



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE  
BELLEVUE, WA 98009-9012

### DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** JayMarc 113<sup>th</sup> Short Plat

**LOCATION OF PROPOSAL:** 3040 112<sup>th</sup> Ave SE and 3027 113<sup>th</sup> Avenue SE

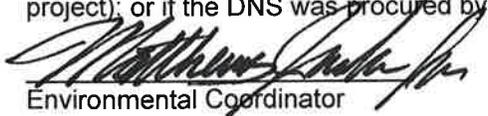
**DESCRIPTION OF PROPOSAL:** The applicant proposes to subdivide two lots totaling .89 acres in the R-3.5 land use district into 3 single family lots. The site contains steep slope critical areas and associated buffers and structure setbacks. This site is to be developed as a onservation short plat due to the presence of on-site and off-site critical areas.

**FILE NUMBERS:** 14-141426-LN      **PLANNER:** Carol Orr

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 **8/18/2016**
- 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 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

8/2/2016

Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)



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

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**Proposal Name:** JayMarc 113<sup>th</sup> Conservation Short Plat

**Proposal Address:** 3040 112<sup>th</sup> Ave SE & 3027 113<sup>th</sup> Ave SE

**Proposal Description:** The applicant proposes to subdivide 2 lots totaling .89 acres in the R-3.5 land use districts into 3 single family lots. The site contains steep slope critical areas and associated critical areas buffers. The site is to be developed as a conservation short plat due to the presence of on-site and off-site critical areas.

**File Number:** 14-141426-LN

**Applicant:** JayMarc Homes, LLC.

**Decisions Included:** Administrative Decision for a Preliminary Conservation Short Plat and through Process II, Land Use Code 20.45B.

**Planner:** **Carol Orr**, Associate Planner

State Environmental Policy Act  
Threshold Determination:

Determination of Non-Significance

Carol V. Helland, Environmental Coordinator  
Development Services Department

Director's Recommendation:

**Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By: Carol V. Helland, Land Use Director

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Application Date: September 19, 2015  
Notice of Application Publication Date: February 15, 2015  
Decision Publication Date: August 4, 2016  
Project/SEPA Appeal Deadline: August 18, 2016

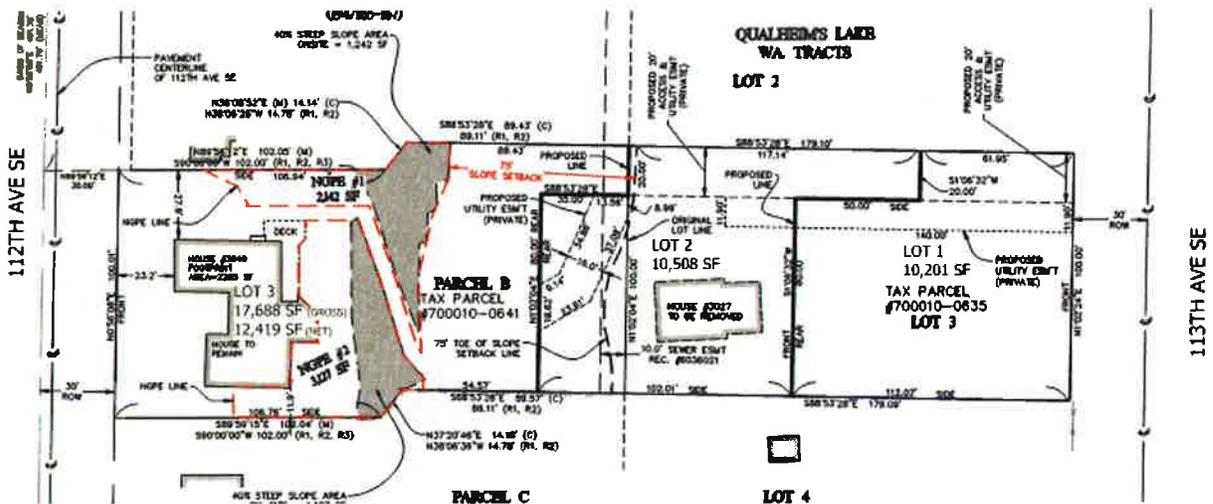
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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.



The site is located in a community of single family residential homes in the Southwest Bellevue Subarea of the Comprehensive Plan. Access to both existing lots is gained from public Right of Way, 113<sup>th</sup> Ave SE for Lots 1 and 2, 112<sup>th</sup> Ave SE for Lot 3. Both sites are developed with single family residences, although only the structure on Lot 3 will remain after Final Short Plat recording. Lot 3 contains steep slopes of at least 40%, running north/south across the subject property. This central area of the site is vegetated with a mixture of evergreens and deciduous trees. There are several large Western Red Cedars and Sitka Spruce on site. All of the trees within the NGPA will be retained, as well as several trees on Lot 1. The project site is bordered on all sides by single family homes.

**Site Design**



This proposal would create 3 single family parcels. Stormwater runoff from the site will be collected and tight-lined to a detention vault located in Tract A. Access to all lots in the short plat will be from a private road constructed as shown on the approved plans as an extension of 173<sup>rd</sup> Avenue SE, which is an existing private road.

Areas of the site are currently zoned single-family R-3.5 which have minimum lot size requirements of 10,000 square feet and 6,500 square feet for conservation short plats. The lots meet the minimum lot size for a conservation short plat in the underlying zone.

**Critical Areas**

**Steep Slope Critical Areas:** The site contains approximately 2,369 square feet of slope that meets the definition of a steep slope critical area as identified in LUC 20.25H.120.2. The applicant has completed a topographical survey of the site identifying the limits of the critical slope and has provided a site plan that delineates the areas of steep slope.

**Steep Slope Critical Area Buffers:** Steep slope critical areas are protected under LUC 20.25H.120.B through the application of a 50 foot top of slope buffer. In this case, Lot 3 contains the top of slope buffer, which will be placed into a tract:

**Steep Slope Critical Area Structure Setback:** Steep slope critical areas are protected under LUC 20.25H.120.C through the application of a top of slope buffer and structure setback. The toe of slope is defined as the lower boundary of the 40 percent slope, as defined by the surveyor. The critical area structure setback extends 75 feet from this boundary. The critical area structure setback will be located on both Lots 2 and 3. There is sufficient area on Lot 2 to provide a building pad without disturbing the critical area structure setback. Lot 3 will be undeveloped in the area designated critical area structure setback.

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

**Special District Requirements (Critical Area Overlay District LUC. 20.25H)**  
Bellevue's Land Use Code (LUC) Section 20.25H designates 40% slopes and the associated 50-foot buffer as critical areas.

The applicant proposes to retain 5,269 square feet of area within Native Growth Protection Area (NGPA) Tracts 1 and 2. This area has the highest value habitat on the site. This area contains 3 significant trees and undergrowth which will be preserved as part of the NGPA tracts.

See Section VIII for related conditions of approval

**Special requirements for Short plats with critical areas or critical area buffers.**

**A. Density Calculation**

LUC 20.25H.045.B requires that proposals to subdivide property within the Critical Areas Overlay District calculate allowed density (dwelling units per acre) after deducting the total critical area and critical area buffer which is provided a partial density credit. The maximum density allowed for a site in the Critical Areas Overlay District is equal to the number of dwelling units per acre as specified in LUC 20.20.010, times the buildable area in acres, plus the dwelling units per acre times the total area of critical area and critical area buffer in acres times the development factor derived from LUC 20.25H.045.D. To calculate density, the following calculation is required:

**$[(DU/acre)(Buildable\ area\ in\ acres) + (DU/acre)(Total\ critical\ area\ and\ critical\ area\ buffer\ in\ acres)(Development\ factor)] = Maximum\ dwelling\ unit\ potential$**

This is a proposal to short plat a parcel totaling .867 acres in the R-3.5 land use districts into 3 single family lots. The site contains a total of .116 acres of critical area and critical area buffer and contains a total of .761 acres of buildable area. The following is the density calculation for this property:

$$(3.5)*(.761) + [(3.5)(.116)(.867)] = 3.017\ DUs$$

**3.017= 3 Allowed Dwelling Units**

The maximum number of dwelling units for this site is three. The proposal to divide the properties into three lots is in compliance with the requirements of the Critical

Areas Overlay District.

**B. Conservation Short Subdivision.**

- 1) A conservation short plat is required for residential short subdivisions within the Critical Areas Overlay district when:
  - a) The amount of critical area and critical area buffer on the site totals at least one acre; or
  - b) The site abuts a known salmon-bearing stream; or
  - c) The critical area or critical area buffer on the site abuts a critical area or critical area buffer on another site, or a site owned or managed by the City or other public agency for open space or park uses.

**Finding:** The proposed short plat contains .116 acres of steep slope critical area, and buffer which extends onto an adjoining lot, and therefore is required to be processed as a conservation short subdivision.

- 2) Tracts Required. The property owner receiving approval of a residential short subdivision shall delineate the critical areas and critical area buffers and set aside such areas in separate tracts, designated as Native Growth Protection Area (s) (NGPA) on the face of the final short plat.

**Finding:** The applicant will designate two NGPA tracts totaling .12 acres (5269 SF) containing all critical areas and remaining critical area buffers. See Section VIII of this report for related Conditions of Approval.

