City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Strandell Short Plat
Proposal Address:	9834 NE 25th Street
Proposal Description:	Preliminary Short Plat approval to subdivide an existing parcel into two single family lots within the R-4 zoning district.
File Number:	15-106841-LN
Applicant:	Peter Strandell
Decisions Included:	Preliminary Short Plat (Process II)
Planner:	Drew Folsom, Assistant Planner
State Environmental Policy Act Threshold Determination:	**Exempt**
Department Decision:	**Approval with Conditions**

Drew Folsom, Assistant Planner
Development Services Department

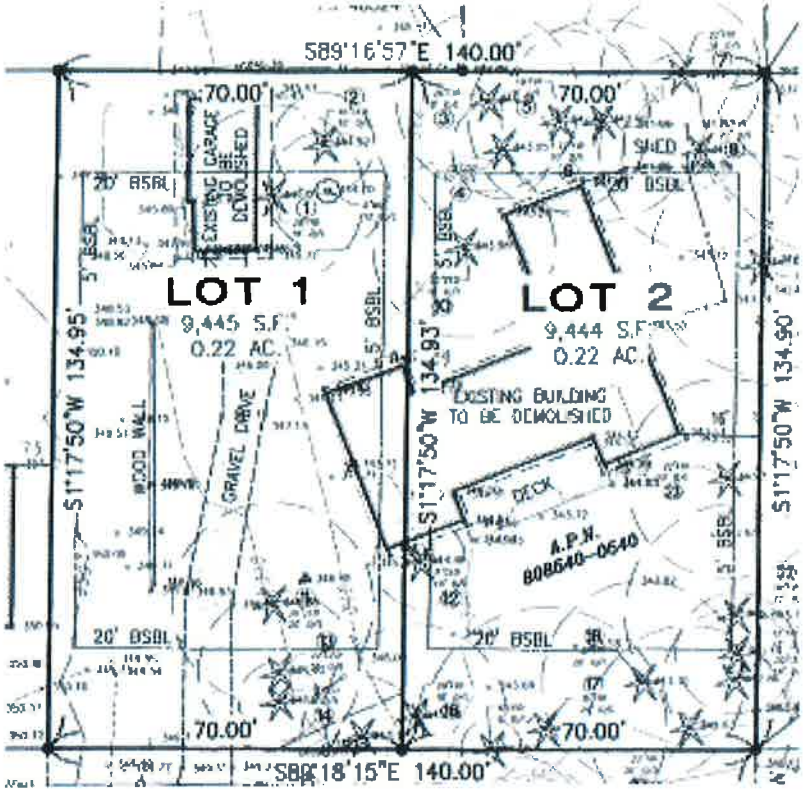
Application Date:	March 5, 2015
Notice of Application:	May 14, 2015
Minimum Comment Period:	May 30, 2015 (14 days)
Decision Publication Date:	September 24, 2015
Appeal Deadline:	October 8, 2015

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

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide an existing parcel (18,889 square feet) into two single family lots. The site is zoned R-4 and is located within the North Bellevue Subarea. The site contains an existing single family residence which will be demolished. Access to the two lots will be from a Y-shaped joint-use driveway off of NE 25th Street

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood, and is surrounded by single-family dwellings. The property is located within the R-4 land use district and has a Comprehensive Plan designation of Single-Family High. The proposal aims to subdivide the existing 18,889 square foot parcel into two lots. The topography of the site slopes moderately downward from west to east. The site contains no Critical Areas as defined under LUC 20.25H.

