



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

Proposal Name: Sodhi Short Plat

Proposal Address: 17402 SE 60th St.

Proposal Description: Land Use Review of a Preliminary Short Plat application to subdivide a 2.53 acre property with an existing single-family residence into two lots of 64,606 square feet and 22,750 square feet and two Native Growth Protection Area tracts located in the R-1 zone.

File Number: 10-111665-LN

Applicant: Verinder Sodhi

Decisions Included: Preliminary Short Plat (Process II)

Planner: Reilly Pittman, Associate Planner

State Environmental Policy

Act Threshold

Determination: **Exempt**

Department Decision: **Approval with Conditions**

Reilly Pittman, Associate Planner
Development Services Department

Application Date: April 27, 2010

Notice of Application: July 1, 2010

Decision Publication Date: March 22, 2012

Appeal Deadline: April 5, 2012

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.

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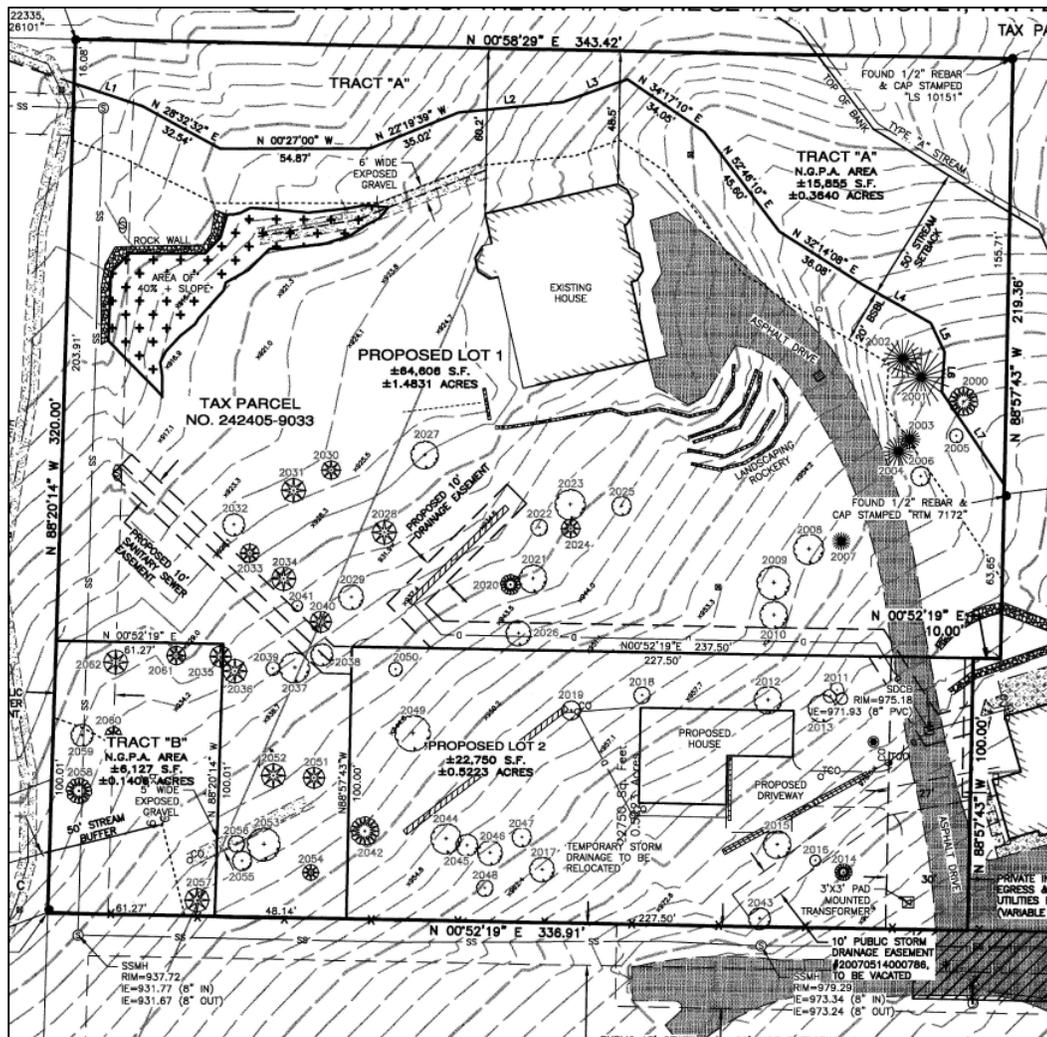
Attachments

1. Preliminary Short Plat – Enclosed
2. Conceptual Storm Drainage and Temporary Erosion Control Plan – In File
3. Application forms, correspondence, survey – In file

I. PROPOSAL DESCRIPTION

The applicant is proposing to subdivide a 2.53 acre property into two lots of 64,606 square feet and 22,750 square feet with the rest of the property placed into two Native Growth Protection Area tracts as seen in Figure 1 below. The site contains an existing single-family residence which will remain on proposed lot 1. The current driveway for the exiting residence on lot 1 will be established as a shared driveway to serve both lots within an access easement. Stream critical areas are on-site and the project qualifies as a conservation short subdivision under LUC 20.45B; as a result, two Native Growth Protection Areas tracts are proposed to contain all critical areas on-site. The applicant proposes to retain approximately 95% of the total diameter inches of the significant trees on the site.

