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BEFORE THE HEARING EXAMINER FOR THE CITY OF BELLEVUE

In the Matter of the Application for

DSD File No.:14-126105-LL
14-126-106-LO

**NEWPORT VIEW CONSERVATION
SUBDIVISION**

**FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND
DECISION**

Summary

The Hearing Examiner **APPROVES** the requested conservation subdivision (preliminary plat), subject to the conditions contained at the end of this decision.

Application

The Applicant, Triad-Fransen Development (Applicant) requests preliminary conservation subdivision approval to divide two lots on a 4.03-acre site into 15 lots at 6250 120th Avenue SE (property). The plat development will include installed associated roadway and utility improvements. The site contains steep slope critical areas and associated buffers, as well as structure setbacks. Proposed residential lots range in size from 4,790 to 7,555 square feet. The plat will also contain two Native Growth Protection Area Tracts, one sized 47,235 square feet and the other 6, 232 square feet. There are also two landscape tracts proposed for open space and the retention of trees. The site is zoned R-5 and is currently undeveloped.

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1 The Development Services Department (DSD or the Department) issued a
2 Determination of Non-Significance (DNS) under the State Environmental Policy Act (SEPA),
3 approved with conditions the Critical Areas Land Use Permit, and recommended approval with
4 conditions of the requested conservation subdivision.

5 **Contents of the Record**

6 The City of Bellevue maintains exhibits entered into evidence as part of the record and an
7 audio recording of the public hearing. Any person wishing to review the record should contact
8 the Hearing Examiner Program Coordinator in the City Clerk’s Office. Below is a summary of
9 the Record:

10 Exhibit C-1: DSD staff report and background file

11 Exhibit C-2: Sign-up Sheet

12 Exhibit C-3: Applicant’s Site Depiction Graphic

13 **Procedure**

14 The subdivision of land into 10 or more lots is processed through a preliminary plat (or
15 subdivision) in accordance with the City of Bellevue Land Use Code (LUC) Chapter 20.45A.
16 When a lot proposed for subdivision is encumbered by critical areas as defined by LUC
17 20.45A.060.B, a conservation subdivision is required. The project site meets the requirements
18 of LUC 20.45A.B because it is encumbered by steep slopes and provides habitat that supports
19 species of local importance.

20 The Preliminary Conservation Plat is a Process I land use decision processed pursuant
21 to LUC 20.35.100 to 20.35.140. A Process I land use decision is quasi-judicial in nature. The
22 Director makes a recommendation to the Hearing Examiner. The recommendation is
23 forwarded for a public hearing before the Hearing Examiner, who is responsible for making a

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1 decision to approve, approve with modifications, or deny the application. That decision is
2 appealable to the City Council.

3 Because of the critical areas on site, the project also required a Critical Areas Land Use
4 Permit (CALUP) to allow for any modification of steep slopes and reduction of regulatory
5 buffers and structure setbacks applied to the slopes. A CALUP is a Process II decision, made
6 administratively by the Director. In this case, the CALUP was approved by the Director, after
7 a finding was made that

8 The applicant has demonstrated that the critical areas functions and values will be
9 significantly improved over existing conditions per the Critical Areas Report, and
10 Addendums.

11 The decision to grant the permit concludes that the Applicant's critical areas report
12 demonstrated a net gain of functions and values on the site. The staff report states:

13 The Critical Areas Report and Addendums included a Functional Lift Analysis of
14 the Steep Slopes, Habitat and Net Conditions. The Report demonstrates a net gain
15 in all areas. As discussed in the Report, the critical areas on the site have a
16 preponderance of invasive species and diseased trees. The removal of invasive
17 species and replanting with dense native vegetation will increase habitat structural
18 and compositional complexity. Diseased trees will be converted to habitat snags,
19 and invasive species will be replaced with a diverse and structurally complex
20 community of native trees and shrubs. The proposed plant community will provide
21 native habitat over the long term, compared to an inevitable loss of vegetation to
22 disease and invasive species infestation that would occur naturally without
23 intervention.

24 Chapter 20.25H LUC allows for the reduction of degraded buffers as long as the
functions of the bugger are increased over the functions currently provided. Due
to the degraded condition of the existing buffers and steep slopes, the proposed
enhancement plan will significantly increase the functions of the critical areas and
buffers over current conditions. Mitigation provided includes 20,818 square feet
of step slope enhancement and 23,669 square feet of steep slope buffer
enhancement.

All debris and invasive species will be removed within slopes and buffers, and the
area will be planted with a wide variety of native tree and shrub species at dense
spacing where native vegetation is not present. Wildlife snags will be created
within the retained slopes and buffers to provide habitat to the newly planted steep

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1 slope and buffer areas. To further protect critical areas, a split rail fence will be
2 installed, and signage posted along the edge of the entire NGPA.

3 Exhibit C-1 at 12-13. The staff report makes findings for each of the criteria applicable in LUC
4 Chapter 20.25H at pages 13-25 and provides conditions of approval contained in Section X of the
5 report at pages 50-62.

6 Finally, the project required SEPA review. As stated above, the Director issued a DNS
7 under SEPA on September 26, 2019. A SEPA threshold determination is also a Process II
8 decision made administratively by the Director.

9 As permitted under LUC 20.35.080, Process I and Process II decisions may be merged
10 together into a consolidated staff report that includes the Director's decisions on the Process II
11 decisions and the recommendation on the Process I preliminary plat decision. Any appeal of
12 the Process II decisions would a public hearing, which would be combined with the public
13 hearing on the Process I decision before the Hearing Examiner. Appeals of a Process II
14 decision by the Hearing Examiner would go directly to Superior Court. In this case, there was
15 no appeal of either the Process II SEPA determination or the CALUP. The Examiner regards
16 the Process II decisions' findings and conclusions in the staff report as verities, and only refers
17 to them for the information they provide on the preliminary plat application.

