



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

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**Proposal Name:** Liu Short Plat

**Proposal Address:** 12805 SE 44<sup>th</sup> Pl

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide an existing 15,841 square foot lot (0.36 acre) into 2 single-family lots, located in the R-5 land use district.

**File Number:** 15-122500-LN

**Applicant:** Xindong Lui

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

**Planner:** Nick Whipple, Associate Planner

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

**Department Decision:** Approval with Conditions

By:   
Nick Whipple, Associate Planner  
Development Services Department

Application Date: September 1, 2015  
Notice of Application: October 1, 2015  
Minimum Comment Period: October 15, 2015 (14 days)  
Decision Publication Date: September 22, 2016  
Appeal Deadline: October 6, 2016

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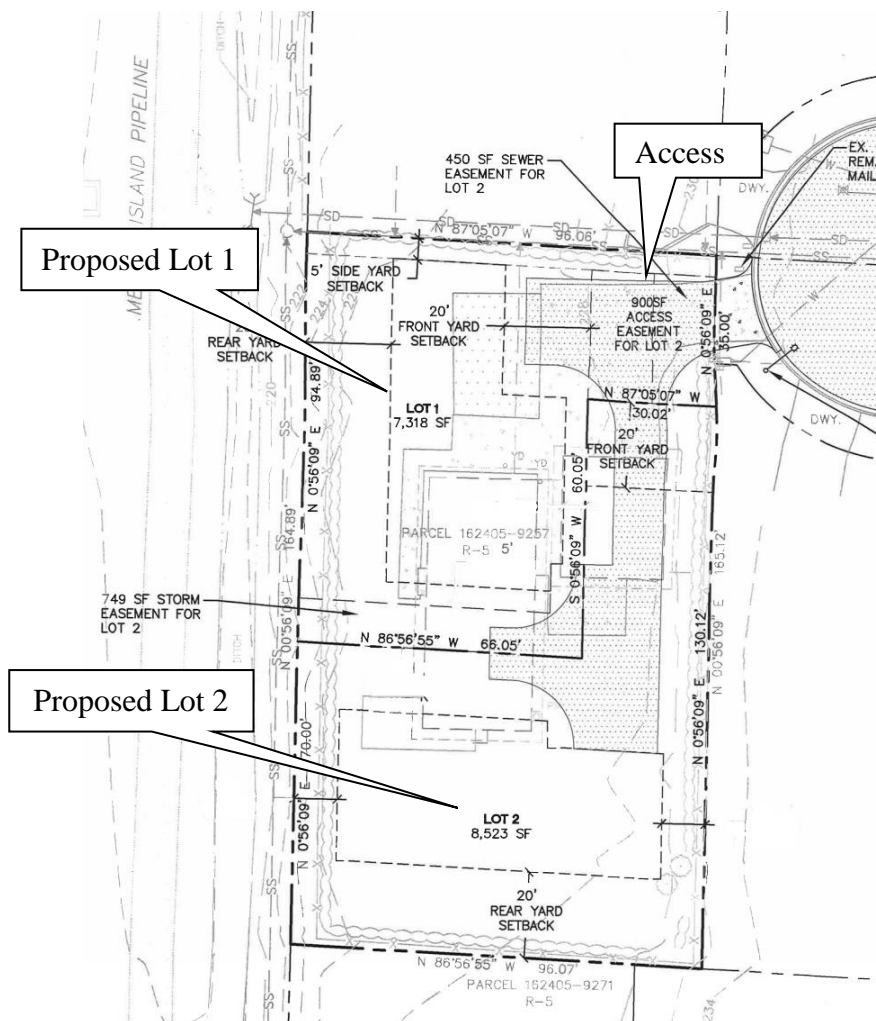
Attachments:  
Project Drawings

## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 15,841 square foot lot (approximately 0.36 acres) into two single-family lots resulting in a 7,318 square foot (.17 acre) lot and an 8,523 square foot (.20 acre) lot. Each lot will be developed in the future with one single-family dwelling (not part of this short plat approval). The subject site is located within the R-5 land use district, and within the Factoria subarea. The site contains an existing single-family dwelling which will be demolished as a result of this short plat proposal. An access easement for the benefit of the south lot, lot 2, will be established adjacent to the cul-de-sac off of SE 44<sup>th</sup> PI.

