

C. Sean
12/27/06

ENVIRONMENTAL CHECKLIST

5/16/06

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) 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).

BACKGROUND INFORMATION

Property Owner: **Gregory Walton**

Proponent:

Same
same

Contact Person:

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

Address: **250 145th Ave SE, Bellevue, WA 98007**

Phone: **206.919.0424**

Proposal Title: **Walton Short Plat**

Proposal Location: **250 145th Ave SE, Bellevue, WA 98007**

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

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. **Included on Prel. Plat**

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

1. General description: **4 Lot Short Plat**
2. Acreage of site: **1.151**
3. Number of dwelling units/buildings to be demolished: **0**
4. Number of dwelling units/buildings to be constructed: **3 New, 1 Moved**
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed: **Approximately 3500SF each**
7. Quantity of earth movement (in cubic yards): **1500 CY – Cut/Fill**
8. Proposed land use: **Single Family Homes**
9. Design features, including building height, number of stories and proposed exterior materials:
TBD – 2 story homes
10. Other

Existing house to be moved to lot 4
⊕

RECEIVED

MAY 16 2006

Permit Processing

Estimated date of completion or proposal or timing of phasing:

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

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

*wetland report
by the
watershed
company
dated
3/30/06*

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**

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. **None.**

*- clear/grade permit
for plat engineering
- final short plat
approval*

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

*Preliminary
short plat*

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)? **<40%**
- 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. **Site soil consists of glacial till, silts, sands and a layer of organic soil**

*Per slope category
map dated
7/25/06 by
LSP, no
over 40%
slopes*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Typical for single family structures; approximately 1500CY cut/fill.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Yes, erosion from plat engineering & building of SF homes.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **< 30%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Standard procedures to be followed.**

Erosion control per CG Department & CG inspector
The site is subject to seasonal restrictions. Standard erosion control measures per BCC 23.76 clear/grade code and CG inspector.

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. **No change in air quality.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

c. Proposed measures to reduce or control emissions or other impacts to the air, if any: **Will provide best management practices.**

Dust during construction equipment, construction dust suppressant measures per BCC 23.76 clear/grade code

3. WATER

a. Surface

Project vested prior to new Critical Areas Ordinance effective date 8/1/06.

(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. **Yes. A single wetland is located to the east of the existing parcel. The wetland is part of the Lake Hills Greenbelt, which is just west of the Type A Larsen Lake wetland. (See wetland delineation report)**

See wetland report noted above.

Very small wetland as site is NE corner. 50' primary setback for Type A wetland located east of 30-50 feet (names)

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?

Yes, please describe and attach available plans. **Yes.** Development and SF home construction will take place within 200' of wetland, but the wetland buffer and structure setback requirements will be followed. (See Preliminary Short Plat document).

Applicant correctly portrayed 50' primary setback for Type A wetland + 20' structure setback

(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, stormwater will be collected and dispersed using conventional methods.**

(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. **Normal household waste to be discharged to city sewer connects.**

c. Water Runoff (Including storm water)



*BCC 24.06
Storm drainage per city req'ts + DOE
Stormwater Management Manual for Puget Sound.*

(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 from homes and road. **Surface water to be collected and discharged per city requirements using a detention tank and dispersal trench engineered to standard specifications.**

(2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Surface water to be collected and discharged per city requirements using a detention system engineered to standard specifications.**

*BCC
24.06*
*Storm drainage
detention per City
rights + DOE manual.
Subject to seasonal
restrictions. Standard
erosion control
measures per
BCC 23.76
clear/grade.*

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? **Deciduous & Evergreen trees within the amount as regulated by the City of Bellevue.**

*15% diameter
inches of
Significant trees
to be saved
per Land
Use Code
20.20.590.*

c. List threatened or endangered species known to be on or near the site. **None.**

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

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: **None known or seen**

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

b. List any threatened or endangered species known to be on or near the site. **None known.**

c. Is the site part of a migration route? If so, explain. **No**

d. Proposed measures to preserve or enhance wildlife, if any: **N/A**

*NGPPA
eastern portion
of lot 4*

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. **Electric, Natural Gas**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**

