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

Proposal Name:	Perkinson Short Plat
Proposal Address:	16407 S.E. Cougar Mountain Way
Proposal Description:	Subdivide one 0.81 acre single family residential lot into three residential lots in the R-3.5 zoning district.
File Number:	07 117967-LN
Applicant:	Sara Slatten, CamWest Development
Decisions Included:	Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200
State Environmental Policy Act Threshold Determination:	**SEPA Exempt pursuant to WAC 197-11-800(6)(a), BCC 22.02.032, LUC 25.25H.095.B.4**
Director's Decision:	**Approval with Conditions**

Sally Nichols, Associate Planner
Department of Planning and Community Development

Application Date:	April 26, 2007
Notice of Application:	August 9, 2007
Minimum Comment Period:	August 23, 2007
Decision Publication Date:	September 6, 2007
Appeal Deadline:	September 20, 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 proposes to short plat an existing 0.8 acre (approximately 35,260 square feet), wooded lot into three single family residential lots in the R-3.5 zoning district. There is an existing house and carport which will be removed as a part of this short plat. **Refer to Attachment D. and Condition of Approval C.2 in Section IX of this report.**

II. SITE DESCRIPTION AND CONTEXT

The site is located in the Newcastle Subarea on an uphill section of Cougar Mountain Way. The lot is bordered to the east and south with single family homes in the R-3.5 zoning district. The property directly to the south contains an off-site stormwater bio-swale that was constructed as part of these new single family home developments. To the west, the property is bordered by single family homes in the R-7.5 zoning district and Cougar Ridge West Park. Across Cougar Mountain Way, to the north, are single family homes in the R-3.5 zoning district and Winfield Park and Open Space. **Refer to Attachments A. and B.**

The location of the property on S.E. Cougar Mountain Way will necessitate two access points. Lot 1 will be accessed off the existing access easement and driveway along the western property line. Lots 2 and 3 will be accessed via one new shared driveway/curb cut off of Cougar Mountain Way.

The site topography is generally undulating and gently sloping to the south. There are no slopes over 25% onsite. A shallow swale is present near the center of the property. A small wetland has formed in the lower portion of the swale. As determined in the Wetland Determination Report, dated April 15, 2007, this wetland is rated as Category IV and is less that 2,500 square feet. **Refer to Wetland "A" on the Perkinson Property Wetland Data Plan in Attachment C. and Section IV of this Report.** The majority of the site is not maintained and has a scattered cover of native trees. Trees present throughout the property are primarily Big Leaf Maple (Acer macrophyllum) and Red Alder (Alnus rubra). There are several mature Douglas Fir trees(Pseudotsuga menziesii) on the west side of the property and a few Scouler Willow trees (Salix scouleriana) are present near the on-site wetland.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-3.5	
Gross Site Area	0.81 acres (35,260 Square Feet)	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Minimum Lot Area	10,000 Square Feet	Lot 1: 13,669 Square Feet Lot 2: 10,717 Square Feet Lot 3: 10,689 Square Feet
Minimum Lot Width	70 Feet	Lot 1: 150 Feet (approx.) Lot 2: 88 Feet Lot 3: 88 Feet
Minimum Lot Depth	80 Feet	Lot 1: 86.91 Feet Lot 2: 135 Feet Lot 3: 135 Feet.

ITEM	REQ'D/ALLOWED	PROPOSED
Building Setbacks		
Front Yard	20 Feet	20 Feet
Rear Yard	25Feet	25 Feet
Min. Side Yard	5 Feet	7.5 Feet
2 Side Yards	15 Feet	15 Feet
Access Easement Setback	10 Feet	10 Feet
Tree Retention	15% of 1,027 Diameter Inches = 154 Diameter Inches	381 Diameter Inches or 30% Retained

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There is small (1,826 square feet) wetland packet found on this site. A Wetland Determination for Perkinson Property, prepared by C. Gary Schulz, Wetland/Forest Ecologist, dated April 15, 2007, has determined that the wetland is rated Category IV with a total of 24 points. According to LUC 20.25H.095.B.4., this wetland pocket is not designated as a critical area because it is a Category IV wetland with an area less than 2,500 square feet. Short Plats not containing Critical Areas are exempt form SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is exempt. **Refer to Attachment C.**

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 reviewed the proposal. If homes exceed 4,800 gross square feet, it will be necessary to confirm adequate fire flow. In addition, the address of homes shall be posted at the entrance of the driveway access roads. **Refer to Condition of Approval C.3 in Section IX of this report.**

C. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the Perkinson 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. **Refer to Condition of Approval B.4 in Section IX of this report.**

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 Condition of Approval 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
The developer will be responsible for relocating an existing driveway approach (currently providing access to Lot 1) and for constructing one new curb cut and driveway on Cougar Mountain Way approximately 120 feet to the east.

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. These activities will be restricted on this site due to the existing street frontage improvements which are maintained by the City of Bellevue Parks Department and are considered public property. Any damage to this streetscape other than that required for construction of the two driveways, utilities and street improvements will be considered damage to public property and will not be allowed. The contractor must provide adequate protection against damage to the streetscape during construction and will make any necessary repairs to the existing streetscape in the public right of way, including irrigation and planting. In addition, the developer will install matching frontage improvements (concrete sidewalk with curb and gutter) as necessitated by the relocation of the existing driveway and construction of the new driveway. **Refer to Attachments F.1 and F.2 and Conditions of Approval B.2, B.3 and C.4 in Section IX of this report.**

Site Access
Lot 1 shall have direct access to SE Cougar Mountain Way via an existing 16 foot wide driveway located at the western property line of the project site. This driveway will be paved full length, full width (currently its top course is gravel). Lots 2 and 3 shall have direct access to SE Cougar Mountain Way via a new joint-use driveway, 16 foot wide, paved full length, full width, connecting to SE Cougar Mountain with a driveway approach per Design Manual drawing DEV-7A.

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 SE Cougar Mountain Way is classified as a "No Cut Street". This type of classification will require a waiver for trenching in the right-of-way from the City's Right-of-

Way manager. The waiver shall be documented in the required right-of-way permit for this project. **Refer to Condition of Approval B.2 and 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. Sight distance was a concern due to a curve and mild vertical grades east of the project site along S.E. Cougar Mountain Way. Adherence to sight distance code per 14.60.240 (vehicle sight distance) and 14.60.241 (pedestrian sight distance) has been verified on the preliminary plat drawings as well as in the field by City Staff. Ingress and egress from the joint-use driveway serving lots 2 and 3 will cross existing pavement taper markings for the crosswalk located west. The police department has verified that crossing said pavement markings are legal. There is adequate sight distance from both access locations to the crosswalk.

