



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** **Bross Cundall Preliminary Short Plat**

**Proposal Address:** 16160 SE 45<sup>th</sup> St

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide an existing 1.18 acre lot into five single-family lots. The site is zoned R-5, a single family zoning district.

**File Number:** 14-126431-LN

**Applicant:** Daniel Bross/Robert Cundall

**Decisions Included:** Preliminary Short Subdivision  
(Process II. LUC 20.45B)

**State Environmental Policy Act  
Threshold Determination:** **Exempt per WAC 197-11-800**

**Planner:** Drew Folsom, Assistant Land Use Planner

**Department  
Decision(s):** **Approval with Conditions**

By:   
Drew Folsom, Assistant Planner  
Development Services Department

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Application Date: March 10, 2014  
Notice of Application Publication Date: May 29, 2014  
Decision Publication Date: March 12, 2015  
Project Appeal Deadline: March 26, 2015

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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**Attachment 1: Project Plans – In File**

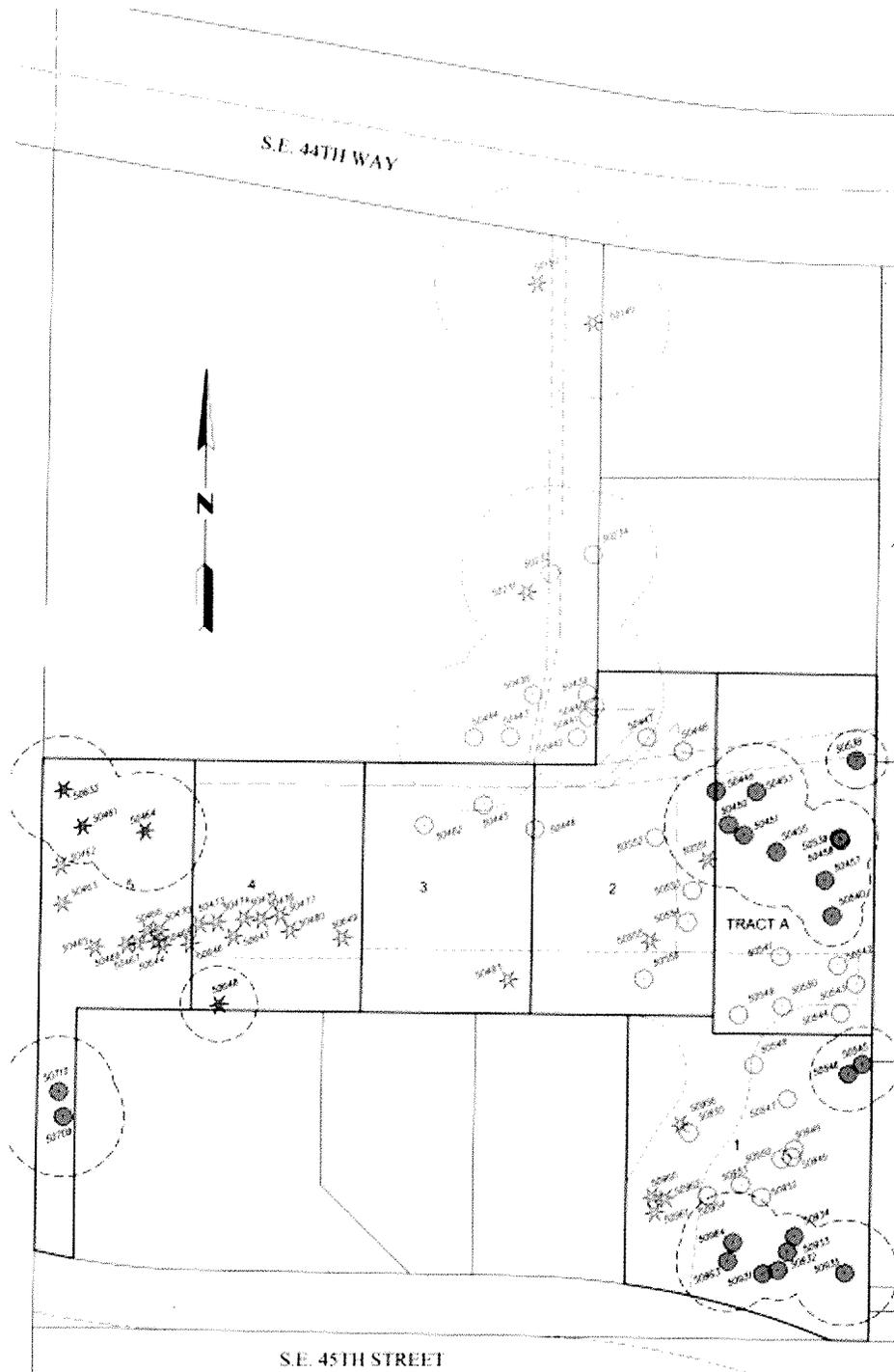
**Attachment 2: Public Comment Letters – In File**

