



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Todd Levitt, Murray Franklyn

LOCATION OF PROPOSAL: 1429 173rd Avenue NE

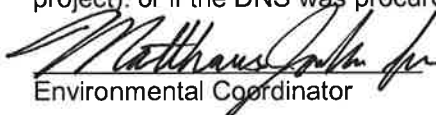
DESCRIPTION OF PROPOSAL: Threshold determination to allow 580 cubic yards of earth movement associated with the construction of the short plat. The site will employ clearing and grading best management practices which will be reviewed under the required development permits for infrastructure and house construction.

FILE NUMBERS: 15-125029-LN **PLANNER:** Nicholas Whipple

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **5/25/2017**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

5/25/2017
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecvolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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

Proposal Name: Gomez Short Plat

Proposal Address: 1429 173rd Avenue NE

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 27,316 square foot lot (0.63 acre) into 2 single-family lots and an access tract located in the R-3.5 land use district.

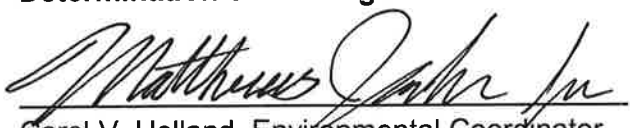
File Number: 15-125029-LN

Applicant: Todd Levitt, Murray Franklyn


Decisions Included: Preliminary Short Plat (Process II)

Planner: Nick Whipple, Associate Planner

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance**


Carol V. Helland, Environmental Coordinator
Development Services Department

Department Decision: **Approval with Conditions**

By: 
Nick Whipple, Associate Planner
Development Services Department

Application Date: October 21, 2015

Notice of Application: November 25, 2015

Minimum Comment Period: December 10, 2015 (15 days due to Thanksgiving Day)

Decision Publication Date: May 25, 2017

Appeal Deadline: June 8, 2017

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Attachments:

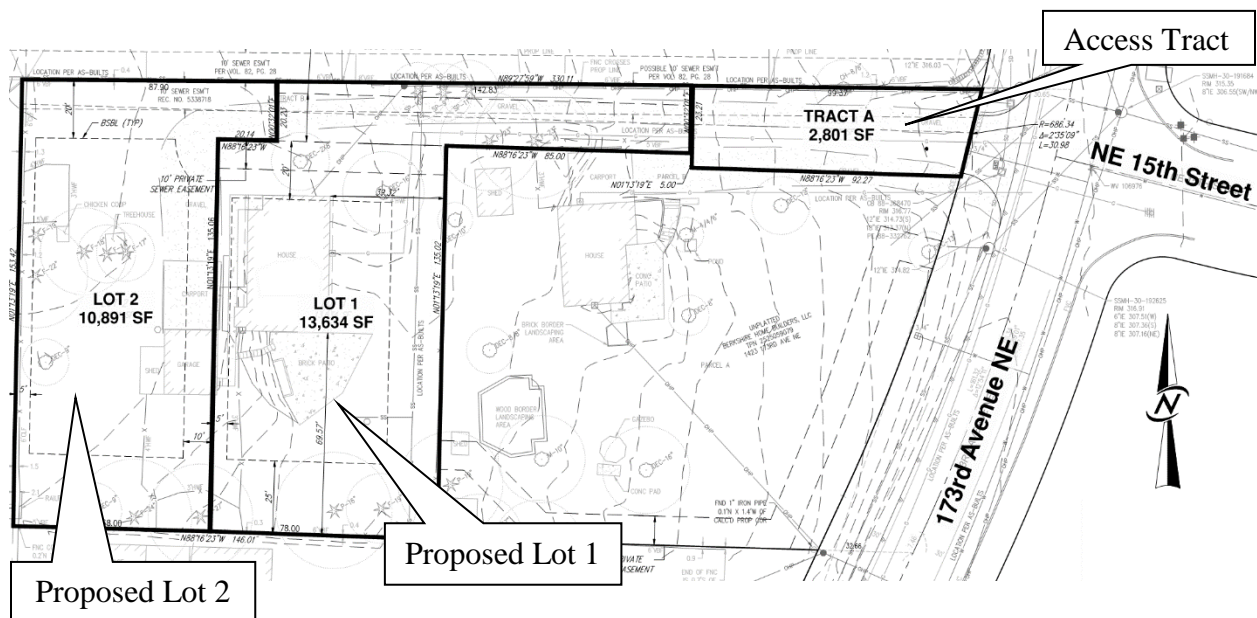
Project Drawings
Environmental Checklist

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 27,316 square foot lot (approximately 0.63 acres) into two single-family lots resulting in a 13,634 square foot (.31 acre) lot and a 10,891 square foot (.25 acre) lot. In addition, a separate tract for access that is approximately 2,801 square feet will be created. 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-3.5 land use district, and within the Northeast Bellevue subarea. The site contains an existing single-family dwelling which will be demolished as a result of this short plat proposal. An access tract for the benefit of lot 1 and lot 2 will be established adjacent to 173rd Avenue NE. **See Section X of this report for condition related to demolition of the existing structure.**

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The property contains 19 significant trees totaling 332 diameter inches. The applicant proposes to retain five of these trees, or 95 diameter inches, which equates to approximately 28.6% of the total diameter inches of the significant trees on-site. An additional tree will be planted, as required by Land Use Code (LUC) section 20.20.900.G. **See Section X of this report for tree replacement related Conditions of Approval.**

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is a flag 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 to 173rd Avenue NE (west to

east). Currently, one single-family dwelling is on the site, which is accessed via a driveway off of 173rd Avenue NE. There are no sidewalks along this portion of 173rd Avenue NE.

Figure 2 – Aerial Photograph

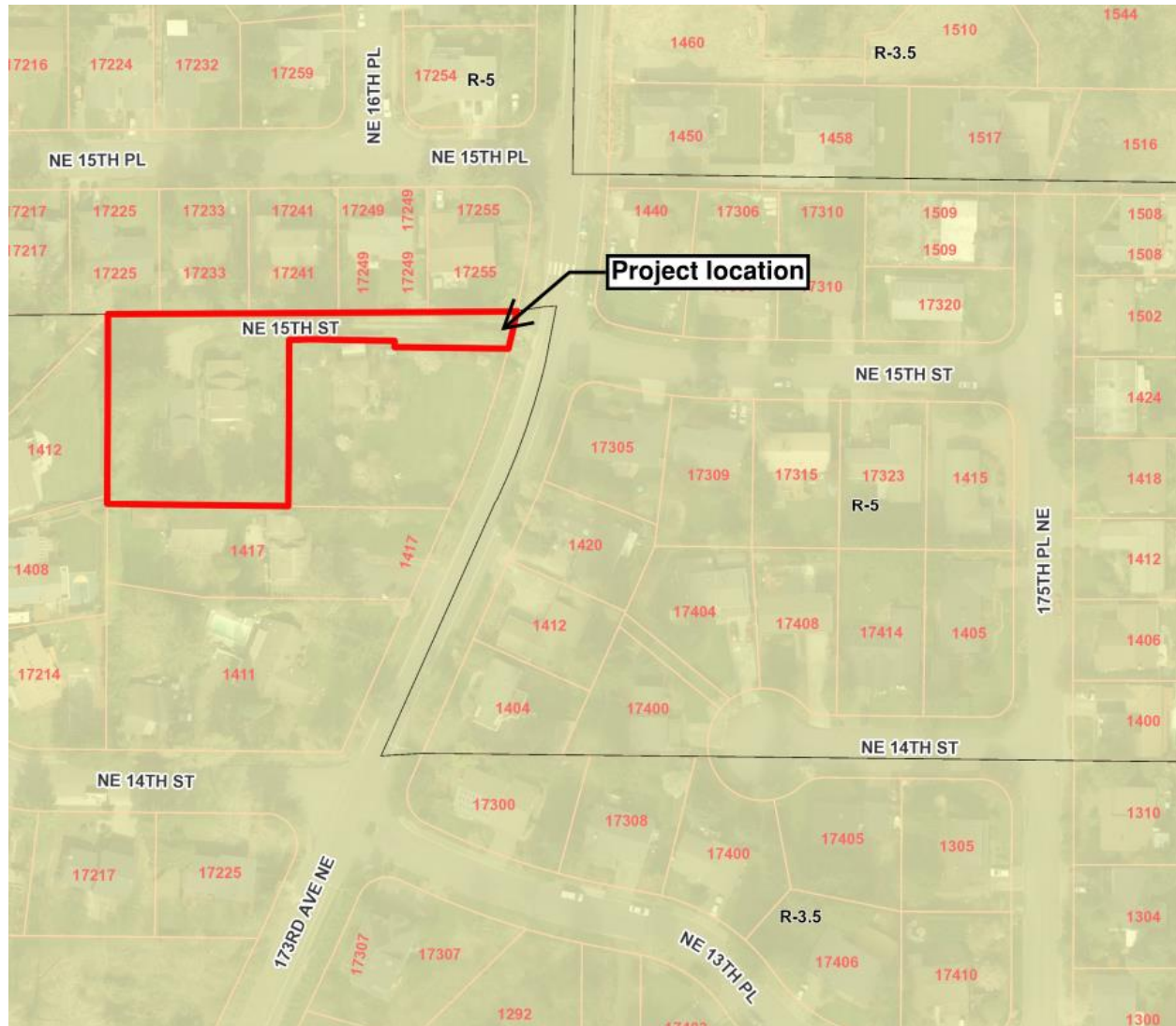


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

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

Figure 3 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

Table 1 – Dimensional Requirements

<u>BASIC INFORMATION</u>		
Zoning District	R-3.5 Northeast Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium	
Gross Site Area	27,316 square feet (approx. 0.63 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	10,000 Square Feet	Lot 1: 13,634 Square Feet Lot 2: 10,891 Square Feet

Minimum Lot Width	70 Feet	Lot 1: 78.00 Feet (approx.) Lot 2: 87.90 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 135.06 Feet (approx.) Lot 2: 153.42 Feet (approx.)
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 25 Feet 5 Feet 15 Feet	20 Feet 25 Feet 5 Feet 15 Feet (5 ft. + 10 ft.)
Tree Retention	30% Diameter Inches or Tree Replacement Option (TRO)	The site retains 28.6% of the diameter inches on-site and will plant one 2.5 caliper inch evergreen tree *
* Departure from the standard tree retention requirements permitted under LUC 20.20.900.G		

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

The submitted checklist estimates 580 cubic yards of earth movement associated with the construction of the short plat. The site will employ clearing and grading best management practices which will be reviewed under the required development permits for infrastructure and house construction.

B. Plants and Animals

The applicant proposes to retain 28.6% of the existing tree diameter inches on the site as required by the Land Use Code. Large significant trees have the potential to provide habitat to birds and small mammals. The trees on the site have been examined by an arborist and the trees being preserved have been found to be healthy. **See Section X for related conditions of approval.**

C. Noise

Construction noise is regulated by Chapter 9.18 BCC. **See Section X for a related condition of approval.**

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 2015 COB SSWU Engineering Standards. The project qualifies as new development under the Department of Ecology Stormwater Management Manual for Western Washington. The project proposes to use sheet flow dispersion, pop up emitters, dispersion trenches, and perforated pipe drain connections to address MR #5 On-site Stormwater Management. The project proposes a total of 7,168 square feet of pollution-generating impervious surface (PGIS) and does trigger MR #6 Runoff Treatment. The project drains north and then east to Lake Sammamish through a combination of pipes and an unnamed creek. The project will provide runoff treatment for the PGIS and also treat for phosphorus.

Water – The project is served from the LH 520 water pressure zone. Each lot will be served by a new domestic water service tapped off the 10-inch water main 173rd Ave NE.

Sewer – The applicant proposes to provide sewer service to the Gomez Short Plat by reconnecting Lot 1 to the existing stub and connecting Lot 2 to the existing 6" joint use side sewer.

B. Fire Department Review

The Fire Department has approved the preliminary short plat. Fire sprinklers are required for the future homes due to exceeding 400 feet from a fire hydrant.

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 (Bellevue City Code 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 (Bellevue City Code 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under Bellevue City Code 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 of this report for Transportation Department related Conditions of Approval.

Site Access

The parcel which is proposed to be subdivided is a flag lot with one existing single family residence. The existing residence has an existing driveway taking access off of 173rd Avenue NE. Access to the proposed Lots #1 and #2 will use the same access location but the driveway is required to be improved to meet City of Bellevue Standards. Improvements will include additional pavement and/or easements to meet the minimum standards of the City of Bellevue Transportation Design Manual. Occupancy of future homes will not be granted to Lot #1 or #2 until the access to 173rd Avenue NE meets Bellevue Standards per the Transportation Design Manual.

