



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

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**Proposal Name:** Mortell Short Plat

**Proposal Address:** 1418 104<sup>th</sup> Ave SE

**Proposal Description:** Subdivide an existing lot totaling 20,558 square feet into two lots of 10,279 square feet in the R-4 zoning district.

**File Number:** 12-123473-LN

**Applicant:** Crossmark Properties, Randy Campadore

**Decisions Included:** Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200.

**State Environmental Policy Act Threshold Determination:** Exempt (WAC 197-11-800(6)(a))

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

  
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Carol L. Orr, Assistant Land Use Planner  
Development Service Department

Application Date: 8/22/2012  
Notice of Application: 9/27/2012  
Decision Publication Date: 12/13/2012  
Appeal Deadline: 12/27/2012

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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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**I. Description of Proposal**

The applicant proposes to subdivide one existing lot totaling 20,558 square feet into two lots equaling 10,279 square feet in the R-4 zoning district. The two lots vary in geometry, but each lot totals the same square footage.

**II. Site Description and Context**

**Site Characteristics**

The site slopes gently from the west to east with approximately a 13% drop. Access to the site is provided from 104<sup>th</sup> Ave SE. Adjacent development consists of single-family homes on all sides. On-site vegetation consists of 24 significant trees, consisting predominantly of a mixture of firs and cedars. Ornamental trees, shrubs and grass lawn also exist on-site. The existing lot is currently developed with a single family residence that will be demolished under a Single Family Residence building permit.

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

**A. Special District Requirements (Critical Area Overlay District LUC. 20.25H)**

There are no critical areas on the site.

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

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-4	
<b>Gross Site Area</b>	20,558 SF	
<b>Critical Area</b>	Not Applicable	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	8,500 SF	Lot 1: 10,279 SF, Lot 2: 10,279 SF
<b>Minimum Lot Width</b>	65 feet	Lot 1: 85 feet, Lot 2: 85 feet
<b>Minimum Lot Depth</b>	80 feet	Lot 1: 120.92 feet, Lot 2: 105.07 feet
<b>Maximum Lot Coverage</b>	35%	Determined at the time of building permit
<b>Maximum Impervious</b>	50%	Determined at the time of building permit
<b>Maximum Height</b>	35 feet from AEG to the peak of a pitched roof	Determined at the time of building permit
<b>Maximum Façade</b>	40 feet from finished grade to peak of roof.	Determined at the time of building permit
<b>Minimum Greenscape</b>	50 % of front setback shall be vegetated	Determined at the time of building permit
<b>FAR Threshold</b>	.5 before mitigation is required	Determined at the time of building permit
<b>Building Setbacks</b>		Determined at the time of building permit
Front Yard	20 feet	
Rear Yard	20 feet	
Min. Side Yard	5 feet	
2 Side Yard	15 feet	
Access Easement	10 feet	
<b>Tree Retention</b>	30% = 143 inches	31% = 48 inches

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

There are no critical areas located on the subject property. Short Plats not containing critical areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

#### V. SUMMARY OF TECHNICAL REVIEWS

##### A. Utilities Review

**Water service** – The existing ¾" service and meter can be re-used for lot 1 if it is appropriately sized for the new house. The water meter may need to be relocated outside the new driveway or to another location within the public Right-Of-Way. The service line size in the street is unknown and it will be verified when the existing house is demolished. A fire sprinkler system or high plumbing fixture count may warrant a larger water service. The new water service for lot 2 will be installed under a separate water service application.

**Sewer Service** – Side sewer connection permits are required for each house to connect or re-connect to the sewer system. The existing sewer stub for lot 1 will be inspected for re-use when the existing house is demolished. Lot 2 will connect to the 8-inch vitrified clay sewer main on SE 14th Street.

**Storm Drainage** – The new impervious surface anticipated from the development reaches the threshold for requiring On-site Stormwater Management (i.e. MR5). Any best management practice (BMP) used to satisfy MR5 should be sized appropriately using the maximum impervious coverage allowed per City of Bellevue Land Use Code. Stormwater mitigation requirements will be reviewed and constructed under three (3) storm connection permits. A 6-inch Multi-Use storm sewer permit will be needed to install the shared portion of the storm line. A storm sewer easement and a Joint Use storm maintenance agreement will be required before the final plat is recorded.

