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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Hazelwood Preliminary Plat

LOCATION OF PROPOSAL: 6018 Lake Washington BLVD SE

DESCRIPTION OF PROPOSAL: Subdivide four existing parcels into 22 single family lots within the R-5 zoning district.

FILE NUMBERS: 16-131396-LL **PLANNER:** Drew Folsom

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 **3/30/2017**

☐ 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

Carol Helland
Environmental Coordinator

3/16/2017
Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
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City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Hazelwood
Proposal Address:	6018 Lake Washington Blvd SE
Proposal Description:	Proposal to subdivide four existing parcels into 22 single family lots within the R-5 zoning district.
File Number:	16-131396-LL
Applicant:	Mark Wittman
Recommendations Included:	**Process I** Preliminary Plat (LUC 20.45A)
Decisions Included:	**Process II** SEPA (BCC 22.02)
Planner:	Drew Folsom, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland Carol V. Helland, Environmental Coordinator Development Services Department
Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

Application Date	May 2, 2016
Notice of Application Publication Date	June 16, 2016
Decision Publication Date	March 16, 2017
SEPA Appeal Deadline	March 30, 2017
Hearing Date	April 6, 2017 6 pm

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

CONTENTS

ATTACHMENTS

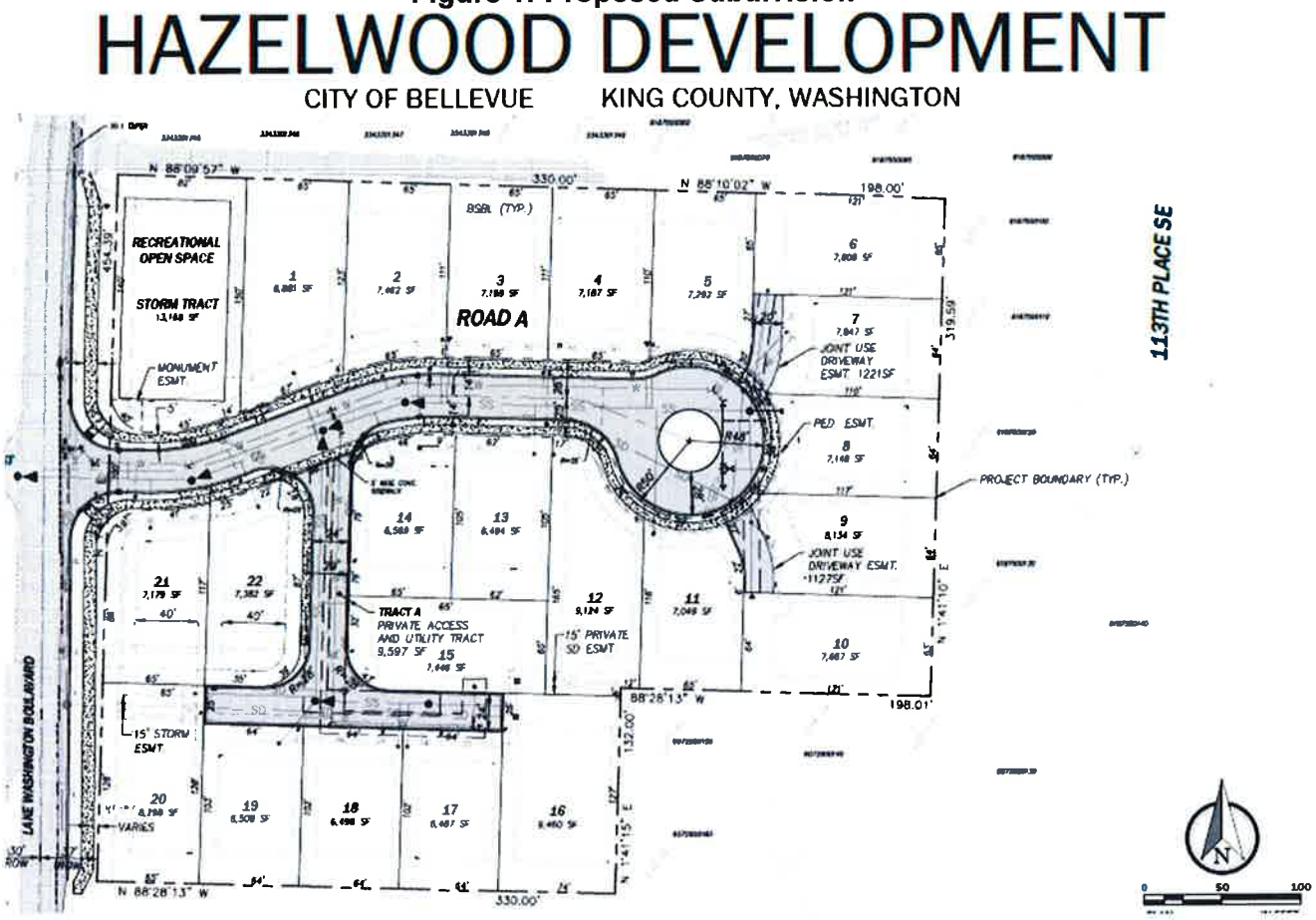
1. Project Plans – Enclosed
2. SEPA Checklist - Enclosed
3. Critical Areas Study – Enclosed
4. Retained Tree Assessment – In File
5. Geotechnical Report – In File
6. Public Comments – In File

I. REQUEST / REVIEW PROCESS

A. REQUEST

The applicant requests approval of a Preliminary Plat with review under the State Environmental Policy Act (SEPA) to divide 4 existing parcels (4.98 acres) into 22 single family lots, and a tract for storm water. Proposed lots range in size from 6,494 square feet to 9,124 square feet. The site is zoned R-5 (a single family zoning district) and is located in the Newport Hills Subarea. The minimum lot size in R-5 is 7,200 square feet; lot averaging allows a reduction of 10 percent in lot size per LUC 20.20.017. The site contains an existing single family home, detached barn, garage, and sheds. All existing structures will be removed as part of the proposal. Access to the site will be from a proposed public road off of Lake Washington Boulevard SE. The proposal also includes a secondary private access road serving lots 15 thru 20, and access easements serving lots 6, 7, 9, and 10. **See Attachment 1 for plans of the proposed subdivision and Figure 1 below.**

Figure 1: Proposed Subdivision



B. REVIEW PROCESS

The Preliminary Plat is a Process I decision which requires a public hearing before a Hearing Examiner. The SEPA threshold determination is a Process II decision made administratively by the Director. As allowed under LUC 20.35.080 Process I and II decisions shall be merged

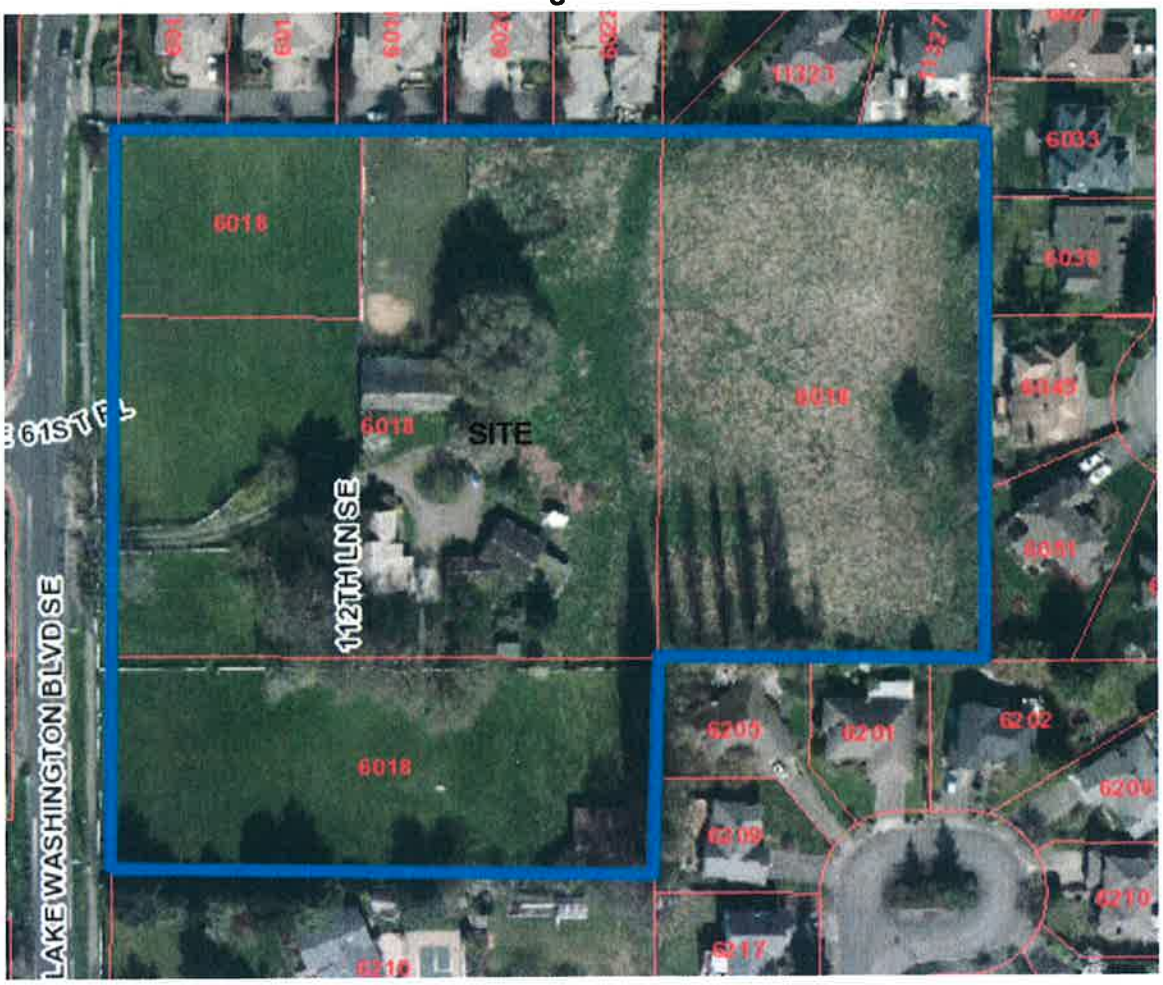
into a consolidated staff report. As a result, this application combines a Preliminary Plat and SEPA review into a consolidated staff report that includes the Director's decision on the Process II application and a staff recommendation on the Process I application for review by the Hearing Examiner.

II. SITE CONTEXT and DESCRIPTION

A. SITE CONTEXT

The subject site is located within an existing single-family neighborhood and is bordered by single-family dwellings to the north, south, east, and west. Access to the site is obtained from Lake Washington Boulevard SE. **See Figure 2 below for the existing site and vicinity.**

Figure 2



B. SITE DESCRIPTION

The project site is developed with a single family home and multiple detached structures including a barn, garage and several sheds. The site contains several significant trees comprised mainly of Lombardi poplar, horse chestnut, black locust, apple fruit trees; and a variety of other, mainly deciduous, species. The majority of the site is covered in maintained lawn, and several of the parcels have been used as horse and llama pasturage. The eastern parcel has less maintained grasses, Himalayan blackberry, creeping buttercup, reed canary

grass, and birdsfoot trefoil. A storm drainage ditch flows from south to north near the middle of the site. An unregulated 1,500 square foot Category IV wetland is located along the northern portion of the ditch. The topography of the site slopes downward from east to west. The steepest areas of the site are in the eastern parcel which has moderate slopes (approximately 20% grade) which become much more mild west of the drainage ditch. No slopes on the site meet the definition of a geological hazard.

C. LAND USE AND COMPREHENSIVE PLAN

The property is zoned R-5 and has a Comprehensive Plan designation of Single-Family High Density. It is located in the Newport Hills Subarea of the Comprehensive Plan. The zoning is in conformance with the Comprehensive Plan and the proposed use is supported by the goals and policies of the plan.

The Newport Hills Subarea is bordered on the west by I-405, on the south by S.E. 59th Street and on the north and east by Coal Creek parkway. Its proximity to I-405 and I-90 makes downtown Seattle, Bellevue, and the Cascade Mountains easily accessible.

The Subarea is made up of a number of single-family neighborhoods and multifamily neighborhoods surrounding a core commercial district. Despite the emphasis on residential development, portions of the Newport Hills Subarea retain a semi-rural feel, protected by steep ravines and tree covered hills. Secluded woods and wetlands are home or migratory corridors for deer, raccoons, coyotes, mountain beavers, possums, squirrels, red-tail hawks, and eagles. Coal Creek and the Newport Hills tributary once supported runs of salmon and steelhead. Past coal mining activity and recent residential development have reduced these stream's abilities to support sustainable fish populations.

Current issues for the Subarea center around:

- revitalizing the appearance and viability of the commercial district;
- protecting residential neighborhoods;
- addressing major transportation issues;
- providing pedestrian links between commercial, residential, and park areas;
- preserving natural areas to enhance wildlife habitat; and
- acquiring open spaces for parks.

Project relevant Subarea Goals and Policies include the following:

POLICY S-NH-7. Require new subdivisions to improve street frontages to urban Standards, including non-motorized improvements identified in the Transportation section of this subarea plan and the most current adopted Pedestrian/Bicycle Transportation Plan

POLICY S-NH-13. Construct sidewalks along arterials as identified in the Newport Hills Subarea Plan and as prioritized in the Capital Investment Program.

POLICY S-NH-14. Construct bicycle lanes or shared roadway facilities along arterials as identified in the Newport Hills Subarea Plan and as prioritized in the Capital Investment

Program.

POLICY S-NH-28. Ensure that all new development and redevelopment includes measures to protect and enhance surface water quality.

POLICY S-NH-46. Encourage street tree plantings on arterials to define street edges and separate pedestrians from moving vehicles.

POLICY S-NH-55. Encourage undergrounding of utility distribution lines on existing development and require undergrounding of all new utility distribution lines in new development where reasonably feasible.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS

A. GENERAL PROVISIONS OF THE LAND USE CODE

1. USE

Residential uses are regulated by *LUC 20.10.400* (Use Charts). Single-Family Residential Districts provide for residential areas of low to moderate densities and permit compatible, related activities. The proposed uses (single-family residences) are permitted in the R-5 zone.

2. SITE DESIGN

The site is generally rectangular in shape and is bounded by private development to the north, south, and east, and by Lake Washington Boulevard to the west. Access to the proposed 22 lot single family home plat and associated storm water tract will be from a new public road, referred to as Road A. One private road shall be allowed to connect to Road A. Road A will take access off of Lake Washington Blvd SE, no other access from Lake Washington Blvd SE or City Right of Way shall be allowed. Lots vary in size from 6,494 square feet to 9,124 square feet.

