City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	Kingto Short Plat
Proposal Address:	217 140th Avenue NE
Proposal Description:	Request to subdivide one 38,446 SF (0.88 acre) single family residential lot into two residential lots in the R-2.5 zoning district.
File Number:	09-104630-LN
Applicant:	Haixin Song
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, and 20.25H.095.B.4.**
Director's Decision:	**Approval with Conditions**

Sally Nichols, Associate Planner
Development Services Department

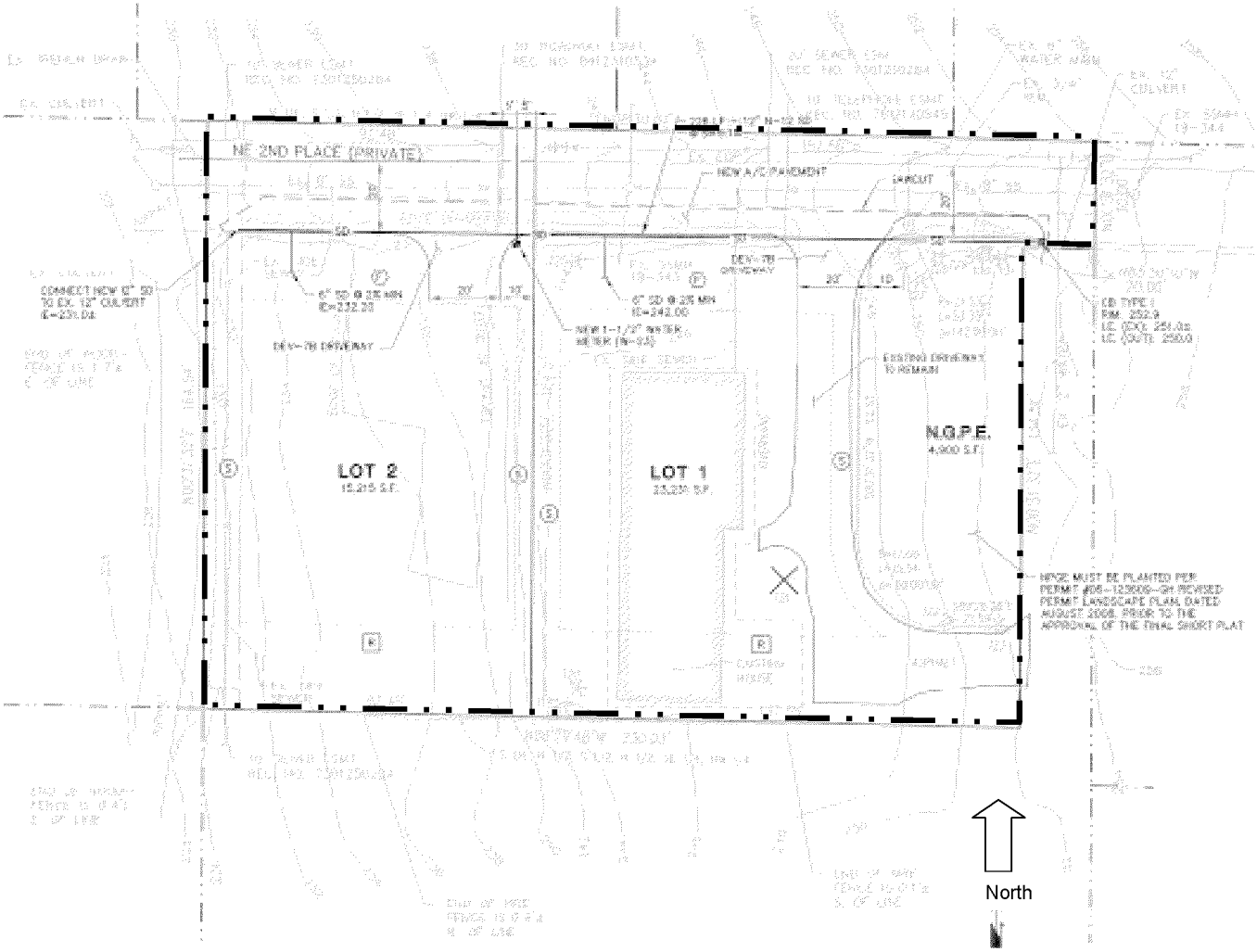
Application Date:	January 30, 2009
Notice of Application:	March 19, 2009
Minimum Comment Period:	April 2, 2009
Decision Publication Date:	May 13, 2010
Appeal Deadline:	May 27, 2010
Expiration Date:	May 27, 2011 (Refer to LUC 20.45B.150 & 160)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant is requesting approval to short plat one 38,446 SF existing single family lot into two single-family building lots in an R-2.5 single family zoning district. Refer to Figure 1 – Preliminary Short Plat Site Plan below. Proposed Lot 1 will be 23,231 SF and it contains an existing single-family residence which will remain. Proposed Lot 2 will be 15,215 SF and is currently vacant and covered with gravel and scrub vegetation. Both proposed lots will gain access off of the existing private road, which currently traverses the property via an access easement. The roadway is currently only 14-feet wide and will be widened to 20-feet with this proposal. In addition, the open drainage ditch which runs along the southern side of the roadway will be upgraded with a new 12-inch storm drain that will into an existing drainage culvert.

