



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Todd Levitt, Murray Franklyn

**LOCATION OF PROPOSAL:** 1005 & 1015 104<sup>th</sup> Ave SE Bellevue, WA 98004

**NAME & DESCRIPTION OF PROPOSAL:** Murray Franklyn Short Plat

Application for Preliminary Short Plat approval to subdivide two (2) existing lots totaling 31,059 square feet (0.71 acre) into three (3) single-family lots, located in the R-3.5 land use district. The project estimates 1,600 cubic yards of cut and 500 cubic yards of fill associated with the construction of the short plat.

**FILE NUMBER:** 14-140144-LN

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **August 6, 2015**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

7-15-15  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
 State Department of Ecology,  
 Army Corps of Engineers  
 Attorney General  
 Muckleshoot Indian Tribe



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

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**Proposal Address:** 1005 & 1015 104<sup>th</sup> Ave SE

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide two (2) existing lots totaling 31,059 square feet (0.71 acre) into three (3) single-family lots, located in the R-3.5 land use district.

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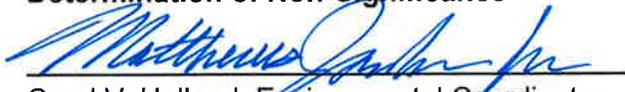
**Applicant:** Todd Levitt, Murray Franklyn

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

**Planner:** Nick Whipple, Assistant Planner

**State Environmental Policy  
Act Threshold  
Determination:**

**Determination of Non-Significance**

  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Department Decision:** **Approval with Conditions**

By:   
Nick Whipple, Assistant Planner  
Development Services Department

Application Date: August 22, 2014  
Notice of Application: October 23, 2014  
Minimum Comment Period: October 23, 2014 to November 6, 2014 (14 days)  
Decision Publication Date: July 23, 2015  
Appeal Deadline: August 6, 2015

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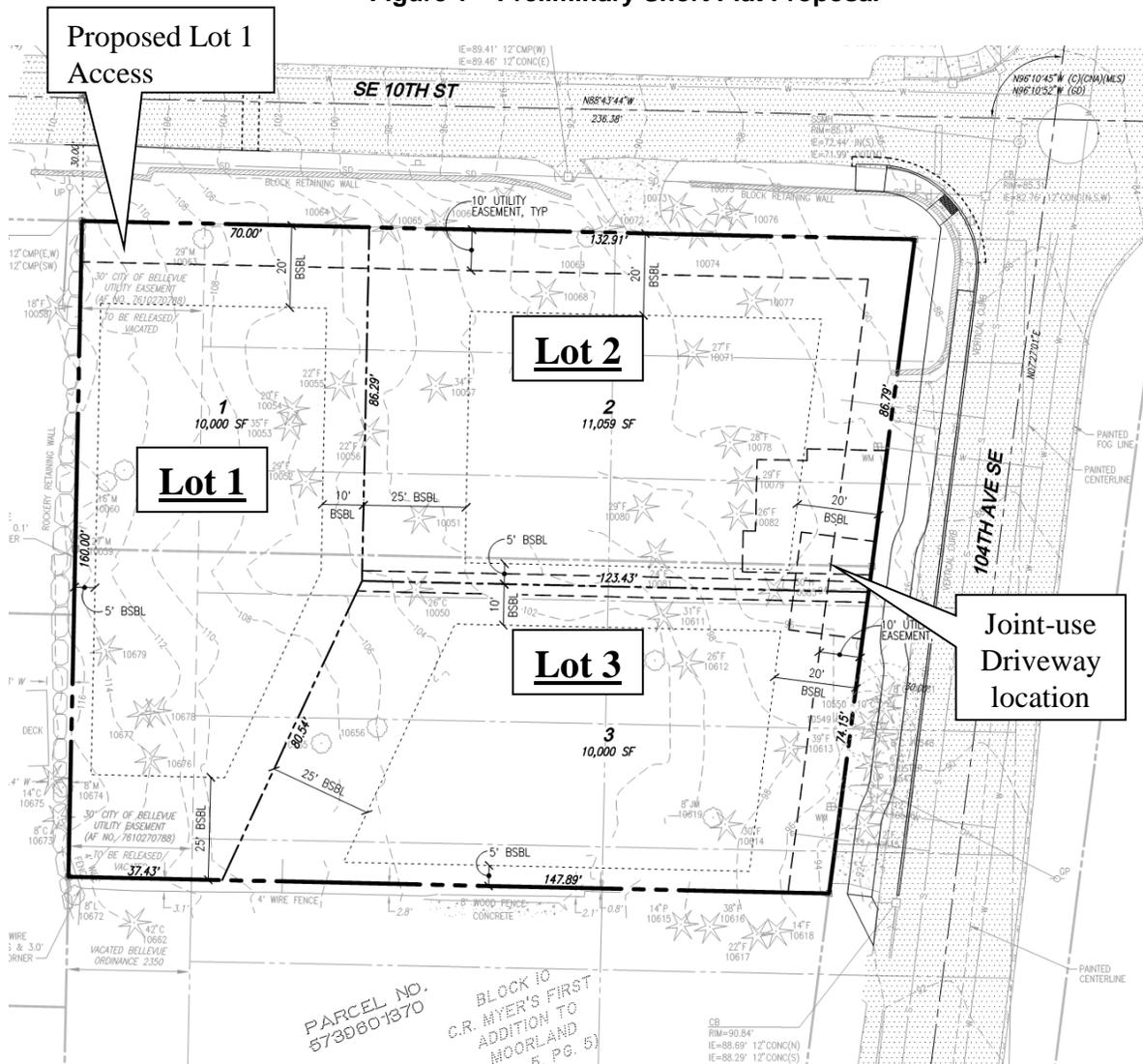
Attachments:  
Project Drawings

**I. DESCRIPTION OF PROPOSAL**

The applicant proposes to short plat two existing single-family lots totaling 31,059 square feet (approximately 0.71 acres) into three single-family lots resulting in a 10,000 square foot lot (.23 acre), an 11,059 square foot lot (.25 acre), and a 10,000 square foot lot (.23 acre). Each lot will be developed in the future with one single-family dwelling (not part of this short plat approval).

The subject site is in the R-3.5 land use district, and in the Southwest Bellevue subarea. The site contains two single-family dwellings which will both be demolished as a result of this short plat proposal. The existing driveways along 104<sup>th</sup> Ave SE and SE 10<sup>th</sup> St will be removed to create a joint-use driveway (JUD) along 104<sup>th</sup> Ave SE and the proposed lot 1 will gain access via an individual driveway along SE 10<sup>th</sup> St. See Figure 1 below.

**Figure 1 – Preliminary Short Plat Proposal**



As defined by Land Use Code 20.25H, the site does not contain any critical areas; however, the property has thirty-five significant trees on-site equaling approximately 937 diameter inches when measured at 4 feet from grade. Eleven of the thirty-five trees on-site will be retained resulting in 301 diameter inches retained or a 32.19% tree retention.

## II. SITE DESCRIPTION AND CONTEXT

The subject site is in an existing single-family neighborhood, and is bordered by single-family dwellings to the north, south, and west with a Pilgrim Lutheran Church to the east. The property is zoned R-3.5 and has a Comprehensive Plan designation of Single-Family Medium.

The topography of the site gently slopes uphill to the west from 104<sup>th</sup> Ave SE. The 2009 Pedestrian and Bicycle Transportation Plan includes a six foot concrete sidewalk with a four foot planter to be installed on the west side of 104<sup>th</sup> Ave SE in the location of the short plat. The sidewalk will wrap around the southwest corner of the 104<sup>th</sup> Ave SE/ SE 10<sup>th</sup> St intersection for approximately 15 feet. The applicant will not be required to install a sidewalk along the south side of SE 10<sup>th</sup> St in order to preserve all significant trees in the city right-of-way on SE 10<sup>th</sup> St.

