City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Lake View Vista Short Plat**
Proposal Address:	**16628 SE 43rd Street (KC Parcel # 1324059140)**
Proposal Description:	The applicant requests Preliminary Short Plat approval to subdivide 3.73-acres (162,370 square feet) into nine lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot sizes range from approximately 7,000 to 9,000 square feet, and the proposed density of the subdivision is approximately 2.41 units per acre. This application is vested to King County regulations in effect, December 12, 2011 under King County file # L11S0008.
File Number:	**12-127034-LN**
Applicant:	**Lakeview Vista LLC**
Decisions Included:	Preliminary Short Plat (Process II. LUC 20.45B & Interlocal Agreement Between the City of Bellevue and King County relating to the South Bellevue Annexation, Effective June 1, 2012, Bellevue Clerk's Receiving No. 48794)
Planner:	**Leah Chulsky**, Associate Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-significance** Carol V. Helland Carol V. Helland, Land Use Director Development Services Department
Director's Decision:	**Approval with Conditions** Carol V. Helland Carol V. Helland, Land Use Director Development Services Department

Application Date:	December 11, 2011 with King County
Notice of Application Publication Date:	January 20, 2012 and January 25, 2012 by King County
Decision Publication Date:	December 27, 2012 by City of Bellevue
Project/SEPA Appeal Deadline:	January 10, 2013 with City of Bellevue

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Lakeview Vista LLC

LOCATION OF PROPOSAL: 16628 SE 43rd Street (KC Parcel # 1324059140)

NAME & DESCRIPTION OF PROPOSAL: Lake View Vista Short Plat

The applicant requests Preliminary Short Plat approval to subdivide 3.73-acres (162,370 square feet) into nine lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot sizes range from approximately 7,000 to 9,000 square feet, and the proposed density of the subdivision is approximately 2.41 units per acre. This application is vested to King County regulations in effect, December 12, 2011 under King County file # L11S0008.

FILE NUMBER: 12-127034-LN (King County file # L11S0008)

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 Department of Planning & Community Development. 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 March 16, 2006.

X 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 January 10, 2013.

☐ 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.

Carol V Helland
Environmental Coordinator

December 27, 2012
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

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1. King County Short Plat Staff Report and Recommendation
2. King County SEPA Threshold Determination Recommendation

I. Proposal Description

The applicant is proposing to subdivide a 3.73-acre (162,370 square feet) parcel into nine, single-family residential lots. The property is allowed fifteen units under the base density calculation under the County's R-4 zoning designation. The application is vested to King County regulations in effect on December 11, 2011 under King County file # L11S0008 in accordance with RCW 58.17.

II. Consistency with Interlocal Annexation Agreement (Clerk's Receiving No. 48794):

At the time the application was filed with King County on December 11, 2011, the property was located in unincorporated King County. On June 1, 2012, the property was annexed into the City of Bellevue.

In accordance with the Interlocal Annexation Agreement between King County and the City of Bellevue, land use permits filed with King County prior to the annexation effective date shall be reviewed by King County up to the point that King County is ready to make a final decision. King County shall then forward their recommendation to the City of Bellevue. King County forwarded their recommendation on the proposed subdivision on October 18, 2012.

The City of Bellevue has reviewed King County's attached recommendation and is issuing the final decision. Any subsequent appeals on this decision will be processed by the City of Bellevue Hearing Examiner.

III. Public Notice and Comment

Application Date:	December 11, 2011 with King County
Completeness Date:	January 10, 2012 by King County
Public Notice (500 feet):	January 20, 2012 and January 25, 2012 by King County

The Notice of Application for this project was published by King County on January 20, 2012 in the Bellevue Reporter and January 25, 2012 in the Seattle Times. A Land Use Notification sign was also erected at the site.

Four comments were received from the public as of the writing of this report. The comments are included in the project file that was forwarded to the City by King County. The commenters are included as "parties of record" and will receive notice of the final decision.

The comment letters expressed concern over the loss of significant trees and the impact to the onsite critical area, the ability of the sloped site to handle the stormwater runoff following development of single-family residences, the potential for landslides, mosquito abatement and traffic. Concern was also expressed about the length of time allotted a developer to complete the project and the desire for the developer to put up a bond to cover any potential impacts to the neighboring properties during construction.

The proposal will be required to submit a tree retention plan that complies with KCC 16.82.156.B.2 for review and approval prior to recording of the final short plat.

The proposal was reviewed for compliance with the King County Surface Water Manual by King County's development review engineer. The proposed short plat will be required to demonstrate compliance with KCC Title 9 prior to recording of the final short plat.

The proposal will be required to implement applicable Best Management Practices (BMPs). All proposed clearing and grading of the site shall comply with the soil amendment requirements of KCC 16.82.100. Observation by the applicant's geotechnical engineer of construction activities, including grading, excavation, erosion control, rockery placement, pond construction, and other earth-related actives during site development is required with reports and approvals provided to the City inspector.

The County does not have any codes in place requiring mosquito control or abatement. No increased mosquito related impacts are anticipated as a result of the proposed subdivision.

The proposal will be required to meet the access requirements of KCC Title 14. Direct access from SE 43rd will be limited to Lot 7 only. Lots 1-6 shall be accessed via a private access tract (PAT) per the approved Road Variance (L12V0005). Lots 7-9 shall not be allowed access to the PAT and a note shall appear on the recorded plat. Lots 8 and 9 shall be accessed via 167th Ct. SE.

Per King County Land Segregation Code Title 19A.12.040, the approved preliminary short plat is valid for a period of 84-months. The County did not require a bond to be set aside to deal with potential impacts to the neighboring properties during construction and such condition would be beyond the scope of any applicable County development regulation. The developer will be required to Bond for unfinished infrastructure improvements prior to recording the Final Plat

IV. Summary of City of Bellevue Review

A. Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed subdivision. The Clearing and Grading staff found no issues with the proposed subdivision and King County recommendations.

B. Utilities

The Utilities Department's Development Review Division has reviewed King County's recommendation and the associated technical information relative to the project's compliance with King County's Codes and Standards. The Utilities staff found no issues with the proposed subdivision and King County recommendations.

C. Transportation

The Transportation Department's Development Review Division has reviewed the proposed subdivision. The Transportation Department will not be requiring frontage improvements for this applicant per City Code Section 14.60.110.E.1 which states that street frontage improvements may be waived if matching frontage will not be installed

in the foreseeable future. This is the case for the Lake View Vista Short Plat. Transportation Department found no additional issues with the proposed development and King County recommendations.

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 King County codes and requirements, City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

See Conditions of Approval in Section VIII of this report.

VI. Zoning Code Compliance, Design Features, Utilities and Services

The proposed nine lot short plat is vested to the King County Code that was in place on December 12, 2011. The County analysis of the proposal's compliance with applicable regulations is included in the attached King County Short Plat Staff Report and Recommendation. Refer to Attachment 1.

VII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including consistency with King County Code, Interlocal Annexation Agreement between King County and the City of Bellevue, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to subdivide **KC Parcel # 1324059007** into nine single-family parcels, a private access tract and a storm drainage tract.

Note- Expiration of Approval: In accordance with King County Land Segregation Code Title 19A.12.040, the approved preliminary short plat is valid for a period of 84-months. If the final short plat is not filed before such time, the preliminary approval shall expire and be void.

