



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

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**Proposal Name:** Foster Preliminary Short Plat

**Proposal Address:** 3220 106<sup>th</sup> Avenue SE

**Proposal Description:** Application for Preliminary Short Plat Approval to subdivide a 0.42 acre site into 2 single family building lots, located in the R-5 land use district.

**File Number:** 14-125784-LN

**Applicant:** Jane Foster

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Sally Nichols, Senior Planner

**State Environmental Policy Act Threshold Determination:** Exempt

**Department Decision:** Approval with Conditions

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Sally Nichols, Associate Planner  
Development Services Department

Application Date: February 26, 2014  
Notice of Application: April 10, 2014  
Minimum Comment Period: April 24, 2014 (14 days)  
Decision Publication Date: December 17, 2015  
Appeal Deadline: December 31, 2015

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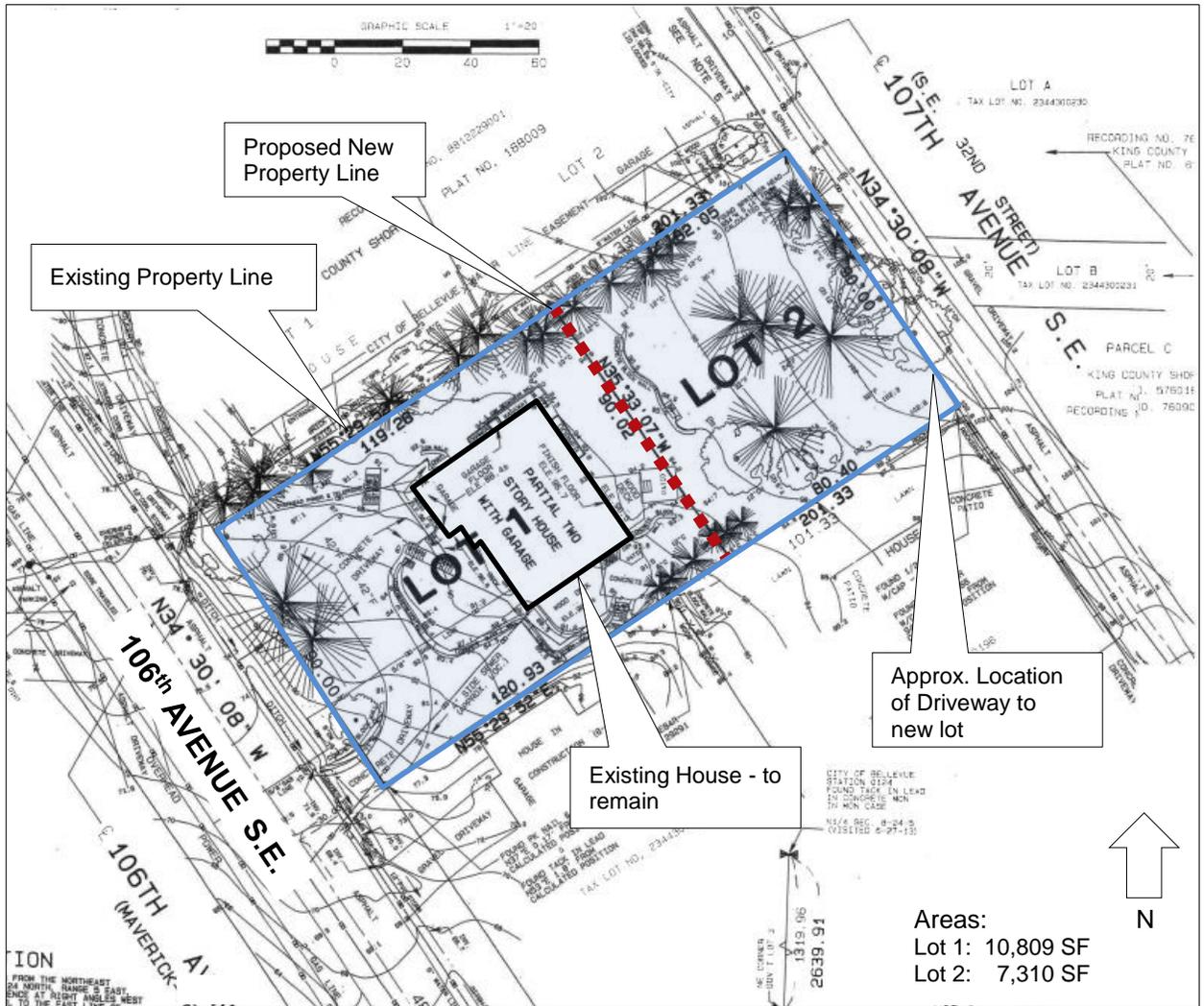
Attachments:

Project Drawings  
Tree Retention BMP's

**I. DESCRIPTION OF PROPOSAL**

The applicant is proposing to short plat an existing 18,119 square foot (approximately 0.42 acres) lot into two (2) single-family building lots. The site contains an existing single-family residence and attached garage. This home will remain on its own lot (proposed Lot 1) and the new lot will be created in what is now the rear yard of the home (proposed Lot 2). Lot 1 will be 10,809 square feet and the existing driveway access off of 106<sup>th</sup> Avenue SE will not change. Lot 2 will be 7,310 square feet and the new driveway access to Lot 2 will be off 107<sup>th</sup> Avenue SE. The applicant proposes to retain approximately 36% of 372 diameter inches of significant trees on the site. No construction of the second home on Lot 2 is proposed in conjunction with this approval and no infrastructure and/or transportation-related improvements are required prior to final short plat approval.

**SITE PLAN**



## II. SITE DESCRIPTION AND CONTEXT

The project site currently is comprised of one, single-family lot accessed via one driveway curb cut off 106<sup>th</sup> Avenue SE - a collector arterial street. The public right-of-way is unimproved and contains a drainage ditch. No changes are proposed to the existing driveway off of this street.

The proposal site is 18,119 square feet (0.42 acres) within the Southwest Bellevue Subarea. The lot is occupied by one 4,190 square foot single family home. There are 22 significant trees on the site for a total of 372 diameter inches. The majority of the site is generally level, with a slope along the western street edge. As defined by Land Use Code (LUC) 20.25H, there are no critical or protected areas.

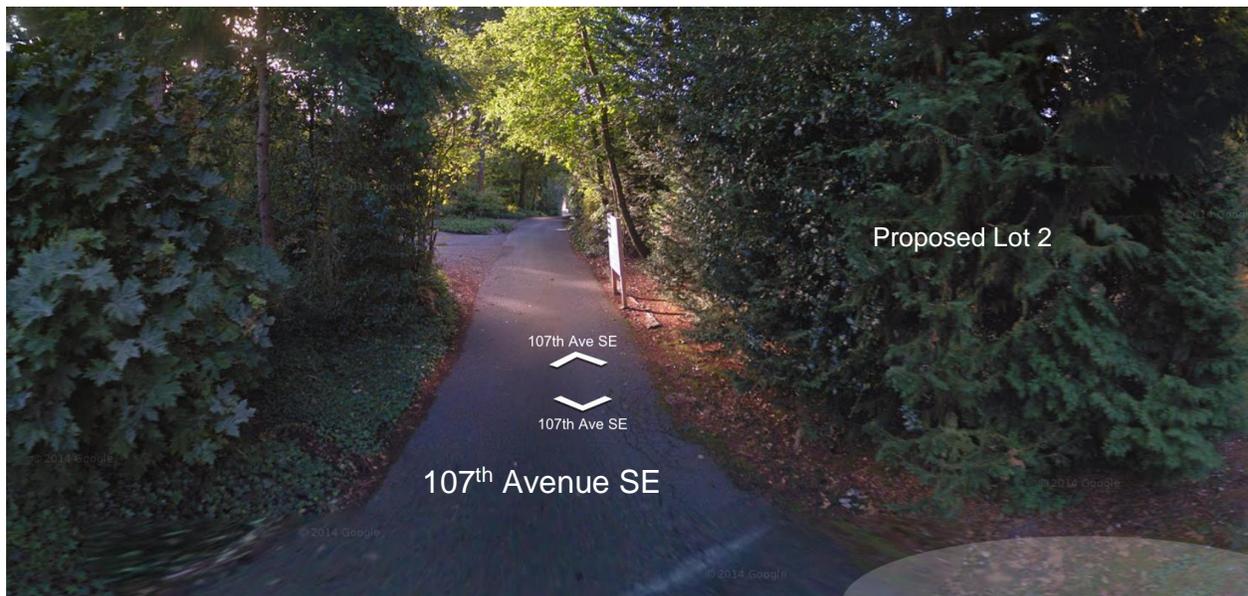
### Aerial Photograph



**Looking Northeast from 106<sup>th</sup> Avenue NE at Proposed Lot 1**



**Looking South on 107<sup>th</sup> Avenue NE at Proposed Lot 2**



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

#### A. Zoning

The two lots proposed with this short plat application are allowed in the R-5 land use district. **Refer to discussion of dimensional requirements in Section III.B of this report.**

The surrounding neighborhood is entirely within single-family residential land use districts which consist exclusively of single-family homes. The lots directly adjacent to the proposal site to the north and south have previously been subdivided into two lots in a manner similar to the lots proposed for this short plat.