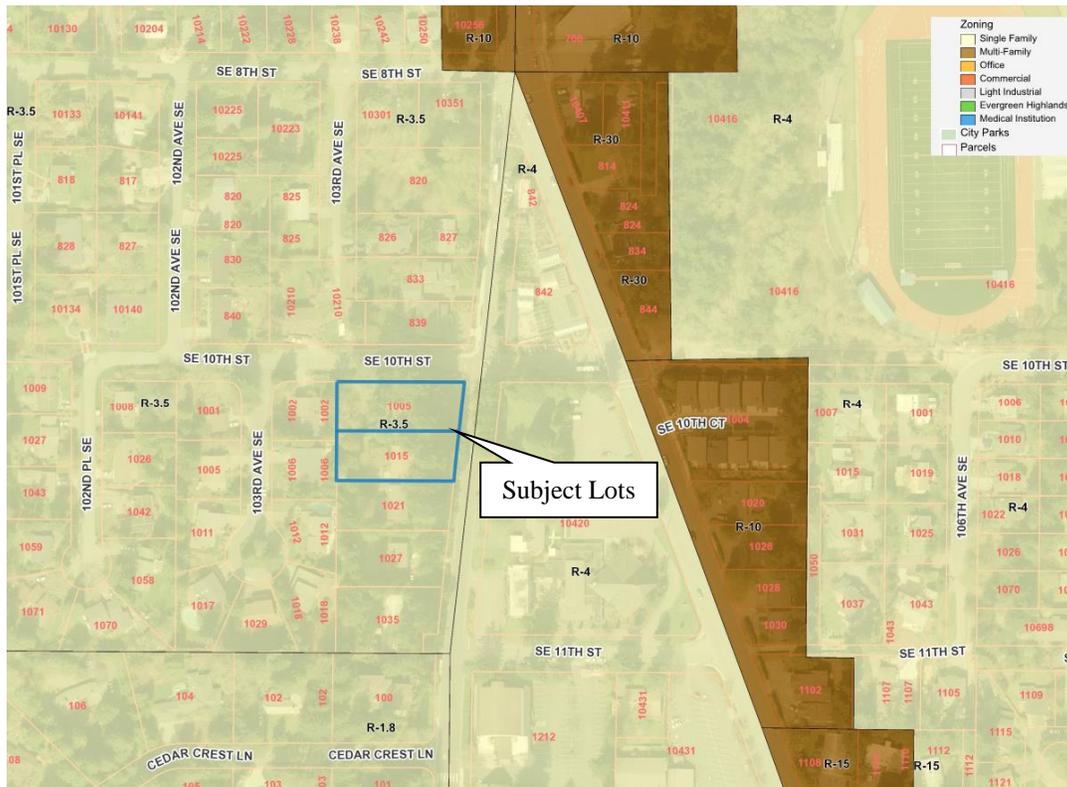


**III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS**

**A. Zoning**

The three lots proposed with this short plat application are permitted within the R-3.5 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

**Figure 3 – Zoning Map**



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

**Table 1 – Dimensional Requirements**

| <b>BASIC INFORMATION</b> |   |   |
|--------------------------|---|---|
| <b>Zoning District</b>   | R-3.5<br>Southwest Bellevue Subarea<br>Comprehensive Plan Designation: Single-Family Medium |   |
| <b>Gross Site Area</b>   | 31,059 square feet (approx. 0.71 acre)  |   |
| <b>ITEM</b>              | <b>REQ'D/ALLOWED</b>  | <b>PROPOSED</b>   |
| <b>Minimum Lot Area</b>  | 10,000 Square Feet  | Lot 1: 10,000 Square Feet<br>Lot 2: 11,059 Square Feet<br>Lot 3: 10,000 Square Feet |
| <b>Minimum Lot Width</b> | 70 Feet   | Lot 1: 71 Feet (approx.)<br>Lot 2: 86 Feet (approx.)<br>Lot 3: 74 Feet (approx.)    |

|   |   |   |
|---|---|---|
| <b>Minimum Lot Depth</b>  | 80 Feet   | Lot 1: 160.00 Feet (approx.)<br>Lot 2: 132.91 Feet (approx.)<br>Lot 3: 147.89 Feet (approx.)  |
| <b>Building Setbacks</b><br>Front Yard<br>Rear Yard<br>Min. Side Yard<br>2 Side Yards | 20 Feet<br>25 Feet<br>5 Feet<br>15 Feet               | 20 Feet<br>25 Feet<br>5 Feet<br>15 Feet (5 ft + 10 ft.)                                       |
| <b>Tree Retention</b>   | 30% of 937 Diameter Inches<br>= 281.1 Diameter Inches | 301 Diameter Inches or 32.19% on-site.<br>209 Diameter Inches within the public right-of-way. |

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

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

**A. Earth, Air, and Water**

The submitted checklist estimates 1,600 cubic yards of cut and 500 cubic yards of fill associated with the construction of the short plat. The site will employ clearing and grading best management practices which will be reviewed under the required development permits for infrastructure and house construction.

**B. Plants and Animals**

Thirty-two percent of the existing tree diameter inches will be preserved on the site as required by the Land Use Code. Additionally, the trees along the south side of SE 10<sup>th</sup> St within the city right-of-way will be saved. Large significant trees have the potential to provide habitat to birds and small mammals. Habitat potential is limited due to the surrounding development and busy streets adjacent to this property. The trees on the site have been examined by an arborist and the trees being preserved have been found to be healthy. **See Section X for related conditions of approval.**

**Noise**

Construction noise is regulated by Chapter 9.18 BCC. **See Section X for a related condition of approval.**

## V. PUBLIC NOTICE AND COMMENT

|                           |                  |
|---------------------------|------------------|
| Application Date:         | August 22, 2014  |
| Public Notice (500 feet): | October 23, 2014 |
| Minimum Comment Period:   | November 6, 2014 |

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on October 23, 2014 with notice mailed to property owners within 500 feet of the project site. A public information sign was installed on the site the same day. There were inquiries by the public made and 2 comments received. The following staff responses address the concerns raised in the comments received.

**1. Concerns have been expressed regarding the loss of significant trees on-site as a result of the short plat.**

Staff Response:

Per LUC 20.20.900.D.3, the City of Bellevue requires a minimum of 30 percent retention of "significant trees" existing on the site area for short subdivisions. The applicant proposes to retain 32 percent of the significant trees on-site which meets the city's minimum requirement. Further, the applicant will be required to retain all significant trees within the city right-of-way on SE 10<sup>th</sup> St rather than installing a new sidewalk. The trees proposed to be retained have been examined by a certified arborist and are all considered healthy and safe for retention. The retention of the perimeter trees along SE 10<sup>th</sup> St results in eight additional trees to be retained or 209 diameter inches. Perimeter trees in addition to the retained trees within the site will preserve the natural wooded character of the site while allowing redevelopment of the existing two lots.

