



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: East Moorland PUD

LOCATION OF PROPOSAL: 10235 SE 6th Street

DESCRIPTION OF PROPOSAL: Proposal for Planned Unit Development recommendation and preliminary conservation short plat approval to develop 2 single family lots. The site contains stream buffer area. The subject property measures 23,835 square feet with 517 square feet of stream buffer. An area greater than 40% of the site area will be set aside in a separate open space tract.

FILE NUMBERS: 17-128369-LK **PLANNER:** Carol Orr

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **7/11/2019**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.



Environmental Coordinator

6/21/2019

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atq.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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

Proposal Name: East Moorland 2-lot Conservation Short Plat and PUD

Proposal Address: 10235 SE 6th Street

Proposal Description: Application for Planned Unit Development recommendation and preliminary conservation short plat approval to develop 2 single family lots. The site contains stream buffer area. The subject property measures 23,835 square feet with 517 square feet of stream buffer. An area greater than 40% of the site area will be set aside in a separate open space tract.

File Number: 17-128369-LK

Applicant: Peter Zhang on behalf of Darren Investment Group LLC

Decisions Included: Process I-PUD decision, Process II- Conservation Short Plat and SEPA

Planner: Carol Orr, Associate Planner

State Environmental Policy Act Threshold Determination: Determination of Non-Significance

Elizabeth Stead, Environmental Coordinator
Development Services Department

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By:

Elizabeth A Stead, Land Use Director

Application Date:	November 13, 2017
Completeness Date:	December 7, 2017
Notice of Application:	January 18, 2018
Recommendation/Decision Publication Date:	June 27, 2019
Public Hearing Date:	July 25, 2019, 6:00 pm
Deadline for Appeal of Process II Administrative Decision:	July 11, 2019, 5:00 pm

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision

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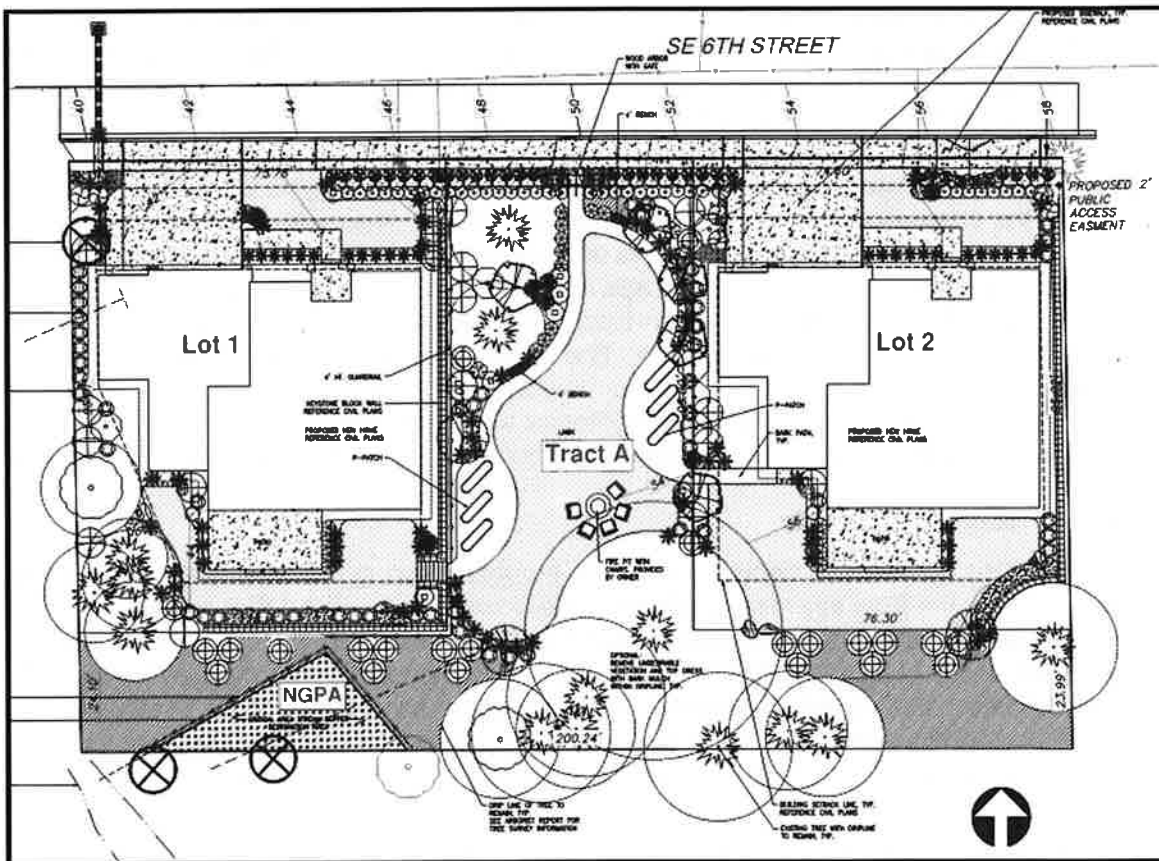
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I. REQUEST / REVIEW PROCESS

A. Request

The applicant requests a Threshold Determination under the State Environmental Policy Act (SEPA), recommendation of approval for a Planned Unit Development, and Preliminary Conservation Short Plat approval for the creation of 2 lots and the construction of 2 single family residences on a .54 Acre site zoned R-3.5. The site is currently developed with two older residential structures and a number of accessory structures. There is also a 50-foot stream buffer and a 15-foot wide structure setback from Meydenbauer Creek, which is located off site to the southwest. The PUD process was requested due to the location of a stream buffer on site. The presence of this critical area impacted the allowed density on the site and did not allow for the creation of two lots after density and intensity were calculated per Land Use Code section 20.25H.045. The PUD process allows for a density bonus of 10% in addition to that which is calculated under Land Use Code section 20.25H.045. This bonus was sufficient to create 2 new lots. Refer to discussion in Section III.1.a of this report. The proposed homes are located close to the street to avoid the stream buffer in the southwest corner of the lot.

Site Plan



B. Site Design

The site is rectangular in shape, with a potentially fish-bearing stream just off-site near the southwest corner of the lot. The goal was to move development as close to the north property line as possible, in an effort to avoid disturbance to the stream buffer. The applicant has proposed a centrally located open space with areas for common recreation. This location allows both families equal and direct access to the open area tract via a soft surface path from their own rear yards. A gated trellis is proposed for the north property line adjacent to the street to allow guests of the property owners to access the open space directly without having to pass through the home first. This will provide convenient access to the open space area if the occupants are hosting family gatherings. The open space includes a large grassy area, pea-patches, benches and a fire pit for gatherings. All trees along the rear property line, will be retained affording greater screening to neighboring properties to the south. The area within the stream buffer and areas adjacent are to be improved through removal of aging accessory structures adjacent to, and within the stream buffer. A split rail fence will be installed to separate the stream buffer from the rest of the open space tract. The area within the fence will be planted with native vegetation.

C. Building Design

The proposed homes for the project are typical to what one would see for new construction in Bellevue, each creating approximately a 3000 square foot footprint. Including the garage, the total enclosed square footage of each home is approximately 5400 square feet. The homes each provide 6 bedrooms, parking for 4 vehicles, a covered patio in the private rear yard and a bonus/media room on the 3rd floor. The home designs are identical to one another, although mirrored to move vehicular access to the exterior edges of the street frontage. This layout highlights the landscaped nature along the street frontage. The style of home proposed is similar to those found on many newer homes in Bellevue, with what is considered a "Northwest" style of architecture. The design includes a three car garage opening, a variety of exterior finishes (stone, shingle and horizontal lap siding) and includes decorative gables, varied roof pitches and significant articulation of the facades. The upper floors of the homes have been stepped back 5 feet to minimize the mass of the new homes. The colors proposed for the exteriors is a warm gray tone with a lighter off white color for contrast. The color pallet for both homes are identical creating a continuity of design for this small development.

D. Review Process

The PUD is a Process I decision requiring a public hearing before a Hearing Examiner, who makes the final approval decision. The Conservation Short Plat and SEPA Determination are Process II decisions made administratively by the Director. As allowed under LUC 20.35.080, Process I and II decisions may be merged together into a consolidated staff report. Therefore, this application combines a PUD, Preliminary Short Plat, and SEPA review into a consolidated staff report that includes the Director decision on Process II applications and a recommendation to the Hearing Examiner on the Process I applications.

If an appeal is filed regarding the Preliminary Short Plat or SEPA Threshold Determination of Non-Significance (DNS), the Hearing Examiner's decision will also

include a final City decision on these approvals. The decision of the Hearing Examiner on the PUD may be appealed to the City Council. The City Council's action deciding the appeal and approving, approving with modification, or denying the project is the final City decision on the PUD.

II. SITE CONTEXT and DESCRIPTION

A. Comprehensive Plan and Zoning

The site is located in the Southwest Bellevue Subarea, and designated Single Family medium density per the Comprehensive Plan. The corresponding zoning designation of R-3.5 is in conformance with the Comprehensive Plan designation. The single-family use and the overall density of the proposal comply with the Southwest Bellevue Subarea Plan. Properties immediately to the east, west and south are also designated single family. Multi-family residential land use districts are located directly to the north of this proposal across NE 6th Street and to the east along Bellevue Way.

Zoning Map



B. Site Description

The project site is currently developed with two residential structures; one from 1923, and one from 1954. King County values the replacement value of each of these homes

at \$10,000 for tax purposes. The property is bounded by existing single-family development to the east, west and south. Multi-family development exists directly north from the project site across SE 6th Street. The site is accessed via a driveway directly from SE 6th Street.

The topography of the site is generally sloping from west to east with a slope of approximately 8 percent. While the site is developed, it also has 50 significant trees on site, totaling 582 diameter inches. Meydenbauer Creek is mapped in the City of Bellevue GIS system as a potentially fish-bearing stream. The stream grazes the southwest corner of the lot. The creek itself is not on the subject property, but the 50-foot wide stream buffer extends onto the site. Stream buffers are regulated as critical areas per the Critical Areas Overlay section of the Land Use Code. The buffer area of the site is degraded, and currently developed with several accessory structures.

Aerial Photo



Critical Areas Functions and Values

1. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 *in* Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 *in* Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

III. CONSISTENCY WITH LAND USE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code (LUC)

1. Use

Residential uses are regulated by LUC 20.10.400 (Use Charts). The proposed use of single-family residential lot is permitted outright in the R-3.5 zoning district.

2. LUC Standard Requirements and Dimensions vs. Proposal

This project includes an application for a Planned Unit Development. An approved PUD can modify zoning dimensional requirements found in LUC 20.20.010 subject to requirements in LUC 20.30D.170. The project also qualifies as a conservation short plat, which automatically reduces required lot size and setbacks. Except where noted, the chart below shows the standard R-3.5 requirement (LUC 20.20.010) and the proposed development standards for the new lots. The chart also summarizes the request to modify some of the development standards for the new lots through the PUD process.

DIMENSIONAL REQUIREMENTS

BASIC INFORMATION			
Zoning	R-3.5, (SF Residential)		
Gross Site Area	23,835 Square Feet (SF), or .54 Acres		
Critical Area and Critical Area buffers	0 SF Critical Area 517 SF Stream Buffer		
Buildable Site Area (before critical areas modification)	23,318 SF, or approximately 33% of site area.		
ITEM	REQ'D/ or ALLOWED per Conservation Short Plat	PROPOSED/EXISTING	
Dwelling Units/Acre	3.5/Acre	2-units – See discussion regarding density calculation via the PUD process in Section III.A.2.a below	
Open Space	40% of the total site area. For this site 40% = 9534 SF.	40% of gross site area 9548 SF	
Common Recreation Space	10% of the total site area. For this site 10% = 2,282 SF	10% of the gross site area 2513 SF	
		Lot 1	Lot 2
Minimum Lot Area	10,000 SF/ 6,500 SF	7,120	7,168
Lot Width	70 Ft.	74'	76'
Lot Depth	80 Ft.	95'	95'
Setbacks	Front: 20 Ft./10 Ft. Rear: 25 Ft. / 15 Ft Side: 5Ft. 15Ft / 5 Ft 10 Ft	10 Ft 10 Ft * 5/10 Ft	10 Ft 10 Ft * 5/10 Ft
Building Height (measured from	30 feet to the top of a flat roof 35-feet to the top of a pitched	35-feet	

avg. existing grade).	roof		
Lot Coverage by Structure	35% / 46%	38.7% 2800 SF	38% 2800 SF
Impervious surface Coverage of gross site area	Conservation Short Plat allows 50% of gross lot area 50% = 11917.5 SF	Impervious Coverage proposed 8436 for the gross lot area is 35.3% 35.3% = 8436 SF	
Significant Tree Retention 30% of total diameter inches on site	30% of 582 diameter inches = 174.6 inches	Proposal includes preservation of 191.5 inches or approximately 32.9%	

**Dimensions modified through the PUD provisions.*

See Section X of this report for Conditions of Approval regarding Dimensional Standards, Setback and Setback Deviations, Tree retention and Variance Restrictions

a. Density

Land Use Code section 20.25H.045 outlines how density is calculated for sites with environmental critical areas. While the stream itself does not cross the subject property, the stream buffer extends across the southern property line of the site. As specified in section 20.25H.045.B the number of dwelling units allowed for a site is calculated using the following formula:

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

For the subject site the calculations are as follows, based on information provided in the Boundary Topographic Survey

$$[(3.5)(.535) + (3.5)(.012)(.978)] = 1.914 \text{ Maximum dwelling unit potential}$$

However, through the PUD process, the applicant may receive a bonus in the number of dwelling units up to 10% of the density if the development offsets the impact of the increase in density and the increase of density is compatible with existing uses in the immediate vicinity of the subject property as discussed in section II.B. Application of this bonus density brings the maximum permitted dwelling units on the site to 2.105, rounded off to 2.0 residences.

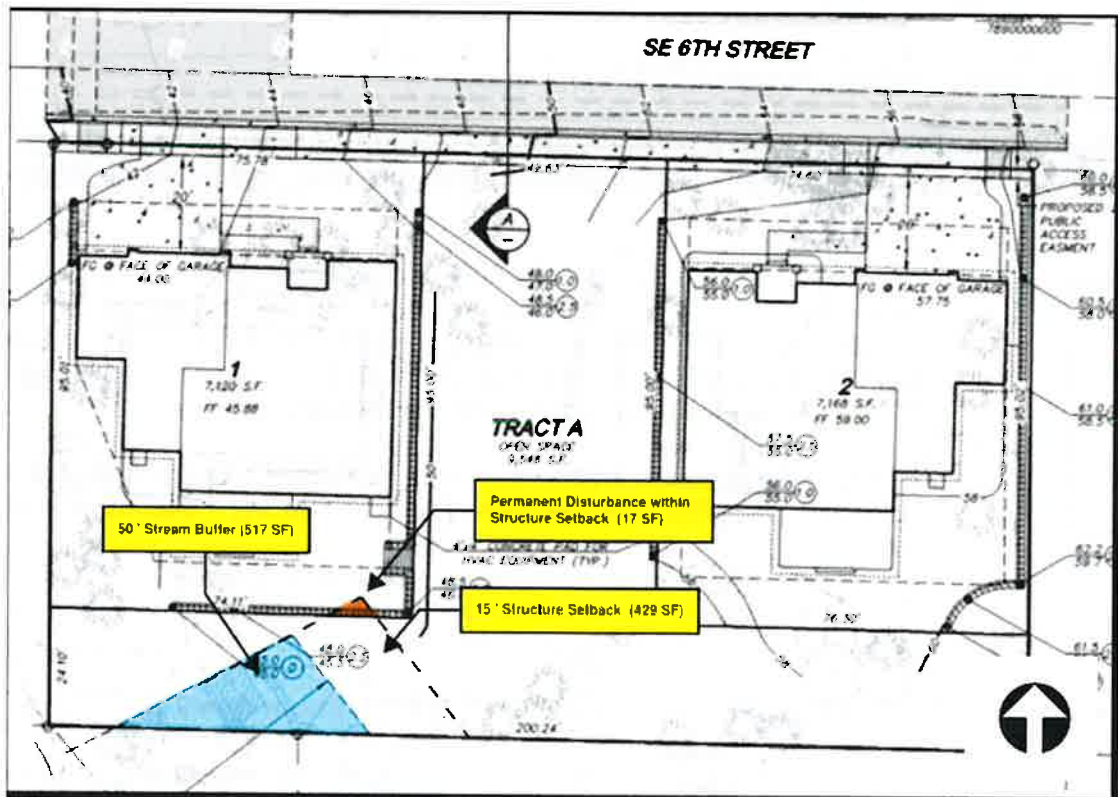
B. Critical Areas Requirements LUC 20.25H:

1. Conformance with Critical Areas Performance Standards

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, buffer or structure setback. Due to the presence of Meydenbauer Creek off-site, this

property is subject to a 50 foot critical area buffer and a 15 foot structure setback. LUC 20.25H.055 establishes certain uses which are allowed in critical areas. Development that is not specifically allowed outright, requires evaluation. The project proposes to upgrade the existing degraded stream buffer through removal of several accessory structures, and revegetating with native plantings. The buffer will be placed in a Native Growth Protection tract. A split rail fence will be installed at the perimeter of the buffer. Minor disturbance work is proposed within the structure setback. The disturbance entails the construction of a of a low retaining wall at the furthest edge of the structure setback.