Figure 1 – Site Plan

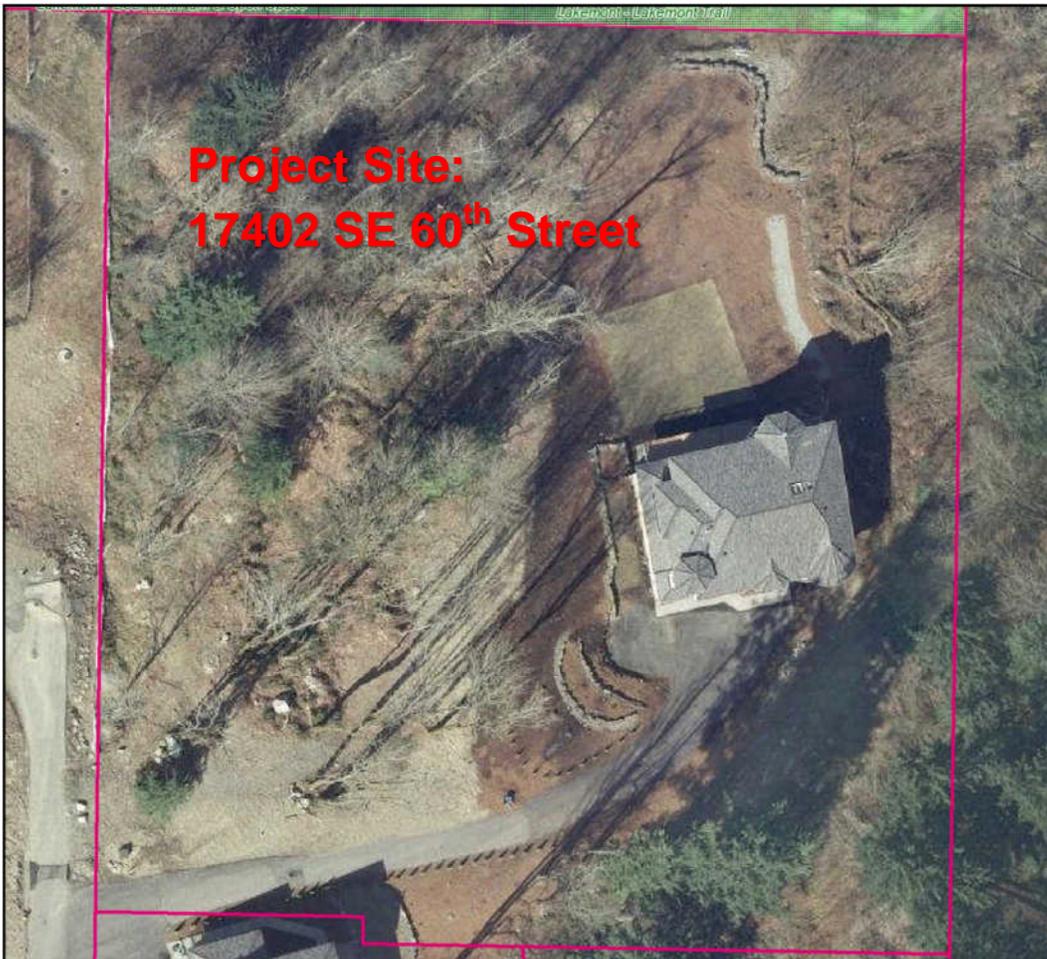


II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. SITE DESCRIPTION

The project site is located at 17402 SE 60th street in the SE within Bellevue's Newcastle Subarea. Propose Lot 1 with the existing house will be readdressed to 5970 173rd Lane SE and the new proposed Lot 2 will have an address of 5960 173rd Lane SE. The site is zoned single-family residential (R-1), and has one single-family residence currently existing on-site. The site directly abuts other residentially zoned properties to the west, east, and south and is adjacent to the City of Bellevue Lakemont Trail to the north. The property generally slopes downward from the SW corner to the NE corner at a slope of 20 to 21 percent grade. A Type-N stream oriented south to north exists along the eastern property line. Another stream has been identified off-site to the north. See Figure 2 below for an aerial photo of the property as it currently exists.

Figure 2



B. ZONING

The property is zoned R-1, single-family residential which requires a minimum lot area of 35,000 square feet. However, due to critical areas on the property the preliminary short plat qualifies as a conservation short plat under LUC 20.45B which modifies certain zoning requirements.