Figure 1 – Site Plan

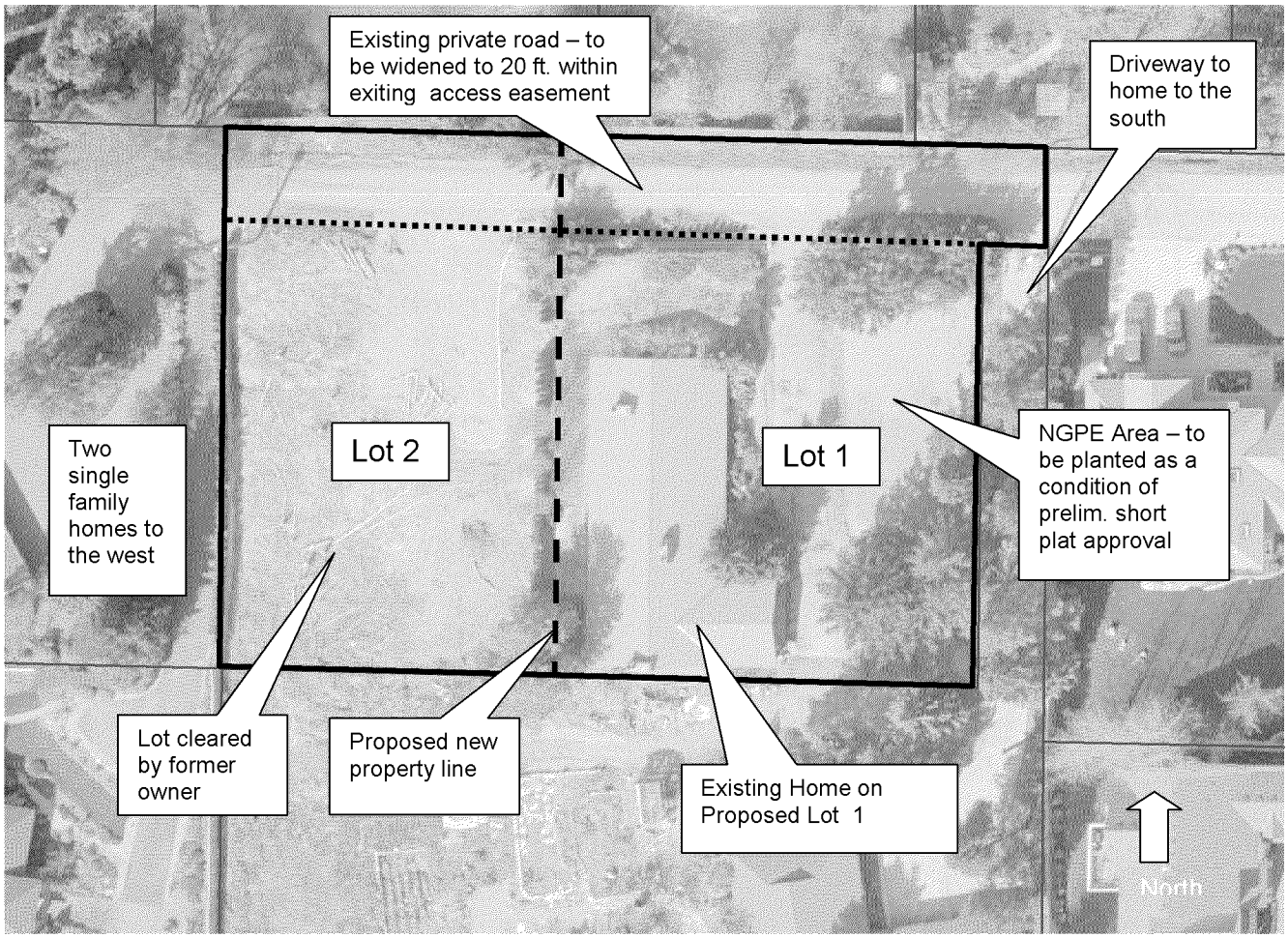


II. SITE DESCRIPTION AND CONTEXT

A. Description:

The proposal site lies within an R-2.5 single family zoning district in the Wilburton/NE 8th Street subarea. The existing lot is accessed off a private road, NE 2nd Place, which also provides access for two single family homes to the west and one single family home to the south. As this road crosses the proposal property via a 30-foot wide, recorded access easement, it narrows down from 20 feet to 14 feet in width. There is also an open drainage ditch running along the southern side of the roadway, which currently ties into the existing storm drainage system that flows towards the golf course.

Figure 2 – Proposal Site



The existing lot slopes down about 22 feet from east to west. It has effectively been graded into two level pads. The existing house lies on the upper pad on proposed Lot 1. The existing house is an older, single story, wood frame structure. It is legally non-conforming because the southern end of the house intrudes into the 25-foot wide rear setback. As a result of a previous enforcement action and associated clearing and grading permit – 06-123609-GH, the area enclosed by the existing driveway for this home is a recorded Native Growth Protection Easement (NGPE). At the time of this writing, the NGPE has not been landscaped according to the plan approved by the City of Bellevue on June 25, 2009. This work will need to be completed before the final short plat approval. However, because the NGPE was required as resolution of a previous enforcement action and related permits, the completion of the work will not be a condition of approval for the preliminary short plat.