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: **SF home construction to follow Built Green guidelines.**

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. **No**

(1) Describe special emergency services that might be required. **N/A**

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

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)? **None**

*Truck traffic noise
& construction noise
per City's Ordinance
BCC 9.18.*

(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. **Short term noise from utility installation and home construction. Long term noise from vehicle ingress/egress. Noise would be coming from site during normal hours of construction only.**

(3) Proposed measures to reduce or control noise impacts, if any: **Normal code compliance and strict adherence to authorized work hours.**

*per Noise Ordinance
BCC 9.18*

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? **Single Family Homes.**

b. Has the site been used for agriculture? If so, describe. **No knowledge of agricultural use.**

*Type A
Wetland
to east*

- c. Describe any structure on the site. **Single family home.**
- d. Will any structures be demolished? If so, what? **Partial. Existing home to be moved on site, with the exception of two bedrooms and carport, materials of which will be recycled (post and beam structure)**
- e. What is the current zoning classification of the site? **R-5**
- f. What is the current comprehensive plan designation of the site? **SF-H**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- 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? **4 Homes – 12-16 people.**
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **N/A**

*Southwest
Bellevue
Subarea*

No *yes - Type A
Wetland
primary
setback*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **4 Single Family homes – high income.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**
- c. Proposed measures to reduce or control housing impacts, if any: **N/A.**

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? **2 story homes – standard height and exterior finishes.**
- b. What views in the immediate vicinity would be altered or obstructed? **None.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Code compliance.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- c. What existing off-site sources of light or glare may affect your proposal? **None.**
- d. Proposed measures to reduce or control light or glare impacts, if any: **N/A**

*No light/glare
spillover
into adjacent
properties.*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Lake to Lake trail runs adjacent to property.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **N/A**

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. **No.**
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. **None**
- c. Proposed measures to reduce or control impacts, if any: **N/A**

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. **See vicinity map.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No. SE 8th bus stop at 140th Ave SE and 148th Ave SE bus stop at SE 8th.**
- c. How many parking spaces would be completed project have? How many would the project eliminate? **3 car garage for each new home and 2 car garage for existing home. 11 garage spaces total + surface parking.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **No public road required. Private road to be constructed to service new parcels.**

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. **Normal construction traffic.**

g. Proposed measures to reduce or control transportation impacts, if any: **Best practices for construction.**

In new road to be constructed per Transp. Dept reg's - BCC 4.60 a Transp. Dept Design Manual Meet City reg's

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. **N/A**

16. Utilities

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

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

Electricity & natural gas provided by PSE. Water & sanitary sewer provided by City of Bellevue. Telephone service provided by Qwest. Refuse service provided by Rabanco. All of these services are currently available at the site, serving the existing single family home. Capacity to handle three new single family homes exists in every instance.

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..... *[Handwritten Signature]*
Date Submitted..... *5/16/06*

LEGAL DESCRIPTION

THE SOUTH 153.00 FEET OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 34,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN THE WEST 10 ACRES OF SAID WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE
SOUTHEAST $\frac{1}{4}$.

TOGETHER WITH THE EAST 1.00 FEET OF THE SOUTH 153.00 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF SAID
NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$.



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

Proposal Name: Walton Preliminary Short Plat

Proposal Address: 250 145th Ave. SE

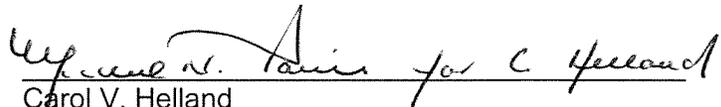
Proposal Description: Subdivide one existing 1.15 acre single family residential lot into four residential lots in the R-5 zoning district.