C. LAND USE CONTEXT

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density). The proposed activity is consistent with single-family development and is allowed in the single-family comprehensive plan land use designation. The surrounding neighborhood context is entirely single-family uses both adjacent to the site and in the vicinity.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The site is located in the R-1 zoning district. The proposed short plat is in conformance with the general dimensional requirements of the zone and conservation subdivision under LUC 20.45B as outlined below.

BASIC INFORMATION		
Zoning District	R-1	
Gross Site Area	109,337 Square Feet	
Critical Area and Buffer	21,982 Square Feet NGPA Tract areas	
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	Density per LUC 20.25H.045	
	R-1	1 unit per acre
	Gross Site Area	2.51 acres
	Total Critical Area	.5 acres
	Buildable Area	2.01 acres
	Development Factor	.8
	$(1 \times 2.01) + (1 \times .5 \times .8)$ = 2.41 units or 2 units allowed	

Minimum Lot Area	22,750 Square Feet per LUC 20.45B.055	Lot 1: 64,606 square feet Lot 2: 22,750 square feet
Minimum Lot Width	100 feet	Lot 1: over 100 feet Lot 2: 100 feet
Minimum Lot Depth	150 feet	Lot 1: over 150 feet Lot 2: over 150 feet
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yard Access Easements	25 feet 20 feet 5 feet 15 feet 10 feet <i>See LUC 20.45B.055.B.3 for modified building setbacks</i>	All setbacks meet or exceed the minimums required The front setback for Lot 2 will be measured from the edge of the 30' access easement. The front setback for Lot 1 will be measured from the new lot line of Lot 2 which the existing driveway crosses and is parallel to the 10' drainage easement.
Lot Coverage	<i>See LUC 20.45B.055.B.3.(5) for maximum lot coverage calculations</i> <i>Lot Coverage = .35 x Lot Coverage Factor</i> <i>Lot Coverage Factor = 1 + ((35,000 - actual lot size)/35,000)</i>	Maximum Structural Lot Coverage for Lot 2 is 47%. Lot 1 is 35% required in the R-1 zone.
Impervious Surface	<i>Maximum Impervious Surface coverage is 50% of total site per 20.45B.055.B.3.(6)</i>	Maximum Impervious Surface cannot exceed 54,669 square feet for the entire project site.
Tree Retention	30% of 1,003 diameter inches = 300.9 inches minimum	95% of diameter inches retained = 955 inches

See related conditions of approval in Section X of this report

IV. PUBLIC NOTICE AND COMMENT

Application Date: April 27, 2010
 Public Notice (500 feet): July 1, 2010
 Minimum Comment Period: July 15, 2010

The City initially notified the public of this proposal on July 1, 2010 with mailed notice

and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. Some questions were received but no comments were submitted.

V. SUMMARY OF TECHNICAL REVIEWS

A. CLEARING AND GRADING:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application without any conditions of approval. A Clearing and Grading permit will be required to construct plat infrastructure prior to final plat approval.

B. FIRE DEPARTMENT:

The Fire Department has reviewed and approved the application with the condition that the Final short plat plans shall note that the road shall be posted and marked "Fire Lane-No Parking" on both sides per Bellevue Standards.

C. TRANSPORTATION DEPARTMENT:

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.

1. Site Access

The Sodhi short plat proposes the subdivision of one existing single family lot into two single family lots. There is an existing house on Lot I, and a portion of the driveway of Lot 1 will serve as a joint use driveway for both lots.

The joint use driveway will connect to the public street, SE 60th Street, by means of an existing private road that will be named as 173rd Lane SE. The joint use driveway paved width will be a minimum of 16 feet within a proposed access and utility easement of 40 feet, which meets the city's standard of minimum access easement width of 20 feet. An access easement must be obtained for the portion

of the joint use driveway that is within the adjacent lot 5955 173rd Lane SE. Similarly, an access easement must also be provided to the adjacent lot 5955 173rd Lane SE by the developer.

Portions of the existing private road, 173rd Lane SE, will be widened to provide the minimum private road width of 20 feet. The private road is currently located within an existing access and utility easement of minimum width of 30 feet, which meets the City's minimum private road easement width of 25 feet. The accesses must meet with Fire Department Approval. The pavement layers must meet the City of Bellevue standards as shown in DEV-8.

The lots will be addressed off the private road 173rd Lane SE. The developer will provide the road name signs, as per the City of Bellevue standards, at the intersection of the private road 173rd Lane SE and SE 60th Street. There is no direct frontage of the Sodhi short plat on the public street since the access connection to the public roadway system is via a private road. Therefore no frontage improvements are required to be constructed by the developer.

Specific engineering requirements include: road name sign at the intersection of SE 60th Street and the private road 173rd Lane SE. The road name sign is to be provided as per the details shown in the standard drawing TE-22B.

In addition, the applicant will be responsible for all damages to 173rd Lane SE caused by construction activity related to the Sodhi Short Plat.

See related conditions of approval in Section X of this report.

