



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Belmont Lands, LLC

LOCATION OF PROPOSAL: 1700 148th Avenue NE

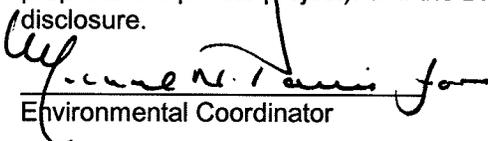
DESCRIPTION OF PROPOSAL: Preliminary Conservation Short Plat with Critical Areas Land Use review to subdivide a 1.72 acre site zoned R-7.5 into nine (9) single family lots and two tracts, including a Native Growth Protection area with Category III wetland, buffer averaging and wetland mitigation.

FILE NUMBERS: 09-132851-LN and 10-113142-LO

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **March 3, 2011**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

02-17-2011
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



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

Proposal Name: Belmont Conservation Short Plat

Proposal Address: 1700 148th Avenue NE

Proposal Description: Preliminary Conservation Short Plat with Critical Areas Land Use review to subdivide a 1.72 acre site zoned R-7.5 into nine (9) single family lots and two tracts, including a Native Growth Protection area with Category III wetland, buffer averaging and wetland mitigation.

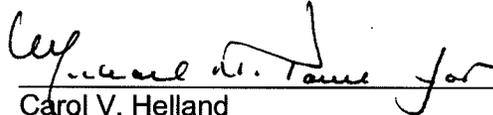
File Numbers: 09-132851-LN and 10-113142-LO

Applicant: Raymond Frey, Halsan Frey, LLC

Decisions Included: Preliminary Short Plat (Process II)
Critical Areas Land Use Permit (Process II)

**State Environmental Policy Act
Threshold Determination:**

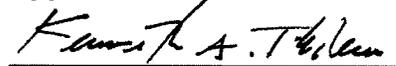
Determination of Non-Significance



Carol V. Helland
Environmental Coordinator
Development Services Department

Department Decision:

Approval with Conditions



Kenneth A. Thiem
Senior Planner
Development Services Department

Application: December 23, 2009
Notice of Applications: January 21, 2010 and July 1, 2010
Decision Publication: February 10, 2011
Appeal Deadline: February 24, 2011

For information on how to appeal a proposal, visit the Permit Center at City Hall, 450 110th Avenue NE, or call (425) 452-6800. Appeal of the Decision must be filed with the City Clerk by 5 PM on the date noted for appeal of the decision.

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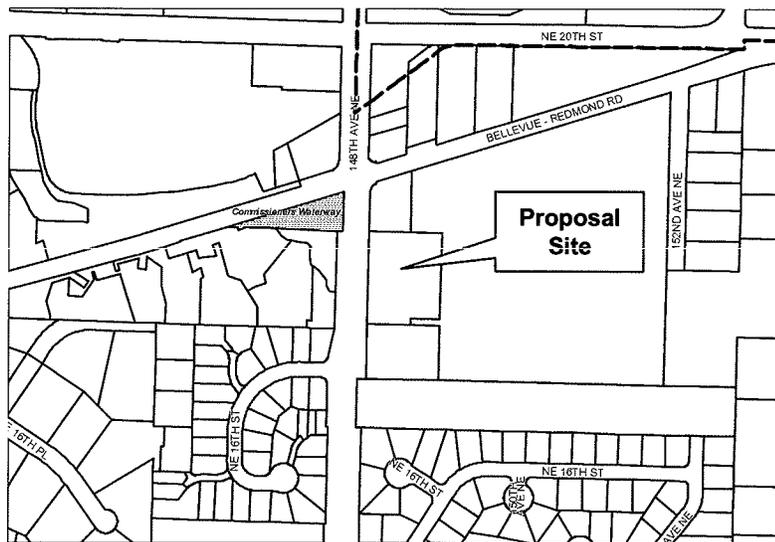
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- A. Plans
- B. SEPA Checklist
- C. Critical Areas Report

I. PROPOSAL DESCRIPTION/REQUEST

A. Conservation Short Plat



The applicant has requested preliminary approval of a Conservation Short Plat to subdivide a 1.72 acre parcel into nine (9) single family residential lots with tracts for storm drainage detention and protection of a Category III wetland. The site is located in the R-7.5 zone. It has been disturbed by illegal grading and used for Christmas tree sales in the past. The process allows the standard dimensional requirements to be modified. The proposal includes wetland buffer averaging and mitigation through Critical Areas review.

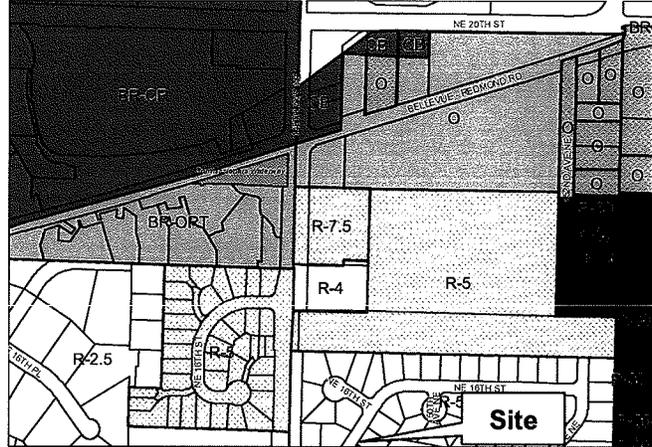
B. Critical Areas Permit

The critical areas overlay section of the land use code (LUC) states that any disturbance to or modification of a critical area structure setback requires a critical areas land use permit, Part 20.30P. LUC 20.25H.120.C.3 specifies that steep slope critical area structure setbacks may be modified only through an approved critical areas report, Part 20.25H.230.

A Critical Areas Land Use Permit is required in order to average the width of the wetland buffer, convert a portion of on-site wetland into wetland buffer, and create replacement wetland at a ratio of 2:1. Approximately 1,995 square feet of the existing wetland (19%) is to be converted into "buffer" (but remain wetland), and 4,816 square feet of new Category III wetland is to be created. A 60-foot buffer is required when the habitat score is 20 points or less (LUC 20.25H.095.C.1.a.i). The existing wetland has a Habit Score of 11 points. The proposal includes the creation of new wetland, a reduction in the width of the wetland buffer, from 60-feet to 52-feet (to accommodate the storm drainage detention facility), and an averaged buffer area of 2,232 SF and replacement buffer area of 2,403 SF. LUC 20.25H.095.C.2 allows for the modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain requirements may be modified for a specific proposal. The critical areas report provides flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The on-site Category III Wetland and buffer areas are degraded in function and value due to a lack of vegetative structural diversity found in higher-quality wetlands. Currently, the existing wetland and buffer areas are not fully performing their water quality, flood control and wildlife habitat functions.

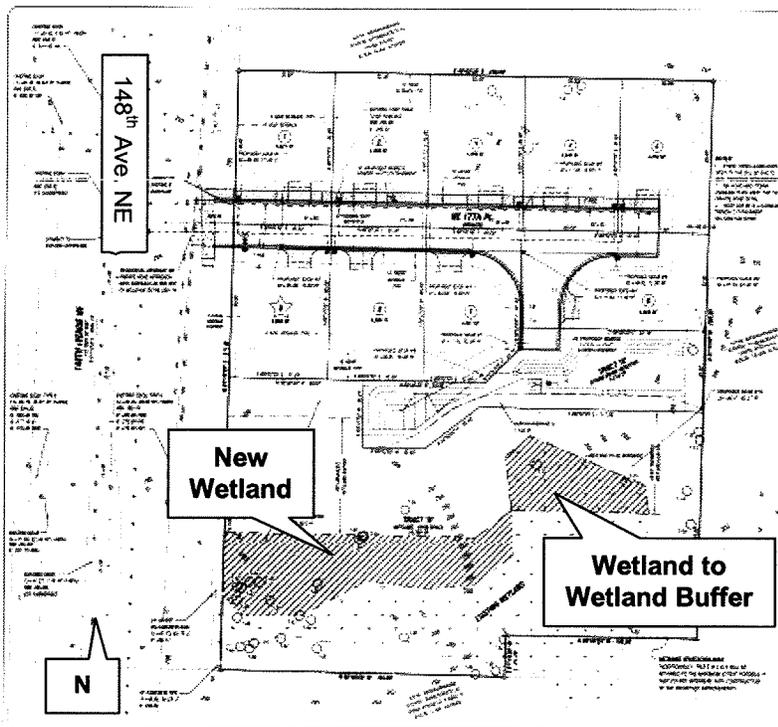
II. SITE DESCRIPTION & CONTEXT

The undeveloped site is zoned R-7.5 and located on the eastern side of 148th Avenue NE, about 150 feet south of Bel-Red Road. It is bounded by Washington Federal Savings Bank to the north, Interlake High School to the east; a vacant lot to the south and 148th Avenue NE to the west. Beyond is a City of Bellevue utility facility and an office Complex.



The site has undergone significant disturbance, resulting in asphalt and other manufactured materials embedded in the soils. The site includes about 10,470 square feet (SF) of Category III wetland. The wetland extends off-site to the south, with a total area of approximately 37,380 SF. An old concrete weir located near the central portion of the site suggests the wetland was constructed, probably for agricultural purposes. The proposal includes converting approximately 15% of the on-site wetland area into wetland buffer, and mitigating for the wetland loss by creating on-site replacement wetland area at the ratio of 2:1, per the LUC requirement (20.25H.105C.1) for a Category III wetland. The on-site wetland to remain, mitigated wetland and related buffer have a total area of 31,156 SF. The site also includes two areas with a maximum slope of 36 percent. The largest of these steep slope areas is approximately 2,100 square feet, with a total rise of 9-feet. These slopes do not qualify for critical area status. All critical areas and their associated buffers are required to be placed in a Native Growth Protection Area (NGPA).

III. SITE DESIGN



The proposed subdivision includes two tracts: Tract A is 6,313 SF and contains the storm drainage detention facility. Tract B is 31,156 SF and contains the on-site wetland and buffer areas. Tract B is designated a Native Growth Protection Area (NGPA). The non-critical portion of the site is to be divided into nine (9) single family residential lots, from 3,819 SF to 4,866 SF. The required off-site improvements include widening 148th Avenue NE to provide a transition lane for vehicular access to the site, replacing sidewalk or planting strip that conflicts with the transition lane, and street trees spaced at twenty five (25) feet

within the planting strip. The project cul-de-sac is 24-feet wide and located in a 25-foot private roadway easement. A 5-foot wide sidewalk is proposed on the north side of the cul-de-sac. The sidewalk is located within a private sidewalk easement. Stormwater runoff from the developed part of the site will be collected and tight-lined to the on-site detention facility. The detention facility will discharge to the wetland, then into a storm drain line under 148th Avenue NE, into a tributary to Kelsey Creek and eventually into Kelsey Creek. See Section XI for related conditions of approval on restoring the wetland and buffer areas and maintaining these areas until this landscape is established.

IV. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Wetland & Related Buffer Areas (LUC. 20.25H)

The on-site wetland area runs east-west along the site's southern boundary, with a "leg" extending north-south along the site's eastern boundary. Both the wetland and its buffer have degraded biological functions due to the presence of invasive, non-native vegetation and discarded trash and recyclable materials. The proposal is to improve the wetland's overall function by converting the north-south "leg" into wetland buffer and creating high-quality replacement wetland at a ratio of 2:1. Second, the invasive plants, trash and recyclable materials are to be removed and the wetland and buffer areas are to be restored with native plants and habitat features that include snags, logs, bird houses and bat boxes. All future development resulting from this decision must preserve the on-site critical areas and their buffers and structure setbacks within a Native Growth Protection Area (NGPA).

B. Density Calculation for a Conservation Subdivision (LUC 20.45B.055)

In order to subdivide property within the Critical Areas Overlay District the density (dwelling units per acre) must be calculated after the critical area plus critical area buffer is subtracted from the site area (LUC 20.25H.045.B). The maximum permitted density, calculated before any proposed modifications to buffer width or areas, is equal to the number of dwelling units per acre as specified in LUC 20.20.010, times the buildable area in acres, plus the dwelling units per acre times the total area of critical area and critical area buffer in acres times the development factor (LUC 20.25H.045.D), as follows:

$[(DU/acre)(Buildable\ area\ in\ acres) + (DU/acre)(Total\ critical\ area\ and\ critical\ area\ buffer\ in\ acres)(Development\ factor)] = Maximum\ dwelling\ unit\ potential$

The 1.72 acre site includes a total of 0.86 acre of buildable area, 0.72 acre of critical area plus critical area buffer. It qualifies for Conservation Subdivision review because the on-site critical area abuts an off-site critical area. The Development Factor is 0.584. Based on this information, the density calculation is: **$[(7.5)(0.859)+(7.5)(0.860)(.584)] = 10.18\ units$** . Therefore, the maximum possible number of lots is ten (10).

