



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

Proposal Name: SD Short Plat

Proposal Address: 5606 and 5618 Lake Washington Blvd SE

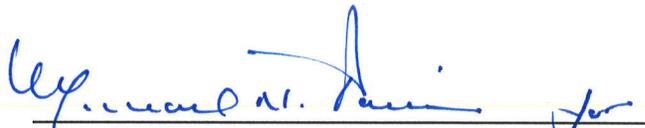
Proposal Description: Conservation short plat to subdivide 2 existing lots into a total of 9 single family lots. Existing home at 5606 to be retained within a proposed lot. Steep slope critical area and buffer preserved in a Native Growth Protection Area (NGPA) tract.

File Number: 14-133547-LN

Applicant: Barney Skochdopole, Callidus Development

Decisions Included: Administrative Decision for a Preliminary Short Plat through Process II, Land Use Code 20.35.200.

State Environmental Policy Act: Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

Department Decision: **Approval with Conditions**



Heidi M. Bedwell, Senior Land Use Planner
Development Services Department

Application Date: June 3, 2014
Notice of Application: July 3, 2014
Decision Publication Date: February 12, 2015
Appeal Deadline: February 26, 2015

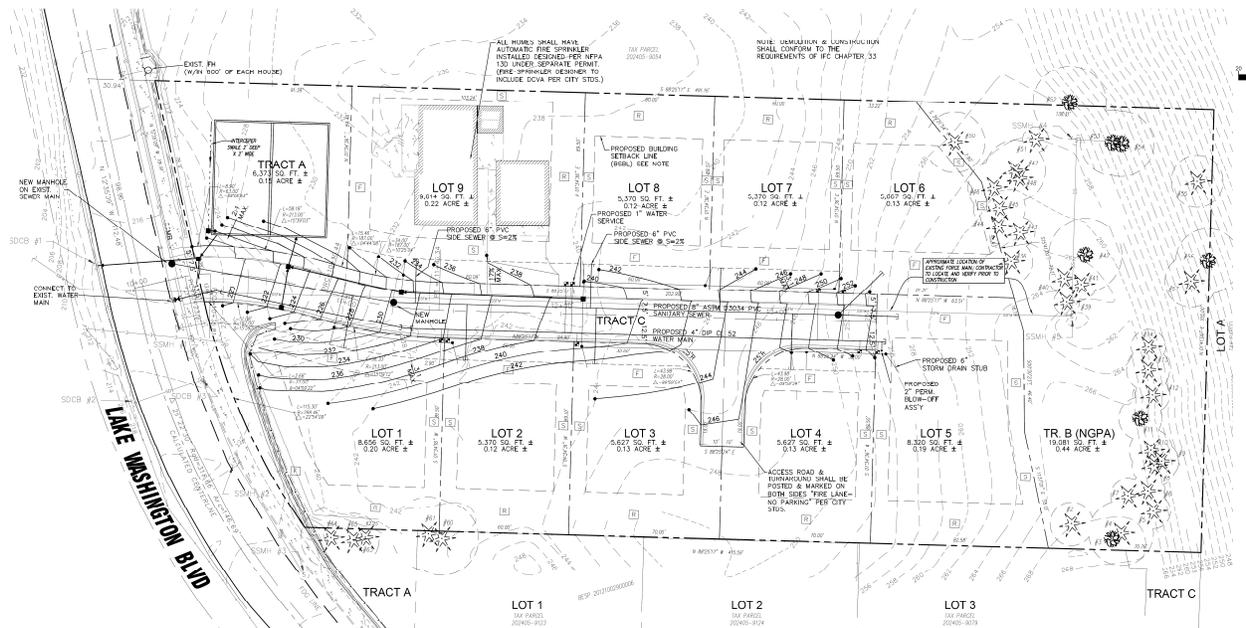
For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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I. DESCRIPTION OF PROPOSAL

The proposal is for a Preliminary Conservation Short Plat Permit approval to subdivide two existing lots into a total of nine lots. The site is zoned R-5, a single family zoning district. An existing home at 5606 is to be retained within a proposed lot and the home on 5618 will be demolished. Steep slope critical area and the associated 50-foot buffer will be preserved in a Native Growth Protection Area (NGPA) tract.



Proposals for subdivision of land into nine or few lots is subject to the provisions in LUC 20.45B, short plats and subdivisions. Because the site contains a steep slope critical area and buffer, the proposal is also subject to the specific provisions in LUC 20.45B.055 Special requirements for short plats with critical areas or critical are buffers.

