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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Triad – Frasen Development, Newport View Conservation Plat
LOCATION OF PROPOSAL: 6250 120th Ave SE

DESCRIPTION OF PROPOSAL: Conservation Plat to subdivide 2 single-family parcels totaling 4.03-acres into fifteen lots in the R-5 land use district. Lots range in size from 4,790 square feet to 7,555 square feet. The project will also install associated roadway, and utility improvements. The site contains critical area steep slopes; and associated critical area buffers and structure setbacks. The proposal includes a Critical Areas Land Use Permit and Critical Areas Report with a request to modify steep slopes, critical areas buffers and structure setbacks. Proposal includes a mitigation plan.

FILE NUMBERS: 14-126105-LL and 14-126106-LO **PLANNER:** Drew Folsom

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 **10/10/2019**

☐ 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

_____ __**9/26/2019**_____
Environmental Coordinator
Elizbeth Stead, Land Use Director

OTHERS TO RECEIVE THIS DOCUMENT:
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City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	Newport View Conservation Plat
Proposal Address:	6250 120th Ave SE
Proposal Description:	Conservation Plat to subdivide 2 single-family parcels totaling 4.03-acres into fifteen lots in the R-5 land use district. Lots range in size from 4,790 square feet to 7,555 square feet. The project will also install associated roadway, and utility improvements. The site contains critical area steep slopes; and associated critical area buffers and structure setbacks. The proposal includes a Critical Areas Land Use Permit and Critical Areas Report with a request to modify steep slopes, critical areas buffers and structure setbacks. Proposal includes a mitigation plan.
File Numbers:	Preliminary Conservation Plat: 14-126105-LL and Critical Areas Land Use Permit 14-126106-LO
Applicant:	Triad – Frasen Development
Recommendations Included:	Process I Preliminary Plat (LUC 20.45A)
Decisions Included:	Process II Critical Areas Land Use Permit (LUC 20.30P)
Planner:	Drew Folsom, Associate Land Use Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance _____ Elizabeth Stead, Environmental Coordinator Development Services Department
Department Decision(s):	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By:_____ Elizabeth Stead, Land Use Director Development Services Department

Application Date:	March 5, 2014
Notice of Application:	May 22, 2014, and December 3, 2015
Decision Publication Date:	September 26, 2019
Critical Area Land Use Permit and SEPA Appeal Deadline:	October 10, 2019
Hearing Date:	October 17, 2019, 6 pm

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision to the City of Bellevue City Clerk's Office.

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Attachments

1. Project Plans
2. Environmental Checklist
3. Arborist Reports, Creative Landscape Solutions – In File
4. Critical Areas Report and Addenda, The Watershed Company, LLC – In File
5. Habitat Assessments, The Watershed Company, LLC – In File
6. Geotechnical Reports, ABPB Consulting – In File
7. Preliminary Drainage Report, Goldsmith Land Development Services – In File

I. PROPOSAL AND REVIEW PROCESS

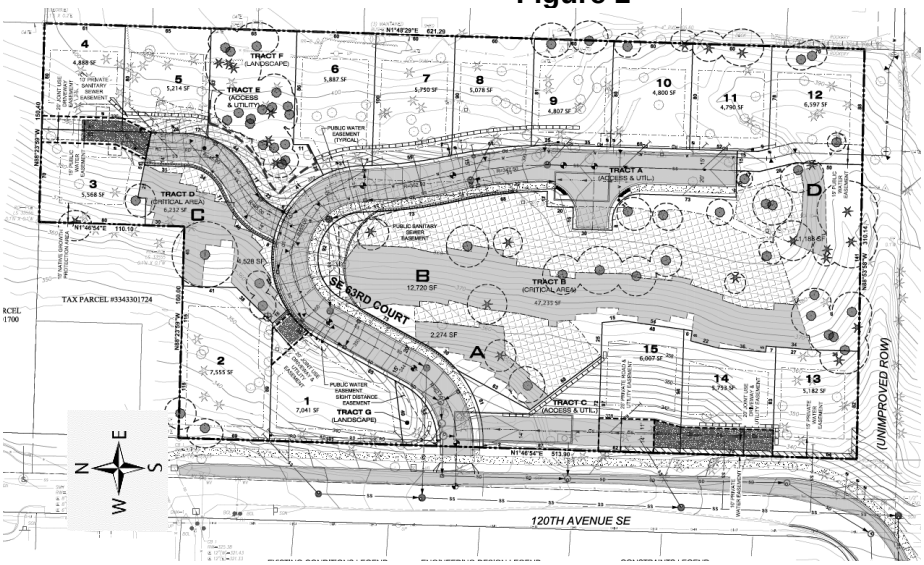
A. Project Description

Proposal for Preliminary Conservation Plat to subdivide two existing single-family parcels into 15 parcels in the R-5 zoning district located at 6250 120th Avenue SE. The project will also install associated roadway and utility improvements. The site contains steep slope critical area and associated buffers and structure setbacks. Proposed residential lots range in size from 4,790 to 7,555 square feet. Plat also includes a 47,235 square foot (Tract B), and a 6,232 square foot (Tract D) Native Growth Protection Area (NGPA) tracts. Two landscape tracts (Tracts F and G) are proposed for open space and retention of existing trees. Additional tracts (A, C, and E) will contain access and utility easements, and the storm drainage vault. A project site plan is included in **Attachment 1**.

The proposal includes a Critical Areas Report and Addenda prepared by the Watershed Company (the "Report") to reduce portions of the steep slope critical areas, buffers, and structure setbacks. As discussed in the report, and subsequent addendums, the proposal will result in an overall net gain in critical area buffer functions and values. The disturbance of the steep slopes and associated buffers is proposed to accommodate necessary transportation and utility infrastructure. Overall area impacts to steep slope critical areas and buffers are minimized. The proposal includes 20,818 square feet of steep slope enhancement; and 23,669 square feet of steep slope critical area buffer enhancement. The enhancement will include the removal of non-native vegetation and the planting of native trees, shrubs, and ground cover.

The site contains approximately 233 significant trees totaling 3381 diameter inches. The applicant is proposing to save trees totaling 1020 diameter inches, including most of the trees located within the proposed NGPA tracts. As part of the habitat enhancement, the applicant proposes to create wildlife snags of hazardous trees within the NGPA tracts and plant approximately 200 additional native trees. The proposed site design is included in Figure 1 below:

Figure 1



B. Review Process and Permits

i. Conservation Subdivision - The subdivision of land into 10 or more lots is processed through a preliminary plat in accordance with the City of Bellevue Land Use Code (LUC) Chapter 20.45A. When a lot proposed for subdivision is encumbered by critical areas as defined by LUC 20.45A.060.B, a conservation subdivision is required. The project site meets the requirements of LUC 20.45A.060.B, is encumbered by steep slopes, and provides habitat that supports species of local importance. A conservation subdivision is required for this development proposal. The conservation subdivision process is discussed in detail in subsection iii below.

ii. Critical Areas Land Use Permit - To accommodate the proposed development and protect sensitive resources identified on the property as required by LUC 20.25H and LUC 20.45A, the applicant has requested approval of a Critical Areas Land Use Permit (CALUP) to modify steep slopes and reduce regulatory buffers and structure setbacks applied to the slopes. The conservation subdivision process is discussed in detail in subsection iii below. A Critical Areas Report is intended to provide flexibility to sites with degraded critical functions and values. The Critical Areas Report shall demonstrate the proposal with the requested modification leads to equivalent or better functions and values than what would result from the standard application of the Critical Areas Overlay requirements of the LUC.

iii. Review Process - The Preliminary Conservation Plat is a Process I land use decision processed pursuant to LUC 20.35.100 to 20.35.140. A Process I land use decision is a quasi-judicial decision issued by the Hearing Examiner following

the recommendation of the Director and input received at the required public hearing. The CALUP and SEPA threshold determination are Process II decisions made administratively by the Director. Per LUC 20.35.080, Process I and II decisions shall be merged into a consolidated staff report. As a result, this staff report combines a Preliminary Conservation Plat, CALUP Permit, and SEPA review into a consolidated report that includes the Director's decision on the Process II applications and a staff recommendation on the Process I application for review by the Hearing Examiner. Appeal of a Process II decision is consolidated with the Process I public hearing on the recommendation for the Preliminary Plat. Following a hearing before the Hearing Examiner on a Process II appeal of the CALUP, the Hearing Examiner issues a decision on the Process II appeal, and this Hearing Examiner decision may be appealed to Superior Court (LUC 20.35.250.F).

II. SITE DESCRIPTION, ZONING, LAND USE CONTEXT, AND CRITICAL AREAS

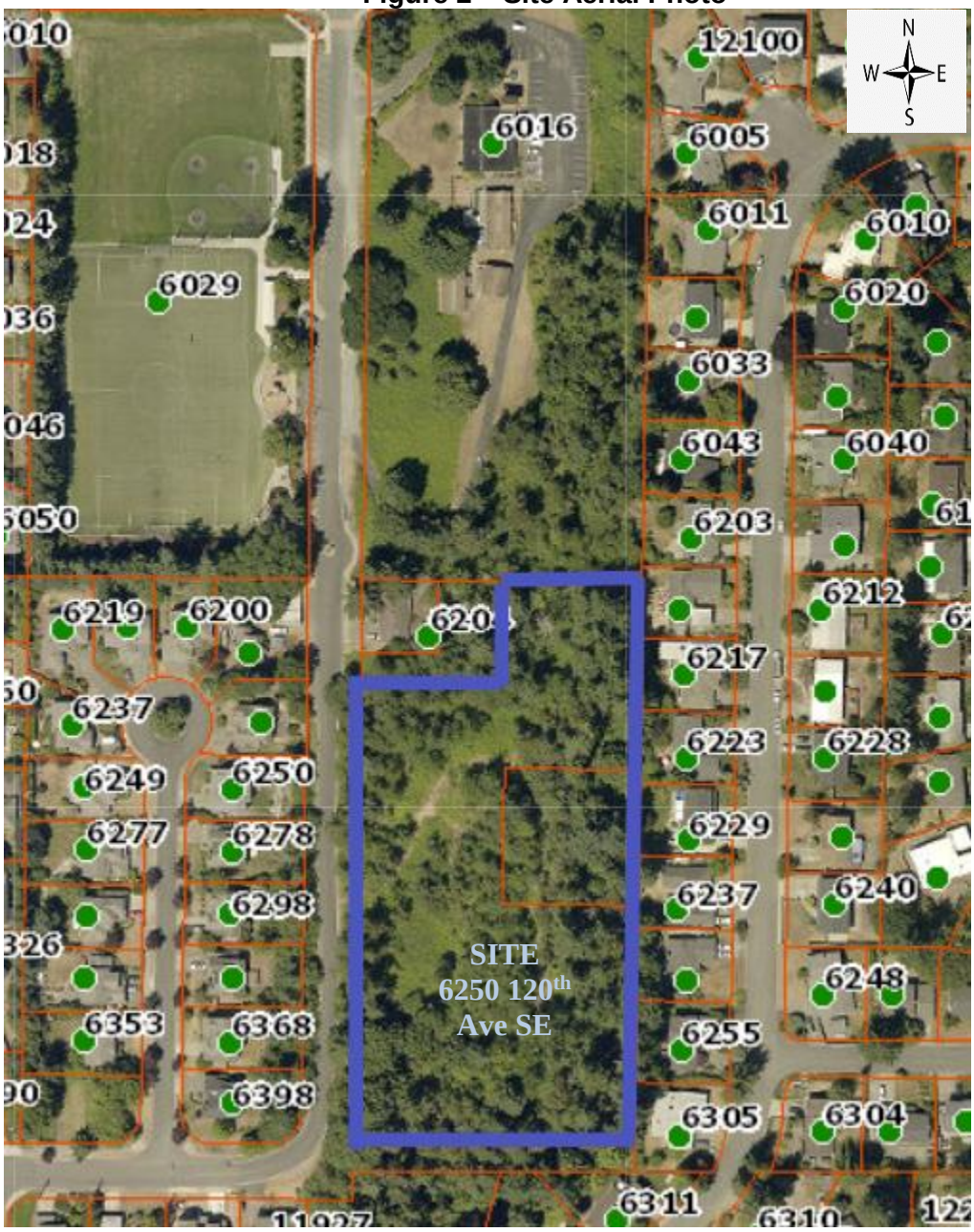
A. Site Description

The project site is located at 6250 120th Avenue SE in the SW quadrant of Section 21, Township 24, Range 5 within the Newport Hills Subarea of the City of Bellevue Comprehensive Plan. The site consists of two existing tax parcels; 3343301725 and 3343301726, totaling 4.03 acres of land.

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

The site slopes downhill from east to west. The slopes range from approximately 10% to 40%. There are four areas that are classified as critical area steep slopes located predominantly within the center of the site in close proximity to the existing logging road. The site is currently partially forested and vegetated with scrub-shrubs and invasive species. No wetlands or streams have been observed on the site or in the immediate vicinity. An aerial photograph of the site is included as Figure 2 below.

Figure 2 – Site Aerial Photo



B. Zoning

The property is zoned R-5, single-family residential. The proposal is to develop the property with new single-family uses. The use is allowed in the R-5 zoning district as identified in LUC 20.10.440.

C. Land Use Context

The property is zoned R-5 and has a Comprehensive Plan designation of Single-Family High Density. The site is bounded by SE 64th Street (unimproved), 120th Avenue SE to the west, undeveloped lots as well as a church to the north, and existing

single-family homes to the east.

D. Critical Areas Functions and Values

i. Geologic Hazard Areas

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

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

ii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinction in the coming century (Marzluff et al. 2001a).

Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).

Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales

(Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. CONSISTENCY WITH PRELIMINARY CONSERVATION SUBDIVISION REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Residential uses are regulated by *LUC 20.10.400* (Use Charts). Single-Family Residential Districts provide for residential areas of low to moderate densities and permit compatible, related activities. The proposed uses (single-family residences) are permitted in the R-5 zone.

2. Site Design

The City of Bellevue Land Use Code (LUC 20.45A.060.B.4) establishes design standards that apply to conservation subdivisions as specified below:

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

Finding: The main access road will be a private road located in the general location of the existing gravel logging road. Two additional easement roads are proposed for lots 3-5 and 13-15. These road locations are generally parallel to contours. The road locations minimize the amount of cut and fill and provide access preserving most of the steep slopes and associated buffers while also meeting the transportation standards for width and sightlines. Utility infrastructure, including two vaults, has been located wherever possible within the roadway

easements. The applicant has submitted conceptual drawings for all lots with slopes in excess of 25 percent demonstrating feasible driveway access will not exceed 15 percent. In addition, they have submitted analysis that shared driveway access would not result in a significant reduction of grading as compared to individual driveways for the lots as proposed.

B. Zoning District Dimensional Requirements

The site is located in the R-5 zoning district. The proposed plat is in conformance with the general dimensional requirements of the zone and conservation subdivision under LUC 20.45A.060.B.3 as outlined below. Conservation plats allow reductions in setbacks, and lot size; and variations in lot coverage and impervious surface.

<table>
<tr><th colspan="3">BASIC INFORMATION</th></tr>
<tr><td>Zoning District</td><td colspan="2">R-5</td></tr>
<tr><td>Gross Site Area</td><td colspan="2">175,558 square feet (4.03 acres)</td></tr>
<tr><th>ITEM</th><th>REQ'D/ALLOWED</th><th>PROPOSED</th></tr>
<tr><td>Dwelling Units/Acre</td><td>Density per LUC 20.25H.045
<table><tr><td>R-5</td><td>5 unit per acre</td></tr><tr><td>Gross Site Area</td><td>4.03 acres</td></tr><tr><td>Total Critical Area</td><td>1.25 acres</td></tr><tr><td>Buildable Area</td><td>2.78 acres</td></tr><tr><td>Development Factor</td><td>.69</td></tr></table>(5 x 2.78) + (5 x 1.25 x .69) = 18.2 units or
18 units allowed</td><td>15 Units</td></tr>
<tr><td>Minimum Lot Area</td><td>4,680 square feet per LUC 20.45A.060.B.3</td><td>Lot 1: 7,041 square feet
Lot 2: 7,555 square feet
Lot 3: 5,568 square feet
Lot 4: 4,888 square feet
Lot 5: 5,214 square feet
Lot 6: 5,887 square feet
Lot 7: 5,750 square feet
Lot 8: 5,078 square feet
Lot 9: 4,807 square feet</td></tr>
</table>

		Lot 10: 4,800 square feet **Lot 11: 4,790 square feet** **Lot 12: 6,597 square feet** **Lot 13: 5,182 square feet** **Lot 14: 5,753 square feet** **Lot 15: 6,007 square feet**
Minimum Lot Width	60 feet	**Lot 1: 101 feet** **Lot 2: 69 feet** **Lot 3: 70 feet** **Lot 4: 61 feet** **Lot 5: 65 feet** **Lot 6: 60 feet** **Lot 7: 60 feet** **Lot 8: 60 feet** **Lot 9: 60 feet** **Lot 10: 60 feet** **Lot 11: 60 feet** **Lot 12: 70 feet** **Lot 13: 64 feet** **Lot 14: 70 feet** **Lot 15: 62 feet**
Minimum Lot Depth	80 feet	**Lot 1: 89 feet** **Lot 2: 115 feet** **Lot 3: 80 feet** **Lot 4: 80 feet** **Lot 5: 83 feet** **Lot 6: 100 feet** **Lot 7: 100 feet** **Lot 8: 90 feet** **Lot 9: 81 feet** **Lot 10: 80 feet** **Lot 11: 80 feet** **Lot 12: 88 feet** **Lot 13: 82 feet** **Lot 14: 94 feet** **Lot 15: 94 feet**
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yard Access Easements	 10 feet 15/20* feet 5 feet 10 feet 10 feet *See LUC 20.45A.060.B.3 for modified building setbacks*	**All setbacks meet or exceed the minimums required** ***A 20' rear yard setback is required for lots 4-12.** **The final plat shall label each lot line as front, rear, or side**

Lot Coverage	*See LUC 20.45A.060.B.3 for maximum lot coverage calculations* *Lot Coverage = .40 x Lot Coverage Factor* *Lot Coverage Factor = 1 + (7,200 - actual lot size)/7,200)*	**Allowed Maximum Structural Lot Coverage** **Lot 1: 41%** **Lot 2: 38%** **Lot 3: 49%** **Lot 4: 53%** **Lot 5: 51%** **Lot 6: 47%** **Lot 7: 48%** **Lot 8: 52%** **Lot 9: 53%** **Lot 10: 53%** **Lot 11: 53%** **Lot 12: 43%** **Lot 13: 51%** **Lot 14: 48%** **Lot 15: 47%**
Impervious Surface	*Maximum Impervious Surface coverage is 50% of the total site per 20.45A.B3*	**Maximum Impervious Surface not proposed to exceed 50 percent of the site.** **Allowed impervious surface for each lot is required to be stated on the final plat.**
Tree Retention	30% of 3381 diameter inches = 1014 inches minimum	**1020 diameter inches retained = 30% proposed**

<u>See conditions of approval related to designated setbacks, lot coverage, impervious surface, and tree retention in Section X of this report</u>

C. Critical Areas Requirements Chapter 20.25H LUC:

The City of Bellevue LUC Critical Areas Overlay District (Chapter 20.25H LUC) 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, critical area buffer, or structure setback from a critical area or buffer. The site contains steep slopes and habitat for species of local importance.

i. LUC 20.2H.230 Critical Area Report.

The Critical area report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated

by this part. Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of the degraded conditions in exchange for a reduction in regulated critical area buffer on a site the critical areas report must demonstrate a net increase in certain critical area functions.

Proposed Impacts

The proposal will have minor direct impacts to critical area steep slopes which are necessary to be disturbed for access roads. The remaining areas of steep slope critical areas will be preserved within NGPA tracts. Proposed buffer modifications on the site include 9,629 square feet of buffer modifications necessary for plat infrastructure access roads and utilities. The private roadway and utility infrastructure improvements are allowed uses per LUC 20.25H.055. The proposal also seeks to modify or eliminate steep slope structure setbacks which is allowed through a Critical Areas Report. All proposed impacts are shown in Attachment 1 and discussed in the Critical Areas Report Attachment 4.

Finding: The applicant has demonstrated that the critical areas functions and values will be significantly improved over existing conditions per the Critical Areas Report, and Addendums (Attachment 4).

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

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

steep slope buffer enhancement.

All debris and invasive species will be removed within the slopes and buffers, and the area will be planted with a wide variety of native tree and shrub species at dense spacing where native vegetation is not present. Wildlife snags will be created within the retained slopes and buffers to provide habitat to the newly planted steep slope and buffer areas. To further protect the critical areas, a split rail fence will be installed and signage posted along the edge of the entire NGPA.

See Conditions of Approval related to mitigation, fencing, and signage in Section X of this report.

ii. Performance Standards

The performance standards found in Chapter 20.25H LUC as specified in the table below are applicable:

Critical Area	Slopes	Habitat
Performance Standards	LUC 20.25H.125, 140, and 145	LUC 20.25H.160

iii. Conformance with Critical Areas Performance Standards for allowed uses in LUC 20.25H.055

Chapter 20.25H LUC establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as steep slope critical area, stream, or buffer. LUC 20.25H.055 establishes certain uses which are allowed in critical areas. Uses which are not specifically allowed, require evaluation through a critical areas report. Construction of private roads and utilities are allowed uses. The project proposes to modify steep slopes and, slope buffers, under the allowed use provisions. The project must meet the following code requirements.

1. Consistency with LUC 20.25H.055.C.2.a

New and Expanded Uses or Development. New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

a. The location of existing infrastructure;

Finding: No existing infrastructure exists on the site. There is a remnant logging road near the center of site. Locating the main access road in this area minimizes grading due to the existing topography. This road will access the site from 120th Avenue SE a developed public right-of-way. Interior roadway easements are located to minimize disturbance and meet transportation requirements. The vaults have been located within roadway easements to minimize disturbance. The transportation and utility infrastructure has been located in a manner to have the least impact on the steep slopes and critical area buffers. See project site plans as Attachment 1 for road locations.

b. The function or objective of the proposed new or expanded facility or system;

Finding: The transportation and utility infrastructure is necessary to provide access and storm water retention for the development proposed.

c. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area;

Finding: The proposed roads and utility vaults' locations avoid or minimize disturbance to steep slope critical areas and buffers. The road locations were selected to take advantage of existing topography by locating in areas where grading has occurred and designing them to be parallel to existing contours where feasible. The utility vaults have been located within the road easements to limit disturbance. Alternative locations such as the right of way to the south and access through private properties are not feasible due to existing grades, lack of easements, or transportation requirements for maximum grade, site distance, etc. The unimproved public right of way located south of the property has significantly steeper existing grade than the proposed location and cannot provide access without excessive grading and large retaining walls. Access from other areas is not possible without acquiring private easements or property.

d. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance; and

Finding: The alternative available to further avoid impacts would be to acquire private easements from properties to the east or reduce the number of lots proposed. The cost of easements or reducing lots would be disproportionate to the gain achieved. The properties to the east of the project are developed with single-family homes. Any access easement granted by these properties would likely require the acquisition of the property due to easement width, setbacks, and existing development. Avoidance through lot size reduction would require no development on the eastern half of the property removing multiple lots from the development. As proposed, the applicant has minimized the disturbance of critical area steep slopes and buffers and provided a mitigation plan prepared by The Watershed Company, LLC (Attachment 1). demonstrating a net gain in environmental functions and values. Avoidance of disturbance is substantially disproportionate as compared to the environmental impact of the proposal.

e. The ability of both permanent and temporary disturbance to be mitigated.

Finding: The unmodified steep slopes and critical area buffers will be placed within NGPA tracts, and a mitigation plan will remove invasive species and replant these areas with native vegetation. The Critical Areas Report and Addendums (Attachment 4) included a Functional Lift Analysis of the Steep Slopes, Habitat, and Net Conditions. The report demonstrates a net gain in all areas.

2. Consistency with LUC 20.25H.055.C.2.b

New and Expanded Uses or Development. If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

a. Location and design shall result in the least impacts on the critical area or critical area buffer;

Finding: The project has been designed to have the least impacts on critical area or critical area buffers. The main access road has been placed in the general location of an existing logging road. Locating the

main access road in this area minimizes grading due to the existing topography. The other interior roadway easements have been located to minimize disturbance, meet transportation requirements, and run parallel to existing contours where feasible. The vaults have been located within roadway easements to minimize disturbance. The transportation and utility infrastructure have been located in a manner to have the least impact on the steep slopes and critical area buffers. See project site plans as Attachment 1 for road locations.

b. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized;

Finding: As discussed in the section above, the disturbance of the critical areas and buffers have been minimized by the location of the proposed roadways and utility vaults. In addition, the proposal will use rockeries and retaining walls to reduce the amount of grading on the site and avoid disturbance of the remaining critical areas and buffers. No disturbance of the critical areas or buffers is proposed beyond that necessary for transportation and utility infrastructure, removal of invasive species, and the planting of native vegetation.

c. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists;

Finding: The site does not contain any mapped or identified streams or wetlands. Habitat for pileated woodpecker and red tail hawk is present on the site. It has been demonstrated there is no other technically feasible location for the transportation and utility infrastructure that will result in less disturbance to the critical areas and buffers. Tree removal has been minimized by design and location. The Critical Areas Report demonstrates a net gain in the habitat values and functions of the critical areas and buffers by removing invasive species, planting native vegetation, and creating habitat snags of any hazardous trees.

d. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities

where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or critical area buffer

Finding: The site does not contain any mapped or identified streams or wetlands.

e. **All work shall be consistent with applicable City of Bellevue codes and standards;**

Finding: The proposed improvements are either allowed uses consistent with the code or have been demonstrated to cause the least impact to critical areas, consistent with the code.

f. **The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod;**

Finding: By restoring the temporarily impacted areas, providing enhancement to offset impacts from steep slope and slope reductions and providing the proposed drainage system, it is not anticipated that the proposed infrastructure improvements will have an impact on the aquatic area flows, duration or volume, or flood storage capacity, or hydroperiod. The proposed storm drainage systems include storage vaults to hold and slow the release of storm water to the stream over time. A large portion of the site is being preserved with existing and planted native vegetation, and the existing drainage characteristics are maintained by the project. The infrastructure and utility systems are designed to mimic the existing forested conditions.

g. **Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists; and**

Finding: There are no associated parking or other support function proposed to be located in critical areas or buffers.

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.**

Finding: Permanent and temporary disturbance of the critical areas and buffers will be mitigated per the mitigation plan. The mitigation will restore any areas of steep slope and buffer temporarily disturbed during construction and mitigate permanent disturbance by removing invasive species and planting native vegetation.

See mitigation Related Conditions of Approval in Section X of this report.

3. Consistency with Land Use Code Critical Areas Performance Standards LUC 20.25H.125.

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in the design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

a. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Finding: The site has been designed to minimize alterations to the natural contour of steep slopes and critical areas buffers. Impact to steep slopes and critical area buffers have been minimized and limited to those necessary for plat infrastructure roads and utilities.

b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Finding: The proposed plat infrastructure has been designed to avoid or minimize disturbance of steep slopes and associated buffers. The main access road has been located within a previously developed gravel logging road, and ancillary access roads have been designed to run parallel to contours where possible. The unmodified steep slopes and critical area buffers will be placed within NGPA tracts, and a mitigation plan will remove invasive species and replant these areas with native vegetation. **See mitigation related Conditions of Approval in Section X of this report.**

c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Finding: As stated in the Supplement to Geotechnical and Critical Area Report, prepared Anil Btail, P.E.: dated March 4, 2016: "the proposed development shall not result in greater risk or a need for increased buffers on neighboring properties."

d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Finding: This proposal includes the use of retaining walls in multiple locations to preserve the existing natural steep slope areas. The proposed walls are necessary for the plat infrastructure. The applicant has also proposed several retaining walls or rockeries on individual lots, which will avoid a significant increase in disturbance throughout the site.

e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Finding: The proposal does not include an increase in impervious surface within the unmodified critical areas or buffers. Areas of steep slope and buffer have been removed from critical area status to accommodate necessary roads and utilities and associated impervious surface. No additional impervious surface will be proposed or allowed within the remaining critical areas and critical area buffers which will be placed in NGPA tracts.

f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped, and re-grading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Finding: No topographic modification of critical areas or critical area buffers is proposed outside of what is necessary for the installation of required transportation and utility infrastructure. The plat has been designed to locate proposed lots for future residences in areas where steep slope critical areas and associated buffers are not present.

g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Finding: No buildings are proposed as part of the subject plat. The plat has been designed to locate proposed lots for future homes in areas where critical areas and associated buffers are not present. Retaining devices within steep slopes or associated buffers are limited to those required for necessary transportation and utility infrastructure.

h. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Finding: No buildings are proposed as part of the subject plat. The plat has been designed to locate proposed lots for future homes in areas where critical areas and associated buffers are not present.

i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Finding: The plat has been designed to locate proposed homes in areas where critical areas and associated buffers are not present. No structures for parking or garages will be located within critical areas or associated buffers.

j. 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.

Finding: The applicant has provided a mitigation plan that will be required as a condition of approval of this permit. **See mitigation plan Conditions of Approval in Section X of this report.**

4. Consistency with LUC 20.25H.140

Critical areas report – Additional provisions for landslide hazards and steep slopes. In addition to the general requirements of LUC 20.25H.230, the following areas shall be addressed in a critical areas report for geologically hazardous areas:

a. **Site and Construction Plans. The report shall include a copy of the site plans for the proposal and a topographic survey**;

   Finding: The proposal includes a site plan and topographical survey (Attachment 1).

b. **Assessment of Geological Characteristics. The report shall include an assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region;**

   Finding: The proposal includes geotechnical reports prepared by ABPB Consulting (Attachment 6). The reports includes an assessment of the project, site condition and history, soils, groundwater, seismic hazard, and landslide hazard. Analysis of the soils included in the reports are in accordance with regionally accepted classification systems.

c. **Analysis of Proposal. The report shall contain a hazards analysis including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties; and**

   Finding: The geotechnical report (Attachment 6) contains a detailed description of the project and seismic and landslide hazard. The report concluded there is little to no risk for liquefaction to occur on this site during an earthquake, and there are no landslide hazard areas on the site. The report concluded that the site is suitable for the proposed development and will not result in greater risk or a need for increased buffer on neighboring properties.

d. **Minimum Critical Area Buffer and Building Setback. The report shall make a recommendation for a minimum geologic hazard**

critical area buffer, if any, and minimum building setback, if any, from any geologic hazard based upon the geotechnical analysis.

Finding: The geotechnical report reviewed the proposed plans and the removal and reduction of building setbacks, and impacts to critical area steep slopes and buffers associated with the transportation and utility infrastructure. The report concluded: "that from a geotechnical standpoint, setbacks or buffers are not required." However, proposed impacts and reductions to the critical area buffers are limited to those necessary for the roadways and utilities.

5. Consistency with LUC 20.25H.145

Critical areas report – Approval of modification. Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

a. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

Finding: As stated previously, the geotechnical engineer reviewed the proposal and concluded: "the proposed development shall not result in greater risk or a need for increased buffer on neighboring properties."

b. Will not adversely impact other critical areas;

Finding: The proposal will impact the steep slopes and buffers discussed in the Critical Areas Report. There are no other critical areas located or in close proximity to the proposal, and the proposal will not result in greater risk on neighboring properties.

c. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

Finding: The geotechnical engineer reviewed the proposal and concluded: "The slopes on the site are in a stable condition and the proposed improvements will not reduce the slope stability but will enhance it in several locations." The hazard section of the Functional Lift Analysis included in the Critical Areas Report analyzed the functional improvement of the proposal and concluded: "The native

plantings that will replace the non-native and invasive species will provide a much deeper root system that will increase slope stability and will improve absorbing/slowing precipitation."

d. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

Finding: The geotechnical report, prepared by a WA state licensed geotechnical engineer, has found that provided construction proceeds in accordance with their recommendations, the project will enhance slope stability and pose no risk to neighboring properties. As required in LUC 20.30P.170, the applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer. The hold harmless agreement is required to be recorded with King County prior to plat infrastructure permit issuance. **See hold harmless Conditions of approval in Section X of this report.**

e. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

Finding: The geotechnical engineer reviewed the proposal and concluded: "The slopes on the site are in a stable condition and the proposed improvements will not reduce the slope stability but will enhance it in several locations." There are no existing structures on the site. The report was reviewed by staff and complies with the Geotechnical Report and Stability Analysis Requirements.

f. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

Finding: The geotechnical engineer has provided recommendations for site preparation and grading, foundations, retaining walls, rockeries,

drainage, and pavements. Geotechnical review of construction plans will be required prior to issuance of any clearing and grading permit. The geotechnical engineer will be required to inspect the project during construction. **See Conditions of approval related to geotechnical recommendation in Section X of this report.**

g. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

Finding: The Critical Areas Report and Addenda included a Functional Lift Analysis of the Habitat and Net Conditions. The Report demonstrates a net gain in all areas. As discussed in the report, the critical areas on the site have a preponderance of invasive species and diseased trees. The removal of invasive species and replanting with dense native vegetation will increase habitat structural and compositional complexity. Diseased trees will be converted to habitat snags and invasive species will be replaced with a diverse and structurally complex community of native trees and shrubs. The vegetated plant community will provide native habitat over the long term, compared to an inevitable loss of vegetation to disease and invasive species infestation that would occur naturally without intervention.

iv. Consistency with LUC 20.25H.160

If habitat associated with species of local importance will be impacted by the proposal, the proposal shall implement the wildlife management plan developed by the Department of Fish and Wildlife for that species.