Critical Area Buffers and Structure Setbacks



The applicant has prepared the following information related to critical areas on-site:

- i. **Geotechnical Engineering Study by Earth Solutions NW, LLC. dated October 2, 2017**
- ii. **Wetland and Stream Reconnaissance & Evaluation Report prepared by Sewell Wetland Consulting, dated September 15, 2017**

These documents review the presence of critical areas on site, discuss the feasibility of infiltration on site and make recommendations for construction and mitigation.

The geotechnical engineer assessed the site and observed no geologically hazardous areas occur on this site. This site is not suitable for onsite infiltration, so innovative techniques such as permeable pavements are not part of this permit approval.

Standard footing and foundation design are acceptable for this site, although the builder is cautioned to look for seasonal perched groundwater during construction. Based on their professional opinion, the engineer deems the planned residential construction feasible from a geotechnical standpoint.

Wetland and stream reconnaissance study found no areas on site meeting wetland criteria, or on adjacent properties. The report confirmed the presence of a Type N stream on neighboring property and that the proposal would have no environmental impacts to the stream or its associated buffer.

The project elements are subject to the requirements found in LUC 20.25H as specified below:

Proposed Improvement	Critical Area Impacted	Code Requirement
Single-Family Development	Stream Buffer & Structure Setback	20.25H.075 20.25H.080

i. Consistency with LUC 20.25H.075.D.3

Only temporary disturbance is proposed within the stream buffer, limited to the removal of a variety of accessory structures and installation of native plantings and a split rail fence. A small portion of the structure setback is proposed to be modified for the placement of a small retaining wall. As this wall is adjacent to the property line of one of the newly created lots it is limited to 30" or less in height. Land Use Code section 20.25H.075.D.3 indicates the Director may modify may waive or modify the structure setback on a site as part of the permit or approval for the underlying proposal if the applicant demonstrates the following:

- a. Water quality, or slope stability as documented in a geotechnical report, will not be adversely affected**

A portion of a proposed retaining wall is proposed within the critical area structure setback. The area of disturbance is approximately 17 square feet. Modification of the structure setback will have no impact on the water quality, as the disturbance caused by the new retaining wall will be 60.5 feet from the top of the bank and 7.5 feet away from the edge of the stream buffer. No steep slope critical areas exist on the subject site. As the structure setback was not shown on the plans submitted, it must be shown on all subsequent plans and drawings.

See Section X of this report for Condition of Approval regarding Dimensional Standards.

- b. Encroachment into the structure setback will not disturb habitat of a species of local importance within a critical area or critical area buffer**

No species of local importance have been documented on site per the submitted environmental documentation prepared by Sewell Wetland Consulting. The disturbance within the structure setback is minimal and shall be located at the furthest 7.5 feet of the structure setback and will have no effect on the stream buffer.

- c. Vegetation in the critical area and critical area buffer will not be disturbed by construction, development or maintenance activities and will be maintained in a healthy condition for the anticipated life of the development;**

No portion of the stream occurs on the subject property and only the critical area stream buffer and structure setback are on-site. No trees shall be removed within the stream buffer or the structure setback. These areas are degraded and the applicant has proposed removal of several accessory structures from within the buffer, and installation of native plantings within the buffer and structure setback. Removal of all structures, in addition to the replacement planting plan will improve the functions and condition of the buffer. All work shall occur by hand and a split rail fence shall be installed at the edge of the buffer to protect the buffer for the life of the development. Once enhancement plantings have been installed there should be no need for maintenance activities.

- d. Enhancement planting on the boundary between the structure setback and the critical area buffer will reduce impacts of development within the structure setback**

*Due to the degraded nature of the site, enhancement plantings are proposed within the stream buffer. Additionally, the majority of plantings within the buffer and structure setback are shrubs. The Final Restoration plan submitted shall be revised during clearing and grading permit review to include at least 3 native trees to comply with the stream buffer planting template found in the Critical Areas Handbook. This, in addition to the split rail fence will further discourage human and pet intrusion. Red Osier Dogwoods (*cornus sericea*) and Tall Oregon Grape (*mahonia aquifolium*) will be planted adjacent to the rear property line of the lot closest to the stream buffer and structure setback as well as at the edge of the active recreation space. Plantings within both the buffer and the structure setback shall be native species. See Section X of this report regarding Conditions of Approval regarding Final Landscaping Plan and Final Restoration Plan*

ii. Consistency with LUC 20.25H.080

Only a small portion of the stream buffer occurs on site. The proposed homes are located well outside of the required stream buffer. Only revegetation activities are proposed within the Buffer, an already disturbed and degraded area that was the location of several accessory storage structures. These structures shall be removed using hand tools. No trees exist within the stream buffer on the subject site, although there are some immediately across the southern property line. These off-site trees will not be disturbed. Installation of native plantings and removal of structures within the stream buffer will improve the functions of the buffer. Locating the proposed homes in as proposed will preserve the buffer and preserve areas that contain the most valuable and mature vegetation.

a. Lights shall be directed away from the stream;

The stream buffer is additionally shielded by the open space tract. The closest portion of the new home on Lot 1 is approximately 16 feet from the edge of the buffer. The bulk of the home will be approximately 30 from the edge of the buffer. No exterior lighting is proposed to be directed towards the stream buffer. See Section X of this report for conditions on Exterior Lighting.

b. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques;

Exterior mechanical equipment, such as an air conditioning unit or a heat pump, is proposed at the rear of the home closest to the stream buffer. Due to the reduced lot size and setbacks, the rear yard is the only area on the lot where these units can be placed. See Section X of this report for conditions on Noise Attenuation.

c. Toxic runoff from new impervious area shall be routed away from the stream;

No impervious surface is proposed within the on-site critical area buffer. All proposed impervious surfaces which may contain toxic runoff, such as that associated with vehicles, will drain to the street.

d. Treated water may be allowed to enter the stream critical area buffer;

A 2 foot wide 20 foot long dispersion trench is proposed for the open space tract. However, this trench is approximately 115 feet east of the stream buffer. Water from this trench will likely be well dispersed into the soil before it reaches the on-site critical area buffer.

e. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use;

The proposed re-vegetation plan consists of several native species such as red-osier dogwood, cascade Oregon grape, and snowberry. All of these species will grow sufficiently large to hinder pet or animal use. Additionally, the applicant proposes to install a 4 foot tall split rail fence at the edges of the stream buffer to further prevent intrusion by pets and their owners. See Section X of this report for Conditions of Approval regarding an NGPE Boundary Fence and Signage and Restoration Plan

f. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended;

*The applicant will be informed of the environmental Best Management Practices regarding the use of pesticides, insecticides and fertilizers for maintenance activities on of both lots, and the open space tract. **See Section X of this report for Condition of Approval regarding the use of Pesticides, Insecticides and Fertilizers.***

- g. All applicable standards of Chapter 24.06 BCC, Storm and Surface Water Utility Code, are met;**

Utilities reviewers have reviewed and approved with conditions the proposed project. During review a utility easement was discovered that does not contain the pipe the easement was created to protect. This issue must be addressed prior to final plat approval so as not to delay the project at this stage. **See Section X of this report for Condition of Approval regarding the Correction of Easement**

- h. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

The development on this site has been clustered to be nearest the street, in order to avoid most of the on-site critical area stream buffer. The existing vegetation within the buffer is predominantly degraded, the applicant has proposed a robust revegetation plan. The stream buffer shall be placed into a native growth protection tract, which will maintain the most significant topography and habitat features, as well as restricting vegetation alteration. The proposal will improve the quality of habitat within the critical areas stream buffer through enhancement and restoration planting See Attachment 1

IV. PUBLIC NOTICE AND COMMENT

Application Date: November 13, 2017

Completeness Date: December 7, 2017

Notice of Application: January 18, 2018

Although the minimum required public comment period ended on February 1, 2018, comments were accepted up to the date of this decision. Three written comments were received. In general, the commenters were concerned about the development and were not in support of the proposed application. A summary of the written comments is the following:

Issue: Concern regarding the protection of the on-site stream buffer

Response: The party of record was concerned that the stream buffer would be adequately protected. The applicant has designed the open space in a manner that the stream buffer will be fully incorporated within the Open Space tract. The scope of work for the project includes removal of several accessory structures within the buffer, and re-planting of the buffer with a variety of native species. Additionally, the applicant proposes to enclose the stream buffer within a split rail fencing to further protect it from

pet and human activities. This area will be required to be designated as a Native Growth Protection Area on the final plat map. See Section V for more discussion and requirements.

Issue: Concern regarding tree removal on the south property line.

Response: A neighboring property owner was concerned about a loss of privacy as a result of tree removal. Many of the trees on site are in poor condition, but several large trees are proposed for retention along the south property line. These trees will be retained, and will provide additional buffering of the project to the concerned neighbor. The proposal is retaining slightly more than the minimum 30% of the diameter inches of trees on the site. The decision includes a requirement to have an arborist on the site during construction to ensure tree protection measures are in place and grading activities do not impact trees to be preserved. Five new trees will be planted within the fenced NGPA. Eight trees will be planted elsewhere on site, predominantly within the Open Space tract adjacent to the lawn area.

Issue: Concern about the location of King County Infrastructure

Response: As a result of the publication of the Weekly Permit Bulletin, Grace Smith from King County Department of Natural Resources and Parks, Wastewater Treatment division, reached out to staff with a written comment regarding the presence of adjacent King County pressurized sewer lines. The infrastructure is located below the right of way in front of the subject site. This information was forwarded on to both the applicant and City of Bellevue Utilities staff. King County does not anticipate the proposed project will have any impact to the facilities, but they sought to make sure the City and the Applicant were aware of the mains. Standard construction practice is to locate all existing below grade utilities. The applicant will be required to provide documentation during utilities review accurately showing the location of all existing utility lines in plan and section view.

Copies of the comment letters are available for public viewing in the project file at City Hall Records.

V. TECHNICAL REVIEW

A. Land Use

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, Bellevue City Code 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. **See Section X of this report for Condition of Approval regarding Construction Hours.**

B. Clearing & Grading

The Clearing & Grading reviewer has reviewed the Geotechnical report, as well as the Site and Grading Plans, and determined that the clearing and grading portion of this PUD application can be approved. **See Section X of this report for Conditions of Approval regarding Permits Required, Construction Stormwater Pollution Prevention Plan and Rainy Season Restrictions.**

C. Utilities

The Planned Unit Development application has been reviewed and no further utility revisions are needed at this time. The Utility Department approval of the Planned Unit Development application is based on the conceptual utility design only. This conceptual review of the proposal has no implied approvals of the engineering design and specifications. Changes to the site layout may be required to accommodate the utilities.

Storm Drainage

The project qualifies as new development under the 2012 Department of Ecology Stormwater Management Manual for Western Washington. All minimum requirements apply to the new and replaced hard surfaces and converted vegetation areas based on the Figure 1.4 of the 2017 COB SWES. The project drains west to Lake Washington through the Meydenbauer Creek Drainage Basin. The site currently sheet flows west into Meydenbauer Creek and then through a series of man-made and natural channels before entering Lake Washington. Road runoff will be collected in catch basins and conveyed through new storm drainage pipe to the existing conveyance system along the north side of NE 6th Street. Although minimum requirements MR#1-9 apply, the project does not trigger MR# 6 Runoff Treatment because it does not meet the thresholds. The project does not trigger MR# 7 Flow Control either because it does not meet the thresholds. Minimum requirement MR# 5 On-site Stormwater Management BMPs from List #2 will be applied according to the feasibility of each for each type of surface.

Water

The project proposes to retain one existing water service and to add two new water services. Connections will be made to the existing watermain in SE 6th Street. Separate UC water service applications will be required for each new water service. Any unused existing water services must be abandoned back to the water main per COB Utility Standards.

Water is supplied from the Meydenbauer 0252 pressure zone.

Sewer

The project proposes to reuse the existing sanitary side sewer stub at the SW corner of the existing parcel to serve both new lots as a joint use side sewer. Any unused existing sewer services must be abandoned back to the sewer main per COB Utility Standards.

A separate UA side sewer permit will be required for new each lot. One joint use permit and two single family permits will be required. A two-party sewer joint use maintenance agreement will be required between Lot 1 and Lot 2.

It has come to the City's attention that the existing sewer infrastructure crossing the southwest corner of the lot line is not located within the recorded easement (Recording #4759638). The easement must be modified and recorded to coincide with the location of the infrastructure. **See Section X of this report for Conditions of Approval regarding Utility Preliminary Design, Utility Codes and Engineering Standards, Correction of Easement and Utility Extension Agreement.**

D. Transportation

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

Access to the proposed project will be provided via two, minimum 10-foot-wide single-family driveways off of SE 6th Street. (one driveway per house). No other access connection to city right-of-way is authorized. Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The East Moorland PUD is located on the south side of SE 6th Street, just west of Bellevue Way SE. The lot is bordered by single family lots to the south, east, and west. There is currently an off-street gravel path along the frontage of the project. The existing pavement along the frontage is 20 feet wide. City CIP project S-431-S plans to construct a 5-foot-wide sidewalk along the south side of SE 6th Street along the site frontage. In order to match the proposed City project and align with current design standards, this PUD will be required to install a 6-foot-wide sidewalk along the site frontage.

Frontage Improvements required by the developer include

- Widen the pavement of NE 6th Street to a minimum of 24 feet wide.
- Install a minimum 6-foot-wide concrete sidewalk with curb and gutter along the frontage.

- An easement is required to be recorded to the City for any portion of the sidewalk located on private property.
- Install ADA compliant asphalt transitions from the sidewalk to the roadway on both ends of the sidewalk.
- Install two residential driveways with a minimum length of 20 feet and minimum width of 10 feet meeting City of Bellevue standards.
- Minimum City of Bellevue sight distance standards are required to be met.
- Remove the utility pole on the east side of the frontage and underground existing overhead utilities within the site.
- Street lighting is required to meet City of Bellevue Standards.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit. **See Section X of this report for Condition of Approval regarding Sight Distance.**

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 applied for prior to issuance of any construction permit including demolition permit.

See Section X of this report for Conditions of Approval regarding on Right of Way Use Permit and Off-Street Parking.

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, SE 6th Street is classified as Standard Trench restoration per Standard Drawing RC-190-1.

See Section X of this report for Condition of Approval regarding Pavement Restoration.

Easements

A public sidewalk easement must be provided for portion of the sidewalk that will be located outside of the SE 6th Street right of way.

See Section X of this report for Condition of Approval regarding Sidewalk and Utility Easements.

E. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and standards and determined that the clearing and grading portion of this PUD application can be approved.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see Environmental Checklist in the project file at City Hall Records Office). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS), adopted August 2013 (available in the Records Office at City Hall). This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals.

This section of the staff report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section IX of this report.

A. Transportation

1. Long Term Impacts

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The East Moorland PUD lies within MMA #7, which has a 2027 total growth projection of -15 single family dwelling units. This development proposes 2 single family dwelling units to replace 2 existing single-family homes, which will net 0 new single-family homes. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

2. Mid-Range Impacts

Project impacts anticipated to occur in the next six years are assessed through a

concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips must undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. This development will generate 0 new p.m. peak hour trips; therefore, a concurrency analysis is not required

3. Short Term Operational Impacts

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Because no new p.m. peak hour trips will be generated by the East Moorland PUD, traffic impacts from this development are not expected. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

B. Earth

Grading will occur during construction for the access road as well in preparation of the building pads for the lots. Soil erosion on the site from water and wind is likely when the vegetation is removed for grading purposes. As required by Section 23.76, the Clearing & Grading Code, the contractor will be required to follow an approved erosion control plan during construction. In order to minimize the potential for erosion and due to the proximity to critical area on site, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Development Services Department. **See Section X of this report for Condition of Approval regarding Rainy Season Restrictions.**

C. Plants and Animals

The proposal would require removal of a portion of the site's existing trees and vegetation for the construction of street frontage improvements and to prepare building pads. However, tree retention will follow City Codes, and conditions have been added to protect the retained trees during construction. The proposal also includes replanting of large areas with native species. No observations of any local, state or federally listed species were made on the site. It is likely the site supports numerous human-tolerant species including raccoon, opossum, common crow, barn swallows, coyote, winter wren and house sparrow and common rodents. The site has no known rare plant communities or listed plants. The proposed enhancement plan will restore the stream buffer with a mix of native species that will enhance the wildlife habitat of this area by providing a greater variety of forage, thermal cover, and structure. **See Section X of this report for Conditions of Approval regarding conditions on Tree Retention and Tree Protection and Arborist Review.**

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved restoration and enhancement plan. A complete restoration plan with monitoring performance standards and contingency plan will be required and implemented as a condition of the subsequent clearing and grading permit. **See Section X of this report for Conditions of Approval regarding Installation Performance**

Sureties, Maintenance Sureties and Critical Area Restoration Plan Maintenance and Monitoring.

