



**City of Bellevue  
Department of Planning & Community Development  
Land Use Division Staff Report**

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**Proposal Name:** Towner Short Plat  
**Proposal Address:** 3216 134<sup>th</sup> Ave NE  
**Proposal Description:** Subdivide one 71,081 square foot parcel in the R-1 zoning district into two single family lots.  
**File Number:** 06-100583-LN  
**Applicant:** Luther Towner  
**Decisions Included:** Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

**State Environmental Policy Act Exempt (WAC 197-11-800(6)(a))**

**Department Decision:** **Approval with Conditions**

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Drew Folsom, Assistant Planner  
Dept. of Planning and Community Development

Application Date: January 17, 2006  
Notice of Application: April 20, 2006  
Decision Publication Date November 2, 2006  
Appeal Deadline: November 16, 2006

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For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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**I. Description of Proposal**

The applicant proposes to short plat an existing 71,081 square foot (1.65 acre) parcel into two single-family residential lots in the R-1 zoning district. Lot 1 of the short plat will be 35,645 square feet while Lot 2 is proposed to be 35,436 square feet. The site contains gradual slopes (less than 15% in grade), but does not contain any sensitive or protected areas. The existing house on Lot 1 will remain.

The proposal vested under the Land Use Code and other land use control ordinances in effect when the complete applicant was submitted on January 17, 2006.

**II. Site Description and Context**

**Site Characteristics**

The existing lot is located off of 134th Avenue NE. Both Lots 1 and 2 will gain access from a joint use driveway via 134<sup>th</sup> Avenue NE. The surrounding residential community is designated as part of the Bridal Trails Subarea of the Comprehensive Plan, consisting of single family residential homes.

The existing lot slopes gradually upwards from the eastern property boundary. The site contains several significant trees. The northeastern portion of the site contains a private easement (Glengrove Lane). Access via this easement is not proposed. The applicant is proposing both lots be served by septic tanks.

**III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS**

**A. Special District Requirements (Sensitive Area Overlay District LUC. 20.25H)**

**Protected Areas** – There are no protected areas on this site.

**Disturbance Limits** – There are no disturbance limitations.

**B. Consistency with Standard Land Use Code Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R 1	
<b>Gross Site Area</b>	71,081 square feet	
<b>Protected Area</b>	None	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Dwelling Units/Acre</b>	1	1
<b>Minimum Lot Area</b>	35,000 square feet	35,645 and 35436 square feet
<b>Minimum Lot Width</b>	100-feet	128 and 170 feet
<b>Minimum Lot Depth</b>	150-feet	179 and 210 feet
<b>Building Setbacks</b>		
Front Yard	35-feet	35-feet
Rear Yard	25-feet	25-feet

Min. Side Yard	5-feet	5-feet
2 Side Yard	20-feet	20-feet
<b>Tree Retention</b>	15 % of significant trees, 238.2"	15 % of significant trees, 244"

**IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

**V. SUMMARY OF TECHNICAL REVIEWS**

**A. Utilities Review**

Sanitary Sewer

1. Add a condition to the face of the final short plat: "A building permit for Lot 2 cannot be issued if the proposed house encroaches into the septic drain field for the existing house on lot 1, unless said drain field has been properly abandoned per King County Health Dept. requirements."
2. The short plat proposal requests a Septic Variance from the Utility Code. A Septic Variance must be applied for and approved prior to final short plat approval. The variance will comprise future building permits for lots 1 and 2. The preliminary approval you have received from the King Co. Health Dept. is based on plans that do not appear to reflect your development intent.
3. Show storm drains and water services on your septic plans for the Health Department, as these may affect the review.

Storm Drainage

1. If the existing house remains for at least 12 months after subdividing, then the new lot will be exempted from runoff control under the definition of Large Parcel New Development, as a single new building lot. Please note that the 12 month period will begin on the date the final short plat is recorded and must extend through a time period ending with any application for demolition and/or new construction of the home on lot 1. If this time period does not exceed 12 months, the applicant will be required to design and construct a runoff control (detention) system for both lots.
2. Design storm drains for roof and footings prior to building permit submittal. Apply for Storm connection permits for each house during building permit review. Consider piping through Glengrove Lane if you can obtain easement from that neighborhood. Dispersal Trenches are allowed only if easements are not obtainable. The Glengrove Lane storm system is not working well currently. The homeowners are concerned about your drainage being added to the ponding condition at the bottom of the cul-de-sac.