The applicant is also working with the adjacent parcel to the east, 1423 173rd Avenue NE, which is also being subdivided into two lots. The adjacent parcel would remove the existing single family home and driveway, subdivide into two lots, and share the access for this two lot short plat. The adjacent parcel would be responsible for improvements that may include additional pavement and/or easements to meet the minimum standards of the City of Bellevue Transportation Design Manual prior to occupancy of either of their proposed two lots. Because either subdivision could build first, the pavement width and easement width for access will be determined based on the number of single family homes taking access and the City of Bellevue Transportation Design Standards at the time of approval for the clear and grade permit.

No other parcels may use the proposed joint use driveway until it is brought into compliance with City of Bellevue private road and driveway standards. No other connection to the right-of-way is authorized. A joint use driveway serving two lots shall have a minimum pavement width of sixteen feet within a minimum twenty foot wide access easement. A private road serving three or more lots shall have a minimum pavement width of twenty feet within a twenty five foot wide access easement. Easements for access shall extend across the whole length of a parcel.

The applicant shall install the new driveway, joint use driveway, private road, and concrete driveway approach in accordance with the Transportation Department Design Standards and relocate fixed objects within ten feet of "Point A", as described within the Driveway Approach Standard Drawings of the Transportation Design Manual. The first twenty feet of the joint use driveway or private road shall be limited to a maximum grade of 10%, measured from the back edge of the sidewalk. The driveway may increase to a maximum grade of 15% thereafter. Concrete curb and gutter is required on both sides of a private road when the grades exceed 8%. If the private road exceeds 150-feet, a fire turnaround will be required.

The private road name and site addresses will be determined by the City's Parcel and Address Coordinator Jami Carter, jcarter@bellevuewa.gov, if more than two lots are taking access.

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 codes for roadside objects and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

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

Street Frontage Improvements

Street frontage improvements on 173rd Avenue NE shall be provided at the location of the existing driveway and along the frontage of the flag lot. Frontage improvements include the following:

- Construction of a driveway and approach, meeting Bellevue Transportation Design Standards, unless previously constructed by others.
- Installation of an ADA ramp north of the driveway approach, at the intersection with NE 15th street, unless previously constructed by others.
- Channelization and pavement restoration.
- Relocation of power poles as needed to accommodate frontage improvements.
- Sight Distance per Bellevue's minimum standards.
- Street lighting per Appendix A of the Transportation Design Manual.

Prior to the final short plat approval, the developer must provide all transportation improvements at the developer's expense (Bellevue City Code 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements. The final engineering plans showing these frontage improvements must be consistent with the Transportation Development Code (Bellevue City Code 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

See Section X 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 X 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, 173rd Avenue NE is classified as Grind and Overlay Required. This classification can change as development and city projects are completed. The final classification and restoration requirements will be provided during the application and issuance of a Right of Way Use Permit.

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

Sight Distance

The access design shall meet the sight distance requirements of Bellevue City Code 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. The vehicular and pedestrian sight lines shall be shown on the clear and grade construction plans.

See Section X 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 Gomez 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 November 25, 2015, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. One written comment was received regarding the proposal. The comment raised questions related to the future home layout and dimensional requirements. The commenter was advised that future building permits shall comply with the Residential Land Use District requirements as listed in LUC 20.20.010.

VII. CHANGES TO PROPOSAL BECAUSE OF STAFF REVIEW

1. The original short plat proposal relied upon the short plat proposal on the adjacent lot to the east (15-129343-LN) in order to satisfy storm water requirements and access requirements. To separate the two short plat project limits from each other the applicant adjusted the boundary lines and recorded the new lines under King County recording number: 20170309900001.
2. The short plat originally proposed to retain 30% of the diameter inches on-site. However, given the location of a 13" plum tree and its distance to the access tract the City suggested replacing the plum tree with a 2.5 caliper inch evergreen tree. **See Section X of this report for tree related Conditions of Approval.**

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 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 173rd Avenue NE. There is no existing sidewalk along this portion of 173rd Avenue NE, 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 X of this report.**

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

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

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

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention which is 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 requirements for the R-3.5 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-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 Northeast Bellevue subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

The single family homes are, by use type, compatible with surrounding neighborhoods and maintain the character and appearance of the neighborhood (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 (Housing Element) 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 1 and 2) can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section X 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 X 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 Gomez 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	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	Ryan Miller, (425) 452-5225
Transportation Develop. Code – BCC 14.60	Ryan Miller, (425) 452-5225
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 private easements will be required for water mains, water and side sewer services across adjoining properties and will be required to be shown on the face of the short plat with appropriate language.

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: 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

Site (civil engineering) plans, 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 joint use driveway, the connection to 173rd Avenue NE, mailbox location, and sight distance triangles. 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:

Street frontage improvements on 173rd Avenue NE shall be provided at the location of the existing driveway and along the frontage of the flag lot. Frontage improvements include the following:

- i. The construction of a driveway and approach, meeting Bellevue Transportation Design Standards; and
- ii. Installation of an ADA ramp norther of the driveway approach, at the intersection of 173rd Avenue NE and NE 15th Street; and
- iii. Channelization and pavement restoration; and
- iv. Relocation of power poles as needed to accommodate frontage improvements; and
- v. Sight distance per Bellevue's minimum standards; and
- vi. Street lighting per Appendix A of the Transportation Design Manual.

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

4. Sight Distance

If necessary to meet the sight distance requirements of Bellevue City Code 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 173rd Avenue NE may need to be removed or trimmed.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ryan Miller, Transportation Department

5. Pavement Restoration

The city's pavement manager has determined that this segment of 173rd Avenue NE shall require grind and overlay 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

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: Ryan Miller, Transportation Department

2. Access Design and Maintenance

The final Short Plat map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final Short Plat map must include a note that specifies that the joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130
REVIEWER: Ryan Miller, Transportation Department

3. Tree Retention

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 95 diameter inches of existing significant trees to remain, as proposed and one additional evergreen tree to be planted at 2.5 caliper inch. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

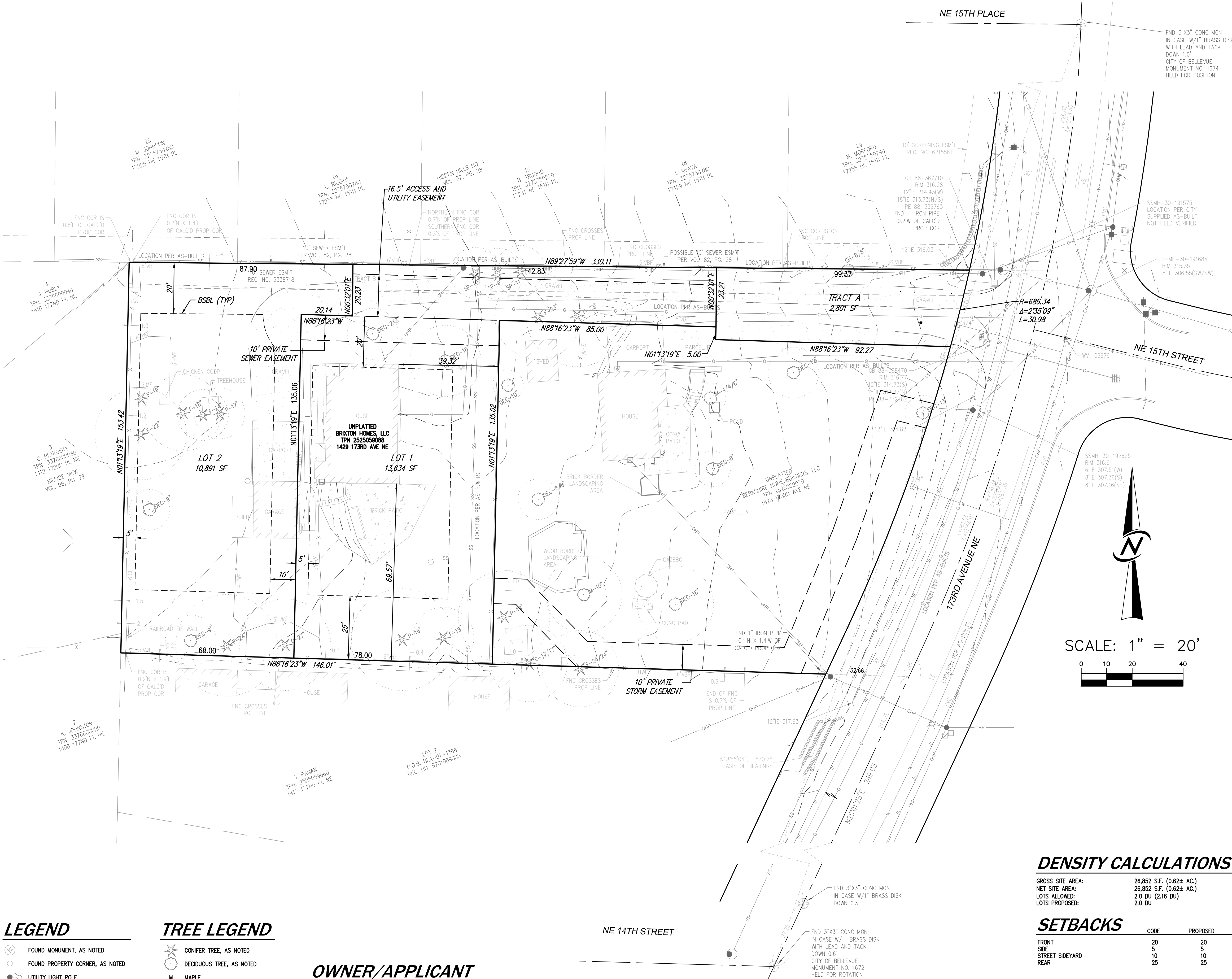
During construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D & G
REVIEWER: Nick Whipple, Development Services Department

4. 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



LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- UTILITY LIGHT POLE
- UTILITY POLE
- JUNCTION BOX
- POWER METER
- GUY ANCHOR
- WATER METER
- COMMUNICATION PEDESTAL
- GAS METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- YARD DRAIN
- SIGN

TREE LEGEND

- CONIFER TREE, AS NOTED
- DECIDUOUS TREE, AS NOTED
- M MAPLE
- F FIR
- P PINE
- C CEDAR
- DEC DECIDUOUS TREE
- SP SPRUCE
- CLF CHARLINK FENCE
- VBF VERTICAL BOARD FENCE
- MF METAL FENCE
- HWF HOGWIRE FENCE
- FVC FACE OF VERTICAL CURB

OWNER/APPLICANT

BRIXTON HOMES, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007
(425) 644-2323
CONTACT: TODD LEVITT

ENGINEER/SURVEYOR
PLANNER/LANDSCAPE

CORE DESIGN, INC.
14711 N.E. 29TH PL. SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: SHERI H. MURATA, P.E.
BOB WEST, P.L.S.
LAKE HERMANSEN
LINDSEY SOLORIO, P.L.A.

DENSITY CALCULATIONS

GROSS SITE AREA: 26,852 S.F. (0.62± AC.)
NET SITE AREA: 26,852 S.F. (0.62± AC.)
LOTS ALLOWED: 2.0 DU (2.16 DU)
LOTS PROPOSED: 2.0 DU

SETBACKS

	CODE	PROPOSED
FRONT	20	20
SIDE	5	5
STREET SIDEYARD	10	10
REAR	25	25

SITE STATISTICS

LAND USE CODE	R-3.5	
SITE AREA	26,852 S.F.	
MINIMUM LOT AREA (BCC 20.20.010)	10,000 S.F.	11,255 S.F.
TOTAL NUMBER OF DWELLING UNITS	2 (2.17)	2
MAXIMUM BUILDING HEIGHT	35'	
MAXIMUM BUILDING COVERAGE	35%	
MAXIMUM IMPERVIOUS SURFACE	50%	
MINIMUM LANDSCAPE PERCENTAGE OF FRONT YARD SETBACK	50%	

SHEET INDEX

- PRELIMINARY SHORT PLAT
- BOUNDARY/TOPOGRAPHIC SURVEY
- PRELIMINARY CLEARING & GRADING PLAN
- PRELIMINARY ROAD & UTILITY PLAN
- PRELIMINARY DRIVEWAY PROFILES
- IMPERVIOUS AREA AND BMP SUMMARY
- PRELIMINARY TREE RETENTION PLAN

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCHMARK NUMBER 368
2.5"x2.5" CONCRETE MON W/LEAD AND TACK IN CASE. TOP
MON TO TOP OF RIM CASE 0.40 FEET

ELEVATION 318.386

BASIS OF BEARINGS

NORTH 18°55'04" EAST BETWEEN THE MONUMENTS AT THE INTERSECTION OF NE 15TH PL AND 173RD AVE NE, ALSO KNOWN AS CITY OF BELLEVUE MONUMENT NUMBER 1674 AND THE INTERSECTION OF NE 14TH ST AND 173RD AVE NE, ALSO KNOWN AS CITY OF BELLEVUE MONUMENT NUMBER 1672.