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the preliminary short plat application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications.

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

##### B. Fire Department Review

The final short plat shall note that both sides of the access road shall state "Fire Lane-No Parking" per Bellevue Standards.

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

##### C. Clear and Grade Department Review

This project is approved without comment.

##### D. Transportation Department 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 Bellevue City Code 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**

Access to Lots 1 and 2 will be from a joint use driveway connecting to 104<sup>th</sup> Avenue SE as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

The joint use driveway width will be a minimum of sixteen feet with Fire Department approval and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B (Driveway Approach Where No Curb and Gutter Exists). Reductions to the driveway width may be allowed once past the connection of the first home. Driveway width reductions are subject to review and approval by the Fire Department. Minimum driveway width providing access to a single home is ten feet.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator. Addressing for the new lot will be based on its access to 104<sup>th</sup> Avenue SE.

### **Street Frontage Improvements**

Per Bellevue City Code Section 14.60.110.E.1 which states:

*"The requirement for installation of frontage improvements may be waived by the review engineer under either of the following conditions:*

- 1. Adjacent street frontage improvements are unlikely to be installed in the foreseeable future; or*
- 2. The installation of the required improvement would cause significant adverse environmental impacts. (Ord. 4822 § 1, 1995.)"*

This short plat application will not be required to install major street frontage improvements (i.e., concrete sidewalk with concrete curb and gutter, etc.). Minor transportation improvements will be required to ensure that the applicant mitigates for impacts to existing city infrastructure, street trees and landscaping caused by construction activity related to this project as well as to accommodate safe ingress and egress to and from the project property.

Prior to final short plat approval, the developer must complete all required transportation-related improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of said improvements to guarantee the completion thereof. The final engineering plans showing said transportation-related 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.

Specific engineering requirements include: construction specifications for the joint use driveway (pavement and subgrade depths, driveway apron, etc.) roadside restoration, pavement restoration, on 104<sup>th</sup> Avenue SE and SE 14<sup>th</sup> Street, etc. All new utility distribution and collection systems, including power, telephone, and TV cable, shall be installed underground.

### **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 104<sup>th</sup> Avenue SE and SE 14<sup>th</sup> Street are classified as "No Cut" streets. A waiver will be granted to cut into these streets for utility connections. Pavement restoration for both streets will be a full grind and overlay extending 25 feet from each side of the street cut for the full width of the street. Depth of the grind will be determined in the field by the Transportation Inspector.

### **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. Any major tree removal must be approved by the Right of Way Manager and the Parks Department.

### **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 low generation of new p.m. peak hour trips (one), new daily trips (ten) and adequate capacity of the adjacent roadway system new traffic impacts caused by this development will be negligible. Sight distance, access grades and alignment with opposing driveways all meet transportation standards.

See Transportation Department related conditions of approval in Section VIII.

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

*Application Date:* 8/22/2012

*Public Notice (500 feet):* 9/27/2012 (Includes sign installation at the site)  
*Minimum Comment Period:* 10/11/2012

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the *Seattle Times* on September 27, 2012. It was mailed to property owners within 500 feet of the project site and a public information signs were installed on both street frontages on the same day.

Questions were received from two adjacent property owners concerning stormwater, grading changes, connection to the Right of Way and neighborhood character. These comments were addressed by phone and e-mail. Both citizens opted to become a party of record.

**1. Neighbors are concerned about stormwater run-off from the site onto adjacent properties proposed lots.**

**City's Response:** The site slopes gently downward from west to east. Per Utilities Department direction, the applicant will be installing several catch basins within the property as well as a drywell and infiltration trenches for storm water on each proposed lot. The access easement will also be constructed of a pervious material that will assist in reducing sheet flow of stormwater off of the site.

**2. A neighbor commented about the configuration of the lots, in that Lot 2 is accessed via an easement across Lot 1.**

**City's Response:** The neighbor felt this configuration did not match the existing development style of the homes around it which all have direct access to the Right of Way. The Land Use Code allows for the subdivision of properties provided that access can be provided to all lots either by Right of Way or private access easement. As the Land Use Code is silent on the appearance of single family homes, if a project meets the dimensional requirements for the underlying zone, it is approvable.

