



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

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**Proposal Name:** 3020 Short Plat

**Proposal Address:** 3804 156<sup>th</sup> Ave SE

**Proposal Description:** Short plat to subdivide one (1) 14,881 SF existing single-family lot into two (2) single-family lots measuring 7,463 SF and 7,418 SF.

**File Number:** 18-110541-LN

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

**Decisions Included:** **Process II**  
Preliminary Short Plat (LUC 20.35)

**Planner:** David Wong, Land Use Planner

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

**Department Decision:** Approval with Conditions

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David Wong, Associate Land Use Planner  
Development Services Department

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Application Date: January 30, 2018  
Notice of Application Publication Date: February 22, 2018  
Decision Publication Date: September 12, 2019

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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### **Attachments**

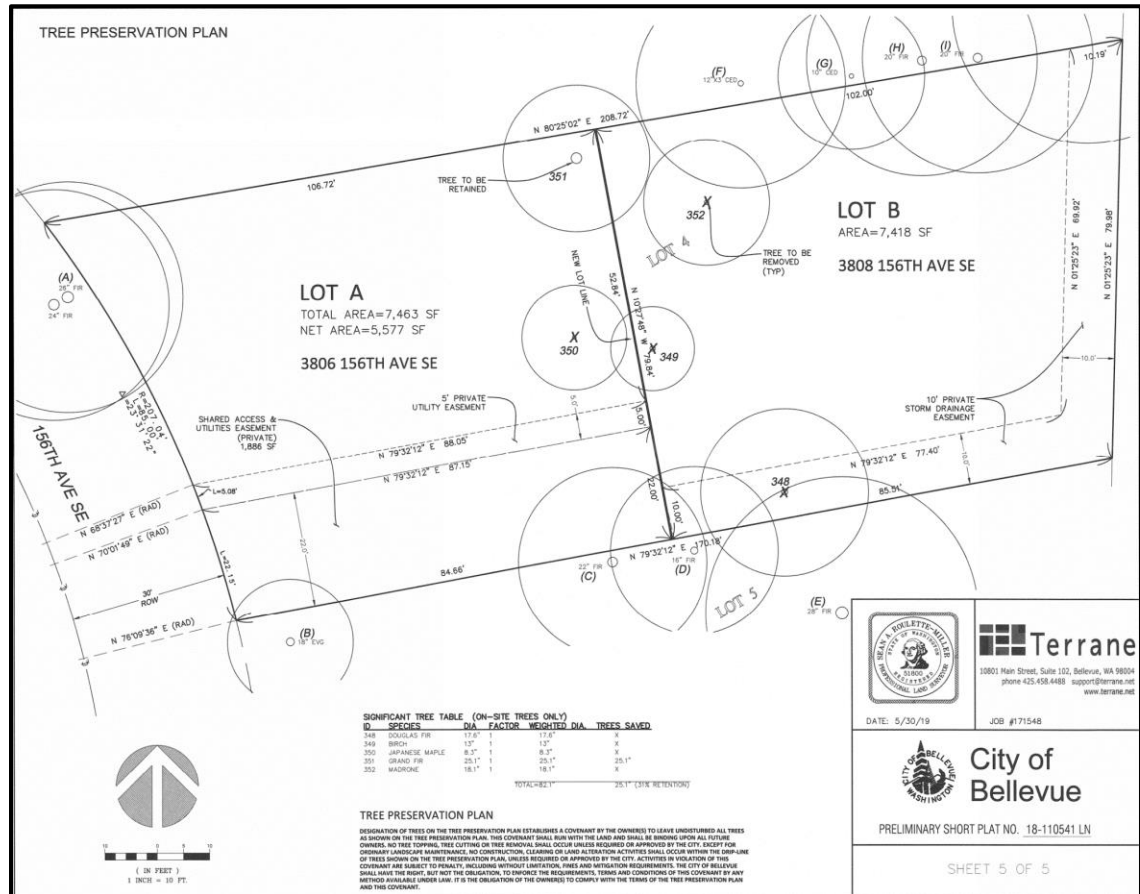
1. Preliminary Short Plat Plan

## I. Request & Review Process

### A. Request

The proposal is for a Preliminary Short Plat to subdivide one (1) existing 14,881 square-foot lot into two (2) single-family lots measuring 7,463 SF and 7,418 SF. The site is zoned R-5 and contains an existing single-family home that will be demolished. **See Figure 1 for the proposed 2-lot configuration.**

Figure 1



Proposals for subdivision of land into nine (9) lots or fewer are subject to the provisions in LUC 20.45B, short plats and subdivisions. The site does not contain any critical areas or their buffers, and therefore is subject to the general requirements in LUC 20.45B.050 for short plats. The short subdivision process is discussed in detail in Section III of this report.

## II. Site Context & Description

### A. Site Context

The site consists of one 14,881 square foot residentially-zone parcel with a frontage along 156<sup>th</sup> Ave SE. The site is currently developed with a 1,400 SF single-family structure that was constructed in 1954.

The property is relatively flat, sloping from a west elevation of 395 feet ASL to an east elevation of 387 feet ASL over approximately 170 feet. The existing vegetation consists mainly of ornamental grass and five (5) significant trees of varying species. **See Figure 2 below for the current site.**