**Attachment 3: Geotechnical Report – In File**

**Attachment 4: Habitat Assessment – In File**

### I. Proposal Description

Application for Preliminary Short Plat approval to subdivide one existing lot into five parcels in the R-5 zoning district located at 16160 SE 45th St and install associated roadway and utility improvements. Proposed residential lots range in size between 6,650 and 10,895 square feet and a 9,052 open space tract is proposed.



Proposals for subdivision of land into nine or fewer lots is subject to the provisions in LUC 20.45B, short plats and subdivisions.

## II. Site Description, Zoning, and Land Use Context

### A. Site Description

- i. **General** – The project site is located at 16160 SE 45<sup>th</sup> St in the SE quadrant of Section 14, Township 24 North, Range 5 within the Newcastle Subarea of the City of Bellevue Comprehensive Plan. The site consists of one parcel totaling 1.18 acres of land.

The site is currently undeveloped and slopes moderately down from south to north. The property is mostly forested with smaller areas of yard and old pasture. The canopy vegetation is dominated by big-leaf maple and Douglas fir. No critical areas are present on the site. An aerial photograph of the site is included as Figure 1 below.

**Figure 1 – Site Aerial Photo**



- ii. **Site Access** – Proposed site access is gained via SE 45<sup>th</sup> St, an improved public road.

**B. Zoning**

The property is zoned R-5, single-family residential. This is a proposal to develop the property with a new single family use and is allowed in the R-5 zoning district as identified in LUC 20.20.010.

**C. Land Use Context**

The Comprehensive Plan Land Use Designation is Single-Family High Density Residential. The proposed subdivision is consistent with single-family development and is allowed in the single-family comprehensive plan land use designation. The surrounding neighborhood context is high density single-family.

**III. Consistency with Land Use Code Requirements:**

**A. Zoning District Dimensional Requirements LUC 20.20.010:**

The site is located in the R-5 zoning district. The following table describes the applicable dimensional standards for the land use zoning district.

	<b>Standard</b>	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Lot 4</b>	<b>Lot 5</b>	<b>Complies?</b>
Front Yard Structure Setback (feet)	20	20	20	20	20	20	Can comply with standard
Rear Yard Structure Setback (feet)	20	20	20	20	20	20	Can comply with standard
Side Yard Structure Setback (feet)	5	5	5	5	5	5	Can comply with standard
2 Side Yards Structure Setback (feet)	15	15	15	15	15	15	Can comply with standard
Minimum Lot Area (square feet)	7,200	10,895	8,901	6,650*	6,650*	7,649	Complies with standard
Maximum Lot Coverage Allowed	40%	40%	40%	40%	40%	40%	Can comply with standard
Maximum Impervious Surface Allowed	55%	55%	55%	55%	55%	55%	Can comply with standard
Width Required in Lot (feet)	60	99	78.1	66.5	66.5	60	Complies with standard
Depth Required in Lot (feet)	80	122	137	100	100	100	Complies with standard
Minimum Width of Street Frontage (feet)	30	99	Accessed from easement	Accessed from easement	Accessed from easement	Accessed from easement	Complies with standard

*\*Per LUC 20.20.017 a reduction of 10% percent in the required lot area may be applied to the lots*

**B. Tree Retention LUC 20.20.900**

For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided that alder and cottonwood trees shall be discounted by a factor of 0.5.

The property contains 1,755 diameter inches of significant trees. The applicant is required to retain a minimum of 30% of the diameter inches, or 527 diameter inches. The applicant is proposing to retain a total of 527 diameter inches.

The trees identified for retention shall be included on a tree retention plan to be recorded with the final short plat. See Section X for a related condition of approval.

**IV. Public Notice and Comment**

Application Date:	March 10, 2014
Public Notice (500 feet):	May 29, 2014
Minimum Comment Period:	June 12, 2014

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on May 29, 2014. The notice was mailed to agencies, tribes, and property owners within 500 feet of the project site and a Notice of Application sign was placed at the project site. Several public comments were received and were primarily focused on the site's proposed access, construction vehicle activity, removal of green space, habitat impacts, and slope stability.

