



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

Proposal Name: Martinez Short Plat

Proposal Address: 10417 NE 17th Street

Proposal Description: Subdivide an existing lot totaling 17,247 square feet into two lots averaging 8,623 square feet in the R-4 zoning district.

File Number: 13-102750-LN

Applicant: David and Edilsa Martinez

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

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

Application Date: 1/3/2013
Notice of Application: 2/7/2013
Decision Publication Date: 10/17/2013
Appeal Deadline: 10/31/2013

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 proposes to subdivide one existing lot totaling 17,247 square feet in the R-4 zoning district into two lots. Lot 1 contains the existing single family residence and will equal 9,229 square feet. Lot 2 will equal 8,018 square feet. The minimum lot size within the R-4 zone is 8,500 square feet, but Land Use Code section 20.20.017 permits individual lots in the R-4 zone to be reduced up to 10%, provided that the areas of all the lots in the short plat meet the minimum lot area when averaged. The proposed square footage of Lot 2 calculates out to 94% of the minimum lot size required for the zone.

II. Site Description and Context

Site Characteristics

The site slopes gently from the north east corner to the south west corner with approximately a 10% drop. Access to the site is provided from NE 17th St. Adjacent development consists of single-family homes on the north, south and east sides. The property to the west is zoned R-10 and is developed with a 3 unit townhouse. On-site vegetation consists of 22 significant trees, consisting predominantly of cedar trees with a few firs and deciduous species. Ornamental trees, shrubs and grass lawn are also present on-site closer to the existing single family residence. The existing lot is currently developed with a single family residence that will remain. The area of lot 1 is slightly larger in order to establish the required rear setback from the new property line and the existing structure. An existing detached structure will be removed from the site as it will interfere with the access easement and will not meet setback requirements from the new property line.

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

BASIC INFORMATION		
Zoning District	R-4	
Gross Site Area	17,247 SF	
Critical Area	Not Applicable	
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	4	5.12 (Based on minimum lot size)
Minimum Lot Area	8,500 SF	Lot 1: 9,229 SF Lot 2: 8,018 SF**
Minimum Lot Width	65 feet	Lot 1: 100 feet, Lot 2: 100 feet
Minimum Lot Depth	85 feet	Lot 1: 94.13 feet Lot 2: 80.54 feet**
Maximum Lot Coverage	35%	Determined at the time of building permit
Maximum Impervious	50%	Determined at the time of building permit

Maximum Height	35 feet from AEG to the peak of a pitched roof	Determined at the time of building permit
Maximum Façade	40 feet from finished grade to peak of roof.	Determined at the time of building permit
Minimum Greenscape	50 % of front setback shall be vegetated	Determined at the time of building permit
FAR Threshold	.5 before mitigation is required	Determined at the time of building permit
Building Setbacks		
Front Yard	20 feet	Determined at the time of building permit
Rear Yard	20 feet	
Min. Side Yard	5 feet	
2 Side Yard	15 feet	
Access Easement	10 feet	
Tree Retention	30% = 175 inches	31% = 182 inches

**** Departure from the standard dimensional requirements permitted under 20.20.017**

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

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 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

The access location for Lot 1 will remain unchanged. Access for lot 2 will be from a new driveway connecting to NE 17th Street located near the western edge of the project site. Both driveways will be improved with new driveway aprons per DEV-7A. No other access connection to city right-of-way is authorized. Driveway locations as described must be shown on the approved construction drawings.

The 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-7A.

Both lots will be addressed from NE 17th Street. Lot 1 will be addressed as 10417 NE 17th Street. Lot 2 will be addressed as 10421 NE 17th Street. The applicant will be responsible for an addressing plaque so that Lot 2 can be identified from NE 17th Street.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on NE 17th Street is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Bellevue City Code section 14.60.110A states that installation of street frontage improvements is required prior to final approval of short subdivisions. BCC section 14.60.110B states "Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the permittee as directed by the Review Engineer. Street frontage improvements may include curb, gutter, sidewalk, storm drainage, street lighting, traffic signal equipment, utility installation or relocation, landscaping strip, street trees and landscaping irrigation, street widening, and channelization."

Underlying these code sections are numerous policies and goals adopted by the City Council, including the Comprehensive Plan. Bellevue policy is to not allow new developments unless consistent with the goal to create a balanced transportation system having a wide range of travel choices and consistent with the vision of Bellevue as the "City in a Park." This is carried out by placing conditions on the approval of development permits to assure that developers provide frontage improvements as appropriate to meet the City's goals regarding alternative travel choices, appropriate traffic volumes, safety, aesthetics, and environmental enhancements. City policy leads to the creation of a higher quality community, thus benefiting developers, who can market developments in Bellevue for higher prices.