Finding: Sites known to provide habitat supporting a species of local importance must be developed in compliance with a management plan intended to preserve existing habitat. The applicant has obtained the services of a qualified habitat biologist and has provided an acceptable habitat management plan that retains connectivity with adjacent habitat features, removes invasive species, and replants degraded areas with native vegetations as part of the mitigation plan. Within the modified critical areas and buffers, diseased trees will be converted to habitat snags and invasive species will be replaced with a diverse and a structurally complex community of native trees and shrubs. The forage and wildlife opportunities will be

improved by the replacement of non-native and invasive species with a native tree and shrub community. The vegetated plant community will ensure the area remains disease free, providing native habitat over the long term, compared to an inevitable loss of vegetation to disease and invasive species infestation that would occur naturally. **See Conditions of Approval related to mitigation in Section X of this report.**

IV. PUBLIC NOTICE AND COMMENT

Application Date:	March 5, 2014
Public Notice (500 feet):	May 22, 2014, and December 3, 2015
Public Meeting:	May 29, 2014 and December 15, 2015
Minimum Comment Period:	June 5, 2014, and December 17, 2015

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin on May 22, 2014. The project notice was mailed to agencies, tribes, and property owners within 500 feet of the project site, and a Notice of Application sign was placed at the project site. A public meeting was held on May 29, 2014. Due to significant changes to the project design, the project was noticed a second time on December 3, 2015 and an additional public meeting was held on December 15, 2015. After receiving comments that the Notice of Application sign was no longer at the site, a new sign was installed on December 7, 2017.

Several public comment letters were received and were primarily focused on but not limited to transportation concerns, density, neighborhood character, survey accuracy, and preservation of significant trees and habitat. The City also received comments in support of the project.

These comments are addressed below:

1. **Public comment raising concern over 120th Ave NE regarding lane size, curve at 164th**

   City's Response: As discussed in Section V below, the applicant will be required to widen 120th Avenue SE along the project site to provide 24 feet of pavement, and an appropriate transition taper and curve radius to SE 64th Street. The project will also provide street lighting meeting City of Bellevue standards per BCC 14.60.210. See Conditions of approval.

2. **Public comment raising concern over increased traffic**

   City's Response: As discussed in Section V and VI below, City staff has analyzed the number of projected a.m. and p.m. peak hour trips. The development would generate 15 new p.m. peak trips, which would all travel on 120th Avenue SE, a public street immediately west of the site. The addition of

15 new homes accessing 120th Avenue SE is not considered to create a significant negative traffic impact. As such, the projected peak hour trips are considered minimal. The project is required to provide street widening, lighting, and installation of an off-street sidewalk.

3. **Public comments expressing concern over future resident and visitor parking**

   City Response: The applicant has submitted conceptual drawings demonstrating all lots for the proposed subdivisions can meet minimum driveway standards. The LUC requires single-family homes to have a minimum of two parking spaces. Minimum visitor parking is not regulated by the land use or transportation code.

4. **Public comment expressing concern regarding the sidewalk adjacent to the proposed internal private road.**

   City Response: The applicant is permitted to determine the location of the sidewalk as the codes and standards do not require the sidewalk to be located on a specific side of the road. Transportation design standards require a 5-foot sidewalk on one side of a private road. A planter strip is not required with sidewalks on private roads. The applicant has located the sidewalk to meet required vehicular sight distance around the curve.

5. **Public comment regarding the frontage sidewalk along 120th Avenue SE.**

   City Response: As part of the frontage improvements associated with the project, the applicant will install a frontage sidewalk connecting to the existing sidewalks north and south of the development. The sidewalk will include vegetated landscaping strips.

6. **Public comments expressing safety concern with the grade of the internal roadway**

   City Response: The private road will be constructed to meet the maximum grade requirement of 15%, measured at the centerline, as shown on the profile view of the plans. Measuring at the centerline is consistent with City codes and standards; and engineering standards and practices. A guardrail is present on the west side of 120th Avenue SE. In addition, the proposed private road meets the minimum landing standard in which the grade is limited to a maximum of 10% for the first twenty feet. Street lighting will be installed along

the east side 120th Avenue SE, and one light will be located where the private road connects to 120th Avenue SE to increase visibility. Lastly, warning signs will be installed to alert drivers of the new private road and the grade of the proposed private road with a recommended reduced speed.

7. **Public comments suggesting alternative access to the site other than 120th Avenue SE**

   City Response: Access from 121st Avenue SE cannot be required as the site does not front the City right-of-way on 121st Avenue SE and private properties exist between the east side of the development and 121st Avenue SE. The proposed placement of the interior road decreases overall cut and fill and minimizes disturbance of critical areas and buffers. Landscaping is proposed in front of any permanent walls and will be required along the 120th Avenue SE street frontage.

8. **Public comment regarding signage:**

   City Response: This applicant is required to install “Intersection Ahead” sign on 120th Avenue SE alerting drivers to the new intersection.

9. **Public comment regarding the guard rail located on the east side of 120th Ave NE.**

   City Response: The City has a programmed project to raise the guardrail height to meet the current WSDOT standards.

10. **Public comment expressing concern the project site has a Comprehensive Plan designation of SF-H and questioning if this designation had been recently changed.**

    City Response: The subject properties and the properties in the immediate vicinity are zoned R-5, with a Comprehensive Plan designation of SF-H (Single Family High). This area has been zoned R-5 since 1993 (Ordinance No. 4476).

11. **Public comments regarding neighborhood character:**

    City Response: The City received comments expressing concern if the project is consistent with the neighborhood character. The proposal adequately considers neighborhood character by preserving over an acre of open space in Native Growth Protection Areas, retaining significant trees, providing street frontage improvements, and landscaping in front of proposed retaining walls. The proposal will create 15 single-family lots on 4 acres of property which is

not out of character with established subdivisions in the vicinity.

12. Public comments expressing dissatisfaction with the proposed house design:

City Response: The City received comments expressing concern regarding the design of the homes submitted with the proposal. House design in the proposal is conceptual in nature and is included to demonstrate that access to the proposed homes can meet the minimum driveway standards discussed in Section III. Although adequately demonstrating that driveway standards can be met, the conceptual designs are not part of any approval in this permit. House design will be reviewed as part of individual building permits and will be subject to the limitations discussed in Section III and the regulations of the LUC and as conditioned as part of this recommendation.

13. Public comment inquiring what the proposed setbacks will be and if the proposal is seeking a variance from setback requirements.

City Response: The proposed setbacks are discussed in Section III above. Setbacks for individual lots are subject to the requirements of LUC 20.20.010 with modifications allowed under LUC 20.45A.060.B.3. All of the lots along the eastern edge of the proposal will have 20-foot rear yard setbacks. No variance is proposed.

14. Public comments recommending the proposal be redesigned as a Planned Unit Development.:

City Response: Although suggested to the applicant, a Planned Unit Development (PUD) cannot be required as part of the proposal. The proposal has been modified to limit the disturbance of critical areas and buffers to disturbance related to access and infrastructure. The conservation subdivision allows for smaller lot sizes, and the applicant has proposed an average lot size of approximately 5,500 square feet. Where feasible, the access roads have been designed to parallel existing contours. The proposed private road is located in an area with an existing gravel logging road/pathway. The placement of the road in this area decreases overall cut and fill and minimizes disturbance of critical areas and buffers. The applicant is meeting the minimum tree retention for the site and is preserving all viable trees within the remaining critical areas and buffers.

15. Public comments questioning the accuracy of the survey submitted with the original application and the identification of areas with steep slopes

City's Response: The applicant submitted a revised and more accurate survey

identifying additional areas meeting the requirements of critical areas steep slopes. The size of the identified steep slopes and associated buffers increased significantly. Because the changes to the proposal were of a significant nature, the City elected to re-notice the application and have an additional public meeting.

16. **Public comments expressing concern that habitat protection and area proposed as Native Growth Protection Areas (NGPA's) are insufficient.**

    City's Response: As discussed above, the applicant submitted a revised and more accurate survey identifying additional areas meeting the requirements of critical areas steep slopes and associated buffers. In subsequent revisions after the comment was received, the dedicated Native Growth Protection Areas increased from approximately 5,500 square feet to over 50,000 square feet. As discussed in the Critical Areas Report, the applicant has included a mitigation plan for these areas, which will remove any invasive species and replant open areas with native vegetation. The Critical Areas Report demonstrates a net gain in overall functions and values of the critical areas and associated buffers as a result of the proposal.

17. **Public comments requesting additional significant tree protection and retention of old-growth trees**

    City Response: The applicant is meeting the minimum tree retention for the site and is preserving all viable trees within the remaining critical areas and buffers. As discussed in the Habitat Assessment, and the Arborist report the site has been previously logged and most of the older trees were removed prior to annexation. Several of the remaining trees suffer from disease. The proposal will create habitat snags of any hazardous trees within the proposed NGPA's.

18. **Public comments concerning the utility vault location within Tract C and possible impacts to Tract B associated with the construction of the vault.**

    City Response: The original vault location and design have been revised. The plans include an ecology block wall at the edge of the Tract C to limit disturbance within the Tract B. The revised proposal has considerably less cut and fill than the original design.

19. **Public comments regarding site landscaping in front of retaining walls and in areas where slopes over 40% are proposed.**

    City Response: The plans have been revised to reduce proposed grading with the use of rockeries and retaining walls and redesign of the vault structure.

Where grading occurs as a result of plat infrastructure the proposed grade is less than 40%. The applicant has supplied a landscaping plan with proposed vegetation in front of permanent retaining walls associated with plat infrastructure.

20. Public comments expressing dissatisfaction with the City's public notice, lack of a notice of application sign on-site, and recommendation that residents receive a personal letter.

City Response: The Weekly Permit Bulletin is the City's standard noticing document sent to property owners within 500 feet of a proposed plat. We also notice the project in the Seattle Times and post a sign on site. Several notice of application signs have been placed on the site since the application was originally noticed. It is unknown why the signs have been removed or vandalized. Most recently, a new sign was placed on the site December 11, 2017. The notification of the application has included in the Seattle Times and sent to property owners within 500 feet twice, and two public meetings have been held. The application has met the noticing requirements for plat subdivisions and CALUPs. It is not the city's standard practice to send individual letters.

21. Public Comments regarding groundwater and possibility of seeps on site

City Response: The applicant submitted a Geotechnical Report (Attachment 6), prepared by ABPB Consulting. The report analyzed ground water and soils on the site and concluded: "No significant groundwater or seepage was encountered during the test pit excavation operation. We anticipate that minor perched water will develop in the wet winter months over the lower permeability glacial deposits under the site." Staff review of the geotechnical information and site visits found no indication of significant groundwater or seepage on the site.

22. Comments expressing support of the project

City Response: The City received comments expressing support of the project. These comments mentioned that the property had been previously logged prior to annexation by the City of Bellevue and the site is used for illegal dumping and as a place for teenage partying. The comments also expressed concern that many of the remaining trees are possibly hazardous due to the extent of invasive species on the site such as English Ivy.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

1. Surface Water

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

2. Utilities

Domestic water for the site available to the site in 121st Ave SE. The development proposes to connect to a 6" AC water main in 121st Ave SE on the NH580 zone and extend through public easements to the development. There is sufficient capacity in the City of Bellevue water mains to supply the site with domestic water.

Domestic sewer for the site is available in 120th Ave SE. The development proposes to extend sewer main onto the site from 120th Ave SE with construction of infrastructure for the site. There is adequate capacity in the City of Bellevue sewer system to serve the site.

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

B. Fire Department Review

The City of Bellevue Fire Department has reviewed the proposal for compliance with the Fire Development Codes and Standards. As proposed, the Fire Department has no concerns with the project. Any future single-family development must comply with the City's Fire Code requirements**. See Section X of this report for Fire Department related Conditions of Approval.**

C. Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. **See Section X of this report for Clearing and Grading Department related Conditions of Approval.**

D. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (Chapter 14.60 BCC) and the Transportation

Department Design Manual prior to approval of the plat infrastructure permit. Prior to final plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110) or provided that 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. All of the requirements and conditions of the financial assurance device per BCC 14.60.260 must be met to allow use of an assurance device.

Under Chapter 22.16 BCC, payment of the transportation impact fee for each new home is required prior to building permit. 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.

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.

Access Tracts and Easements

The applicant shall provide private roads within tracts and joint use driveways to establish vehicular and pedestrian access to all proposed lots as shown on the approved plans and described below in the "Site Access" section. The applicant shall provide private access easements to serve all 15 proposed lots. In addition, sight distance easement shall be provided across lot 1 as shown on the approved plans.

Site Access

The proposed 15 lot plat is comprised of two existing vacant lots with no existing development or access. The current site is bordered by single-family residences to the north and east, 120th Avenue SE to the west, and unimproved city right-of-way to the south. 120th Avenue NE is a two-lane road classified as a local street. Access to the proposed lots will be provided via 120th Avenue NE through a private road referred to as Tract A/SE 63rd Court, as well as Tract C and Tract E as shown on the approved plans.

Access to the 15 proposed lots is proposed to be by a private road, 120th Avenue NE. Per BCC 14.60.130, private roads will be allowed if several conditions are met as follows:

A. A covenant which provides for maintenance and repair of the private road by property owners has been approved by the city and recorded with King County; and
B. The covenant includes a condition that the private road will always remain open for emergency and public service vehicles; and
C. The private road would not hinder public street circulation; and
D. At least one of the following conditions exists:
    1. The road would ultimately serve no fewer than three lots and no more than nine lots; or
    2. The road would ultimately serve more than nine lots, and the review engineer and the fire marshal determine that no other access is available. In addition, the proposed private road would be adequate for transportation and fire access needs, and the private road would be compatible with the surrounding neighborhood character; or
    3. The private road would be part of a commercial or residential planned unit development; or
    4. The private road would serve commercial or industrial facilities where no circulation continuity is necessary.

After analyses of the code requirements noted above, the city has determined that the criteria has been met for the installation of a private road serving 15 private residential lots in this development.

SE 64th Street provides a direct connection to 120th Avenue NE and the site. The frontage on 120th Avenue NE shall be improved to provide a minimum of 24-feet of pavement, 6-foot sidewalk and 6-foot planter strip. In addition, connections will be provided to the existing sidewalk north of the project on 120th Avenue SE and south of the project on SE 64th Street, and the existing roadway on SE 64th Street.

Tract A/SE 63rd Court shall be a minimum of 24 feet with a minimum 5-foot sidewalk on the east/south side of the road, and a turnaround facility per the COB Transportation Design Manual at the east terminus of the road and shall be placed in an easement or tract having a minimum width of 35 feet. No other access connection to city right-of-way is authorized.

Access to lots 1 and 2 will be provided via a 16-foot wide paved joint use driveway within a 20-foot Access and utility easement off Tract A/SE 63rd Court. Access to lots 3 through 5 will be through a 20-foot wide paved private road/Tract E within a minimum 25-foot Access and Utility easement off Tract A/SE 63rd Court. Access to lots 6 through12 will be provided directly from Tract A/SE 63rd Court. Access to lots 13 through 15 will be provided via a 20-foot wide paved private road within a minimum 25-foot Access and Utility easement, Tract C, and a 16-foot wide joint use driveway for lots 13 and 14 located on the south side of Tract C.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements and Private Road Requirements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (Chapter 14.60 BCC), and the provisions of the Transportation Department Design Manual. Existing utilities in the city right-of-way fronting the site shall be relocated, and all new utility distribution and collection systems, including power, telephone, and TV cable, shall be installed underground.

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

- Provide a new 6-foot wide ADA compliant sidewalk, 6-foot wide planter strip, and curb and gutter along the project site.
- Construct a 6-foot wide ADA compliant sidewalk from the ends of the plat sidewalk to the existing sidewalk segments on 120th Avenue SE and SE 64th Street.
- Provide pavement widening along the project site to provide 24 feet of pavement width from the existing fogline on the west side of 120th Avenue SE to the face of the new curb and an appropriate transition taper and curve radius to SE 64th Street as shown on the approved plans.
- Install a private road approach at the intersection of 120th Avenue SE and the private road/SE 63rd Court per COB Standard Drawing SW-150-1.
- Provide street lighting along 120th Avenue meeting City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- Mailboxes shall not be located along 120th Avenue SE. Install Mailboxes on the SE 63rd Court private road.
- Construct a driveway approach for the neighboring property to the south of the site at 11927 SE 64th Street shall per COB Standard Drawing SW-170-1.
- Fixed objects cannot be located within 10 feet of the edge of the driveway Per the Transportation Design Manual, Section 15.
- The applicant will be responsible for replacing and/or installing all street channelization and signage (i.e., No Parking, Intersection Ahead, Street Name, Private Road/Dead End, Stop Sign, curve alignment warning signs, etc.) that is necessitated by their street frontage improvements on 120th Avenue SE. A channelization and signage plan must be included as part of clear and grading construction plans.
- As much as feasible, metal covers for all utilities shall be located outside of the expected vehicle tire paths within the paved surface of any street or private road per Transportation Design Manual Section 18.
- All walls supporting street frontage infrastructure shall meet City of Bellevue Transportation Design Manual, Section 10 requirements.
- The concrete retaining wall along the west property line at the back of the City right of way on 120th Avenue SE will require structural design review

(third party structural review may be required), and an architectural finish that fits the character of the neighborhood is required.

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

- The driveway approach at 120th Avenue SE shall be limited to a grade of 10% or less for the 20 feet past the back of sidewalk and shall be limited to a maximum grade of 15% thereafter.
- The main private road/SE 63rd Court into the site off 120th Avenue SE must be constructed with a minimum 24-foot wide pavement width, 5-foot wide sidewalk on the south side of the road, and curb and gutter contained within a minimum 35-foot wide access easement/Tract A. The 5-foot sidewalk along SE 63rd Court must extend from 120th Avenue SE to the point where the primary private road tract ends.
- Construct a turnaround facility at the east terminus of SE 63rd Court per Transportation Design Manual Standard Drawing RC-130-1. The cross slope of the turnaround shall not exceed 8%.
- No parking is allowed on SE 63rd Court within the required sight distance triangles, the turnaround area, and all portions of the road with a grade of 15% or greater.
- Due to site-related constraints (steep slopes, sensitive areas, etc.), SE 63rd court will have a design speed of 15 mph.
- Install speed limits signs, curve ahead warning signs, No Parking signs, street name signs, 15% grade sign, etc. on SE 63rd Court private road.
- Vehicle and pedestrian sight distance requirements must be met per BCC 14.60.240 and 14.60.241 at the intersections of the private roads/Tracts and joint-use driveways with SE 63rd Court. Vertical as well as horizontal line of sight must be considered.
- Stopping sight distance for SE 63rd Court shall meet AASHTO requirements.
- The single-family driveways shall be constructed per COB Transportation Design Manual.
- Installation of street lighting is recommended for private roads. The City of Bellevue will not be responsible for future maintenance costs or electric power costs for any street light system serving a private road.
- One or more mailbox locations approved by local postmaster must be provided on the private road/SE 63rd Court. Such locations must not be hazardous for traffic (i.e., impedes required sight distance triangles), and must not interfere with the turnaround function on the private road.
- Tract C private road approach at SE 63rd Court shall be constructed per Transportation Design Manual Standard Drawing SW-170-1.
- Tract E private road approach and joint use driveways off SE 63rd Court shall be constructed per Transportation Design Manual Standard Drawing SW-180-1
- Access to lots 1 and 2 will be provided via a 16-foot wide paved joint use driveway within a 20-foot Access and utility easement.
- Access to lots 3-5 will be through a 20-foot wide paved private road within Tract E, and a 16-foot wide joint use driveway for lots 3 and 4 located on

the west side of Tract E. The 20-foot wide roadway shall be placed in an access and utility easement or tract having a minimum width of 25 feet, and the joint use driveway shall be placed in an access and utility easement or tract having a minimum width of 20 feet.

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

ADA-compliant sidewalks and curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

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 has last been 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. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near the development site 120th Avenue SE is classified as "No Street Cuts

Permitted".

See Section X for Transportation related conditions of approval.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW

State Environmental Policy Act (SEPA)

Environmental review is required for the proposal under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and Washington Administrative Code (WAC) 197-11, and the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC). The Environmental Checklist together with information provided below (and in the official file) adequately discloses expected environmental impacts associated with the proposed Conservation Plat and CALUP approval. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under SEPA.

Adverse impacts which are less than significant are subject to City Codes or Standards, which are intended to mitigate those impacts. In cases where the City has adopted development regulations to systematically avoid or mitigate adverse impacts, those standards and regulations, where applicable, will normally constitute adequate mitigation of the impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. Where impacts and regulations do not correspond, or where unanticipated impacts are not mitigated by existing regulations, BCC 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A discussion of the impacts associated with the project is noted below, together with any specific conditions of approval. These impacts will be mitigated to less than significant through exercise of Code authority as well as through project-specific Conditions of Approval contained in this report.

A. Earth and Water

The site contains several areas of steep slopes and associated buffers and structure setbacks. Some modifications of these areas are proposed including temporary disturbance. The site contains no known streams or wetlands.

A turbidity and PH monitoring plan must be submitted, approved, and implemented as part of the required clearing and grading permit. Erosion and sediment control best management practices including clearing limits, temporary erosion and sedimentation control, and seasonal restrictions will be required. **See Section X**

for sedimentation and mitigation related conditions of approval.

B. Animals

The applicant submitted a Habitat Assessment and subsequent addendums prepared by the Watershed Company (Attachment 5). As discussed in these documents, the project site likely provides habitat for a wide variety of birds and small mammals. Of the City of Bellevue's 23 species of local importance, the site is likely to provide habitat or foraging sites for pileated woodpeckers, and red tailed hawk. Pileated woodpecker feeding cavities were observed on several snags. The applicant is required to implement the required performance standards identified by Washington Department of Fish and Wildlife (WDFW) for these species. These impacts will be minimized by the creation of the Native Growth Protection Area tracts, a Native Growth Protection Area easement, the creation of snag trees, and the mitigation and enhancement of degraded critical area slopes and buffers. **See Section X for NGPA, performance standards, and mitigation related conditions of approval.**

C. Plants

As discussed in the Habitat Assessment, the site is not typical Puget Sound lowland forest. Because of previous logging and disturbance, much of it remains in the early to mid-stages of succession and is not dominated by western red cedar or Douglas fir. Also as noted in the arborist report, trees on the site have an unusually large occurrence of several fatal root infections including Red ring rot, Laminated root rot, and Sudden oak disease. Due to the advanced stage of disease, several of the mature trees on the site, particularly Douglas firs, will be converted to wildlife habitat snags.

The subject site can be separated generally into three types of plant communities: young mixed coniferous-deciduous forest with scattered mature trees, pole/sapling mixed forest, and scrub-shrub with patches. Young deciduous trees and scrub shrub exist across much of the west half of the property and mature madrone/Douglas-fir along the eastern boundary. Dense patches of invasive species consisting predominately of Himalayan blackberry and Scot's broom are present throughout the central and western portions of the site.

Mature trees primarily consist of Douglas Fir, Pacific Madrone, big-leaf maple, red alder, black cottonwood, mountain ash, birch, and beaked hazelnut. Understory vegetation includes Himalayan blackberry, English ivy, scot's broom, salal, bracken fern, sword fern, and grasses and weeds. Mitigation for temporary and permanent disturbance will be approved pursuant to an approved mitigation and

monitoring plan. **See Section X for mitigation related conditions of approval.**

D. Transportation

1. Long Term Impacts

The City has prepared a traffic forecasting model for the 2030 horizon year to assess transportation impacts that may result from growth and development during that period. This modeling analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period.

Under the level of service standard detailed in the Transportation Code, the City is divided into 14 Mobility Management Areas (MMAs), each with an area average standard and a congestion management standard. The traffic modeling shows that all of the MMAs would meet both standards. This project proposes to add 15 single-family lots in MMA 14. This level of development is within the assumptions of the City's traffic modeling and does not require additional mitigation. Therefore, additional mitigation for those impacts is not required.

In addition, traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. Impact fees are subject to change, and the fee schedule in effect at the time of building permit issuance will apply.

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 approximately 15 new p.m. peak hour trips; therefore, a concurrency analysis is not required.

3. Short Term Operational Impacts

City staff analyzed the short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. The development would generate 15 new p.m. peak trips, which would all travel on 120th Avenue SE, a public street immediately west of the site. The addition of 15 new homes accessing 120th Avenue SE is not considered to create a significant negative traffic impact.

To mitigate the traffic impacts of the proposed development, the City will collect a traffic impact fee for each new single-family housing unit, require frontage improvements along 120th Avenue SE including pavement widening, and require off-site sidewalk improvements from the ends of the plat sidewalk along the property frontage to the existing sidewalk segments to the north on 120th Avenue SE and to the south on SE 64th Street.

See Conditions of Approval related to Transportation design and improvements in Section X of this report.

E. Utilities

The development proposed for this application has been reviewed on a conceptual basis and can feasibly construct water, sewer, and storm facilities under current utility codes and standards. A deviation has been granted to allow the lower west detention vault to have a reduced setback from the front right of way/ property line.

See Conditions of Approval related to Utility design and installation in Section X of this report.

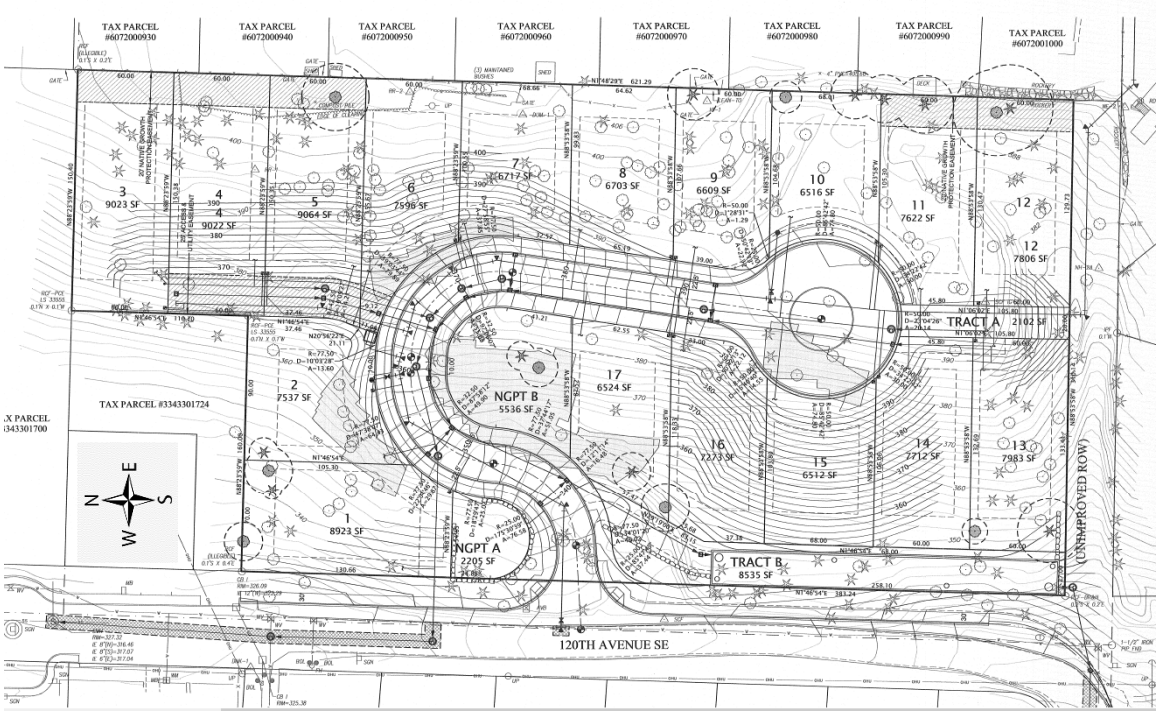
VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Following staff review of project plans, revisions were requested of the applicant with the intention of achieving consistency with City codes. Revisions requested were as follows (see revisions letters in the project file for complete list):

- Reduce number of proposed lots.
- Increase the dimension size of critical areas and modified buffers.
- Adjust the location of the proposed utility infrastructure to consolidate with transportation infrastructure and minimize critical area and critical area buffer impacts.
- Reduce the amount of cut and fill.
- Retain additional trees.
- Provide street frontage landscaping and sidewalk connectivity.
- Increase the paved width of 120th Avenue SE

Included below is the site plan as originally proposed on March 5, 2014.

Figure 3 - Original Site Plan



VIII. DECISION CRITERIA

A. 20.25H.255.B Critical Areas Report – Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer.

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

   Finding: As described within the Critical Areas Report, implementation of the proposed critical area mitigation plan as mitigation for allowing disturbance and modification of steep slope critical areas and associated buffer and structure setbacks would significantly increase the functions of the critical areas and buffers on the site over current conditions.

   Overall impact to steep slope critical areas is minimal and impacts to steep slope critical area buffer is approximately 9,629 square feet. The proposal includes 20,818 square feet of steep slope enhancement and 23,669 square feet of steep slope critical area buffer enhancement. Together these areas will be set aside in an NGPA.

   As discussed in the Habitat Assessment and Critical Areas Report, significant areas of the steep slopes and associated buffers are in a degraded condition due to prior logging and presence of the invasive species. The proposed mitigation will include the removal of non-native vegetation and the planting of native trees, shrubs, and ground cover. The proposal will result in an overall net gain in critical area buffer functions and values.

   See Section X for mitigation related conditions of approval.

2. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

   Finding: Per the critical areas report, and subsequent addendums, restoration and enhancement of the degraded steep slope and buffer areas as proposed mitigation would increase the habitat value over current conditions. These mitigation actions would also provide improved water quality protection to downstream critical areas. The proposal will result in an overall net gain in critical area buffer functions and values. **See Section X for mitigation related conditions of approval.**

3. **The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

   Finding: Per the critical areas report, and subsequent addendums, the mitigation planting of the remaining steep slope and buffer will result in a net gain in stormwater quality function as the mitigation planting will slow and retain stormwater more efficiently than the existing vegetation. The project will be subject to the City's current stormwater regulations. **See Section X for mitigation and storm water-related conditions of approval.**

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

   Finding: Per LUC 20.40.490, installation and maintenance and monitoring assurance devices are required to ensure completion of the five-year monitoring period of the mitigation plan submitted in the critical areas report. Land Use inspections of the mitigation planting will be required. **See Section X for inspection, installation, maintenance, and monitoring related conditions of approval.**

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

   Finding: As detailed in the Critical Areas Report, and subsequent addendums, with the implementation of the mitigation plan there will be no detrimental effect to the functions and values of the critical areas and critical area buffers. An increase in the value of the water quality, habitat, and functions of the critical area steep slopes and buffers are expected as a result of the proposed planting. The steep slopes and buffers will be placed into an NGPA tracts which will restrict future activity on this portion of the property. **See Section X for NGPA related conditions of approval.**

6. **The resulting development is compatible with other uses and development in the same land use district.**

   Finding: The proposal is requested in order to construct single-family homes, which are a compatible use with adjacent single-family uses.

B. Critical Areas Land Use Permit Decision Criteria 20.30P (File 14-126106-LO)

The Director may approve or approve with modifications an application for a CALUP if:

1. **The proposal obtains all other permits required by the Land Use Code;**

   Finding: The proposed conservation subdivision is required to obtain a plat infrastructure permit prior to the commencement of clearing activity. Other permits, including Transportation, Utilities, and Building Permits are required for different phases of development. **See Section X for permitting related conditions of approval**.

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;**

   Finding: The project proposal has been evaluated for consistency with the performance standards intended to guide development on sites encumbered with steep slopes, and habitat for species of local importance. Specific design elements related to these critical areas were considered during project review and are intended to minimize impact to the site's sensitive resources. A complete discussion of the project design as it relates to conservation of sensitive site features is included in Section II above.

   The review of this permit is reliant upon the findings of qualified professionals submitted by the applicant as part of this proposal. The property owner will be required to execute a Hold Harmless Agreement releasing the City from liability for any improvements within the critical area or critical area buffer and structure setback. **See Section X for Hold Harmless Agreement related conditions of approval.**

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;**

   Finding: Section III above discusses how the proposal incorporates the applicable performance standards.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

   Finding: The Utilities, Transportation, and Fire Departments have reviewed the proposal to ensure adequate public facilities and emergency resources are available to serve the project. The proposal will improve 120th Avenue SE with street frontage and pavement widening. A review of the proposed project and existing facilities demonstrate the area is adequately serviced by public facilities. The proposal will not change the need for public facilities.

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

   Finding: A mitigation and restoration plan consistent with the requirements of LUC 20.25H.210, has been prepared and submitted along with the project's

critical areas report. The mitigation plan primarily relies upon the dedication of a NGPA tracts and a proposed mitigation plan. **See mitigation and NGPA related conditions of approval in Section X.**

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

Finding: As discussed in this report, the proposal complies with all other applicable requirements of the LUC.

C. Preliminary Conservation Plat Decision Criteria 20.45A.130 (File 14-126105-LL)

The City may approve or approve with modifications a preliminary plat if:

1. **The preliminary 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, parks, playgrounds, sites for schools and school grounds; and**

   Finding: As discussed, the project provides for drainage, streets, sidewalks, and utilities. The project also includes NGPA tracts and open space. The plat makes provision for the public health, safety, and general welfare through development code requirements. **See Infrastructure and NGPA tract Conditions of Approval in Section X of this report.**

2. **The public use and interest is served by the platting of the subdivision; and**

   Finding: The preliminary plat serves the public interest by increasing the supply of homes in accordance with the Comprehensive Plan, by ensuring compliance with LUC requirements, and conformance with Comprehensive Plan policies.