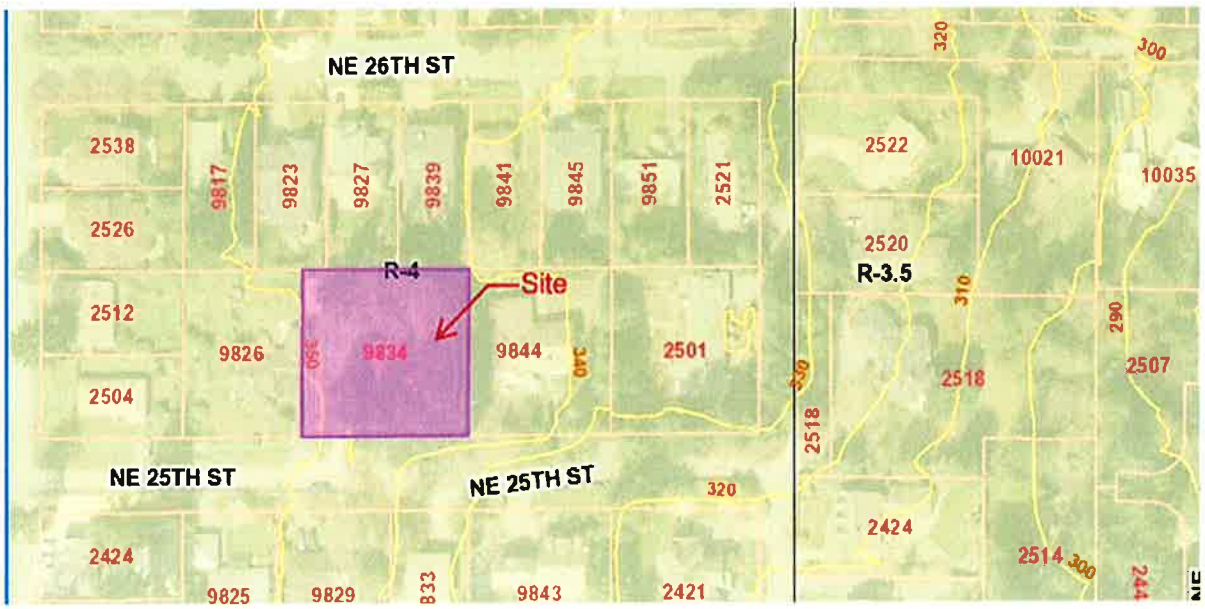
Figure 2 – Aerial Photograph

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The two lots proposed with this short plat application are permitted within the R-4 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-4 North Bellevue Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	18,899 square feet	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Minimum Lot Area	8,500 Square Feet	Lot 1: 9,445 Square Feet Lot 2: 9,444 Square Feet
Minimum Lot Width	65 Feet	Lot 1: 70 Feet (approx.) Lot 2: 70 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 134.95 Feet (approx.) Lot 2: 134.95 Feet (approx.)
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	 20 Feet 20 Feet 5 Feet 15 Feet	 20 Feet 20 Feet 5 Feet 15 Feet
Access Easement Setbacks	10 Feet from easement	10 Feet

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas and are less than an acres in size are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Storm Drainage

The project will trigger minimum requirements 1-5 from the Department of Ecology Stormwater Management Manual for Western Washington. The applicant has proposed to use infiltration dry wells to provide onsite disposal of storm water. The dry wells have been preliminarily sized and there is enough area to feasibly locate the dry wells on each lot.

Water

The water supply for each lot will connect to a City of Bellevue owned water main located in NE 25th St. There is enough capacity in the water main to supply the short plat with water.

Sewer

Sewer service for the Strandell Short Plat will connect to an existing sewer main stub in NE 25th St with one joint use side sewer. There is enough capacity in the sewer system to serve the lots.

Refer to Conditions of Approval regarding Utilities in Section IX of this report.

B. Fire Department Review

The preliminary short plat application has been reviewed and no further fire revisions are needed at this time.

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.

Site Access and Addressing

Access to Lots 1 and 2 will be from a Y-shaped joint-use driveway off of NE 25th Street as shown on the approved plans. The driveway width will be a minimum of sixteen feet and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed.

Site addresses have been determined by the City's Parcel and Address Coordinator. The two lots have been addressed as follows:
Lot 1: 9832 NE 25th Street
Lot 2: 9836 NE 25th Street

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.

