



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

Proposal Name: Lake Hills Short Plat

Proposal Address: 6651 116th Ave SE

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 17,195 square foot lot (0.39 acre) into two (2) single-family lots, located in the R-5 land use district.

File Number: 16-148728-LN

Applicant: Travis Kassebaum

Decisions Included: Preliminary Short Plat (Process II)

Planner: Christina LaVelle, Assistant Planner

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

Department Decision: Approval with Conditions

By: 
Christina LaVelle, Assistant Planner
Development Services Department

Application Date: December 15, 2016
Notice of Application: January 12, 2017
Minimum Comment Period: January 26, 2017
Decision Publication Date: June 29, 2017
Appeal Deadline: July 14, 2017

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

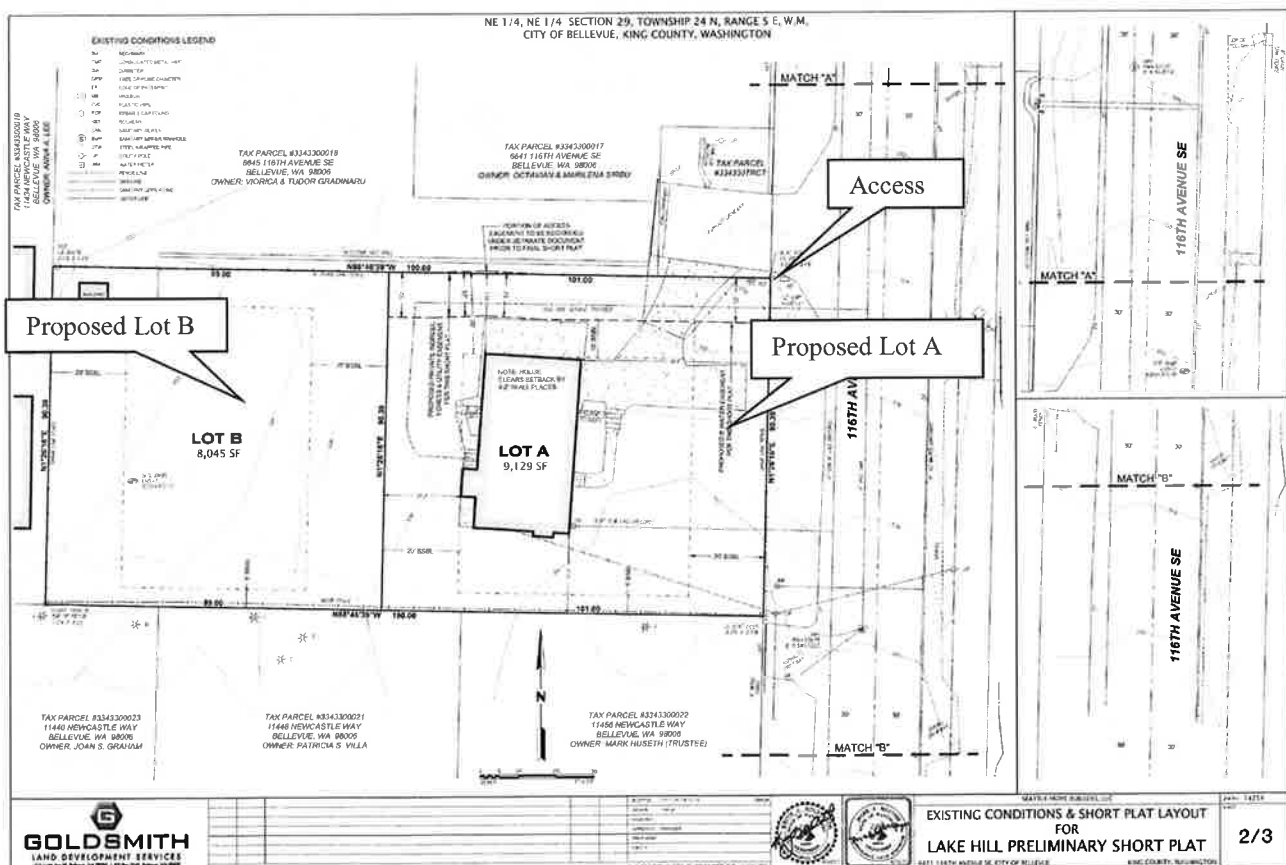
I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 17,195 square foot lot (approximately 0.39 acres) into two single-family residential lots resulting in a 9,129 square foot (.21 acre) lot and a 8,045 square foot (.18 acre) lot. The site contains an existing single-family dwelling and an accessory structure (shed). The existing single-family dwelling will remain on Lot A and Lot B will be developed in the future with one single-family dwelling (not part of this short plat approval) with the shed removed.

