



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

Proposal Name: Ostrem Short Plat

Proposal Address: 10210 SE 10th St

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 20,134 (.46 acre) square foot lot, into 2 single-family lots. The newly created lot will be accessed from 103rd Avenue SE. The lots are located in the R-3.5 land use district.

File Number: 16-149215-LN

Applicant: Todd Ostrem

Decisions Included: Preliminary Short Plat (Process II)

Planner: Carol Orr, Associate Planner

**State Environmental Policy
Act Threshold
Determination:**

Exempt per WAC 197-11-800(6)(a)

Department Decision: **Approval with Conditions**

By: 
Carol Orr, Associate Planner
Development Services Department

Application Date: December 27, 2016
Notice of Application: January 19, 2017
Minimum Comment Period: February 2, 2017
Decision Publication Date: December 5, 2019
Appeal Deadline: December 19, 2019

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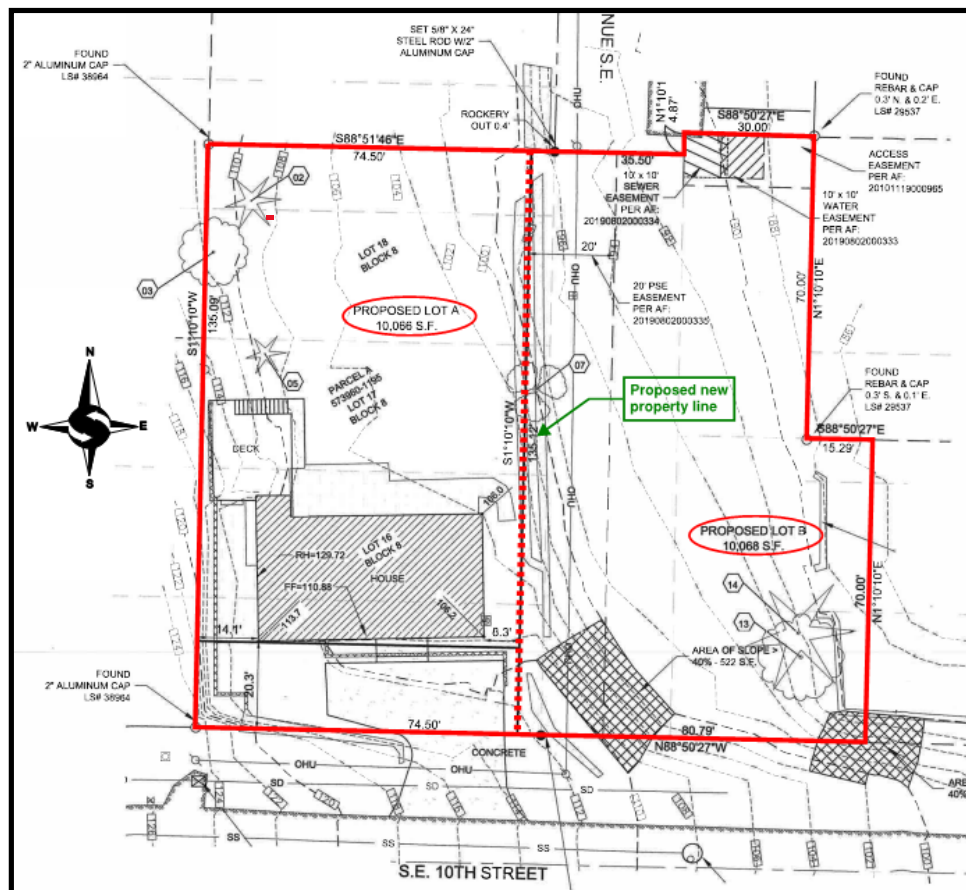
Attachments:
Project Drawings