**3. A neighbor was concerned about the use of a narrow finger of land which leads to NE 14th street as an access road.**

**City's Response:** This narrow strip is not proposed to be used as an access road. It is too narrow to provide vehicular traffic. After subdivision this sliver of property will become part of the Lot 2. The proposed use for this area under the current proposal is for the placement of utilities to serve Lot 2

**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. Lot 1 of the site is accessed via 104<sup>th</sup> Ave SE, a public right of way. Lot 2 will be accessed via a 20 foot easement across Lot 1. The applicant will be required to provide drainage improvements designed to service

the drainage needs of the site. Additional public water and sewer facilities have been proposed to serve the new development.

**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 utilizes a narrow sliver of land from NE 14<sup>th</sup> street to install the necessary utilities to the new lot. The short plat also considers the physical characteristics of the site by retaining 31% of the existing diameter inches of significant trees on site. These trees are located near the rear property line between Lot 1 and Lot 2. As the site slopes towards Lot 2, and neighboring properties, steps have been taken to ensure that stormwater run-off will be retained on site where possible through the use of infiltration trenches and new catch basins.

**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:** The proposal complies with the Land Use Code requirements for R-4 zoning, the Utility Code and the City of Bellevue Development Standards. Refer to section III of this staff report for an analysis of the Land Use Code consistency.

**Land Use Code Requirements**

**A. Dimensional Requirements:** The site is currently zoned single-family R-4 which has a minimum lot size requirement of 8,500 square feet. The dimensional requirements for the R-4 zoning district include:

- 20' Front Yard Setback
- 20' Rear Yard Setback
- 5' Side Yard Setback
- 15' Two Side Yard Setback
- 35' Maximum Building Height
- 40' Maximum Façade Height
- 35% Maximum Lot Coverage by Structure
- 50% Maximum Impervious Surface
- 50% Minimum Greenscape in Front Yard Setback
- 50% Maximum FAR before Mitigation
- 60' Minimum Lot Width
- 80' Minimum Lot Depth

**Finding:** All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-4 dimensional requirements.

**B. Significant Tree Preservation:** The tree preservation requirements under

LUC Section 20.20.900 to save 30% of the diameter inches of all significant trees on the site apply to this proposal. The applicant has identified 9 significant trees on the site with a total of 154 diameter inches. In order to meet the 30% minimum retention requirement, the project must retain 46.2 diameter inches of significant trees.

**Finding:** The applicant proposes to preserve 2 trees that comprise a total of 48 diameter inches, or 31 % of significant trees. This satisfies minimum tree retention requirements.

See conditions of approval in Section VIII.

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

**Finding:** The site is located within the North Bellevue Sub-area of the City. The Comprehensive Plan specifies single-family high 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 the surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-2). 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-3).

The proposal meets Comprehensive Plan polices to preserve existing vegetation on-site (EN-19, UD-16, 18), maintain good surface water quality (EN-33), restrict surface water runoff to predevelopment levels (EN-39), and provide traffic mitigation (TR-37).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features, by providing the preservation of 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.**

**Finding:** Each lot can reasonably be developed to current R-4 zoning standards and dimensional requirements without requiring a variance. Existing structures over 30 inches within the proposed setbacks will be required to be removed as part of the proposal. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-4 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

See related condition 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, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

**VII. 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 Development Services does hereby **approve** the Mortell Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to submit final plat documents 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	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Bldg. Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones 425-452-6032
Land Use Code – BCC Title 20	Carol L. Orr, 425-452-2896
Noise Control – BCC 9.18	Carol L. Orr, 425-452-2896
Sign Code – BCC Title 22	Carol L. Orr, 425-452-2896
Transportation Development Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Transportation Department Design Manual	Ray Godinez, 425-452-7915
Traffic Standards Code 14.10	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Arturo Chi, 425-452-4119

