



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

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**Proposal Name:** 112th Short Plat

**Proposal Address:** 3236 112<sup>th</sup> Avenue SE

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide an existing 20,000 square foot lot (0.46 acre) into 2 single-family lots, located in the R-3.5 land use district.

**File Number:** 13-123064-LN

**Applicant:** Garret Upper, JayMarc Homes, LLC

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Laurie Tyler, Associate Planner

**State Environmental Policy Act Threshold Determination:** **Exempt**

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

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Laurie Tyler, Associate Planner  
Development Services Department

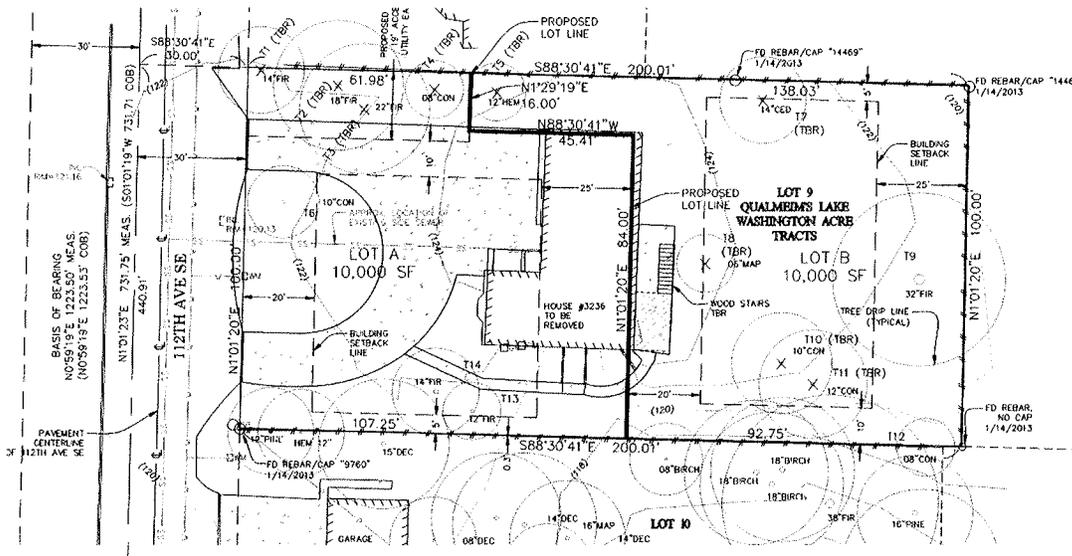
Application Date: August 22, 2013  
Notice of Application: September 19, 2013  
Minimum Comment Period: October 3, 2013 (14 days)  
Decision Publication Date: January 9, 2014  
Appeal Deadline: January 23, 2014(14 days)

## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 20,000 square foot lot (approximately 0.46 acres) into two (2) single-family lots. The subject site is located within the R-3.5 land use district, and within the Southwest Bellevue subarea. The site contains an existing single-family dwelling which will be demolished as a result of this short plat proposal. Access to the two proposed lots will be from a proposed private ingress/egress driveway easement, which will run along the northern side of each lot, and accessed off 112<sup>th</sup> Avenue SE. Incorporation of the ingress/egress driveway easement will necessitate only one curb cut off 112<sup>th</sup> Avenue SE. The existing curb cuts south of the proposed driveway will be removed.

As defined by Land Use Code 20.25H, the site does not contain any critical areas; however, the property currently contains thirteen (13) significant trees consisting of Douglas Fir, Spruce, Hemlock, Cedar, Maple and Pine (186 diameter inches). The applicant proposes to retain five (5) of these trees, which equates to approximately 40% of the total diameter inches of the significant trees on the site.

Figure 1 – Preliminary Short Plat Proposal



## II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood, and is surrounded by single-family dwellings. Interstate 90 is located about one block south of the site. The Mercer Slough Nature Park is located about two blocks west of the site. The subject site is located within the R-3.5 land use district with a Comprehensive Plan designation of Single-Family Medium.

The topography of the site is relatively level. Currently the property is improved with one (1) single-family dwelling which is accessed via a circular driveway with two curb cuts off 112<sup>th</sup> Avenue SE. Vegetated planter areas are within the public right-of-way, located at the front

of the site.