File Number: 06-113030-LN

Applicant: Gregory Walton

Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200

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



Carol V. Helland
Environmental Coordinator
Department of Planning and Community Development

Department Decision: **Approval with Conditions**



Carol Saari, Associate Planner
Department of Planning and Community Development

Application Date: 05/16/06
Notice of Application: 06/15/06
Minimum Comment Period: 06/29/06
Decision Publication Date: 12/14/06
Appeal Deadline: 12/28/06

I. Description of Proposal

The applicant proposes to short plat an existing 1.15 acre lot into four single family residential lots in the R-5 zoning district. There is an existing house on the property which will be relocated to the new Lot 4. See condition IX.C.1. A new driveway access along the north property line will provide access to all four lots. A Native Growth Protection Area (NGPA) for the Type A wetland and primary setback will be located along the eastern 30-50 feet (varies in width) of Lot 4.

II. Site Description and Context

The site is located in the Southeast Bellevue Subarea, about 1/2 mile west of Larsen Lake. Access to the property will be from 145th Ave. SE which connects to SE 8th Street about ¼ mile south of the site. The new lots will gain access from a new driveway along the north property line. The site contains 67 significant trees, 16 of which will remain. The site also contains a Type A wetland and primary setback on the eastern portion of the property. There is an overall slope of 10%, with some steeper areas up to 40% along the eastern portion of the site. There are no slopes exceeding 40% onsite.

The site is adjacent to single family homes to the west (R-5) and south (R-1). Directly adjacent to the east is the Type A wetland located within the City of Bellevue Lake Hills Greenbelt Park (R-1). To the north is a City trail that runs parallel to the north property line and further north is the Main Street multi-family residential Planned Unit Development (R-1).

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-5	
Gross Site Area	50,137.56 Square Feet or 1.15 Acres	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7200 Square Feet	Lot 1: 7,600 Square Feet Lot 2: 7,742 Square Feet Lot 3: 7,742 Square Feet Lot 4: 12,656 Square Feet
Minimum Lot Width	60 Feet	Lot 1: 60 Feet Lot 2: 60 Feet Lot 3: 60 Feet Lot 4: 101 Feet
Minimum Lot Depth	80 Feet	Lot 1: 129 Feet Lot 2: 129 Feet Lot 3: 129 Feet Lot 4: 129 Feet
Minimum Width Street Frontage	30 feet	Lot 1: 103 Feet(145 th Ave. SE),34 Feet Rd. A Lots 2 & 3: 60 Feet Lot 4: 31 Feet

ITEM	REQ'D/ALLOWED	PROPOSED
Building Setbacks		
Front Yard	20 Feet	20 Feet
Rear Yard	20 Feet	20 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yard	15 Feet	15 Feet
Access Easement	10 Feet	10 Feet
Lot Coverage	40% maximum	40% maximum Lots 1-3 40% maximum for Lot 4 after subtracting protected areas.
Tree Retention	15% or 175 Diameter Inches out of 1,170 total Diameter Inches	24% or 282 Diameter Inches

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

The application is vested prior to the August 1, 2006 effective date of the new Critical Areas Ordinance. See condition IX.C.2. The site contains a Type A wetland 50-foot primary setback. There are no slopes over 40%, no floodplains and no riparian corridors onsite.

The non-disturbance regulations of the Land Use Code require 6,999 square feet of non-disturbance. The applicant proposes 7,015 square feet which meets this requirement. The non-disturbance area shall be placed in one Native Growth Protection Area (NGPA) and one Retained Vegetated Area (RVA). See condition IX.C.3.

For discussion of the Type A wetland primary setback, see Section IV below.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Transportation Standards and Codes, Building Code and other construction codes adequately mitigate expected environmental impacts.

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 *2004-2015 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) published June 10, 2004. This document is available in the Department of Planning and Community Development Records Room, Bellevue City Hall, 450 110th Ave. NE. Transportation-related impacts associated with the Walton Preliminary Short Plat are consistent with the potential projected impacts analyzed in the 2004-2015 TFP EIS.

Water

There is a Type A wetland and 50-foot primary setback located onsite for a total of 6,663 square feet. This area is located along the eastern portion of Lot 4. The Type A wetland is very small (approximately 65 square feet) and located in the northeast corner of the site. The rest of the wetland is located off-site to the east within the Lake Hills Greenbelt Park.