**GENERAL CONDITIONS**

**Additional conditions or deletions as provided by land use, transportation, and or utilities departments.**

**1. UTILITIES DEPARTMENT APPROVAL**

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. Separate permits are required for the engineering review and inspection of water, sewer and/or storm improvements per Utility Code

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120  
REVIEWER: Arturo Chi, Utilities Department

## **2. NOISE - CONSTRUCTION HOURS**

The proposal will be subject to normal construction noise hours of 7am 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. Proximity to existing residential uses will be given special consideration. A sign providing notice of the limitation on construction noise hours contained in this chapter shall be posted on construction sites prior to commencement of the new single family construction, per BCC 9.18.044.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Carol L. Orr, Development Services Department

## **3. 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 L. Orr, Development Services Department

## **B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING OR 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 prevent 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 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-related improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the joint use driveway, the connection to 104<sup>th</sup> Avenue SE, pavement restoration SE 14<sup>th</sup> Street (and 104<sup>th</sup> Avenue SE if applicable), 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) Joint-use driveway construction with pavement and subgrade depths per DEV9.
- ii) Pavement restoration on SE 14<sup>th</sup> Street (full grind and overlay extending 25 feet from each side of the trench cut for the full width of the street).
- iii) Replacement channelization on SE 14<sup>th</sup> Street and 104<sup>th</sup> Avenue NE.
- iv) Mailbox Cluster Box.
- v) Driveway apron per DEV-7B. Please note Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of the connection to 104<sup>th</sup> Avenue SE. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade
- vi) Restoration of roadside adjacent to the project site.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual

REVIEWER: Ray Godinez, Transportation Department

## 4. 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 104<sup>th</sup> Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Ray Godinez, Transportation Department

## **5. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of SE 14<sup>th</sup> Street and 104<sup>th</sup> Avenue SE will require a full grind and overlay pavement restoration for any utility connections or other digging in the street surface. Pavement 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: Tim Stever, Transportation Department

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

### **1. INFRASTRUCTURE IMPROVEMENTS**

All transportation-related 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.

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 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; LUC 20.40.490; Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Ray Godinez, 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 responsible for maintenance and repair thereof in equal proportion. 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: Ray Godinez, Transportation Department

### **3. PIPE MONUMENTS**

Permanent pipe monuments shall be set along the street centerline at all intersections, curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).

AUTHORITY: Land Use Code 20.45A.030; RCW 58.17.240

REVIEWER: Ray Godinez, Transportation Department

### **4. 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: Carol L. Orr, Development Services Department

### **5. 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: Carol L. Orr, Development Services Department

**6. 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 L. Orr, Development Services Department

**7. FIRE LANE SIGNAGE**

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

“Both sides of the access road shall state "Fire Lane-No Parking" per Bellevue Standards”

AUTHORITY: International Fire Code: Section 503.3  
REVIEWER: Adrian Jones, Bellevue Fire Department