**1. Public comment raising concern over access to the site via 45<sup>th</sup> Street instead of 164<sup>th</sup> Ave NE:**

**City's Response:** The proposed development borders SE 45<sup>th</sup> Street, a developed public right of way. The property has no easement or public access for direct access to 164<sup>th</sup> Ave NE. The City of Bellevue Transportation Department has reviewed the potential impacts to SE 45<sup>th</sup> Street and has no concerns.

**2. Public comment raising concern over construction vehicles using the private street at the end of SE 45<sup>th</sup> Street.**

**City's Response:** The gravel road at the westerly end of SE 45<sup>th</sup> Street is a private road easement and not for public use. The applicant will be required to obtain a City of Bellevue Right Of Way Use Permit which will prohibit construction vehicles from accessing/turning-around on any private street.

**3. Public comment raising concern over the removal of green space and the effect on habitat:**

**City's Response:** The proposal retains 30 percent of the existing diameter inches of trees on the site. Although not required, the applicant is proposing to create a 9,052 open space tract (Tract A). The majority of the retained trees will be located

within this tract. The applicant submitted a Habitat Assessment prepared by Ecologist John Altmann dated September 22, 2014. The habitat assessment determined the existing habitat contained no primary habitat association with species of local importance. No impacts to species of local importance are anticipated. The habitat management recommendations include creating an alder snag within Tract A, and meeting the tree retention requirements of the City of Bellevue. Hazardous trees can be limbed or snagged to create habitat.

#### **4. Public comment raising concern over slope stability:**

**City's Response:** The applicant submitted a geotechnical report prepared by Paul Bonifaci, P.E.G. and Anil Butail, P.E. The geotechnical report determined there is no landslide hazard risk on the property. The report concluded the site is suitable for the proposed development.

See Section X for related conditions of approval.

### **V. State Environmental Policy Act (SEPA)**

Proposal for short subdivision on sites not containing critical areas are categorically exempt from SEPA Environmental Review in accordance with Bellevue's Environmental Procedures Code, BCC 22.02B and WAC 197-11-800.

### **VI. Summary of Technical Review**

#### **1. Utilities Department**

The Utilities Department approval of the preliminary short plat application is based on the conceptual design only. There are no implied approvals of the utility engineering. All water, sewer, & storm drainage project review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement application (UE), water application process, side sewer permit(s) and, or, drainage permits. Phosphorous mitigation is required for the entire site less roof tops and sidewalks.

See Section X for related conditions of approval.

#### **2. Transportation Department**

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 Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance 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.

### **Street Frontage and Site Access**

The existing 5 foot sidewalk along the north side of SE 45th Street is in adequate condition, and there are no proposed city projects fronting the site. Therefore, improvement of street frontage improvements will not be required.

Access to Lots 1- 5 will be from two private roads, named 161st Lane SE and SE 44th Court, off of SE 45th Street, as shown on the approved plans. No other access connection to city right-of-way is authorized. The connection of 161st Lane SE to SE 45th Street must be constructed per Standard Drawing DEV-7A, modified to accommodate the existing rolled curb.

The private road widths will be a minimum of twenty feet and must be built per the detail shown on the submitted drawings. The private road, SE 44th Court, will taper down to a minimum paved width of sixteen feet contained within a twenty foot wide access easement to provide access to lots 4 and 5.

It is the responsibility of the developer to coordinate mailbox location and design with the local Postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and code for roadside appurtenances and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

Installation of a road name sign as per the City of Bellevue standards is required at the entrance to the private roads, 161st Lane SE and SE 44th Court. The signing will consist of four street name sign blades, two sign posts, and hardware (more may be required by the Inspector). The applicant will determine whether to have the City provide the street name signs on the engineering drawings during the clear and grade permit. If the City provides the street names signs, it will be at a cost of \$110 per blade to be paid for by the applicant.

Site addresses have been determined by the City's Parcel and Address Coordinator. The five lots have been addressed as follows:

- Lot 1: 4438 161st Lane SE.
- Lot 2: 16068 SE 44th Court.
- Lot 3: 16050 SE 44th Court.
- Lot 4: 16036 SE 44th Court.
- Lot 5: 16010 SE 44th Court.