2. 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. **See related conditions of approval in Section X of this report.**

3. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category

has different trench restoration requirements associated with it. Near the development site SE 60th Street is classified as Standard Trench Restoration, which will be applicable if there is any pavement cut on the street. **See related conditions of approval in Section X of this report.**

4. 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 at the joint use driveway, and obstructions shall be removed as needed to achieve the necessary sight distance. **See related conditions of approval in Section X of this report.**

5. 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. The Sodhi short plat proposes the subdivision of one existing single family lot into two single family lots. The addition of one single family house is not expected to have a significant impact on the traffic conditions of the roadway system.

D. UTILITIES REVIEW

Utility review has been on a conceptual basis only. The short plat can be served with water, sewer and storm facilities. Water and sewer service will connect into existing onsite facilities. Drainage for the site proposes to use full dispersion to mitigate storm runoff. Full dispersion is a feasible method of storm water disposal for the site based on the plan submitted. During final engineering if an alternative method of storm water disposal is proposed there is enough room on the site to accommodate other facilities. **See related conditions of approval in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Short Plats not creating more than 10 dwelling units or modifying Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a) and BCC 22.02.032. Thus, the project proposal is exempt from SEPA review.

VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW

Staff discovered that the house off-site at 5955 173rd Lane SE was encroaching across the property line and onto the property subject to this short plat application. The applicant carried out a boundary line adjustment (11-122066-LW) to remove the encroachment. Revisions were also required to depict easements correctly and correct short plat details.

VIII. DECISION CRITERIA:

A. LAND USE CODE 20.45B.130 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.**

Response: 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. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities during infrastructure permit review. The Utilities review found the proposed drainage to be feasible and that the site is large enough to accommodate other drainage facilities than dispersion method proposed.

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

Response: 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.**

Response: The preliminary short plat considers the physical characteristics of the site by placing the stream and stream buffers in to separate protected Native Growth Protection Area tracts and establishing tree retention and protection requirements which will maintain most of the significant trees on the site. **See related conditions of approval in Section X of this report.**

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

Land Use Code Requirements

- A. Dimensional Requirements:** *Refer to Section III.A. of this report for conformance with dimensional requirements for the R-1 zone and Conservation subdivision*

Response: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-1 zoning

district dimensional requirements and the modified dimensional requirements allowed by the conservation subdivision process in LUC 20.45B.

- B. Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 300 diameter inches of the 1,003 diameter inches of the existing significant trees.*

Response: The applicant proposes to preserve at least 955 diameter inches or 95% of the significant trees on site. This satisfies the minimum 30% tree retention requirements. **See related conditions of approval in Section X of this report.**

C. Utility Codes and City Development Standards

Response: As conditioned, the proposal complies with the Utility Code and the City of Bellevue Development Standards. **See related conditions of approval in Section X of this report.**

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

Response: The site is located within the Newcastle subarea. The Comprehensive Plan specifies Single-Family Urban Residential development for this property, which is consistent with the R-1 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

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

Response: This short plat will provide one lot for future single family residential development which will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

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

Response: This short plat will create one new lot from one preexisting lot

which achieves the maximum density for this property which is zoned R-1.

Newport Policy S-NC-11: *Promote infill development at a density consistent with the existing character of established neighborhoods.*

Response: The creation of a new lot will enable a new single-family residence to be constructed, which maintains the existing single-family character and density of the neighborhood while allowing infill development to take place.

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

Response: This project will create one new lot and add one new single family home which is, by use type, compatible with the surrounding single-family neighborhoods. The proposal provides development on an infill or under-utilized site with adequate urban services and meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site.

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

Response: As conditioned, each lot can reasonably be developed to current R-1 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. The proposal is also in conformance with the modified dimensional standards allowed for conservation subdivisions. **See related conditions of approval in Section X of this report.**

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

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access location, 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 X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal,

including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Sodhi Preliminary Short Plat **WITH CONDITIONS**.

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

X. CONDITIONS OF APPROVAL:

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

<u>Applicable Codes and Ordinances</u>	<u>Contact Person</u>	<u>Phone</u>
Clearing and Grading Code – BCC 23.76	Janney Gwo	425-452-6190
Construction Codes – BCC Title 23	Building Division	425-452-4121
Fire Code – BCC 23.11	Adrian Jones	425-452-6032
Land Use Code – BCC 20.25H	Reilly Pittman	425-452-4350
Noise Control – BCC 9.18	Reilly Pittman	425-452-4350
Trans. Development. Code – BCC 14.60	Ray Godinez	425-452-7915
Traffic Standards Code – BCC 14.10	Ray Godinez	425-452-7915
Right-of-Way Use Code – BCC 14.30	Tim Stever	425-452-4294
Utility Code – BCC Title 24	Mark Dewey	425-452-6179

A. GENERAL CONDITIONS:

1. Variance Restriction

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

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Reilly Pittman, Development Services Department

2. Obtain Permits

Permits are required to construct infrastructure, utilities, buildings and other improvements. No construction may commence until the appropriate permit is issued.