Adjacent Land Uses:

East, North, and South: Existing single family homes in the R-5 land use district.

West (across 106<sup>th</sup> Avenue SE): Existing single-family homes within the R-3.5 land use district.

#### ZONING MAP



**B. Consistency with Land Use Code Requirements**

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project D

**Dimensional Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-5 Comprehensive Plan Designation: Single-Family – Medium Residential (SF-M)	
<b>Gross Site Area</b>	18,119 SF	
<b>Item</b>	<b>Required/Allowed</b>	<b>Proposed</b>
<b>Minimum Lot Area</b>	7,200 SF per lot  LUC 20.20.010	Lot 1: 10,809 SF Lot 2: 7,310 SF  Meets LUC requirement
<b>Minimum Lot Width</b>	60 Feet	Lot 1: 90 Feet Lot 2: 90 Feet
<b>Minimum Lot Depth</b>	80 Feet  LUC 20.20.010	Lot 1: 120.93 & 119.28 Feet Lot 2: 80.40 & 82.05 Feet Meets LUC requirements
<b>Building Setbacks</b> Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 15 Feet  LUC 20.20.010	Both Lots: 20 Feet 20 Feet 5 Feet 15 Feet (5 ft. + 10 ft.)  Meets LUC requirements
<b>Lot Coverage by Structure – Proposed Lot 1 (No exiting structures on Lot 2)</b>	Allowed: 40% Lot 1: 1,953 SF = 18%  LUC 20.20.010	Meets LUC requirements

Item	Required/Allowed	Proposed
<b>Impervious Surface – Proposed Lot 1 (No existing impervious surfaces on proposed Lot 2)</b>	Allowed: 55% Lot 1: 3,878 = 36%  LUC 20.20.010	Meets LUC requirements
<b>Tree Retention</b>	Required: 30% of 372 diameter Inches = 112 diameter Inches Minimum LUC 20.20.900	134 diameter Inches Retained = 36 % Retained  Meets LUC requirements <b><u>Refer to Condition of Approval regarding tree protection and tree retention/final short plat in Section IX of this report.</u></b>

**IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no critical areas on this proposal site. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is **EXEMPT**.

**V. SUMMARY OF TECHNICAL REVIEWS**

**A. Utilities Review**

Storm Drainage

The project will trigger minimum requirements 1-5 from the Department of Ecology Stormwater Management Manual for Western Washington. The project is considered new development and will need to provide onsite disposal of storm water to the maximum extent feasible. The project proposes downspout infiltration.

Water

The water supply for this project will connect to a City of Bellevue owned water main located in 106<sup>th</sup> Ave SE.

Sewer

Sewer service for Foster Short Plat will connect with to an existing sewer main in 106<sup>th</sup> or 107 Ave SE.

**Refer to Condition of Approval regarding preliminary design, utility codes and engineering standards in Section IX of this report.**

## **B. Fire Department Review**

The fire department has reviewed the submitted plans and has approved the Preliminary Short Plat proposal with the conditions that automatic fire sprinklers will be required in any home built on the new Lot 2 due to the lack of an approved fire code access road to this lot. **Refer to Condition of Approval regarding fire sprinklers in Section IX of this report.**

## **C. Clearing and Grading Department**

The Clear and Grade Reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of this land use application.

## **D. Transportation Review**

The Transportation Department has reviewed the preliminary plans submitted for the Foster Short Plat and recommends approval. No transportation-related improvements will be required prior to Final Short Plat approval. Any transportation improvements will be reviewed under the right-of-way and single family building permit for any new home.

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.

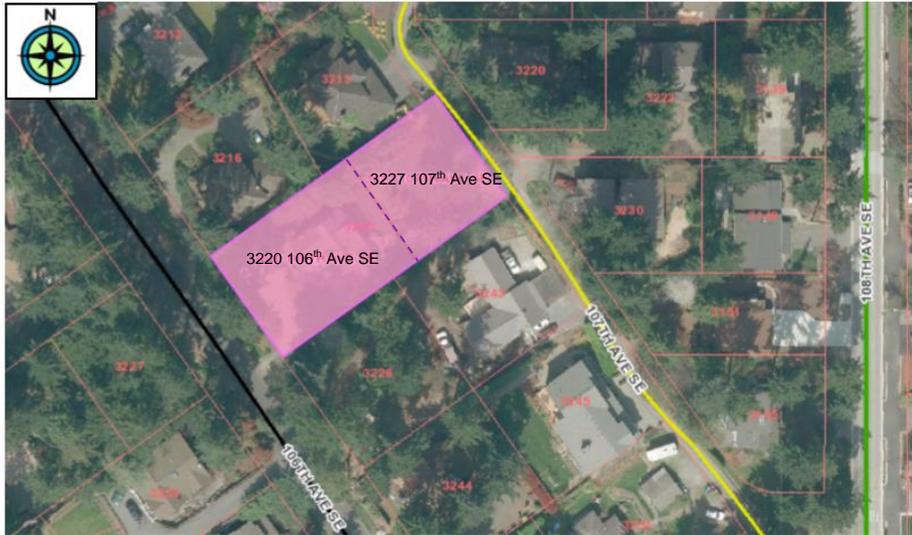
**Refer to Conditions of Approval regarding noise - construction hours, off-street parking, right-of-way use permit, and engineering plans for transportation in Section IX of this report.**

### **Site Access**

Access for Lot 1 will remain in the current location connecting to 106<sup>th</sup> Avenue SE. Access for Lot 2 will be from 107<sup>th</sup> Ave SE. No other access connection to city right-of-way is authorized.

The Transportation Department allows for singular driveway widths to range from 10 to 30 feet. Final required paved width of the new driveway will be at the direction of the Fire Department and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B. Final driveway width will be determined during the single family building permit or the right of way permitting phase for the construction of any new single family home. **Refer to Condition of Approval regarding access design and maintenance in Section IX of this report.**

Lot 1 (existing home) has been addressed as 3220 106<sup>th</sup> Ave SE.  
Lot 2 (newly created lot) will be addressed as 3227 107<sup>th</sup> Ave SE.



*Addressing Layout*

### **Street Frontage Improvements**

Per Bellevue City Code Sections 14.60.110.F.1 & 14.60.110.F.2 street frontage improvements are waived. See code excerpt below:

F. The requirement for installation of frontage improvement may be waived or modified by the review engineer if:

1. Adjacent street frontage improvements are unlikely to be installed in the foreseeable future; or
2. Installation of the required improvement would cause significant adverse environmental or safety impacts. (Ord. 6181)

*Excerpt of BCC 14.60.110.F.1 & .2*

Both conditions are applicable to the Foster Short Plat.

### **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. **Refer to Condition of Approval regarding right-of-way use permit in Section IX of this report.**

### **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.

106<sup>th</sup> Avenue SE is classified as a No Street Cuts Permitted Street (shown in black in figure 1). The applicant must obtain approval from the Right of Way Manager prior to any trenching, street cut or pothole work in this street via a written request (or email).

Required pavement restoration on 107<sup>th</sup> Avenue SE shall be Standard Trench Restoration.

Exact pavement restoration limits will be specified in the required right of permit for this project. **Refer to Conditions of Approval regarding right-of-way use permit in Section IX of this report.**

**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. **Refer to Condition of Approval regarding sight distance in Section IX of this report.**

**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 extremely low volume of new p.m. peak hour trips associated with the Foster Short Plat (one new p.m. peak hour trip) operational impacts will be negligible.

**VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on April 10, 2014 with mailed notice and publication in the Weekly Permit Bulletin. Two public information signs (one along each street frontage) were installed on the site the same day. No written comments were received regarding the proposal at the time of this writing.

**VII. DECISION CRITERIA:**

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

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

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

***Finding:*** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The existing single family home will remain. **Refer to Conditions of Approval regarding access design and maintenance, and existing features to demolish in Section IX of this report.**

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

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

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

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

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

**Development Standards:**

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

**Land Use Code Requirements:**

**A. Dimensional Requirements:** *Refer to Section III.A. of this report for dimensional requirements.*

**Finding:** All of the 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. No variances will be permitted to accommodate construction on Lot 2. **Refer to Condition of Approval regarding variance restriction in Section IX of this report.**

**B. Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 112 diameter inches of the 372 diameter inches of the existing significant trees.*

**Finding:** The applicant proposes to retain 36% of the significant trees onsite. This satisfies the minimum 30% tree retention requirements. **Refer to Section III of this report and Conditions of Approval regarding tree protection and tree retention on the final plat in Section IX of this report.**

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

The site is located within the North Bellevue subarea. The Comprehensive Plan specifies Single-Family Residential development for this property, which is consistent with the R-5 land use designation. The proposal complies with

applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

**Land Use Policy LU-3:** *Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.*

**Finding:** This short plat will provide a lot for one future single family residential unit. This additional home will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

**Land Use Policy LU-4:** *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

**Finding:** The two lots proposed as a result of this short plat are the maximum number of lots allowed on an R-5 lot of this size and the size of the two proposed lots are similar to the adjacent properties.