The proposal aims to subdivide the existing 20,000 square foot parcel (0.46 acres) into two (2) lots, resulting in two 10,000 square foot (0.22 acres each) parcels. Each lot will be developed in the future with one (1) single-family dwelling (not part of this short plat approval). It should be noted that the adjacent property to the north, located at 3230 112<sup>th</sup> Avenue SE, has been developed in a similar fashion as the subject proposal (03-122104-LN – Enatai Short Plat). The only major difference is the implementation of a true flag lot design for the rear property, which the subject proposal does not propose.

Figure 2 – Aerial Photograph

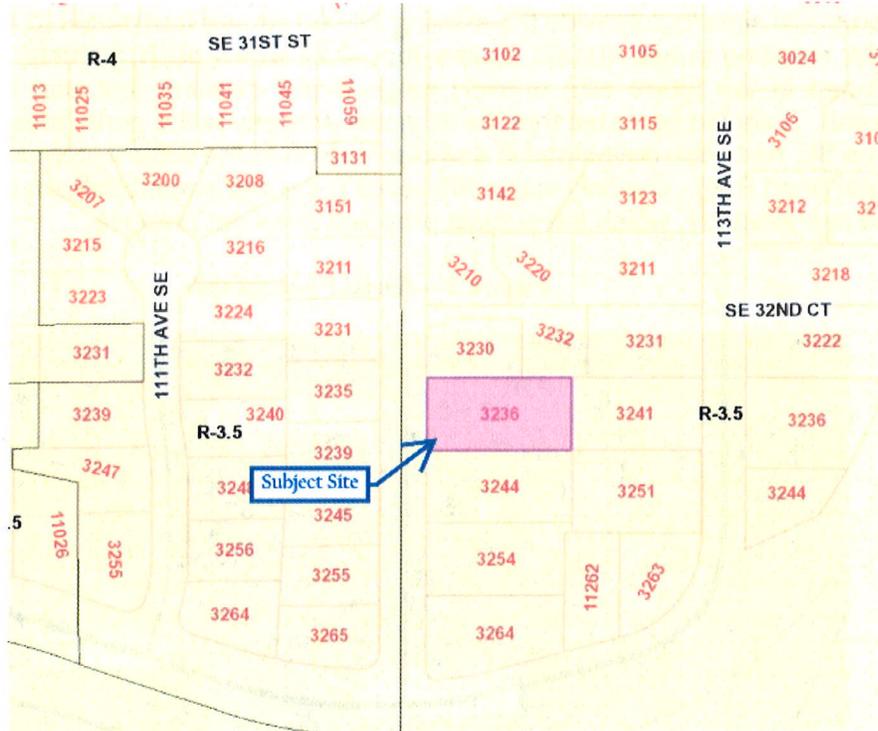


### III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

#### A. Zoning

The two lots proposed with this short plat application are permitted within the R-3.5 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 3 – Zoning Map



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

Table 1 – Dimensional Requirements

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-3.5 Southwest Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium	
<b>Gross Site Area</b>	20,000 square feet (approx. 0.46 acre)	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	10,000 Square Feet	Lot A: 10,000 Square Feet Lot B: 10,000 Square Feet
<b>Minimum Lot Width</b>	70 Feet	Lot A: 100 Feet (approx.) Lot B: 100 Feet (approx.)
<b>Minimum Lot Depth</b>	80 Feet	Lot A: 107.25 Feet (approx.) Lot B: 92.75 Feet (approx.)
<b>Building Setbacks</b>		
Front Yard	20 Feet	20 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet (5 ft. + 10 ft.)
<b>Access Easement Setbacks</b>	10 Feet from easement – Side Yard	Lot A: 10 Feet (Side) Lot B: Not applicable
<b>Tree Retention</b>	30% of 186 Diameter Inches = 56 Diameter Inches	76 Diameter Inches or 40 % Retained

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

There are no critical areas within or immediately adjacent to the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

#### V. SUMMARY OF TECHNICAL REVIEWS

##### A. Utilities Review

The Utilities Department has reviewed the submitted plans and has approved the Preliminary Short Plat proposal only. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities. All water, sewer and storm drainage design review, plan approval and field inspection shall be done through the water application process, side sewer permit(s) and or storm drainage connection permits. **Refer to Conditions of Approval regarding Utilities in Section IX of this report.**

##### B. Fire Department Review

The Fire Department has approved the preliminary short plat. **Refer to Conditions of Approval regarding Fire in Section IX of this report.**

##### C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

##### Site Access

Access to Lots A and B will be from a joint use driveway off of 112<sup>th</sup> Avenue SE as shown on the approved plans submitted for the final revisions of 13 123064 LN. No other access connection to city right-of-way is authorized. The existing dual 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 paved 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.