C. LUC Dimensional Requirements for a Conservation Subdivision

BASIC INFORMATION		
Zoning District	R-7.5 (SF Residential, 7.5 dwellings units per acre)	
Gross Site Area	1.72 acres (75,084 SF)	
Critical Area	This existing site has 32,140 SF (0.74 acres) of critical area plus required critical area buffer area	
Dwelling Units/Acre*	7.5 DU/Acre	6.442 DU/Acre – Buildable Portion 3.741 DU/Acre – Critical Portion Total: 5.23 DU/Acre – Entire Site
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	3,055 SF.	Lot 1 – 4,021 sq. ft. Lot 2 – 4,000 sq. ft. Lot 3 – 4,000 sq. ft. Lot 4 – 4,400 sq. ft. Lot 5 – 3,819 sq. ft. Lot 6 – 4,886 sq. ft. Lot 7 – 3,847 sq. ft. Lot 8 – 4,000 sq. ft. Lot 9 – 4,062 sq. ft.
Minimum Lot Width	60 ft.	Lot 1 – 50 ft. Lot 2 – 50 ft. Lot 3 – 50 ft. Lot 4 – 50 ft. Lot 5 – 50 ft. Lot 6 – 50 ft. Lot 7 – 50 ft. Lot 8 – 50 ft. Lot 9 – 50 ft.
Minimum Lot Depth	80 ft.	80 ft.
Lot Coverage	Per LUC 20.45A.060.(5)	Determined at bldg. permit stage**
Building Setbacks		
Front Yard	10 ft.	10 ft.
Driveway Depth	16 ft.	16 ft.
Rear Yard	15 ft.	15 ft.
Min. Side Yard	5 ft.	5 ft.
2 Side Yard	10 ft.	10 ft.
Access Easement	20 ft.	20 ft.
Tree Retention	15% of existing DBH inches	49% or 2,433 diameter inches

*The allowed density for sites in the Critical Areas Overlay District is determined through the density calculation found in LUC 20.25H.045.B, which is discussed in Section II.A of this report.

** Lot coverage calculations will be required with any future permits for construction of the future homes.

D. Critical Areas Functions and Values

1. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 *in* Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions. Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 *in* Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or re-vegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream base flows. Surface water that flows in to riparian areas during floods or as direct precipitation, infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

2. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provide various beneficial functions, not all wetlands

perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wet-lands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

3. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190). Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

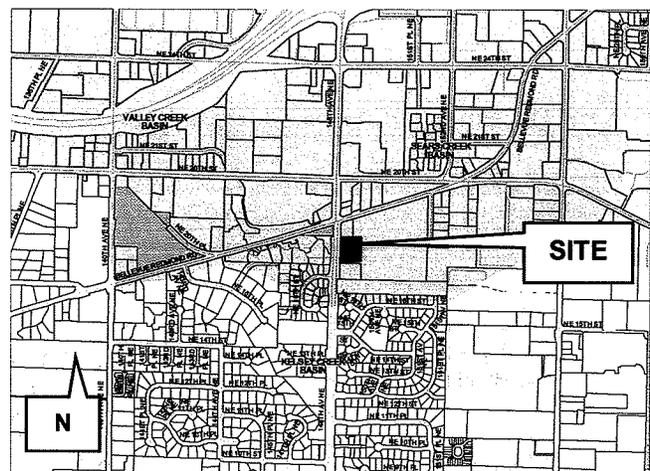
4. Critical Areas Requirements

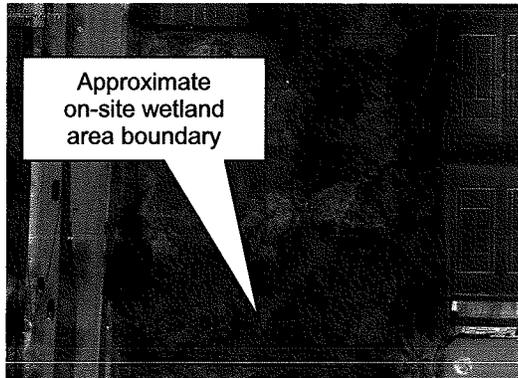
a) Analysis of Technical Feasibility for New or Expanded Essential Public Facilities (LUC 20.25H.055).

Finding: New utility facilities, utility systems and stormwater facilities are allowed in critical area, critical area buffer or critical area structure setback if appropriate analysis of the critical area to be disturbed is provided along with the necessary mitigation for the encroachment.

b) Consistency with administrative approval of structure and/or buffer setbacks (LUC Section 20.25H.095).

Finding: A report on the existing site hydrology and the developed site hydrology was prepared by PacWest Engineering, LLC, dated December 2009 and revised in May of 2010. A Critical Areas Report and Mitigation Plan was prepared by PE Consultants LLC in December 2009. The site is located in the Sears Creek Drainage Basin.





The site has non-critical slopes along the southern and eastern boundaries. A Category III wetland with an on-site area of 10,470 square feet exists along the southern boundary and along a portion of the eastern boundary. The on-site wetland is part of a larger wetland with a total of 37,380 SF that extends toward the south. The wetland drains under 148th Avenue NE into Sears Creek, Valley Creek and Kelsey Creek; which drains into Mercer Slough and Lake Washington. This wetland is not identified by

The National Wetland Inventory. No salmonids have been mapped on the subject property. However, salmonids have been identified in a tributary of Kelsey Creek approximately one (1) mile downstream of the subject property. There are no drainage channels in the wetland that suggest stream corridor. The entire wetland area is a depression that, because of the surrounding topography, collects runoff from parking lots, playfields, tennis courts, and grassy areas of Highland Middle School site. The wetland vegetation includes species such as Willow, Salmonberry, Himalayan blackberry, Skunk cabbage, Buttercup, Black Cottonwood, Climbing Nightshade, Reed Canary Grass and Red Alder. The wetland soils consist of a black much with mottles. No federally-listed, State-listed, or State Priority Species are know, were identified or know to occur in the on-site wetland.

c) Wetland Buffer Modification/Averaging (LUC 20.25H.095.C.2)

Finding: The proposal includes 1,995 SF of wetland area to be converted to wetland "buffer," However, this wetland area will not be filled or topographically modified. Human-made debris will be removed from the wetland and it will be restored with native, wetland vegetation. After these changes this area will continue to function as wetland. In exchange for allowing this area to count toward the buffer requirement the proposal is includes creating 4,816 SF of additional on-site wetland area. The ratio of existing wetland area to new wetland area is 1:2.4. The proposal includes averaging the 60-foot wetland buffer. A portion of the buffer will be reduced to 52.5 feet in width, and the remainder will be increased to 82-feet in width. The proposed averaging will net 209 SF of additional buffer area.

In compliance with 20.25H.230, Critical Areas Report, the applicant provided a wetland study by PE Consultants, dated December, 2009, determine the type of wetland and the wetland boundary delineation. The wetland mitigation and buffer averaging plan developed by PacWest Engineering is based on PE Consultants wetland study and fulfills the LUC performance standards of LUC 20.25H.095:

- i. *Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC 20.25H.040 would not accommodate the proposed development in a manner consistent with its intended use and function;*

- ii. *Restorative planting within the buffer is proposed to ensure that the ecological structure after averaging is equal to or greater than the structure and function before averaging;*
- iii. *The total buffer area will not be reduced with averaging. In fact, it will increase by 209 SF after averaging;*
- iv. *The proposed buffer area remains contiguous after averaging;*
- v. *Averaging would not compromise slope stability, nor would it increase the likelihood of erosion or landslide hazard;*
- vi. *Averaging would not result in a significant adverse impact to habitat associated with species of local importance. In fact, the native plantings and habitat features described in Section IV will improve wildlife habitat for all species, and*
- vii. *At no point is the proposed critical area buffer width less than 75 percent of the required buffer dimension.*

d) Consistency with Land Use Code Performance Standards for Critical Wetland Areas (LUC 20.25H.100).

- i. Lights shall be directed away from the wetland. This decision is conditioned to require all future building exterior lighting to be shielded to prevent light and glare impacts to the wetland;
- ii. *Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques. The wetland is shielded from the site circulation by the future homes except for a hammer head turn-a-round for fire trucks and other larger vehicles;*
- iii. *Toxic runoff from new impervious area shall be routed away from the wetland. All site runoff, including that from pollution-generating impervious area is to be routed to the on-site storm water detention facility for treatment.*
- iv. *Treated water may be allowed to enter the wetland critical area buffer. Only treated site runoff will enter the critical area buffer.*
- v. *The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use. This decision requires the wetland and wetland buffer landscapes to be restored. The landscape plan must include a fence or dense planting with indigenous materials along the outer edge of the wetland buffer;*
- vi. *Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the the wetland buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended. This decision is conditioned to prohibit the future owners/occupants of this plat from using pesticides, insecticides and fertilizers.*

V. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts.

Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with incorporation by reference of the "2009-2020 Transportation Facilities Plan Final Environmental Impact Statement" (TFP EIS), updated March 2009. This document is available in the Department of Planning and Community Development Records Room, Bellevue City Hall, 450 110th Avenue NE, Lobby Floor. Transportation-related impacts associated with the proposed project are consistent with the projected impacts analyzed in the 2009-2020 TFP EIS.

Earth and Water

There is an L-shaped Category III wetland along its southern and eastern boundaries with a total on-site area of 10,470 SF and a total area of 37,380 SF. The on-site wetland and required critical area buffer have a total area of 31,156 SF. The wetland and required buffer

will be preserved through the establishment of a Native Growth Protection Area. The site's critical areas are addressed in greater detail in sections II and IV.C.4 of this report. No development activity (modification) is proposed within the site's critical areas. Restorative planting is required within the critical area buffer. See Section XI for a related condition of approval.

The proposed development is expected to adversely affect the quality of surface water on the site. Pollutants such as sediment, oil, grease, herbicides, pesticides, and fertilizers could be expected to enter the storm water from the driving surfaces and any landscaped areas. However, the City's Utility Codes and Engineering Standards provide adequate direction to mitigate for both runoff control and water quality treatment for conventional pollutants.

The site is located in the Sears Creek Drainage Basin. All site work during the rainy season (November 1st through April 31st) is required to be approved by the Clearing & Grading Section based on a specific request to the Clearing & Grading reviewer. Any approval to perform clearing & grading activities during the rainy season will be subject to several conditions directly aimed at minimizing the potential for construction site erosion and sedimentation. An augmented temporary erosion and sedimentation control plan may also be required. See Section XI for a related condition of approval.

Plants and Animals

The proposed construction will likely result in a reduction in the number of animals due to an increase in density and human presence. An increase in habitat fragmentation and acceleration of edge is also expected due to and increase in the probability of human disturbance to the surrounding landscape associated with an increase in density. These impacts are adverse, but they are not environmentally significant and will be partially mitigated through the retention of existing vegetation within the critical area, and the planting of native plants within the critical area buffer. See Section XI for a related condition of approval.

Noise

The proposal site is close to a single family residential neighborhood. The residents are

most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise is limited by the Bellevue City Code, Chapter 9.18 BCC, to the hours from 7:00 am to 6:00 pm on Monday through Friday and 9:00 am to 6:00 pm on Saturday. See Section XI for a related condition of approval.

VI. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The preliminary short plat application has been reviewed and no further utility revisions are needed at this time. The Utilities Department approval is based on a conceptual utility design, which does suggest that there are implied approvals of the utilities construction documents and specifications. See Section XI of this report for the Utilities Department's Conditions of Approval.

B. Fire Department Review

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 XI of this report for the Fire Department's Conditions of Approval.

C. 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.

Site Access

Access to all the nine lots will be from a private road, NE 17th Place, off of 148th Ave NE as shown on the approved plans. No other access connection to city right-of-way is authorized.

The private road NE 17th Place, must have a minimum paved width of 24 feet within a minimum access easement width of 25 feet, and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-8. With a paved width of 24-feet, parking is allowed only on one side of the road.

The houses of the proposed Belmont Conservation short plat will be addressed off of the private road, NE 17th Place. A street name sign as per the City's Transportation Department Design Manual Standard Drawing TE-23B must be installed by the developer at the intersection of the private road and 148th Ave NE.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on 148th Ave NE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Bellevue City Code section 14.60.110A states that installation of street frontage improvements is required prior to final approval of short subdivisions. BCC section 14.60.110B states "Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the permittee as directed by the Review Engineer. Street frontage improvements may include curb, gutter, sidewalk, storm drainage, street lighting, traffic signal equipment, utility installation or relocation, landscaping strip, street trees and landscaping irrigation, street widening, and channelization."

Underlying these code sections are numerous policies and goals adopted by the City Council, including the Comprehensive Plan. Bellevue policy is to not allow new developments unless consistent with the goal to create a balanced transportation system having a wide range of travel choices and consistent with the vision of Bellevue as the "City in a Park." This is carried out by placing conditions on the approval of development permits to assure that developers provide frontage improvements as appropriate to meet the City's goals regarding alternative travel choices, appropriate traffic volumes, safety, aesthetics, and environmental enhancements. City policy leads to the creation of a higher quality community, thus benefiting developers, who can market developments in Bellevue for higher prices.