Under City policy, each site bears the cost of its own frontage improvements. These costs are passed on to the occupants through higher land prices. Each site receives benefits from all the other sites that have improved frontages. If a development is not required to bear the

full cost of frontage improvements at the time of development, then those frontage improvements will not be completed unless paid for in the future by the City's taxpayers. However, the taxpayers already bear the cost of frontage improvements where they live and work, so the taxpayers would be double charged, while the new developer escapes these costs. Thus, it is equitable and roughly proportional for each new developer to bear the full cost of frontage improvements for each site.

The Martinez Short Plat will be required to install frontage improvements along NE 17th Street adjacent to the project site. These frontage improvements consists of 6 foot wide concrete sidewalk, with curb and gutter and new driveway aprons per DEV-7A.

Prior to final short plat approval, the developer must provide street frontage improvements on NE 17th 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 frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit. Specific engineering requirements include: six foot wide concrete sidewalk with curb and gutter, driveway aprons per DEV-7A.

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 104th Avenue SE and SE 14th 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.

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 volume of vehicle trips to be generated by this project (one new p.m. peak hour trip, 10 new daily trips) and the available capacity of NE 17th Street, transportation impacts from this project will be negligible.

See related conditions of approval in Section VIII.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: 1/3/2013
Public Notice (500 feet): 2/07/2013 (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 February 07, 2013. 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.

No comments were received from adjacent property owners or the general public regarding the proposed short plat.

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 NE 17th St, a public right of way. Lot 2 will be accessed via a 16 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 short plat considers the physical characteristics of the site by retaining 31% of the existing diameter inches of significant trees on site. These trees are located predominantly in the rear setback of Lot 1, and the front setback of Lot 2. A few more trees are located within the rear setback of Lot 2. The site slopes from

north to south. The driveway and retaining wall work associated with the development of Lot 2 will be reviewed under the Single Family Residential Building permit to ensure that code requirements are met.

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 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 22 significant trees on the site with a total of 581 diameter inches. In order to meet the 30% minimum retention requirement, the project must retain 175 diameter inches of significant trees.

Finding: The applicant proposes to preserve 8 trees that comprise a total of 182 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 policies 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 Martinez 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:

Applicable Codes, Standards and Ordinances	Contact Person
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	Don Rust, 425-452-4856

GENERAL CONDITIONS

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

1. UTILITY DEPARTMENT APPROVAL FOR SHORT PLAT ONLY

There are no implied approvals of the conceptual utility design only. Final engineering plans may require changes to the site layout to accommodate the utilities. Engineering plans must be designed and stamped by a professional engineer licensed in the state of Washington and must conform to the Utilities Code and the Utilities Engineering Standards.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06

REVIEWER: Don Rust, Utilities Department

2. WATER, SEWER & STORM DRAINAGE

The water, sewer and storm drainage systems shall be designed per Utility Codes BCC 24.02, 24.04, 24.06 and the Utilities Engineering Standards. The water, sewer and storm drainage systems shall be reviewed, approved and inspected under the water, sewer and storm drainage connection permit applications.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06

REVIEWER: Don Rust, Utilities Department

3. 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

4. TIME LIMITATION

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

AUTHORITY: Land Use Code Section 20.45B.150; 20.45B.160

REVIEWER: Carol 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.
- k) Pavement restoration requirements.

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

Construction drawings produced by a qualified engineer must be approved by the City prior to clearing 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 driveway aprons (per DEV-7A) connecting to NE 17th Street, pavement restoration on NE 17th Street, mailbox location, sight distance and the construction of street frontage improvements. 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) Six foot wide concrete sidewalk with curb and gutter on NE 17th Street.
- ii) Driveway aprons per DEV-7A (2 each).
- iii) Relocation of all utilities impacted by the new sidewalk construction.
- iv) Addressing placard identifying lot 2.
- v) Construction of the private driveway to lot 2.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%. Maximum grade off all access routes is 15%.
- 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
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 points on NE 17th Street must be trimmed or removed entirely. 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 NE 17th Street will require a grind and overlay trench 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 # 21
REVIEWER: Tim Stever, Transportation Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the approved 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; Land Use Code 20.40.490; Transportation Department Design Manual.
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 private driveways will keep said driveways 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. 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

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.”

Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Carol L. Orr at 425-452-2896 and/or corr@bellevuewa.gov to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

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

5. 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

6. 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, Fire Department

7. DEMOLITION OF EXISTING STRUCTURES WITHIN PROPOSED SETBACKS

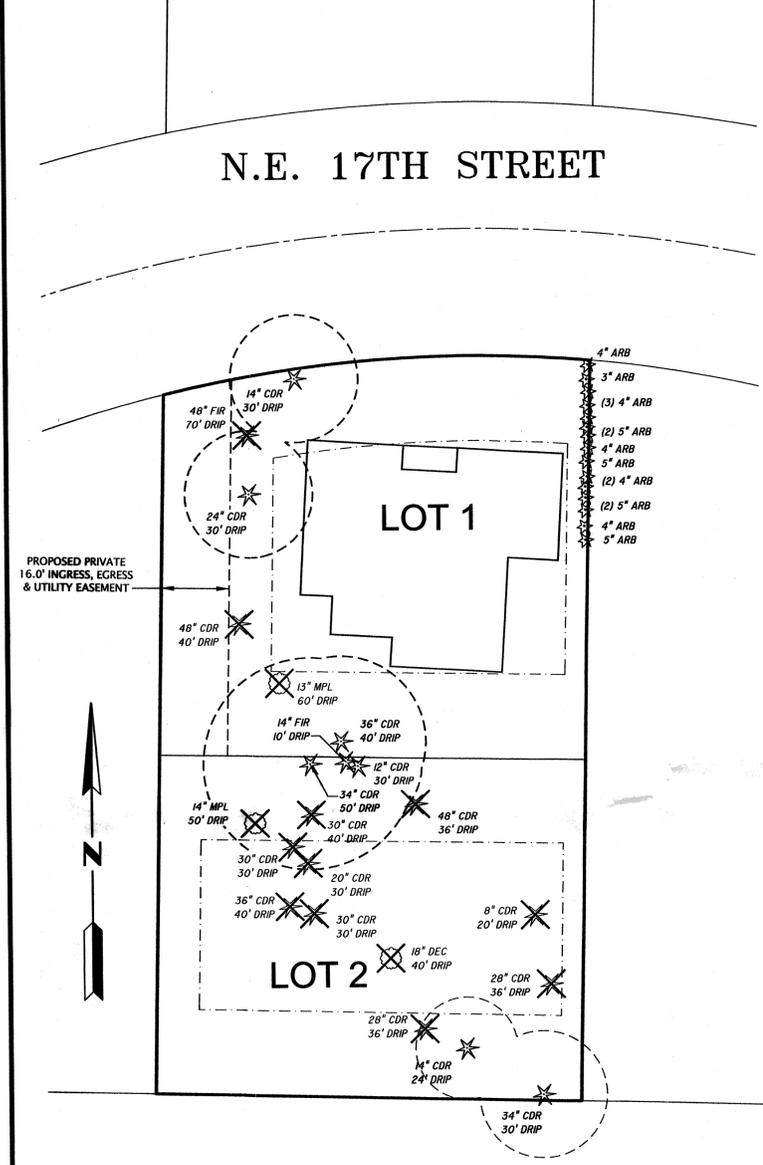
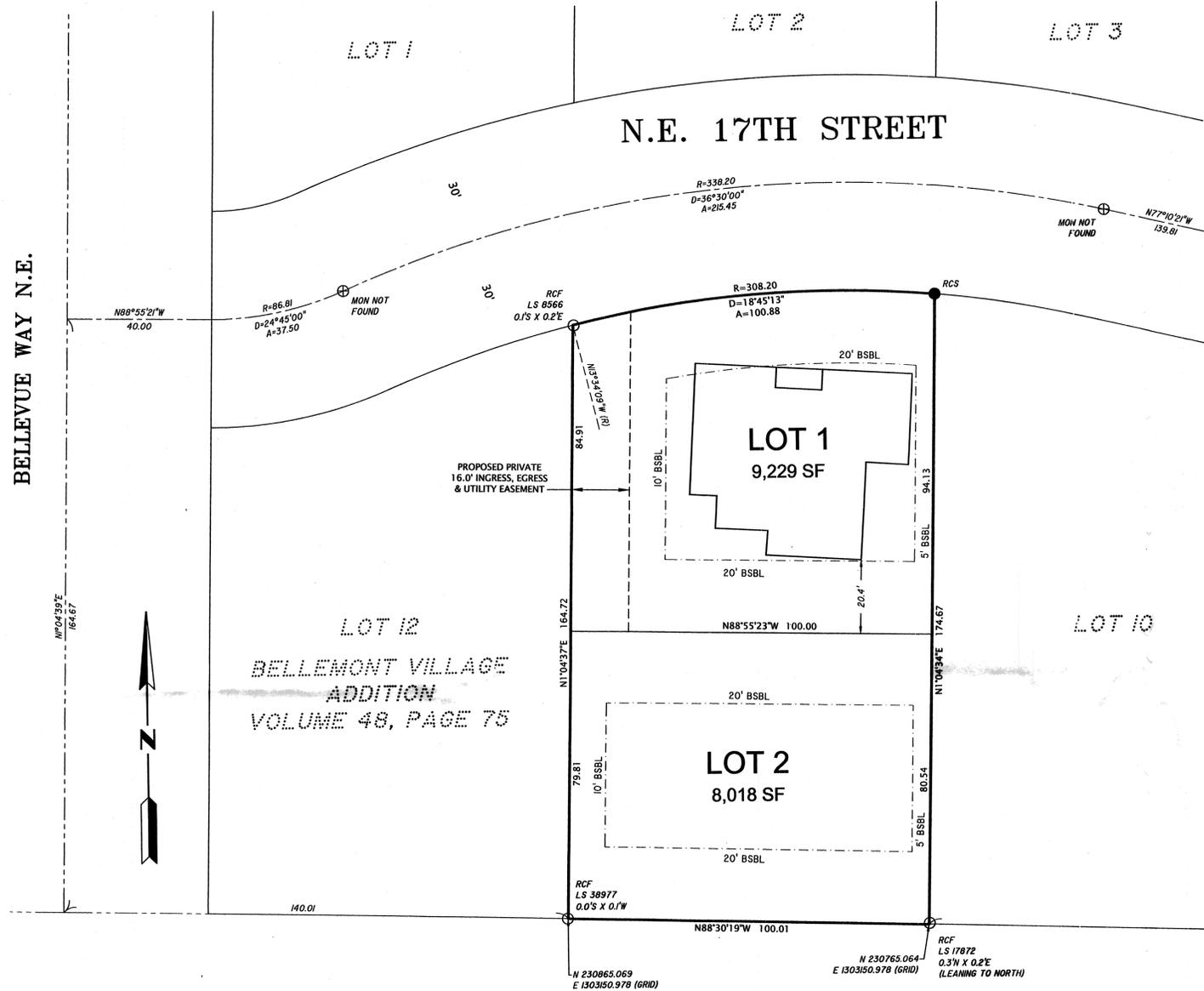
All existing structures within required minimum structure setbacks for the new lots must be removed prior to approval for final short plat.