D. Noise

See Technical Review section for Land Use in Section V. A for Bellevue City Code requirements for construction related noise

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

As a result of staff comment, the applicant modified the location and configuration of the required open space tract in order to provide a more centrally located amenity for both property owners. The landscaping plan was improved to include more trees, landscaping and mitigation plan, including increasing the tree preservation and providing a more robust and northwest appropriate planting plan. Structure footprints were also reduced and lot configuration modified to retain the buffer in the open space tract and not within the proposed lot area.

VIII. DECISION CRITERIA

A. 20.30P.140 CRITICAL AREAS LAND USE PERMIT DECISION CRITERIA

The Director may approve, or approve with modifications an application for a Critical Areas Land Use Permit if:

- 1. The proposal obtains all other permits required by the Land Use Code;**
The applicant must obtain development permits to construct all of the proposed infrastructure and houses which include clearing and grading, utility, building, and other permits. Plans submitted for the development permits must reflect the plans reviewed under this approval. **See Section X of this report for Conditions of Approval regarding Dimensional Standards and Permits Required.**
- 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
The proposal is consistent with required performance standards for projects on-site stream buffers. The development has been located nearest the street to avoid the stream buffer and all but a small portion of the structure setback. With the implementation of the geotechnical engineer's recommendations, the proposal will utilize the best development techniques to reduce impacts to the critical area. **See Section X of this report for Condition of Approval regarding Geotechnical Recommendations and Review.**
- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.
- 4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

The site will be adequately served by existing public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

The submitted restoration plan proposes:

- 517 square feet of stream buffer enhancement
- 412 square feet of stream structure setback enhancement

Maintenance and monitoring will occur for a 5-year period. Monitoring will occur once each year with a monitoring report submitted following each monitoring visit. This plan will result in a 100 percent survival rate of all planted woody vegetation by the end of year 1 and 80 percent survival for all planted woody vegetation by year 5. All invasive species will be removed from the mitigation area at planting and not more than 15 percent of the mitigation area will be covered in non-native invasive species. If plants are installed during summer months a temporary irrigation system is required. Maintenance and monitoring will be guaranteed by an installation surety which will be released after plant installation and a maintenance surety will be held for a 5 year period. **See Section X of this report for Condition of Approval regarding Critical Areas Restoration Plan Maintenance and Monitoring**

A Native Growth Protection Easement shall be placed on the Open Space tract over the critical areas and associated buffers. Long-term maintenance of the tract shall be the responsibility of all lots within the proposed short plat. **See Section X of this report for Condition of Approval regarding OpenSpace and Native Growth Protection Areas.**

6. The proposal complies with other applicable requirements of this code.

The proposal complies with all other applicable code requirements as approved or conditioned.

PUD CRITERIA (LUC 20.30D.150)

This section includes a discussion of the Decision Criteria for Planned Unit Development action (20.30D.150). The Director may approve or approve with modifications an application for a Planned Unit Development if the approval criteria are met.

A. The Planned Unit Development is consistent with the Comprehensive Plan

The site is located in the Southwest Bellevue Subarea, and designated Single Family medium density per the Comprehensive Plan. The overall density of the proposal complies with the Subarea Plan.

Bellevue's land use policies support a clear strategy for managing growth and development in a manner that is consistent with the city's economic strategy, while working to protect and enhance neighborhoods. Bellevue's land use strategy will help prepare the city for expected growth.

As noted in the Comprehensive Plan, Bellevue values the distinct character and qualities

of the city's diverse neighborhoods, whether it is the vibrancy of Downtown, Crossroads and BelRed neighborhoods, the shoreline communities of West Lake Sammamish and Lake Washington, the hilltop neighborhoods of Cougar Mountain, Somerset and Newport Hills, the historic neighborhoods of Wilburton, Northtowne, Lake Hills and Woodridge, or the wooded neighborhoods of Enatai and Bridle Trails. Bellevue has sixteen neighborhood areas, including the changing areas of Downtown, BelRed and Eastgate. Each area is home to many smaller neighborhoods. The diversity of Bellevue's neighborhoods is a city treasure—the unique look and feel of each neighborhood depends on its location, history, and natural and built environment.

Southwest Bellevue Subarea Goals: Protecting and maintaining the Single-family residential neighborhoods through the application of zoning. Maintaining a variety of residential areas of different densities and housing types so that a wide range of housing opportunities will be available.

Comprehensive Plan Discussion: The Southwest Bellevue Subarea consists of three distinct districts. West of I-405 is heavily vegetated and is developed with a variety of uses – parkland, light industrial, and multifamily. Woodridge Hill is largely residential with a mixture of single-family and multifamily units. East of Woodridge Hill development includes a wide variety of uses –residential, park, warehousing, and extensive retail. Although the community recognizes the need for maintaining working opportunities in the Subarea, they want to ensure that the quality of the residential community and natural features (especially dense vegetation and wooded vistas) remain at a high level.

The proposal is supported by the following policies of the comprehensive plan:

Land Use

- LU-2** Retain the City's park-like character through the preservation and enhancement of parks, open space and tree canopy throughout the City.
- LU-6** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.
- LU-11** Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the City's codes.

Environmental Element

- EN-1** Balance the immediate and long range environmental impacts of policy and regulatory decisions in the context of the City's commitment to provide for public safety, infrastructure, economic development and other obligations.
- EN-19** Retain existing open surface water systems in a natural state and restore conditions that have become degraded.
- EN-30** Regulate land use and development to protect natural topographic, geologic, vegetational, and hydrological features.

- EN-44** Provide land use incentives to minimize the amount of impervious surface area below that allowed through prescriptive standards, in new development, redevelopment, and existing development citywide.
- EN-58** Encourage property owners to incorporate suitable indigenous plants in critical areas and buffers, consistent with the site's habitat type and successional stage.
- EN-63** Preserve and maintain fish and wildlife habitat conservation areas and wetlands in a natural state and restore conditions that have become degraded.
- EN-64** Manage aquatic habitats, including shoreline and riparian (streamside) habitats to preserve and enhance their natural functions of providing fish and wildlife and protecting water quality.
- EN-69** Preserve and enhance native vegetation in Critical Area buffers and integrate suitable native plants in urban landscape development.
- EN-70** Improve wildlife habitat especially in patches and linkages by enhancing vegetation composition and structure, and incorporating indigenous plant species compatible with the site.

Southwest Bellevue Subarea

- POLICY S-SW-11** Target streams and wetlands in the Southwest Bellevue Subarea for enhancement through the Stream Team, Neighborhood Enhancement, and other programs.
- POLICY S-SW-13** Retain significant vegetation during the site plan approval and construction process.

Finding: The development is clustered in a manner that maintains and enhances the wooded character along the south property line and protects the most sensitive areas on site. Critical Areas are preserved and degraded areas enhanced through extensive mitigation restoration and enhancement. Overall, the site will be improved and provide for new housing opportunities in the growing neighborhood.

B. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following:

- 1. Placement, type or reduced bulk of structures, or**
- 2. Interconnected usable open space, or**
- 3. Recreation facilities, or**
- 4. Other public facilities, or**

5. **Conservation of natural features, or**
6. **Conservation of critical areas and critical area buffers beyond that required under Part 20.25H LUC, or**
7. **Aesthetic features and harmonious design, or**
8. **Energy efficient site design or building features, or**
9. **Use of low impact development techniques; and**

Finding: The proposal includes features better than those provided in a typical residential development, including interconnected open space, harmonious design and revegetation and enhancement of a degraded stream buffer. Unlike traditional short plats, Planned Unit Developments require the preparation of home designs for the entire plat. The applicant has proposed homes that are similar to those proposed on sites being redeveloped in the area. Covered decks are located at the rear of the homes and provide direct connection to the open space and active recreation space. The integrity of stream buffer is maintained by fencing and the enhancement of the buffer with native plantings.

The applicant proposes footprint sizes of 2757 square feet resulting in a lot coverage by structure similar to the underlying R-3.5 zone. Lot sizes are smaller than the zone minimum, and have been located to provide a community open space for active recreation, small gatherings and container gardening opportunities. While the impervious surface coverage for each lot is higher than what would be permitted though standard development practices, the site as a whole proposes an impervious coverage percentage of 35.4%. This is below the allowed maximum impervious surface allowed for the underlying land use district.

Finally, the open space is connected and accessible from both homes, and a gate at the street frontage. A soft surface trail winds through the tract past casual seating arrangements, pea patch containers and a fire-pit for the enjoyment of all residents. **See Section X of this report for Condition of Approval regarding Open Space.**

- C. **The Planned Unit Development results in no greater burden on present and projected public utilities than would result from traditional development and the Planned Unit Development will be served by adequate public or private facilities including streets, fire protection, and utilities.**

Finding: The project will be served by existing public facilities including streets, fire protection, and utilities. The proposed infill development efficiently takes advantage of existing urban levels of service for the surrounding community.

- D. **The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes, but is not limited to, size, scale, mass and architectural design.**

Finding: The perimeter of the PUD is consistent with size, scale and mass and architectural design found in the area in general. This Southwest Subarea of Bellevue is undergoing a large amount of redevelopment. As older homes age, they are typically replaced with homes more consistent with current property values. The size and scale of the proposed structures are within the norm for new single family residences in Bellevue area. The home immediately to the east of the subject site was redeveloped in 2018 with a home of similar size, scale, mass and architectural design to the homes proposed for the PUD. The homes to the west of the subject site are older, and are probable candidates for redevelopment. When these lots are redeveloped, the new homes will likely be of the same size, scale and mass as the proposed homes within the PUD. The preservation of trees along the south property line will provide screening within scale of existing development while allowing for the preservation of significant natural areas that will buffer the proposed development and minimize the perceived change to the surrounding neighborhood. Several significant trees along the west property line will assist with screening the new homes from the existing home to the west. Additionally, this neighboring home to the west is developed primarily along their west property line, affording a greater distance between the new home and the existing home.

The structures on the north side of SE 6th are multi-family developments, dating from the late 1960s to the mid 1980s. The mass, scale, size and architectural design of the proposed homes structures are not similar to any of the structures on the north side of the street. These are very different densities, no consistency should be anticipated.

E. Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by the Code (Section 20.20.520) and enhances the visual compatibility of the development with the surrounding neighborhood.

Finding: Although no perimeter landscaping is required in single family zoning districts the applicant will be preserving existing vegetation along the south property line. Extensive landscaping will be installed in front of each home and within the open space tract. Seven new trees will be installed within the open space tract, and the planting plan around the proposed homes will be robust planting scheme far superior to the existing conditions on site. Plant species within the project trend more toward native species. All plantings within the stream buffer and structure setback shall be native plantings. Tree preservation meets the required 30% of significant diameter inches on site. The site has been designed to minimize tree removal and retain the vegetated condition along the south property line. In order to ensure trees proposed for retention are not impacted during construction, a certified arborist shall be on site during site excavation and grading to monitor tree protection methods and evaluate tree health. See Section X of this report for Conditions of Approval regarding Tree Retention, Tree Protection and Arborist Review and Final Restoration Plan.

F. At least one major circulation point is functionally connected to a public right-of-way.

Finding: Access to the proposed PUD is taken directly from SE 6th Street, a public right of way. Each home has street frontage directly from the street.

G. Open space within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project.

Finding: The open space planned with the subject PUD is located between the two proposed single family homes. This area will function as a large recreation area to be shared between the property owners. In this configuration, the open space tract becomes a visual extension of proposed project rather than an isolated element.

H. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: Site development emphasizes clustering of development on the least sensitive portion of the site and incorporates natural drainage practices in the form of pervious pavement. Native vegetation is proposed within the critical area buffer and structure setback, and a fence is required at the edge of the critical area buffer. Building footprints are in keeping with current building trends, 42 feet deep and 30 feet wide.

The applicant has provided architectural drawings of the proposed buildings (see Attachment 1). The proposed structures are single family residences no greater than 35 feet in height. Existing development immediately abutting the site is medium density single family. The proposed design is compatible with the existing and intended character of a residential neighborhood. As designed and conditioned, this development will complement and add diversity to the housing stock available in the vicinity.

I. That part of a Planned Unit Development in a Transition Area meets the Transition Area requirements, LUC 20.25B, although the specific dimensional requirements of Part LUC 20.25B may be modified through the Planned Unit Development process.

Finding: Transition Area requirements do not apply to the subject site because the site is not within a Transition Area Overlay District.

J. Roads and streets, whether public or private, within and contiguous to the site comply with Department of Transportation and Utilities guidelines for construction of streets.

Finding: There are no internal streets required for this Planned Unit Development. Both homes will have direct access to SE 6th Street. The Transportation and Utilities Departments have reviewed the proposed plans and comments are included in Section V. Preliminary review indicates the plans can comply with guidelines for street frontage improvements. See Section X of this report for Condition of Approval regarding Infrastructure Improvements

- K. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.**

Finding: The proposed homes will be accessed via a public Right of Way, SE 6th Street. The existing street is suitable and adequate to carry anticipated traffic generated by the proposed development. The north side of the right of way is already developed with curbs, gutters and sidewalks. No sidewalks are present on the south side of the street. Transportation has required the construction of a 6 foot sidewalk, associated curb and gutter along the street frontage for this project. **See Section X of this report for Condition of Approval regarding Engineering Plans**

- L. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.**

Finding: Phasing is not proposed.

PLANNED UNIT DEVELOPMENT PLAN – CONSERVATION FEATURE AND RECREATION SPACE REQUIREMENT (LUC 20.30D.160.A)

- A. Through the conservation design features included in subsection B of this section, the proposal must earn square footage credit totaling at least 40 percent of the gross land area, which includes any critical area or critical area buffer.**

Finding: The proposal has fulfilled this requirement by earning credit with the following Conservation Design Features. The project includes 9548 square feet of open space in a separate tract. This tract will be landscaped with native and ornamental species and provides a central grassy area for recreation. This area is fully connected to the soil below. Within the open space tract, a 517 square foot NGPA will be created to preserve and protect the stream buffer and the enhanced plantings to be installed within it. The NGPA will be protected by a split rail fence to discourage pet and human activities.

Tract A: (Open Space)

20.30D.160.A.1	Lot Size	Minimum Open Space % Required	Minimum Square feet required	Actual Square feet provided
Lot Size	23835	40%	9534	9548

- B. At least 10 percent of the gross land area, which includes any critical area or critical area buffer, of the subject property must be retained or developed as common recreation space as defined by LUC 20.50.044; provided, however, that the requirement for recreation space may be waived if the total of critical area and critical area buffer equals at least 40 percent of the gross land area; and**

Finding: The proposal has fulfilled this requirement by forming a large recreation space centered between the two residential parcels to be created. This area is sited closest to the public sidewalk, although it is screened from public view by a gate. The trellis celebrates this entrance. Access to the recreation area can also be gained from the back yards of each of the residential lots. The recreation space includes a robust planting plan nearest the street to provide better screening from the street. In the center of the space, a large grass lawn area is proposed to allow for free play, picnicking, or more contemplative activities such as yoga or Tai-Chi. A fire pit is located at the south end of this grassy area, allowing residents to gather and linger. Benches are provided near the north of the area allowing pleasant location from which to relax, read a book, or keep an eye on children at play. Six pea patch containers are provided on each side of the recreation space.

Common Recreation Space

20.30D.160.A.2	Lot Size	Minimum Common Recreation Space % Required	Minimum Square feet required	Actual Square feet provided
Lot Size	23835	10%	2383.5	3858

C. Recreation space as required by subsection A.2 of this section may be included within non-critical area conservation design features required by subsection A.1 of this section if:

- a. The common recreation space does not interfere with the purposes and functions of the conservation design feature; and
- b. At least 20 percent of the gross land area is non-recreation open space.

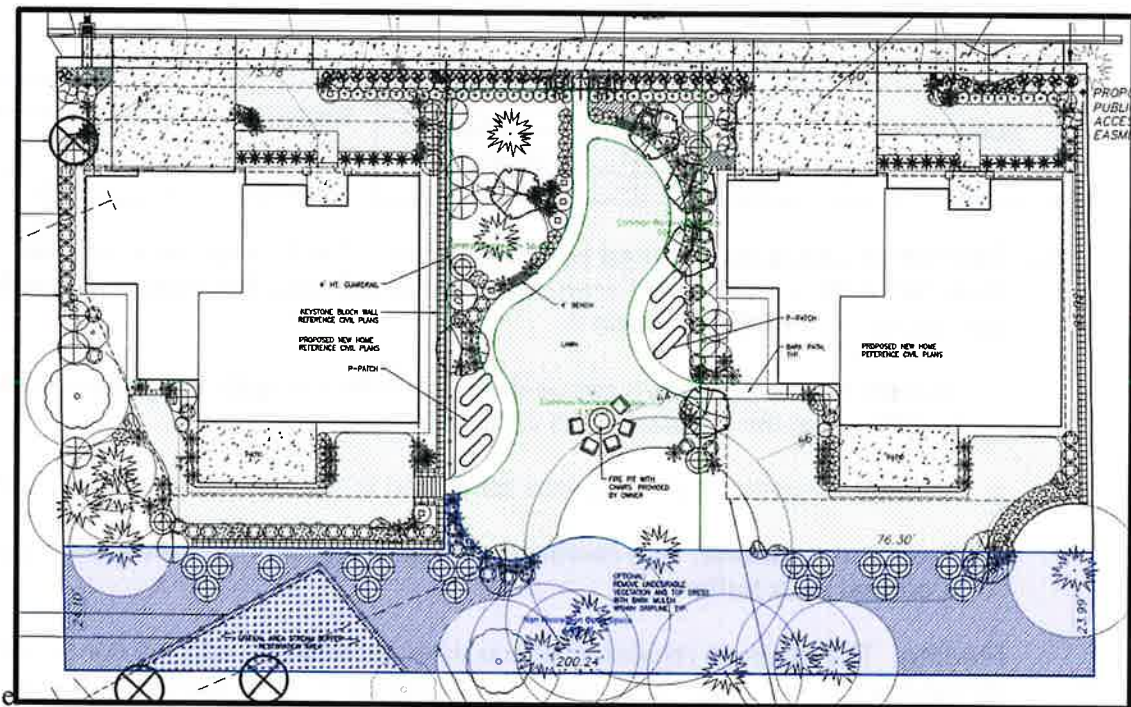
Provided, however, that recreation space may not occur in a critical area or a critical area buffer; and

Finding: The common recreation space does not interfere with the conservation design feature. The recreation spaces are located centrally within the largest portion of the tract, not adjacent to the stream buffer enhancement plantings or fencing. The non-recreation portion of the open space is located along the southern property line. These areas are planted with shrubs and groundcovers that discourage vigorous activities. The buffer is proposed to be fenced to discourage intrusions into the NGPA, and to protect the native plantings installed there.