Street trees and landscaping are proposed along the Lake Washington Boulevard street frontage. The private storm drainage tract will provide a private open space for the use of the future residents of the project and their guests. Storm water detention is proposed and provided within detention vaults located in Tract H which will handle all drainage from the site.

B. STANDARD REQUIREMENTS AND DIMENSIONS

Basic Information	
Zoning District	R-5
Gross Site Area	213,041 square feet (or 4.89 acres)

Development Standard	Required by LUC 20.20.010	Proposed Standards
Front Yard	20'	**20'**
Rear Yard	20'	**20'**
Side Yard	5'	**5'**
2 Side Yards	15'	**15'**
Minimum Lot Area	7,200 SF (Lot averaging per LUC 20.20.17 allows 10% reduction)	**Average: 7,507 SF** **Smallest: 6,494 SF**
Lot Width	60'	**All lots at least 60'**
Lot Depth	80'	**All lots at least 80'**
Tree Retention	30% of total diameter inches 1,085 diameter inches total 325.5 inches required for 30% retention	**337 inches retained (31%)**

The applicant proposes to retain 11 significant Lombardi Poplar trees located near the south and east property lines. These trees all rated 1 or 2 on health and structure demonstrating minor, or no visible health-related problems or structural defects as stated in the arborist report prepared by Favero Greenforest, dated April 22, 2016.

IV. PUBLIC NOTICE AND COMMENT

Application Date:	May 2, 2016
Notice of Application:	June 16, 2016
Public Meeting:	June 29, 2016
Minimum Comment Period:	June 30 , 2016

The project was publicly noticed in the City's weekly permit bulletin and the Seattle Times on June 16, 2016. A required public meeting was held on June 29, 2016. There were several comments received, mostly from property owners of the adjacent neighborhood to the south and east. The comments expressed concern with traffic, parking, groundwater/aquifer, neighborhood park, and the retention of a large elm tree. **See all public comments received, applicant responses, and City staff responses as Attachment 6.** The comments are summarized and organized by topic below with responses following.

A. Traffic: Comments were received regarding existing and potential traffic impacts on Lake Washington Blvd SE. Rush hour traffic and the intersection of Lake Washington Blvd SE and SE 60th Street were of particular concern.

City Response: The Transportation Department determined that the project will generate 21 new pm peak hour trips which does not warrant mitigation, except for payment of traffic

impact fees and installation of standard street improvements within the site and adjacent to the site as needed. The applicant submitted a Traffic Impact Analysis for Lake Washington Blvd at the intersections of SE 60th, 62nd, and 64th Street. The analysis showed the project caused no loss in level of service at these intersections.

B. Parking: A comment was received expressing concern that the project was not providing adequate overflow parking for residents and guests.

City Response: The public Road A created as part of the proposal will allow parking on both sides. The private road will provide parking along one side. In addition, any new single family development will be required to provide 2 parking spaces. The design of the public and private road and requirements of single family development provide parking that is consistent with single family development in the area.

C. Groundwater: A comment was received regarding the presence of a high water table on the site and a possible underground aquifer.

City Response: The geotechnical report observed minor to heavy groundwater seepage was found throughout the site. The report found the condition to be common within till and till-like geology. The report provided recommendations for construction that will be required.

D. Park: A comment was received requesting that the project create a small neighborhood park.

City Response: The storm tract will be required to provide private recreational open space. **See related Condition of Approval in Section IX**

E. Large Elm Tree: A comment was received expressing the desire to retain a large distinctive elm tree on the site.

City Response: The site contains a large, distinctive, approximately 54 inch diameter elm tree. The City received comments requesting this tree be retained. The City directed the applicant to explore retaining the tree and providing a more in depth arborist report for the tree. The applicant submitted a reassessment of the elm tree dated September 16, 2016. This assessment discusses significant loss of canopy that recently occurred and included drilling samples. The assessment concludes that the interior of the trunk has approximately 75% decay; which is not uncommon for a tree of this maturity. Based on the recent loss of canopy and trunk decay, the licensed arborist does not recommend retaining this tree.

V. TECHNICAL REVIEW

A. CLEARING & GRADING

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff has approved the application. **See Conditions of Approval in Section X of this report.**

B. UTILITIES

The development proposed for this application has been reviewed on a conceptual basis and can be feasibly constructed under current Utility codes and standards without requesting modifications or deviations from them. Major changes to the design or information submitted under this permit may cause delay in approval of future construction permits. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the utility design and feasibility of this project.

Surface Water

The site is located within the Lakehurst Drainage Basin and will trigger Minimum Requirements 1-9 from WA Department of Ecology Stormwater Manual for Western Washington. Minimum Requirement 1 is proposed with submittal of the storm water site plan under this permit and required construction permits. Minimum Requirement 2 will be achieved with submittal of a clear and grade permit. Minimum Requirement 3 will not be triggered. Storm water from the site currently drains from east to west and discharge to ditches, catch basins and pipes on the east side of Lake Washington Blvd SE and eventually discharges north to Lake Washington through Lake Hurst Creek. Minimum Requirement 4 is proposed to be met by maintaining the existing drainage pattern of the site under the storm and surface water design of this permit. The discharge location is proposed to be the same as it was in the predeveloped condition. Minimum Requirement 5 onsite drainage will be implemented on a lot by lot basis with submittal of each building permit after final plat approval. Minimum Requirements 6 and 7 for water quality and flow control requirements will be achieved with construction of a combination live storage/ dead storage storm water vault. Minimum Requirement 8 is not triggered for this site and Minimum Requirement 9 will be met with submittal of an operations and maintenance manual at project completion under separate permit.

Water

Domestic water for the site, proposes to extend an 8" water main onto the site from Lake Washington Blvd SE. Adequate pressure and flow is available to serve the plat from the 8" water main in Lake Washington Blvd SE as proposed.

Sewer

Domestic sewer for the site, proposes to extend an 8" sewer main onto the site from Lake Washington Blvd SE. Adequate capacity in the existing sewer main in Lake Washington Blvd exists to serve the development as proposed but the downstream pump station will need upgrades by the City of Bellevue to the pump system.

See Conditions of Approval in Section X of this report.

C. TRANSPORTATION REVIEW

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 applied for prior to issuance of any construction permit including demolition permit.

Site Access
Access to the proposed 22 lot single family home plat and associated storm water tract will be from a new public road, referred to as Road A. One private road shall be allowed to connect to Road A. Road A will take access off of Lake Washington Boulevard SE, no other access from Lake Washington Boulevard or City Right of Way shall be allowed. Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements
In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual. Existing utilities in the city right-of-way fronting the site may need to be relocated to install improvements and meet City of Bellevue Design Standards.

Frontage improvements on Lake Washington Boulevard will include half street pavement widening to accommodate a northbound travel lane and bicycle lane, installation of concrete curb and gutter, a planter strip that is a minimum width of 4-feet, an 8-foot wide concrete sidewalk, spray irrigation from a private metered water source, landscaping within the planter strip and behind the portions of the sidewalk that are within right of way, street trees spaced an average of 20-25 feet on center and street lighting to Bellevue Standards. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. The sidewalk shall be located to allow for a planter strip wider than the minimum of 4 feet, where additional right of way is present. The project shall provide sufficient tapers for the new bicycle lane and pedestrian facilities.

To access the lots in the proposed 22-lot plat, a new public road will be required with a cul-de-sac turnaround. This road will require right of way dedication, public access easements, a minimum pavement width of 28-feet, concrete curb and gutter, a minimum 4-foot wide planter strip, street trees spaced an average of 20-25 feet on center, a minimum 6-foot wide concrete sidewalk, spray irrigation from a private metered water source, landscaping within the planter strip, a landscape island in the middle of the cul-de-sac, irrigation and landscaping within the cul-de-sac island, and public road monuments. The concrete sidewalk of the public road shall be continued across the entrance to the Tract A road to provide demarcation between the public road and the private road on Tract A. All overhead facilities in the plat shall be relocated and installed underground.

To provide access to Lots 15, 16, 17, 18, 19, and 20, a private road will be constructed within Tract A. This road shall have a minimum pavement width of 24 feet to accommodate parking on one wide. A 6-foot wide sidewalk shall be installed on one side of the private road and extend along the full length of the private road. The private road and pedestrian facilities shall be located fully within a tract or easement.

ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. Is such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

Right of Way Dedication and Easements
To allow adequate access to the proposed 22-single family homes, the developer is required to dedicate and construct a new public road. The dedication to the City shall include 50 feet of right of way width for the proposed Road A with a 100-foot diameter cul-de-sac at the end of Road A. A public access easement shall be conveyed to the City for any portion of the planter or sidewalk outside of the dedicated right of way. The easement shall extend a minimum of one half of a foot behind the sidewalk.

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 has last been 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. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near the development site Lake Washington Boulevard SE is classified as "No Street Cuts Permitted."
To mitigate this proposal's contribution of increased traffic to the cumulative traffic in the area and the direct impacts to City infrastructure, the Transportation Department recommends the conditions of approval located in Section X of this report.

D. Fire
The Fire Department has reviewed and approved the application with conditions for fire lane conditions and sprinklers in the future homes. **See Conditions of Approval in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see annotated Environmental Checklist attached to this staff report). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2016-2027 Transportation Facilities Plan Environmental Impact Statement (TFP EIS) Addendum. Specifically regarding the 2016-2027 TFP, it was determined that a new Addendum to the 2013-2024 TFP EIS would adequately address the required review under SEPA. The Addendum for the 2016-2027 TFP Update was published on October 8, 2015. These documents analyze the transportation and air quality impacts of the City's Transportation Commission recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals. The Transportation Facilities Plan was subsequently adopted December 7, 2015 via Resolution 9032. All referenced documents above are available in the Records Office at City Hall.

This section of the staff report is an addendum to the adopted EIS referenced above and the environmental checklist - Attachment 2 to this report. Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X of this report.

A. EARTH AND WATER

The submitted geotechnical report by Terra Associates, dated April 20, 2016. The report found soil conditions in the north half of the site generally consisted of 12 inches of organics overlying stiff to hard silt with various amounts of sand and gravel. Soil conditions in the south half of site consisted of 8 to 12 inches of organics overlying 2 to 5 ½ feet of medium dense silty sand and silty sand with gravel overlying dense to very dense silty sand with gravel. The exception to these two general conditions was an area with 5 ½ feet of medium dense silty sand overlying medium dense sand with silt. Minor to heavy groundwater water seepage was found throughout the site. This condition is common within till and till-like geology.

Based on the soil conditions the geotechnical report found the risk for liquefaction at the site during an earthquake to be negligible. The report also states that the site does not contain steep slopes, landslide hazards, or coal mine hazards. The report provided recommendations for site preparation, grading, and home construction.

A storm channel flowing south to north is located near the middle of the site. The source of this channel is a storm pipe south of the property collecting storm water runoff from the homes and roads of the adjacent subdivision. The applicant supplied a survey of the property prior to subdivision (in file). The survey identified no stream and the contours suggested no stream channel. There are no mapped or visible streams connecting north or south of the site connecting to this storm water channel. A small (<2,500 square feet), unregulated category IV wetland is present near the storm channel and will be filled as part of this project.

Grading will occur during construction for the access road as well in preparation of the building pads for the lots. Soil erosion on the site from water and wind is likely when the vegetation is removed for grading purposes. As required by Section 23.76, the Clearing & Grading Code, the contractor will be required to follow an approved erosion control plan during construction. **See Conditions of Approval in Section X of this report.**

B. PLANTS AND ANIMALS

Construction will require removal of existing trees and vegetation to allow for the proposed homes and private road. However, 31 percent of the total diameter inches of trees on-site are proposed to be retained. The majority of the site is covered in maintained lawn and several of the parcels have been used as horse and llama pasturage. The eastern parcel has less

maintained grasses, Himalayan blackberry, creeping buttercup, reed canary grass, and birdsfoot trefoil. There is use of the site by smaller mammals and birds which is consistent with open areas within an urban setting. Hawks, songbirds, and deer have been observed on site. However, habitat lacks significant tree canopy cover, and is significantly impacted as it is isolated and totally surrounded by existing development. Clearing limits and construction fencing will need to be verified by City inspection to ensure tree preservation. A certified arborist should be on site to monitor the grading and construction activities to protect the root zones of all the trees to be preserved, to ensure that the health of the retained trees is not endangered. Excavation or clearing within the drip lines of retained requires prior approval and will be limited to hand tools and the supervision of an arborist.
See Conditions of Approval in Section X of this report.

C. NOISE

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, Bellevue City Code 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. Therefore, no specific measures to reduce noise during this period are proposed. **See Conditions of Approval in Section X of this report.**

D. TRANSPORTATION

1. Long Term Impacts

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan and the Addendum to 2013-2024 Transportation Facilities Plan Final EIS (for 2016-2027 TFP)..The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects are in place. The Addendum to the 2013-2024 Transportation Facilities Plan EIS (for 2016-2027 TFP) divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Hazelwood Plat lies within MMA #14, which has a 2027 total growth projection of 2,659 single family dwelling units. This development proposes 21 new single family dwelling units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

2. Mid-Range Impacts

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips must undergo a concurrency analysis as a requirement of the State Growth Management Act. This development will generate approximately 21 new p.m. peak hour trips; therefore, a concurrency analysis is not required.

3. Short Term Operational Impacts

A Traffic Impact Analysis was conducted by the applicant and reviewed by the City staff in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours.

The project is located on Lake Washington Boulevard SE with new access proposed at the intersection with SE 61st Place. There is currently congestion curing the peak hours on Lake Washington Boulevard. The analysis by TENW, dated August 8, 2016, looked at three intersections to determine the existing Level of Service and the Level of Service with the proposed project. The intersections analyzed included:

1. SE 60th Street at Lake Washington Boulevard SE
2. SE 61at Place at Lake Washington Boulevard SE
3. SE 64th Street at Lake Washington Boulevard SE

The analysis concluded that the Level of Service would not change with the addition of 21 new p.m. peak hour trips. A table summarizing these finding can be found below. Additional details on the delay and summary work sheets can be found in the Traffic Impact Analysis.

Table: PM Peak Hour Intersection Level of Service

Intersection	LOS Without Project Delay	LOS With Project Delay
SE 60th Street at Lake Washington Boulevard SE	B	B
SE 61st Place at Lake Washington Boulevard SE	A	A
SE 64th Street at Lake Washington Boulevard SE	C	C

The Traffic Impact Analysis also looked at sight distance at the intersection of the new proposed public road with Lake Washington Boulevard SE and found that the sight distance exceeds current City of Bellevue standards.