As defined by Land Use Code 20.25H, the site does not contain any critical areas and there are no significant trees on-site.

**Figure 1 – Preliminary Short Plat Proposal**

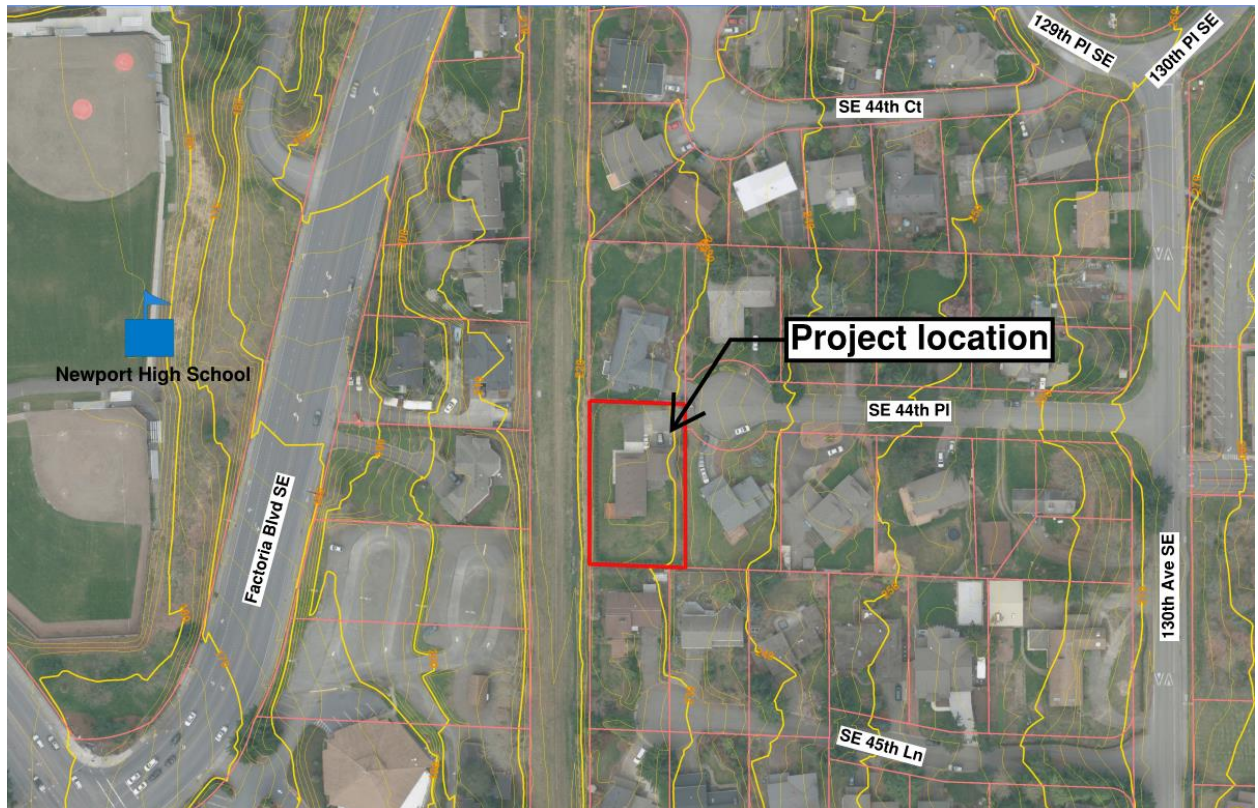


## II. SITE DESCRIPTION AND CONTEXT

The subject site is within an existing single-family neighborhood, and is bordered by single-family dwellings to the north, south, and east. To the west of the subject site is a 60-foot wide tract of land owned by City of Seattle Public Utilities. The Liu property is zoned R-5 and has a Comprehensive Plan designation of Single-Family High.

The topography of the site slopes moderately upward to SE 44<sup>th</sup> PI (west to east). Currently, one single-family dwelling is on the site, which is accessed via a driveway curb cut off the end of the cul-de-sac, SE 44<sup>th</sup> PI. There are no sidewalks along SE 44<sup>th</sup> PI.