3. Noise – Construction Hours

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on

Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Reilly Pittman, Development Services Department

4. Preliminary Design, Utility Codes And Engineering Standards

Utility review has been completed on the preliminary information submitted at the time of this application. The review of this application has no implied approvals for water, sewer and storm drainage components of the project. Final plan review and approval will occur under over the counter storm drainage, water and sewer permits. Final civil engineering may require changes to the site layout to accommodate the utilities.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Mark Dewey, Utilities

5. Significant Tree Retention

At least thirty percent of the diameter inches of all significant trees on the site are required to be retained. If trees depicted on the preliminary short plat as retained are subsequently found infeasible to retain, conformance is required to be demonstrated with LUC 20.20.900 D and/or G to demonstrate that the required 30 percent of diameter inches is being retained.

AUTHORITY: Land Use Code Section 20.20.900 D and G

REVIEWER: Reilly Pittman, 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.

Access shall be provided at all times during the construction process. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

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: Ray Godinez, Transportation Department (425) 452-7915

3. Engineering Plans

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all transportation improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road including pavement layer thickness as per DEV-8, joint-use driveway, pavement restoration type in SE 60th Street, mailbox location, location of the road name signs, detail of the road name sign, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- Slope of driveways shall be limited to 10% maximum slope for the first 20 feet past the driveway approach and limited to a maximum slope of 15% afterwards
- The maximum cross grade of a street at the street end shall be 8%.

- Vehicle sight distance must be provided per BCC 14.60.240.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings TE-1, TE-22B, DEV-8

REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

4. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, vegetation trimming and/or obstacle removal may be needed at the joint use driveway location. 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: Ray Godinez, Transportation Department (425) 452-7915

5. Pavement Restoration

The city's pavement manager has determined that the segment of SE 60th Street near the site will require standard trench restoration if any pavement cut is needed on the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21

REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

6. Tree Protection

To mitigate adverse impacts during all construction to the trees to be retained and trees on adjacent properties, the applicant must comply with the Clearing and Grading BMP T101 for tree protection. This BMP requires protection fencing and other protection measures shown on the site plans or a separate tree protection plan for any clearing and grading for infrastructure or future building permits for the house.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Reilly Pittman, Development Services Department

C. PRIOR TO APPROVAL OF FINAL SHORT PLAT:

1. Utilities Notes

Utility review has been completed on the preliminary information submitted at the time of this application. The review of this application has no implied approvals for water, sewer and storm drainage components of the project. Final plan review and approval will occur under over the counter storm drainage, water and sewer permits. Final civil engineering may require changes to the site layout to accommodate the utilities. The site proposes full dispersion and a condition shall be recorded on the face of the short plat that any future development downstream off storm water dispersion systems will be reviewed and approved by the City of Bellevue prior to construction. Easements for storm water disposal systems, sewer and water, including joint use language as determined to be needed, will be recorded on the face of the final short plat.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Mark Dewey, Utilities

2. No Parking

The final short plat plans shall note that the road shall be posted and marked "Fire Lane-No Parking" on both sides per Bellevue Standards.

AUTHORITY: Bellevue City Code 23.11; Fire Department Development Standards

REVIEWER: Adrian Jones, Fire Department

3. Infrastructure Improvements

All transportation improvements 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 transportation items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. 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 two 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; LUC 20.40.490. Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez, Transportation Department (425) 452-7915

4. Access Design And Maintenance

The final Subdivision map must include the following notes:

- i) Lots 1 and 2 of the Sodhi Short Plat are responsible for maintenance and repair, in equal proportion, of the shared portion of the joint use driveway providing access to 173rd Lane SE.
- ii) Lots 1 and 2 of the Sodhi Short Plat are responsible for maintenance and repair of 173rd Lane SE, in equal proportion, with all other properties connecting to 173rd Lane SE.
- iii) The joint use driveway serving Lots 1 and 2 of the Sodhi Short Plat 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: Ray Godinez, Transportation Department (425) 452-7915

5. Survey Review

Prior to application for a final short plat mylar the short plat shall be reviewed by Buck Harrison who is the City of Bellevue survey reviewer. Buck Harrison can be contacted at 425-452-4385.

AUTHORITY: Land Use Code Section 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

6. Lot Lines

The final short plat shall label the property lines as front, rear, or side.

AUTHORITY: Land Use Code Section 20.20.030

REVIEWER: Reilly Pittman, Development Services Department

7. Structure Setbacks

A note on the final short plat shall state the following minimum setbacks that

apply to Lots 1 and 2.

Structure Setbacks	
Front	25
Rear	20
Side	5
2 Sides	15
Access Easement	10'

AUTHORITY: Land Use Code Section 20.45B.055

REVIEWER: Reilly Pittman, Development Services Department

8. Lot Coverage by Structure and Impervious Surface

The lot coverage by structure for Lot 1 is 35% and the coverage for Lot 2 is 47%. The maximum amount of impervious surface for both lots combined shall not exceed 50% or 54,669 square feet. The allowed lot coverage and impervious surface for each lot is required to be on the final short plat.