To mitigate the traffic impacts of the proposed development, the City will collect a Traffic Impact Fee for each new single family housing unit and require frontage improvements along Lake Washington Boulevard SE.

See Conditions of Approval in Section X of this report.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

- Clearing and grading was limited to the extent necessary to provide necessary plat infrastructure. Retaining walls and associated cut near the property lines were eliminated from the proposal.
- Lot size was increased to meet the minimum zoning requirements.
- The storm tract was required to provide private recreational open space.
- Street frontage improvements were revised to provide required landscaping including street trees.

VIII. DECISION CRITERIA

A. 20.45A.130 PRELIMINARY PLAT DECISION CRITERIA

The City may approve or approve with modifications a preliminary plat if:

1. **The preliminary 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, parks, playgrounds, sites for schools and school grounds; and**

   Finding: As discussed, the project provides for drainage, streets, pedestrian access, and utilities. The project also includes an open space area for recreation which is over the buried storm vault. The plat makes provision for the public health, safety, and general welfare through development code requirements. **See Conditions of Approval in Section X of this report.**

2. **The public use and interest is served by the platting of the subdivision; and**

   Finding: The preliminary plat serves the public interest by increasing the supply of homes in accordance with the Comprehensive Plan, by ensuring compliance with Land Use Code requirements and conformance with Comprehensive Plan policies.

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

   Finding: The preliminary plat considers the physical characteristics of the site by adequately responding to the existing topography by minimizing cut and fill, and retaining significant trees. The site is generally flat and where practicable, significant trees will be retained. **See Conditions of Approval in Section X of this report.**

4. **The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, the City of Bellevue Development Standards and Chapter 58.17 RCW; and**

   Finding: The proposal complies with the Land Use Code requirements for R-5 zoning district, as well as the Utility Code and the City of Bellevue Development Standards as conditioned. **See Conditions of Approval in Section X of this report.**

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

   Finding: The site is located in the Newport Hills Subarea, and designated Single-Family High Density (SF-H) per the Comprehensive Plan. The overall density of the proposal complies with the site's SF-H designation. In addition to the subarea specific policies noted in Section II above, the proposal is also consistent with the following general goals and policies of the Comprehensive Plan.

Environmental Policies

POLICY EN-39. Restrict the runoff rate, volume, and quality to predevelopment levels for all new development and redevelopment.

POLICY EN-55. Minimize and control soil erosion during and after development through the use of the best available technology and other development restrictions.

Urban Design Policies

POLICY UD-17. Consider the maintenance of existing and added vegetation in site design and development.

POLICY UD-18. Preserve significant trees and mature vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.

Housing Policies

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

Land Use Policies:

POLICY LU-2. Support the state Growth Management Act by developing and implementing a land use vision that is consistent with the GMA goals, the regional Vision 2020, and the King County Countywide Planning Policies.

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

POLICY LU-4. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

The proposal will create 22 single family residential lots in a manner compatible with neighboring development. Creation of recreational open space and preservation of significant trees complies with the Environmental Element Policies and Urban Design Policies which are intended to integrate the natural and built environments to create a sustainable urban habitat and livable community. The proposal will provide stormwater drainage and quality controls on the water entering the public system. The proposed frontage improvements will provide a bicycle lane, sidewalk, and street trees along Lake Washington Blvd SE, an arterial street.

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

   Finding: Each lot can be developed in compliance with the site development plans, which do not require a variance. **See conditions in Section X for restrictions on future variances.**

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

   Finding: All necessary utilities and access are available to the property. All other utilities are connecting to public services. All utility construction will be required to be permitted and engineered to meet the requirements of applicable codes.

IX. CONCLUSION AND DECISION/RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including Land Use consistency, SEPA and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the SEPA threshold determination.

In addition, after conducting the various administrative reviews associated with this proposal, including Land Use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **recommend approval with conditions** of the Preliminary Subdivision.

Note - Expiration of Approval: The Preliminary Subdivision which if approved by the Hearing Examiner will expire 5 years from the date of approval if no final plat application is submitted.

X. CONDITIONS OF APPROVAL

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes- BCC Title 23	Bldg. Division, 425-452-6864
Fire Code- BCC 23.11	Sean Nichols, 425-452-2926
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441

Noise Control- BCC 9.18	Drew Folsom, 425-452-4441
Sign Code- BCC Title 22B	Drew Folsom, 425-452-4441
Transportation Code- BCC 14.60	Ryan Miller, 425-452-7915
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Mark Dewey, 425-452-6054

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

1. Variance Restriction

Approval by the City of this plat is a determination that each lot can be reasonably developed in conformance with the Land Use Code in effect at the time of this approval without requiring a variance. No future variance application will be accepted.

AUTHORITY: Land Use Code 20.45A.130.F
REVIEWER: Drew Folsom, Development Services Department

2. Construction Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to BCC 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

AUTHORITY: Bellevue City Code 9.18.040
REVIEWER: Drew Folsom, Development Services Department

3. Tree Protection Requirements

To mitigate adverse impacts to nondisturbed areas and trees to be retained during construction, conformance with BMP T101 for tree protection is required which includes:

- Clearing limits shall be established at the limit of nondisturbed areas and for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an alternative approved by the Clear and Grade Inspector, shall be installed at the clearing limits prior to initiation of clearing and grading. Additional measures will be employed to protect roots where the radius was modified, such as the temporary placement of hog fuel.

- The applicant shall provide a certified arborist to monitor the grading and construction activities to protect the root zones of all the trees to be preserved, to ensure that the health of the retained trees is not endangered, and to identify trees which may constitute a hazard. No excavation or clearing should be performed within drip lines of retained trees, except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Land Use Code 20.20.520, Bellevue City Code 23.76.060
REVIEWER: Drew Folsom, Development Services Department

4. Utilities Conceptual Approval

Utility Department approval of the design review application is based on the final conceptual design submitted with this application. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities

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 prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, 425-452-4294

2. Site (Civil 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 and the Transportation Development Code, and the provisions of the Transportation Department Design Manual. 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.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; Americans with Disabilities Act
REVIEWER: Ryan Miller (425) 452-7914

3. No Parking

These condition shall be noted on the Clear & Grade plans before permit issuance:

All roadways that are 24 foot wide shall have parking on one side only. The other side shall be posted and marked "Fire Lane-No Parking" per Bellevue Standards.

AUTHORITY: International Fire Code 503.3, and 503.2.7
REVIEWER: Sean Nichols, Fire Department

C. PRIOR TO FINAL 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 (425) 452-7914

2. Street Frontage Improvements

All street frontage improvements and other required transportation elements including

street lighting must be constructed by the applicant and accepted by the Transportation Department prior to final plat approval, except as provided for in BCC 14.60.260. Specific requirements are detailed below:

1. Frontage improvements on Lake Washington Boulevard SE will include the following half street section:
    a. Pavement widening to accommodate a northbound travel lane.
    b. Bicycle lane.
    c. Concrete curb and gutter.
    d. Minimum 4 foot wide planter strip.
    e. Street trees spaced an average of 20-25 feet on center within the planter strip.
    f. Minimum 8-foot wide concrete sidewalk.
    g. Landscaping, irrigation from a private metered water source, and root barrier within the planter strip and behind the portions of the sidewalk that are within right of way.
    h. Street lighting to Bellevue Standards.
    i. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings.
    j. The sidewalk shall be located to allow for a planter strip wider than the minimum of 4 feet, where additional right of way is present.
    k. The project shall provide sufficient tapers for the new bicycle lane and pedestrian facilities.

2. To access the proposed 22-lot plat, a new public road will be required with he following design elements:
    a. A cul-de-sac turnaround per DEV-01.
    b. Right of way dedication; 50-feet wide for the road and a 100-foot diameter circle for the cul-de-sac at the end of the public road.
    c. Public access easements for any portion of the sidewalk that extends into private property.
    d. A minimum pavement width of 28-feet.
    e. Street trees spaced an average of 20-25 feet on center within the planter strip.
    f. Concrete curb and gutter.
    g. Minimum 4-foot wide planter strip.
    h. No parking signage as needed.
    i. Minimum 6-foot wide concrete sidewalk.
    j. Spray irrigation from a private metered water source, landscaping, and root barrier within the planter strip.
    k. A landscape island in the middle of the cul-de-sac with irrigation from a private metered water source and landscaping.
    l. Public road monuments.
    m. The concrete sidewalk shall be continued across the Tract A road entrance to provide demarcation between the public road and the private road on Tract A.
    n. All overhead facilities in the plat shall be relocated and installed underground.
    o. Street lighting to Bellevue Standards.

3. To provide access to Lots 15, 16, 17, 18, 19, and 20 a private road will be built

within Tract A. This road shall have a minimum pavement width of 24 feet to accommodate parking on one wide. A 6-foot wide sidewalk shall be installed on one side of the private road and extend along the full length of the private road. The private road and pedestrian facilities shall be located fully within a tract or easement.

4. 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.

5. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

6. The private road shall not be gated or obstructed and must remain open at all times for emergency and public service vehicles. A note to this effect shall be placed on the face of the final Subdivision map.

7. The maintenance responsibility for the private road shall be included in a note on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code14.60.100, 110, 130, 150, 170, 190, 210, 230, 240, 241;
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Ryan Miller (425) 452-7914

3. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

Lake Washington Boulevard SE: This street was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum length of 50 feet.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
REVIEWER: Tim Stever, 425-452-4294

4. Pipe Monuments

Permanent pipe monuments shall be set along the street centerline at all intersections, curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).

AUTHORITY: LUC 20.45A.030; RCW 58.17.240
REVIEWER: Ryan Miller (425) 452-7914

5. Tree Preservation Plan

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

AUTHORITY: Land Use Code 20.20.900.D.3
REVIEWER: Drew Folsom, Development Services Department

6. Recreational Open Space

The storm tract shall be labeled as providing private open and recreational space on the final plat.

AUTHORITY: LUC 20.45A.130.A.1
REVIEWER: Drew Folsom (425) 452-4441

7. Utility Easements

Water, sewer and storm easements will be required on the final short plat and the following language will be needed on the final short plat document for recording:

Public Water & Sewer Easement Provisions
A perpetual easement is hereby dedicated to the City of Bellevue, a Washington

municipal corporation, over, across, through and under (make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.), for the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining and operating public water and sanitary sewer systems, including pipelines, water meters and all necessary connections and appurtenances thereto, together with the right of ingress thereto and egress there from. The use of such area immediately adjacent to the above easement is also dedicated to the City of Bellevue and/or its agents or contractors as reasonably required for the construction and maintenance of the public water and sanitary sewer systems located within the easement. Use of the additional area adjacent to the easement shall be limited to the purposes described herein, and immediately after the construction and/or installation of said public water and sanitary sewer systems, the City of Bellevue shall restore the premises as near as may be to its condition immediately before such construction or entry. The private owners shall retain the right to use the surface of said easement and adjacent area provided that said use does not interfere with the easement rights conveyed herein and provided that no permanent buildings or structures are erected on said easement.

PRIVATE EASEMENT PROVISIONS:
The Private Access and Utility Easement shown over and across (make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.) is established for the benefit of the owner(s) (of Lot(s) #). The cost of maintenance, repairs or reconstruction of that portion of the road used in common shall be borne in equal shares, and when necessary to repair, clean or reconstruct the road, the property owner (to whom the easement benefits) shall have a right of entry for that purpose. The Private Access and Utility Easement shall remain open and unobstructed at all times for emergency and public service vehicles, and shall be posted and marked on one side "Fire Lane - No Parking" per Bellevue Standards. The covenants herein shall run with the land and shall forever be binding upon all parties, their heirs, successors and assigns.

Conveyance system
The Private Storm Drainage Easement shown over and across (make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.) is established for the benefit of the owner(s) (of Lot(s) #) and for the purpose to operate and maintain a storm water runoff conveyance to a public or private surface water system or facility. The cost of maintenance, repairs or reconstruction of that portion of the storm system used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the storm system above their connection; and when necessary to repair, clean or reconstruct the storm system, the property owner(s) (to whom the easement benefits) shall have a right of entry for that purpose.

Runoff control and water quality
That portion of the storm system used in common over and across (make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.) is for the benefit of the owner(s) (of Lot(s) #) and for the purpose to operate and maintain an on-site surface water facility to infiltrate, disperse, and/or detain storm water runoff together with water quality treatment. The cost of maintenance, repairs or reconstruction of that portion of the storm system used in common shall be borne in equal shares by all lot owners benefited by the facility; and when necessary to repair, clean or reconstruct the storm system, the property owner(s) (to whom the

easement benefits) shall have a right of entry for that purpose.
Storm drainage system and maintenance shall conform to the operation and maintenance schedule as approved by the City of Bellevue and filed with the Recorder's Office of King County, Washington.

Private joint use lines
The Private Sanitary Sewer Easement shown over and across (make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.) is established for the benefit of the owner(s) (of Lot(s) #). The cost of maintenance, repairs or reconstruction of that portion of the sanitary sewer system used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the sanitary sewer system above their connection; and when necessary to repair, clean or reconstruct the sanitary sewer system, the property owner(s) (to whom the easement benefits) shall have a right of entry for that purpose.

Private water lines beyond back of meter
The Private Water Easement shown over and across (make reference to various areas on plat; e.g. Exterior 10 feet of Lot 1, private Tract B, etc.) is established for the benefit of the owner(s) (of Lot(s) #). The cost of maintenance, repairs or reconstruction of that portion of the water system used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the water system above their connection; and when necessary to repair, clean or reconstruct the water system, the property owner(s) (to whom the easement benefits) shall have a right of entry for that purpose.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities

D. Prior to Issuance of the Building Permits for Single Family Residences

1. Fire Sprinklers

Sprinkler requirements will be determined at the building permit stage.

AUTHORITY: International Fire Code 503.3, and 503.2.7
REVIEWER: Sean Nichols, Fire Department

PTN. OF SE 1/4 OF SEC. 20, TWP 24 N., R5E W.M.

HAZELWOOD DEVELOPMENT

CITY OF BELLEVUE KING COUNTY, WASHINGTON

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN & ASSOCIATES (MEAD GILMAN JOB NO.15161), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN & ASSOCIATES:

LEGAL DESCRIPTION

PARCEL A:

THE WEST 198 FEET OF TRACT 192, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON:
EXCEPT THE NORTH 320 FEET THEREOF.