18 A Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin
19 on May 22, 2014. Notice was also mailed to agencies, tribes, and property owners within 500
20 feet of the property. A public meeting was held May 29, 2014. Due to significant changes to
21 the project design, the project was noticed a second time on December 3, 2015 and an
22 additional public meeting was held on December 15, 2015. A new sign was installed on the
23 site on December 7, 2017. DSD received a number of written comments. A full list of the
24 public comment is documented in the Staff Report, Exhibit C-1, at pp. 25-30. Concerns
included:

- transportation infrastructure improvements proposed by the Applicant;
- whether density and zoning had changed;

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- compatibility of the new plat and house design with neighborhood character;
- steep slopes and habitat protection;
- tree protection;
- drainage impacts;
- groundwater and possible seeps on site;
- lack of public notice; and
- support for development of a site that has been used for illegal dumping and teenage partying, and that is replete with invasive species such as Himalayan blackberry and English ivy.

After appropriate public notice, the Hearing Examiner held a hearing on the application on October 17, 2019 at 6:00 p.m. in the Bellevue City Council Chambers. The Applicant was represented by Mr. Jeff Fransen. The Department was represented by Mr. Drew Folsom, Planner, City of Bellevue. At the hearing Mr. Folsom and Mr. Fransen testified. Several members of the public also testified.

As required by the code, the Hearing Examiner issued her decision within 10 working days of the hearing.

FINDINGS OF FACT

1. Comprehensive Plan Designation. The site is located in the Newport Hills Subarea in the Comprehensive Plan. It has a Comprehensive Plan designation of single-family high density.

2. Existing Development. The property is currently undeveloped. Existing access into the site is gained by an old gravel logging road connected to 120th Avenue SE. An unimproved right of way (SE 64th Street) borders the southern property boundary. No access or improvement of this unopened right of way is proposed as a part of the new proposal.

3. Site Conditions. The site slopes downhill from east to west. The slopes range from approximately 10% to 40%. There are four areas that are classified as critical area steep

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1 slopes located predominantly within the center of the site in close proximity to the existing
2 logging road. The site is currently partially forested and vegetated with scrub-shrubs and
3 invasive species. No wetlands or streams have been observed on the site or in the immediate
vicinity.

4 4. Zoning in the Surrounding Area. The site is bounded by SE 64th Street
5 (unimproved), 120th Avenue SE to the west, undeveloped lots as well as a church to the north,
6 and existing single family homes to the east.

7 5. Proposal. The proposal is to subdivide two existing single-family parcels into
8 15 parcels in the R-5 zoning district. The proposal also includes installation of associated
9 roadway and utility improvements. The site contains steep slope critical area and associated
buffers and structure setbacks.

10 6. Site Design. The proposal will be accessed through a private road on the same
11 grade as the existing logging road. The proposal will create 15 new residential lots ranging in
12 size from 4,790 to 7,555 square feet. The plat also includes a 47,235 square foot (Tract B),
13 and a 6,232 square foot (Tract D) Native Growth Protection Area (NGPA) tracts, which will
14 encompass much of the steep slopes. Two landscape tracts (Tracts F and G) are proposed for
15 open space retention of existing trees. The large open space tracts will be in the center of the
development. The proposed frontage improvements will provide a sidewalk and street trees
16 along 120th Avenue SE.

17 7. Changes to the Proposal as Part of Staff Review. The Applicant made the
18 following changes to the proposal during the review process:

- 19 • Reduced the number of lots;
- 20 • Increased the dimension size of critical areas and modified buffers;
- 21 • Adjusted the location of the proposed utility infrastructure to consolidate with
22 transportation infrastructure and minimize critical area and critical area buffer impacts;
- Reduced the amount of cut and fill;
- Retained additional trees;

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- Provided street frontage landscaping and sidewalk connectivity; and
- Increased the paved width of 120th Avenue SE.

8. Open Record Hearing. The open record public hearing was convened on the conservation plat on October 17, 2019 at 6:00 p.m. in the Bellevue City Council chambers. Represented at the hearing were the Applicant by Mr. Fransen and the Department by Mr. Folsom. Mr. Folsom provided an overview of the project application and the CALUP permit approval and DNS SEPA threshold determination. Mr. Fransen concurred with Mr. Folsom's presentation, presented an additional site plan depiction, and requested approval of the conservation plat.

Two members of the public testified. Jolene Gensheimer, who lives in a single-family home to the east of the development was concerned about slope stability and retention of trees to create a buffer between the new development and the existing homes. Staff indicated that the applicant had provided a geotechnical study, which concluded that the project will enhance slope stability and pose no risk to neighboring properties. Staff also assured Ms. Gensheimer that the applicant is meeting the minimum tree retention for the site and is preserving all viable trees within the remaining critical areas and buffers.

James Werner, a nearby resident, testified concerning drainage. He was directed to the staff report, which states at 31:

The site is located within the Lakehurst drainage basin. Storm water from the site currently drains unconcentrated across vegetation and eventually drains to 120th Ave SE and which then discharges to Lake Washington. The development proposal is to create 15 new single-family building lots with associated roads and construct detention and water quality facilities to mitigate storm water impacts from the development. Stormwater will be released at predeveloped rates to a drainage system constructed in 120th Avenue SE.

9. Staff Report Incorporated by Reference. The factual contents of the staff report, Exhibit C-1, are a thorough and accurate description of the proposal and are hereby incorporated by reference into this decision in their entirety.