**Housing Policy HO-17:** *Encourage infill development on vacant or under-utilized site that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*

**Finding:** This project will eventually add one new single family home which is, by use type, compatible with the surrounding single family neighborhoods. The proposal provides development on an infill or under-utilized site with adequate urban services and meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving seven healthy, significant 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:** As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding variance restriction in Section IX of this report.**

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

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access location, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval to accommodate the use of these lots. No new improvements will be required prior to Final Short Plat approval. **Refer to Conditions of Approval regarding access design and maintenance in Section IX of this report.**

**VIII. CONCLUSION AND DECISION:**

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

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

**IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

**Applicable Codes, Standards & Ordinances**

Clearing & Grading Code – BCC 23.76  
Construction Codes – BCC Title 23  
Fire Code – BCC 23.11  
Land Use Code – BCC Title 20  
Noise Control – BCC 9.18  
Sign Code – BCC Title 22  
Transportation Develop. Code – BCC 14.60  
Traffic Standards Code 14.10  
Right-of-Way Use Code 14.30  
Utility Code – BCC Title 24

**Contact Person**

Janney Gwo, (425) 452-6190  
Building Division, (425) 452-6864  
Adrian Jones, (425) 452-6032  
Sally Nichols, (425) 452-2727  
Sally Nichols, (425) 452-2727  
Sally Nichols, (425) 452-2727  
Chris Dreaney, (425) 452-5264  
Chris Dreaney, (425) 452-5264  
Tim Stever, (425) 452-4294  
Mark Dewey, (425) 452-6179

**A. GENERAL CONDITIONS:**

**1. Variance Restriction**

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

No variance will be granted to accommodate future construction on Lot 2.

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Sally Nichols, 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 the

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: Sally Nichols, Land Use

### **3. Fire Sprinklers**

Automatic fire sprinklers will be required in any home built on new Lot 2 due to the lack of an approved fire code access road to this lot.

AUTHORITY: IFC 903  
REVIEWER: Adrian Jones, Fire

### **4. Preliminary Design, Utility Codes, and Engineering Standards**

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. The water, sewer and storm facilities to support the new lots will be reviewed and permitted under separate water, sewer and storm drainage permits and a developer extension agreement will not be required. Easement for water, sewer and storm facilities if needed will be recorded on the final short plat.

AUTHORITY: BCC Title 24.02, 24.04, and 24.06  
REVIEWER: Mark Dewey, Utilities

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

### **5. Right-of-Way Use Permit**

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

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

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, Right-of-Way/Transportation

### **6. Off-Street Parking**

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

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Right-of-Way/Transportation

### **7. Engineering Plans for Transportation**

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to any clearing and grading permit or single family building permit approval. The design of all transportation-related 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 new driveway for lot 2, the connection to 107<sup>th</sup> Avenue SE and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

Driveway approach per DEV-7B.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual  
REVIEWER: Chris Dreaney, Transportation

### **8. 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 107<sup>th</sup> Avenue SE 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: Chris Dreaney, Transportation

### 9. Tree Protection

To mitigate adverse impacts during all construction to the trees to be retained and trees on adjacent properties, the applicant must comply with the City of Bellevue **Tree Protection BMP's** (attached to this staff report), which includes the following:

- a) Clearing limits or Tree Protection Zone (TPZ) shall be established for retained trees within the developed portion of the site ***outside of the drip lines***. The TPZ shall extend from the tree trunk 1.5 feet for every inch of trunk diameter. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing shall be performed within the TPZ 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.
- c) Protection must also be provided for any trees on adjacent properties. Protection shall be provided around the portion of the driplines that overhang the proposal property.

AUTHORITY: Bellevue City Code 23.76.060  
REVIEWER: Sally Nichols, Land Use

### C. PRIOR TO FINAL SHORT PLAT APPROVAL:

#### 10. Existing Features to Demolish

Prior to Final Short Plat approval, the applicant shall remove any portion of the patio in the rear setback of the existing single family home (Lot 1) that extends over the proposed new property line with Lot 2.

AUTHORITY: Land Use Code 20.20.010  
REVIEWER: Sally Nichols, Land Use

#### 11. Access Design and Maintenance

The Final Short Plat map must include a note that specifies that the driveways serving lots 1 and 2 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: Chris Dreaney, Transportation

#### 12. Tree Retention/Final Short Plat

Existing trees contribute substantially to the effectiveness and health of the environmental system. The City of Bellevue urges the applicant to save as many trees as possible.

The Final Short Plat shall portray, as submitted, all trees identified to remain on the preliminary short plat drawings. The Final Short Plat drawing set shall include 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 (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.”***

AUTHORITY: Land Use Code 20.20.900.D  
REVIEWER: Sally Nichols, Land Use

ATTACHMENTS: Project Drawings  
Tree Retention BMP's

**OWNER'S CERTIFICATE AND DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT I THE UNDERSIGNED 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. I 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. I FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL 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, I DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, I WAIVE FOR OURSELVES, MY 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 MY DESIRES.

IN WITNESS WHEREOF I SET OUR HANDS AND SEALS.

\_\_\_\_\_  
JANE V. FOSTER

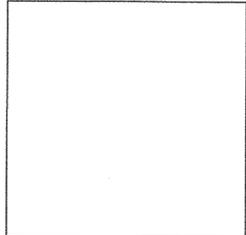
**ACKNOWLEDGEMENT:**

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF KING      )

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES \_\_\_\_\_



NE 1/4 OF THE SW 1/4  
SECTION 8 T.24N., R.5E., W.M.

**TRANSPORTATION DEPARTMENT**

EXAMINED AND APPROVED WITH RESPECT TO STREETS, ALLEYS AND RIGHT OF WAYS FOR ROADS, PATHS AND SLOPES.

REAL PROPERTY & SURVEY \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPMENT REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITIES DEPARTMENT**

EXAMINED AND APPROVED WITH RESPECT TO WATER, SEWER AND DRAINAGE SYSTEMS.

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**DEVELOPMENT SERVICES DEPARTMENT**

EXAMINED AND APPROVED:

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**KING COUNTY DEPT. OF ASSESSMENTS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

ASSESSOR \_\_\_\_\_ DEPUTY ASSESSOR \_\_\_\_\_

ACCOUNT NO. \_\_\_\_\_

MANAGER OF RECORDS \_\_\_\_\_  
NORM ALBERG

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS THE FINAL SHORT PLAT STATED HEREON IN CONFORMANCE WITH THE REQUIREMENTS PURSUANT TO RCW 58.17.215.

*Jeffrey R. Harstad*  
JEFFREY R. HARSTAD PLS NO. 13731



**HARSTAD CONSULTANTS**

LAND SURVEYORS

2024 WEST LAKE SAMMAMISH PARKWAY N.E.  
REDMOND, WA. 98052

425 747-8336 TEL.  
jeff@harstadconsultants.com e-mail



City of  
Bellevue

FINAL SHORT PLAT NO. 14-125784-LN

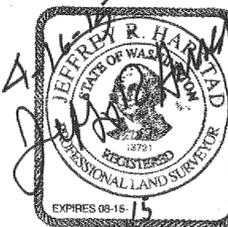
SHEET 1 OF 4

JUL 13 2015  
Permit Processing

## LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS 663.795 FEET SOUTH FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND RUNNING  
THENCE AT RIGHT ANGLES WEST 30.00 FEET;  
THENCE AT RIGHT ANGLES SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3, 1397.97 FEET;  
THENCE NORTH 59°55'50" WEST 161.03 FEET;  
THENCE NORTH 35°32'16" WEST 484.04 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 35°32'16" WEST 90 FEET;  
THENCE NORTH 54°27'44" EAST 241.33 FEET;  
THENCE SOUTH 35°32'16" EAST 90 FEET TO THE POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 54°27'44" WEST 241.33 FEET;  
THENCE SOUTH 54°27'44" WEST 241.33 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR MAVERICK-TERRILL ROAD; AND EXCEPT NORTHEASTERLY 10 FEET FOR SOUTHEAST 32ND STREET;

(BEING KNOWN AS THE SOUTHEASTERLY 90 FEET OF LOT 4, BLOCK 7, ENATAI WATERFRONT ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF).