II. SITE DESCRIPTION, ZONING AND LAND USE CONTEXT

A. Site Description

The subject site consists of two lots developed with existing single family residential homes on each lot. A shared driveway is located off of Lake Washington Boulevard SE and enters the site at the shared property line. Together the two lots total 94,579 square feet in size.

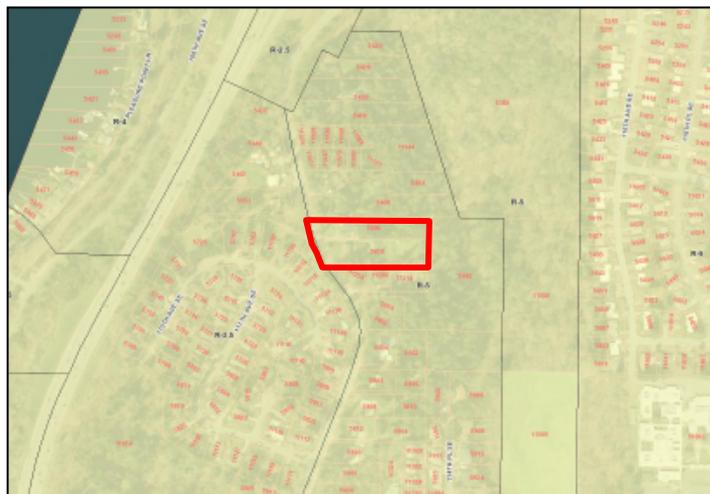


Figure 1: Property Map

The existing site rises quickly from Lake Washington Boulevard to a generally flat area. The eastern portion of the site is steeply sloping and treed. Significant trees are also located within the perimeter of the lots and adjacent to the critical area buffer. The existing home at 5618 will be removed prior to the recording of the final plat and creation of the proposed lots (See section X for condition of approval).

B. Zoning

The subject site is zoned R-5, a single family residential zoning district. Single-Family Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4, 5 and 7.5 dwellings per acre), and permit compatible, related activities.



C. Land Use Context

The land use context of the property is that of medium and high density single-family residential properties. The surrounding single-family properties to the west are a lower density with a slightly larger lot size to the subject property. Properties within the same R-5 zoning district are also a mix of developed densities. Large areas of undeveloped critical

area are located to the east of the subject site and are currently vacant or developed to a low density.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Critical Areas Overlay District LUC. 20.25H)

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

B. Special requirements for Short plats with critical areas or critical area buffers.

a. Density Calculation

LUC 20.25H.045.B requires that proposals to subdivide property within the Critical Areas Overlay District calculate allowed density (dwelling units per acre) after deducting the total critical area and critical area buffer. The maximum density allowed for a site in the Critical Areas Overlay District is equal to the number of dwelling units per acre as specified in LUC 20.20.010, times the buildable area in acres, plus the dwelling units per acre times the total area of critical area and critical area buffer in acres times the development factor derived from LUC 20.25H.045.D. To calculate density, the following calculation is required:

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

This is a proposal to short plat a parcel totaling 2.17 acres in the R-5 land use districts into 9 single family lots. The site contains a total of .44 acres of critical area and critical area buffer and contains a total of 1.73 acres of buildable area. The following is the density calculation for this property:

$$(5.0)(1.73) + (1.0)(.44)(.798) = 10.414 \text{ DUs}$$

10.414 = 10 Allowed Dwelling Units;

The maximum number of dwelling units for this site is ten. The proposal to divide the properties into 9 lots is in compliance with the requirements of the Critical Areas Overlay District.

b. Conservation Short Subdivision.

- 1) A conservation short plat is required for residential short subdivisions within the Critical Areas Overlay district when:
 - a) The amount of critical area and critical area buffer on the site totals at least one acre; or
 - b) The site abuts a known salmon-bearing stream; or
 - c) The critical area or critical area buffer on the site abuts a critical area or critical area buffer on another site, or a site owned or managed by the City or other public agency for open space or park uses.

Finding: The proposed short plat contains .44 acres of critical area and critical area buffer and therefore is required to be processed as a conservation short subdivision.

- 2) Tracts Required. The property owner receiving approval of a residential short subdivision shall delineate the critical areas and critical area buffers and set aside such areas in separate tracts, designated as Native Growth Protection Area (s) (NGPA) on the face of the final short plat.

Finding: The applicant will designate a NGPA tract totaling .44 acres containing all critical areas and critical area buffers. See Section X of this report for related Conditions of Approval.