Under City policy, each site bears the cost of its own frontage improvements. These costs are passed on to the occupants through higher land prices. Each site receives benefits from all the other sites that have improved frontages. If a development is not required to bear the full cost of frontage improvements at the time of development, then those frontage improvements will not be completed unless paid for in the future by the City's taxpayers. However, the taxpayers already bear the cost of frontage improvements where they live and work, so the taxpayers would be double charged, while the new developer escapes these costs. Thus, it is equitable and roughly proportional for each new developer to bear the full cost of frontage improvements for each site.

An examination of frontage improvements and average daily trip generation for some other recent residential developments in Bellevue shows that those developments provided an average of 8.1 linear feet of half-street improvements per average daily trip. These improvements were located along the public right of way fronting the short plat, or provided a public access easement within the short plat. The calculation of daily trips is the net increase

in trips based on a seven-day average rate from national sources. The Belmont

Conservation Short Plat is expected to generate a net increase of 86 average daily trips based on a net increase of nine dwelling units. The Belmont Conservation Short Plat is financially responsible for the construction of approximately 205 total linear feet of half-street improvements. This results in 2.4 linear feet of half street improvements per trip, which is lesser than the average value of 8.1. Therefore, the requirement for approximately 205 feet of frontage improvements is reasonable.

Prior to final short plat approval, the developer must provide street frontage improvements on 148th Ave NE 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 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. Specific engineering requirements include: the extension of the existing right turn lane on 148th Ave

NE from north of the site to 190 feet along the property frontage on 148th Ave NE, including a 25 foot long taper section to meet the existing curb on 148th Ave NE. A four foot wide planter strip and a six foot wide sidewalk are required to be provided along 148th Ave NE in the portion where the curb will be relocated to provide the extension of the right turn lane and the taper section. The right turn lane extension on 148th Ave N, which will serve as an acceleration/deceleration lane for the traffic related to the short plat, must be installed by the developer and cannot be bonded for if construction is begun on the short plat improvements.

One additional street light must be provided by the developer along 148th Ave NE. There are two existing street lights along the property frontage on 148th Ave NE, which will remain. There are master plan level discussions between the City of Bellevue and the City of Redmond regarding the future improvements on 148th Ave NE and Bel Red Road. After the master plan is adopted, there will be roadway widening and corresponding sidewalk relocation along 148th Ave NE along the property frontage. The applicant has agreed to provide a seven foot wide approximately 200 feet long easement for the future relocation of the sidewalk along 148th Ave NE as shown in the submitted plans.

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 148th Avenue NE is classified as Standard Trench Restoration.

Sight Distance

The access design shall meet the vehicular and pedestrian sight distance requirements of BCC 14.60.240 and BCC. 14.60.241 respectively. 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 peak hours. The proposed nine lot short plat is estimated to generate nine additional peak hour trips. The addition of nine new peak hour trips is not expected to have a significant impact on the traffic operations of the adjacent streets. Moreover, the short plat is extending the existing right turn lane on 148th Avenue NE from the north of the site to 190 feet along the property frontage, including a 25 feet long taper section to meet the existing curb on 148th Ave NE. The extension will serve as a lane for the acceleration /deceleration of the traffic as they ingress/egress the site.

VII. PUBLIC NOTICE AND COMMENTS

Application Dates: Dec. 23, 2009, for 09-132851-LN and June 1, 2010 for 10-113142-LO.

Public Notice: Jan. 21, 2010 for 09-132851-LN and July 1, 2010 for 10-113142-LO:

Min. Comment Period: 14 day comment period closed on Feb.4, 2010 for 09-132851-LN and July 15, 2010 for 10-113142-LO.

The Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *Seattle Times* as noted above. A notice of application was also mailed to property owners within 500 feet of the project site and a Public Information Sign was installed at the entrance to the project one day prior to each of the public notice dates. There were no citizen comments on the proposed project.

VIII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

A. Transition Lane

The proposal plans were revised to include a transition lane to allow drivers entering or exiting the site to decelerate and accelerate without significantly affecting the traffic flow on 148th Avenue NE.

B. Frontage Development

The site plan was revised to show the existing sidewalk along 148th Avenue NE to be demolished and reconstructed in a new location to allow for the transition lane. Further, one additional street light was added to the 148th Avenue frontage.

C. Hammerhead Width

The site plan was revised to increase the width of the hammerhead turn-a-round and related easement (from 21-feet) to 24-feet and 25-feet respectively.

D. Sidewalk Added

The site plan was revised to include a five (5) foot sidewalk and related easement addition to the north side of the project cul-de-sac.

E. Street Trees

The site/landscape plan was revised to include street trees along both sides of the project cul-de-sac.

F. Lot Width

The site plan was revised to increase the width of Lot 4 from 48-feet to 50-feet in order to minimum the minimum lot width requirement.

G. Storm Detention / Wetland Buffer

The storm drainage detention system design was revised to provide the total required wetland buffer width and area;

H. Wetland and Wetland Buffer Landscape

As a condition of this decision, the site's wetland area and wetland buffer landscapes are required to be restored per the recommendations of the Critical Areas Report (CAR). The CAR requires these areas to be monitored and maintained for five years from the City's preliminary approval date.

I. Building Setback

The site plan was revised to provide the minimum required 10-foot setback from 148th Avenue NE

IX. DECISION CRITERIA

A. Critical Areas Report (LUC 20.25H.255.B)

The Director may approve or approve with modification a proposal to reduce the regulated critical area buffer where the applicant demonstrates:

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer function which demonstrate a net gain in overall critical area or critical area buffer functions.**

Finding: Yes, the proposal plans include restoration of degraded critical area and critical area buffer. The critical area and critical area buffer function will be improved by removing invasive plants, trash and recyclable materials from the wetland and buffer areas and landscaping these areas with native plants and habitat features such as snags, logs, bird houses and bat boxes. Together these measures will enhance the critical area and buffer function by decreasing stormwater run-off, improving wildlife habitat and reduce erosion; thereby improving water quality on-site and down stream.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions that demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Finding: Yes, the site's degraded critical area and critical area buffer functions will be enhanced to achieve a net gain in the ecosystem's functions. The proposed restoration includes removing human debris from these areas and restoring them with native vegetation, and placing the on-site wetland and related buffer in a Native Growth Protection Area (NGPA). The restored NGPA will provide a rich diversity of beneficial plants that improve wildlife habitat and reduce on-site erosion. Consequently, stormwater quality will be improved because many of the pollutants it carries will be captured and absorbed by the plants. The improved landscape will do a better job of retaining water, which will increase the detention capacity of the wetland and reduce stormwater run-off volumes and downstream erosion. See the conditions of approval in Section XI.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Finding: Yes, a net gain in stormwater quality function will be achieved by the proposal. The existing wetland and its buffer area have degraded biological functions due to the presence of invasive, non-native vegetation and discarded trash and recyclable materials. The stormwater quality function will be improved by converting the north-south "leg" of the degraded wetland into wetland buffer and creating high-quality replacement wetland at a ratio of 2:1. Second, the invasive plants, trash and recyclable materials will be removed from the wetland and buffer areas will be restored with native plants and habitat features to enhance the wildlife habitat.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Response: Yes, there will be adequate resources to ensure full and complete restoration of the wetland and wetland buffer areas. This decision requires the applicant is by to provide an installation performance device equal to 150 percent of the cost of restoring the wetland and wetland buffer areas per the approved plans. In addition, this decision requires a maintenance performance device equal to 20 percent of the cost of restoring the wetland and wetland buffer areas per the approved plans. The device will be held by the City and released in full three (3)

years after the restoration if the wetland and wetland buffer restoration has been deemed successful by the City.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Response: Yes, the functions and values of the critical area and critical area buffer will be enhanced compared to the functions and values of the degraded wetland and wetland buffer areas as they exist today. These areas are presently so disturbed their function and value is significantly degraded. The restoration and creation of a NGPA will provide a rich diversity of beneficial plants to improve wildlife habitat and reduce erosion. The quality of stormwater runoff will be improved because many of the pollutants it carries will be captured and absorbed by the plants. The site improvements will do a better job of retaining water, increase the detention capacity of the wetland and reduce stormwater run-off volumes and downstream erosion

6. The resulting development is compatible with other uses and development in the same land use district.

Response: Yes, the proposed residential short plat development is compatible with other nearby uses and development. The site is bounded by Highland Middle School to the east, Washington Federal Savings and Loan to the north, an undeveloped site that is mostly if not entirely wetland to the south, and an office development to the west, on the western side of 148th Avenue NE. Also, there are subdivisions on both sides of 148th Avenue NE just south of the proposal site.

B. Critical Areas Land Use Permit (LUC 20.30P.140)

1. The proposal obtains all other permits required by the Land Use Code

Finding: The preliminary short plat and critical areas land use permit approvals are preliminary steps in the subdivision of this site. The applicant must apply for and obtain final short plat approval once the engineering plans have been reviewed and approved and the subdivision constructed and approved by the City of Bellevue.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer.

Finding: The proposal is being reviewed and approved through the Conservation Subdivision process. This process allows for reduced lot sizes and reduced building setbacks for a more compact development footprint compared to a conventional subdivision. The proposal includes restoration of degraded wetland and buffer areas through the removal of human debris and restorative landscaping, and the creation of approximately 4,816 square feet of new wetland area.

3. The proposal incorporates the performance standards of Part 20.25H of the Land Use Code to the maximum extent applicable.

Finding: The proposed development incorporates the Performance Standards of the Land Use Code (LUC 20.25H.100) to the maximum extent possible, as noted below.

a. Lights shall be directed away from the wetland.

Finding: All building exterior lighting is required to be shielded in order to minimize light and glare impacts to the wetland.

b. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noised shall be minimized through us of design and installation techniques.

Finding: Vehicular noise impacts to the wetland are inevitable due to the wetland's proximity to 148th Avenue NE. However, vehicular noise from the project cul-de-sac will be softened by the future homes located between the cul-de-sac and wetland. The noise from other equipment such as air conditioning units and emergency generators is controlled by Bellevue City Code (BCC), Chapter 9.18.

c. Toxic runoff from new impervious surface area shall be routed away from the wetlands.

Finding: All runoff from the development will surface drain or pipe drain into the project's storm drainage detention facility, where it will be treated before release into the wetland. This decision requires a detention facility design that will remove water-borne sediments and contaminants from site runoff. The overall health of the wetland will be improved through the removal of human debris and invasive plants, and full restoration of the critical area and its buffer with native wetland species. To ensure that the function of the wetland is maintained over time it is required to be monitored and maintained for five (5) years following completion of the project.

d. Treated water may be allowed to enter the wetland critical area buffer.

Finding: Based on the location and design of the detention system, only treated water from the development footprint will enter the wetland critical area buffer.

e. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.

Finding: The plans for this decision include densely planted native plant materials located within the outer edge of the wetland critical area buffer.

f. Use of pesticides, insecticides and fertilizers within 150feet of the edge of the wetland buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," nor or here after amended.

Finding: To ensure that harmful contaminants within the site runoff do not enter the wetland this decision prohibits the use of pesticides, insecticides and fertilizers by the future homeowners of the lots bordering the wetland buffer.

C. Preliminary Short Plat (LUC 20.45B.130B)

The Director may approve or approve with modifications 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: The City ensures public health, safety and general welfare through development code requirements. As discussed in Section IV of this report, the proposed short plat is consistent with the City's development Codes and Standards. The site is accessed from 148th Avenue NE. The existing roads, public water and sewer facilities that will serve the proposed project have been deemed adequate. See Section XI of this report for related Condition of Approval.

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

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

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

Finding: The preliminary short plat appropriately considers the physical characteristics of the site by utilizing the conservation short subdivision process, and by establishing a Native Growth Protection Area for the critical areas and critical area buffers. This decision also includes a requirement for the final plat improvements to include restorative planting within the critical area buffer in order to protect the environmental health of the critical area on-site and adjacent to the site. On-site critical area/buffer must be designated a Native Growth Protection Area (NGPA) on the face of the plat.

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.**

Finding: The proposal complies with the Land Use Code requirements, Utility Code and the applicable City of Bellevue Development Standards.

Land Use Code Requirements

- a. **Dimensional Requirements:** The site is zoned single-family, R-7.5 which, when developed per the requirements of a conservation short plat, has a minimum lot size requirement of 3,055 square feet. The dimensional requirements for the R-7.5 zone are:

10'	Front Yard Setback (applicable from all abutting rights-of-way)
16'	Front Yard <u>Garage</u> Setback
15'	Rear Yard Setback
5'	Side Yard Setback
10'	Two Side Yard Setback (must comply with IBC for bldg. separation)
35'	Maximum Building Height (from avg. existing grade to roof peak)
30'	Maximum Building Height (from avg. existing grade to flat roof)
*%	Maximum Lot Coverage by Structure
**%	Impervious Surface
60'	Minimum Lot Width
80'	Minimum Lot Depth

* Maximum Lot coverage for each lot is determined by multiplying the maximum lot coverage in the underlying land Use district by the lot coverage factor. See Section XI of this report for a related Condition of Approval.