The applicant provided a wetland report by The Watershed Company dated March 30, 2006. This report delineates the edge of the Type A wetland. This wetland is located within the Lake Hills Greenbelt with a small portion (about 65 square feet) located in the northeast corner of the proposed Lot 4. According to the report, the Lake Hills Greenbelt wetland is connected to the Larsen Lake wetland via a culvert beneath 148th Ave. SE.

For a Type A wetland, the applicant has correctly portrayed the 50-foot primary setback and 20-foot building setback on Lot 4.

There is the potential for temporary erosion and sedimentation into the wetland with the earth movement activities related to construction of the road and utilities. These impacts will be mitigated by temporary erosion and sedimentation controls (such as a filter fence along the NGPA line) required by the application of Clear and Grade Code Section 23.76.090. Furthermore, the site is subject to rainy season restrictions (i.e. no construction during the rainy season, subject to special exceptions) to prevent erosion and sedimentation impacts to the wetland.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Department Review

The City has adequate capacity for providing water, sanitary sewer and storm drainage service for this proposal.

The water, sewer and storm drainage systems have been reviewed on a conceptual basis only. There are no implied approvals of the engineering specifications for the water, sanitary sewer and/or storm drainage for the site. Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Utility Developer Extension Agreement (UE) process or side sewer permits and water applications. The applicant will need to submit the UE application as early in the process as possible prior to the plat engineering application. See condition IX.A.1.

B. Fire Department Review

The Fire Department has reviewed the proposal. The Fire Department conditions include restrictions for parking on the access road, roadway design to accommodate fire apparatus and the weight of the ladder truck outrigger, and requirements for automatic sprinklers. See conditions IX.B.1(a),(b) and C.4.

C. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation 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. See conditions IX.B.2, B.3 and C5.

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 of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department. See condition IX.B.4.

Street Frontage Improvements

This development takes access from a 20-foot wide private road which currently serves three other lots. To be consistent with the private roads and street leading to the site, no frontage improvements will be required at this private road. This development proposes to construct a 20-foot wide internal private road.

Site Access

Access to all lots will be provided by a 20-foot wide internal private road. This road will connect to a private road which is an extension of the public street of 145th Avenue SE.

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 times for emergency and public service vehicles. See condition IX.C.6.

During construction, 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. See condition IX.B.5.

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 145th Avenue SE is classified as "Standard Trench Restoration". Standard Trench restoration will be required. See condition IX.B.6.

The existing private road (currently shared by three other lots) shall not be damaged by construction activity associated with this development. The developer shall video tape the road prior to commencing with construction activity. The developer will be required to repair this road at the discretion of the inspector.

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 development is expected to generate an additional 3 trips during the P.M. Peak Hour. As a result, no significant impacts are anticipated.

VI. PUBLIC COMMENT

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on June 15, 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. Staff received comments from two parties of record regarding traffic, the water table, and wetland.

A. **Traffic Comment:** "145th Ave. SE is a narrow road and there will be more traffic from the end of this road. There are already 3 new houses on the west side of the road and now there will be 4 houses on the east side of the road. Furthermore, construction trucks use my driveway as a turnaround and it's damaging my driveway."

Response: The existing road width is 20 feet wide and is sufficient for two vehicles to comfortably pass each other. This development will add only three net new trips during the p.m. peak hours and should not cause operational problems due to heavy traffic volumes. Property owners have a right not to allow construction traffic at locations where access easements do not permit legal access.

- B. **Water Table Comment:** “Most of the houses still have 50-foot wells and the digging may break our water table.”

Response: The City of Bellevue does not regulate water wells, aquifers or water tables. King County Department of Health regulates permits for water wells. The State of Washington Department of Ecology has jurisdiction over water tables. It is the responsibility of the applicant to contact the King County Department of Health regarding downstream wells. It is also the responsibility of the applicant to contact the State of Washington Department of Ecology regarding the water table.

From information from the Utilities Department, the 6 adjacent residents are served by City water, including the individual that made this comment. There are homes to the south in the R-1 zoned property that are not on City water and have water wells. According to the applicant’s engineer, the new houses from this short plat will excavate approximately 5-7 feet below the surface. According to the neighbor who used to have a well, the water table is approximately 50 feet below the surface.