- 3) Dimensional Standards per LUC 20.20.010 and Modification per LUC 20.45B.055.C.3:

BASIC INFORMATION										
Zoning District	R-5									
Gross Site Area	2.17 Acres									
Critical Area and Buffer	.44 Acres									
ITEM	REQ'D/ ALLOWED- Conservation Short Plat	PROPOSED								
Minimum Lot Area	4,680 sq. ft.	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9
		8655	5370	5626	5626	8320	5667	5370	5370	9615
Minimum Lot Width	60 ft.	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9
		112'	60'	60'	60'	68'	83'	60'	60'	108'
Minimum Lot Depth	80 ft.	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9
		89'								
Building Setbacks		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9
Front Yard	10 ft.	10 ft.								
Rear Yard	15 ft.	15 ft.								
Min. Side Yard	5 ft.	5 ft.								
2 Side Yard	10 ft.	10 ft.								
Access Easement	10 ft.	10 ft.								
Lot Coverage	Per LUC 20.45B	32%	50%	49%	47%	34%	46%	50%	50%	34%
Impervious Surface	50% of total site area	Will not exceed 50% of total site area- <u>See Section X of this report for related Conditions of Approval.</u>								

For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5.

The property contains 1.204 tree diameter inches of significant trees. The applicant is required to retain a minimum of 30% of the diameter inches, or 362 diameter inches. The applicant is proposing to retain all trees within the critical area and critical area buffer trees within the proposed lots for a minimum total of 574 tree diameter inches. Together the trees proposed for retention exceeds the minimum requirement and therefore complies with the requirements for tree retention.

The trees identified for retention shall be included on a tree retention plan to be recorded with the final short plat. In addition, trees within the perimeter of the lots (within the rear

setback of the proposed lots) shall be preserved. Trees may be removed at the time of single family building permit issuance. See Section X for condition of approval.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

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

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils.

B. Animals

The project site is part of a larger natural area that contains quality habitat for birds and mammals. The mature vegetation on the site could provide potential habitat to bald eagles and pileated woodpeckers who are known to be in the vicinity. These impacts will be minimized by the creation of a Native Growth Protection Area tract containing the steep slope and critical area 50-foot buffer. See Section X for related conditions of approval.

C. Plants

Significant trees and existing vegetation will be preserved in a Native Growth Protection Area Tract totaling .44 acres. No disturbance within this area is proposed or allowed. In order to protect the vegetation the applicant will be required to install fencing and signage demarking the intent and long term preservation of the critical area and buffer. See Section X for related conditions of approval.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates noise related to construction and noise levels. See Section X for a related condition of approval

V. SUMMARY OF TECHNICAL REVIEWS

A. Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application without any conditions of approval.

B. Utilities Review

The review has no implied approvals for water, sewer and storm drainage components of the project. The project will trigger minimum requirements 1-9 from the Department of Ecology Stormwater Management Manual for Western Washington. The project qualifies as redevelopment under the Department of Ecology Stormwater Management Manual for Western Washington and will need to provide runoff control and treatment for all new and replaced impervious surfaces. The project drains north and west to Lake Washington through the Lakehurst Creek drainage Basin. The project has proposed an underground detention vault to provide flow control. Water quality is provided in the vault wet pool

Water

The water supply for the SD Short Plat will connect to an existing City of Bellevue owned 8-inch water main located in Lake Washington Blvd. SE in the Newport Hills 320 pressure zone. Water improvements consist of water main extension and domestic water services.

Sewer

Sewer service for the SD Short Plat will connect to an existing City of Bellevue owned 8-inch sewer main located in Lake Washington Blvd. SE. Sewer improvements consist of sewer main extension and individual lot side sewer stubs. Special care must be exercised to protect the existing sanitary sewer force main on the proposed project site. See Section X of this report for Utilities Department related Conditions of Approval.

C. Fire Department Review

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire development codes and standards. As proposed, the Fire Department has no concerns with the project. As proposed the site development plans for this decision generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of building permits. See Section X of this report for Fire Department related Conditions of Approval.

D. 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. Credit will be given for demolition of the existing single family home on the site.

Street Frontage and Site Access

Street frontage improvements along Lake Washington Boulevard SE were completed with the 2013-2019 Capital Investment Program Plan Overlay Project in 2014, which restored curbs and sidewalk ramps and replaced the roadway. The 2009 Pedestrian and Bicycle Transportation Plan includes project B-153-E, which plans for a 5 foot bicycle lane on the east side of Lake Washington Boulevard SE from 106th Avenue SE to SE 60th Street where not complete. The bicycle lane is complete along the project site street frontage. The 2009 Pedestrian and Bicycle Transportation Plan also includes trail project T-421 that plans for a pedestrian trail to connect the I-405 Park and Ride to SE 60th Street. It was determined by city staff that the trail connection will not traverse this project site and therefore access easements will not be needed.