VIII. Conditions of Approval

This approval adopts by reference all of the conditions of approval contained within the King County Short Plat Staff Report and Recommendation and King County SEPA Threshold Determination Recommendation. Refer to Attachments 1 and 2 respectively.

In addition to those in the attached recommendation, the following conditions of approval are imposed under the Bellevue City Code or SEPA authority

referenced.

1. RAINY SEASON RESTRICTIONS

Due to the proximity to a stream critical area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, 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: Janney Gwo, Development Services Department

2. NOISE CONTROL

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

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

King County
Department of Permitting
and Environmental Review
900 Oakesdale Avenue SW
Renton, WA 98057-5212
206-296-6600 TTY Relay: 711
www.kingcounty.gov

October 12, 2012

Kevin LeClair
Development Services Department
City of Bellevue
450 – 110th Avenue Northeast
Bellevue, WA 98004

RE: Preliminary Approval for Short Subdivision Application – Lake View Vista
File No. L11S0008

Dear Mr. LeClair:

The King County Department of Permitting and Environmental Review (DPER) has completed its review of the above-noted, short subdivision application. DPER staff have determined the proposed short plat can comply with the King County Land Segregation Code (Title 19A), the King County Zoning Code (Title 21A), and other applicable land-use regulations.

Pursuant to the provisions of the interlocal agreement between the City and our department for the review of pending applications in the Bellevue annexation areas, DPER recommends this short subdivision application be granted preliminary approval, subject to conditions. Enclosed you will find the following documents:

- Draft Report and Decision *
- Draft DNS SEPA Determination *
- Labels for Parties of Record and 500 foot radius list
- The official DPER file.

* *An electronic copy of both our draft report and draft SEPA determination will also be forwarded to the City.*

If you have any questions regarding this application, please contact either Lanny Henoch, Project Manager, at 206-296-6632 or by e-mail at lanny.henoch@kingcounty.gov, or Pat Simmons, Engineer II, at 206-296-6636 or by e-mail at pat.simmons@kingcounty.gov.

Following the completion of your review and the publication of your decision on the application, please forward a copy of the City's decision to Mr. Henoch. In addition, following the close of the appeal period, please send confirmation as to whether any appeals of the City's decision were filed, and a copy of any subsequent appeal decision issued by the City.

Sincerely,

Jarrod Lewis, Supervisor
Planning/Customer Services Section
Building & Fire Services Division

Molly Johnson, P.E., Development Engineer
Engineering Services Section
Land Use Services Division

Enclosures

cc: Lanny Henoch, PPM III, BFSD, DPER
Pat Simmons, Engineer II, LUSD, DPER
Patrick Gergen, applicant
Jon Nelson, Land Development Advisors, LLC

State Environmental Policy Act (SEPA)

DRAFT

Determination Of Non-Significance

for

Short Plat L11S0008

Date of Issuance: _____

Project: This is a proposal to subdivide approximately 3.73 acres (162,370 square feet) into nine lots for the development of detached single-family dwellings in the R-4 zone. The proposed lot sizes range from approximately 7,000 to 9,000 square feet, and the proposed density of the subdivision is approximately 2.41 dwelling units per acre.

Location: The site lies on the north side of SE 43rd St. in the City of Bellevue, on the northwest quadrant of the intersection of SE 43rd St./167th Ct. SE.

King County Permit: Short Subdivision L11S0008

City Contact: _____
_____
_____

Proponent: Patrick Gergen
The Hiking and Climbing Foundation of Cougar Mountain Trust
15130 SE Newport Way, #101
Bellevue, WA 98006

Zoning: R-4
Drainage Subbasin: West Lake Sammamish
Section/Township/Range: Northwest ¼ of Sec. 13, Twp. 24, Range 5

Notes:

A. This determination is based on the review of the project site plan received August 21, 2012, the preliminary grading and drainage plan received August 21, 2012, the Environmental Checklist received December 12, 2011, the Offsite/Level 1 Downstream Analysis received December 12, 2011, the Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report dated August 27, 2008, the April 11, 2012 Associated Earth Sciences letter to the applicant, the August 12, 2011 Altmann Oliver Associates Wetland and Stream Reconnaissance, and other documents in the file.

B. Short Plat Application L11S0008 was filed with King County on December 12, 2011, and County staff determined it was complete on the date of its submittal. The subject property was subsequently annexed to the City of Bellevue on June 1, 2012. Under state law (RCW 58.17.033), the application is vested to and will be reviewed under the County regulations in effect on December 12, 2011.

C. The applicant has indicated in the Environmental Checklist that required grading of the site to prepare it for home and road construction will involve the mass grading of a total of 17,700 cubic yards of material (12,500 cubic yards of excavation and 5,200 cubic yards of embankment). Per KCC 20.44.040 and WAC 197-11-800(1)(c), review of the subject short plat is required under SEPA, when a development proposal involves landfill or excavation of 500 cubic yards or more. Thus, the proposed short plat is subject to SEPA review. The Environmental Checklist, completed by the applicant's representative, indicates "*[m]aterial that cannot be utilized onsite will be removed and disposed at a suitable receiving site.*" The applicant also stated in the checklist, "*Construction equipment will generate noise short-term during agency approved working hours only…*" Regarding potential impacts to haul routes from truck trips, the King County Road Design and Construction Standards, Sec. 9.07C and D, allow the City of Bellevue to require that the applicant secure approval of a haul route plan to address routing, hours of operation, signage and flagging, daily road maintenance, and road restoration requirements to impacted roadways.

D. Issuance of this threshold determination does not constitute approval of the subject application. The subject application has been reviewed for compliance with all applicable King County codes that regulate development activities, including KCC Title 21A (Zoning Code), the International Fire Code, the King County Road Design and Construction Standards, the King County Surface Water Design Manual, and the Critical Area regulations.

Threshold Determination

The responsible official finds that the above described proposal does not pose a probable significant adverse impact to the environment. This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

Mitigation List

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

Comments and Appeals

Written comments or any appeal of this threshold determination must be stamped received by the **City of Bellevue before ____PM on _____, 2012.** Appeals must be accompanied by a nonrefundable filing fee. Please reference the file numbers when corresponding.

Appeals must be in writing and state the perceived errors in the threshold determination, specific reasons why the determination should be reversed or modified, the harm the appellant will suffer if the threshold determination remains unchanged, and the desired outcome of the appeal. If the appellant is a group, the harm to any one or more members must be stated. Failure to meet these requirements may result in dismissal of the appeal.

Comment/appeal deadline: _____

Appeal filing fee: $___ check or money order made out to the _____

Address for comment/appeal: City of Bellevue
_____
_____

Responsible Official:

_____ _____
Date

Date Mailed: _____

DRAFT

REPORT AND DECISION
SHORT SUBDIVISION FILE NO. L11S0008

A. DESCRIPTION OF THE PROPOSED SHORT SUBDIVISION:

This is a proposal to subdivide approximately 3.73 acres (162,370 square feet) into nine lots for detached single-family dwellings in the R-4 zone. The proposed lot sizes range from approximately 7,000 to 9,000 square feet, and the proposed density is approximately 2.41 dwelling units per acre. Refer to Attachment 1 of this report for a copy of the proposed short plat map.