**2. Concerns have been expressed regarding the type of homes which will be built and the size of the homes which will replace the relatively modest size homes existing on the lots now.**

Staff Response:

The construction of single-family homes is not reviewed under the short plat application. However, future homes must comply with the dimensional requirements in place at the time of the building permit application. Maximum building heights in the R-3.5 district are 30 feet for a flat roof and 35 feet for a pitched roof measured from average existing grade. The R-3.5 zoning district requires a minimum 20-foot front yard setback, 25-foot rear yard setback, and combined 15-foot side setback. Additionally, future homes will be subject to a .5 Floor Area Ratio (FAR) threshold, 35 percent maximum lot coverage by structures limit, and a 50 percent maximum coverage by impervious surface limit. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance and as a result will not be out of scale with the lot it is being built upon. **Refer to Conditions of Approval regarding in Section X of this report.**

## VI. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. The original short plat proposal oriented all lots in a north/south direction and requested for each lot to have a personal driveway which gained access via SE 10<sup>th</sup> street. The submitted lot configuration did not meet the city's minimum lot width requirement, nor did the configuration allow for the minimum 30% tree retention requirement to be met. Additionally, the original configuration would have required all trees within the city right-of-way, south of SE 10<sup>th</sup> St, to be removed. As a result, the city requested the applicant to change the lot configuration to preserve more trees, including right-of-way trees, and to meet the minimum dimensional requirements.
2. The revised lot configuration showed lot 1 in a north/south direction with lots 2 and 3 oriented east/west. The applicant proposed for lot 2 and lot 3 to have individual driveways via 104<sup>th</sup> Ave SE. The driveway proposed on lot 2 would not have met the city's minimum driveway/ intersection separation standard. As such, the applicant was urged to provide a joint-use driveway (JUD) for lot 2 and lot 3 in order to provide a safe distance from the intersection for ingress/egress.
3. The city did not require the applicant to install a sidewalk along the south side of SE 10<sup>th</sup> St in order to preserve the natural wooded character of the site.

## VII. SUMMARY OF TECHNICAL REVIEWS

### A. Utilities Review

#### Storm Drainage

The project will be required to mitigate for minimum requirements 1-5 from the Department of Ecology Stormwater Management Manual for Western Washington. The project proposes pervious paving for each lot to meet the minimum requirements. The pervious paving preliminary design will mitigate all surfaces draining to it.

#### Water

The water supply for this project will connect to a City of Bellevue owned water main located in SE 10<sup>th</sup> and 104<sup>th</sup> Ave SE. The water meters for the two existing homes can be reused as long as they are large enough to serve the fixtures of the new homes. One additional new water meter will be needed for the additional lot. There is adequate capacity in the city main to supply domestic water to the short plat.

#### Sewer

Sewer is available to the site within 104<sup>th</sup> Ave SE and the Northwest corner of the site within SE 10<sup>th</sup> St. The two existing side sewers can be reused but will need to be certified for reuse prior to reconnection at the time of home demolition. One additional side sewer will be required and will need to be joint use if the sewer cannot be obtained off of SE 10<sup>th</sup>. There is adequate capacity in the sewer system to serve the short plat.

A 30 foot wide easement number 7610270788 will need to be relinquished by City of Bellevue prior to issuance of any building or construction permits and final short plat approval. The applicant will need to submit a request for relinquishment. **Refer to Conditions of Approval regarding Utilities in Section X of this report.**

### B. Fire Department Review

The Fire Department has approved the preliminary short plat. **Refer to Conditions of Approval regarding Fire in Section X of this report.**

### **C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (Bellevue City Code (BCC) 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

### **Street Frontage and Site Access**

The 2009 Pedestrian and Bicycle Transportation Plan includes project S-337-W, which plans for a six foot concrete sidewalk with a four foot planter to be installed on the west side of 104<sup>th</sup> Avenue SE in the location of the project site. Therefore, the applicant will be required to install a six foot wide concrete sidewalk with four foot wide planter on the west side of 104<sup>th</sup> Avenue SE along the project site frontage. The sidewalk shall wrap around the southwest corner of the 104<sup>th</sup> Avenue SE/ SE 10<sup>th</sup> Street intersection for approximately fifteen feet, matching the existing sidewalk on the northwest corner. The applicant is required to install a pedestrian curb ramp to align with the pedestrian curb ramp on the northwest corner. Where the sidewalk terminates on SE 10<sup>th</sup> Street, the applicant shall install an asphalt ramp with a maximum grade of 5%. The curb radius on the southwest corner of the 104<sup>th</sup> Avenue SE/ SE 10<sup>th</sup> Street intersection should be a minimum of 25 feet such that the distance from the face of curb to the traffic circle does not decrease from existing conditions. Buses travel south along 104<sup>th</sup> Avenue SE and are currently able to maneuver around the traffic circle. A bus route curb radius of 35 feet will not be used in this location because the traffic circle is intended as traffic calming. A wider curb radius would allow vehicles to travel through the intersection at a faster speed thus reducing the effectiveness of the existing traffic circle.

Widening of SE 10<sup>th</sup> Street and installation of a sidewalk on the south side of SE 10<sup>th</sup> Street will not be required in order to preserve the significant trees in the city right of way on SE 10<sup>th</sup> Street. The trees listed as 10064, 10066, 10067, 10072, 10073, 10074, 10075, and 10076 on the Tree Retention Plan must be protected during construction. If any of these street trees are cleared, cut, or damaged, triple the value of the tree will be the monetary penalty. This value is calculated using the International Society of Arboriculture Trunk Formula Method, which is the industry standard for valuing trees in landscape settings (BCC 14.60.120).

Access to Lot 1 will be from a single-family residential driveway off of SE 10<sup>th</sup>, located on the west end of the lot to avoid significant street trees, as shown on the approved plans. Access to Lots 2 and 3 will be from a joint-use driveway off 104<sup>th</sup> Avenue SE. The driveway width for Lot 1 shall be a maximum of 30 feet wide and must be built per the City's Transportation Design Manual Standard Drawing DEV-7B. The minimum joint-use driveway width is sixteen

feet for Lots 2 and 3 and must be built per the City's Transportation Design Manual Standard Drawing DEV-7E. To avoid potential conflicting movements between Lots 2 and 3, the maximum joint-use driveway width shall be 20 feet for the first 20 feet back from the face of curb, as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveways which serves the existing houses must be removed including one driveway on SE 10<sup>th</sup> Street and two existing driveways on 104<sup>th</sup> Avenue SE. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveways.

The stop bar on the west leg of the 104<sup>th</sup> Avenue SE and SE 10<sup>th</sup> Street intersection may need to be relocated to align with the curb ramps. The existing stop sign and street name sign will be relocated as determined by the Transportation Inspector.

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

104<sup>th</sup> Avenue SE is classified as a Tertiary for street lighting and must be lit to the Tertiary street lighting standards (see Appendix A in the Transportation Design Manual). A street lighting analysis must be completed and submitted with the clearing and grading permit. If the analysis shows that street lighting is required, then a street lighting plan must be submitted. Undergrounding of utilities distribution lines along the 104<sup>th</sup> Avenue SE street frontage will be required along the project site.

### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site, SE 10<sup>th</sup> Street is classified as Standard Trench restoration. 104<sup>th</sup> Avenue SE is classified as "No Street Cuts Permitted". This type of classification will require a waiver from the City's Right of Way Manager for any street cuts on 104<sup>th</sup> Avenue SE. Therefore, a written request for a street cut waiver must be submitted to the Right of Way Manager to obtain permission to cut into 104<sup>th</sup> Avenue SE. The minimum pavement restoration for 104<sup>th</sup> Avenue SE will consist of a full grind and overlay for the full width of the street for a minimum of 50 feet. The details of the grind and overlay will be specified in the Right of Way Use

Permit.

### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak trips to be generated by the Murray Franklyn Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee. **Refer to Transportation related Conditions of Approval in Section X of this report.**

#### **D. Clearing and Grading Review**

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions.