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat one existing lot, totaling 20,134 square feet, (approximately .46 acres) into two single-family lots. The site is currently developed with a single family residence. This structure is to be retained. The minimum lot size within the R-3.5 zone is 10,000 square feet. Each lot within this proposal will exceed this minimum square footage and meet the minimum width and depth dimensions for the R-3.5 zone. The newly created lot will be developed with one new single family dwelling. The construction of the new home will be done under separate permit, and is not part of this short plat approval. The subject site is located within the R-3.5 single family land use district, and within the Southwest Bellevue Subarea. The newly created lot will be accessed from 103rd Avenue SE. For the purposes of this report, proposed Lot A is the western lot, which includes the existing home, and proposed Lot B is the eastern lot.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The property contains 86 diameter inches of significant trees. This project proposes to retain 50 diameter inches, or 58% of the total diameter inches currently on site. These retained trees will be noted on Tree Retention Plan included with the final recorded plat map. **Refer to Condition of Approval regarding Tree Retention in Section X.C of this report.**

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is a predominantly rectangular lot within an existing single family neighborhood, and is bordered by single family dwellings to the north, south, east and west. The property is zoned R-3.5 and has a Comprehensive Plan designation of Single Family Medium.

The topography of the site slopes moderately downward at an approximate 16% slope from west to east. The eastern portion of the lot was previously designated as undeveloped right of way. The right of way was subsequently vacated and 103rd Avenue SE terminates at the proposal property's northern property line. The existing City of Bellevue water line and sewer line remained on the site and were placed within a utility easement at the time of the right of way vacation.

To facilitate this short plat, the applicant was required to relinquish these easements and remove and reroute all infrastructure located within those easements. The applicant acquired the necessary Utilities, Clear and Grade and Right of Way permits to remove the water and sewer lines, and to reroute them to existing infrastructure elsewhere in the near vicinity. This work was completed in August of 2019. The applicant then worked with the Real Property Services Division to relinquish the easements by Council when they were vacant of the previous infrastructure. Other franchise utilities, such as cable, power and natural gas which were included in the previous easement were placed in a new easement at a separate location on the site. These franchise utilities are located along the proposed property line to divide the parcel. The easement for the overhead powerlines was modified to reflect the revised location of the power pole on SE 10th Street. .

The existing single family dwelling was constructed on the western side of the existing parcel in 2013. No curb, gutter or sidewalk exist on either side of the parcel along SE 10th Street or 103rd Avenue SE. An additional easement will be required to provide access over Lot B to service the existing home on Lot A, but this cannot be recorded until the parcels have separate ownership. Access to the existing home on Lot A will continue to be from SE 10th Street and access to proposed home on the Lot B shall only be from 103rd Avenue SE. Refer to additional Transportation comments in Section V. of this report.

Figure 2 – Aerial Photograph

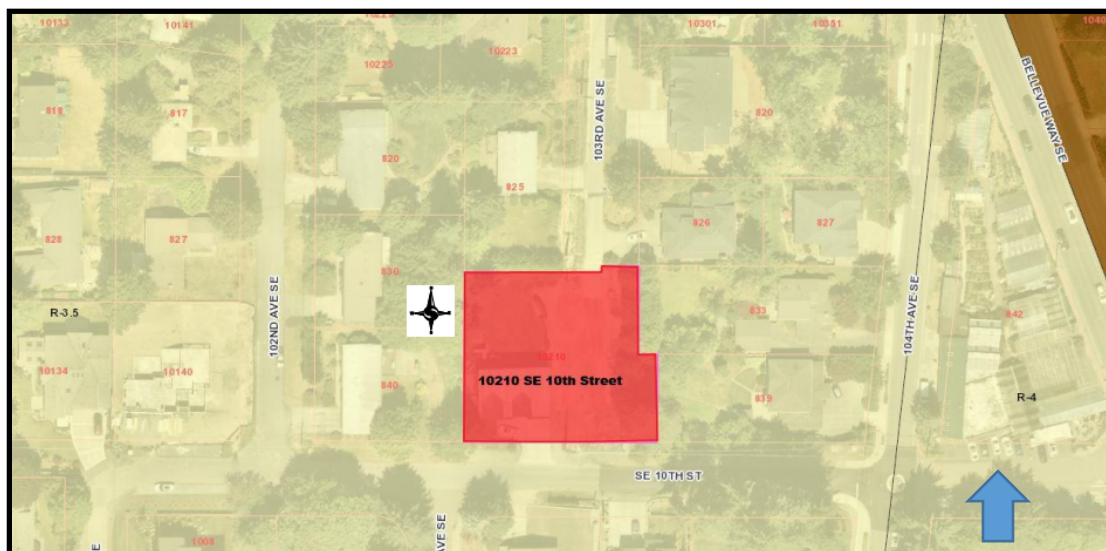


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The two lots proposed with this short plat application are permitted within the R-3.5 single family land use district. See Table 1 below for discussion of dimensional requirements.