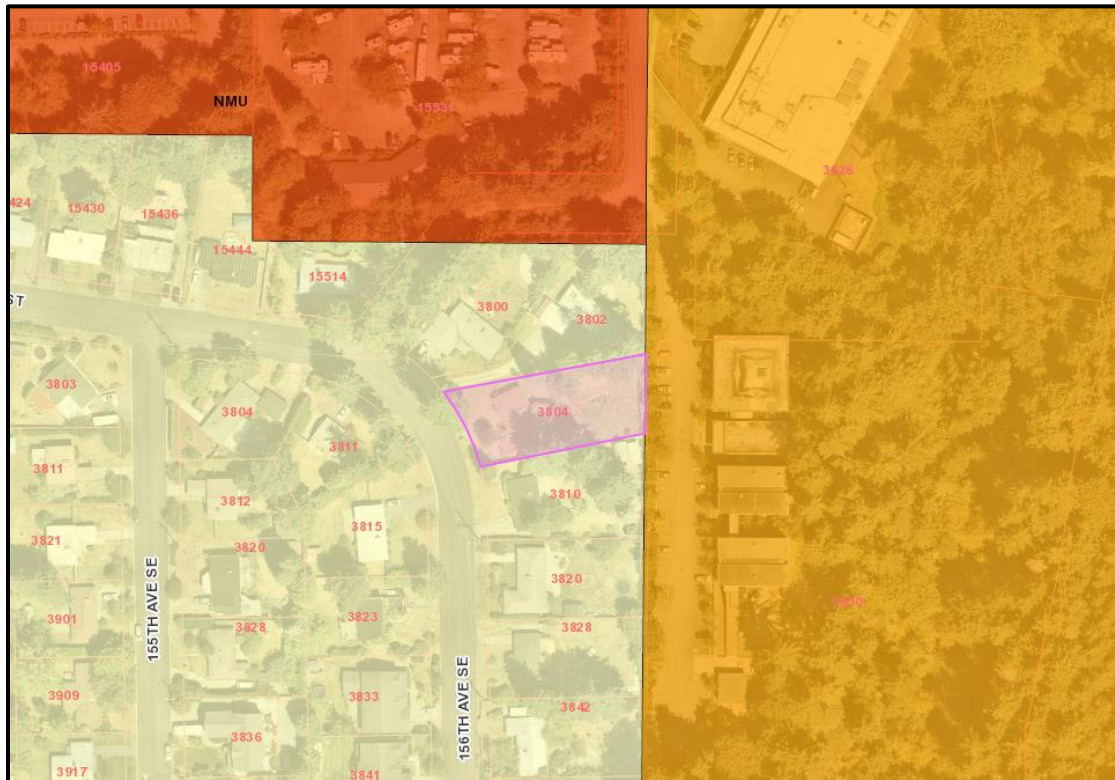
Figure 2



### B. Zoning

The property is zoned R-5 (Single-Family Residential) and is located in the Eastgate subarea of the Comprehensive Plan. **See Figure 3 below for vicinity zoning map.**

**Figure 3**

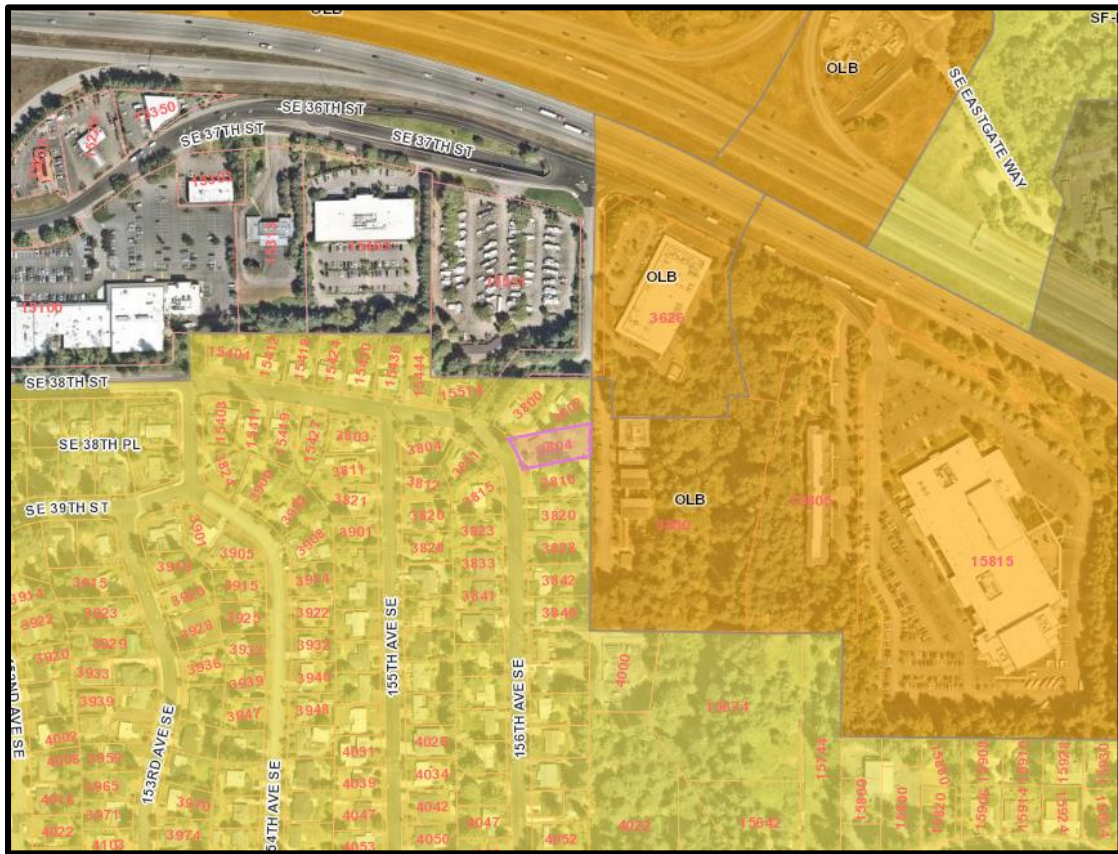


**C. Land Use and Comprehensive Plan Context**

The site is located approximately 1,765 feet (0.33 miles) to the east of the intersection of SE 38<sup>th</sup> St and 150<sup>th</sup> Ave SE. It is surrounded to the north, south, and west by residential development. The site is bordered to the east by Temple De Hirsch Sinai Bellevue Campus. The Comprehensive Plan designation of the site and the areas to the north, south, and west are identified as SF-H (Single-Family High Density) with areas to the east identified as OLB (Office & Limited Business). **See Figure 3 for Comprehensive Plan context.**



Figure 4



Structure Setback (feet)				standard
2 Side Yard Structure Setback	15	15	15	Can comply with standard
Minimum Lot Area (square feet)	7,200	7,463	7,418	Complies
Maximum Lot Coverage (percent)	40%	40%	40%	Can comply with standard
Maximum Impervious Surface (percent)	55%	-	-	Can comply with standard
Minimum Greenspace (percent)	50	-	-	Can comply with standard
Width (feet)	60	79.84	79.84	Complies
Depth (feet)	80	84.66	85.51	Complies
Tree Retention	30% of 82.1"	-	-	Proposed retention of 25.1" or 31%

**i. Tree Retention – LUC 20.20.900**

Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City.