3. **The preliminary plat appropriately considers the physical characteristics of the proposed subdivision site; and**

   Finding: As discussed in Section II, the preliminary plat considers the physical characteristics of the site by adequately responding to the existing topography by minimizing cut and fill, and retaining significant trees. The access roads have been designed to minimize disturbance of critical areas, and buffers and the mitigation plan will result in an overall gain to critical areas functions and values. **See Mitigation and Tree Retention Conditions of Approval in Section X of this report.**

4. **The proposal complies with all applicable provisions of the Land Use**

Code, BCC Title 20, the Utility Codes, BCC Title 24, the City of Bellevue Development Standards and Chapter 58.17 RCW; and

Finding: The proposal complies with the LUC requirements for the R-5 zoning district, as well as the Utility Code and the City of Bellevue Development Standards as conditioned. **See Conditions of Approval in Section X of this report.**

5. **The proposal is in accord with the Comprehensive Plan, BCC Title 21; and**

Finding: The site is located in the Newport Hills Subarea, and designated Single-Family High Density (SF-H) per the Comprehensive Plan. The overall density of the proposal complies with the site's SF-H designation. In addition to the subarea specific policies, the proposal is also consistent with the following general goals and policies of the Comprehensive Plan.

Environmental Policies

POLICY EN-26. Manage water runoff for new development and redevelopment to meet water quality objectives, consistent with state law.

POLICY EN-31. Protect geologically hazardous areas, especially forested steep slopes, recognizing that these areas provide multiple critical areas functions.

POLICY EN-34. Promote soil stability and the use of the natural drainage system by retaining critical areas of existing native vegetation.

POLICY 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.

POLICY EN-71. Preserve a proportion of the significant trees throughout the city in order to sustain fish and wildlife habitat.

POLICY EN -85. Implement monitoring and adaptive management plans for critical areas mitigation projects to ensure that the intended functions are maintained or enhanced over time.

Land Use Policies:

POLICY LU-6. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

POLICY LU-16. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

Subarea Policies:

The project site is located in the Newport Hills Subarea of the Comprehensive Plan. The zoning is in conformance with the Comprehensive Plan, and the proposed use is supported by the goals and policies of the plan.

The Newport Hills Subarea is bordered on the west by I-405, on the south by S.E. 59th Street and on the north and east by Coal Creek parkway. Its proximity to I-405 and I-90 makes downtown Seattle, Bellevue, and the Cascade Mountains easily accessible.

The Subarea is made up of a number of single-family neighborhoods and multifamily neighborhoods surrounding a core commercial district. Despite the emphasis on residential development, portions of the Newport Hills Subarea retain a semi-rural feel, protected by steep ravines and tree covered hills. Secluded woods and wetlands are home or migratory corridors for deer, raccoons, coyotes, mountain beavers, possums, squirrels, red-tail hawks, and eagles. Coal Creek and the Newport Hills tributary once supported runs of salmon and steelhead. Past coal mining activity and recent residential development have reduced these stream's abilities to support sustainable fish populations.

Current issues for the Subarea center around:

- revitalizing the appearance and viability of the commercial district;
- protecting residential neighborhoods;
- addressing major transportation issues;
- providing pedestrian links between commercial, residential, and park areas;
- preserving natural areas to enhance wildlife habitat; and
- acquiring open spaces for parks.

Project relevant Subarea Goals and Policies include the following:

POLICY S-NH-7. Require new subdivisions to improve street frontages to urban Standards, including non-motorized improvements identified in the Transportation section of this subarea plan and the most current adopted Pedestrian/Bicycle Transportation Plan

POLICY S-NH-12. Develop and implement a safe nonmotorized transportation system in designated corridors within the Newport Hills Subarea. Refer to the Pedestrian/Bicycle Transportation Plan matrix and map for nonmotorized designations. The purpose of this system is to link neighborhoods, schools, parks, shopping, transportation facilities, and the regional trail system.

POLICY S-NH-28. Ensure that all new development and redevelopment includes measures to protect and enhance surface water quality.

POLICY S-NH-30. Protect and enhance fish and wildlife habitat in environmentally sensitive areas.

POLICY S-NH-33. Install signs on the perimeter of designated native growth protection easements to inform residents of the protected status of these areas.

Finding: The proposal will create 15 single-family residential lots in a manner compatible with neighboring development. Creation of NGPAs and preservation of significant trees complies with the Environmental Element Policies and Newport Hills Subarea Policies which are intended to integrate the natural and built environments to create a sustainable urban habitat and livable community. The applicant will be required to install perimeter signage around all NGPAs. The proposal will provide stormwater drainage and quality controls on the water entering the public system. The proposed frontage improvements will provide a sidewalk and street trees along 120th Avenue SE. Currently, this section of 120th Ave SE has no sidewalk and is identified in the Pedestrian/Bicycle Transportation Plan as a Pedestrian System. **See Section X for Native Growth Protection, and frontage improvements Conditions of Approval.**

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance, however requests for modifications to the requirements of Part 20.25H, where allowed under the provisions of that Part, may be considered together with an application for a plat so long as the resulting lots may each be developed without individually requiring a variance; and**

Finding: Each lot can be developed in compliance with the site development

plans, which do not require a variance. **See conditions in Section X for restrictions on future variances.**

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

   Finding: All necessary utilities and access are available to the property. All other utilities are connecting to public services. All utility construction will be required to be permitted and engineered to meet the requirements of applicable codes.

IX. CONCLUSION AND 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 CALUP and SEPA threshold determination.

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

Note on expiration of Preliminary Plat Approval (14-126105-LL): The Preliminary Subdivision which if approved by the Hearing Examiner will expire 5 years from the date of approval if no final plat application is submitted.

Note on expiration of CALUP Approval (14-126106-LO): A CALUP automatically expires and is void if the applicant fails to file for a plat infrastructure permit within one year of the effective date of the approval.

X. CONDITIONS OF APPROVAL

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

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

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

A. GENERAL CONDITIONS

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

AUTHORITY: Bellevue City Code 14.30.060
REVIEWER: Tim Stever, Transportation Department

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

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

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

3. UTILITIES CONCEPTUAL APPROVAL
Utility Department approval of the design review application is based on the conceptual design only and the following conditions. The water, sewer, and storm

drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. A water, sewer, and storm Developer Extension Agreement will be required for the project along with joint use side sewer and storm permits. All onsite easement for water, sewer, and storm will be recorded on the final plat.
Approval of a deviation from Surface Water Engineering Standards allowing the lower west detention vault to have a reduced setback from the front right of way/ property line.

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

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

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

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

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

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

a. Clearing limits shall be established identifying the edge of the NGPA. A six-foot chain-link fence with driven posts or an approved alternative, shall be installed at the clearing limits (outside of the drip lines of retained trees within the NGPA prior to initiation of any clearing and grading at any phase of construction.

b. No excavation or clearing shall be performed within drip lines trees located within the NGPA, 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.

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

the proposal property.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Drew Folsom, Development Services Department

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

1. RIGHT OF WAY USE PERMIT

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

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

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

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

2. OFF-STREET PARKING

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

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

3. SITE (CIVIL ENGINEERING) PLANS

A street lighting 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 and the Transportation Development Code, and the provisions of the Transportation Department Design Manual.

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: Fay Schafi, Transportation Department

4. SEASONAL CLEARING AND GRADING RESTRICTIONS

Due to the presence of critical areas on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work

AUTHORITY: Bellevue City Code 23.76.093.A
REVIEWER: Tom McFarland, Development Services Department

5. FINAL MITIGATION AND RESTORATION PLAN

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

Year 1 (from date of plant installation)

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

Year 2 (from date of plant installation)

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

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

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

AUTHORITY: LUC 20.30P.160
REVIEWER: Drew Folsom, Development Services Department

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

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

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

Reporting shall be submitted no later than the end of each growing season or by

December 31st and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to Drew Folsom or Heidi Bedwell by the above-listed date and can be emailed to dfolsom@bellevuewa.gov or mailed directly to:

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

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

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

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

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

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

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

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

12. TREE PROTECTION
Prior to issuance of plat infrastructure and clearing and grading permits, the applicant shall provide a Tree Protection Plan that implements the City of Bellevue Drawing Number TP-1, Tree Protection Procedures during Construction; for every inch diameter of tree, fencing would be 1 foot from the tree trunk. This radius may be modified to accommodate site access. Additional measures will be employed to protect roots where the radius was modified, such as the temporary placement

of hog fuel. Tree protection fencing must be installed prior to construction. The applicant shall provide a certified arborist to monitor the grading and construction activities to protect the root zones of all the trees to be preserved, to ensure that the health of the retained trees is not endangered, and to identify trees which may constitute a hazard

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

13. WDFW HABITAT MANAGEMENT PERFORMANCE STANDARDS

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

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

14. GEOTECHNICAL REVIEW:

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

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

15. TURBIDITY AND PH MONITORING REQUIRED:

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

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

16. CLEARING LIMITS AND TEMPORARY EROSION & SEDIMENTATION CONTROL:

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

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

17. GEOTECHNICAL INSPECTION:

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

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

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

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

AUTHORITY: Clearing & Grading Code 23.76.042
REVIEWER: Tom McFarlane, Development Services Department

C. PRIOR TO FINAL PLAT APPROVAL:

1. INFRASTRUCTURE IMPROVEMENTS

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

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

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

AUTHORITY: Bellevue City Code 14.60, Transportation Department Design Manual
REVIEWER: Fay Schafi, Transportation Department

2. STREET FRONTAGE AND ACCESS ROAD IMPROVEMENTS

All street frontage improvements and other required transportation elements including street lighting must be constructed by the applicant and accepted by the Transportation Department prior to final plat approval, except as provided for in BCC 14.60.260. Specific requirements are detailed below:

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

- Provide a new 6-foot wide ADA compliant sidewalk, 6-foot wide planter strip, and curb and gutter along the project site.
- Construct a 6-foot wide ADA compliant sidewalk from the ends of the plat sidewalk to the existing sidewalk segments on 120th Avenue SE and SE 64th Street.
- Provide pavement widening along the project site to provide 24 feet of pavement width from the existing fogline on the west side of 120th Avenue SE to the face of the new curb and an appropriate transition taper and curve radius to SE 64th Street as shown on the approved plans.
- Install a private road approach at the intersection of 120th Avenue SE and the private road/SE 63rd Court per COB Standard Drawing SW-150-1.
- Provide street lighting along 120th Avenue meeting City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- Mailboxes shall not be located along 120th Avenue SE. Install Mailboxes on the SE 63rd Court private road.
- Construct a driveway approach for the neighboring property to the south of the site at 11927 SE 64th Street shall per COB Standard Drawing SW-170-1.
- Fixed objects cannot be located within 10 feet of the edge of the driveway Per the Transportation Design Manual, Section 15.
- The applicant will be responsible for replacing and/or installing all street channelization and signage (i.e., No Parking, Intersection Ahead, Street Name, Private Road/Dead End, Stop Sign, curve alignment warning signs, etc.) that is necessitated by their street frontage improvements on 120th Avenue SE. A channelization and signage plan must be included as part of clear and grading construction plans.
- As much as feasible, metal covers for all utilities shall be located outside of the expected vehicle tire paths within the paved surface of any street or private road per Transportation Design Manual Section 18.
- All walls supporting street frontage infrastructure shall meet City of Bellevue Transportation Design Manual, Section 10 requirements.
- The concrete retaining wall along the west property line at the back of the City right of way on 120th Avenue SE will require structural design review (third party structural review may be required), and an architectural finish that fits the character of the neighborhood is required.

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

- The driveway approach at 120th Avenue SE shall be limited to a grade of 10% or less for the 20 feet past the back of sidewalk and shall be limited to a maximum grade of 15% thereafter.
- The main private road/SE 63rd Court into the site off 120th Avenue SE must be constructed with a minimum 24-foot wide pavement width, 5-foot wide sidewalk on the south side of the road, and curb and gutter contained within a minimum 35-foot wide access easement/Tract A. The 5-foot sidewalk along SE 63rd Court must extend from 120th Avenue SE to the point where the primary private road tract ends.
- Construct a turnaround facility at the east terminus of SE 63rd Court per Transportation Design Manual Standard Drawing RC-130-1. The cross slope of the turnaround shall not exceed 8%.
- No parking is allowed on SE 63rd Court within the required sight distance triangles, the turnaround area, and all portions of the road with a grade of 15% or greater.
- Due to site related constraints (steep slopes, sensitive areas, etc.), SE 63rd court will have a design speed of 15 mph.
- Install speed limits signs, curve ahead warning signs, No Parking signs, street name signs, 15% grade sign, etc. on SE 63rd Court private road.
- Vehicle and pedestrian sight distance requirements must be met per BCC 14.60.240 and 14.60.241 at the intersections of the private roads/Tracts and joint-use driveways with SE 63rd Court. Vertical as well as horizontal line of sight must be considered.
- Stopping sight distance for SE 63rd Court shall meet AASHTO requirements.
- The single-family driveways shall be constructed per COB Transportation Design Manual.
- Installation of street lighting is recommended for private roads. The City of Bellevue will not be responsible for future maintenance costs or electric power costs for any street light system serving a private road.
- One or more mailbox locations approved by local postmaster must be provided on the private road/SE 63rd Court. Such locations must not be hazardous for traffic (i.e., impedes required sight distance triangles), and must not interfere with the turnaround function on the private road.
- Tract C private road approach at SE 63rd Court shall be constructed per Transportation Design Manual Standard Drawing SW-170-1.
- Tract E private road approach and joint use driveways off SE 63rd Court shall be constructed per Transportation Design Manual Standard Drawing SW-180-1
- Access to lots 1 and 2 will be provided via a 16-foot wide paved joint use driveway within a 20-foot Access and utility easement.
- Access to lots 3-5 will be through a 20-foot wide paved private road within Tract E, and a 16-foot wide joint use driveway for lots 3 and 4 located on the west side of Tract E. The 20-foot wide roadway shall be placed in an access and utility easement or tract having a minimum width of 25 feet, and the joint use driveway shall be placed in an access and utility easement or tract having a minimum width of 20 feet.

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

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual
REVIEWER: Fay Schafi, Transportation Department

3. PAVEMENT RESTORATION

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

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

AUTHORITY: Bellevue City Code 14.60.250; Transportation Department Design Manual
REVIEWER: Tim Stever, Transportation Department

4. PIPE MONUMENTS

Permanent pipe monuments shall be set along the street centerline at all intersections, curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30” long), or

equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing RC-260-1 (Cap Detail B).

AUTHORITY: LUC 20.45A.030; RCW 58.17.240
REVIEWER: Fay Schafi, Transportation Department

3. NGPA DESIGNATION AND RECORDING

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

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

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

AUTHORITY: LUC 20.45B.055.B.2
REVIEWER: Drew Folsom, Development Services Department

4. NGPA BOUNDARY FENCE AND SIGNAGE

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

PROTECTED AREA – NO CLEARING
This fence marks the edge of a Native Growth Protection Area. Disturbance, vegetation removal, or tree removal beyond this fence is prohibited.

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

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

4. IMPERVIOUS SURFACE COVERAGE REQUIREMENTS
Impervious surface coverage shall be divided across the development area and shall be governed by the limits established by LUC 20.45A.060.B.3. Allowed maximum impervious surface coverage for each lot shall be clearly labeled on the final plat mylar.

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

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

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

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

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

ATTACHMENT 1

SE 1/4, SW 1/4 SECTION 21, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

NOTES

1. HORIZONTAL DATUM: NAD 83 (2011) WASHINGTON NORTH ZONE PER CITY OF BELLEVUE PUBLISHED SURVEY CONTROL COORDINATES.

2. BASIS OF POSITION: HELD THE MONUMENTED SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL STATION 0168 (N 202,016.024, E 1,306,471.689 (GRID)). MONUMENT IS A 4"X4" CONCRETE MONUMENT WITH A 2 1/2" BRASS DISK WITH AN "X" IN CASE, DOWN 0.6 FEET. MONUMENT IS LOCATED AT THE INTERSECTION OF SE 64TH STREET AND 116TH AVENUE SE.

3. BASIS OF BEARING: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND CITY OF BELLEVUE HORIZONTAL STATION 0940 (N 203,346.532, E 1,306,510.916 (GRID)) AT THE WEST QUARTER CORNER OF SECTION 21 TO BE N 1°41'19" E. MONUMENT IS A CONCRETE MONUMENT WITH TACK IN LEAD IN CASE, DOWN 1.0 FEET. MONUMENT IS LOCATED AT THE INTERSECTION OF SE 60TH STREET AND 116TH AVENUE SE.

4. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED IN DECEMBER 2013 AND IS CURRENT TO THAT DATE ONLY.

5. VERTICAL DATUM: NAVD 1988 PER CITY OF BELLEVUE PUBLISHED BENCHMARK ELEVATIONS.

MASTER BENCHMARK: CITY OF BELLEVUE BENCHMARK NO. 124 - FOUND 4"X4" CONCRETE MONUMENT WITH A 2 1/2" BRASS DISK WITH AN "X" IN CASE, DOWN 0.6 FEET. MONUMENT IS LOCATED AT THE INTERSECTION OF SE 64TH STREET AND 116TH AVENUE SE (ALSO KNOWN AS HORIZONTAL STATION 0168).
ELEVATION = 286.038 FEET

6. UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE FEATURES AND RECORDS PROVIDED BY THE CITY OF BELLEVUE. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

7. THE OVERALL SITE CONTAINS 175,567 SQUARE FEET OR 4.030 ACRES.

8. ALL SIGNIFICANT TREES, DEFINED AS A TREE EIGHT INCHES IN DIAMETER OR GREATER, MEASURED FOUR FEET ABOVE EXISTING GRADE ARE SHOWN HEREON. TREE DIAMETER AND DRIP LINES SHOWN HEREON WERE MEASURED IN THE FIELD BY CREATIVE LANDSCAPE SOLUTIONS.

LEGAL

(TAX PARCEL NOS. 3343301725 AND 3343301726)

THAT PORTION OF TRACT 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S 01°48'52" W ALONG THE EAST LINE OF SAID TRACT 206.77 FEET TO THE POINT OF BEGINNING;
THENCE NORTH N 88°11'08" W 150.00 FEET;
THENCE S 01°48'52" W 150.00 FEET;
THENCE S 88°11'08" E 150.00 FEET TO THE EAST LINE OF SAID TRACT;
THENCE N 01°48'52" E 150.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH TRACT 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON;

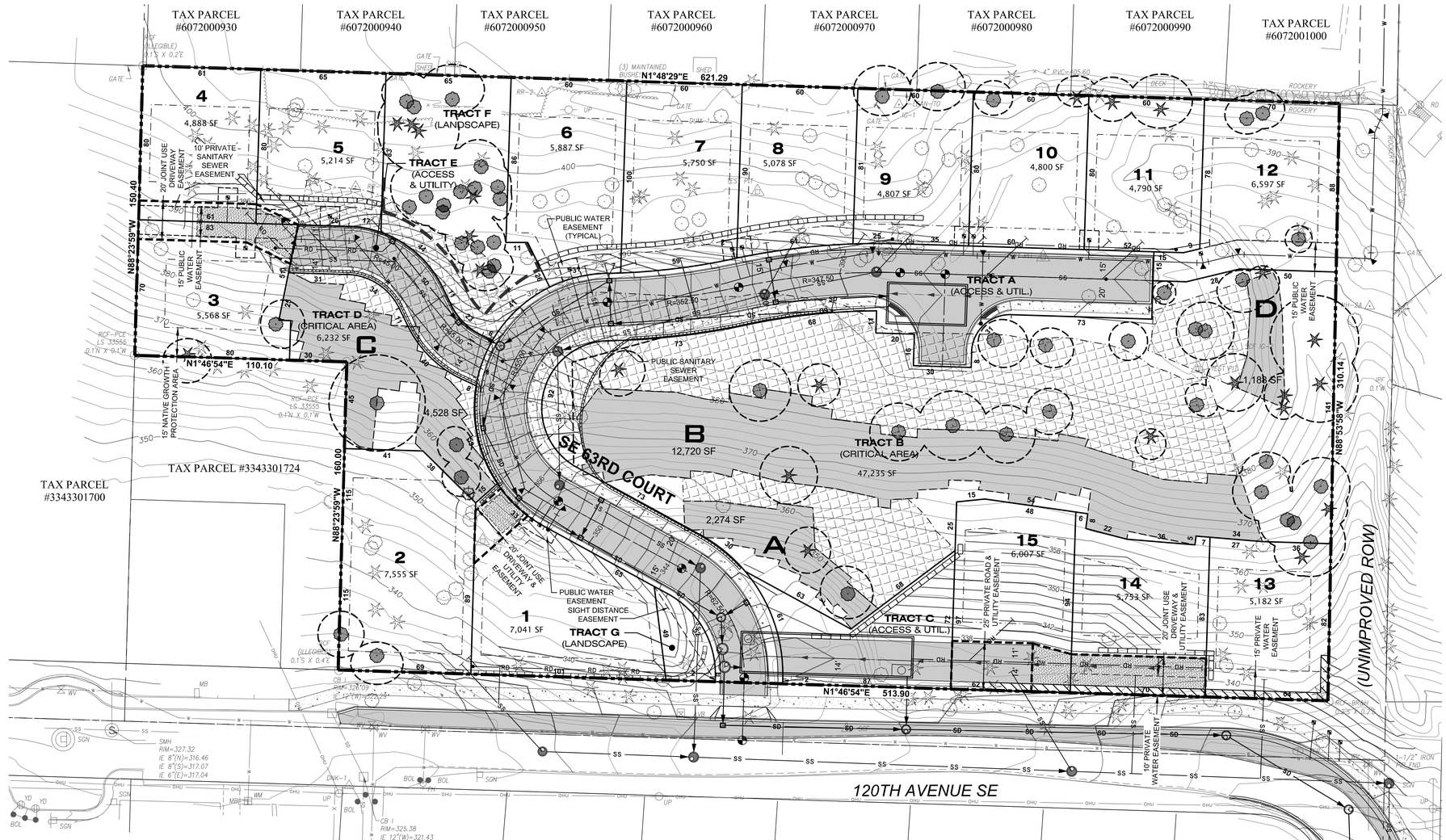
EXCEPT THE NORTH 110.10 FEET OF THE WEST 160 FEET THEREOF;
AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

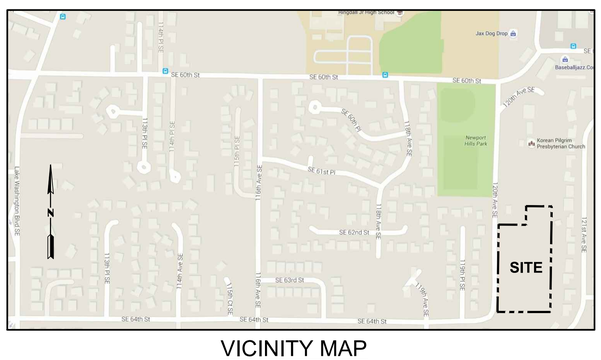
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT;
THENCE S 01°48'52" W ALONG THE EAST LINE OF SAID TRACT 206.77 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 88°11'08" W 150.00 FEET;
THENCE S 01°48'52" W 150.00 FEET;
THENCE S 88°11'08" E 150.00 FEET TO THE EAST LINE OF SAID TRACT;
THENCE N 01°48'52" E 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

STATISTICAL INFORMATION

1. LAND USE ZONE	R-5	
2. SITE AREA (SQUARE FEET / ACRES)	175,558 SF / 4.03 Acres	
3. SITE DATA SUMMARY	REQUIRED/ ALLOWED	PROPOSED
A. NUMBER OF DWELLING UNITS PER ACRE	5	4
B. TOTAL NUMBER OF DWELLING UNITS	18	15
C. AREA OF EACH PROPOSED STRUCTURE		
NET	N/A	N/A
NET LEASABLE (FOR SHOPPING CENTER)	N/A	N/A
GROSS	N/A	N/A
D. FLOOR AREA RATIO (F.A.R.)	N/A	N/A
E. AREA OF PROPOSED BUILDING BY USE		
NET	N/A	N/A
GROSS	N/A	N/A
4. PERCENTAGE OF LOT COVERAGE	FACTOR	37%-53%
5. AMOUNT OF IMPERVIOUS AREA	50% (SITE)	50% (SITE)
6. CUT/FILL (CUBIC YARDS)	N/A	15,478 CY
7. BUILDING HEIGHT: MEASURED FROM AVG. EXISTING GRADE IN SHORELINE & TRANSITION AREAS; MEASURED FROM AVERAGE FINISHED GRADE FOR ALL OTHER AREAS.	30/35	30/35
8. PARKING:		
TOTAL # OF SPACES FOR THE PROJECT.	32	32
A. # OF SPACES BY EACH PROPOSED USE	2	2
B. THE PERCENTAGE OF COMPACT STALLS	N/A	N/A
C. THE PERCENTAGE OF HANDICAPPED STALLS	N/A	N/A
9. AREA OF PROPOSED LANDSCAPING OR MITIGATION		
A. ADJACENT TO PRIVATE ROAD	0 SF	2,527 SF
B. NATIVE GROWTH PROTECTION	0 SF	1,206 SF
C. WITHIN THE PARKING AREA	N/A	N/A
D. SIGNIFICANT TREES TO BE RETAINED	1,014 IN	1,020 IN





VICINITY MAP
N.T.S.

EXISTING CONDITIONS LEGEND

⊠	AVB	AIR-VAC BOX
●	BOL	BOLLARD
□	CB I	CATCH BASIN TYPE 1
	CONC	CONCRETE
	FH	FIRE HYDRANT
	FND	FOUND
	GM	GAS METER
	GV	GAS VALVE
	MB	MAILBOX
	MON	MONUMENT
○	RCF	REBAR & CAP FOUND (AS NOTED)
△	RR-	GOLDSMITH SURVEY CONTROL POINT
	SGN	SIGN
Ⓢ	SMH	SANITARY SEWER MANHOLE
Ⓣ	TER	TELEPHONE RISER
	UP	UTILITY POLE
	WM	WATER METER
	WV	WATER VALVE
	YD	YARD DRAIN

ENGINEERING DESIGN LEGEND

SD	PROPOSED STORM DRAIN
SS	PROPOSED SANITARY SEWER
W W	PROPOSED WATER MAIN
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
390	PROPOSED MAJOR CONTOUR
388	PROPOSED MINOR CONTOUR
	STRUCTURAL WALL TO BE FINALIZED DURING GE REVIEW
	CONCRETE RETAINING WALL
	SOLDIER PILE WALL OR EQUIVALENT
	ECOLOGY BLOCK WALL
	LANDSCAPE WALL
	PROPOSED PAVEMENT

CONSTRAINTS LEGEND

	STEEP SLOPE AREA (>40%)
	STEEP SLOPE BUFFER AREA
	BUILDING SETBACK LINE
	PROPOSED RETAINED TREE

DIGITAL SIGNATURE:

DIGITAL SIGNATURE:

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N7° 07' 36"W	12.00
L2	N25° 09' 28"E	20.92
L3	N63° 49' 44"E	10.64

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C1	R=62.50	D=8°54'35"	9.72

0 30 60 90
SCALE: 1" = 30'

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REV NO.	DATE	DESCRIPTION	MADE BY	CHECKED BY

PLOTTED: 2019/05/31 12:42 Spasztor
DRAWN: EMALM
DESIGNED:
APPROVED: LNYQUIST
FIELD BOOK:
PAGE #:
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KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER 9/28/18

LEE D. NYQUIST STATE OF WASHINGTON 18984 PROFESSIONAL LAND SURVEYOR 9/28/18

TRIAD – FRANSEN DEVELOPMENT

SITE PLAN B
FOR
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

JOB NO. 13122
SHEET 1/1

NEWPORT VIEW PRELIMINARY PLAT

A CONSERVATION SUBDIVISION

SE 1/4, SW 1/4 SECTION 21, TOWNSHIP 24 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

MAY 2019

NOTES

1. HORIZONTAL DATUM: NAD 83 (2011) WASHINGTON NORTH ZONE PER CITY OF BELLEVUE PUBLISHED SURVEY CONTROL COORDINATES. THE SUBDIVISION SHOWN HEREON IS BASED ON THE CITY OF BELLEVUE PUBLISHED COORDINATES FOR SUBDIVISION CORNERS SHOWN.
2. THIS SURVEY REFERENCED THE FOLLOWING INFORMATION TO DETERMINE THE BOUNDARY SHOWN HEREON:
   - A) THE PLAT OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON.
   - B) THE PLAT OF NEWPORT HILLS NO. 10, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 70, PAGE 4, RECORDS OF KING COUNTY, WASHINGTON.
   - C) THE PLAT OF NEWPORT HILLS NO.15, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 72, PAGE 94, RECORDS OF KING COUNTY, WASHINGTON.
   - D) KING COUNTY ASSESSOR'S MAP FOR THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.
   - E) CITY OF BELLEVUE SURVEY CONTROL DATABASE.
3. BASIS OF POSITION: HELD THE MONUMENTED SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M. ALSO KNOWN AS CITY OF BELLEVUE HORIZONTAL STATION 0168 (N 202,016.024, E 1,306,471.689 (GRID)). MONUMENT IS A 4'X4" CONCRETE MONUMENT WITH A 2 1/2" BRASS DISK WITH AN "X" IN CASE, DOWN 0.6 FEET. MONUMENT IS LOCATED AT THE INTERSECTION OF SE 64TH STREET AND 116TH AVENUE SE.
4. BASIS OF BEARING: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND CITY OF BELLEVUE HORIZONTAL STATION 0940 (N 203,346.532, E 1,306,510.916 (GRID)) TO BE N 01°41'19" E. MONUMENT IS A CONCRETE MONUMENT WITH TACK IN LEAD IN CASE, DOWN 1.0 FEET. MONUMENT IS LOCATED AT THE INTERSECTION OF SE 60TH STREET AND 116TH AVENUE SE.
5. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON JULY 18, 2013.
6. SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
   - A) FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
   - B) ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, OR NIKON DTM-530.
   - C) TOPCON HIPER LITE PLUS GNSS EQUIPMENT.
   - D) TOPCON GR-3 GNSS EQUIPMENT.
   - E) ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
7. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS ORIGINALLY OBTAINED IN DECEMBER 2013 AND UPDATED SEVERAL TIMES SUBSEQUENT TO THAT TIME.
8. THE AREAS OF SLOPE 40% OR GREATER ARE SHOWN PER A STEEP SLOPE ANALYSIS BY GOLDSMITH BASED ON FIELD TOPOGRAPHY OBTAINED IN DECEMBER 2013 AND TIMES SUBSEQUENT. ADDITIONAL FIELD DATA PROVIDED BY INFORMED LAND SURVEYING IN AUGUST 2018 WAS INCORPORATED AND USED IN A RE-EVALUATION OF STEEP SLOPES IN THE NORTHEAST PORTION OF THE SUBJECT PROPERTY AND ADJACENT THERETO.
9. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. GRID DISTANCES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.9999817698, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION.
10. LEGAL DESCRIPTIONS AND EASEMENTS SHOWN HEREON ARE PER OLD REPUBLIC TITLE, LTD. PLAT CERTIFICATE ORDER NO. 5207117864 DATED DECEMBER 2, 2013 AND SUPPLEMENTAL COMMITMENTS THERETO. ONLY EASEMENTS NOTED WITHIN SCHEDULE B OF SAID REPORT THAT CAN BE PLOTTED ARE SHOWN HEREON.
11. VERTICAL DATUM: NAVD 1988 PER CITY OF BELLEVUE PUBLISHED BENCHMARK ELEVATIONS.

    MASTER BENCHMARK: CITY OF BELLEVUE BENCHMARK NO. 124 - FOUND 4'X4' CONCRETE MONUMENT WITH A 2 1/2" BRASS DISK WITH AN "X" IN CASE, DOWN 0.6 FEET. MONUMENT IS LOCATED AT THE INTERSECTION OF SE 64TH STREET AND 116TH AVENUE SE (ALSO KNOWN AS HORIZONTAL STATION 0168).
    ELEVATION = 286.038 FEET

    SITE BM #1: GOLDSMITH SURVEY CONTROL POINT NH-1 - SET REBAR AND CAP 3.5 FEET EAST OF EAST EDGE PAVEMENT ON 120TH AVE SE AND +/- 20 FEET SOUTH OF GRAVEL TRAIL WHICH IS BLOCKED BY ROCKS.
    ELEVATION = 334.930 FEET

    SITE BM #2: GOLDSMITH SURVEY CONTROL POINT NH-2 - SET REBAR AND CAP IN GRAVEL AT INTERSECTION OF 120TH AVENUE SE AND SE 64TH STREET, 4.6 FEET SOUTHEAST OF EAST EDGE PAVEMENT AND +/- 12 FEET EAST-NORTHEAST OF STREET SIGN OPPOSITE TREE LINE ON EAST SIDE OF HOUSE #19927.
    ELEVATION = 322.960 FEET

    SITE BM #3: GOLDSMITH SURVEY CONTROL POINT NH-3 - SET MAG NAIL AND TAG 0.5 FEET WEST OF WEST EDGE PAVEMENT ON 120TH AVENUE SE IN FRONT OF HOUSE #6205 AND +/- 26 FEET NORTH OF 4 FOOT WOOD FENCE ON SOUTH SIDE OF LOT.
    ELEVATION = 326.315 FEET
12. UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE FEATURES AND RECORDS PROVIDED BY THE CITY OF BELLEVUE. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
13. THE OVERALL SITE CONTAINS 175,567 SQUARE FEET OR 4.030 ACRES.
14. ALL SIGNIFICANT TREES, DEFINED AS A TREE EIGHT INCHES IN DIAMETER OR GREATER, MEASURED FOUR FEET ABOVE EXISTING GRADE ARE SHOWN HEREON. TREE DIAMETER AND DRIP LINES SHOWN HEREON WERE MEASURED IN THE FIELD BY CREATIVE LANDSCAPE SOLUTIONS. SEE ARBORIST REPORT AND TREE RETENTION TREE TABLE SHEETS FOR DETAILED TREE INFORMATION.