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

<u>BASIC INFORMATION</u>		
Zoning District	R-3.5 Southwest Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium	
Gross Site Area	20,134 square feet (approx. 0.47 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	10,000 Square Feet	Lot A: 10,066 Square Feet Lot B: 10,068 Square Feet
Minimum Lot Width	70 Feet	Lot A: 74.5 Feet Lot B: 80.79 Feet
Minimum Lot Depth	80 Feet	Lot A: 135.09 Feet Lot B: 135.12 Feet
Lot Coverage by Structure	35% maximum	Lot A: 18% Lot B: To be determined under Building Permit review
ITEM	REQ'D/ALLOWED	PROPOSED
Impervious Surface Coverage	50% maximum	Lot A: 2362 (23%) Lot B: To be determined under Building Permit review
Floor Area Ratio	Structures exceeding .5 FAR shall provide 7.5 foot side setbacks and either Daylight Plane Analysis or Second Story Stepbacks.	Lot A: .22 Lot B: To be determined under Building Permit review
Building Height	35 Feet from Average Existing Grade (AEG)	Lot A: 24.07 Feet Lot B: To be determined under Building Permit review
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 25 Feet 5 Feet 15 Feet	Lot A: (Existing Home) 20.1 Feet 78.7 Feet 8.3 Feet & 14.1 Feet 56.1 Feet Lot B: 20 Feet 25 Feet 5 Feet (unless exceeding .5 FAR) 15 Feet total combined
Tree Retention	30% Diameter Inches of all significant trees on site.	The site contains 86 diameter inches of significant trees. The applicant proposes to retain 50 diameter inches, which calculates to 58% of what currently exists on site.

Refer to Condition of Approval regarding Tree Retention in Section X of this report.

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

Storm Drainage –All minimum requirements apply to new impervious surfaces and converted pervious surfaces based on the Figure 2.2 of the 2016 COB Surface Water Engineering Standards. The project qualifies as new development under the Department of Ecology Stormwater Management Manual for Western Washington.

MR #4 Preservation of Natural Drainage Systems and Outfalls will be maintained. The south yard will sheet flow to the east preserving the natural drainage path while the roof runoff will be routed to the southern-most point of the roadside ditch along 103rd Ave SE.

MR #5 On-site Stormwater Management BMPs have been examined for their feasibility. Due to slope setbacks required for the on-site slopes which are greater than 15%, infiltration and dispersion are not feasible at this site.

MR #6 Runoff Treatment is not triggered. In the proposed condition, the additional driveway will add approximately 1,000 sq. ft. of PGIS to the current 850 sq. ft. of PGIS. The combined PGHS will be significantly below the threshold.

MR #7 Flow Control is not triggered. In the fully built out site condition, the site will have 10,066 sq. ft. of impervious surface area 266 sq. ft. of tree retention credits reducing the total effective impervious area to 9,800 sq. ft. which is below the 10,000 sq. ft. threshold. The site is less than ½ acre and the additional impervious area only increases the 100-yr flow from WWHM by 0.05 cfs.

The project is in the Meydenbauer Creek Drainage Basin and drains north and then west to Lake Washington through a combination of pipes and an unnamed creek.

Water – The project is served from the water system that is within the EN 300 water pressure zone. Lot B will be served by a separate domestic water service tapped off the 6-inch Asphalt Concrete (AC) water main in 103rd Ave SE.

Sewer – The applicant proposes to provide sewer service to both lots in the Ostrem Short Plat by connecting Lot B to the existing stub provide out of the new sanitary sewer manhole located along the north property line.

Refer to Condition of Approval regarding Utilities Review in Section X.A of this report.