### **VIII. DECISION CRITERIA:**

Land Use Code 20.45B.130.B 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 applicant will be required to provide drainage improvements designed to service the drainage needs of the site.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding Noise/Construction Hours in Section X of this report.**

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

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

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

**Finding:** The preliminary short plat considers the physical characteristics of the site by establishing tree retention which is consistent with the vegetated character of the surrounding neighborhood.

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

**Finding:** As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Code, and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

- a. **Dimensional Requirements:** *Refer to Section III.B of this report for dimensional requirements.*

**Response:** All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

- b. **Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site.*

**Response:** The applicant proposes to preserve a total of 301 Diameter Inches or 32.19% of trees on-site. This satisfies LUC 20.20.900.D.3 **Refer to project drawings attached to this report and Conditions of Approval regarding tree protection and tree retention in Section X of this report.**

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

**Finding:** The site is located within the Southwest Bellevue subarea of the city. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-3.5 land use designation. In addition, 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 for one additional future single-family residential unit. This 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 three lots proposed as a result of this short plat are the maximum number of lots allowed on the R-3.5 lots of this size.

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

**Finding:** This short plat provides for a development opportunity on an under-utilized site with adequate urban services, and will eventually add one additional new single-family dwelling, which will be compatible with the surrounding single-family neighborhoods.

**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, 2, and 3) can reasonably be developed to current R-3.5 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 the variance restriction in Section X 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 locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section X of this report.**

**IX. 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 Murray Franklyn 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.

**X. 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:

| <b>Applicable Codes, Standards &amp; Ordinances</b> | <b>Contact Person</b>             |
|---|-----------------------------------|
| Clearing & Grading Code – BCC 23.76                 | Janney Gwo, (425) 452-6190        |
| Construction Codes – BCC Title 23                   | Building Division, (425) 452-6864 |
| Fire Code – BCC 23.11                               | Sean Nichols, (425) 452-2926      |
| Land Use Code – BCC Title 20                        | Nick Whipple, (425) 452-4578      |
| Noise Control – BCC 9.18                            | Nick Whipple, (425) 452-4578      |
| Transportation Develop. Code – BCC 14.60            | Vanessa Humphreys, (425) 452-2569 |
| Traffic Standards Code 14.10                        | Vanessa Humphreys, (425) 452-2569 |
| Right-of-Way Use Code 14.30                         | Tim Stever, (425) 452-4294        |
| Utility Code – BCC Title 24                         | Mark Dewey (425) 452-6179         |

**A. GENERAL CONDITIONS:**

**1. Utilities**

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. Storm (UB), water (UC) and sewer (UA) facilities proposed for this short plat shall be reviewed and approved under individual side sewer, water and storm drainage permits. The applicant will be required to hand in a drainage report and storm water site plan with each building permit following the design concept proposed for this short plat application. Infiltration testing will be required on each lot to verify infiltration rates recommended in the geotechnical report. Easements, if any are needed, will be recorded on the face of the final short plat.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06  
REVIEWER: Mark Dewey, Utilities Department

**2. Fire**

Demolition of the existing structure and construction of the future single-family dwellings shall conform to the requirements of the International Fire Code, Chapter 14. In addition, a fire sprinkler determination will be made on a lot by lot basis when building plans are submitted for each new dwelling unit.

AUTHORITY: Bellevue City Code 23.11  
REVIEWER: Sean Nichols, Fire Department

**3. Variance Restriction**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect

at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Nick Whipple, Development Services Department

#### **4. Noise – Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Nick Whipple, Development Services Department

#### **5. Transportation**

- a. Access to Lot 1 will be from a single-family residential driveway off of SE 10<sup>th</sup> Street, located to the west side of the frontage to avoid impacting significant street trees. Access to lots 2 and 3 will be from a joint-use driveway off of 104<sup>th</sup> Avenue SE. No other access connection to the city right of way is authorized.
- b. The trees located in the city right of way on SE 10<sup>th</sup> Street, listed as 10064, 10066, 10067, 10072, 10073, 10074, 10075, and 10076 on the Tree Retention Plan, must be protected during construction. If any of these street trees are cleared, cut, or damaged, triple the value of the tree will be the monetary penalty. This value is calculated using the International Society of Arboriculture Trunk Formula Method, which is the industry standard for valuing trees in landscape settings (BCC 14.60.120).
- c. A street lighting analysis for 104<sup>th</sup> Avenue SE is required; 104<sup>th</sup> Avenue SE must be lit to Tertiary street lighting standards as described in Appendix A of the Transportation Design Manual. If the analysis shows that street lighting is needed, a street lighting plan must be submitted for review prior to approval of the clearing and grading permit.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual  
REVIEWER: Vanessa Humphreys, Transportation Department

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

#### **1. Tree Protection**

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits and tree retention recommendations established for the retained trees as outlined in the May 4, 2015 arborist report prepared by Favero Greenforest, ISA Certified Arborist, shall be followed. 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 or clearing 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: Nick Whipple, Development Services Department

## **2. 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 requirements.

Permission to cut into 104th Avenue SE is required. The minimum pavement restoration requirement will be a full width street grind and overlay for a minimum of 50 feet as specified on the Right of Way Use Permit and by the Inspector. 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, Transportation Department

## **3. 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

#### 4. Engineering Plans

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. A street lighting plan may be required depending on the results of the street lighting analysis. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the shared driveway, the design of the single-family residential driveway, the street frontage improvements, pavement restoration in SE 10<sup>th</sup> Street and 104<sup>th</sup> Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- i. The construction of the residential driveway for Lot 1 with a minimum paved width of ten feet and a maximum width of 30 feet. The driveway approach connection must be built per Standard Drawing DEV-7B.
- ii. The construction of the joint-use driveway for Lots 2 and 3 with a minimum paved width of sixteen feet and a maximum paved width of twenty feet for the first twenty feet back from the face of curb, as shown on the approved plans. The joint-use driveway approach connection must be built per Standard Drawing DEV-7E.
- iii. The existing driveways must be removed (one on SE 10<sup>th</sup> Street and two on 104<sup>th</sup> Avenue SE). Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveways.
- iv. The existing asphalt sidewalk on 104<sup>th</sup> Avenue SE must be removed and replaced with a six foot wide concrete sidewalk with four foot wide planter adjacent to the project site. The current location of the face of curb must be matched to maintain the existing width of the southbound vehicle travel lane on 104<sup>th</sup> Avenue SE.
- v. The new concrete sidewalk installation must continue around the southwest corner of 104<sup>th</sup> Avenue SE and SE 10<sup>th</sup> Street, for approximately fifteen feet from the curb ramp, to match the sidewalk design on the north side of SE 10<sup>th</sup> Street. A pedestrian curb ramp must be installed on the southwest corner of 104<sup>th</sup> Avenue SE and SE 10<sup>th</sup> Street to align with the curb ramp on the northwest corner. The curb ramp design will be determined during the clearing and grading permit. Where the sidewalk terminates on SE 10<sup>th</sup> Street, an asphalt ramp with a maximum grade of 5% must be installed.
- vi. The curb radius design for the southwest corner must not reduce the existing width of the street for vehicles circulating around the traffic circle. A minimum 25 foot curb radius is required. An Auto Turn Diagram is required during the clearing and grading permit to verify that a city bus will be able to maneuver southbound on 104<sup>th</sup> Avenue SE around the traffic circle with the proposed design.
- vii. The undergrounding of overhead distribution lines on the west side of 104<sup>th</sup> Avenue SE along the project site frontage is required.
- viii. The stop bar on the west leg of 104<sup>th</sup> Avenue SE and SE 10<sup>th</sup> Street may

- need to be relocated to align with the curb ramps.
- ix. The existing stop sign and street name sign on the west leg of the intersection must be relocated with the installation of the curb ramp. The sign relocation will be field verified by the Transportation Inspector.
  - x. Sight distance setback lines shall be shown on the civil engineering plans at the access driveways as exhibited in Standard Drawing TE-1. Items that fall within the sight distance triangle shall be relocated as needed.
  - xi. The modification or removal of vegetation may be necessary for sight distance compliance.
  - xii. The relocation of existing above-grade utilities, signing, and other appurtenances will be required as needed to ensure that no fixed objects are within 10 feet of the driveway edge, identified as Point A in the Design Manual Standard Drawing DEV-7A through DEV-7F, and to ensure compliance with sight distance requirements.
  - xiii. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks and limited to a maximum of 15% thereafter. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

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

REVIEWER: Vanessa Humphreys, Transportation Department

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

**1. Infrastructure Improvements**

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

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

device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements including, but not limited to, sidewalk, planter, and curb ramps, dating from the acceptance of the improvements. A maintenance assurance device for the joint-use driveway is not required.