### Water

1. An additional water service should be installed at the driveway to lot 2. An application and payment can be submitted at the Permit Center, once the subdivision has been recorded and the new lot has an address. The service will be installed by the City of Bellevue, and generally takes 4 - 6 weeks from application.

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

The Fire Department has no concerns regarding this proposal. Any new homes on Lots 1 and 2 may require sprinklers depending on the gross square footage of the homes, access and water supply available. This will be determined during the building permit stage.

See Section VII of this report for Fire Department related Conditions of Approval.

### **C. Transportation Review:**

The Transportation Department has reviewed the preliminary short plat plans submitted for the Towner Short Plat and recommends approval based on conditions described below. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new house will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the city council. Builders will pay the fee in effect at the time of building permit issuance.

### **Use of the Right of Way**

Applicants often request use of the right of way and pedestrian easements for temporary uses such as materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including a demolition permit. This permit is issued directly by the Right-of-way Section of the Transportation Department.

### **Street Frontage Improvements**

The Towner Short Plat will be required to remove an existing soft-surface driveway connection to 134th Avenue NE. Removal shall include removal of culverts, pavement, and

installation of vegetation to match existing frontage improvements along 134th Avenue NE.

### **Site Access**

Access to the Towner Short Plat shall be provided by a private access road to be constructed along the southern property line of lot 1 with a paved width of 20 feet for the length that it will serve three homes. Thereafter, the private road may be narrowed to a paved width of 16 feet. (Currently at this location, there is a 10 foot wide driveway serving the property of 3052 134th Avenue NE.)

The applicant shall relocate an existing power pole (with street light) located at the north side of the private road edge at 134th Avenue NE.

The applicant shall abandon the existing soft surface driveway located north of the new private road location.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Near the development site 134<sup>th</sup> Ave NE is classified as an "Overlay Required Street".

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours.

This project will be required to consolidate access for three homes thereby reducing access locations along 134th Avenue NE which functions as a minor arterial. This mitigation is adequate to compensate for potential short term impacts caused by this project.

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

## **VI. PUBLIC NOTICE AND COMMUNITY INPUT**

*Application Date:* January 17, 2006

*Public Notice (500 feet):* April 13, 2006 (Includes sign installation at the site)

*Renoticed (500 feet):* April 20, 2006 to clarify square footage of parcel.

*Minimum Comment Period:* May 4, 2006

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on April 13, 2006. It was mailed to property owners within 500 feet of the

project site and a Public Information Sign was installed on the project site on the same day. The project was renoticed on April 20, 2006 to clarify the parcel size (71,081 square feet).

Public comments were received concerning access via Glengrove Lane and surface/storm water drainage as summarized below:

Glengrove Lane is seved via a private ingress/egress easement which crosses the northeastern portion of Lot 2. Historically the subject parcel has not gained access via Glengrove Lane and is not subject to covenants and maintenance agreements associated with the Glengrove Lane Plat.

Citizens also expressed concerns regarding the surface/storm drainage of the site and the effect upon neighboring property owners. Stating that the current Glengrove Lane surface water/storm water system does not function properly. Concern was expressed that the short plat proposal will compound the existing drainage problems experienced by neighboring properties.

**City's Response:**

- **Access via Glengrove Lane:** Access for lot 2 is no longer proposed to be from Glengrove Lane. Access for all lots will be gained via a joint use driveway across lot 1 connecting to 134<sup>th</sup> Ave NE.
- **Surface/Storm Water Drainage:** The applicant proposes to use Dispersal Trenches as a means to control storm runoff from the new houses. This is allowable for properties such as the Towner Short Plat when there is no piped system to connect to. A Dispersal Trench will allow water to infiltrate into the soil to the extent it can be absorbed, then will fill and flow evenly over the land surface to roughly emulate the natural drainage pattern. This system acts similar to an engineered retention system, in that it slows the outflow of storm water during storm events. Since the properties and drainage system are privately owned, any damage caused to other property from the proposed short plat drainage would be pursued as a civil matter.