20.30D.160.A.3	Lot Size	Minimum Non Recreation Space % Required	Minimum Square feet required	Actual Square feet provided
Lot Size	23835	20%	4767	4864

- D. The area of the site devoted to pedestrian trails shall not be included in the required common recreation space unless public trails are specifically required by the City; and**

Finding: The common recreation area within the open space tract provides opportunities for picnicking, rest areas, diversion and small gatherings. While the open space provides a soft surface bark path around the edges, the area of this pedestrian path through the common recreation space was removed from the square footage noted above. The image below illustrates the locations of the various areas within the tract.



- E. An outdoor children's play area meeting the requirements of LUC 20.20.540 may be included in the above-described common recreation space requirement; and**

Finding: As this a single family development comprised only two homes, an outdoor children's play area is not required. The open space provides a bark path at the perimeter of a large open grassy area. The project proposes the installation of 6 pea-patch containers for leisure gardening and

- F. For mixed use projects, the required open and recreation space shall be designed to meet the needs of both the residential and commercial uses.**

Finding: The proposal is not a mixed use project. All lots will be for residential uses only.

SHORT PLAT CRITERIA (LUC 20.45B.130B)

This section includes a discussion of the Decision Criteria for Land Use Code Section 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:

- A. 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. The lots will be accessed directly from the public right of way. Existing public water, sewer and storm water runoff facilities have been deemed adequate to serve the proposed development, with required connections. Curb, gutter and sidewalk will be constructed along the street frontage in front of this development.

- B. The public interest is served by the short subdivision.**

Finding: The public interest is served by providing additional housing opportunities and enhancing critical area buffers in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

- C. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Finding: The preliminary short plat considers the physical characteristics of the site by establishing an open space tract to the stream buffer on site which will continue the wooded character of the single family lots in the immediate neighborhood. Placing the homes on the flat portion of the site in a location previously occupied by development also represents appropriate site planning.

- D. 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:

Development Standards: The proposal complies with the Land Use Code requirements for R-3.5 zoning as modified through the PUD criteria, as well as the Utility Code and the City of Bellevue Development Standards as conditioned. The applicant is restricted to the building permit plans as attached to this PUD approval.

Critical Area Performance Standards

As discussed in Section III above, these performance standards can be met. As a condition of approval, the applicant will be required to submit a planting plan which shows planting within the stream buffer and within the structure setback in addition to

the proposed fence which demarcates the edge of the buffer. No pesticides, insecticides and fertilizers will be allowed. **See Section X of this report for Condition of Approval regarding Building Permit Plans, Final Landscape Plan, Final Restoration Plan, and Pesticides, Insecticides and Fertilizers.**

Significant Tree Preservation

Tree preservation requirements will be met within the critical area and critical area buffer. **See Section X of this report for Conditions of Approval regarding Tree Retention and Tree Protection and Arborist Review.**

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

Finding: The site is located within the Southwest Bellevue Subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property which is consistent with the R-3.5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea as discussed in Section VIII A above.

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

Finding: Each lot can reasonably be developed to current R-3.5 zoning standards as modified per the PUD decision criteria without requiring a variance. **See Section X of this report for Condition of Approval regarding Variance Restriction and PUD Recording**

G. 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 and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of the proposed lots.

IX. DECISION

After conducting the various administrative reviews associated with this proposal, including Land Use consistency, SEPA and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Preliminary Conservation Short Plat with SEPA. This approval modifies steep slopes buffers, for home construction, access and utilities.

In addition, after conducting the various administrative reviews associated with this proposal, including Land Use consistency, SEPA, and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **recommend approval with conditions** of the Planned Unit Development.

Note - Expiration of Approval: The Planned Unit Development decision, if approved by the Hearing Examiner, will expire 5 years from the date of approval. This approval expires and is void if the applicant fails to file for a clearing and grading permit or other necessary development permits within 5 years of the effective date of the approval of the Planned Unit Development.

X. CONDITIONS OF APPROVAL

CODES & ORDINANCES

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	(Savina Uzunow), 425-452-7860
Fire Code- BCC 23.11	(Glen Albright), 425-452-4270
Land Use Code- BCC Title 20	(Carol Orr), 425-452-2896
Noise Control- BCC 9.18	(Carol Orr), 425-452-2896
Transportation Code- BCC 14.60	(Ian Nisbet) 425-452-4851
Right of Way Use Code- BCC 14.30	(Tim Stever), 425-452-4294
Utility Code- BCC Title 24	(Chris Brookes), 425-452-6825

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

1. OPEN SPACE

The required open space tract, including the on-site stream buffer, shall be owned and maintained by all the lots within the short plat. A maintenance plan shall be incorporated into any homeowner’s association rules and shall be in compliance with the performance standards established with this approval.

AUTHORITY: Land Use Code 20.30D.150

REVIEWER: Carol Orr, Land Use

2. DIMENSIONAL STANDARDS

Lot dimensional standards shall comply with the approved site plan in Attachment 1 and summarized in the chart in Section III of this report. However, all Building, Clear and Grade and Final Plat documents shall be corrected to show the location of both the critical area buffer, and the critical areas structure setback as modified for the retaining wall.

AUTHORITY: Land Use Code 20.30D.150

REVIEWER: Carol Orr, Carol Orr, Land Use

3. CONSTRUCTION HOURS

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

AUTHORITY: BCC 9.18.020.C & 9.18.040

REVIEWER: Carol Orr, Carol Orr, Land Use

4. GEOTECHNICAL RECOMMENDATIONS AND REVIEW

The project shall be constructed per the recommendations of the geotechnical engineer as found in the submitted geotechnical report found in file and referenced in Section III of this report.

The project geotechnical engineer must review the final construction plans, including all retaining walls and foundation designs. A letter from the geotechnical engineer 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 and Grading Code 23.76.035.140, Land Use Code 20.30P.140

REVIEWER: Savina Uzunow, Clearing and Grading Division
Carol Orr, Land Use

5. TREE PROTECTION and ARBORIST REVIEW

Trees required to be preserved shall be protected during construction. An arborist is required to review the proposed plans and confirm the trees proposed for retention will not pose a hazard to the future homes or neighboring property as a result of the development. The arborist report shall be included as part of the clearing and grading permit application. Arborist shall also be required to be onsite during clearing and grading activities to ensure tree protection. To mitigate adverse impacts to trees to be retained during construction:

- a. Clearing limits shall be established outside of the drip-line for retained tree within the developed portion of the site. A six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.
- b. No excavation or clearing (including utility trenches) shall be performed within drip-lines of retained trees except as specifically approved on plans. All such

work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060 and LUC 20.20.900
REVIEWER: Carol Orr, Carol Orr, Land Use

6. PRELIMINARY DESIGN, UTILITY CODES AND ENGINEERING STANDARDS

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. Utility Department approval of the Planned Unit Development application (17-128365 LK) is based on the conceptual design only. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

- a. Individual side sewer connections will be review and permitted under separate (UA) side sewer permits.
- b. The connection to the existing side sewer stub will be reviewed and permitted under a joint use side UA sewer permit.
- c. The frontage storm drainage improvements will be reviewed and permitted under a separate UB storm connection permit.
- d. Water services will be reviewed and permitted under separate UC water service applications.
- e. Public and private easements will be required for stormwater, water mains, water and side sewer services across adjoining properties and will be required to be shown on the face of the short plat with appropriate language

Final civil engineering may require changes to the site layout to accommodate the utilities.

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

7. UTILITY EXTENSION AGREEMENT

A Utility Extension Agreement application is required for the engineering review and inspection of the water, sewer and storm drainage improvements. All design review, plan approval, and field inspection shall be performed under the Utility Extension Agreement application. The Developer Extension Agreement and submittal requirements are available from the Utility Representative at the Permit Center.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120
REVIEWER: Chris Brookes, Utilities Department

8. PERMITS REQUIRED

The applicant shall obtain development permits to construct all of the proposed infrastructure and houses which include clearing and grading, utility, building, and other permits. Approval of this Preliminary PUD application does not constitute an approval of any construction permit. Plans submitted for the development permits shall be consistent with the plans permitted under this approval.

AUTHORITY: Land Use Code 20.30P

REVIEWER: Carol Orr, Land Use

9. NOISE ATTENUATION

Exterior mechanical equipment shall be noise attenuated and insulated to reduce impacts to the nearby stream. Noise associated with the residential structures shall be minimized through use of design and insulation techniques. Maximum permissible decibels shall not exceed 55 dBA between 7:00 a.m. and 10:00 p.m. and 45 dBA between 10:00 p.m. and 7:00 a.m.

AUTHORITY: Bellevue City Code 9.18, Land Use Code 20.25H.

REVIEWER: Carol Orr, Land Use

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

10. STORM WATER POLLUTION PREVENTION PLAN

To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water, a construction stormwater pollution prevention plan (CSWPPP) is required. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.

AUTHORITY: Clearing and Grading Code BCC 23.76

REVIEWER: Savina Uzunow, Development Services Department

11. 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) Pavement restoration requirements.
- k) 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, Right of Way Department

12. 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, Right of Way Department

13. 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 single-family driveways, the connection to SE 6th Street, pavement restoration in SE 6th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

- Widen the pavement of NE 6th Street to a minimum of 24 feet wide.
- Install a minimum 6-foot-wide concrete sidewalk with curb and gutter along the frontage.
- An easement is required to be recorded to the City for any portion of the sidewalk located on private property.
- Install ADA compliant asphalt transitions from the sidewalk to the roadway on both ends of the sidewalk.
- Install two residential driveways with a minimum length of 20 feet and minimum width of 10 feet meeting City of Bellevue standards.
- Minimum City of Bellevue sight distance standards are required to be met.
- Remove the utility pole on the east side of the frontage and underground existing overhead utilities within the site.
- Street lighting is required to meet City of Bellevue Standards.
- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

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. Americans with Disabilities Act

REVIEWER: Ian Nisbet, Transportation Department

14. SIGHT DISTANCE

The proposed driveway access onto SE 6th Street shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and

RL-120-1, existing vegetation near the access point on SE 6th Street 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: Ian Nisbet, Transportation Department

15. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 6th Street will require standard 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-220-1. 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, Right of Way Department

16. SIDEWALK/UTILITY EASEMENTS

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Ian Nisbet, Transportation Department

17. PESTICIDES, INSECTICIDES, AND FERTILIZERS

The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

AUTHORITY: Land Use Code 20.25H.220.H
REVIEWER: Carol Orr, Land Use

18. RAINY SEASON RESTRICTIONS

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

AUTHORITY: Bellevue City Code 23.76.093.A,
REVIEWER: Savina Uzunow, Clearing and Grading Division

19. FINAL LANDSCAPE PLAN

A final detailed landscape plan must be submitted to and approved by the Land Use Division prior to the approval of Plat Engineering. This plan shall be revised from the version submitted to the City of Bellevue on September 2018 to show the location of the 15 foot structure setback from the edge of the stream buffer. The plan shall show the proposed fence at the edge of the buffer and planting per landscape plan (see Attachment 1).

AUTHORITY: Land Use Code 20.30D
REVIEWER: Carol Orr, Land Use

20. FINAL RESTORATION PLAN

The applicant shall be required to submit, as part of the landscaping plan, a final restoration plan for the restoration plantings within the stream buffer/NGPA. The plan shall be modified from the version submitted to the City of Bellevue on September 2018 to include 3 native trees within the stream buffer and NGPA. as part of the underlying plat infrastructure permit required to implement the project as described in this approval (See Attachment 1). All plantings within the stream buffer and the associated structure setback shall be native species.

AUTHORITY: Land Use Code 20.25H.220, 20.25H.180.C.5
REVIEWER: Carol Orr, Development Services Department

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

21. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60, Transportation Department
Design Manual Sections
REVIEWER: Ian Nisbet, Transportation Department

22. CORRECTION OF EASEMENT

All infrastructure shall be located within a recorded easement. Sewer infrastructure on the west side of the site, within the area that will be Lot 1 is not located within the recorded easement (Recording # 4759638). The easement shall be modified (or a new easement created?) such that all infrastructure is located in the center of a public sanitary sewer easement. Work with the Real Property Services Division, the Land Use Planner and the Utilities Reviewer to correct the location of this easement.

AUTHORITY: Bellevue City Code 24.04.160
REVIEWER: Chris Brookes, Utilities Department

23. SETBACKS AND SETBACK DEVIATIONS

All final Site Plans and Landscaping Plans shall show the rear setbacks as stipulated in section III of this report. The City will not approve future requests for deviations from the setbacks shown on the attached plans, including accommodations for elements that may not be shown on the attached plans. This includes but is not limited to minor building elements, rockeries, upper level decks and mechanical equipment.

AUTHORITY: Land Use Code 20.20.010, 20.30D.285.A & B130.A.6
REVIEWER: Carol Orr, Land Use

24. 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. The following language shall be placed on the final short plat document:

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: Carol L. Orr, Carol Orr, Land Use

25. OPEN SPACE AND NATIVE GROWTH PROTECTION AREAS

That portion of the required opens space that contains critical areas and their buffers shall be designated as a Native Growth Protection Easement. The following note is required to be placed on the final plat:

NATIVE GROWTH PROTECTION EASEMENT (NGPE)

DEDICATION OF NATIVE GROWTH PROTECTION EASEMENT (NGPE) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 AND 2. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Carol Orr, Land Use

26. NGPE BOUNDARY FENCE AND SIGNAGE

Prior to approval of the final short plat, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPA and NGPE shall be identified, fenced, and marked with boundary signage per City of Bellevue specification. Land Use planner will provide signage to applicant. NGPA/NGPE boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the short plat development.

AUTHORITY: LUC 20.25H.030
REVIEWER: Carol Orr, Land Use

27. TREE RETENTION

The City of Bellevue urges the applicant to save as many trees as possible on site. The final short plat map shall portray a minimum of XXX diameter inches (30% of the total diameter inches) of the existing significant trees within the site

to remain. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded as part of the final short plat mylar. The following note is required to be placed on the final plat:

TREE PRESERVATION PLAN

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF THE 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.

INSTALLATION PERFORMANCE SURETIES FOR PLAT LANDSCAPING AND MITIGATION PLANTINGS

An installation performance surety is required based on 150 percent of the installed cost of the plat landscaping and 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.

AUTHORITY: Land Use Code 20.25H.220, 20.40.490
REVIEWER: Carol Orr, Land Use

28. MAINTENANCE SURETIES FOR PLAT LANDSCAPING AND MITIGATION PLANTINGS

A maintenance performance surety is required based on 20 percent of the installed cost of the plat landscaping and 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 after 5 years of monitoring reports after Land Use inspection of the plantings.

AUTHORITY: Land Use Code 20.25H.220, 20.40.490
REVIEWER: Carol Orr, Land Use

D. PRIOR TO ISSUANCE OF BUILDING PERMITS:

29. BUILDING PERMIT PLANS

The applicant is restricted to the building permit plans as attached to this PUD approval dated September 2018.

AUTHORITY: Land Use Code 20.30D

REVIEWER: Carol Orr, Land Use

30. EXTERIOR LIGHTING

Exterior lighting on the side of the home adjacent to the stream buffer and NGPA tract shall be shielded or utilize a motion detection sensor. High intensity lighting should be avoided.

AUTHORITY: Land Use Code 20.25H

REVIEWER: Carol Orr, Land Use

31. PUD RECORDING

The approval of the Planned Unit Development plan constitutes the City's acceptance of the general project, including its density, arrangement and design. Upon final City approval of the Planned Unit Development, the applicant shall forward the approved Planned Unit Development to King County Department of Records and Elections for recording. No administrative approval of a Planned Unit Development is deemed final until the Planned Unit Development is recorded and proof of recording is received by the Development Services Department. See Land Use Code section 20.45 for recording requirements of Planned Unit Developments merged with subdivision. This document shall detail how the owners of the lots created are required to provide for the care and maintenance of the open space tract.