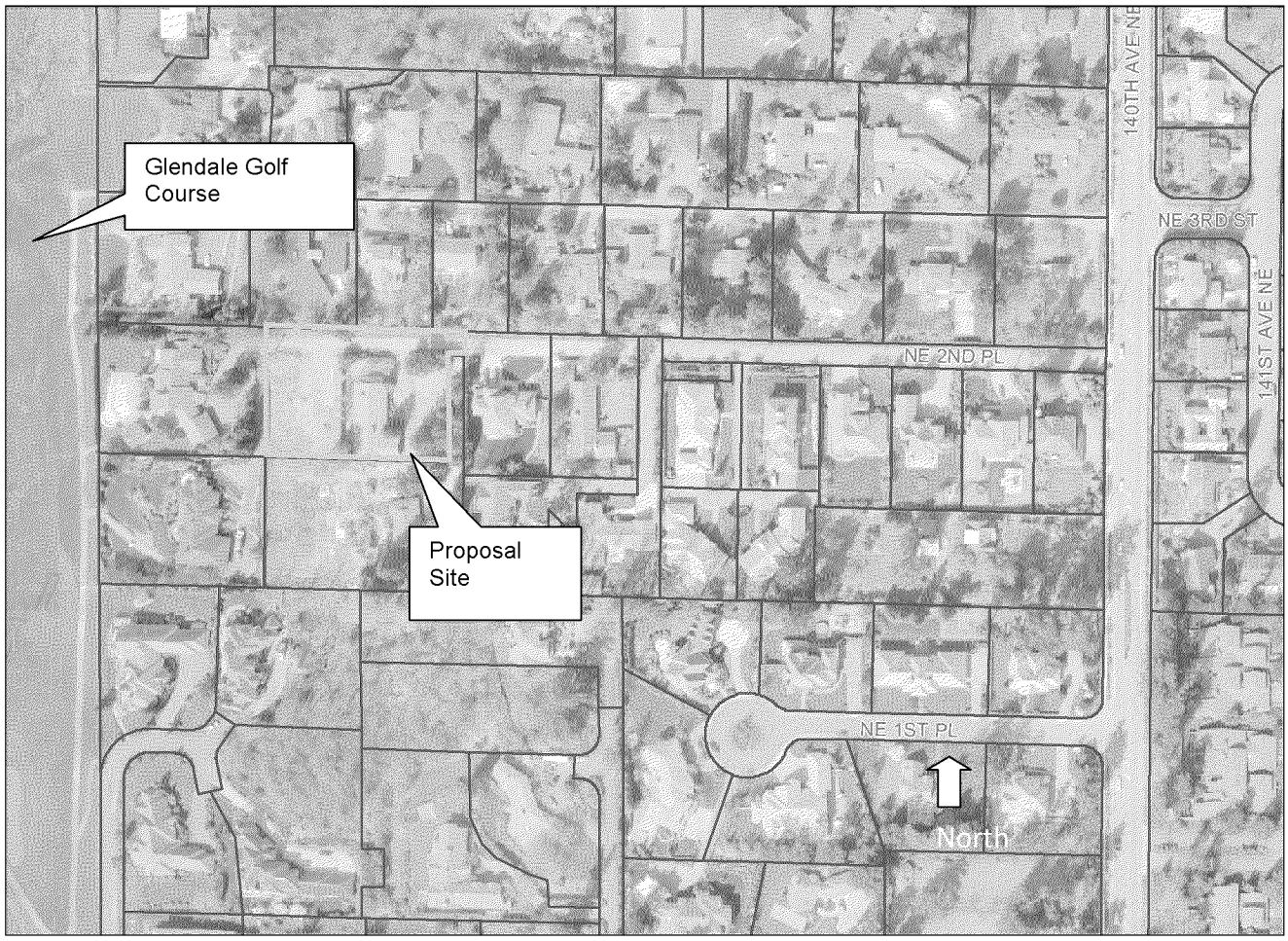
The lower, western half of the existing property - proposed lot 2 - is also relatively level and it sits approximately six feet below proposed Lot 1. Over the past three years, there have been numerous alterations to this property and more specifically to proposed Lot 2, including removal of all existing trees and importation of fill. The removal of the trees without a permit was ameliorated under permit #06-123609-GH with the creation of the NGPE referenced above. The last alteration occurred while this preliminary short plat was under review, and it involved bringing in fill to level out the lot and the placement of a block wall along the western property line. This work was not allowed because there was an open land use permit and the work was done without the required permits. The work was subsequently brought into compliance. *However, due to the lack of additional documentation as to the actual depth of the fill placed on the site, land use will use the original site survey, which was completed before the placement of fill and submitted with this preliminary short plat application, to measure the base elevation of any future proposed building for the purpose of measuring building height.* **Refer to Condition of Approval regarding the existing grades and approved grading plan in Section IX of this report.**

There are currently 158 diameter inches of existing trees on the proposal site, all of which are on proposed Lot 1. This figure does not include the trees to be planted in the NGPE. Only one of the existing trees will be removed as a result of this proposed short plat and the applicant has proposed to retain 145 diameter inches, or 92%, of existing trees.

B. Context:

The proposal site is surrounded on all sides by existing single family neighborhoods in the same R-2.5 zoning district. Directly to the west are two single family home. These homes border the Glendale Country Club golf course to the west. Refer to Figure 3 – Neighborhood Context. The land in this area of the City slopes from a high point on 140th Avenue NE down to the Glendale golf course and Kelsey Creek (which runs through the course). Because the golf course forms an effective barrier to east-west streets, all of the homes in the general vicinity are accessed via private roads and driveways off of 140th Avenue NE.