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1 This chapter is adopted in furtherance of the Comprehensive Plan of the City. It is
2 hereby declared that the regulations contained in this chapter are necessary for the
3 protection and preservation of the public health, safety and general welfare in
4 accordance with the standards established by the state of Washington, Chapter
5 58.17 RCW, and established by the City of Bellevue to prevent the overcrowding
6 of land; to lessen congestion in the streets and highways; to promote effective use
7 of land; to promote safe and convenient travel by the public on streets and
8 highways; to provide for adequate light and air; to facilitate adequate provision for
9 water, sewerage, stormwater drainage, parks and recreation areas, sites for schools
and school grounds and other public requirements; to provide for proper ingress
and egress; to provide for the expeditious review and approval of proposed
subdivisions which conform to zoning standards and local plans and policies; to
adequately provide for the housing and commercial needs of the community; to
protect critical areas and critical areas buffers as designated in Part 20.25H LUC;
and to require uniform monumenting of land subdivisions and conveyance by
accurate legal description.

10 5. The decision criteria for preliminary subdivision approval are set forth at Land
Use Code 20.45A.50 as follows:

- 11 A. All subdivisions of land shall comply with all applicable goals, regulations
12 and standards of the Bellevue City Code and RCW Title 58, Boundaries and
13 Plats. Subdivisions shall also be in accord with the policies of the City's
Comprehensive Plan.
- 14 B. A proposed subdivision shall be considered under all applicable land use
15 regulations as provided in LUC 20.40.500.

16 6. Special requirements for plats such as this one containing critical areas and
critical areas buffers are found in LUC 20.45A.060, including the following criteria:

- 17 A. Allowed Density.

18 Density shall be calculated pursuant to LUC 20.25H.045.

- 19 B. Conservation Subdivision.

- 20 1. When Required. Proposals for residential subdivision within the
21 Critical Areas Overlay District shall be processed as a conservation
22 subdivision pursuant to this subsection B in the following cases:

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- 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 and 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.
2. Tract Required. The property owner receiving approval of a residential subdivision pursuant to this section shall delineate the critical area and critical area buffer and set aside such areas in separate tracts, designated as Native Growth Protection Area(s) (NGPA) on the face of the final plat. The final plat shall contain the following restrictions for use, development and disturbance of such NGPA(s) in a format approved by the City Attorney:
- a. An assurance that: the tract will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, or new or expanded City parks pursuant to LUC 20.25H.055; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat;
 - b. The right of the City of Bellevue to enter the property to investigate the condition of the NGPA;
 - c. The right of the City of Bellevue to enforce the terms of the NGPA; and
 - d. A management plan for the NGPA designating future management responsibility.

...

4. Site Design.

- a. Roads must be designed parallel to contours with consideration to maintaining consolidated areas of natural topography and vegetation. Access must be located in the least sensitive area feasible; and
- b. Change in grade, cleared area and volume of cut or fill on the site must be minimized; and
- c. Utilities and other facilities should be located to utilize common corridors wherever possible; and
- d. Each lot with slopes in excess of 25 percent shall demonstrate provision for feasible driveway access to a future residence not to exceed 15 percent or provide for meeting emergency access and fire protection by other means allowed by applicable codes, and shall demonstrate feasibility of construction of a residence on the lot through a design consistent with the standards of this code. Shared driveway access and private roads should be utilized where significant reduction of grading can be accomplished compared to separate driveway access for each individual lot.

7. The staff report does a thorough job of documenting this project’s compliance with the Bellevue Land Use Code. The proposed plat is in conformance with the general dimensional requirements of the zone and conservation subdivision requirements. Conservation subdivisions allow reductions in setbacks and lot size, and variations in lot coverage and impervious surface. The staff report at pp. 9-11 documents the project’s compliance with the dimensional requirements.

8. As this site has approximately 1.25 acres in critical areas, a conservation subdivision is required. LUC 20.45A.060.B.1

9. The proposal contains a 47,235 square foot (Tract B), and a 6,232 square foot (Tract D) Native Growth Protection Area (NGPA) tracts, which will encompass the steep slopes. Two landscape tracts (Tracts F and G) are proposed for open space retention of existing trees. The proposed critical areas tracts contain conditions for restrictions of use, development

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1 and disturbance of the NGPAs in a format approved by the City Attorney. The tract will be
2 kept free of disturbance and development, except that the proponent will enhance the area with
3 new native plantings and clear the area of invasive species. The proposed NGPA tracts meet
4 the requirements of LUC 20.45A.060.B.2.

5 10. As stated above in Conclusion 7, the proposal meets the dimensional standards
6 requirements of LUC 20.45A.060.B.3.

7 11. The proposal meets the requirements of LUC 20.45A.060.B.3, Site Design. The
8 main access road will be a private road located in the general location of the existing gravel
9 logging road. Two additional easement roads are proposed for lots 3-5 and 13-15. These road
10 locations are generally parallel to contours. The road locations minimize the amount of cut and
11 fill and provide access preserving most of the steep slopes and associated buffers while also
12 meeting the transportation standards for widths and sightlines. Utility infrastructure, including
13 two vaults, has been located wherever possible within the roadway easements. The Applicant
14 has submitted conceptual drawings for all lots with slopes in excess of 25 percent demonstrating
15 feasible driveway access will not exceed 15 percent. The Applicant has also demonstrated that
16 shared driveway access would not result in a significant reduction of grading as compared to
17 individual driveways for the lots as proposed. Detailed utility and transportation review
18 information is provided in the staff report at pp. 31-36. At the hearing, there was staff testimony
19 indicating that elementary school children would be able to walk to school on paved sidewalks
20 in the development connecting to existing sidewalks in the neighborhood.