The subject site is located within the R-5 land use district, and within the Newport Hills subarea. An access easement for the benefit of Lot B, will be established from SE 116th St. along the north property line.

As defined by Land Use Code 20.25H, the site does not contain any critical areas; however, the property contains one significant tree totaling 14" diameter inches. The applicant proposes to retain the total diameter inches of the significant tree remaining on site.

Figure 1 – Preliminary Short Plat Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is within an existing single-family neighborhood and is bordered by single-family dwellings to the north, south, east, and west. The property is zoned R-5 and has a Comprehensive Plan designation of Single-Family High Density (SF-H).

The topography of the site slopes gradually upward from 116th Ave SE (south to north). Access to Lot A and Lot B will be from a joint use driveway off of NE 116th Ave SE. The existing driveway will be widened and shall maintain a minimum width of 16 feet until the driveway for Lot B diverges. The driveway for Lot B shall maintain a minimum width of 10 feet and be constructed along the north property line. An access easement shall be provided for the driveway to Lot B. There are no sidewalks along SE 116th Avenue.

Figure 2 – Aerial Photograph

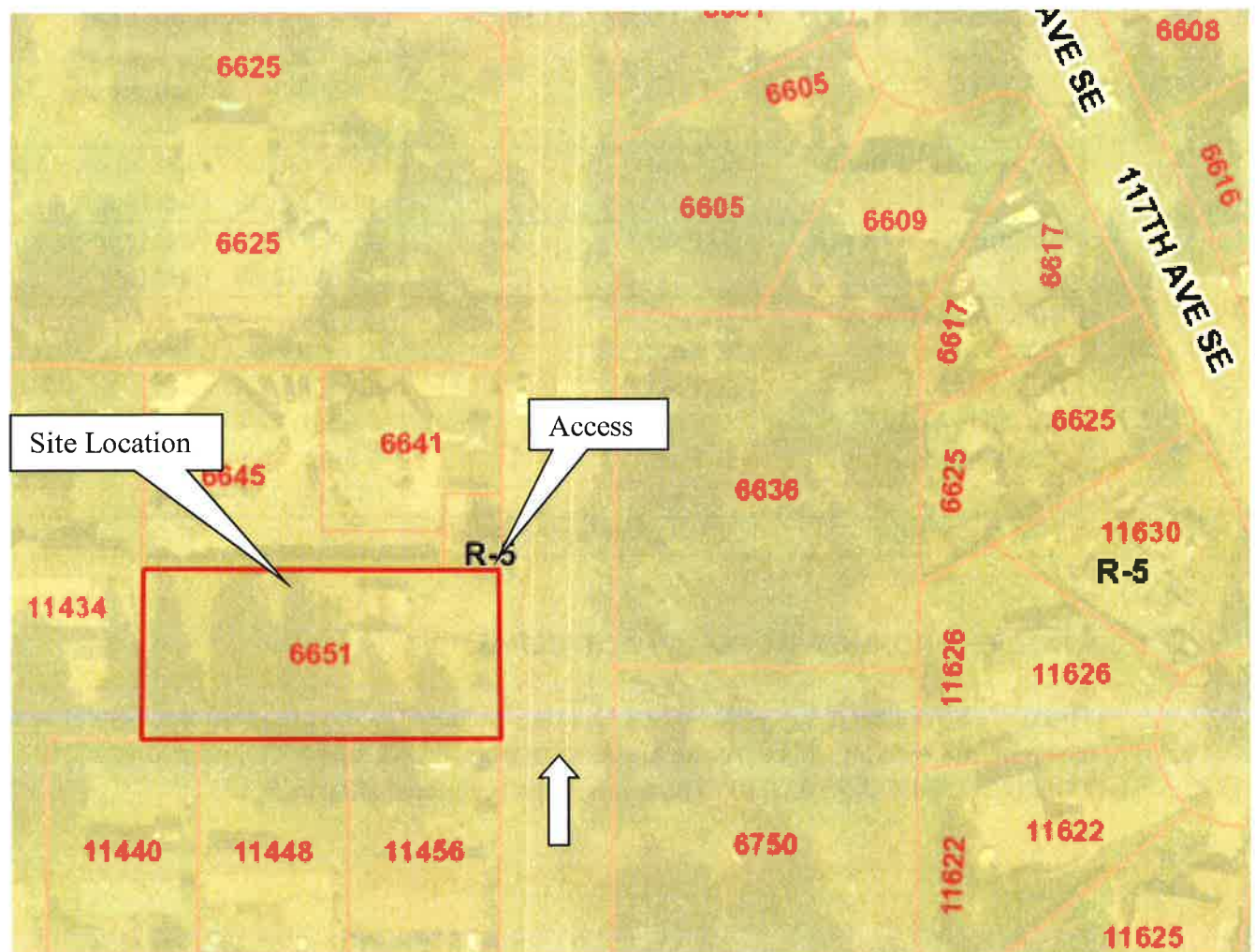


III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Zoning

The proposed lots are located within the R-5 land use district and single family development is a permitted use. 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

| <u>BASIC INFORMATION</u> | | |
|---------------------------------|---|--|
| Zoning District | R-5 Newport Hills Subarea Comprehensive Plan Designation: Single-Family High (SF-H) | |
| Gross Site Area | 17,195 square feet (approx. 0.39 acre) | |
| ITEM | REQ'D/ALLOWED | PROPOSED |
| Minimum Lot Area | 7,200 Square Feet | Lot A: 9,129 Square Feet (approx.) Lot B: 8,045 Square Feet (approx.) |
| Minimum Lot Width | 60 Feet | Lot A: 90.39 Feet (approx.) Lot B: 90.39 Feet (approx.) |
| Minimum Lot Depth | 80 Feet | Lot A: 101.00 Feet (approx.) Lot B: 89.00 Feet (approx.) |
| Building Setbacks | | |
| Front Yard | 20 Feet | 20 Feet |
| Rear Yard | 20 Feet | 20 Feet |
| Min. Side Yard | 5 Feet | 5 Feet |
| 2 Side Yards | 5 Feet | 5 Feet |
| | 15 Feet | 15 Feet (5 ft. + 10 ft.) |
| Tree Retention | 30% Diameter Inches | 100% |