Figure 3 – Neighborhood Context

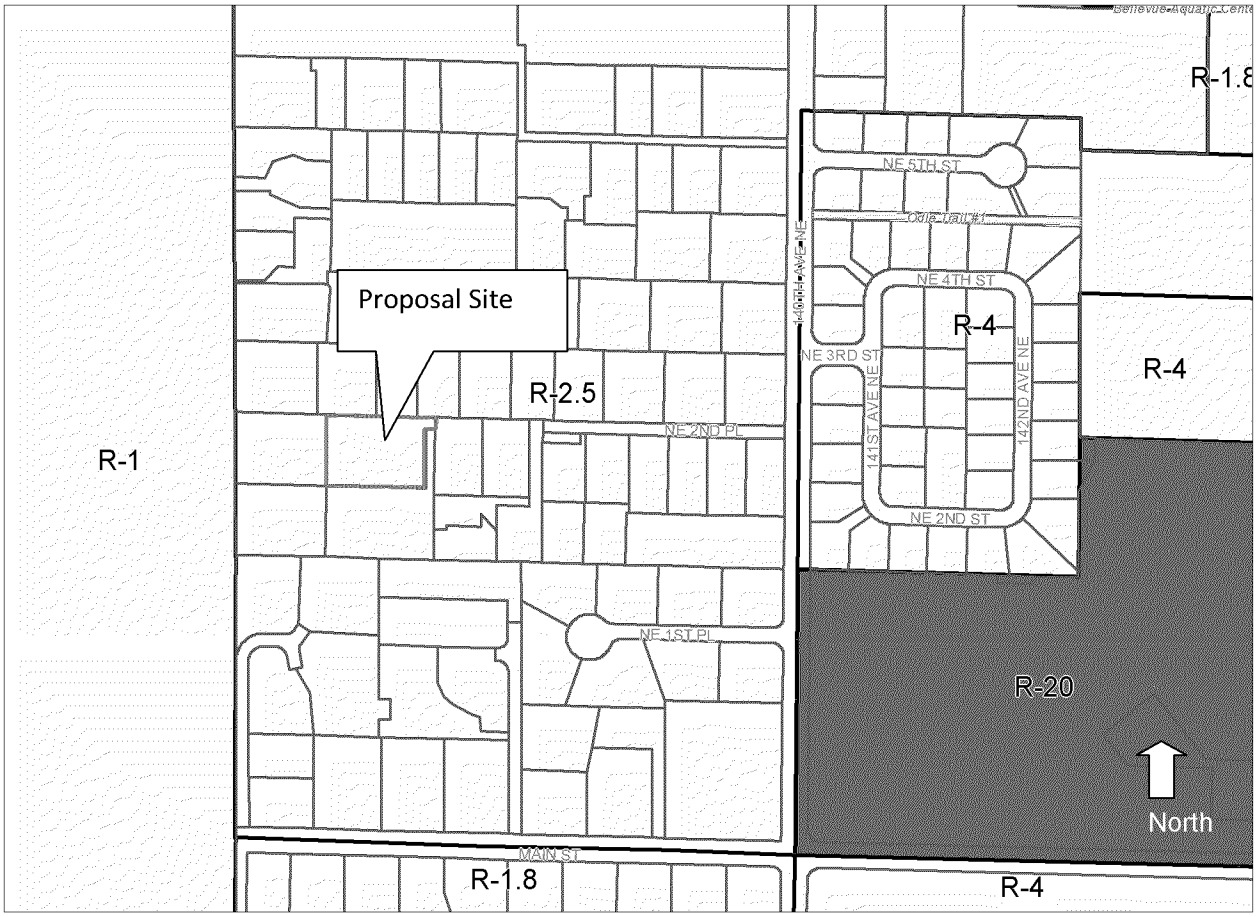


III. CONSISTENCY WITH ZONINGLAND USE CODE REQUIREMENTS

A. Zoning

The site lies within an R-2.5 zoning district and the creation of the two proposed single family lots is an allowed use within that district. The lot is bordered on all sides with single family homes in the R-2.5 zoning district. The greater neighborhood has a mix of residential zones, including single family residential - R-1 (Glendale Country Club golf course), R-4, and R-1.8 and multi-family residential - R-20 (multi-family zone with a townhome community). Refer to Figure 4 – Zoning Map.

Figure 4 – Zoning Map



B. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-2.5	
Gross Site Area	0.88 acres (38,446 SF)	
ITEM	**REQ'D/ALLOWED**	**PROPOSED**
Minimum Lot Area	13,500 SF per lot LUC 20.20.010	Lot 1: 23,231 SF Lot 2: 15,215 SF Meets LUC Requirement

ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Width	70 FT LUC 20.20.010	Lot 1: 137.55 FT Lot 2: 92.48 FT Meets LUC Requirement
Minimum Lot Depth	80 FT LUC 20.20.010	Lot 1: 164.55 FT Lot 2: 164.55 FT Meets LUC Requirement
Lot Coverage by Structure	35% = 8,130 SF LUC 20.20.010	Lot 1: 2,830 = 12.2% Lot 2: N/A Meets LUC Requirement
Impervious Surface	50% Lot 1 = 7,608 SF Lot 2 = 11,612 SF LUC 20.20.010	Lot 1: 10,066 SF = 43.3% Lot 2: 2,313 SF = 15.2% Meets LUC Requirement
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	 20 FT 25 FT 5 FT 15 FT	Lot 1 / Lot 2 20 FT / 20 FT 25 FT * / 25 FT 7.5 FT/7.5 FT / 5 FT/10 FT 15 FT / 15 FT Meets LUC Requirement * Note: Existing home on proposed Lot 1 is non-conforming with respect to the rear property line. This proposal does not result in a project that is more non-conforming with respect to setbacks
Access Easement Setback	10 FT LUC 20.20.010 Note (17)	10 FT Meets LUC Requirement
Tree Retention	15% of 158 Diameter Inches = 24 Diameter Inches LUC 20.20.900	145 Diameter Inches or 92% Retained Meets LUC Requirement

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is exempt.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

Utility Department approval of preliminary short plat application #09-104630-LN is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities. **Refer to Condition of Approval regarding utilities – general and design – in Section IX of this report.**

The water, sewer and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed through the over the counter permit process at City Hall. Water Sewer and Storm permits are required.

B. Fire Department Review

The Fire Department has reviewed the proposal. Automatic fire sprinklers will be required in any new home built on either lot due to lack of approved fire department turnaround. **Refer to Condition of Approval regarding fire department conditions in Section IX of this report.**

C. Transportation Department Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation 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. The current transportation impact fee rate for a single family house is $1,768 per new dwelling. The impact fee will increase on 1/1/2013 to become $2,651 per dwelling unit and it will further increase on 1/1/2016 to become $4,419 per dwelling unit. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

The proposed Lot 1 has an existing single family house which will remain, accessed by an existing driveway from the private road NE 2nd Place. Access to Lot 2 will be provided by a new single family driveway from NE 2nd Place. NE 2nd Place connects to the public roadway system at 140th Avenue NE. No other access connection to city right-of-way is authorized.

The proposed twenty feet driveway width for each single family driveway access meets the City's standards for minimum driveway width. The driveway must meet with Fire Department Approval and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7B. Lots 1 and 2 will be addressed off NE 2nd Place.