21 12. There was public testimony at the hearing concerning tree retention; specifically,
22 the speaker was concerned that there would not be sufficient tree retention at the boundary of
23 the proposed plat adjacent to single family housing. In reviewing the maps, it appears that an
24 effort had been made to retain some trees along the eastern border, although some lots lacked
any trees in their backyards. The Applicant is not required to provide a buffer of any sort on
the eastern property line. The proposal meets the tree retention standard of the code, which
requires 30% of the total diameter inches of existing trees to be maintained. In this case, the

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1 site is calculated to have 3381 diameter inches of trees. Thirty percent of 3381 diameter inches
2 is 1014 diameter inches. The proposal retains 1020 diameter inches of trees, even putting some
3 of those trees in a landscape tract for further protection. The proposal meets the tree retention
4 standards of the code.

5 13. The proposal complies with LUC 20.45A.050. It complies with all requirements
6 of the Bellevue Land Use Code and RCW Chapter 58.17. In accordance with RCW 58.17.110,
7 the proposed preliminary plat:

- 8 a. Makes appropriate provision for the public health safety, and general welfare
9 and for such open spaces, drainage ways, streets or roads, alleys, or other public
10 ways, transit stops, potable water supplies, sanitary wastes, parks and recreation,
11 playgrounds, schools and schoolgrounds and all other relevant facts, including
12 sidewalks and other planning features that assure safe walking conditions for
13 students who only walk to and from school (RCW 58.17.110(2)(a)); and
14 b. Will serve the public use and interest by the platting of the subdivision, in that it
15 will provide needed additional housing in Bellevue in compliance with the
16 requirements of the City Code (RCW 58.17.110(2)(b)).

17 14. The Hearing Examiner concludes that based on all the evidence submitted in the
18 record and through testimony at the public hearing, the proposed conservation subdivision meets
19 the intent and approval criteria of the Land Use Code, and it should be approved, subject to the
20 conditions for approval set out in the staff report at pp. 50-62. Those conditions of approval are
21 attached as a part of this decision.

22 15. The record demonstrates that the City completed its SEPA review process
23 through compliance with applicable review and notice procedures. The thorough discussion
24 and materials referenced in the DNS issued for the project fully support the Environmental
Coordinator's determination that the proposed conservation subdivision, as conditioned, will

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1 not result in probable, significant, adverse environmental impacts. The DNS was not appealed,
2 and serves as substantial evidence supporting the findings and conclusions reached herein.

3 16. Based on the evidence in the record, the Applicant has met its burden to show
4 that the conservation plat application should be approved, with conditions.


5 17. The Department's recommended conditions of approval are reasonable,
6 supported by the evidence, and capable of accomplishment. The Applicant has not voiced any
7 opposition to the conditions. Each and every condition is adopted and incorporated herein by
8 reference and are contained in this decision as an attachment.

9 18. Any conclusion herein which may be deemed a finding is hereby adopted as
10 such.

11 **DECISION**

12 Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented
13 through the course of the open record hearing, and all materials contained in the record, the
14 undersigned Examiner **APPROVES** the requested conservation subdivision, subject to the
15 attached Conditions of Approval as recommended by the Department.

16 **SO ORDERED**, this 30th day of October, 2019.

17 
18 Barbara Dykes Ehrlichman
19 Hearing Examiner

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1 **NOTICE OF RIGHT TO APPEAL AND TIME LIMIT**

2 (Pursuant to Resolution No. 9473)

3 **RIGHT TO APPEAL-TIME LIMIT**

4 Persons and entities identified in Land Use Code (LUC) 20.35.150, may appeal the
5 decision of the Hearing Examiner to the Bellevue City Council by filing a written statement of
6 the Findings of Fact or Conclusions of Law which are being appealed, and paying a fee, if any,
7 as established by ordinance or resolution, no later than 14 calendar days following the date that
8 the decision was mailed. The written statement must be filed together with an appeal notification
9 form, available from the City Clerk. The written statement of appeal, the appeal notification form,
10 and the appeal fee, if any, must be received by the City Clerk no later than **5:00 p.m. 14 calendar**
11 **days following the date that the decision was mailed.**

12 **TRANSCRIPT OF HEARING-PAYMENT OF COST**

13 An appeal of the Hearing Examiner’s decision requires the preparation of a transcript of
14 the hearing before the Hearing Examiner. Within thirty (30) days of the decision which is
15 appealed from, the appellant shall order from the City Clerk, on a form provided by the Clerk, a
16 full transcript of the hearing before the Hearing Examiner. At the time the order for transcription
17 is placed, the appellant shall post security in the amount of One Hundred Dollars (\$100.00) for
18 each hearing hour to be transcribed. If appellant fails to post security, the appeal shall be
19 considered abandoned.

20 Additional requirements and procedures concerning appeals filed with the Council are
21 found at Resolution 9473 and in the City of Bellevue Land Use Code.

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ATTACHMENT: CONDITIONS OF APPROVAL

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

<u>Applicable Codes and Ordinances</u>	<u>Contact Person</u>	<u>Phone</u>
Clearing and Grading Code – BCC 23.76	Tom McFarlane	425-452-5207
Construction Codes – BCC Title 23	Building Division	425-452-6864
Fire Code – BCC 23.11	Travis Ripley	425-452-4270
Land Use Code – BCC Title 20	Drew Folsom	425-452-4441
Noise Control – BCC 9.18	Drew Folsom	425-452-4441
Trans. Development. Code – BCC 14.60	Fay Schafi	425-452-4574
Traffic Standards Code – BCC 14.10	Fay Schafi	425-452-4574
Right-of-Way Use Code – BCC 14.30	Tim Stever	425-452-4294
Utility Code – BCC Title 24	Mark Dewey	425-452-4119

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

A. GENERAL CONDITIONS

1. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly. (Use this condition only for project locations in Downtown, Factoria, Overlake, and Crossroads, Check with ROW if uncertain.)

