT
BUILDING SETBACK LINE (TYP.)
SWALE OR DITCH
FENCE
10' CONTOURS
2' CONTOURS
EXISTING PAVEMENT
RETAINING WALL
ROCKERY
KEYSTONE WALL
GUARDRAIL
BARRICADE
AREA TO BE CLEARED
CLEARING LIMITS
EX. TREE TO BE REMOVED
EX. TREE TO BE RETAINED
CATCH BASIN, TYPE 1 WITH VANED GRATE
CATCH BASIN, TYPE 1 WITH SOLID COVER
CATCH BASIN, TYPE 2 WITH VANED GRATE
CATCH BASIN, TYPE 2 WITH SOLID COVER
CLEANOUT
YARD DRAIN
OVERFLOW STRUCTURE
MAILBOX
SIGN
WATER METER
ASPHALT PAVEMENT
GRAVEL
CONCRETE
TEMPORARY BENCH MARK
SECTION CORNER
TREE RETENTION CHART
TREE RETENTION CHART
TREE LEGEND
PW PEAR
WA WALNUT
AP APPLE
DG DOGWOOD
AL ALDER
FIR
AS ASPEN
CE CEDAR
VICINITY MAP
NOT TO SCALE
SITE
GENERAL INFO:
SITE ADDRESS: 9840 NE 31ST ST BELLEVUE, WA 98004
9842 NE 31ST ST BELLEVUE, WA 98004
OWNER: DARWIN & EVA BRIGGS 14121 - 110TH AVE. CT. E. PUYALLUP, WA 98374
JOHN & CHERYL KRITSONIS 15355 SE 30TH PL., SUITE 200 BELLEVUE, WA 98007
ENGINEER: J3 MECUM ENGINEERING, INC. 1375 NW MALL STREET, SUITE 3 ISSAQUAH, WASHINGTON 98027 OFFICE: 425-313-1078 FAX: 425-313-1077 CONTACT: JERRIT J. JOLMA, PE
SURVEYOR: DAVID EVANS AND ASSOCIATES, INC. 415 - 118TH AVENUE SE BELLEVUE, WASHINGTON 98005 OFFICE: 425-519-6500 CONTACT: PERCY TSE, PE., PLS
LEGAL DESCRIPTION:
LOTS 8 AND 9, BLOCK 1, 2ND ADD TO SUMMIT PLACE AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 21, RECORDS OF KING, WASHINGTON
SURVEY NOTES:
1. WASHINGTON COORDINATE SYSTEM NAD83(1991) - NORTH ZONE, IS THE HORIZONTAL DATUM OF THIS SURVEY. CITY OF BELLEVUE STATION NOS. 1237 AND 1238 WERE USED AS A BASE FOR SURVEY CONTROL. AVERAGE COMBINED SCALE FACTOR IS 0.9998464634. ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES UNLESS NOTED. COMBINED SCALE FACTOR MUST BE APPLIED TO DETERMINE GRID DISTANCES.
2. VERTICAL DATUM OF THIS SURVEY IS NAVD 88 PER CITY OF BELLEVUE PUBLISHED BENCH MARK #413, TOP OF 6.8" TOP OF 3/3 CONC. MON IN CASE AT INTERSECTION OF 98TH AVE NE AND NE 28TH ST., ELEVATION=534.44.
3. A LEICA TCA 1103 PLUS ELECTRONIC TOTAL STATION WAS USED FOR THIS SURVEY. FIELD SURVEY METHOD IS TRAVERSE BY DIRECT OBSERVATION. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090 AND CITY OF BELLEVUE REQUIREMENTS.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND EXISTING UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
REFERENCES
1. RECORD OF SURVEY, VOL. 31 OF SURVEYS, PAGE 182.
2. CITY OF BELLEVUE STATION DATA CARDS.
3. PLAT OF SECOND ADDITION TO SUMMIT PLACE, VOL. 16 OF PLATS, P. 21.
SITE DATA:
TOTAL AREA (±): 32,802 SF
MINIMUM LOT SIZE: 8,000 SF
TOTAL NUMBER OF LOTS: 3
ZONING: R-4
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
EXISTING USE: SINGLE FAMILY RESIDENTIAL
SEWAGE DISPOSAL: CITY OF BELLEVUE
WATER SYSTEM: CITY OF BELLEVUE
SCHOOL DISTRICT: BELLEVUE #405
FIRE DISTRICT: CITY OF BELLEVUE
TELEPHONE SERVICE: QWEST
POWER: PUGET SOUND ENERGY
NATURAL GAS: PUGET SOUND ENERGY
CABLE TV: COMCAST
Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)
UTILITY GRID: D-4
PRELIMINARY SHORT PLAT MAP
JAMIESON-BRIGGS SHORT PLAT
9840 AND 9842 NE 31ST ST
CITY OF BELLEVUE
WASHINGTON
J3ME
1375 NW Mall Street - Suite 3
Issaquah, WA 98027
Tel (425) 313-1078
Fax (425) 313-1077
JOB NUMBER KHX-002
SHEET NUMBER 1 OF 1
RECEIVED
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PERMIT PROCESSING

# 9840 & 9842 NE 31st St.

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