Street Frontage Improvements

The Kingto short plat does not front the public roadway system. It connects to the public roadway by means of the private road, NE 2nd Place. Hence, curb, gutter and sidewalk are not required on the public roadway. The paved width of NE 2nd Place in front of the proposed development is to be widened to the minimum paved width of 20 feet. The paved width on NE 2nd Place to the east and west of the Kingto short plat currently meets the minimum paved width requirement of 20 feet. Therefore, the widened paved width in front of the site will complete the paved width of 20 feet requirement for the private road.

Prior to final short plat approval, the developer must provide transportation improvements on NE 2nd Place at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those 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. Specific engineering requirements include:

- Widening the pavement on NE 2nd Place to provide a 20 feet wide paved road
- Filling the existing drainage ditch to allow for the widened paved surface and providing piping for drainage
- Providing individual driveway approaches as per the City of Bellevue Design Manual Standard drawing DEV-7B.

Refer to Condition of Approval regarding transportation engineering plans sight distance, and infrastructure improvements in Section IX of this report.

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. **Refer to Condition of Approval regarding right of way use permit in Section IX of this report.**

Pavement Restoration

NE 2nd Place is a private road and is not classified by the pavement manager. However, any damage to the private road due to the short plat construction related activity should be repaired to match the road conditions that existed prior to the damage. The existing conditions prior to the construction of the short plat requirements are to be confirmed by photos.

Any pavement damage that occurs on 140th Ave NE due to the hauling activities associated with the short plat will require pavement restoration. Near the development site 140th Ave NE is classified as overlay required. **Refer to Condition of Approval regarding pavement restoration 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. The Kingto short plat proposes the addition of one single family house which would lead to an increase of 1 new PM peak hour trip. The addition of one new PM peak hour trip is not expected to have a significant impact on the traffic conditions of the City roadway system. **Refer to Condition of Approval regarding construction off-street parking in Section IX of this report.**

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

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on March 19, 2009 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. The City received no written comments regarding this project. Therefore, there are no parties of record. The City received phone calls from a neighbor requesting verbal information regarding the scope and progress of this project and the treatment of stormwater from this site. However, no written comments were received from this individual.

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.**

Response: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. As proposed, the private road accessing both lots will be widened to City standards and a new 12-inch storm drain will connect to the existing stormwater system (12" culvert). As

conditioned, any new homes built on either proposed lot will be required to have automatic fire sprinklers. To protect the existing neighborhood, construction activities and associated noise will be restricted to the construction hours in BCC 9.18. **Refer to Condition regarding noise – construction hours, utilities – general and design, and fire department conditions in Section IX of this report.**

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

   Response: 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.**

   Response: The preliminary short plat considers the physical characteristics of the site by establishing tree retention of 145 diameter inches of existing trees, which will contribute to 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:

   Response: As conditioned, the proposal complies with the Land Use Code requirements for R-2.5 zoning, the Utility Code and the City of Bellevue Development Standards.

   Land Use Code Requirements:

   A. **Dimensional Requirements**: Refer to Section III.B for dimensional requirements.

      Response: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-2.5 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 24 diameter inches of the 158 diameter inches of the existing significant trees.

Response: The applicant proposes to preserve 145 diameter inches or 92% of the significant trees onsite. This satisfies the minimum 15% tree retention requirements. **Refer Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

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

Response: The site is located within the Wilburton/NE 8th Street Subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-2.5 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 will provide 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.**

Response: As conditioned, each lot can reasonably be developed to current R-2.5 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 regarding variances 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.**

Response: 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 regarding utilities - general and design, transportation engineering and transportation infrastructure improvements 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 the Development Services Department does hereby **APPROVE** the Kingto Preliminary Short Plat **WITH CONDITIONS**.

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

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Sally Nichols, (425) 452-2727
Noise Control – BCC 9.18	Sally Nichols, (425) 452-2727
Sign Code – BCC Title 22	Sally Nichols, (425) 452-2727
Transportation Develop. Code – BCC 14.60	Rohini Nair, (425) 452-2569
Traffic Standards Code 14.10	Rohini Nair (425) 452-2569
Right-of-Way Use Code 14.30	John Regalia, (425) 452-4599
Utility Code – BCC Title 24	Rob Hutchinson, (425) 452-7903

A. GENERAL CONDITIONS:

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.

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Sally Nichols, Land Use

2. Noise – Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing

residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Sally Nichols, Land Use

3. Utilities - General

Utility Department approval of preliminary short plat application #09-104630-LN is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Rob Hutchinson, Utilities

4. Utilities – Design

The water, sewer and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed through the over the counter permit process at City Hall. Water Sewer and Storm permits are required.

AUTHORITY: BCC Title 24.02, 24.04, 24.06
REVIEWER: Rob Hutchinson, Utilities

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.
c) Protection fencing shall be placed around the *entire NGPE planting area* **immediately** after planting.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Sally Nichols, Land Use

2. 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) Temporary traffic control and pedestrian detour routing for construction activities.
e) Street sweeping and maintenance during excavation and construction.
f) Location of construction fences.
g) Parking for construction workers.
h) Construction vehicles, equipment, and materials in the right of way.
i) All other construction activities as they affect the public street system.

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 prevent access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Rohini Nair, Transportation Department

3. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation or demolition permit.