It should be noted that the subject application was filed with King County on December 12, 2011, and at that time, the property was located in unincorporated King County. Subsequently, on June 1, 2012, the property was annexed into the City of Bellevue. Under state law, since the application vested prior to June 1, 2012, it is subject to King County regulations, rather than the City of Bellevue regulations. However, since the property now lies within the City, the City is the decision-maker on this application, not King County.

B. GENERAL INFORMATION:

Owner/Applicant:	Patrick Gergen The Hiking & Climbing Foundation of Cougar Mountain Trust 15130 SE Newport Way, #101 Bellevue, WA 98006
Engineer:	Jon Nelson, P.E. Land Development Advisors, LLC 12865 SE 47th Place Bellevue, WA 98006
STR:	Northwest ¼ of Sec. 13, Twp. 24, Range 5
Location:	Lying on the north side of SE 43rd St., on the northwest quadrant of the intersection of SE 43rd St./167th Ct. SE.
Zoning:	R-4
Acreage:	3.73 acres (162,370 square feet)
Number of Lots:	9 lots
Density:	2.41 dwelling units per acre
Lot Sizes:	Ranges from approx. 7,000 to 9,000 square feet
Proposed Use:	Detached single-family residences
Sewage Disposal:	City of Bellevue
Water Supply:	City of Bellevue
Fire District:	King County Fire Protection District #10
School District:	Issaquah School District #411

Complete Application (Vesting) Date: December 12, 2011

C. NATURAL ENVIRONMENT

1. Topography: The site has predominantly moderate slopes that generally decline in elevation to the north; however, a ravine crosses the northwest portion of the site in which there are steep slopes. The side slopes of the ravine that are located on the site decline to the northwest. The average slope across the property, excluding the ravine, is approximately 16%, with slopes ranging from approximately 11% to 50%. Slopes within the ravine range from roughly 58% to 65%.

2. Soils: The following two soil units are shown to be present on the site, per the 1973 King County Soil Survey. The descriptions below of these soils are taken from the Soil Survey.

> AgD, Alderwood gravelly sandy loam, 15 to 30% slopes. Depth to the substratum in this soil unit varies within short distances, but is commonly about 40 inches. Runoff is medium and the erosion hazard is severe. The slippage potential is moderate.
>
> EwC, Everett-Alderwood, gravelly sandy loams, 6 to 15% slopes. This soil unit is about equal parts Everett and Alderwood soils. In areas classified as Everett soils, field examination and geologic maps indicate the presence of a consolidated substratum at a depth of seven to twenty feet. This substratum is the same material as that in the Alderwood soils. Slopes are dominantly six to ten percent, but range from gentle to steep. Runoff is slow to medium, and the erosion hazard is slight to moderate.

A geo-technical evaluation of the site was prepared by the applicant's consultant, Associated Earth Sciences, Inc. (AESI), and is dated August 27, 2008. The following remarks are contained within that report.

> *"...Our study included a review of available geologic literature, excavating six exploration pits, and performing geologic studies to assess the type, thickness, distribution, and physical properties of the subsurface sediments and shallow ground water conditions..." [p. 1]*
>
> *"...Fill soils were encountered in one of the exploration pits (EP-6 to a depth of approximately 4 feet below the surface..." [p. 3]*
>
> *"...Vashon age lodgement till... was encountered below the fill in all of the exploration pits. The lodgement till extended to the full 8 to 17 foot depths of the exploration pits... [The lodgement till] materials are medium dense to very dense, possess high shear-strength, low-compressibility characteristics, and are relatively impermeable...*
>
> *"Ground water seepage was observed in three of the exploration pits... This groundwater is interpreted to be perched ground water..." [p. 4]*
>
> *"The majority of the site contains slopes between approximately 15 to 33 percent... No recent evidence of large-scale or shallow debris-flow type slope failures, or other historical landslide activity was observed on the slope, such as tension cracking, slide scarps, or highly distorted tree trunks... In addition, no evidence of emergent seepage was observed across the site. Therefore, the risk of landsliding across the majority of the site, under static and seismic conditions appears to be low..." [p. 5]*
>
> *"A creek flows from southwest to northeast across the northwest site corner. This creek resides within a steep-walled ravine... No recent evidence of large-scale or shallow debris-flow type slope failures or other historical landslide activity was observed on the slope...*
>
> *"...Based on the conditions observed on the subject site, the subsurface data, and the results of the slope stability analyses performed for adjacent sites, we recommend a minimum top-of-slope buffer of 15 feet, with an additional 35-foot setback beyond the buffer for the proposed detention pond. We recommend a minimum top-of-slope buffer of 15 feet, with an additional 10-foot setback beyond the buffer, for houses and other light to moderately loaded structures..." [p. 6]*

"Our exploration indicates that, from a geotechnical standpoint, the proposed project is feasible, provided the recommendations contained herein are properly followed..." [p. 10]

"A new detention pond is planned for the north end of the site. The pond will be founded in the lodgement till encountered in exploration pits EP-1 and EP-2... Due to the presence of possible shallow ground water toward the east end of the proposed pond area, excavations below approximately 7 feet below the surface may encounter the ground water table..." [pp. 14 – 15]

In addition to the above geotechnical analysis, a subsequent review of Sheets 3 and 4 of the applicant's December 7, 2011 plan set was also prepared by AESI. This follow-up review is contained in a letter dated April 11, 2012. The following remarks are contained within that letter.

"...2. A ground water seepage zone was observed in EP-2 indicating that the potential for ground water flow to and from the pond exists. Potential flow or leakage from the pond can be mitigated by a combination of the following:

a. Interior pond liner (low permeability soil or possibly geosynthetic).
b. Low permeability soil core for the downslope pond berm.
c. Interceptor drains along the lower edge of the downslope side of the pond.

"...5. Away from the pond, there are several rockeries in both cut and fill. The fill rockeries should be designed to include geogrid reinforcement. AESI can provide a cross-section design for these rockeries when needed.

"In our opinion, the above elements can be addressed in the final design stage for the project..."

A DDES staff geologist, Dr. Greg Wessel, has visited the site and reviewed the above-noted geotechnical analyses. He concurs with the conclusions and recommendations contained in these analyses, and recommends preliminary approval be granted to the proposed short plat, subject to conditions. His recommended conditions appear in Section H below.

3. Wetland/Streams: The subject property is located in the West Lake Sammamish drainage sub-basin. As noted previously, a stream crosses the northwest portion of the property, within a ravine. Both the applicant's consultant, Altmann Oliver Associates, LLC, and DDES staff have identified this stream as a Type F aquatic area, under King County's classification system (see KCC 21A.24.355). A Type F aquatic area contains either fish or fish habitat. The City of Bellevue and the Washington State Department of Natural Resources have also designated this unnamed stream as fish-bearing, supporting cutthroat trout. King County Code 21A.24.358 requires either a 115-foot buffer from the ordinary high water mark of this stream, or a buffer which extends 25 feet from the top-of-bank of the adjacent steep slopes, whichever is greater. The applicant's proposed site plan meets this buffer requirement.

4. Vegetation: The subject property is densely wooded with a mixed deciduous/coniferous forest.

5. Wildlife: Small birds and animals undoubtedly inhabit this site. Larger species may visit it on occasion, though probably infrequently. No threatened or endangered species are known to exist on or near the property.