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas within or immediately adjacent to the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6) (a), BCC 22.02.032. Thus, the project proposal is exempt.

V. SUMMARY OF TECHNICAL REVIEWS

A. UTILITIES REVIEW

Storm Drainage

This project drains to Lake Washington through the Lakehurst Creek Drainage Basin. The project proposes roof downspout infiltration BMP to the extent feasible for a portion of the rear lot. Overflow will leave the site via a piped connection to the public conveyance system in 116th Ave SE. The project is under the thresholds for MR #6 and MR #7.

Water

The project will apply for a new water service under a UC permit to serve the proposed new lot to the west. The existing house will continue to be served by the existing water meter.

Sewer

Sewer service for the Lake Hills Short Plat will be provided by constructing a 6" joint use side sewer with 6" stubs to serve both lots under a UA (side sewer) permit. The existing house currently has sewer service but will be connected to the new joint use side sewer under an additional UA permit. Clearly show and label the existing side sewer. The existing side sewer is connected to the 8-inch PVC sewer main in 116th Ave SE. Any unused stubs must be abandoned back to the main per COB Engineering Standards.

Show how each lot will be served by sewer. Show required easements to provide sewer service across the lower lot.

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

B. FIRE DEPARTMENT REVIEW

The Fire Department has approved the preliminary short plat.

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

The existing lot takes access off of 116th Avenue SE from a driveway shared with two other residences to the north of the property. The road approach for the driveway is located in a shared tract north of the property boundary. A single family driveway leads from the tract to the existing home on Lot A.

The proposed short plat will subdivide the existing property into two lots, Lot A and Lot B. The existing driveway will be widened and shall maintain a minimum width of 16 feet until the driveway for Lot B diverges. The driveway for Lot B shall maintain a minimum width of 10 feet and be constructed along the north property line. An access easement shall be provided for the driveway to Lot B. Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on 116th Avenue SE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Prior to final short plat approval, the developer must provide street frontage improvements on 116th Avenue SE at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings.