The Perkinson Short Plat will generate 2 new p.m. peak hour trips. Due to this low trip generation, as well as the residential nature of SE Cougar Mountain Way (non-arterial street with a posted speed limit of 25 mph) adjacent to the project site, operational impacts are anticipated to be negligible.

The applicant will be required to pay a transportation impact fee to offset long term traffic impacts generated by this short plat. **Refer to Condition of Approval D.1 in Section IX of this report.**

D. Clearing and Grading Department
The Clearing and Grading has approved the preliminary short plat without conditions.

VI. PUBLIC COMMENT
There are no parties of record. The City received no phone calls regarding this project.

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. The lots will be accessed via one existing driveway and one new access driveway from Cougar Mountain Way. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. A storm detention vault will be installed on Lot 1 to serve all three lots. The existing vacated single family home will be demolished prior to final plat approval. **Refer to Condition C.2 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 along property lines which will continue the wooded character of the neighborhood.

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

   Development Standards

   Finding: As conditioned, the proposal complies with the Land Use Code requirements for R-3.5 zoning, the Utility Code and the City of Bellevue Development Standards.

   Land Use Code Requirements

   A. **Dimensional Requirements**: Refer to Section III.A. 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-3.5 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 154 diameter inches of 1,027 diameter inches of the existing significant trees.

      Finding: The applicant proposes to preserve a total of 318 diameter inches or 30% of the significant trees onsite. This satisfies the minimum 15% tree retention requirements. **Refer to Attachment E. and Conditions of Approval B.1 and C.5 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 Newcastle Subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-3.5 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-3.5 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 B.2, B.3, B.4, B.5 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 Perkinson 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	Janney Gwo, (425) 452-6190
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

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 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.

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, (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. Parking may not occur within the City right-of-way.

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 street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of all private access, the connection to SE Cougar Mountain Way, pavement restoration in SE Cougar Mountain Way, mailbox location, and existing channelization adjacent to the project site. 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 SE Cougar Mountain Way will require a full grind and overlay restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

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

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must either be 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:

- Pavement Restoration.
- Relocation of an existing driveway approach.
- Installation of matching frontage (concrete sidewalk with curb and gutter) where necessary (at the discretion of the Transportation Inspector).

- Installation of a joint use driveway approach.
- Paved driveway for lot 1 (16 foot wide with 4 inch asphalt top lift with minimum 3 inches CSTC)
- Paved joint-use driveway for lots 2 and 3 (16 foot wide with 4 inch asphalt top lift with minimum 3 inches CSTC).
- Final 2 inches of top lift shall be installed after the completion of all other construction activity for the Perkinson Short Plat.
- Submittal of easement documentation for the 30 foot wide access easement located along the western property line of the project site.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum longitudinal and cross-sectional grades shall not exceed 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.
- The joint-use driveway 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 joint-use driveway 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, 150, 190, 210, 240, 241; LUC 20.40.490
Transportation Department Design Manual Sections 5, 11, 14,17, 21
REVIEWER: Ray Godinez, Transportation Department, (425) 452-7915

2. Existing Structures to Demolish

The applicant shall remove the existing house and carport prior to final short plat approval and shall provide a survey to verify that these structures have been removed.

AUTHORITY: Land Use Code 20.20.010
REVIEWER: Sally Nichols, Planning and Community Development Department, (425) 452-2727

3. 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 three homes shall be posted at the entrance to the driveway access road. (IFC 505 & Bellevue Fire Department Development Standards)

AUTHORITY: International Fire Code (IFC) 5-8.3; IFC 505 & Bellevue Fire Department Development Standards
REVIEWER: Adrian Jones, Fire Department, (425) 452-6032

4. Existing Streetscape Improvements

The existing street frontage, including plants and irrigation, has been installed and is being maintained by the City of Bellevue Parks Department. **Refer to Attachments F.1 and F.2.** It is the responsibility of the applicant to ensure that any temporary disturbance of the right of way landscape (including grading, plants and irrigation) due to right of way improvements required for this Short Subdivision will be replanted and restored to pre-construction conditions. This restoration includes the existing irrigation system, grading and landscape materials. Any plants that are lost due to the construction of new driveways and/or infrastructure should be replaced and located within the street right of way as directed by a Parks Department representative. Reference this information on future submittal plans.

AUTHORITY: Right-of-Way Use Code 14.30
REVIEWER: Jon Regalia, Transportation Department, (425) 452-4599

5. 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 318 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). The Tree Preservation Plan must 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. The applicant will have the authority to relocate saved trees only if the remainder diameter of the trees remaining in place exceed 318 diameter inches and only after receiving written permission from the City. This needs to be included as a note on the Tree Preservation Plan.

