City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	Bondar Short Plat
Proposal Address:	4125 158th Ave SE
Proposal Description:	Preliminary Short Plat to subdivide an existing 25,600 square foot lot in the R-5 zoning district into three single family lots.
File Number:	15-107700-LN
Applicant:	Ella Bondar
Decisions Included:	Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200.
State Environmental Policy Act Threshold Determination:	Exempt (WAC 197-11-800(6)(a))
Department Decision:	**Approval with Conditions**

L Chulsky

Leah Chulsky Associate Land Use Planner
Development Services Department

Application Date:	March 24, 2015
Notice of Application:	May 7, 2015
Decision Publication Date:	July 7, 2016
Appeal Deadline:	July 21, 2016

For information on how to appeal a proposal, visit Development Services 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 25,600 square foot parcel into three single family lots in the R-5 zoning district. Lot 1 is proposed to be 7,129 square feet, Lot 2 is proposed to be 8,008 square feet and Lot 3 is proposed to be 10,775 square feet. The existing parcel is located at 4125 158th Ave SE. The site contains one existing structure which will be demolished prior to recording of the final short plat.

II. Site Description and Context

The site is located in a community of single family residential homes in the Newcastle Subarea of the Comprehensive Plan. The site slopes gradually downwards from the north to the south. The site contains 104 significant trees (1,541 diameter inches). Primary access is gained from 158th Ave SE via a single driveway. The new lots will each be served by an individual driveway access. Both lots meet the 7,200 square foot minimum lot size in the R-5 zone.

Consistency with Land Use Code/Zoning Requirements

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

The site contains no Critical Areas as defined in LUC Section 20.25H.

B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION				
Zoning District	R-5			
Gross Site Area	25,600			
ITEM	**REQ'D/ALLOWED**	**PROPOSED**		
		Lot 1	Lot 2	Lot 3
Minimum Lot Area	7,200 sq. ft.	7,129 sq. ft.	8,008 sq. ft.	10,775 sq. ft.
Minimum Lot Width	60 feet	120 ft.	125 ft.	
Minimum Lot Depth	80 feet	117.75 ft.	117.75 ft.	
Minimum Lot Coverage	40%			
Maximum Impervious Surface Coverage	55%			
Building Setbacks				
Front Yard	20 feet	20 feet		
Rear Yard	20 feet	20 feet		
Min. Side Yard	5 feet	5 feet		
2 Side Yard	15 feet	15 feet		
Access Easement	10 feet	10 feet		
Tree Retention	30% = 462.3 inches	49% - 759 inches		

IV. State Environmental Policy Act (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing

Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

V. Summary of Technical Reviews

A. Utilities Review

Storm Drainage

All minimum requirements apply to new impervious surfaces and converted pervious surfaces based on the Figure 2.2 of the 2016 COB SSWU Engineering Standards. The project qualifies as new development under the Department of Ecology Stormwater Management Manual for Western Washington. The project proposes to use full infiltration based on the geotechnical report soil classification (meets MR7 flow control requirements). The project proposes a total of 2,800 square feet of effective, pollution-generating impervious surface (PGIS) and does not trigger MR6 Runoff Treatment. The project drains north and then east to Lake Sammamish through the Vasa Creek Drainage Basin.

Water

Flow modeling presently shows inadequate supply for the proposed project from the LH520 pressure zone. Lack of adequate water pressure to the upper two lots of this project from the LH520 is a problem. The lowest allowable delivery pressure from an existing City of Bellevue owned water main is 30 psi. The LH520 would not provide the minimum 30psi pressure at the elevation and proposed location of the upper two homes.

To provide water with adequate pressure, the applicant proposes to extend the water main from the nearby HV700 pressure zone along the 158th Ave SE tract road. The applicant has presented evidence of easements to allow utility construction along the 158th Ave SE tract road. Water improvements would consist of a new water main extension and three new domestic water services.

Sewer

The applicant proposes to provide sewer service for the Bondar Short Plat by extending the existing 6" side sewer as a joint use side sewer to serve the additional two lots. There are no capacity concerns in the existing 12-inch sewer main along Newport Way. The downstream system is adequate to receive added flows from this project.

See related condition of approval in Section VIII.

B. Transportation Review:

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

Access to lots 1 - 3 will be from three single-family residential driveways off of the existing private road, 158th Avenue SE. No other access connection to city right-of-way is authorized. The existing driveway, which serves the existing house, must be removed. The street frontage must be restored to match adjacent improvements at the location of the removed driveway, but no other frontage improvements are required for 158th Avenue SE. The owners of lots 1 – 3, served by the existing private road, shall be responsible for maintenance of the private road.