AUTHORITY: Land Use Code 20.30D.200.A

REVIEWER: Carol Orr, Land Use

32. CRITICAL AREA RESTORATION PLAN MAINTENANCE AND MONITORING

Any planting area outlined in the critical area restoration plan shall be maintained and monitored for a total of five (5) years. Annual monitoring reports by a qualified professional must be submitted to the City of Bellevue's Land Use Division for five years at the end of each growing season. Photos from designated photo points approved by the City shall be included in the monitoring reports to document continued success. The monitoring may be discontinued after three years if, in the opinion of the Department, the long-term success of the mitigation is assured. The following schedule and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%

0% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

At least 90% survival of all installed material

Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation

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

At least 85% survival of all installed material

At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively

Less than 5% coverage by invasive species or non-native/ornamental vegetation

The reports can be sent to Carol Orr at COrr@bellevuewa.gov or to the address below:

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

AUTHORITY: Land Use Code 20.25H.220.D

REVIEWER: Carol Orr, Land Use

Attachments:

1. Short Plat/PUD Site Plan/ Landscape and Mitigation Plans
2. Preliminary SEPA checklist

Attachment 1
Short Plat/PUD/Landscape and Mitigation Plans

Preliminary Plat Maps

EAST MOORLAND PUD
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



LOT COVERAGE BY STRUCTURE LOT 1	
STRUCTURE FOOTPRINT	2695 SF
FRONT PORCH	62 SF
DECKS > 30" ABOVE GRADE	0 SF
TOTAL	2757 SF
CRITICAL AREA	0 SF
GROSS LOT SQUARE FOOTAGE	7120 SF
NET LOT SQUARE FOOTAGE	7120 SF
PERCENTAGE OF LOT	38.7%
IMPERVIOUS SURFACE COVERAGE LOT 1	
HOUSE (INCLUDING EAVES)	3419 SF
SHED (INCLUDING EAVES)	0 SF
DRIVEWAY	494 SF
WALKWAY	234 SF
PATIOS	0 SF
MISC. (WATER FEATURES, SPORT COURTS, AC)	15 SF
TOTAL	4162 SF
TOTAL LOT SF	7120 SF
PERCENTAGE OF LOT	58.5%
FAR CALCULATION LOT 1	
FIRST FLOOR ENCLOSED SF (INCLUDING GARAGE)	2698 SF
SECOND FLOOR ENCLOSED SF (SPACES > 18 FT IN HEIGHT ARE COUNTED TWICE)	1977 SF
THIRD FLOOR	885 SF
TOTAL ENCLOSED SF (FROM INSIDE OF EXTERIOR WALL IN)	5560 SF
TOTAL LOT SF	7120 SF
FAR	0.78
GREENSCAPE IN FRONT SETBACK LOT 1	
TOTAL AREA OF FRONT SETBACK	1663 SF
HARDSCAPE (PAVEMENT, DECKING, ETC.)	795 SF
GREENSCAPE (LIVING, GROWING VEGETATION)	868 SF
PERCENTAGE OF GREENSCAPE IN FRONT SETBACK	52.2 %

LOT COVERAGE BY STRUCTURE LOT 2	
STRUCTURE FOOTPRINT	2695 SF
FRONT PORCH	62 SF
DECKS > 30" ABOVE GRADE	0 SF
TOTAL	2757 SF
CRITICAL AREA	0 SF
GROSS LOT SQUARE FOOTAGE	7168 SF
NET LOT SQUARE FOOTAGE	7168 SF
PERCENTAGE OF LOT	38.5%
IMPERVIOUS SURFACE COVERAGE LOT 2	
HOUSE (INCLUDING EAVES)	3419 SF
SHED (INCLUDING EAVES)	0 SF
DRIVEWAY	508 SF
WALKWAY	232 SF
PATIOS	0 SF
MISC. (WATER FEATURES, SPORT COURTS, AC)	15 SF
TOTAL	4174 SF
TOTAL LOT SF	7168 SF
PERCENTAGE OF LOT	58.2%
FAR CALCULATION LOT 2	
FIRST FLOOR ENCLOSED SF (INCLUDING GARAGE)	2698 SF
SECOND FLOOR ENCLOSED SF (SPACES > 18 FT IN HEIGHT ARE COUNTED TWICE)	1973 SF
THIRD FLOOR	970 SF
TOTAL ENCLOSED SF (FROM INSIDE OF EXTERIOR WALL IN)	5641 SF
TOTAL LOT SF	7168 SF
FAR	0.79
GREENSCAPE IN FRONT SETBACK LOT 2	
TOTAL AREA OF FRONT SETBACK	1646 SF
HARDSCAPE (PAVEMENT, DECKING, ETC.)	808 SF
GREENSCAPE (LIVING, GROWING VEGETATION)	838 SF
PERCENTAGE OF GREENSCAPE IN FRONT SETBACK	50.9 %

LOT COVERAGE BY STRUCTURE TRACT A	
STRUCTURE FOOTPRINT	0 SF
FRONT PORCH	0 SF
DECKS > 30" ABOVE GRADE	0 SF
TOTAL	0 SF
CRITICAL AREA	517 SF
GROSS LOT SQUARE FOOTAGE	9548 SF
NET LOT SQUARE FOOTAGE	9031 SF
PERCENTAGE OF LOT	0.0%

IMPERVIOUS SURFACE COVERAGE TRACT A	
HOUSE (INCLUDING EAVES)	0 SF
SHED (INCLUDING EAVES)	0 SF
DRIVEWAY	0 SF
WALKWAY	100 SF
PATIOS	0 SF
MISC. (WATER FEATURES, SPORT COURTS, AC)	0 SF
TOTAL	100 SF
TOTAL LOT SF	9548 SF
PERCENTAGE OF LOT	1.0%

FAR CALCULATION TRACT A		
FIRST FLOOR ENCLOSED SF (INCLUDING GARAGE)	N/A	SF
SECOND FLOOR ENCLOSED SF (SPACES > 18 FT IN HEIGHT ARE COUNTED TWICE)	N/A	SF
TOTAL ENCLOSED SF (FROM INSIDE OF EXTERIOR WALL IN)	N/A	SF
TOTAL LOT SF	9548	SF
FAR	N/A	

GREENSCAPE IN FRONT SETBACK TRACT A		
TOTAL AREA OF FRONT SETBACK	1096	SF
HARDSCAPE (PAVEMENT, DECKING, ETC.)	100	SF
GREENSCAPE (LIVING, GROWING VEGETATION)	996	SF
PERCENTAGE OF GREENSCAPE IN FRONT SETBACK	90.9	%

EAST MOORLAND PUD

PRELIMINARY SHORT PLAT
10295 SE 6TH STREET
BELLEVUE, WA 98004

ACH HOMES, LLC

9875 SE 98TH STREET, SUITE 105
MERCER ISLAND, WA 98040
(206) 898-1147



DATE	REVISION
01.24.19	01.24.19
06.05.19	01.24.19
06.07.19	06.05.19
	COMMENTS: 04.10.19 01.12.19
	CITY COMMENTS: 10.26.18

DRAFTED BY: GLB
DESIGNED BY: YLP
PROJECT ENGINEER: YLP
DATE: 11.07.17
PROJECT NO.: 17056



Preliminary Road and Grading Plan

EAST MOORLAND PUD

CITY OF BELLEVUE, KING COUNTY, WASHINGTON



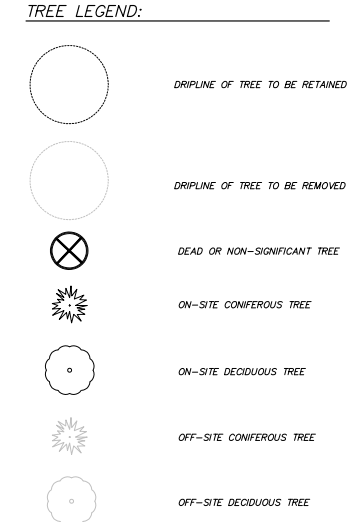
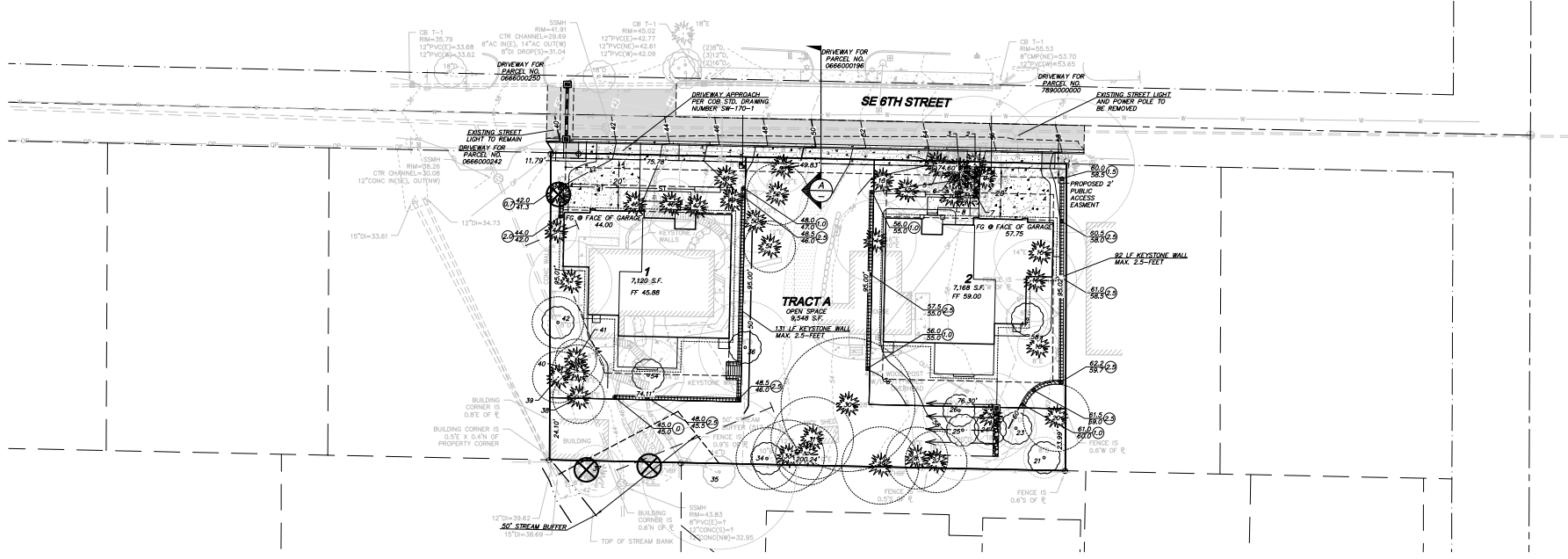
D.R. STRONG CONSULTING ENGINEERS
 LICENSED PROFESSIONAL ENGINEERS
 LICENSED PLANNING SURVEYORS
 600 - 7th Avenue, Bellevue, WA 98003
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EAST MOORLAND PUD

PRELIMINARY CLEARING, GRADING, AND ROAD PLAN
 10295 SE 6TH STREET
 BELLEVUE, WA 98004

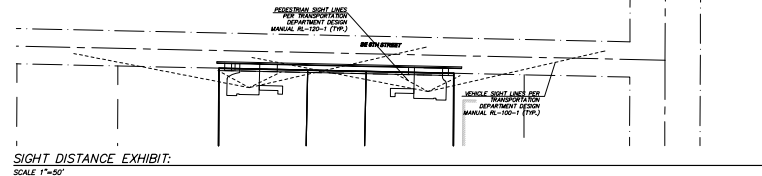
ACH HOMES, LLC

9875 SE 8TH STREET, SUITE 105
 MERCER ISLAND, WA 98040
 (206) 898-1147

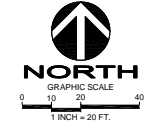
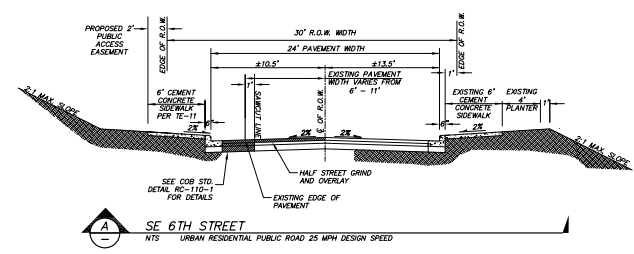


SIGNIFICANT TREE TABLE

TREE #	SPECIES	DBH (IN.)	TREE CONDITION	ROOT PROTECTION ZONE RADIUS (FT.)	TREE SAVED (N/L)
2	WESTERN RED CEDAR	26.5	VERY POOR	26.5	
3	WESTERN RED CEDAR	8	POOR	8	
4	WESTERN RED CEDAR	8	POOR	8	
5	WESTERN RED CEDAR	9	POOR	9	
6	WESTERN RED CEDAR	8	VERY POOR	8	
7	WESTERN RED CEDAR	8.5	VERY POOR	8.5	
8	WESTERN RED CEDAR	8	VERY POOR	8	
9	WESTERN RED CEDAR	9	VERY POOR	9	
10	WESTERN RED CEDAR	10	POOR	10	
11	WESTERN RED CEDAR	10	POOR	10	
12	APPLE	9	VERY POOR	9	
13	WHITE PINE	9	FAIR	9	
14	WESTERN RED CEDAR	13	POOR	13	
15	WESTERN RED CEDAR	15	FAIR	15	
16	WESTERN RED CEDAR	14	FAIR	16	
17	APPLE	8	FAIR	8	
18	DOUGLAS-FIR	8	FAIR	8	
20	WESTERN RED CEDAR	9	FAIR	13	9
21	PORTUGUESE LAUREL	8	POOR	8	
22	ENGLISH HOLLY	17	POOR	17	
23	MOUNTAIN-ASH	8	POOR	8	
24	ENGLISH HOLLY	8	POOR	8	
25	PORTUGUESE LAUREL	18.5	POOR	18.5	
26	PORTUGUESE LAUREL	12	POOR	12	
27	WESTERN RED CEDAR	10	FAIR	12	10
28	WESTERN RED CEDAR	10	FAIR	12	10
29	WESTERN RED CEDAR	15	FAIR	15	15
30	PONDEROSA PINE	32	FAIR	26	32
31	WESTERN RED CEDAR	11	FAIR	16N	11
32	WESTERN RED CEDAR	10	FAIR	12	10
33	WESTERN RED CEDAR	13	FAIR	13	13
34	BITTER CHERRY	12	FAIR	12	12
36	APPLE	18	POOR	18	
38	INCENSE CEDAR	8	FAIR	10	8
39	INCENSE CEDAR	8	FAIR	10	8
40	INCENSE CEDAR	9	FAIR	10	9
41	COAST REDWOOD	8	FAIR	10	8
42	PEAR	8	FAIR	10E	8
43	WESTERN RED CEDAR	8	FAIR	16E	8
44	WHITE PINE	13	FAIR	8N	13
45	DECIDUOUS CEDAR	12.5	FAIR	10NE	12.5
46	INCENSE CEDAR	8	FAIR	10	8
47	COAST REDWOOD	10	FAIR	10	10
48	JAPANESE CEDAR	8	FAIR	18E	8
49	COAST REDWOOD	21	GOOD	10	21
50	DWARF REDWOOD	22	GOOD	12N	22
51	INCENSE CEDAR	10	GOOD	10	10
52	DAINT REDWOOD	12	GOOD	10N	12
53	COAST REDWOOD	8	GOOD	10	8
54	MOUNTAIN-ASH	14	VERY POOR	14	
	TOTAL	582			185 (~31.8% OF TOTAL)
1	WESTERN RED CEDAR	30	FAIR	26	
35	WESTERN RED CEDAR	42	FAIR	30N	
37	WESTERN RED CEDAR	10	FAIR	10	



UTILITY LINES NOTE:
 THE OVERHEAD POWER LINES WILL BE UNDERGROUND ALONG THE SITE FRONTAGE SO AS TO ELIMINATE ISSUES WITH THE CLEAR ZONE REQUIREMENT. THE EXISTING POWER POLE ON THE WEST SIDE OF THE FRONTAGE WILL REMAIN AND THE EXISTING POLE ON THE EAST SIDE WILL BE REMOVED.