Street Frontage Improvements

The construction of street frontage improvements is generally required as a condition of development approval. However, city code BCC 14.60.110.F allows frontage improvement requirements to be waived if "adjacent street frontage improvements are unlikely to be installed in the foreseeable future." The existing street frontage on NE 25th Street consists of asphalt transitioning to landscaping with grass lawns. On that basis, the requirement to install street frontage improvements, including curb, gutter, sidewalk, and a landscape planter, is hereby waived.

The applicant is required to install driveway connections in accordance with Transportation Department design standards, remove the existing driveway, restore the street frontage where the existing driveway is removed, and achieve required sight distance. The applicant is required to install a street light on the existing power pole adjacent to the west of the project site. All above-grade utilities along the project site fronting NE 25th Street that can be undergrounded must be undergrounded.

Prior to final short plat approval, the developer must complete the required construction on NE 25th Street 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. 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, NE 25th Street is classified as Overlay Required. Minimal pavement restoration for NE 25th Street will consist of a full grind and overlay for the width of the street for 50 feet. The details of the grind and overlay will be specified in the Right of Way Use Permit.

Sight Distance

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

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. Due to the minimal amount of new p.m. peak trips to be generated by the Strandell Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee.

Refer to Conditions of Approval regarding Transportation in Section IX of this report.

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

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on May 14, 2015, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was also installed on the site the same day. The City received one comment expressing opposition to the project due to construction noise, increased traffic, and change in neighborhood character. These comments are addressed below:

1. **Public comment raising concern over construction noise:**

   City's Response: Construction noise will be limited and mitigated per BCC 9.18 **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX of this report.**

2. **Public comment raising concern over increased traffic:**

   City's Response: The proposal will create one new single family lot. Transportation has reviewed the proposal and determined that traffic impacts from this development will be minor in nature.

3. **Public comment raising concern over change in neighborhood character:**

   City's Response: The proposal will subdivide the parcel into two single family lots. The proposed lots will be developed with single family homes which is consistent with the character of the neighborhood. The project meets all of the dimensional requirements for the R-4 zoning district. The City of Bellevue's Comprehensive plan encourages new residential development to the maximum density allowed.

VII. DECISION CRITERIA:

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

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

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

   Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. In addition, construction noise is expected during the construction period; however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX of this report.**

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

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

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

   Finding: The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which slopes slightly downward from west to east. The future construction joint-use driveway and single-family dwelling would not likely require any major cut or fill.

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

   Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-4 land use district, the Utility Code and the City of Bellevue Development Standards.

   Land Use Code Requirements:

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

      Response: All lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-4 land use district dimensional requirements.

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

      Response: The subject property contains 505 diameter inches of significant trees. Therefore, the applicant is required to preserve a minimum of 151.5 diameter inches of significant trees onsite. The applicant proposes to retain 154 diameters inches of the existing trees onsite or 30.5% of the total existing diameter inches onsite.

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

   Finding: The site is located within the North Bellevue Subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-4 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5) and provides new residential development to the maximum density allowed on the net buildable acreage (LU-6).

The proposal encourages a variety of housing densities appropriate for single family high density residential areas so that there will be housing opportunities for a broad cross section of the community (S-NB-12).

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

Finding: As conditioned, each lot can reasonably be developed to current R-4 dimensional standards without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. **Refer to Conditions of Approval regarding the variance and demolition restrictions in Section IX of this report.**

