



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

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**Proposal Name:** Unique Green Homes Short Plat

**Proposal Address:** 6220 Lake Washington Blvd SE

**Proposal Description:** Preliminary Short Plat approval to subdivide an existing parcel into three single family lots within the R-5 zoning district.

**File Number:** 13-134761-LN

**Applicant:** Oleg Ponomar

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Leah Chulsky, Associate Planner

**State Environmental Policy Act Threshold Determination:** Exempt

**Department Decision:** Approval with Conditions



Leah Chulsky, Associate Planner  
Development Services Department

Application Date: November 27, 2013  
Notice of Application: January 23, 2014  
Minimum Comment Period: February 6, 2014 (14 days)  
Decision Publication Date: August 21, 2014  
Appeal Deadline: September 4, 2014

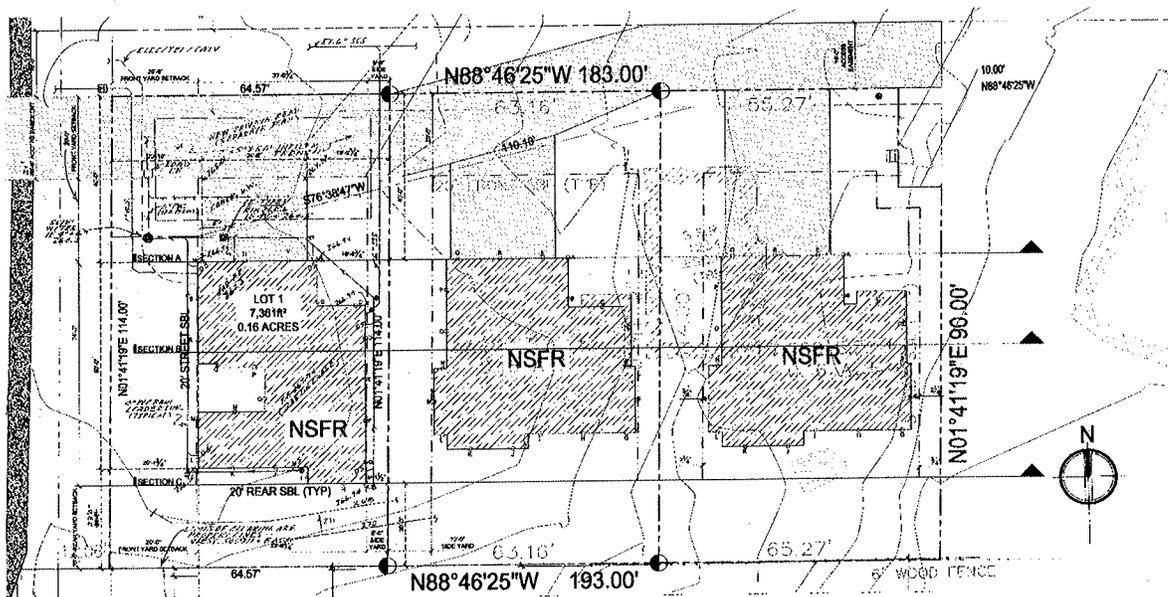
**I. DESCRIPTION OF PROPOSAL**

The applicant is proposing to subdivide an existing parcel (21,762 square feet) into three single family lots. The site is zoned R-5 and is located within the Newport Hills Subarea. The site contains an existing single family residence which will be demolished prior to final plat approval. Access to the three lots will be via a private road off of Lake Washington Blvd SE traversing all three lots and serving an existing single family residence located at 6220 Lake Washington Blvd SE.

Lot 1 will have two front yard setbacks. One measured from the western property line which abuts Lake Washington Blvd SE and the second measured from the interior edge of the 20 foot access easement which traverses all three lots along the northern property line. This will allow for the southern property line to be designated as the rear yard and the eastern property line as a side which can go to five feet.

Lots 2 and 3's front yard setback will be measured from the interior edge of the shared access easement which runs along the northern property line of all three lots. Their rear yard setbacks will be measured from their respective southern property lines as they are the property lines directly opposite the property line designated as the front. These setback designations are consistent with Land Use Code definition of setbacks and the context of the built neighborhood.