For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood tree diameter inches shall be discounted by a factor of 0.5.

**(Total Diameter Inches of Significant Trees)(0.30) = Inches Required to be Retained**

The following calculation is the tree retention calculation for this property:

**(82.1)(0.30) = 24.63 or 25 Inches**

The minimum number of diameter inches required to be retained per LUC 20.20.900

is 24.63 inches. The proposal to retain 25.1 inches over the entire site is in compliance with the tree retention requirements of LUC 20.20.900. See Section X for conditions of approval.

#### **IV. Public Notice and Comment**

Application Date:	January 30, 2018
Public Notice (500 feet):	February 22, 2018
Minimum Comment Period:	March 8, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 22, 2018. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

#### **V. Summary of Technical Reviews**

##### **Clearing and Grading:**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

##### **Utilities**

The project as proposed can be feasibly constructed under the existing codes and standards without requiring special conditions or deviations from them.

##### Water

The water supply for this site will be provided from the existing 6" AC water main located in 156th Ave SE off the 590 water pressure zone.

##### Sewer

The City of Bellevue Utilities has adequate capacity for providing sanitary sewer for this proposal. The lots will be served from an 8" concrete sewer main located in 156th Ave NE.

##### Storm Drainage

The storm drainage system proposed provides adequate mitigation for storm water and meets the requirements outlined in the Bellevue Code and the Storm & Surface Water Engineering Standards.

##### **Fire**

The Fire Division of the Development Services Department has reviewed the proposed development for compliance with Fire codes and standards. The Fire staff found no issues with the proposed development.



### **Transportation**

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 (GE) 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. See Section X for conditions of approval.

### **Site Access**

The proposed short plat will subdivide the existing parcel into two single family lots. The parcel has one existing single-family residence that has access via a single-family driveway off 156th Avenue SE. The existing driveway is located on the south side of the property. 156th Avenue SE is a two-lane road classified as a local street with a 25mph posted speed limit.

The proposed access to the two subdivided lots (Lot A and Lot B) will be through a 16-foot paved joint-use new driveway within a 20-foot Access and Utility Easement on the south side of the property off of 156th Avenue SE, as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator. See Section X for conditions of approval.

### **Street Frontage Improvements and Private Road Requirements**

The 3020 2-lot short plat is located on the east side of 156th Avenue SE and bordered by single family lots to the north, south, and the De Hirsch Sinai Temple to the east. There are two existing Douglas Fir trees (24" and 26" in diameter) along the frontage of 156th Avenue SE within the right-of-way. 156th Avenue SE is a two-lane local road with a vertical curb only, no gutter and no sidewalks. For consistency with the existing character of the neighborhood, sidewalk is not required for this project.

The project street frontage improvements and private road requirements include:

1. Construct new concrete curb and gutter along 156th Avenue SE street frontage.
2. Construct a new asphalt driveway approach on 156th Avenue SE on the south side of the property.
3. Construct a joint-use driveway with a minimum width of 16 feet.
4. The joint-use driveway shall be located within a minimum 20-foot wide easement.
5. Maintain existing trees within the City's right-of-way along 156th Avenue SE, west of the property and north of the new driveway approach. If necessary, to meet the sight distance requirements, existing vegetation near the driveway must be trimmed.
6. Street lighting shall meet City of Bellevue's minimum standards. An AGI analysis will be required to verify that minimum light levels are met.
7. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
8. The joint-use driveway shall be limited to a maximum grade of 10% for 20 feet past the back of the future improvements and a maximum grade of 15% thereafter.
9. Concrete curb and gutter is required along the joint-use driveway where the road exceeds 8% in grade.

The design of the improvements and the final engineering plans showing those site improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit. See Section X for conditions of approval.

#### 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, 156th Avenue SE is classified as Grind and Overlay required. See Section X for conditions of approval.

#### 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. The applicant has made a preliminary review at the driveway access location and has shown that the minimum sight distance can be met. See Section X for conditions of approval.

#### 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 minimal number of new p.m. peak hour trips to be generated by the 3020 2-Lot Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements. See Section X for conditions of approval.

### **VI. State Environmental Policy Act (SEPA)**

The proposal for short subdivision is categorically exempt from SEPA Environmental Review in accordance with the City of Bellevue Environmental Procedures Code, BCC 22.02B, and WAC 197-11-800.

### **VII. Changes to proposal as a result of City review**

No substantial changes were requested by City staff during the review of this proposal.

### **VIII. Decision Criteria**

#### **B. Preliminary Short Plat Decision Criteria – 20.45B.130**

The Department Director may approve or approve with modifications 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; and**

**Finding:** As discussed in Section III and V, of this report, the proposal makes appropriate provisions for public health, safety, and general welfare.

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

**Finding:** The public is served by the short subdivision by providing additional housing stock to the area and allowing reasonable development opportunity to occur at a historically vacant parcel within residential zoning.

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

**Finding:** The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site by providing appropriate access locations for each lot and retaining more significant trees than required under LUC 20.20.900. See Section X for conditions of approval.

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

**Finding:** As discussed in Section III and V of this report, the proposal complies with all applicable provisions of the Bellevue City Code. See Section X for conditions of approval.

**5. The proposal is in accord with the Comprehensive Plan, BCC Title 21; and**

**Finding:** The site is located in the Eastgate subarea. The Comprehensive Plan specifies Single-Family High Density (SF-H) development for this property, which is consistent with the R-5 Land Use designation. In addition to preservation of existing trees and the creation of zoning compliant lots, the proposal complies with applicable Comprehensive Plan Policies City-wide and for this subarea, including the following:

- **LU-5** – Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.
- **LU-6** – Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage
- **LU-11** – Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.
- **LU-29** – Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.
- **HO-3** – Maintain character of established single-family neighborhoods, through adoption and enforcement of appropriate regulations.
- **N-9** – Preserve and develop distinctive neighborhood character within Bellevue's diverse neighborhoods.
- **TR-146** – Consider neighborhood traffic and livability conditions and address potential adverse impacts of public and private projects during the planning,

designing, permitting, and construction phases.