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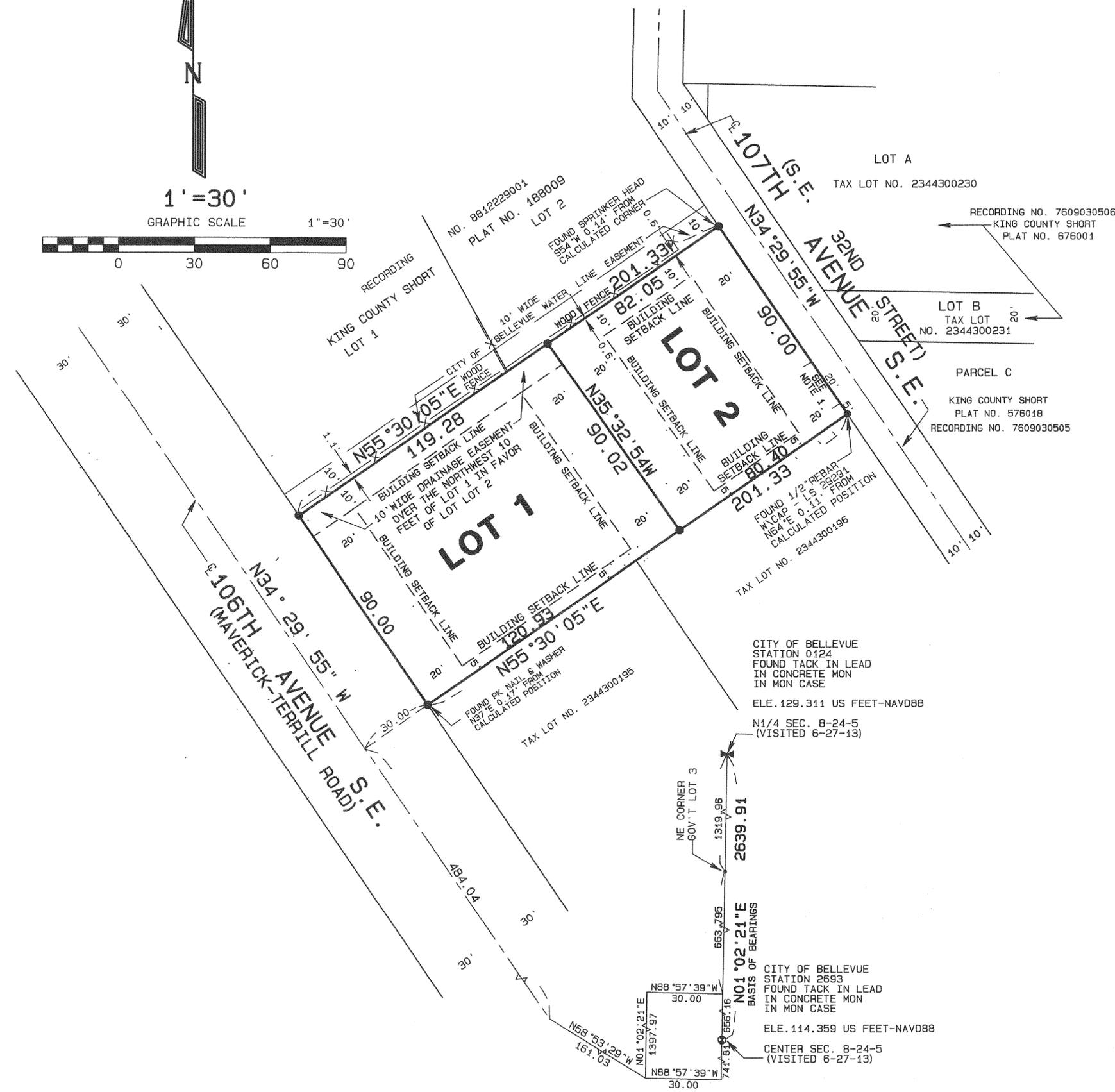
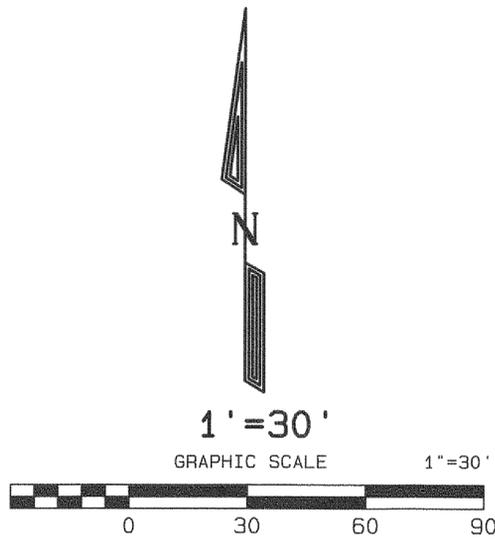
City of  
Bellevue

FINAL SHORT PLAT NO. 14-125784-LN

SHEET 2 OF 4

JUL 13 2015

Permit Processing



**NOTES**

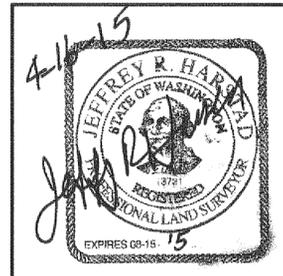
1. SUBJECT TO A 20' WIDE PROPOSED DRIVEWAY FOR LOT 2.
2. WORK PERFORMED IN CONJUNCTION WITH THIS SHORT PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES.
  - A. LIECA TCR-405 TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS OF WAC-332-130-100.
  - B. FIELD TRAVERSE EXCEEDING REQUIREMENTS OF WAC-332-130-100.

**LEGEND**

- - SET 1/2" REBAR W/CAP-LS 13731 UNLESS NOTED

**LOT AREAS**

LOT 1	10,809.38 SQ. FT. OR 0.2481 ACRES
LOT 2	7,310.31 SQ. FT. OR 0.1678 ACRES



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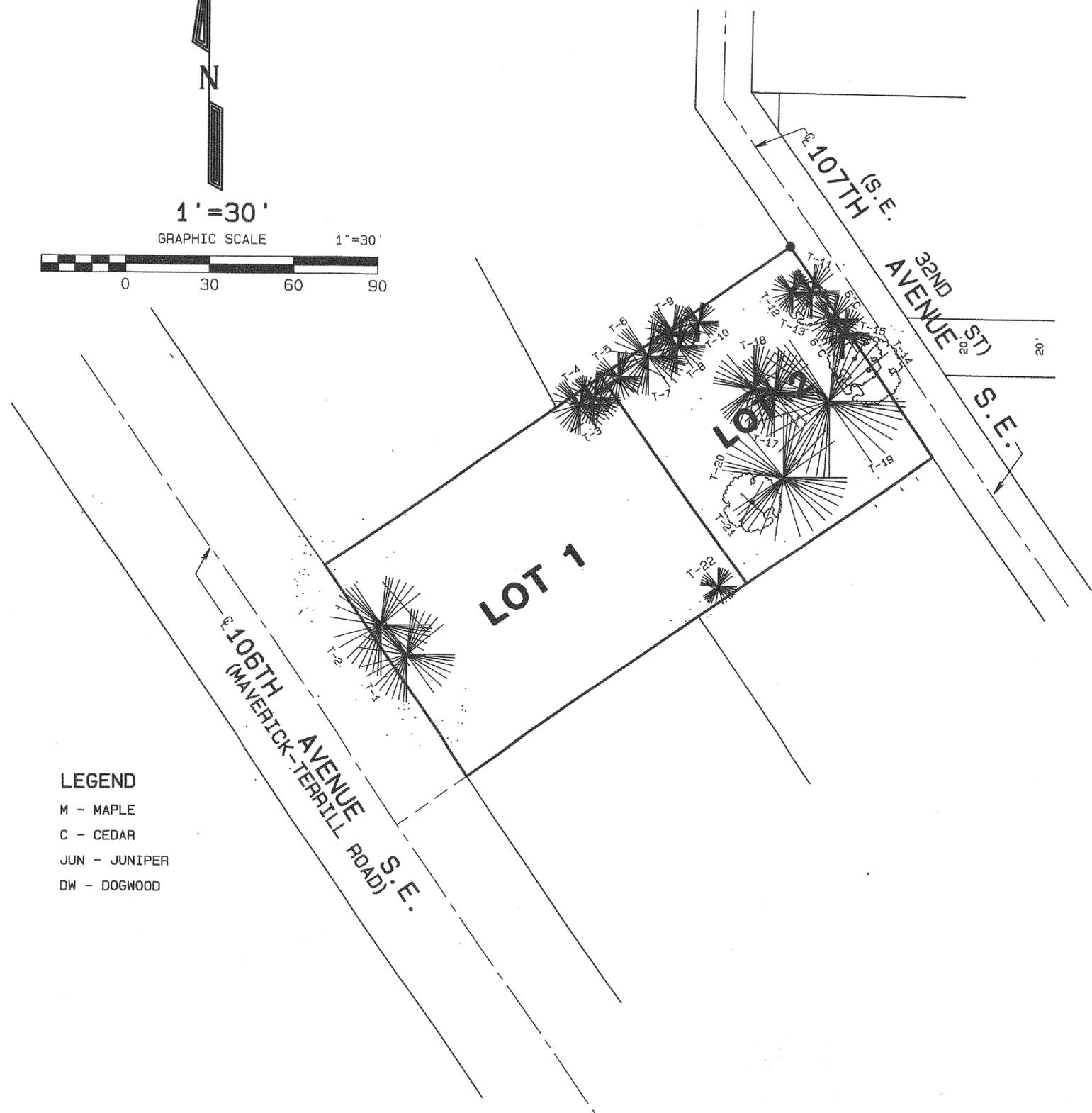
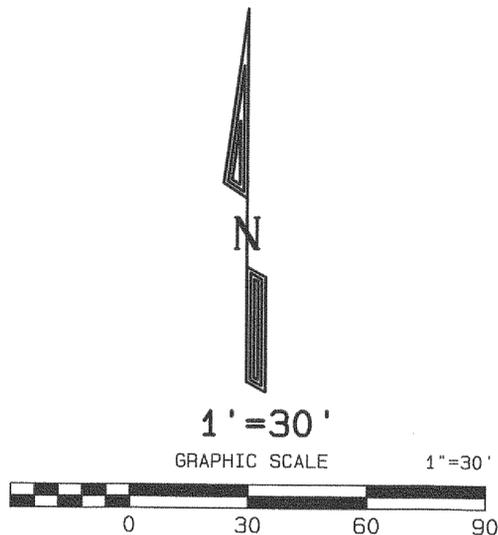