811
 Utilize Underground Location Center (CALL 811 OR WA)

Call 2 Working Days Before You Dig

DATE	REVISION	BY	CHK	APP
04/27/18	CITY COMMENTS 04/26/18	YLP	YLP	YLP
06/05/18	CITY COMMENTS 06/12/18	YLP	YLP	YLP
01/24/19	CITY COMMENTS 10/26/18	YLP	YLP	YLP

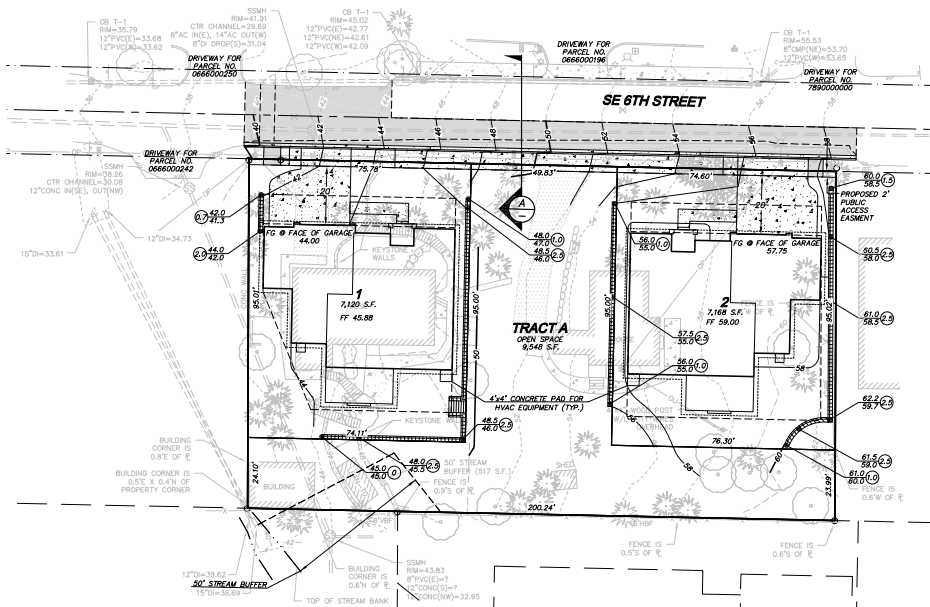
DRAFTED BY: GLB
 DESIGNED BY: YLP
 PROJECT ENGINEER: YLP
 DATE: 11.07.17
 PROJECT NO.: 17056

Site Plan B

SW 1/4 SECTION 32, TOWNSHIP 25 N, RANGE 5 E, W.M.
EAST MOORLAND PUD
 CITY OF BELLEVUE, KING COUNTY, WASHINGTON

TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MAINTENANCE CONSTRUCTION.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION. OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO COMMENCING THE PRE-CONSTRUCTION CONFERENCE.
- A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY PERMITS PRIOR TO BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FROM THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY PERMIT. RIGHT OF WAY PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
- IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFETY, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR SERVICES NECESSARY TO PROTECT PROPERTY AND THE USE, HEALTH AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR, LOCATION AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENT. IN ADDITION, THE CONTRACTOR MUST BE NOTICED BY A STREET CUY THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
- PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
- THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
- ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
- ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE INDICATED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
- STREET SIGNAGE ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4444 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
- RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
- PUBLIC SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLANT STREET LIGHTING SYSTEM AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
- SAFETY RAIL, GUARD RAIL, AND DRAINAGE APPROXS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APPROXS MAY BE INSTALLED UNDER THE ASSUMPTION OF BURNING PERMITS. IF CURBS AND GUTTERS ARE PLACED BEFORE BURNING PERMITS ARE ISSUED, CURBS AND GUTTERS SHALL BE CONTINUOUS. A RIGHT OF WAY PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APPROXS ASSUMING CITY RIGHT OF WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR RESTRICTING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
- THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE.
- THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURING LANDSCAPING.
- THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION, WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROXES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 6% RUNNING SLOPE PER ADA REQUIREMENTS.
- WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND 50'-0" AND 250'-0" SPACED POINTS. THE PIPE MONUMENTS SHALL BE A BERTSSEN #130 ALUMINUM STANDARD MONUMENT (COT LONO) OR EQUIVALENT, TOGETHER WITH STANDARD RITE CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B).



PUD MODIFICATION NOTE:

BASE:
 BUILDING SETBACK MINIMUM VALUES PER ZONING CODE:
 FRONT: 20 FEET
 REAR: 25 FEET
 SIDE: 5 FEET (MINIMUM)
 TOTAL SIDE: 15 FEET

ACTUAL BUILDING SETBACK VALUES USED (MODIFIED THROUGH PUD PROCESS):
 GARAGE: 20 FEET
 FRONT: 10 FEET
 REAR: 5 FEET
 ONE SIDE: 10 FEET
 TOTAL SIDE: 10 FEET

IMPERVIOUS SURFACE COVERAGE:
 ALLOWABLE IMPERVIOUS SURFACE COVERAGE PER ZONING CODE: 50%
 TOTAL SITE AREA IS 23,835 S.F., MEANING THAT THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IS 11,917.5 S.F.
 PROPOSED IMPERVIOUS SURFACE COVERAGE: 42%

LOT COVERAGE:
 ALLOWABLE LOT COVERAGE PER ZONING CODE: 35%
 PROPOSED LOT COVERAGE (MODIFIED THROUGH PUD PROCESS): 50%

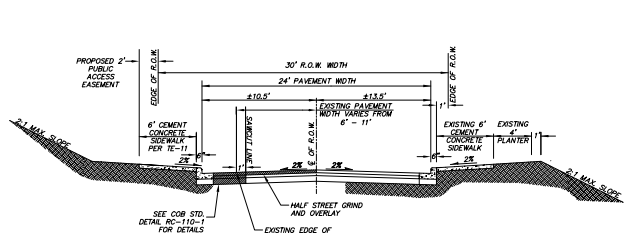
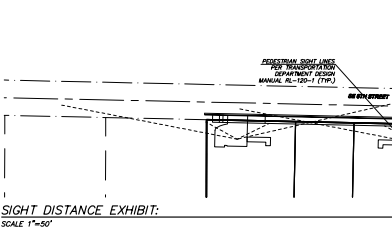
FLOOR AREA RATIO:
 ALLOWABLE F.A.R. PER ZONING CODE: 0.50
 PROPOSED F.A.R. PUD PROJECTS DO NOT HAVE TO MEET THE MAXIMUM ALLOWABLE F.A.R. REQUIREMENT PER THE CITY OF BELLEVUE LAND USE CODE.

LOT #	LOT AREA	BUILDING FOOTPRINT	F.A.R.
LOT 1	2,728 S.F.	1,560 S.F.	0.57
LOT 2	2,168 S.F.	1,041 S.F.	0.79

STATISTICAL INFORMATION SHEET:

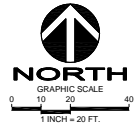
	REQUIRED/ALLOWED	PROPOSED
1. SITE DATA SUMMARY		
A. NUMBER OF DWELLING UNITS PER ACRE	3.5	3.66
B. TOTAL NUMBER OF DWELLING UNITS	2.11 PUD	2
C. AREA OF EACH PROPOSED STRUCTURE	N/A	1,333
D. NET LEASABLE (FOR SHOPPING CENTER)	N/A	6,085
E. FLOOR AREA RATIO (FAR)	NO LIMIT	0.64
F. AREA OF PROPOSED BUILDING BY USE		2,450
G. DRIVEWAY		4,961
2. PERCENTAGE OF IMPERVIOUS LOT COVERAGE	50% PUD	42%
3. AMOUNT OF IMPERVIOUS AREA IN SQUARE FEET	8500 PUD	8,072
4. CURB/FILL (CURB HARDS)	N/A	453 CFT
5. BUILDING WARD	35 FEET	35 FEET
6. PARKING: TOTAL # OF SPACES FOR THE PROJECT	4	4
A. # OF SPACES BY PROPOSED USE	N/A	N/A
B. THE PERCENTAGE OF COMPACT STALLS	N/A	N/A
C. THE PERCENTAGE OF HANDICAPPED STALLS	N/A	N/A
7. AREA OF PROPOSED LANDSCAPING OR MITIGATION	N/A	N/A
A. ADJACENT TO RIGHT OF WAY	N/A	N/A
B. ADJACENT TO INTERIOR PROPERTY	N/A	N/A
C. WITHIN THE PARKING AREA	N/A	N/A
D. SIGNIFICANT TREES TO BE RETAINED	175 IN	185 IN

(ALL AREAS MEASURED IN SQUARE FEET; ALL VOLUMES MEASURED IN CUBIC FEET)



SIGHT DISTANCE EXHIBIT:
 SCALE 1"=50'

SE 6TH STREET
 NTS URBAN RESIDENTIAL PUBLIC ROAD 25 MPH DESIGN SPEED



BASIS OF BEARING:

MONUMENTS FOUND IN PLACE AT THE INTERSECTION OF BELLEVUE WAY AND SE 6TH STREET AND 102ND AVENUE BELLEVUE CONTROL POINTS 3038 AND 3936

Call Working Days Before You Dig
811
 Utilities Underground Location Center (CALL 800-4A-UTILITY)

DRS
D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 800-79 AVENUE, BELLEVUE, WA 98003
 (206) 835-7200 F 206-835-7202

EAST MOORLAND PUD
 SITE PLAN B
 10295 SE 6TH STREET
 BELLEVUE, WA 98003

ACH HOMES, LLC
 9075 SE 9TH STREET, SUITE 105
 MERCER ISLAND, WA 98040
 (206) 596-1147

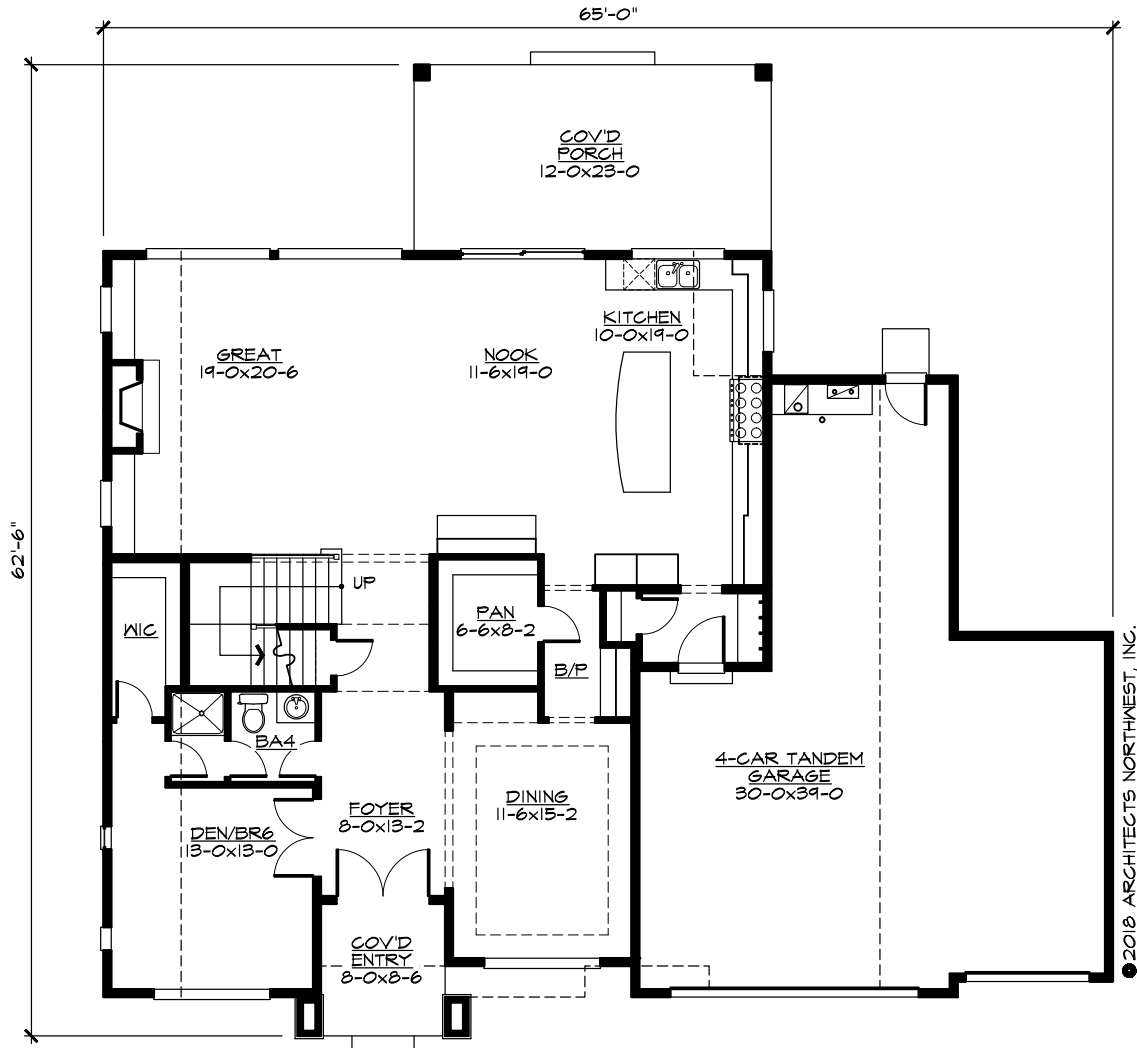


APR	YLP	YLP
REVISION		
DATE	02/27/18	CITY COMMENTS 02/12/18
	03/05/18	CITY COMMENTS 01/24/19

DRAFTED BY: GLB
 DESIGNED BY: YLP
 PROJECT ENGINEER: YLP
 DATE: 11.07.17
 PROJECT NO.: 17056

DRAWING: C2
 SHEET: 2 OF 2

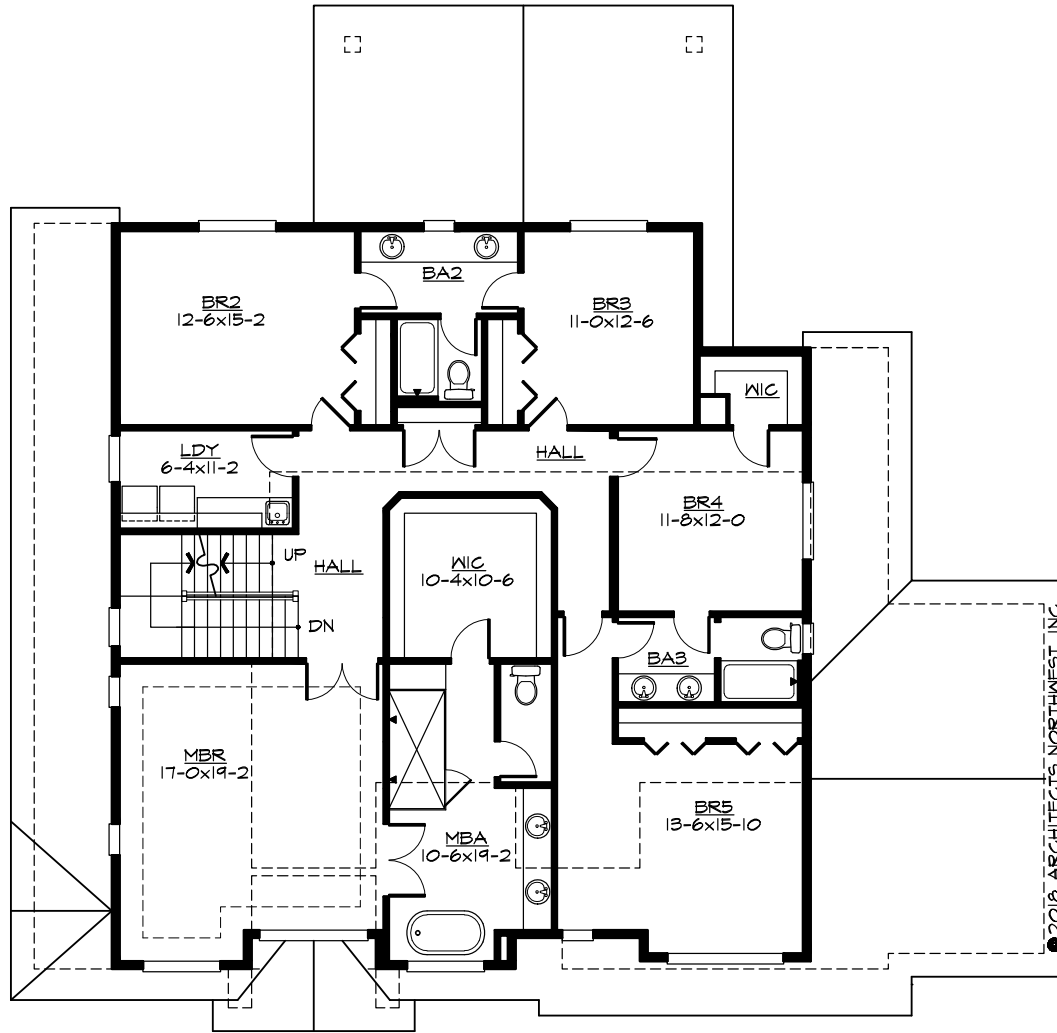
**Floor Plans, Elevations &
Color and Material Selections**