- C. **Wetland Comment:** “There will be possible impacts to the wetland.”

Response:A copy of the wetland report and short plat were sent to this individual. A NGPA will be placed over the Type A primary setback to permanently preserve this area. During construction, there is the potential for temporary erosion and sedimentation into the wetland. These impacts will be mitigated by temporary erosion and sedimentation controls required by the application of Clear and Grade Code Section 23.76.090. At a minimum, a filter fence will be installed along the NGPA line. The site is also subject to rainy season restrictions to prevent impacts to the wetland primary setback.

City staff also presented the project to the **East Bellevue Community Council** on July 5, 2006. The Council was concerned about the following:

- too much infill development;
- loss of trees;
- a landscape buffer is not required along the south property line; and
- that the proposal will provide the impetus for new rezone applications for properties zoned R-1 to the south to upzone to higher residential densities. If rezoned, this will create the negative impacts of new residential development and additional traffic.

Response: The site contains 67 significant trees, 16 of which the applicant will save. This is 24% of the diameter inches of significant trees onsite which exceeds the Land Use Code minimum requirement of 15%.

If new residential development is constructed to the south, the Transportation Department will ensure that any new development meets the City’s Transportation Codes and Standards to address traffic issues. If necessary, transportation mitigation may be required such as road widening, curbs, gutters and sidewalks along road frontage of each development under consideration.

VII. Decision Criteria:

Land Use Code Section 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 lots will be accessed via a new private road from 145th Ave. SE. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. A storm detention vault will be installed within the private road to serve all four lots.

- 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 preserving the Type A wetland, providing non-disturbance areas and establishing tree retention.

- 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: As conditioned, the proposal complies with the Land Use Code requirements for R-5 zoning, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements

- A. Dimensional Requirements:** The site is currently zoned R-5 which has a minimum lot size of 7200 square feet. The dimensional requirements for the R-5 zoning district are as follows:

- 7200 square feet Minimum Lot Size
- 20' Front Yard Setback
- 20' Rear Yard Setback
- 5' Side Yard Setback
- 15' Two Side Yard Setback
- 30' Maximum Building Height
- 40% Maximum Lot Coverage by Structure (after subtracting Protected Areas)
- 60' Minimum Lot Width
- 80' Minimum Lot Depth

Finding: As conditioned, all of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements including the R-5 dimensional requirements.

- B. Significant Tree Preservation:** Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 15% of significant trees on the site. In order to meet the 15% minimum retention requirement, the project must retain a minimum of 175 diameter inches of significant trees.

Finding: The applicant proposes to preserve a total of 282 diameter inches or 24% of the significant trees onsite. This exceeds the minimum 15% tree retention requirements which is 175 diameter inches out of a total of 1,170 total diameter inches. No construction may occur within the dripline. See condition IX.C.7.

- C. Non-Disturbance:** The non-disturbance regulations of the Land Use Code require 6,999 square feet of non-disturbance.

Finding: The applicant proposes 7,015 square feet which meets this requirement. The non-disturbance area shall be placed in the proposed Native Growth Protection Area (NGPA) and Retained Vegetated Area (RVA). See condition IX.C.3.

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

Finding: The site is located within the Southeast Bellevue Subarea. The Comprehensive Plan specifies Single-Family High Density development for this property which is consistent with the R-5 zoning designation. 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-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal provides development on infill or under-utilized sites with adequate urban services (HO-17) and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by preserving 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: As conditioned, each lot can reasonably be developed to current R-5 zoning standards without requiring a variance. A 50-foot wetland buffer and associated 20-foot structure setback is located on Lot 4, however, a home can be reasonably constructed on this lot without requiring a variance. See condition IX.C.8.