The following frontage improvements are required:

1. From the centerline of 116th Avenue SE, provide pavement for an 11 foot wide travel lane and a 5 foot wide bicycle lane.
2. Install concrete curb and gutter along the street frontage of the proposed plat and shared tract.
3. Construct a 7 foot wide planter strip along the length of the proposed curb.
4. Construct a 6 foot wide concrete sidewalk along the length of the proposed planter strip, relocating utilities as necessary. Construct HMA taper ramps at the ends of the sidewalk.
5. Replace the existing approach with a 26 foot wide concrete driveway approach per City of Bellevue Standard Drawing SW-150-1.
6. Widen the existing home's driveway to a minimum width of 16 feet up to the point that Lot B's driveway begins.
7. Construct a 10 foot wide driveway leading to Lot B and provide an access easement for said driveway.

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 116th Avenue SE is classified as Overlay Required.

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.

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

D. BUILDING, CLEARING AND GRADE REVIEW

A Clearing and Grading Permit is required for this project per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards.

Construction Stormwater Pollution Prevention Plan (CSWPPP)

A CSWPPP is required for all clearing and grading permit applications. It must include a narrative, drawings and turbidity and pH monitoring plan. Short form CSWPPP can be used for this project (Clearing and Grading Development Standards).

Erosion and Sedimentation Control- Minimum Requirement 2

Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for this permit application (BCC 23.76.090 and Clearing and Grading Standards).

Tree Protection

Significant trees that are scheduled for retention must be protected during construction (Clearing and Grading Development Standards)

Clearing and Grading Limits

A construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestones (Clearing and Grading Development Standards).

Rainy Season Restrictions

The project site is subject to rainy season restrictions. Specific approval from the Development Services Department is required to begin or continue clearing and grading activities during the rainy season (Oct. 1 through April 30) (BCC 23.76.093)

Turbidity Monitoring Plan

Turbidity monitoring and pH may be required for this project (Clearing and Grading Development Standards).

Rockery

Rockeries or modular block walls that exceed 48' in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing and Grading reviewer during review of the Clearing and Grading Permit. Rockeries that

exceed 30" in visible height are not permitted within required structure setbacks (BCC 22.76.085 and 86).

Post Construction Soils

For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as part of a permanent site stabilization (Clearing and Grading Development Standards).

Abatement Security

An abatement security device is required for all projects that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of security will be determined based on an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings, irrevocable letter of credit and bond. The abatement device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued (BCC 23.76.140).

PUBLIC COMMENT

The City initially notified the public of this proposal on January 12, 2017, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received regarding the proposal, and there are no parties of record besides the applicant.

VI. 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. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. In addition, both proposed lots will gain access via a shared access easement from 116th Avenue SE. There is no existing sidewalk along SE 116th Avenue, only asphalt transitioning to landscaping with grass lawns.

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on 116th Avenue SE is required as a condition of development approval. **Refer to Condition of Approval regarding Frontage Improvement Requirements in Section XI of this report.**

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 establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

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 Codes 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 of the 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 project site contains one (1) significant tree, equaling 14 diameter inches, on site. This tree will be preserved resulting in 100% of the required diameter inches to be retained. **Refer to Conditions of Approval regarding tree protection and tree retention in XI of this report.**

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 (SF-H) 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 (LU-6). The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the growth anticipated by 2035 (LU-5).

The proposal meets utility standards (UT-1), maintains the character of established single family neighborhoods (HO-3) and meets the Neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district) (LU-13).

Also, by providing the preservation of a healthy significant existing tree on-site, the proposal will help maintain the vegetated character in the neighborhood.

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 (proposed Lots A and B) can reasonably be developed to current R-5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding 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, 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 does hereby **APPROVE** the Lake Hills Preliminary Short Plat **WITH CONDITIONS**.