AUTHORITY: Bellevue City Code 14.30.060

REVIEWER: Tim Stever, Transportation Department

2. VARIANCE RESTRICTION

Approval by the City of this plat is a determination that each lot in the plat can be reasonably developed in conformance with the LUC requirements in effect at the time of preliminary plat approval without requiring a variance. The following language shall be placed on the final plat document:

“Variance restriction: Approval by the City of this plat is a determination that each lot in the plat can be reasonably developed in conformance with the LUC requirements in effect at the time of preliminary plat approval without requiring a variance.”

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AUTHORITY: LUC 20.45A.130.F
REVIEWER: Drew Folsom, Development Services Department

3. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the design review application is based on the conceptual design only and the following conditions. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. A water, sewer, and storm Developer Extension Agreement will be required for the project along with joint use side sewer and storm permits. All onsite easement for water, sewer, and storm will be recorded on the final plat.

Approval of a deviation from Surface Water Engineering Standards allowing the lower west detention vault to have a reduced setback from the front right of way/property line.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities Department

4. NGPA TRACT REQUIRED

The areas identified in the project critical areas reports and draft site plans as NGPA shall be dedicated as a Native Growth Protection Area. The area dedicated as Native Growth Protection Area shall be marked as “NGPA” on the plat mylar and placed in a separate tract to be held in common ownership by all of the lots in the subdivision.

AUTHORITY: LUC Section 20.45A.060.B.2
REVIEWER: Drew Folsom, Development Services Department

5. SURVEY REQUIRED - NGPA BOUNDARY MARKING

Prior to the commencement of any clearing activity, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA shall be identified, and field flagged. Field flags shall be maintained for the duration of the plat development.

AUTHORITY: LUC 20.25H.030
REVIEWER: Drew Folsom, Development Services Department

6. NGPA PROTECTION

To mitigate adverse impacts to the NGPA during all phases of construction, the applicant must comply with the following:

- a. Clearing limits shall be established identifying the edge of the NGPA. A six-

1 foot chain-link fence with driven posts or an approved alternative, shall be
2 installed at the clearing limits (outside of the drip lines of retained trees within
3 the NGPA prior to initiation of any clearing and grading at any phase of
4 construction.

5 b. No excavation or clearing shall be performed within drip lines trees located
6 within the NGPA, except as specifically approved on plans. All such work
7 shall be done by hand to avoid damage to roots and shall be done under the
8 supervision of an arborist approved by the City.

9 c. Protection must also be provided for any trees on adjacent properties.
10 Protection shall be provided around the portion of the drip lines that
11 overhang the proposal property.

12 **AUTHORITY:** Bellevue City Code 23.76.060

13 **REVIEWER:** Drew Folsom, Development Services Department

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

16 **1. RIGHT OF WAY USE PERMIT**

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

- 23 a. Designated truck hauling routes.
- 24 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

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1 times during the construction process, except when specific construction activities
2 such as shoring, foundation work, and construction of frontage improvements
3 prevents access. General materials storage and contractor convenience are not
4 reasons for preventing access.

5 **AUTHORITY:** Bellevue City Code 14.30
6 **REVIEWER:** Tim Stever, 425-452-4294

7 **2. OFF-STREET PARKING**

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

11 **AUTHORITY:** Bellevue City Code 14.30
12 **REVIEWER:** Tim Stever, Transportation Department

13 **3. SITE (CIVIL ENGINEERING) PLANS**

14 A street lighting plan and site (civil engineering) plan produced by a qualified
15 engineer must be approved by the City prior to clear and grading permit approval.
16 The design of all street frontage improvements must be in conformance with the
17 requirements of the Americans with Disabilities Act and the Transportation
18 Development Code, and the provisions of the Transportation Department Design
19 Manual.

20 Construction of all street and street frontage improvements must be completed prior
21 to closing the clear and grade permit and right of way use permit for this project. A
22 Design Justification Form must be provided to the Transportation Department for
23 any aspect of any pedestrian route adjacent to or across any street that cannot feasibly
24 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; Americans with Disabilities Act
REVIEWER: Fay Schafi, Transportation Department

4. SEASONAL CLEARING AND GRADING RESTRICTIONS

Due to the presence of critical areas on the site, no clearing and grading activity may
occur during the rainy season, which is defined as October 1 through April 30
without written authorization of the Development Services Department. Should

1 approval be granted for work during the rainy season, increased erosion and
2 sedimentation measures, representing the best available technology must be
implemented prior to beginning or resuming site work.

3 **AUTHORITY:** Bellevue City Code 23.76.093.A

4 **REVIEWER:** Tom McFarland, Development Services Department

5 **5. FINAL MITIGATION AND RESTORATION PLAN**

6 A final mitigation/restoration planting plan for enhancement critical areas and buffer
7 area is required to be submitted with the Construction Permit submittal, consistent
8 with the Mitigation Plan in the Critical Areas Report (Attachment 1). The plan shall
show planting locations, plant species, quantity and size of plant material. The final
mitigation plan shall also include performance standards to measure the successful
establishment of the mitigation plantings. The following performance standards are
required:

9 Year 1 (from date of plant installation)

- 10 •100% survival of all installed plants and/or replanting in following
dormant season to reestablish 100%
- 11 •10% coverage of invasive plants in planting area

12 Year 2 (from date of plant installation)

- 13 •At least 90% survival of all installed material
- 14 •Less than 10% coverage of planting area by invasive species or non-
native/ornamental vegetation

15 Year 3, 4, & 5 (from date of plant installation)

- 16 •At least 85% survival of all installed material
- 17 •Less than 10% coverage by invasive species or non-native/ornamental
vegetation

18 **AUTHORITY:** LUC 20.25H.220

19 **REVIEWER:** Drew Folsom, Development Services Department

20 **6. INSTALLATION PERFORMANCE SURETIES FOR MITIGATION 21 PLANTING**

22 An installation performance surety is required based on 150 percent of the installed
23 cost of mitigation planting. The amount of the surety is determined by a cost estimate
submitted as part of the clearing and grading permit for plat infrastructure. The
installation surety will be released upon successful Land Use inspection of the
planting.