**VII. Decision Criteria:**

20.45B.130B Decision Criteria for a Preliminary Short Plat.

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. The site is accessed via 134<sup>th</sup> Ave NE, an improved public street. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

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

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

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

**Finding:** The preliminary short plat considers the physical characteristics of the site by retaining 244 diameter inches of significant trees.

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

**Development Standards**

**Finding:** The proposal complies with the Land Use Code requirements for R-1 zoning, the Utility Code and the City of Bellevue Development Standards.

**Land Use Code Requirements**

**A. Dimensional Requirements:** The site is currently zoned single-family R-1 which has a minimum lot size requirement of 35,000 square feet. The dimensional requirements for the R-1 zoning district include:

35'	Front Yard Setback
25'	Rear Yard Setback
5'	Side Yard Setback
20'	Two Side Yard Setback
30'	Maximum Building Height
35%	Maximum Lot Coverage by Structure
100'	Minimum Lot Width
150'	Minimum Lot Depth

**Finding:** All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-1 dimensional requirements. The LUC includes a provision for lot averaging in short plats. Under this provision, individual lots within a short plat are considered to be in compliance with the

minimum area requirements if the average of the areas of all the lots in the short plat meet the minimum requirement for the zoning district, provided the lot area is not reduced by more than 10 percent. However, as proposed, each lot exceeds the requirements for minimum lot area. As such, no lot averaging is proposed.

**B. Significant Tree Preservation:** The tree preservation requirements under LUC Section 20.20.520 to save 15 percent of significant trees on the site apply to this proposal. The applicant has identified 75 significant trees on the site with a total of 1588 diameter inches. In order to meet the 15% minimum retention requirement, the project must retain 238.2 diameter inches of significant trees.

**Finding:** The applicant proposes to preserve 11 trees that comprise a total of 244 diameter inches, or 15% of significant trees. This satisfies minimum tree retention requirements.

See Section VIII for a related condition of approval.

**5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

**Finding:** The site is located within the Bridal Trails Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family low development for this property. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-1). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to preserve existing vegetation on-site (EN-19), and maintain good surface water quality (EN-33).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-12), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by providing the preservation of healthy significant existing trees on-site.

**6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

**Finding:** Each lot can reasonably be developed to current R-1 zoning standards without requiring a variance. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-1 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

See related condition of approval in Section VIII.

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

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, ingress / egress, necessary easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

**VII. Conclusion and Decision:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **approve** the Towner Preliminary Short Plat **with conditions**.

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

**VIII. Conditions of Approval:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

<b>Applicable Codes, Standards and Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Build. Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
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 22	Drew Folsom, 425-452-4441
Transportation Development Code – BCC 14.60	Ray Godinez, 425-452-7915
Right of Way Use Code – BCC 14.30	Jon Regalia, 425-452-4599
Transportation Department Design Manual	Ray Godinez, 425-452-7915
Traffic Standards Code 14.10	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Joy Ramshur, 425-452-4855

**A. GENERAL CONDITIONS**

**1. UTILITIES DEPARTMENT APPROVAL**

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06  
REVIEWER: Joy Ramshur, Utilities Department

**2. NOISE - CONSTRUCTION HOURS**

The proposal will be subject to normal construction hours of 7am to 6 pm Monday through Friday and 9:00 am and 6:00 p.m. on Saturdays except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met and appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Drew Folsom, Planning and Community Development Department

**B. 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 from the City of Bellevue Transportation Department 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: Jon Regalia, Transportation Department

## **2. TREE PROTECTION**

To mitigate adverse impacts to nondisturbed areas and trees to be retained during construction:

- a. 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 approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. 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: Bellevue City Code 23.76.060  
REVIEWER: Drew Folsom, Planning and Community Development Department

## **3. OFF-STREET PARKING**

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

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Jon Regalia, Transportation (425) 452-4599