The City's Parcel and Address Coordinator has assigned the address of 3238 112<sup>th</sup> Avenue

SE for Lot A (or the lot closest to 112<sup>th</sup> Avenue SE) and 3240 112<sup>th</sup> Avenue SE for Lot B (or the back lot of this short plat).

### **Street Frontage Improvements**

Major frontage improvements (i.e., sidewalk with curb and gutter) are not required for this short plat. Per Transportation Code 14.60.110.E.1 which states that frontage improvement requirements may be waived if adjacent frontage improvements are unlikely to be installed in the foreseeable future. This is the case for the 112<sup>th</sup> Short Plat @ 3236 112<sup>th</sup> Avenue SE.

Minor frontage improvements are required to the extent necessary to mitigate for the new joint use driveway construction (i.e., replaced removed dual driveway with matching frontage improvements).

Prior to final short plat approval, the developer must provide for all 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 unfinished frontage improvements. The final engineering plans showing 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: removal /replacement of existing driveway with matching frontage (paved shoulder, fog line, etc.) and construction of new joint use driveway.

### **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 112<sup>th</sup> Avenue SE is classified as a "Standard Trench Restoration" street. Generally, for this type of street classification pavement restoration will consist of a patch in lieu of full grind and overlay. Exact restoration limits and type will be specified in the right way permit to be issued for this short plat. There is a possibility that a full grind and overlay may be required at that time.

### **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 background traffic volume on the adjacent street (112<sup>th</sup> Avenue SE) and adequate capacity of 112<sup>th</sup> Avenue SE and nearby system intersection transportation impacts from this short plat will be negligible. Sight distance is adequate at the location of new driveway.

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

#### **D. Clearing and Grading Review**

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions. A Clearing and Grading Permit (GE Type) is required for the construction of the driveway and utilities for this short plat. **See attached Clearing and Grading Development Standards Memo.**

### **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on September 19, 2013, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received regarding the proposal, and there are no parties of record besides the applicant.

### **VII. DECISION CRITERIA:**

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

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

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

***Finding:*** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. In addition, both proposed lots will gain access via a shared access easement from 112<sup>th</sup> Avenue SE, which will run along the northern portion of each Lot, requiring only one curb cut off 112<sup>th</sup> Avenue SE.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX of this report.**

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

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

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

**Finding:** The preliminary short plat considers the physical characteristics of the site by establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

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

**Finding:** As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Code and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

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

**Response:** Both lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

**B. Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 56 diameter inches of the 186 diameter inches of the existing significant trees.*

**Response:** The applicant proposes to preserve a total of 76 diameter inches or 40% of the significant trees onsite. This satisfies the minimum 30% tree retention requirement. **Refer to project drawings attached to this report and Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

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

**Finding:** The site is located within the Southwest Bellevue subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

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

**Finding:** This short plat will provide for one additional future single-family residential unit. This home will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

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

**Finding:** The two lots proposed as a result of this short plat are the maximum number of lots allowed on an R-3.5 lot of this size.

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

**Finding:** This short plat provides for a development opportunity on an under-utilized site with adequate urban services, and will eventually add one additional new single-family dwelling, which will be compatible with the surrounding single-family neighborhoods. In addition, the proposal meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving five healthy, significant 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:** As conditioned, each lot (proposed Lots A and B) can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

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

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

## VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the 112th Preliminary

Short Plat **WITH CONDITIONS.**

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

**IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Laurie Tyler, (425) 452-2728
Noise Control – BCC 9.18	Laurie Tyler, (425) 452-2728
Sign Code – BCC Title 22	Laurie Tyler, (425) 452-2728
Transportation Develop. Code – BCC 14.60	Ray Godinez, (425) 452-7915
Traffic Standards Code 14.10	Ray Godinez, (425) 452-7915
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Don Rust, (425) 452-4856

**A. GENERAL CONDITIONS:**

**1. Utilities**

The Utilities Department approval of the Preliminary Short Plat Application is based on the preliminary utility design. Final civil engineering of the utility design 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. In addition, the water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review plan approval and field inspection will be performed through the Utilities permit processing desk at City Hall when permits for water, sewer and storm are applied for.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Don Rust, Utilities Department

**2. Fire**

Demolition of the existing structure and construction of the future single-family dwellings shall conform to the requirements of the International Fire Code, Chapter 33. In addition, a fire sprinkler determination will be made on a lot by lot basis when building plans are submitted for each new dwelling unit.