24 **AUTHORITY:** LUC 20.30P.160

REVIEWER: Drew Folsom, Development Services Department

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7. MAINTENANCE AND MONITORING SURETY

A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A maintenance assurance device that is equal to 20% of the cost of plants, installation, and the cost of monitoring is required to be held for a period of five years from the date of successful installation. A cost estimate is required to be provided with the construction permit. The financial surety is required to be posted prior to construction permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and meets performance standards.

AUTHORITY: LUC 20.25H.220
REVIEWER: Drew Folsom, Development Services Department

8. MAINTENANCE AND MONITORING REPORTS

The mitigation planting is required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by the Land Use staff to end the plant monitoring period.

Reporting shall be submitted no later than the end of each growing season or by December 31st and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Drew Folsom or Heidi Bedwell by the above-listed date and can be emailed to dfolsom@bellevuewa.gov or mailed directly to:

Environmental Planning Manager
Development Services Department City of
Bellevue PO Box 90012
Bellevue, WA 98009-9012

AUTHORITY: LUC 20.30P.140; 20.25H.220
REVIEWER: Drew Folsom, Development Services Department

9. TREE PRESERVATION REQUIREMENTS

Prior to issuance of plat infrastructure and clearing and grading permits, the applicant shall submit a tree preservation plan that includes a complete site tree inventory and identifies all trees to be removed. All trees to be retained must clearly be labeled on all future plans submitted and must be clearly identified on the final plat mylar.

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Bellevue, WA 98009-9012

AUTHORITY: LUC 20.20.900.D.3
REVIEWER: Drew Folsom, Development Services Department

10. HOLD HARMLESS AGREEMENT

Prior to issuance of plat infrastructure and clearing and grading permits, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with site development. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

AUTHORITY: LUC 20.30P.170
REVIEWER: Drew Folsom, Development Services Department

11. LAND USE INSPECTION

Following final mitigation planting installation, the applicant shall contact Land Use staff for inspection.

AUTHORITY: LUC 20.30P.140
REVIEWER: Drew Folsom, Development Services Department

12. TREE PROTECTION

Prior to issuance of plat infrastructure and clearing and grading permits, the applicant shall provide a Tree Protection Plan that implements the City of Bellevue Drawing Number TP-1, Tree Protection Procedures during Construction; for every inch diameter of tree, fencing would be 1 foot from the tree trunk. This radius may be modified to accommodate site access. Additional measures will be employed to protect roots where the radius was modified, such as the temporary placement of hog fuel. Tree protection fencing must be installed prior to construction. The applicant shall provide a certified arborist to monitor the grading and construction activities to protect the root zones of all the trees to be preserved, to ensure that the health of the retained trees is not endangered, and to identify trees which may constitute a hazard.

AUTHORITY: Bellevue City Code 23.76
REVIEWER: Drew Folsom, Development Services Department

13. WDFW HABITAT MANAGEMENT PERFORMANCE STANDARDS

Due to the documented presence of pileated wood pecker and red tail hawk habitat, the applicant shall implement the required performance standards identified by WDFW for these species. Prior to building permit issuance, the applicant must review and sign the WDFW performance standards agreement and submit it to the City.

AUTHORITY: LUC Section 20.25H.160
REVIEWER: Drew Folsom, Development Services Department

14. GEOTECHNICAL REVIEW:

The project geotechnical engineer must review the final construction plans, including all foundation, retaining wall, shoring, and vault designs. A letter from the geotechnical stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

AUTHORITY: Clearing & Grading Code 23.76.050
REVIEWER: Tom McFarlane, Development Services Department

15. TURBIDITY AND PH MONITORING REQUIRED:

A turbidity and pH monitoring plan must be submitted and approved prior to issuance of the clearing and grading permit, and the plan must be implemented during site work. The plan must be developed and implemented in accordance with the Turbidity & pH Monitoring Requirements contained in the Bellevue Clearing & Grading Development Standards.

AUTHORITY: Clearing & Grading Code 23.76.160
REVIEWER: Tom McFarlane, Development Services Department

16. CLEARING LIMITS AND TEMPORARY EROSION & SEDIMENTATION CONTROL:

Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measures shall be field staked for approval by the on-site clearing and grading inspector.

AUTHORITY: Clearing & Grading Code 23.76.060 and 23.76.090
REVIEWER: Tom McFarlane, Development Services Department

17. GEOTECHNICAL INSPECTION:

The project geotechnical engineer must provide geotechnical inspection during project construction, including monitoring and testing of soil cuts and fill, subgrades for foundations and footing, utility trench backfill, and any unusual seepage, slope, or subgrade conditions.

AUTHORITY: Clearing & Grading Code 23.76.050
REVIEWER: Tom McFarlane, Development Services Department

1 **18. NO CLEARING AND/OR GRADING ALLOWED ON BUILDING**
2 **SITES DURING PLAT CONSTRUCTION:**

3 Clearing and/or grading on the individual building sites will not be permitted during
4 construction of the plat infrastructure (construction of roads and utilities and
5 associated grading) except for the minimum necessary to accommodate construction
6 of plat infrastructure, as shown on the permit drawings.