## **4. SIGHT DISTANCE**

To meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 134th Avenue NE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Ray Godinez

## **5. PAVEMENT RESTORATION**

The applicant will be required to coordinate pavement restoration requirements with the Right-of-Way manager prior to needed street cuts on 134th Avenue NE. Pavement restoration shall be specified via the right-of-way permit for this project.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21  
REVIEWER: Jon Regalia, 425-452-4599

## **6. ENGINEERING PLANS**

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private access road (paved width, pavement and sub-grade thickness), the abandonment of existing soft surface driveway serving lot 1, the relocation of an existing power pole, and pavement restoration in 134<sup>th</sup> Avenue NE (for all needed street cuts). Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual  
REVIEWER: Ray Godinez

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

### **1. VARIANCE/MODIFICATION RESTRICTION**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance. The following language shall be placed on the final short plat document:

“Variance/modification restriction: Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.”

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Drew Folsom, Planning and Community Development Department

### **2. 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.”

**3b.** Tree tags shall be installed on each tree required for retention. Installation of these tags shall be inspected by the land use planner prior to final short plat approval. Contact Drew Folsom at (425) 452-4441 to schedule the tree tag inspection. Note: tree tags can be obtained from the land use planner.

AUTHORITY: Land Use Code 20.20.520.E

REVIEWER: Drew Folsom, Planning and Community Development Department

### **3. CONNECTION TO SEWER**

Connection to Sanitary Sewer is required unless a utilities code variance is approved by the Utilities Department, allowing the use of septic systems, as permitted by the King County Dept of Health

AUTHORITY: Bellevue City Code 24.04.100

REVIEWER: Joy Ramshur, Utilities Department

### **4. SEPTIC DRAINFIELD**

A septic drainfield easement is necessary on Lot 2 for all portions of the existing drainfield serving the house on Lot 1; unless said drain field has been properly abandoned per King County Health Dept. requirements prior to final short plat approval.

AUTHORITY: Bellevue City Code 24.04.100

REVIEWER: Joy Ramshur, Utilities Department

### **5. 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. Land Use Code Section 20.40.490 allows 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. Improvements must be approved by the Transportation Department inspector before they are deemed complete. Specific requirements are detailed below:

a) Site Specific Items:

- i) Construction of a paved 20 - 16 foot wide private access road / joint-use driveway.
- ii) Abandonment of an existing soft surface driveway. This work will include removal of a culvert, pavement, and installation of vegetation to match existing frontage improvements along 134th Avenue NE.
- iii) Relocation of an existing power pole. The new location of the power pole shall be ten feet from the paved edge of new private access road.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum longitudinal and cross-sectional grades shall not exceed 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
- The private access 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.
- The maintenance responsibility for the private access road shall be the shared responsibility of lots owners served by the private access road. A note to this effect must be indicated on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490; Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ray Godinez

## 6. COVENANT FOR MAINTENANCE AND REPAIR

The final short plat must include a covenant that permanently binds the property owners to provide for maintenance and repair of the private road, including a condition that the private road will remain open at all items for emergency and public service vehicles.