6. Mapped Critical Areas: King County's Geographic Information System shows the southern portion of the site in an Erosion Hazard Area, and shows the above-described aquatic area (stream) crossing the northwest portion of the property.

D. NEIGHBORHOOD CHARACTERISTICS

As noted above, the subject property lies within an area that was annexed into the City of Bellevue in June, 2012. Bellevue's zoning of this area (lying both north and south of SE 43rd St.) is R-3.5. This zone classification has a minimum lot size of 10,000 square feet, though lot size averaging is permitted.

The area along SE 43rd St. is substantially developed with single-family residences on lots ranging in size from generally 9,000 square feet to an acre. Some larger parcels also exist along SE 43rd St., approximately 1 ½ to 4 ½ acres in size, that have the potential to be subdivided under the R-3.5 zone classification. In addition to the subject application, there are two other pending short subdivision applications located along SE 43rd St. that are currently under review (L12S0002 and L12S0003). These two applications, if completed, will create 7 additional lots which range in size from approximately 5,000 to 18,000 square feet, and one lot approximately 2.4 acres in size.

The subject property is undeveloped.

E. ZONING CODE COMPLIANCE, DESIGN FEATURES, UTILITIES AND SERVICES

1. Comprehensive Plan, Zoning, Density and Lot Width: The King County Comprehensive Plan land-use designation for the site is "um" (Urban Residential 4 – 12 du/ac). The County's zoning of the site is R-4, and under the Base Density provisions for the R-4 zone classification, 15 lots/dwelling units could be developed on the site (KCC 21A.12.030A).

   The County has also adopted a Minimum Density requirement for the County's Urban zone classifications. Without considering the moderate slopes that are present on the site, the Minimum Density requirement for the subject short plat application is eight lots/dwelling units. (KCC 21A.12.085 allows a further reduction of this number to reflect the moderate slopes that are present on the property.) Since the applicant's proposal is for the creation of nine lots, the Minimum Density requirement has been met.

   Regarding lot width, the nine proposed lots of the subject short plat application meet the 30-foot lot width requirement of the King County Zoning Code (KCC 21A.12.030).

2. Access/Roadway Section: The proposed short plat is located at the intersection of SE 43rd St. and 167th Court SE, on the northwest quadrant of this intersection. SE 43rd St., lying along the south boundary of the site, has been classified by King County as an urban subcollector. It has a 20 – 22 foot-wide paved driving surface, and a 4 – 5 foot-wide gravel shoulder along the frontage of the property.

   167th Court, along the east boundary of the site, was previously constructed as a half-street, and is considered an urban minor access roadway. 167th Court has a paved driving surface 16-feet-wide, with curbing and a sidewalk on the east side of the roadway. A wood fence adjoins the west side of the roadway. A partial cul de sac bulb was constructed at the northern terminus of 167th Court, as part of the development of an adjacent 1995 short subdivision lying east of 167th Court.

   SE 43th Street is relatively flat with less than a five percent slope. Stopping sight distance, as required by the King County Road Design and Construction Standards (KCRDCS), is met. The existing roadway is located in the southern

half of the road right-of-way, and thus, road improvements associated with the proposed short plat will be made on the north half of the right-of-way.

The applicant's proposal is to construct the west half of the street for 167th Court, including the associated cul de sac bulb; build a 190-foot-long on-site private access tract (PAT) within the proposed short plat, extending from the cul-de-sac bulb; and construct two joint use driveways (JUD's) in the project, which will each serve two lots in the short plat. Lots 1 and 2 will gain access via the JUD in Tract B. Lots 5 and 6 will gain access via the JUD in Tract E. These two JUD's connect to the PAT in the project; thus, the PAT will provide access to a total of six lots, Lots 1 – 6. Lot 7 will have direct access to SE 43rd St., and Lots 8 and 9 will have direct access to 167th Ct. The applicant's proposal also includes the construction of urban frontage improvements for a subcollector roadway along the frontage of the site on SE 43rd St. This includes the construction of a 14-foot-wide roadway from the existing SE 43rd St. right of way centerline, and the building of curb, gutter and sidewalk on the north side of the roadway.

The applicant applied for and received approval of a road variance to construct a 190-foot-long PAT, with a cross slope in one direction. (The County road standards specify a maximum 150 foot length for a PAT, and require a crown in the center of the roadway.)

The subject property has a slope of approximately 11 – 50 percent, declining from the south to the north, and the roadways within the proposed short plat will approach the maximum slopes limits permitted by the KCRDCS.

3. Drainage: The short plat is located on a 11 – 50 percent slope declining to the north, with some local depressions and mounds on the site. The site is wooded and includes some previously cleared area with native shrubs. As noted above, a stream lying within a steep ravine crosses the northwest corner of the property. There is a swale/ditch on the adjoining parcels to the north, that conveys sheet flow to the west and into the stream. SE 43rd St. has drainage controls on the south side of the roadway to convey collected stormwater away from the site.

   The applicant's proposal is to provide a detention/water quality pond in proposed Tract C of the subdivision, to collect stormwater from all impervious surfaces in the project. After stormwater detention and water quality treatment, the outlet of the pond will convey collected stormwater to the west through the ravine, via a tightline, and into the existing stream crossing the property.

4. Schools: This proposal has been reviewed under RCW 58.17.110 and King County Code 21A.28 (School Adequacy).

   a. School Facilities: The lots of the proposed short plat will be served by - Sunset Elementary, Pacific Cascade Middle School and Issaquah High School, all located within Issaquah School District No. 411.

   b. School Impact Fees: The Issaquah School District currently has an adopted, development impact fee for funding school system improvements. That fee is $3,568.00 per single-family residence. Under County Code, that fee is collected at the time of issuance of a building permit for a residence on the proposed lots.

   c. School Adequacy: The Issaquah School District has submitted a capital facilities plan to King County for review, and this plan has been approved by the King County Council. The plan evaluates the adequacy of school facilities to serve projected development in the District, and includes the above-noted school impact fee to help fund the construction of needed facilities. Per KCC 21A.28.140, short subdivision applications are exempt from review under King County's adopted school concurrency standard.

d. School Access: Per comments received from the Issaquah School District (10/3/12 phone conversation, Gail Morgan, Transportation Routing Coordinator), children from the proposed short plat will be bussed to all three schools noted above. The bus stop location for all the schools will be at the intersection of SE 43rd St./164th Ave. SE.

5. Utilities:

a. Sewage Disposal: The applicant has proposed to serve the proposed short plat with a public sewer system managed by the City of Bellevue. The City has completed a Certificate of Sewer Availability, dated June 20, 2011, which indicates the City has the ability to serve the short plat.

b. Water Supply: The applicant has proposed to serve the proposed short plat with a public water system managed by the City of Bellevue. The City has completed a Certificate of Water Availability, dated June 20, 2011, which indicates the City has the ability to serve the short plat.

6. Fire Protection: Based on the Certificate of Water Availability completed by the City of Bellevue, insufficient water is available to the site to meet the King County fire flow requirements (1,000 gpm for two hours or more). Building permits for future residences constructed on the proposed lots will be reviewed by the City. Thus, the City may require the installation of fire protection sprinkler systems in these residences.

