



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

Proposal Name: 45th Court Short Plat

Proposal Address: 13044 S.E. 45th Court

Proposal Description: Short plat an existing 1.35 acre single-family lot in the R-5 zoning district into four (4), single-family lots.

File Number: 06 136776-LN

Applicant: Johnson Chen

Decisions Included: Preliminary Short Plat (Process II)

Planner: Sally Nichols, Associate Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions



Sally Nichols, Associate Planner
Dept of Planning and Community Development

Application Date: December 22, 2006
Notice of Application: January 25, 2007
Minimum Comment Period: February 8, 2007 (14 days)
Decision Publication Date: October 11, 2007
Appeal Deadline: October 25, 2007

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [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.

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 58,754 square foot (approximately 1.35 acres) lot into four single-family lots. The property is located within the R-5 zoning district in the Factoria Subarea. The site contains an existing single-family residence which will be demolished. The property is a flag-shaped lot and the four new single family lots will be located in the “flag” portion of the property. Access to the four new lots will be provided via the “pole” portion of the lot, which is currently an existing private access easement and road, S.E. 45th Court. This private road connects to 130th Avenue S.E. This “pole” portion of the site, including the private road, will become Tract A. All proposed driveways to the new lots will connect to this private access road. In addition, there are four existing single family home lots that gain their access off of S.E. 45th Court via an access easement. Their access and use of S.E. 45th Court will remain in place. Tract A will be maintained by the owners of the four new lots on the proposal site. As defined by Land Use Code 20.25H, the site does not contain any critical or protected areas.

Refer to Attachment D. - Preliminary Short Plat and Section IV of this report.

II. SITE DESCRIPTION AND CONTEXT

The site is located in District 2 of the Factoria Subarea in an R-5 single family zoning district. The Comprehensive Plan designation is Single-Family High. The lot is bordered to the north by St. Madeline Sophie Church parking lot, and to the south and west by existing single family homes in the R-5 zoning district. To the east, the lot is bordered by homes in the R-3.5 zoning district.

The eastern third of the “flag” portion of the site slopes gently to the west. The western two thirds of the “flag” slopes more steeply at approximately 15 percent. An existing rockery runs from the northwest corner for approximately 76 feet along the property line on the neighbor’s property. The height of the wall is generally between three and four feet high. There are numerous natural springs through this property. These springs, in combination with the sloping topography has led to drainage problems where excess water has drained from this lot onto adjacent properties.

The site contains approximately 894 diameter inches of existing, mature trees. cover of native trees. The trees present throughout the property are primarily Big Leaf Maple (*Acer macrophyllum*), mature Douglas Fir trees (*Pseudotsuga menziesii*), and mature Western Red Cedar trees (*Thuja plicata*), and a few additional ornamental trees such as Birch and Pine. The applicant proposes to retain six trees, or approximately 16% of the total diameter inches of the significant trees on the site.

Refer to Attachments A. – Vicinity Map, B. – Zoning Map, C. – Existing Conditions/Topographic and Boundary Survey, and F. – Tree Preservation Plan.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-5 District 2, Factoria Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	58,754 square feet (approx. 1.35 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 Square Feet	Tract A: 16,390 Square Feet Lot 1: 11,502 Square Feet Lot 2: 10,027 Square Feet Lot 3: 10,027 Square Feet Lot 4: 10,808 Square Feet
Minimum Lot Width	60 Feet	Lot 1: 114 Feet (approx.) Lot 2: 90 Feet (approx.) Lot 3: 90 Feet (approx.) Lot 4: 114 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 130 Feet (approx.) Lot 2: 111 Feet (approx.) Lot 3: 90 Feet (approx.) Lot 4: 91 Feet (approx.)
ITEM	REQ'D/ALLOWED	PROPOSED
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 15 Feet	20 Feet 20 Feet 5 Feet 15 Feet (5 ft. + 10 ft.)
Access Easement Setback	10 Feet	10 Feet
Tree Retention	15% of 894 Diameter Inches = 131 Diameter Inches	146 Diameter Inches or 16 % Retained

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas on this proposal site. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

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 and side sewer permits for each home connect 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. **Refer to Condition of**

Approval A.1 in Section IX of this report.