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

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

VIII. CONCLUSION AND DECISION:

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

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

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Janney Gwo,	(425) 452-6190
Construction Codes – BCC Title 23	Building Divisions,	(425) 452-6864
Fire Code – BCC 23.11	Adrian Jones,	(425) 452-6032
Land Use Code – BCC Title 20	Drew Folsom,	(425) 452-4441
Noise Control – BCC 9.18	Drew Folsom,	(425) 452-4441
Sign Code – BCC Title 22	Drew Folsom,	(425) 452-4441
Transportation Develop. Code – BCC 14.60	Vanessa Humphreys,	(425) 452-2569
Traffic Standards Code 14.10	Vanessa Humphreys,	(425) 452-2569
Right-of-Way Use Code 14.30	Tim Stever,	(425) 452-4294
Utility Code – BCC Title 24	Mark Dewey,	(425) 452-6179

A. GENERAL CONDITIONS:

1. Utilities

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. The applicant will need to obtain separate water, sewer and storm permits for each lot over the counter in the permit center. A developer extension agreement is not required to obtain these permits.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities Department

2. 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: Drew Folsom, Development Services Department

3. Noise - Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be

extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

Authority: Bellevue City Code 9.18
Reviewer: Drew Folsom, Development Services Department

B. CONDITIONS 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

Engineering Plans

A street lighting and site (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 NE 25th Street, pavement restoration in NE 25th Street, 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 with a minimum paved width of sixteen feet contained within a 20 foot access easement. The applicant has proposed a larger driveway width to provide access to both lots as shown on the approved plans. The pavement and subgrade depths shall be as shown in Standard Drawing DEV-8. No other access to the city right-of-way is authorized.
   - ii. The turning radii of the joint-use driveway connection must be built as shown on the plans in compliance with Fire Department requirements.
   - iii. All driveways shall be limited to a grade of 10% or less for 20 feet past the back of the driveway approach, and shall be limited to a 15% maximum grade thereafter. A profile view of the joint-use driveway shall be included with the clearing and grading plans.
   - iv. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.
   - v. The sight distance setback lines shall be shown on the civil engineering plans at the private road access driveway as exhibited in Standard Drawing TE-1 and TE-3. Above-grade utilities and other roadside appurtenances may need to be relocated as needed if they fall within the sight triangle.
   - vi. The modification/removal of vegetation may be necessary for sight distance compliance.
   - vii. The relocation of existing above-grade utilities and roadside 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 Drawings DEV-7A through DEV-7F, and to ensure compliance with sight distance requirements.
   - viii. The pavement restoration requirement for NE 25th Street will be a full width street grind and overlay for a minimum of 50 feet as detailed in the Right of Way Use permit.
   - ix. Fall protection, such as guardrail, may be required along the south side of the driveway for Lot 2 near the edge of the steep slope. This determination will be made during the clearing and grading permit.
   - x. All above-grade utilities that can be undergrounded must be relocated underground.
   - xi. The applicant is required to install a street light on the existing power pole located just west of the project site on the north side of NE 25th Street.

b) Miscellaneous:

i. 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.

ii. The maximum cross grade of a street at the street end shall be 8%.

iii. 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: Tim Stever, Transportation Department

3. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on NE 25th Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240
Reviewer: Vanessa Humphreys, Transportation Department

4. Pavement Restoration

The city's pavement manager has determined that this segment of NE 25th Street will require grind and overlay pavement restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

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

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

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

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

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

2. 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

3. Tree Protection

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

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

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

Authority: Bellevue City Code 23.76.060
Reviewer: Drew Folsom, Development Services Department

4. Tree Preservation Plan

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

Authority: Land Use Code 20.20.520.E
Reviewer: Drew Folsom, Development Services Department

5. Demolition of existing structures within proposed setbacks

All existing structures within required minimum structure setbacks must be removed prior to approval of the final short plat.

Authority: Land Use Code 20.20.010, 20.45B.130.A.6
Reviewer: Drew Folsom, Development Services Department

ATTACHMENTS
Project Drawings

STRANDELL SHORT PLAT
(PRELIMINARY)

SE 1/4, SE 1/4, SEC. 19, T.25 N., R.5 E., W.M.