EXISTING LEGAL

(TAX PARCEL NOS. 3343301725 AND 3343301726)

THAT PORTION OF TRACT 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE S 01°48'52" W ALONG THE EAST LINE OF SAID TRACT 206.77 FEET TO THE POINT OF BEGINNING;
THENCE NORTH N 88°11'08" W 150.00 FEET;
THENCE S 01°48'52" W 150.00 FEET;
THENCE S 88°11'08" E 150.00 FEET TO THE EAST LINE OF SAID TRACT;
THENCE N 01°48'52" E 150.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH TRACT 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 110.10 FEET OF THE WEST 160 FEET THEREOF;
AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT;
THENCE S 01°48'52" W ALONG THE EAST LINE OF SAID TRACT 206.77 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 88°11'08" W 150.00 FEET;
THENCE S 01°48'52" W 150.00 FEET;
THENCE S 88°11'08" E 150.00 FEET TO THE EAST LINE OF SAID TRACT;
THENCE N 01°48'52" E 150.00 FEET TO THE TRUE POINT OF BEGINNING.

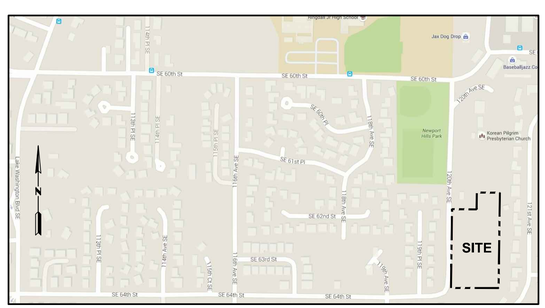
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

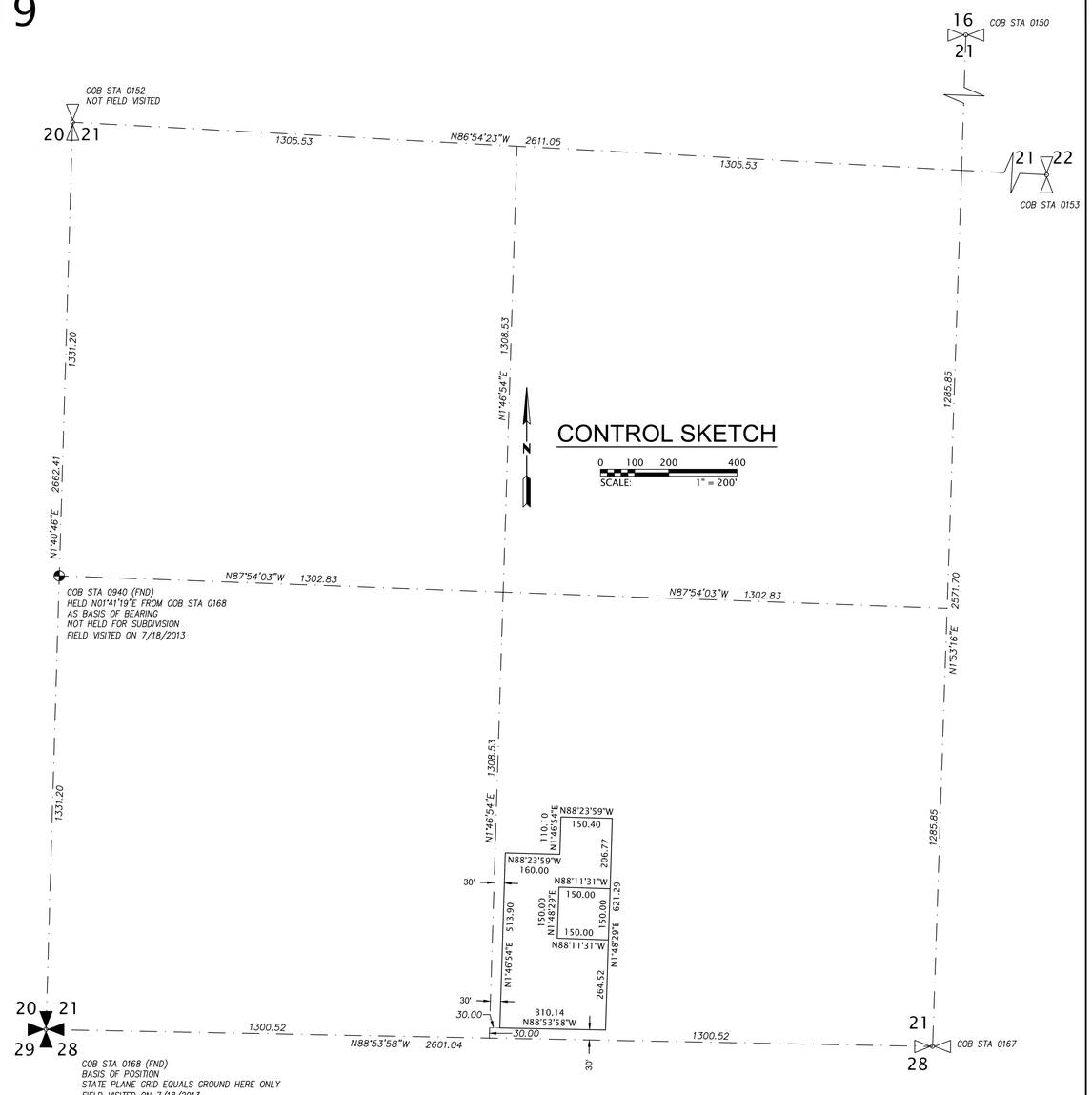
SITE LOCATION:	120TH AVENUE SE AND SE 63RD STREET (IF EXTENDED)
TAX PARCEL:	3343301725 & 3343301726
TOTAL SITE AREA:	4.03 ACRES
NUMBER OF LOTS PROPOSED:	15
ZONING:	R-5
EXISTING USE:	VACANT LAND
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SEWER / WATER:	CITY OF BELLEVUE
POWER / GAS:	PUGET SOUND ENGERY
TELEPHONE:	COMCAST / FRONTIER
CABLE:	COMCAST / VERIZON
FIRE DISTRICT:	BELLEVUE
SCHOOL DISTRICT:	BELLEVUE
OWNER:	TRIAD - FRANSEN DEVELOPMENT PIER 70, 2801 ALASKA WAY, SUITE 107 SEATTLE, WA 98121 (206) 374-0414 / JFRANSEN@TRIADDEV.COM
ENGINEER / SURVEYOR:	GOLDSMITH (LAND DEVELOPMENT SERVICES) KEITH GOLDSMITH, P.E. / LEE NYQUIST P.L.S. 1215 114TH AVENUE SE BELLEVUE, WA 98004 (425) 462-1080 KGOLDSMITH@GOLDSMITHENGINEERING.COM LNYQUIST@GOLDSMITHENGINEERING.COM

SHEET INDEX

1	COVER (NOTES / SURVEY CONTROL / VICINITY MAP)
2	EXISTING CONDITIONS
3	NEW LOT LAYOUT / NEW EASEMENTS
4	TREE RETENTION PLAN
5	TREE TABLE
6	TREE TABLE CONTINUED
C-1	UTILITY PLAN
C-2	ROAD PLAN
C-3	GRADING PLAN
C-4	SE 63RD CT PROFILE
C-5	SECTIONS AND PROFILES
C-6	EXISTING 120TH AVENUE SE PROFILE
C-7	DRIVEWAY PROFILES FOR LOTS 1, 2
C-8	DRIVEWAY PROFILES FOR LOTS 3, 4, 5 & 6
C-9	DRIVEWAY PROFILES FOR LOTS 7, 8 & 9
C-10	DRIVEWAY PROFILES FOR LOTS 13, 14 & 15
1	STREET LIGHT ANALYSIS BY PSE (INCLUDED FOR REFERENCE ONLY)



VICINITY MAP
N.T.S.



DIGITAL SIGNATURE:

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PERMIT NO. 14-126105-LL

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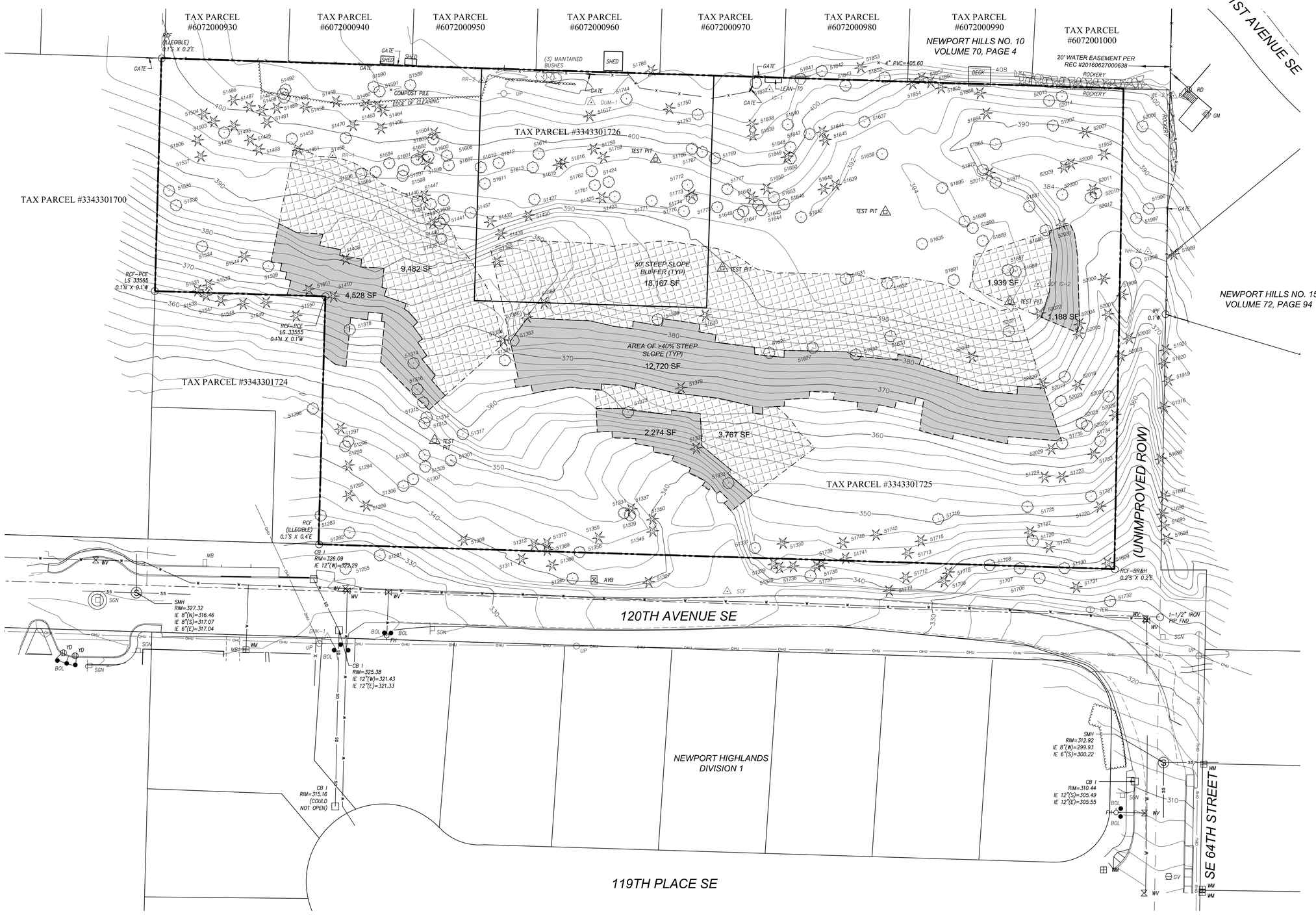
SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



LEGEND

AVB	AIR-VAC BOX
BOL	BOLLARD
CB I	CATCH BASIN TYPE 1
CONC	CONCRETE
FH	FIRE HYDRANT
FND	FOUND
GM	GAS METER
GV	GAS VALVE
MB	MAILBOX
MON	MONUMENT
RCF	REBAR & CAP FOUND (AS NOTED)
RR-	GOLDSMITH SURVEY CONTROL POINT
SGN	SIGN
SMH	SANITARY SEWER MANHOLE
TER	TELEPHONE RISER
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
YD	YARD DRAIN

N

0 30 60 90
SCALE: 1" = 30'

City of Bellevue
PERMIT NO. 14-126105-LL

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APPROVED:	KJG

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KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24507, REGISTERED PROFESSIONAL ENGINEER, 5/31/19

LEE D. NYQUIST, STATE OF WASHINGTON, 38084, PROFESSIONAL LAND SURVEYOR, 5/31/19

TRIAD - FRANSEN DEVELOPMENT

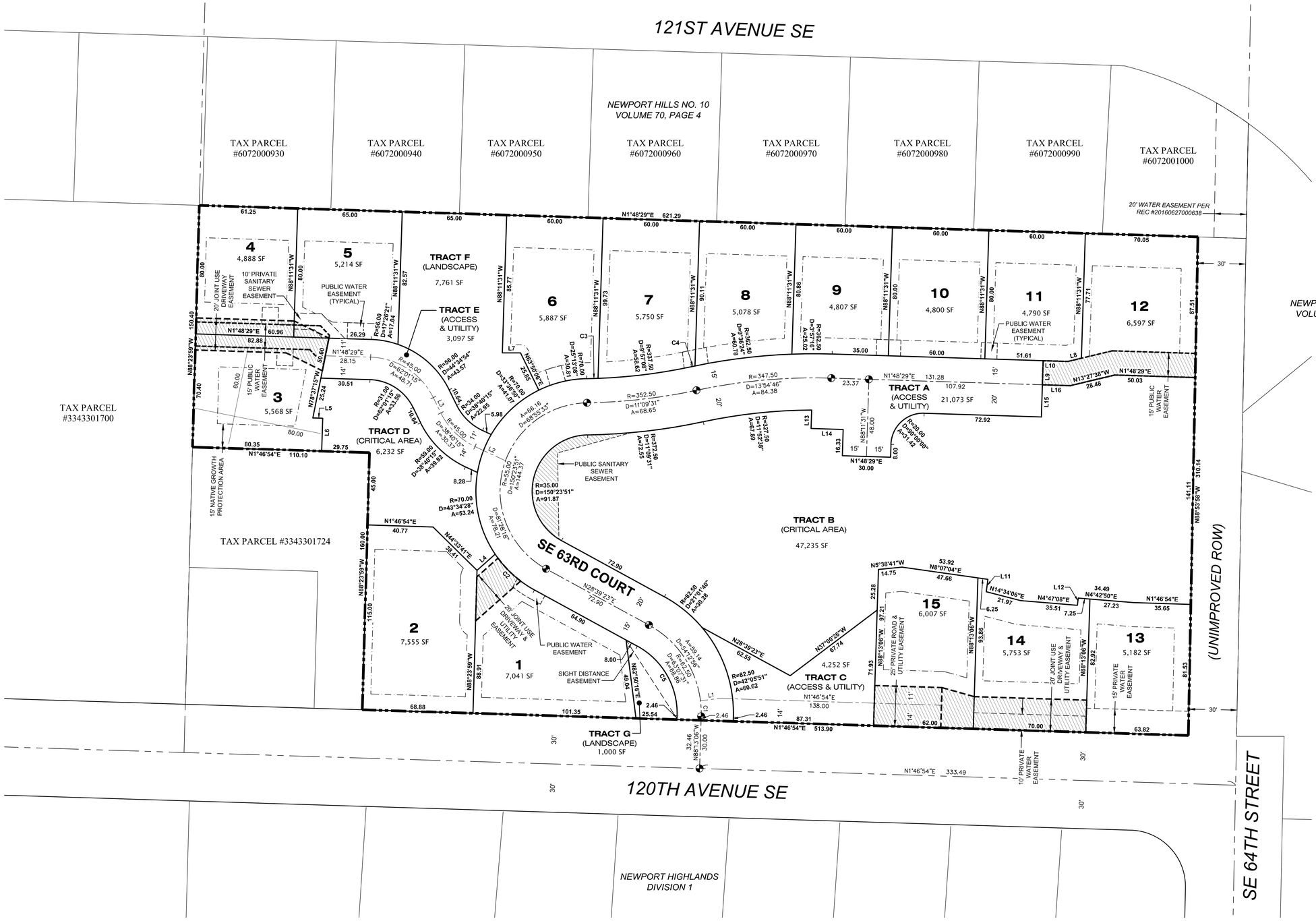
EXISTING CONDITIONS FOR NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE — KING COUNTY, WASHINGTON

JOB NO. 13122

SHEET 2

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N7° 07' 36"W	12.00
L2	N25° 09' 28"E	20.92
L3	N63° 49' 44"E	10.64
L4	N41° 35' 02"W	15.10
L5	N1° 48' 29"E	6.14
L6	N88° 11' 31"W	20.48
L7	N0° 00' 00"E	11.31
L8	N13° 27' 38"W	8.70
L9	N88° 11' 31"W	15.00
L10	N1° 48' 29"E	15.33
L11	N82° 35' 36"W	7.74
L12	N83° 03' 29"W	4.57
L13	N88° 11' 31"W	11.46
L14	N1° 48' 29"E	20.00
L15	N88° 11' 31"W	20.00
L16	N1° 48' 29"E	17.34

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C1	R=62.50	D=8°54'35"	9.72
C2	R=70.00	D=27°19'43"	33.39
C3	R=337.50	D=1°12'23"	7.11
C4	R=362.50	D=0°21'05"	2.22
C5	R=47.50	D=63°07'31"	52.33

City of Bellevue

PERMIT NO. 14-126105-LL

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KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24507, REGISTERED PROFESSIONAL ENGINEER, 5/31/19

LEE D. NYQUIST, STATE OF WASHINGTON, 18084, PROFESSIONAL LAND SURVEYOR, 5/31/19

TRIAD – FRANSEN DEVELOPMENT

NEW LOTS & EASEMENTS
FOR
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY, WASHINGTON

JOB NO. 13122

SHEET 3

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.

SIGNIFICANT TREE INCHES ON SITE:	3,381 INCHES
REQUIRED TREE RETENTION:	1,014 INCHES (30%)
PROPOSED TREE RETENTION:	1,020 INCHES (30.2%)

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE TO BE SNAGGED
- OFF-SITE TREE
- DECIDUOUS
- CONIFER

N

0 30 60 90
SCALE: 1" = 30'

City of Bellevue
PERMIT NO. 14-126105-LL

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REV NO.	DATE	DESCRIPTION	MADE BY	CHECKED

PLOTTED: 2019/05/31 09:24 Spasztor
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DESIGNED: LN
APPROVED: KJG

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KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER, 5/31/19

LEE D. NYQUIST, STATE OF WASHINGTON, 19364, REGISTERED PROFESSIONAL LAND SURVEYOR, 5/31/19

TRIAD – FRANSEN DEVELOPMENT

TREE RETENTION PLAN FOR NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY, WASHINGTON

JOB NO. 13122
SHEET 4

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.

Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD* Radius in feet				Tree Credits	Retained tree credits	Recommendations
							Retained	Non- viable	Removed	N	E	S	W			
51282	Bigleaf maple	17/12	21	15	Fair	Decay @ root crown, dead scaffold	1			15	7	15	15	21	21	Prune dead wood
51283	Black locust	11, 11	16	12	OK	Dead wood, Typical of species	1			12	12	12	12	16	16	
51285	Douglas fir	10	10	10	Poor	Shedding popping bark, self-corrected lean , typical of species , scrape wound, w sap		1		10	10	10	10	10		
51286	Douglas fir	12	12	10	Poor	Dead wood, self-corrected lean, typical of species, dogleg, roots failing, dead second leader		1		10	10	10	10	12		
51294	Douglas fir	9	9	6	OK	Sap blisters, dead branched			1	6	6	6	6	9		
51295	Cotton-wood	12, 11	8	15	Excellent	Typical of species			1	15	15	15	15	8		
51296	Madrona	9	9	12	Good	Shape makes it not retainable			1	12	12	12	12	9		
51297	Douglas fir	11	11	9	OK	Sap blisters from stress, dead branches, too much water			1	9	9	9	9	11		
51300	Cotton-wood	13	6.5	16	OK	Dead wood, typical of species			1	8	8	8	8	6.5		
51301	Cotton-wood	12	6	15	Fair	Exposed roots		1		15	15	15	15	6		
51305	Cotton-wood	9	4.5	15	Good	Asymmetrical canopy, typical of species			1	15	15	15	15	4.5		
51306	Bigleaf maple	12	12	12	Good	Typical of species			1	12	12	12	12	12		
51307	Cotton-wood	11	5.5	10	Excellent	Typical of species			1	8	8	8	8	5.5		
51309	Douglas fir	15	15	15	Fair	Sap blisters from stress, exposed roots, wound at 30', typical of species, probable Red ring rot		1		15	15	15	15	15		
51312	Douglas fir	9	9	7	Poor	Exposed roots, stress blister, early indications of Red ring rot and laminated root rot		1		7	7	7	7	9		
51313	Cotton-wood	10	5	9	Excellent	Typical of species			1	9	9	9	9	5		
51314	Cotton-wood	8	4	8	Excellent	Typical of species			1	8	8	8	8	4		
51315	Cotton-wood	14	7	12	Fair	Exposed, undermined roots			1	12	12	12	8	7		
51316	Cotton-wood	12	6	10	OK	Dead wood, branches	1			10	10	10	10	6	6	
51317	Cotton-wood	15	7.5	9	OK	Exposed undermined roots			1	9	9	9	9	7.5		
51318	Madrona	20/19	28	25	Excellent	typical of species	1			25	10	10	25	28	28	*
51330	Douglas fir	14	14	12	Poor	Lost top, dead wood, early root rot		1		12	12	12	12	14		
51331	Madrona	18	18	15	OK	Large wound appears to be healing			1	15	15	15	15	18		
51332	Douglas fir	10	10	12	Good	Slight undermined roots, dead limbs	1			12	12	12	12	10	10	
51333	Madrona	10	10	15	Good	Typical of species	1			15	15	13	13	10	10	
51334	Madrona	10	10	15	Good	typical of species			1	15	15	15	15	10		
51337	Douglas fir	9	9	9	Good	Self-corrected lean, typical of species			1	9	9	9	9	9		
51339	Madrona	8	8	10	Good	Phototrophic lean, slight correction			1	10	10	10	10	8		
51345	Douglas fir	13	13	16	Fair	Undermined roots		1		16	16	16	16	13		
51350	Douglas fir	9	9	10	OK	Stress sap blisters, on slope, asymmetric canopy, self-corrected lean, typical of species			1	10	10	10	10	9		
51355	Douglas fir	10	10	16	Fair	Stress blisters, undermined roots early laminated root rot		1		16	16	16	16	10		
51356	Bitter cherry	10	10	8	Poor	Split with decay		1		8	8	8	8	10		
51369	Douglas fir	13	13	10	Poor	Laminated root rot		1		10	10	10	10	13		
51370	Douglas fir	9	9	10	Good	Some stress blisters, asymmetric crown		1		10	10	10	10	9		
51374	Cotton-wood	12	6	10	Excellent	Typical of species	1			10	10	8	10	6	6	
51377	Madrona	9	9	0	Poor	Falling		1		0	0	0	0	9		
51379	Douglas fir	13	13	15	Good	Slight undermined roots typical of species	1			15	15	15	15	13	13	
51381	Red alder	Clump 8,8	6	10	Good	Typical of species			1	5	5	10	10	6		
51383	Madrona	10	10	12	Good	Roots exposed			1	12	12	12	12	10		
51384	Douglas fir	8	8	9	Good	Self-corrected lean, typical of species			1	9	9	9	9	8		
51386	Douglas fir	16	16	15	OK	self-corrected lean, typical of species			1	15	15	15	15	16		
51388	Douglas fir	15	15	16	OK	Small crack in trunk, would fail to east	1			8	8	14	14	15	15	
51398	Madrona	11, 10, 10	18	16	Good	Some leaf blight; growing on a nurse log	1			16	16	16	16	18	18	
51408	Douglas fir	26	26	22	Poor	Popping bark, free running sap, bird holes, lost large portion of top		1		22	22	22	22	26		
51410	Douglas fir	21	21	20	Poor	Dead wood, popping abnormal bark, sway with bulge symptomatic with root rot		1		20	20	20	20	21		
51423	Madrona	8, 11	13	22	Poor	Large gas in trunk, with decay		1		22	22	22	22	13		
51424	Madrona	10	10	18	Good	Self-corrected lean, typical of species , some leaf blight			1	18	18	18	18	10		
51425	Douglas fir	11	11	12	Poor	Bulge, free running sap, abnormal bark, taps hollow; Red ring rot		1		12	12	12	12	11		
51427	Madrona	12	12	15	Poor	Root failures throughout area, dead wood, and scaffolds in canopy		1		15	15	15	15	12		
51430	Douglas fir	11	11	13	Fair	Early signs of root rot, : sap, no trunk taper and abnormal bark, dead wood and twigs		1		13	13	13	13	11		
51432	Douglas fir	9	9	9	Fair	Beginning stages of laminated root rot, abnormal bark, sap, bulges, chlorotic needles, suppressed tree		1		9	9	9	9	9		
51435	Douglas fir	11	11	12	Ok	Growing on slope, OK, some dead wood that is marginal			1	12	12	12	12	11		
51437	Madrona	12	12	15	OK	Some leaf blight, healing wounds			1	15	15	15	15	12		
51438	Madrona	18	18	18	Good	typical of species			1	18	18	18	18	18		
51440	Madrona	15	15	24	OK	Broken limbs, some leaf blight	1			14	10	10	10	15	15	
51441	Madrona	10	10	15	Good	typical of species	1			15	10	10	10	10	10	
51443	Douglas fir	16	16	22	Fair	Popping bark, sloughing bark at root crown, dead wood	1			8	22	8	8	16	16	
51444	Madrona	11	11	18	OK	Phototrophic lean	1			12	18	12	12	11	11	
51446	Madrona	12	12	18	Good	Leaf blight	1			8	18	18	8	12	12	
51447	Douglas fir	14	14	10	Fair	Non corrected lean; sloughing bark at 40'	1			10	10	10	10	14	14	
51451	Douglas fir	27	27	27	Fair	Shedding bark, bird holes		1		27	27	27	27	27		
51453	Bigleaf maple	16	16	10	OK	Large crack in scaffold, 2 dead branches			1	16	16	16	10	16		
51456	Douglas fir	24	24	18	Poor	Shedding bark, popping bark, crack, bulge, dead wood		1		18	18	18	18	24		
51459	Douglas fir	39	39	18	Poor	Decay, black		1		18	18	18	18	39		
51460	Douglas fir	13	13	18	Fair	Heavy ivy on it, sap around root crown	1			10	18	18	18	13	13	
51463	Douglas fir	23	23	22	OK	Ivy, dead wood, heavy cones for season	1			15	22	22	22	23	23	
51464	Douglas fir	27	27	21	Fair	Free flowing sap, sparse canopy	1			21	21	21	21	27	27	
51466	Douglas fir	15	15	15	Poor	Root rot, dead wood, twigs		1		15	15	15	15	15		
51468	Bigleaf maple	14	14	9	Good	Typical of species			1	9	9	9	9	14		
51470	Douglas fir	23	23	18	Poor	Dead wood, , suppressed canopy,popping bark, woody growth not conk		1		18	18	18	18	23		
51481	Douglas fir	20	20	15	Fair	Popping bark, shedding bark, crack		1		15	15	15	15	20		
51483	Douglas fir	18	18	12	Poor	Red ring rot, bulge, cracks, cankers		1		12	12	12	12	18		
51485	Douglas fir	24	24	15	Poor	Red ring rot, cankers profuse sap		1		15	15	15	15	24		
51486	Douglas fir	24	24	15	Fair	Lost top, popping bark dogleg			1	12	15	15	12	24		
51487	Douglas fir	15	15	15	Fair	Lost top, thin canopy			1	12	12	12	12	15		
51488	Douglas fir	11	11	9	Poor	Lost top, decay at root crown		1		9	9	9	9	11		
51489	Douglas fir	23	23	15	Poor	Lost top, shedding bark, popping bark, bulge, crack		1		15	15	15	15	23		
51490	Bigleaf maple	9	9	10	Poor	Trunk split with decay, dead scaffold branches		1		10	10	10	10	9		
51491	Bigleaf maple	13	13	18	Poor	Split		1		18	18	18	18	13		
51492	Bigleaf maple	8, 11	13	20	OK	Previous topping, dead wood,			1	15	15	15	15	13		
51493	Douglas fir	13	13	14	Fair	Popping bark, sloughing, dead wood		1		14	14	14	14	13		
51495	Madrona	10,9	13	15	Good	Phototrophic lean			1	15	15	15	15	13		
51503	Douglas fir	30	30	18	Poor	Bulge, sap, popping bark, hanger, lean		1		18	18	18	18	30		
51504	Douglas fir	26	26	18	Poor	Torque crack, free running sap, bird holes, hanger, lean		1		18	18	18	18	26		
51506	Douglas fir	22	22	15	Fair	Popping bark, wound, bulge		1		15	15	15	15	22		
51509	Madrona	10	10	15	Excellent	typical of species	1			15	15	15	15	10	10	
51531	Douglas fir	17, 11	20	15	Fair	Double suppressed canopy lost top on one side	1			8	15	15	15	20	20	
51533	Douglas fir	23	23	15	Poor	Root rot		1		15	15	15	15	23		
51534	Cherry	9	9	12	Good	Wound but healing			1	12	12	12	12	9		
51535	Cherry	11	11	8	OK	Top ½ blown out;			1	8	8	8	8	11		
51536	Red Alder	9	4.5	15	Fair	Crack, black sooty mold		1		15	15	15	15	4.5		
51537	Douglas fir	29	29	12	Fair	Sap, popping bark, shedding bark, fill over root crown		1		12	12	12	12	29		
51544	Douglas fir	17	17	15	OK	Some trunk sap			1	15	15	15	15	17		
51551	Douglas fir	16	16	18	Poor	Torque crack thru trunk		1		18	18	18	18	16		
51589	Bigleaf maple	13, 12	18	21	Good	Can be correctively pruned	1			13	13	13	13	18	18	
51590	Bigleaf maple	11	11	12	Fair	5" and 9" leaders are dead	1			10	10	10	10	11	11	Prune
51591	Bigleaf maple	17	17	24	Fair	self-corrected lean, typical of species, dead wood, normal amount of decay	1			15	15	15	15	17	17	
51594	Madrona	9	9	15	Good	Typical of species	1			12	15	15	12	9	9	
51595	Madrona	18	18	22	Good	typical of species	1			6	22	22	6	18	18	
51596	Photinia	8	8	14	Good	typical of species			1	6	14	14	6	8		
51597	Madrona	14	14	20	Fair	4' crack with decay	1			10	20	20	10	14	14	
51598	Madrona	11	11	15	OK	Tree healthy, lean makes it no typical of species	1			10	15	15	10	11	11	
51599	Douglas fir	18	18	15	OK	Popping bark, sloughing bark, better than some	1			15	15	15	15	18	18	
51600	Madrona	9	9	15	Good	Leaf blight	1			15	15	15	15	9	9	
51601	Madrona	9	9	12	Good	Typical of species	1			12	12	12	12	9	9	
51602	Douglas fir	23	23	21	Fair	Free flowing sap, popping bark, sloughing bark		1		21	21	18	21	23		
51603	Madrona	12	12	15	Good	Healthy tree, lean makes its not viable	1			15	15	12	15	12	12	
51604	Douglas fir	12	12	10	Poor	Lost top		1						12		
51606	Madrona	11	11	15	Good	Leaf blight	1			9	9	9	9	11	11	
51607	Madrona	9	9	12	Good	Leaf blight	1			11	11	11	11	9	9	
51609	Madrona	10	10	12	OK	Phototrophic lean, some blight	1			12	12	12	6	10	10	
51610	Bigleaf maple	10	10	12	Good	Typical of species			1	12	12	12	12	10		
51611	Madrona	11	11	15	Poor	Top ¼ dead		1		15	15	15	15	11		
51612	Bitter cherry	8	8	10	Good	Typical for species: some gummosis and dead wood			1	10	10	10	10	8		
51613	Red alder	9	4.5	12	Good	Typical of species			1	6	6	6	6	4.5		
51614	Madrona	14	14	15	Good	Machete cuts on trunk but OK			1	12	12	12	12	14		
51615	Douglas fir	19	19	28	Poor	Abnormal bark, taps hollow, asymmetric crown, split bark, multiple bulges		1		28	28	28	28	19		
51616	Douglas fir	19	19	15	Poor	Ditto: Root rot		1		15	15	15	15	19		
51617	Douglas fir	40	40	28	Good	Some stubs and dead wood			1	20	20	10	20	40		
51623	Douglas fir	9	9	11	Excellent	Typical of species	1			11	11	11	11	9	9	
51626	Madrona	8	8	15	OK	One trunk has large injury healing ok	1			15	15	15	15	8	8	
51627	Madrona	Clump	18	18	Good	Leaf blight	1			18	18	18	18	18	18	
51630	Madrona	9,9	13	15	Good	Slightly more undermined root, typical of species	1			15	15	15	15	13	13	
51631	Cotton-wood	12, 11	8	18	OK	Slight lean to south; typical of species	1			8	8	18	18	8	8	
51632	Cotton-wood	8	4	15	Good	typical of species	1			8	8	15	15	4	4	
51633	Madrona	8	8	12	OK	Leaf blight, undermined roots	1			12	12	12	12	8	8	
51635	Cotton-wood	8, 12	7	10	Good	Typical of species			1	10	10	10	10	7		
51637	Cotton-wood	22	11	10	Good	Typical of species			1	15	15	15	15	11		
51638	Cotton-wood	12	6	15	Good	Typical of species			1	15	15	15	15	6		
51639	Douglas fir	24	24	20	OK	Ivy covered, dead wood, dead twigs, previous top failure			1	20	20	20	20	24		
51640	Douglas fir	22	22	18	Poor	Fissures, abnormal bark, undermined roots, rust, dead wood, probable early laminated root rot		1		18	18	18	18	22		
51642	Madrona	18	18	24	Good	typical of species			1	24	24	24	24	18		
51643	Madrona	8	8	8	OK	Undermined roots, some previous scarring and previous top failure			1	8	8	8	8	8		
51644	Madrona	13	13	15	Good	Previous top failure			1	15	15	15	15	13		
51646	Madrona	10	10	10	Poor	Failing from roots		1		10	10	10	10	10		
51647	Madrona	17	17	20	Fair	Dogleg with decay at wound		1		20	20	20	20	17		
51648	Madrona	11	11	12	Fair	Phototrophic lean not viable because of lean		1		12	12	12	12	11		
51649	Douglas fir	35	35	25	Poor	Hanger, root rot		1		25	25	25	25	35		
51650	Douglas fir	36	36	25	Poor	Large cankers, sloughing bark, popping bark, dead wood, stubs		1		25	25	25	25	36		
51653	Madrona	9	9	12	Good	typical of species			1	12	12	12	12	9		
51699	Douglas fir	8	8	9	Good	Suppressed canopy tree			1	9	9	9	9	8		
51713	Douglas fir	8	8	10	Good	Some dead wood, suppressed canopy			1	10	10	10	10	8		
51715	Douglas fir	13	13	15	OK	Stress blisters of sap, dead wood, slight undermined roots			1	15	15	15	15	13		
51716	Bigleaf maple	16	16	22	OK	Dead wood can be Pruned out			1	22	22	22	22	16		
51720	Douglas fir	18	18	20	OK	Branch dieback			1	20	20	20	20	18		
51721	Madrona	15	15	0	Poor	½ broken out		1		0	0	0	0	15		
51723	Douglas fir	9	9	12	Poor	Co-dominant leaders both w decay at root crown, and bulge at 20' typical of species		1		12	12	12	12	9		
51724	Douglas fir	20	20	15	Fair	Dead wood, stubs, abnormal bark, laminated root rot		1		15	15	15	15	20		
51725	Madrona	9	9	8	Good	Some dead branches			1	8	8	8	8	9		
51726	Bigleaf maple	16/14/12	24	25	Good	Some dead wood, typical of species			1	25	25	25	25	24		
51727	Douglas fir	11	11	10	Poor	Mid trunk bulge, sap, dead wood, root rot		1		10	10	10	10	11		
51728	Douglas fir	20	20	15	Fair	Abnormal bark, shedding, root rot		1		15	15	15	15	20		
51733	Douglas fir	20	20	15	Fair	Undermined roots, sap, dead wood twigs	1			15	15	15	10	20	20	
51734	Madrona	15	15	18	Fair	Dead wood, sparse canopy	1			18	18	18	18	15	15	
51735	Madrona	17	17	18	Poor	½ dead, narrow canopy, no light		1		18	18	18	18	17		
51740	Douglas fir	21	21	18	Fair	Abnormal shedding bark, early indications of root rot		1		18	18	18	18	21		
51741	Douglas fir	23	23	18	OK	Asymmetric canopy , exposed buttress root			1	18	18	18	18	23		
51742	Douglas fir	19	19	18	Fair	Slight undermined roots, asymmetric canopy, typical of species, cankers		1		18	18	18	18	19		
51744	Red alder	12	6	20	OK	some trunk decay, typical of species			1	10	10	10	10	6		
51750	Douglas fir	30	30	18	Poor	Red ring rot		1		18	18	18	18	30		
51753	Madrona	24	24	20	OK	Several large dead branches, leaf blight, dead wood, can be Pruned			1	20	20	20	20	24		
51758	Douglas fir	28	28	30	Poor	Ditto: Red ring rot		1		30	30	30	30	28		
51759	Douglas fir	20, 20	28	20	Poor	Abnormal bark, dead wood, asymmetric canopy, bulge 3' above root crown		1		20	20	20	20	28		
51761	Madrona	13	13	15	Poor	Large wound, poorly healing, split trunk		1		15	15	15	15	13		
51762	Madrona	9	9	16	Fair	Poorly healing wound		1		16	16	16	16	9		
51763	Madrona	8	8	8	Poor	Mostly dead		1		8	8	8	8	8		
51766	Red alder	10	5	12	Good	Typical of species			1	12	12	12	12	5		
51767	Madrona	10	10	12	Fair	Codominant trunks intertwined, exposed roots, decay, typical of species		1		12	12	12	12	10		
51769	Madrona	14	14	12	Fair	Dead wood, dogleg at 25'			1	12	12	12	10	14		
51771	Madrona	9	9	12	Poor	Several scaffolds dead, dead branches, leaf blight		1		12	12	12	12	9		
51772	Madrona	15	15	21	Good	Small amount of dead wood, and broken branches			1	21	21	21	21	15		