B. Fire Department Review

The Fire Department has completed the review of this proposal. If homes exceed 4,800 gross square feet, it will be necessary to confirm adequate fire flow. **Refer to Condition of Approval C.2 in Section IX of this report.**

C. Transportation Review:

The Transportation Department has completed the review of this proposal. 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. **Refer to Conditions of Approval B.4 and C.1 in Section IX of this report.**

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. **Refer to Condition of Approval D.1 in Section IX of this report.**

Use of the Right of Way

Applicants often request use of the right of way and 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 the demolition permit. This permit is issued directly by the Transportation Department. **Refer to Conditions of Approval B.2 and B.3 in Section IX of this report.**

Street Frontage Improvements

The 45th Court Short Plat will not be required to install street frontage improvements due to the fact that the project site does not front city right-of-way.

Site Access

Access to all lots will be provided by extending an existing private road (SE 45th Court) into the project site. Minimum private road width is 20 feet, paved full-length, full-width with pavement and subgrade depths per DEV-8.

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 130th Avenue SE is classified as an "Overlay Required" street. Generally, pavement restoration for this type of classification consists of a full grind and overlay extending 50 feet from each side of the trench cut for the full width of the street. Required pavement restoration will be specified in the right-of-way permit for this project. **Refer to Condition of Approval B.5 in Section IX of this report.**

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 will generate three new p.m. peak hour trips and therefore will not be subject to concurrency testing (threshold for testing is 30 new p.m. peak hour trips).

All lots will be located at the dead-end of a private road connecting to 130th Avenue SE. Due to the low volumes of existing traffic on the private road (SE 45th Court) and 130th Avenue SE, the residential nature of both roadways, and the dead-end location of the short plat, traffic impacts generated by this development will be negligible.

D. Clearing and Grading Department

The Clearing and Grading has approved the preliminary short plat without conditions. A Clearing and Grading Permit (GE Type) is required for the construction of the road, driveways and the utilities of this short plat.

E. Police Department

The Police Department has completed the review of this projects and recommends the following for Burglary Prevention:

Site hardening to prevent forced entry

- Install reinforced (4 or more screw) mortised or hidden dead bolt strike plates with minimum 3" screws at all locked external doors (metal door frame may be used in lieu)
- Use minimum 3" screws on all exterior door latch plates (metal door frame may be used in lieu)
- Minimum 6" vertical separation of center axis between door latch and dead bolt (no spacing requirements if metal door frame used)
- Install security films to applicable window/glazing on ground floor windows, doors and sidelite and upper level window, door and sidelite if accessible from ground via stairs or other purpose designed access. Applicable glazing surfaces include all windows; sidelites; inserted door glass panels and/or glazing of which the closest edge is within 3 feet to either the opening door edge or door handle and dead bolt. In lieu of security films, installation of double cylinder locks with "captured key" or "captured key thumb turn" features is acceptable. Installation of double cylinder locks without purpose specific "captured key" or "captured key/thumb turn" features is not recommended by police and final approval rests with International Fire Code or other Fire codes adopted by the City.
- Alter original equipment manufacturer's programmed security access codes for all remotely operated garage door openers
- Install single cylinder dead bolt on interior access door or access way to garage

- Install security hinges on exterior hinged doors that open outwards and have exposed hinge pins. Hinges with: fast-riveted "crimped" pins; hidden pin set screws; and/ or hinge plates equipped with interlocking safety studs are acceptable.

Landscaping & lighting - increasing "natural surveillance" by reducing concealment opportunities

- Limit shrubby vegetation at doors, window and ingress/egress pathways to a maximum height of 24". Trees and shrubs should be pruned upwards to 84" above ground if feasible and practical
- Install photovoltaic switches and high efficiency lighting to outside lighting on front and sides of structure
- Design extra depth and/or width into the garage to facilitate both storage needs and parking in the garage so vehicles are not parked in the driveway

ID / Mail theft

- Provide locking mailbox(s) of a design approved by US Postal Service. Single residential "vaults" or multi-family "banks with secure outgoing mail"

Locatable by emergency services

- Install 4" tall or taller house address numbers to a high contrast background in accordance to IFC 4.01 Premise Identification. Avoid polished metal numbers like brass and chrome as they are difficult to read when a spotlight is shown on them at night. If the house is set back from the street, ensure the house numbers are larger in accordance to IFC 4.0 and install addressing at the street.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on January 25, 2007 with mailed notice and publication in the Weekly Permit Bulletin and Seattle Times. A public information sign was installed on the site the same day. Written comments were received from 12 citizens on the proposal (public comment letters are in the project file at City Hall) at the time of this writing. A Public Meeting was held at Bellevue City Hall on February 21, 2007 at 6:30 p.m. Seven citizens attended this meeting. The following is a summary of the main issues identified by the individuals, along with the City's response.