FIRST FLOOR

AMERICAN CLASSIC HOMES

LOT 1, EASTMOORLAND PUD, 10225 SE 6th ST, BELLEVUE, WA

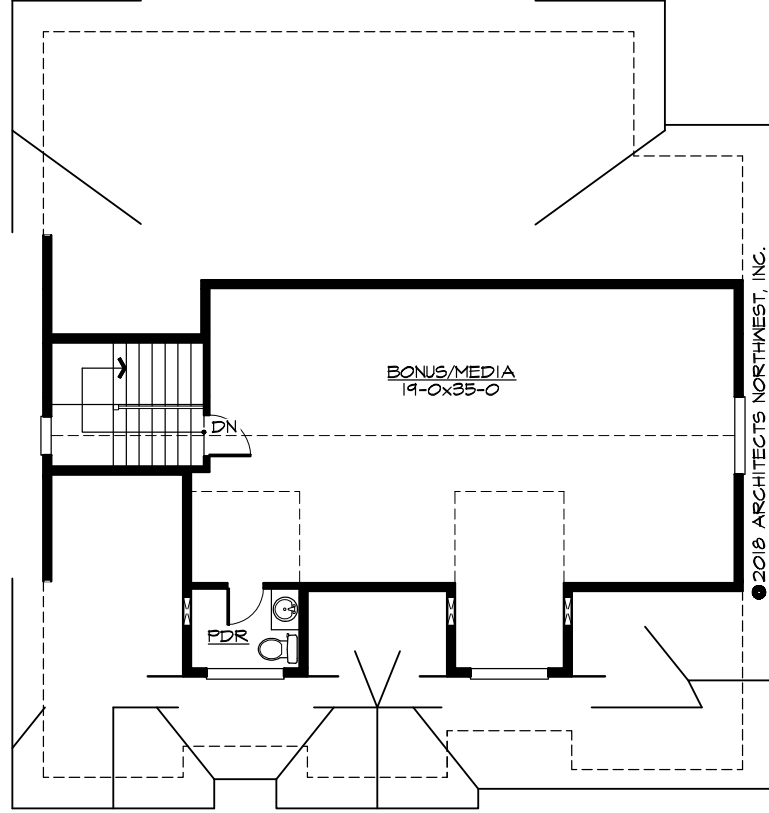


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SECOND FLOOR

AMERICAN CLASSIC HOMES

LOT 1, EASTMOORLAND PUD, 10225 SE 6th ST, BELLEVUE, WA



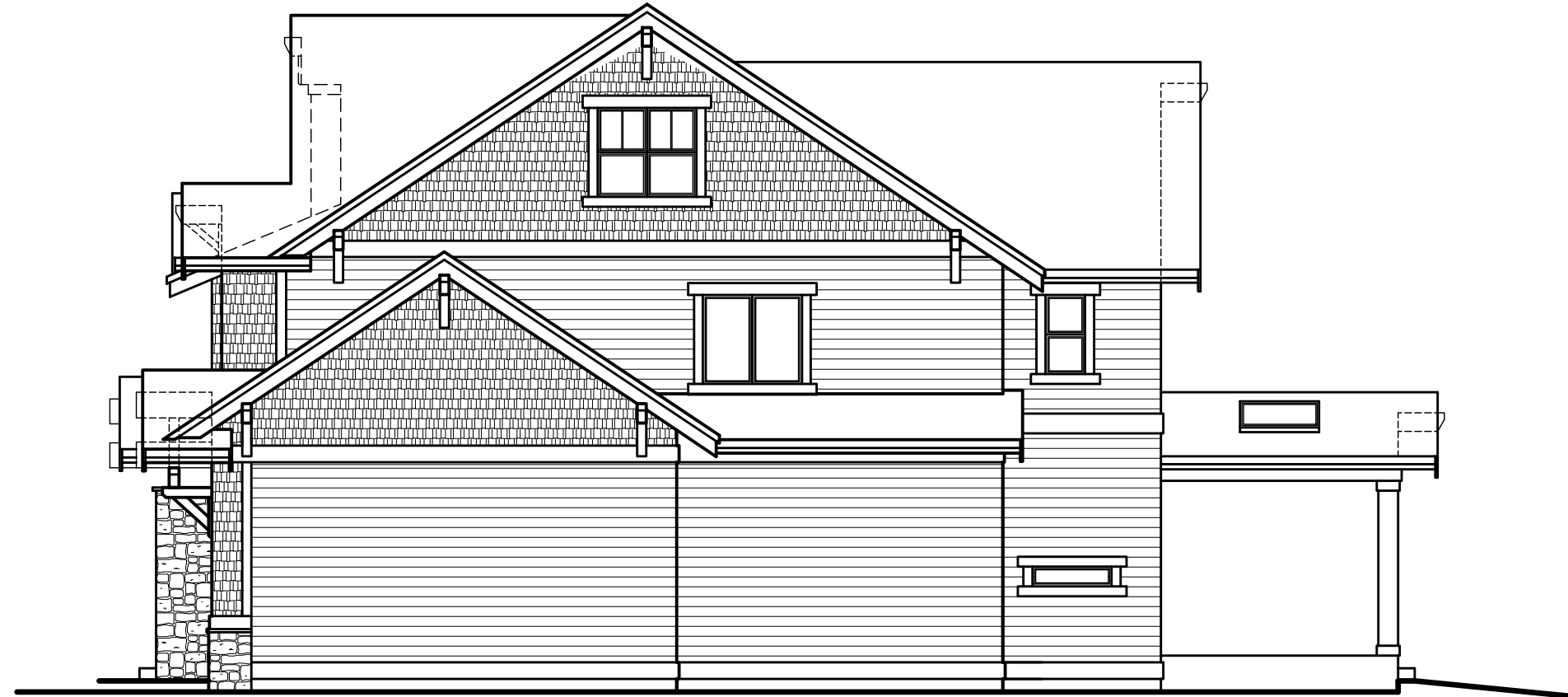
THIRD FLOOR

AMERICAN CLASSIC HOMES

LOT 1, EASTMOORLAND PUD, 10225 SE 6th ST, BELLEVUE, WA



FRONT ELEVATION



RIGHT ELEVATION

AMERICAN CLASSIC HOMES

LOT 2, EASTMOORLAND PUD, 10235 SE 6th ST, BELLEVUE, WA



REAR ELEVATION



LEFT ELEVATION

AMERICAN CLASSIC HOMES

LOT 2, EASTMOORLAND PUD, 10235 SE 6th ST, BELLEVUE, WA

Lot 1 and 2 Specifications:

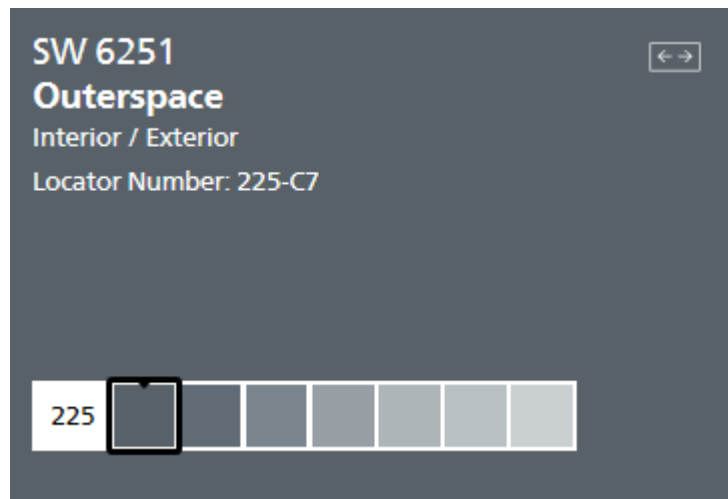
Siding Materials: Combination of Hardishingle and Hardiplank
(See Elevations)



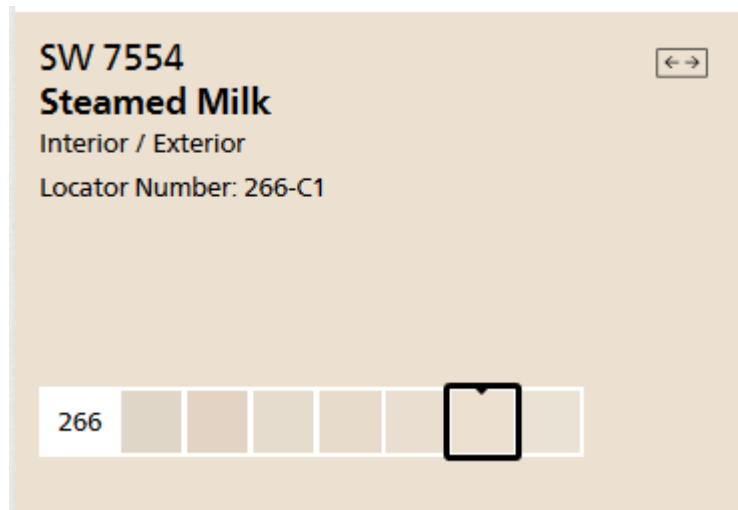
Stone Material: Vanwell Prostack Lite Robinswood



Body Paint Color: SW 6251



Trim Paint Color: SW 7554



Windows: White Vinyl Half Grids

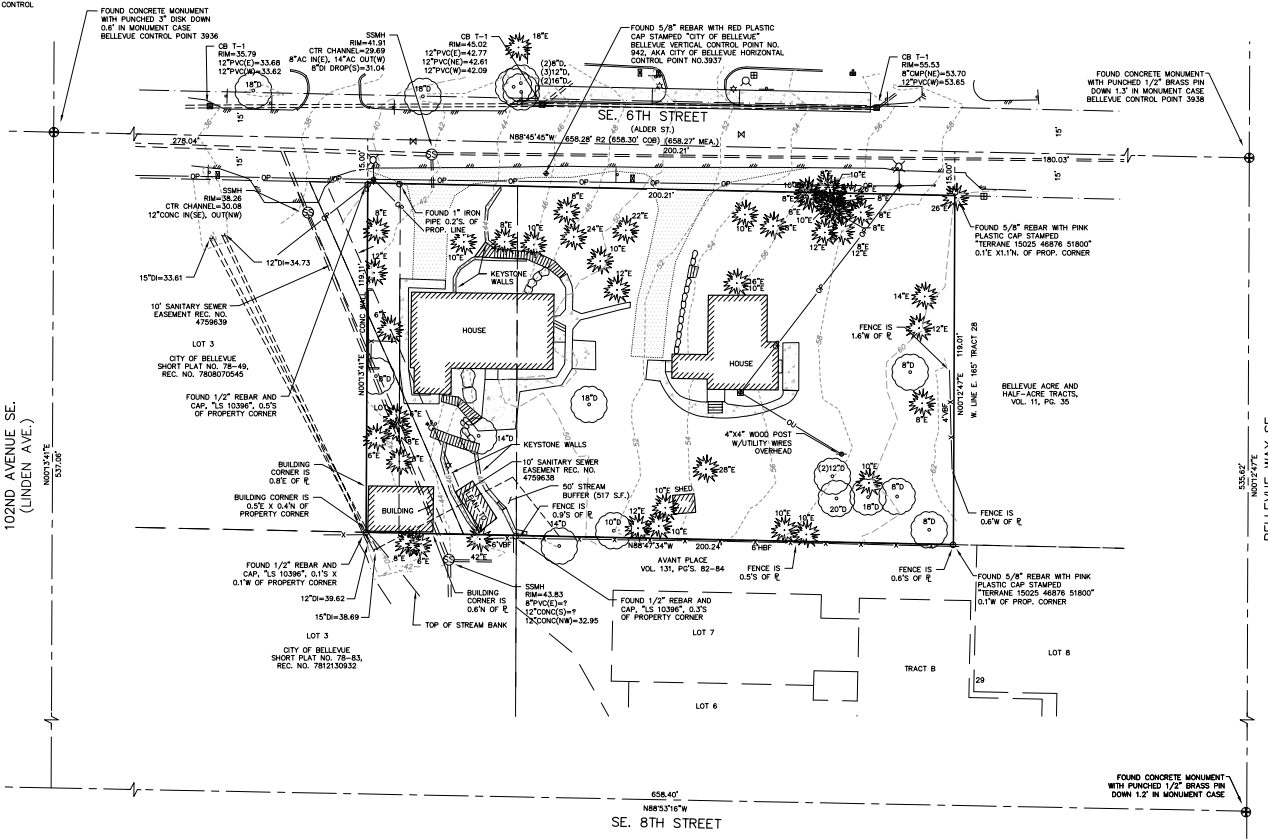


**Boundary - Topographic
Survey**



BASIS OF BEARINGS:
 NAD83(2011) NBR454574
 BETWEEN MONUMENTS FOUND IN PLACE
 AT THE INTERSECTION OF BELLEVUE
 WAY SE. AND SE. 6TH STREET AND
 102ND AVENUE SE. AND SE. 6TH
 STREET, CITY OF BELLEVUE CONTROL
 POINTS 3938 AND 3936

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - FOUND CORNER MONUMENT AS NOTED
 - ◆ CITY OF BELLEVUE VERTICAL CONTROL
 - PROPERTY LINE
 - ROAD SHORING
 - ▭ MAIL BOX
 - ⊕ POWER METER
 - ⊕ POWER POLE
 - ⊕ POWER VAULT, SIZE VARIES
 - ⊕ JUNCTION BOX, SIZE VARIES
 - ⊕ LIGHT POLE NO ARM
 - ⊕ LIGHT POLE WITH ARM
 - ⊕ GUY WIRE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ WATER SPIGOT
 - ⊕ FIRE HYDRANT
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ ROCKERY
 - ⊕ STORM DRAIN CATCH BASIN
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ VERTICAL BOARD FENCE
 - ⊕ HORIZONTAL BOARD FENCE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SANITARY SEWER LINE
 - STORM LINE
 - OVERHEAD POWER
 - EDGE OF PAVEMENT
 - FENCE
 - GRAVEL
 - CONCRETE



BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
 SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.,
 CITY OF BELLEVUE, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

TRACT 28, BELLEVUE ACRE AND HALF-ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 35, IN KING COUNTY, WASHINGTON.
 EXCEPT THE EAST 165 FEET.
 TOGETHER WITH THE EAST 40 FEET OF TRACT 35 OF SAID PLAT.
 TOGETHER WITH LOT 4 OF CITY OF BELLEVUE SHORT PLAT NO. 78-49, RECORDED AUGUST 7, 1978, UNDER RECORDING NO. 780870545, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE SECOND REPORT NUMBER 4203-281680 DATED APRIL 13, 2017. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 14, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2017.
3. PROPERTY AREA = 33,855.4 SQUARE FEET (0.54724 ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND CORNERED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTS AS SHOWN. CLOSURE RATIO OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAAC 332-150-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

TITLE RESTRICTIONS:

1. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOD-UP, OR CONNECTION CHARGES AND LATERAL CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 771100944, 861220038 AND 2011122002589.
2. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE PLAT OF BELLEVUE ACRE AND HALF-ACRE TRACTS RECORDED IN VOLUME 11 OF PLATS, PAGE 35.
3. THIS SITE IS SUBJECT TO THE EASEMENTS, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF MERCER ISLAND SENIOR DISTRICT FOR CONSTRUCTION AND MAINTENANCE OF SEWER PIPE LINE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 4759638 AND 4759639 AND ARE SHOWN HEREON.
4. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. 78-49 RECORDED UNDER RECORDING NUMBER 780870545.

REFERENCES:

1. THE PLAT OF BELLEVUE ACRE AND HALF-ACRE TRACTS, RECORDED IN VOLUME 11 OF PLATS, PAGE 35.
2. RECORD OF SURVEY RECORDED IN VOLUME 158 OF SURVEYS, PAGE 85, UNDER RECORDING NUMBER 2003022690017.
3. CITY OF BELLEVUE SHORT PLAT NO. PSP 98-1585, RECORDED IN VOLUME 124 OF SURVEYS, PAGE 131, UNDER RECORDING NUMBER 9809149002.

VERTICAL DATUM:

NAVD 88 PER CITY OF BELLEVUE VERTICAL CONTROL POINT NO. 942, ELEVATION=43.80'

BENCHMARK:

1. CITY OF BELLEVUE VERTICAL CONTROL POINT NO. 941, FOUND 4"x4" CONCRETE MONUMENT WITH PUNCHED 3" BRASS DISC STAMPED "CITY OF BELLEVUE SURVEY MONUMENT, DOWN 0.6' IN MONUMENT CASE, AT THE INTERSECTION OF 102ND AVE SE. AND SE. 6TH ST, ELEVATION = 33.12 FEET. AKA, CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 3936.
2. CITY OF BELLEVUE VERTICAL CONTROL POINT NO. 942, FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "CITY OF BELLEVUE" ON THE SOUTH SIDE OF SE. 6TH STREET 1.0 FEET SOUTH OF SOUTH EDGE OF PAVEMENT, 36 FEET EAST OF THE CENTERLINE OF THE DRIVEWAY TO HOUSE NO. 10235, ELEVATION = 45.80 FEET. AKA, CITY OF BELLEVUE HORIZONTAL CONTROL POINT NO. 3937.