PARCEL B:

LOT 1 AND 2, KING COUNTY SHORT PLAT 1184023, RECORDED UNDER RECORDING NUMBER8506170447, IN KING COUNTY, WASHINGTON.

(SAID LOTS 1 AND 2, TAKEN AS A WHOLE ARE NOW ALSO KNOWN AS LOT 1 AND 2, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER LW-99-994904, RECORDED UNDER RECORDING NUMBER 20001005900014.)

PARCEL C:

THE NORTH ONE ACRE OF LOT 194, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON.

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/2011)

(PER CITY OF BELLEVUE SURVEY HORIZONTAL STATIONS 0941 AND 0168.)

DATUM

NAVD 88

CONTOUR INTERVAL = 2'

EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS

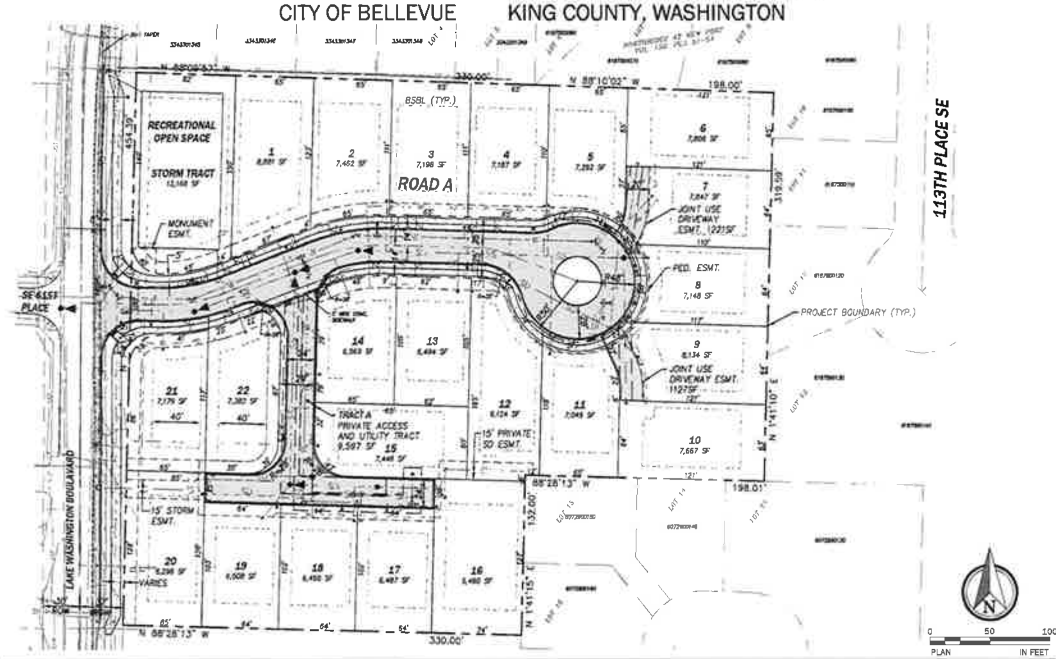
ORIGINAL BM: COB HOR. STATION 0168.
FOUND 5"X5" CONC MON WITH 3" DISC WITH "X" 0.6' BELOW GRADE IN CASE AT CL INTX. OF SE 64TH ST. AND 116TH AVE SE.
ELEV. = 286.04'

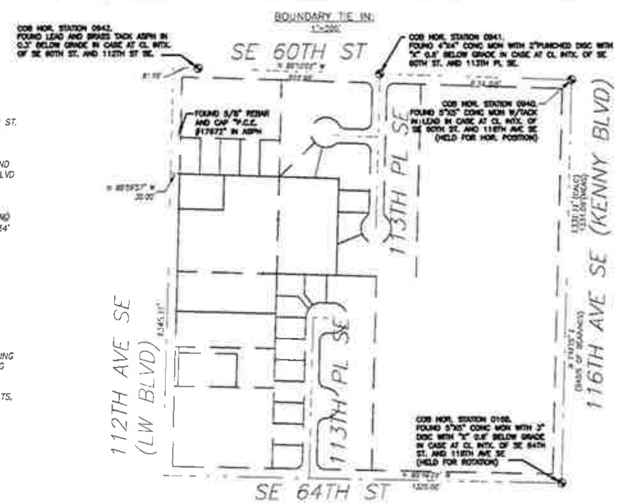
TBM - A: RR SPIKE AT W SIDE POWER POLE WITH UNDERGROUND AND LIGHT AT E END ASPH OF LAKE WASHINGTON BLVD AND 149' N'LY OF SW PROP COR.
ELEV. = 267.41'

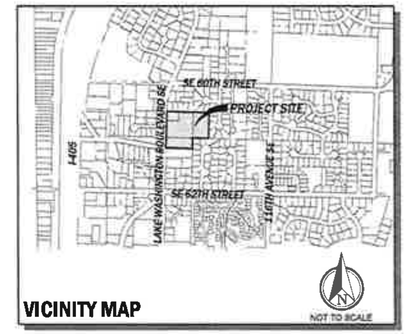
TBM - B: RR SPIKE AT W SIDE POWER POLE WITH UNDERGROUND AT E END ASPH OF LAKE WASHINGTON BLVD AND 134' S'LY OF NW PROP COR.
ELEV. = 264.89'

REFERENCES

1. CITY OF BELLEVUE BLA NO. LW-99-994904 AS RECORDED UNDER RECORDING NO. 20001005900014 IN VOL. 140 OF SURVEYS, PGS. 237-237A IN KING COUNTY, WA.
2. CITY OF BELLEVUE SP NO. LN-04100145 AS RECORDED UNDER RECORDING NO. 20040624900008 IN VOL. 173 OF SURVEYS, PGS. 137-138, IN KING COUNTY, WA.
3. PLAT OF NORTHRIDGE AT NEWPORT AS RECORDED IN VOL. 150 OF PLATS, PGS. 52-54 IN KING COUNTY, WA.







PROJECT DATA

GENERAL

PARCEL NO:	3343301345, 3343304342, 3343301320 AND 3343301362
ADDRESS:	6018 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98006
ZONING:	R-5
PRESENT USE:	SINGLE FAMILY RESIDENCE
JURISDICTION:	CITY OF BELLEVUE

SITE DEVELOPMENT

TOTAL SITE AREA	4.89 AC (213,041 SF)
PROPOSED # OF LOTS:	22
MIN. LOT SIZE	6,487 SF
MAX. LOT SIZE	9,460 SF
AVERAGE LOT SIZE	7,505 SF
ACCESS/UTILITY TRACTS	9,597 SF
ROW DEDICATION	25,162 SF
STORM TRACT	13,168 SF

SETBACKS

FRONT -	20'
REAR -	20'
SIDE -	5' (15' TOTAL)
BUILDING HEIGHT:	30/35'
MAX. BUILDING COVERAGE:	40%
MAX IMPERVIOUS COVERAGE:	55%

SERVICE PROVIDERS

WATER AND SANITARY SEWER	CITY OF BELLEVUE
POWER/ELECTRIC	PUGET SOUND ENERGY
NATURAL GAS	PUGET SOUND ENERGY
TELEPHONE	CENTURY LINK, FRONTIER
CABLE/INTERNET	COMCAST, FRONTIER
SCHOOL DISTRICT	RENTON SCHOOL DISTRICT
GARBAGE	REPUBLIC SERVICES

DRAWING INDEX

PROJECT TEAM

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CPH CONSULTANTS
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PHONE: (425) 285-2390
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ILLUMINATION DESIGNER
TENW
CONTACT: CHRIS BICKET, P.E.
11400 SE 8TH STREET, SUITE 200
BELLEVUE, WA 98004
PHONE: (425) 250-5002
CELL: (206) 817-9400

SURVEYOR
MEAD GILMAN & ASSOCIATES
CONTACT: CHRISTOPHER SHANE BARNES
P.O. BOX 289
WOODINVILLE, WA 98072
PHONE: (425) 486-1252
FAX: (425) 486-6108

GEOTECHNICAL ENGINEER
TERRA ASSOCIATES, INC.
CONTACT: CAROLYN S. DECKER, P.E.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
PHONE: (425) 821-4334
FAX: (206) 255-4988

3-9-17

CPH CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
11431 Willows Rd. NE, Suite 120
Redmond, WA 98052

NO.	DATE	REVISION	BY	CK
1	4/25/16	PRELIMINARY PLAT SUBMITTAL	SS	JSS
2	10/3/16	REVISE PER CITY COMMENTS	JSA	JSS
3	10/21/16	REVISE PER TRAFFIC COMMENTS 10/21/16	SS	JSS
4	11/15/16	REVISE PER TRAFFIC COMMENTS 11/8/16	SS	JSS
5	3/29/17	REVISE LOTS 16-20 AND 8-10	MS	JSS

PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY, WA

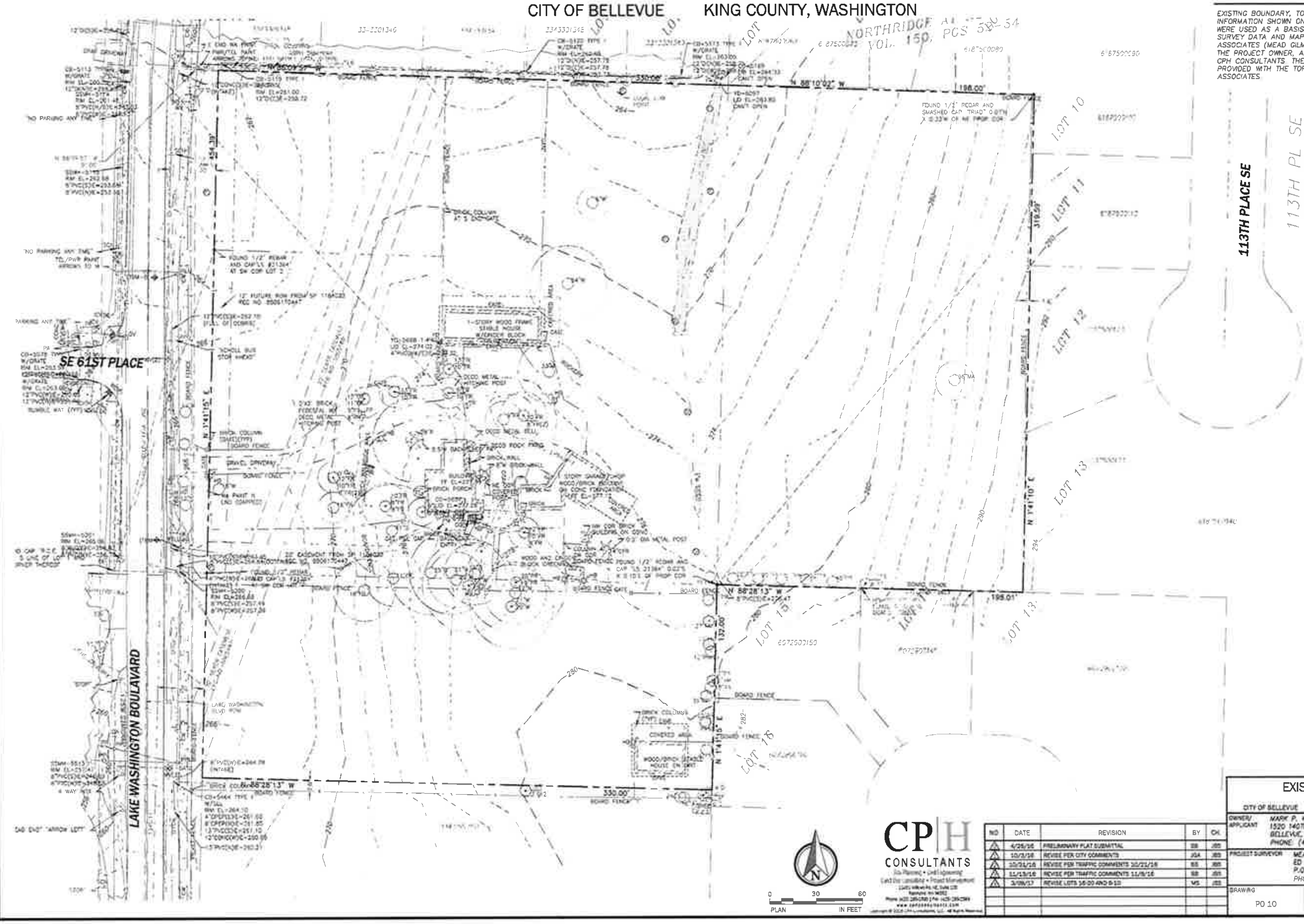
OWNER/ APPLICANT	MARK P. WITTMAN 1520 140TH AVENUE NE, SUITE 200 BELLEVUE, WA 98005 PHONE: (425) 861-1900
PROJECT SURVEYOR	MEAD GILMAN & ASSOCIATES ED ANDERSON, PLS P.O BOX 289 WOODINVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425)0486-6108

DRAWING	PROJECT NO	SHEET
P0.00	0112-15-005	1 OF 7

PTN. OF SE 1/4 OF SEC. 20, TWP 24 N., R5E W.M.

HAZELWOOD DEVELOPMENT

CITY OF BELLEVUE KING COUNTY, WASHINGTON



SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN & ASSOCIATES (MEAD GILMAN JOB NO. 15161), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN & ASSOCIATES.

CP|H CONSULTANTS

NO	DATE	REVISION	BY	CK
1	4/25/16	PRELIMINARY PLAT SUBMITTAL	SB	JBS
2	10/3/16	REVISE PER CITY COMMENTS	JGA	JBS
3	10/31/16	REVISE PER TRAFFIC COMMENTS 10/21/16	SS	JBS
4	11/15/16	REVISE PER TRAFFIC COMMENTS 11/9/16	SB	JBS
5	3/09/17	REVISE LOTS 16-20 AND 8-10	MS	JBS

EXISTING CONDITIONS

CITY OF BELLEVUE KING COUNTY, WA

OWNER/APPLICANT: MARK P. WITTMAN, 1520 140TH AVENUE NE, SUITE 200, BELLEVUE, WA 98005, PHONE: (425) 861-1900

PROJECT SURVEYOR: MEAD GILMAN & ASSOCIATES, ED ANDERSON, PLS, P.O BOX 289 WOODINVILLE, WA 98072, PHONE: (425) 486-1252 FAX: (425)0486-6108

DRAWING	PROJECT NO	SHEET
P0 10	0112-15-005	2 of 7

3/9/2017 12:13 PM MONTANA SAYSANASY

PTN. OF SE 1/4 OF SEC. 20, TWP 24 N., R5E W.M.