AUTHORITY: Bellevue City Code 23.11  
REVIEWER: Adrian Jones, Fire Department

### **3. Fire**

The proposed access road shall be paved a minimum width of 16 feet. The curb shall not be included within the 16 foot width.

AUTHORITY: Bellevue City Code 23.11  
REVIEWER: Adrian Jones, Fire Department

### **4. 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: Laurie Tyler, Development Services Department

### **5. Noise - Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Laurie Tyler, Development Services Department

## **B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

### **1. Right of Way Use Permit**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.

- j) All other construction activities as they affect the public street system.
- 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 street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the shared driveway, the connection to 112<sup>th</sup> Avenue SE, pavement restoration in 112<sup>th</sup> 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) Removal/replacement of existing circular driveway with matching frontage (paved shoulder).
  - ii) Construction of joint use driveway per DEV-7B. Pavement depths per DEV-8.
  - iii) Relocation of above grade utilities to facilitate new joint use driveway connection.
- 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; and Transportation Department Design Manual Standard Drawings DEV-7B, DEV-8  
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 112<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 112<sup>th</sup> Avenue SE will require standard 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

**6. Tree Protection**

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing 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.
- c) Every measure shall be taken to preserve these existing trees during plat engineering.

AUTHORITY: Bellevue City Code 23.76.060  
REVIEWER: Laurie Tyler, Development Services 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 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 jointly responsible for maintenance and repair of the private joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Ray Godinez, Transportation Department

### **3. Tree Retention**

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 76 diameter inches of existing significant trees to remain, as proposed. In order to maintain a minimum of 30% of the existing diameter inches of significant trees on the site, the two Douglas Fir trees (T-13 and T-14) must be saved during plat infrastructure and the subsequent construction of new single-family dwellings. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

***"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."***

During plat engineering, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D  
REVIEWER: Laurie Tyler, Development Services Department

#### **4. Demolition of Existing Structures**

Prior to recordation of the Final Short Plat, the applicant shall demolish the existing single-family dwelling on site.

AUTHORITY: Land Use Code 20.25A.025  
REVIEWER: Laurie Tyler, Development Services Department

#### **ATTACHMENTS**

Clearing and Grading Development Standards Memo  
Project Drawings





**Preliminary Short Plat Comments**

8/29/13  
 112th Short Plat  
 13-123064 LN

**Clearing and Grading, Building Division, Development Services Department**  
 (Staff contact-Savina Uzunow, 425-452-7860, [suzunow@bellevuewa.gov](mailto:suzunow@bellevuewa.gov))

A Clearing and Grading Permit is required for this project per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at:  
<http://www.bellevuewa.gov/clearing-grading-standards.htm>

The clearing and grading activities during the construction phase of the plat application are limited by Code to those areas necessary for road and utility construction (BCC 23.76.042). Individual building lots must remain vegetated until construction of each building is approved through the building permit process.

Some of the Clearing and Grading Development Standards highlights are:

<b>CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP)</b>	A CSWPPP is required for all clearing and grading permit applications. It must include a narrative, drawings, and a turbidity and pH monitoring plan. A short form CSWPPP may be used if the area to be disturbed is smaller than 7,000.00 sq. ft. or the grading does not exceed 150 cy.	Clearing and Grading Development Standards
<b>EROSION AND SEDIMENTATION CONTROL - MINIMUM REQUIREMENT 2</b>	Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for this permit application.	BCC 23.76.090 and Clearing and Grading Development Standards
<b>TREE PROTECTION</b>	Significant trees that are scheduled for retention must be protected during construction.	Clearing & Grading Development Standards
<b>CLEARING AND GRADING LIMITS</b>	Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the areas where work is proposed (including utilities and frontage improvements).	Clearing & Grading Development Standards
<b>CONSTRUCTION SEQUENCE</b>	A construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestones.	Clearing & Grading Development Standards
<b>RAINY SEASON RESTRICTIONS</b>	The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30).	BCC 23.76.093