- 3) Dimensional Standards per LUC 20.20.010 and Modification per LUC 20.45B.055.C.3:

<b>BASIC INFORMATION</b>		
<b>Zoning District(s)</b>	R-3.5	
<b>Gross Site Area</b>	.877 acres	
<b>Critical Area</b>	This site contains .116 acres of critical area and or critical area buffer	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Dwelling Units/Acre</b>	3.017 DU/Acre	3 DU/Acre
<b>Minimum Lot Area modified with a Conservation Subdivision</b>	6,500 sf As allowed with conservation short plats.	11,402 sf average
<b>Minimum Lot Width</b>	70 ft	Minimum Proposed 100 ft
<b>Minimum Lot Depth</b>	80 ft	Minimum Proposed 102 ft
<b>Building Setbacks modified with a Conservation Subdivision</b>		
Front Yard	10 ft	20 ft
Rear Yard	20 ft	25 ft
Min. Side Yard	5 ft.	5 ft.
2 Side Yard	10 ft	15 ft
Access Easement	10 ft.	10 ft.
<b>Tree Retention</b>	30% of existing DBH inches	64.5% or 278.7 " diameter inches

4) Site Design:

- a) Roads must be designed parallel to contours with consideration to maintaining consolidated areas of natural topography and vegetation. Access must be located in the least sensitive area feasible; and
- b) Change in grade, cleared area and volume of cut or fill on the site must be minimized; and
- c) Utilities and other facilities should be located to utilize common corridors wherever possible; and
- d) Each lot with slopes in excess of 25 percent shall demonstrate provision for feasible driveway access to a future residence not to exceed 15 percent or provide for meeting emergency access and fire protection by other means allowed by applicable codes, and shall demonstrate feasibility of construction of a residence on the lot through a design consistent with the standards of this code. Shared driveway access and private roads should be utilized where significant reduction of grading can be accomplished compared to separate driveway access for each individual lot.

**Finding:** The western lot retains its direct access off of 112<sup>th</sup> Ave SE. The access road for the two smaller lots from 113<sup>th</sup> Ave SE. This is located completely outside the critical area, critical area buffers, and critical area structure setbacks. Utilities will have a consolidated location in the joint ingress/egress and utility easement. Development shall be located in areas which do not disturb any critical areas, buffers or structure setbacks, thereby preserving the largest portions of the highest value habitat on the site. Grade changes associated with the proposal will be minimized to those necessary to gain access to the site. Driveway access to the newly created lots shall not exceed 15%. The driveway for the western lot will remain unchanged.

The proposed lots have been consolidated in the least sensitive portions of the site to avoid impacts to the existing higher value habitat located in the central area of the subject site, between the western parcel and the newly configured eastern parcels. The proposed lot sizes average 11,402 square feet which meet the minimum lot size in the R-3.5 zoning district and exceeds the minimum lot size allowed under the Conservation Short Plat process. The remaining areas will be placed in NGPA tracts.

See Section VIII for a related condition of approval

### **Performance Standards**

**LUC Section 20.25H.125 Performance Standards – Steep Slopes.** In addition to generally applicable performance standards, development within a steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirements for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- a. **Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

**Finding:** No disturbance shall occur within the Steep Slope Critical Area, or the associated buffers or structure setback. A utility line will be extended through the area beneath an existing paved walkway. Grading within this area will be limited to the minimum necessary to provide access and utilities to the proposal.

- b. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

**Finding:** Disturbance of the most critical areas of the site, containing the highest value habitat, will be limited to the installation of a utility line beneath an existing paved walkway. The lots have been designed to meet the minimum size allowed in the R-3.5 zoning district. This allows a large portion of the site to be left as open space and placed into a NGPA tracts. The most critical portion of the site containing the highest value habitat will be placed in a .12 acre NGPA.

- c. **The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties**

**Finding:** As there is no modification to the required buffers or structure setbacks, no geotechnical report was required. The lots adjacent to the critical area buffer and structure setback will be maintaining the buffers and setbacks required by the Land Use Code. Therefore, the proposal will not result in a greater risk or a need for increased buffers on neighboring properties as a result of the proposed development.

- d. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where grades slopes would result in increased disturbance as compared to use of retaining wall;**

**Finding:** No rockeries or retaining walls are proposed within the critical area, or the associated buffers or structure setbacks.

- e. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer.**

**Finding:** No development or impervious surface is proposed within the critical areas, or associated buffers or structure setback.

- f. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria.**

**Finding:** Change in grade outside the building footprint is limited to that specified in Land Use Code section, 20.20.460.E- Impervious Surface. No grading is proposed within the critical area, or the associated buffers or structure setbacks.

- g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

**Finding:** Homes will be required to meet the performance standards of 20.20.460E which will minimize topographic modifications.

- h. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

**Finding:** This proposal does not include construction on slopes in excess of 40 percent.

- i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types**

**Finding:** This proposal does not include construction on slopes in excess of 40 percent.

- j. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

**Finding:** The applicant will be required to restore any areas disturbed through the paved pathway to the previously existing condition. No trees are to be removed within the NGPA, or the associated buffer or structure setback. Utility work within the easement shall be installed with hand tools, and revegetated with native vegetation as a condition of approval of the short plat.

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

#### **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 and Water**

A temporary erosion and sedimentation control plan will be included in the clearing and grade permit and building permits portion associated with this project and will address all requirements for meeting erosion and sedimentation management practices per clearing and grading code requirements. See Section VIII for related conditions of approval.

#### **B. Animals**

The project site is within a developed neighborhood. The steep slope area, as it traverses several lots, provides some habitat for birds and mammals. The mature vegetation on the site could provide potential habitat to bald eagles and pileated woodpeckers and other small animals that are known to be in the vicinity. These impacts to these species will be minimized by the creation of two Native Growth Protection Area tracts. See Section VIII for related conditions of approval.

#### **C. Plants**

The project site contains a steep slope critical area, as well as the associated critical area buffers and structure setbacks. The middle of the proposed short plat is densely vegetated with a mixture of evergreen and deciduous trees. Most of these trees on this site are within the steep slope critical area structure setback from the steep slope critical area on site. All of the vegetation within this area, as well as the significant trees within the steep slope critical area and buffer will be preserved as an NGPA tract. The new home proposed for Lot 2 will meet the toe of slope structure setback, which will allow most of the trees in the structure setback to remain undamaged. See Section VIII for related conditions of approval.

#### **D. Utilities**

The development proposed for this application has been reviewed on a conceptual basis and can feasibly construct water, sewer and storm facilities under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design may cause delay in approval of future utility construction permits.

#### **E. Noise**

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates noise related to construction and noise levels. See Section VIII for a related condition of approval

**V. SUMMARY OF TECHNICAL REVIEWS**

**A. Utilities Review**

Storm Drainage

The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology Stormwater Management Manual for Western Washington. The project proposes a detention vault to meet flow control minimum requirement 7. The project does not trigger water quality treatment, minimum requirement 6. Minimum requirement 5, onsite drainage, will be addressed on a lot by lot basis under the building permit and UB construction permits. A private drainage and conveyance easement will be required to be recorded on the face of the final short plat.

Include the following language on the face of the short plat. The home owners association will be responsible for the maintenance, repair and replacement of the drainage system for the short plat.

*Conveyance system*

The Private Storm Drainage Easement shown over and across (*make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.*) is established for the benefit of the owner(s) (of Lot(s) #) and for the purpose to operate and maintain a storm water runoff conveyance to a public or private surface water system or facility. The cost of maintenance, repairs or reconstruction of that portion of the storm system used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the storm system above their connection; and when necessary to repair, clean or reconstruct the storm system, the property owner(s) (to whom the easement benefits) shall have a right of entry for that purpose.

*Runoff control and water quality*

That portion of the storm system used in common over and across (*make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.*) is for the benefit of the owner(s) (of Lot(s) #) and for the purpose to operate and maintain an on-site surface water facility to infiltrate, disperse, and/or detain storm water runoff together with water quality treatment. The cost of maintenance, repairs or reconstruction of that portion of the storm system used in common shall be borne in equal shares by all lot owners benefited by the facility; and when necessary to repair, clean or reconstruct the storm system, the property owner(s) (to whom the easement benefits) shall have a right of entry for that purpose.

Storm drainage system and maintenance shall conform to the operation and maintenance schedule as approved by the City of Bellevue and filed with the Recorder's Office of King County, Washington.

Water

The water supply for this project will connect to City of Bellevue water mains located in 112<sup>th</sup> and 113<sup>th</sup> Ave SE. One additional domestic water meter will be needed for one new single family residence. The two existing water meters are proposed to be reused for lots 2 and 3. The existing water meters can be reused if sized large enough for the new homes. A private water line easement will be required between lots 1 and 2.

#### Sewer

Sewer service for the short plat will connect to an existing sewer main in 112<sup>th</sup> and 113<sup>th</sup> Ave SE with one joint use side sewer stub to serve both lots 1 and 2.

A joint use side sewer easement will be required on the face of the final short plat with the following language,

"The Private Sanitary Sewer Easement shown over and across (*make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.*) is established for the benefit of the owner(s) (of Lot(s) #). The cost of maintenance, repairs or reconstruction of that portion of the sanitary sewer system used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the sanitary sewer system above their connection; and when necessary to repair, clean or reconstruct the sanitary sewer system, the property owner(s) (to whom the easement benefits) shall have a right of entry for that purpose."

#### **B. Fire Department Review**

As proposed, the Fire Department has no concerns with the project. As proposed the site development plans for this decision generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of building permits. Any future proposed single family development must comply with the City's Fire Code requirements. Automatic fire sprinklers may be required in the home depending on the gross square footage and the available fire flow. Final short plat plans should note that No Parking will be allowed along the Private Access easement on Lot 1. This easement will be posted and marked "Fire Lane-No Parking". See Section VIII of this report for Fire Department related Conditions of Approval.

#### **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 (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**

Access to Lots 1 and 2 will be from a joint-use driveway off of 113<sup>th</sup> Avenue SE, and access to Lot 3 will be from an existing single-family residential driveway off of 112<sup>th</sup> Avenue SE. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house on 113<sup>th</sup> Avenue SE must be removed and replaced with a joint-use driveway within an access easement on the north side of Lot 1. Street frontage

improvements matching adjacent improvements must be provided at the location of the removed driveway. It is anticipated that the existing house on 112<sup>th</sup> Avenue SE is to remain.