City of Bellevue

PERMIT NO. 14-126105-LL

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
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REV NO.	DATE	DESCRIPTION	MADE BY	CHECKED

PLOTTED: 2019/05/31 09:25 Spasztor
DRAWN: EM
DESIGNED: LN
APPROVED: KJG

M:\ACAD\SURVEY\13\13122\PRE-PLAT\13122X05.DWG

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER, 5/31/19

LEE D. NYQUIST, STATE OF WASHINGTON, 18784, REGISTERED PROFESSIONAL LAND SURVEYOR, 5/31/19

TRIAD – FRANSEN DEVELOPMENT

JOB NO. 13122

SHEET 5

TREE RETENTION – TREE TABLE
FOR
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY, WASHINGTON

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.

Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD* Radius in feet				Tree Credits	Retained tree credits	Recommendations
							Retained	Non-viable	Removed	N	E	S	W			
51773	Douglas fir	15	15	12	Poor	Red ring rot		1		12	12	12	12	15		
51774	Madrona	13	13	18	Poor	Large wound with poor healing, lean		1		18	18	18	18	13		
51775	Madrona	9	9	8	Fair	Phototrophic lean, not corrected, dead wood, blight		1		8	8	8	8	9		
51776	Madrona	9	9	15	Fair	Phototrophic lean typical of species,		1		15	15	15	15	9		
51777	Madrona	13	13	15	Poor	Scarring, dead wood, blight, sap at collars		1		15	15	15	15	13		
51837	Bigleaf maple	12, 11, 8	16	16	OK	Poorly Pruned, but OK	1			16	16	16	10	16	16	
51838	Douglas fir	14	14	20	OK	Stress blisters of sap, Ivy strangled, dead wood, lost top			1	20	20	20	10	14		
51839	Douglas fir	19	19	18	Fair	Beginning signs of root rot, bugling crown, no buttress roots		1		18	18	18	18	19		
51840	Madrona	22	22	20	Good	typical of species			1	20	20	20	20	22		
51841	Bitter cherry	11	11	15	Good	Typical of species	1			15	15	15	10	11	11	
51843	Red alder	10	5	10	OK	Asymmetric canopy , typical of species	1			10	10	10	8	5	5	
51844	Douglas fir	12	12	8	Fair	Stress sap blisters, compressing, exposed buttress root			1	8	8	8	8	12		
51845	Douglas fir	22	22	10	OK	Large wound healing with sap probable Red ring rot			1	20	20	20	10	22		
51847	Madrona	14	14	15	OK	Phototrophic lean, healthy not viable by structure			1	14	14	14	14	14		
51848	Madrona	12	12	0	Poor	Severe blight, dead wood		1		12	12	12	12	12		
51849	Douglas fir	16	16	0	Poor	Root rot; sloughing bark, popping bark		1		16	16	16	16	16		
51852	Bigleaf maple	20, 19	27	28	Excellent	Very little dead wood			1	27	27	27	27	27		
51854	Deodora	11	11	15	Good	Some stubs and dead wood	1			11	11	11	5	11	11	
51855	Douglas fir	13	13	15	Good	Some sap stress blisters epicormic branch growth	1			13	13	13	10	13	13	
51858	Douglas fir	15	15	18	Good	Some undermined roots	1			15	15	15	10	15	15	
51864	Douglas fir	8	8	6	Poor	Lost top		1		6	6	6	6	8		
51865	Madrona	18	18	15	Fair	Covered with ivy, top looks OK, leaves have blight			1	12	12	12	12	18		
51872	Madrona	19	19	10	Fair	Ivy completely covering trunk and canopy, undermined roots dead wood		1		10	10	10	10	19		
51877	Madrona	19	19	15	Fair	Large dogleg, , small canopy, steep slope			1	10	10	10	10	19		
51880	Madrona	26	26	17	Good	Dead wood, phototrophic lean, suppressed canopy	1			17	5	17	17	26	26	
51881	Madrona	17	17	15	OK	Covered with ivy, needs to be removed, typical of species			1	15	15	15	15	17		
51887	Cotton-wood	10	5	12	Good	typical of species	1			8	8	8	8	5	5	
51888	Cotton-wood	11	6	15	Fair	Exposed roots, dead wood	1			10	10	10	10	5.5	5.5	
51889	Red alder	8	4	12	Good	typical of species	1			6	6	6	6	4	4	
51890	Cotton-wood	13	6.5	18	Excellent	typical of species			1	18	18	18	18	6.5		
51891	Cherry	12	12	15	OK	Some gummosis and included branch collars	1			10	10	10	10	12	12	
51895	Cotton-wood	10	5	12	Good	Typical of species, self-corrected lean			1	8	8	8	8	5		
51896	Cotton-wood	8	4	10	Good	Typical of species			1	10	10	10	10	4		
51907	Madrona	19	19	20	Good	Phototrophic lean, typical of species , slight undermined roots			1	19	19	19	19	19		
51953	Douglas fir	23	23	15	Poor	Canker at 50', branches dead, sap flow, Red ring rot		1		15	15	15	15	23		
52000	Douglas fir	27	27	23	OK	Ivy covered, dead wood, beetles, difficult to fully assess trunk	1			23	23	23	23	27	27	
52001	Douglas fir	22	22	20	Fair	<30% live crown, dead wood, exposed roots	1			20	20	20	20	22	22	
52004	Douglas fir	10	10	10	Fair	Lost top, suppressed canopy, no taper, dead wood	1			10	10	10	10	10	10	
52005	Douglas fir	24	24	18	Fair	Lost top, suppressed canopy, dead wood	1			18	18	10	10	24	24	
52007	Douglas fir	15	15	15	Good	"S" Sway, slight undermined roots			1	15	15	15	15	15		
52008	Douglas fir	13	13	10	Fair	Large wound, bark beginning to shed, early Red ring rot		1		10	10	10	10	13		
52009	Douglas fir	21	21	15	Fair	Slight exposed root, dead wood, canker, early Red ring rot		1		15	15	15	15	21		
52010	Cherry	8, 13	15	12	Poor	Large gash, lean to north, heaved soil		1		12	12	12	12	15		
52011	Douglas fir	8	8	8	Good	typical of species			1	8	8	8	8	8		
52012	Cherry	13	13	8	OK	Ivy, exposed root	1			8	8	8	8	13	13	
52013	Douglas fir	18	18	15	Fair	Multiple wounds, some recent, high susceptibility to Red ring rot		1		15	15	15	15	18		
52014	Bigleaf maple	36	36	27	Excellent	typical of species	1			27	27	27	27	36	36	
52015	Bigleaf maple	27	27	27	Excellent	typical of species	1			27	27	27	27	27	27	
52018	Douglas fir	13	13	15	Poor	Sap flowing from upper trunk, Red ring rot		1		13	13	13	13	13		
52019	Madrona	24, 8, 11	28	27	OK	1 dead trunk	1			10	5	10	10	28	28	*
52020	Douglas fir	10	10	27	Poor	Lost top, dogleg, sap blisters		1		10	10	10	10	10		
52021	Red alder	8, 8	6	15	Good	typical of species	1			15	15	8	8	6	6	
52022	Douglas fir	24	24	27	Fair	Bulge at root crown, wound, question long term viability	1			24	24	24	24	24	24	

Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD* Radius in feet				Tree Credits	Retained tree credits	Recommendations
							Retained	Non-viable	Removed	N	E	S	W			
52023	Madrona	9	9	27	OK	Leaf blight, phototrophic lean	1			9	9	9	9	9	9	
52025	Madrona	12	12	15	Fair	Blight, large amount of dead wood from lack of light, viable with more light	1			12	12	12	12	12	12	
52026	Madrona	10	10	15	Fair	Blight, large amount of dead wood from lack of light, viable with more light	1			10	10	10	10	10	10	
52027	Madrona	22	22	15	OK	Undermined roots, typical of species	1			15	15	15	15	22	22	
52028	Douglas fir	11	11	10	OK	Dogleg with decay	1			10	10	10	10	11	11	
52029	Douglas fir	12	12	15	Poor	Asymmetric canopy , fissures, abnormal bark, laminated root rot		1		12	12	12	12	12		
52030	Madrona	17,21	27	15	Poor	Choked with ivy 3rd trunk dead, top failure		1		15	15	15	15	27		
52031	Douglas fir	9	9	15	Good	Typical of species	1			9	9	9	9	9	9	
52034	Douglas fir	13	13	12	Good	Typical of species	1			12	8	12	12	13	13	

OFF-SITE TREES

Tree Tag #	Species ID	DBH inches	Adjusted DBH (inches)	Dripline Radius (feet)	Tree Credits
1255	*Bigleaf maple*	20	20	18	**20**
1281	*Madrona*	18	18	20	**18**
1298	*Madrona*	14	14	10	**14**
1311	*Madrona*	14, 12, 9, 10	45	18	**45**
1327	*Douglas fir*	13	13	16	**13**
1328	*Douglas fir*	27	27	21	**27**
1329	*Douglas fir*	11	11	8	**11**
1362	*Douglas fir*	9	9	11	**9**
1365	*Madrona*	14, 6	20	18	**20**
1368	*Douglas fir*	15	15	15	**15**
1532	*Douglas fir*	9	9	10	**9**
1547	*Douglas fir*	15	15	18	**15**
1548	*Douglas fir*	10	10	8	**10**
1549	*Douglas fir*	16	16	16	**16**
1550	*Douglas fir*	12	12	15	**12**
1694	*Douglas fir*	15	15	15	**15**
1695	*Douglas fir*	17	17	15	**17**
1696	*Douglas fir*	12	12	12	**12**
1697	*Douglas fir*	26	26	18	**26**
1698	*Douglas fir*	21	21	18	**21**
1706	*Madrona*	14, 16	20	21	**20**
1707	*Madrona*	13, 5, 14, 4	36	25	**36**
1708	*Madrona*	9, 10	19	10	**19**
1709	*Douglas fir*	33	33	21	**33**
1712	*Madrona*	10	10	-	**10**
1718	*Douglas fir*	13	13	10	**13**
1719	*Douglas fir*	11	11	10	**11**
1730	*Madrona*	18	18	15	**18**
1731	*Douglas fir*	21	21	18	**21**
1732	*Bigleaf maple*	14, 14, 12, 16, 16,14, 14, 12, 12	124	35	**124**
1736	*Douglas fir*	9	9	10	**9**
1737	*Madrona*	21	21	20	**21**
1738	*Douglas fir*	16	16	10	**16**
1739	*Douglas fir*	22	22	18	**22**
1786	*Douglas fir*	20	20	18	**20**
1842	*Bigleaf maple*	4, 5, 15, 7	31	24	**31**
1850	*Madrona*	10	10	-	**10**
1853	*Cypress*	16	16	15	**16**
1856	*Douglas fir*	16	16	12	**16**
1857	*Douglas fir*	10	10	18	**10**
1916	*Douglas fir*	15	15	12	**15**
1919	*Douglas fir*	23	23	21	**23**
1920	*Douglas fir*	20	20	18	**20**
1921	*Douglas fir*	18	18	18	**18**
1989	*Douglas fir*	36	36	30	**36**
1996	*Bigleaf maple*	19	19	20	**19**
1997	*Bigleaf maple*	12	12	-	**12**
1998	*Cherry*	9	9	-	**9**
1999	*Douglas fir*	17	17	15	**17**
2002	*Douglas fir*	14	14	11	**14**
2003	*Douglas fir*	22	22	20	**22**
2006	*Bigleaf maple*	16	16	20	**16**

City of Bellevue

PERMIT NO. 14-126105-LL

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PLOTTED: 2019/05/31 09:26 Spasztor
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M:\ACAD\SURVEY\13\13122\PRE-PLAT\13122X06.DWG

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER 5/31/19

LEE D. NYQUIST STATE OF WASHINGTON 33064 REGISTERED PROFESSIONAL LAND SURVEYOR 5/31/19

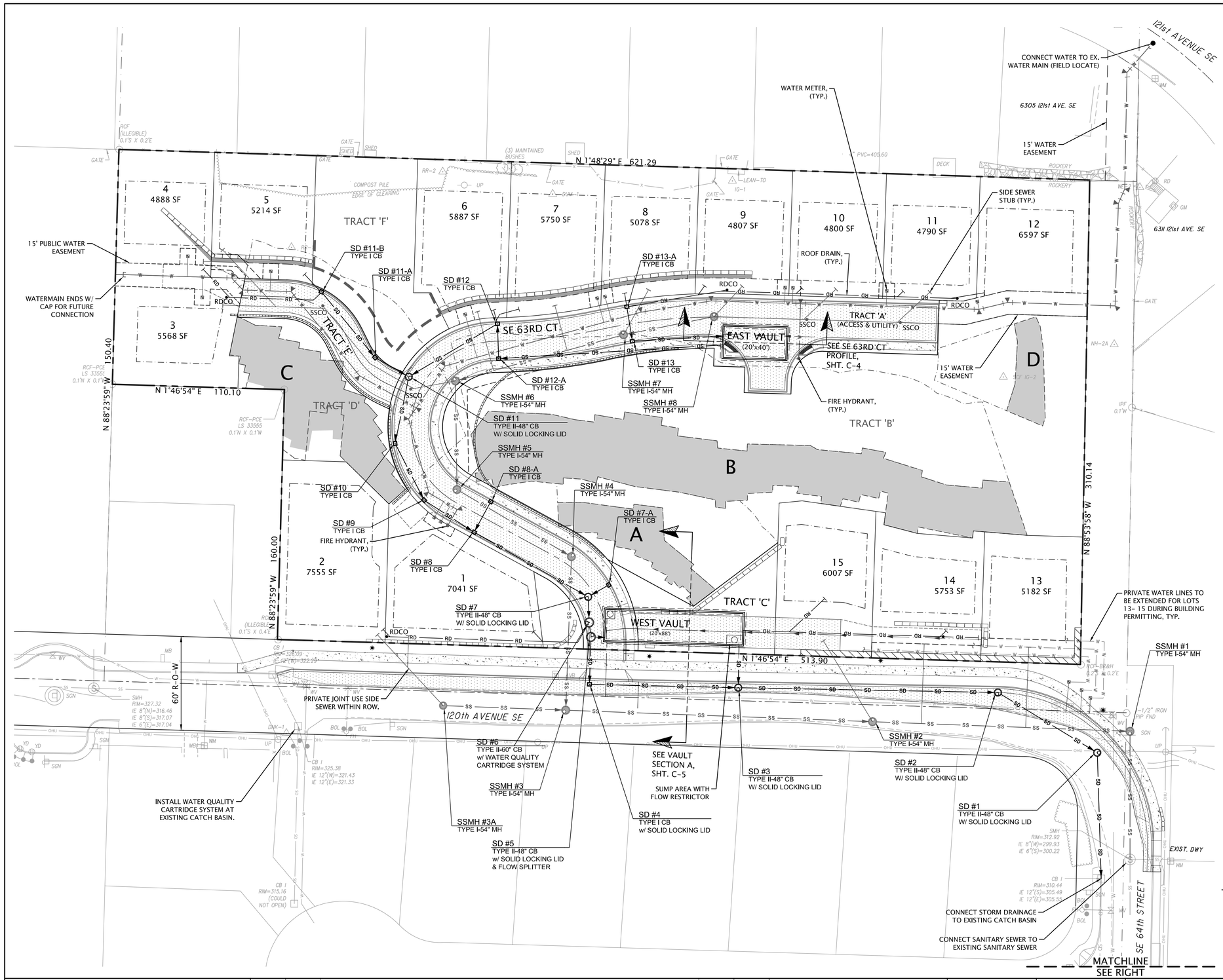
TRIAD - FRANSEN DEVELOPMENT

JOB NO. 13122

SHEET 6

TREE RETENTION - TREE TABLE FOR NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY, WASHINGTON



LEGEND

ALD	ALDER
BG	BUILDING
BM	BENCHMARK
BS-/DBS-	GOLDSMITH SURVEY CONTROL POINT
CB I	CATCH BASIN TYPE I
CB II	CATCH BASIN TYPE II
CDR	CEDAR
CDT	CONDUIT
CLF	CHAINLINK FENCE
CLP	CLUMP
COB	CITY OF BELLEVUE
CONC	CONCRETE
COR	CORNER
COS	SANITARY SEWER CLEANOUT
DEC	DECIDUOUS
DRIP	TREE DRIP LINE DIAMETER
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
ESMT	EASEMENT
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
GM	GAS METER
LTF	LEAD & TACK FOUND (AS NOTED)
MB	MAILBOX
MON	MONUMENT
MPL	MAPLE
PLA	PLANTER
RCF	REBAR & CAP FOUND (AS NOTED)
RCS	REBAR & CAP SET (2012)
REC #	RECORDING NUMBER
RET	RETAINING
RKY	ROCKERY
ROS	RECORD OF SURVEY
SAN	SANITARY
SGN	SIGN
SMH	SANITARY SEWER MANHOLE
STBS	SANITARY SEWER STUB
TER	TELEPHONE RISER
TSF	TRANSFORMER
TWN	TWIN
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
YD	YARD DRAIN
YL	YARD LIGHT

SD	PROPOSED STORM DRAIN
RD	PROPOSED ROOF DRAIN
SS	PROPOSED SANITARY SEWER
W W	PROPOSED WATER MAIN
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER CLEAN OUT (SSCO)
	PROPOSED ROOF DRAIN CLEAN OUT (RDCO)

WALL TYP. SEE GRADING SHEET C-3 FOR MORE DETAIL.

NATIVE GROWTH PROTECTION AREAS

STEEP BUFFER

A — *EXIST. STEEP SLOPE CRITICAL AREA DESIGNATION*

NOTES:

1. SEE SHEET 4 FOR TREE RETENTION REQUIREMENTS.
2. SEE SHEET C-2 FOR ROAD PLAN INCLUDING FRONTAGE IMPROVEMENTS ON 120th AVE. SE.
3. SEE SHEET C-5 FOR VAULT SECTIONS.
4. PROPERTY OWNER AT 11927 SE 64TH STREET MUST BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION WORK IMPACTING STREET FRONTAGE ALONG SE 64TH STREET.

WEST VAULT SUMMARY

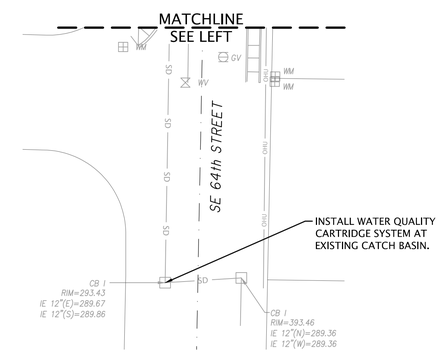
REQUIRED DETENTION VOLUME: 25,800 CF
PROVIDED DETENTION VOLUME: 26,400 CF

TOP OF VAULT: 332.8±
SEE SHT. C-5, VAULT SECTION A FOR DETAIL.

EAST VAULT SUMMARY

REQUIRED DETENTION VOLUME: 11,400 CF
PROVIDED DETENTION VOLUME: 12,000 CF

TOP OF VAULT: 388.3±
SEE SHT. C-4, SE 63RD CT PROFILE FOR DETAIL.



0 15 30 60 90
SCALE: 1" = 30'

City of Bellevue

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5/31/19

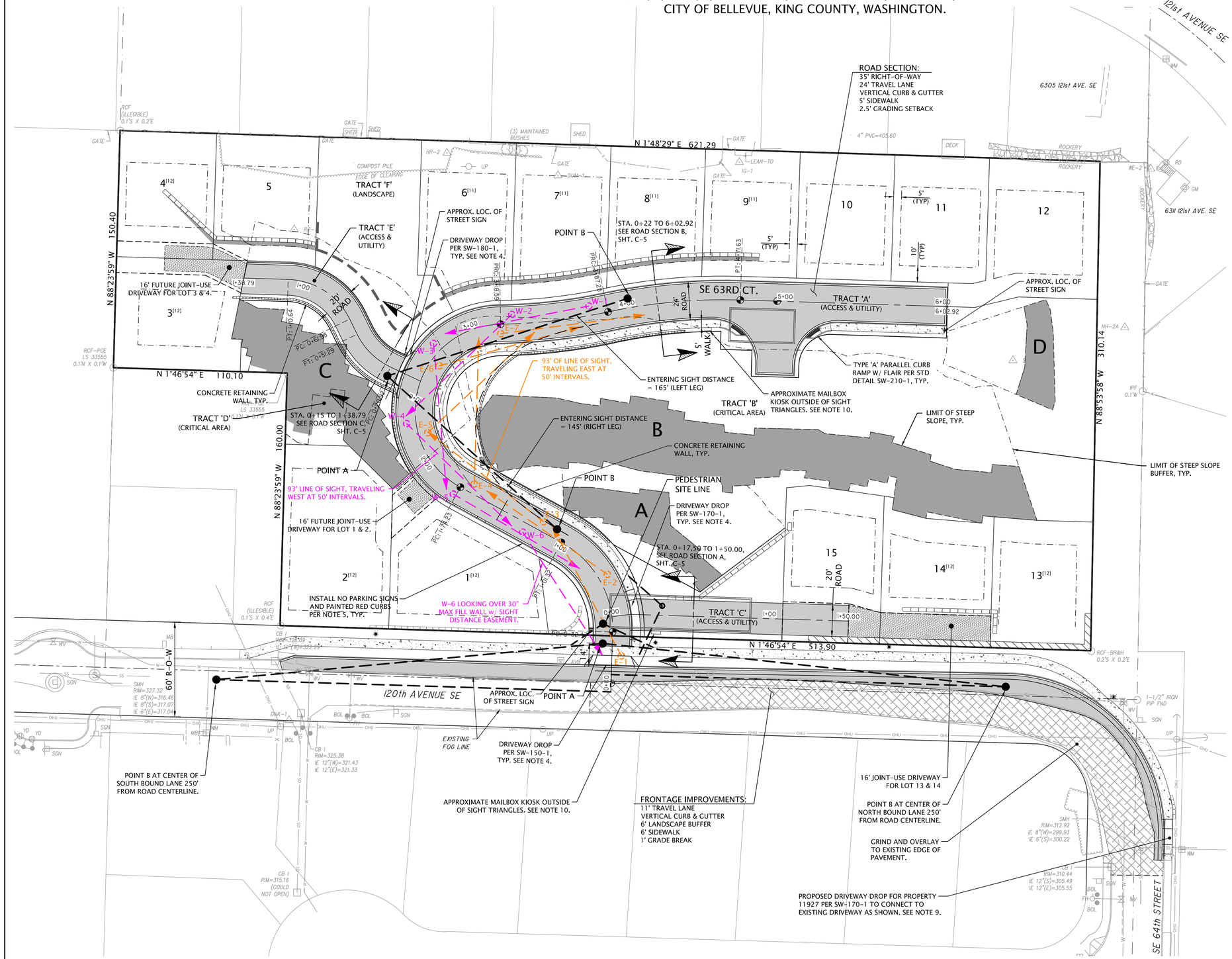
KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER

M:\ACAD\PLAN\13\13122\PRELIMINARY PLAT\13122P01.DWG

UTILITY PLAN
FOR
NEWPORT VIEW PRELIMINARY PLAT

JOB NO. 13122
SHEET
C-1

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



LEGEND

ALD	ALDER	MB	MAILBOX
BG	BUILDING	MON	MONUMENT
BM	BENCHMARK	MPL	MAPLE
BS-/DBS-	GOLDSMITH SURVEY CONTROL POINT	PLA	PLANTER
CB I	CATCH BASIN TYPE I	RCF	REBAR & CAP FOUND (AS NOTED)
CB II	CATCH BASIN TYPE II	RCS	REBAR & CAP SET (2012)
CDR	CEDAR	REC #	RECORDING NUMBER
CDT	CONDUIT	RET	RETAINING
CLF	CHAINLINK FENCE	RKY	ROCKERY
CLP	CLUMP	ROS	RECORD OF SURVEY
COB	CITY OF BELLEVUE	SAN	SANITARY
CONC	CONCRETE	SGN	SIGN
COR	CORNER	SMH	SANITARY SEWER MANHOLE
COS	SANITARY SEWER CLEANOUT	STBS	SANITARY SEWER STUB
DEC	DECIDUOUS	TER	TELEPHONE RISER
DRIP	TREE DRIP LINE DIAMETER	TSF	TRANSFORMER
EC	EDGE OF CONCRETE	TWN	TWIN
EM	ELECTRIC METER	UP	UTILITY POLE
ESMT	EASEMENT	WM	WATER METER
FH	FIRE HYDRANT	WV	WATER VALVE
FNC	FENCE	YD	YARD DRAIN
FND	FOUND	YL	YARD LIGHT
GM	GAS METER		
LTF	LEAD & TACK FOUND (AS NOTED)		

PROPOSED PAVEMENT

GRIND AND OVERLAY

PROPOSED SIDEWALK

WALL TYP. SEE GRADING SHEET C-3 FOR MORE DETAIL.

NATIVE GROWTH PROTECTION AREAS

STEEP SLOPE BUFFER AREA MODIFIED

A — *EXIST. STEEP SLOPE CRITICAL AREA DESIGNATION*

NOTES:

1. SEE SHEET 4 FOR TREE RETENTION REQUIREMENTS.
2. 250' FOR SIGHT DISTANCE SETBACK LINE TO THE NORTH AND SOUTH PER CITY OF BELLEVUE STANDARD DRAWING TE-1 SEE SHEET C-5 FOR 120TH AVE. SE. PROFILE.
3. LIGHTING PLAN SHALL BE PROVIDED ALONG 120TH AVE, SE AND AT THE INTERSECTION OF 120TH AVE, SE AND 63RD CT.
4. DRIVEWAYS SHALL BE CONSTRUCTED WITH A 20' MINIMUM SPACING BETWEEN DRIVEWAY APRONS AS MEASURED FROM "POINT A" PER REFERENCED DETAIL.
5. PER CITY OF BELLEVUE FIRE CODE SEC. 23.11.503, CONTRACTOR SHALL PROVIDE "NO PARKING FIRE LANE" SIGNAGE AND CURBING PAINTED RED (OR PAVEMENT STENCILING WHERE NO CURB EXISTS) FOR ALL PORTIONS OF THE PROJECT, INCLUDING THE TURNAROUND, EXCEPT FOR THE EASTERLY LANE OF SE 63RD CT. BEYOND STATION 3+50 WHERE ROADWAY GRADES DO NOT EXCEED 15%. SUCH REQUIREMENTS MUST BE REFLECTED ON SIGNING AND CHANNELIZATION PLANS SUBMITTED WITH GE PERMITTING.
6. STREET SIGNS INCLUDING SPEED LIMIT SIGN (15 MPH), CURVES AHEAD SIGN, 15% GRADE SIGN, AND REDUCTION OF SPEED PRIOR TO CURVES FOR SE 63RD COURT WILL BE FINALIZED AND APPROVED DURING GE PERMITTING. REQUIRED SIGNS SHALL BE INSTALLED BY THE CONTRACTOR PER APPROVED PLANS.
7. CONTRACTOR SHALL INSTALL STOP SIGN AND STOP BAR CHANNELIZATION AT THE INTERSECTION OF 120TH AVE. SE AND SE 63RD COURT.
8. SEE SHEET C-5 FOR ROAD SECTIONS.
9. PROPERTY OWNER AT 11927 SE 64TH STREET MUST BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION WORK IMPACTING STREET FRONTAGE ALONG SE 64TH STREET.
10. LOCATION OF MAILBOX TO BE FINALIZED AND APPROVED DURING GE PERMITTING BY USPS.
11. GRADING IMPACTS AND USE OF JOINT-USE DRIVEWAYS FOR LOTS 6 - 9 SHOULD BE FURTHER ANALYZED DURING BUILDING PERMITTING WITH THE CLARITY OF A KNOWN LOT LAYOUT.
12. LOTS AS MARKED SHALL UTILIZE JOINT-USE DRIVEWAYS TO MINIMIZE LOT GRADING.