**Preliminary Short Plat Comments**

<p><b>TURBIDITY MONITORING PLAN</b></p>	<p>Turbidity monitoring and pH may be required for this project.</p>	<p>Clearing and Grading Development Standards</p>
<p><b>ROCKERY REQUIREMENTS</b></p>	<p>Rockerries or modular block walls that exceed 48” in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing &amp; Grading reviewer during review of the Clearing &amp; Grading Permit. Rockerries that exceed 30” in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.</p>	<p>BCC 23.76.085 &amp; 086</p>
<p><b>POST CONSTRUCTION SOILS</b></p>	<p>For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.</p>	<p>Clearing and Grading Development Standards</p>
<p><b>ABATEMENT SECURITY</b></p>	<p>An abatement security device is required for all projects that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings, irrevocable letter of credit and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.</p>	<p>BCC 23.76.140</p>

A PORTION ON NE 1/4, SE 1/4, SEC 8, T 24N, R 5E, W.M.

**APPLICANT/OWNER**  
 JAYMARC HOMES, LLC  
 GARRY UPPER  
 7525 SE 24TH ST, STE 487  
 MERCER ISLAND, WA 98040

**SITE ADDRESS:**  
 3236 112TH AVE SE  
 BELLEVUE, WA 98004

**TAX PARCEL NUMBER:**  
 7000100705

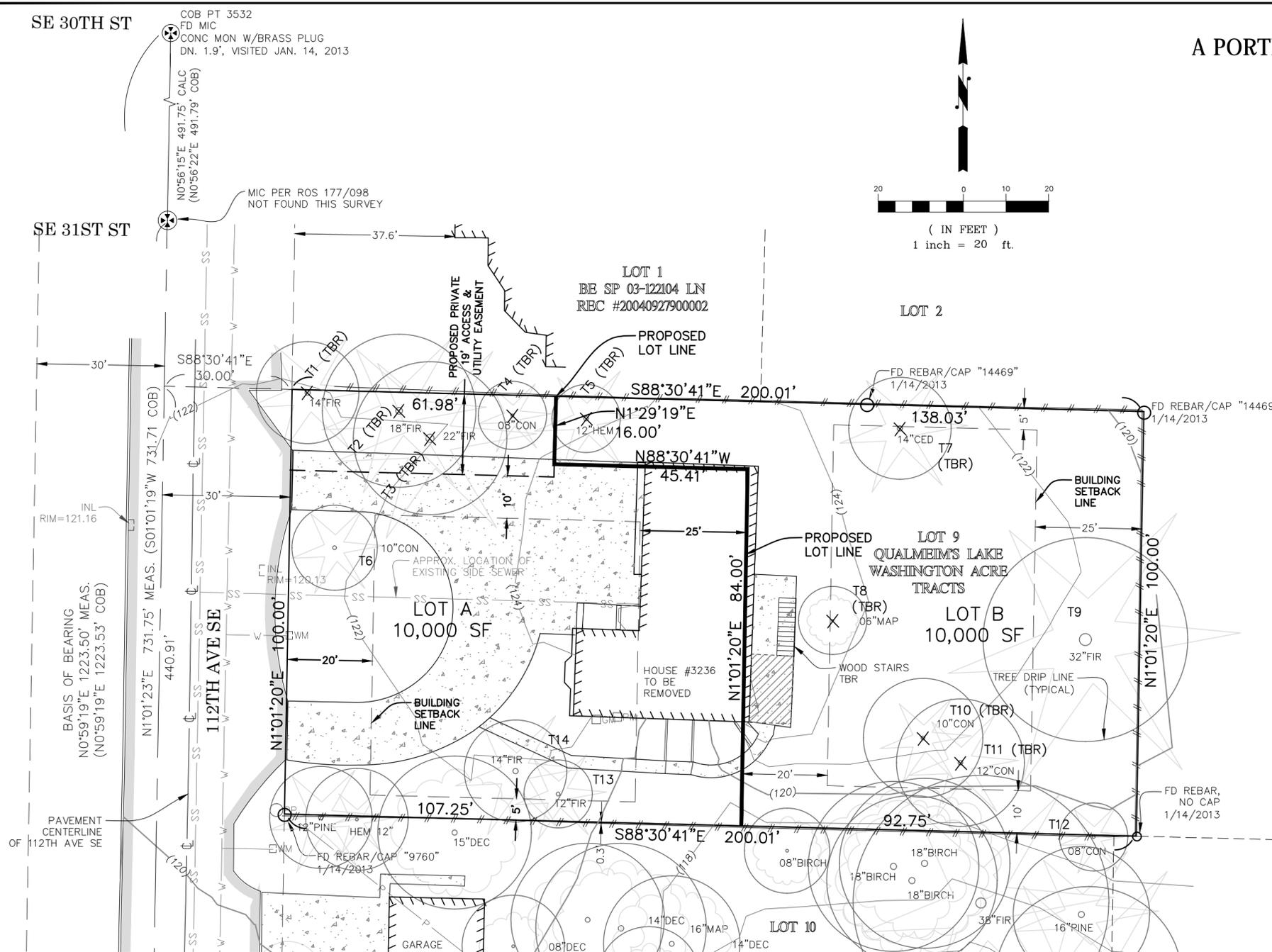
**ZONING:**  
 R-3.5

**AREA:**  
 TOTAL SITE AREA IS 20,000 SF  
 LOT A = 10,000 SF  
 LOT B = 10,000 SF

**BUILDING SETBACKS**  
 FRONT 20'  
 REAR 25'  
 SIDE 15' TOTAL (5' MIN.)

**SURVEY LEGEND**

- EDGE OF ASPHALTIC CONCRETE
- BUILDING LINE
- CON CONIFEROUS TREE
- CONCRETE SURFACE
- DEC DECIDUOUS TREE
- FOUND SURVEY MONUMENT