AUTHORITY: Land Use Code 20.20.010, 20.45B.130.A.6

REVIEWER: Carol L Orr, Development Services Department

LIST OF ATTACHMENTS

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



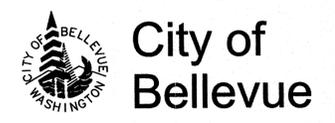
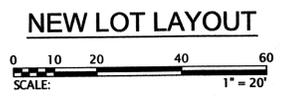
MARTINEZ TREE RETENTION SUMMARY

TREE TYPE	DIAMETER INCHES
CEDAR	14.00
CEDAR	8.00
CEDAR	34.00
FIR	48.00
CEDAR	48.00
CEDAR	48.00
CEDAR	30.00
MAPLE	14.00
CEDAR	30.00
CEDAR	20.00
CEDAR	36.00
CEDAR	30.00
DECIDUOUS	18.00
CEDAR	28.00
CEDAR	14.00
CEDAR	28.00
CEDAR	24.00
MAPLE	13.00
CEDAR	36.00
CEDAR	34.00
FIR	14.00
CEDAR	12.00

TOTAL TREE INCHES : 581.00
REQUIRED TREE RETENTION = 175 TREE INCHES (30%)
TREE INCHES RETAINED = 182 TREE INCHES

NOTE:
DRIP LINES SHOWN ARE PER FIELD SURVEY OF THE FURTHEST LATERAL EXTENT OF THE FOLIAGE.

- LEGEND**
- ARB ARBORVITAE
 - BSBL BUILDING SETBACK LINE
 - CDR CEDAR
 - CONC CONCRETE
 - DRIP TREE DRIP LINE DIAMETER
 - FND FOUND
 - MON MONUMENT
 - MPL MAPLE
 - RCF REBAR & CAP FOUND
 - RCS REBAR & CAP SET
 - * TREE TO BE PRESERVED
 - ⊗ ⊗ TREE TO BE REMOVED



PERMIT NO. 13-120750-1N

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

REV. NO.	DATE	DESCRIPTION	MADE BY	CHECKED	PLOTTED:	EMALM
1	03/29/13	REVISED PER CITY OF BELLEVUE COMMENTS, DATED 01/30/13	JKJ	SK	2013/05/09 09:28	EMALM
2	05/08/13	REVISED NOTE	EMALM	KCLEARY	DRAWN: EMALM	
					DESIGNED:	
					APPROVED: LNYQUIST	
					FIELD BOOK:	
					PAGE #:	

