



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

Proposal Name: Ireta Short Plat

Proposal Address: 3218 & 3222 113th Ave SE

Proposal Description: Subdivide two existing lots averaging 43,000 square feet each into four lots averaging 10,503 square feet in the R-4 zoning district.

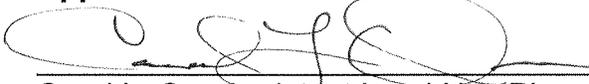
File Number: 13-107646-LN

Applicant: Ron Bartl

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: 2/27/2013
Notice of Application: 3/28/2013
Decision Publication Date: 11/14/2013
Appeal Deadline: 12/2/2013

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 two existing lots totaling 43,000 square feet in the R-3.5 zoning district into four lots. Lot 1 contains the existing single family residence and will equal 10,000 square feet. Lot 2 will equal 10,116 square feet. Lot 3 will equal 10,035 square feet. Lot 4 contains an access easement to reach lot 3 and will equal 11,862 square feet.

II. Site Description and Context

Site Characteristics

The site slopes downward from the west property line towards the east property line. The first 190 feet from the front property line slopes fairly gently, with a slope averaging about 12%. After this point, the lot drops off rather steeply where the slope changes to 39%. Land Use Code section 20.25H.120 defines steep slope critical areas as those slopes with at least 10 feet in rise, over 1,000 square feet and a slope of 40% or greater. The applicant provided a stamped, signed affidavit from a licensed surveyor indicating that the slope on site was close to 40% or less and covered an area of 922 square feet. As the slope does not meet all of the criteria for a steep slope critical area the property was deemed to not contain a critical area and is therefore SEPA exempt. On-site vegetation consists of 24 significant trees, consisting predominantly of maple trees with a few firs and fruit tree species. Ornamental trees, shrubs and grass lawn also are present on-site closer to the existing single family residence. The northern existing lot, addressed as 3218 is currently developed with a single family residence that may be demolished. As built, the structure meets all required setbacks, both existing and proposed. The southern existing lot, addressed as 3222 is vacant.

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. The applicant has provided documentation from a licensed surveyor that the existing slopes on site do not meet the criteria for a steep slope critical area.

B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-3.5	
Gross Site Area	43,000 SF	
Critical Area	Not Applicable	
ITEM	REQ'D/ALLOWED	PROPOSED
Dwelling Units/Acre	3.5	5.12 (based on the minimum lot size)
Minimum Lot Area	10,000 SF	Lot 1: 10,000 SF Lot 2: 10,116 SF Lot 3: 10,035 SF Lot 4: 11,862 SF

Minimum Lot Width	70 feet	Lot 1: 85 feet, Lot 2: 87 feet, Lot 3: 100 feet, Lot 4: 99 feet
Minimum Lot Depth	80 feet	Lot 1: 111 feet, Lot 2: 110 feet Lot 3: 112 feet, Lot 4: 120 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		Determined at the time of building permit
Front Yard	20 feet	
Rear Yard	25 feet	
Min. Side Yard	5 feet	
2 Side Yard	15 feet	
Access Easement	10 feet	
Tree Retention	30% = 412 inches	64% = 264 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

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

Access to lots 1 and 2 will be provided by private driveways (from each lot) connecting to 113th Avenue SE directly. Required minimum widths of these driveways are 10 feet and must be paved full width, full length. 20 foot clearance from adjacent driveways (measured from nearest driveway edges) is required. Ten foot clearance from appurtenances (measured from the tangent of nearest driveway radius) is required. Use DEV-7C for driveway approach designs.

Access to lots 3 and 4 will be provided by a joint use driveway that connects to 113th Avenue SE. Lot 1 of this project must provide an access easement to these lots. The connection of the joint use driveway to 113th Avenue SE will be designed per DEV-7C. Required minimum width of the joint use driveway is 16 feet and must be paved full width, full length. The above mentioned clearance requirements to adjacent driveways and appurtenances apply to the joint use driveway as well.

All driveway dimensions and spacing requirements for this project are subject to Fire Department approval. 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 applicant will be required to modify/relocate existing landscaping and infrastructure (power poles) so that all access locations are in compliance with sight distance requirements.

Addressing will be determined by the City's Parcel and Address Coordinator prior to final shot plat approval (prior to the recording of the short plat with King County).

Street Frontage Improvements

Major street frontage improvements (i.e. concrete sidewalks) will not be required of this project per BCC 14.60.110.E.1 which states that frontage improvements may be waived if the installation of said improvements are unlikely in the foreseeable future. This is the case for the Ireta Short Plat.