B. Fire Department Review

The Fire Department has approved the preliminary short plat. Access roads, including public and private roads and driveways must be in accordance with the City of Bellevue Transportation Department Design Standards and Manual. The need for automatic fire sprinklers will be determined upon complete building submittal.

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 complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

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.

Refer to Condition of Approval regarding Infrastructure Improvements in Section X of this report.

Site Access

The proposed two lot short plat is comprised of an existing lot on SE 10th Street between 102nd Avenue SE and 104th Avenue SE. The existing lot takes access from two driveways, one off of SE 10th Street and another from 103rd Avenue SE. SE 10th Street and 103rd Avenue SE are two-lane roads classified as a local streets. The right of way for 103rd Avenue SE terminates at the north property line of the parcel. There is currently no turnaround facility at the end of 103rd Avenue SE.

The proposed short plat subdivides the existing lot into two single family lots. The existing home on the proposed west lot will remain and continue to take access from SE 10th street. The proposed home on the east lot shall take vehicle and pedestrian access only from 103rd Avenue SE. The driveway of the east lot will have a minimum width of 10 feet and a minimum length of 20 feet. Site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The Ostrem short plat has frontage on SE 10th Street and 103rd Avenue SE. The lot is

bordered by single family lots to the east, west, and north. There is currently a 10-foot-wide gravel shoulder on SE 10th Street, and no sidewalk along either frontage

The following street improvements are required:

1. Install a concrete driveway approach transitioning from the street end of 103rd Avenue SE.
2. Construct a pervious surface turnaround facility for a DL-23 design vehicle.
3. Install a street light at the end of 103rd Avenue SE
4. Existing overhead utilities shall be relocated underground

Refer to Condition of Approval regarding Engineering Plans and Frontage Improvements in Section X.B of this report.

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.

Refer to Condition of Approval regarding Right of Way Use Permit and Off-Street Parking in Section X.B of this report.

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 103rd Avenue SE and SE 10th Street are classified as Standard Trench Restoration.

Refer to Condition of Approval regarding Pavement Restoration in Section X.B of this report.

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.

Refer to Condition of Approval regarding Sight Distance in Section X.B of this report.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on January 19, 2017, 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.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

Due to the vacation of the Right of Way on the eastern side of the parcel, two large easements were present on this portion of the lot. The existing sewer and water lines in this area were required to be removed and the systems re-routed to other locations. After the infrastructure was removed, the applicant worked with the City of Bellevue Real Property Services to bring the easements before City Council for relinquishment.

VIII. 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 are provided for through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. There is no existing sidewalk along this portion of SE 10th Street and 103rd Avenue SE. Therefore, the requirement to install sidewalk and landscaping planter is waived.

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 X.A 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 and retains a significant amount (58%) of diameter inches of existing trees on site.

This will be consistent with the vegetated character of the surrounding neighborhood.

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, the Utility Codes and the City of Bellevue Development Standards.

Refer to Section III.B of this report for compliance with City of Bellevue Land Use Code dimensional requirements. All of the lots shown can be developed in accordance with the Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

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 single family land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

The single family homes are, by use type, compatible with surrounding neighborhoods and maintain the character and appearance of the neighborhood as addressed in the Land Use (LU) Element of the Comprehensive Plan – LU-13. The proposal provides the maximum allowed number of new residential units as encouraged by the Comprehensive Plan (LU- 6). 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- 5).

The proposal meets the Neighborhood Quality goal in the Housing Element (HO) by providing compatible housing (single family in single family district) (HO- 3).

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. All easements within the buildable area have been relinquished and all infrastructure within them removed. **Refer to Condition of Approval regarding the Variance Restriction in Section X.A 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, 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 in Section X.C of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Ostrem Preliminary Short Plat **WITH CONDITIONS**.