EAST MOORLAND PUD
 10235 SE 6TH STREET
 BELLEVUE, WA 98004
 KING COUNTY PARCEL NO. 0686000202

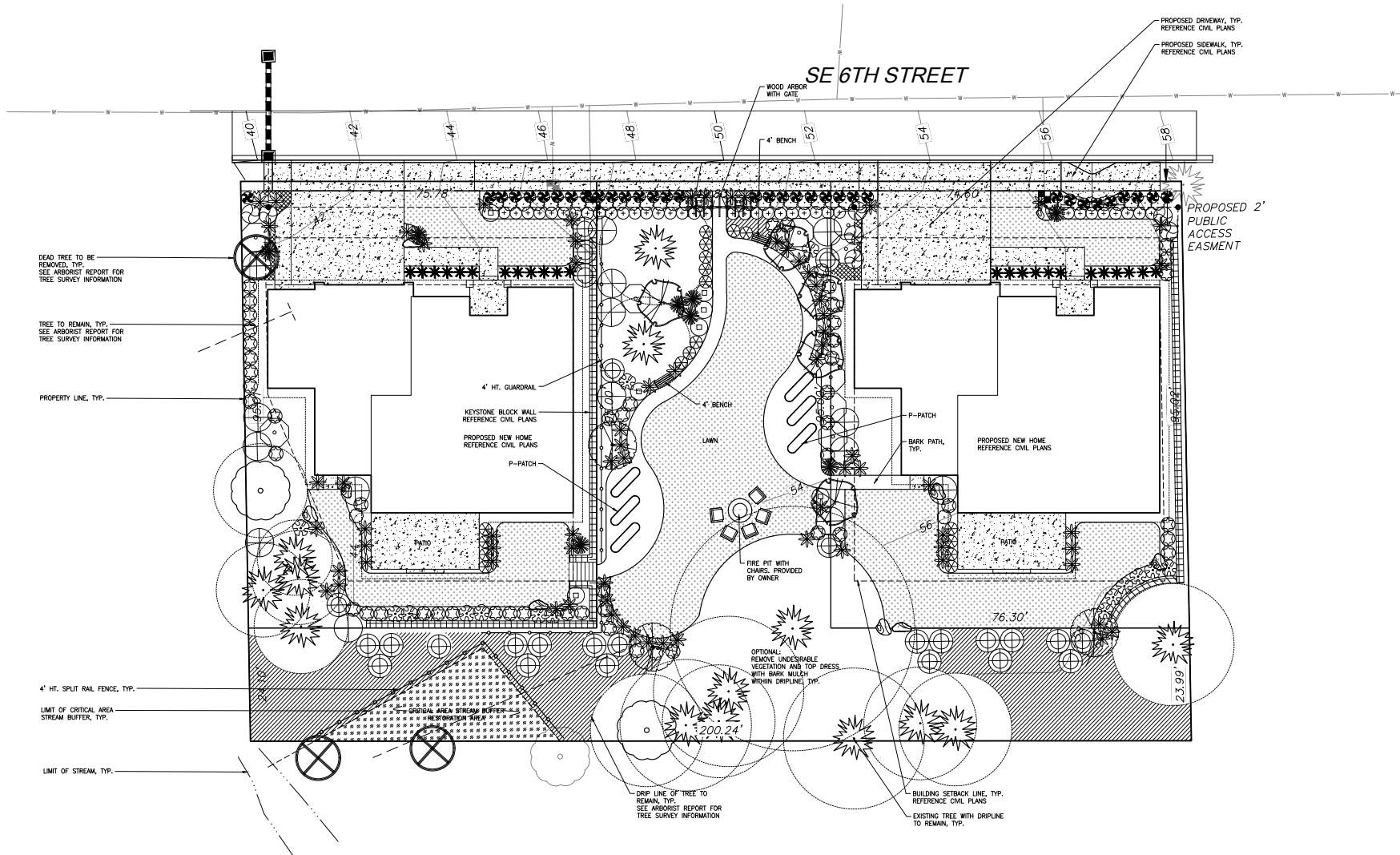
ACH HOMES, LLC
 9875 SE 98TH STREET STE 105
 MERCER ISLAND WA 98040
 (206) 688-1147



APR
 REVISION
 DATE

PROJECT SURVEYOR: SJS
 DRAFTED BY: SJS/CCF
 FIELD BOOK: 328K
 DATE: 6/26/17
 PROJECT NO.: 17056
 SHEET: 1 OF 1

Landscape and Mitigation Plans



DEAD TREE TO BE REMOVED, TYP. SEE ARBORIST REPORT FOR TREE SURVEY INFORMATION

TREE TO REMAIN, TYP. SEE ARBORIST REPORT FOR TREE SURVEY INFORMATION

PROPERTY LINE, TYP.

4' HT. SPLIT RAIL FENCE, TYP.

LIMIT OF CRITICAL AREA STREAM BUFFER, TYP.

LIMIT OF STREAM, TYP.

SE 6TH STREET

PROPOSED DRIVEWAY, TYP. REFERENCE CIVIL PLANS
PROPOSED SIDEWALK, TYP. REFERENCE CIVIL PLANS

PROPOSED 2' PUBLIC ACCESS EASEMENT

DIP LINE OF TREE TO REMAIN, TYP. SEE ARBORIST REPORT FOR TREE SURVEY INFORMATION

BUILDING SETBACK LINE, TYP. REFERENCE CIVIL PLANS
EXISTING TREE WITH DRIPLINE TO REMAIN, TYP.

Melvin R. Easter - RLA, ASLA



Issue Dates		
Rev.	Date	Desc.
	10/27/17	PUD SUBMITAL
	4/24/18	CITY COMMENTS

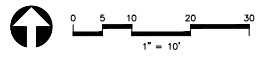
East In Moorland PUD
AMERICAN PLANNING SERVICES
9875 SE 80th STREET, SUITE 105
MERCER ISLAND, WA 98040

FOR INFORMATION ONLY
www.americanplanning.com

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PROJECT #: LA-1714
FILE NAME: LA1714-01-03
DRAWN BY: MB, TV

OVERALL SITE PLAN





1 OPEN OVERHEAD TRELLIS & GATE EXAMPLES: TBD



2 4' HT. GUARDRAIL ABOVE WALL IN OPEN SPACE



4 P-PATCHES



6 LANDSCAPE BOULDERS



3 4' HT. SPLIT RAIL FENCE (BUFFER FENCE)



5 FIRE PIT



7 4' WOOD BENCH

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/COMMENTS
DECIDUOUS TREES				
3	CERCIS CHINENSIS	CHINESE REDBLD	1.5" CAL. MIN.	AS SHOWN
5	CORNUS KOUSA X NUTTALLI 'STARLIGHT'	STARLIGHT DOGWOOD	1.5" CAL. MIN.	AS SHOWN
SHRUBS				
34	BERBERIS THUNBERGII 'CRIMSON PYGMY'	DWARF JAPANESE BARBERRY	2 GAL. CONT.	AS SHOWN
7	CISTUS X HYBRIDUS	WHITE ROCKROSE	2 GAL. CONT.	AS SHOWN
26	CORNUS SERICEA	RED-OSIER DOGWOOD	2 GAL. CONT.	AS SHOWN
9	EWYONIMOUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	2 GAL. CONT.	AS SHOWN
53	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL. CONT., 18" HT. MIN.	AS SHOWN
15	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	2 GAL. CONT., 18" HT. MIN.	AS SHOWN
36	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA CHERRY LAUREL	5 GAL. CONT. @ 30" O.C.	AS SHOWN, MAINTAIN AS HEDGE, 48"
15	RIBES SANGUINEUM	RED FLOWERING CURRANT	2 GAL. CONT.	AS SHOWN
18	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	2 GAL. CONT.	AS SHOWN
35	SPIRAEA JAPONICA 'GOLD MOUND'	GOLDMOUND SPIREA	2 GAL. CONT.	AS SHOWN
PERENNIALS/GRASSES/FERNS				
24	CAREX TESTACEA 'PRIDE OF FIRE'	NEW ZEALAND SEDGE	1 GAL. CONT.	AS SHOWN
8	MISCANTHUS SINENSIS 'YAKU JIMU'	DWARF MAIDEN GRASS	2 GAL. CONT.	AS SHOWN
9	PEROVSKIA ATROPILICIFOLIA 'BLUE SPIRE'	BLUE SPIRE RUSSIAN SAGE	2 GAL. CONT.	AS SHOWN
73	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL. CONT.	AS SHOWN
GROUNDCOVER				
41 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKONICK	1 GAL. CONT.	18" O.C.
1620 SF	GAULTHERIA SHALLOON	SALAL	1 GAL. CONT.	30" O.C.
4104 SF	LAWN			SOD
NATIVE PLANT MIX				
517 SF	CORNUS SERICEA	RED-OSIER DOGWOOD	1 GAL. CONT.	4' O.C. / PLANT IN GROUPS OF 3-9
	MAHONIA NERVOSA	CASCADE OREGON GRAPE	1 GAL. CONT.	2' O.C. / PLANT IN GROUPS OF 3-9
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL. CONT.	3' O.C. / PLANT IN GROUPS OF 3-9
	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	1 GAL. CONT.	2' O.C. / PLANT IN GROUPS OF 3-9
	SYMPHORICARPUS ALBUS	SNOWBERRY	1 GAL. CONT.	4' O.C. / PLANT IN GROUPS OF 3-9

LEGEND

- 9 LANDSCAPE BOULDERS (2-4 MAN)
- 68 LF 4' HT. SPLIT RAIL FENCE
- 106 LF 4' HT. GUARDRAIL: BLACK METAL ESTATE FENCE OR OWNER APPROVED EQUAL.
- 2 BENCH: 4' LENGTH, MODEL TBD
- 1 FIRE PIT W/ 5 CHAIRS: MODELS TBD
- 1 WOOD ARBOR WITH 3'X48" HT. MATCHING WOOD GATE
- 6 P-PATCH: 1/2" LINE STOCK TROUGH, 24"(DEPTH)x8"(LENGTH)x18"(WIDTH)



Mervin R. Easter - RLA, ASLA



Issue Dates		
Rev.	Date	Desc.
	10/27/17	PUD SUBMITAL
	4/24/18	CITY COMMENTS

Attachment 2
Environmental Checklist



PERMIT SERVICES DEPARTMENT
15000 1ST AVENUE NE
BELLEVUE, WA 98009-9012

Received

NOV 13 2017

Permit Process

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

East Moorland PUD

2. Name of applicant: [\[help\]](#)

ACH Homes, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Applicant: Dmitriy Mayzlin
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040
206-588-1147*

*Contact Person: Yoshio L. Piediscalzi
620 7th Avenue
Kirkland, WA 98033
425-827-3063*

New Applicant & Contact Person:

Darren Investment Group LLC

Attn: Peter Zhang

8427 NE 19th Pl

Clyde Hill, WA 98004

(206) 412-1308

peterzhang518@yahoo.com

4. Date checklist prepared: [\[help\]](#)

November 9, 2017

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue Permit Review

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction will start upon the receipt of all required building and construction permits.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The Project is to construct site improvements for the future construction of 2 single-family residences.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Full Drainage Report

Geotechnical Report

*D. R. STRONG Consulting
Engineers Inc.*

Earth Solution NW, LLC.

Dated: October 2, 2017

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Not at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

SEPA Determination

Grading Permit

Building Permits

Other Construction Related Permits

City of Bellevue

City of Bellevue

City of Bellevue

City of Bellevue

Planned Unit Development and Preliminary Short Plat Approval - City of Bellevue

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

Subdivide approximately 0.547 acres into 2 single-family lots, and an open space tract. The proposed net density for the project is 3.5 du per net acre. Access to the subdivision will be from SE 6th Street. The project proposes to utilize a bonus in the base density discussed in LUC 20.30D.165 and 20.25H.045

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The Site is in SW ¼ of Section 32, Township 25 North, Range 5 East, W.M., on the south side of SE 6th Street. The Site is bound by single family residences to the south, east and west, and SE 6th Street to the north.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): Flat, rolling, hilly, steep slopes, mountainous, other: *In general, the majority of the property has slopes ranging from 5-15%.The site slopes from east to west.*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

There are some isolated slopes nearing 25%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The soils on Site were classified as 25% Arents, Alderwood material and 75% Norma sandy loam via the USDA Web Soil Survey

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None to our knowledge

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The proposed grading will be to construct driveways, storm drainage facilities, building pads, etc. The preliminary estimates of earthwork volumes are: 593 cubic yards of cut and

140 cubic yards of fill. This results in a net cut of 453 cubic yards. Needed fill will be supplied from local sources. **Cut and fill shall not occur within the on site stream buffer.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

There could be a short-term increase in the potential for on-site erosion where soils are exposed during Site preparation and construction. However, the Project will comply with all applicable erosion control measures, short and long term.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

±60% of the Site will be covered with impervious surfaces after construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, and other measures which may be required at the time of construction.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Short-term emissions will be those associated with construction and Site development activities. These will include dust and emissions from construction equipment. The Project will not result in any known long-term air emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site, and maintaining gravel construction entrances.

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Meydenbauer Creek is located just off the southwest corner of the property. A 50' stream buffer extends onto the subject property.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
The landscaping work for the open space tract, will occur within 200 feet of the adjacent stream.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
There will be no surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
There are no FEMA mapped flood plains within the Site.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
As long as prescribed BMP's are followed during construction, there is negligible risk of any discharge of waste materials to surface water.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No ground water will be withdrawn.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff will result from the proposed frontage improvements, driveways, and roof areas. The runoff will be collected and conveyed to the existing system in SE 6th Street via a series of catch basins, pipes, and roof drains. Please see the Drainage Report for more details.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

A City of Bellevue approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.

This project will be required to comply with NPDES standards

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Enough trees will be retained to meet the City of Bellevue's tree retention standards. The remaining natural vegetation on site will be retained if possible.

NGPA tract will be created to enclose the stream buffer on site and will be revegetated with native plantings.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The existing improvements within the stream buffer in the southwestern corner of the Site will be removed and replace

with natural soil and native plants.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None known

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

owls, doves, jays, and a variety of migratory birds
birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: coyote, raccoon, squirrel, rabbit, opossum, fish: bass, salmon, trout, herring, shellfish and other small mammals such as voles, salmon exist in Lake WA, approximately 2000 ft downstream shrews and bats

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
No threatened or endangered species are known to be on or near the Site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None. Installation of native plantings within the stream buffer will enhance wildlife habitat.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electric and Natural Gas, will be used for heating, cooking, etc
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
None

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk

of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

There are no known on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Gasoline will be used to operate construction equipments.

4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services will be required.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Special measures are not anticipated.

Federal regulations such as OSHA will apply

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site. [\[help\]](#)

Short-term impacts will result from the use of construction equipment. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise. Long-term impacts will be the increase in number of cars in the area due to the construction of these homes. Noise would be present mainly during daytime hours.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction will be performed during normal daylight hours.

Project shall comply with Bellevue City Code 9.18.030

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
The Site and adjacent properties are used as single family residential. Current landuses on nearby or adjacent properties will not be affected.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
Not to our knowledge.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
Not to our knowledge.
- c. Describe any structures on the site. [\[help\]](#)
Two single family residences, two sheds, and a lean-to.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
All existing structures described above will be demolished
- e. What is the current zoning classification of the site? [\[help\]](#)
R-3.5
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Single family low density residential (3.5 du/acre)
Single Family Moderate Density
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
The southwestern corner of the property is made up of a 50-foot critical area buffer for the unnamed stream discussed earlier. **Meydenbauer Creek**
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
2.56 x 2 = 5.12 or approximately 5 people would reside in the completed project
- j. Approximately how many people would the completed project displace? [\[help\]](#)
Approximatley 5 people. **Two new Single Family Residences will be constructed on site**
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
The proposed development is compatible with the prescribed land use codes and designations for this Site. The development is consistent with the projected land use of this property. The project shall comply with all relevant Land Use, Building, Fire Transportation and Utilities codes.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
None.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
The completed project will provide 2 detached single-family residential homes. Homes will be priced with a market orientation to the middle-income level homebuyer.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
Two
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
The maximum building height will conform to the City of Bellevue building and zoning codes. The exterior building materials will be primarily wood or composite siding.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this Project.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.

Project shall comply with Land Use Code section 20.20.522 for light and glare

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

[\[help\]](#)

Light and glare from the Project will not cause hazards or interfere with views.

Project shall comply with Land Use Code section 20.20.522 for light and glare

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.

Project shall comply with Land Use Code section 20.20.522 for light and glare

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Street lighting, when deemed necessary, will be installed in a manner that directs the light downward.

Project shall comply with Land Use Code section 20.20.522 for light and glare

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The Project will provide an on site recreation space in the open space tract.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

None found in Washington State Department of Archaeology & Historic Preservation database. Washington Information System for Architectural & Archaeological Records Data (WISAARD) did not return any historical information.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Unknown, no studies have been conducted to date.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources

on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Unknown, no studies have been conducted to date.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

There are no known impacts. If an archeological Site is found during the course of construction, the State Historic Preservation Officer will be notified.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Se 6th Street is the primary road currently leading to the Site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
The completed Project will have garage parking spaces. Each home will have a minimum of two-parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
Improvements along SE 6th Street are required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
Not to our knowledge.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
The development will be contributing a proportionate share for its traffic impacts.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in the Bellevue School District.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other


Electricity, Gas, Water, Refuse Service, Telephone, and Sanitary Sewer.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

<i>Electricity and Natural Gas</i>	<i>Puget Sound Energy</i>
<i>Water and Sewer</i>	<i>City of Bellevue</i>
<i>Telephone</i>	<i>Frontier</i>

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: *Yoshio Piediscalzi*

Position and Agency/Organization: *D.R. Strong Consulting Engineers*

Date Submitted: *November 10, 2017*