Owner's Certificate and Dedication

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

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

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

In witness whereof we set our hands and seals:

By: _____ Date: _____
Peter Strandell

By: _____ Date: _____
Christine Strandell

Acknowledgements

STATE OF WASHINGTON }
} ss.
COUNTY OF }

On this day personally appeared before me, Murray and Jacqueline Wright, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2014.

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

STATE OF WASHINGTON }
} ss.
COUNTY OF }

On this day personally appeared before me, Peter and Christine Strandell, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2014.

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

Special Exceptions:

(PER CHICAGO TITLE COMPANY, GUARANTEE NO. 0028544-06, DATED FEBRUARY 25, 2015)

1. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

2. NO PROTEST AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: MAY11, 1961
RECORDING NO.: 5282819

3. TERMS AND CONDITIONS OF NOTICE OFCHARGES BYWATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER(S) 9612200938.

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANYCOVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BYAPPLICABLE LAW, AS SET FORTH ON:
CITY OF BELLEVUE BLA #14-144668 LW,
RECORDING NO: 20150220900012

ITEMS 5-9 ARE TAX/FINANCIAL RELATED (NOT SURVEY RELATED)

Legal Descriptions

(PER CHICAGO TITLE COMPANY, GUARANTEE NO. 0028544-06, DATED FEBRUARY 25, 2015)

PARCEL B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 14-144668 LW, RECORDED UNDER RECORDING NUMBER 20150220900012, IN KING COUNTY, WASHINGTON.

Surveyor's Notes

HORIZONTAL DATUM:
NAD83 (NSRS2007) PER CITY OF BELLEVUE

BASIS OF BEARINGS:
NORTH 01°17'28" EAST, AS MEASURED BETWEEN CITY OF BELLEVUE HORIZONTAL CONTROL POINTS 1239 AND 1238.

VERTICAL DATUM/BENCHMARK:
NAVD 1988 – CITY OF BELLEVUE VERTICAL CONTROL POINT 69, BEING A FOUND CITY OF BELLEVUE BRASS CAP IN SIDEWALK AT THE NORTHEAST QUADRANT OF 98TH AVE. N.E & N.E. 24TH AVE. ELEV.=356.388 FT. (NAVD 88)

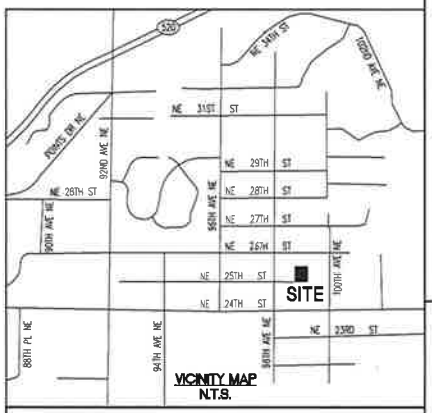
PROCEDURE / NARRATIVE:
A TRIMBLE 5600 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WERE USED TO MEASURE AND ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL POINTS HELD FOR THIS SURVEY. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

REFERENCE SURVEYS:
1. R.O.S., VOL. 258, PG. 130, REC. NO. 20090109900009
2. CITY OF BELLEVUE SHORT PLAT NO. PSPSE-91-3412, BK. 87, PG. 193, REC. NO. 9206169007
3. PARCEL B, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 14-144668 LW, RECORDED UNDER RECORDING NUMBER 20150220900012

ZONING INFORMATION:
COMPREHENSIVE PLAN DESIGNATION: SF-H-SINGLE FAMILY HIGH DENSITY
ZONING CODE: R-4
ZONING DESCRIPTION: SINGLE FAMILY RESIDENTIAL
SETBACKS: FRONT 20' REAR 20' SIDE 5'

DEVELOPER:
MADRONA CUSTOM HOMES
P.O. BOX 3846
BELLEVUE, WA 98009

PROPERTY OWNER:
PETER & CHRISTINE STRANDELL
BOX 532
MEDINA, WA 98039



VICINITY MAP
N.T.S.