### **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.

### **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 45th Street is classified as Overlay Required. Minimal pavement restoration for SE 45th Street will consist of a full grind and overlay for the full width of the street extending 50 feet in opposite directions of the travel lanes. The details of the grind and overlay will be specified in the Right of Way Use Permit.

### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

### **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. Due to the minimal amount of new p.m. peak trips to be generated by the Bross Cundall Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee.

See Section X for related conditions of approval.

### **3. Fire Department**

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire Development Codes and Standards. As proposed, the Fire Department has no concerns with the project. Any future proposed single family development must comply with the City's Fire Code requirements.

See Section X for related conditions of approval.

## **VII. Changes to proposal as a result of city review**

The original design was revised to retain more significant trees and minimize the grading associated with the installation of the plat infrastructure.

## VIII. Decision Criteria

### A. Preliminary Short Plat Decision Criteria 20.45B.130.A

The Director may approve or approve with modifications if:

1. **The preliminary short plat makes appropriate provision 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; and**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. Project review by all review divisions has found the project to be in compliance with City codes and the project approval includes specific conditions to ensure standards are met.

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

**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; and**

**Finding:** The preliminary short plat considers the physical characteristics of the site by providing access to the lots via a shared access easement from SE 45<sup>th</sup> Street, and retaining 30% of the diameter inches of significant trees.

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

**Finding:** As discussed in Section III of this report, the proposal complies with the Land Use Code requirements for the R-5 zoning district. The proposal has also been reviewed and determined to be in compliance with the Bellevue Utilities Code and the Bellevue Transportation Development Standards.

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

**Finding:** The site is located within the Newcastle Subarea of the Comprehensive Plan. The Comprehensive Plan specifies single-family high density development for this area of the city. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea:

Single family homes are, by use type, compatible with the surrounding neighborhoods. This proposal provides new housing as encouraged by the Comprehensive Plan (Policy

LU-4). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan policies to preserve existing vegetation on-site (EN-19), maintain good surface water quality (EN-33), restrict surface water runoff to predevelopment levels (EN-39), and provide traffic mitigation (TR-37).

The proposal meets the Newcastle Subarea Comprehensive Plan policies to protect and retain significant trees and vegetation in designated open space area (S-NC-31) and promotes infill development at a density consistent with the existing character of established neighborhoods (S-NC-11).

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

**Finding:** No lot in the proposed subdivision will require a variance to be reasonably developed with a single family residence. No critical areas are present on the site.

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

**Finding:** As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

## **IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Development Services Director does hereby **approve with conditions** the proposal to subdivide the subject site into five single-family residential properties.

**Note- Expiration of Approval:** In accordance with LUC 20.45B.150 a preliminary short plat approval 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 the preliminary short plat, unless an extension has been granted or a greater time frame has been provided.

## **X. Conditions of Approval**

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441
Transportation Code- BCC 14.60	Vanessa Humphreys, 425-452-2569
Utilities Code- BCC Title 24.02, 24.04, 24.06	Don Rust (425) 452-4856
Fire Code- BCC 23.11	Adrian Jones, 425-452-6032

**The following conditions are imposed under the Bellevue City Code authority referenced:**

### **A. GENERAL CONDITIONS**

#### **1. UTILITIES CONCEPTUAL DESIGN:**

The Utilities Department approval of the preliminary short plat application is based on the conceptual design only. Final engineering may require changes to the site layout to accommodate the utilities.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Don Rust, Utilities Department

#### **2. UTILITIES ENGINEERING STANDARDS:**

Phosphorous mitigation is required for the entire site not including roof tops and sidewalks. The water, sewer and storm drainage systems shall be designed per Utility Codes BCC 24.02, 24.04, 24.06 and the Utilities Engineering Standards. The water, sewer and storm drainage systems shall be reviewed, approved and inspected under the water application process, sewer and storm drainage connection permit applications.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Don Rust, Utilities Department

#### **3. NOISE CONTROL**

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Drew Folsom, Development Services Department

**4. TIME LIMITATION**

This preliminary short plat approval automatically expires and is void if the applicant does not file a complete final short plat application within one (1) year of the effective date of the preliminary short plat approval. However, the applicant may apply for an extension of the preliminary short plat pursuant to the provisions of Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code Section 20.45b.150; 20.45b.160

REVIEWER: Drew Folsom, Development Services Department

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

**5. TREE RETENTION**

In order to comply with the tree retention standards and preserve the Pacific Northwest character of the neighborhood, a minimum of 30% of the weighted diameter inches on proposed parcels shall be shown on clearing and grading plans and protected from disturbance in accordance with the clearing and grading development standards. These trees shall also be identified on the final plat as "Retention Trees" to be preserved.