REFERENCES

PLAT OF HIDDEN HILLS NO. 1 RECORDED UNDER RECORDING NUMBER 6182774

PLAT OF HILLS VIEW RECORDED IN VOLUME 96 OF PLATS, PAGE 29, UNDER RECORDING NUMBER 731160470

LEGAL DESCRIPTION

PARCEL A CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 17-104525 LW, RECORDED UNDER RECORDING NUMBER 2017030990001

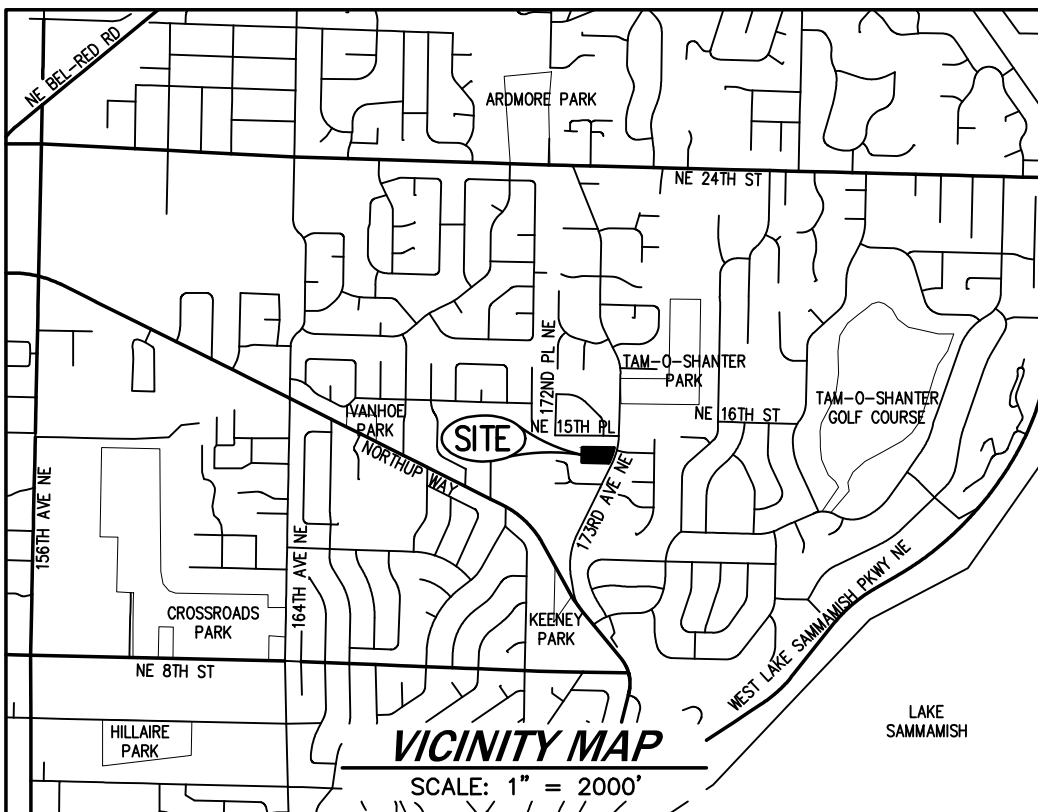
RESTRICTIONS

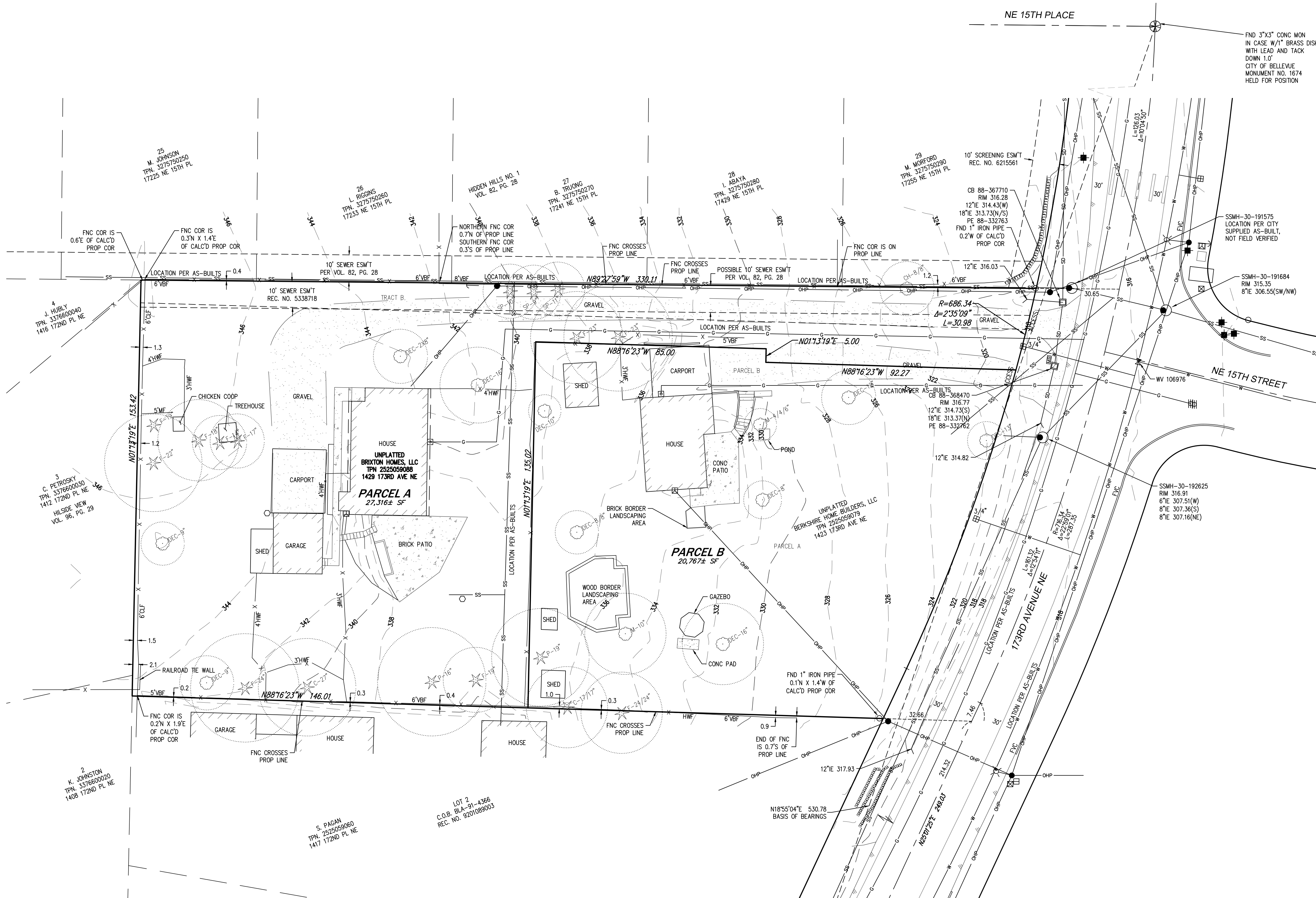
BRIXTON HOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY;
GUARANTEE: # 5003353-2542583

- THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF REDMOND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9408091502.
- THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7711090948, 9612200938 AND 2011222000589.
- THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 257374.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR SEWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5338718. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF HIDDEN HILLS MERIDIAN NO. 1 RECORDED IN VOLUME 82 OF PLATS, PAGE(S) 28. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6215561.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN EDWARD E. BRUGEMAN AND DISTRICT NO. 97 AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6236677.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A SIDE SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6381773. (DOCUMENT IS ILLEGIBLE)

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S FILE NUMBERS 503353-2542583. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FILE NUMBERS. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 18TH, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY, 2015.
- PROPERTY AREA = 27,317± SQUARE FEET (0.6164± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
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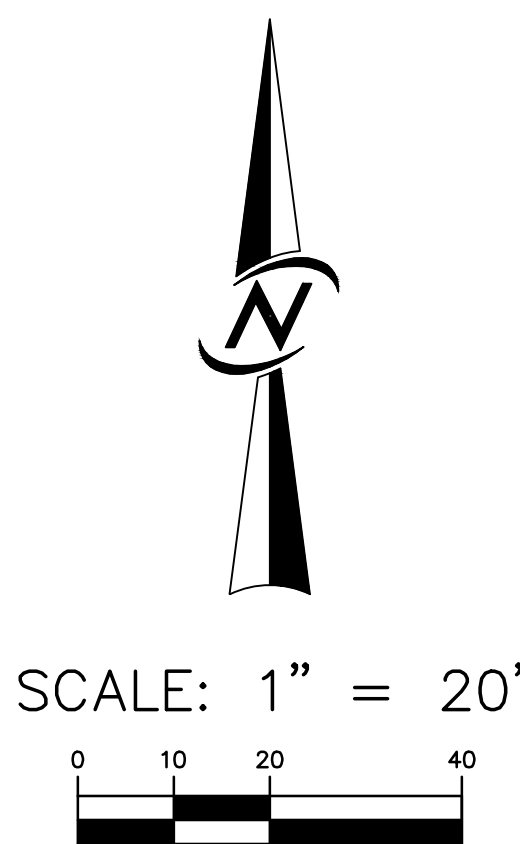


LEGEND

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- UTILITY LIGHT POLE
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TREE LEGEND

- CONIFER TREE, AS NOTED
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- F FIR
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VERTICAL DATUM

NAVD 88

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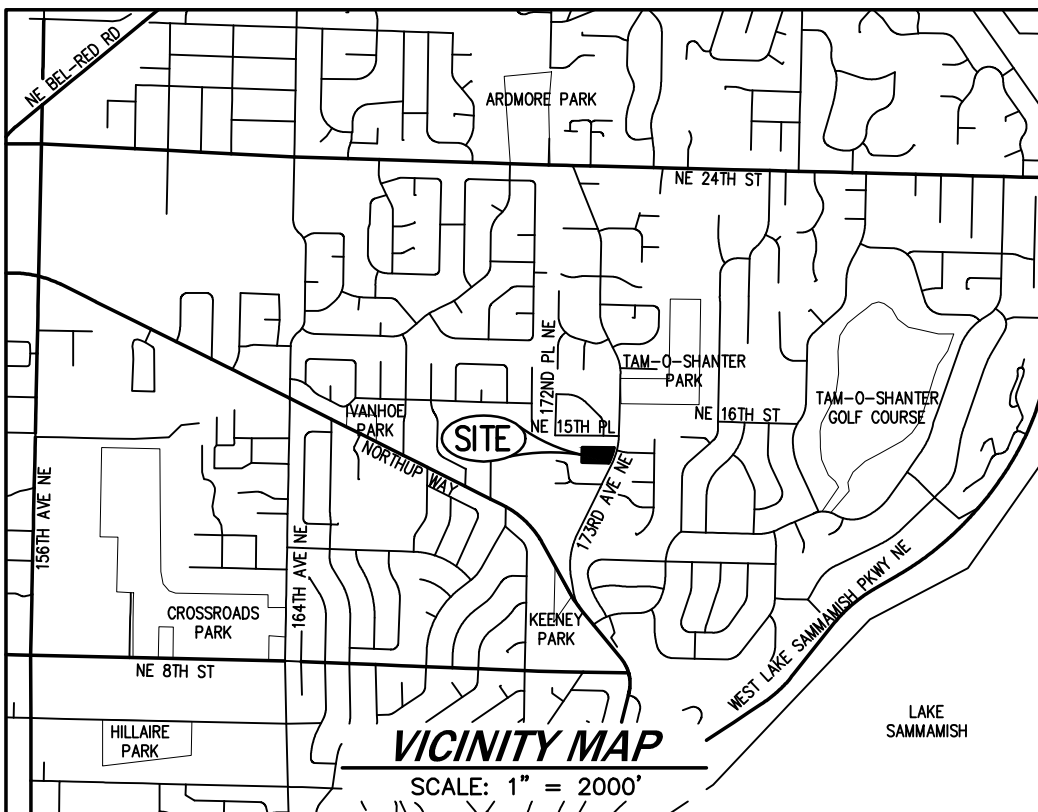
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GRID NO.: N-6
PERMIT NO.: 15-125029LN
SITE ADDRESS: 1429 173RD AVE NE

BOUNDARY / TOPOGRAPHIC SURVEY

GOMEZ PROPERTY

BRIXTON HOMES, LLC

DATE: SEPTEMBER 2015

DESIGNED: SHERI H. MURATA, P.E.

DRAWN: DAVID S. VAUGHN

APPROVED: SHERI H. MURATA, P.E.

PROJECT MANAGER: ROBERT D. WEST, P.L.S.