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

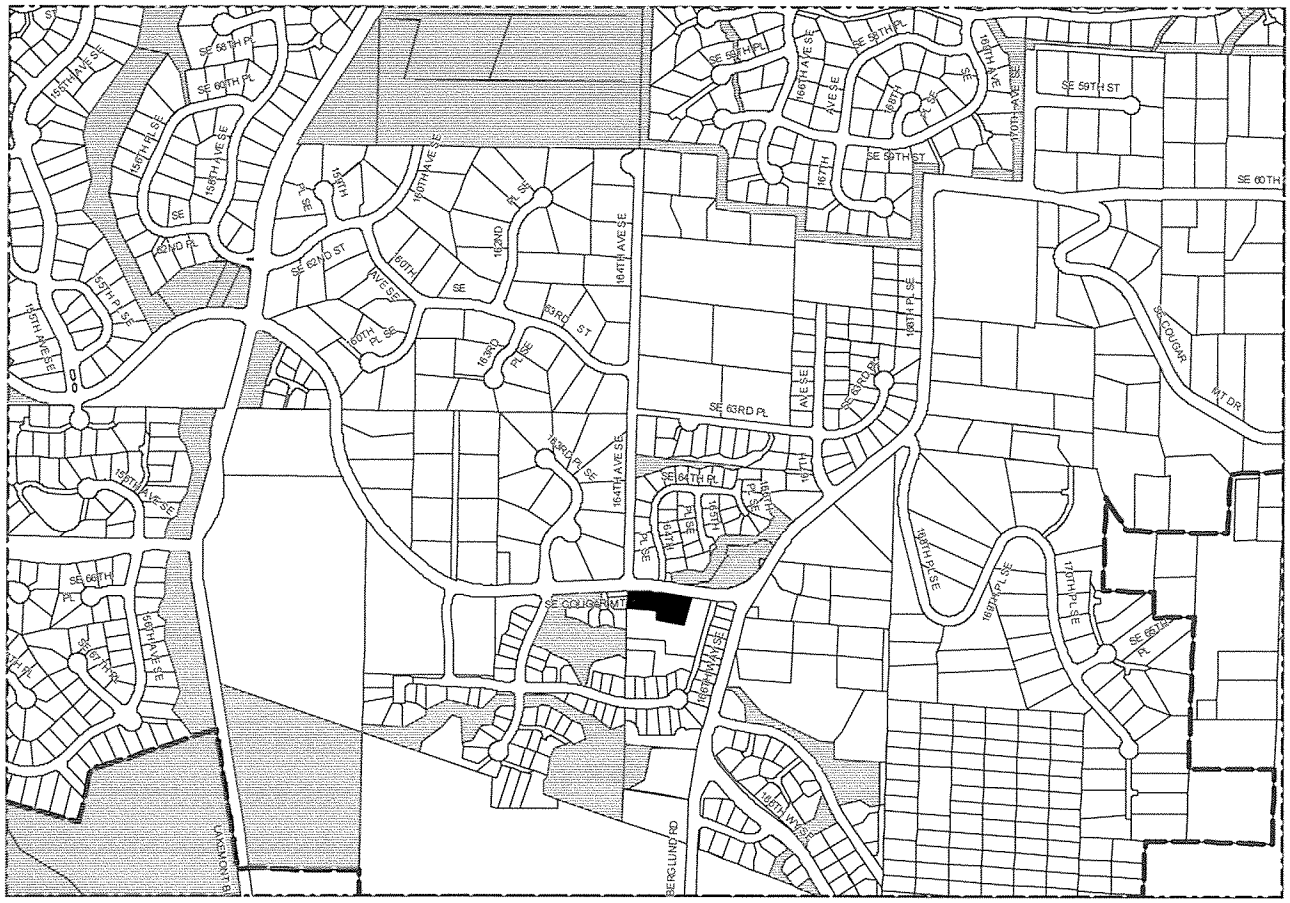
Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be $438.89 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

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. Wetland Determination Report
D. Preliminary Short Plat Map
E. Tree Preservation Plan
F. Cougar Mountain Way Improvements/City of Bellevue Parks Department
   F.1 - Sheet 132
   F.2 – Sheet 137

Attachment A: Vicinity Map



Attachment B: Zoning Map

C. Gary Schulz

Wetland/Forest Ecologist
7700 S. Lakeridge Drive
Seattle, Washington 98178-3135
206/772/6514 425/235/4338 Fax

April 15, 2007

Ms. Sara Slatten
Project Manager
CamWest Development, Inc
9720 N.E. 120th Pl. #100
Kirkland, WA 98034

Re: **Wetland Determination for Perkinson Property: City of Bellevue.**

Dear Ms. Slatten:

A wetland investigation was conducted on the Perkinson Property during November 2006 and recently on 4/13/07. One small and isolated wetland was delineated on the site (Wetland A). The Property is located at 16407 SE. Cougar Mountain Way in the City of Bellevue (Section 25, Township 24 N., Range 5 E. W.M.). The Perkinson Property is approximately 0.78 acres in size and is proposed for a short plat subdivision.

This wetland report provides a field delineation and characterization of Wetland A. The field data and survey mapping are attached. The intent of this report is to provide a wetland assessment that is appropriate to the site conditions and satisfies the City's short plat requirements and Critical Areas review process.

Site Description

The subject property is partially developed and includes one home located on its west side. The western area includes the house, an outbuilding, and access driveway with some area of mowed lawn. The Property is nearly rectangular and approximately 320 feet by 100 feet.

The majority of the site is not maintained and has scattered cover of native trees. Trees present throughout the Property are primarily big leaf maple *(Acer macrophyllum)* and red alder *(Almus rubra)*. There are several mature Douglas fir *(Pseudotsuga menziesii)* trees on the west side of the Property. A few Scouler willow *(Salix scouleriana)* trees are present near the on-site wetland.

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JUL 30 2007
PERMIT PROCESSING

The easternmost portion includes light shrub cover of Himalayan blackberry *(Rubus discolor)*, Indian plum *(Oemleria cerasiformis)*, and salmonberry *(Rubus spectabilis)*. Herbaceous groundcover plants observed in this area include Crane's bill *(Geranium richardsonii)*, Pacific blackberry *(Rubus ursinus)*, sword fern *(Polystichum munitum)*, and creeping buttercup *(Ranunculus repens)*.

The site topography is described as undulating and gently sloping to the south. A shallow swale is present near the center of the Property. A small wetland has formed in the lower portion of the swale. Evidence of clearing activities has partially removed groundcover within an identified utility easement that crosses the wetland. Also old fill material was observed on the site at the south edge of the wetland.

Purpose/Method

The primary purpose of this report is to identify if wetland habitat is present, the extent of wetland/upland area, and the regulatory implications of wetland management currently administered by the City of Bellevue. The City's new critical areas code, Critical Areas Overlay District is used and referenced as LUC 20.25H. This report is purposely brief due to the related size of the property and limited site features.

In accordance with current State requirements, the Washington State Wetlands Identification and Delineation Manual (Ecology Pub. #96-94) was used for wetland determination. The State Manual is a revised version to the 1987 US Army Corps of Engineers Wetlands Delineation Manual (FICWD 1987). The intent of the State Manual is to reflect regional conditions but result in the same determination and delineation as the 1987 Corps Manual. Wetlands are determined where vegetation, soils, and hydrology all reflect that hydric conditions are present on a site.

As part of the Routine On-site Determination Method (Ecology Pub. #96-94,1997), data for wetland determination was collected on the property during the site investigation. The observed site conditions warranted installing data plots in lowland areas. A total of four wetland data plots have been installed on the Perkinson Property. The wetland data plot forms are attached to this letter. In addition, maps depicting wetland area and data plot locations are also attached (Boundary & Topographical Survey, Perkinson Short Plat – Peterson Consulting Engineers, 2007).

The Washington State Wetland Rating System for Western Washington (Ecology Pub. # 04-06-025) was used to rate the on-site wetland. The rating forms are attached to this report.