AUTHORITY: Land Use Code Section 20.45B.055; Land Use Code Section 20.20.010

REVIEWER: Reilly Pittman, Development Services Department

9. Tree Retention/Final Short Plat

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 300.9 diameter inches of existing significant trees to remain or greater, as is proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County).

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Reilly Pittman, Development Services Department

10. Variance Restriction

The following note shall be added to the final short plat.

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: Reilly Pittman, Development Services Department

11. Native Growth Protection Areas

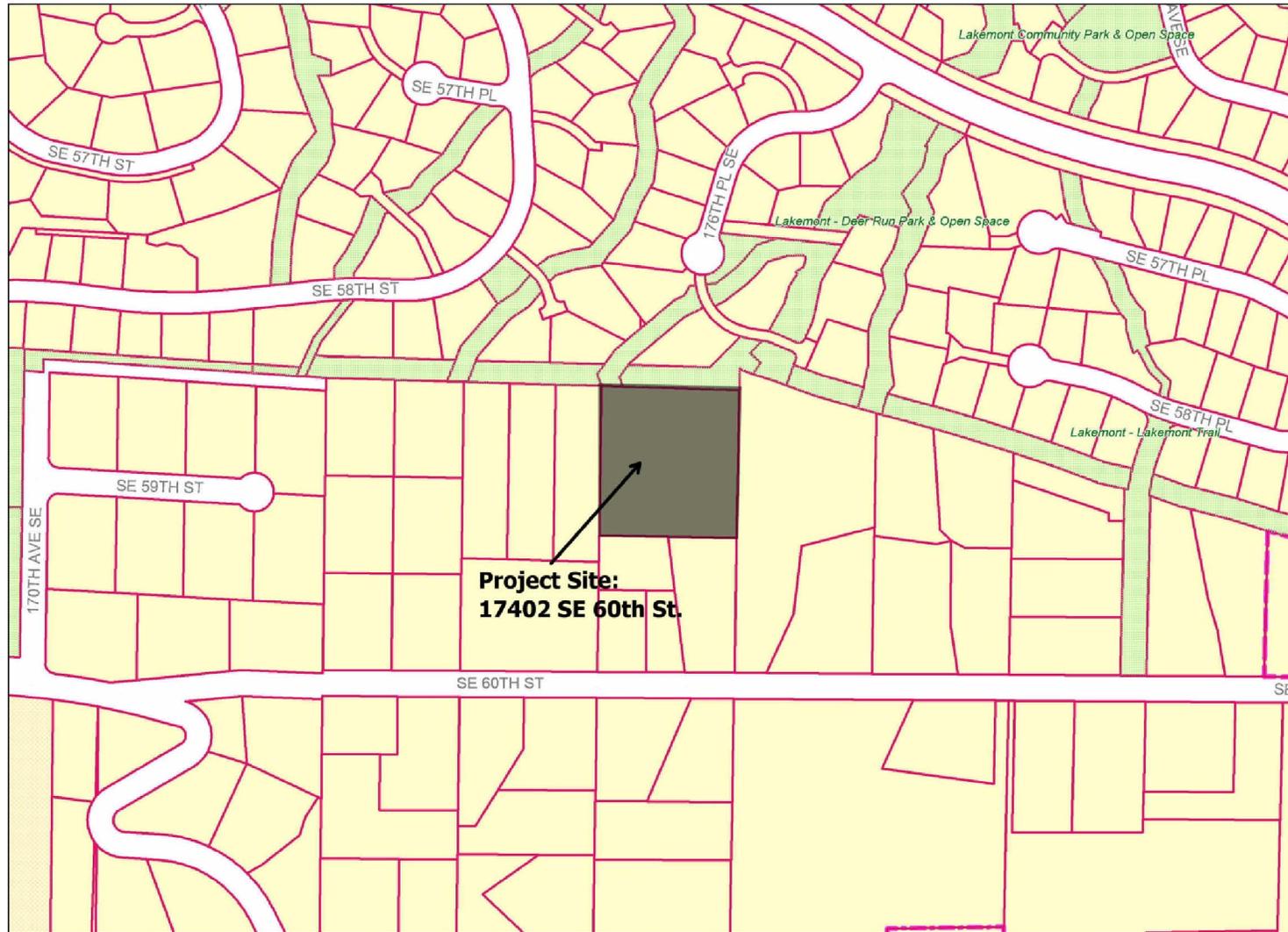
Tracts A and B are to be labeled as Native Growth Protection Areas on the final short plat. The following note is required to be placed on the final short plat:

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 4. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

AUTHORITY: Land Use Code Section 20.45B.055
REVIEWER: Reilly Pittman, Development Services Department

Sodhi Short Plat Vicinity Map
File Number: 10-111665-LN



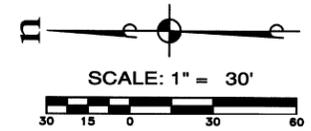
ATTACHMENT 1

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 24, TWP. 24 N., RGE. 5 E., W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON

ESM #301, C.O.B. #160
SE CORNER OF SECTION 24,
TWP. 24 N., RGE. 5 E., W.M.
FOUND CONCRETE MONUMENT
W/BRASS CAP, APRIL, 2010

TAX PARCEL NO. 242405-9030

N 00°58'29" E 1717.09'



TAX PARCEL NO. 242405-9064

LEGAL DESCRIPTION

PARCEL A:
LOTS 1 AND 2 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 11-122066, RECORDED UNDER RECORDING NUMBER 201110890013, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR AN ACCESS ROAD AND MAINTENANCE AS GRANTED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBER 9512271400 AND 2001100400349.
NOTE: LEGAL DESCRIPTION WILL BE REVISED AT FINAL PLAT SUBMITTAL.

NOTES

- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT ORDER NO. 4209-1806799, DATED DECEMBER 12, 2011. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, L.L.C. (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP.
- BASIS OF BEARINGS IS THE WASHINGTON COORDINATE SYSTEM NAD-83 (NRS 2007)- NORTH ZONE, DEPICTED ON THIS MAP AS N 87°52'48" E, BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24.
- THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A LEICA TOTAL STATION CALIBRATED WITHIN THE LAST YEAR. FIELD SURVEY WAS PERFORMED APRIL AND MAY 2007, THROUGH OCTOBER, 2008.
- VERTICAL DATUM IS NAVD-88 PROJECT BENCHMARK IS CITY OF BELLEVUE BENCHMARK NO. 233R (ELEVATION= 1139.85 FEET NAVD-88).
- CONTOUR INTERVAL IS 2 FOOT.
- THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 109,337 SQUARE FEET, OR 2.5100 ACRES.
- CITY OF BELLEVUE ZONING: RESIDENTIAL ESTATE, R1
- AREA GREATER THAN 40% SLOPE IS DEPICTED HEREON, REMAINDER OF SITE IS LESS THAN 40% SLOPE.

REFERENCES

- RECORDS OF KING COUNTY, WASHINGTON
R1 - PLAT OF LAKEMONT DIVISION 8, VOLUME 174, PAGES 91-96,
R2 - CITY OF BELLEVUE SHORT PLAT NO. 05-126601LF, VOLUME 236, PAGES 145-147, RECORDING NO. 20071205900005.
R3 - CITY OF BELLEVUE SHORT PLAT NO. 11-122066LW, VOLUME 254, PAGES 066-068, RECORDING NO. 2011108900013.

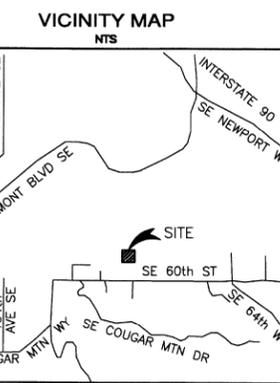
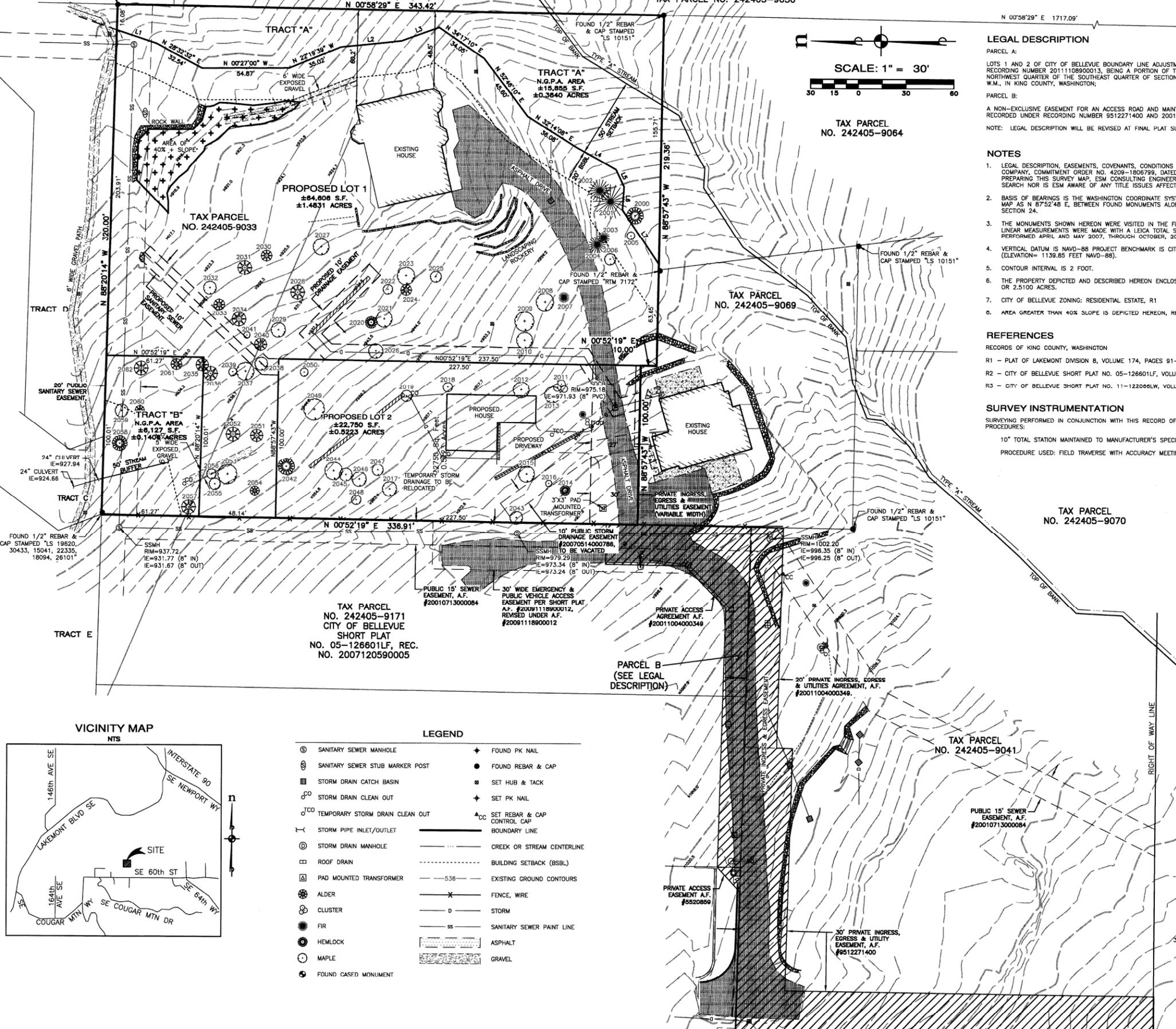
SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100
PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