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

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

VIII. Conclusion and Decision:

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

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

IX. Conditions of Approval:

A. GENERAL CONDITIONS:

1. WATER, SEWER AND STORM DRAINAGE

Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Utility Developer Extension Agreement (UE) process or side sewer permits and water applications. The applicant will need to submit the UE application as early in the process as possible prior to the plat engineering application.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06
REVIEWER: Don Rust, Utilities Department

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. ACCESS ROAD PARKING AND ROADWAY DESIGN

- (a) Access Road Parking: The access road shall be posted "NO PARKING" on one side where 24 feet wide and on both sides where 20 feet wide. (IFC 503 & BCC 5676)
- (b) Roadway Design: The roadway, including piped and detention vaults under the roadway shall be designed to support 64000 lb. fire apparatus (rear axle = 48000 lbs., front axle 19000 lbs.) and shall support the weight of the ladder truck outrigger which is 45000 lbs. over an 18 inch square pad. (BDI 11/90)

AUTHORITY: International Fire Code (IFC) 503, Bellevue City Code (BCC) 5676 & Bellevue Development Information (BDI) 11/90.

REVIEWER: Adrian Jones, Fire Department

2. 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 design of all road improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, standard pavement restoration in 145th Avenue SE, mailbox locations, and sight distance. 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: Jeff Herb, Transportation Department

3. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 145th Ave SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Jeff Herb, Transportation Department

4. 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

5. 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 Department

6. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 145th Avenue SE will require standard trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21
REVIEWER: Jon Regalia, Transportation Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. EXISTING STRUCTURE TO BE MOVED TO LOT 4

Prior to final short plat approval, the applicant shall remove the existing house and shall provide an as-built survey to verify that the location of the structure on Lot 4 meets required setbacks.

AUTHORITY: Land Use Code 20.20.010

REVIEWER: Carol Saari, Department of Planning & Community Development

2. VESTING

The final short plat shall portray the following:

“Per LUC 20.40.500.B, lots in a subdivision or short subdivision shall be vested against changes in the Land Use Code, including the Critical Areas Ordinance adopted August 1, 2006, except for changes that address a serious threat to the public health or safety as found by the City Council when such change is adopted, for a period of five years following the date of recording of the final plat or final short plat.”

AUTHORITY: Land Use Code LUC 20.40.500.B

REVIEWER: Carol Saari, Department of Planning & Community Development

3. NON-DISTURBANCE

The applicant shall preserve a minimum of 6,999 square feet within a Native Growth Protection Area for protected areas (NGPA) or Retained Vegetated Area for non-protected areas (RVA). The final short plat shall portray the standard NGPA/RVA wording. The NGPA/RVA shall be marked with permanent information stakes at the property line and at each angle point not on a property line.

AUTHORITY: Land Use Code 20.25H.110.D.1

REVIEWER: Carol Saari, Department of Planning & Community Development

4. AUTOMATIC SPRINKLERS

The final short plat shall portray the following note:

“Automatic sprinklers may be required in any of the homes depending on gross square footage area and the available fire flow. Automatic sprinklers may be required in homes built on Lots 3 and 4 because their access road is over 150 feet long without an approved turnaround.

AUTHORITY: International Fire Code (IFC) 503, Appendix B & Bellevue Fire Department Development Standards

REVIEWER: Adrian Jones, Fire 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:

- 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%.
- The internal private road serving the site shall be 20 feet wide with curbs and gutters per City Standards.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
- The internal 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.
- The maintenance responsibility for the internal private road shall be the shared responsibility of lots owners served by the joint-use driveway. A note to this effect must be indicated on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code 14.60.130, 240, 241; Transportation Department Design Manual Sections 4,11

REVIEWER: Jeff Herb, Transportation Department

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 times for emergency and public service vehicles.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Jeff Herb, Transportation Department

7. 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 short plat mylar. The dripline shall be determined by an arborist or surveyor. The Tree Preservation Plan must portray a minimum of 175 diameter inches of existing significant trees to remain 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.”

An arborist report shall document the dripline of each tree to be saved and also provide a report to document the health of each tree to be saved. During plat engineering, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Carol Saari, Department of Planning & Community Development

8. VARIANCE RESTRICTION

The final short plat shall portray the following: “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.”