HAZELWOOD DEVELOPMENT

CITY OF BELLEVUE KING COUNTY, WASHINGTON

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN & ASSOCIATES (MEAD GILMAN JOB NO.15161), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN & ASSOCIATES:

LEGAL DESCRIPTION

PARCEL A:

THE WEST 198 FEET OF TRACT 192, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 320 FEET THEREOF.

PARCEL B:

LOT 1 AND 2, KING COUNTY SHORT PLAT 1184023, RECORDED UNDER RECORDING NUMBER8506170447, IN KING COUNTY, WASHINGTON,

(SAID LOTS 1 AND 2, TAKEN AS A WHOLE ARE NOW ALSO KNOWN AS LOT 1 AND 2, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER LW-99-994904, RECORDED UNDER RECORDING NUMBER 20001005900014.)

PARCEL C:

THE NORTH ONE ACRE OF LOT 194, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON.

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY, HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/2011)

(PER CITY OF BELLEVUE SURVEY HORIZONTAL STATIONS 0941 AND 0168.)

DATUM

NAVD 88

CONTOUR INTERVAL = 2'

EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS

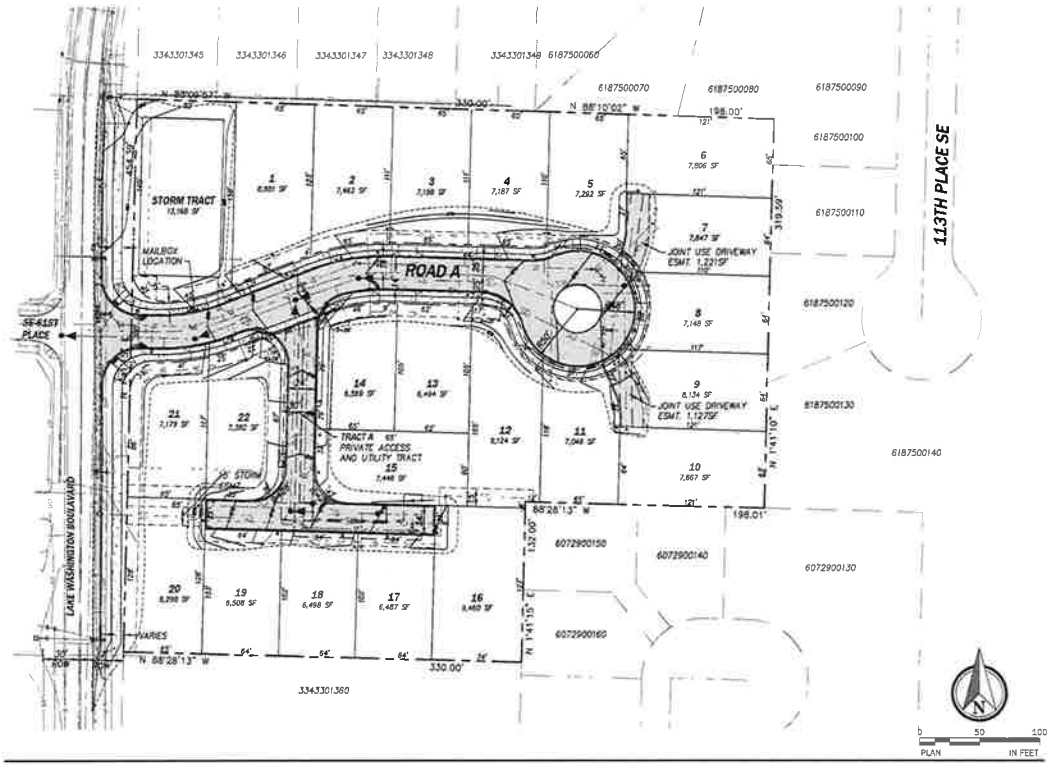
ORIGINAL BM: COB HOR. STATION 0168.
FOUND 5"X5" CONC MON WITH 3" DISC WITH "X" 0.6' BELOW GRADE IN CASE AT CL INTX. OF SE 64TH ST. AND 116TH AVE SE.
ELEV. = 286.04'

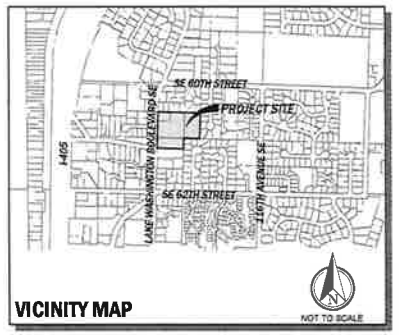
TBM - A: RR SPIKE AT W SIDE POWER POLE WITH UNDERGROUND AND LIGHT AT E END ASPH OF LAKE WASHINGTON BLVD AND 149' N'LY OF SW PROP COR.
ELEV. = 267.41'

TBM - B: RR SPIKE AT W SIDE POWER POLE WITH UNDERGROUND AT E END ASPH OF LAKE WASHINGTON BLVD AND 134' S'LY OF NW PROP COR.
ELEV. = 264.89'

REFERENCES

1. CITY OF BELLEVUE BLA NO. LW-99-994904 AS RECORDED UNDER RECORDING NO. 20001005900014 IN VOL. 140 OF SURVEYS, PGS. 237-237A IN KING COUNTY, WA
2. CITY OF BELLEVUE SP NO. LN-0410014S AS RECORDED UNDER RECORDING NO. 20040624900008 IN VOL. 173 OF SURVEYS, PGS. 137-138, IN KING COUNTY, WA.
3. PLAT OF NORTHRIDGE AT NEWPORT AS RECORDED IN VOL. 150 OF PLATS, PGS. 52-54 IN KING COUNTY, WA.





VICINITY MAP

NOT TO SCALE

PROJECT DATA

GENERAL

PARCEL NO:	3343301345, 3343304342, 3343301320 AND 3343301362
ADDRESS:	6018 LAKE WASHINGTON BLVD SE BELLEVUE, WA 98006
ZONING:	R-5
PRESENT USE:	SINGLE FAMILY RESIDENCE
JURISDICTION:	CITY OF BELLEVUE

SITE DEVELOPMENT

TOTAL SITE AREA	4.89 AC (213,041 SF)
PROPOSED # OF LOTS:	22
MIN. LOT SIZE	6,599 SF
MAX. LOT SIZE	9,950 SF
AVERAGE LOT SIZE	7,507 SF
ACCESS/UTILITY TRACTS	11,591 SF
ROW DEDICATION	29,248 SF
STORM TRACT	13,168 SF

SETBACKS

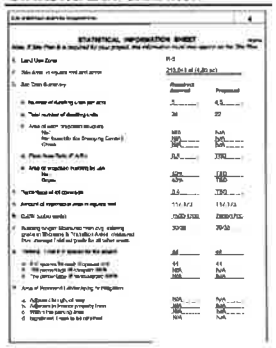
FRONT -	20'
REAR -	20'
SIDE -	5' (15' TOTAL)
BUILDING HEIGHT:	30/35'
MAX. BUILDING COVERAGE:	40%
MAX IMPERVIOUS COVERAGE:	55%

SERVICE PROVIDERS

WATER AND SANITARY SEWER	CITY OF BELLEVUE
POWER/ELECTRIC	PUGET SOUND ENERGY
NATURAL GAS	PUGET SOUND ENERGY
TELEPHONE	CENTURY LINK, FRONTIER
CABLE/INTERNET	COMCAST, FRONTIER
SCHOOL DISTRICT	RENTON SCHOOL DISTRICT
GARBAGE	REPUBLIC SERVICES

LOT ADDRESSES		LOT ADDRESSES	
LOT #	ADDRESS	LOT #	ADDRESS
LOT 1	11232 SE 61ST PLACE	LOT 12	11263 SE 61ST PLACE
LOT 2	11246 SE 61ST PLACE	LOT 13	11251 SE 61ST PLACE
LOT 3	11250 SE 61ST PLACE	LOT 14	11247 SE 61ST PLACE
LOT 4	11262 SE 61ST PLACE	LOT 15	6190 113TH LANE SE
LOT 5	11276 SE 61ST PLACE	LOT 16	11265 SE 61ST TERRACE
LOT 6	11280 SE 61ST PLACE	LOT 17	11253 SE 61ST TERRACE
LOT 7	11292 SE 61ST PLACE	LOT 18	11249 SE 61ST TERRACE
LOT 8	11293 SE 61ST PLACE	LOT 19	11235 SE 61ST TERRACE
LOT 9	11281 SE 61ST PLACE	LOT 20	11223 SE 61ST TERRACE
LOT 10	11265 SE 61ST PLACE	LOT 21	11221 SE 61ST PLACE
LOT 11	11277 SE 61ST PLACE	LOT 22	11233 SE 61ST PLACE

STATISTICAL INFORMATION


STATISTICAL INFORMATION SHEET

PROJECT TEAM

APPLICANT
CONTACT: MARK P. WITTMAN
1520 140TH AVENUE NE
BELLEVUE, WA 98005
PHONE: (425) 861-1900
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12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
PHONE: (425) 821-4334
FAX: (206) 255-4988

CPH CONSULTANTS

NO	DATE	REVISION	BY	CK
1	4/25/16	PRELIMINARY PLAT SUBMITTAL	BB	BB
2	10/3/16	REVISE PER CITY COMMENTS	JSA	BB
3	10/31/16	REVISE PER TRAFFIC COMMENTS 10/21/16	BB	BB
4	11/15/16	REVISE PER TRAFFIC COMMENTS 11/9/16	BB	BB
5	3/09/17	REVISE LOTS 16-20 AND 6-10	MS	BB

SITE PLAN B

CITY OF BELLEVUE KING COUNTY, WA

OWNER/APPLICANT: MARK P. WITTMAN, 1520 140TH AVENUE NE, SUITE 200, BELLEVUE, WA 98005, PHONE: (425) 861-1900

PROJECT SURVEYOR: MEAD GILMAN & ASSOCIATES, ED ANDERSON, PLS, P.O BOX 289 WOODINVILLE, WA 98072, PHONE: (425) 486-1252 FAX: (425)486-6108

DRAWING	PROJECT NO	SHEET
PO 15	0112-15-005	3 OF 7

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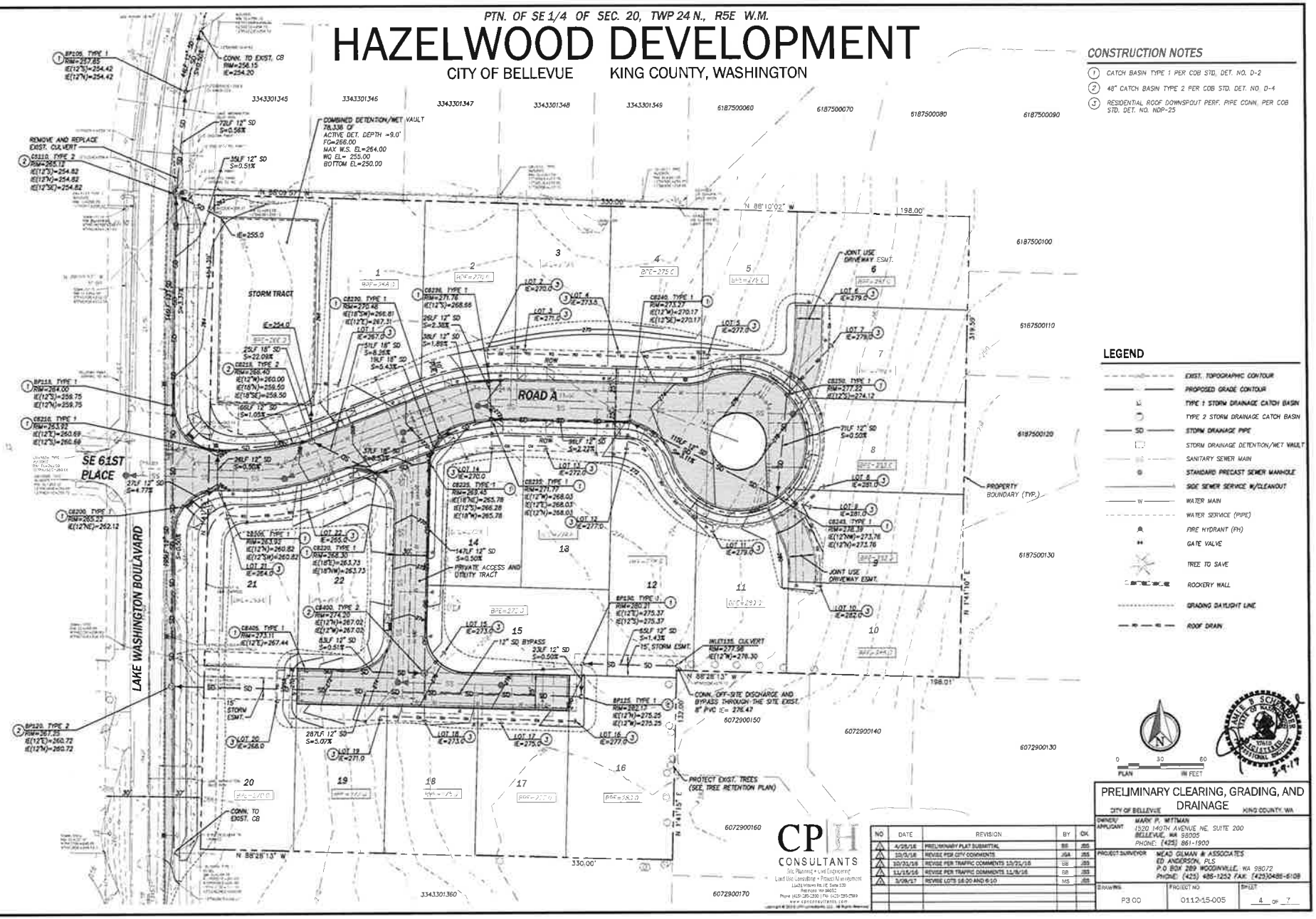
PTN. OF SE 1/4 OF SEC. 20, TWP 24 N., R5E W.M.