Access to Lots 1 - 9 will be from a private road, SE 56th Court, off of Lake Washington Boulevard SE as shown on the approved plans. No other access connection to city right-of-way is authorized. 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. The connection of SE 56th Court to Lake Washington Boulevard must be constructed per Standard Drawing DEV-7A. Site addresses have been determined by the City's Parcel and Address Coordinator. The nine lots have been addressed as follows:

- Lot 1: 11253 SE 56th Court.
- Lot 2: 11277 SE 56th Court.
- Lot 3: 11285 SE 56th Court.

- Lot 4: 11309 SE 56th Court.
- Lot 5: 11341 SE 56th Court.
- Lot 6: 11338 SE 56th Court.
- Lot 7: 11316 SE 56th Court.
- Lot 8: 11290 SE 56th Court.
- Lot 9: 11262 SE 56th Court.

Installation of a road name sign as per the City of Bellevue standards is required at the entrance to the private road, SE 56th Court. The signing will consist of two street name sign blades, one sign post, and hardware (more may be required by the Inspector). The applicant will determine whether to have the City provide the street name signs on the engineering drawings during the clear and grade permit. If the City provides the street name signs, it will be at a cost of \$110 per blade to be paid for by the applicant. It has been determined that a stop sign must be installed to ensure vehicles exiting the private road, SE 56th Court, will stop before crossing the sidewalk along the east side of Lake Washington Boulevard SE. The developer will be responsible for the installation of the signs.

It is the responsibility of the developer to coordinate mailbox location and design with the local Postmaster. If a cluster mailbox location is to be used, it should be consistent with city standards and code for roadside appurtenances and mailboxes. The mailbox location must be acceptable to the Transportation Department regarding safety requirements.

A streetlight will not be required where the private road, SE 56th Court, intersects Lake Washington Boulevard SE because there is an existing streetlight at this location.

Undergrounding of utilities will not be required because Puget Sound Energy has indicated that the power poles carry major transformers that cannot be undergrounded.

Use of the Right of Way

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

Pavement Restoration

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

street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, Lake Washington Boulevard SE is classified as "No Street Cuts Permitted". This type of classification will require a waiver from the City's Right of Way Manager for any street cuts on Lake Washington Boulevard SE. Therefore, a written request for a street cut waiver must be submitted to the Right of Way Manager via email to obtain permission to cut into Lake Washington Boulevard SE. The minimum pavement restoration for Lake Washington Boulevard SE will consist of a full grind and overlay for the full width of the street extending 50 feet in opposite directions of the travel lanes. The details of the grind and overlay will be specified in the Right of Way Use Permit.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal amount of new p.m. peak trips to be generated by the SD Callidus Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee at the issuance of building permits.

See Section X of this report for Transportation Department related Conditions of Approval.

VI. PUBLIC NOTICE AND COMMUNITY INPUT

Application Date: June 3, 2014

Public Notice (500 feet): July 3, 2014 (Includes sign installation at the site)

Minimum Comment Period: July 17, 2014

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the on December 13, 2013. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the project site on the same day.

Two inquiries were made on the project by surrounding neighbors. Comments were focused on traffic safety, water runoff, and operation and maintenance of Lake Washington Boulevard. Transportation and Utilities Department staff responded to the

inquiries. The proposal has been evaluated for traffic impacts and conditioned as appropriate for the level of impact. Stormwater runoff from impervious surfaces on this new project will need to be directed to the new detention and water quality facility which need to be sized accordingly. The design elements to achieve these results will be submitted by the design engineer for review.

VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW

The original design was revised to meet the minimum lot width and depth requirements for the R-5 dimensional requirements and to demonstrate compliance with Utilities Department code standards.

VIII. DECISION CRITERIA:

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

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

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

Finding: City codes ensure public health, safety and general welfare through development code requirements. Project review by all review divisions has found the project to be in compliance with City codes and the project approval includes specific conditions to ensure standards are met.

- 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 establishing an NGPA tract for the critical area slope and its associated 50-foot buffer. Significant trees will be preserved in the NGPA tract and where feasible in the perimeter of the development.