AUTHORITY: Clearing & Grading Code 23.76.042

REVIEWER: Tom McFarlane, Development Services Department

7 **C. PRIOR TO FINAL PLAT APPROVAL:**

8 **1. INFRASTRUCTURE IMPROVEMENTS**

9 All street frontage and infrastructure improvements shown in the final engineering
10 plans or required by city codes and standards must be either completed prior to
11 approval of the final plat or provided for with a financial assurance device.
12 Completion of the top lift and all other transportation infrastructure items prior to
13 completion of the homes associated with the development is allowed.

14 Transportation Development Code Section 14.60.260 provides for a developer to
15 obtain final plat approval prior to finishing improvements with provision of an
16 acceptable financial assurance device equivalent to 150% of the cost of unfinished
17 infrastructure improvements. Provision of such an assurance device requires
18 completion of the improvements by the developer within two years of final plat
19 approval. Installation of improvements that would negatively affect safety if left
20 unfinished may not be delayed through use of a financial assurance device. Partial
21 reductions of the financial assurance device will not be approved except in special
22 circumstances, determined in advance, such as phased projects.

23 Improvements must be approved by the Transportation Department inspector before
24 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, Transportation
Department Design Manual

REVIEWER: Fay Schafi, Transportation Department

2. STREET FRONTAGE AND ACCESS ROAD IMPROVEMENTS

All street frontage improvements and other required transportation elements
including street lighting must be constructed by the applicant and accepted by the

1 Transportation Department prior to final plat approval, except as provided for in
2 BCC 14.60.260. Specific requirements are detailed below:

3 The project street frontage improvements on 120th Avenue SE include:

- 4 • Provide a new 6-foot wide ADA compliant sidewalk, 6-foot wide planter
5 strip, and curb and gutter along the project site.
- 6 • Construct a 6-foot wide ADA compliant sidewalk from the ends of the plat
7 sidewalk to the existing sidewalk segments on 120th Avenue SE and SE
8 64th Street.
- 9 • Provide pavement widening along the project site to provide 24 feet of
10 pavement width from the existing fogline on the west side of 120th Avenue
11 SE to the face of the new curb and an appropriate transition taper and curve
12 radius to SE 64th Street as shown on the approved plans.
- 13 • Install a private road approach at the intersection of 120th Avenue SE and
14 the private road/SE 63rd Court per COB Standard Drawing SW-150-1.
- 15 • Provide street lighting along 120th Avenue meeting City of Bellevue's
16 standards per BCC 14.60.210. An AGI analysis will be required to verify
17 that minimum light levels are met.
- 18 • Mailboxes shall not be located along 120th Avenue SE. Install Mailboxes
19 on the SE 63rd Court private road.
- 20 • Construct a driveway approach for the neighboring property to the south of the
21 site at 11927 SE 64th Street shall per COB Standard Drawing SW-170-1.
- 22 • Fixed objects cannot be located within 10 feet of the edge of the driveway.

23 Per the Transportation Design Manual, Section 15.

- 24 • The applicant will be responsible for replacing and/or installing all street
channelization and signage (i.e., No Parking, Intersection Ahead, Street
Name, Private Road/Dead End, Stop Sign, curve alignment warning signs,
etc.) that is necessitated by their street frontage improvements on 120th
Avenue SE. A channelization and signage plan must be included as part of
clear and grading construction plans.
- As much as feasible, metal covers for all utilities shall be located outside of
the expected vehicle tire paths within the paved surface of any street or
private road per Transportation Design Manual Section 18.
- All walls supporting street frontage infrastructure shall meet City of
Bellevue Transportation Design Manual, Section 10 requirements.
- The concrete retaining wall along the west property line at the back of the

1 City right of way on 120th Avenue SE will require structural design review
2 (third party structural review may be required), and an architectural finish
3 that fits the character of the neighborhood is required.

4 Internal Private Roads/Tracts/Joint-Use Driveways Improvements include:

- 5 • The driveway approach at 120th Avenue SE shall be limited to a grade of
6 10% or less for the 20 feet past the back of sidewalk and shall be limited to
7 a maximum grade of 15% thereafter.
- 8 • The main private road/SE 63rd Court into the site off 120th Avenue SE must
9 be constructed with a minimum 24-foot wide pavement width, 5-foot wide
10 sidewalk on the south side of the road, and curb and gutter contained within
11 a minimum 35-foot wide access easement/Tract A. The 5-foot sidewalk
12 along SE 63rd Court must extend from 120th Avenue SE to the point where
13 the primary private road tract ends.
- 14 • Construct a turnaround facility at the east terminus of SE 63rd Court per
15 Transportation Design Manual Standard Drawing RC-130-1. The cross
16 slope of the turnaround shall not exceed 8%.
- 17 • No parking is allowed on SE 63rd Court within the required sight distance
18 triangles, the turnaround area, and all portions of the road with a grade of
19 15% or greater.
- 20 • Due to site related constraints (steep slopes, sensitive areas, etc.), SE 63rd
21 court will have a design speed of 15 mph.
- 22 • Install speed limits signs, curve ahead warning signs, No Parking signs,
23 street name signs, 15% grade sign, etc. on SE 63rd Court private road.
- 24 • Vehicle and pedestrian sight distance requirements must be met per BCC
14.60.240 and 14.60.241 at the intersections of the private roads/Tracts and
joint-use driveways with SE 63rd Court. Vertical as well as horizontal line
of sight must be considered.
- Stopping sight distance for SE 63rd Court shall meet AASHTO
requirements.
- The single-family driveways shall be constructed per COB Transportation
Design Manual.
- Installation of street lighting is recommended for private roads. The City
of Bellevue will not be responsible for future maintenance costs or electric
power costs for any street light system serving a private road.
- One or more mailbox locations approved by local postmaster must be
provided on the private road/SE 63rd Court. Such locations must not be
hazardous for traffic (i.e., impedes required sight distance triangles), and
must not interfere with the turnaround function on the private road.