This project will be responsible for minor street frontage improvements such as, cleaning and repairing of the existing curb adjacent to the project site, replacement of impacted landscaping, undergrounding of power lines.

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 113th Avenue SE is classified as an "Overlay Required" street. Therefore minimum pavement restoration for this street will be a full grind and overlay extending 50 feet in opposite directions from the center of the trench for the full width of the street. Minimum grind depth is 3 inches. Exact specifications for pavement restoration will be listed in the required commercial right of way use permit to be issued for this project.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed or removed 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 amount of new PM peak hour trips to be generated by this project (two new trips) and the adequate existing traffic capacity of the nearby city streets and intersections, traffic impacts from this project will be negligible.

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

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: 2/27/2013
Public Notice (500 feet): 3/28/2013 (Includes sign installation at the site)
Minimum Comment Period: 4/11/2013

Notice of Application was published in the City of Bellevue's *Weekly Permit Bulletin* and the *Seattle Times* on February 27, 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. A tract is to be provided next to Lot 1 to provide access and utilities to Lots 3 and 4. Lots 1 and 2 are accessed via 113th Ave SE, a WSDOT limited access roadway. Lot 3 is accessed via an easement across Lot 4. 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 64% of the existing diameter inches of significant trees on site. These trees are located predominantly in the side setback of Lots 2 and 3, providing some screening of the new development to neighboring properties to the south. The site slopes downward from west to east. The development of Lots 3 and 4 will be reviewed under the Single Family Residential Building permits to ensure that code requirements such as topographic modification 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-3.5 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-3.5 which has a minimum lot size requirement of 10,000 square feet. The dimensional requirements for the R-3.5 zoning district include:

20'	Front Yard Setback
25'	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
70'	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-3.5 dimensional requirements. See zoning discussion above in Section III.

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 24 significant trees on the site with a total of 412 diameter inches. In order to meet the 30% minimum retention requirement, the project must retain 123 diameter inches of significant trees.

Finding: The applicant proposes to preserve 15 trees that comprise a total of 264 diameter inches, or 64 % 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 Southwest Bellevue Sub-area of the City. The Comprehensive Plan specifies the zoning designation of R-3.5 is appropriate to reflect the existing development in the neighborhood, single-family moderate density. 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-3.5 zoning standards

and dimensional requirements without requiring a variance. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-3.5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance. The applicant provided written documentation from a licensed surveyor that no critical areas are present on this site.

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 Ireta Preliminary Short Plat **with conditions**.

This approval automatically expires and is void if the applicant fails to submit final short plat documents 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	Brad Ayers, 425-452-6054

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: Brad Ayers, Utilities Department

2. WATER, SEWER & STORM DRAINAGE

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection of the water, sewer and storm drainage systems will be conducted under separate UA (sewer), UC (water) and UE (storm drainage) permit applications.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06

REVIEWER: Brad Ayers, 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 prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

2. OFF-STREET PARKING

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

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation Department

3. ENGINEERING PLANS

A 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 driveways, private driveways, driveway connections to 113th Avenue NE, pavement restoration on 113th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- a) Site Specific Items:

- i) Driveway aprons per DEV-7C at all authorized driveway connections to 113th Avenue SE.
 - ii) Full grind and overlay pavement restoration for all street cuts, damage to 113th Avenue SE caused by construction activity related to this project.
 - iii) Relocation of existing street signs due to new driveway connections.
 - iv) Street name / address signs.
 - v) Modification/removal of vegetation, trees for sight distance compliance.
 - vi) Cleaning/repair/replacement of existing curb and channelization on 113th Avenue SE (at the discretion of the Transportation Inspector).
- b) Miscellaneous:
- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
 - The maximum cross grade of a street at the street end shall be 8%.
 - Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
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 113th 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 113th Avenue SE will require a full 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 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

REVIEWER: Ray Godinez, Transportation Department

2. ACCESS DESIGN AND MAINTENANCE

The final short plat map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway). Also, the final short plat 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. 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.”