The minimum driveway width for single-family residential driveways is 10 feet and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B. The minimum driveway separation distance is 20 feet. Since the proposed driveways connect to the curved portion of the private road, turn-around areas shall be included on lots 1, 2, and 3 to allow an exiting vehicle to drive forward to exit rather than backing out onto the private road. The plans show a thirty-inch drop off on the west side of the lot 3 driveway. A two foot shy distance or slope shall be included to allow a buffer from the driveway edge to the rockery.

Site addresses have been determined by the City's Parcel and Address Coordinator. Lot 1 has been addressed as 4139 158th Ave SE. Lot 2 has been addressed as 4129 158th Ave SE. Lot 3 has been addressed as 4119 158th Ave SE. 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, mailboxes, sight distance, and clear zone requirements. The mailbox location must be acceptable to the Transportation Department regarding safety requirements, and must be shown on the clearing and grading plans.

The Bondar Short Plat project site has a small street frontage of approximately 25 feet with the public right of way, on SE Newport Way, and the proposed lots gain access off of 158th Avenue SE, an adjacent private road. The construction of standard street frontage improvements is generally required as a condition of development approval. However, city code BCC 14.60.110.E allows frontage improvement requirements to be waived if "adjacent street frontage improvements are unlikely to be installed in the foreseeable future."

The 2009 Pedestrian and Bicycle Transportation Plan includes projects B-150-S and S-355-S, which plan for a 5 foot bike lane and a 6 foot sidewalk with a 4 foot planter on the south side of SE Newport Way, respectively. SE Newport Way has approximately 29 feet

of pavement and enough available right-of-way to allow for future street frontage improvements. The existing street frontage on SE Newport Way consists of asphalt with a painted fog line transitioning to landscaping with grass and other vegetation. There are no adjacent bike lane or sidewalk improvements, and they are unlikely to be installed in the foreseeable future. On that basis, the requirement to install street frontage improvements on SE Newport Way, including curb, gutter, sidewalk, and a landscape planter, is waived. Street lighting is not required because there is currently a street light located on north side of SE Newport Way directly across from the project site's street frontage.

Undergrounding of utilities has already been completed along the south side of the SE Newport Way street frontage and, therefore, is not required. Any new franchise utility distribution systems, including power, telephone, and TV cable, fronting the development site shall be undergrounded.

Prior to final short plat approval, the developer must install the driveway approaches and pavement restoration improvements on 158th Avenue SE 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. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

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 Newport Way is classified as Standard Trench. For any street cuts into SE Newport Way, Standard Drawings ROW-1 and ROW-4 in the Transportation Design Manual would apply as specified in the Right of Way Use permit. This portion of SE Newport Way is listed as an overlay candidate in 2018. If street cuts occur after the road is newly overlaid, the minimum pavement restoration requirements will include a full grind and overlay for a minimum of 50 feet.

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 Bondar 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 related condition of approval in Section VIII.

VI. Public Notice and Community Input

Application Date:	March 23, 2015
Public Notice (500 feet):	May 7, 2015(Includes sign installation at the site)
Minimum Comment Period:	May 21, 2015

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the on January 15, 2015. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day. The City received the following comments.

Comment: The site is accessed via a private road and requires the approval of all the other property owners using the private road in order to subdivide.

Response: The private road and its Maintenance Agreement are shown on the face of the plat. The language of on the face of the plat refers to a "Maintenance Agreement" states that a committee representing each of the home owners shall have the sole responsibility for supervision and enforcement of the covenants, terms and conditions of the Maintenance Agreement. The City is not responsible for enforcement of the agreement per the verbiage on the face of the plat. There is no verbiage which requires all property owners to approve the short plat prior to City of Bellevue approval.

Comment: The City should be processing this application as a Plat Alteration under State RCW 58.17.215.

Response: A short subdivision is not a Plat Alteration. The proposed short subdivision is not altering the conditions of the original plat. All requirements shown on the face of the plat will run with the land as originally dimensioned. The land is proposed to be subdivided therefore the proposed subdivision processed under Land Use Code Section 20.45B is correct.

Comment: There is not space available for quest parking.

Response: The City of Bellevue Land Use Code requires detached single-family homes to provide 2 off street parking spots. Single-family homes are not required to provide additional quest parking. As referenced above, as the lots will be accessed via the private road the Road Committee has the sole discretion for the enforcement of parking on the private road.

VII. Decision Criteria:

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

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

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

   Finding: City codes ensure public health, safety and general welfare through development code requirements. The site is accessed via 158th Ave SE, a private road. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

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

   Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards. See related condition of approval in Section VIII.

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 limiting topographic modifications and meeting impervious surface requirements of LUC Section 20.20.010.