**City of Bellevue**

FINAL SHORT PLAT NO. 14-125784-LN

SHEET 3 OF 4 JUL 13 2015  
 Received  
 Permit Processing

**CITY OF BELLEVUE**  
 HORIZONTAL CONTROL  
 VERTICAL CONTROL



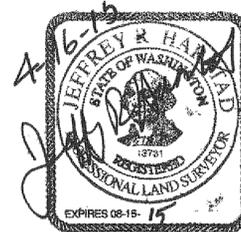
**LEGEND**

- M - MAPLE
- C - CEDAR
- JUN - JUNIPER
- DW - DOGWOOD

**TREE TABLE**

TREE ID	SPECIES	DIA.	WT. FACTOR	WT. DIA.	TREES SAVED
T-1	DOUGLAS FIR	42"	1	42"	42"
T-2	DOUGLAS FIR	42"	1	42"	42"
T-3	LEYLAND CYPRESS	14"	1	14"	
T-4	LEYLAND CYPRESS	10"	1	10"	
T-5	LEYLAND CYPRESS	12"	1	12"	
T-6	LEYLAND CYPRESS	12"	1	12"	
T-7	LEYLAND CYPRESS	12"	1	12"	
T-8	LEYLAND CYPRESS	12"	1	12"	
T-9	LEYLAND CYPRESS	12"	1	12"	
T-10	LEYLAND CYPRESS	12"	1	12"	
T-11	WESTERN RED CEDAR	10"	1	10"	10"
T-12	WESTERN RED CEDAR	8"	1	8"	8"
T-13	HOLLY	8"	1	8"	8"
T-14	WILD CHERRY	12"	1	12"	12"
T-15	WILD CHERRY	12"	1	12"	12"
T-17	DOUGLAS FIR	24"	1	24"	
T-18	DOUGLAS FIR	30"	1	30"	
T-19	DOUGLAS FIR	32"	1	32"	
T-20	DOUGLAS FIR	32"	1	32"	
T-21	WILD CHERRY	12"	1	12"	
T-22	WESTERN RED CEDAR	12"	1	12"	
<b>TOTAL</b>				<b>372</b>	<b>134</b>

30% X 372 = 112



**HARSTAD CONSULTANTS**

**LAND SURVEYORS**

2024 WEST LAKE SAMMAMISH PARKWAY N.E.  
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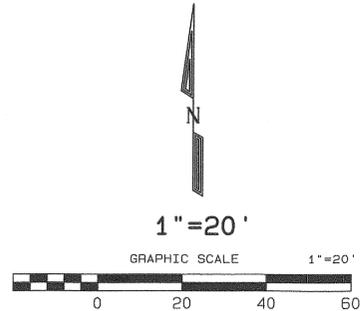
City of  
Bellevue

FINAL SHORT PLAT NO. 14-125784-LN

Received

SHEET 4 OF 4 JUL 13 2015

Permit Processing



**NOTES**

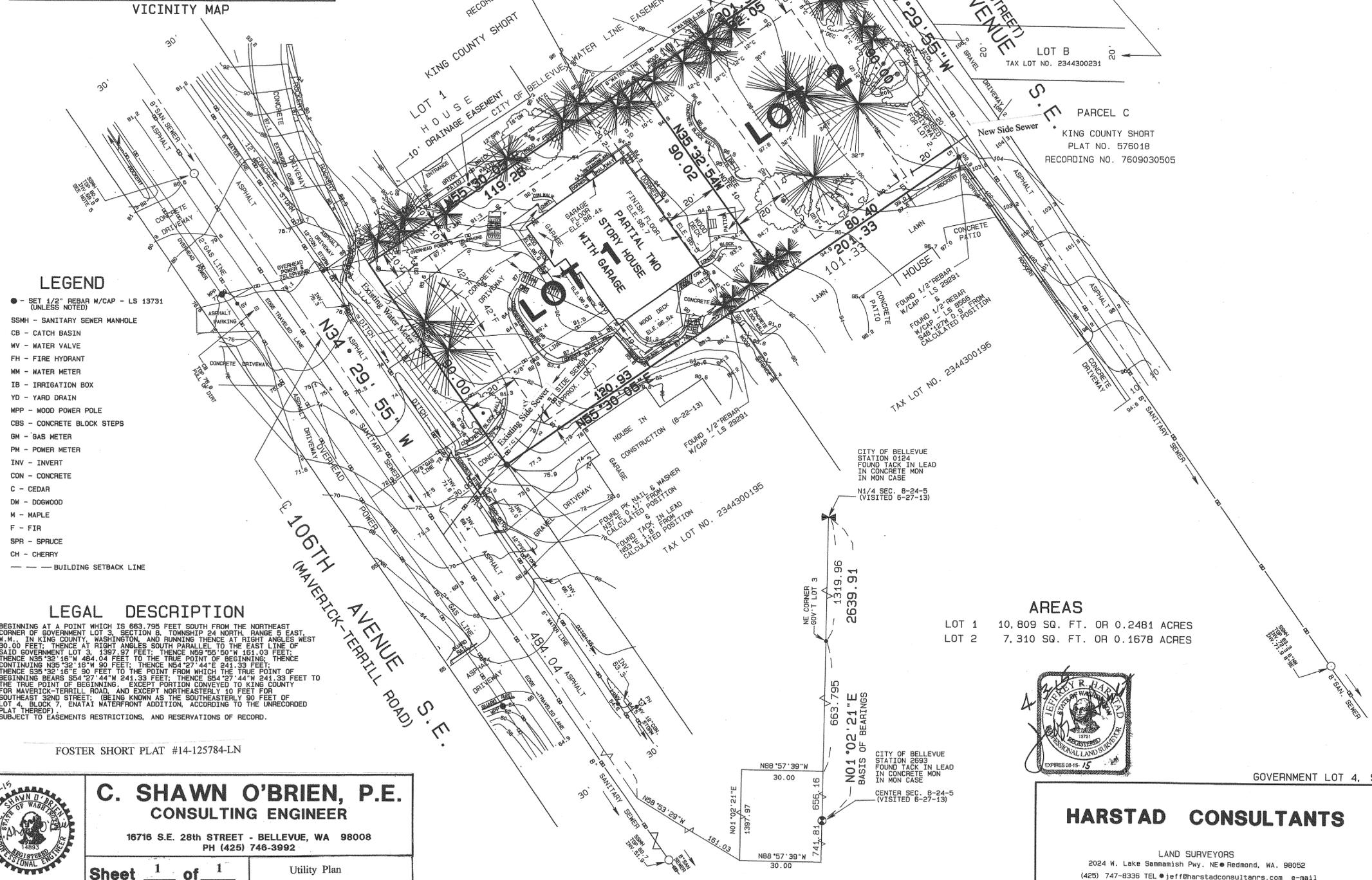
- WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES.
  - LEICA TCR-405 TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS PER MAC-332-130-100.
  - FIELD TRAVERSE EXCEEDING REQUIREMENTS OF MAC-332-130-090.
- THE SITE IS SHOWN AS SURVEYED ON JULY 5, 2013.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT THE GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM THE PUBLIC RECORDS AND ARE APPROXIMATE ONLY. HARSTAD CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- THE SURVEY WAS ROTATED 01°02'21" COUNTER CLOCKWISE TO CONFORM WITH THE CITY OF BELLEVUE HORIZONTAL DATUM - NAD 83 (2011).
- CATCH BASIN FULL OF DIRT. REMOVED 2.5 FEET OF DIRT AND FOUND NO PIPE.
- IT APPEARS THAT THE SHORT PLAT TO THE NORTHWEST (SHORT PLAT NO. 188009) HAS NOT DEDICATED ANY ADDITIONAL RIGHT OF WAY (10 FEET) FROM THE NORTHEAST PORTION OF ITS PROPERTY AS SHOWN ON THE CURRENT ASSESSOR MAP. THE SHORT PLAT DOES NOT SHOW ANY ADDITIONAL RIGHT OF WAY TRANSFERRED TO THE CITY OF BELLEVUE.
- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 

GRANTEE:	POTSET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION
PURPOSE:	ELECTRIC TRANSMISSION LINE
AREA AFFECTED:	ALL STREETS AND ALLEYS IN THE UNRECORDED PLAT OF ENATAI WATERFRONT JANUARY 23, 1922
RECORDED:	RECORDING NUMBER: 1584656
- ALL THE ELECTRIC TRANSMISSION LINES APPEAR TO BE IN THE ADJOINING STREETS (106TH AVE. SE AND 107TH AVE. SE) SO THERE IS NOT AN ELECTRIC TRANSMISSION LINE OF SAID PROPERTY.
- SUBJECT TO THE RIGHT TO ENTER SAID PREMISES TO MAKE REPAIRS, AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO UTILITY LINES LOCATED ON PROPERTY ADJOINING SAID PREMISES, AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1584656.
 