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

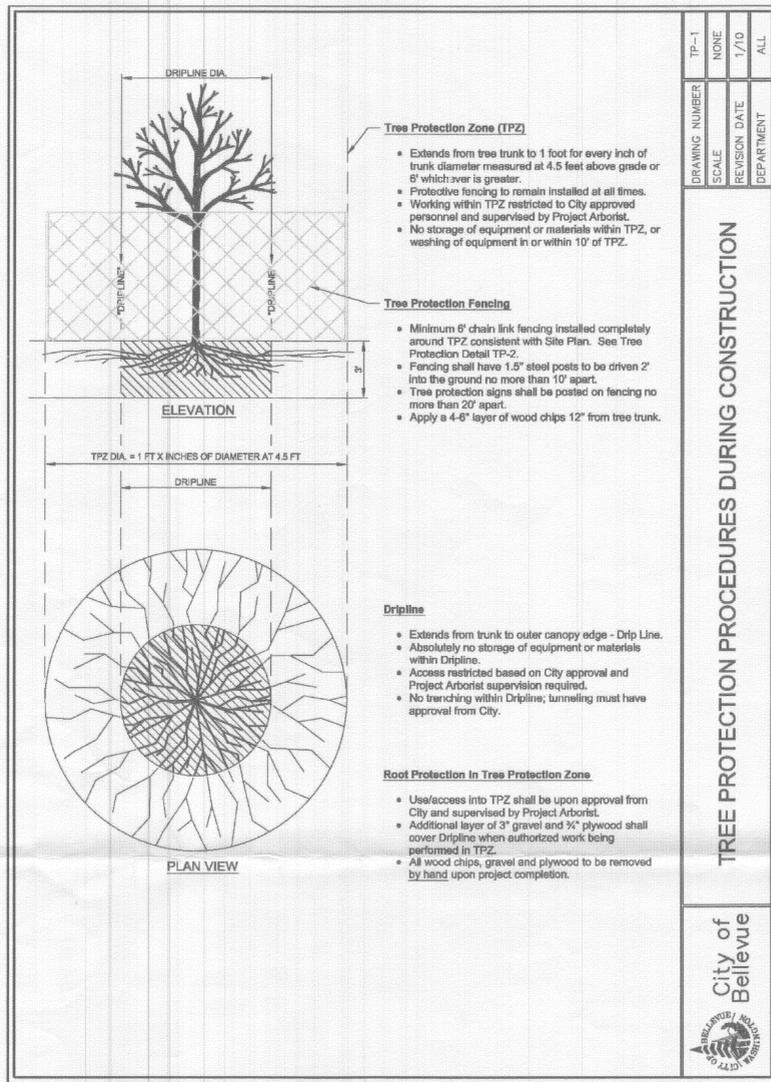
LIST OF ATTACHMENTS

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

PREL. TREE PROTECTION PLAN

IRETA 4-LOT SHORT PLAT 13-107646LN

TREE PROTECTION DETAIL



DRAWING NUMBER	TP-1
SCALE	NONE
REVISION DATE	1/10
DEPARTMENT	ALL

TREE PROTECTION PROCEDURES DURING CONSTRUCTION

City of Bellevue

TREE NOTES

A TREE PROTECTION WILL LIKELY BE UPDATED FOR FUTURE CLEAR & GRADE PERMIT, AND FUTURE BUILDING PERMITS.