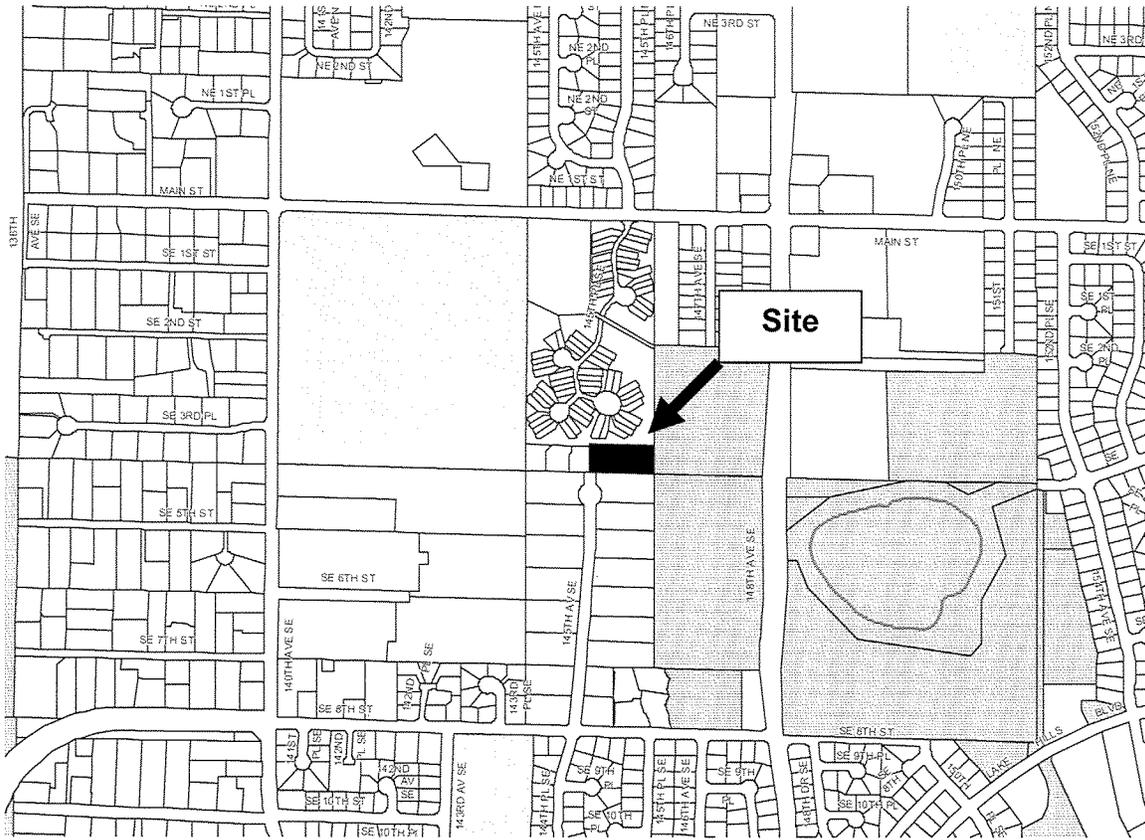
AUTHORITY: Land Use Code 20.45B.130.A.6

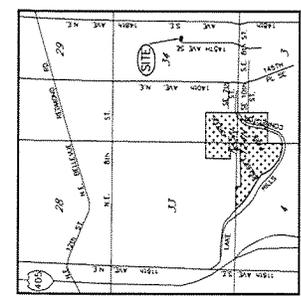
REVIEWER: Carol Saari, Department of Planning & Community Development