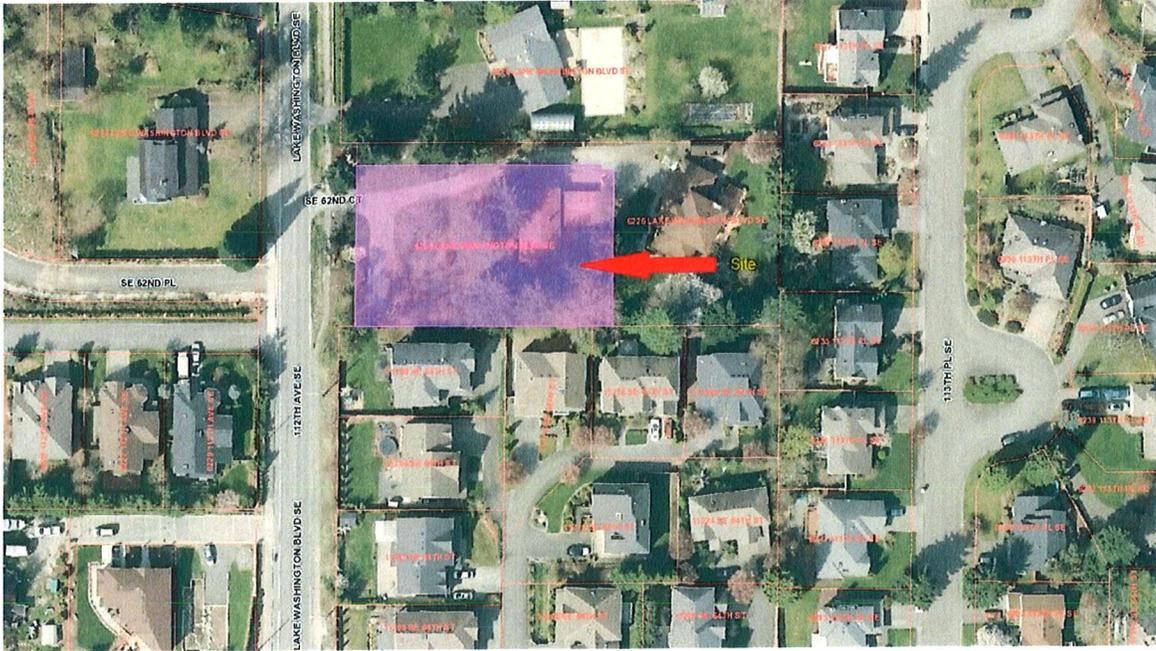
**Figure 1 – Preliminary Short Plat Proposal**



**II. SITE DESCRIPTION AND CONTEXT**

The subject site is located within an existing single-family neighborhood, and is surrounded by single-family dwellings. The property is located within the R-5 land use district and has a Comprehensive Plan designation of Single-Family High. The proposal aims to subdivide the existing 21,762 square foot parcel into three lots. The topography of the site slopes slightly downward from the northwestern portion to the south eastern corner. The site contains no Critical Areas as defined under LUC 20.25H.

Figure 2 – Aerial Photograph

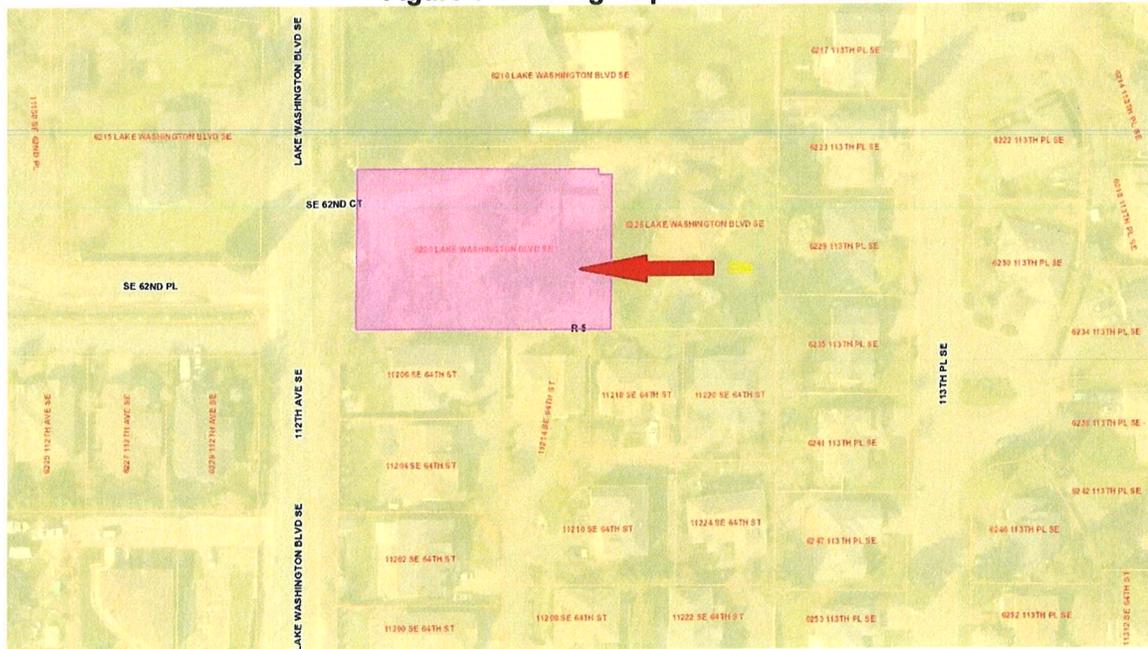


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The three lots proposed with this short plat application are permitted within the R-5 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