- Tract C private road approach at SE 63rd Court shall be constructed per Transportation Design Manual Standard Drawing SW-170-1.
- Tract E private road approach and joint use driveways off SE 63rd Court shall be constructed per Transportation Design Manual Standard Drawing SW-180-1.
- Access to lots 1 and 2 will be provided via a 16-foot wide paved joint use driveway within a 20-foot Access and utility easement.
- Access to lots 3-5 will be through a 20-foot wide paved private road within Tract E, and a 16-foot wide joint use driveway for lots 3 and 4 located on the west side of Tract E. The 20-foot wide roadway shall be placed in an access and utility easement or tract having a minimum width of 25 feet, and the joint use driveway shall be placed in an access and utility easement or tract having a minimum width of 20 feet.
- Access to lots 6-12 lots will be provided from Tract A/SE 63rd Court.
- Access to lots 13-15 will be provided via a 20-foot wide paved privateroad within Tract C, and a 16-foot wide joint use driveway for lots 13 and 14 located on the south side of Tract C. The 20-foot wide roadway shall be placed in an access and utility easement or tract having a minimum width of 25 feet, and the joint use driveway shall be placed in an access and utility easement or tract having a minimum width of 20 feet.
- All road approaches to SE 63rd Court shall be limited to a grade of 10% or less for the 20 feet past the back of sidewalk or back of roadway improvements and shall be limited to a maximum grade of 15% thereafter.
- Concrete curb and gutter is required on the private tracts and joint use driveways in areas where the grade exceeds 8%.
- The maximum cross grade of a street at the street end shall be 8%.
- Retaining walls shall be located such that there is a minimum of two feet clear of the sidewalk and a minimum of three feet clear of the curb face where there is no sidewalk. Barriers, railing, or fencing at the top of the wall may be required per Transportation Design Manual requirements.
- The private roads shall not be gated or obstructed and must always remain open for emergency and public service vehicles. A note to this effect shall be placed on the face of the final Subdivision map.
- The maintenance responsibility for the private road shall be shared for all 15 lots. A note to this effect must be indicated on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual

REVIEWER: Fay Schafi, Transportation Department

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1 **3. PAVEMENT RESTORATION**

2 Pavement restoration associated with street frontage improvements or to repair
3 damaged street surfaces shall be provided as follows:

4 120th Avenue SE: This street was recently overlaid, and a five year no-street
5 cut moratorium is currently in effect. Should street cuts prove unavoidable
6 or if the street surface is damaged in the construction process, a half-street or
7 full-street (depending on the extent of street cuts or damage) grind and
8 overlay will be required.

9 **AUTHORITY:** Bellevue City Code 14.60.250; Transportation Department
10 Design Manual

11 **REVIEWER:** Tim Stever, Transportation Department

12 **4. PIPE MONUMENTS**

13 Permanent pipe monuments shall be set along the street centerline at all intersections,
14 curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a
15 Bertsen A130 Aluminum Standard Monument (30” long), or equivalent, together
16 with standard iron casting case and cover. These materials and specifications are
17 shown in City of Bellevue Standard Drawing RC-260-1 (Cap Detail B).

18 **AUTHORITY:** LUC 20.45A.030; RCW 58.17.240

19 **REVIEWER:** Fay Schafi, Transportation Department

20 **3. NGPA DESIGNATION AND RECORDING**

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

1 REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING
2 REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT
3 TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE
4 OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS
5 THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 5. THE
6 CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE
7 OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND
8 CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE
9 UNDER LAW.

6 **AUTHORITY:** LUC 20.45B.055.B.2

7 **REVIEWER:** Drew Folsom, Development Services Department

7 **4. NGPA BOUNDARY FENCE AND SIGNAGE**

8 Prior to approval of the final plat, the applicant shall perform a field survey of
9 property boundaries completed by a Washington State Licensed Surveyor. The
10 boundary of the NGPA shall be identified, fenced, and marked with boundary
11 signage that states:

11 **PROTECTED AREA – NO CLEARING**

12 **This fence marks the edge of a Native Growth Protection Area. Disturbance,
13 vegetation removal, or tree removal beyond this fence is prohibited.**

14 NGPA boundary fencing and signage shall be of permanent construction and shall
15 be maintained for the duration of the plat development. Signs must be of size and
16 location to be visible and the boundary fence shall be a minimum of four feet tall.

15 **AUTHORITY:** LUC 20.25H.030

16 **REVIEWER:** Drew Folsom, Development Services Department

16 **4. IMPERVIOUS SURFACE COVERAGE REQUIREMENTS**

17 Impervious surface coverage shall be divided across the development area and shall
18 be governed by the limits established by LUC 20.45A.060.B.3. Allowed maximum
19 impervious surface coverage for each lot shall be clearly labeled on the final plat
20 mylar.

19 **AUTHORITY:** LUC Section 20.45A.060.B.3

20 **REVIEWER:** Drew Folsom, Development Services Department

20 **5. LOT COVERAGE REQUIREMENTS**

21 Lot coverage shall be governed by the lot coverage calculation included under LUC
22 20.45A.060.B. Allowed maximum structural lot coverage for each lot shall be
23 clearly labeled on the final plat mylar.

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AUTHORITY: LUC Sections 20.20.010 and 20.45A.060.B.3
REVIEWER: Drew Folsom, Development Services Department

5. SETBACK REQUIREMENTS

The final plat shall label each lot line as front, rear, or side. A note shall be placed on the plat stating a 20' rear yard setback is required for lots 4-12.

AUTHORITY: LUC Sections 20.20.010 and 20.45A.060.B.3
REVIEWER: Drew Folsom, Development Services Department