HAZELWOOD DEVELOPMENT

CITY OF BELLEVUE KING COUNTY, WASHINGTON



CONSTRUCTION NOTES

1. CATCH BASIN TYPE 1 PER COB STD. DET. NO. D-2
2. 48" CATCH BASIN TYPE 2 PER COB STD. DET. NO. D-4
3. RESIDENTIAL ROOF DOWNSPOUT PERF. PIPE CONN. PER COB STD. DET. NO. NDP-25

LEGEND

- EXIST. TOPOGRAPHIC CONTOUR
- PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- STORM DRAINAGE PIPE
- STORM DRAINAGE DETENTION/WET VAULT
- SANITARY SEWER MAIN
- STANDARD PRECAST SEWER MANHOLE
- SIDE SEWER SERVICE W/CLEANOUT
- WATER MAIN
- WATER SERVICE (PIPE)
- FIRE HYDRANT (FH)
- GATE VALVE
- TREE TO SAVE
- ROCKERY WALL
- GRADING DAYLIGHT LINE
- ROOF DRAIN

0 30 60
PLAN IN FEET

CP|H CONSULTANTS
Site Planning • Civil Engineering
Land Use Consultants • Project Management
11400 Willows Rd NE Suite 120
Redmond, WA 98052
Phone: (425) 285-2300 | FAX: (425) 285-2388
www.cphconsultants.com

NO	DATE	REVISION	BY	CK
1	4/28/16	PRELIMINARY PLAT SUBMITTAL	BB	JBS
2	10/3/16	REVISE PER CITY COMMENTS	JGA	JBS
3	10/31/16	REVISE PER TRAFFIC COMMENTS 10/21/16	BB	JBS
4	11/15/16	REVISE PER TRAFFIC COMMENTS 11/8/16	BB	JBS
5	3/28/17	REVISE LOTS 16-20 AND 6-10	MS	JBS

PRELIMINARY CLEARING, GRADING, AND DRAINAGE

CITY OF BELLEVUE KING COUNTY, WA

OWNER/ APPLICANT: MARK P. WITTMAN
1520 140TH AVENUE NE, SUITE 200
BELLEVUE, WA 98005
PHONE: (425) 861-1900

PROJECT SURVEYOR: MEAD GILMAN & ASSOCIATES
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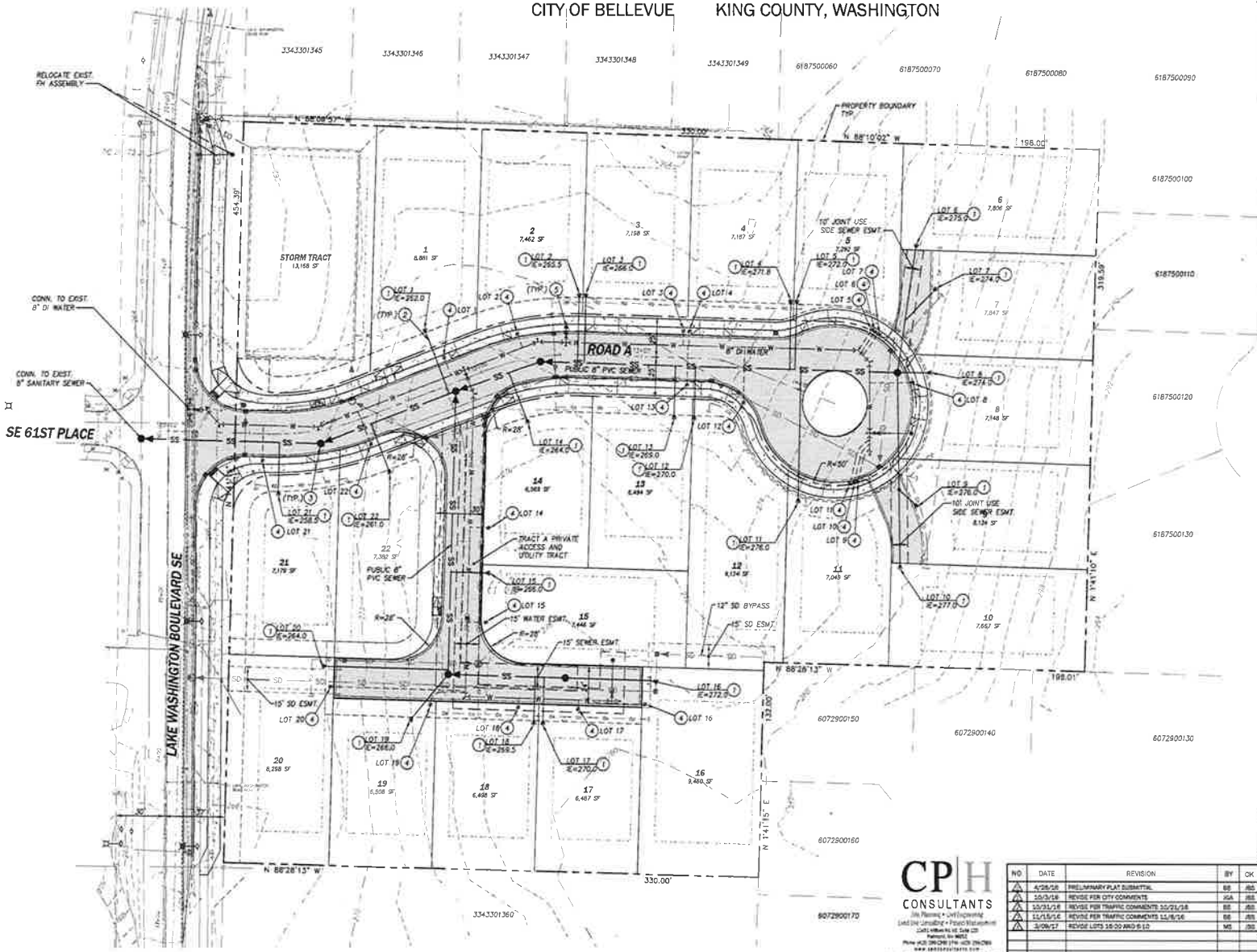
PHONE: (425) 486-1252 FAX: (425)30486-5108

DRAWING	PROJECT NO	SHEET
P3.00	0112-15-005	4 OF 7

PTN. OF SE 1/4 OF SEC. 20, TWP 24 N., R5E W.M.

HAZELWOOD DEVELOPMENT

CITY OF BELLEVUE KING COUNTY, WASHINGTON



CONSTRUCTION NOTES

1. 6" PVC SIDE SEWER STUB 2% MIN. SLOPE PER COB STD. DET. NO. S-17
2. CLEANOUT TO GRADE PER COB STD. DET. NO. S-16
3. 48" STD. MANHOLE PER COB STD. DET. NO. S-1
4. 1"x1" SINGLE WATER SERVICE AND METER PER COB STD. DET. NO. W-23 OR 2-24
5. FIRE HYDRANT ASSEMBLY PER COB STD. DET. NO. W-13

LEGEND

- STORM DRAIN
- TYPE 1 SD CATCH BASIN
- SANITARY SEWER MAIN, 8" PVC (UNO)
- SANITARY SEWER MANHOLE
- SIDE SEWER SERVICE W/CLEANOUT
- WATER MAIN, 8" DI (UNO)
- WATER SERVICE
- WATER METER
- FIRE HYDRANT (FH)

0 30 60
PLAN IN FEET

JAMES B. SCHROEDER — STATE OF WASHINGTON — 22616 — REGISTERED PROFESSIONAL ENGINEER — 3-7-17

CP|H CONSULTANTS

NO.	DATE	REVISION	BY	CK
1	4/28/16	PRELIMINARY PLAT SUBMITTAL	BB	JBS
2	10/3/16	REVISE PER CITY COMMENTS	JGA	JBS
3	10/31/16	REVISE PER TRAFFIC COMMENTS 10/21/16	BB	JBS
4	11/15/16	REVISE PER TRAFFIC COMMENTS 11/8/16	BB	JBS
5	3/09/17	REVISE LOTS 16-20 AND 6-10	MS	JBS

PRELIMINARY UTILITY

CITY OF BELLEVUE KING COUNTY, WA

OWNER/ APPLICANT: MARK P. WITTMAN
1520 140TH AVENUE NE, SUITE 200
BELLEVUE, WA 98005
PHONE: (425) 861-1900

PROJECT SURVEYOR: MEAD GILMAN & ASSOCIATES
ED ANDERSON, PLS
P.O. BOX 289 WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425)0486-6108

DRAWING	PROJECT NO	SHEET
P4.00	0112-15-005	5 OF 7

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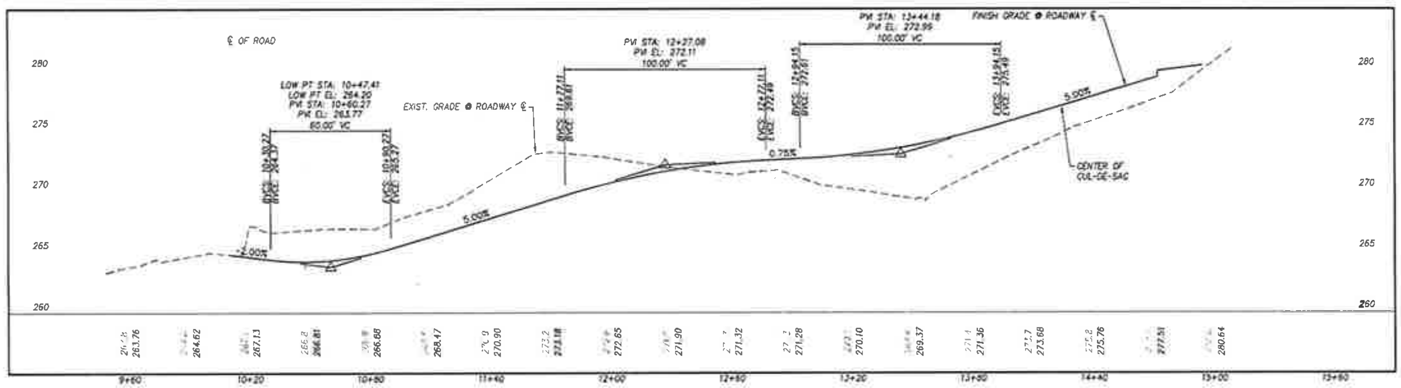
3/9/2017 12:18 PM MONTANA SAYSAVATH

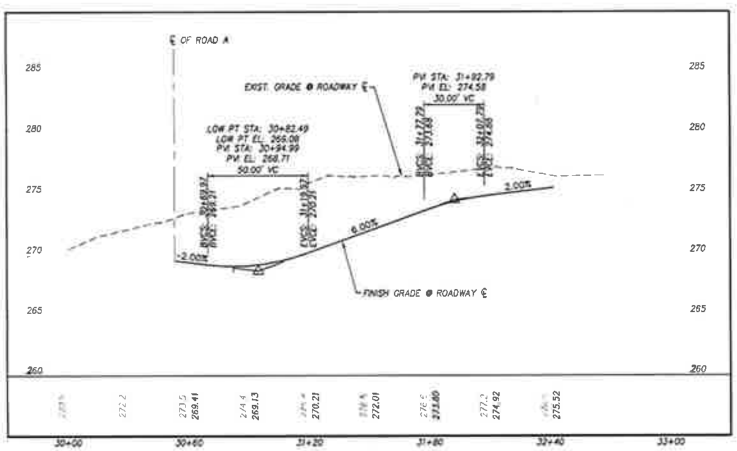
PTN. OF SE 1/4 OF SEC. 20, TWP 24 N., R5E W.M.

HAZELWOOD DEVELOPMENT

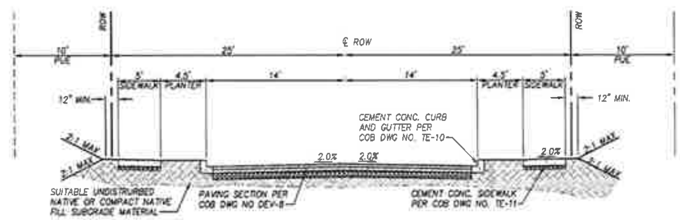
CITY OF BELLEVUE KING COUNTY, WASHINGTON



ROAD A



TRACT A



A TYPICAL ROAD SECTION - ROAD A (PUBLIC LOCAL ACCESS STREET)

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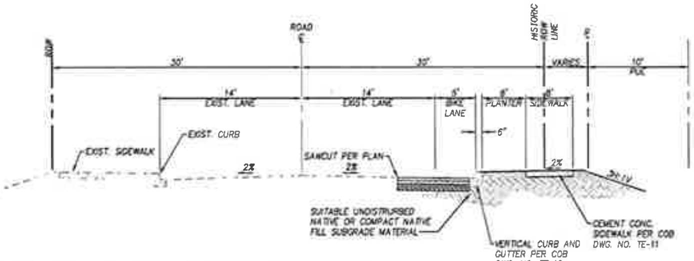
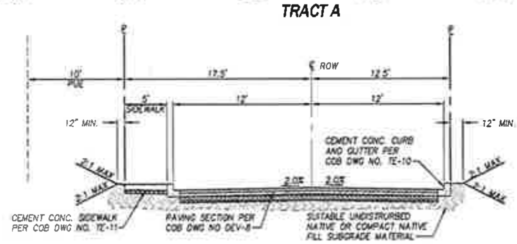


B TYPICAL ROAD SECTION - LAKE WASHINGTON BLVD SE

NOT TO SCALE



C TYPICAL ROAD SECTION - PRIVATE ACCESS AND UTILITY TRACT

NOT TO SCALE

CPH CONSULTANTS

NO	DATE	REVISION	BY	CK
1	4/26/16	PRELIMINARY PLAT SUBMITTAL	SS	JBS
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3	10/31/16	REVISE PER TRAFFIC COMMENTS 10/21/16	SS	JBS
4	11/15/16	REVISE PER TRAFFIC COMMENTS 11/8/16	SS	JBS
5	3/09/17	REVISE LOTS 16-20 AND 9-10	MS	JBS