The joint-use driveway width shall be a minimum of sixteen feet contained within a 20 foot wide access easement, and shall be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B. The joint use driveway will be maintained by the owners of Lots 1 and 2. Fixed objects shall not be located, or allowed to remain, closer than ten feet to the driveway edge. Existing fixed objects along the street frontage may need to be relocated to meet this requirement.

Site addresses have been determined by the City's Parcel and Address Coordinator. The three lots have been addressed as follows:

- Lot 1: 3093 113<sup>th</sup> Avenue SE
- Lot 2: 3085 113<sup>th</sup> Avenue SE
- Lot 3: 3040 112<sup>th</sup> Avenue SE

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.

113<sup>th</sup> Avenue SE is classified as 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 existing and new utilities distribution lines along the 113<sup>th</sup> Avenue SE street frontage will be required along the project site.

Prior to final short plat approval, the developer must provide street frontage improvements including installing the street light, driveway approach, and pavement restoration improvements on 113<sup>th</sup> Avenue SE at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

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

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

### **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, 113<sup>th</sup> Avenue SE is classified as Standard Trench Restoration and 112<sup>th</sup> Avenue SE is classified as Overlay Required. If street cuts in 112<sup>th</sup> Avenue SE are unavoidable, the minimum pavement restoration will be grind and overlay for a minimum of 50 feet as 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 Jaymarc 113th 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. See Section VIII of this report for Fire Department related Conditions of Approval

## **VI. PUBLIC NOTICE AND COMMUNITY INPUT**

<i>Application Date:</i>	November 5, 2014
<i>Public Notice (500 feet):</i>	January 15, 2015 (Includes sign installation at the site)
<i>Minimum Comment Period:</i>	January 29, 2015

Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin and the Seattle Times on January 15, 2015. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. At the time of this staff report, no written public comments were received.

## **VII. Decision Criteria:**

### **20.45B.130 Preliminary Short Plat – Decision Criteria**

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. As discussed in sections II and IV of this report, the proposed short plat is consistent with City Codes and Standards. The site is

accessed via 112<sup>th</sup> and 113th Ave SE. Existing public roads as well as public water and sewer facilities have been deemed adequate to serve the proposed development. See Section VIII of this report for related Conditions of Approval.

**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 protecting higher value habitat critical area by establishing two Native Growth Protection area tracts within the site. The existing habitat within this area includes 25 significant trees, 15 of which will be retained.

**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:** The proposal complies with the Land Use Code requirements for R-3.5 zoning pursuant to the modifications allowed under a Conservation Subdivision, the Utility Code, and applicable City of Bellevue Development Standards.

**Land Use Code Requirements**

**A. Dimensional Requirements:** Areas of the site are currently zoned single-family R-3.5 which have minimum lot size requirements of 10,000 square feet. The lots are designed to meet these zoning requirements. The dimensional requirements for conservation short plats within the R-3.5 zoning districts include:

10'	Front Yard Setback
15'	Rear Yard Setback
5'	Side Yard Setback
10'	Two Side Yard Setback
35'	Maximum Building Height from Average Existing Grade
*%	Maximum Lot Coverage by Structure
**%	Impervious Surface
70'	Minimum Lot Width
80'	Minimum Lot Depth

\* Maximum Lot coverage for each lot is determined by multiplying the maximum lot coverage in the underlying land Use district by the lot coverage factor. See Section VIII of this report for related Conditions of Approval.

**\*\* Impervious Surface for the subdivision considered on the whole shall not exceed 50 percent based on the total lot size. The final short plat shall designate the allowed impervious surface for each separate lot. See Section VIII of this report for related Conditions of Approval.**

- B. Significant Tree Preservation:** The tree preservation requirements under LUC Section 20.20.900 to save 30 percent of significant trees on the site apply to this proposal. The current condition of this site includes a total of 431.9 diameter inches. Site improvements proposed as part of this short subdivision include the installation of required utility lines and the installation of an access easement. The applicant has identified several trees (equal to 278.7 diameter inches, or 64.5% retention) on the site that will be preserved. A tree retention plan has been submitted and indicates compliance with the City of Bellevue tree protection standards outlined in LUC 20.20.900. See conditions of approval in Section VIII.
  
- C. Critical Areas:** The site's unmodified critical areas will be protected through the establishment of NGPA's in accordance with LUC 20.25H.030.B and 20.30P. See conditions of approval in Section VIII.

**Finding:** All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-3.5 dimensional requirements pursuant to the modifications allowed under a Conservation Subdivision. The LUC includes a requirement for the calculation of density for lots that contain critical areas. Under these provisions, the subject site may be divided into seven residential lots. This is discussed in more detail in Section II.A 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 Comprehensive Plan. The Comprehensive Plan specifies single-family moderate density development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea.

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-6). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5). The proposal maintains the stability and improves the vitality of existing residential neighborhood through enforcement of the City's codes (LU-11). This project encourages investment in, and revitalization of single family neighborhoods (HO-1) and maintains the character of established neighborhoods (HO-3).

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

**Finding:** The lots have been designed to meet the minimum standards of the zoning district they are located in. Each lot can reasonably be developed to current R-3.5 zoning standards and dimensional standards for the R-3.5 land use districts pursuant to the modifications allowed under a Conservation Subdivision without requiring a variance. The proposed lots meet the minimum standards for lot width, lot depth, and lot area in the R-3.5 land use districts. There are no environmental factors which further inhibit the development of this property that would warrant a variance. See related conditions of approval in Section VIII.

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

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. See related conditions of approval in Section VIII.

**VII. Conclusion and Decision:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Development Services Department director does hereby **approve** the Jaymarc 113th Preliminary Conservation 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.

**VIII. Conditions of Approval:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

<b>Applicable Codes, Standards and Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes – BCC Title 23	Build. Division, 425-452-6864
Fire Code – BCC 23.11	Derek Landis, 452-452-4112
Land Use Code – BCC Title 20	Carol Orr, 452-452-4441
Noise Control – BCC 9.18	Carol Orr, 452-452-4441
Sign Code – BCC Title 22	Carol Orr, 452-452-4441
Transportation Development Code – BCC 14.60	Vanessa Humphreys, 425-452-4433
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Transportation Department Design Manual	Vanessa Humphreys, 425-452-4433
Traffic Standards Code 14.10	Vanessa Humphreys, 425-452-4433
Utility Code – BCC Title 24	Mark Dewey, 425-452-6179

## **A. GENERAL CONDITIONS**

### **1. PRELIMINARY DESIGN, UTILITY CODES AND ENGINEERING STANDARDS**

Utility review has been completed on the preliminary conceptual information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A developer extension agreement will be required to construct the detention system along with individual Storm (UB), water (UC) and sewer (UA) permits to connect each new home. Water, sewer and storm utilities will be reviewed and approved under the developer extension and 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.

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

### **2. DEVELOPER EXTENSION AGREEMENT**

A Utility Developer Extension Agreement application is required for the engineering review and inspection of the water, sewer and storm drainage improvements per Utility Codes 24.02, 24.04 and 24.06. All design review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreement application. The Developer Extension Agreement booklets and submittal requirements are available from the Utility Representative at the Permit Center.

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

### **3. NOISE - CONSTRUCTION HOURS**

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7am to 6 pm Monday through Saturday except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Carol Orr, Development Services Department

### **4. TIME LIMITATION**

This preliminary short plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of the preliminary short plat approval unless the applicant has received an extension for the preliminary short plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code Section 20.45B.150; 20.45B.160  
REVIEWER: Carol Orr, Development Services Department

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

**1. RIGHT OF WAY USE PERMIT**

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

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

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

**2. OFF-STREET PARKING**

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

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department

**3. ENGINEERING PLANS**

A civil engineering plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the shared driveway, the connection to 113<sup>th</sup> Avenue SE, a street lighting analysis, pavement restoration in 113<sup>th</sup>

Avenue SE and 112<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 joint-use driveway for Lots 1 and 2 with a minimum paved width of sixteen feet. The driveway approach connection must be built per Standard Drawing DEV-7B, and the area where the previous driveway approach was removed must be restored. The existing driveway providing access to Lot 3 on 112<sup>th</sup> Avenue SE will remain.
- ii. The existing driveway on 113<sup>th</sup> Avenue SE must be removed. The street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.
- iii. The undergrounding of overhead distribution lines on the west side of 113<sup>th</sup> Avenue SE along the project site frontage is required.
- iv. A street lighting analysis must be provided during review of the clearing and grading plans to determine if a street light is needed along the project street frontage. If the street lighting analysis shows that existing street lighting does not conform to Tertiary level standards, a street light may be required to be installed.
- v. 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.
- vi. 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.
- vii. 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. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- 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

**4. TREE PROTECTION**

To mitigate adverse impacts to nondisturbed areas and trees to be retained during construction:

- a. Clearing limits shall be established at the limit of nondisturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation 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: Carol Orr, Development Services Department

**5. SPRINKLERS**

Automatic fire sprinklers may be required in the home depending on the gross square footage and the available fire flow.

AUTHORITY: IFC 508.3 & Appendix B

REVIEWER: Derek Landis, Fire Department

**6. FIRE HYDRANT**

Provide fire hydrants at approved locations within 400 feet of non-sprinklered homes and 600 feet of sprinklered homes.

AUTHORITY: IFC 508.5 & BCC 5675

REVIEWER: Derek Landis, Fire Department

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

**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. The following language shall be placed on the final short plat document:

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

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

## **2. AREAS OF NON-DISTURBANCE**

Areas of non-disturbance shall be designated on the face of the Final Short Plat as separate Native Growth Protection Areas (NGPA's). The boundaries of the NGPA tracts must be surveyed and fenced.

AUTHORITY: Land Use Code 20.45B.055.B.2  
REVIEWER: Carol Orr, Development Services Department

## **3. TREE PRESERVATION PLAN**

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

"Tree Preservation Plan:

Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant."