**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-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><u>BASIC INFORMATION</u></b>		
<b>Zoning District</b>	R-5 Factoria Subarea Comprehensive Plan Designation: Single-Family High	
<b>Gross Site Area</b>	15,841 square feet (approx. 0.36 acre)	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	7,200 Square Feet	Lot 1: 7,318 Square Feet Lot 2: 8,523 Square Feet
<b>Minimum Lot Width</b>	60 Feet	Lot 1: 96.06 Feet (approx.) Lot 2: 96.07 Feet (approx.)
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 94.89 Feet (approx.) Lot 2: 130.12 Feet (approx.)
<b>Building Setbacks</b>		
Front Yard	20 Feet	20 Feet
Rear Yard	20 Feet	20 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet (5 ft. + 10 ft.)
<b>Tree Retention</b>	30% Diameter Inches	The site does not contain trees

#### **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**

Storm Drainage – The project will trigger minimum requirements 1-5 from the Department of Ecology Stormwater Management Manual for Western Washington. A storm drainage report and stormwater site plan will be required with each building permit submittal, and a final storm drainage permit (UB) will be required once the submittals have been reviewed and are approvable. The project proposes a detention tank and pump system for Lots 1 and 2. A deviation request per City of Bellevue 2016 SWES section D2-02.2 and D4-06.9 has been completed and approved for the pump system design which shall be included in the storm drainage report. A storm drainage easement through Lot 1 is required for Lot 2 drainage.

Water – The water supply for this project will connect to a City of Bellevue owned facility. A private water service easement will be required to serve Lot 2 through Lot 1 and shall be included on the face of the final short plat. Two (2) new Full Water Service, with meters (UC) will be required through the water application process.

Sewer – Sewer service for the Liu Short Plat will connect to an existing sewer main within an easement running along the northern property line. The existing stub can be reused if it is certified for reuse during demolition. A separate side sewer is proposed, but will require an easement between Lots 1 and 2. Lot 2 will serve a single stub through the Lot 1 easement. Each residence will require a separate side sewer permit (UA).

##### **B. Fire Department Review**

The Fire Department has approved the preliminary short plat. Fire sprinkler determination will be made upon submittal of the building plans.

##### **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.

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

**Street Frontage and Site Access**

Access to Lots 1 and 2 will be from a joint-use driveway 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 and replaced with the proposed joint-use driveway. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

The driveway width will be a minimum of sixteen feet contained within a twenty-five foot wide frontage on SE 44<sup>th</sup> Place, and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7C. The driveway shall be limited to a grade of 10% or less for 20 feet past the driveway approach and limited to a maximum grade of 15% thereafter. The proposed driveway does not meet the minimum separation distance of twenty feet from adjacent driveways. However, the project site is located at the end of a cul-de-sac and has only 25 feet of frontage along the city right of way. As such, no other options to meet driveway separation distance exist and driveways are separated the greatest distance possible. An easement shall be provided for the joint-use access portion of the driveway, and the driveway shall be maintained by the owners of Lots 1 and 2.

Site addresses have been determined by the City's Parcel and Address Coordinator. Lot 1 has been addressed as 12803 SE 44<sup>th</sup> Place. Lot 2 has been addressed as 12811 SE 44<sup>th</sup> Place. It is the responsibility of the developer to coordinate mailbox location and design with the local Postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and code for roadside appurtenances, mailboxes, sight distance, and clear zone requirements. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

The construction of standard street frontage improvements is generally required as a condition of development approval. However, city code BCC 14.60.110.E allows frontage improvement requirements to be waived if "adjacent street frontage improvements are unlikely to be installed in the foreseeable future". There is no existing sidewalk along this portion of SE 44<sup>th</sup> Place, only vertical curb and gutter. Therefore, the requirement to install sidewalk and landscaping planter is waived.

The applicant is required to install a street light in the right of way at the end of the cul-de-sac to meet current street lighting standards. The street light mounting height shall be 25 feet, with a mast arm of six to eight feet, a LED cobra head style light, and a concrete pole as described in Appendix A of the Transportation Design Manual, in coordination with PSE. The applicant is required to restore the shoulder where the existing driveway is removed, achieve required sight lines, and restore pavement on SE 44<sup>th</sup> Place for street cuts as described in the requirements of the right of way use permit. Undergrounding of utilities has already been completed along this street frontage and, therefore, is not

required. Any new franchise utility distribution systems, including power, telephone, and TV cable, fronting the development site shall be undergrounded.