1. **Issue/Question:** *There is concern about the size and scale of the new homes on the property and their proximity to the property lines.*

Response: Although there may be code changes forthcoming regarding the size and scale of single family homes, these codes changes (if any) will not be in place until 2008. Additionally, approval of the preliminary short plat and final short plat does not take into consideration the design of any future buildings and there is no review within the City of Bellevue for the design of single family structures. However, the City does require the applicant to identify all dimensional requirements including the setbacks for each lot and insurance that each lot is of a legal size during preliminary short plat review. This project is in an R-5 zoning district. The required setbacks are as follows: Front – 20 feet, Rear – 20 feet, and Side – a minimum of 5 feet with the combined side setbacks equaling a minimum of 15 feet. The proposed lots are all greater than the R-5 zoning district minimum of 7,200 square feet. The

setbacks and the size and configurations of the new lots are shown on the Preliminary Short Plat drawing. **Refer to Attachment D. - Preliminary Short Plat.**

2. **Issue/Question:** *What are the construction hours and how is construction noise and traffic regulated?*

Response: Construction hours and noise are regulated by BCC (Bellevue City Code) 9.18. In addition, to control construction traffic (among other things) the applicant is required to obtain a right-of-way use permit. **Refer to Conditions of Approval A.3, B.2 and B.3 in Section IX of this report.**

3. **Issue/Question:** *Currently, the ditches to handle runoff from the proposal site have been clogged and excessive water has run on to adjacent properties. How will drainage be handled on the proposed new lots?*

Response: The preliminary short plat has been designed by an engineer to ensure that the utilities are placed and installed per the utility purveyors and/or the City of Bellevue specifications. A new storm drain interceptor trench has been located to tie into drain lines and two new detention tanks. A new grass-lined drainage swale will run the entire length of the eastern property line and tie into an area drain. The exact design and location of the proposed detention facilities will be reviewed under the plat engineering phase of the short plat process. **Refer to Attachment E. – Preliminary Road and Utilities Plan – and Condition of Approval A.1 in Section IX of this report.**

4. **Issue/Question:** *Rats are living on the existing property. Is there any provision under the preliminary short plat review to deal with pest control?*

Response: The City of Bellevue Land Use Code does not contain any requirements for rodent abatement prior to development. Pest mitigation is not a part of the development plan for the 45th Court Short Plat project. However, Bellevue City Code (BCC) 9.10.030 and 9.10.040 and the King Country Board of Health Rules and Regulations No. 06-01 address the issue of rodents as pests. Complaints should be registered with the City of Bellevue Code Compliance.

5. **Issue/Question:** *How will the slope be handled between the proposal property and the single family home at 4525 132nd Avenue N.E., along the eastern property line?*

Response: The existing retaining wall that runs along the western property line of the property (the address of the adjacent property is 4525 132nd Avenue N.E.) is not located on the proposal site. Therefore, it will not be altered in any way as a result of this proposal. There will be a new grass-lined drainage swale along the entire length of the eastern property line that will carry surface water from the northeastern corner of the proposal site to an area drain along the southern property line. The exact design and location of the proposed detention facilities will be reviewed under the plat engineering phase of the short plat process. **Refer to Attachment E. – Preliminary Road and Utilities Plan – and Condition of Approval A.1 in Section**

IX of this report.