Tree tags shall be installed on each tree outside of the NGPA tracts required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Carol Orr at 425-452-2896 / [COrr@bellevuewa.gov](mailto:COrr@bellevuewa.gov) to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.520.E  
REVIEWER: Carol Orr, Development Services Department

## **4. INFRASTRUCTURE IMPROVEMENTS**

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

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

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

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260  
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Vanessa Humphreys, Transportation Department

## **5. ACCESS DESIGN AND MAINTENANCE**

The final 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 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

## **6. 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 113<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

## **7. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of 113<sup>th</sup> Avenue SE will require standard trench restoration for any utility connections or other digging in the street surface. For any utility connections or digging in 112<sup>th</sup> Avenue SE, grind and overlay will be required as specified in the right of way use permit. Trench restoration must meet the

requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23  
REVIEWER: Tim Stever, Transportation Department

**LIST OF ATTACHMENTS**

- A. Plans and Drawings
- B. Zoning Map
- C. Vicinity Map
- D. Environmental Checklist

**A PORTION ON SE 1/4, NE 1/4, SEC 8, T 24N, R 5E, W.M.**

**METHOD OF SURVEY:**

INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

**UNDERGROUND UTILITIES:**

BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

**VERTICAL DATUM:**

NAVD 88 PER CITY OF BELLEVUE BENCHMARK #V675  
ELEVATION=92.062'

**BASIS OF BEARINGS:**

WASHINGTON COORDINATE SYSTEM NAD83 (2011) - NORTH ZONE  
PER CITY OF BELLEVUE HORIZONTAL CONTROL POINTS #3531 & #3532

**LEGAL DESCRIPTION:**

PARCEL #700010-0641  
PARCEL B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 05-124014LW,  
RECORDED IN VOLUME 194, PAGES 165-167, RECORDING NO. 20051026900003.

PARCEL #700010-0635

THE EAST HALF OF LOT 3, BLOCK 5, QUALHEIM'S LAKE WASHINGTON TRACTS  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 46,  
RECORDS OF KING COUNTY, WASHINGTON;  
EXCEPT THE EAST 10 FEET THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR  
PRIMARY STATE HIGHWAY NO. 2A BY  
DEED RECORDED UNDER RECORDING NUMBER 6151523.

**CRITICAL AREA/NGPE NOTES:**

PURSUANT TO 20.45B.055.C.2.d, ALL CRITICAL AREAS, CRITICAL AREA BUFFERS AND RETAINED SIGNIFICANT TREES SHALL BE PLACED IN A NATIVE GROWTH PROTECTION EASEMENT (NGPE), DESIGNATED ON THE FINAL SHORT PLAT DOCUMENT. THE FOLLOWING CONDITIONS SHALL BE ENFORCED UPON RECORDING OF THE FINAL SHORT PLAT:

- 1) THE NGPE SHALL BE KEPT FREE FROM ALL DEVELOPMENT AND DISTURBANCE EXCEPT WHERE ALLOWED OR REQUIRED FOR HABITAT IMPROVEMENT PROJECTS, VEGETATION MANAGEMENT, AND NEW OR EXPANDED CITY PARKS PURSUANT TO LUC 20.25H.055; AND THAT NATIVE VEGETATION, EXISTING TOPOGRAPHY, AND OTHER NATURAL FEATURES WILL BE PRESERVED FOR THE PURPOSE OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT.
- 2) THE CITY OF BELLEVUE SHALL RETAIN THE RIGHT TO ENTER THE PROPERTY TO INVESTIGATE THE CONDITION OF THE NGPE UPON REASONABLE NOTICE.
- 3) THE CITY OF BELLEVUE SHALL RETAIN THE RIGHT TO ENFORCE THE TERMS OF THE NGPE AS NECESSARY.
- 4) A MANAGEMENT PLAN FOR THE NGPE DESIGNATING FUTURE MANAGEMENT RESPONSIBILITY SHALL BE PROVIDED ON THE FACE OF THE FINAL SHORT PLAT OR AS A SEPARATE RECORDED DOCUMENT ACCOMPANYING THE FINAL SHORT PLAT.

**CRITICAL AREA/NGPE LEGAL DESCRIPTIONS:**

NGPE EASEMENT AREA #1:

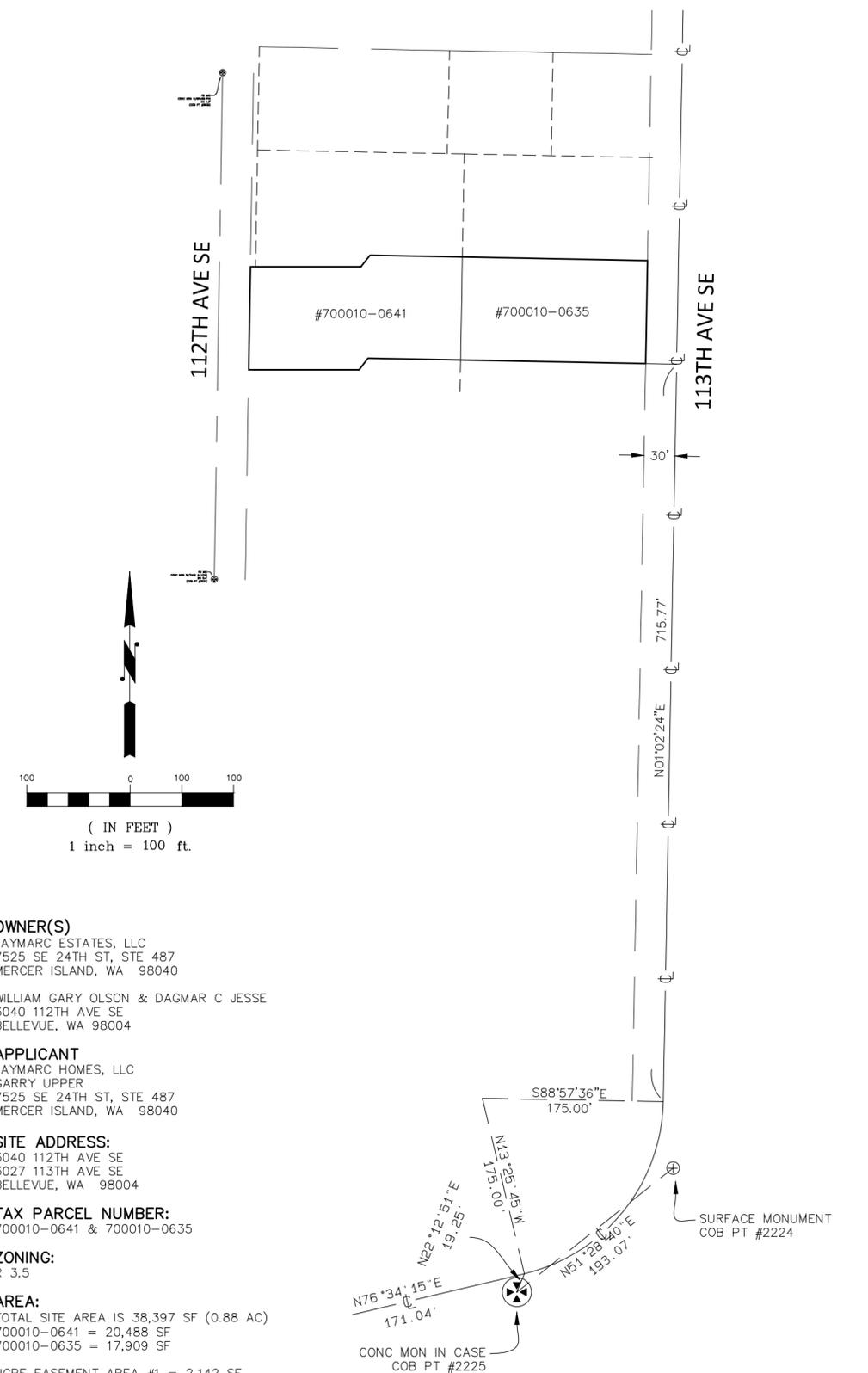
THAT PORTION OF PARCEL B OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT 05-124014 LW, RECORDED UNDER RECORDING NUMBER 20051026900003, IN KING COUNTY, WASHINGTON; AS RESTORED BY CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT 091 14216 LW, RECORDED UNDER RECORDING NUMBER 20090715900048, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF 112TH AVE SE AND SE 30TH STREET, IN BELLEVUE, WASHINGTON, ALSO KNOWN AS CITY OF BELLEVUE CONTROL POINT NUMBER 3532;  
THENCE SOUTH 0°56'08" WEST, ALONG THE MONUMENT LINE BETWEEN SAID CITY OF BELLEVUE CONTROL POINT NUMBER 3532 AND CITY OF BELLEVUE CONTROL POINT NUMBER 3531, A DISTANCE OF 188.51 FEET;  
THENCE NORTH 89°56'12" EAST 64.47 FEET, TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°56'12" EAST 72.47 FEET, TO A REBAR AND CAP STAMPED LS 31667;  
THENCE NORTH 38°08'52" EAST 14.14 FEET, TO A REBAR AND CAP STAMPED LS 31667;  
THENCE SOUTH 88°53'28" EAST 17.39 FEET;  
THENCE SOUTH 03°00'28" WEST 14.71 FEET;  
THENCE SOUTH 23°43'49" WEST 15.41 FEET;  
THENCE SOUTH 13°13'14" WEST 25.37 FEET;  
THENCE SOUTH 02°20'55" EAST 31.28 FEET;  
THENCE NORTH 43°14'50" WEST 2.42 FEET;  
THENCE NORTH 17°24'15" WEST 29.66 FEET;  
THENCE NORTH 19°44'15" WEST 31.14 FEET;  
THENCE SOUTH 89°56'17" WEST 48.49 FEET;  
THENCE NORTH 00°00'00" EAST 0.87 FEET;  
THENCE NORTH 30°35'08" WEST 8.30 FEET;  
THENCE NORTH 63°53'29" WEST 14.85 FEET, TO THE POINT OF BEGINNING.