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

X. CONDITIONS OF APPROVAL:

The 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 & Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Savina Uzunow	(425) 452-7680
Construction Codes – BCC Title 23	Building Division	(425) 452-4121
Fire Code – BCC 23.11	Glen Albright	(425) 452-4270
Land Use Code – BCC Title 20	Carol Orr	(425) 452-2896
Noise Control – BCC 9.18	Carol Orr	(425) 452-2896
Transportation Develop. Code – BCC 14.60	Ian Nisbet	(425) 452-4851
Transportation Develop. Code – BCC 14.60	Ian Nisbet	(425) 452-4851
Right-of-Way Use Code 14.30	Tim Stever	(425) 452-4294
Utility Code – BCC Title 24	Chris Brookes	(425) 452-6825

A. GENERAL CONDITIONS:

1. Utilities

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water and storm drainage. The individual side sewer connections will be reviewed and permitted under a separate UA side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed

under the codes and standards in place at the time of this application. Public and/or private easements will be required for water, storm, and side sewer services across adjoining properties and will be required to be shown on the face of the short plat with appropriate language. A complete copy of the Western Washington Hydrology Model (WWHM) calculations including the WWHM project files (i.e. WHM, WH2, WDM, and DOC) in electronic format will be required at the time of the Developer extension agreement.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Chris Brookes, Utilities Department

2. 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 Orr, Development Services Department

3. 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: Carol Orr, Development Services Department

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

4. Right of Way Use Permit

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

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

- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Ian Nisbet, Transportation Department

5. 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: Ian Nisbet, Transportation Department

6. Engineering Plans & Frontage Improvements

A street lighting plan, channelization plan, and 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 private road or shared driveway, the connection to NE 14th Street, pavement restoration in 173rd Avenue NE and NE 24th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Frontage improvements are detailed below:

- a) Install a concrete driveway approach transitioning from the street end of 103rd Avenue SE.
- b) Construct a pervious surface turnaround facility for a DL-23 design vehicle.
- c) Install a street light at the end of 103rd Avenue SE
- d) Existing overhead utilities within the property shall be relocated underground

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms

must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60, Transportation Department Design Manual, Transportation Department Design Manual Standard Drawings, and Americans with Disabilities Act.

REVIEWER: Ian Nisbet, Transportation Department

7. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1, existing vegetation near the access point on NE 24th Street 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: Ian Nisbet, Transportation Department

8. Pavement Restoration

The city's pavement manager has determined that this segment of 103rd 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 RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 & Design Manual Design Standard # 23

REVIEWER: Ian Nisbet, Transportation Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

9. 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.

Transportation Development Code Section 14.60.260 provides for 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, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Ian Nisbet, Transportation Department

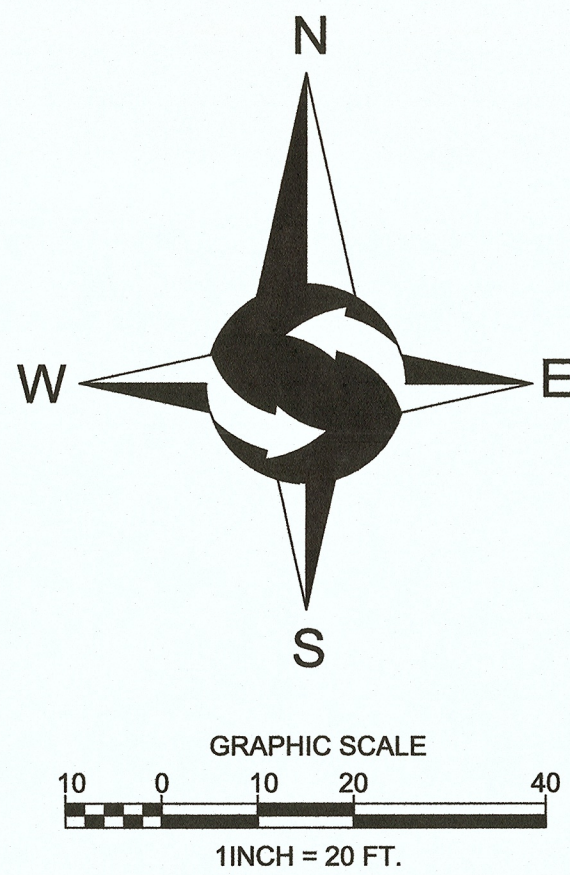
10. Tree Retention/Replacement

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray **58** diameter inches of existing significant trees to remain, as proposed. A Tree Preservation Plan that portrays the Tree Protection Zone, 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:

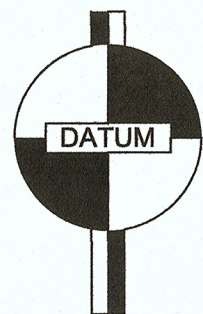
“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless 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 construction, the Tree Protection Zone of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area. Any accessory structures located within the Tree Protection Zone of trees to be saved shall be removed with hand tools.