Wetland Determination

The Perkinson Property was initially investigated during the wet season on November 25, 2006. Based on the investigation of observed soils, hydrology, and dominant vegetation cover, there is one small wetland present on the Property.

Soil

According to the King County Area Soil Survey (US Soil Conservation Service 1973), the property is mapped as having Alderwood gravelly sandy loam, 6 to 15 percent slopes (AgC). The Alderwood soil series is associated with upland habitats and is moderately well drained and formed in glacial deposits. This series includes the poorly drained and hydric Norma, Bellingham, Seattle, Tukwila, and Shalcar soils that occur in depressions and drainageways. The Soil Survey states that some areas in Newcastle Hills have the Beausite and Ovall series.

The soils on the Perkinson Property do not appear to be the Alderwood series. Observations of excavated soil holes throughout the site closely coordinate with the description of Ovall gravelly loam (OvC). The Ovall series is also upland associated soil that is well drained. Old fill material was observed at the south boundary of the Property near the wetland edge.

Hydrology

Wetland A exists within a shallow swale that is oriented north to south. Surface water was not observed flowing out of the wetland. However, the natural swale feature drains to an off-site stormwater bio-swale that was constructed as part of new home development projects located to the east and south.

Wetland A

Eight orange plastic flags (W-1 to W-8) were used to delineate Wetland A. The total size of the wetland has been surveyed as 1,826 square feet. The wetland pocket is located in the lower portion of a shallow swale near the center of the Property (See attached maps).

The wetland receives seasonal runoff and was saturated including some standing water during the November site investigation. Dark brown, low chroma and value, hydric (wetland) soil was observed within the wetland. The vegetative cover in the wetland is sparse and has been disturbed from past activities. The predominant vegetative cover of emergent plants includes creeping buttercup, reed canarygrass with some cover of lady fern *(Athyrium felix-femina)*.

Red alder trees with Himalayan blackberry and salmonberry shrubs are growing around the perimeter. Scouler willow trees have fallen into the wetland from seasonal high winds. According to the U.S. Fish & Wildlife Service (USFWS) classification system (Cowardin et al. 1979), the wetland is palustrine, emergent, and seasonally flooded / saturated.

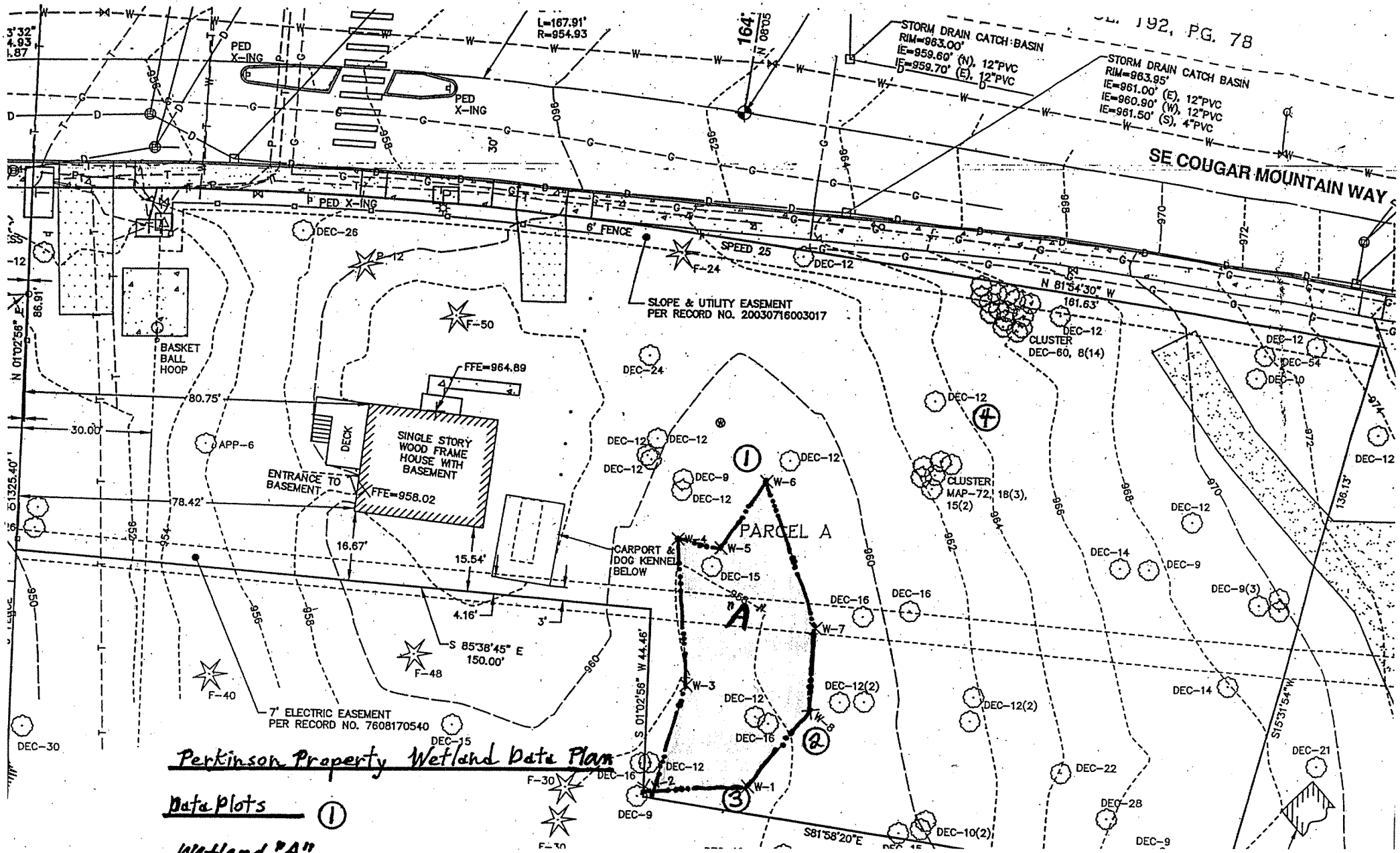
Using the Washington State Wetland Rating System, this wetland is rated as Category IV with a total of 24 points. Based on the City's Critical Areas code, this wetland would be exempt from regulation. Category IV wetlands equal to or less than 2,500 square feet in size are not regulated (LUC 20.25H.095 B. 4.).

If there are any questions or concerns regarding this wetland report or you require additional site-specific data, please feel free to contact me.