NGPE EASEMENT AREA #2:

THAT PORTION OF PARCEL B OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT 05-124014 LW, RECORDED UNDER RECORDING NUMBER 20051026900003, IN KING COUNTY, WASHINGTON; AS RESTORED BY CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT 091 14216 LW, RECORDED UNDER RECORDING NUMBER 20090715900048, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF 112TH AVE SE AND SE 30TH STREET, IN BELLEVUE, WASHINGTON, ALSO KNOWN AS CITY OF BELLEVUE CONTROL POINT NUMBER 3532;  
THENCE SOUTH 0°56'08" WEST, ALONG THE MONUMENT LINE BETWEEN SAID CITY OF BELLEVUE CONTROL POINT NUMBER 3532 AND CITY OF BELLEVUE CONTROL POINT NUMBER 3531, A DISTANCE OF 288.48 FEET;  
THENCE SOUTH 89°59'15" EAST 78.03 FEET, TO THE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 89°59'15" EAST 58.73 FEET, TO A REBAR AND CAP STAMPED LS 31667;  
THENCE NORTH 37°20'46" EAST 14.18 FEET, TO A REBAR AND CAP STAMPED LS 31667;  
THENCE SOUTH 88°53'28" EAST 8.46 FEET;  
THENCE NORTH 02°20'55" WEST 5.91 FEET;  
THENCE NORTH 43°14'50" WEST 10.73 FEET;  
THENCE NORTH 17°24'15" WEST 31.04 FEET;  
THENCE NORTH 19°44'48" WEST 26.67 FEET;  
THENCE SOUTH 89°53'56" WEST 21.15 FEET;  
THENCE SOUTH 02°27'45" WEST 7.46 FEET;  
THENCE SOUTH 43°10'54" WEST 3.52 FEET;  
THENCE SOUTH 00°15'46" WEST 20.27 FEET;  
THENCE SOUTH 45°20'59" EAST 10.85 FEET;  
THENCE SOUTH 00°25'37" WEST 11.14 FEET;  
THENCE NORTH 89°37'17" WEST 10.53 FEET;  
THENCE SOUTH 01°04'45" WEST 18.58 FEET;  
THENCE NORTH 88°29'05" WEST 22.68 FEET;  
THENCE SOUTH 00°00'45" WEST 12.53 FEET, TO THE POINT OF BEGINNING.



**OWNER(S)**

JAYMARC ESTATES, LLC  
7525 SE 24TH ST, STE 487  
MERCER ISLAND, WA 98040

WILLIAM GARY OLSON & DAGMAR C JESSE  
3040 112TH AVE SE  
BELLEVUE, WA 98004

**APPLICANT**

JAYMARC HOMES, LLC  
GARRY UPPER  
7525 SE 24TH ST, STE 487  
MERCER ISLAND, WA 98040

**SITE ADDRESS:**

3040 112TH AVE SE  
3027 113TH AVE SE  
BELLEVUE, WA 98004

**TAX PARCEL NUMBER:**

700010-0641 & 700010-0635

**ZONING:**

R 3.5

**AREA:**

TOTAL SITE AREA IS 38,397 SF (0.88 AC)  
700010-0641 = 20,488 SF  
700010-0635 = 17,909 SF

NGPE EASEMENT AREA #1 = 2,142 SF  
NGPE EASEMENT AREA #2 = 3,127 SF

**BUILDING SETBACKS**

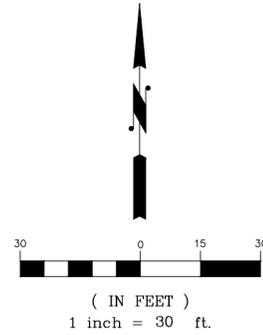
FRONT 20'  
REAR 25'  
SIDE 15' TOTAL (5' MIN.)

<p>DATE: 2/19/16</p>	<p>10801 Main Street, Suite 102, Bellevue, WA 98004 phone 425.458.4488 support@geodimensions.net www.geodimensions.net</p>	<p><b>City of Bellevue</b></p> <p>PERMIT FILE NO. 14-141426 LN</p>
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<p><b>JAYMARC HOMES</b></p> <p>PRELIMINARY SHORT PLAT</p>	<p>SHEET 1 OF 4</p>
---	---------------------

FD MIC  
CONC MON W/BRASS PIN  
DN 1.9'  
(COB PT #3532)

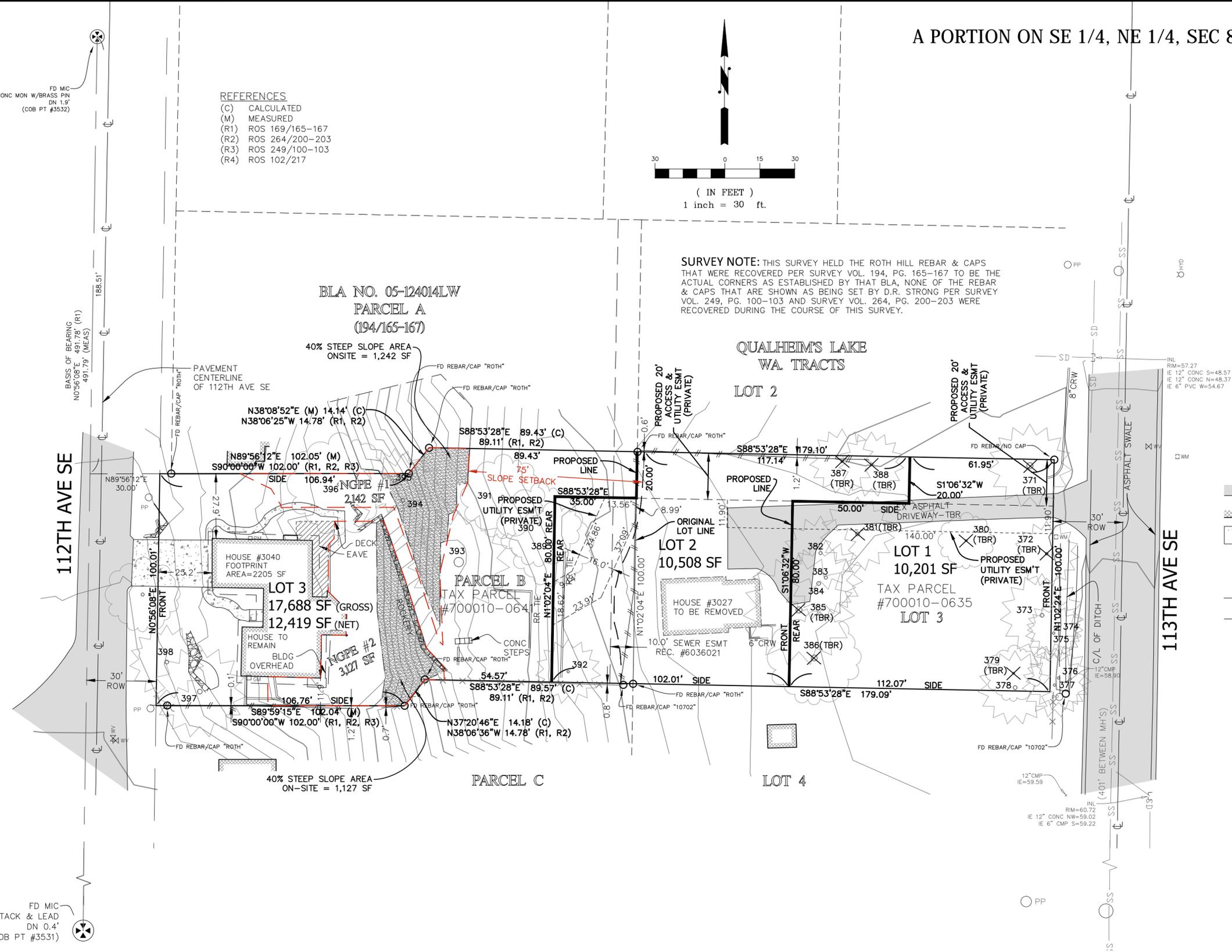
- REFERENCES**
- (C) CALCULATED
  - (M) MEASURED
  - (R1) ROS 169/165-167
  - (R2) ROS 264/200-203
  - (R3) ROS 249/100-103
  - (R4) ROS 102/217



**SURVEY NOTE:** THIS SURVEY HELD THE ROTH HILL REBAR & CAPS THAT WERE RECOVERED PER SURVEY VOL. 194, PG. 165-167 TO BE THE ACTUAL CORNERS AS ESTABLISHED BY THAT BLA, NONE OF THE REBAR & CAPS THAT ARE SHOWN AS BEING SET BY D.R. STRONG PER SURVEY VOL. 249, PG. 100-103 AND SURVEY VOL. 264, PG. 200-203 WERE RECOVERED DURING THE COURSE OF THIS SURVEY.