7. Recreation: KCC 21A.14 requires short subdivisions of five or more lots in the "Urban" designated area provide on-site recreation space. Since the subject application proposes to create nine lots, the proposal must comply with this requirement.

King County Code 21A.14.180 requires that 3,510 square feet of recreation space be provided in the proposed short plat, and that this recreation area be placed in a separate tract. The applicant has proposed Tract D for recreation in the proposal, and the site plan indicates Tract D is 3,600 square feet in size.

King County Code 21A.14.180C contains the following requirements regarding the characteristics of the recreation tract:

> *"...C. Any recreation space located outdoors that is not part of a storm water tract developed in accordance with subsection F. of this section shall:*
>
> > *"1. Be of a grade and surface suitable for recreation improvements and have a maximum grade of five percent;*
> >
> > *"...3. Be located in an area where the topography, soils, hydrology and other physical characteristics are of such quality as to create a flat, dry, obstacle-free space in a configuration that allows for passive and active recreation;*
> >
> > *"...5. Have no dimensions less than thirty feet, except trail segments;..."*

DDES staff have noted that portions of Tract D do not meet the above requirements. These areas include:

- The southern extension of the tract lying between Lot 3 and Tract B.
- The portion of the tract occupied by the access road to the stormwater facilities.
- The portion of the tract lying west of the rockery proposed at the west end of the tract.

These areas do not have a "...*surface suitable for recreation improvements...*," or are not "...*in a configuration that allows for passive and active recreation...*," or are "...*less than thirty feet...*" in width. Therefore, the size and/or configuration of Tract D may have to be modified in order to provide 3,510 square feet of usable recreation space. Staff have also noted that the proposed "Frisbee Field Area" does not comply with the requirements of KCC 21A.14.180E regarding the provision of recreation equipment and facilities.

F. SEPA THRESHOLD DETERMINATION:

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible official of the City of Bellevue issued a threshold determination of non-significance (DNS) for the proposed development on _____. This determination was based on the review of the environmental checklist and supporting documentation filed with the application, which resulted in the conclusion that the proposal would not cause probable significant adverse impacts on the environment, provided the measures which appear in Section H below are conditions of the project.

G. FINDINGS/CONCLUSIONS:

The subject application will comply with the goals and objectives of the King County Comprehensive Plan, the requirements of the King County Subdivision and Zoning Codes, and other official land use controls of King County (i.e. the 2007 Road Design and Construction Standards, the Surface Water Design Manual, etc.), based upon the following conditions for final short plat approval.

H. DECISION:

Short Plat File No. L11S0008, received August 21, 2012 and depicted on Attachment 1 to this report, is GRANTED PRELIMINARY APPROVAL; subject to the following conditions of final approval:

1. **KCC Title 19A – Compliance with Final Short Subdivision Requirements**

   A. Compliance with all of the Land Segregation provisions of King County Code Title 19A.

   B. The final short subdivision recording documents must be prepared by a professional land surveyor, licensed in the State of Washington. These documents shall comply with the conditions of approval listed in this report/decision.

   C. The final review process must be completed prior to the recording of the short subdivision or the sale of any lots contained within. It is strongly recommended that the Final Short Plat review package be submitted to the City of Bellevue at least one year prior to the expiration date of the preliminary approval decision.

   D. All persons having an ownership interest in the subject property shall sign on the face of the final short subdivision.

   E. All utilities within proposed rights-of-way must be included within a franchise approved by the City of Bellevue, prior to final short plat recording.

   F. Prior to recording, KCC 19A.08.160 requires that the following site work be completed:

1. Drainage best management practices (BMP's) facilities and erosion control measures which are consistent with KCC 9.04.090;

2. Water mains and hydrants are installed and fire flow is available, unless waived by the City of Bellevue;

3. Grading as necessary so that all lots are accessible by passenger vehicle;

4. Specific site improvements that are required by this decision to be completed prior to recording, or are required to remove any safety hazard as determined by the City.

2. **Access Requirements – KCC Title 14, 2007 King County Road Design and Construction Standards (KCRDCS)**

Roadway improvements are required to address access requirements and impacts to existing roads and right-of-way. The extent of improvements requires the submittal of engineering plan and profiles and appropriate review fees. Plans shall be prepared and stamped by a professional engineer licensed in the State of Washington, and shall contain the applicable elements outlined in KCRDCS and the 2009 Surface Water Design Manual (see Section 2.2.2). Please note that the applicant should submit the plans a minimum of one year prior to the preliminary approval expiration date.

All construction and upgrading of public and private roads shall comply with the following conditions and the 2007 KCRDCS, unless otherwise approved by the City of Bellevue.

a. SE 43rd St. is classified as a urban subcollector street and adjoins the southern boundary of the site (KCRDCS 2.03). Urban frontage improvements (including curb, gutter and sidewalk) shall be constructed along the frontage of the site on SE 43rd St. Direct access from the short plat to SE 43rd St. shall be limited to proposed Lot 7. A note to this effect shall be placed on the face of the short plat.

b. 167th Court SE is classified an urban minor access street and adjoins the east boundary of the site (KCRDCS 2.03). This roadway shall be improved, consistent with KCRDCS Sec 2.07, to provide the remainder of the street cross section and urban frontage improvement, including curbing and a sidewalk. A curb return and 25-foot radius right of way shall also be provided at the property frontage along the 167th Ct. SE/SE 43rd St. intersection.

c. The proposed private access tract (PAT) shall be no longer than 220 feet, measured from the centerline of the roadway of 167th Court SE to a point that provides access to Lots 1 – 6, per approved Road Variance L12V0005. This road shall be constructed, as a minimum, to the private access tract standard with curbs and 18 feet of pavement surface (KCRDCS 2.09). The PAT roadway shall be in a tract on the recorded short plat, and Lots 1 – 6 shall have undivided ownership of the tract and be responsible for the maintenance of the facilities in the tract. Lots 7 – 9 shall not be allowed vehicular access to the PAT (Tract A). A note to this effect shall appear on the recorded plat.

d. A private joint use driveway (JUD) shall be provided to serve Lots 1 and 2 (Tract B). This driveway shall be placed in a tract on the recorded plat. Lots 1 and 2 shall have undivided

ownership of the tract and be responsible for its maintenance. As specified in KCRDCS 3.01C, the driving surface shall be paved 18-feet in width, with a tract width of 20 feet. (Look under DDES application packets at www.Kingcounty.gov/ddes/forms for detailed information on driveway connections.)

The boundary of Tract B shall be modified so that Lot 3 has access directly to Tract A (the PAT). Vehicular access via Tract B shall be limited to Lots 1 and 2.

e. A private joint use driveway (JUD) shall be provided to serve Lots 5 and 6 (Tract E). This driveway shall be placed in a tract on the recorded plat. Lots 5 and 6 shall have undivided ownership of the tract and be responsible for its maintenance. As specified in KCRDCS 3.01C, the driving surface shall be paved 18-feet in width, with a tract width of 20 feet. (Look under DDES application packets at www.Kingcounty.gov/ddes/forms for detailed information on driveway connections.)

f. The joint use driveway to the north, Tract B, and the PAT shall be designed and located to provide a hammerhead turn around that meets the geometric alignment of KCRDCS Figure 2-11. A paved, partial 45-foot radius bulb with controlled drainage shall be provided between the two arms of the hammerhead turn around.

g. An access easement shall be provided on the recorded short plat which allows the City of Bellevue access across Tracts A, B, C, D and F for the purpose of repair, maintenance and inspection of project drainage facilities.