- **EN-3** – Minimize, and where practicable, eliminate the release of substances into the air, water, and soil that may have harmful impacts on people, wildlife, and the environment.
- **EN-26** – Manage water runoff for new development and redevelopment to meet water quality objectives, consistent with state law.
- **EN-71** – Preserve a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat.
- **UD-6** – Encourage the green and wooded character of existing neighborhoods.
- **UD-57** – Preserve vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.
- **S-EG-8** – Maintain single-family housing as the predominant residential land use in the Subarea in land area and appearance.

**See Section X for Conditions of Approval.**

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for preliminary short plat so long as the resulting lots may each be developed without individually requiring a variance; and**

**Finding:** As discussed in Section III of this report, each lot in the proposal can reasonably be developed with current Land Use Code requirements, without requiring a variance. **See Section X for conditions of approval.**

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

**Finding:** As discussed in Section V of this report, all necessary utilities, streets or access, drainage, and improvements are planned to accommodate the potential use of the entire property. **See Section X for conditions of approval.**

## **IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the

Director of the Development Services Department does hereby **approve with conditions** the proposal to subdivide the subject site into two single-family residential properties.

**Note- Expiration of Approval:** In accordance with LUC 20.45B.150 a preliminary short plat approval expires and is void if the applicant fails to file for approval of the final short plat within a year of the effective date of the preliminary short plat, unless an extension has been granted or a greater time frame has been provided.

## **X. Conditions of Approval**

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282
Transportation Code	Randa Kiriakos, 422-452-2569
Utilities Code	Lori Santo, 425-452-6828
Fire Code	Glen Albright, 425-452-4270

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

### **A. General Conditions**

#### **1. 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: David Wong, Land Use

#### **2. Tree Retention**

At least thirty percent of the diameter inches of all significant trees on site shall be retained. In addition, tree retention shall be in accordance with the conceptual tree retention plan and include a minimum of 25 diameter inches. Trees to be retained shall be shown on a site plan and be recorded with King County at the time of final short plat recording.

Authority: Land Use Code 20.20.900

Reviewer: David Wong, Land Use



### **3. Preliminary Design, Utility Codes, and Engineering Standards**

The water, sewer and storm drainage shall be designed per the current City of Bellevue Utility Code and the Utility Engineering Standards. The proposed improvements will be reviewed, approved and inspected under the Side Sewer, Water, and Storm Drainage application processes.

Standard easement and joint use storm and side sewer language must be provided on final plat. Proposed placement of the joint use storm line under the preliminary plat has not been approved and must be revised prior to approval of final plat.

Authority: Bellevue City Code 24.02, 24.04, 24.06

Reviewer: Lori Santo, Utilities

## **B. Prior to Issuance of Any Plat Engineering/Clearing & Grading Permit:**

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

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

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

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

Authority: Bellevue City Code 14.30

Reviewer: Tim Stever, Transportation

### **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

### **3. Engineering Plans**

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 156th Avenue SE, pavement restoration in 156th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

1. Construct new concrete curb and gutter along 156th Avenue SE street frontage.
2. Construct a new asphalt driveway approach on 156th Avenue SE on the south side of the property.
3. Construct a joint-use driveway with a minimum width of 16 feet.
4. The joint-use driveway shall be located within a minimum 20-foot wide easement.
5. Maintain existing trees within the City's right-of-way along 156th Avenue SE, west of the property and north of the new driveway approach. If necessary, to meet the sight distance requirements, existing vegetation near the driveway must be trimmed.
6. Street lighting shall meet City of Bellevue's minimum standards. An AGI analysis will be required to verify that minimum light levels are met.
7. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
8. The joint-use driveway shall be limited to a maximum grade of 10% for 20 feet past the back of the future improvements and a maximum grade of 15% thereafter.
9. Concrete curb and gutter is required along the joint-use driveway where the road exceeds 8% in grade.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit, closing the right of way use permit, or providing final plat 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, and Americans with Disabilities Act  
Reviewer: Randa Kiriakos, Transportation

#### **4. Sight Distance**

The proposed driveway access onto 156th Avenue SE shall meet City of Bellevue's minimum sight distance requirements. If necessary, to meet the sight distance requirements of BCC 14.60.240 and standard drawings RL-100-1 and RL-120-1, existing vegetation near the access point on 156th 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: Randa Kiriakos, Transportation

#### **5. Pavement Restoration**

The city's pavement manager has determined that this segment of 156th Avenue SE will require grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 23 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 and Design Manual Design Standard # 23  
Reviewer: Tim Stever, Transportation

### **C. Prior to Short Plat Final Approval:**

#### **1. 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 BELLEVUE 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: David Wong, Land Use

**2. Tree Retention/Final Short Plat**

The City of Bellevue urges the applicant to save as many trees as possible. As proposed, the final short plat shall preserve a minimum of 25 diameter inches of existing significant trees. 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). The following note is required on the 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 20.20.900.D  
Reviewer: David Wong, Land Use

**3. Lot Lines**

The final short plat shall label the property lines as front, rear, or side.

Authority: Land Use Code 20.20.030  
Reviewer: David Wong, Land Use

**4. Infrastructure Improvements**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If 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. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

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: Randa Kiriakos, Transportation

#### **5. 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 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: BCC 14.60.130  
Reviewer: Randa Kiriakos, Transportation

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THIS SHORT SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

BY: \_\_\_\_\_ ITS: \_\_\_\_\_  
JAYMARC GOLD, LLC: \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
                                  } SS.  
COUNTY OF KING        }

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ OF JAYMARC GOLD, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES \_\_\_\_\_

LEGAL DESCRIPTION

LOT 4, BLOCK 8, EASTGATE ADDITION, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS:

NAD 83(2011) PER CITY OF BELLEVUE SURVEY CONTROL NETWORK, LINE BETWEEN COB PT H0388 AND PT H0426 BEARS N00°00'11" W.