THERE APPEARS TO BE NO UTILITY LINES LOCATED ON SUBJECT PROPERTY.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS REMITTED BY APPLICABLE LAW.
 

RECORDED:	FEBRUARY 7, 1930
RECORDING NUMBER:	2586095

HARSTAD CONSULTANTS HAS REVIEWED SAID INSTRUMENT AND THE ONLY STATEMENT THAT MIGHT EFFECT PROPERTY IS LISTED AS FOLLOWS:  
 "NO BUILDINGS OF ANY KIND SHALL BE ERECTED WITHIN TEN FEET OF THE SIDE LINES OF ANY OF THE SAID TRACTS".
- PATIO ON LOT 1 (OVER LAP ONTO LOT 2) TO BE REMOVED.  
 CONCRETE WALL ON LOT 2 TO BE REMOVED



**LEGEND**

- - SET 1/2" REBAR W/CAP - LS 13731 (UNLESS NOTED)
- CSMH - SANITARY SEWER MANHOLE
- CB - CATCH BASIN
- MV - WATER VALVE
- FH - FIRE HYDRANT
- MM - WATER METER
- IB - IRRIGATION BOX
- YD - YARD DRAIN
- WPP - WOOD POWER POLE
- CBS - CONCRETE BLOCK STEPS
- GM - GAS METER
- PM - POWER METER
- INV - INVERT
- CON - CONCRETE
- C - CEDAR
- DW - DOGWOOD
- M - MAPLE
- F - FIR
- SPR - SPRUCE
- CH - CHERRY
- BUILDING SETBACK LINE

**LEGAL DESCRIPTION**

BEGINNING AT A POINT WHICH IS 663.795 FEET SOUTH FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND RUNNING THENCE AT RIGHT ANGLES WEST 30.00 FEET; THENCE AT RIGHT ANGLES SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3, 1397.97 FEET; THENCE N55°55'50"W 161.03 FEET; THENCE N35°32'16"W 484.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N35°32'16"W 90 FEET; THENCE N54°27'44"E 241.33 FEET; THENCE S35°32'16"E 90 FEET TO THE POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS S54°27'44"W 241.33 FEET; THENCE S54°27'44"W 241.33 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT PORTION CONVEYED TO KING COUNTY FOR MAVERICK-TERRILL ROAD, AND EXCEPT NORTHEASTERLY 10 FEET FOR SOUTHEAST 32ND STREET, BEING KNOWN AS THE SOUTHEASTERLY 90 FEET OF LOT 4, BLOCK 7, ENATAI WATERFRONT ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF. SUBJECT TO EASEMENTS RESTRICTIONS, AND RESERVATIONS OF RECORD.

FOSTER SHORT PLAT #14-125784-LN

**AREAS**

LOT 1	10,809 SQ. FT. OR 0.2481 ACRES
LOT 2	7,310 SQ. FT. OR 0.1678 ACRES



**C. SHAWN O'BRIEN, P.E.**  
 CONSULTING ENGINEER  
 16716 S.E. 28th STREET - BELLEVUE, WA 98008  
 PH (425) 746-3992

Sheet 1 of 1 Utility Plan

**HARSTAD CONSULTANTS**  
 LAND SURVEYORS  
 2024 W. Lake Sammamish Pkwy. NE • Redmond, WA. 98052  
 (425) 747-8336 TEL • jeff@harstadconsultants.com e-mail

GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

**JANE FOSTER**  
 PRELIMINARY SHORT PLAT  
 TAX LOT NO. 2344300185

Received JUL 13 2015 Permit Processing

JOB NO.	13014
DATE	AUG 2013
SCALE	AS SHOWN
DRAWING BY	LKH
CHECKED BY	JRH
APPROVED	<i>JRH</i>

1

## Tree Protection BMPs

### *Purpose*

This section identifies management practices to employ at construction sites to guarantee successful tree and vegetation protection before, during, and through a lifetime of site use and maintenance. The City of Bellevue regulates and manages tree retention during development through the Land Use Code and the Clearing and Grading Code. Trees and vegetation are preserved for several reasons:

- To sustain both the function and value of vegetation assets
- To enhance public safety by carefully maintaining the health of onsite vegetation and to reduce liability
- To contain costs associated with site restoration
- To reduce or avoid soil compaction and degradation
- To avoid physical injury to existing trees
- To avoid root injury to trees and other vegetation
- To protect soils and hydraulic integrity of the entire site
- To protect existing irrigation, utilities and underground drainage
- To prevent sediment-laden and/or polluted runoff from entering drainage systems and water bodies (streams, wetlands, lakes).

### *Definitions*

**Critical Root Zone (CRZ)** - The circular area around the base of a tree calculated as the distance to the furthest extent to the tree's dripline.

**Development Project** - Any construction activity including demolition, grading, drainage improvements, new construction of main house or accessory structures, added square footage to existing main house or accessory structures, site preparation and landscaping.

**Diameter at Breast Height (DBH)** - The diameter of the tree trunk at four and one-half feet (or 54 inches) above natural grade level. The diameter may be calculated by using the following formula:  $DBH = \text{circumference at 4.5-feet} \times 3.14$ . To determine the DBH of multi-trunk trees or measuring trees on slopes, consult the current Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

**Drip line** - The circular area around the base of a tree measured by the furthest lateral extent of the foliage.

**Project Arborist** - A qualified professional who is qualified to evaluate trees such as a Certified Arborist, a Registered Consulting Arborist, a Licensed Landscape Architect or a Certified Forester. The project arborist is responsible for decisions related to vegetation on site before, during and after construction.

**Project Manager** - The person assigned to the construction project by the department or the contractor who is responsible for managing the overall project. Project management duties include schedule, budget, and related logistics, including construction site management.

**Tree Protection Site Plan (Base Map)** - A set of drawings that show existing site conditions and proposed landscape improvements, including trees to be removed, relocated or to be retained. Site plans shall include the following minimum information that may affect trees:

A. Surveyed location, species, size, drip line area of significant (including trees located on neighboring property that overhang the project site) and Street Trees within 30-feet of the project site.

B. Paving, concrete, trenching or grade change located within the **Tree Protection Zone (TPZ)**.

C. Existing and proposed utility pathways.

D. Surface and subsurface drainage and aeration systems to be used.

E. Walls, tree wells, retaining walls and grade change barriers, both temporary and permanent.

F. Landscaping, irrigation and lighting within TPZ of trees.

G. All of the final approved site plan sheets shall reference tree protection instructions.

**Significant Tree** - A healthy evergreen or deciduous tree, eight inches in diameter or greater at four feet above existing grade. (Land Use Code 20.50.046)

**Street Tree** - means any tree growing within the street right-of-way, outside of private property.

**Tree Appraisal** - means a method of determining the monetary value of a tree as it relates to the real estate value of the property, neighborhood, or community.

**Tree Protection Plan (TPP)** - A plan prepared by a certified arborist that outlines measures to protect and preserve trees.

**Tree Protection Zone (TPZ)** - The circular area around a tree calculated as 1.5 feet of radius for every inch of DBH, or no less than 6 feet, whichever is greater that is required to be protected with a fenced enclosure.

**Tree Protection Fencing** - A temporary enclosure erected around a tree to be protected at the boundary of the tree protection zone. Tree protection fencing should consist of six 6 foot high chain link fence, mounted on two inch diameter metal posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

**Warning Sign** - A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5 x 11-inches and clearly state: “WARNING – Tree Protection Zone - This fence shall not be removed and any injury to this or these trees is subject to penalty according to BCC 14.06.100.”

### *Conditions of Use*

Trees and vegetation can be impacted during construction in many ways and often times the damage is not seen for several months or even years after the construction is completed. Proper tree protection can benefit not only the tree by reducing stress during construction but also the developer and property owner by reducing long term costs associated with future maintenance. The cost of removing a tree killed by construction after development is usually greater than the cost of protecting the tree during construction.