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

JOB NO. 17197

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

REAL PROPERTY & SURVEY _____ DATE _____

DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20 _____.

ASSESSOR _____ DEPUTY ASSESSOR _____

808540-0540-00
ACCOUNT NO.

RECORDER'S CERTIFICATE

FILED IN BOOK _____ OF SURVEYS AT PAGE(S) _____.

SUPT. OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PETER & CHRISTINE STRANDELL IN MARCH 2015.

OWEN B. HILLE, PLS NO. 40016
DATE

OWEN B. HILLE STATE OF WASHINGTON 40016 REGISTERED PROFESSIONAL LAND SURVEYOR DATE SIGNED

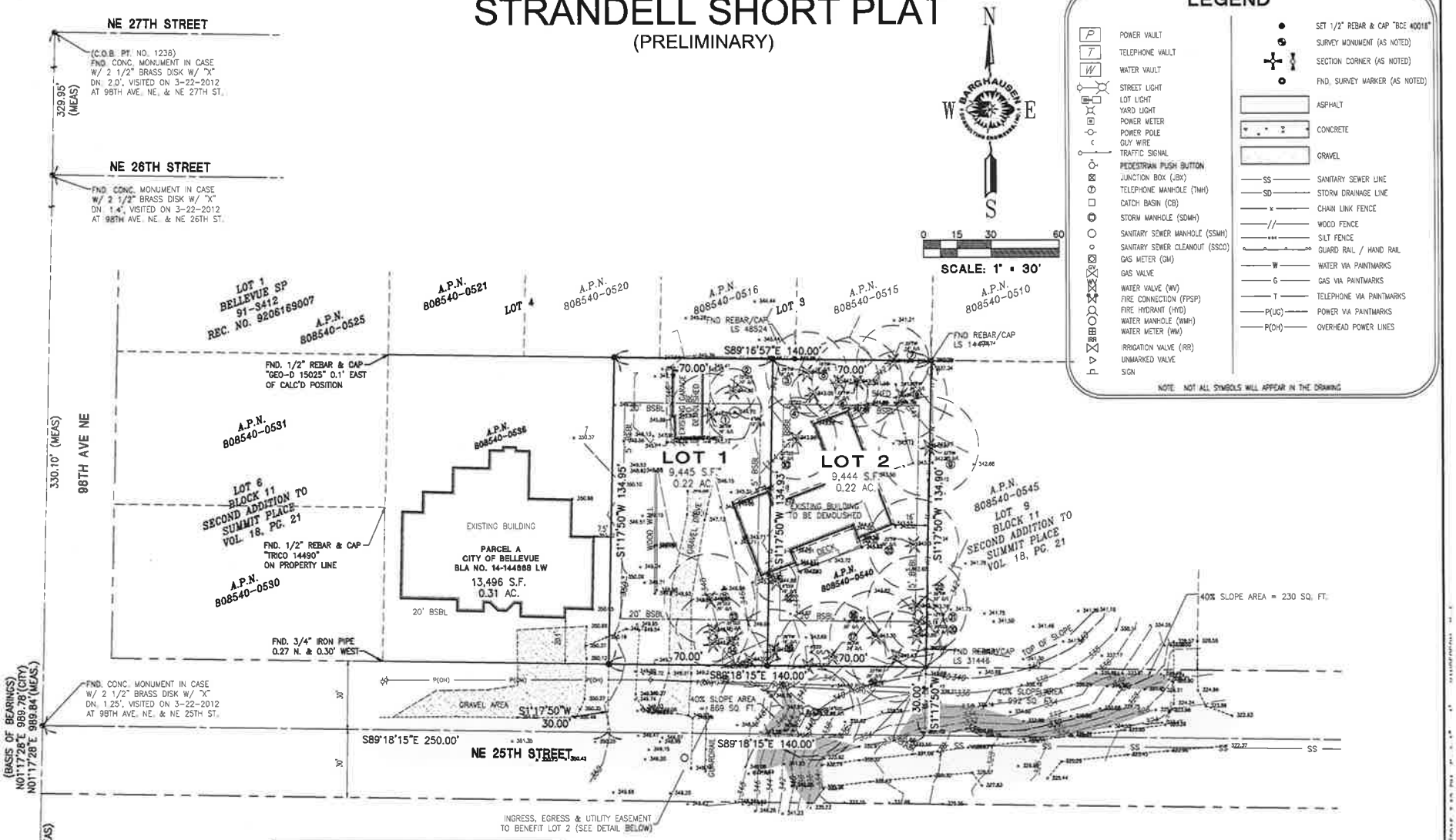
City of Bellevue

FINAL SHORT PLAT NO.

SHEET 1 OF 2

STRANDELL SHORT PLAT

(PRELIMINARY)



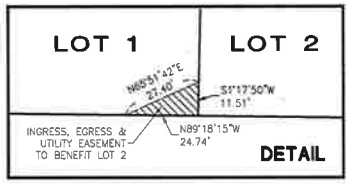
LEGEND

- POWER VAULT
- TELEPHONE VAULT
- WATER VAULT
- STREET LIGHT
- LOT LIGHT
- YARD LIGHT
- POWER METER
- POWER POLE
- GUY WIRE
- TRAFFIC SIGNAL
- PEDESTRIAN PUSH BUTTON
- JUNCTION BOX (JBX)
- TELEPHONE MANHOLE (TMH)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (SSCO)
- GAS METER (GM)
- GAS VALVE
- WATER VALVE (WV)
- FIRE CONNECTION (FPSP)
- FIRE HYDRANT (HYD)
- WATER MANHOLE (WMH)
- WATER METER (WM)
- IRRIGATION VALVE (RR)
- UNMARKED VALVE
- SIGN