Prior to final short plat approval, the developer must provide street frontage improvements including installing the street light, driveway approach, and pavement restoration improvements on SE 44<sup>th</sup> Place at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

**See Section IX of this report for Transportation Department related 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.

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

### **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, SE 44<sup>th</sup> Place is classified as "Overlay Required". The minimum pavement restoration will be a grind and overlay for 50 feet as specified in the right of way use permit.

**See Section IX of this report for Transportation Department related 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.

**See Section IX of this report for Transportation Department related 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 amount of new p.m. peak hour trips to be generated by the Liu 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.

**VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on October 1, 2015, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. One person requested to be a party of record, but did not provide a comment regarding the proposed short plat.

**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. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. In addition, both proposed lots will gain access via a shared access easement from SE 40<sup>th</sup> PI. There is no existing sidewalk along this portion of SE 44<sup>th</sup> Place, only vertical curb and gutter. 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 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:** There are no critical areas on this site that require further protection. The short subdivision site is a flat lot with no significant trees; the short plat development appropriately considers the physical characteristics of the site.

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-5 land use district, the Utility Codes and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

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

**Response:** All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-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 Factoria subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-5 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. The proposal provides new housing 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 utility standards (UT-1), provides development through infill for under-utilized sites with adequate urban services (HO-17), and meets the Neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district) (LU-13).

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 1 and 2) can reasonably be developed to current R-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, 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 Liu 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	Janney Gwo, (425) 452-6190
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Sean Nichols, (425) 452-2926
Land Use Code – BCC Title 20	Nick Whipple, (425) 452-4578
Noise Control – BCC 9.18	Nick Whipple, (425) 452-4578
Transportation Develop. Code – BCC 14.60	Vanessa Humphreys, (425) 452-2569
Transportation Develop. Code – BCC 14.60	Vanessa Humphreys, (425) 452-2569
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Mohamed Sambou, (425) 452-4853

**A. GENERAL CONDITIONS:**

**1. Utilities**

Utility review has been completed on the preliminary information submitted at the time of this application. The final short plat (LF) may be approved prior to submitting the building permits (BS) and utility permits (UA, UB and UC). The applicant will be required to apply for water, sewer and storm permits over the counter in the permit center to serve each lot. Easements will be required between Lots 1 and 2 for water, sewer and storm facilities.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06  
REVIEWER: Mohamed Sambou, 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: Nick Whipple, 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: Nick Whipple, 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.

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

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

## **2. OFF-STREET PARKING**

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

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

## **3. ENGINEERING PLANS**

A street lighting 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 shared driveway, the connection to SE 44<sup>th</sup> Place, pavement restoration in SE 44<sup>th</sup> Place, 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. The construction of the joint-use driveway with a minimum paved width of sixteen feet contained within a minimum 20 feet wide access easement. The civil engineering plans shall show a profile view of the entire length of the access driveway to Lot 2. The maximum cross grade shall be 8%.
- ii. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.
- iii. The sight distance setback lines shall be shown on the civil engineering plans at the joint-use access driveway as exhibited in Standard Drawing TE-1.
- iv. The relocation of existing above-grade utilities or other roadside appurtenances will be required as needed to ensure that no fixed objects

are within 10 ft. of the driveway edge and to ensure compliance with sight distance requirements.

- v. A street light is required to be installed in the right of way near the end of the cul-de-sac to meet current street lighting standards as specified in Appendix A of the Transportation Design Manual. The details of the street light installation must be shown on the clearing and grading plans.

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.

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; and Transportation Department Design Manual Standard Drawings; Americans with Disabilities Act.

REVIEWER: Vanessa Humphreys, Transportation Department

**C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

**1. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

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: Vanessa Humphreys, 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 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: Vanessa Humphreys, Transportation Department

## **3. 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 SE 44<sup>th</sup> Place 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: Vanessa Humphreys, Transportation Department

## **4. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of SE 44<sup>th</sup> Place 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 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 # 23  
REVIEWER: Tim Stever, Transportation Department



**5. DEMOLITION OF EXISTING STRUCTURE**

Prior to recording of the final short plat, the applicant shall demolish the existing single-family dwelling on site.

AUTHORITY: Land Use Code 20.20.560  
REVIEWER: Nick Whipple, Development Services Department

**ATTACHMENTS**

Project Drawings