Common types of tree injuries that occur during construction may include:

- Mechanical injury to roots, trunk or branches
- Compaction of soil by storing of materials or equipment, which degrades the functioning of roots, inhibits the development of new roots and restricts drainage.
- Changes in existing grade which can cut or suffocate roots
- Alteration of the water table - either raising or lowering
- Changes in drainage patterns that promotes erosion or excessive accumulation of runoff
- Sterile soil conditions associated with stripping off topsoil
- Damage to roots from dumping of liquids or rinsing of construction equipment

Not all damage occurs to trees and vegetation during the actual construction of buildings or structures. Trees are often damage during the landscaping phase after the heavy equipment and workers have left. Installing irrigation, applying topsoil and turf installation also causes damage to trees. All construction-related impacts can produce long-term maintenance problems that can be avoided by following the BMPs set forth in the remainder of this chapter.

### *Planning & Permitting Phase*

- Inventory and evaluate all existing trees on the site and trees immediately adjacent with driplines or expected root zones extending onto the project site. The inventory and evaluation shall include, but not be limited to the following information:

- Tree species
  - Tree size in DBH and canopy spread
  - Tree condition or observed defects
  - Tree numbers that are included in an inventory table
  - A calculation of the total diameter inches of significant trees on the site along with an indication of the interior or perimeter location of the tree, if applicable to the proposed development type and tree retention.
  - Tree map showing the location of the existing significant trees on the site with numbers corresponding to the tree inventory table.
- **Submit a Tree Protection Plan (TPP)** prepared by a Project Arborist that includes the following information:
    - Location of and description all significant trees that will remain on the project site per LUC 20.20.900
    - Illustration of the Tree Protection Zone (TPZ) for each tree is a radius of 1.5 feet for every inch of DBH or a minimum of 6 feet, whichever is greater.
    - The TPZ will regularly exceed the Critical Root Zone (CRZ), which is the outer edge of the tree's canopy, or drip line. The reduction of TPZ closer to the TPZ must be accompanied by mitigating measures and be approved in writing by the City of Bellevue. The TPZ may not be smaller than the CRZ.
    - Description of expected tree protection techniques that will be used on the project as per the Land Use Code and the Clearing and Grading Code All tree removal and pruning needed to make room for future structures and construction equipment should also be drawn on the base map
    - A timetable for project meetings with the Project Team including a pre-construction meeting and the schedule for the Project Arborist monitoring.
    - Calculation of appraisal amounts to be collected by the City as an assurance device in the form of a deposit equal to the tree appraisal value of all protected trees as determined under the methods described in the Guide for Establishing Value of Trees and Other Plants, published by the International Society of Arboriculture.

***Pre-Construction Site Preparation Phase***

- Stage equipment away from trees and vegetation to be retained so that existing plants and their roots are protected.
- Fence off with chain link or construction fencing all entry and exit routes. When planning routes, avoid utility access corridors.

- Protect irrigation and drainage systems shall from damage unless plans call for renovation of such systems.
- Stake and/or flag clearing limits and tree protection to be verified and approved by the City's clearing and grading inspector at the required preconstruction meeting.
- Project Arborist will supervise and verify the following tree protection measures are in place and comply with the approved TPP:
  - A 6" layer of coarse mulch or woodchips is to be placed beneath the Tree Protection Zone (TPZ) of the protected trees. Mulch is to be kept 12" from the trunk.
  - Trees that have been identified in the site inventory as posing a health or safety risk may be removed or pruned by no more than one-third, subject to approval of the required permit by the City of Bellevue. Pruning of existing limbs and roots shall occur under the direction of the Project Arborist.
  - Tree Protection Fencing of 6' chain link fencing shall be installed around the TPZ of protected tree(s). The fencing can be moved within the TPZ if authorized by the Clearing and Grading Inspector and the Project Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'.
  - Tree protection fencing shall have a warning signs prominently installed on each fence at 20-foot intervals. The sign shall be a minimum 8.5-inches x 11-inches and clearly state: "WARNING - Tree Protection Zone"
  - Movable barriers of chain link fencing secured to cement blocks may be substituted for "fixed" fencing if the Project Arborist and City Staff agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist and City Staff.
  - Should temporary access into the TPZ be approved, an additional 3" layer of gravel and 3/4" plywood shall be placed over the CRZ.

### ***Construction Phase***

During the Construction phase, ensure the TPP is being followed and report any conflicts or deviations to the City of Bellevue Clearing and Grading Inspector. Monitor construction activities that require encroachment within the TPZ, such as grading or trenching.

Avoid the following conditions:

1. Allowing run off or spillage of damaging materials into the approved TPZ.

2. Storing construction materials or portable toilets, stockpiling of soil, or parking or driving vehicles within the TPZ.
3. Cutting, breaking, skinning, or bruising roots, branches, or trunks without first obtaining authorization from the Project Arborist.
4. Discharging exhaust into foliage.
5. Securing cable, chain, or rope to trees or shrubs.
6. Trenching, digging, tunneling or otherwise excavating within the CRZ or TPZ of the tree(s) without first obtaining authorization from the Project Arborist.

Periodically inspect during construction - at four-week intervals - to assess and monitor the effectiveness of the TPP and provide recommendations for any additional care or treatment. More frequent may be required based on the TPP.

The following activities should be observed and inspected by the project arborist during the construction phase to ensure compliance with the approved TPP:

1. Only excavation by hand or compressed air shall be allowed within the TPZ of trees. Machine trenching shall not be allowed.
2. In order to avoid injury to tree roots, when a trenching machine is being used outside of the TPZ of trees, and roots are encountered smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. All exposed roots are to be protected with dampened burlap.
3. Route pipes outside of the TPZ of a protected tree to avoid conflict with roots. Where it is not possible to reroute pipes or trenches, bore or tunnel beneath the TPZ of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots. All boring equipment must be staged outside of the TPZ.
4. All grade changes adjacent to the TPZ of a significant tree shall be supervised by the Project Arborist. Cuts or Fills of soil that are adjacent to the TPZ will have a retaining wall system designed in consultation with the Project Arborist and approved in writing by City Staff.
5. Any damage due to construction activities shall be reported to the Project Arborist and City Staff within six hours so that remedial action can be taken.

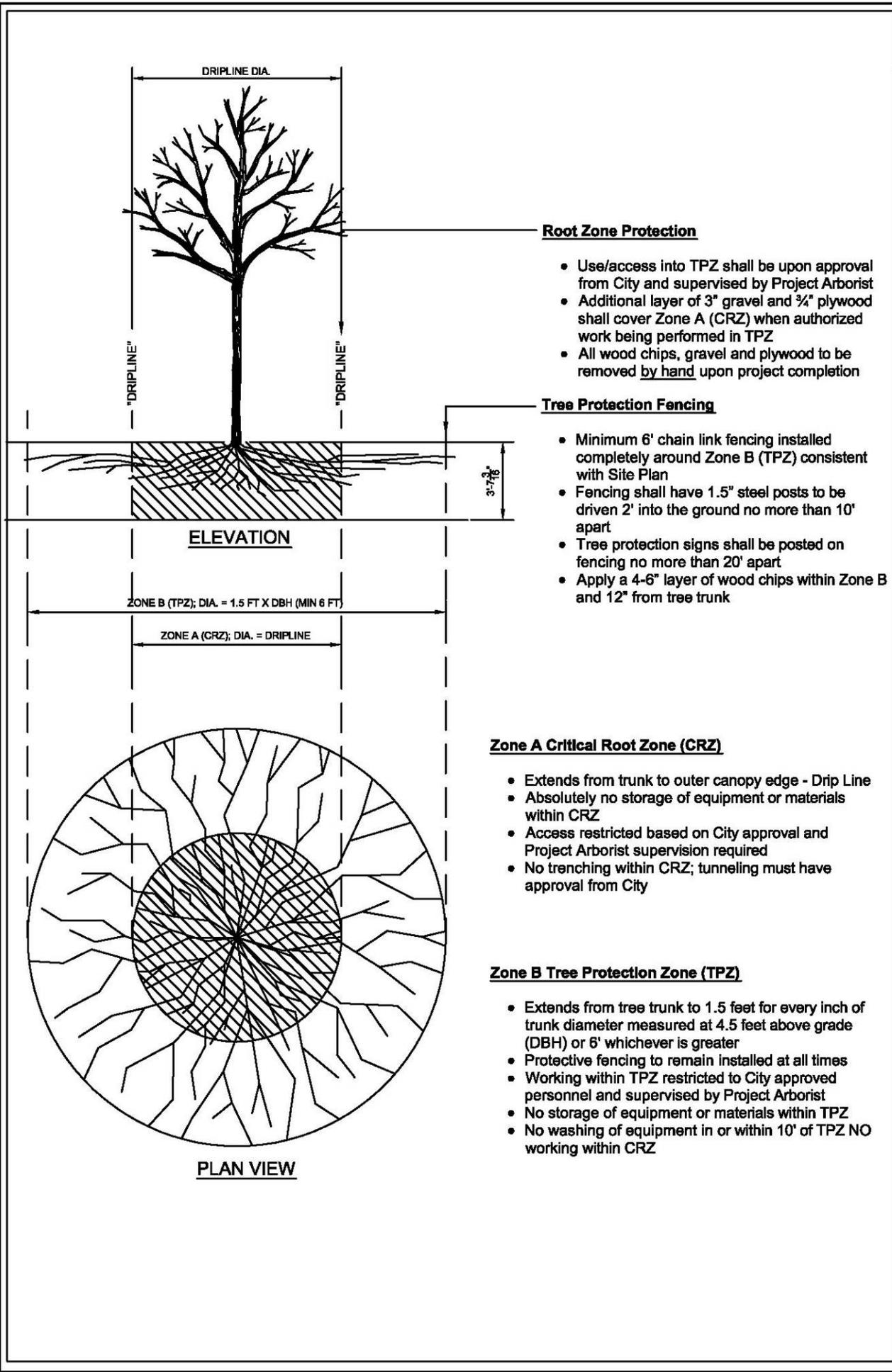
6. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to City Staff as an issue of non-compliance.