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

## **2. 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 SE 10<sup>th</sup> Street and 104<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: Vanessa Humphreys, Transportation Department

## **3. Pavement Restoration**

The city's pavement manager has determined that this segment of SE 10<sup>th</sup> Street will require standard trench restoration for any utility connections or other digging in the street surface. This segment of 104<sup>th</sup> Avenue SE will require grind and overlay restoration for any utility connections or other digging in the street surface for a minimum of 50 feet as detailed in the right of way use permit. Permission to cut into 104<sup>th</sup> Avenue SE must be obtained with the City Right of Way Manager. 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 & Design Manual Design Standard # 21  
REVIEWER: Tim Stever, Transportation Department

## **4. Access Design and Maintenance**

The final short subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final short subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Vanessa Humphreys, Transportation Department

### 5. Tree Retention

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.”***

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

AUTHORITY: Land Use Code 20.20.900

REVIEWER: Nick Whipple, Development Services Department

### 6. Demolition of Existing Structures

Prior to recording the final short plat, the applicant shall demolish the existing single-family dwelling on site.

AUTHORITY: Land Use Code 20.25A.025

REVIEWER: Nick Whipple, Development Services Department

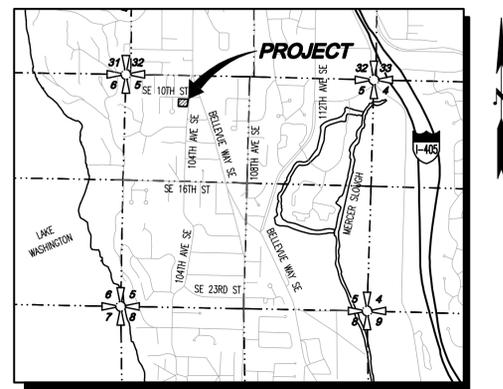
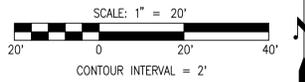
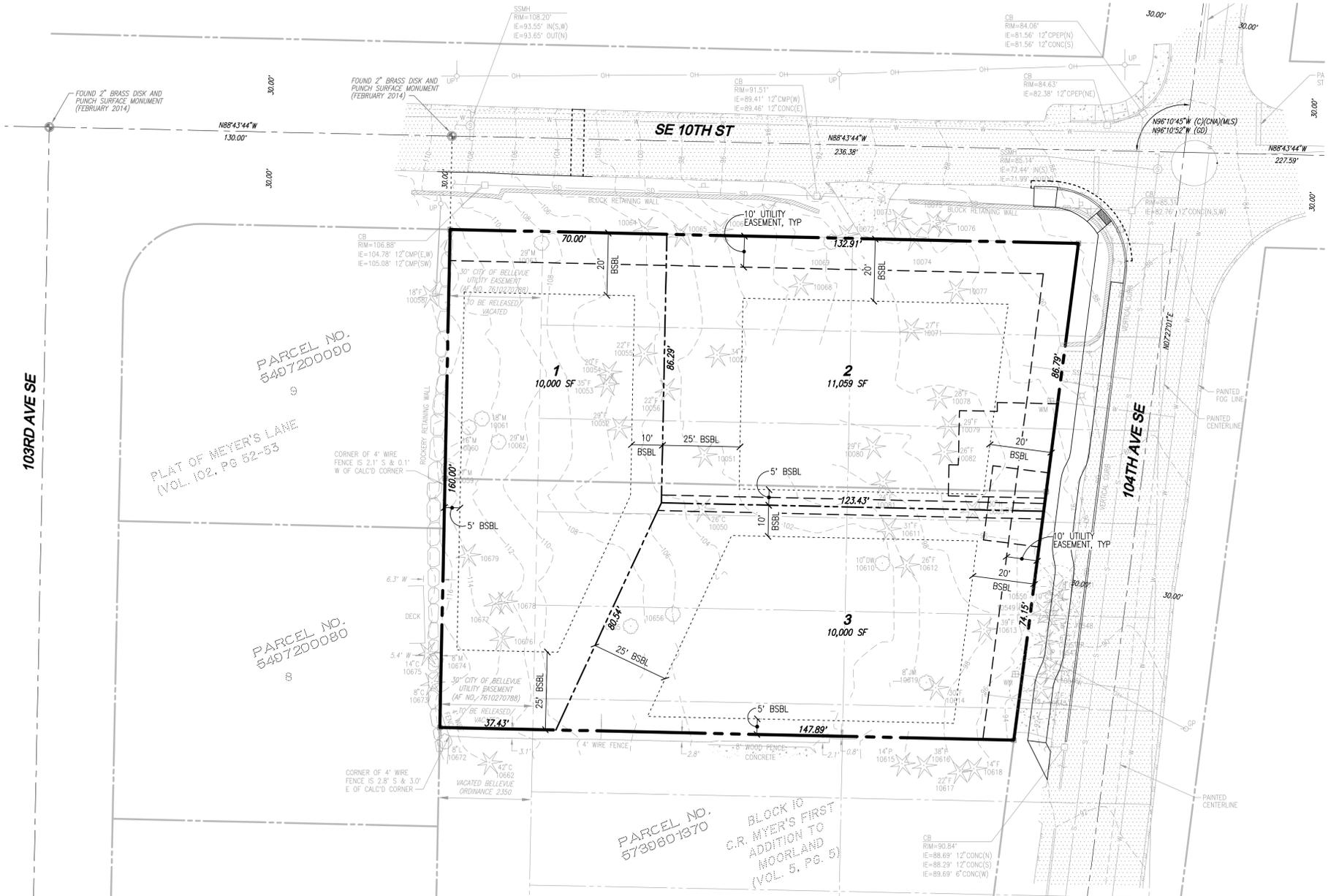
### 7. Variance Restriction

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: Nick Whipple, Development Services Department



VICINITY MAP  
SCALE: 1"=2000'

**SURVEY INFORMATION**

**BASIS OF BEARING:**  
WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83(2011)- NORTH ZONE  
**BASIS OF COORDINATES:**  
CITY OF BELLEVUE HORIZONTAL DATUM  
**HORIZONTAL STATION:** 0093  
FOUND CONCRETE MONUMENT W/ 1/2" BRASS PLUG W/ PUNCH IN CASE, DOWN 1.2'  
N 222,910.819  
E 1,301,827.256  
**HORIZONTAL STATION:** 0594  
FOUND MONUMENT IN CASE AT INTERSECTION OF SE 8TH ST AND BELLEVUE WAY SE  
N 222,894.866  
E 1,302,943.924