** Impervious Surface for the subdivision considered on the whole shall not exceed 50 percent based of the total site area. The final short plat shall designate the allowed impervious surface for each separate lot. See Section XI of this report for a related Condition of Approval.

b. Significant Tree Preservation:

Fifteen (15) percent of the existing significant trees on site are required to be protected (LUC 20.20.520). The undeveloped site has a total of fifty-five (55) significant trees with a total of 674 diameter inches. Of the total, forty nine (49) significant trees with a total of 509 diameter inches will be protected with the proposed site improvements. The application includes a tree protection plan that complies with the City of Bellevue tree protection standards of LUC 20.20.900.

c. Critical Areas: The site's critical areas and required buffer areas will be protected through the establishment of an NGPA in accordance with LUC 20.25H.030.B. See a related condition of approval in Section XI.

Finding: All of the lots can be developed in accordance with the City of Bellevue Land Use Code requirements for a Conservation Short Plat that is zoned R-7.5. The LUC includes a requirement for the calculation of density for lots that contain critical areas. Under these provisions, the subject site may be divided into nine residential lots, which is discussed in more detail in section II.A of this report.

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

Finding: The site is located in the Crossroads Subarea. The Comprehensive Plan designation for this site is single-family R-7.5. The proposal complies with applicable Comprehensive Plan policies city-wide and for this Subarea.

The proposal is to provide new single-family housing as illustrated on the Land Use Plan (Policy S-CR-8 and Figure S-CR-1). The proposed development includes the preservation of open space and existing vegetation (Policy S-CR-12). The proposal

is for infill development of a vacant, under-utilized site with adequate urban services (HO-17), and the creation of a quality neighborhood by providing features such as enhanced open space, pedestrian connectivity, protection of environmentally sensitive features (NGPA) and preserving 89% of the existing significant trees. The proposal includes a sidewalk on the north side of the cul-de-sac. The sidewalk is supported by policies in the Transportation, Urban Design, and Pedestrian/bicycle elements of the Comprehensive Plan:

POLICY UD-39: Include clear and ample walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design;

Policy UD-40: Ensure that sidewalks, walkways, and trails are furnished, where needed and appropriate, with lighting, seating, landscaping and street trees.

POLICY TR-25: Provide for adequate roadway, pedestrian, and bicycling connections in newly developing and redeveloping areas of the city, promoting both internal access and linkages with the rest of the city.

PB-18: Internal pedestrian circulation systems shall be provided within and between existing, new or redeveloping commercial, multi-family or single family developments, and other appropriate activity centers, and shall conveniently connect to frontage pedestrian systems and transit facilities.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

Finding: All of the proposed lots meet the minimum standards for lot width, lot depth, and lot area per the R-7.5 Conservation Subdivision requirements without a variance. There are no environmental factors which further inhibit the development of this property that would warrant a variance. See related conditions of approval in Section XI.

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 exist or will be provided with this short plat approval. See the related conditions of approval in Section XI.

X. **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 hereby **approves** the Belmont conservation 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.

XI. Conditions of Approval:

The following conditions are imposed under authority referenced:

A. 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	Savina Uzunow, 425-452-7860
Construction Codes – BCC Title 23	Building Division, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Ken Thiem, 425-452-2728
Noise Control – BCC 9.18	Ken Thiem, 425-452-2728
Transportation Development Code – BCC 14.60	Rohini Nair, 425-452-2569
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Transportation Department Design Manual	Rohini Nair, 425-452-2569
Traffic Standards Code 14.10	Rohini Nair, 425-452-2569
Utility Code – BCC Title 24	Rob Hutchinson, 425-452-7903

B. GENERAL CONDITIONS:

1. NOISE / CONSTRUCTION HOURS

All development activity related to this decision is subject to the City's permitted construction hours: from 7a.m. to 6 p.m. on week days and from 9:00 a.m. to 6:00 p.m. on Saturdays, except for legal holidays. Upon written request to this Department, work hours may be extended pursuant to conditions/requirements of BCC 9.18 can be met. Proximity to existing residential uses will be given special consideration.

Authority: Bellevue City Code 9.18

Reviewer: Ken Thiem

2. 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: Ken Thiem

3. UTILITIES DEPARTMENT CONDITIONS

Utilities Department approval is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06
Reviewer: Robert Hutchinson

4. RAINY SEASON RESTRICTIONS

Due to the on-site critical area, no clearing and grading activity may occur during the rainy season, October 1 through April 30, without written authorization by the Development Services Department. City approval of work during the rainy season shall be contingent on the provision of increased erosion and sedimentation measures representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow

C. 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: Rohini Nair

2. OFF-STREET PARKING

The applicant shall 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: Rohini Nair

3. ENGINEERING PLANS

A street lighting plan, channelization plan, and 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 extension of the right turn lane on 148th Ave NE, the connection (driveway approach) of the private road (NE17th Place) to 148th Avenue NE, pavement restoration in 148th Avenue NE, 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:

- The extension of the right turn lane on 148th Ave NE from the adjacent driveway on the north to 190 feet along the property frontage on 148th Ave NE, which includes a 25 feet long taper section that connects to the existing curb to the south.
- The four foot wide planter and six foot wide sidewalk on 148th Ave NE along the extension of the right turn pocket and the taper section are to be shown in the plans. The sidewalk will have a 45 degree taper at a distance to approximately 25 feet south of the north property line along 148th Ave NE. A planter section is not required in the frontage to the north of the taper section in order to connect with the existing sidewalk section to the north of the site.
- The existing street lights on 148th Ave NE and the new street light on 148th Ave NE.
- Vaults if provided in the travel lane must be flush with the travel surface and must be able to withstand the loads of the traffic.
- Vaults and valves within the sidewalk area must be flush with the sidewalk surface and must have skid/slip resistant lids.

b) Miscellaneous:

- The seven feet wide approximately 200 feet long easement for the future sidewalk will be shown. This easement will serve to provide pedestrian access easement for the future widening and sidewalk relocation on 148th Ave NE by the City. The City has master plan level plans to widen 148th Ave NE and subsequent relocation of the sidewalk to a length of approximately 200 feet.

- 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 DEV-7A, TE-1 and TE-3
Reviewer: Rohini Nair

4. SIGHT DISTANCE

If necessary, existing vegetation near the access point on 148th Avenue NE shall be trimmed to meet the vehicular and pedestrian sight distance requirements of BCC 14.60.240 and BCC 14.60.241, and standard drawing TE-1 and TE-3. Ground vegetation within the sight triangle shall be trimmed to no more than 2.5 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

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 148th Avenue NE 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 # 21
Reviewer: Rohini Nair

6. WATER, SEWER & STORM DRAINAGE

The water, sewer and storm drainage systems shall be designed per the 2009 City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreements. The current proposal showing a storm filter in the right of way is not needed due to there being less than 5000sq ft of new pollution generating impervious driving surface offsite area. Detention and water quality are triggered for the onsite short plat improvements.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Robert Hutchinson

7. NATIVE GROWTH PROTECTION AREA

All critical areas and their associated buffers are required to be placed in a Native Growth Protection Area (NGPA). The NGPA shall be identified on all site-related plans for the project, including the Final Plat application drawings.

Authority: LUC 20.25H.095
Reviewer: Ken Thiem

8. CRITICAL AREA & BUFFER

The critical area and critical area buffer shall be designated Native Growth Protection Area (NGPA) on the clearing and grading plans, and include the following requirements and use restrictions:

a) Work within the buffer shall be limited to the removal of invasive plants, the planting of indigenous under-story plants consistent with the landscape plan (described below), and the installation of a temporary (on grade), irrigation system within the buffer and new wetland area. The irrigation system shall be designed by the project landscape architect, based on the written recommendations of the project arborist, and shall be installed and maintained for a period of three (5) years;

c) The critical area and critical area buffer shall be monitored and maintained for a period of five (5) years as prescribed in the project Critical Areas Report. Monitoring shall be conducted by the firm/author of the project critical areas report. In the fall of each year the critical area and critical area buffer shall be inspected, with an assessment and recommendations provided in writing to the City project manager. The assessment shall summarize the exact number and type of plants that need to be replaced. Each plant to be replaced shall be replaced by the same size and type of plant and planting shall be completed between November 1st and December 15th;

d) Human use of the critical area and critical area buffer shall be prohibited and noted as such on the face of the final plat drawings;

e) The City of Bellevue shall retain the right to enforce these conditions and restrictions on the critical area and critical area buffer.

Authority: LUC 20.25H.110.D, LUC 20.25H.105, 20.45B.055

Reviewer: Ken Thiem, Planning and Community Development Department

9. WETLAND / BUFFER RESTORATION PLAN

A landscape restoration plan shall be prepared for the on-site wetland, wetland mitigation (creation) area and wetland buffer area. The plan shall be based on the recommendations of the critical areas report and be prepared by a registered Landscape Architect with experience in wetland restoration. The plan shall include dense vegetation or fencing on the outer edge of the wetland critical area buffer to discourage pet and human use. The plan shall be reviewed and supported in writing by the firm/author of the project Critical Areas Report, or a Washington State certified Wetland Biologist.

Authority: LUC 20.25H.100.E, 20.45B.055

Reviewer: Ken Thiem

10. FERTILIZERS

The applicant shall include a plan with the Clearing and Grading Permit submittal that covers the proposed use of low phosphorus organic fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices." The use of pesticides and insecticides is prohibited.

Authority: LUC 20.25H.220.H

Reviewer: Ken Thiem

D. PRIOR TO FINAL SHORT PLAT APPROVAL

1. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must 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. The provision of this 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. In this case, the extension of the right turn lane on 148th Ave NE from the adjacent site driveway on the north, to 190 feet along the property frontage on 148th Ave NE, including a 25 feet long taper section to join the existing curb on 148th Ave NE will have to be built by the developer if construction is begun on short plat improvements. One additional street light along 148th Avenue NE is required to be provided by the developer.

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

2. ACCESS DESIGN AND MAINTENANCE

The final subdivision map must include the note that specifies that the private road NE 17th Place is a private ingress, egress, and utilities easement for the benefit of all the lots of the short plat and that the owners of all the lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

Authority: BCC 14.60.130
Reviewer: Rohini Nair

3. PIPE MONUMENTS

Permanent pipe monuments shall be set at all street centerline intersections, curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).

Authority: LUC 20.45A.030; RCW 58.17.240
Reviewer: Ken Thiem

4. LANDSCAPE MAINTENANCE/MONITORING ASSURANCE DEVICE

The applicant shall submit a bond or assignment of savings equal to 20% of the cost for all labor and materials to restore the critical area and critical area buffer. The amount of this device shall include the cost of monitoring / maintaining this landscaping for 5 years.

Authority: 20.25H.220, 20.40.490

Reviewer: Ken Thiem

5. DESIGNATION OF NGPA

All critical areas and critical area buffers shall be placed in a NGPA meeting the applicable requirements. The NGPA must be labeled and its boundary clearly shown on ALL site-related plan submittal for the final short.

Authority: Land Use Code 20.25H.030.B

Reviewer: Ken Thiem

6. HAZARDOUS & RETAINED TREES

Any trees that are a potential hazard to the future homes or surrounding development shall be identified in an Arborist's report and flagged for City staff inspection and removal. The removal of any trees within critical area or critical area buffer shall be done by hand, or by machine capable of tree removal without entering the critical area buffer. The arborist's report shall include all trees to be retained. They shall be identified on the face of the plat, their locations surveyed and marked with appropriate signage and/or fencing.

Authority: Land Use Code 20.20.900

Reviewer: Ken Thiem

7. 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: Ken Thiem

8. LOT COVERAGE

The final plat shall designate the maximum allowed lot coverage for each lot.

Authority: Land Use Code 20.45B.055.B.3(5)

Reviewer: Ken Thiem

9. IMPERVIOUS SURFACE

The final short plat shall designate the allowed impervious surface for each lot.

Authority: Land Use Code 20.45B.055.B.3(6)

Reviewer: Ken Thiem

10. LANDSCAPING

Prior to recording the final plat, the applicant shall submit a landscape plan for Tract B to restore the area of the proposed detention vault.

Authority: Land Use Code 20.45B.130.A.3

Reviewer: Ken Thiem

11. PESTICIDES, INSECTICIDES & FERTILIZERS

To ensure that contaminated runoff from the site do not enter the wetland, this decision prohibits the use of pesticides, insecticides and nonorganic fertilizers by the project contractor, and all future home owners. This restriction shall be noted on the face of the plat as follows: *Due to the presence of critical areas on the subject short plat, the use of pesticides, insecticides and non-organic fertilizers by the future home occupants, or any person or firm acting on their behalf, is strictly prohibited. Low phosphorus organic fertilizers may be used in accordance with the City of Bellevue's "Environmental Best Management Practices."* Any violation of this requirement is subject to City action and enforcement, at the homeowner's expense, as necessary to mitigate the potential adverse impacts to the environment. Environmental damage assessment and mitigation plans shall be conducted only by independent third party review. The qualified professional shall be chosen by mutual agreement by the City and the homeowner, or the homeowners association if applicable.