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

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 transportation 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 widening of the paved portion of the private road NE 2nd Place, the driveway approaches to the individual lots, and mailbox location. 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:

- Pavement widening on NE 2nd place to provide a 20 feet wide paved surface that will tie into the 20 feet wide paved road surface to the east and west side of the site.
- The pavement layers should be provided as per the information shown in City of Bellevue Design Manual Standard drawing DEV-8.
- The existing drainage ditch is to be piped and filled to allow the pavement widening.
- The individual driveways shall be constructed as per City of Bellevue Design Standard drawing DEV-7B
- Photos showing the existing pavement conditions on NE 2nd Place are to be provided to document the conditions prior to construction.

b) Miscellaneous:

- Driveway slopes shall not exceed the maximum slopes stated in the City of Bellevue Design Manual. Driveway slope must not exceed 10% slope for the first 20 feet past the driveway approach and shall not exceed a maximum slope of 15% afterwards.
- The minimum driveway width for a single family house is 10 feet. The proposed width of 20 feet meets the requirements. Applicant shall make the driveway the **minimum** width possible to reduce impervious paving and still meet the needs for any future home.
- Vehicle sight distance must be provided per BCC 14.60.24

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings DEV-7B, and DEV-8.
REVIEWER: Rohini Nair, Transportation Department

5. 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 points on NE 2nd Place 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: Rohini Nair, Transportation Department

6. Pavement Restoration

NE 2nd Place is a private road. Any pavement damage on NE 2nd Place will require pavement restoration to restore the pavement to the conditions that existed prior to the damage. Any pavement damage that occurs on 140th Ave NE due to the hauling

activities associated with the short plat will require pavement restoration. Near the development site 140th Ave NE is classified as overlay required.

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

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Tree Retention

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray 145 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 all trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D
REVIEWER: Sally Nichols, Land Use

2. Infrastructure Improvements

All transportation 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 two 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: Rohini Nair, Transportation Department

3. Fire Department Conditions
Automatic fire sprinklers will be required in any new home built on either lot due to lack of approved fire department turnaround.

AUTHORITY: International Fire Code (IFC) 503
REVIEWER: Adrian Jones, Fire

D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:

1. Existing Grades & Approved Grading Plan
Place the following note regarding the grades to be used for any future building(s) directly on the Final Plat Drawings:

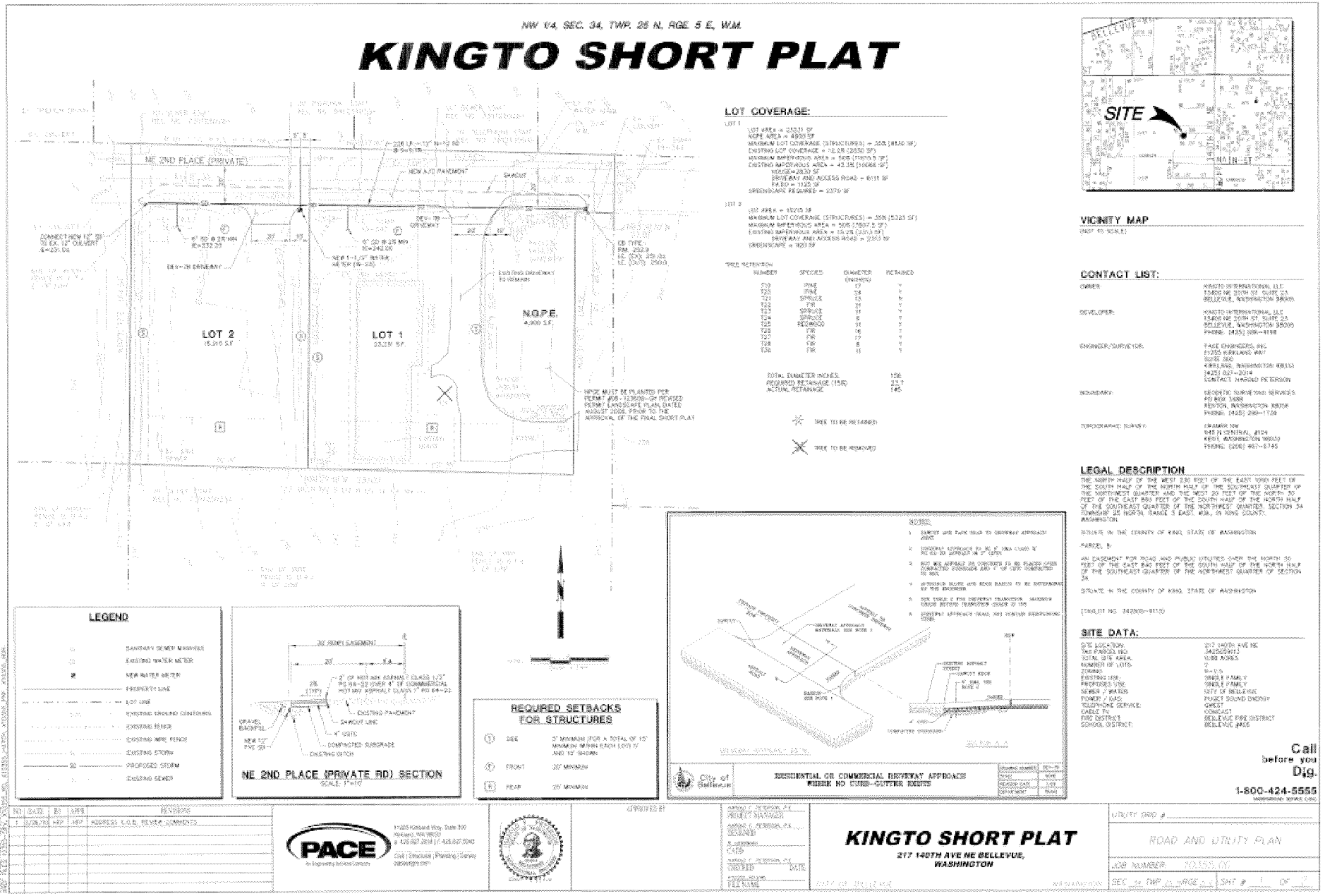
"Due to unpermitted grading and filling by a previous owner, existing grades will be the grades shown on the survey and grading plans submitted with the preliminary short plat application (09-118671-LN) - NOT the actual grades found on site. The grades on these survey and grading plans are to be used for the calculation of building height for any new structures."