Modifications to the above road improvement conditions may be considered by the City of Bellevue, pursuant to the variance procedures in KCRDCS 1.12. Any request for a road variance shall be submitted to the City of Bellevue on the appropriate form and with the minimum fee deposit.

There may be site design details shown on the preliminary site plan that have not been reviewed for compliance with KCRDCS. If differences exist between the site plan and the requirements of the KCRDCS, the final design shall be modified to meet the KCRDCS, except as permitted by the above conditions.

3. **Surface Water Management Control – KCC Title 9**
2009 King County Surface Water Design Manual (SWDM)

Final short plat approval shall require full compliance with the drainage provisions set forth in King County Code (KCC) 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval, which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the SWDM must also be satisfied during engineering and final review, unless otherwise approved by the City of Bellevue.

a. Drainage plans and analysis shall comply with the 2009 SWDM. Approval of the drainage and roadway plans by the City of Bellevue is required prior to any construction.

b. Standard plan notes and a construction sequence as specified in the SWDM shall be shown on the engineering plans (Reference Section 7B).

c. As required in Chapter 2 of the SWDM, a storm water pollution prevention and spill plan shall be included with the project engineering plans.

d. To implement the required Best Management Practices (BMP's) for the treatment of storm water, the final engineering plans and technical information report (TIR) shall clearly demonstrate compliance with all applicable design standards. As described in Chapter 5 of the SWDM, a subdivision project may implement the required BMP's or defer the BMP requirements until the future review of building permits. In either case, the final engineering plans shall clearly indicate the applicable BMP standards and requirements for implementation on the recorded plat. Any proposed clearing and grading of the site shall also comply with the soil amendment requirements in KCC 16.82.100.

e. A proposal to implement the required BMP's for the development of the subdivision and to receive credit in sizing the flow control facility should be included with the short plat engineering submittal. The engineering plans and technical information report shall provide all required design standards and procedures for implementing the BMPs when applied. During engineering review, the applicant may also choose alternative designs for best management practices as allowed by the SWDM. The final recorded plat shall include covenants, easements, notes, and other details to implement the BMP's for site development when applied.

f. Storm water facilities shall be designed using the KCRTS Conservation flow control standard. Water quality facilities shall also be provided using the sensitive lake protection menu. All runoff control facilities shall be located in a separate tract and/or right-of-way dedicated to the City of Bellevue, or if road right-of way is privately maintained, a public drainage easement shall be provided. If required, the size of the proposed drainage tracts may have to increase to accommodate the required detention storage volumes and water quality facilities

g. If the storm water BMP's are deferred until building permit review, the following note shall be shown on the final recorded plat:

> "Permit applications for buildings or other improvements constructed on lots created by this subdivision must be reviewed by the City of Bellevue for compliance with Best Management Practices (BMP's) and other applicable drainage standards as specified in the SWDM. As determined by the City, the permit applicant for each lot must prepare a drainage site plan with procedures for design and maintenance details, and record a declaration of covenant and grant of easement for implementation of the BMPs."

h. The August 27, 2008 geotechnical analysis that was prepared by the applicant's consultant, AESI (see Section C.2 above), indicated that the proposed stormwater pond may intersect the groundwater table. Therefore, the design and/or sizing of the pond may have to be modified, and could cause a reduction in the proposed number of lots in the subdivision.

4. **Site Improvement Inspections, Fees and Financial Guarantees (KCC Title 19 & 27)**

This short plat was conditioned to construct/reconstruct road access/right-of-way improvements and drainage facilities. Approved engineering plans, an inspection fee and applicable financial guarantees are required prior to either

starting construction, or recording this short plat. At the time of engineering plan approval, you will be notified of the fee amount that will be required to inspect construction and that amount shall be deposited with the City of Bellevue, as well as the financial guarantee amount(s), prior to scheduling a pre-construction meeting. **Please note that a pre-construction meeting is mandatory prior to the start of any work (including site clearing) or the recording of the short plat.**

5. **Health/Utilities (KCC 13)**

This project is exempt from King County Health Department review. However, if sewer and/or water improvements are required by the City of Bellevue to serve this proposed short plat, then the applicant shall provide documentation to verify the improvements have been bonded or installed, prior to recording the short plat.

6. **Building and Construction Standards (Title 16)**

The applicant shall comply with all applicable provisions of KCC Chapter 16.82, including KCC 16.82.156 concerning the preservation of "significant trees" on short subdivisions located in the King County "Urban" designated area. A detailed tree retention plan, which complies with KCC 16.82.156B2 and other applicable requirements of this code section, shall be submitted for review and approval prior to final short plat approval. Bonding may be required by the City of Bellevue to assure implementation of the tree retention/replacement plan. No clearing or grading of the site shall occur until the City of Bellevue approves the detailed tree retention plan.

7. **Zoning Code (KCC 21A)**

A. Density and Dimensions (KCC 21A.12 and 21A.37)

All lots shall meet the density and dimensional requirements of the R-4 zone classification or shall be as shown on the face of the approved preliminary short subdivision, whichever is larger (see KCC 21A.37.030B). Minor revisions to the short subdivision, which do not result in substantial changes and do not create additional lots may be approved by the City of Bellevue.

B. Street Trees (KCC 21A.16) – Street trees shall be provided as follows (per KCRDCS 5.03 and KCC 21A.16.050):

i. Trees shall be planted at a rate of one tree for every 40 feet of frontage along SE 43rd St. and 167th Ct. SE, along the frontage of the site. The requirement for these trees may be waived or the 40-foot spacing modified to accommodate sight distance requirements for driveways and intersections.

ii. Trees shall be located within the street right-of-way and planted in accordance with Sec. 5.03 and Drawings 5-009 through 5-013 of the 2007 King County Road Design and Construction Standards (KCRDCS), unless the City of Bellevue determines that trees should not be located in the street right-of-way.

iii. If the City determines that the required street trees should not be located within the right-of-way, they shall be located no more than 20-feet from the street right-of-way line.

iv. The trees shall be owned and maintained by the individual, adjacent lot owners, unless the City has adopted a maintenance program. Ownership and maintenance shall be noted on the face of the final recorded plat.

v. The species of trees shall be approved by the City if located within the right-of-way, and shall comply with KCRDCS 5.03L, M, and N. They shall not include species the City determines has the potential to disrupt utilities or impact roadway improvements. All tree planting in the right-of-way shall include the installation of an approved root barrier adjacent to walks and curbs for each tree, unless otherwise approved by the City.

vi. The applicant shall submit a street tree plan and bond quantity worksheet for review and approval by the City.

vii. The street trees must be installed and inspected, or a performance bond posted prior to recording the short plat. If a performance bond is posted, the street trees must be installed and inspected within one-year of recording of the short plat. At the time of inspection, if the trees are found to be installed per the approved plan, a maintenance bond must be submitted and held for one-year. After one-year, the maintenance bond may be released after the City has completed a second inspection and determined that the trees have been kept healthy and thriving.