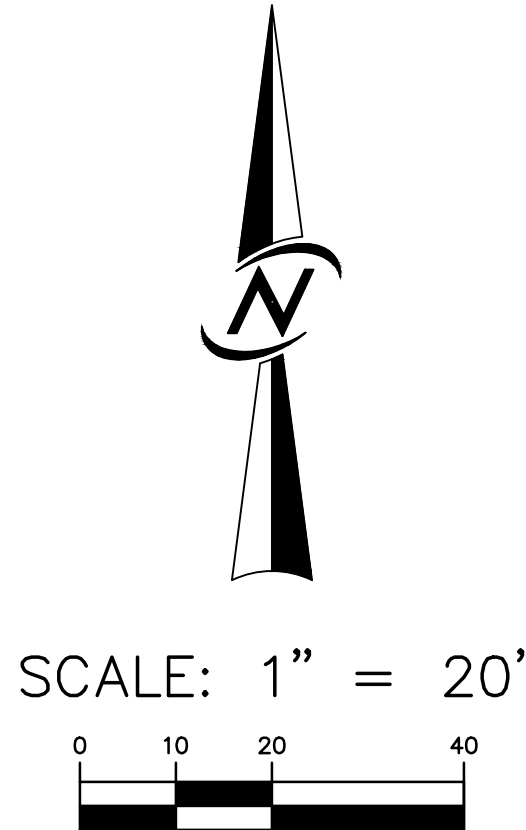
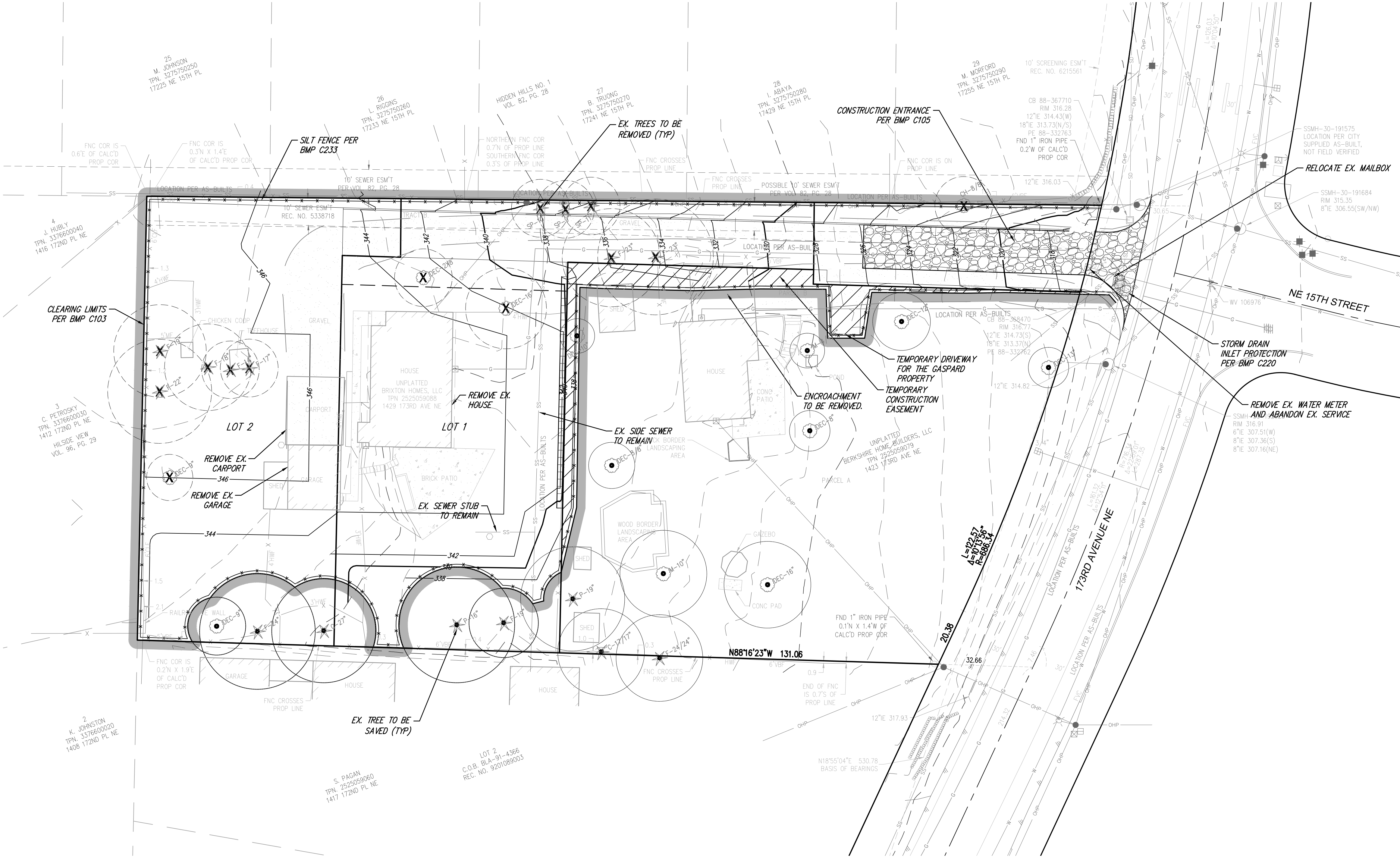
SHEET

2

OF

7

PROJECT NUMBER
15065



NOTE: ALL CLEARING, GRADING AND UTILITY INFORMATION SHOWN IS FOR CONCEPTUAL DESIGN ONLY. FINAL CLEARING, GRADING AND UTILITY WORK WILL BE PROCESSED DURING BUILDING PERMIT APPLICATION REVIEW.

LEGEND

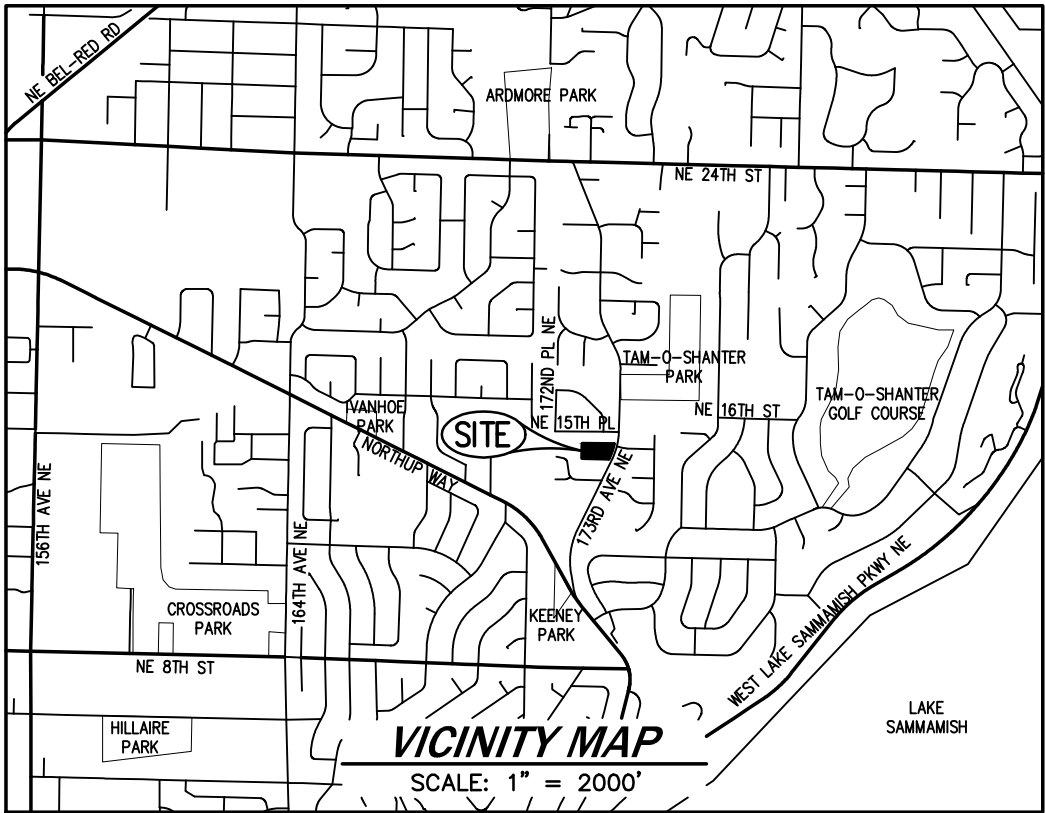
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- VBF VERTICAL BOARD FENCE
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CLEARING AND GRADING STANDARD NOTES

- All clearing & grading construction must be in accordance with City of Bellevue (COB) *Clearing & Grading Code*; *Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23)*; *Development Standards*; *Land Use Code*; *Uniform Building Code*; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.
It is the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans. All corrections will be at no additional cost or liability to the COB. All details for structural walls, rockeries over four feet in height, geogrid reinforced rockeries, and geogrid reinforced modular block walls must be stamped by a professional engineer.
- A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
- All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
- The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
- A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
- A hard-surface construction access pad is required per Clearing & Grading Standard Detail EC-1 or EC-2. This pad must remain in place until paving is installed.
- Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
- Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.
- To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required:
 - Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector.
 - Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector.
 - Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval.
 - Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the *Uniform Building Code*.
- The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
- A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
- Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
- Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the *Clearing & Grading Code*.



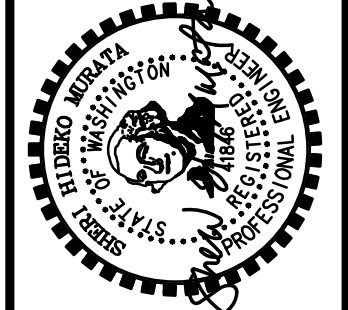
GRID NO.: N-6
PERMIT NO.: 15-125029LN
SITE ADDRESS: 1429 173RD AVE NE

24 HOUR EROSION CONTROL CONTACT:
GLEN MAURER
425-644-2323

PRELIMINARY CLEARING & GRADING PLAN
GOMEZ PROPERTY
BRIXTON HOMES, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007

DATE	SEPTEMBER 2015	DESIGNED	SHERI H. MURATA, P.E.	SHEET	3	OF	7
DRAWN	DAVID S. VAUGHN	APPROVED	SHERI H. MURATA, P.E.	PROJECT NUMBER	15065		
			ROBERT D. WEST, P.L.S.				
			PROJECT MANAGER				

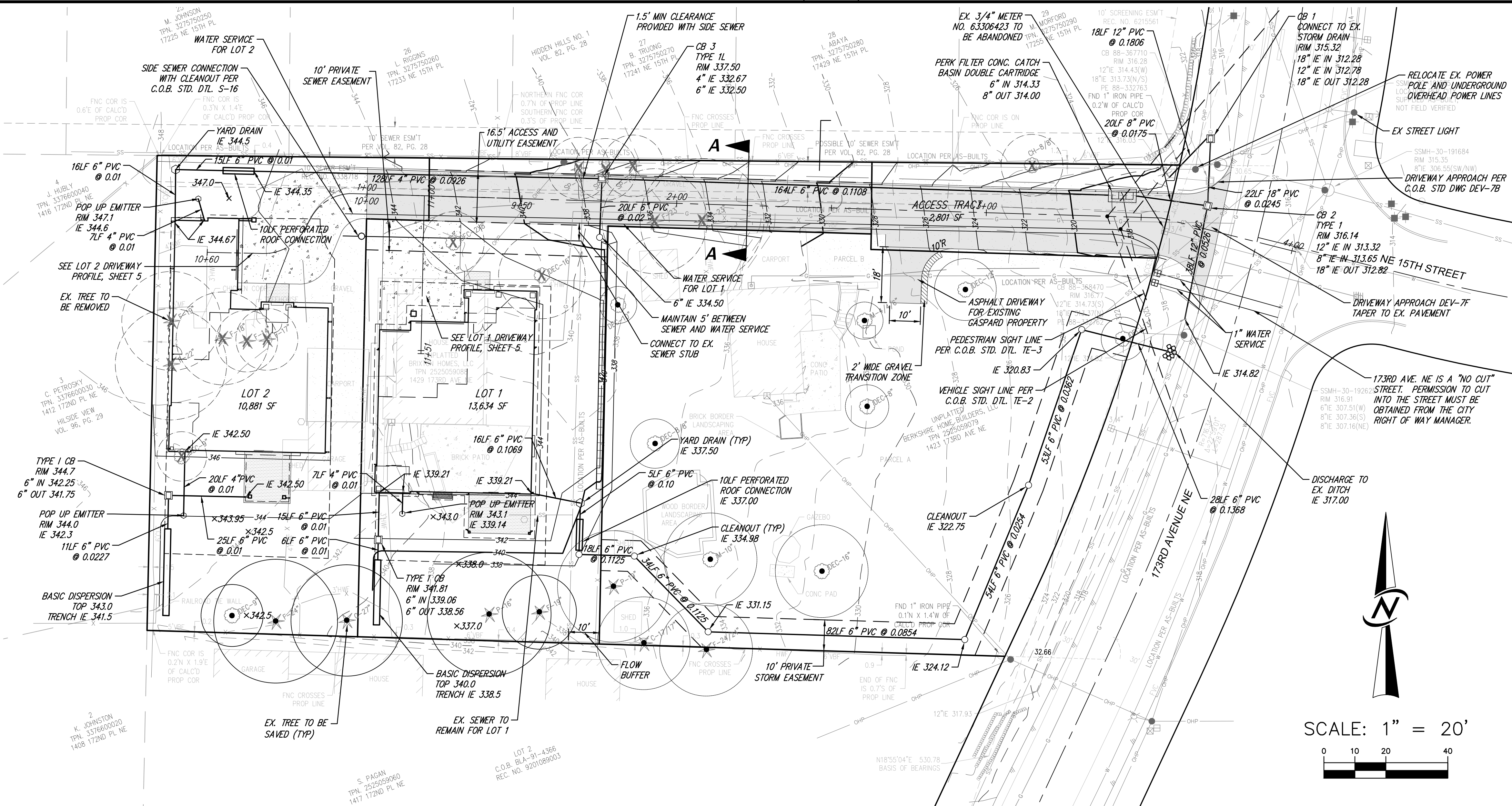
NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	2/8/16
2	REVISED PER CITY COMMENTS	4/8/16
3	REVISED PER CITY COMMENTS	7/22/16
4	REVISED PER CITY COMMENTS	9/12/16
5	REVISED PER CITY COMMENTS	10/23/16
6	REVISED PER BIA	3/10/17