AUTHORITY: Land Use Code 20.20.900.D & G
REVIEWER: Carol Orr, Development Services Department



VERTICAL DATUM & CONTOUR INTERVAL



ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM ELEVATION DATA PROVIDED BY THE CITY OF BELLEVUE.

BENCH MARK: TOP MOST NORTHWESTERLY BOLT IN STEEL POWER POLE BASE (STAMPED "BM 375") ON THE EAST SIDE OF 106TH AVENUE SE @ SE 10TH STREET.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

LEGAL DESCRIPTION

PARCEL A: OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 08-103317-LW, AS RECORDED UNDER RECORDING NUMBER 20080628900002, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83 (1991) - NORTH ZONE.

BEARING ESTABLISHED BY USING COORDINATE INFORMATION SUPPLIED BY THE CITY OF BELLEVUE FOR HORIZONTAL CONTROL MONUMENTS NUMBERED 0593 & 0594.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: TODD OSTREM
P.O. BOX 50685
BELLEVUE, WA 980015

TAX PARCEL NUMBER: 573960-1195

PROJECT ADDRESS: 10210 SE 10TH STREET
BELLEVUE, WA 98004

ZONING: R3.5

JURISDICTION: CITY OF BELLEVUE

PARCEL ACREAGE: 20,134 S.F. (0.462 ACRES ±)
AS SURVEYED

GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2016 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

IMPERVIOUS SURFACE COVERAGE

PROPOSED LOT A:

HOUSE (WITH EAVES)	1,530 S.F.
DRIVEWAY	800 S.F.
PATIO	744 S.F.
TOTAL	2,362 S.F.
TOTAL LOT S.F.	10,066 S.F.
% OF LOT	23.4%

GREENSCAPE

PROPOSED LOT A:

TOTAL AREA OF FRONT SETBACK	1,490 S.F.
HARDSCAPE	735 S.F.
GREENSCAPE	755 S.F.
% GREENSCAPE IN FRONT SETBACK	50.7%

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- TACK IN LEAD FOUND
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- APPROXIMATE LOCATION SANITARY SEWER LINE
- APPROXIMATE LOCATION STORM DRAIN LINE
- OVERHEAD POWER
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- WOOD FENCE
- CONCRETE WALL
- ROCKERY
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- CE CEDAR
- DS DECIDUOUS
- DF DOUGLAS FIR
- MP MAPLE
- PI PINE
- * INDICATES MULTI-TRUNK

FOUND MONUMENT IN CASE COB # 0594 N: 222884.536 E: 1302943.517

N12°02'35"E 374.20'

104TH AVENUE S.E.

N19°21'30"W 164.81' (BASE OF BEARINGS)

LAKE WASHINGTON BOULEVARD

FOUND MONUMENT IN CASE COB # 0593 N: 221597.63 E: 1303398.03

TREE TABLE			
NO.	CALIPER(IN.)	SPECIES	DRIPLINE RADIUS(FT.)
02	14"	DOUGLAS FIR	14'
03	16"	ALDER	16'
05	10"	DOUGLAS FIR	10'
07	14"	MAPLE	14'
13	14"	MAPLE	14'
14	18"	CEDAR	18'
86"		TOTAL	86'
50"		TOTAL DIAMETER RETAINED	
58%		PERCENTAGE RETAINED	

PRELIMINARY SHORT SUBDIVISION

TODD OSTREM
10210 SE 10TH STREET
839 104TH AVENUE SE
BELLEVUE, WA 98004

Received
NOV 18 2019
Permit Processing

PROJECT NO. 16-032

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 8/8/19

SHEET 2 OF 2



Site
surveying, Inc.

NW 1/4, NW 1/4, SEC 05, TWP 24N, RNG 5E, W.M.