Figure 3 – Zoning Map



**B. Consistency with Standard Land Use Code Requirements**

**Table 1 – Dimensional Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-5 Newport Hills Subarea Comprehensive Plan Designation: Single-Family High	
<b>Gross Site Area</b>	21,762 square feet	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	7,200 Square Feet	Lot 1: 7,361 Square Feet Lot 2: 7,200 Square Feet Lot 3: 7,201 Square Feet
<b>Minimum Lot Width</b>	60 Feet	Lot 1: 64.57 Feet (approx.) Lot 2: 63.16 Feet (approx.) Lot 3: 65.27 Feet (approx.)
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 114 Feet (approx.) Lot 2: 114 Feet (approx.) Lot 3: 114 Feet (approx.)
<b>Building Setbacks</b>		
Front Yard	20 Feet	20 Feet
Rear Yard	20 Feet	20 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet
<b>Access Easement Setbacks</b>	20 Feet from easement – Front Yard	Lot 1: 20 Foot (North Side) Lot 2: 20 Foot (North Side) Lot 3: 20 Foot (North Side)

**IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas and are less than an acres in size are exempt from SEPA review pursuant to WAC 197-11-800(6)(a).

**V. 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 Utility Department approval of the preliminary short plat application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications. Changes to the site layout may be required to accommodate the utilities.

**Refer to Conditions of Approval regarding Utilities in Section IX of this report.**

**B. Fire Department Review**

The preliminary short plat application has been reviewed and no further fire revisions are needed at this time. The Fire Department approval of the preliminary short plat application is based on the conceptual design only. Prior to recording the

final plat the access road shall be paved 20 feet wide and posted and marked on both sides “Fire Lane-No Parking” per Bellevue Standards.

**Refer to Conditions of Approval regarding Fire in Section IX of this report.**

**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 & Addressing**

Access for this short plat will be provided by a 20 foot wide private road connecting to Lake Washington Boulevard SE as shown on the approved plans associated with all permitting phases for this project. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway. No other access connection to city right-of-way is authorized.



### **Street Frontage Improvements**

The Unique Greenhomes Short Plat will be required to install transportation-related improvements along its frontage on Lake Washington Boulevard SE. This work will include, but not be limited to, the following items:

1. Pedestrian Plan Project S-363-W: six foot wide concrete sidewalk;
2. Bike Plan Project B-156-E: five foot bike lane.
3. Channelization (fog line) to separate the bike lane from the northbound travel lane on Lake Washington Boulevard SE.
4. Relocation of the existing drainage swale to serve as a pedestrian buffer between the edge of pavement and the sidewalk. Swale width per the standards of the Utility Department. Minimum 3 foot flat bench area between the pavement edge and the drainage swale. Minimum 2 foot flat bench area between the sidewalk edge and the drainage swale.
5. All existing utility infrastructure (power poles, vaults, etc.) must be relocated to accommodate the bike lane, new sidewalk and comply with transportation separation requirements (ten foot clear distance required from edge of driveway aprons).
6. All new utility distribution and collection systems, including power, telephone, and TV cable, shall be installed underground.
7. Prior to final short plat approval, the developer must install all required transportation-related 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 frontage improvements.
8. The final engineering plans showing the required transportation-related improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right-of-Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the "Trench Restoration Program", every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time

since it was last resurfaced. These three categories are “No Street Cuts Permitted”, “Overlay Required”, and “Standard Trench Restoration”. Currently, Lake Washington Boulevard SE is classified as a “Standard Trench Restoration” street. The commercial right of way permit (TN permit) to be issued for this project will specify exact pavement restoration requirements.

### **Sight Distance**

The access design shall meet the sight distance requirements per details TE-1, TE-2 and TE-3 of Transportation Design Manual. Vegetation shall be trimmed or replaced as needed within the sight triangle. Maximum mature height of vegetation located within the sight distance triangle is limited to two feet.

### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. The Unique Greenhomes Short Plat will generate two new p.m. peak hour trips and 20 new daily trips (distributed within a 24 hour period). Existing street capacity adjacent to and nearby the site is adequate to safely accommodate these additional trips. In addition, required improvements related to the existing conditions of sight distance, pedestrian and bicycle facilities and access will appropriately mitigate for anticipated transportation safety issues related to this proposal.

**Refer to Conditions of Approval regarding Transportation in Section IX of this report.**

#### **D. Clearing and Grading Review**

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions.

**See attached Clearing and Grading Development Standards Memo.**

#### **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on January 14, 2014, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was also installed on the site the same day. The City received phone calls with general project questions.

#### **VII. DECISION CRITERIA:**

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

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

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

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. In addition, construction noise is expected during the construction period; however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding Noise/Construction Hours in Section IX of this report.**

**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.**

**Finding:** The preliminary short plat considers the physical characteristics of the site by adequately responding to the existing topography, which slopes slightly downward from the northwestern portion to the south eastern corner. The future construction of both shared access easement and single-family dwellings would not likely require any major cut or fill.

**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:** As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Code and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

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

**Response:** All lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 land use district dimensional requirements.

**B. Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site.*

**Response:** The subject property contains 244 diameter inches of significant trees. Therefore, the applicant is required to preserve a minimum of 73.2 diameter inches of significant trees onsite. The applicant proposes to retain 144 diameters inches of the existing trees onsite or 59% of the total existing diameter inches onsite.

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

**Finding:** The site is located within the Newport Hills Subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-Wide and for this Subarea, including the following:

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal provides development on infill or under-utilized sites with adequate urban services (HO-17) and meets the Neighborhood Quality Goal (Housing Element) to ensure compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site.

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

**Finding:** As conditioned, each lot can reasonably be developed to current R-5 dimensional standards without requiring a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

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

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

**VIII. CONCLUSION AND DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Unique Green Homes Preliminary Short Plat **WITH CONDITIONS**.

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

**IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

**COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

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

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Divisions, (425) 452-6864
Fire Code – BCC 23.11	Clinton Haymond, (425) 452-6034
Land Use Code – BCC Title 20	Leah Chulsky, (425) 452-6834
Noise Control – BCC 9.18	Leah Chulsky, (425) 452-6834
Sign Code – BCC Title 22	Leah Chulsky, (425) 452-6834
Transportation Develop. Code – BCC 14.60	Ray Godinez, (425) 452-7915
Traffic Standards Code 14.10	Ray Godinez, (425) 452-7915
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Arturo Chi, (425) 452-4119

**A. GENERAL CONDITIONS:**

**1. Utilities**

**Water Service**

The proposed water services (4 each) including the meters will need to be located within the public Right-Of-Way. A fire sprinkler system or high plumbing fixture count may warrant a larger water service. All new proposed water services will have to be installed under separate water service applications for each connection.

**Sewer Service**

Side sewer connection permits are required for each house to connect or re-connect to the sewer system. The joint use side sewer stub will be owned and maintained by all four benefiting properties. A 6-inch Multi-Use side sewer permit will be needed to install the shared portion of the sewer line. A sewer easement and a Joint Use sewer maintenance agreement will be required before the final plat is recorded.

**Sewer Direct Facilities Charges: CCUD Lake Washington Boulevard applies to this project and the total charge including interest is \$1,630.80 per acre.**

**Storm Drainage**

The preliminary drainage report utilizes the King County Surface Water Design Manual for the surface water design. The current City of Bellevue Surface Water Engineering Standards (SWES) and the 2005 Department of Ecology shall be used for all storm designs within city limits. The total amount of impervious area shall be the maximum lot coverage as dictated by the City of Bellevue Land Use code.

A 6-inch Multi-Use storm drainage permit will be needed to install the shared portion of the storm line. A storm drainage easement and a Joint Use storm maintenance agreement will be required before the final plat is recorded.

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review, plan approval, and field inspection will be performed through the Utilities permit processing desk at City Hall when permits for water, sewer and storm are applied for.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06  
Reviewer: Arturo Chi, Utilities Department

## **2. Variance Restriction**

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

Authority: Land Use Code 20.45B.130.A.6  
Reviewer: Leah Chulsky, Development Services Department

## **4. Noise - Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

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

## **B. CONDITIONS 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 prevent access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30  
Reviewer: Tim Stever, Transportation Department

## **2. Off-Street Parking**

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

Authority: Bellevue City Code 14.30  
Reviewer: Tim Stever, Transportation Department

## **3. Engineering Plans**

A 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 design of the private road (SE 62<sup>nd</sup> Court), the connection to Lake Washington Boulevard SE, pavement restoration on Lake Washington Boulevard SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