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

   Development Standards

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

Land Use Code Requirements

A. **Dimensional Requirements**: The site is currently zoned single-family R-5 which has a minimum lot size requirement of 7,200 square feet. The dimensional requirements for the R-5 zoning district include:

20'	Front Yard Setback
20'	Rear Yard Setback
5'	Side Yard Setback
15'	Two Side Yard Setback
35'	Maximum Building Height (pitched roof forms)
40%	Maximum Lot Coverage by Structure
55%	Maximum Coverage by Impervious Surface
60'	Minimum Lot Width
80'	Minimum Lot Depth
50%	Minimum Greenscape

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

B. **Significant Tree Preservation**: The tree preservation requirements under LUC Section 20.20.900 to save 30 percent of the diameter inches of significant trees on the site apply to this proposal.

Finding: The applicant is proposing to retain 49% of the significant diameter inches onsite.

See related condition of approval in Section VIII.

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

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

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-13). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to maintain good surface water quality (EN-33), restrict surface water runoff to predevelopment levels (EN-37), and provide traffic mitigation (TR-35).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-3), and meets the

Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features, by providing the preservation of healthy significant existing trees on-site.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**
Finding: Each lot can reasonably be developed to current R-5 zoning standards without requiring a variance. The proposed lots meet minimum standards for lot width, lot depth, and lot area of the R-5 land use district. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

See related condition of approval in Section VIII.

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

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

VII. Conclusion and Decision:

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

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

VIII. Conditions of Approval:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances

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

Applicable Codes, Standards and Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Janney Gwo	425-452-6190

Construction Codes – BCC Title 23	Build Division	425-452-6864
Fire Code – BCC 23.11	Sean Nichols	425-452-2926
Land Use Code – BCC Title 20	Leah Chulsky	425-452-6834
Noise Control – BCC 9.18	Leah Chulsky	425-452-6834
Sign Code – BCC Title 22	Leah Chulsky	425-452-6834
Transportation Development Code – BCC 14.60	Vanessa Humphreys	425-452-2569
Right of Way Use Code – BCC 14.30	Tim Stever	425-452-4294
Transportation Department Design Manual	Vanessa Humphreys	425-452-2569
Traffic Standards Code 14.10	Vanessa Humphreys	425-452-2569
Utility Code – BCC Title 24	Chris Brooks	425-452- 6825

A. General Conditions

1. Utilities Department Approval

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. No permits will be required at this time. The short plat can be approved. Separate permits will be required at such time as the lots redevelop. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application. Easements for water, sewer, and drainage will be required and recorded on the face of the final short plat.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06
Reviewer: Chris Brooks, Utilities Department

2. Noise – Construction Hours

All proposed development activity resulting from approval of this land use action will be subject to normal construction hours of 7am to 6 pm Monday through Saturday 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 Development Services, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

Authority: Bellevue City Code 9.18
Reviewer: Leah Chulsky, Development Services Department

B. Prior to Issuance of any Plat engineering/Clear and Grade Permit:

1. Right of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit 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

2. 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

3. 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 driveway connections to the private road, pavement restoration in SE Newport Way and the private road, 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) <u>Site Specific Items:</u>

i. The design and construction of the driveways for lots 1 – 3 including profile and section views that specify the pavement and subgrade. The minimum width is 10 feet wide. The driveway grades shall be a maximum of 10% for the first 20 feet, and a maximum of 15% thereafter.

ii. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.

iii. The sight distance setback lines shall be shown on the civil engineering plans at the driveways as exhibited in Standard Drawing TE-1.

iv. The relocation of existing above-grade utilities or other roadside appurtenances will be required as needed to ensure that no fixed objects are within 10 ft. of the driveway edge and to ensure compliance with sight distance requirements.

v. Any new franchise utility distribution systems, including power, telephone, and TV cable, fronting the development site shall be undergrounded.

b) Miscellaneous:

- 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,

C. Prior to Final Short Plat Approval:

1. 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. The following language shall be placed on the final short plat document:

"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: Leah Chulsky, Development Services Department

2. Tree Preservation Plan

A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar. The

Tree Preservation Plan must contain the following note:

"Tree Preservation Plan":

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

Authority: Land Use Code 20.20.520.E
Reviewer: Leah Chulsky, Development Services Department

3. 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.

Transportation Development Code Section 14.60.260 provides for 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, 260
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
Reviewer: Vanessa Humphreys, Transportation Department

4. 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 Newport Way 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

5. PAVEMENT RESTORATION

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

Authority: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
Reviewer: Tim Stever, Transportation Department

List of Attachments

A. Plans and Drawings
B. Zoning Map
C. Vicinity Map