Authority: Land Use Code 20.25H.100.F

Reviewer: Ken Thiem

12. ON-STREET PARKING RESTRICTON

On-street parking within the cul-de-sac shall be limited to the north side of the roadway. Parking along southern curb, including the turn-a-round, shall be prohibited and marked as such by signage and Fire Lane marking. Refer to Attachment B, Fire Lane Handout F-11, for specific information on meeting this condition.

Authority: IFC 503 and Bellevue Fire Department Development Standards (BFDDS)

Reviewer: Adrian Jones

E. PRIOR TO ISSUANCE OF ANY SINGLE FAMILY BUILDING PERMIT:

1. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be \$471.13 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: Bellevue City Code 22.16

Reviewer: Rohini Nair

2. BUILDING & SITE LIGHTING

The design for all building exterior and site lighting shall be shielded to direct the light downward and away from the wetland and buffer areas.

Authority: LUC 20.20.522

Reviewer: Ken Thiem

LIST OF ATTACHMENTS

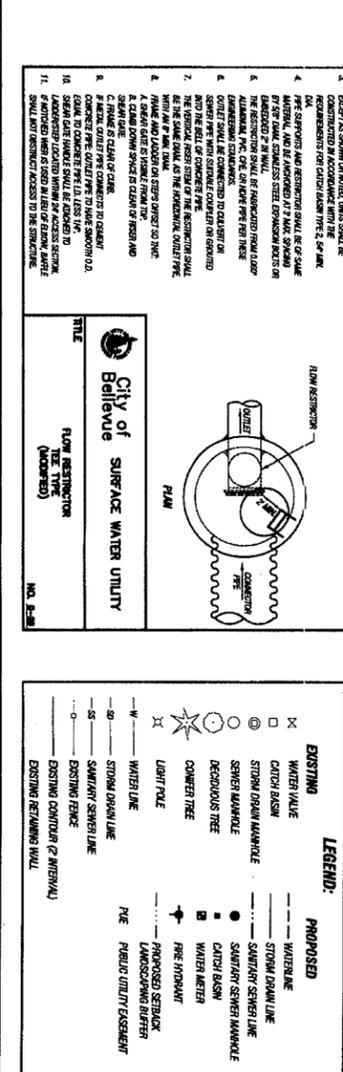
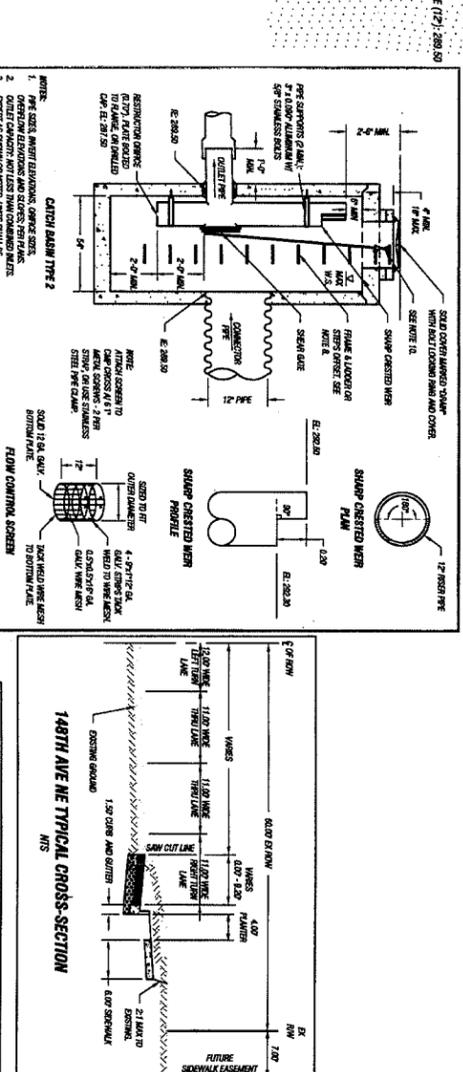
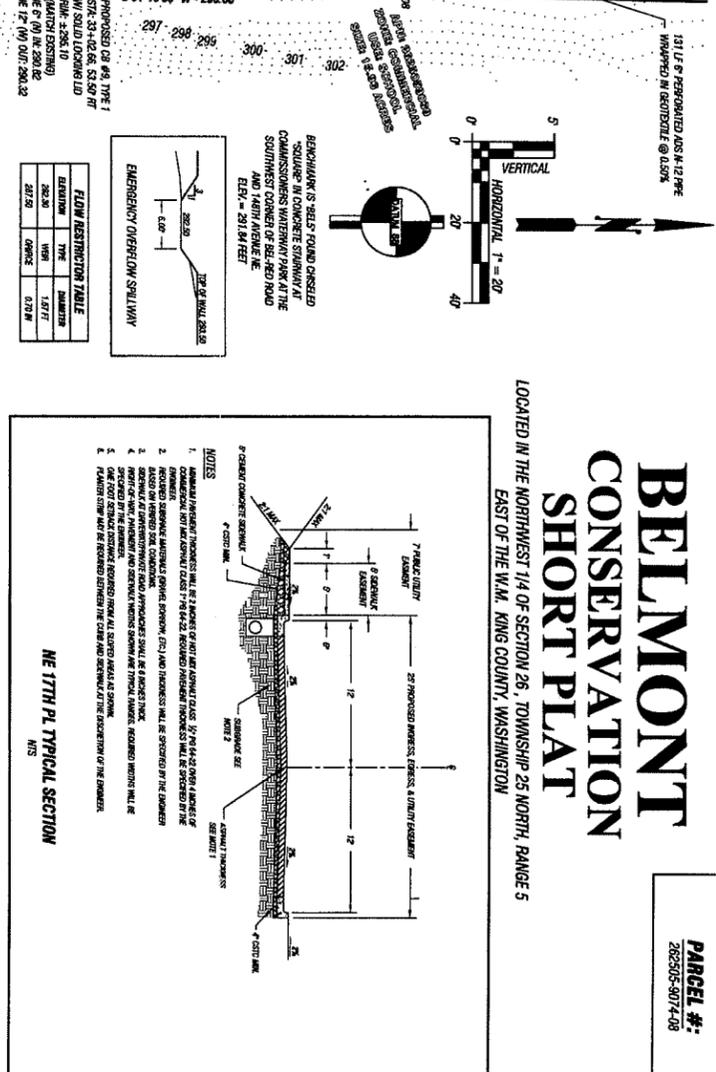
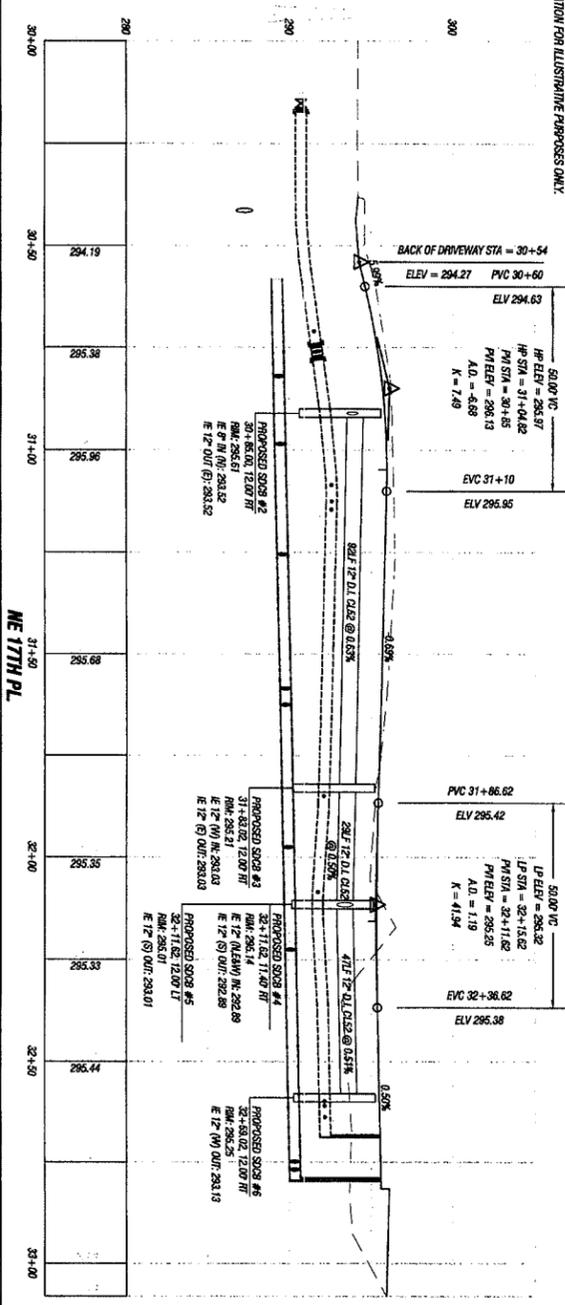
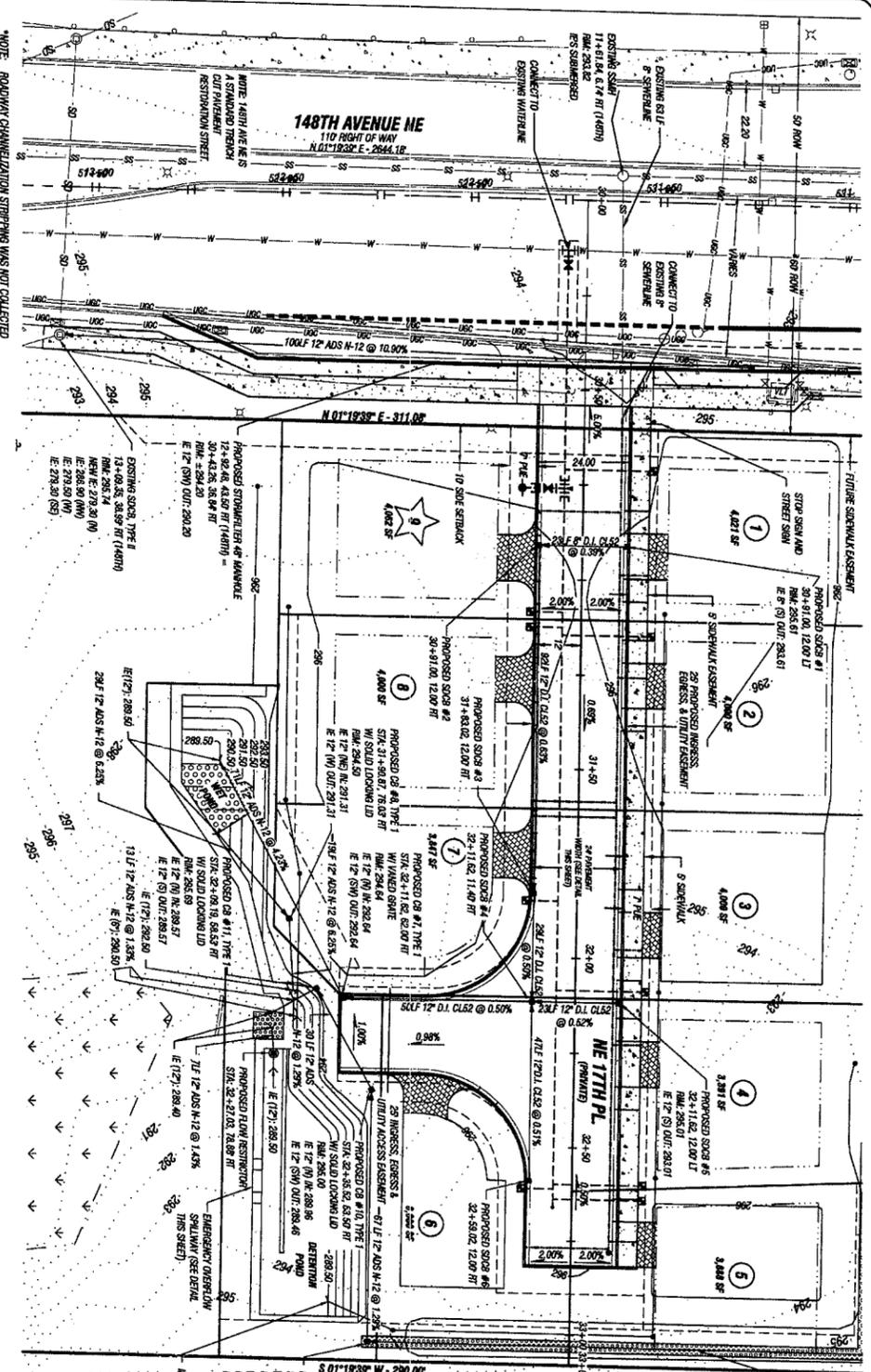
- A. Plans and Drawings
- B. Fire Lane Handout
- C. Environmental Checklist