AUTHORITY: Land Use Code 20.20.010 (incl. Footnote 44)
REVIEWER: Sally Nichols, Land Use

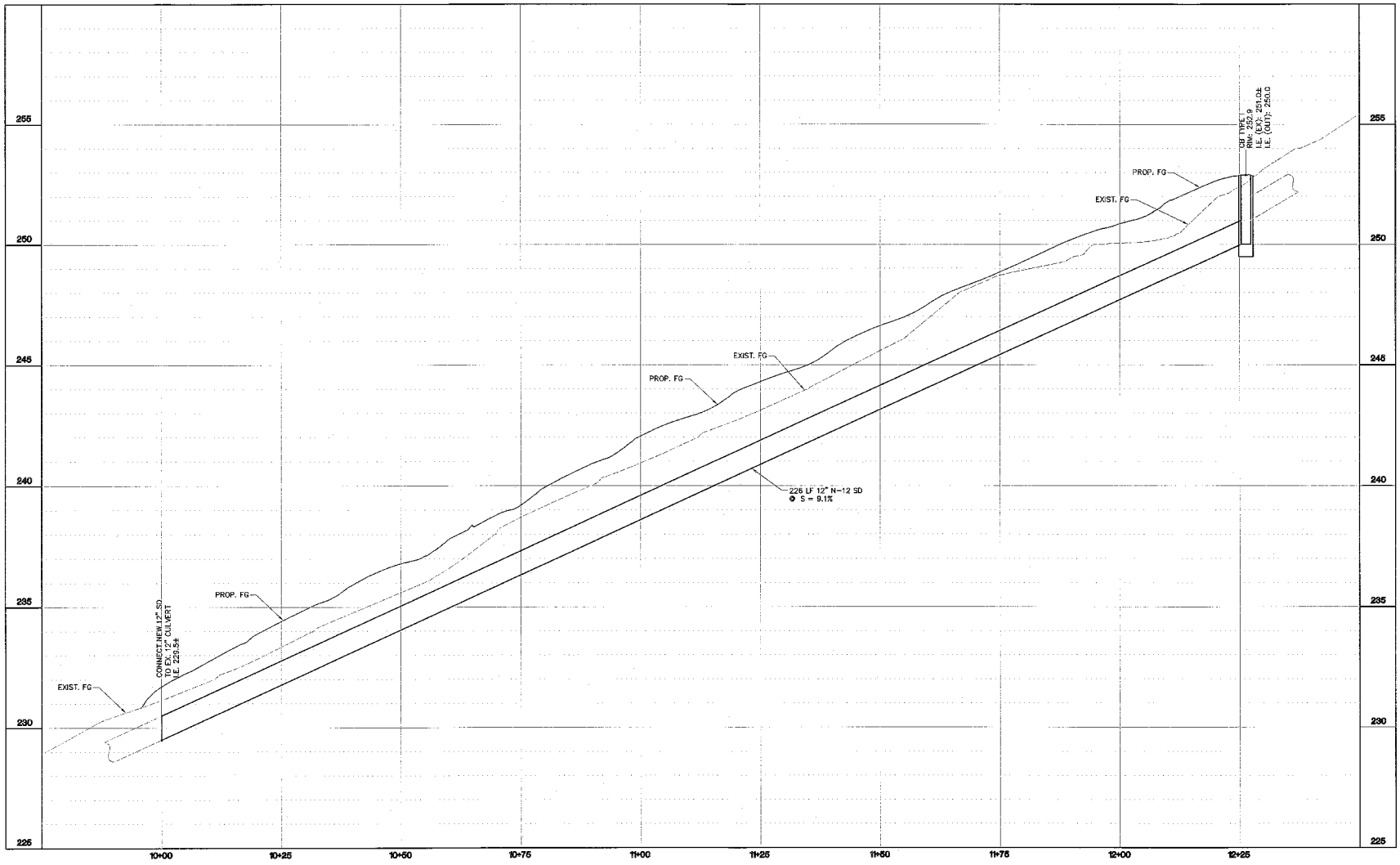
Attachments

A. Project Drawings
B. NGPE Planting Plan for Permit #06-123609-GH (for reference only)

Attachement A –
Kingto Preliminary Short Plat Drawings 09-118671-LN



NW 1/4, SEC. 34, TWP. 25 N, RGE. 5 E., W.M.



Call before you Dig.
1-800-424-5555
UNDERGROUND SERVICE (USA)

NO	DATE	BY	APPR	REVISIONS
1	3/26/10	HFP	HFP	ADDRESS C.O.B. REVIEW COMMENTS

PACE
An Engineering Services Company
11266 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
pacenwgrs.com

HAROLD F. PETERSON STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

APPROVED BY

HAROLD F. PETERSON, P.E. PROJECT MANAGER:
HAROLD F. PETERSON, P.E. DESIGNED:
R. HERRMAN CADD:
HAROLD F. PETERSON, P.E. CHECKED: DATE:
P10355_RD.DWG FILE NAME:

KINGTO SHORT PLAT

217 140TH AVE NE BELLEVUE, WASHINGTON

CITY OF BELLEVUE WASHINGTON

UTILITY GRID #

STORM DRAIN PROFILE

JOB NUMBER: 10355.00

SEC 34 TWP 25 N RGE 5 E SHT # 2 OF 2

FILE NAME: P:\P10\10355 - KINGTO BELLEVUE SHORT PLAT\CAD\SHEETS\P10355_RD.DWG
SAVE TIME: 4/5/2010 2:28:09 PM
PLOT TIME: 4/5/2010 2:28:34 PM
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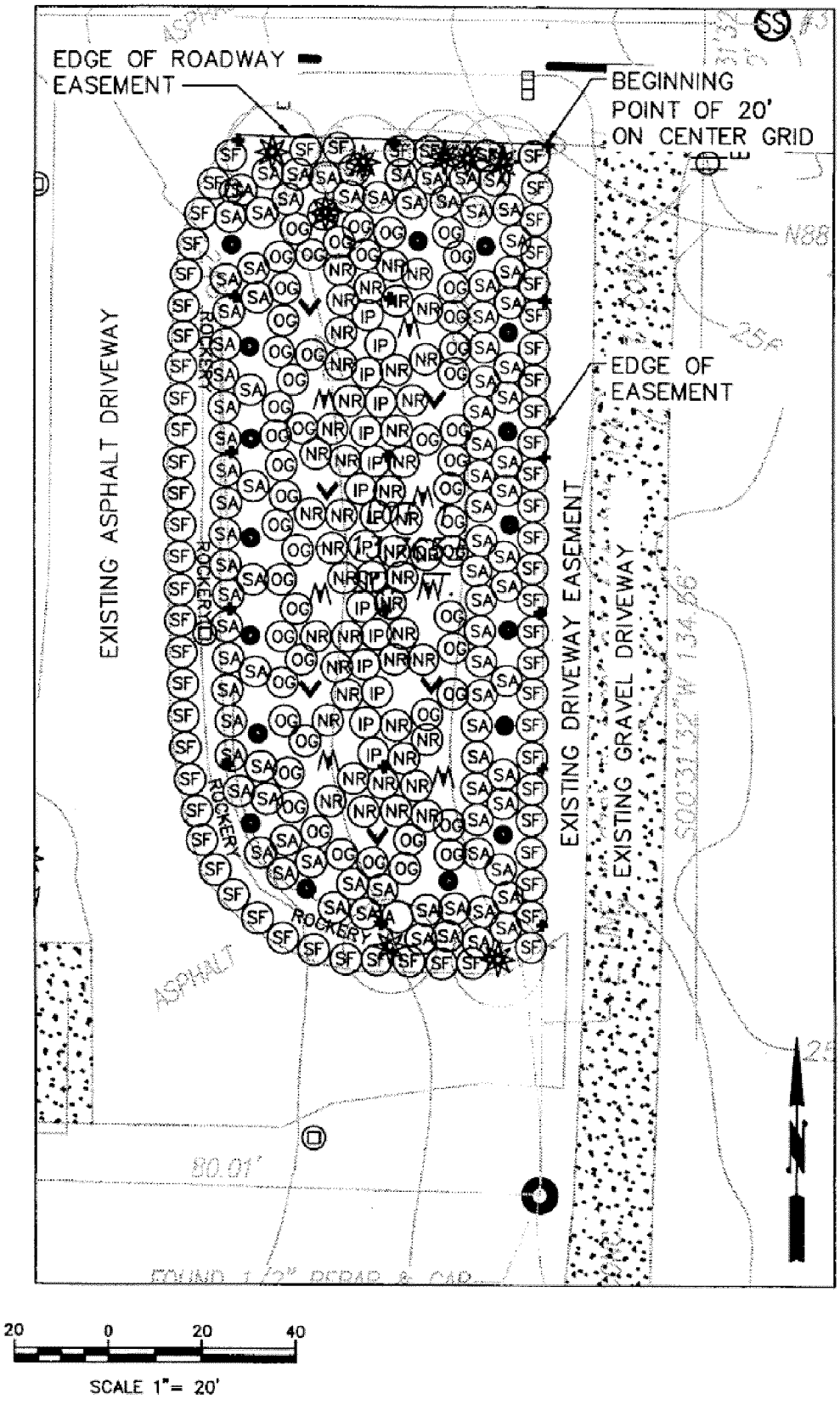
XREF FILES: 10355-GRV, P10355_RD.DWG

Attachment B

NGPE Planting Plan – Design approved under 06-123609-GH

For reference only



NGPE Plant List

06-123609-GH

(For reference only)

PLANT MATERIALS LEGEND:		
TREES:	NUMBER	NOTES
M BIGLEAF MAPLE (ACER MACROPHYLLUM)	7	2 GAL. MIN 6 LIVE BUDS, BRANCHING TWIGS. 18" – 24" MIN. HEIGHT.
● DOUGLAS FIR (PSEUDOTSUGA MENZIESII)	17	5 GAL. SINGLE STRAIGHT LEADER, FULL AND BUSHY. MIN 36" HEIGHT.
V VINE MAPLE (ACER CIRCINATUM)	5	2 GAL. MIN 6 LIVE BUDS, BRANCHING TWIGS. 18" – 24" MIN. HEIGHT.
SHRUBS		
IP – INDIAN PLUM (OEMLARIA CERASIFORMIS)	16	1 GAL. MIN. 3 LIVE BUDS, BRANCHING TWIGS. 12" –18" MIN. HEIGHT
NR – NOOTKA ROSE (ROSA NUTKANA)	46	1 GAL. MIN. 3 LIVE BUDS, BRANCHING TWIGS. 12" –18" MIN. HEIGHT
OG – OREGON GRAPE (MAHONIA AQUIFOLIUM)	52	1 GAL. MIN. 3 LIVE BUDS, BRANCHING TWIGS. 12" –18" MIN. HEIGHT
SA – SALAL (GAULTHERIA SHALLON)	92	3.5" POT. MIN. 3 LIVE STEMS WITH 3 LIVE BUDS, 6" LENGTH EACH
SF – SWORD FERN (POLYSTICHUM MUNITUM)	64	1 GAL. MIN. 3 LIVE FRONDS, 12" LENGTH OF FRONDS.

LEGEND:

✱ EXISTING TREES

• 20' GRID

NOTES:

1. CLEAR AND GRUB ALL NON–NATIVE TREES, SHRUBS AND HERBACEOUS PLANTS FROM THE PLANTING AREA. REMOVE ALL CLEARED AND GRUBBED MATERIAL FROM THE PLANTING AREA.
2. DRIVE 2"X 2"X6" WOOD STAKES INTO GROUND IN A 20' X 20' GRID AS SHOWN ON THE PLAN. START GRID AT INTERSECTION OF PROPERTY LINE AND DRIVEWAY EASEMENT.
3. PLACE PLANTS IN THEIR POTS, IN THEIR LOCATIONS, IN THE PLANTING AREA AS SHOWN ON THE PLAN. ADJUST PLANTS AROUND ROCKERY AND EXISTING PLANTS TO REMAIN.