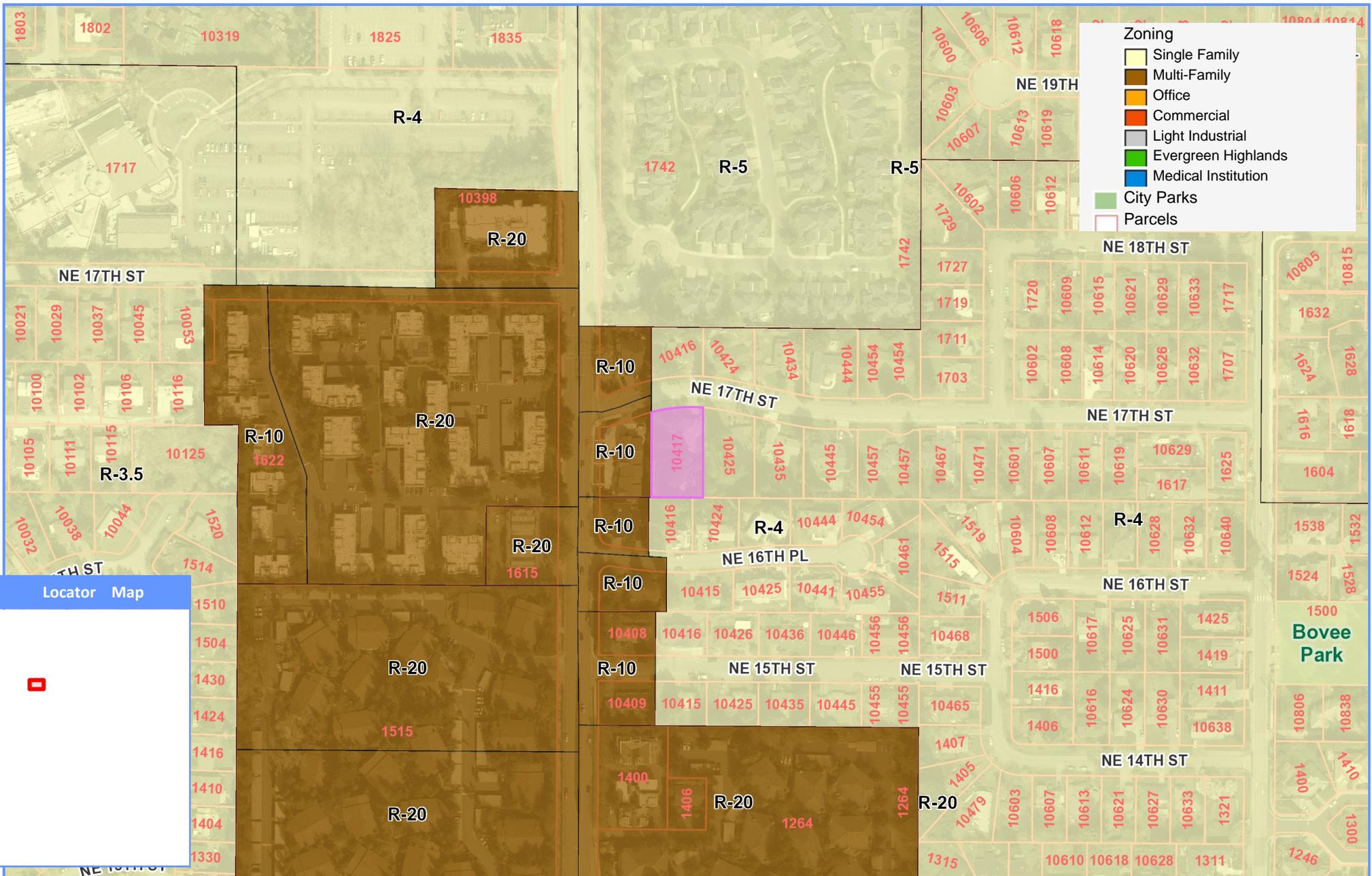


DAVID MARTINEZ

PRELIMINARY SHORT PLAT FOR
DAVID & EDILSA MARTINEZ

10417 N.E. 17TH STREET, CITY OF BELLEVUE KING COUNTY, WASHINGTON

Job No. 12150
SHEET 4/6
MAY 9 2013
Permit Processing City of Bellevue



Martinez Preliminary SP - Zoning