14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



ENGINEERING • PLANNING • SURVEYING

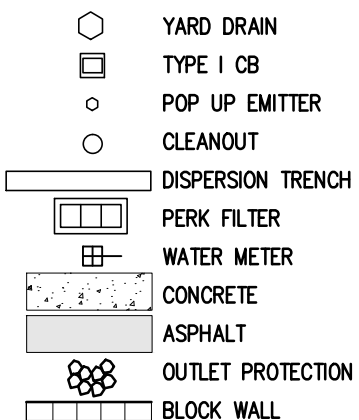


FIRE SPRINKLERS

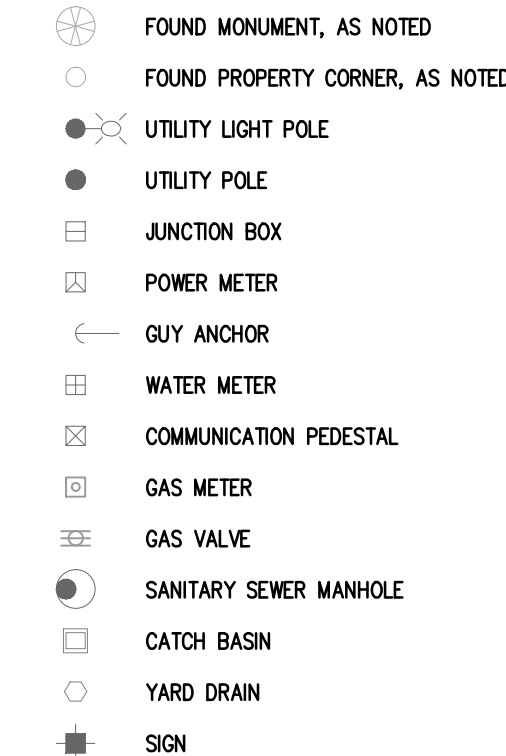
FIRE SPRINKLERS ARE REQUIRED FOR BOTH LOTS SINCE THEY EXCEED 400 FEET FROM A FIRE HYDRANT.

LEGEND

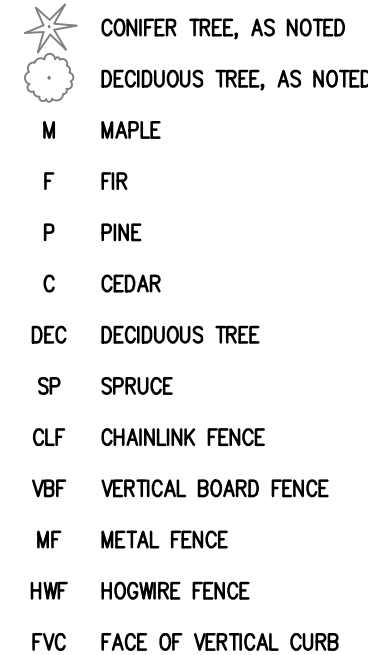
PROPOSED



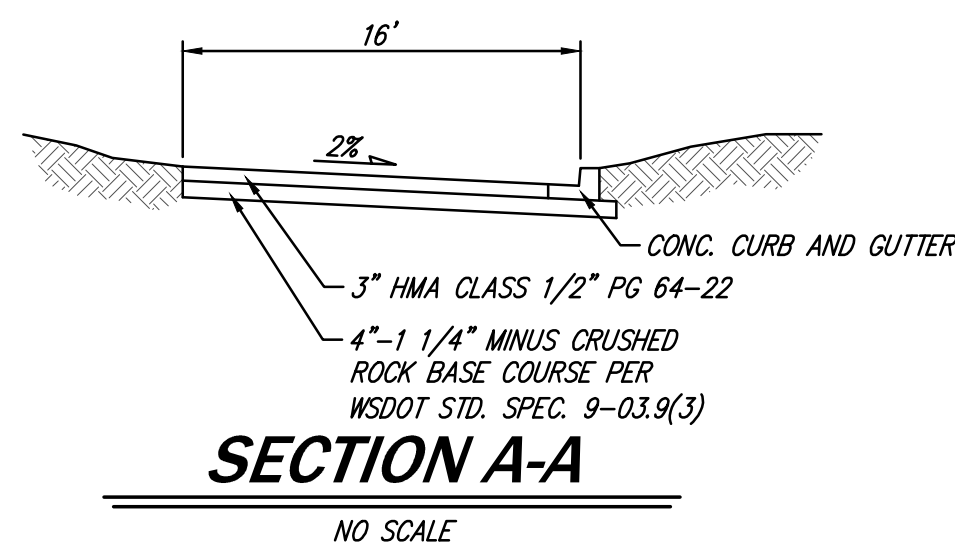
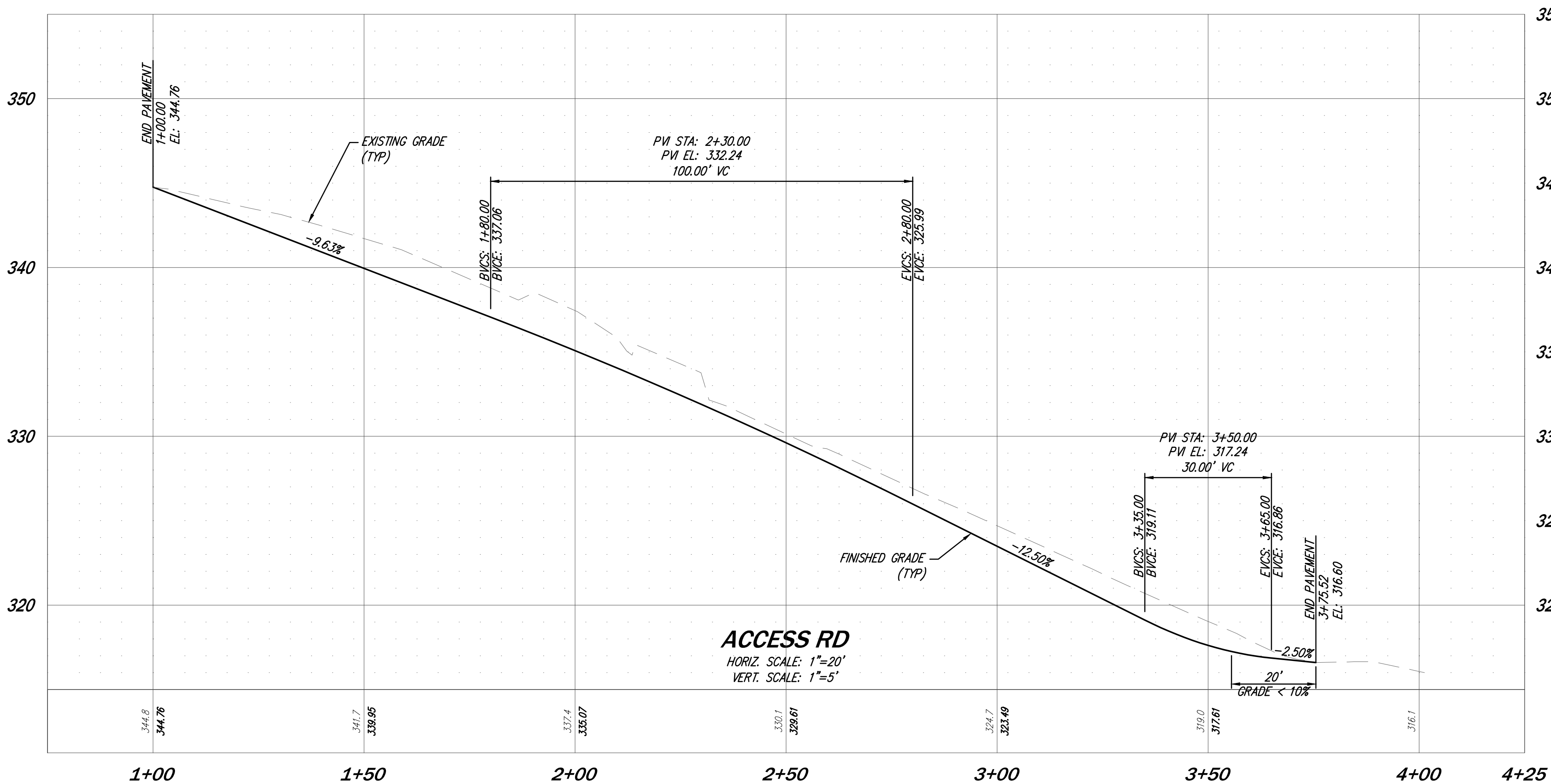
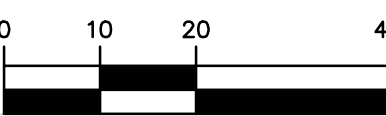
EXISTING



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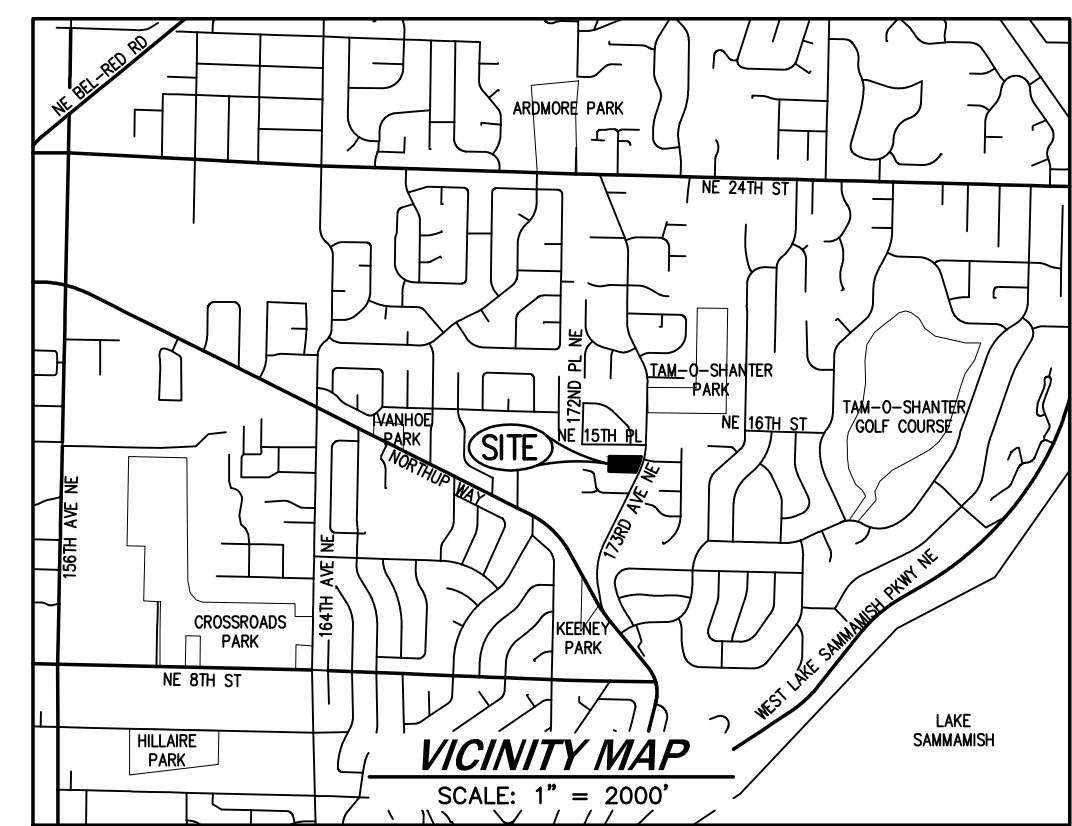


SCALE: 1" = 20'