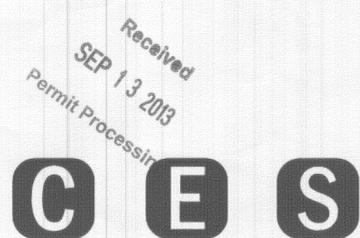
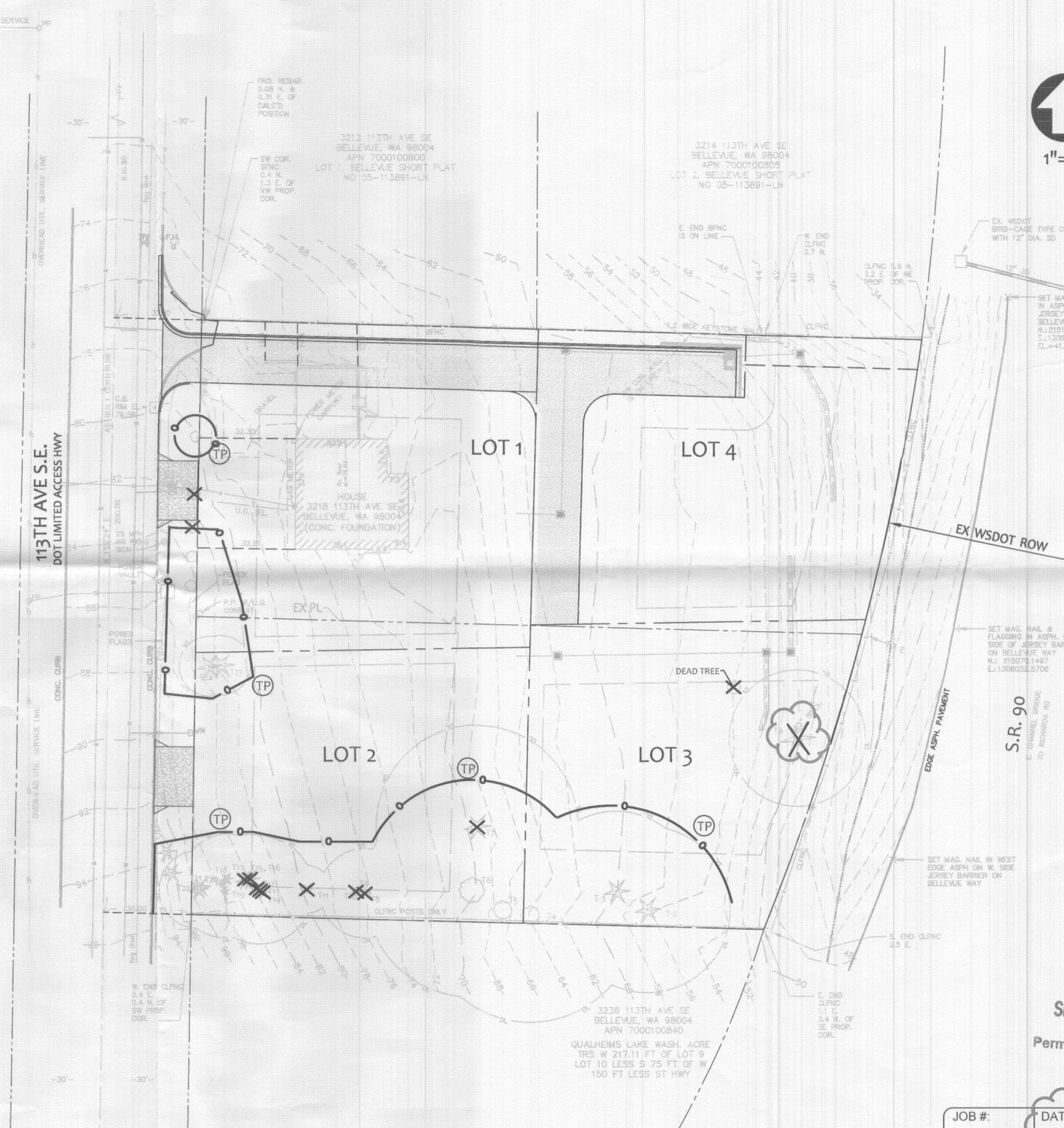
B N/A

TREE TABLE

9/9/13 UPDATE

TREE ID	SPECIES	DIA.	WEIGHING FACTOR	WEIGHTED DIA.	TREE SAVE	COMMENTS
T1	BIRCH	23	1.0	23		
T2	MAPLE	28	1.0	28		
T3	CEDAR	27	1.0	27		
T4	FIR	36	1.0	36		
T5	FIR	27	1.0	27		
T6	FIR	36	1.0	36		
T7	CEDAR	34	1.0	34		REMOVAL
T8	MAPLE	15	1.0	15		REMOVAL
T9	MAPLE	13	1.0	13		REMOVAL
T10	MAPLE	12	1.0	12		REMOVAL
T11	MAPLE	8	1.0	8		REMOVAL
T12	MAPLE	18	1.0	18		REMOVAL
T13	MAPLE	18	1.0	18		REMOVAL
T14	MAPLE	6	1.0	6		REMOVAL
T15	MAPLE	9	1.0	9		REMOVAL
T16	MAPLE	15	1.0	15		REMOVAL
T17	MAPLE	15	1.0	15		REMOVAL
T18	MAPLE	5	1.0	5		REMOVAL
T19	MAPLE	16	1.0	16		REMOVAL
T20	MAPLE	9	1.0	9		REMOVAL
T21	MAPLE	9	1.0	9		REMOVAL
T22	MAPLE	13	1.0	13		REMOVAL
T23	APPLE	10	1.0	10		REMOVAL
T24	APPLE	10	1.0	10		REMOVAL
TOTAL=				412	241	
				AMOUNT REMAINING=	58%	

NOTE 1: 1. 9/9/13...ADDED TREE #1 TO REMOVAL LIST DUE TO CONFLICT WITH FUTURE DISPERSION TRENCH



Civil Engineering Solutions
 3131 Western Ave. E., Suite 316 • Seattle, WA 98121
 206.930.0342 • duffy@cesolutions.us