**D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:**

**1. TRANSPORTATION IMPACT FEE**

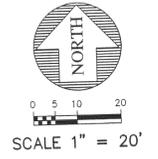
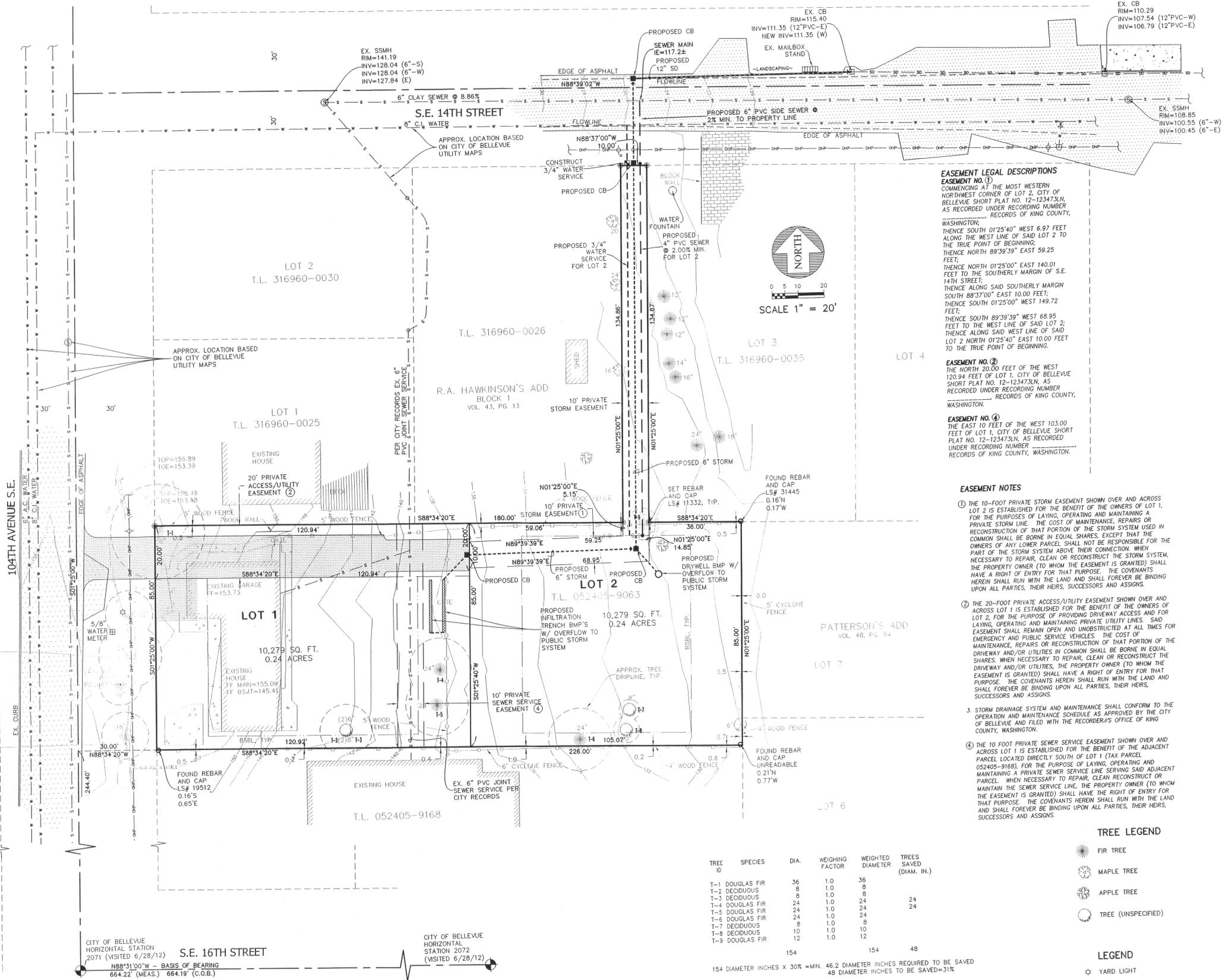
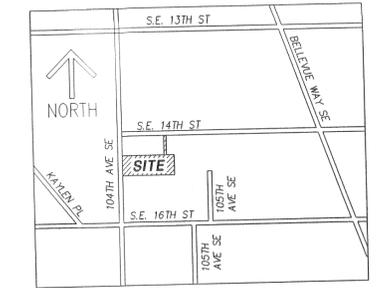
Payment of the traffic impact fee will be required at the time of single family building permit issuance. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply. The traffic impact fee credit for the one demolished house will be given.

AUTHORITY: Bellevue City Code 22.16  
REVIEWER: Ray Godinez, Transportation Department

**LIST OF ATTACHMENTS**

- A. Plans and Drawings
- B. Zoning Map
- C. Vicinity Map

SE 1/4 OF NW 1/4 OF SECTION 05, T. 24 N., R. 05 E., W.M.  
CITY OF BELLEVUE, STATE OF WASHINGTON



**EASEMENT LEGAL DESCRIPTIONS**

**EASEMENT NO. 1**  
COMMENCING AT THE MOST WESTERN NORTHWEST CORNER OF LOT 2, CITY OF BELLEVUE SHORT PLAT NO. 12-123473LN, AS RECORDED UNDER RECORDING NUMBER \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE SOUTH 01°25'40" WEST 6.97 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°39'39" EAST 59.25 FEET;  
THENCE NORTH 01°25'00" EAST 140.01 FEET TO THE SOUTHERLY MARGIN OF S.E. 14TH STREET;  
THENCE ALONG SAID SOUTHERLY MARGIN SOUTH 88°37'00" EAST 10.00 FEET;  
THENCE SOUTH 01°25'00" WEST 149.72 FEET;  
THENCE SOUTH 89°39'39" WEST 68.95 FEET TO THE WEST LINE OF SAID LOT 2;  
THENCE ALONG SAID WEST LINE OF SAID LOT 2 NORTH 01°25'40" EAST 10.00 FEET TO THE TRUE POINT OF BEGINNING.