Sincerely,

C. Gary Schulz

C. Gary Schulz
Wetland/Forest Ecologist
bear4all@yahoo.com



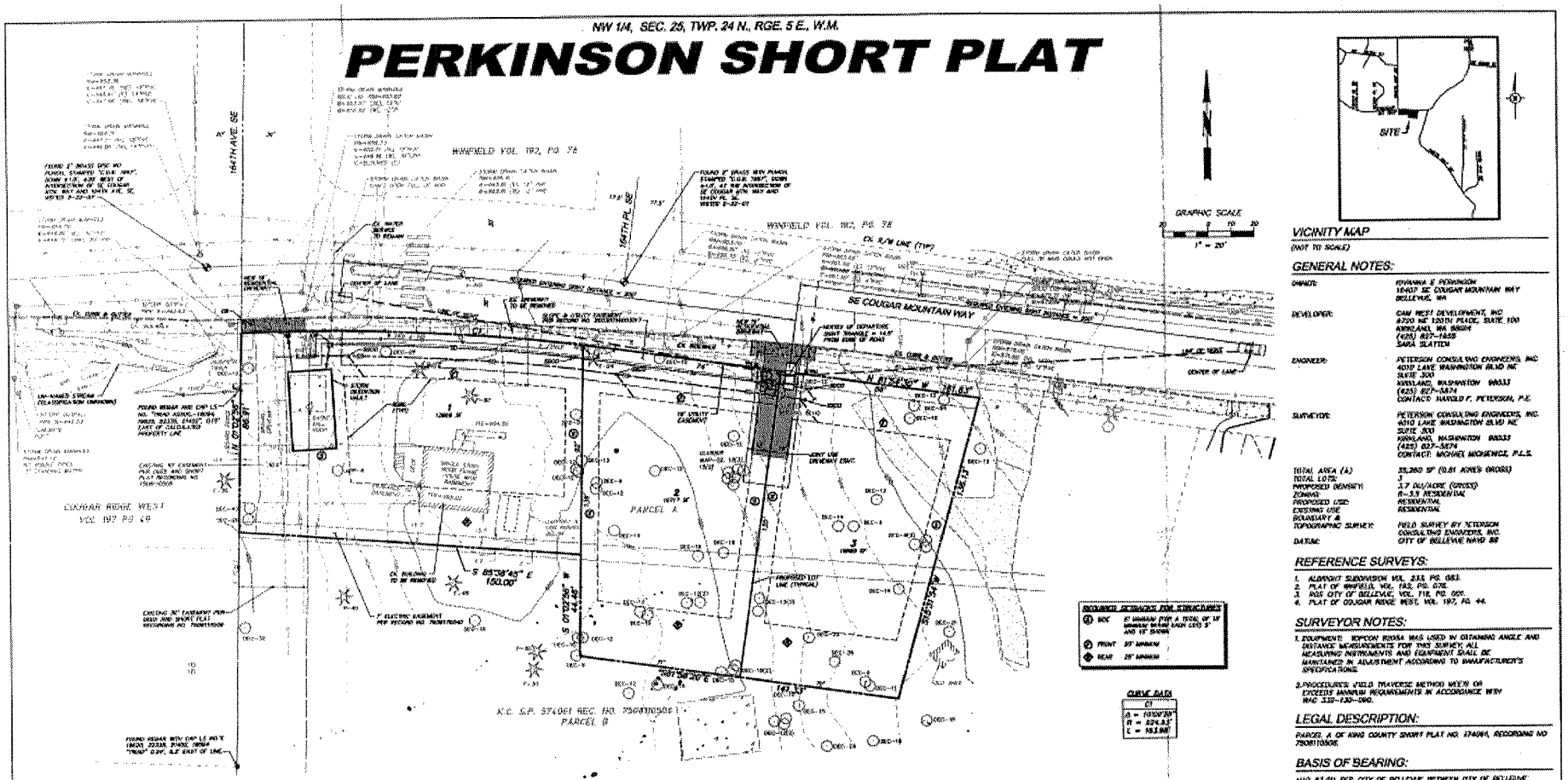
Perkinson Property Wetland Data Plan

Data Plots ①

Wetland "A"

NW 1/4, SEC. 25, TWP. 24 N., RGE. 5 E., W.M.

PERKINSON SHORT PLAT



GENERAL NOTES:

OWNER:	KIYOMIA E PERKINSON 16407 SE COUGAR MOUNTAIN WAY BELLEVUE, WA
DEVELOPER:	CAM WEST DEVELOPMENT, INC 8720 NE 120TH PLACE, SUITE 100 KIRKLAND, WA 98034 (425) 827-1455 SARA SLATTEN
ENGINEER:	PETERSON CONSULTING ENGINEERS, INC 4010 LAKE WASHINGTON BLVD NE SUITE 300 KIRKLAND, WASHINGTON 98033 (425) 827-5474 CONTACT: HAROLD F. PETERSON, P.E.
SURVEYOR:	PETERSON CONSULTING ENGINEERS, INC. 4010 LAKE WASHINGTON BLVD NE SUITE 300 KIRKLAND, WASHINGTON 98033 (425) 827-5474 CONTACT: MICHAEL MCGEHEE, P.L.S.
TOTAL AREA (A)	33,260 SF (0.81 ACRES GROSS)
TOTAL LOTS	3
PROPOSED DENSITY	3.7 DU/ACRE (GROSS)
ZONING	R-5 RESIDENTIAL
PROPOSED USE	RESIDENTIAL
EXISTING USE	RESIDENTIAL
BOUNDARY & TOPOGRAPHIC SURVEY:	FIELD SURVEY BY PETERSON CONSULTING ENGINEERS, INC.
DATUM:	CITY OF BELLEVUE NAVD 88

REFERENCE SURVEYS:

1. ALDERCREST SUBDIVISION VOL. 233, PG. 083.
2. PLAT OF WINFIELD, VOL. 192, PG. 078.
3. KCE CITY OF BELLEVUE, VOL. 718, PG. 005.
4. PLAT OF COUGAR RIDGE WEST, VOL. 197, PG. 44.

SURVEYOR NOTES:

1. EQUIPMENT: TOPCON RTK GPS WAS USED IN OBTAINING ANGLE AND DISTANCE MEASUREMENTS FOR THIS SURVEY. ALL MEASURING INSTRUMENTS AND EQUIPMENT SHALL BE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. PROCEDURES: FIELD TRAVERSE METHOD MEETS OR EXCEEDS MINIMUM REQUIREMENTS IN ACCORDANCE WITH WAC 332-130-090.