VERTICAL DATUM:

NAVD88 PER CITY OF BELLEVUE VERTICAL BENCHMARK 318  
LOCATION:  
PC MON 156TH AVE SE @ #3815.  
DESCRIPTION:  
FOUND MON IN CASE WITH TACK/LEAD, DOWN 0.6'

ELEVATION=397.049'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2017. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE 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.
4. SUBJECT PROPERTY TAX PARCEL NO. 220150-1190
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,861 S.F. (0.34 ACRES)
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

REFERENCES

- R1. RECORD OF SURVEY, VOL. 311, PG. 261.  
RECORDS OF KING COUNTY, WASHINGTON.

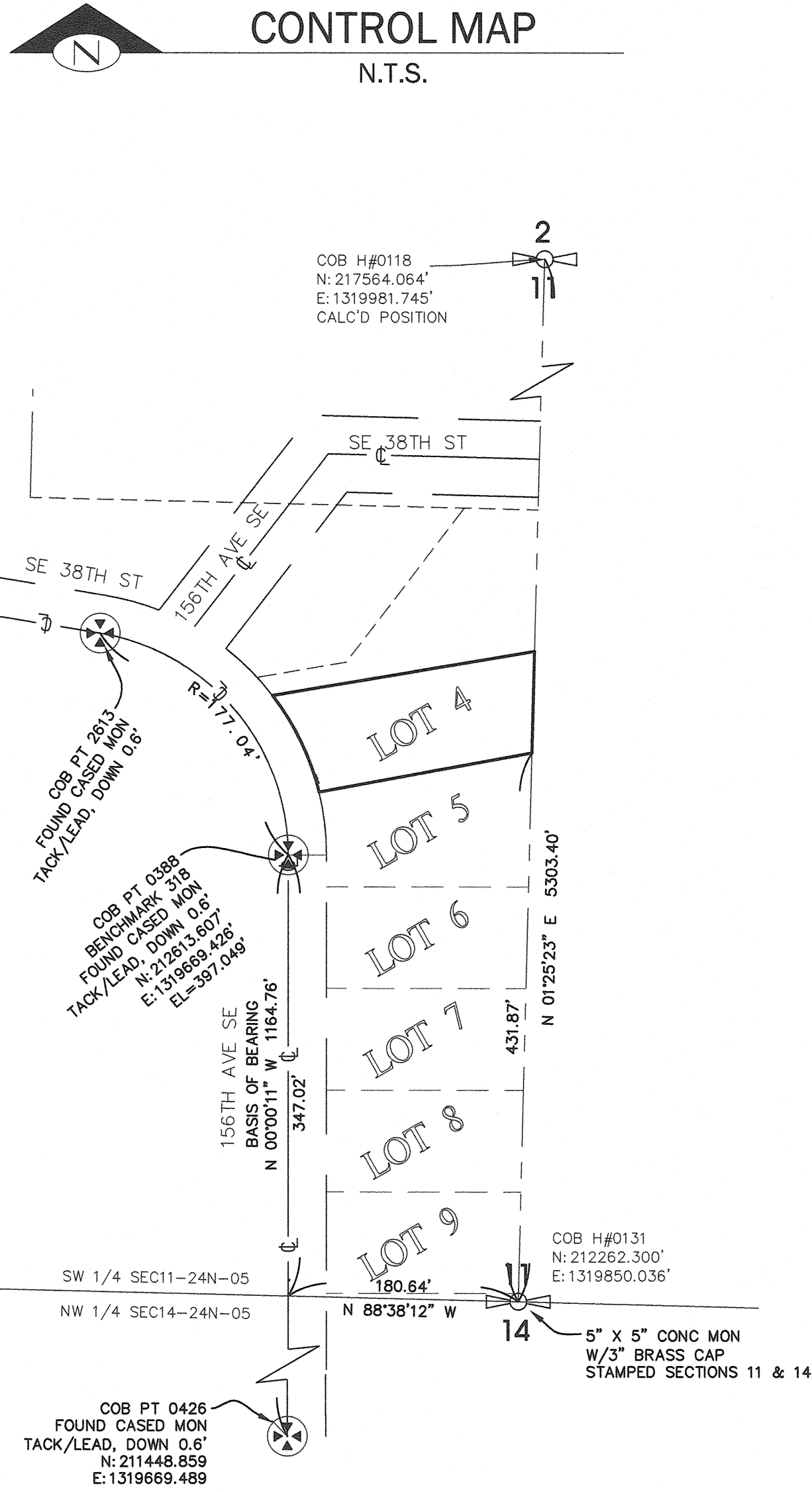
PRIVATE EASEMENT PROVISIONS

THE PRIVATE ACCESS AND UTILITY EASEMENT SHOWN OVER AND ACROSS THE SOUTH 20 FEET OF LOT A IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOTS A AND B. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE ROAD USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE ROAD, THE PROPERTY OWNER (TO WHOM THE EASEMENT BENEFITS) SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE. THE PRIVATE ACCESS AND UTILITY EASEMENT SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLES, AND SHALL BE POSTED AND MARKED ON BOTH SIDES "FIRE LANE - NO PARKING" PER BELLEVUE STANDARDS.

THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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.



SE 1/4, NW 1/4, SEC. 8 T.24 N., R.5 E.W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

REAL PROPERTY & SURVEY \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPMENT REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPMENT SERVICES DEPARTMENT  
EXAMINED AND APPROVED:

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

KING COUNTY DEPT. OF ASSESSMENTS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

ASSESSOR \_\_\_\_\_ DEPUTY ASSESSOR \_\_\_\_\_  
220150-1190  
ACCOUNT NO. \_\_\_\_\_

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ AT \_\_\_\_ M. IN BOOK \_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_ AT THE REQUEST OF TERRANE, INC.

\_\_\_\_\_  
DIRECTOR OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JAYMARC GOLD, LLC IN DECEMBER, 2017.