Attachment A
PLANS AND DRAWINGS

PANEL #:
262305-0074-08

BELMONT CONSERVATION SHORT PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5
EAST OF THE W.M. KING COUNTY, WASHINGTON



NO.	DATE	REVISION	BY	APPROVED
1	6/10	ADDED DECCELL LAINE & UPDATED POND	DS BS/ MR	

PacWest Engineering, LLC
10209 Bridgeport Way SW, STE C-1
Lakewood, WA 98499
Phone (253) 830-5960
Fax (253) 830-5999

BELMONT SHORT PLAT
PREPARED FOR DEVELOPER/OWNER:
BELMONT LANDS, LLC
ROBERT FAIRWEATHER
1400 140TH AVE NE, BELLEVUE, WA 98005
(425) 864-1666

DESIGN	M. RUEITGERS
DRAWN	N. FRANKENFELD
CHECKED	M. RUEITGERS
APPROVED	B. SMITH

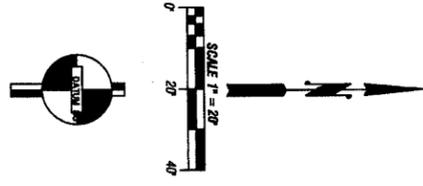
**ROAD & STORM
DRAINAGE PLAN**
1700 - 148th AVE NE
BELLEVUE, WA 98007

SHEET 1 OF 1
DWG 09-533SHORTPLAT.DWG
DATE PROJECT 09-533

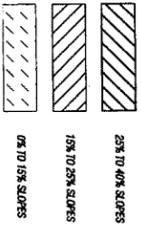
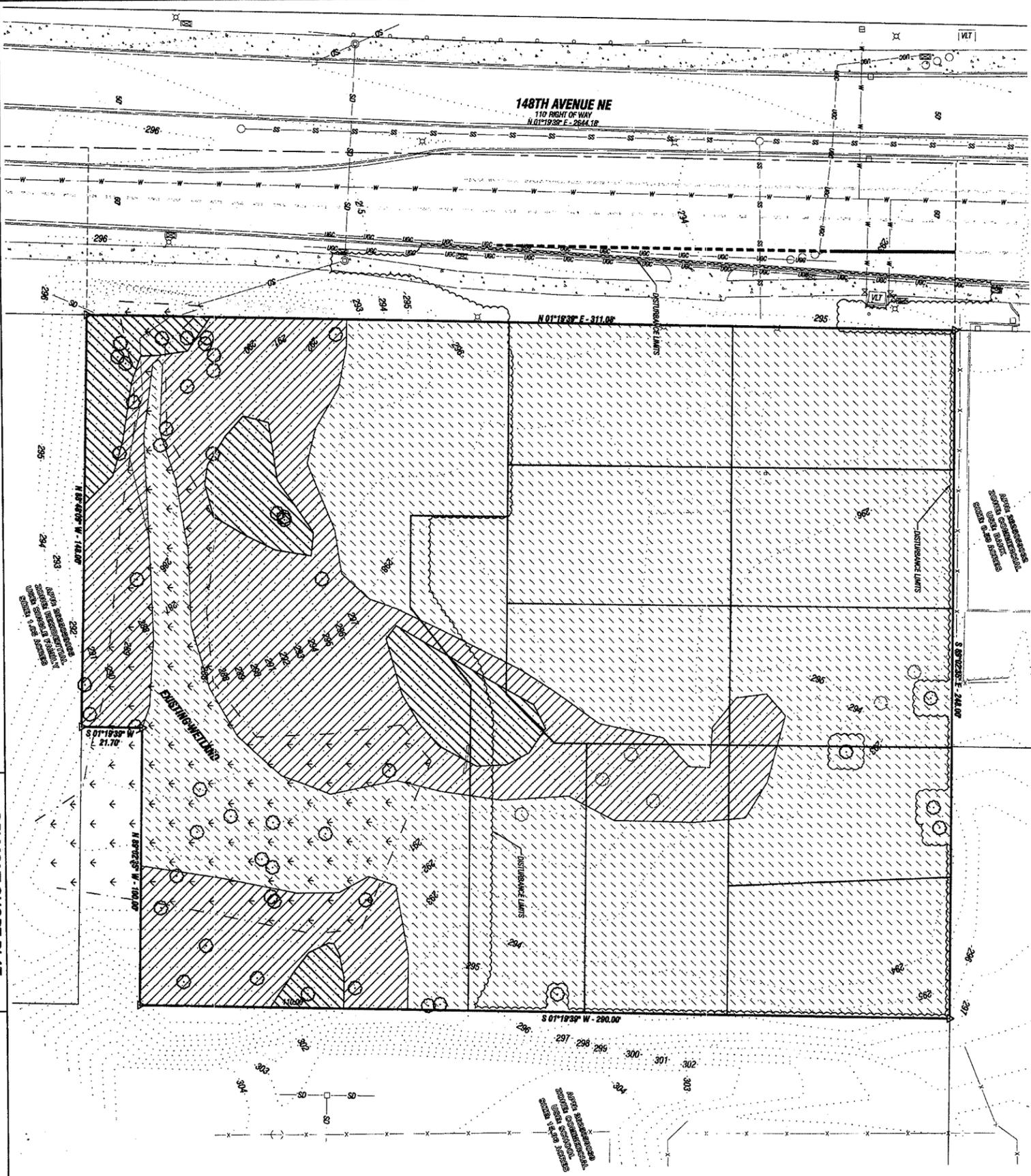
PACWEST ENGINEERING
285505-5074-08

BELMONT CONSERVATION SHORT PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH,
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN,
KING COUNTY, WASHINGTON



BENCHMARK IS HELD FOUND OR REEDED
SQUARE IN CONCRETE STAMP IN THE
CORNER OF THE NORTHWEST CORNER OF THE
SECTION. THE BENCHMARK IS AT THE
SOUTHWEST CORNER OF THE SECTION.
ELEV. = 291.84 FEET



DISTURBANCE LIMITS = 43, 432 SQ.FT.

LEGEND:	
	EXISTING WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING CATCH BASIN
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING LANDSCAPING BUFFER
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CATCH BASIN
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED LANDSCAPING BUFFER

NO.	DATE	REVISION	BY
1	6/10	ADDED DECCEL. LANE & UPDATED POUND	DS/ MTR

<p>PacWest Engineering, LLC 10209 Bridgeport Way SW, STE C-1 Lakewood, WA 98499 Phone (253) 830-5960 Fax (253) 830-5999</p>	<p>BELMONT SHORT PLAT PREPARED FOR DEVELOPER/OWNER: BELMONT LANDS, LLC ROBERT FARMWATER 1400 140TH AVE NE, BELLEVUE, WA 98005 (425) 864-1666</p>	<p>SLOPE CATEGORIES DRAWING 1700 - 148th AVE NE BELLEVUE, WA 98007</p>
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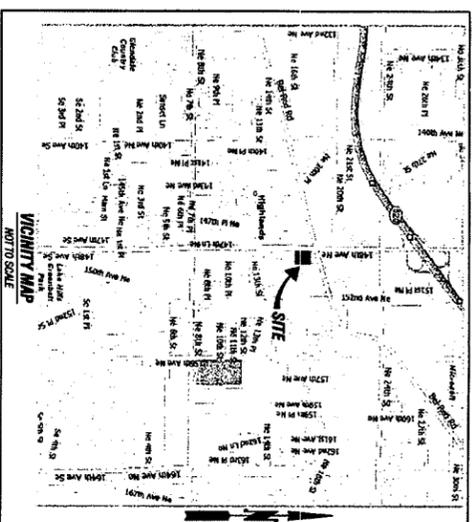
DESIGN	M. RUETTIGERS
DRAWN	N. FRANKENFELD
CHECKED	M. RUETTIGERS
APPROVED	B. SMITH

SHEET	1 OF 1
DWG	09-533SHORTPLAT.DWG
DATE	
PROJECT	09-533

PARCEL #: 282505-5074-08

BELMONT CONSERVATION SHORT PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



SITE INFO:
 CITY OF BELLEVUE
 1.72 ACRES (75,041 SQ FT)
 R-1.5 RESIDENTIAL

LAYOUT INFO:
 TOTAL LOTS: 9 LOTS, 2 TRACTS
 GROSS AVERAGE: SINGLE FAMILY LOTS: 9 LOTS

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 THE WEST 208 FEET OF THE NORTH 3/4 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, EXCEPT THE SOUTH 158 FEET THEREOF, EXCEPT THAT PORTION THEREOF LYING WITHIN 148TH AVENUE N.E., BEING 80 FEET IN WIDTH;
 AND THE EAST 100 FEET OF THE WEST 308 FEET OF THE NORTH 1/2 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
 AND THE SOUTH 140 FEET OF THE NORTH 310 FEET OF THE EAST 100 FEET OF THE WEST 308 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER;
 AND THE SOUTH 140 FEET OF THE NORTH 310 FEET OF THE EAST 100 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, EXCEPT THE SOUTH 20 FEET THEREOF;
 ALL IN SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

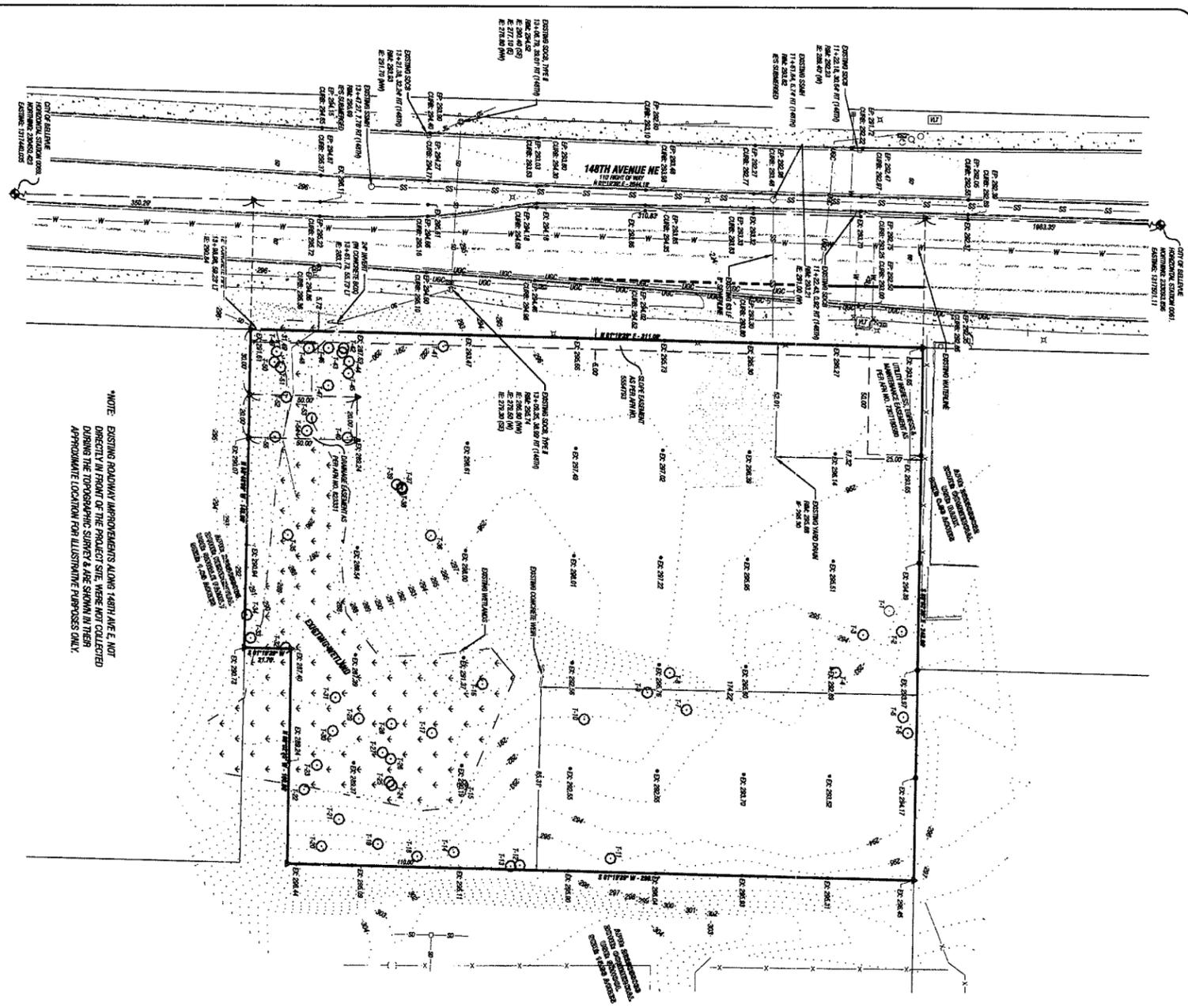
LEGEND:	
	EXISTING
	WATER VALVE
	CATCH BASIN
	STORM DRAIN LINE
	SEWER MANHOLE
	SAWYER SEWER MANHOLE
	CATCH BASIN
	WATER METER
	FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED CATCH BASIN
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING RETAINING WALL