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GLEN MAURER
425-644-2323

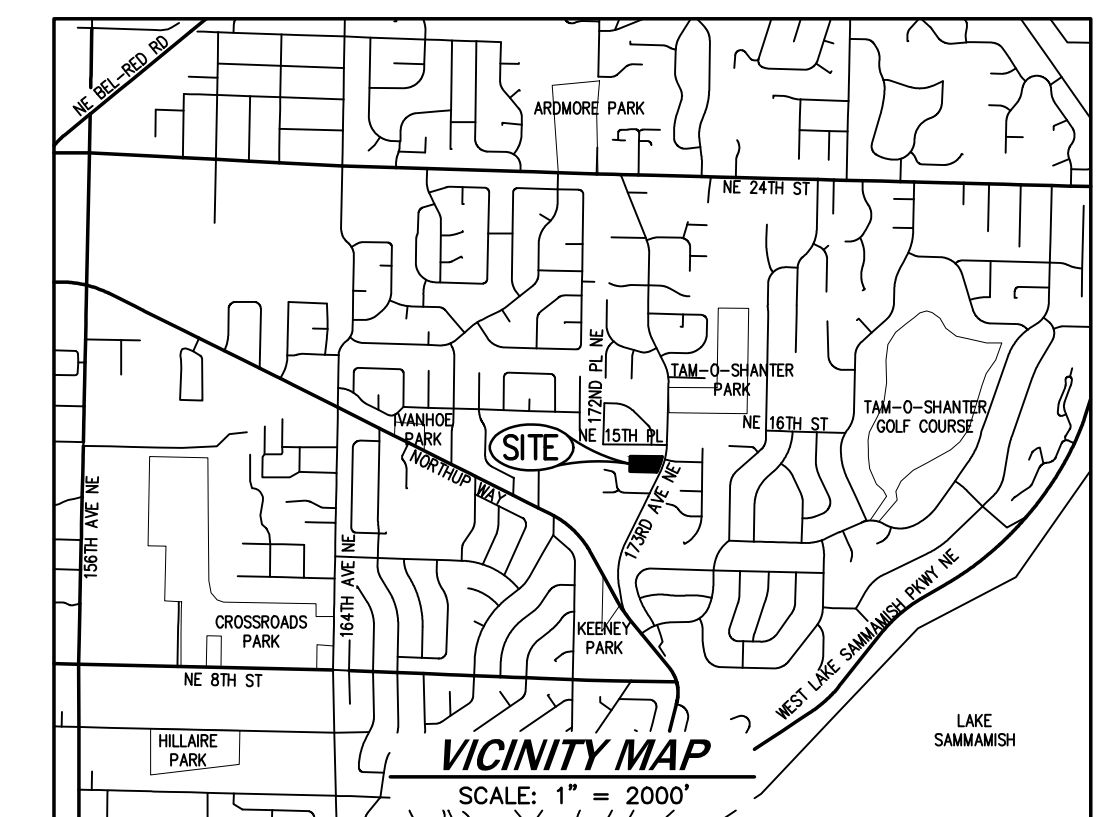
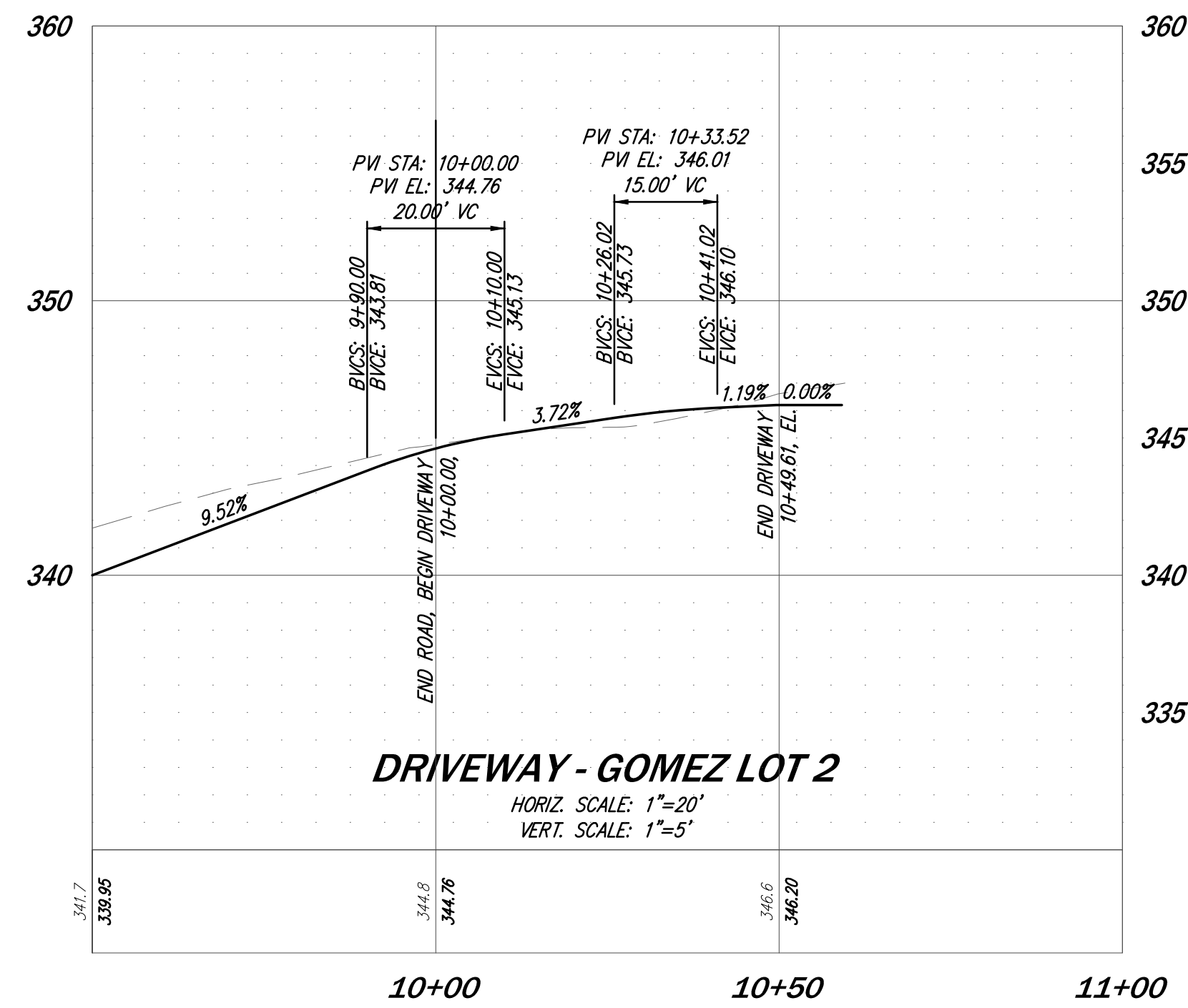
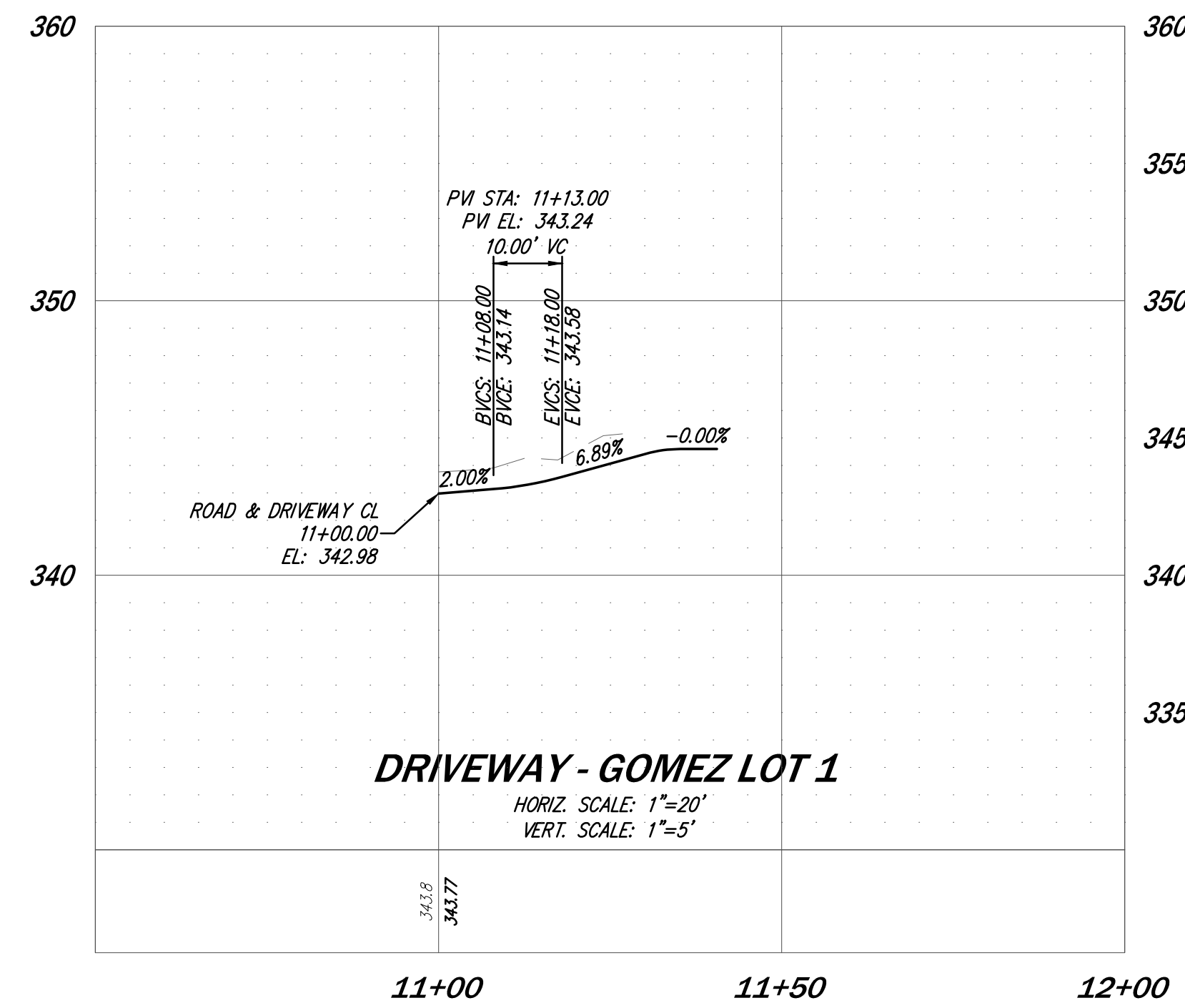
NOTE: ALL CLEARING, GRADING AND UTILITY INFORMATION SHOWN IS FOR CONCEPTUAL DESIGN ONLY. FINAL CLEARING, GRADING AND UTILITY WORK WILL BE PROCESSED DURING BUILDING PERMIT APPLICATION REVIEW.