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

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

| Applicable Codes, Standards & Ordinances | Contact Person |
|---|-----------------------------------|
| Clearing & Grading Code – BCC 23.76 | Savina Uzunow, (425) 452-7860 |
| Construction Codes – BCC Title 23 | Building Division, (425) 452-6864 |

| | | |
|--|--------------------|----------------|
| Fire Code – BCC 23.11 | Glen Albright, | (425) 452-4270 |
| Land Use Code – BCC Title 20 | Christina LaVelle, | (425) 452-5242 |
| Noise Control – BCC 9.18 | Christina LaVelle, | (425) 452-5242 |
| Transportation Develop. Code – BCC 14.60 | Brendan Byron, | (425) 452-4851 |
| Right-of-Way Use Code 14.30 | Tim Stever, | (425) 452-4294 |
| Utility Code – BCC Title 24 | Chris Brookes, | (425) 452-6825 |

A. GENERAL CONDITIONS OF APPROVAL

1. 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: Christina LaVelle, Development Services 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: Christina LaVelle, Development Services Department

3. TREE RETENTION

A. To mitigate adverse impacts during construction to trees to be retained, the applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation

of any clearing and grading.

- b) No excavation or clearing should be performed within drip lines of the retained tree 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: Christina LaVelle, Development Services Department

- B. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 14 diameter inches /existing significant tree to remain, as proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of the remaining 14" significant tree must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

“Designation of the tree 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 20.20.900.D
REVIEWER: Christina LaVelle, Development Services Department

4. DEMOLITION OF EXISTING STRUCTURE

Prior to recording of the final short plat, the applicant shall demolish the accessory structure on site (proposed Lot B).

AUTHORITY: Land Use Code 20.20.560
REVIEWER: Christina LaVelle, Development Services Department

5. UTILITIES

The Utility Department approval of the Preliminary Short Plat application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under Utilities Permit Processes. All connection charges will be due with Utility permits prior to issuance.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Chris Brookes, Utilities Department

6. 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, 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 or shared driveway, the connection to 116th Avenue SE, pavement restoration in 116th Avenue SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following frontage improvements are required:

1. From the centerline of 116th Avenue SE, provide pavement for an 11 foot wide travel lane and a 5 foot wide bicycle lane.
2. Install concrete curb and gutter along the street frontage of the proposed plat and shared tract.
3. Construct a 7 foot wide planter strip along the length of the proposed curb.
4. Construct a 6 foot wide concrete sidewalk along the length of the proposed planter strip, relocating utilities as necessary. Construct HMA taper ramps at the ends of the sidewalk.
5. Replace the existing approach with a 26 foot wide concrete driveway approach per City of Bellevue Standard Drawing SW-150-1.
6. Widen the existing home's driveway to a minimum width of 16 feet up to the point that Lot B's driveway begins.
7. Construct a 10 foot wide driveway leading to Lot B and provide an access easement for said driveway.

Construction of all street and street frontage improvements must be completed

prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60, Transportation Department
Design Manual, and the Americans with Disabilities Act.
REVIEWER: Brendan Byron, Transportation Department

4. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1, existing vegetation near the access point on 116th Avenue 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: Brendan Byron, Transportation Department

5. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 116th Avenue SE will require 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 RC-190-1 through RC-210-1. 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, Transportation Department

6. 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 Development Code Section 14.60.260 provides for 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, 260, Transportation Department Design
Manual Sections 3, 4, 5, 7, 11, 14, 19
REVIEWER: Brendan Byron, Transportation Department

7. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the joint use driveway are jointly responsible for maintenance and repair of the joint use driveway. Also, the final Subdivision map must include a note that specifies that the joint use driveway 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: Brendan Byron, Transportation Department

ATTACHMENTS

Project Drawings

$\sigma_{\text{max}} = 37.2 \text{ MPa}$
 $(E, N.S.) = 37.2 \text{ MPa}$

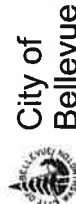


EXISTING CONDITIONS LEGEND

- [illegible]

NEW FEATURES LEGEND

- CATCH BASIN**
SANITARY SEWER CLEAN OUT
WATER INLET
PERMANENT RESTRAINED HIGH
PLATE 2" O.D. STANDARD BRIT. AL.
IRON-A
- STREET TRENCH**
INSTALLATION TRENCH



PERMIT NO.