City of Bellevue

PERMIT NO. 14-126105-LL

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PLOTTED: 2019/06/27 12:56 Spasztor
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DESIGNED: KJG, SP
APPROVED: KJG

6/27/19

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER

M:\ACAD\PLAN\13\13122\PRELIMINARY PLAT\13122P02.DWG

TRIAD - FRANSEN DEVELOPMENT

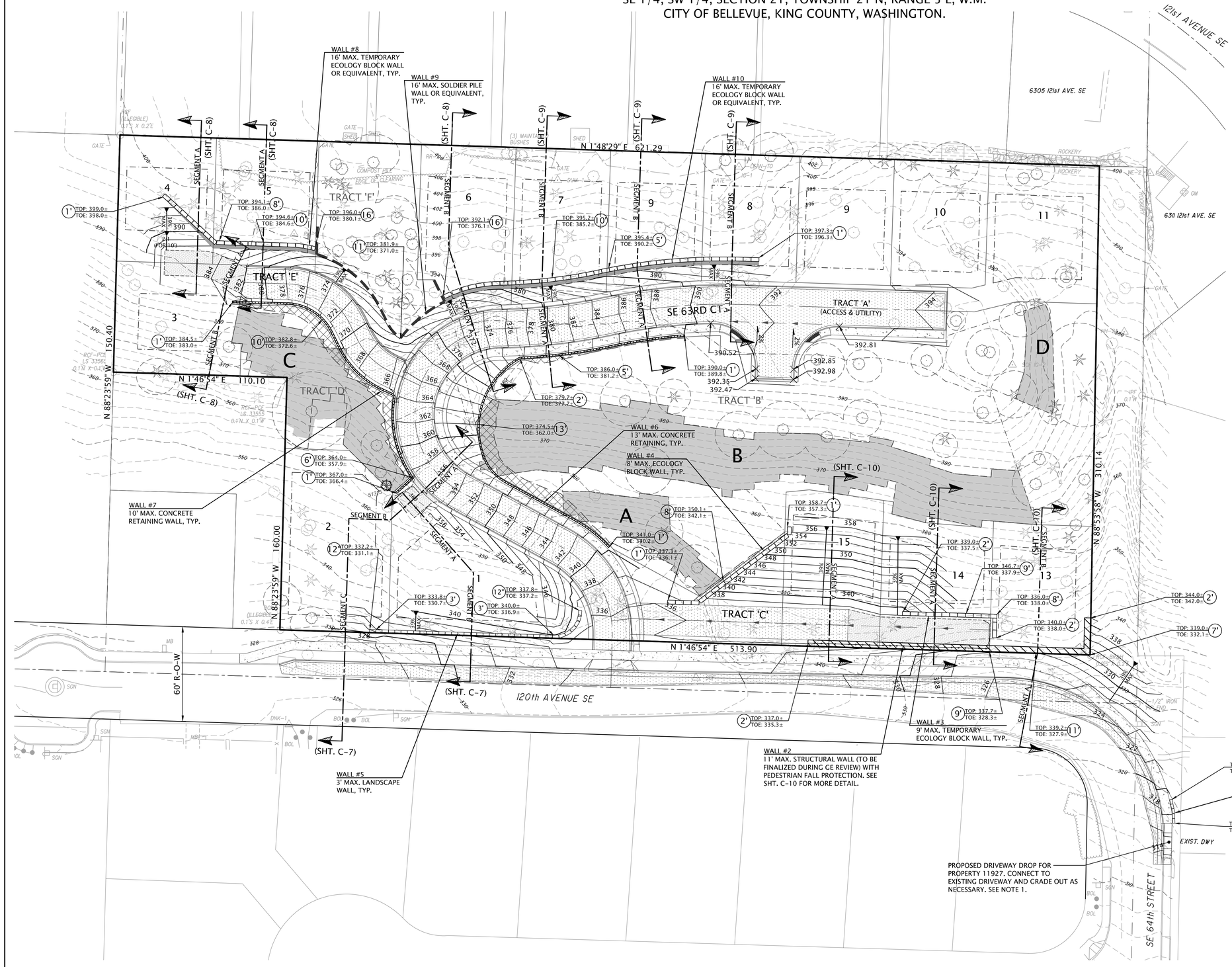
JOB NO. 13122

ROAD PLAN
FOR
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

SHEET C-2

SE 1/4, SW 1/4, SECTION 21, TOWNHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



LEGEND

ALD	ALDER	MB	MAILBOX
BG	BUILDING	MON	MONUMENT
BM	BENCHMARK	MPL	MAPLE
BS-/DBS-	GOLDSMITH SURVEY CONTROL POINT	PLA	PLANTER
CB I	CATCH BASIN TYPE I	RCF	REBAR & CAP FOUND (AS NOTED)
CB II	CATCH BASIN TYPE II	RCS	REBAR & CAP SET (2012)
CDR	CEDAR	REC #	RECORDING NUMBER
CDT	CONDUIT	RET	RETAINING
CLF	CHAINLINK FENCE	RKY	ROCKERY
CLP	CLUMP	ROS	RECORD OF SURVEY
COB	CITY OF BELLEVUE	SAN	SANITARY
CONC	CONCRETE	SGN	SIGN
COR	CORNER	SMH	SANITARY SEWER MANHOLE
COS	SANITARY SEWER CLEANOUT	STBS	SANITARY SEWER STUB
DEC	DECIDUOUS	TER	TELEPHONE RISER
DRIP	TREE DRIP LINE DIAMETER	TSF	TRANSFORMER
EC	EDGE OF CONCRETE	TWN	TWIN
EM	ELECTRIC METER	UP	UTILITY POLE
ESMT	EASEMENT	WM	WATER METER
FH	FIRE HYDRANT	WV	WATER VALVE
FNC	FENCE	YD	YARD DRAIN
FND	FOUND	YL	YARD LIGHT
GM	GAS METER		
LTF	LEAD & TACK FOUND (AS NOTED)		

390 — PROPOSED MAJOR CONTOUR
388 — PROPOSED MINOR CONTOUR
330 — *EXIST. MAJOR CONTOUR*
334 — *EXIST. MINOR CONTOUR*
TEMPORARY EXCAVATION IMPACT TO CRITICAL AREA
STRUCTURAL WALL TO BE FINALIZED DURING GE REVIEW
CONCRETE RETAINING WALL
SOLDIER PILE WALL OR EQUIVALENT
ECOLOGY BLOCK WALL
LANDSCAPE WALL

NATIVE GROWTH PROTECTION AREAS

STEEP BUFFER

A — *EXIST. STEEP SLOPE AREA DESIGNATION*

NOTES:

1. PROPERTY OWNER AT 11927 SE 64TH STREET MUST BE NOTIFIED 48 HOURS IN ADVANCE OF ALL CONSTRUCTION WORK IMPACTING STREET FRONTAGE ALONG SE 64TH STREET.
2. ALL WALLS WILL BE FINALIZED IN DESIGN DURING GE PERMITTING AND MAY REQUIRE A STRUCTURAL DESIGN. FINAL DESIGN MUST BE SUBMITTED TO TRANSPORTATION AND LAND USE FOR REVIEW AND APPROVAL DURING GE REVIEW.
3. ALL WALLS GREATER THAN 10' IN HEIGHT MUST HAVE LANDSCAPING WHERE POSSIBLE AND AN ARCHITECTURAL FINISH THAT FITS THE CHARACTER OF THE NEIGHBORHOOD.

EARTHWORK CALCULATIONS

STRIPPING NET: 5490 CY (CUT)

SITE VOLUMES
CUT: 11,278 CY
FILL: 118 CY
NET: 11,160 CY (CUT)

VAULT VOLUMES
CUT: 3,200 CY
FILL: 0 CY
NET: 3,200 CY (CUT)

OVERALL VOLUMES
SITE: 11,160 CY (CUT)
VAULT: 3,200 CY (CUT)
NET: 14,360 CY (CUT)

N

0 15 30 60 90
SCALE: 1" = 30'

City of Bellevue
PERMIT NO. 14-126105-LL

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APPROVED: KJG

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5/31/19
KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED PROFESSIONAL ENGINEER

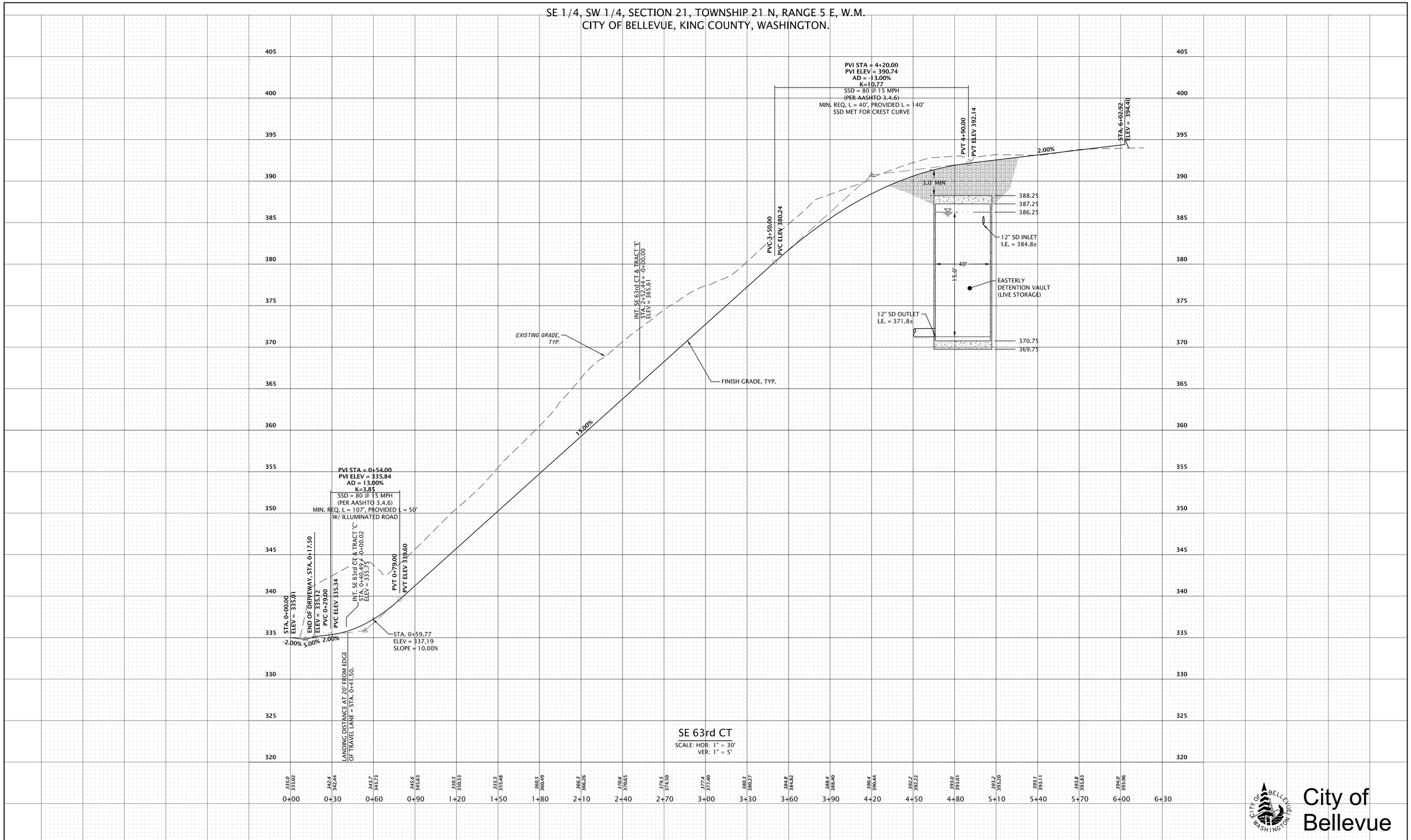
TRIAD - FRANSEN DEVELOPMENT

GRADING PLAN
FOR
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

JOB NO. 13122
SHEET
C-3

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



City of Bellevue

PERMIT NO. 14-126105-LL

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5/31/19

KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED
PROFESSIONAL ENGINEER

TRIAD – FRANSEN DEVELOPMENT

JOB NO. 13122

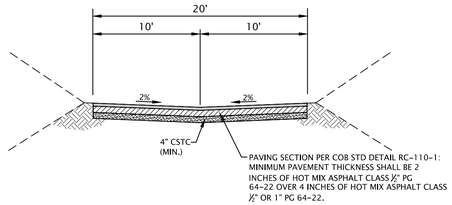
SHEET

C-4

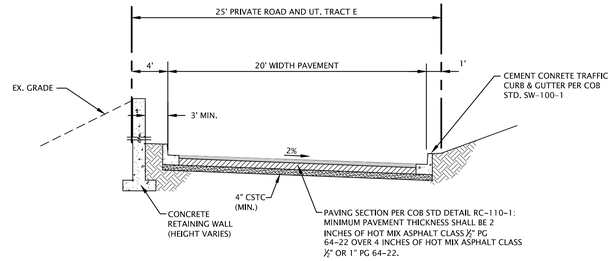
SE 63rd CT PROFILE
FOR
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

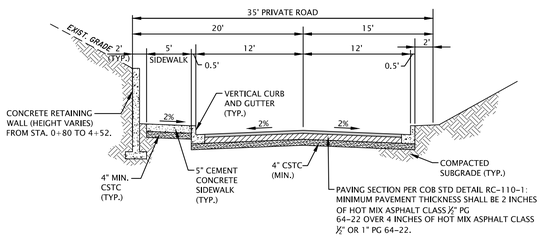
SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



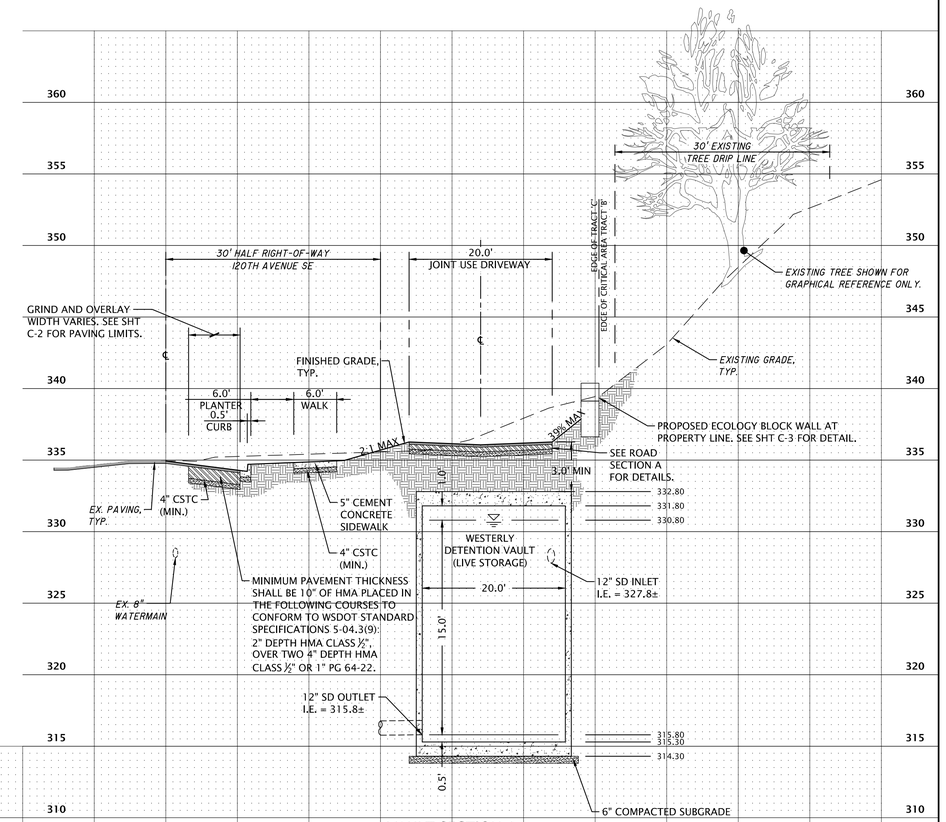
ROAD SECTION A
20' WIDE JOINT USE DRIVEWAY
FROM FOR TRACT 'C'
N.T.S.



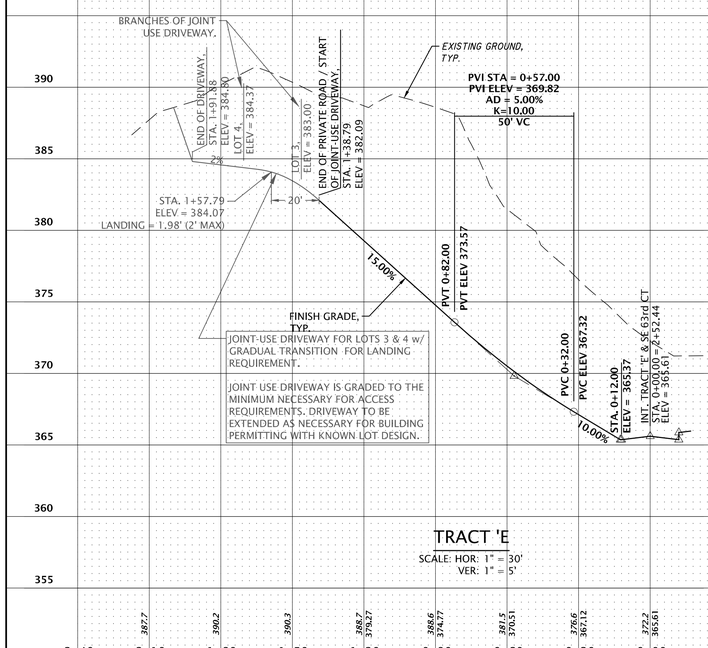
ROAD SECTION C
20' WIDE PRIVATE ROAD
FOR TRACT 'E'
N.T.S.



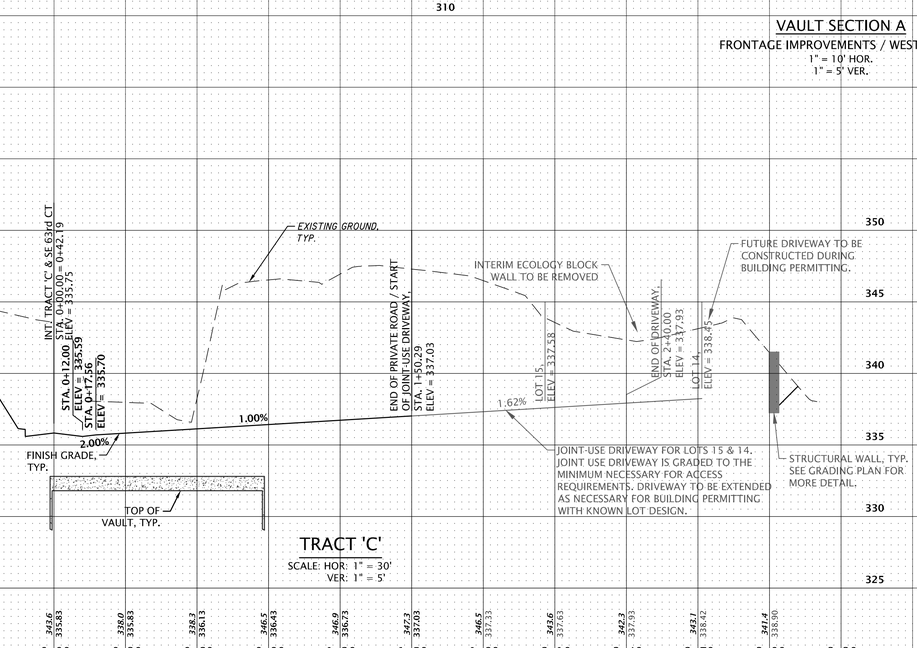
ROAD SECTION B
SE 63rd CT
FROM STA. 0+22 TO STA. 6+03
N.T.S.



VAULT SECTION A
FRONTAGE IMPROVEMENTS / WEST VAULT
1" = 10' HOR.
1" = 5' VER.



TRACT 'E'
SCALE: HOR: 1" = 30'
VER: 1" = 5'



TRACT 'C'
SCALE: HOR: 1" = 30'
VER: 1" = 5'

City of Bellevue
PERMIT NO. 14-126105-LL

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APPROVED: KJG

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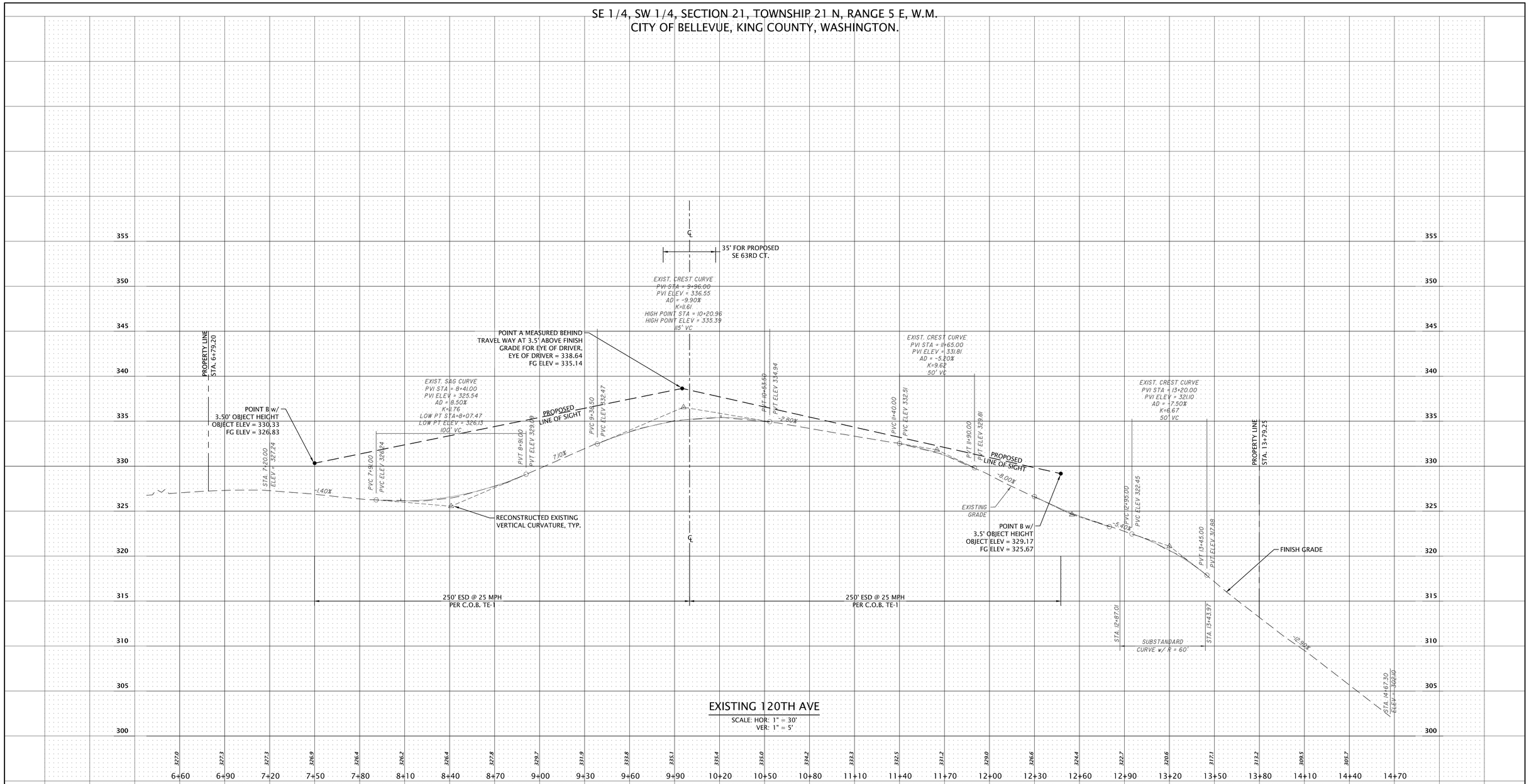
5/31/19
KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER

TRIAD - FRANSEN DEVELOPMENT

SECTIONS AND PROFILES
FOR
NEWPORT VIEW PRELIMINARY PLAT
CITY OF BELLEVUE KING COUNTY WASHINGTON

JOB NO. 13122
SHEET
C-5

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



City of Bellevue

PERMIT NO. 14-126105-LL

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

REV NO.	DATE	DESCRIPTION	MADE BY	CHECKED

PLOTTED: 2019/05/31 09:32 Spasztor
DRAWN: SP
DESIGNED: KJG, SP
APPROVED: KJG

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5/31/19

KEITH J. GOLDSMITH
STATE OF WASHINGTON
24597
REGISTERED PROFESSIONAL ENGINEER

TRIAD – FRANSEN DEVELOPMENT

JOB NO. 13122

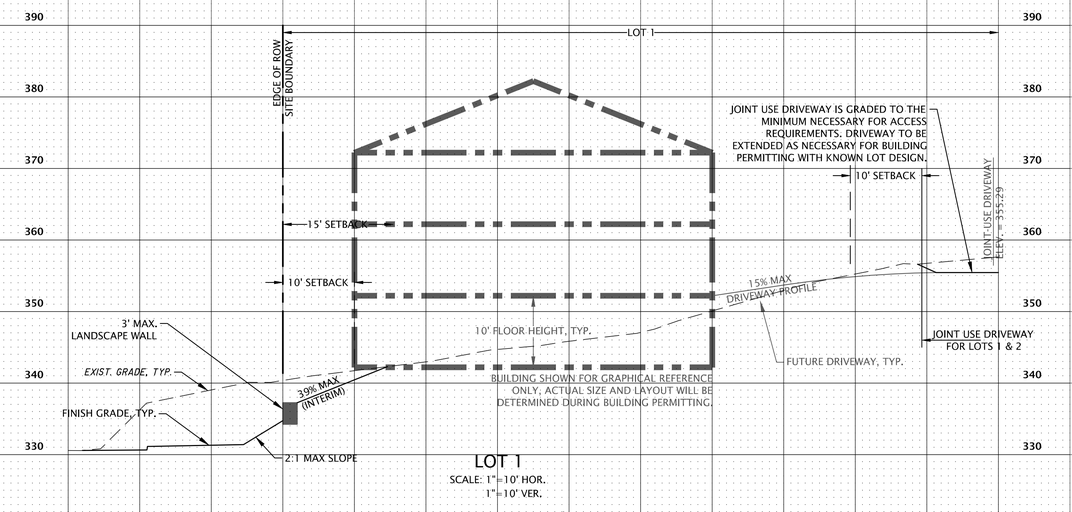
SHEET

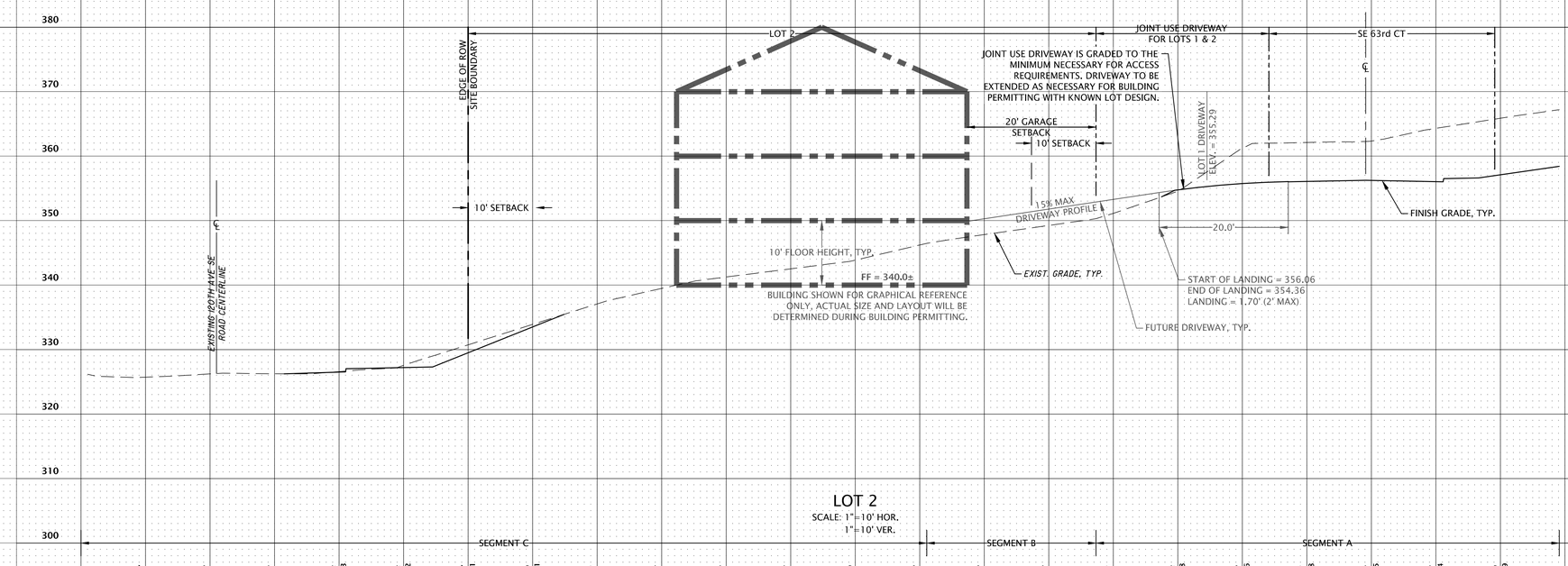
C-6

EXISTING 120TH AVE SE PROFILE
FOR
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.