PRELIMINARY ROAD PROFILES AND SECTIONS

CITY OF BELLEVUE KING COUNTY, WA

OWNER/APPLICANT: MARK P. WITTMAN, 1520 140TH AVENUE NE, SUITE 200, BELLEVUE, WA 98005, PHONE: (425) 881-1900

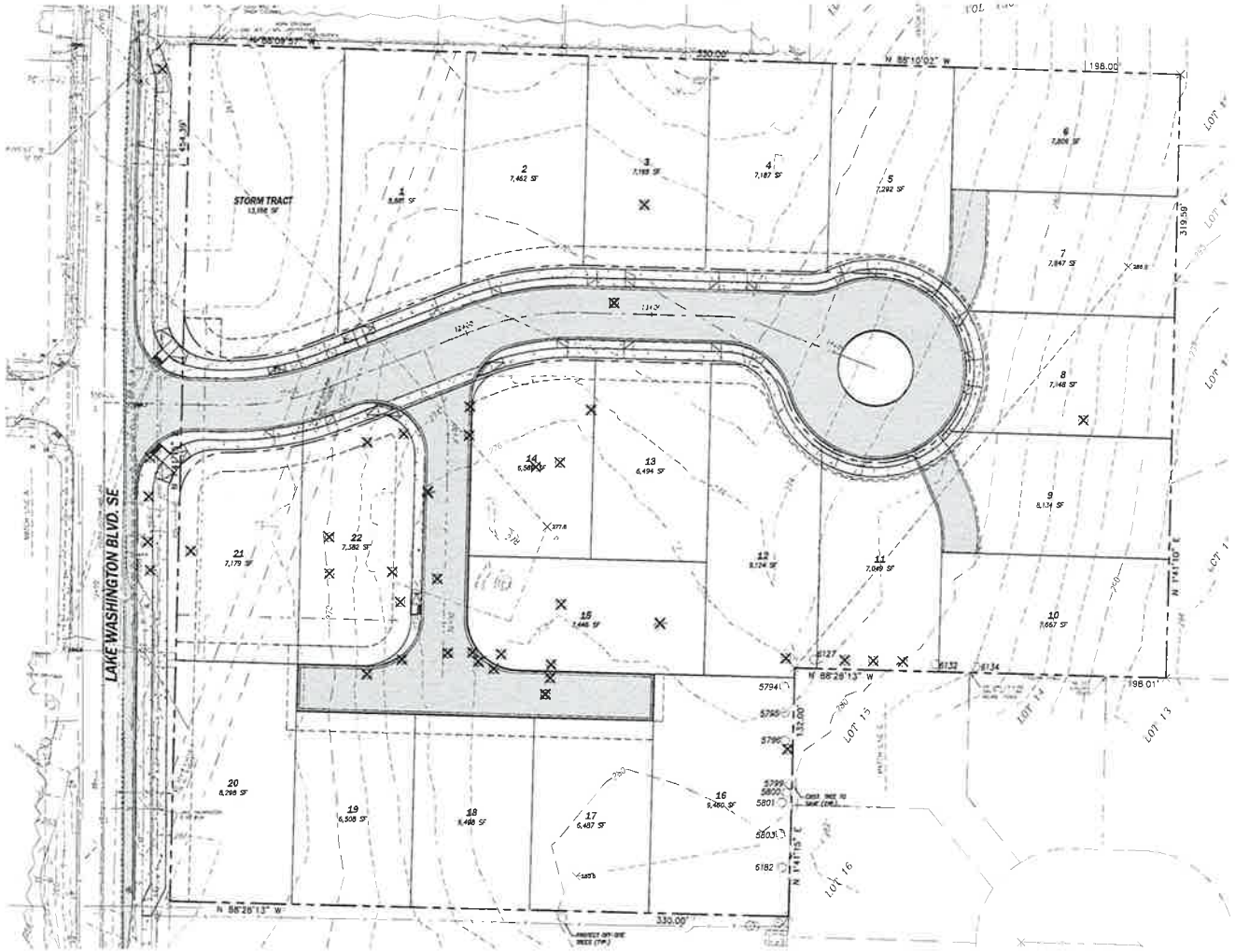
PROJECT SURVEYOR: MEAD GILMAN & ASSOCIATES, ED ANDERSON, PLS, P.O BOX 289 WOODINVILLE, WA 98072, PHONE: (425) 486-1252 FAX: (425)0486-6108

DRAWING: P5.00 PROJECT NO: 0112-15-005 SHEET 6 OF 7

PTN. OF SE 1/4 OF SEC. 20, TWP 24 N., R5E W.M.

HAZELWOOD DEVELOPMENT

CITY OF BELLEVUE KING COUNTY, WASHINGTON



LEGEND

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

Significant Tree Inventory

Tree No.	Trunk Diameter	Diameter Inches	Tree Species	Dripline	Health	Structure	Visible Defects/Notes	TREE SAVED DIAMETER
1	13"	0	Mountain ash	10'	2	2	Decline, trunk decay, topped, ROW	
2	8,9	0	Cherry, fruiting	14	2	2	Decline, multiple leader, off site	
3	6,7, 7,10	0	English hawthorn	14	1	2	Multiple leader, off site	
5431	16	0	Black locust	18	2	3	ROW trees topped for power line; decline, dieback, trunk decay	
5436	26	0	Black locust	18	1	2		
5627	19	0	Horse chestnut	18	2	3		
5629	16	0	Horse chestnut	20	1	2		
5647	17	17	Apple, fruiting	12	2	2	Diseased, decay	
5652	13	13	Apple, fruiting	11	2	2	Diseased, trunk decay	
5653	12	12	Apple, fruiting	8	1	3	Trunk decay	
5654	10,14	24	Plum, fruiting	8	2	3	Diseased, trunk decay	
5657	30	30	Ponderosa pine	28	1	1		
5741	13	13	Apple, fruiting	14	2	3	Diseased, trunk decay	
5742	36	36	White oak	33	1	2	Deadwood, double leader	
5752	14	14	Apple, fruiting	12	2	2	Diseased, trunk decay	
5753	18	18	Apple, fruiting	14	2	2	Diseased, trunk decay	
5773	16	16	Cherry, fruiting	18	3	1	Decline, decay	
5782	15	15	Black locust	16	2	1	Decline	
5794	17	17	Lombardi poplar	8	1	2	Multiple leader	17
5795	26	26	Lombardi poplar	12	1	2	Multiple leader	26
5796	33	33	Lombardi poplar	14	1	2	Multiple leader	33
5797	23, 7	30	Lombardi poplar	8	2	2	Suppressed, multiple leader	
5799	7,7	14	Lombardi poplar	4	1	2	Trunk decay, multiple leader	14
5800	18	18	Lombardi poplar	10	1	1		18
5801	32	32	Lombardi poplar	16	1	3	Multiple leader	32
5803	9, 39	48	Lombardi poplar	18	1	2	Multiple leader	48
5828	21,22	43	Black locust	25	1	2	Asymmetric, double leader	
5829	12	12	Black locust	16	2	3	Decline, Decay, Asymmetric	
5837	7	7	Chamaecyparis	6	1	2	Mal-pruned	
5838	24	24	European birch	25	1	2	Asymmetric canopy	
5839	21	21	European birch	28	1	1		
5840	18	18	Black locust	18	3	3	Decline, lean	
5841	19,23	42	Black locust	25	2	3	Decline, double leader	
5842	15	15	European birch	16	3	2	Top dieback, trunk decay	
5843	31	31	Black locust	23	2	2	Decline, deadwood, multiple leader	
5849	14	14	Italian prune	11	2	3	Diseased, trunk decay	
5861	11	11	Cherry, fruiting	13	1	2	Asymmetric	
5951	11	11	Apple, fruiting	8	1	3	Diseased, decay	
5952	14	14	Apple, fruiting	12	1	2	Trunk decay	
5990	14	14	Douglas-fir	14	1	2	Growing in a whiskey half-barrel	
6042	28	28	Hedge maple	18	1	1		
6054	22	22	Lombardi poplar	14	2	1	Deadwood	
6103	52	52	Elm	35	1	2	Deadwood	
6118	6	6	Plum, fruiting	5	2	3	Diseased, decay	
6127	27	27	Lombardi poplar	14	1	1		27
6128	29	29	Lombardi poplar	16	2	3	Deadwood, trunk decay	
6129	34	34	Lombardi poplar	14	2	3	Decline, trunk decay	
6131	34	34	Lombardi poplar	16	2	1	Deadwood	
6132	38	38	Lombardi poplar	18	1	2	Multiple leader	38
6134	7,9	16	Lombardi poplar	8	1	3	Multiple leader	16
6182	68	68	Lombardi poplar	16	1	2	Multiple leader	68
6183	7	0	English hawthorn	16	2	2	Multiple leader, lean,	
6184	7	0	English hawthorn	16	2	2	asymmetric. Off site	
6188	17	0	European birch	18	1	1	Off site	
6189	20	0	European birch	20	1	1	Off site	
7000	20,24	44	Pacific madrone	16	2	3	Decline, trunk decay	
		1085	Total Diameter Inches					

SITE INTERIOR TREE RETENTION REQUIREMENT: MUST SAVE 30% DIAMETER INCHES OF SIGNIFICANT TREE=1085X30%=325.5"

JAMIE B. SCHNEIDER STATE OF WASHINGTON 21610 REGISTERED LANDSCAPE ARCHITECT 2-9-17

JAMIE B. SCHNEIDER STATE OF WASHINGTON 21610 REGISTERED LANDSCAPE ARCHITECT 2-9-17

CP CONSULTANTS

NO	DATE	REVISION	BY	CK
1	4/28/16	PRELIMINARY PLAT SUBMITTAL	BB	JBS
2	10/3/16	REVISE PER CITY COMMENTS	JGA	JBS
3	10/21/16	REVISE PER TRAFFIC COMMENTS 10/21/16	BB	JBS
4	11/16/16	REVISE PER TRAFFIC COMMENTS 11/9/16	BB	JBS
5	2/09/17	REVISE LOTS 18-20 AND 8-10	MS	JBS

TREE RETENTION PLAN

CITY OF BELLEVUE KING COUNTY, WA.

OWNER/ APPLICANT: MARK P. WITTMAN, 1520 140TH AVENUE NE, SUITE 200, BELLEVUE, WA 98005, PHONE: (425) 861-1900

PROJECT SURVEYOR: MEAD GILMAN & ASSOCIATES, ED ANDERSON, PLS, P.O BOX 289 WOODINVILLE, WA 98072, PHONE: (425) 486-1252 FAX: (425)0486-6108

DRAWING	PROJECT NO	SHEET
P6 00	0112-15-005	7 OF 7

City of Bellevue Submittal Requirements	27

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.

Received
MAY 02 2016
Permit Processing

D.A. 3/16/16
D.A. 6/15

BACKGROUND INFORMATION

Property Owner: Mark Wittman

Proponent: Jim Merritt

Contact Person: Jim Merritt
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 520 99th Ave NE
Bellevue, WA 98004

Phone: (206) 660-1400

Proposal Title: Hazelwood

Proposal Location: 6018 Lake Washington Blvd SE, Bellevue, WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.
Attached
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: Subdivide 4 existing parcels into 22 single-family residential parcels along with associated infrastructure.
2. Acreage of site: 4.89
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 22
5. Square footage of buildings to be demolished: 7,080
6. Square footage of buildings to be constructed: Max. per zoning-TBD
7. Quantity of earth movement (in cubic yards): 9,500
8. Proposed land use: Single-family residential development
9. Design features, including building height, number of stories and proposed exterior materials:
   New buildings will meet zoning regulations
10. Other

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

Infrastructure to be completed in 2017 and home building continuing into 2018. No phasing is proposed at this time.

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

No future additions or expansions are planned.

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

Additional environmental information being proposed for this project includes a site-specific geotechnical evaluation and a wetland critical areas study.

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.

No known applications are pending for governmental approvals.

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.

City of Bellevue Land Use, right-of-way, utility, and building permits. Washington DOE General Construction Stormwater Permit.

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)? 14%

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.

Alderwood gravelly sandy loam (AgC) per the Natural Resource Conservation Service (NRCS). A geotechnical report has also been prepared detailing existing soils

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

D.+ 3/16/17
D.+ 6/15/16

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The project will have approximately 7,500 cubic yards of excavation and 17,000 cubic yards of on-site fill. Any fill material will come from an approved off-site source

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Localized erosion could occur during construction activities during rain events.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 55% of the site will be covered with impervious surfaces with the completed project. These impervious surfaces will consist primarily of asphalt and concrete pavements, and building roof areas.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary erosion controls such as silt fence and soil stabilization will be installed to limit potential impacts.

EROSION CONTROL FURTHER MITIGATED PER BCC 23.76.090 "EROSION AND SEDIMENTATION CONTROL

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.

Typical vehicular emissions will result from local residential traffic under developed site conditions. Temporary exhaust emissions will occur along with some noise increase from equipment during construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known offsite sources of emissions or odor that may effect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control emissions, noise, and other impacts to air. Water trucks or similar methods will be used to limit arrant dust from the site during construction.

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.

No.

(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.

No.

D. Tan 3/14/17
DH. 6/5/14

(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.

None.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

(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.

No.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

(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.

No waste material will be discharged into the ground from septic tanks or other sources as part of this project. The existing individual sewage system serving the existing home will be removed and connected to public sewer with this proposal.

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.

Runoff will be generated from roadway, driveway and roof areas. Runoff from these areas will be routed to the proposed catch basins, underground conveyance system and stormwater vault. Runoff will be control released to the existing City of Bellevue stormwater system. An off-site storm discharge near the south boundary will be collected bypassed through this site.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials will enter ground or surface waters as a result of the proposed project.

3/14/17

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

On-site catch basins, conveyance system and stormwater vault are proposed to reduce and control surface water runoff impacts.

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?

Existing shrubs/grass/pasture vegetation types will be cleared due to grading of the site. A portion of the significant trees along the southern boundary will be retained. All other trees will be removed.

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

No known threatened or endangered plant species or critical habitat is 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:

Landscaping will be proposed around the new home and will be determined during the Building Permit process.

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:

D.T. 3/16/17
D.T.
6/15/16

b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

The site is not known to be part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

No special measures are proposed or believed to be necessary to preserve or enhance wildlife areas.

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.

The project will extend existing electrical power and natural gas.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project would not affect the potential use of solar energy by adjacent properties.

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:

No special energy conservation features are included in the plans for the proposal.

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.

Local fuel spills are possible from equipment during construction activities for the project. No other environmental health hazards are known or expected to result from the planned development.

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

No special emergency vehicles are required for the project proposal.

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

No special measures are proposed.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Road/vehicle noise from Lake Washington Blvd SE. may affect the built project.

(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.

Typical sounds and sound levels associated with individual passenger cars will occur with the project. Temporary noise level increases will result from equipment during construction activities. Construction activities will be limited to established City of Bellevue standards.

(3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will be limited to established City of Bellevue standard work hours to reduce or control equipment emissions and noise.

NONE FURTHER MITIGATED PER BCC 9.18 "NOISE CONTROL"

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Single family residential lot with pasture. Adjacent properties consist of residential buildings.

b. Has the site been used for agriculture? If so, describe.

Yes, a pasture used to raise farm animals is on-site.

c. Describe any structures on the site.

The site currently consists of a single-family residence, several out buildings and farm buildings.

d. Will any structures be demolished? If so, what?

All on-site structures will be demolished.

e. What is the current zoning classification of the site?

The current zoning is R-5

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is SF-H

g. If applicable, what is the current shoreline master program designation of the site?