SEAN A. ROULETTE-MILLER PLS #51800 \_\_\_\_\_ DATE \_\_\_\_\_



DATE: 5/30/19



10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB #171548



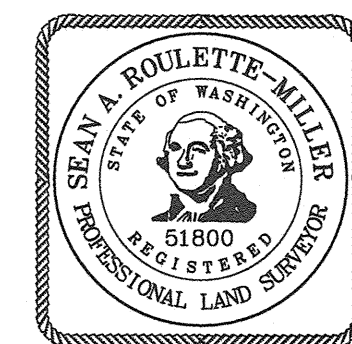
City of  
Bellevue

PRELIMINARY SHORT PLAT NO. 18-110541 LN



[illegible]

	ASPHALT SURFACE	BLDG	BUILDING
	BUILDING	C.C.	CENTER CHANNEL
	CENTERLINE ROW	CALC'D	CALCULATED
	CONCRETE SURFACE	CB	CATCH BASIN
	DECK	COB	CITY OF BELLEVUE
	FENCE LINE (CHAIN LINK)	CONC	CONCRETE
	FENCE LINE (WOOD)	COR	CORNER
	GAS LINE	DEC	DECIDUOUS
	GAS METER	ELEV	ELEVATION
	GUY ANCHOR	EVG	EVERGREEN
	MONUMENT IN CASE (FOUND)	FF	FINISH FLOOR
	POWER METER	MON	MONUMENT
	POWER (OVERHEAD)	OHP	OVERHEAD POWER
	POWER POLE	PROP	PROPERTY
	REBAR AS NOTED (FOUND)	(R)	RECORD DATA
	SEWER LINE	SSMH	SANITARY SEWER MANHOLE
	SEWER MANHOLE	SSS	SANITARY SIDE SEWER
	STORM CATCH BASIN		
	STORM DRAIN LINE		
	TREE (AS NOTED)		
	WATER LINE		
	WATER METER		



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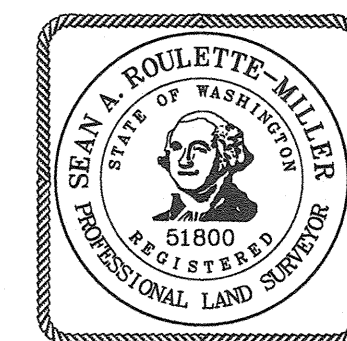
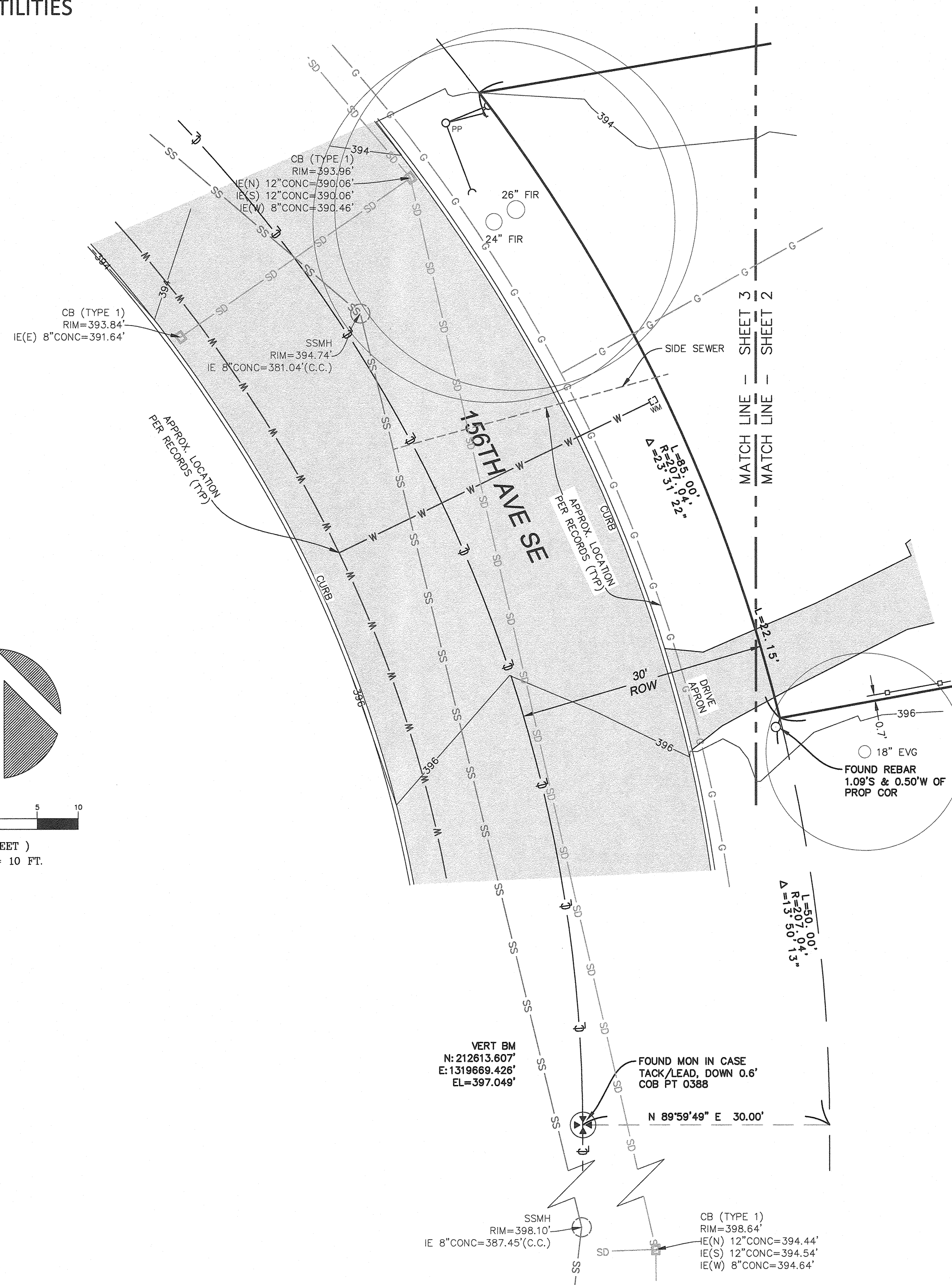
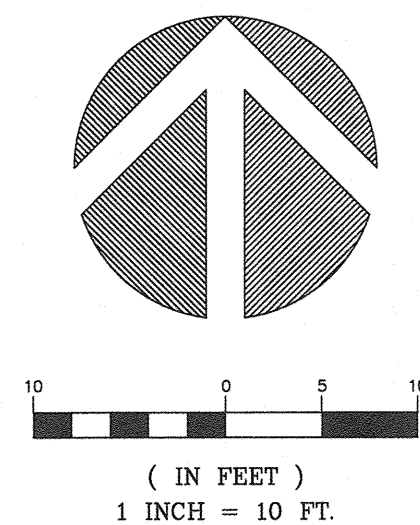
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# City of Bellevue