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

Finding: The proposal complies with the Land Use Code requirements for R-5 zoning, the Utility Code and the City of Bellevue Development Standards. See Section III-Consistency with Land Use Code/Zoning Requirements for demonstration of compliance with dimensional standards and tree preservation.
See conditions of approval in Section X.

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

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

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-2). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-3).

The proposal meets Comprehensive Plan polices to preserve existing vegetation on-site (EN-19, 21, 27; UD-16, 18, 60), preserve sensitive areas on-site (EN-21, 22, 25), maintain good surface water quality (EN-11), restrict surface water runoff to predevelopment levels (EN-13), and provide traffic mitigation (TR-35).

The proposal meets utility standards (UT-1), provides development on infill or under-utilized sites with adequate urban services (HO-7), and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features, by providing the preservation of healthy significant existing trees on-site.

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

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

See related condition of approval in Section X.

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

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

IX. CONCLUSION AND DECISION:

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

Note on expiration of Preliminary Short Plat Approval: Approval of the preliminary Conservation Short Plat 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.

X. CONDITIONS OF APPROVAL:

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

Applicable Codes, Standards and Ordinances

Contact Person

Clearing & Grading Code – BCC 23.76

Savina Uzunow
SUzunow@bellevuewa.gov

Fire Code – BCC 23.11

Adrian Jones
AKJones@bellevuewa.gov

Land Use Code – BCC Title 20

Heidi M. Bedwell,
hbedwell@bellevuewa.gov

Noise Control – BCC 9.18

Heidi M. Bedwell,
hbedwell@bellevuewa.gov

Transportation Development Code – BCC 14.60

Vanessa Humphreys
VHumphreys@bellevuewa.gov

Right of Way Use Code – BCC 14.30

Tim Stever
tstever@bellevuewa.gov

Utility Code – BCC Title 24

Chris Brookes
cbrookes@bellevuewa.gov

A. GENERAL CONDITIONS

1. UTILITIES DEPARTMENT APPROVAL

Utility review has been completed on the preliminary information submitted at the time of this application. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water and storm drainage. The individual side sewer connections will be reviewed and permitted under a separate UA side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

AUTHORITY: BCC Title 24.02, 24.04, 24.06

REVIEWER: Chris Brookes, Utilities

2. NOISE - CONSTRUCTION HOURS

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: Heidi M. Bedwell, Development Services Department

2. TIME LIMITATION

This preliminary short plat 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 the preliminary short plat approval unless the applicant has received an extension for the preliminary short plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code Section 20.45B.150; 20.45B.160

REVIEWER: Heidi M. Bedwell, Development Services Department

B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. FIRE HYDRANT

Applicant shall provide a fire hydrant within 600 feet of each home.

AUTHORITY: Bellevue Amended IFC 507.5.1

REVIEWER: Adrian K. Jones, Fire Department

2. FIRE LANE-NO PARKING

The access road and turnaround shall be posted and marked on both sides "FIRE LANE-NO PARKING" per Bellevue Standards.

AUTHORITY: Bellevue Amended IFC 503.3

REVIEWER: Adrian K. Jones, Fire Department

3. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, (425) 452-4294

4. 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, (425) 452-4294

5. ENGINEERING PLANS

A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, the connection to Lake Washington Boulevard SE, pavement restoration in 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. The construction of the private access road, SE 56th Court, with a minimum paved width set at 20 feet contained within a 26 foot access easement. The pavement and subgrade depths shall be as shown in Standard Drawing DEV-8. The private road, SE 56th Court, connects to Lake Washington Boulevard SE and no other access connection to the city right-of-way is authorized.
- ii. Curb and gutter shall always be used on private roads with grades greater than 8%. The proposed road grade is 15%, therefore curb and gutter on both sides of the private road is required.
- iii. The applicant has proposed to include a 5 foot sidewalk on one side of the private road as shown on the approved plans.
- iv. A curb cut for the connection of the private access road to Lake Washington Boulevard SE is required. The private road driveway approach connection of SE 56th Court to Lake Washington Boulevard SE shall be per Standard Drawing DEV-7A.
- v. A stop sign will be required for vehicles exiting the private road onto Lake Washington Boulevard SE. The complete sign installation will consist of the stop sign, 2 blades for street name signs, sign post, and hardware per Standard Drawing TE-21. Additional items may be required at the discretion of the Inspector.