6. Issue/Question: *Will the large hedge be removed along the eastern property line?*

Response: The City does not regulate the retention or removal of shrub except in the case of sight distance or safety issues. Neither apply with this proposal. However, the applicant will be required to save at least 15% of the total diameter inches of all existing significant trees on the site. Significant trees are defined as healthy evergreen or deciduous trees, eight inches in diameter or greater. **Refer to Conditions of Approval B.1 and C.3 in Section IX of this report.**

VII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

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

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

Finding: City codes ensure public health, safety and general welfare through development code requirements. Tract A will provide access off of 130th Avenue S.E. to Lots 1-4. The existing easement allowing access to four existing single family lots to the north of Tract A will remain in place. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The existing vacated single family home will be demolished. **Refer to Conditions of Approval A.1 and C.1 in Section IX of this report.**

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

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

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

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention which will continue the vegetated character of the surrounding neighborhood. Additional utility infrastructure will aid in controlling surface water runoff. **Refer to Conditions of Approval A.1, B.1, and C.3 in Section IX of this report.**

- 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: Refer to Section III.A. of this report for dimensional requirements.

Finding: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 zoning district 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 131 diameter inches of the 894 diameter inches of the existing significant trees.

Finding: The applicant proposes to preserve a total of 146 diameter inches or 16% of the significant trees onsite. This satisfies the minimum 15% tree retention requirements. **Refer to Attachment F. and Conditions of Approval B.1 and C.3 in Section IX of this report.**

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

Finding: The site is located within the Factoria subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-5 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 (Lots 1-4) can reasonably be developed to current R-5 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a

variance. Refer to Condition of Approval A.2 in Section IX of this report.

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

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. Refer to Conditions of Approval A.1, B.4, and C.1 in Section IX of this report.

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of Planning and Community Development does hereby **APPROVE** the 45th Court Preliminary Short Plat **WITH CONDITIONS**.

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

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Sally Nichols, (425) 452-2727
Noise Control – BCC 9.18	Sally Nichols, (425) 452-2727
Sign Code – BCC Title 22	Sally Nichols, (425) 452-2727
Transportation Develop. Code – BCC 14.60	Ray Godinez, (425) 452-7915
Traffic Standards Code 14.10	Ray Godinez, (425) 452-7915
Right-of-Way Use Code 14.30	John Regalia, (425) 452-4599
Utility Code – BCC Title 24	Don Rust, (425) 452-4856

A. GENERAL CONDITIONS:

1. Utilities

Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Utility Developer Extension Agreement (UE) process. The applicant will need to submit the UE application as early in the process as possible prior to the plat engineering application. Water services shall be separate taps off the water main available through the water application process and installed by Bellevue Utilities Department. A joint use side sewer permit is required for the joint use side sewer. Individual side sewer permits are required for each home connection.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Don Rust, Utilities Department, (425) 452-4856

2. Variance Restriction

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

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Sally Nichols, Planning and Community Development Department,
(425) 452-2727

3. Noise – Construction Hours

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

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Sally Nichols, Planning and Community Development Department,
(425) 452-2727

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

1. Tree Protection

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) 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: Sally Nichols, Planning and Community Development Department,
(425) 452-2727

2. 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.
- k) Pavement restoration requirements.

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

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 Department, (425) 452-4599

4. 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 extension,

Overlay pavement restoration in 130th Avenue SE, mailbox locations and pavement depths. 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, Transportation Department, (425) 452-7915

5. Pavement Restoration

The city's pavement manager has determined that this segment of 130th Avenue SE will require a full grind and overlay trench restoration for all utility connections requiring street cuts. Pavement 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, (425) 452-4599

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All 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) Extension of SE 45th Court with a minimum width of 20 feet and paved full-length, full-width per DEV-8.
- ii) Private street sign at the connection of SE 45th Court to 130th Avenue SE.

b) Miscellaneous:

- Separate driveways for all lots on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of the connection to SE 45th Court. 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 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 road (SE 45th Court) 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 14.60.100, 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, Transportation Department, (425) 452-7915

2. Fire Department Conditions

The final short plat shall portray the following notes:

- (a) If any of the homes to be constructed on these lots exceed 4800 gross square feet, it will be necessary to confirm the hydrant on SE Newport Way has adequate fire flow. (International Fire Code (IFC) 5-8.3)
- (b) The address of all four new homes shall be posted at the entrance to the driveway access road. (IFC 505 & Bellevue Fire Department Development Standards)
- (c) Both sides of the 20 foot wide access road shall be marked and posted "No Parking – Fire Lane" per Bellevue Standards (BFDDS)
- (d) Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs. and front axle=19,000 lbs.) shall support the weight of the ladder truck outrigger which is 45,000 lbs. over an 18 inch square.