LEGAL DESCRIPTION:

PARCEL A OF KING COUNTY SHORT PLAT NO. 574081, RECORDING NO 7508110506.

BASIS OF BEARING:

NAD 83/91 PER CITY OF BELLEVUE BETWEEN CITY OF BELLEVUE MONUMENTS 0161 AND 0162, BEARING N85°33'49"W

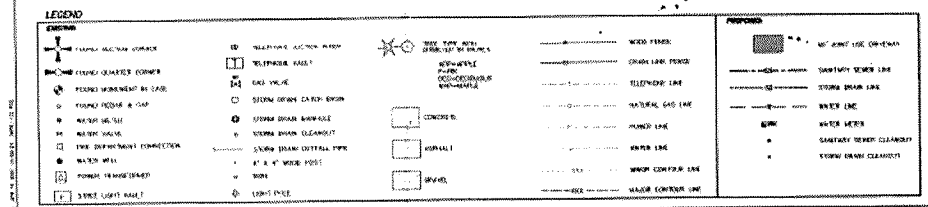
VERTICAL DATUM:

VIA BENCH—FOUND RAILROAD SPIKE IN SOUTH FACE OF GUY POLE ON WEST SIDE OF 164TH WAY SE 4.30± SOUTH OF COUGAR MOUNTAIN WAY, APPROXIMATELY 2.5' BELOW GROUND LEVEL.

ELEV. = 884.33'

TABLE OF CONTENTS:

1 PRELIMINARY SHORT PLAT
2 PRELIMINARY CLEARING, GRADING, UTILITIES, AND TREE RETENTION PLAN
3 SLOPE CATEGORIES MAP



Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

NO	DATE	BY	APP'D	REVISIONS

PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5474
Fax (425) 822-7216

REGISTERED PROFESSIONAL ENGINEER — HAROLD F. PETERSON — EXPIRES: 06/07/99

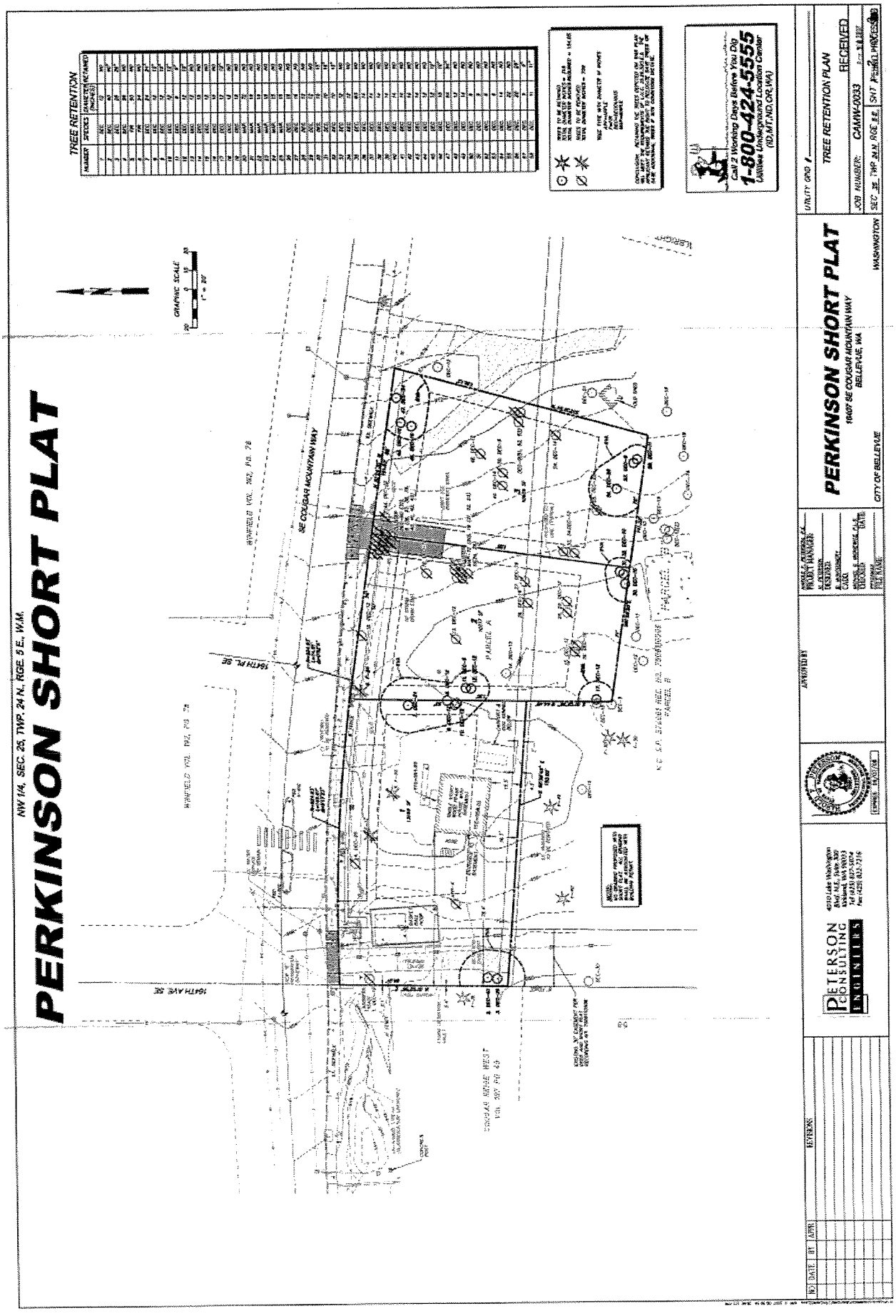
APPROVED BY

HAROLD F. PETERSON, P.E. — PROJECT MANAGER
M. MCGEHEE — DESIGNED
R. MONTEMORT — CADD
MICHAEL B. MCGEHEE, P.L.S. — CHECKED — DATE
ORIGINAL F.B.A. NAME