SHEET 2 OF 5

# STREET UTILITIES



**Terrane**

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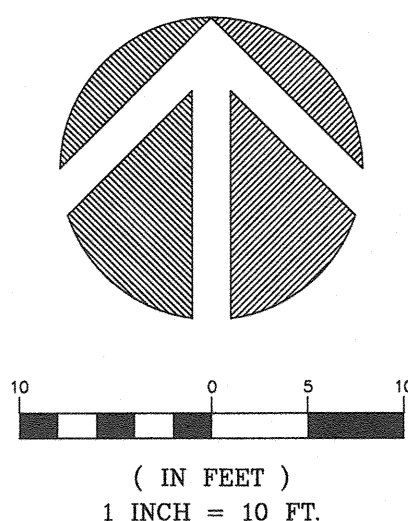
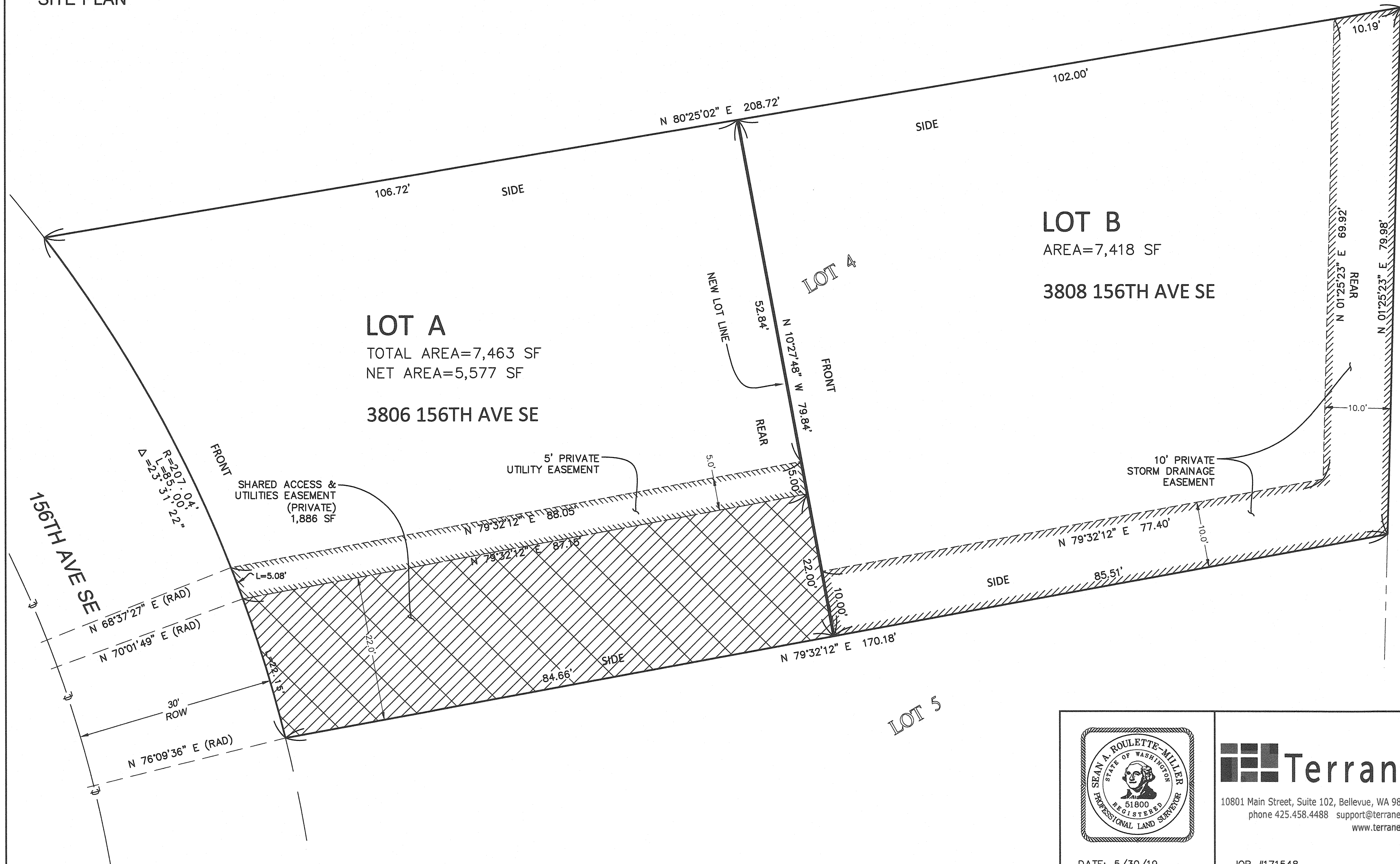
**City of  
Bellevue**