JOB #:	1218	DATE:	9/9/13
DESIGNED:	DE	DRAWN:	DE
SHEET NO:		P-2	

Received
 SEP 13 2013
 Permit Processing

IRETA PRELIMINARY SHORT PLAT 13-107646LN

SE1/4 SECTION 8, TOWNSHIP 24 N, RANGE 5 E, W.M. IN KING COUNTY, WASHINGTON

APN 7000100810 & 7000100820 3218 113TH AVE. SE, BELLEVUE, WA 98004

LEGAL DESCRIPTION

STATUTORY WARRANTY DEED 8910241520

LOTS 7 AND 8, BLOCK 6, QUALHEIM'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF SHORELANDS OF THE SECOND CLASS ADJOINING, LYING WEST OF LAKE WASHINGTON BOULEVARD. EXCEPT PORTIONS PREVIOUSLY CONVEYED TO THE STATE OF WASHINGTON AND EXCEPT THAT PORTION OF LOT 9, BLOCK 6, QUALHEIM'S LAKE WASHINGTON ACRE TRACTS, LYING WESTERLY OF THE WESTERLY LINE OF 114TH AVENUE SOUTHEAST, EXCEPT THE WEST 217.11 FEET THEREOF.

BASIS OF BEARINGS

SEE BOUNDARY AND TOPO SURVEY BY TYEE SURVEYORS

VERTICAL DATUM

CITY OF BELLEVUE SURVEY BENCH MARK REPORT BENCH MARK: 223 LOCATED TOP CURB @ S. END GUARDRAIL ON EAST SIDE 113TH AVE SE OPPOSITE 3" DIA CITY OF BELLEVUE BRASS CAP STAMPED "H2224 & V223" DATUM: NAVD 1988 ELEVATION: 108.56 (± .003)

SITE INFORMATION

APPLICANT: LYLE HOMES
CONTACT: JACK WILLING
PHONE: 425-922-5035

PROPERTY OWNER: RON BARTL
3122 112TH SE
BELLEVUE, WA 98004
PHONE: 206.510.6529 (RANDY BARTL)

SITE ADDRESS: 3218 113TH AVE SE
BELLEVUE, WA 98004

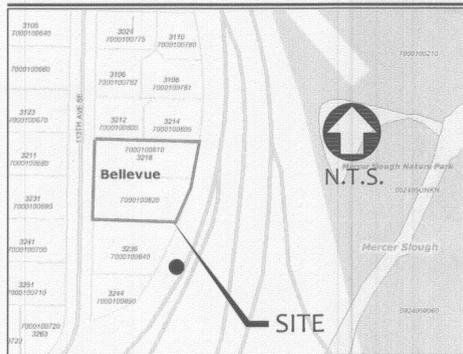
PROPOSED LOTS: 4 (MIN 10,000 SF EACH)

ENGINEER: CIVIL ENGINEERING SOLUTIONS
DUFFY ELLIS, P.E.
1926 FAIRVIEW AVE E, #208
SEATTLE, WA 98102
206.930.0342
DUFFY@CESOLUTIONS.US