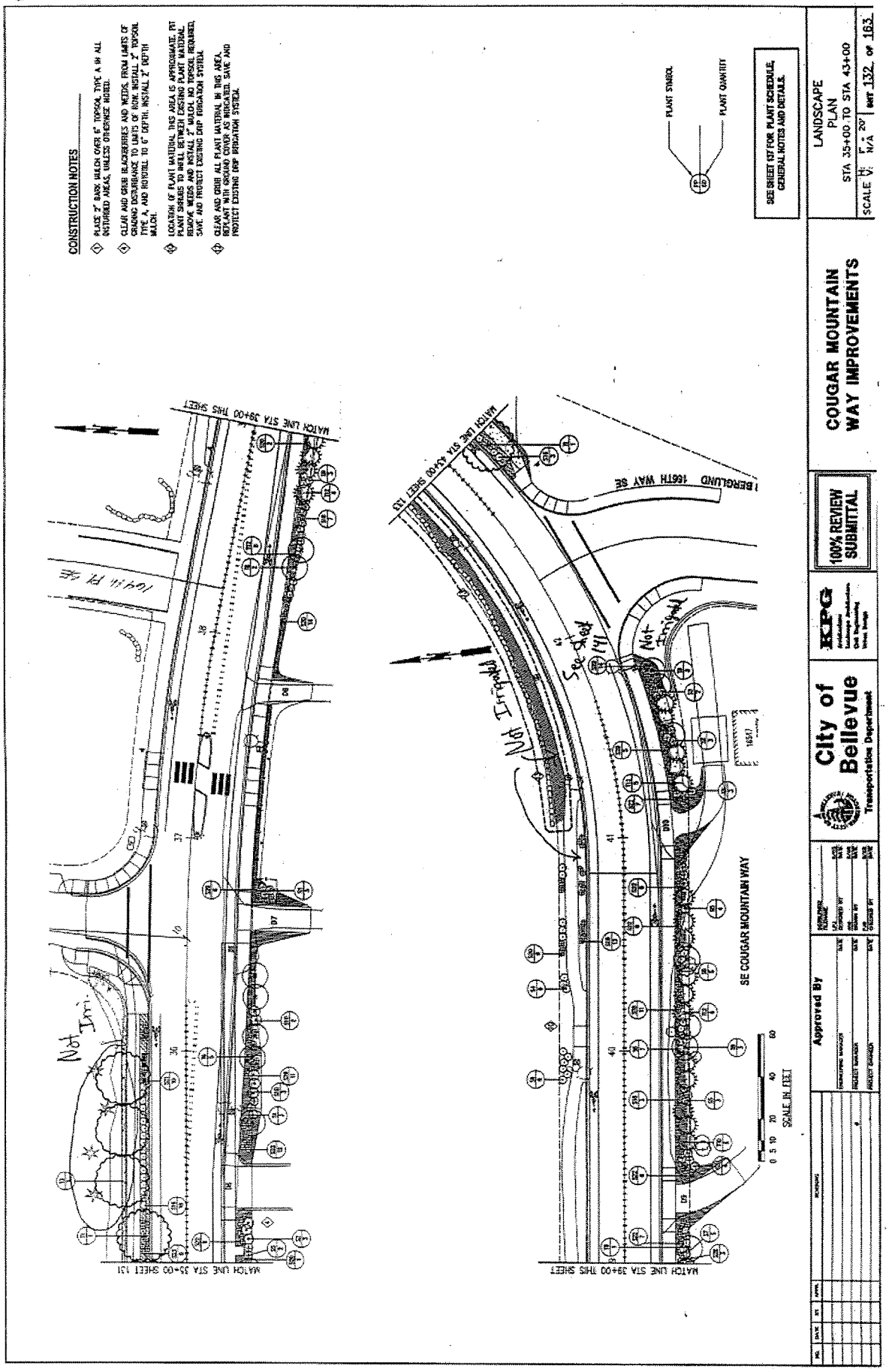
PERKINSON SHORT PLAT
16407 SE COUGAR MOUNTAIN WAY
BELLEVUE, WA
CITY OF BELLEVUE — WASHINGTON

UTILITY GRID #
PRELIMINARY SHORT PLAT MAP
RECEIVED
JOB NUMBER: CAMW-0033 APR 26 1999
SEC 25 TWP 24 N. RGE 5 E. SHT # 1 OF 3 SHTS

Attachment E: Tree Preservation Plan



Attachment F-1: Cougar Mountain Way Improvements
Sheet 132



REFER TO SPECIFICATIONS FOR DRIP AND SPRAY COB IRRIGATION DETAILS

GENERAL IRRIGATION NOTES

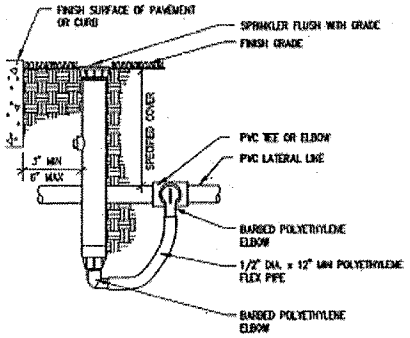
1. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH INSTALLATION OF OTHER UTILITIES. LOCATE AND PROTECT ALL UNDERGROUND UTILITIES DURING INSTALLATION OF IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM SHALL BE INSTALLED, TESTED, MAINTAINED AND GUARANTEED AS PER SPECIFICATIONS.
3. IRRIGATION SYSTEM IS DESIGNED TO OPERATE FROM 30-35 PSI. CONTRACTOR SHALL FIELD CHECK EXISTING WATER PRESSURE, ADJUSTING PRV AS NECESSARY TO PROVIDE OPTIMUM PERFORMANCE.
4. LOCATIONS OF IRRIGATION MAINLINE, LATERALS, SLEEVING AND VALVES INDICATED ON DRAWINGS ARE SCHEMATIC ONLY. ADJUST LOCATIONS AS NECESSARY. DO NOT OVERSPRAY ONTO PAVED SURFACES.
5. IRRIGATION MAINLINE LOCATION IS DIAGRAMMATIC. LINE SHALL BE PLACED IN PLANTING AREAS WHERE EVER POSSIBLE.
6. MAIN LINE SHALL BE BURIED TO A DEPTH OF 24" BELOW FINISH GRADE. LATERAL LINE SHALL BE BURIED TO A DEPTH OF 18" BELOW FINISH GRADE.
7. SLEEVE UNDER ALL PAVED SURFACES AND CONCRETE SIDEWALK. SEE IRRIGATION PLANS FOR LOCATION OF PVC SLEEVING. SLEEVING SHALL BE 2 TIMES THE DIAMETER OF THE INSERT PIPE AND WIRES.
8. CONTROLLER WIRES SHALL BE TAPED TOGETHER IN A BUNDLE AT 10' INTERVALS. SNAKE WIRE IN BOTTOM OF PIPE TRENCH WHERE POSSIBLE. WHERE PIPE TRENCH IS UNAVAILABLE WIRES SHALL BE PLACED IN SLEEVING. WIRES TO CONTROLLER SHALL BE PLACED IN 1" / 1.5" SLEEVE. USE 3M DBY SPLICE KITS.
9. ALL EQUIPMENT SHALL BE AS SPECIFIED OR APPROVED EQUAL AS APPROVED BY COB. SYSTEM IS SPECIFICALLY DESIGNED FOR IRRIGATION EQUIPMENT SHOWN ON PLANS AND SUBSTITUTION WILL REQUIRE REDESIGN AND RECALCULATION OF IRRIGATION ZONES.
10. IRRIGATION TRENCHING NEAR ANY TREES TO REMAIN SHALL BE DONE WITH THE MINIMUM AMOUNT OF DISTURBANCE POSSIBLE. TRIM AND CUT CLEAN ANY EXPOSED OR DAMAGED ROOTS.