**VERTICAL DATUM CONTROL**

**VERTICAL DATUM:**  
NORTH AMERICAN VERTICAL DATUM-1988  
**SOURCE OF DATA:**  
CITY OF BELLEVUE - SURVEY BENCHMARK REPORT #52  
**BASE OF METAL SCULPTURE AT ENTRANCE TO FIRE STATION AT BELLEVUE WAY SE AND SE 8TH ST**  
EL= 77.42'

**LEGAL DESCRIPTION**

**TAX PARCEL NO. 5739601345**  
**RAINIER TITLE**  
(ORDER NO. 663582 / DATED: JANUARY 24, 2014)  
THAT PORTION OF THE NORTH 80.00 FEET OF VACATED BLOCK 10, C.R. MYER'S FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF THE WESTERLY LINE OF 104TH AVENUE SOUTHWEST (FORMERLY W. RAINIER CO. ROAD NO. 1305);  
TOGETHER WITH THAT PORTION OF 103RD AVENUE SOUTHWEST AS VACATED BY CITY OF BELLEVUE  
**ORDINANCE NO. 2350, AS WOULD ATTACH BY OPERATION OF LAW, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.**  
**TAX PARCEL NO. 5739601355**  
**CHICAGO TITLE COMPANY**  
(COMMITMENT NO. 0008851-ETU / DATED: JANUARY 31, 2014)  
THE NORTH 80 FEET OF THE SOUTH 340 FEET OF THAT PORTION OF VACATED BLOCK 10, C.R. MYER'S FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 5, RECORDS OF KING COUNTY, WASHINGTON, LYING WESTERLY OF THE WESTERLY LINE OF 104TH AVENUE SOUTHWEST (FORMERLY W. RAINIER CO. ROAD NO. 1305);  
TOGETHER WITH VACATED PORTION OF 103RD AVENUE SOUTHWEST BY CITY OF BELLEVUE ORDINANCE NUMBER 2350 RECORDED UNDER RECORDING NUMBER 7610270788.

**REFERENCE DOCUMENTS**

- (CNA) KING COUNTY RECORD OF SURVEY PERFORMED BY CRONES & ASSOCIATES (AF NO. 20050801900039)
- (CNA) KING COUNTY RECORD OF SURVEY PERFORMED BY CRONES & ASSOCIATES (AF NO. 20060817900006)
- (PM) KING COUNTY PLAT OF C.R. MYER'S FIRST ADDITION TO MOORLAND (VOL. 5, PG. 5)
- (GD) CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 08-103317-LW PERFORMED BY GEO-DATUM (AF NO. 20080628900002)

**SURVEY NOTES**

THIS SURVEY WAS PERFORMED DURING THE MONTH OF FEBRUARY 2014. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THIS SURVEY.  
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.  
PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.  
THE UNDERGROUND UTILITIES SHOWN HEREON REPRESENT A COMBINATION OF RECORD INFORMATION AND FIELD LOCATES OF UNDERGROUND UTILITIES LOCATED BY A UTILITY LOCATING COMPANY. THE SURFACE VISIBLE UTILITIES WERE LOCATED IN THE FIELD, BUT ALL UNDERGROUND LINES ARE APPROXIMATIONS AT BEST. THERE MAY ALSO EXIST ADDITIONAL LINES THAT DID NOT APPEAR IN THE RECORDS OR WERE NOT DETECTED BY THE UTILITY LOCATING COMPANIES.

**TOPOGRAPHIC DISCLAIMER**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN FEBRUARY 2014. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

**SYMBOLS LEGEND**

- SET HUB AND LATH AT CALC'D PROPERTY CORNER
- MONUMENT FOUND
- SIGN
- ROCKERY
- TREE CONIFEROUS
- TREE DECIDUOUS
- CATCH BASIN
- GAS VALVE
- GUY ANCHOR
- SEWER MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD LIGHT
- PROPERTY/BOUNDARY LINE

**ABBREVIATIONS LEGEND**

- MON MONUMENT AS NOTED
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- CPEP CORRUGATED POLYETHYLENE PIPE
- CLF CHAIN LINK FENCE
- WRF WIRE FENCE
- X" F FIR TREE X" DIAMETER
- X" M MAPLE TREE X" DIAMETER
- X" C CEDAR TREE X" DIAMETER
- X" L LOCUST TREE X" DIAMETER
- X" JM JAPANESE MAPLE TREE X" DIAMETER

**CONTACT LIST**

**OWNER/APPLICANT:**  
MURRAY FRANKLYN  
14410 BEL-RED ROAD  
BELLEVUE, WASHINGTON 98007  
CONTACT: TODD LEVITT  
PHONE: (425) 649-8110  
EMAIL: todd@murrayfranklyn.com

**ENGINEER:**  
LDC, INC.  
14201 NE 200TH ST #100  
WOODINVILLE, WASHINGTON 98072  
CONTACT: MATTHEW MERRITT, PE  
PHONE: (425) 806-1869  
FAX: (425) 482-2893  
EMAIL: mmerritt@ldccorp.com

**GEOTECH:**  
TERRA ASSOCIATES, INC  
12525 WOLLOWS ROAD, SUITE 101  
KIRKLAND, WA 98034  
CONTACT: CAROLYN S DECKER  
PHONE: (425) 821-7777  
FAX: (425) 821-4334  
EMAIL: cdecke@terra-associates.com

**LANDSCAPE ARCHITECT:**  
CRAMER DESIGN CONSULTANTS  
1909 242ND ST SE  
BOTHELL, WA 98021  
CONTACT: GAYLE CRAMER  
PHONE: (425) 241-6258  
FAX: (425) 483-6062  
EMAIL: cdco@frontier.com

**ARBORIST:**  
GREEN FOREST INC.  
4547 S. LUCILE ST  
SEATTLE, WA 98118  
CONTACT: FAVERO GREENFOREST  
PHONE: (206) 723-0656  
EMAIL: greenforestinc@mindspring.com

**PROJECT INFORMATION**

**SITE ADDRESSES:**  
1005 104TH AVE SE, BELLEVUE, WA 98004  
1015 104TH AVE SE, BELLEVUE, WA 98004  
5739601345 AND 5739601355

**TAX PARCELS:**  
31,059 SF 0.71 AC  
R-3.5 SINGLE FAMILY MEDIUM-DENSITY

**ADJACENT DEVELOPMENT:**  
SINGLE FAMILY RESIDENTIAL

**PROPOSED USE:**  
SINGLE FAMILY RESIDENTIAL

**TOTAL LOT AREA:**  
31,059 SF 5.44 AC

**SMALLEST LOT SIZE:**  
10,080 SF (LOT 1 AND 2)

**AVERAGE LOT SIZE:**  
10,353 SF

**SETBACKS:**  
20' FRONT, 5' SIDE, 25' REAR

**WATER:**  
BELLEVUE WATER SERVICE 425-452-6932

**SEWER:**  
BELLEVUE SEWER SERVICE 425-452-6932

**SCHOOL DISTRICT:**  
BELLEVUE SCHOOL DISTRICT 425-456-4025

**FIRE DISTRICT:**  
BELLEVUE FIRE SERVICE 425-452-6892

**TELEPHONE SERVICE PROVIDER:**  
VERIZON 425-483-4000

**POWER PROVIDER:**  
PUGET SOUND ENERGY 825-783-1000

**CABLE TV PROVIDER:**  
COMCAST 800-934-6489

**IMPERVIOUS COVER**

**EXISTING IC:** 0.23 AC 32%

**DISTURBED AREA:** 0.71 AC (ON SITE)

**PROPOSED REPLACEMENT IC:** 0

**PROPOSED NEW IC:** 0.30 AC

**PROPOSED TOTAL IC:** 0.30 AC 39%

**EARTHWORK QUANTITIES**

CUT: 1,600

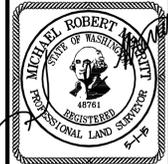
FILL: 500

NET: 1,100 (CUT)