**BLA NO. 05-124014LW**  
**PARCEL A**  
**(194/165-167)**

**QUALHEIMS LAKE**  
**WA. TRACTS**  
**LOT 2**



**SURVEY LEGEND**

- ASPHALT
- BUILDING LINE
- CONCRETE SURFACE
- CONCRETE RETAINING WALL
- FOUND MONUMENT IN CASE
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS METER
- GUY POLE
- MAINTENANCE HOLE
- POWER METER
- POWER POLE
- REBAR FOUND
- STORMDRAIN INLET
- WATER METER
- WATER VALVE

FD MIC  
CONC MON W/TACK & LEAD  
DN 0.4'  
(COB PT #3531)



DATE: 2/19/16

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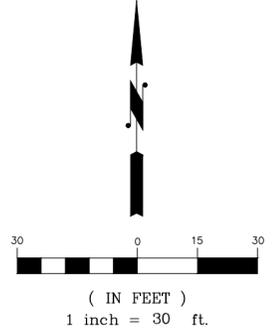
**City of**  
**Bellevue**

PERMIT FILE NO. 14-141426 LN

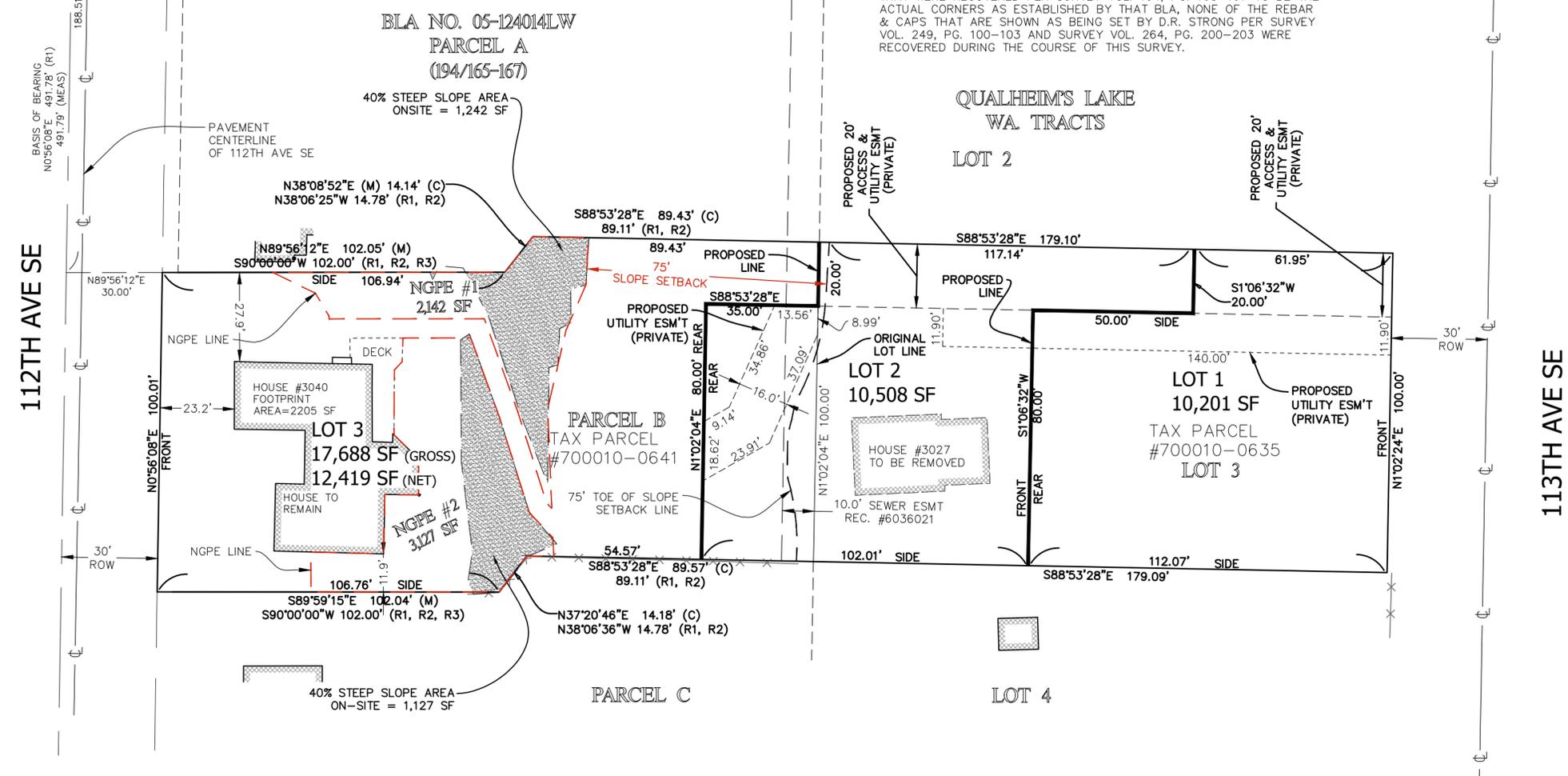
**JAYMARC HOMES**  
PRELIMINARY SHORT PLAT

TOPOGRAPHIC SURVEY  
SHEET 2 OF 4

- REFERENCES**
- (C) CALCULATED
  - (M) MEASURED
  - (R1) ROS 169/165-167
  - (R2) ROS 264/200-203
  - (R3) ROS 249/100-103
  - (R4) ROS 102/217



**SURVEY NOTE:** THIS SURVEY HELD THE ROTH HILL REBAR & CAPS THAT WERE RECOVERED PER SURVEY VOL. 194, PG. 165-167 TO BE THE ACTUAL CORNERS AS ESTABLISHED BY THAT BLA, NONE OF THE REBAR & CAPS THAT ARE SHOWN AS BEING SET BY D.R. STRONG PER SURVEY VOL. 249, PG. 100-103 AND SURVEY VOL. 264, PG. 200-203 WERE RECOVERED DURING THE COURSE OF THIS SURVEY.



FD MIC  
CONC MON W/BRASS PIN  
DN 1.3'  
(COB PT #3532)

112TH AVE SE

113TH AVE SE

FD MIC  
CONC MON W/TACK & LEAD  
DN 0.4'  
(COB PT #3531)



DATE: 2/19/16

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**City of  
Bellevue**

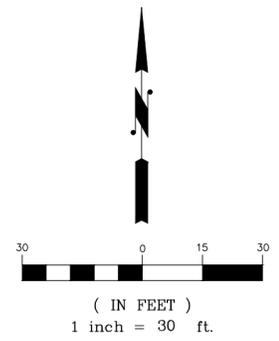
PERMIT FILE NO. 14-141426 LN

**JAYMARC HOMES**  
PRELIMINARY SHORT PLAT

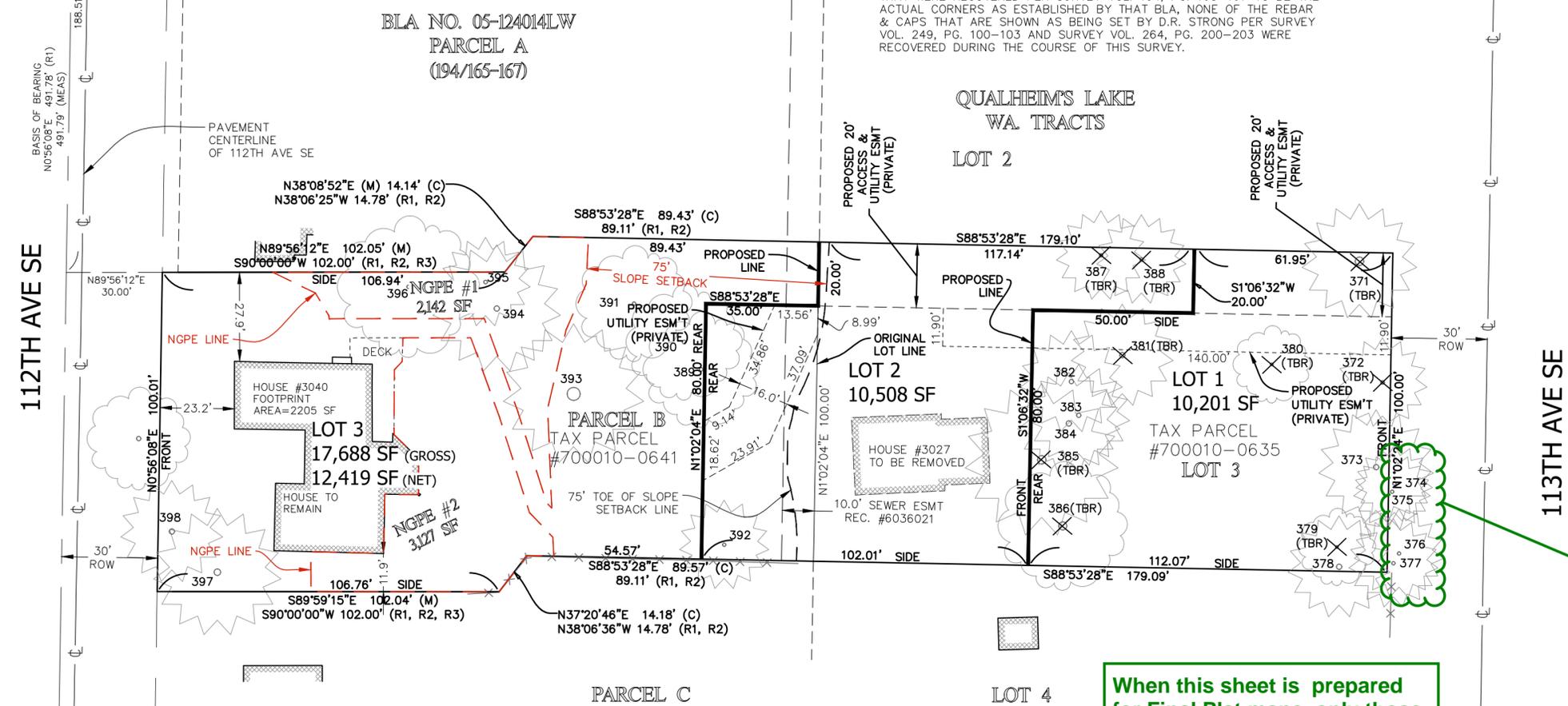
PROPOSED SITE PLAN  
SHEET 3 OF 4

FD MIC  
CONC MON W/BRASS PIN  
DN 1.9'  
(COB PT #3532)

- REFERENCES**
- (C) CALCULATED
  - (M) MEASURED
  - (R1) ROS 169/165-167
  - (R2) ROS 264/200-203
  - (R3) ROS 249/100-103
  - (R4) ROS 102/217



**SURVEY NOTE:** THIS SURVEY HELD THE ROTH HILL REBAR & CAPS THAT WERE RECOVERED PER SURVEY VOL. 194, PG. 165-167 TO BE THE ACTUAL CORNERS AS ESTABLISHED BY THAT BLA, NONE OF THE REBAR & CAPS THAT ARE SHOWN AS BEING SET BY D.R. STRONG PER SURVEY VOL. 249, PG. 100-103 AND SURVEY VOL. 264, PG. 200-203 WERE RECOVERED DURING THE COURSE OF THIS SURVEY.