- vi. Sight distance setback lines shall be shown on the civil engineering plans at the private road access driveway as exhibited in Standard Drawing TE-1.
- vii. The modification or removal of vegetation may be necessary for sight distance compliance.
- viii. The relocation of existing above-grade utilities, signing, and other appurtenances will be required as needed to ensure that no fixed objects are within 10 feet of the driveway edge, identified as Point A in the Design Manual Standard Drawing DEV-7A, and to ensure compliance with sight distance requirements.
- ix. The mailbox installation location will be shown on the civil engineering plans as determined with the Bellevue Post Master.
- x. Permission to cut into Lake Washington Boulevard SE is required. The minimum trench restoration requirement will be a full width street grind and overlay extending 50 feet from the center of the street cut in opposite directions for pavement restoration as specified on the Right of Way Use Permit and by the Inspector.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.

REVIEWER: Vanessa Humphreys, Transportation Department, 425-452-2569

6. TREE PROTECTION and ARBORIST REVIEW

Trees required to be preserved and trees within the perimeter of the lots (within the rear setback of the proposed lots) shall be protected during construction. An arborist is required to review the proposed plans and confirm the trees proposed for retention will not pose a hazard to the future homes or neighboring property as a result of the development. The arborist report shall be included as part of the clearing and grading permit application. Trees not required to be preserved to meet the minimum tree retention standard may be removed at the time of single family building permit issuance. To mitigate adverse impacts to trees to be retained during construction:

- a. Clearing limits shall be established outside of the drip-line for retained tree within the developed portion of the site. A six-foot chain link fencing with driven posts, or an

approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

b. No excavation or clearing (including utility trenches) shall 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 and LUC 20.20.900

REVIEWER: Heidi M. Bedwell, Development Services Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on 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: Vanessa Humphreys, Transportation Department, 425-452-2569

2. PAVEMENT RESTORATION

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

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

REVIEWER: Tim Stever, (425) 452-4294

3. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final

short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Transportation Code Section 14.60.260 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 for the driveway on Lake Washington Boulevard SE.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260;
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Vanessa Humphreys, Transportation Department, 425-452-2569

4. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130
REVIEWER: Vanessa Humphreys, Transportation Department, 425-452-2569

5. IMPERVIOUS SURFACE COVERAGE REQUIREMENTS

Impervious surface coverage shall be divided across the development area and shall be governed by the limits established by LUC 20.45B.050. Allowed maximum impervious surface coverage for each lot shall be clearly labeled on the final short plat mylar.

AUTHORITY: Land Use Code Section 20.45B.055
REVIEWER: Heidi M. Bedwell, Development Services Department

6. LOT COVERAGE REQUIREMENTS

Lot coverage shall be governed by the lot coverage calculation included under LUC 20.45B.050. Allowed maximum structural lot coverage for each lot shall be clearly labeled on the final short plat mylar.

AUTHORITY: Land Use Code Sections 20.20.010 and 20.45B.055

REVIEWER: Heidi M. Bedwell, Development Services Department

7. NATIVE GROWTH PROTECTION AREA TRACT

The Native Growth Protection Area (NGPA) tract shall be designated on the face of the Final Short Plat. The boundaries of the NGPA tract must be surveyed and legally described on the face of the Final Short Plat. The following note is required to be placed on the final short plat:

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 5. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

AUTHORITY: Land Use Code 20.45B.055.B.2

REVIEWER: Heidi M. Bedwell, Development Services Department

8. NGPA BOUNDARY FENCE AND SIGNAGE

Prior to approval of the final short plat, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA and NGPE shall be identified, fenced, and marked with boundary signage per City of

Bellevue specification. Land Use planner will provide signage to applicant. NGPA/NGPE boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the short plat development.

AUTHORITY: LUC 20.25H.030

REVIEWER: Heidi M. Bedwell, Development Services Department

9. DEMOLITION OF EXISTING HOUSE

Prior to approval and recording of the final short plat, the applicant shall be required to get a demo permit to remove the existing home at 5618 Lake Washington Boulevard.

AUTHORITY: Land Use Code 20.45B

REVIEWER: Heidi M. Bedwell Development Services Department

10. VARIANCE/MODIFICATION RESTRICTION

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

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Heidi M. Bedwell Development Services Department

11. FIRE SPRINKLERS

All homes shall have automatic fire sprinkler installed designed per NFPA 13D under separate permit.

AUTHORITY: Bellevue Amended IFC 503.2.7

REVIWER: Adrian K. Jones, Fire Department

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LIST OF ATTACHMENTS

- A. Plans and Drawings (see file: documents submitted 11/26/2014 and 12/16/2014)
- B. Environmental Checklist (see file)