8. **Geotechnical Review**

a. Prior to submittal to the City of Bellevue, the engineering plans for the subject plat shall be reviewed and approved by Associated Earth Sciences, Inc. (AESI, or its successor), to insure that all geotechnical recommendations are interpreted correctly and fully implemented in the project design and engineering. Correspondence from AESI (or its successor) to the City shall be provided which indicates this review has occurred. The review, at a minimum, shall include consideration of the August 27, 2008 AESI report and the April 11, 2012 AESI letter signed by Bruce L. Blyton. In particular, the review shall address the design of the stormwater pond relative to the potential for leakage, as discussed in the April 11, 2012 letter.

b. Prior to issuance, the final engineering plans shall be reviewed and approved by the geotechnical reviewer for the City of Bellevue.

c. Observation by the applicant's project geotechnical engineer of construction activities, including grading, excavation, erosion control, rockery placement, pond construction, and other earth-related activities during site development, is required, with daily reports and approvals to be provided to the city inspector.

9. **Critical Areas (KCC 21A.24)**

The proposed subdivision shall comply with the Critical Areas Ordinance as outlined in KCC 21A.24. Permanent survey marking and signs, as specified in KCC 21A.24.160, shall also be addressed prior to final short plat approval. Temporary marking of critical areas and their buffers (e.g., with bright orange construction fencing) shall be placed on the site and shall remain in place until all construction activities are completed.

Preliminary plat review has identified the following specific requirements which apply to this project. All other applicable requirements from KCC 21A.24 shall also be addressed by the applicant.

a. The aquatic area (stream) and buffer as shown on the plat map shall be placed in Critical Area Tract (CAT) for long term protection, and shall be labeled as such on the final plat map. The aquatic area was determined to be a Type 'F' fish bearing stream, requiring a 115-foot

buffer or a 25-foot buffer from the top-of-bank of steep slopes, whichever is greater.

b. A 15-foot building setback line (BSBL) is required from the edge of the CAT and shall be shown on the plat map on all affected lots and tracts. Rockeries and retaining walls proposed within the 15-foot BSBL shall not exceed a height of four feet. A note to this effect shall appear on the final plat map and engineering plans.

c. Prior to plat recording, the location of the CAT shall be identified on the site with survey markers, per KCC 21A.24.160A.

d. The storm pond outfall/energy dissipater may not be located below the ordinary high water mark (OHWM) of the stream. Prior to engineering plan submittal, the applicant's engineer and stream ecologist shall identify the OHWM on the engineering plans and final plat map.

e. All disturbed areas within the CAT shall be restored pursuant to King County regulations. A restoration plan shall be submitted prior to engineering plan approval, unless waived by the City of Bellevue.

The following note shall be shown on the final engineering plan and recorded plat:

RESTRICTIONS FOR CRITICAL AREA TRACTS AND CRITICAL AREAS AND BUFFERS

Dedication of a critical area tract/ critical area and buffer conveys to the public a beneficial interest in the land within the tract/ critical area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The critical area tract/ critical area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/ critical area and buffer the obligation, enforceable on behalf of the public by the City of Bellevue, to leave undisturbed all trees and other vegetation within the tract/ critical area and buffer. The vegetation within the tract/ critical area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the City of Bellevue, unless otherwise provided by law.

The common boundary between the tract/ critical area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of the City prior to any clearing, grading, building construction or other development activity on a lot subject to the critical area tract/ critical area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the critical area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

10. **Recreation**

Suitable recreation space shall be provided consistent with the requirements of KCC 21A.14.180 and 21A.14.190 (e.g., sport court, children's play equipment, picnic table, benches, landscaping, etc.). A detailed recreation space plan, including but not limited to, recreation tract boundaries, area calculations, dimensions, existing and finished grades, landscaping and landscape specs, equipment and equipment specs, surfacing materials) shall be submitted for review and approval by the City of Bellevue, prior to or concurrently with the submittal of engineering plans. A performance bond for

the recreation space improvements shall be posted, prior to recording the short plat.

11. **Road Mitigation Payment System (KCC 14.75)**

The applicant or subsequent owner shall comply with the Road Mitigation Payment System (MPS), King County Code 14.75, by paying the required MPS fee and administration fee. The applicant or subsequent owner has an option to either:

A. Pay the MPS fee at final short plat recording, or

B. Pay the MPS fee at the time of building permit issuance.

If the first option is chosen, the fee paid shall be the fee in effect at the time of short plat application and a note shall be placed on the face of the recorded short plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS) have been paid." If the second option is chosen, the fee paid shall be the amount in effect as of the date of the building permit application.

Other Considerations

A. Preliminary approval of this application does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body. This may include, but not be limited to, obtaining a forest practice permit, an HPA permit, and building permits.

B. Development of the subject property may require registration with the Washington State Department of Licensing, Real Estate Division.

Parties and Persons of Interest:

Kathy Soelter, Party of Record
Dong Yu, Party of Record
Jacqueline Hughes, Party of Record
Michelle Thistle, Party of Record
Patrick Gergen, applicant
Jon Nelson, Land Development Advisors, LLC
Greg Wessel, Geologist, Critical Areas Section, King County DDES
Lanny Henoch, PPM III, King County DDES
Pat Simmons, Engineer, King County DDES
Molly Johnson, Supervising Development Engineer, King County DDES
Jarrod Lewis, Supervisor, PCS Section, King County DDES

Appeal Information

RIGHT TO APPEAL

(The City of Bellevue appeal procedures and related fees should appear here.)

LAKE VIEW VISTA

HIKING & CLIMBING FOUNDATION
OF COUGAR MT. TRUST

KING COUNTY WASHINGTON

PRELIMINARY SHORT PLAT MAP

DA Land Development Advisors, LLC
Planning, Engineering, Project Management
12865 SE 47th Place
Bellevue, WA 98006
425-495-5703

NO	DATE	REVISION
		PER PLAN REVIEW COMMENTS

DESIGN GROUP	
PROJECT MANAGER	JON W. NELSON, P.E.
DESIGNED	JWN
DRAWN	HDO
CHECKED	JWN
DATE	DEC. 2011
FILE NAME	PP1-GEN001

BY	CK
HDO	JWN

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER GERX-001

SHEET NUMBER 1 OF 4

CAUTION
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORDS OF THE VARIOUS UTILITIES AND ON SURFACE EVIDENCE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IN ADDITION TO CALLING THE UTILITY LOCATE SERVICE, THE CONTRACTOR SHALL CONTACT EACH UTILITY DIRECTLY FOR FIELD LOCATION OF THEIR FACILITIES PRIOR TO CONSTRUCTION.

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,NO,OR,WA)

SURVEY NOTE
BASIS OF BEARINGS AND DATUM FOR THIS SURVEY IS NAD 83/91 HARN STATE PLANE COORDINATE SYSTEM, NORTH ZONE (4601), US SURVEY FEET, AS DERIVED BY GPS OBSERVATIONS AND HOLDING NGS PUBLISHED COORDINATES FOR CONTROL POINTS "NGS" AND "CORS96" AS SHOWN HEREON.