AUTHORITY: International Fire Code (IFC) 5-8.3; IFC 505 & Bellevue Fire Department Development Standards

REVIEWER: Adrian Jones, Fire Department, (425) 452-6032

3. Tree Retention

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 146 diameter inches of existing significant trees to remain, as proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

"Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all

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

During 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: Sally Nichols, Planning and Community Development Department,
(425) 452-2727

D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:

1. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be \$438.89 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16.070
REVIEWER: Ray Godinez, Transportation Department, (425) 452-7915

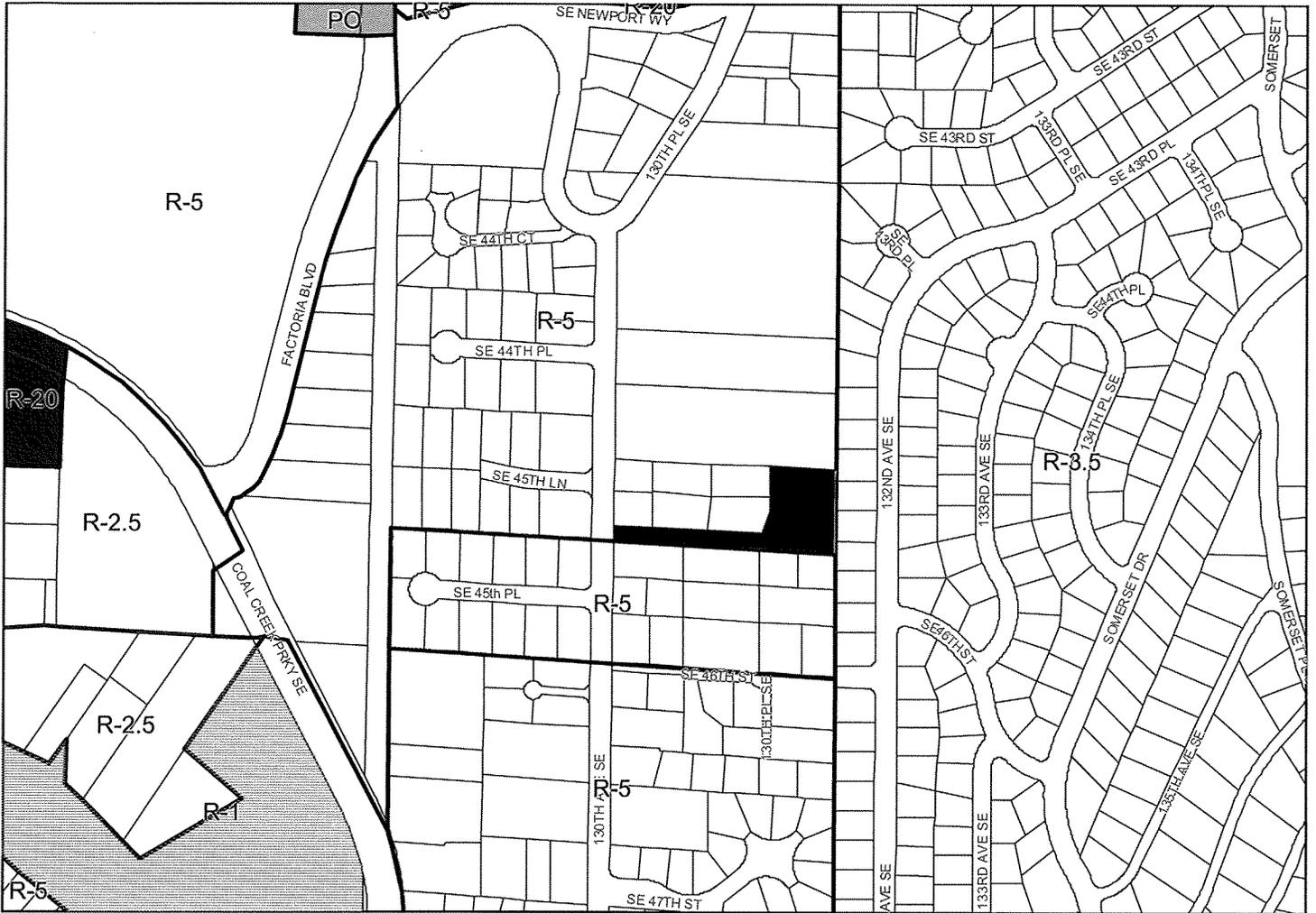
LIST OF ATTACHMENTS

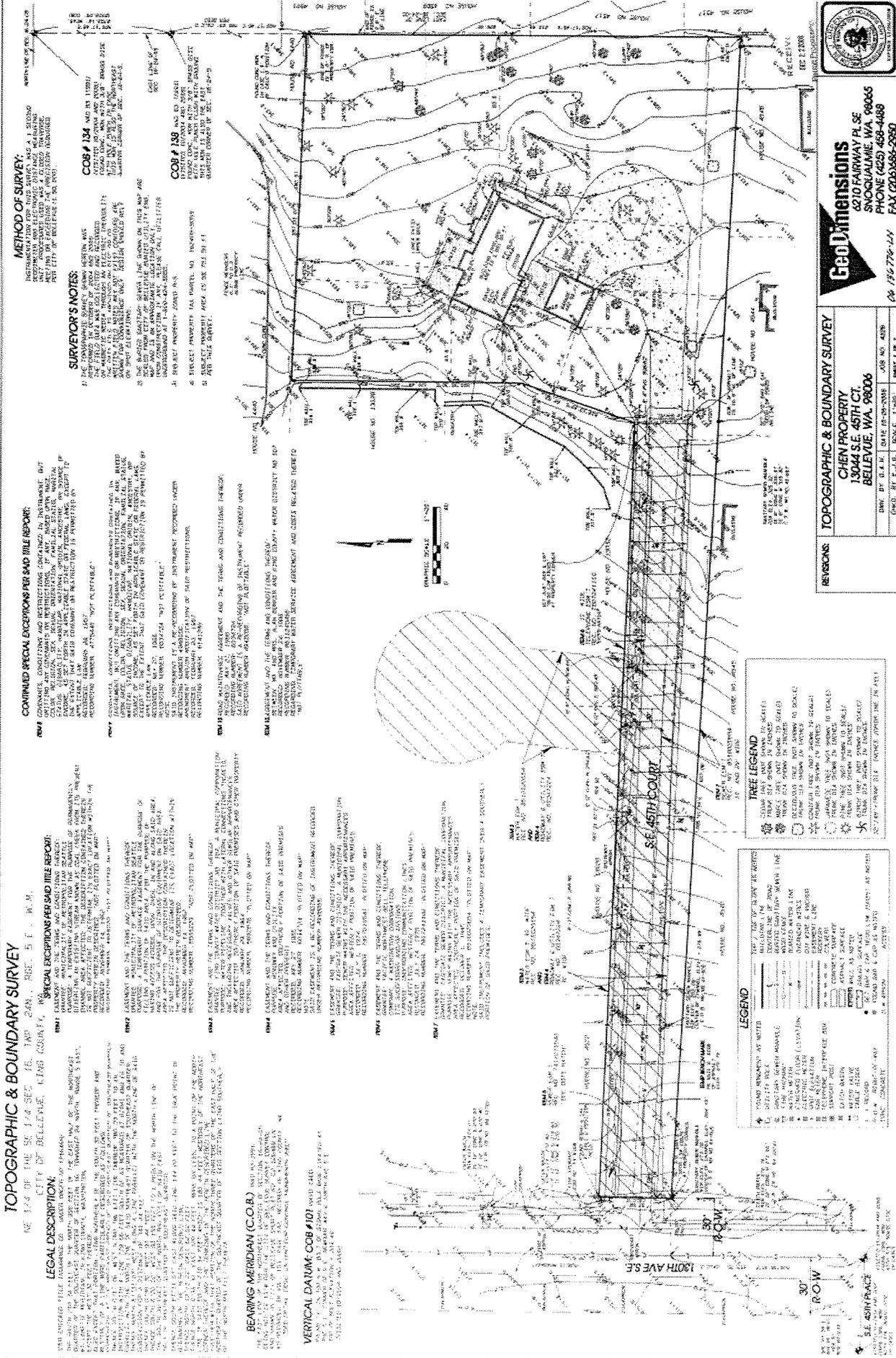
- A. Vicinity Map
- B. Zoning Map
- C. Existing Conditions/Topographic and Boundary Survey
- D. Preliminary Short Plat
- E. Preliminary Road and Utilities Plan
- F. Tree Preservation Plan