Unknown.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

I. Approximately how many people would reside or work in the completed project?

66

j. Approximately how many people would the completed project displace?

2-3

3/10/17

4/18/17

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Minimal lighting from the home and traffic along the driveway would occur at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light or glare from the finished project will not be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

No existing offsite sources of light or glare will affect the current project proposal.

d. Proposed measures to reduce or control light or glare impacts, if any:

No proposed measures to reduce or control light or glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

No designated and informal recreational opportunities are in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses will be displaced by the project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No specific measures to reduce or control impacts on recreation are necessary.

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.

There are no known places or objects on or next to the site that are proposed for preservation registers.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

There are no known landmarks or evidence of historic importance on or next to the site.

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

No special measures are proposed or expected to be required to reduce impacts to historic or cultural resources.

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.

The entrance to the site is served by Lake Washington Blvd SE.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest King County Metro bus stop is approx. 0.7 miles at SE 60th St. and 119th Ave. SE.

c. How many parking spaces would be completed project have? How many would the project eliminate?

No parking spaces will be constructed other than parking within driveways, garages and on-street parking

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

None required

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

The project complies with existing and projected land uses and plans as described by the Comprehensive Land Use Plan for the City of Bellevue.

9. Housing

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

The project will include 22 single-family residential lots. This would likely be considered middle or high income housing

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

The project will eliminate 1 single-family residential lot. It is likely considered middle income housing.

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

No special measures are proposed or expected to be necessary to control housing impacts.

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?

The maximum height of the new home will not exceed the allowable per zoning.

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

The views east of the site may be altered with the new homes.

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

No measures are proposed.

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).

A new access road and private access tract along with frontage improvements along Lk Washington Blvd. SE.

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.

Approximately 220 vehicle trips per day, assuming 10 trips per dwelling unit. 21 new PM peak hour trips

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

No additional measures to reduce or control transportation impacts are proposed or expected to be necessary for the project.

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.

No.

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

None.

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.

Natural Gas: Puget Sound Energy; Refuse Service: Republic Services; Electricity: Puget Sound Energy; Water and Wastewater: City of Bellevue; Communication/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 Bryce Besse Date Submitted 4/29/16

DA: DSH 3/16/17
1/15/16

CONFLUENCE
ENVIRONMENTAL COMPANY

REPORT

WITTMAN DEVELOPMENT CRITICAL AREAS STUDY

Prepared for:

JR Merritt Construction LLC
January 19, 2016

Confluence Environmental Company
146 North Canal Street, Suite 111
Seattle, WA 98103
206.397.3741
www.confenv.com

Wittman Development Critical Areas Study

REPORT

Prepared for:

JR Merritt Construction LLC
927 Belfair Rd
Bellevue, WA 98004

Attn: Jim Merritt

Authored by:

Kerrie McArthur and Ruth Park
Confluence Environmental Company

January 19, 2016

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CONFLUENCE
ENVIRONMENTAL COMPANY

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Figures

Appendices

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5.0 REFERENCES

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WDFW. 2015b. SalmonScape interactive mapping. Washington Department of Fish and Wildlife, Olympia, WA. URL: http://apps.wdfw.wa.gov/salmonscape/map.html (Accessed January 11, 2016).

It is due to the presence of that directed stormwater that water collects at the site and has allowed other wetland characteristics to develop, this is, hydric soils and hydrophytic vegetation, thus the intention of the Corps definition is met. Likewise, based on aerial imagery available on the King County iMAP site, the channel was created after July 1, 1990 (i.e. the channel is not present in the 1998 aerial imagery but is present in the 2000 aerial imagery). Although the wetland was not unintentionally created as a result of the construction of a road, street, or highway, it was unintentionally created in an upland area from stormwater discharge, thus the intention of Bellevue LUC is met. In both cases, the definition is not strictly met, but the hydrology is unnatural, and therefore the area should not be regulated as a wetland.

Bellevue LUC 20.25H.095 B.4. designates Category I, II, III, and IV wetlands. It specifies that Category IV wetlands must be over 2500 ft^2. The table of wetland buffers (LUC 20.25H.095 C.1.a.i.) does not include a buffer for Category IV wetlands under 2500ft^2. Per LUC 20.25H.095 D.2., there are also no setbacks required for Category IV wetlands. However, per LUC 20.25H.105 C.1., a mitigation ration of 1.5:1 is required for Category IV wetlands. Thus, since Area A is under 2500 ft^2, there would be no buffer or setback, but there would be mitigation required for any direct impacts.

4.2 Streams

LUC 20.25H.075 A defines streams as

> *An aquatic area where surface water produces a channel, not including a wholly artificial channel, unless the artificial channel is:*
>
> 1. *Used by salmonids; or*
> 2. *Used to convey a stream that occurred naturally before construction of the artificial channel.*

Although the surface water produces a channel, it is wholly artificial. Since 1) the source of the water in the channel is entirely from a stormwater pipe, 2) the channel is not used by salmonids, and 3) the channel was not used to convey any natural stream, it does not meet the definition of a stream. Thus, the artificial channel would not be subject to buffers, setbacks, or mitigation.

2.3 *Wetland Rating*

We determined wetland ratings using the Washington State Wetland Rating System for Western Washington (Hruby 2004[1]) to assess the resource value of the wetlands identified on the site. This rating system is based on the wetland functions and values, sensitivity to disturbance, rarity, and irreplaceability. Wetland rating forms are in Appendix B.

3.0 RESULTS

3.1 *Site Description*

The site is located in the Newport neighborhood of Bellevue (Figure 2). The four parcels that comprise the site are a total of 4.89 acres. One residence and several accessory structures are near the middle of the site. A small building is also located in the very southeast of the site. Several horses and a llama are boarded at the site and have access to the parcel where the residence is located. The entire property is fenced, and the other parcels may have hosted livestock in the past, but do not currently. The three parcels facing Lake Washington Blvd SE are maintained by mowing, while the east parcel is less maintained and has more shrub species. The topography of the site is higher on the east and lower to the west, and also slopes south to north.

The property is surrounded by higher density of residential development on all sides. As the surrounding properties have been developed, this site has become the repository for much of the stormwater in the area, leading to some wetter areas on site both near Lake Washington Blvd SE, and approximately in the middle of the site.

According to NRCS (2014), the soils on the property are mapped as Alderwood gravelly sandy loam, which are moderately well drained (Appendix C).

3.1.1 Wetlands

No reviewed sources (i.e., eCityGov 2015, King County 2015, WDFW 2015a, USFWS 1981) mapped wetlands on the site. The NWI database (USFWS 1981) was searched for wetlands in the vicinity of the property. According to the database, the nearest wetland is a 0.5 acre freshwater emergent wetland 0.25 mile (mi) to the southeast. There is one other wetland about 0.3 mi to the southeast, and Lake Washington is about 0.35 mi west (Figure 2).

3.1.2 Streams

No reviewed sources (i.e., DNR 2015, eCityGov 2015, WDFW 2015a, WDFW 2015b) mapped a creek running through the site, however upon visiting the site there is a stormwater channel passing through the site from the south to the north approximately midway through the site (Figure 1). The source of the water is a stormwater pipe from the residential development to the south (Appendix D, Photo 1).

[1] Although there is an updated rating system (2014) published by Ecology for rating wetlands in western Washington, Bellevue Land Use Code (LUC) 20.25H.095B specifies that the 2004 rating system be used.

CONFLUENCE
ENVIRONMENTAL COMPANY

WITTMAN DEVELOPMENT CRITICAL AREAS STUDY

1.0 INTRODUCTION

On December 18, 2015, Confluence Environmental Company (Confluence) conducted a site visit at 6018 Lake Washington Blvd SE, Bellevue, King County, WA (Tax Parcels #3343301320, 3343301342, 3343301345, and 3343301362) (Figure 1). The purpose of the site visit was to determine the presence and extent of critical areas on and adjacent to the property. The 4.89-acre site currently has one residence, and the owner is interested in the feasibility of subdividing it into additional lots for residential development.

2.0 METHODS

2.1 *Desktop Analysis*

Confluence evaluated the study area for the presence of critical areas using available GIS databases. The following databases were reviewed:

- City of Bellevue (eCityGov 2015),
- King County iMap (King County 2015),
- National Wetland Inventory (NWI) (USFWS 1981),
- DNR Stream Mapping (DNR 2015),
- Soil Survey (NRCS 2014),
- Priority Habitat and Species (WDFW 2015a), and
- SalmonScape (WDFW 2015b)

2.2 *Wetland Delineation*

The U.S. Army Corps of Engineers (Corps 1987) usually require that the following three characteristics be present for an area to be identified as a wetland: (1) hydrophytic vegetation, (2) hydric soil, and (3) wetland hydrology. Confluence used the methods described in the Corps of Engineers Wetland Delineation Manual (Corps 1987) and the local Regional Supplement (Corps 2010) to delineate wetland boundaries. Confluence uses the PLANTS Database (USDA NRCS 2015) for scientific names and the 2014 National Wetland Plant List (Lichvar 2014) to determine the wetland indicator status of plants. Delineated and surveyed wetland boundaries are subject to verification and approval by jurisdictional agencies.

Wetland determination data forms are in Appendix A. The location of test plots and wetland edges on the property were recorded using a differential GPS with sub-meter accuracy.

The water flows through the site via an open channel and drains into a catch basin on the property to the north (Appendix D, Photo 2).

3.2 Wetlands

Confluence observed and delineated one area with wetland characteristics ("Area A"), and dug a total of 9 test pits (TPs) within the project area (Figure 5). Area A was characterized by test pits TP-4 and TP-6 (Appendix D, Photos 9-10, 13-14).

3.2.1 Area A

Area A is approximately 1500 square feet (ft^2) located on the north part of the site, along the stormwater channel (Photo 14). Area A began about halfway along the stormwater channel and continued until the northern edge of the property where the water drained into a catch basin. TP-4 and TP-6 were used to characterize Area A. Dominant vegetation were creeping buttercup (*Ranunculus repens*) and Himalayan blackberry (*Rubus armeniacus*) which passed the dominance test in TP-6 and the Prevalence Index in TP-4. Soils in the top layer (0-8 inches in TP-4 and 0-5 inches in TP-6) were very dark grayish brown (10YR 3/2) loam. In TP-4, soils in the second layer were entirely gravel, and soils in the third layer were dark grayish brown (10YR 4/2) sandy loam with dark yellowish brown (10YR 3/6) redoximorphic concentrations in the pore linings. In TP-6, soils in the second layers were very dark grayish brown (10YR 3/2) loam with 15% dark reddish brown (5YR 3/4) redoximorphic concentrations in the matrix, while the third layer was dark gray (7.5YR 4/1) loam with 30% dark reddish brown (5YR 3/4) redoximorphic concentrations in the matrix. The third layer of soils in TP-4 met the Depleted Matrix (F3) indicator for hydric soils. The second layer of soils in TP-6 met the Redox Dark Surface (F6) indicator for hydric soils. Soils were saturated throughout much of the Area A, with about 2 inches of standing water in the area near the catch basin. The water table depth met the High Water Table (A2) indicator for hydrology. Area A is isolated, fed by the stormwater pipe from the property to the south. While Area A met all three indicators of wetland, the area may not be regulated as a wetland due to unnatural hydrology, as discussed in Section 4.0, below.

According to the Cowardin classification system (Cowardin 1979), Area A is a palustrine emergent wetland. Area A was rated as a Category IV wetland with a water quality score of 16, a hydrologic score of 4, and a habitat score of 7 (Appendix B).

3.3 Uplands

The upland area is characterized by TP-1, TP-2, TP-3, TP-5, TP-7, TP-8, and TP-9 (Appendix D, Photos 3-8, 11-12, 15-19). Upland areas were generally those that were developed, or higher in elevation. However, the upland test pits represent areas that were low and wet, but did not meet the three wetland criteria. Dominant species were Himalayan blackberry, creeping buttercup, unidentified grasses, reed canary grass (*Phalaris arunduncea*), and birdsfoot trefoil (*Lotus corniculatus*). In the top layer, soils were very dark grayish brown (10YR 3/2). Below that layer, soils ranged from very dark brown (10YR 2/2) to brown (10YR 5/3) to very dark gray (10YR 3/1) to brown (10YR 4/3) to grayish brown (10YR 5/2) to light brownish gray (10YR 6/2) loam or sandy loam. Redoximorphic concentrations were found in TP-3 and TP-5 (20-30% dark reddish brown [2.5YR 2.5/4]); TP-1, TP-2, and TP-7 (1-40% dark

yellowish brown [10YR 4/6]); TP-8 (1% dark yellowish brown [10YR 3/6]); and TP-9 (1% light brownish gray [10YR 6/2]). The water table was typically present at the ground surface, and in some areas, there was even standing water, although there has been record rainfall this season; thus, the presence of standing water is more likely due to the record rainfall rather than the presence of a wetland.

3.4 Streams

Confluence did identify a channel which flowed from south to north, approximately in the middle of the site (Figure 1). The channel is 323 ft long, and does not connect to any other channels on, or off site. From the outlet of the stormwater pipe to the south until about the middle of the site, the channel is somewhat defined with higher banks. At approximately TP-6, the flow spreads out and the channel is not as defined. At the north end, the flow backs up somewhat as the water drains into the catch basin. However, Confluence did not identify an ordinary high water mark (OHWM) associated with this channel, which is a feature on the landscape that defines a body of water, such as a stream. Some of the characteristics that define an OHWM are a scoured channel, sediment bars, root scour, and characteristic vegetation above and below the OHWM. Confluence did not observe these characteristics associated with the channel.

4.0 REGULATORY IMPLICATIONS

Development within a critical area or its buffer requires compliance with LUC 20.25H. The following sections discuss the regulations, including possible buffers and setbacks, around Area A and the stormwater channel. Figure 1 shows the critical areas.

4.1 Area A

The Corps Manual (Corps 2010) differentiates between general wetlands and "irrigated" wetlands. The manual states that

> *Irrigation augments the natural hydrology of the affected areas in both intended and unintended ways, through leakage of water from delivery channels and ditches, application of water to irrigated pastures and fields, and overflow of unused or excess irrigation water into other areas down gradient. The added water, over time, may create new wetlands or augment and enlarge previously existing wetlands.*

According to Bellevue LUC 20.25H.095A,

> *Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway.*

Although the site containing Area A does not meet the strict definition of irrigated wetlands as defined by the Corps or the definition of unintentionally created wetlands according to Bellevue LUC, Area A meets the intention of these definitions. That is, while the site was not irrigated, the stormwater channel across it is comparable since it is unnatural hydrology in an area that was previously an upland.

Figures

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