VICINITY MAP
NOT TO SCALE

PROJECT INFO:

OWNER / APPLICANT	HIKING & CLIMBING FOUNDATION OF COUGAR MOUNTAIN TRUST 15130 SE NEWPORT WAY, #101 BELLEVUE, WA 98006
ENGINEER	LAND DEVELOPMENT ADVISORS, LLC 12865 SE 47TH PLACE BELLEVUE, WA 98006 PHONE (425) 456-5703 CONTACT: JON W. NELSON P.E.
SURVEYOR	AXIS SURVEY & MAPPING 13005 NE 132TH PLACE KIRKLAND, WA 98034 PHONE (425) 823-5700 CONTACT: ALLEN GRISSOM, PLS
SITE ADDRESS	16528 SE 43RD STREET
SITE AREA	3.73 ACRES
CRITICAL AREA TRACT	0.51 ACRE
PARCEL NUMBER	1324059007
ZONING	R-4
RECREATION SPACE REQ'D	9 x 350 SF = 3,500 SF
RECREATION SPACE PROVIDED	3,600 SF

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTH OF WILLOW RIDGE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 36 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON, AND NORTH OF THE FOLLOWING DESCRIBED LINE, WHICH IS THE CENTERLINE OF A ROAD AS LOCATED ON FEBRUARY 27, 1950

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 13, WHICH IS 440 FEET NORTH OF THE CENTER OF SAID SECTION AND WHICH CENTER IS MARKED BY A CONCRETE MONUMENT;
THENCE NORTH 81°13'30" WEST 806.4 FEET;
THENCE NORTH 83°17'00" WEST 586.3 FEET;
THENCE NORTH 69°49'00" WEST 782.9 FEET;
THENCE SOUTH 75°27'00" WEST 228.4 FEET;
THENCE NORTH ON A 24° CURVE TO THE RIGHT WITH A RADIUS OF 238.7 FEET, 469 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SECTION AND WHICH POINT IS ON THE CENTERLINE OF THE ED LEFHOLM COUNTY ROAD AS THE SAME IS DESCRIBED IN EASEMENT FROM WEYERHAUSER TIMBER COMPANY, SAID EASEMENT BEING DATED OCTOBER 3, 1918

CONTOURS BASED ON FIELD SURVEY

SHEET INDEX:

1. PRELIMINARY SHORT PLAT MAP
2. BOUNDARY AND TOPOGRAPHIC MAP
3. PRELIMINARY GRADING AND DRAINAGE PLAN
4. PRELIMINARY ROAD PROFILES AND POND SECTIONS

PROPOSED LEGEND:

10 CONTOURS	
2' CONTOURS	
STORM MAIN	
MANHOLE W SOLID LOCKING LID	
TYPE 1 CB W GRATE	
TYPE 1 CB W SOLID LOCKING LID	
CATCH BASIN	
JOINT USE DRIVEWAY TRACT	JUD
CRITICAL AREA TRACT	CAT
PRIVATE ACCESS TRACT	PAT

SURVEY LEGEND:

FOUND IRON PIPE	
FOUND MONUMENT IN CASE	
POWER JUNCTION BOX	
FOUND REBAR AND CAP AS NOTED	
TELECOMMUNICATIONS MANHOLE	
TELECOMMUNICATIONS RISER	
UTILITY POLE W LIGHT	
UTILITY POLE	
SANITARY SEWER CLEANOUT	S
SANITARY SEWER MANHOLE	
CULVERT	
CATCH BASIN	
FIRE HYDRANT	
WATER METER	
WATER VALVE	
LINE CONTINUES	
MAIL BOX	
ROCKERY	
SIGN	
ALDER	12A
CEDAR	12C
COTTONWOOD	12COT
FIR	12F
MAPLE	12M
HEDGE	
BUILDINGS	
ASPHALT PAVING	
CONCRETE PAVING	
DITCH LINE	
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
OVERHEAD POWER LINE	OP
TELECOMMUNICATIONS LINE	T
WATER LINE	W
GAS LINE	G

GRAPHIC SCALE
SCALE IN FEET
30 0 15 30

SEC. 13, TWP. 24 N., RGE. 5 E., W.M.

ATTACHMENT 1
PAGE 1 OF 2 PAGE

LAKE VIEW VISTA

HIKING & CLIMBING FOUNDATION
OF COUGAR MT. TRUST

KING COUNTY WASHINGTON

PRELIMINARY GRADING AND DRAINAGE PLAN

DA
Land Development Advisors, LLC
Planning, Engineering, Project Management
13865 SE 47th Place
Bellevue, WA 98006
425-466-5203

STAMP NOT VALID UNLESS SIGNED AND DATED

8/20/12

JOB NUMBER GERX-001

SHEET NUMBER 3 OF 4

CAUTION
NOTICE TO CONTRACTOR
Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,NO,OR,WA)

SURVEY NOTE
BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., AS SHOWN ON RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 20080618900001, RECORDS OF KING COUNTY, WASHINGTON, BEING N87°03'44"E.

VICINITY MAP
NOT TO SCALE

SURVEY LEGEND:

	FOUND IRON PIPE
	FOUND MONUMENT IN CASE
	FOUND REBAR AND CAP AS NOTED
	POWER JUNCTION BOX
	TELECOMMUNICATIONS MANHOLE
	TELECOMMUNICATIONS RISER
	UTILITY POLE W/ LIGHT
	UTILITY POLE
SS	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	CATCH BASIN
	CULVERT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	LINE CONTINUES
	MAIL BOX
	ROCKERY
	SIGN
12A	ALDER
12C	CEDAR
12CT	COTTONWOOD
12F	FIR
12M	MAPLE
	HEDGE
	BUILDINGS
	ASPHALT PAVING
	CONCRETE PAVING

PROPOSED LEGEND:

	10' CONTOURS
	2' CONTOURS
	STORM MAIN
	MANHOLE W/ SOLID LOCKING LID
	TYPE 1 CB W/ GRATE
	TYPE 1 CB W/ SOLID LOCKING LID
CAT	CRITICAL AREA TRACT
JUD	JOINT USE DRIVEWAY TRACT
PAT	PRIVATE ACCESS TRACT
	GAS LINE
	WATER LINE
	TELECOMMUNICATIONS LINE
	OVERHEAD POWER LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	DITCH LINE

STORMWATER DETENTION & WATER QUALITY
SENSITIVE LAKE PROTECTION MET WITH USE OF "LARGE" WET POND

APPROX LIVE STORAGE	REQUIRED = 54,300 C F PROVIDED = 73,665 C F
APPROX DEAD STORAGE	REQUIRED = 31,300 C F PROVIDED = 35,109 C F

GRAPHIC SCALE
SCALE IN FEET
0 15 30

SEC. 13, TWP. 24 N., RGE. 5 E., W.M.

DISTURBED AREA WILL BE PLANTED PER KING COUNTY GUIDELINES

THE STORM POND OUTFALL AND THE BOY DISPERSION WAY NOT BE LOCATED WITHIN THE CHMM OF THE STREAM. PRIOR TO ENGINEERING PLAN REVIEW THE APPLICANT SHALL SHOW THE DRAINAGE HIGH WATER MARK (CHMM) FOR THE ONSITE STREAM

DESIGN GROUP	JON W. NELSON, P.E. PROJECT MANAGER	
DRAWN	JWN	
REVIEWED	HOD	
CAD	JWN	
CHECKED	DEC. 2011	
DATE	12/28/2001	
FILE NAME		

BY	DESCRIPTION	DATE
JWN	PER REVIEW COMMENTS	8/20/12

ATTACHMENT 1
2 OF 2 PAGE
2 PAGE