GRID NO.: N-6
PERMIT NO.: 15-125029LN
SITE ADDRESS: 1429 173RD AVE NE



PRELIMINARY ROAD AND UTILITY PLAN
GOMEZ PROPERTY
BRIXTON HOMES, LLC
14410 BEL-RED ROAD
BELLEVUE, WA 98007

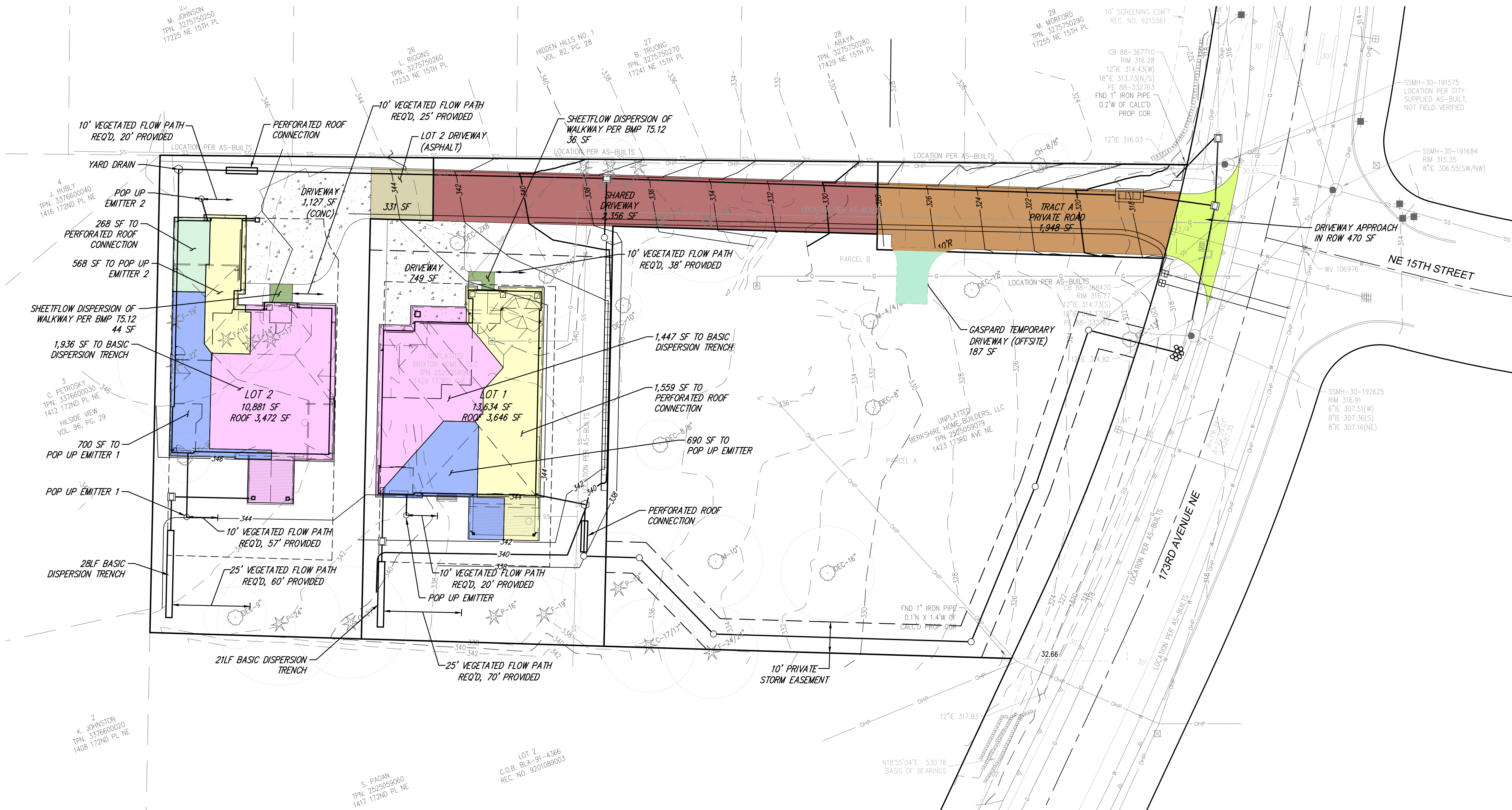
DATE	SEPTEMBER 2015	DESIGNED	SHERI H. MURATA, P.E.	DRAWN	DAVID S. VAUGHN	APPROVED	SHERI H. MURATA, P.E.	PROJECT MANAGER	ROBERT D. WEST, P.L.S.
SHEET	4	OF	7	PROJECT NUMBER	15065				



GRID NO.: N-6
PERMIT NO.: 15-125029LN
SITE ADDRESS: 1429 173RD AVE NE

24 HOUR EROSION
CONTROL CONTACT:
GLEN MAURER
425-644-2323

DATE		SEPTEMBER, 2015	
DESIGNED		SHERI H. MURATA, P.E.	
DRAWN		DAVID S. VAUGHN	
APPROVED		SHERI H. MURATA, P.E.	
		ROBERT D. WEST, P.L.S.	
		PROJECT MANAGER	
SHEET		OF	
5		7	
PROJECT NUMBER			
15065			
PRELIMINARY DRIVEWAY ROFILES GOMEZ PROPERTY BRIXTON HOMES, LLC 14410 BEL-RED ROAD BELLEVUE, WA 98007			
 ENGINEERING • PLANNING • SURVEYING			
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963			
			
NO.		REVISIONS	
1		REVISED PER CITY COMMENTS	
2		REVISED PER CITY COMMENTS	
3		REVISED PER CITY COMMENTS	
4		REVISED PER CITY COMMENTS	
5		REVISED PER CITY COMMENTS	
6		REVISED PER BLA	
DATE			
2/5/16			
4/8/16			
7/22/16			
9/12/16			
10/31/16			
3/10/17			


$$\begin{aligned} \text{MAXIMUM IMPERVIOUS AREA ALLOWED} &= 50\% \text{ OF LOT AREA} + \text{IMPERVIOUS AREA IN ACCESS TRACT} + \text{OFFSITE AREA} \\ &= 6,817 \text{ SF} + 5,441 \text{ SF} + 1,948 + 657 \text{ SF} \\ &= 14,863 \text{ SF} \end{aligned}$$

TOTAL IMPERVIOUS AREA = 14,366 SF

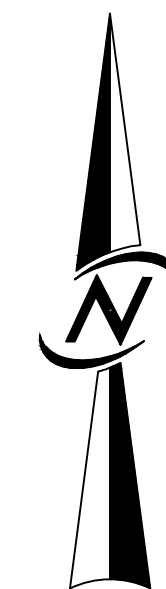
PGIS = 7,168 SF

Lot 1		13,634	SF
Surface Type	Area (SF)	6,817	(Max allowed)
TOTAL Impervious	6,787		
<i>Roof (with eaves)</i>	3,646		
<i>Driveway</i>	749		
<i>Patio/Walkway</i>	36		
<i>Access Road</i>	2,356		
Pervious	6,847		

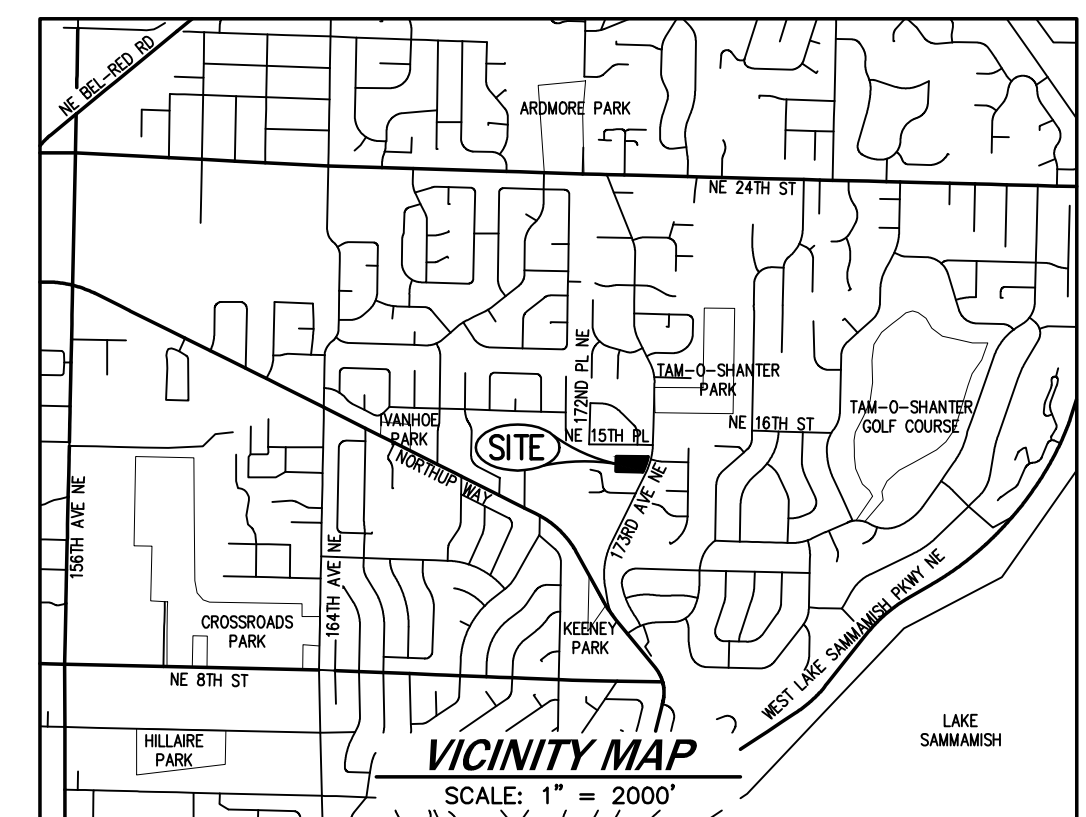
Lot 2		10,881
Surface Type	Area (SF)	
TOTAL Impervious	4,974	5,441 (Max allowed)
<i>Roof (with eaves)</i>	3,472	
<i>Driveway</i>	1,127	
<i>Patio/Walkway</i>	44	
<i>Access Road</i>	331	
Pervious	5,907	

Access Tract	2,801
Surface Type	Area (SF)
Impervious	1,948
Pervious	853



Offsite Impervious		657	SF
Surface Type	Area (SF)		
ROW	470		
Gaspard Temp Driveway	187		

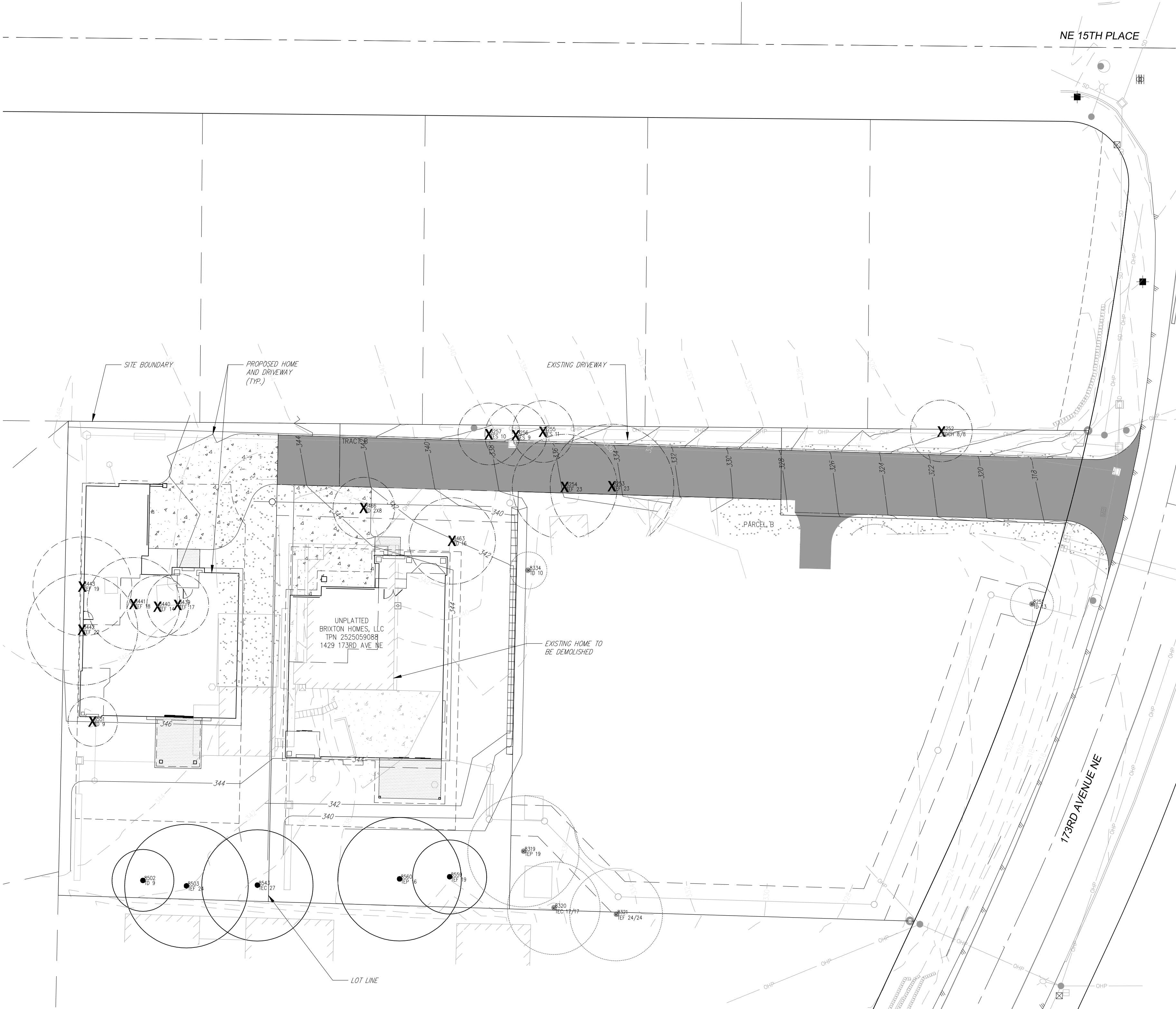
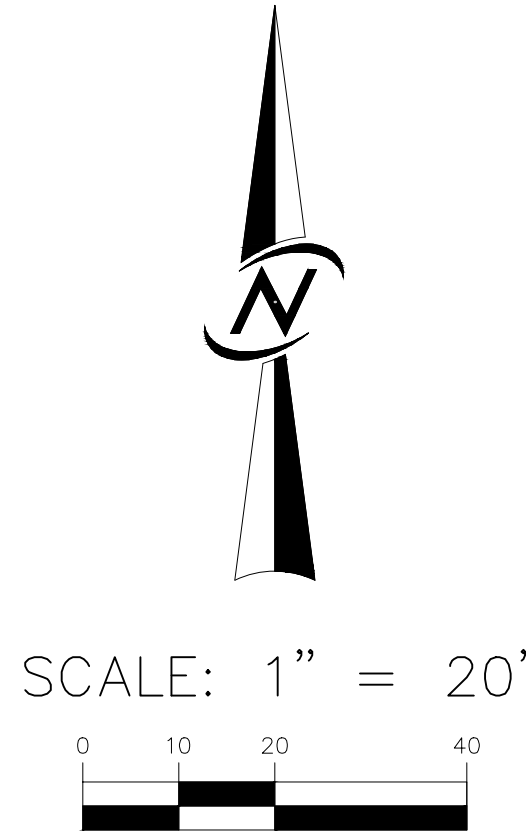