These trees are not on the subject property. They should not be included in the tree retention calculation.

When this sheet is prepared for Final Plat maps, only those trees that are to be retained should be shown on this sheet.

**SIGNIFICANT TREE TABLE (PER ARBORIST REPORT BY TREE SOLUTIONS, INC. DATED 1/29/16)**

ID	SPECIES	DIA	FACTOR	WEIGHTED DIA.	TREES SAVED
371	DOUGLAS FIR	30.6"	1	30.6"	
372	SITKA SPRUCE	12.1"	1	12.1"	
373	SITKA SPRUCE	18.7"	1	18.7"	
374	WESTERN RED CEDAR	20.1"	1	20.1"	18.7"
375	WESTERN RED CEDAR	11.5"	1	11.5"	11.5"
376	WESTERN RED CEDAR	11.8"	1	11.8"	11.8"
377	WESTERN RED CEDAR	19.9"	1	19.9"	19.9"
378	SITKA SPRUCE	21.2"	1	21.2"	21.2"
379	WALNUT	8.3"	1	8.3"	
380	APPLE	8.9"	1	8.9"	
381	DOUGLAS FIR	19.7"	1	19.7"	
382	SITKA SPRUCE	15.7"	1	15.7"	15.7"
383	WESTERN RED CEDAR	16.0"	1	16.0"	16.0"
384	SITKA SPRUCE	17.0"	1	17.0"	17.0"
385	DOUGLAS FIR	28.0"	1	28.0"	
386	WILLOW	25.0"	1	25.0"	
387	LEYLAND CYPRUS	9.4"	1	9.4"	
388	LEYLAND CYPRUS	11.2"	1	11.2"	
389	PAPER BIRCH	9.1"	1	9.1"	9.1"
390	PAPER BIRCH	11.0"	1	11.0"	11.0"
391	BIRD CHERRY	10.2"	1	10.2"	
392	WESTERN RED CEDAR	12.6"	1	12.6"	12.6"
393	WESTERN RED CEDAR	47.8"	1	47.8"	47.8"
394	WESTERN RED CEDAR	18.0"	1	18.0"	18.0"
395	WESTERN RED CEDAR	14.0"	1	14.0"	14.0"
396	CRABAPPLE	18.9"	1	18.9"	18.9"
397	DEODAR CEDAR	26.2"	1	26.2"	26.2"
398	WESTERN RED CEDAR	22.3"	1	22.3"	22.3"

These trees are in the ROW, and are not included in the Tree Retention calculations.

Corrected total, this does not include trees not on the subject property.

TOTAL = 431.9  
278.7 = 64.5%



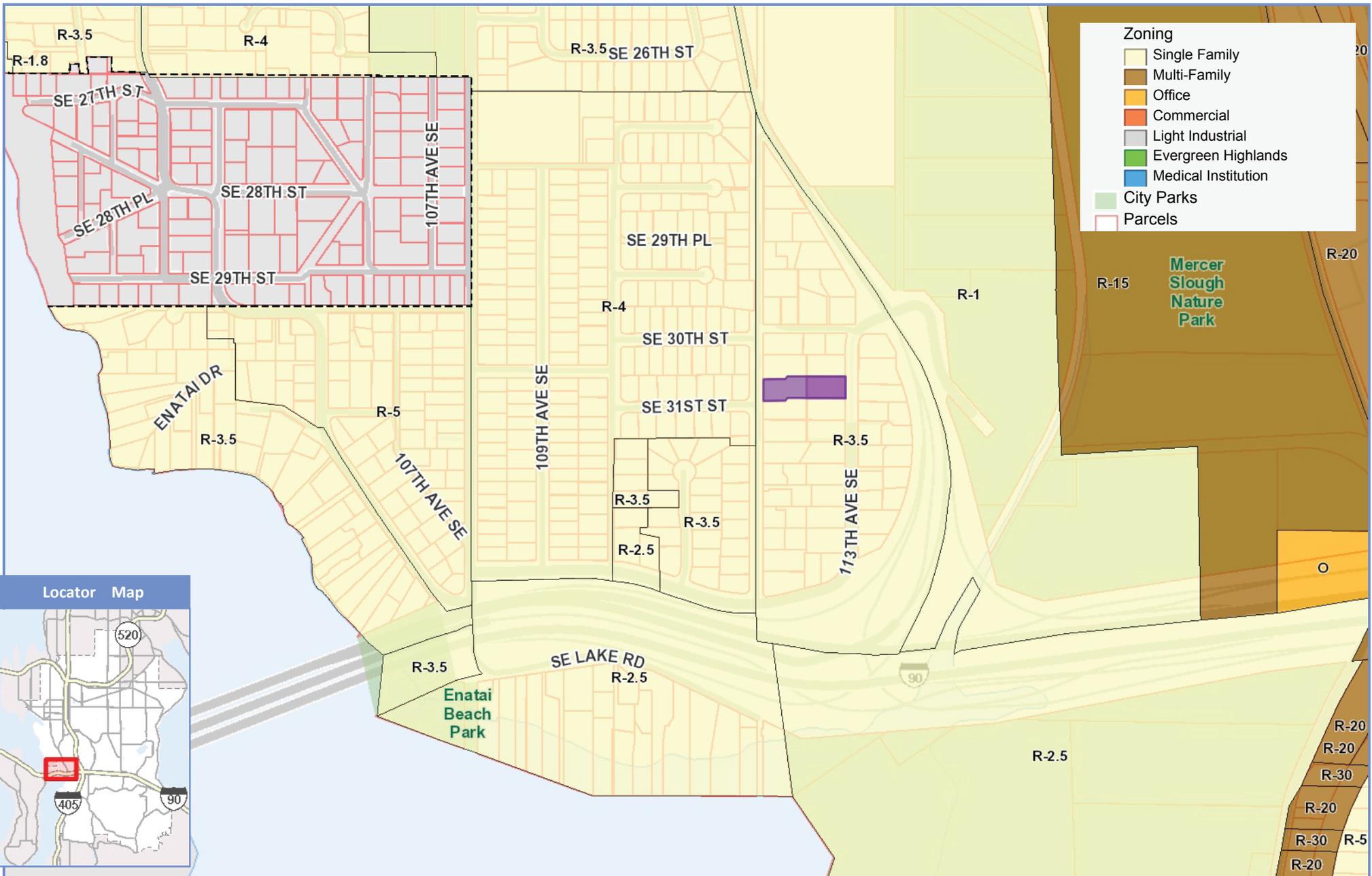
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PERMIT FILE NO. 14-141426 LN

**JAYMARC HOMES**  
PRELIMINARY SHORT PLAT

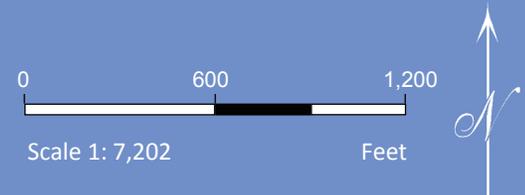
TREE RETENTION PLAN  
SHEET 4 OF 4

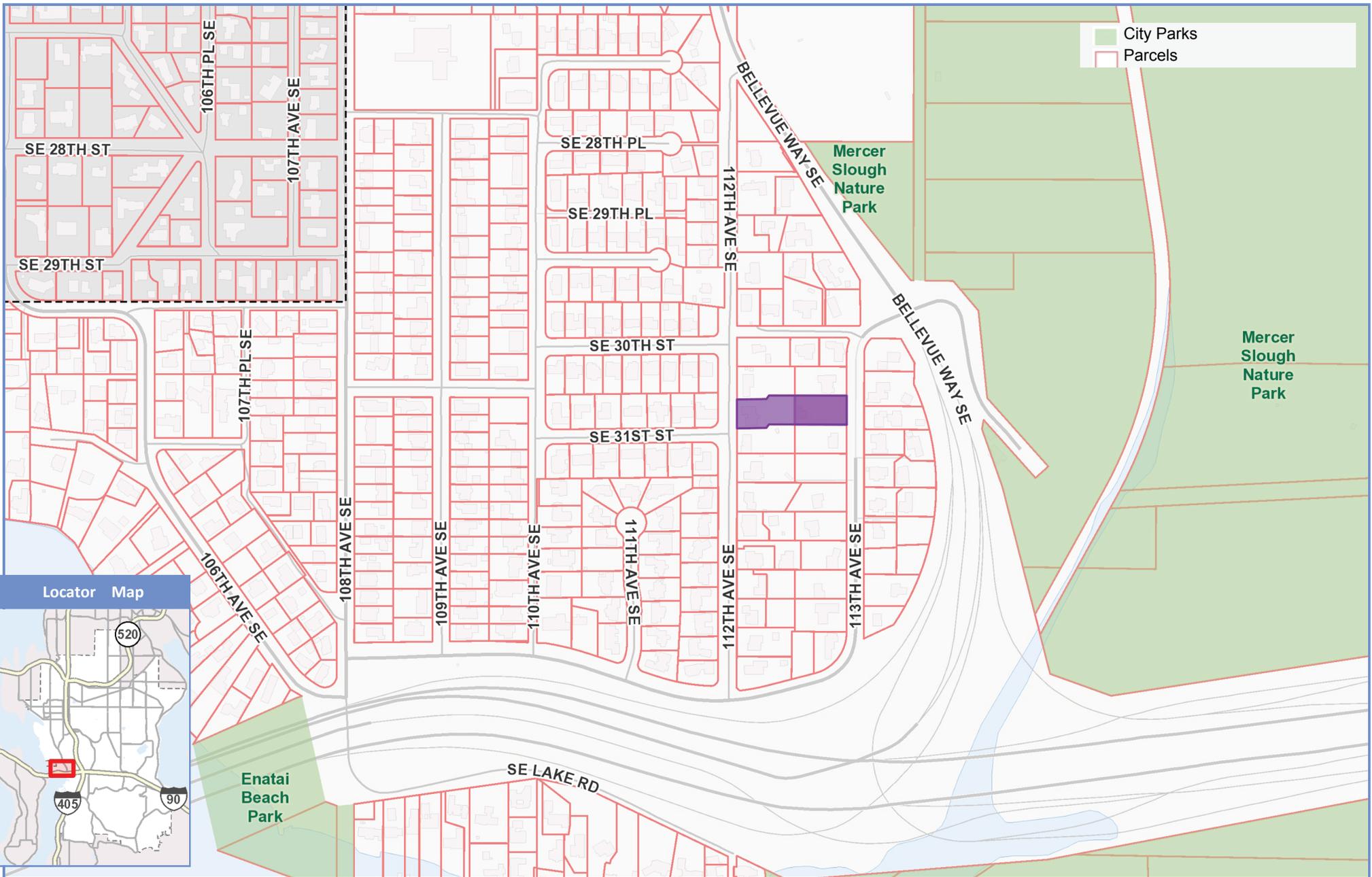


- Zoning**
- Single Family
  - Multi-Family
  - Office
  - Commercial
  - Light Industrial
  - Evergreen Highlands
  - Medical Institution
  - City Parks
  - Parcels