City of Bellevue

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APPROVED: KJG

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5/31/19

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER

TRIAD – FRANSEN DEVELOPMENT

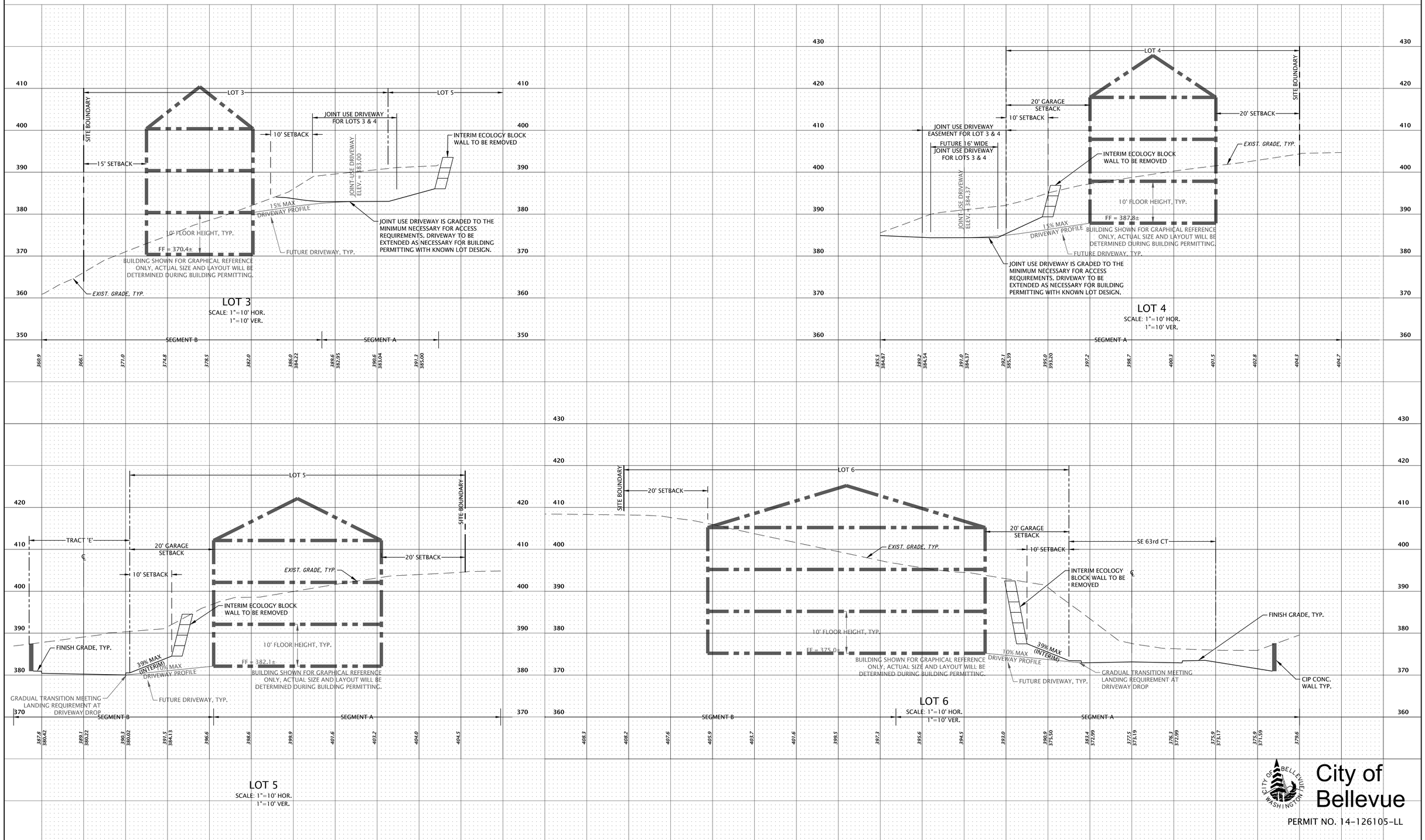
JOB NO. 13122

SHEET C-7

DRIVEWAY PROFILES
FOR LOTS 1 & 2
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



City of Bellevue
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T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

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DESIGNED: KJG, SP
APPROVED: KJG

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5/31/19
KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER

TRIAD - FRANSEN DEVELOPMENT

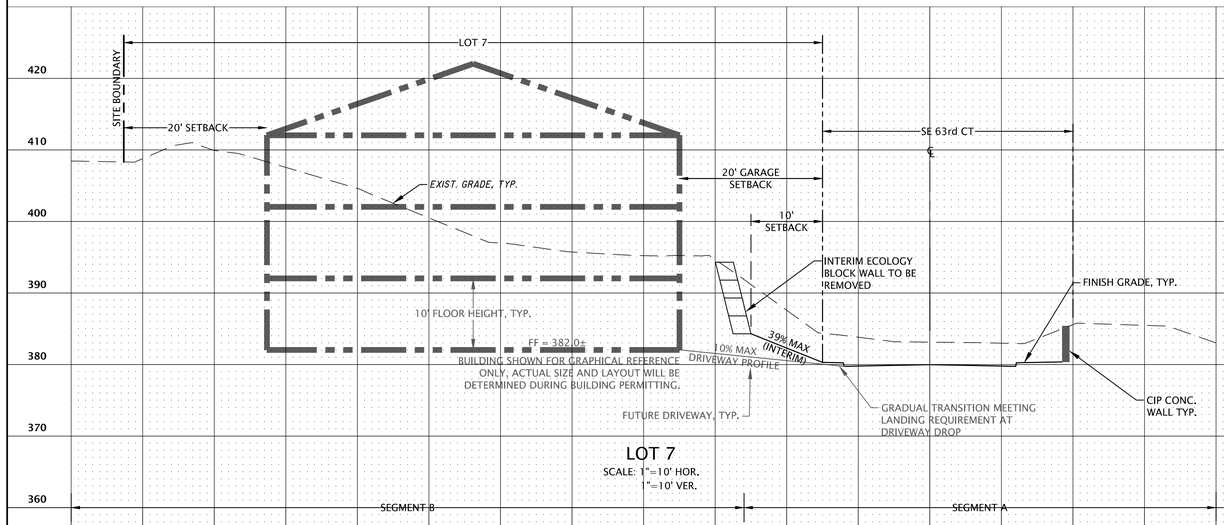
JOB NO. 13122

SHEET C-8

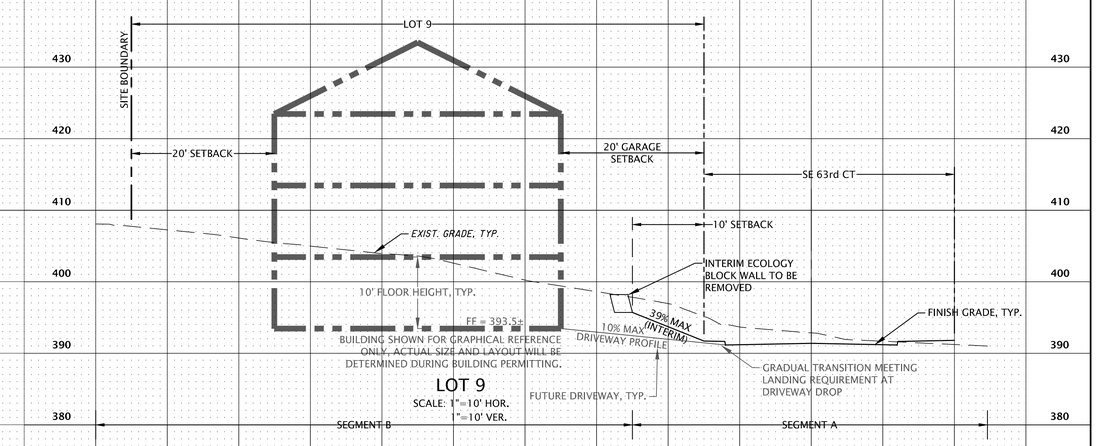
DRIVEWAY PROFILES
FOR LOTS 3, 4, 5 & 6
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

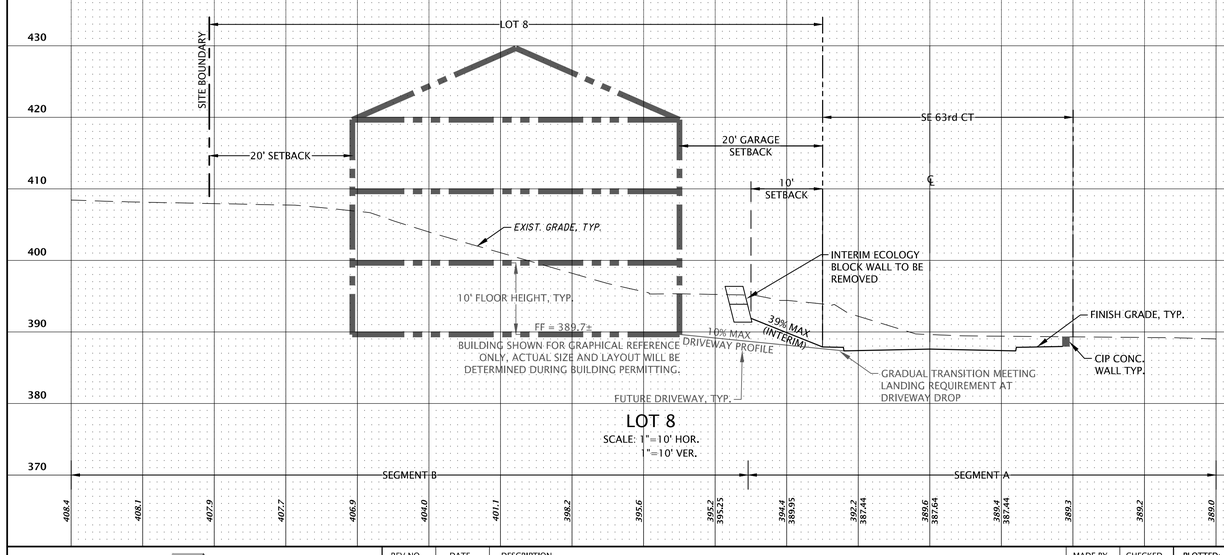
SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



LOT 7
SCALE: 1"=10' HOR.
1"=10' VER.



LOT 9
SCALE: 1"=10' HOR.
1"=10' VER.



LOT 8
SCALE: 1"=10' HOR.
1"=10' VER.

City of Bellevue
PERMIT NO. 14-126105-LL

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DESIGNED: KJG, SP
APPROVED: KJG

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5/31/19

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24597, REGISTERED PROFESSIONAL ENGINEER

TRIAD – FRANSEN DEVELOPMENT

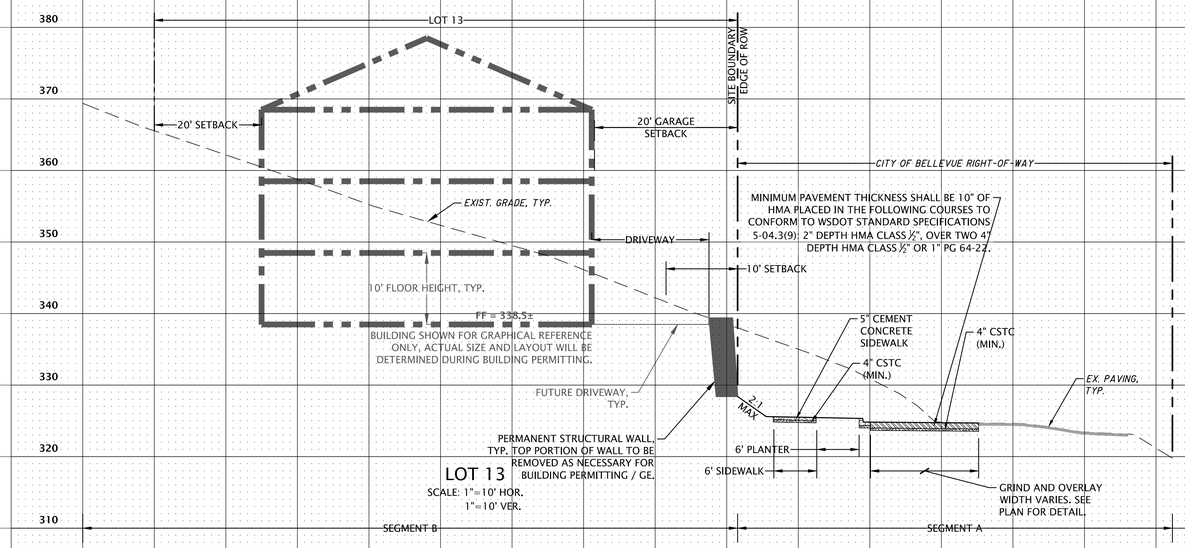
JOB NO. 13122

DRIVEWAY PROFILES
FOR LOTS 7, 8 & 9
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

SHEET
C-9

SE 1/4, SW 1/4, SECTION 21, TOWNSHIP 21 N, RANGE 5 E, W.M.
CITY OF BELLEVUE, KING COUNTY, WASHINGTON.



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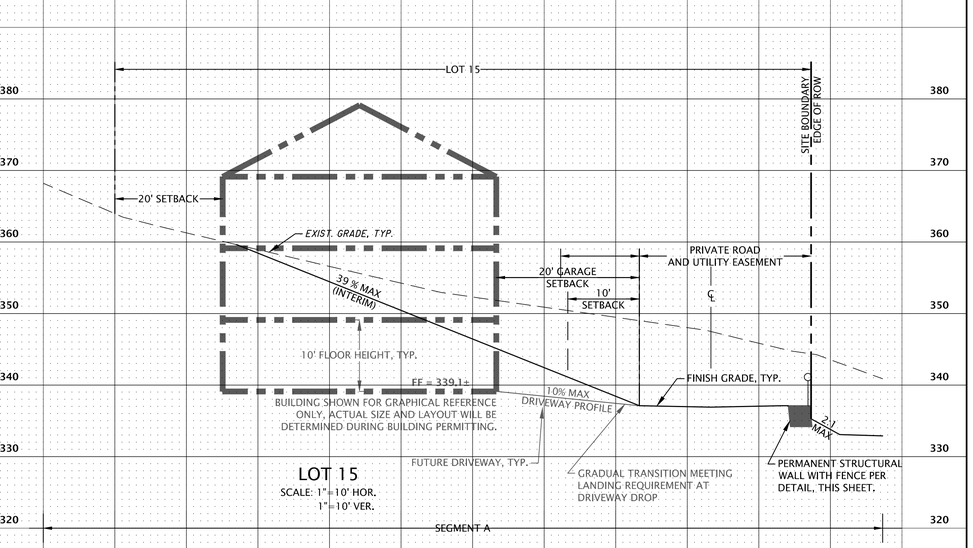
1"=10' VER.



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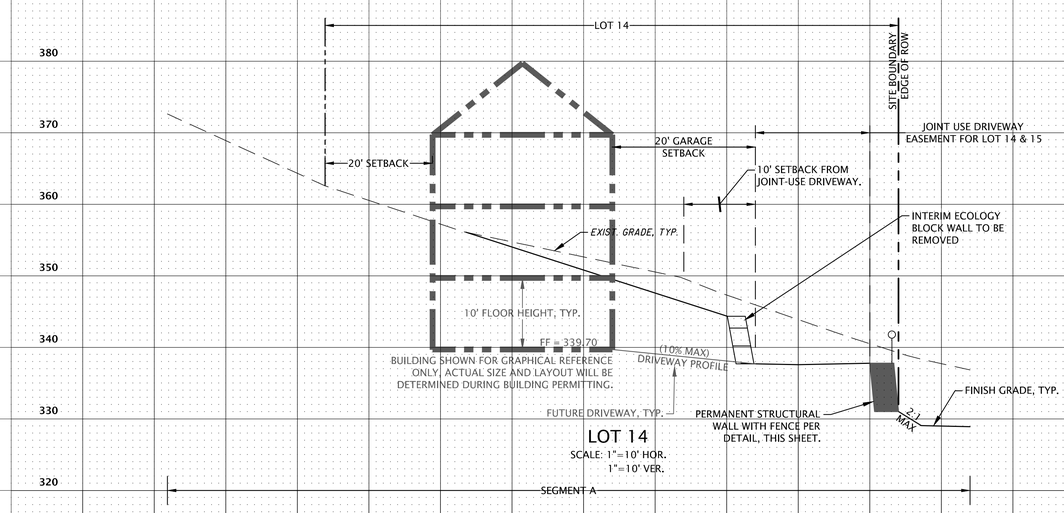
1"=10' VER.



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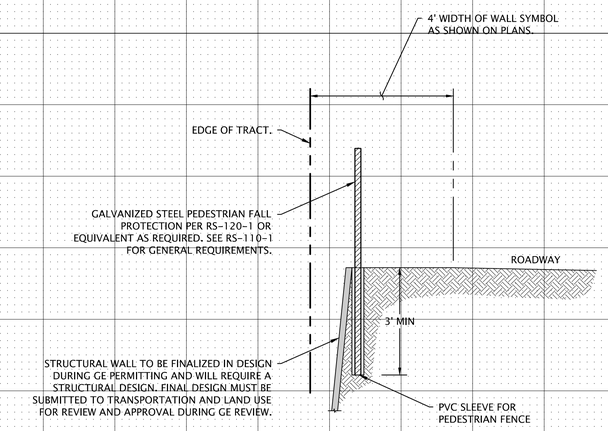
1"=10' VER.



NOTE:

DETAIL IS FOR DEMONSTRATION AND FEASIBILITY ONLY. EXACT DESIGN WITH ATTACHMENT TO WALL TO BE DETERMINED AS WALL DESIGN IS FINALIZED DURING GE REVIEW.

PEDESTRIAN FALL PROTECTION
FOR STRUCTURAL WALL
EAST OF TRACT 'C'
1" = 2'

City of Bellevue
PERMIT NO. 14-126105-LL

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
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APPROVED: KJG

M:\ACAD\PLAN\13\13122\PRELIMINARY PLAT\13122P09.DWG

5/31/19

KEITH J. GOLDSMITH
STATE OF WASHINGTON
24097
REGISTERED PROFESSIONAL ENGINEER

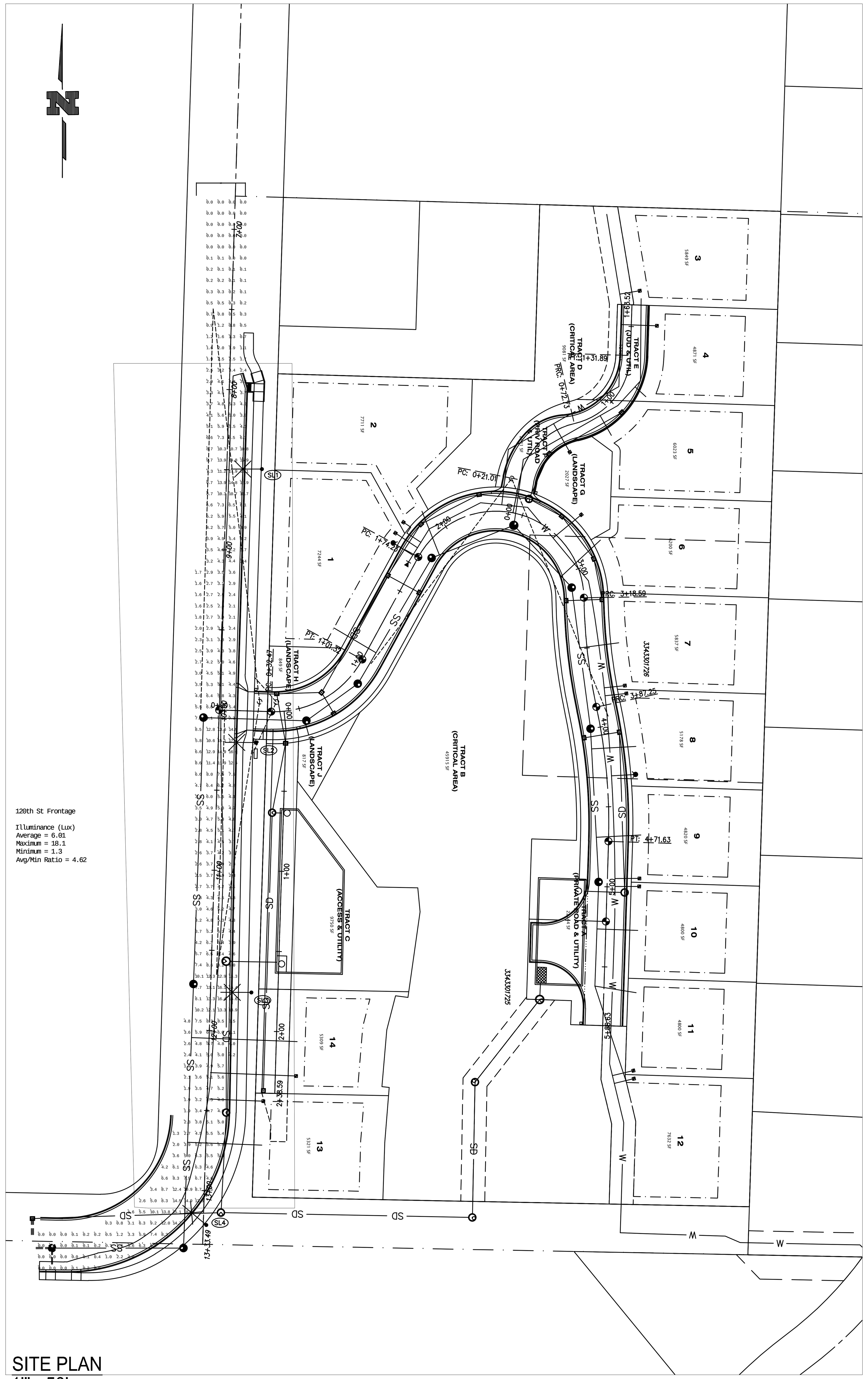
TRIAD - FRANSEN DEVELOPMENT

JOB NO. 13122

DRIVEWAY PROFILES
FOR LOTS 13, 14, & 15
NEWPORT VIEW PRELIMINARY PLAT

CITY OF BELLEVUE KING COUNTY WASHINGTON

SHEET
C-10



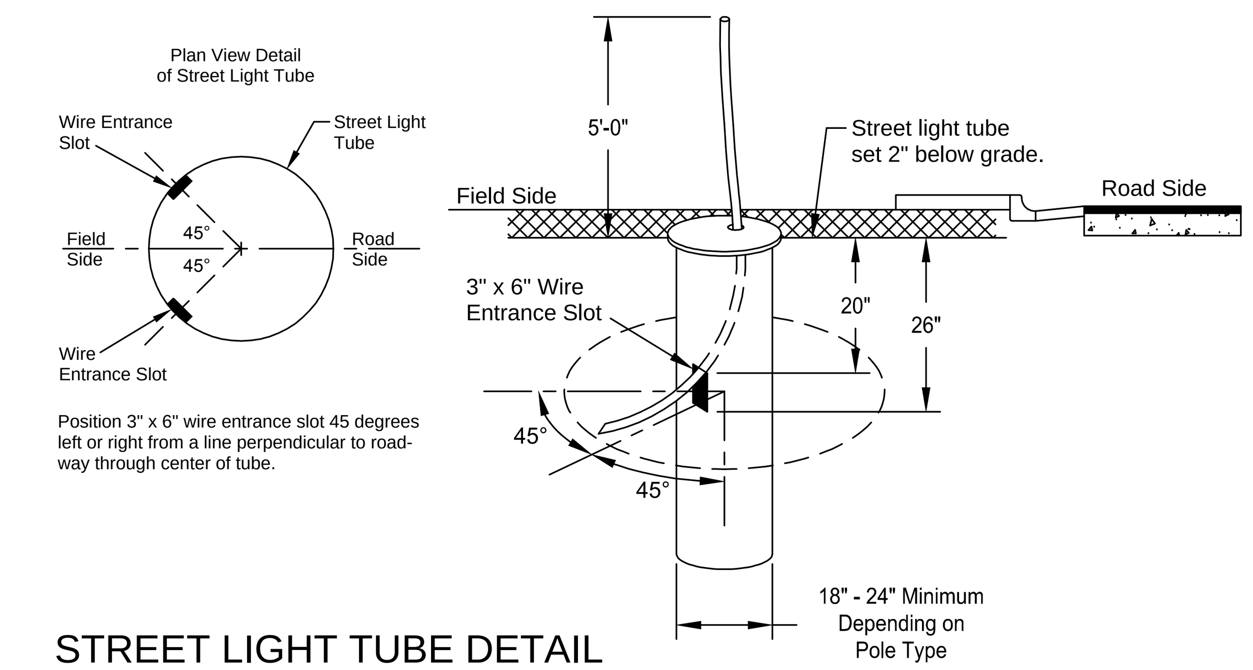
SITE PLAN
1'"= 50'

120th St Frontage

Illuminance (Lux)
Average = 6.01
Maximum = 18.1
Minimum = 1.3
Avg/Min Ratio = 4.62

INTOLIGHT STREET LIGHT NOTES

1. ALL STREET LIGHTING POLES ARE TO BE INSTALLED PER STANDARD 6375.4800 (page #2) IN THE "LINE WORK PRACTICES MANUAL".
2. ALL POLES (WOOD, CONCRETE OR FIBERGLASS) ARE TO BE SET PLUMB AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE.
3. BACKFILL AROUND POLE WITH 5/8" MINUS GRAVEL AND COMPACT IN 6" LIFTS. (PEA GRAVEL AND NATIVE SOILS ARE NOT ACCEPTABLE.) APPROXIMATELY 1 CU. YD. OF 5/8" MINUS CRUSHED ROCK WILL BE REQUIRED.
4. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AID IN THE INSTALLATION OF THE STREET LIGHTING POLES. THE DEVELOPER MUST ALSO SUPPLY THE REQUIRED 5/8" MINUS GRAVEL AT EACH STREET LIGHT LOCATION.
5. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.
6. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE.



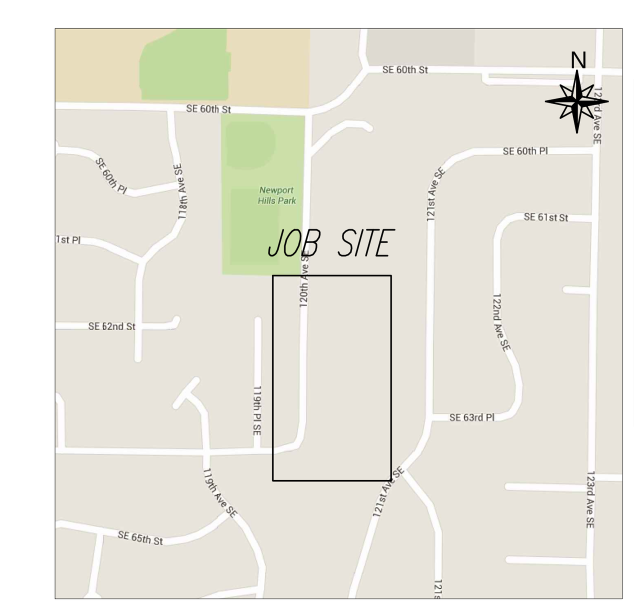
STREET LIGHT TUBE DETAIL
SCALE: NONE

FOREMAN (CHECK BOX WHEN COMPLETED)
- ☐ Street Lights Energized
- ☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
- ☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
- ☐ Field Changes RED-LINED on As-built.
- ☐ Material VERIFIED and CHANGES noted on Paperwork.
- ☐ Company ID#'s RECORDED in correct location on As-built.
- ☐ Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.
- ☐ Correct QC Checklist(s) reviewed.
- ☐ Deviations noted on the As-built and their reason.
- ☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

PLAT ENERGIZED YES ☐ NO ☐

Foreman's Signature ____________
Print Name ____________ Date ____________

Vicinity Map
THOMAS 425 E3



105081708

PROJECT PHASE		NOTIF#	ORDER#
PWR	Superior		
	St Light		105081708
	Replace		
	Removal		
	Temporary		
	Job Order		
GAS	Distribution		
	HP Main		
	HP Svc/MS		
CABLE TV			
PHONE			

Project Manager Contact Information:
RAWLEY ROBINS
206 604 3151 Cell Phone

Owner / Developer Contact Info
NEWPORT VIEW
ATTN: KEVIN CLEARY 425-462-1080 office

	Developer	PSE
"Locates Required"	(Yes) No	Yes (No)
"Outages Required"	Yes	(No)
"Flagging Required"	(Yes)	No

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG
THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

SCOPE OF PROJECT

ILLUMINATE FRONTAGE OF PLAT TO CITY OF BELLEVUE STANDARDS

INSTALL STREET LIGHTS AS NOTED IN TABLE. ORIENT LIGHTS AS SHOWN. INSTALL INTOLIGHT TAGS. EXISTING STREET LIGHT TUBES ARE 18" DIAMETER. BUTT OF POLE IS 11.8".

REFER TO SL CIRCUITRY TABLE FOR APPROX. WIRE LENGTHS

CONTRACTOR TO TRENCH / BORE , INSTALL CONDUIT & TUBES

STUB UP CONDUIT AT HANDHOLE & TUBE LOCATIONS

FLAGGING RECOMMENDED.

STREET LIGHT TABLE - INTERIOR

		POLE					LUMINAIRE		TUBE			
SITE #	STATION OFFSET	GRID #	INTOLIGHT TAG #	TYPE	MTG HT.	ARM	WATTS	STYLE	TUBE LENGTH	TUBE DIAMETER	WO #	BILLING SCH.
SL1		TBD		25' MH OCT. CONC	25'	12'	52W	LED CHFL	5'	18"	105081708	51
SL2		TBD		25' MH OCT. CONC	25'	12'	52W	LED CHFL	5'	18"	105081708	51
SL3		TBD		25' MH OCT. CONC	25'	12'	52W	LED CHFL	5'	18"	105081708	51
SL4		TBD		25' MH OCT. CONC	25'	12'	52W	LED CHFL	5'	18"	105081708	51

X NEW BUSINESS			☐ CORRECTIVE / 10 DAY WAIVED		REAL ESTATE/EASEMENT N/A		PERMIT N/A	
3					FUNCTION	CONTACT	PHONE NO	DATE
2					ACCOUNT MGR	LARS LARSON	425 456 2701	
1					ENGR - POWER	LANE MAHLER	425 462 3624	
REV#		BY	DESCRIPTION		ENGR - GAS			
COUNTY KING		Emer Sect	Gas Wk Ctr	POWER WK CTR 3515	DRAWN BY	LANE MAHLER	425 462 3624	6.3.16
					CHECKED BY			
1/4 SEC N/A		OP MAP		PLAT MAP	APPROVED BY			
					FOREMAN #1			
U-MAP NO (POWER) 2405E083		OH CKT MAP 2405E088	UG CKT MAP 2405E083	CIRCUIT NO SOM-17	FOREMAN #2			
					MAPPING			

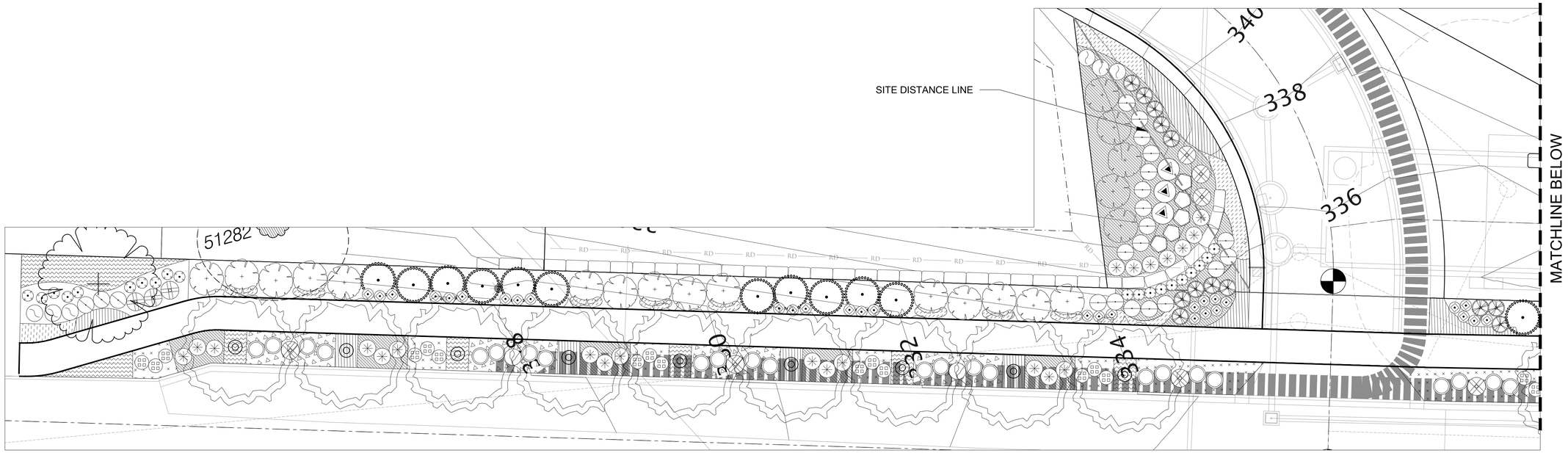
JOINT FACILITIES ARRANGEMENTS

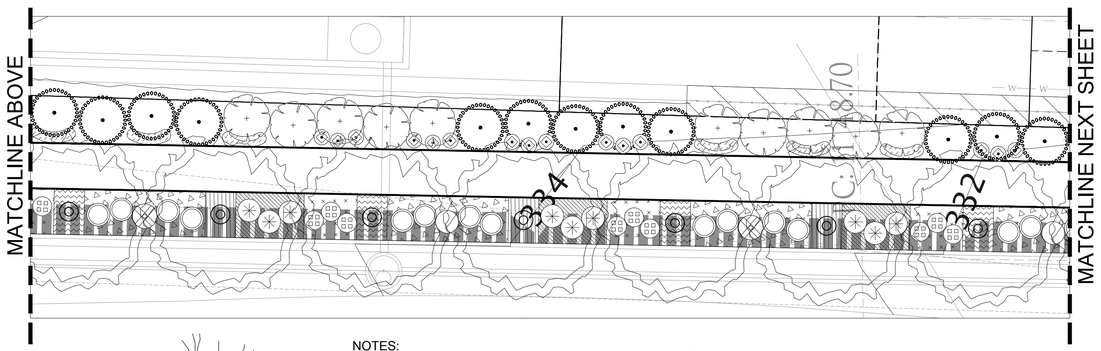
UTILITIES	FRONTIER	COMCAST	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

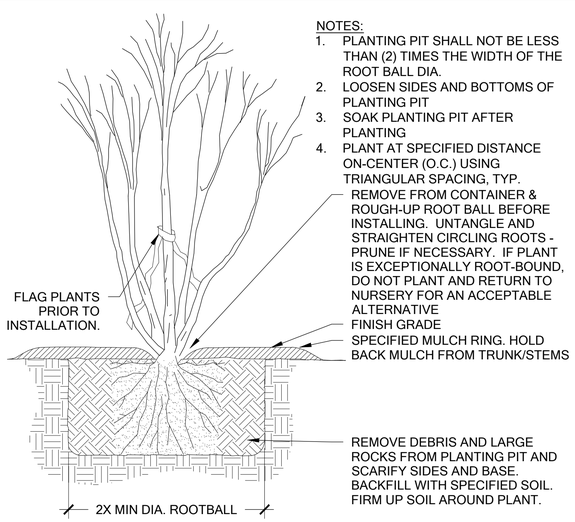
PUGET SOUND ENERGY
DESIGNED BY: IntoLight

NEWPORT VIEW
STREET LIGHT ANALYSIS
120TH AVE SE & SE 64TH ST
BELLEVUE, WA 98006

INCIDENT	MAOP
Gas Order	Elect Order 105081708
SCALE 1"=50"	PAGE 1 OF 1







NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING
4. PLANT AT SPECIFIED DISTANCE ON-CENTER (O.C.) USING TRIANGULAR SPACING, TYP.

REMOVE FROM CONTAINER & ROUGH-UP ROOT BALL BEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCLING ROOTS - PRUNE IF NECESSARY. IF PLANT IS EXCEPTIONALLY ROOT-BOUND, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE

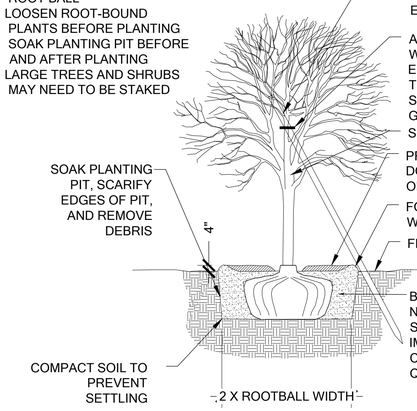
FINISH GRADE

SPECIFIED MULCH RING. HOLD BACK MULCH FROM TRUNK/STEMS

REMOVE DEBRIS AND LARGE ROCKS FROM PLANTING PIT AND SCARIFY SIDES AND BASE. BACKFILL WITH SPECIFIED SOIL. FIRM UP SOIL AROUND PLANT.

1 CONTAINER PLANTING DETAIL

Scale: NTS



NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN TWO TIMES WIDTH OF ROOTBALL
2. REMOVE BURLAP AROUND ROOT BALL
3. LOOSEN ROOT-BOUND PLANTS BEFORE PLANTING
4. SOAK PLANTING PIT BEFORE AND AFTER PLANTING
5. LARGE TREES AND SHRUBS MAY NEED TO BE STAKED

IF STAKING IS NEEDED, PROVIDE A 2.5-3" ROUND TREE STAKE MADE OF UNTREATED LUMBER. ANGLE AGAINST PREVAILING WINDS AND DEEP ENOUGH TO BE STABLE.

ATTACH TREE STAKES TO TRUNK WITH PLASTIC "CHAIN-LOCK" OR EQUAL HIGH DENSITY POLYETHYLINE TREE TIE MATERIAL. PROVIDE 1" OF SLACK TO ACCOMODATE TREE GROWTH.

SET TRUNK PLUMB

PROVIDE FOUR-INCH DEPTH MULCH, BUT DO NOT PILE MULCH AROUND THE BASE OF THE TRUNK/STEM.