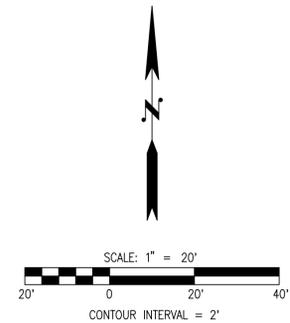
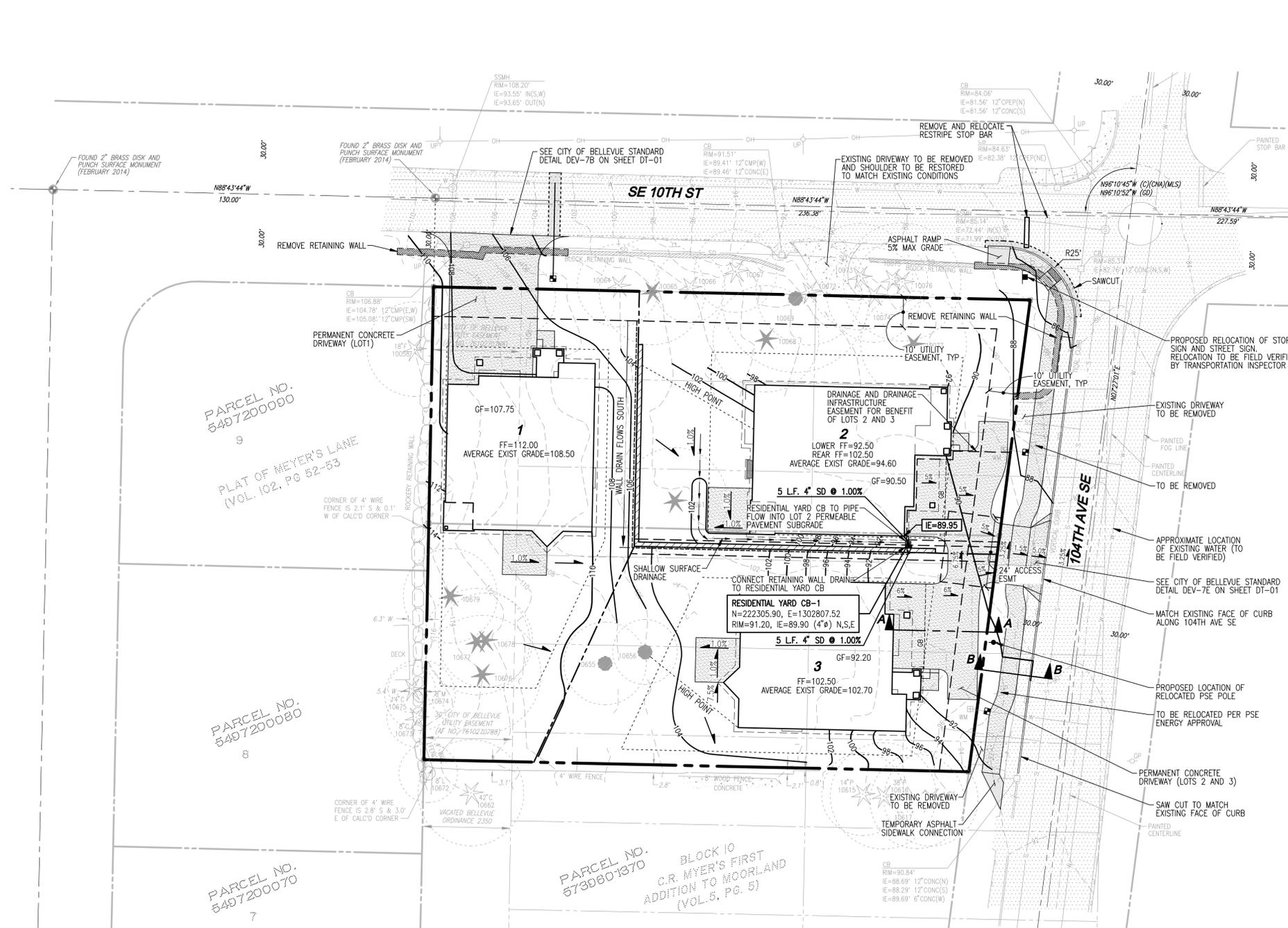
| NO. | DATE    | DESCRIPTION               |
|-----|---------|---------------------------|
| 1   | 1-09-15 | REVISED PER CITY COMMENTS |
| 2   | 3-16-15 | REVISED PER CITY COMMENTS |
| 3   | 5-1-15  | REVISED PER CITY COMMENTS |

**LDC**  
THE CIVIL ENGINEERING GROUP  
14201 NE 200th St, #100  
Woodinville, WA 98072  
Ph: 425.806.8668  
Fax: 425.482.2893  
www.LDCCorp.com

MURRAY FRANKLYN  
1005 AND 1015 104TH AVE SE  
PRELIMINARY SHORT PLAT PLAN



|               |              |
|---------------|--------------|
| JOB NUMBER:   | 14-104       |
| DRAWING NAME: | 14104P-PP-PL |
| DESIGNER:     | MMW          |
| DRAFTING BY:  | BJN          |
| DATE:         | 8-5-14       |
| SCALE:        | 1"=20'       |
| JURISDICTION: | BELLEVUE     |



**LEGEND**

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- RETAINING WALL TO BE REMOVED
- CONTRACTOR SLOPE TO DRAIN
- EXISTING TREE TO REMAIN (SEE TO-01)
- EXISTING OFFSITE TREE (SEE TO-01)
- GB GRADE BREAK

**NOTES**

1. WHEN ABUTTING NEW PAVEMENT TO EXISTING PAVEMENT: NEAT LINE CUT, CLEAN, HEAT AND TACK EXISTING PAVEMENT EDGES WITH SEALER CSS-1 AND SEAL WITH AR4000 AND SAND. SAWCUT SHALL BE MINIMUM 1-FT INSIDE THE EXISTING EDGE OF PAVEMENT.

**IMPERVIOUS COVER**

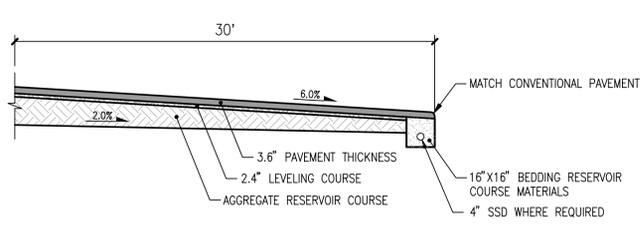
|                          |                   |
|--------------------------|-------------------|
| EXISTING IC:             | 0.23 AC 32%       |
| DISTURBED AREA:          | 0.71 AC (ON SITE) |
| PROPOSED REPLACEMENT IC: | 0.16 AC (R/W)     |
| PROPOSED NEW IC:         | 0.30 AC           |
| PROPOSED TOTAL IC:       | 0.30 AC 39%       |

**EARTHWORK QUANTITIES**

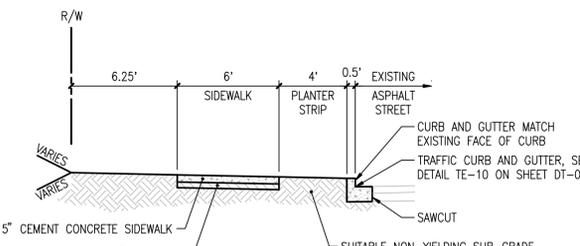
|       |             |
|-------|-------------|
| CUT:  | 1,600       |
| FILL: | 500         |
| NET:  | 1,100 (CUT) |