**EASEMENT NO. 2**  
THE NORTH 20.00 FEET OF THE WEST 120.94 FEET OF LOT 1, CITY OF BELLEVUE SHORT PLAT NO. 12-123473LN, AS RECORDED UNDER RECORDING NUMBER \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

**EASEMENT NO. 4**  
THE EAST 10 FEET OF THE WEST 103.00 FEET OF LOT 1, CITY OF BELLEVUE SHORT PLAT NO. 12-123473LN, AS RECORDED UNDER RECORDING NUMBER \_\_\_\_\_, RECORDS OF KING COUNTY, WASHINGTON.

**EASEMENT NOTES**

1. THE 10-FOOT PRIVATE STORM EASEMENT SHOWN OVER AND ACROSS LOT 2 IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOT 1, FOR THE PURPOSES OF LAYING, OPERATING AND MAINTAINING A PRIVATE STORM LINE. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM SYSTEM USED IN PRIVATE STORM LINE, SHALL NOT BE RESPONSIBLE FOR THE OWNERS OF ANY LOWER PARCEL, SHALL NOT BE RESPONSIBLE FOR THE PART OF THE STORM SYSTEM ABOVE THEIR CONNECTION, WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE STORM SYSTEM, THE PROPERTY OWNER TO WHOM THE EASEMENT IS GRANTED SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

2. THE 20-FOOT PRIVATE ACCESS/UTILITY EASEMENT SHOWN OVER AND ACROSS LOT 1 IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOT 2 FOR THE PURPOSE OF PROVIDING DRIVEWAY ACCESS AND FOR LAYING, OPERATING AND MAINTAINING PRIVATE UTILITY LINES. SAID EASEMENT SHALL REMAIN OPEN AND UNOCCUPIED AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLES. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE DRIVEWAY AND/OR UTILITIES IN COMMON SHALL BE BORNE IN EQUAL SHARES. WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE DRIVEWAY AND/OR UTILITIES, THE PROPERTY OWNER TO WHOM THE EASEMENT IS GRANTED SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

3. 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.

4. THE 10 FOOT PRIVATE SEWER SERVICE EASEMENT SHOWN OVER AND ACROSS LOT 1 IS ESTABLISHED FOR THE BENEFIT OF THE ADJACENT PARCEL LOCATED DIRECTLY SOUTH OF LOT 1 (TAX PARCEL 052405-9168), FOR THE PURPOSE OF LAYING, OPERATING AND MAINTAINING A PRIVATE SEWER SERVICE LINE SERVING SAID ADJACENT PARCEL. WHEN NECESSARY TO REPAIR, CLEAN RECONSTRUCT OR MAINTAIN THE SEWER SERVICE LINE, THE PROPERTY OWNER TO WHOM THE EASEMENT IS GRANTED SHALL HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

**LEGAL DESCRIPTION**

THE NORTH 85 FEET OF THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WEST OF LAKE WASHINGTON PAVED HIGHWAY FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT;  
RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 256 FEET;  
THENCE SOUTH PARALLEL WITH THE COUNT ROAD 170 FEET TO A POINT;  
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT 256 FEET;  
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT 170 FEET TO A POINT OF BEGINNING;  
EXCEPT COUNTY ROAD.  
AND THE WESTERLY 10 FEET OF LOT 3, BLOCK 1 R.A. HAWKINSON'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON.

TAX PARCEL: 052405-9063

PROPERTY ADDRESS: 1418 104TH AVENUE S.E.