SIGNIFICANT TREE TABLE:

TREE ID	SPECIES	DIAMETER	WEIGHING FACTOR	WEIGHTED DIM.	THRES SAVED
T-1	MAPLE	10"	1.0	10"	16"
T-2	DECIDUOUS	16"	1.0	16"	16"
T-3	MAPLE	6"	1.0	6"	16"
T-4	DECIDUOUS	14"	1.0	14"	16"
T-5	DECIDUOUS	16"	1.0	16"	16"
T-6	DECIDUOUS	14"	1.0	14"	16"
T-7	DECIDUOUS	14"	1.0	14"	16"
T-8	DECIDUOUS	12"	1.0	12"	16"
T-9	DECIDUOUS	12"	1.0	12"	16"
T-10	WILLOW	4"	1.0	4"	16"
T-11	DECIDUOUS	16"	1.0	16"	16"
T-12	DECIDUOUS	14"	1.0	14"	16"
T-13	DECIDUOUS	14"	1.0	14"	16"
T-14	DECIDUOUS	13"	1.0	13"	16"
T-15	DECIDUOUS	14"	1.0	14"	16"
T-16	ALDER	15"	0.5	8"	8"
T-17	ALDER	12"	0.5	6"	8"
T-18	DECIDUOUS	12"	1.0	12"	16"
T-19	DECIDUOUS	12"	1.0	12"	16"
T-20	DECIDUOUS	14"	1.0	14"	16"
T-21	DECIDUOUS	14"	1.0	14"	16"
T-22	ALDER	14"	0.5	7"	7"
T-23	ALDER	14"	0.5	7"	7"
T-24	DECIDUOUS	15"	1.0	15"	16"
T-25	DECIDUOUS	12"	1.0	12"	16"
T-26	DECIDUOUS	16"	1.0	16"	16"
T-27	DECIDUOUS	8"	1.0	8"	8"
T-28	ALDER	12"	0.5	6"	8"
T-29	ALDER	10"	0.5	5"	5"
T-30	ALDER	12"	0.5	6"	8"
T-31	ALDER	9"	0.5	5"	5"
T-32	DECIDUOUS	8"	1.0	8"	8"
T-33	ALDER	16"	0.5	8"	8"
T-34	ALDER	20"	0.5	10"	10"
T-35	ALDER	12"	0.5	6"	6"
T-36	DECIDUOUS	13"	1.0	13"	13"
T-37	DECIDUOUS	10"	1.0	10"	10"
T-38	DECIDUOUS	16"	1.0	16"	16"
T-39	DECIDUOUS	13"	1.0	13"	13"
T-40	ALDER	10"	0.5	5"	5"
T-41	HOLLY	12"	1.0	12"	12"
T-42	ALDER	10"	0.5	5"	5"
T-43	ALDER	10"	0.5	5"	5"
T-44	ALDER	10"	0.5	5"	5"
T-45	ALDER	12"	0.5	6"	6"
T-46	ALDER	12"	0.5	6"	6"
T-47	ALDER	12"	0.5	6"	6"
T-48	ALDER	5"	0.5	3"	3"
T-49	DECIDUOUS	14"	1.0	14"	14"
T-50	DECIDUOUS	16"	1.0	16"	16"
T-51	DECIDUOUS	20"	1.0	20"	20"
T-52	ALDER	14"	0.5	7"	7"
T-53	ALDER	14"	0.5	7"	7"
T-54	ALDER	16"	0.5	8"	8"
T-55	DECIDUOUS	10"	1.0	10"	10"
TOTAL				674"	509"

THE RETENTION REQUIREMENT: 75% OF DIAMETER INCHES OF SIGNIFICANT TREES = 674" X 10% = 10% REQUIRED. ACTUAL DIAMETER INCHES OF TREES TO BE SAVED = 509"
 * TREE LOCATION AND SPECIES IDENTIFIED BY DUNCKANSON COMPANY, INC.

WETLAND BOUNDARY IDENTIFIED AND FLAGGED BY A.C. KINDIG & CO.
 FIELD SURVEY COLLECTED BY DUNCKANSON COMPANY, INC.



NOTE: EXISTING ROADWAY IMPROVEMENTS ALONG 148TH AVE E. NOT OBSERVED IN FRONT OF THE PROJECT SITE. THESE NOT COLLECTED DURING THE TOPOGRAPHIC SURVEY & ARE SHOWN IN THEIR APPROXIMATE LOCATION FOR ILLUSTRATIVE PURPOSES ONLY.

NO. DATE	1 6/10	ADDED DECILL LANE & UPDATED POND	BY DS	BS/ MR	APPROVED
REVISION					

PacWest Engineering, LLC
 10209 Bridgeport Way SW, STE C-1
 Lakewood, WA 98499
 Phone (253) 830-5960
 Fax (253) 830-5999

BELMONT SHORT PLAT
 PREPARED FOR DEVELOPER/OWNER:
BELMONT LANDS, LLC
 ROBERT FAIRWEATHER
 1400 140TH AVE NE, BELLEVUE, WA 98005
 (425) 864-1666

BOUNDARY & TOPOGRAPHIC SURVEY
 1700 - 148th AVE NE
 BELLEVUE, WA 98007

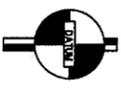
DESIGN: M. RUTTGERS
 DRAWN: N. FRANKENFELD
 CHECKED: M. RUTTGERS
 APPROVED: B. SMITH

SHEET: 1 OF 1
 DWG: 09-533SHORTPLAT.DWG
 DATE:
 PROJECT: 09-533

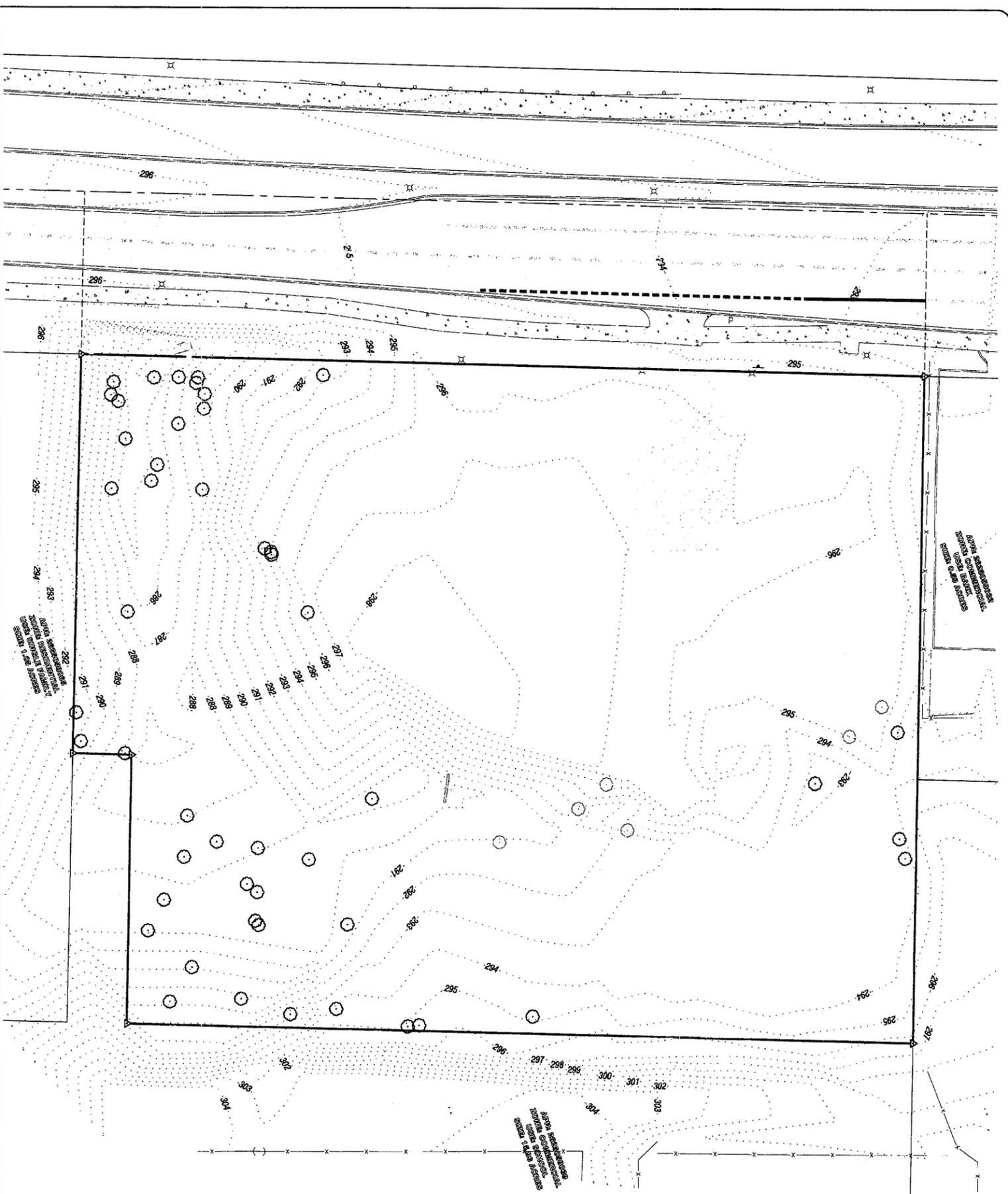
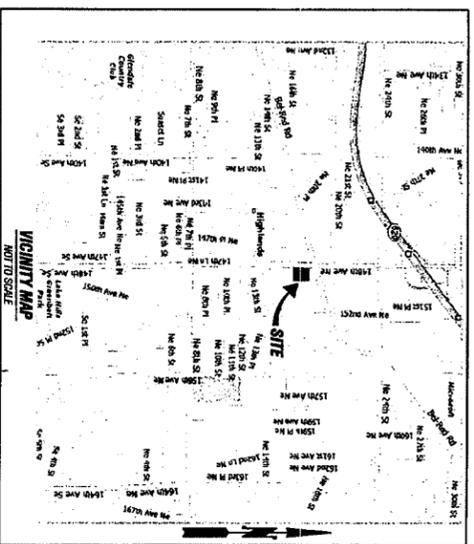
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2825059074

BELMONT CONSERVATION SHORT PLAT

LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 NORTH,
RANGE 5 EAST OF THE WILMAMETTE MERIDIAN,
KING COUNTY, WASHINGTON



BENCHMARK IS FIELD FOUND DISSECTED
SQUARE IN CONCRETE STAINWAY AT
SOUTHWEST CORNER OF RED CED ROAD
AND 14TH AVENUE NE
ELEV = 291.17 FEET



SITE INFO:

PERMITTING JURISDICTION: CITY OF BELLEVUE
GROSS ACREAGE: 1.72 ACRES (75,004 SQ
FOOT)
ZONING: R-7.5 RESIDENTIAL

LAYOUT INFO:

TOTAL LOTS: 9 LOTS, 2 TRACTS
SINGLE FAMILY LOTS: 9 LOTS

LEGAL DESCRIPTION:
LEGAL DESCRIPTION PER STATIONING WASHINGTON DEED, A/N, 2006080001724, RECORDS OF KING COUNTY, WASHINGTON.
THE WEST 200 FEET OF THE NORTH 3/4 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER EXCEPT
THE SOUTH 100 FEET THEREOF EXCEPT THAT PORTION THEREOF LYING WITHIN 140 FEET A.E. BEING 80 FEET IN WIDTH;
AND THE EAST 100 FEET OF THE WEST 300 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER
AND THE SOUTH 100 FEET OF THE NORTH 310 FEET OF THE EAST 100 FEET OF THE WEST 300 FEET OF THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER EXCEPT THE SOUTH 20 FEET THEREOF;
ALL IN SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

LEGEND:	
	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING STORM DRAIN LINE
	EXISTING SEWER MAIN LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	EXISTING LIGHT POLE
	EXISTING WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING SEWER LINE
	EXISTING FENCE
	EXISTING CONTOUR (2' INTERVAL)
	EXISTING RETAINING WALL
	PROPOSED WATER MAIN
	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN LINE
	PROPOSED SEWER MAIN LINE
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFER TREE
	PROPOSED LIGHT POLE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SEWER LINE
	PROPOSED FENCE
	PROPOSED CONTOUR (2' INTERVAL)
	PROPOSED RETAINING WALL

NO.	DATE	REVISION	BY	APVD
1	6/10	ADDED DECILL LANE & UPDATED POND	DS	BSI/MR

PacWest ENGINEERING, LLC
10209 Bridgeport Way SW, STE C-1
Lakewood, WA 98499
Phone (253) 830-5960
Fax (253) 830-5999

BELMONT PROJECT
PREPARED FOR:
FAIRWEATHER

TREE PLAN
1700 - 148th AVE NE
BELLEVUE, WA 98007

DESIGN	M. RUETTIGERS
DRAWN	N. FRANKENFELD
CHECKED	B. SMITH
APPROVED	B. SMITH

SHEET	1 OF 1
DWG	09-533SHORTPLAT.DWG
DATE	
PROJECT	09-533

Attachment B
FIRE LANE HANDOUT



Fire Lane Requirements

Fire lanes must be at least 20 feet in width, with the street edge closest to the building at least 10 feet away from the building.