### **a) Site Specific Items:**

- i) Six foot wide concrete sidewalk.
- ii) Pavement widening to create a five foot wide bike lane.
- iii) New fog line to delineate the vehicle travel lane from the bike lane.
- iv) Relocation of power pole/streetlight to comply with clear distance requirements (10 feet from the nearest driveway apron edge).
- v) Relocation of existing drainage swale to accommodate the new sidewalk and bike lane. Three foot flat bench area to the pavement edge of Lake Washington Boulevard and two foot flat bench area to the edge of sidewalk required (measured from the tangent of the swale at grade).
- v) Street name/address signing for the new lots created by this project as well as for the existing lot located west of the project site (if the property owner chooses to keep the current address of 6226 Lake Washington Boulevard SE).

- vi) Vegetation removal, replacement, and pruning to comply with sight distance requirements per Transportation Design Manual details TE-1, TE-2, TE-3 and related transportation standards and codes. See next section for additional information regarding sight distance.
- vii) Construction of a 20 foot wide, paved private road (SE 62<sup>nd</sup> Court) with thickened edges. Pavement and subgrade design per DEV-8. The applicant may increase the width of the private road to accommodate roadside parking: 24 foot paved width allows for parking on side, 28 foot paved width allows for parking on both sides. With a twenty foot paved width, signing will may be required to enforce the no parking restriction at the discretion of the Fire Department. The driveway approach and the portion of the private road located within the right of way shall be design in such a way as to comply with City of Bellevue and ADA requirements for safe access and thoroughfare of pedestrians. Access must be designed to prevent vehicles from bottoming out due to abrupt changes in grade. Maximum grade of the private road is limited to 15%. The maximum cross grade is limited to 8%.
- viii) Driveway apron per DEV-7B (for the actual connection to Lake Washington Boulevard SE) and DEV-7E for the sidewalk route across the private road width located within right of way.
- ix) Pavement restoration at the direction of the Transportation Inspector.
- x) Relocation/replacement of vault lids within the new sidewalk width to comply with ADA and Bellevue standards.
- xi) Additional transportation-related improvements may be required during the review of the construction drawings (GE permit phase) for this project.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual.  
Reviewer: Ray Godinez, Transportation Department

#### **4. Pavement Restoration**

The city's Right of Way (ROW) Manager in coordination with Pavement Manager will specify exact pavement restoration requirements within the approval conditions of the commercial right of permit to be issued for this project (TN permit). Pavement restoration requirements will be based on the current condition of the impacted street, the discretion of the Transportation Inspector, trench restoration requirements of Section 21 of the Transportation Design Manual and standard drawings ROW-1 through ROW-5.

Exact pavement restoration requirements as specified by ROW manager, with appropriate trench restoration drawing(s) must be included in the final engineering plans.

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

#### **5. Sight Distance**

If necessary to meet the sight distance requirements of BCC 14.60.240 and Transportation Design Manual details TE-1, TE-2, and TE-3 existing vegetation near the access point on Lake Washington Boulevard SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn

from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

Authority: Bellevue City Code 14.60.240  
Reviewer: Ray Godinez, Transportation Department

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

#### **1. Infrastructure Improvements**

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

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

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

Authority: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; Land Use Code 20.40.490, Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
Reviewer: Ray Godinez, Transportation Department

#### **2. Access Design and Maintenance**

The final Subdivision map must include a note that specifies that the owners of all lots (newly created and existing) served by the private road (SE 62<sup>nd</sup> Court) are jointly responsible for maintenance and repair. 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: Bellevue City Code 14.60.130  
Reviewer: Ray Godinez, Transportation Department

### 3. Fire Access Road

The Final Plat shall note that the 16 foot wide access road (joint use driveway over Lot 1) is posted and marked "FIRE LANE-NO PARKING", per Bellevue Standards.

Authority: Bellevue Amended IFC 503.3  
Reviewer: Ken Carlson, Bellevue Fire Department

### 4. Tree Protection

To mitigate adverse impacts to trees to be retained during construction:

- A. Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
  
- B. No excavation, clearing, or soil placement should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

Authority: Bellevue City Code 23.76.060  
Reviewer: Leah Chulsky, Development Services Department

### 5. Tree Preservation Plan

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

"Tree Preservation Plan":

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

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

### **5. Demolition of Existing Structure**

The existing structure located across a proposed property line and within setbacks must be removed prior to application and approval of the Final Short Plat.

Authority: Land Use Code 20.20.010, 20.45B.130.A.6  
Reviewer: Leah Chulsky, Development Services Department

### **ATTACHMENTS**

Clearing and Grading Development Standards Memo  
Project Drawings