PRELIMINARY SHORT PLAT NO. 18-110541 LN



SHEET 3 OF 5



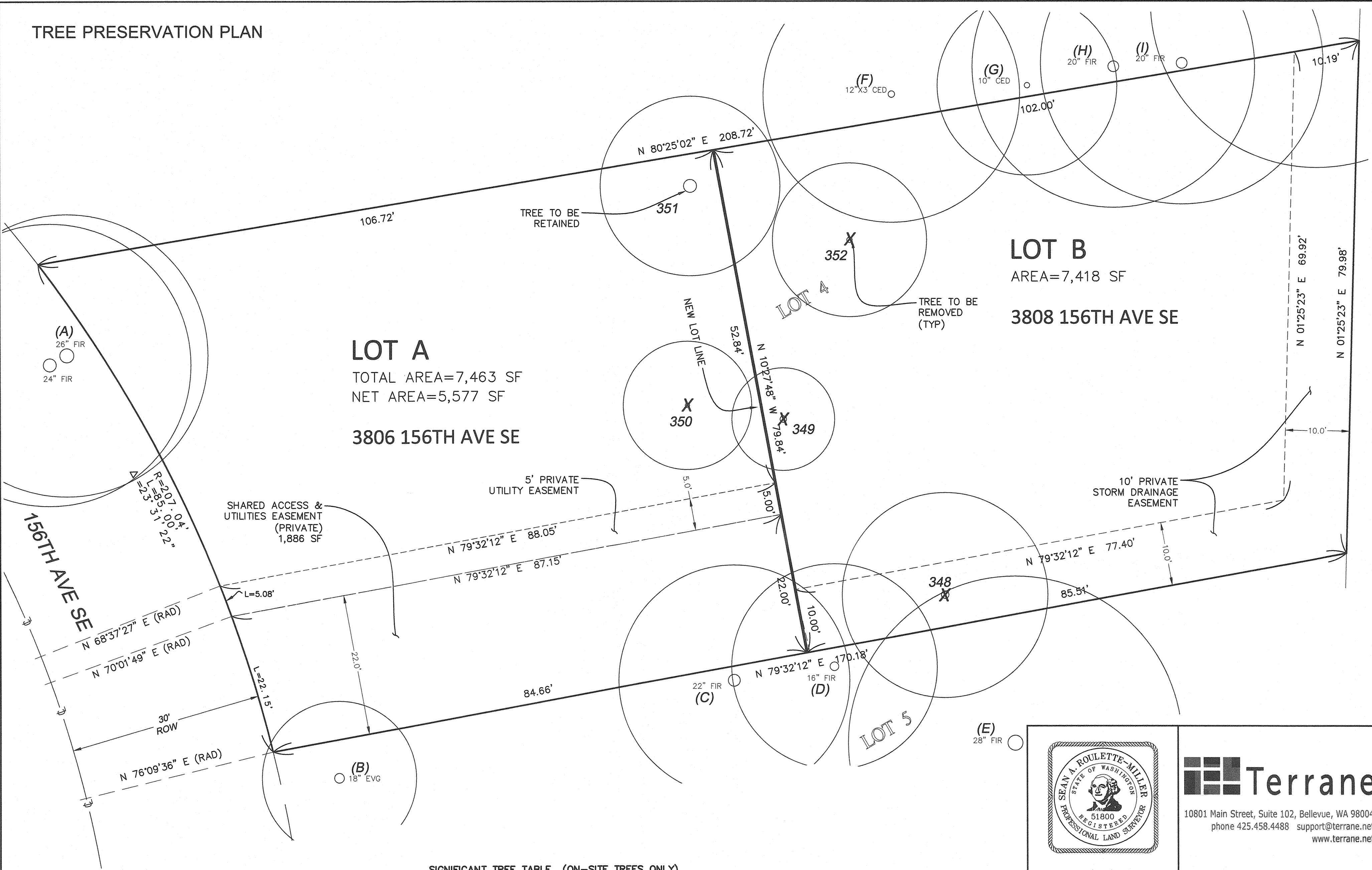
SITE PLAN



ZONING: R-5  
SETBACKS:  
FRONT= 20'  
REAR= 20'  
SIDE= 5' MIN, 15' COMBINED  
GARAGE TO SHARED D/W: 20'  
GARAGE TO SHARED D/W: 40%  
MAX HARD SURFACE: 55%

 <p>DATE: 5/30/19</p>	 <p>10801 Main Street, Suite 102, Bellevue, WA 98004 phone 425.458.4488 support@terrane.net www.terrane.net</p> <p>JOB #171548</p>
 <p>City of Bellevue</p> <p>PRELIMINARY SHORT PLAT NO. 18-110541 LN</p> <p>SHEET 4 OF 5</p>	

TREE PRESERVATION PLAN



**LOT A**  
TOTAL AREA=7,463 SF  
NET AREA=5,577 SF  
3806 156TH AVE SE

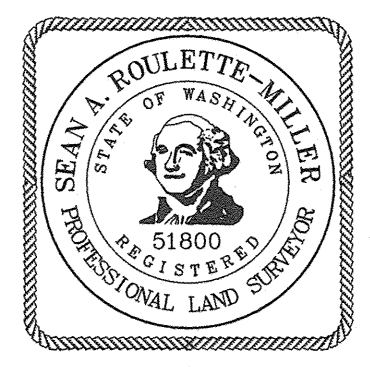
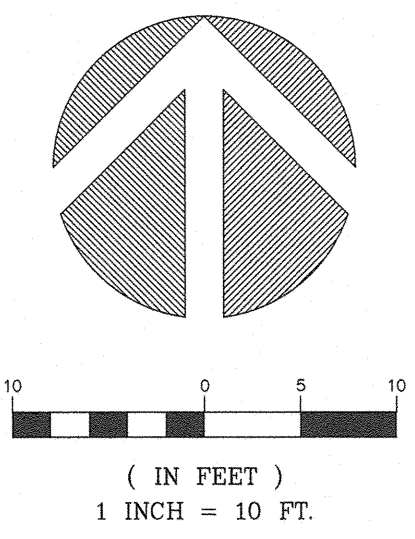
**LOT B**  
AREA=7,418 SF  
3808 156TH AVE SE

**SIGNIFICANT TREE TABLE (ON-SITE TREES ONLY)**

ID	SPECIES	DIA	FACTOR	WEIGHTED DIA.	TREES SAVED
348	DOUGLAS FIR	17.6"	1	17.6"	X
349	BIRCH	13"	1	13"	X
350	JAPANESE MAPLE	8.3"	1	8.3"	X
351	GRAND FIR	25.1"	1	25.1"	25.1"
352	MADRONE	18.1"	1	18.1"	X
TOTAL=82.1"					25.1" (31% RETENTION)

TREE PRESERVATION PLAN

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER(S) 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(S) TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.



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