LIST OF ATTACHMENTS

- A. Vicinity Map
- B. Zoning Map
- C. Short Plat

Vicinity Map

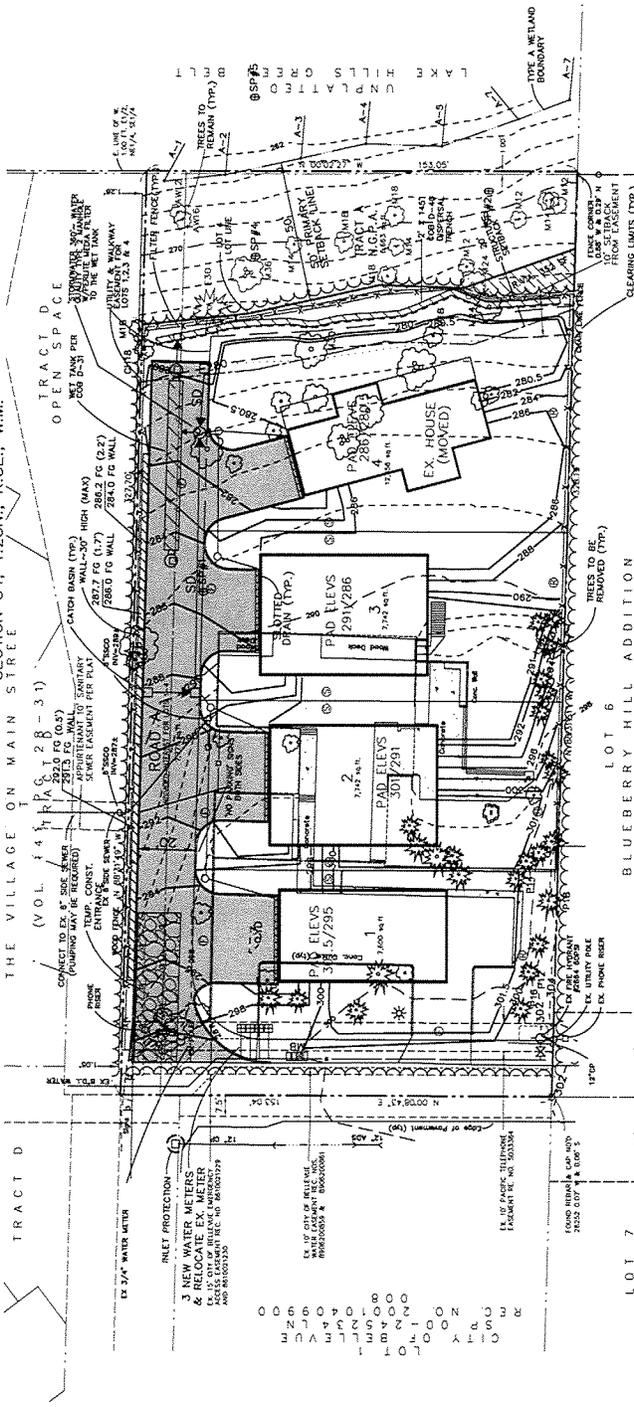




VICINITY MAP
 SCALE: 1" = 5 MILES

CLEARING AND GRADING STANDARD NOTES:

- ALL EXISTING UTILITIES SHALL BE RELOCATED TO THE PROPOSED RIGHT-OF-WAY (ROW) BY THE CITY OF BELLEVUE. THE CITY OF BELLEVUE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE RELOCATED TO THE PROPOSED ROW. THE CITY OF BELLEVUE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE RELOCATED TO THE PROPOSED ROW.
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OWNER/APPLICANT:
 230 SOUTH PINE ST.
 BELLEVUE, WA 98007

SITE ADDRESS:
 230 SOUTH PINE ST.
 BELLEVUE, WA 98007

NOTES:

- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF ALL UTILITIES ON OR IN THE VICINITY OF THE PROJECT SHALL BE VERIFIED BY THE CITY OF BELLEVUE. THE CITY OF BELLEVUE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE RELOCATED TO THE PROPOSED ROW.
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CITY OF BELLEVUE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE RELOCATED TO THE PROPOSED ROW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE RELOCATED TO THE PROPOSED ROW.
- THE CITY OF BELLEVUE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE RELOCATED TO THE PROPOSED ROW.
- EACH LOT SHALL HAVE AN UNDERGROUND INTEREST IN ROAD.
- THE CITY OF BELLEVUE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES TO BE RELOCATED TO THE PROPOSED ROW.

APPROXIMATE GRADING QUANTITIES:

ROAD A PROFILE
 SCALE: H: 1" = 5' V: 1" = 20'

ROAD B PROFILE
 SCALE: H: 1" = 20' V: 1" = 5'