Attachment A: Vicinity Map



Attachment B: Zoning Map





TOPOGRAPHIC & BOUNDARY SURVEY
 NE 1/4 OF THE SE 1/4 SEC. 16, T49 N, R12E, S1E, B.M. 10
 CITY OF BELLEVUE, KING COUNTY, WA

METHOD OF SURVEY:
 INSTRUMENTATION FOR THIS SURVEY WAS A LEICA DISTO D2 DISTANCE MEASUREMENT SYSTEM WITH A 1.5" SCALED VERTICAL ACCURACY AND A 1/4" SCALED HORIZONTAL ACCURACY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON SURVEYING ACT AND THE WASHINGTON SURVEYING REGULATIONS.

SURVEYOR'S NOTES:
 THE TRANSMITTED SIGNAL FROM THE DISTO D2 WAS RECEIVED BY THE DISTO D2 AND THE DISTO D2 WAS USED TO MEASURE THE DISTANCE BETWEEN THE POINTS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON SURVEYING ACT AND THE WASHINGTON SURVEYING REGULATIONS.

COB # 134 AND REVISIONS:
 COB # 134 WAS REVISED TO CORRECT THE BEARING AND DISTANCE OF THE LINE FROM THE POINT TO THE POINT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON SURVEYING ACT AND THE WASHINGTON SURVEYING REGULATIONS.

COB # 139 AND REVISIONS:
 COB # 139 WAS REVISED TO CORRECT THE BEARING AND DISTANCE OF THE LINE FROM THE POINT TO THE POINT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON SURVEYING ACT AND THE WASHINGTON SURVEYING REGULATIONS.

BEARING MERIDIAN (C.O.B.):
 THE BEARING MERIDIAN FOR THIS SURVEY IS THE NORTH-SOUTH MERIDIAN. THE BEARING MERIDIAN FOR THIS SURVEY IS THE NORTH-SOUTH MERIDIAN.

VERTICAL DATUM:
 THE VERTICAL DATUM FOR THIS SURVEY IS THE MEAN SEA LEVEL DATUM. THE VERTICAL DATUM FOR THIS SURVEY IS THE MEAN SEA LEVEL DATUM.

LEGAL DESCRIPTION:
 THE LEGAL DESCRIPTION FOR THIS SURVEY IS THE NE 1/4 OF THE SE 1/4 SEC. 16, T49 N, R12E, S1E, B.M. 10, CITY OF BELLEVUE, KING COUNTY, WA.

CONTRIBUTOR SPECIAL EXCEPTIONS PER SMO TITLE REPORT:
 THE CONTRIBUTOR SPECIAL EXCEPTIONS PER SMO TITLE REPORT ARE AS FOLLOWS: THE CONTRIBUTOR SPECIAL EXCEPTIONS PER SMO TITLE REPORT ARE AS FOLLOWS.

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REVISIONS:
 THE REVISIONS TO THIS SURVEY ARE AS FOLLOWS: THE REVISIONS TO THIS SURVEY ARE AS FOLLOWS.

LEGEND:
 THE LEGEND FOR THIS SURVEY IS AS FOLLOWS: THE LEGEND FOR THIS SURVEY IS AS FOLLOWS.

TOPOGRAPHIC & BOUNDARY SURVEY
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 13044 S.E. 45TH CT.
 BELLEVUE, WA, 98006
 DSW BY: D.A.S. DATE: 08-20-2018 JOB NO: 4508
 DWG. BY: E.J.S. SCALE: 1"=50'

GeoDimensions
 6210 FAIRWAY PL SE
 SNOQUALMIE, WA 98065
 PHONE (425) 458-4488
 FAX (206) 886-2980
 OR 180 770-1111

REVISIONS:
 TOPOGRAPHIC & BOUNDARY SURVEY
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