SURVEYOR: TYEE SURVEYORS
CONTACT: TIM GRIFFIN
10007 GREENWOOD AVE. N
SEATTLE, WA 98133
206-525-3660

TAX PARCEL #: APN 7000100810 & 7000100820
SITE AREA: 44,390 SQ. FT. (1.02 AC)
ZONE: R-3.5

VICINITY MAP



LOT CALCULATIONS

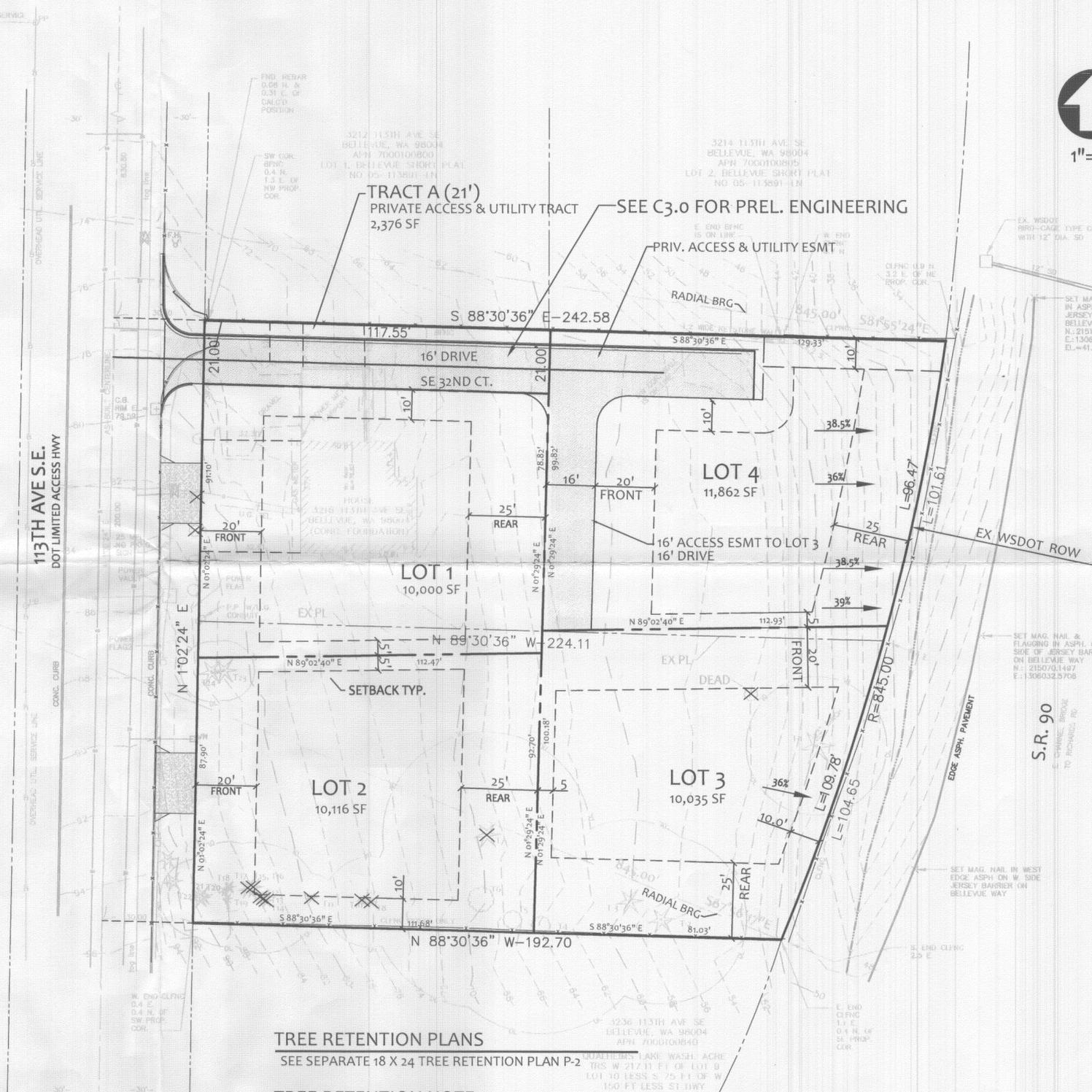
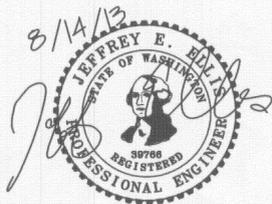
Ireta short plat PLATTING BREAKDOWN		
LOT 1	10,000	
LOT 2	10,116	
LOT 3	10,035	
LOT 4	11,862	
ACCESS TRACT A	2,377	Tract Access to lower 2 lots
Dedicated R.O.W.	0	
Gross Site Area	44,390	1.02

DENSITY CALCULATION

Ireta short plat Density Calculation		
	acres	comments
Gross Site Area	44,390	1.02
Critical Areas	0	0.00 n/a
Resultant Build Area (sf)	44,390	1.02
Resultant Build area (ac.)		
Allowable du/acre	3.50	du/ac
allowable lots part 1	3.57	lots
Allowable lots per note 15	4	Subject to review, Per the above section, subject property can allow for 4 x 10,000 sf lots. See plat layout for reference.
Total lots allowed	4.00	See above

BOUNDARY & TOPOGRAPHIC SURVEY BY TYEE SURVEYORS NOVEMBER 2012. PROFESSIONAL LAND SURVEYOR

SHORT PLAT PREPARED BY: CIVIL ENGINEERING SOLUTIONS



TREE RETENTION PLANS

SEE SEPARATE 18 X 24 TREE RETENTION PLAN P-2

TREE RETENTION NOTE

DESIGNATION OF TREES FOR RETENTION ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE SITE 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 DRIPLINE [DEFINED AS ONE FOOT FOR EVERY ONE INCH OF TREE DIAMETER AT BREST HEIGHT (DBH)] 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 THIS COVENANT.