- SET 1/2" REBAR & CAP "BCE #00018"
- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- FND. SURVEY MARKER (AS NOTED)
- ASPHALT
- CONCRETE
- GRAVEL
- SS — SANITARY SEWER LINE
- SD — STORM DRAINAGE LINE
- x — CHAIN LINK FENCE
- // — WOOD FENCE
- SILT FENCE
- GUARD RAIL / HAND RAIL
- W — WATER VIA PAINTMARKS
- G — GAS VIA PAINTMARKS
- T — TELEPHONE VIA PAINTMARKS
- P(UG) — POWER VIA PAINTMARKS
- P(OH) — OVERHEAD POWER LINES

NOTE: NOT ALL SYMBOLS WILL APPEAR IN THE DRAWING

TREE RETENTION CHART:

TREE #	DIA (IN)	TYPE	WEIGHTED DIA (IN)	RETAIN?	RETAINED DIA (IN)
1	26	Fir	26		0
2	10	Cedar	10		0
3	26	Fir	26	Yes	26
4	10	Cedar	10	Yes	10
5	18	Fir	18	Yes	18
6	22	Fir	22	Yes	22
7	22	Fir	22	Yes	22
8	24	Fir	24	Yes	24
9	32	Fir	32		0
10	22	Cedar	22		0
11	26	Cedar	26		0
12	9	Cedar	9		0
13	22	Cedar	22		0
14	10	Cedar	10		0
15	9	Cedar	9		0
16	28	Fir	28		0
17	36	Fir	36		0
18	37	Fir	37		0
19	22	Fir	22		0
20	20	Cedar	20	Yes	20
21	12	Fir	12	Yes	12
22	38	Fir	38		0
23	22	Fir	22		0
TOTALS	505		505		154
				Min= 30.0%	30.5%



OWEN B. HILL — STATE OF WASHINGTON — 40016 — REGISTERED PROFESSIONAL LAND SURVEYOR — DATE SIGNED 03/04/2015

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City of Bellevue

FINAL SHORT PLAT NO.

SHEET 2 OF 2