AUTHORITY: Land Use Code 20.20.900 and Bellevue City Code 23.76

REVIEWER: Drew Folsom, Development Services Department

**6. RIGHT OF WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Transportation Department

## 7. 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: Tim Stever Transportation Department

## 8. ENGINEERING PLANS

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clearing 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 the private roads, the connection to SE 45th Street, pavement restoration in SE 45th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

### a) Site Specific Items:

- i. The construction of the private access roads (161<sup>st</sup> Lane SE and SE 44<sup>th</sup> Court) with a minimum paved width set at 20 feet contained within a 25 foot minimum access easement. The pavement and subgrade depths shall be as shown in Standard Drawing DEV-8. 161<sup>st</sup> Lane SE connects to SE 45<sup>th</sup> Street and no other access connection to the city right-of-way is authorized. Thickened asphalt edges will be required along SE 44<sup>th</sup> Court.
- ii. Cement concrete traffic curb and gutter shall be used on private roads with grades greater than 8%. At a minimum, curb and gutter is required along private road, 161<sup>st</sup> Lane SE, and around the hammerhead turnaround area to address the steep slope at that location.
- iii. A curb cut for the connection of the private access road to SE 45<sup>th</sup> Street is required. Rolled curb is non-standard for the City of Bellevue; therefore, an alternative design for the curb cut is required. The private road driveway approach connection of 161<sup>st</sup> Lane SE to SE 45<sup>th</sup> Street per Standard Drawing DEV-7A, modified to match into rolled curb.
- iv. The construction of the joint-use driveway for Lot 4 and Lot 5 access shall be a minimum paved width of 16 feet contained within a 20 foot access easement. On the plans, show a gradual taper from 20 feet to 16 feet

- paved width.
- v. Fall protection, such as guardrail, shall be provided along the north end of the hammerhead turnaround area to the edge of Lot 2.
  - vi. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.
  - vii. The sight distance setback lines shall be shown on the civil engineering plans at the private road access driveway as exhibited in Standard Drawing TE-1.
  - viii. The modification/removal of vegetation may be necessary for sight distance compliance.
  - ix. The relocation of existing above-grade utilities and signing will be required as needed to ensure that no fixed objects are within 10 ft. of the driveway edge, identified as Point A in the Design Manual Standard Drawing DEV-7A, and to ensure compliance with sight distance requirements.
  - x. The minimum trench restoration requirement will be a full width street grind and overlay extending 50 feet from the center of the street cut in opposite directions for pavement restoration as determined by the Inspector.

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 cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.  
REVIEWER: Vanessa Humphreys, Transportation Department

**9. 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 SE 45th Street 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: Vanessa Humphreys, Transportation Department

**10. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of SE 45th Street will require grind and overlay 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 #23

REVIEWER: Tim Stever, Transportation Department

#### **11. SPRINKLERS**

All homes will require automatic fire sprinklers since the grade of the access road is over 12%.

AUTHORITY: IFC 503.2.7

REVIEWER: Adrian Jones, Fire Department

#### **12. JOINT USE DRIVEWAY**

The Joint Use Driveway shall be paved 16 feet wide up to the end of the driveway to lot 4.

AUTHORITY: IFC 503.2.5

REVIEWER: Adrian Jones, Fire Department

#### **13. FIRE ACCESS ROAD**

Both sides of the access roads (161st Lane SE and SE 44th Court) shall be posted and marked "FIRE LANE-NO PARKING". 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) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

AUTHORITY: IFC 503.3, BD1

REVIEWER: Adrian Jones, Fire Department

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

#### **14. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

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. Partial reductions of the financial assurance device will not be approved except in

special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

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

REVIEWER: Vanessa Humphreys, Transportation Department

#### **15. ACCESS DESIGN AND MAINTENANCE**

The final Subdivision map must include a note that specifies that the owners of lots served by the private roads are jointly responsible for maintenance and repair of the private roads. Also, the final Subdivision map must include a note that specifies that the private roads will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Vanessa Humphreys, Transportation Department

#### **16. VARIANCE / MODIFICATION RESTRICTION**

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

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

REVIEWER: Drew Folsom, Development Services Department