PLAT NOTES

- (A) ---
- (B) ---

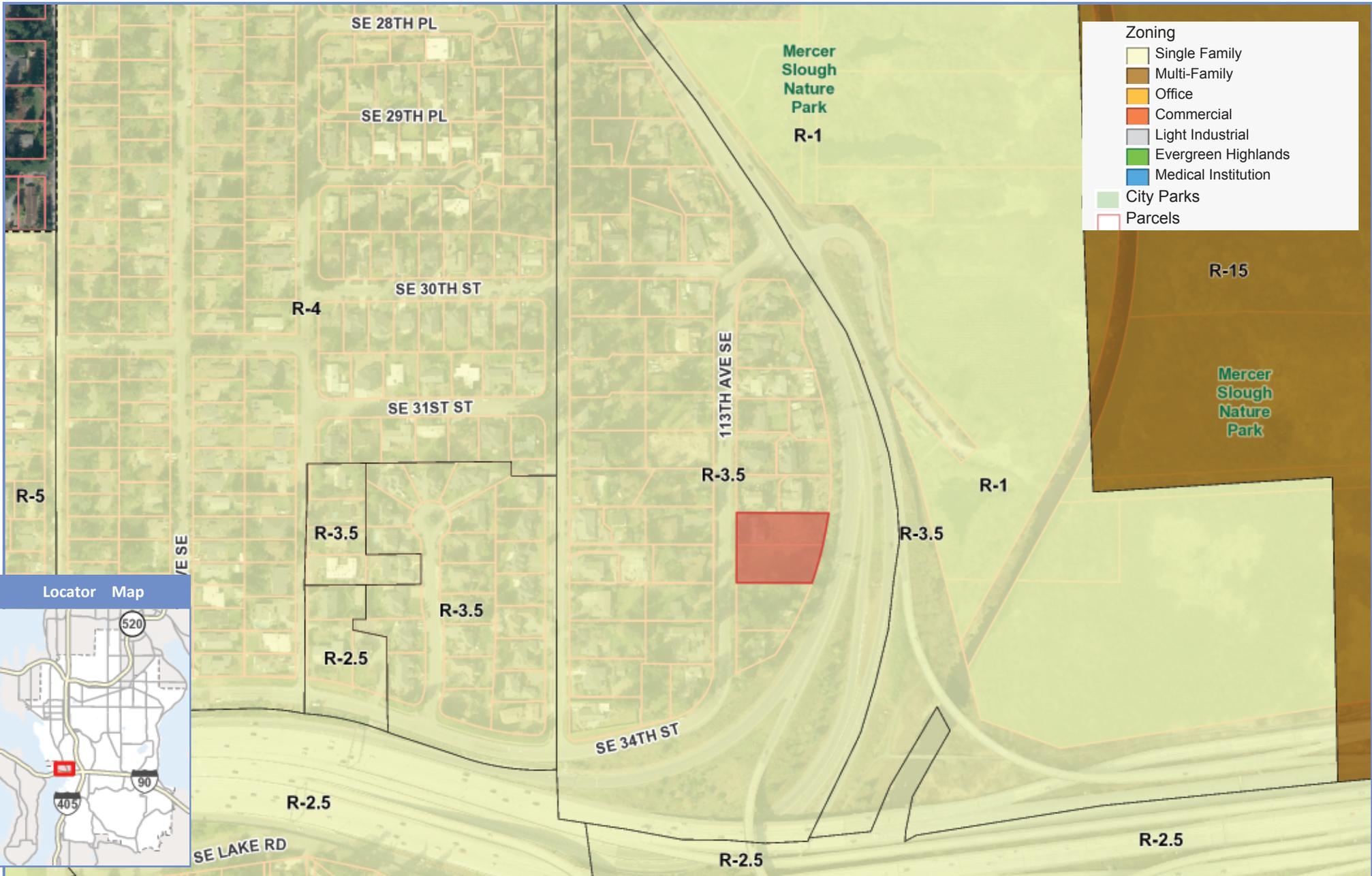


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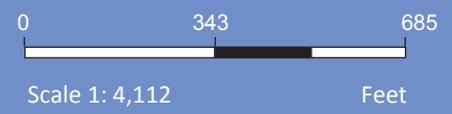
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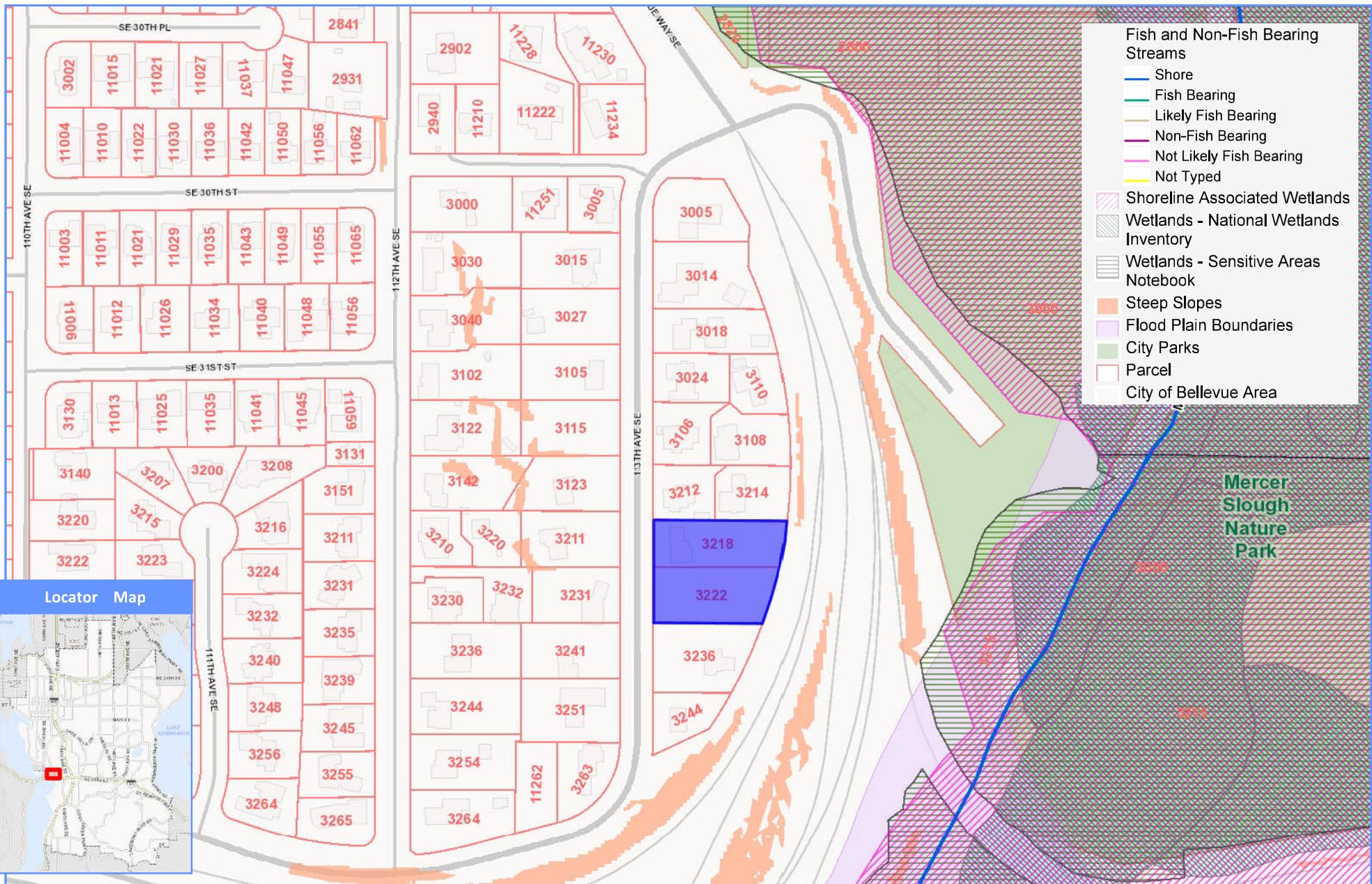


- Zoning**
- Single Family
 - Multi-Family
 - Office
 - Commercial
 - Light Industrial
 - Evergreen Highlands
 - Medical Institution
 - City Parks
 - Parcels



Ireta SP Zoning





- Fish and Non-Fish Bearing Streams**
- Shore
 - Fish Bearing
 - Likely Fish Bearing
 - Non-Fish Bearing
 - Not Likely Fish Bearing
 - Not Typed
- Wetlands**
- Shoreline Associated Wetlands
 - Wetlands - National Wetlands Inventory
 - Wetlands - Sensitive Areas Notebook
- Other Features**
- Steep Slopes
 - Flood Plain Boundaries
 - City Parks
 - Parcel
 - City of Bellevue Area



Ireta Short Plat -

Scale 1: 2,821 Feet