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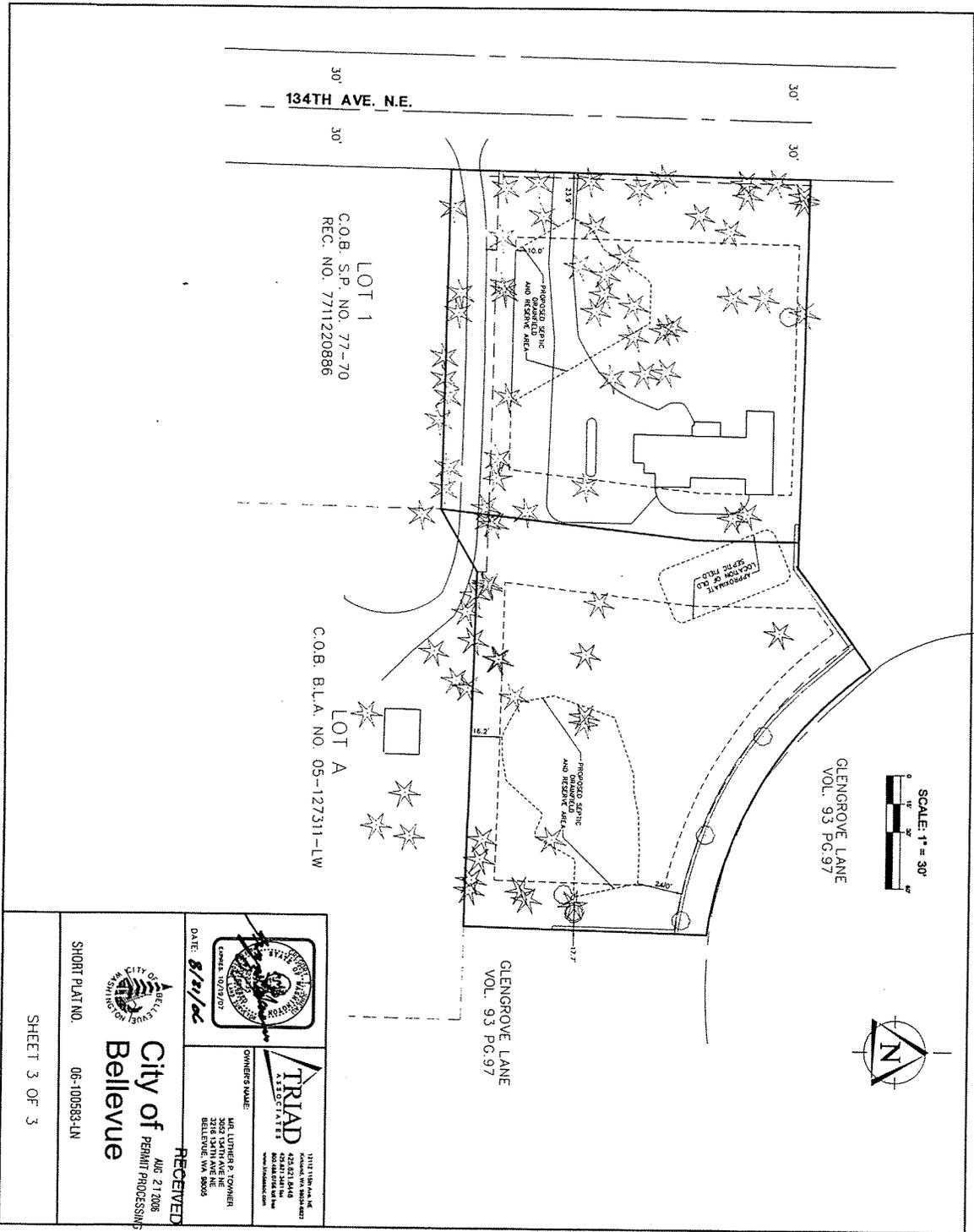
AUTHORITY: BCC 14.60.130  
REVIEWER: Ray Godinez

**LIST ATTACHMENTS**

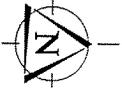
- A. Plans and Drawings







SCALE: 1" = 30'  
 0 10 20 30



LOT 1  
 C.O.B. S.P. NO. 77-70  
 REC. NO. 7711220886

LOT A  
 C.O.B. B.L.A. NO. 05-127311-LW

GLENGROVE LANE  
 VOL. 93 PG.97

GLENGROVE LANE  
 VOL. 93 PG.97

134TH AVE. N.E.



DATE: 8/21/08

**TRIAD**  
 ARCHITECTS  
 13112 118th Ave. NE  
 Bellevue, WA 98005  
 PHONE: 206.451.1111  
 FAX: 206.451.1112  
 WWW.TRIADARCHITECTS.COM

OWNER'S NAME:  
 MR. LUTHER P. TOWNER  
 3216 134TH AVE. NE  
 BELLEVUE, WA 98005

RECEIVED

**CITY OF BELLEVUE**  
 WASHINGTON  
**City of Bellevue**  
 AUG. 21 2008  
 PERMIT PROCESSING

SHORT PLAT NO. 06-100583-LN

SHEET 3 OF 3