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- HYD FIRE HYDRANT
- GM GAS METER
- GUY POLE
- MB MAIL BOX
- MH MAINTENANCE HOLE
- PM POWER METER
- PPO POWER POLE
- REBAR FOUND
- INL STORMDRAIN INLET
- WM WATER METER
- WV WATER VALVE



**METHOD OF SURVEY:**  
 INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

**UNDERGROUND UTILITIES:**  
 BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

**VERTICAL DATUM:**  
 NAVD 88 PER  
 CITY OF BELLEVUE BENCHMARK: H#2226, V#675  
 ELEVATION=92.058'

**HORIZONTAL DATUM:**  
 WASHINGTON COORDINATE SYSTEM NAD83 (2011) - NORTH ZONE  
 PER CITY OF BELLEVUE HORIZONTAL CONTROL POINTS 3532 AND 2226

**LEGAL DESCRIPTION:**  
 THE WEST 200 FEET OF LOT 9, BLOCK 5, PLAT OF QUALMEIM'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 46, RECORDS OF KING COUNTY.

**SIGNIFICANT TREE TABLE**

ID	SPECIES	DIAMETER	FACTOR	WEIGHTED DIAM.	TREES SAVED
T1	DOUGLAS FIR	14"	1	14"	
T2	DOUGLAS FIR	18"	1	18"	
T3	DOUGLAS FIR	22"	1	22"	
T4	SPRUCE	8"	1	8"	
T5	HEMLOCK	12"	1	12"	
T6	SPRUCE	10"	1	10"	10"
T7	CEDAR	14"	1	14"	
T8	MAPLE	6"	1	6"	
T9	DOUGLAS FIR	32"	1	32"	32"
T10	PINE	10"	1	10"	
T11	SPRUCE	12"	1	12"	
T12	HEMLOCK	8"	1	8"	8"
T13	DOUGLAS FIR	12"	1	12"	12"
T14	DOUGLAS FIR	14"	1	14"	14"
				TOTAL=192"	76" (40%)
				186"	



**GeoDimensions**  
 35402 SE Center Street, Snoqualmie, WA 98065  
 phone 425.458.4488 support@geodimensions.net  
[www.geodimensions.net](http://www.geodimensions.net)

DATE: 12/9/13

JOB #13001



**City of Bellevue**

PERMIT FILE NO. 13-123064 LN

**JAYMARC HOMES**  
 PRELIMINARY SHORT PLAT

SHEET 1 OF 1