SCALE: 1" = 20'



GRID NO.: N-6
PERMIT NO.: 15-125029LN
SITE ADDRESS: 1429 173RD AVE NE

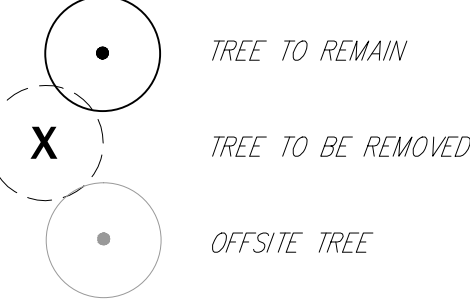
PROJECT NUMBER 15065		SHEET 6		OF 7	
DATE SEPTEMBER 2015		DESIGNED SHERI H. MURATA, P.E.		PROJECT MANAGER ROBERT D. WEST, P.L.S.	
DRAWN DAVID S. VAUGHN		APPROVED SHERI H. MURATA, P.E.		PROJECT MANAGER ROBERT D. WEST, P.L.S.	
<div style="display: flex; justify-content: space-between;"> <div> <p>IMPERVIOUS AREA AND BMP SUMMARY</p> <p>GOMEZ PROPERTY</p> <p>BRIXTON HOMES, LLC</p> <p>14410 BEL-RED ROAD BELLEVUE, WA 98007</p> </div> <div>  <p>CORE DESIGN</p> <p>ENGINEERING • PLANNING • SURVEYING</p> </div> <div> <p>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963</p> </div> </div>					
<div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>1. REVISED PER CITY COMMENTS 2/5/16</p> <p>2. REVISED PER CITY COMMENTS 4/8/16</p> <p>3. REVISED PER CITY COMMENTS 7/22/16</p> <p>4. REVISED PER CITY COMMENTS 9/12/16</p> <p>5. REVISED PER CITY COMMENTS 10/31/16</p> <p>6. REVISED PER BIA 3/10/17</p> </div> </div>					



TREE RETENTION CALCULATIONS

ON-SITE SIGNIFICANT TREES:	19
ON-SITE SIGNIFICANT TREE DIAMETER INCHES:	332
TOTAL ON-SITE SIGNIFICANT TREES TO BE REMOVED:	14
TOTAL ON-SITE SIGNIFICANT TREE DIAMETER INCHES TO BE REMOVED:	233
TOTAL ON-SITE SIGNIFICANT TREES TO REMAIN:	5
TOTAL ON-SITE SIGNIFICANT TREE DIAMETER INCHES TO REMAIN:	99 (29.8%)

LEGEND



NOTES

- 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.
- WORK WITHIN DRIPLINE OF SAVED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
- ONE (1) REPLACEMENT TREE SHALL BE PROVIDED FOR THE REMOVAL OF TREE #8252, UNDER THE PROVISION OF LUC 20.20.900.G. REPLACEMENT TREE SHALL BE ONE (1) ACER CIRCINATUM (VINE MAPLE) TREE, AT MINIMUM 6" H.T. AT TIME OF PLANTING.

Inspection Data for 19 Significant Surveyed Trees									
Tree Number	Trunk Diameter	DBH	Species	Dripline	Health	Structure	Healthy?	Visible Defects	Retain or Remove?
8252	9, 9"	13	Purpleleaf plum	12	1	2	Yes	Very dense canopy, benefit from pruning	Remove
8253	26	26	Douglas---fir	22	1	1	Yes		Remove
8254	27	27	Deodar cedar	20	1	1	Yes		Remove
8255	12	12	Atlas cedar	14	1	2	Yes	Topped for overhead power lines.	Remove
8256	11	11	Atlas cedar	14	1	2	Yes		Remove
8257	10	10	Atlas cedar	14	1	2	Yes		Remove
8439	19	19	Douglas---fir	14	1	2	Yes	Asymmetric canopy	Remove
8440	15	15	Douglas---fir	12	1	2	Yes	Asymmetric canopy	Remove
8441	20	20	Douglas---fir	14	1	2	Yes	Asymmetric canopy	Remove
8442	21	21	Douglas---fir	16	1	2	Yes	Asymmetric canopy	Remove
8443	24	24	Douglas---fir	16	1	2	Yes	Asymmetric canopy	Remove
8463	16	16	Apple	12	1	1	Yes		Remove
8466	10	10	Apple	10	1	1	Yes		Remove
8502	8	8	Italian prune	7	1	1	Yes		Retain
8503	25	25	Douglas---fir	16	1	1	Yes		Retain
8543	28	28	Western red---cedar	16	1	1	Yes		Retain
8551	9	9	Italian prune	6	1	1	Yes		Remove
8559	20	20	Douglas---fir	12	1	1	Yes		Retain
8560	18	18	Pine	14	1	1	Yes		Retain

Total Diameter Inches: 332
Tree Inches Removed: 233
Tree Inches Retained: 99

DATE
DESIGNED
DRAWN
APPROVED

SEPTEMBER 2015
LINDSEY B. SOLORIO, P.L.A.
LINDSEY B. SOLORIO, P.L.A.
LINDSEY B. SOLORIO, P.L.A.

DATE
REVISIONS

2/5/16
4/8/16
7/22/16
9/12/16
10/31/16
3/10/17

1 REVISED PER CITY COMMENTS
2 REVISED PER CITY COMMENTS
3 REVISED PER CITY COMMENTS
4 REVISED PER CITY COMMENTS
5 REVISED PER CITY COMMENTS
6 REVISED PER BIA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1353
04/17/2016

14711 NE 95th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

PRELIMINARY TREE RETENTION PLAN
GOMEZ PROPERTY
BRIXTON HOMES, LLC

14410 BEL-RED ROAD
BELLEVUE, WA 98007

DATE
SHEET

SEPTEMBER 2015
7

OF
PROJECT NUMBER

7
15065

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner:

Proponent:

Contact Person:

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address:

Phone:

Proposal Title:

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description:
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

Estimated date of completion of the proposal or timing of phasing:

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NW 11/16/2015

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)?
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NW 11/16/2015

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion Control per BCC 23.76

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

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- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
- (2) Could waste materials enter ground or surface waters? If so, generally describe.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Impacts minimized per BCC 23.76

4. Plants

- a. Check or circle types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

- c. List threatened or endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

(1) Describe special emergency services that might be required.

(2) Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

Use of any diesel, pneumatic, or gasoline-powered equipment that is not properly muffled or silenced is prohibited.

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
- (3) Proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use

Sounds created by construction activity are limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. and 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (See BCC 9.18)

- a. What is the current use of the site and adjacent properties?
- b. Has the site been used for agriculture? If so, describe.
- c. Describe any structures on the site.
- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?

- k. Proposed measures to avoid or reduce displacement impacts, if any:

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

- c. Proposed measures to reduce or control housing impacts, if any:

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

- b. What views in the immediate vicinity would be altered or obstructed?

- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light or glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would be completed project have? How many would the project eliminate?

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

2 single-family homes on average would generate 19 daily trips (2 X 9.52).

- g. Proposed measures to reduce or control transportation impacts, if any:

None at this time unless the City requires it during review.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The need for public service such as fire, health, and police protection will be typical of single family development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services. The impact to the schools, parks and traffic will be mitigated through the payment of impact fees.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

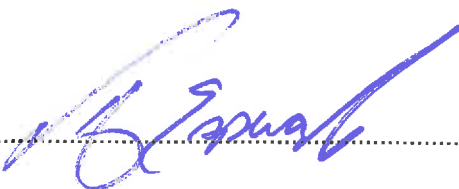
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity & Natural gas - Puget Sound Energy. Water/Sewer - City of Bellevue. Refuse - Republic Services. Telephone - Century Link. Cable TV- Comcast.

Signature

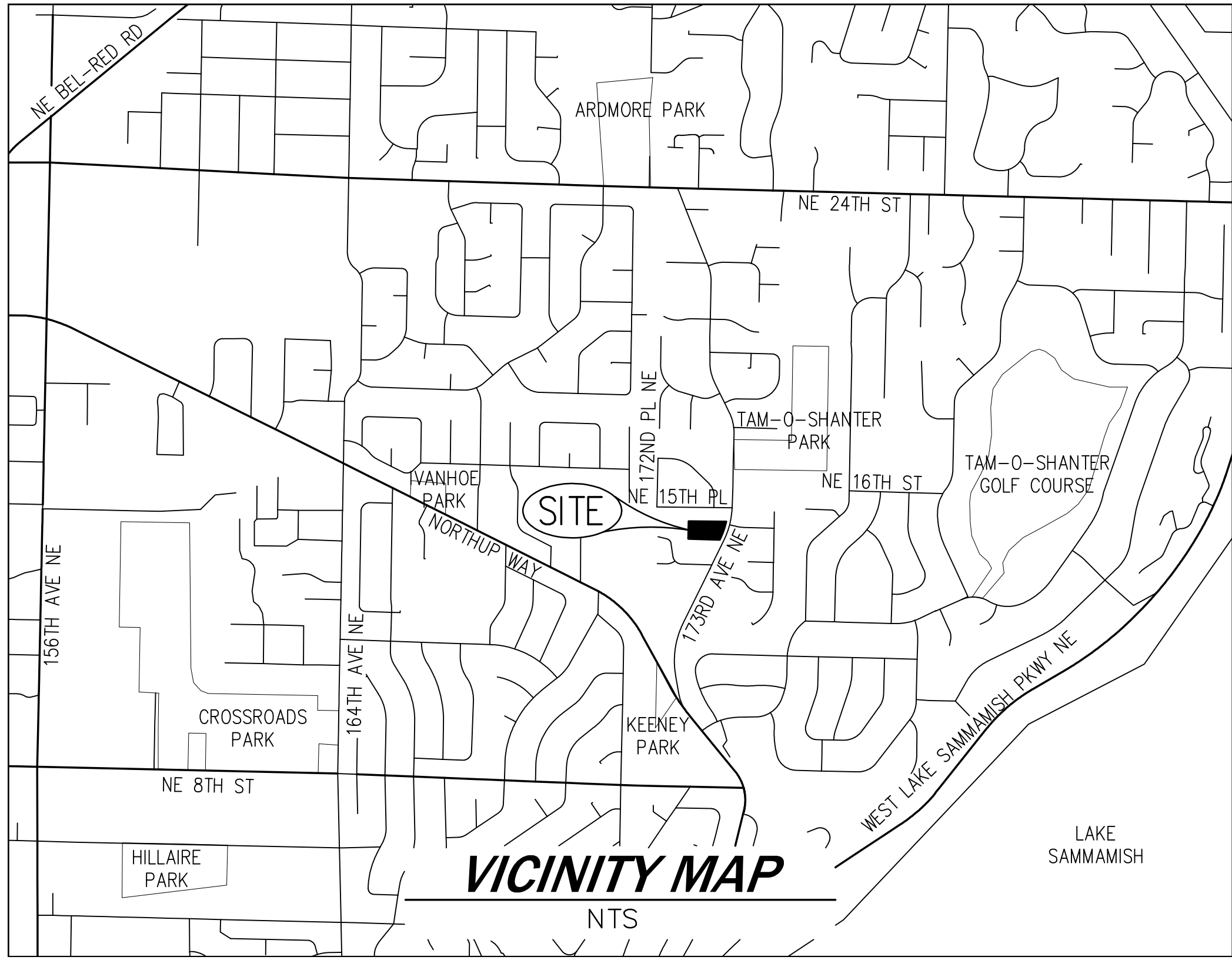
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....



.....Date Submitted 09/29/2015

NW 11/16/2015



NE BEL-RED RD

ARDMORE PARK

NE 24TH ST

TAM-O-SHANTER
PARK

TAM-O-SHANTER
GOLF COURSE

NE 16TH ST

NE 172ND PL NE

NE 15TH PL

VANHOE
PARK

SITE

NORTHUP
WAY

173RD AVE NE

KEENEY
PARK

CROSSROADS
PARK

164TH AVE NE

NE 8TH ST

HILLAIRE
PARK

156TH AVE NE

WEST LAKE SAMMAMISH PKWY NE

LAKE
SAMMAMISH

VICINITY MAP

NTS

TPN: 25205-9088 (ALTA COMMITMENT NO. 4203-2413417)

THE EAST 146 FEET OF THE WEST 556 FEET OF THE SOUTH 135 FEET OF THE NORTH 465 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 05 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

AND TRACT B OF HIDDEN HILLS NO. 1, AS RECORDED IN VOLUME 82 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON;

LESS THE WEST 410 FEET OF SAID TRACT B.