Designate fire lanes by signs posted at a minimum height of:



(1) 60" to the top of the sign when it is in a place where pedestrians do not pass by or under the sign. This application includes signs mounted on the building face, a column, or other fixed mounting surface;

(2) 80" to the top of the sign when the pedestrian path does pass by or beneath the sign. This application includes signs mounted

on a fixed post located in a sidewalk and/or traffic island.

Place signs at a maximum center-to-center spacing of 150 feet on both sides of the fire lane or put an additional sign beneath the fire lane sign lettered as "both sides." Signs must be a type "R8-31" or equivalent reflective sign no less than 12" x 18" in size, with a white background and the wording "No Parking Fire Lane" in red letters.

Paint the fire lane curbing red with 3-inch white lettering to read FIRE LANE NO PARKING at 50-foot intervals. See illustration below.

Submit for the fire official's approval a plan which indicates all fire lanes and proposed fire lane sign placements for the project site.

As required by Bellevue City Ordinance, it is the property owner's responsibility to prevent the parking of vehicles or placement of other obstructions in such fire lanes.

Towing Notification

At each entrance to property where fire lanes have been designated, post in a clearly conspicuous location signs which indicate the name, telephone number, and address of the towing firm where the vehicle may be redeemed.

Violation – Civil Infraction

Any person who fails to make or maintain the markings of a designated fire lane or who parks a vehicle in, obstructs, or allows the obstruction of a designated fire lane commits a **civil infraction** to which the provisions of R.C.W.7.80 apply. The **penalty for parking** a vehicle in, allowing the parking of a vehicle in, or obstructing a designated fire lane is **\$100.00**.

Impoundment

Any vehicle or object obstructing a designated fire lane, whether on public or private property, is hereby declared a hazard and may be abated without prior notification to its owner by impoundment pursuant to the applicable state law.

The subject reference source is from Bellevue City Code 5749, section 23.11.503.4.0. For additional clarification or information please contact the Fire Prevention Division of the Bellevue Fire Department at 425-452-6872.

Copies of the International Fire Code can be found at Bellevue City Hall and public libraries or purchased online.

FIRE LANE NO PARKING

FIRE LANE NO PARKING

Attachment C
SEPA CHECKLIST

BACKGROUND INFORMATION

Property Owner: Belmont Lands, LLC

Proponent: Robert Fairweather

Contact Person: Raymond Frey, Halsan Frey, LLC

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 12356 Northup Way, Suite 119; Bellevue, WA 98005

Phone: (425) 466-1813

Proposal Title: Belmont Conservation Short Plat

1700 148th Ave NE - south of the intersection of 148th Ave NE & NE Redmond-

Proposal Location: Bellevue Road. See attached legal description & vicinity map.

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. See attached.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 9 lot, single family conservation short plat
2. Acreage of site: 1.72 acres
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 9
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: To be determined - approx. 2,500 SF each
7. Quantity of earth movement (in cubic yards): Cut 798 CY; Fill 1,368 CY; Net 570 CY fill
8. Proposed land use: 9-lot single family development
9. Design features, including building height, number of stories and proposed exterior materials:
To be determined - Typical one and/or two story single family homes with wood exterior.
10. Other N/A

Estimated date of completion of the proposal or timing of phasing:

Construction of infrastructure is estimated to be complete by Summer 2010. Construction of homes is planned to occur immediately following construction of infrastructure.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

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JUL 11 2010
Permit Processing

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A wetland report and a geotechnical report have been prepared and were submitted to the City in conjunction with the Preliminary Short Plat application.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

None known.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- X Preliminary Plat or Planned Unit Development
Preliminary plat map
- X Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: X Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 30% along the southern portion of the site in the wetlands area.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The onsite soils are classified as Bellingham silt loam and Beausite gravelly sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

of fill.

Cut 798 CY; Fill 1,368 CY; Net 570 CY fill. Fill will be imported to the site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Some erosion could occur as a result of clearing & construction. Erosion control measures have been proposed for the site to minimize impacts.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 20% of the site (not including the main wetland area in the southern portion of the site) will be covered with impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Gravel construction entrance, silt fencing, and inlet protection are examples of erosion control measures proposed for the site. Additional TESC measures may be utilized as directed by the City.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Dust and exhaust from construction equipment may occur during construction. Following construction, normal automobile emissions may occur.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Dust control and emission control measures will be implemented during construction.

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There are wetlands along the southern half of the site. The wetlands drain through a culvert system to an existing creek (Sears Creek) located at a City park across the street from the site. The creek continues to flow downstream and flows into Valley Creek.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.
Yes. The proposed improvements are within 200 feet of the wetlands and Sears Creek.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill and/or dredge material will be placed in or removed from the wetlands.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be collected through on-site catchbasins and routed to a wetpond for water quality treatment and to a detention pond for quantity control. Roof drains will be routed directly to the detention pond. Water will be released to the onsite wetlands which drain to Sears Creek. All released flows will be less than pre-developed rates and are treated for pollutants.

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
No.
- d. Proposed measures to preserve or enhance wildlife, if any:
The wetland area will be preserved.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
Utilities for single-family homes will be required (electric, gas).
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:
None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None anticipated.

(1) Describe special emergency services that might be required.
N/A.

(2) Proposed measures to reduce or control environmental health hazards, if any.
Safety measures will be observed during construction to reduce or control environmental health hazards.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
Normal traffic noise exists from 148th Avenue NE.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction noise on a short-term basis; typical very low level type noise on a permanent basis.

- (3) Proposed measures to reduce or control noise impacts, if any:
Compliance with the City's construction hour limitations during the short-term and compliance with City noise standards on a permanent basis.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
The site is vacant. Commercial (bank) to the north; School to the east; 148th Ave NE to the west; and single family to the south.
- b. Has the site been used for agriculture? If so, describe.
Not within the last 40 years or so.
- c. Describe any structures on the site.
There is a small concrete weir located at the proposed discharge from the detention pond. There is also a small concrete wall and culvert located in the southwest corner of the property.
- d. Will any structures be demolished? If so, what?
Yes. The concrete weir will be removed.
- e. What is the current zoning classification of the site?
R-7.5
- f. What is the current comprehensive plan designation of the site?
Residential Single Family High Density
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes. The wetlands area is "environmentally sensitive".
- i. Approximately how many people would reside or work in the completed project?
The project proposes 9 single family homes. At a rate of 2.25 persons per household, approximately 21 people will reside at the completed project.
- j. Approximately how many people would the completed project displace?
None. The site is vacant.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project has been developed in accordance with zoning and comprehensive plan requirements.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project proposes 9 single-family, middle-income homes.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. The site is vacant.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

It is anticipated that the single family homes will be one and/or two story with wood exterior.

- b. What views in the immediate vicinity would be altered or obstructed?

The view from the property to the north will potentially be impacted, although it should have no impact on the operation of the business (bank).

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Normal night-time lighting will occur from single family homes.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated.

- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light or glare impacts, if any:
N/A.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
School play yards, tennis courts, baseball fields, and parks.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No.
- c. Proposed measures to reduce or control impacts, if any:
N/A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The project is located on 148th Ave NE and just south of Bel-Red Road. The site will be accessed from 148th Ave NE.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes. transit occurs on 148th Ave NE & Bel-Red Road.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
There will be parking within driveways, as well as on-street parking for each single-family home. No parking will be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
A private road (access easement) will be constructed to serve the nine lots.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Approximately 86 trips as calculated using the ITE Trip Generation Manual. Peak trips are anticipated to occur between 4 pm & 6 pm.
- g. Proposed measures to reduce or control transportation impacts, if any:
Payment of any required impact fees. Any impacts on the existing transportation system are expected to be minimal.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The project will require normal public services for 9 single-family homes.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Payment of any required impact fees.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
All of those listed above except septic.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
PSE - electrical & gas; Bellevue water & sewer; refuse service; telephone; & cable.

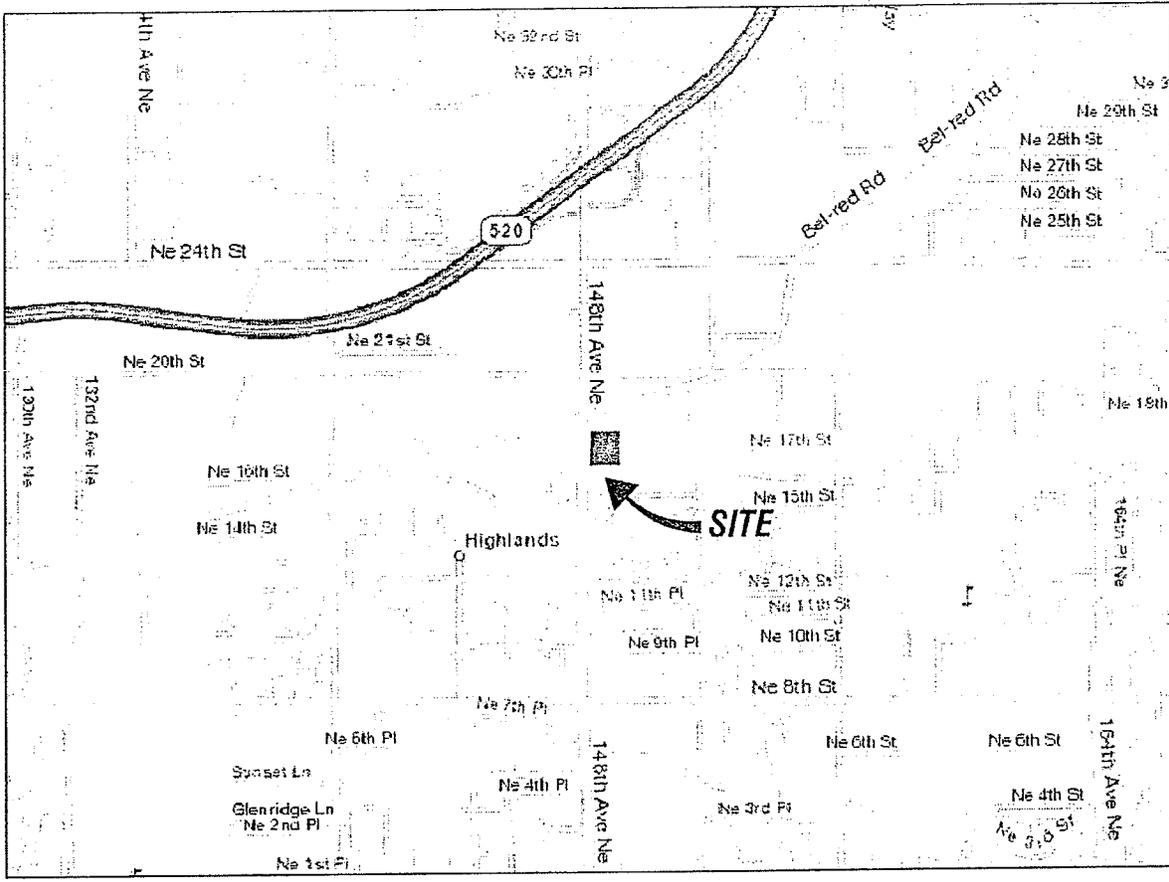
Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....12-22-2009.....

BELMONT



N.T.S.



VICINITY
MAP

DESIGN	N/A	SHEET	1 OF 1
DRAWN	N/A	DWG	MAP.DWG
CHECKED	N/A	DATE	
APPROVED	N/A	PROJECT	09-533

FIRST AMERICAN TITLE INSURANCE COMPANY
Exhibit "A"

Vested Owner: Belmont Lands, L.L.C., a Washington Limited Liability Company

Real property in the County of King, State of Washington, described as follows:

THE WEST 208 FEET OF THE NORTH 3/4 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; EXCEPT THE SOUTH 185 FEET THEREOF; EXCEPT THAT PORTION THEREOF LYING WITHIN 148TH AVENUE N.E., BEING 60 FEET IN WIDTH;

AND THE EAST 100 FEET OF THE WEST 308 FEET OF THE NORTH 170 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

AND THE SOUTH 140 FEET OF THE NORTH 310 FEET OF THE EAST 100 FEET OF THE WEST 308 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; EXCEPT THE SOUTH 20 FEET THEREOF;

ALL IN SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON.

Tax Parcel Number: 262505-9074-08

Situs Address: To Be Determined, , WA