SEATTLE HOME BUILDERS, LLC

14254

3

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

3/3

LAKE HILLS PRELIMINARY SHORT PLAT

651 116TH AVENUE SE. CITY OF BELLEVUE

[illegible]

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GDSMITH
COMPONENT SERVICES
1000 W. 10th St. | P.O. Box 5425 | Tulsa, OK 74112-0542
918.438.1000 | 1-800-441-4411



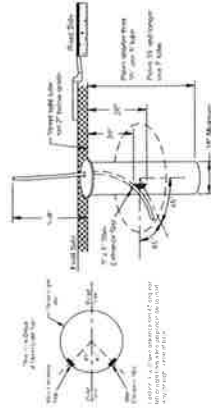
GOLDSMITH
LAND DEVELOPMENT SERVICES
1315 / Ave. 1E, Salinas, CA 94608 / PO Box 7465, Salinas, CA 94608

Call 1-800-4-A-RENTAL now. 6-1117 PW STD. 1-800-4-A-RENTAL. 1-800-4-A-RENTAL. 1-800-4-A-RENTAL.

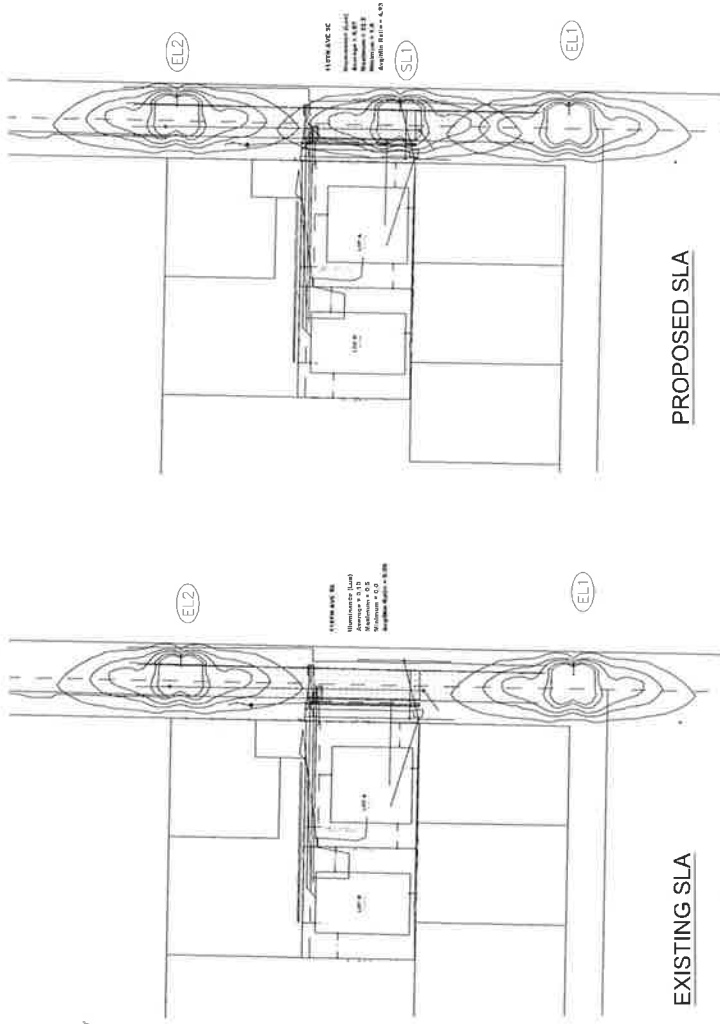
POTELCO:

1. ALL STANDARD LIGHTING POLES ARE TO BE INSTALLED PER LIGHTING FIXTURE HANGING PRACTICES MANUAL.
2. ALL POLES W/ WOOD CONCRETE OR EMBLEM CLASS ARE TO BE SETTING AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE
3. BACKLASH AROUND CABLE WITH 3/8" MINIMUM CABLE AND COMPACT 3/4" MIN. LIFTS (PEE CABLE AND THE SIZES ARE NOT ACCEPTABLE) APPROXIMATELY 1 CU YD 30" MINUS CRUSHED ROCK WILL BE REQUIRED
4. IN ALL SMOOCH AND COBRAHEAD INSTALLATIONS THE LUMINAIRE MUST BE LEVERED

1. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AND IN THE INSTALLATION OF THE STREET LIGHTING POLES
2. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE



STREET LIGHT TUBE DETAIL



PROPOSED SLA

THE STREET LIGHT LOCATIONS IN THIS PLAN WERE DESIGNED TO CITY OF BELLEVUE STANDARDS FOR RESIDENTIAL ROADWAYS

THIS LAYOUT AND DESIGN MEETS THE CITY'S MINIMUM LIGHTING REQUIREMENTS