IRRIGATION LEGEND - SEE SHEET 142 FOR DRIP EQUIPMENT SCHEDULE

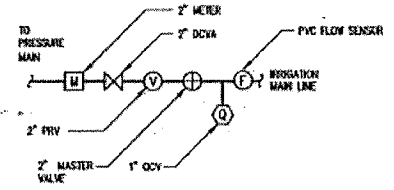
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION
● ▲ ■	RAINBIRD 15 SERIES	1806-SAM-PRS	SHRUB HEAD - 6" PLASTIC POP-UP. 15' RADIUS AT 30 PSI. STANDARD NOZZLE, INSTALL ON FLEXIBLE RISER.
● ▲ ■	RAINBIRD 12 SERIES	1806-SAM-PRS	SHRUB HEAD - 6" PLASTIC POP-UP. 12' RADIUS AT 30 PSI. LOW ANGLE NOZZLE, INSTALL ON FLEXIBLE RISER.
● ▲ ■	RAINBIRD 10 SERIES	1806-SAM-PRS	SHRUB HEAD - 6" PLASTIC POP-UP. 10' RADIUS AT 30 PSI. LOW ANGLE NOZZLE, INSTALL ON FLEXIBLE RISER.
▲ ■	RAINBIRD 8 SERIES	1806-SAM-PRS	SHRUB HEAD - 6" PLASTIC POP-UP. 8-4' RADIUS AT 30 PSI. INSTALL ON FLEXIBLE RISER.
◀ ◀	RAINBIRD STRIP SERIES	1806-SAM-PRS	SHRUB HEAD - 6" PLASTIC POP-UP. 4'x15', 4'x30' AT 30 PSI. SIDE & END STRIP NOZZLE, INSTALL ON FLEXIBLE RISER.
◀ ◀	RAINBIRD 15 SERIES	1804-SAM-PRS	LAWN HEAD - 4" PLASTIC POP-UP. 6'-8' RADIUS AT 30 PSI. ADJUSTABLE ARC NOZZLE, INSTALL ON FLEXIBLE RISER.
◀ ◀	RAINBIRD 6 SERIES VAN	1804-SAM-PRS	LAWN HEAD - 4" PLASTIC POP-UP. 6'-8' RADIUS AT 30 PSI. ADJUSTABLE ARC NOZZLE, INSTALL ON FLEXIBLE RISER.
M	WEATHERMATIC	8000 CR	AUTOMATIC CONTROL VALVE - SIZE AS NOTED ON PLAN
⊕			2" AUTOMATIC MASTER VALVE WITH FLOW CONTROL METER CONNECT TO CONTROLLER.
Ⓥ	WILKENS	600	2" PRESSURE REGULATING VALVE
▷◁	FEBCO	805Y	2" DOUBLE CHECK VALVE ASSEMBLY INSTALL IN LOCATION SHOWN, WITH PVC FLOW SENSOR. SEE POC DETAIL, THIS SHEET.
Ⓠ	BUCHNER	QBS-LRC-10	1" BRASS QUICK COUPLER VALVE WITH LOCKING VINYL COVER. INSTALL PER DETAIL. INSTALL ONE AT P.O.C AND ONE AT THE END OF THE MAINLINE EXTENSION (I.E FURTHEST VALVE LOCATION).
WCE			2" IRRIGATION METER - METER TO BE SET BY BELLEVUE UTILITY, SEE SPECIFICATIONS
C	RAINBIRD	ESP-40SITE-S	(1) 40 STATION SITE SATELLITE CONTROLLER, ON THE NORTH SIDE WITH CONTROL CABINET. PROVIDE 3 SPARE WIRES (RED) FROM CONTROLLERS TO EACH CONTROL VALVE BOX. PROVIDE AND INSTALL EQUIPEMENT AS PER COB IRRIGATION DETAIL. SEE ELECTRICAL PLANS FOR SERVICE AND NOTE ON SHEET 140. PROVIDE AND COORDINATE INSTALLATION OF TELEPHONE LINE FOR PHONE MODEM ACCESS.
			PVC SCH 40, 2" IRRIGATION MAIN LINE - 24" MIN COVER
			PVC SCH 40, LATERAL SUPPLY LINE- 18" MIN. COVER - SIZE AS NOTED
			SLEEVING, PVC SCHEDULE 40
1A / 10.5 / 1"			INDICATES VALVE #, 'A' INDICATES SPRAY VALVE INDICATES APPROX. GPM INDICATES VALVE SIZE

ADDITIONAL EQUIPMENT

BRASS MANUAL CONTROL VALVE - T-401 LEGEND GATE VALVE SIZE TO MATCH PIPE SIZE. INSTALL ONE UPSTREAM OF EACH AUTOMATIC CONTROL VALVE, SEE COB DETAIL #



TYPICAL FLEXIBLE RISER
NTS



POINT OF CONNECTION ASSEMBLY
NTS

NO.	DATE	BY	APPR.	REVISIONS

Approved By

ENGINEERING MANAGER DATE
PROJECT MANAGER DATE
PROJECT ENGINEER DATE

ASSISTANT PLANNER DATE
PLANNER DATE
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

City of Bellevue
Transportation Department

KPG
Architecture · Landscape Architecture · Civil Engineering · Urban Design

100% REVIEW SUBMITTAL

COUGAR MOUNTAIN WAY IMPROVEMENTS

IRRIGATION SCHEDULE, NOTES AND DETAILS

SCALE H: N/A V: N/A

SHT 147 OF 163