DATUM  
NAD83

BENCHMARK  
CITY OF BELLEVUE BENCHMARK NO. 752  
3" DIAMETER BRASS CAP SET IN CONCRETE STAMPED "KING COUNTY SURVEY" WITH "X" AND PUNCH MARK IN CASE, TOP OF THE MON TO TOP OF THE RIM CASE 1.23 FEET, LOCATED ON THE EAST SIDE OF THE INTERSECTION OF 104TH AVENUE S.E. AND S.E. 16TH STREET.  
ELEVATION=160.402 FEET

**BASIS OF BEARINGS: NAD83 (NSRS 2007) - NORTH ZONE**

**HORIZONTAL CONTROL**  
CITY OF BELLEVUE HORIZONTAL STATION NO. 2071  
3" DIAMETER BRASS CAP SET IN CONCRETE STAMPED "KING COUNTY SURVEY" WITH "X" AND PUNCH MARK IN CASE, TOP OF THE MON TO TOP OF THE RIM CASE 1.23 FEET, LOCATED ON THE EAST SIDE OF THE INTERSECTION OF 104TH AVENUE S.E. AND S.E. 16TH STREET.

CITY OF BELLEVUE HORIZONTAL STATION NO. 2072  
3.5"x1.5" CONCRETE MONUMENT WITH 1/2" BRASS PLUG WITH PUNCHMARK IN CASE, DOWN 1.13 FEET, LOCATED AT THE NORTH EDGE OF ASPHALT AT THE INTERSECTION OF S.E. 16TH STREET AND 106TH AVENUE S.E.

**INSTRUMENTATION**

INSTRUMENT USED: 5 SECOND TOTAL STATION.  
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

**OWNER**

HEIRS AND DEVICES OF ELIZABETH J. MORTELL, DECEASED  
BELLEVUE, WA 98004

**DEVELOPER**

CROSSMARK PROPERTIES  
1802 136TH PLACE N.E., SUITE 1  
BELLEVUE, WA 98005  
(206) 999-5555

**ENGINEER/SURVEYOR**

ENCOMPASS ENGINEERING AND SURVEYING  
165 N.E. JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
(425) 392-0250

**ZONING: R4**

**LAND USE DISTRICT CLASSIFICATION:**  
SINGLE-FAMILY RESIDENTIAL

**SETBACKS:**

FRONT YARD - 20 FEET  
REAR YARD - 20 FEET  
SIDE YARD - 5 FEET

TREE ID	SPECIES	DIA.	WEIGHING FACTOR	WEIGHTED DIAMETER	TREES SAVED (DIAM. IN.)
T-1	DOUGLAS FIR	36	1.0	36	
T-2	DECIDUOUS	8	1.0	8	
T-3	DOUGLAS FIR	8	1.0	8	
T-4	DOUGLAS FIR	24	1.0	24	24
T-5	DOUGLAS FIR	24	1.0	24	24
T-6	DOUGLAS FIR	24	1.0	24	
T-7	DOUGLAS FIR	8	1.0	8	
T-8	DECIDUOUS	10	1.0	10	
T-9	DOUGLAS FIR	12	1.0	12	
		154		154	48

154 DIAMETER INCHES X 30% = MIN. 46.2 DIAMETER INCHES REQUIRED TO BE SAVED  
48 DIAMETER INCHES TO BE SAVED=31%

**TREE LEGEND**

- FIR TREE
- MAPLE TREE
- APPLE TREE
- TREE (UNSPECIFIED)