TRACT "A" LINE TABLE

LINE	BEARING	LENGTH
L1	N 1°18'49" E	26.39'
L2	N 05°56'40" W	38.40'
L3	N 19°45'56" W	25.08'
L4	N 29°19'16" E	28.72'
L5	N 64°37'23" E	11.75'
L6	N 86°08'55" W	14.53'
L7	N 55°51'21" E	40.94'

PLAT OF LAKEMONT, DIV. 8



LEGEND

⊙	SANITARY SEWER MANHOLE	+	FOUND PK NAIL
⊙	SANITARY SEWER STUB MARKER POST	●	FOUND REBAR & CAP
■	STORM DRAIN CATCH BASIN	■	SET HUB & TACK
⊙	STORM DRAIN CLEAN OUT	+	SET PK NAIL
⊙	TEMPORARY STORM DRAIN CLEAN OUT	▲	SET REBAR & CAP CONTROL CAP
—	STORM PIPE INLET/OUTLET	—	BOUNDARY LINE
⊙	STORM DRAIN MANHOLE	—	CREEK OR STREAM CENTERLINE
□	ROOF DRAIN	—	BUILDING SETBACK (BSBL)
⊙	PAD MOUNTED TRANSFORMER	---	EXISTING GROUND CONTOURS
⊙	ALDER	—	FENCE, WIRE
⊙	CLUSTER	—	STORM
⊙	FIR	—	SANITARY SEWER PAINT LINE
⊙	HEMLOCK	—	ASPHALT
⊙	MAPLE	—	GRAVEL
⊙	FOUND CASD MONUMENT		

REVISIONS

NO.	DESCRIPTION/DATE	BY
1	UPDATED TRACT A & B 08-16-2010	ESM
2	ADDITIONAL TOPO 03-28-2011	ESM
3	UPDATING PLAT 07-07-2011	ESM
4	REVISE ACCESS ESM 02-23-2012	ESM



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Land Surveying
Project Management
Land Planning
Landscape Architecture

DR. VIRENDER SODHI
17402 SE 60TH ST
PRELIMINARY SHORT PLAT

CITY OF BELLEVUE WASHINGTON

JOB NO.: 1382-001-007
DWG. NAME: PP-01
DESIGNED BY:
DRAWN BY: JDC
CHECKED BY:
DATE: 07-08-2011
PRINT: Permit Processing

OWNERS
DR. VIRENDER SODHI, REKHA SODHI, TEJINDER SODHI, SUSHMA SODHI, SHAILINDER SODHI, ANJU SODHI, JITENDER SODHI
CONTACT INFORMATION FOR ALL PARTIES IS:
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BELLEVUE, WA 98004-2946
425-453-8022

SURVEYOR
ESM CONSULTING ENGINEERS
1010 S.E. EVERETT MALL WAY, #203
EVERETT, WA 98203-2855
425-297-9900
www.esmclvll.com

SODHI SHORT PLAT
CITY OF BELLEVUE
FILE NO. 10-111665-LN

1 OF 1 SHEETS