**TREE DENSITY CALCULATIONS**

|                                 |               |
|---------------------------------|---------------|
| SIGNIFICANT TREES ON SITE=      | 35            |
| TOTAL DIAMETER INCHES=          | 937'          |
| REQUIRED RETENTION=(937')(0.3)= | 281'          |
| PROVIDED RETENTION= (11 TREES)  | 301' / 32.19% |



**DRIVEWAY LOT 3 SECTION A-A**  
NOT TO SCALE



**SECTION B-B FRONTAGE**  
SCALE: 1"=5'

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Utilities Underground Location Center

**REVISIONS**

| NO. | DATE    | DESCRIPTION               |
|-----|---------|---------------------------|
| 1   | 1-09-15 | REVISED PER CITY COMMENTS |
| 2   | 3-16-15 | REVISED PER CITY COMMENTS |
| 3   | 5-1-15  | REVISED PER CITY COMMENTS |

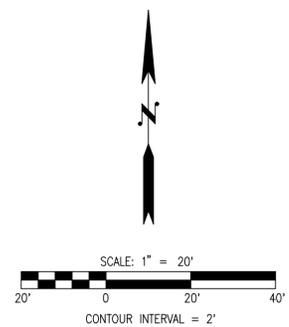
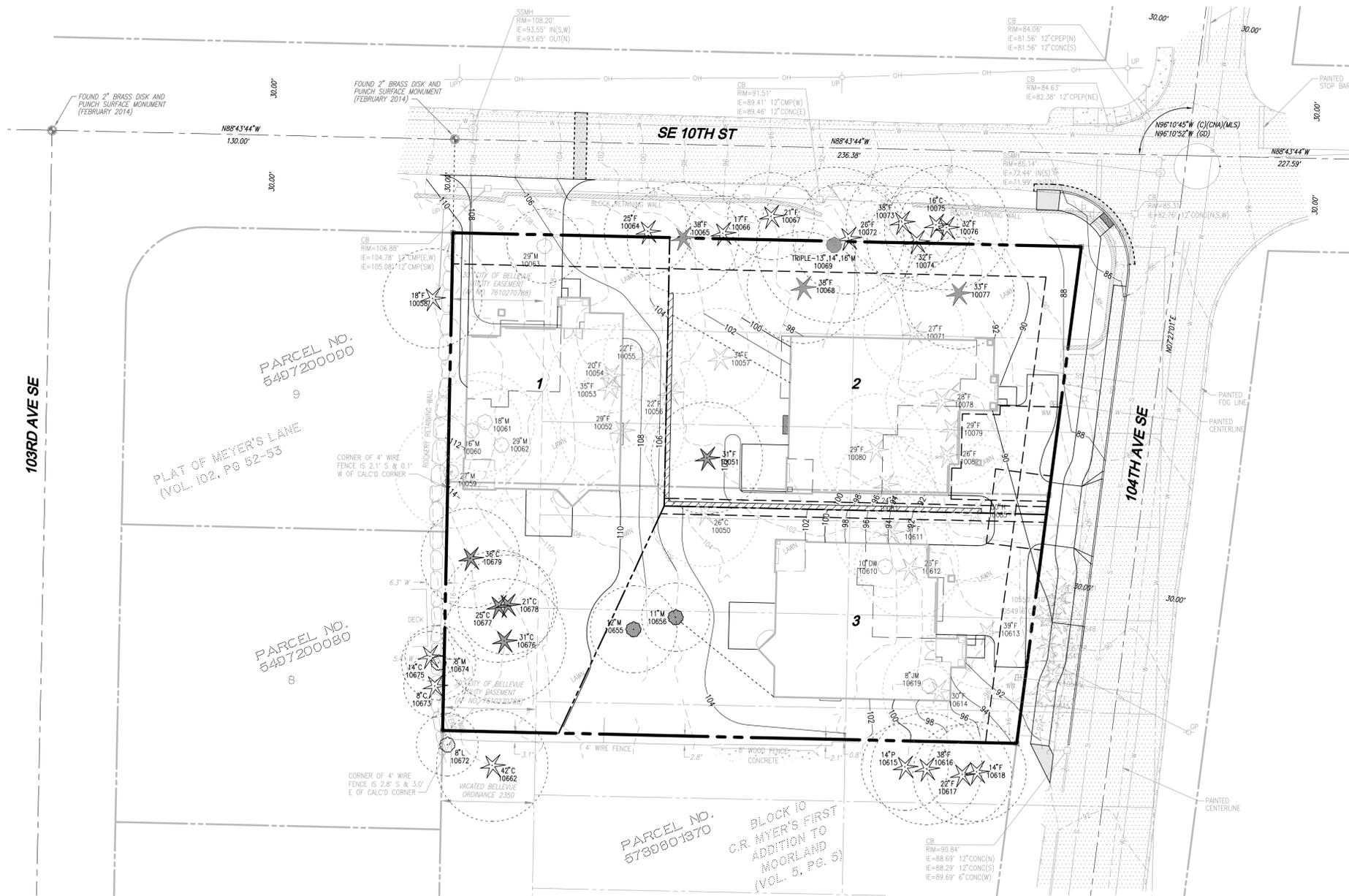
**LDC**  
THE CIVIL ENGINEERING GROUP  
14201 NE 200th St, #100  
Woodinville, WA 98072  
Ph: 425.885.8868  
Fax: 425.882.2888  
www.LDCcorp.com

**MURRAY FRANKLYN**  
**1005 AND 1015 104TH AVE SE**  
**PRELIMINARY ROAD AND UTILITY PLAN**



JOB NUMBER: 14-104  
DRAWING NAME: 14104P-RD-PL  
DESIGNER: MWM  
DRAFTING BY: BJN  
DATE: 8-5-14  
SCALE: 1"=20"  
JURISDICTION: BELLEVUE

Drawing: P:\2014\14-104 1005 104th Ave SE Drawings\Preliminary\14104P-RD-PL.dwg Plotted: May 04, 2015 - 12:06pm



- LEGEND**
- EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO REMAIN
  - EXISTING OFFSITE TREE

**TREE DENSITY CALCULATIONS**

|                                |              |
|--------------------------------|--------------|
| SIGNIFICANT TREES ON SITE=     | 35           |
| TOTAL DIAMETER INCHES=         | 937          |
| REQUIRED RETENTION=(937)(0.3)= | 281"         |
| PROVIDED RETENTION= (11 TREES) | 301" / 32.1% |

**REVISIONS**

| NO. | DATE    | DESCRIPTION               |
|-----|---------|---------------------------|
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**MURRAY FRANKLYN**  
**1005 AND 1015 104TH AVE SE**  
**TREE RETENTION PLAN**



JOB NUMBER: 14-104  
DRAWING NAME: 14104P-TR-PL  
DESIGNER: MWM  
DRAFTING BY: BJN  
DATE: 8-5-14  
SCALE: AS NOTED  
JURISDICTION: BELLEVUE

Drawing: P:\2014\14-104-1005 104th Ave SE\Drawings\Preliminary\14104P-TR-PL.dwg Plotted: May 04, 2015 - 12:07pm

**TOPOGRAPHIC DISCLAIMER**  
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN FEBRUARY 2014. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

**Call 2 Business Days Before You Dig**  
**811 or 1-800-424-5555**  
Utilities Underground Location Center