**LEGEND**

- YARD LIGHT
- UTILITY POLE

REVISIONS	BY	DATE



**CROSSMARK PROPERTIES**  
1418 104TH AVENUE S.E.  
BELLEVUE, WA 98004

**MORTELL SHORT PLAT**  
**PRELIMINARY SHORT PLAT**

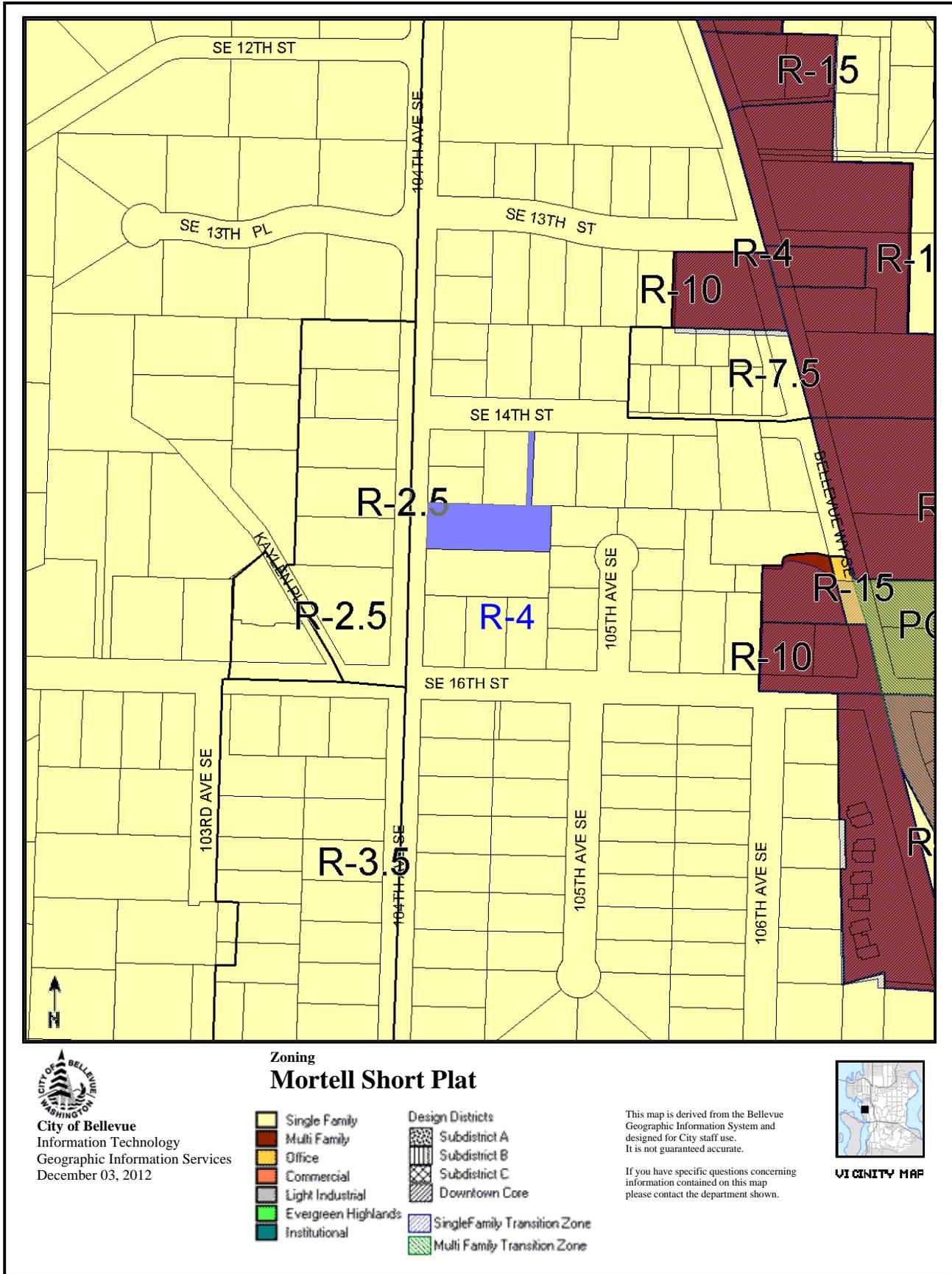
**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

<b>JOB NO.</b>	12578
<b>DATE</b>	07/26/12
<b>SCALE</b>	1" = 20'
<b>DESIGNED</b>	WSH
<b>DRAWN</b>	JEF
<b>CHECKED</b>	WSH
<b>APPROVED</b>	WSH
<b>SHEET</b>	1 OF 1

CITY OF BELLEVUE  
HORIZONTAL STATION  
2071 (VISITED 6/28/12)

CITY OF BELLEVUE  
HORIZONTAL STATION  
2072 (VISITED 6/28/12)



# Mortell Short Plat