### ***Post-Construction***

The Post-Construction Phase begins when the equipment leaves and the new tenants move in. Important follow-up monitoring of the protected trees will help ensure their survival and identify signs of early stress.

The applicant shall arrange with the Project Arborist for the long-term care and monitoring of preserved trees by complying with the following conditions:

1. Complete post-construction tree maintenance, including pruning, mulching, fertilization, irrigation, and soil aeration where necessary.
2. Remove, by hand, all soil and root protection material such as wood chips, gravel and plywood.
3. Provide for remediation of compacted soil by methods such as aeration or vertical mulching.
4. Apply at least 1 inch of water per week by deep watering in the absence of adequate rainfall.
5. Fertilize trees with slow released phosphorus, potassium, calcium, magnesium, and other macro- and micro-nutrients as indicated by a soil test, but wait at least one year to apply any nitrogen.
6. Fertilize lightly with slow release nitrogen after 1 year, and then make annual light nitrogen applications for the next 3 to 5 years.
7. Inspect trees annually for at least 3 and up to 5 years after construction to look for changes in condition and signs of insects or disease, and to determine maintenance needs.
8. Remove trees that are badly damaged or are in irreversible decline as determined by the Project Arborist and City Staff.
9. Continue to protect not only the large, established trees on the site but also those newly planted in the landscape as per LUC 20.20.520.K.
10. Provide annual inspection reports to the City.



**Root Zone Protection**

- Use/access into TPZ shall be upon approval from City and supervised by Project Arborist
- Additional layer of 3" gravel and 3/4" plywood shall cover Zone A (CRZ) when authorized work being performed in TPZ
- All wood chips, gravel and plywood to be removed by hand upon project completion

**Tree Protection Fencing**

- Minimum 6' chain link fencing installed completely around Zone B (TPZ) consistent with Site Plan
- Fencing shall have 1.5" steel posts to be driven 2' into the ground no more than 10' apart
- Tree protection signs shall be posted on fencing no more than 20' apart
- Apply a 4-6" layer of wood chips within Zone B and 12" from tree trunk

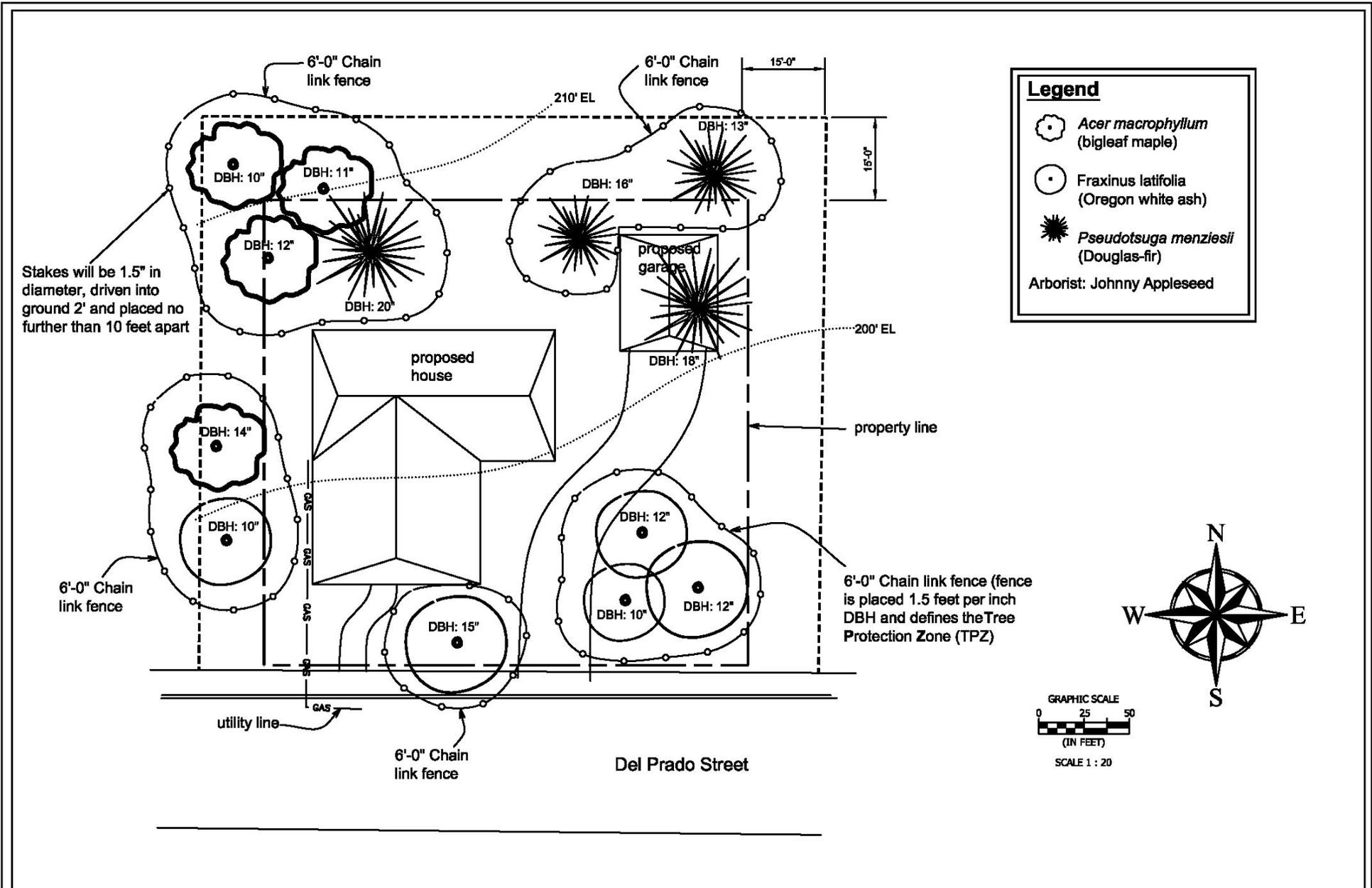
**Zone A Critical Root Zone (CRZ)**

- Extends from trunk to outer canopy edge - Drip Line
- Absolutely no storage of equipment or materials within CRZ
- Access restricted based on City approval and Project Arborist supervision required
- No trenching within CRZ; tunneling must have approval from City

**Zone B Tree Protection Zone (TPZ)**

- Extends from tree trunk to 1.5 feet for every inch of trunk diameter measured at 4.5 feet above grade (DBH) or 6' whichever is greater
- Protective fencing to remain installed at all times
- Working within TPZ restricted to City approved personnel and supervised by Project Arborist
- No storage of equipment or materials within TPZ
- No washing of equipment in or within 10' of TPZ NO working within CRZ

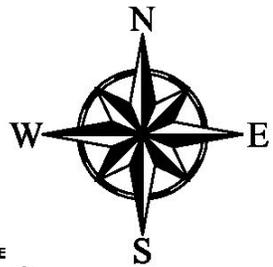
DRAWING NUMBER	1
SCALE	NTS
REVISION DATE	Draft
DEPARTMENT	ALL
<p><b>TITLE : Tree Protection Procedures During Construction</b></p>	



**Legend**

-  *Acer macrophyllum*  
(bigleaf maple)
-  *Fraxinus latifolia*  
(Oregon white ash)
-  *Pseudotsuga menziesii*  
(Douglas-fir)

Arborist: Johnny Appleseed



City of  
Bellevue

TITLE : Tree Protection Site Plan

DRAWING NUMBER	2
SCALE	1:20
REVISION DATE	Draft
DEPARTMENT	ALL

# WARNING

## TREE PROTECTION ZONE (TPZ)

- This fence shall not be removed and any injury to this or these trees is a violation of **BCC 20.20.900**.
- No grade change, storage of materials, vehicles or equipment is permitted within this TPZ
- No unauthorized entry is permitted
- This fence shall not be removed without written authorization of the City of Bellevue and supervision by the Project Arborist

Permit # \_\_\_\_\_