**14-141426-LN**  
**JayMarc 113th Short Plat**  
**Vicinity Map**





**14-141426-LN**  
**JayMarc 113th Short Plat**  
**Vicinity Map**

**ENVIRONMENTAL CHECKLIST**

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

**BACKGROUND INFORMATION**

Property Owner: Jay Marc Estates, LLC & Gary OLSON

Proponent: JAYMARC ESTATES, LLC

Contact Person: GARY UPPER

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 7525 SE 24<sup>th</sup> Street, Mercer Island, WA. 98040

Phone: 425-281-2706

Proposal Title: JAYMARC 113<sup>m</sup> SHORT PLAT

Proposal Location: 3027 113<sup>th</sup> AVE SE, Bellevue, WA.

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 3 lot short plat
2. Acreage of site: .89 acres
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 2 new, retain one existing
5. Square footage of buildings to be demolished: 19000'
6. Square footage of buildings to be constructed: 4000 x 2 = 8000
7. Quantity of earth movement (in cubic yards): 50 c yds
8. Proposed land use: R 3.5
9. Design features, including building height, number of stories and proposed exterior materials:  
two story homes not to exceed 35' in height, composition roofs  
hardi siding.
10. Other N/A

Estimated date of completion of the proposal or timing of phasing: Homes will be constructed and utilities installed on continuous schedule approx. 1 year upon receipt of permits.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

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1/29/2015

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *40% slope exists on site and has been identified on topographic survey.*

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. *none other than this application*

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known. *home building permits, Prel. plat, clear & grade, utilities, ROW*  
Preliminary Plat approval, Plat Infrastructure, Utilities Extension, Right of Way Final Plat approval & Building permits will be required. These have not yet been applied for.  
Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning *N/A*
- Preliminary Plat or Planned Unit Development *on file LN 141426*  
Preliminary plat map
- Clearing & Grading Permit ~~*on file LN 141426*~~  
Plan of existing and proposed grading *14-141426-LN is not a Clear & Grade permit, This is a Preliminary Plat permit only*  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other
- b. What is the steepest slope on the site (approximate percent slope)? *> 40%*
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.  
*ALDERWOOD SERIES*  
**EWC: Everett - Alderwood gravelly sandy loams**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*NO*

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**1/29/2015**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *MINOR EARTHWORK FOR UTILITIES, DRIVEWAYS & BUILDING PADS. MOSTLY CONFORMED TO EXISTING GRADES.*

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *SLOPE IN AREA OF CONSTRUCTION IS  $\approx 4\%$  TO THE EAST, LOW EROSION CONCERNS.*  
Temporary erosion and sedimentation controls will be required prior to and during all work

g. About what percent of the site will be covered with impervious surfaces after project construction (for per BCC 23.76 example, asphalt or buildings)?  *$\approx 40\%$*

Individual lots will be reviewed for compliance with the dimensional requirements of the Land Use Code under Building permit review.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

*NORMAL BMP'S SUCH AS SILT FENCING AND CONSTRUCTION ENTRANCE & MULCH.*

NPDES standards and BMP compliance will be a requirement of permit approval.

## 2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. *DUST FROM BACKHOVE & TRUCKS.*

*MACHINE EXHAUST FROM SAME*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*NO*

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

*DUST CONTROL IF NECESSARY*

## 3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*NO*

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

*NO*

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1/29/2015

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NO N/E

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water Runoff (Including storm water)

This project will be required to comply with NPDES standards

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

THERE WILL BE RUNOFF FROM NEWLY CONSTRUCTED IMPERVIOUS SURFACES. PERMITTING WILL REQUIRE A DESIGNED DRAINAGE SYSTEM WHICH WILL TIE INTO EXISTING SYSTEM IN 113<sup>rd</sup> AVE SE.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

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1/29/2015

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

DURING CONSTRUCTION, EMPLOY BMP'S. POST CONSTRUCTION UTILIZE INSTALLED STORM SYSTEM.

This project will be required to comply with NPDES standards

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

12 Evergreens and 2 Deciduous Trees will be removed.

A minimum retention of 30% of the significant diameter inches on site will be a requirement of approval.

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Disturbed areas will be landscaped in typical urban, single family manner

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- owls, woodpeckers, doves, jays
- Birds: hawk, heron, eagle, songbirds, other: NOT OBSERVED
- Mammals: deer, bear, elk, beaver, other: coyote, raccoon, chipmunk, squirrel, rabbit opossum, and other small mammals such as voles, shrews and bats.
- Fish: bass, salmon, trout, herring, shellfish, other:

CLO 1/29/2015

- b. List any threatened or endangered species known to be on or near the site.  
Bald eagles are known to be near the site none
- c. Is the site part of a migration route? If so, explain.  
The Puget Sound Basin is part of the Pacific Flyway. NO
- d. Proposed measures to preserve or enhance wildlife, if any:  
Tree preservation requirements will preserve some N/A habitat for native wildlife.

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.  
NATURAL GAS + ELECTRICITY
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
NO
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any: Adherence to building codes  
which promote energy efficiency

**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.  
NORMAL MATERIALS ASSOCIATED WITH CONSTRUCTION  
of single family homes
- (1) Describe special emergency services that might be required.  
None known
  - (2) Proposed measures to reduce or control environmental health hazards, if any.  
Federal regulations such as OSHA will apply.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? *Background traffic noise from the east.*
- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site. *MINOR NOISE FROM TRUCKS & BACKHOE during site work. Nail guns & saws during SF HOME CONSTRUCTION.*  
Construction noise shall comply with the regulations of BCC 9.18
- (3) Proposed measures to reduce or control noise impacts, if any: *LIMIT WORK to city regulations.*

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? *TWO EXISTING SF HOMES.*
- b. Has the site been used for agriculture? If so, describe. *NO*
- c. Describe any structures on the site. *SF HOME 2800 SF TO REMAIN.  
SF HOME 1800 SF TO BE DEMOLISHED.*

**This project proposes a 2 lot to 3 lot short plat. The house addressed as 3040 112th Ave SE will remain, the dilapidated house at 3027 113th Ave SE will be demolished.**

- d. Will any structures be demolished? If so, what? *1000 SF SINGLE FAMILY HOME.*
- e. What is the current zoning classification of the site? *R3.5*
- f. What is the current comprehensive plan designation of the site? *SINGLE FAMILY*  
**Single Family Moderate density**
- g. If applicable, what is the current shoreline master program designation of the site? *N/A*
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**A 2,111 SF Steep slope critical area runs North/South across the site. This area and the associated buffer will be placed in a tract.** *40% SLOPE BY DEFINITION*
- i. Approximately how many people would reside or work in the completed project? *~ 10*
- j. Approximately how many people would the completed project displace? *0*

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1/29/2015

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Adhere to ZONING CODE

**Project shall comply with all relevant Land Use, Building, Fire, Transportation & Utilities codes.**

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ONE NET NEW SF HOME, middle to HIGH END TWO NEW TOTAL.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. ONE LOW INCOME (unsuitable for occupancy)

c. Proposed measures to reduce or control housing impacts, if any:

NONE

**10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

< 35', COMPOSITION ROOF, HARDI PLANK SIDING

b. What views in the immediate vicinity would be altered or obstructed?

NONE

c. Proposed measures to reduce or control aesthetic impacts, if any:

NONE

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1/29/2015

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
PORCH LIGHT - NIGHT
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
NO
- c. What existing off-site sources of light or glare may affect your proposal?  
NONE
- d. Proposed measures to reduce or control light or glare impacts, if any:  
NONE

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
CITY PARKS, MERCER SLOUGH
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
NONE
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
NONE

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
NO
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
NONE
- c. Proposed measures to reduce or control impacts, if any:  
NONE

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
113<sup>rd</sup> AVE SE,
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
BUS SERVICE PART OF RIDE & NEW LIGHT RAIL STATION ARE NEARBY TO THE NORTH
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
10 new spaces including garage spaces.  
2 informal spaces eliminated.

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1/29/2015

Land Use Code requires a minimum of two parking spaces for each single family residential lot.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

ONE NET NEW SF HOME AMOUNT

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

SINGLE FAMILY HOME

ONE NET NEW

b. Proposed measures to reduce or control direct impacts on public services, if any:

NONE

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, ~~septic system~~, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

THE SITE WILL BE DEVELOPED TO PROVIDE GAS, WATER, ELECTRIC, CABLE, SANITARY SEWER & REFUSE SERVICE.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

CLO  
1/29/2015

Signature.....[Signature].....Date Submitted.....1/15/15.....