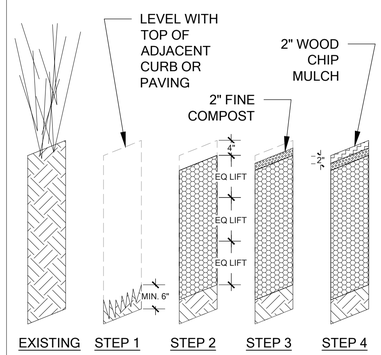
FOUR-INCH TALL WATER DAM

FINISHED GRADE

BACKFILL PLANTING PIT WITH NATIVE SOIL OR PROVIDE A SIX-INCH TOP-DRESSING OF IMPORTED TOPSOIL OR COMPOST AMENDED SOIL IF SOIL QUALITY IS POOR.

2 STAKED DECIDUOUS TREE DETAIL

Scale: NTS



PLANTING AREA PREPARATION

STEP 1
EXCAVATE EXISTING SOIL TO 40 INCH DEPTH BELOW ADJACENT CURB OR PAVING. DO NOT EXCAVATE WITHIN ROOT ZONE OF EXISTING TREE TO REMAIN. SCARIFY TO A MIN SIX (6) INCH DEPTH.

STEP 2
PLACE MIN 36 INCH DEPTH OF TOPSOIL TYPE A IN EQUAL LIFTS. CALCULATE FLUFF FACTOR. WATER SETTLE/COMPACT BETWEEN LIFTS. FINISH TOPSOIL GRADE SHALL BE 4" BELOW ADJACENT CURB OR PAVING.

STEP 3
PLACE TWO (2) INCH LAYER OF COMPOST.

STEP 4
INSTALL MULCH LAYER TWO (2) INCHES DEEP AND INSTALL PLANTS. (SEE PLANTING DETAIL.)

LANDSCAPE SOIL PREPARATION AND CONSTRUCTION SEQUENCE

SEQUENCE OF WORK - NOT TO SCALE

LANDSCAPE PLANTING PLAN (1 OF 2) AND DETAILS

SCALE AS NOTED

0 5' 10' 20' 40'

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THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

NEWPORT VIEW
LANDSCAPE PLAN
PREPARED FOR JEFF FRANSEN
PROJECT LOCATION:
PARCELS 33433017-25 & 33433017-26
BELLEVUE, WA

SUBMITTALS & REVISIONS

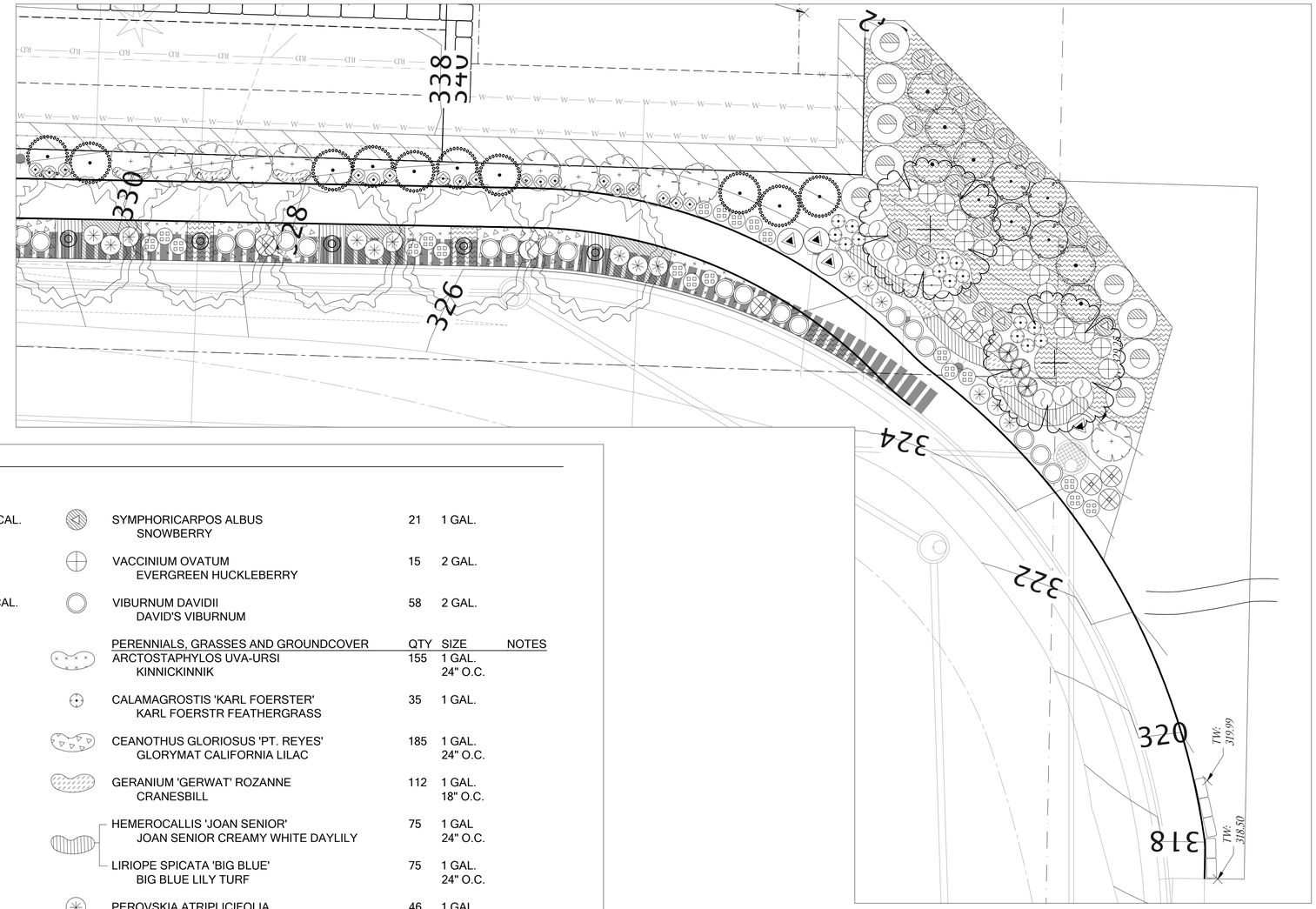
NO.	DATE	DESCRIPTION	BY
1	07-20-18	REVIEW SET	MSF
2	06-21-19	PERMIT SET	MSF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

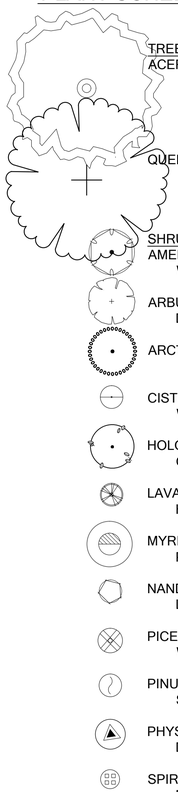
PROJECT MANAGER: KB
DESIGNED: MSF
DRAFTED: MSF
CHECKED: KB,CM
JOB NUMBER:
070301
SHEET NUMBER:
W1 OF 2

DATE: 6/20/2019 | PRINTED BY: MARINA FRENCH | FILENAME: TWC-070301-NEWPORT-VIEW-2018REV.DWG

MATCHLINE PREVIOUS SHEET



PLANT SCHEDULE



TREES	QTY	SIZE
ACER GRISEUM PAPERBARK MAPLE	21	B&B, MIN. 2" CAL.
QUERCUS PALUSTRIS PIN OAK	3	B&B, MIN 2" CAL.

SHRUBS	QTY	SIZE
AMELANCHIER ALNIFOLIA WESTERN SERVICEBERRY	6	2 GAL.
ARBUTUS UNEDO 'ELFIN KING' DWARF ARBUTUS	41	5 GAL.
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' HOWARD MCMINN MANZANITA	34	5 GAL.
CISTUS OBTUSIFOLIUS WHITEROCK ROSE	24	2 GAL.
HOLODISCUS DISCOLOR OCEANSPRAY	5	2 GAL.
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDAR	16	2 GAL.
MYRICA CALIFORNICA PACIFIC WAX-MYRTLE	9	2 GAL.
NANDINA 'LEMON LIME' LEMON LIME HEAVENLY BAMBOO	5	2 GAL.
PICEA PUNGENS 'WALDBRUNN' WALDBRUNN DWARF BLUE SPRUCE	20	2 GAL.
PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	17	2 GAL.
PHYSOCARPUS OPULIFOLIUS 'NANUS' DWARF NINEBARK	7	2 GAL.
SPIRAEA JAPONICA 'DOUBLE PLAY' BLUE KAZOO DOUBLE PLAY® BLUE KAZOO® SPIREA	47	2 GAL.
SYMPHORICARPOS ALBUS SNOWBERRY	21	1 GAL.
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	15	2 GAL.
VIBURNUM DAVIDII DAVID'S VIBURNUM	58	2 GAL.

PERENNIALS, GRASSES AND GROUNDCOVER	QTY	SIZE	NOTES
ARCTOSTAPHYLOS UVA-URSI KINNICKINNIK	155	1 GAL.	24" O.C.
CALAMAGROSTIS 'KARL FOERSTER' KARL FOERSTR FEATHERGRASS	35	1 GAL.	
CEANOTHUS GLORIOSUS 'PT. REYES' GLORYMAT CALIFORNIA LILAC	185	1 GAL.	24" O.C.
GERANIUM 'GERWAT' ROZANNE CRANESBILL	112	1 GAL.	18" O.C.
HEMEROCALLIS 'JOAN SENIOR' JOAN SENIOR CREAMY WHITE DAYLILY	75	1 GAL	24" O.C.
LIRIOPE SPICATA 'BIG BLUE' BIG BLUE LILY TURF	75	1 GAL.	24" O.C.
PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	46	1 GAL	
POLYSTICHUM MUNITUM SWORD FERN	320	1 GAL.	24" O.C.
SEDUM MIX: *(PLANT IN SAME SPECIES GROUPS OF 11-20 PLANTS)* SEDUM ALBUM 'MURALE' 230 WHITE FLOWERING STONECROP SEDUM KAMTSCHATICUM VARIEGATUM 230 VARIEGATED KAMTSCHATICUM STONECROP SEDUM REFLEXUM 'BLUE SPRUCE' 230 BLUE SPRUCE STONECROP		4" POT	15" O.C.
SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP	63	1 GAL	

LANDSCAPE PLANTING PLAN (2 OF 2) AND SCHEDULE

SCALE AS NOTED

0 5' 10' 20' 40'

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NEWPORT VIEW
LANDSCAPE PLAN
PREPARED FOR JEFF FRANSEN
PROJECT LOCATION:
PARCELS 33433017-25 & 33433017-26
BELLEVUE, WA

SUBMITTALS & REVISIONS

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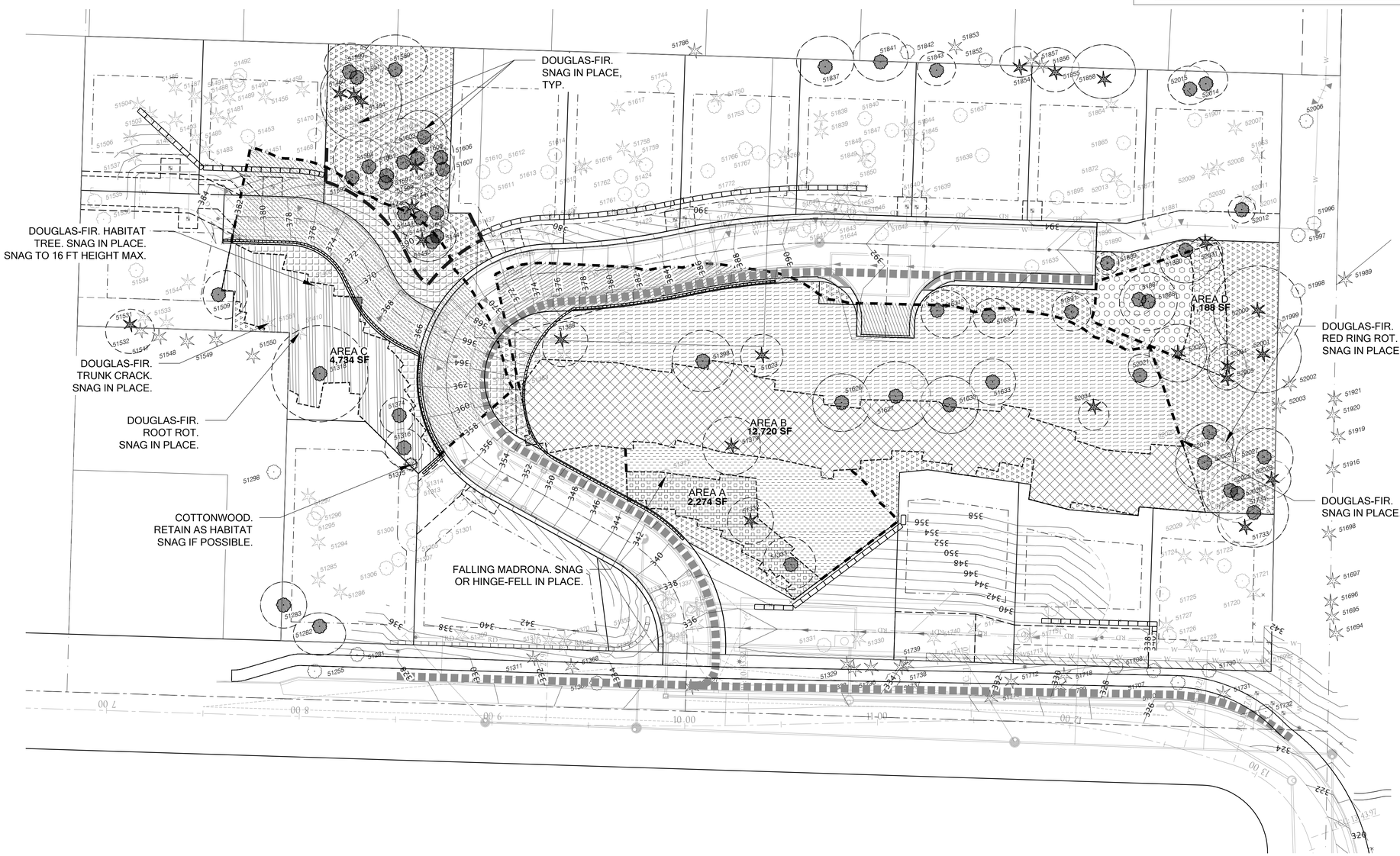
LEGEND

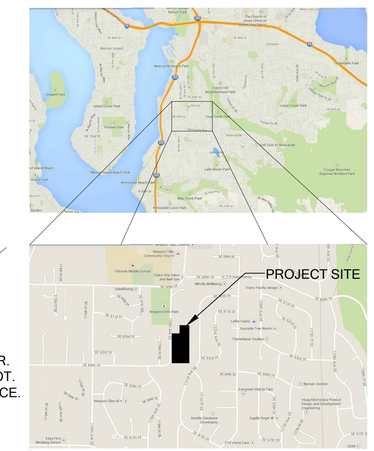
- DELINEATED STEEP SLOPE AREA
- STEEP SLOPE BUFFER
- 51466 TREE TO BE SNAGGED

NOTE
SEE SEPARATE TREE REMOVAL AND RETENTION PLAN.

IMPACTS AND MITIGATION

STEEP SLOPE AREA A		STEEP SLOPE AREA A	
SLOPE IMPACT AREA	4 SF	SLOPE ENHANCEMENT	2,270 SF
BUFFER IMPACT AREA	0	BUFFER ENHANCEMENT	3,767 SF
STEEP SLOPE AREA B		STEEP SLOPE AREA B	
SLOPE IMPACT AREA	37 SF	SLOPE ENHANCEMENT	12,652 SF
BUFFER IMPACT AREA	3,293 SF	BUFFER ENHANCEMENT	14,887 SF
STEEP SLOPE AREA C		STEEP SLOPE AREA C	
SLOPE IMPACT AREA	26 SF	SLOPE ENHANCEMENT	4,708 SF
BUFFER IMPACT AREA	6,336 SF	BUFFER ENHANCEMENT	3,075 SF
STEEP SLOPE AREA D		STEEP SLOPE AREA D	
SLOPE IMPACT AREA	0	SLOPE ENHANCEMENT	1,188 SF
BUFFER IMPACT AREA	0	BUFFER ENHANCEMENT	1,940 SF
TOTALS		TOTALS	
SLOPE IMPACTS	67 SF	SLOPE ENHANCEMENTS	20,818 SF
BUFFER IMPACTS	9,629 SF	BUFFER ENHANCEMENTS	23,669 SF
ADDITIONAL LANDSCAPE ENHANCEMENT			
ALL AREAS	16,257 SF		





VICINITY MAPS

MITIGATION SHEETS INDEX

W1	IMPACTS AND MITIGATION PLAN
W2	PLANTING AREA PREPARATION
W3	TESC AND DEMO NOTES
W4	PLANT INSTALLATION TYPICAL LAYOUT, SCHEDULE AND SPECIFICATIONS
W5	MITIGATION DETAILS
W6	MITIGATION NOTES

CRITICAL AREA IMPACTS AND MITIGATION PLAN

SCALE 1"=30'

0 15' 30' 60' 120'

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NEWPORT VIEW

STEEP SLOPE MITIGATION PLAN PREPARED FOR JEFF FRANSEN

PROJECT LOCATION:
PARCELS 33433017-25 & 33433017-26
BELLEVUE, WA

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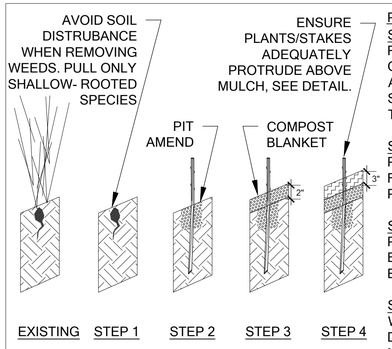


*NOTE:
COMPOST OR MULCH MAY REQUIRE HYDRAULIC APPLICATION ON STEEP SLOPES.

PLANTING AREA PREPARATION

STEP 1
REMOVE INVASIVE SPECIES. DO NOT GRUB OUT ROOTS UNLESS OTHERWISE APPROVED BY THE RESTORATION SPECIALIST. APPLY HERBICIDE SPOT TREATMENT WHERE APPROPRIATE.

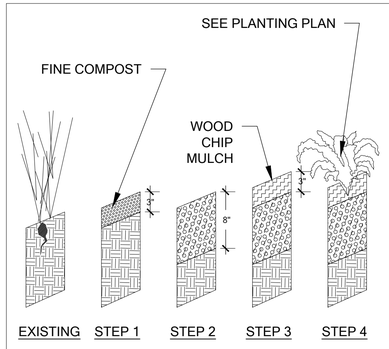
STEP 2
PIT AMEND WITH FOUR (4) INCHES OF FINE COMPOST (APPROX 1 SF PER PLANT). INSTALL PLANTS. (SEE DETAIL.)

STEP 3
PLACE TWO (2) INCH FINE COMPOST BLANKET OVER ANY AREAS OF EXPOSED SOIL*.

STEP 4
WHERE AREA OF 200 SF OR GREATER IS DISTURBED, INSTALL WOOD STRAND MULCH BLANKET THREE (3) INCHES DEEP*. OTHERWISE INSTALL MULCH RINGS 24" IN DIAMETER.

TYPE A SOIL PREPARATION AND CONSTRUCTION SEQUENCE

SEQUENCE OF WORK - NOT TO SCALE



PLANTING AREA PREPARATION

STEP 1
REMOVE ANY INVASIVE SPECIES THAT HAVE SEEDED INTO THE DISTURBED SOIL AREAS. APPLY HERBICIDE SPOT TREATMENT WHERE APPROPRIATE.

PLACE THREE (3) INCH LAYER OF FINE COMPOST.

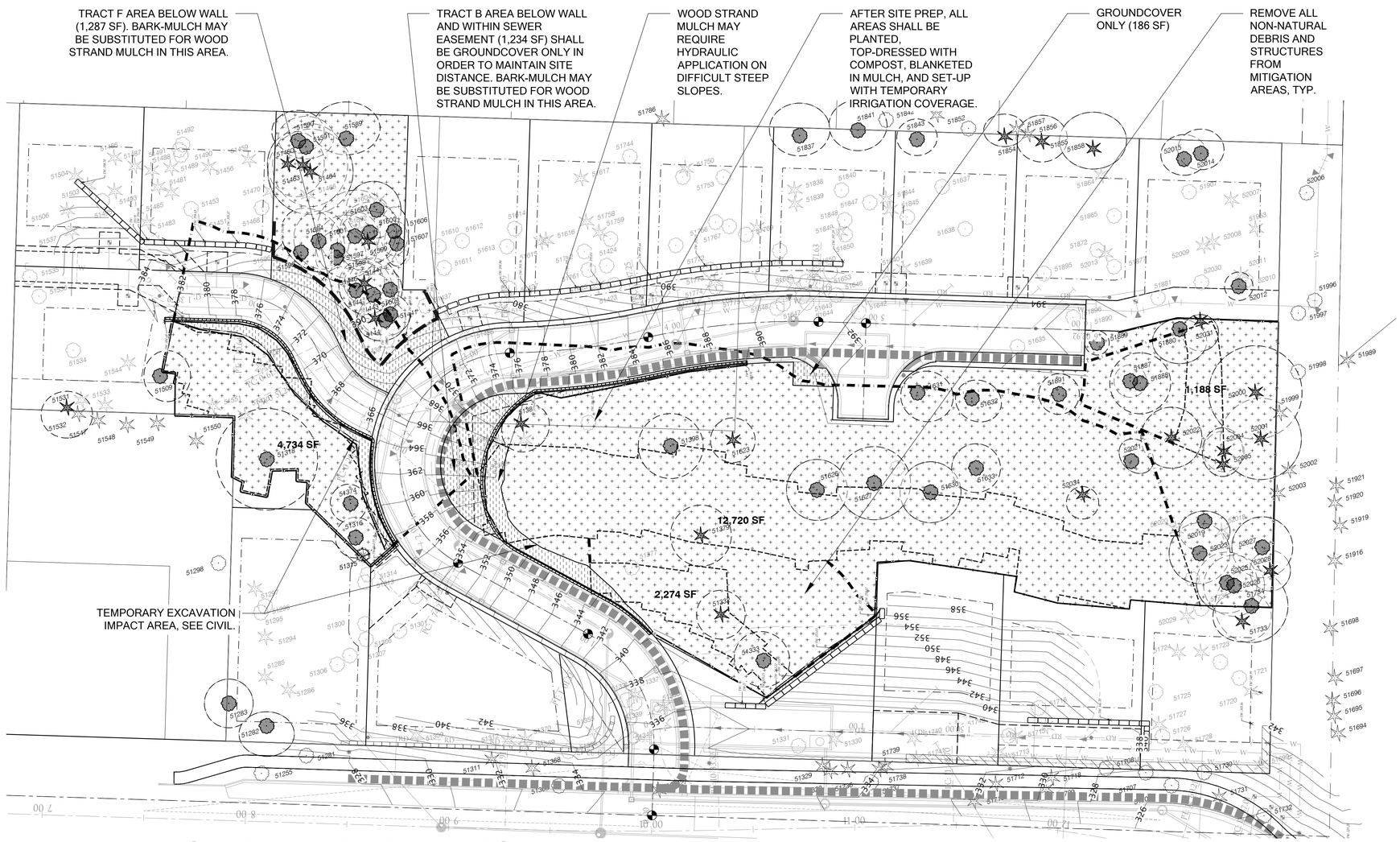
STEP 2
INCORPORATE FINE COMPOST TO A DEPTH OF EIGHT (8) INCHES.

STEP 3
PLACE THREE (3) INCH LAYER OF WOOD CHIP MULCH.

STEP 4
INSTALL PLANTS BEING CAREFUL TO PULL MULCH AWAY FROM STEMS.

TYPE B SOIL PREPARATION AND CONSTRUCTION SEQUENCE

SEQUENCE OF WORK - NOT TO SCALE



NOTE
SEE ADDITIONAL NOTES ON SHEET W4.

LEGEND

- DELINEATED STEEP SLOPE AREA
- STEEP SLOPE BUFFER
- COMPOST SOCK, SEE DETAIL 5/W5
- TYPE A MITIGATION AREA SITE PREPARATION (56,500 SF)
- TYPE B MITIGATION AREA SITE PREPARATION (4,740 SF)

PLANTING AREA PREPARATION

0 15' 30' 60' 120'

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STEEP SLOPE NOXIOUS WEED REMOVAL & CONTROL

REMOVE ENGLISH IVY:

1. PHYSICALLY REMOVE ALL ENGLISH IVY VINES AND ROOTS FROM THE PLANTING AREA.
2. SHALLOW ROOTED IVY SHALL BE GRUBBED OUT BY HAND TO MINIMIZE DISRUPTION TO SLOPE AND ADJACENT ROOTS.
3. IVY SHALL BE CUT AROUND THE BASE OF EACH TREE, TO PREVENT THE IVY FROM GIRDLING THE TREES. REMOVE STANDING VINES FROM THE FIRST 8' OF EVERY TREE TRUNK THAT CONTAINS ANY IVY.
4. AFTER IVY HAS BEEN REMOVED, AREA SHOULD BE MULCHED AND OR PLANTED PER PLAN.
5. DISPOSE OF REMOVED MATERIAL OFF SITE.

REMOVE HIMALAYAN/EVERGREEN BLACKBERRY:

1. CUT ABOVE GROUND PORTION OF BLACKBERRY AND REMOVE OFFSITE. ENSURE THAT NO NATIVE PLANTS ARE REMOVED.
2. CANES SHALL BE REMOVED FROM CANOPY OF EXISTING VEGETATION TO REMAIN TO THE EXTENT FEASIBLE AS DETERMINED BY THE RESTORATION SPECIALIST.
3. DO NOT DIG UP OR PULL THE REMAINING ROOT BALL. APPLY SELECTIVE HERBICIDE WITH A TARGETED METHOD PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL CANES SHALL BE CUT BACK AND REMOVED WITHIN THE TEN (10) FEET ADJACENT TO THE PLANTING AREA, INCLUDING TREE CANOPY. CANES SHALL BE PULLED AND REMOVED OFF-SITE.
5. AFTER REMOVAL, PLANT AND MULCH PER PLAN.
6. MONITOR SITE THROUGHOUT GROWING SEASON FOR EMERGING CANES AND FOLLOW-UP WITH HERBICIDE APPLICATIONS AS NEEDED. CONTINUE TO CUT BACK CANES TEN (10) FEET FROM THE PLANTING AREA.

REMOVE SCOTCH BROOM:

1. CUT STEMS AS CLOSE TO THE GROUND AS POSSIBLE. IT IS BEST TO CUT THE PLANTS WHEN THEY ARE STRESSED DURING THE SUMMER DROUGHT IN LATE JULY TO AUGUST, BUT BEFORE THE SEED PODS MATURE.
2. MONITOR FOR RE-GROWTH AND CUT AGAIN. RE-SPROUTING PLANTS SHOULD BE CUT BETWEEN FLOWERING AND SEED POD MATURATION TO PREVENT SEED SPREAD.
3. FOLLOW CUTTING WITH SPOT SPRAYING HERBICIDE APPLICATION. HERBICIDE SHOULD ONLY BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS.
4. DO NOT MOW OR CUT AFTER AN HERBICIDE APPLICATION UNTIL HERBICIDE HAS HAD A CHANCE TO MOVE THROUGHOUT THE PLANT.
5. PROPERLY DISPOSE OF PLANTS. DO NOT PUT SEED PODS IN COMPOST OR YARD WASTE.

DEMO & TESC NOTES

CONSTRUCTION ACCESS

LIMIT ACCESS POINTS TO THE MITIGATION AREAS. CONSTRUCTION ACCESS OR STAGING SHALL AVOID STEEP SLOPE AREAS, AND AVOID OR MINIMIZE DAMAGE TO EXISTING RETAINED VEGETATION AND ROOT ZONES. UPON COMPLETION, ACCESS AND STAGING AREAS, OR ANY OVERCLEARED AREAS WHICH DISTURBED EXISTING RETAINED VEGETATION SHALL BE RESTORED TO ORIGINAL CONDITION.

CONSTRUCTION EQUIPMENT

NEARLY ALL MITIGATION PLANTING AREAS INCLUDE CRITICAL ROOT ZONES OF EXISTING TREES WHICH ARE TO REMAIN. NO CONSTRUCTION EQUIPMENT SHALL BE USED WITHIN THE MITIGATION AREA, OR THE STEEP SLOPE AREAS, UNLESS APPROVED BY THE RESTORATION SPECIALIST OR GEOTECHNICAL ENGINEER.

OVERCLEARING

IF CRITICAL AREA BUFFER IS OVERCLEARED, EXTEND PLANTING AREA AND REPLICATE PLANTING AREA LAYOUT AND SOIL PREPARATION SEQUENCE OF WORK.

GENERAL SOIL PREPARATION FOLLOWING DEMO WORK

AFTER REMOVAL OF NON-NATIVE MATERIAL HAS OCCURRED, REPLACE ANY SOIL LOST THROUGH DEBRIS REMOVAL WITH APPROVED TOPSOIL SO THAT GRADES ARE CONSISTENT WITH ADJACENT AREAS AND THERE ARE NO DIVOTS. SEE CITY OF BELLEVUE STANDARD NOTE #9 THIS SHEET REGARDING EXPOSED SOILS. IF AREA IS NOT PLANTED IMMEDIATELY AFTER SOIL PREP, COVER SITE WITH WOOD STRAND MULCH BLANKET PER PLAN.

STANDARD NOTES FOR EROSION CONTROL PLANS

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) *CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE*, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE *INTERNATIONAL RESIDENTIAL CODE (IRC)* R401.3.

TESC AND DEMO NOTES

SCALE AS NOTED

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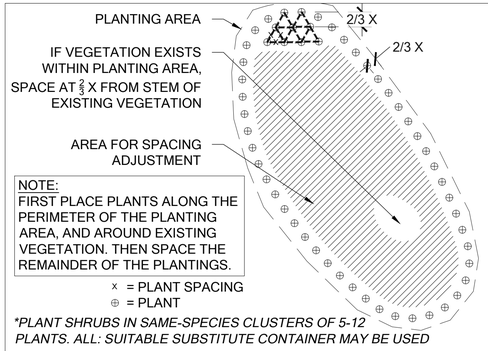

*PLANT SHRUBS IN SAME-SPECIES CLUSTERS OF 5-12 PLANTS. ALL: SUITABLE SUBSTITUTE CONTAINER MAY BE USED

PLANT SCHEDULE MITIGATION TYPE A PLANTING AREAS (56,500 SF)

BOTANICAL NAME / COMMON NAME	QTY	SIZE & ROOT CONDITION
TREES (20' O.C. SPACING)		
ACER GLABRUM VAR DOUGLASII / DOUGLAS MAPLE	40	BARE-ROOT, 12-18" HT
PINUS CONTORTA VAR CONTORTA / SHORE PINE	40	BARE-ROOT, 12-18" HT
PINUS MONTICOLA / WESTERN WHITE PINE	40	BARE-ROOT, 12-18" HT
SALIX SCOULERIANA / SCOULER'S WILLOW	40	LIVE STAKE
SHRUBS (10' O.C. SPACING)*		
AMELANCHIER ALNIFOLIA / WESTERN SERVICEBERRY	120	LIVE STAKE
CORYLUS CORNUTA / BEAKED HAZELNUT	120	LIVE STAKE
HOLODISCUS DISCOLOR / OCEANSPRAY	120	LIVE STAKE
SAMBUCUS RACEMOSA / RED ELDERBERRY	120	LIVE STAKE
SMALL SHRUBS/GROUNDCOVER (4' O.C. SPACING)*		
GAULTHERIA SHALLON / SALAL	800	BARE-ROOT
MAHONIA NERVOSA / DULL OREGON-GRAPE	800	BARE-ROOT
POLYSTICHUM MUNITUM / SWORD FERN	800	BARE-ROOT
ROSA GYMNOCARPA / BALDHIP ROSE	800	BARE-ROOT, 12-18" HT
SYMPHORICARPOS ALBUS / SNOWBERRY	800	LIVE STAKE / WHIP

PLANT SCHEDULE MITIGATION TYPE B PLANTING AREAS (4,740 SF; 1,420 SF SEE NOTE #3)

BOTANICAL NAME / COMMON NAME	QTY	SIZE & ROOT CONDITION
TREES (9' O.C. SPACING)		
ACER GLABRUM VAR DOUGLASII / DOUGLAS MAPLE	10	BARE-ROOT, 12-18" HT
PINUS CONTORTA VAR CONTORTA / SHORE PINE	10	BARE-ROOT, 12-18" HT
PINUS MONTICOLA / WESTERN WHITE PINE	10	BARE-ROOT, 12-18" HT
SALIX SCOULERIANA / SCOULER'S WILLOW	10	LIVE STAKE
SHRUBS (5' O.C. SPACING)*		
AMELANCHIER ALNIFOLIA / WESTERN SERVICEBERRY	30	LIVE STAKE
CORYLUS CORNUTA / BEAKED HAZELNUT	30	LIVE STAKE
HOLODISCUS DISCOLOR / OCEANSPRAY	30	LIVE STAKE
SAMBUCUS RACEMOSA / RED ELDERBERRY	30	LIVE STAKE
SMALL SHRUBS/GROUNDCOVER (2' O.C. SPACING)*		
GAULTHERIA SHALLON / SALAL	263	PLUG
MAHONIA NERVOSA / DULL OREGON-GRAPE	263	PLUG
POLYSTICHUM MUNITUM / SWORD FERN	263	PLUG
ROSA GYMNOCARPA / BALDHIP ROSE	127	BARE-ROOT, 12-18" HT
SYMPHORICARPOS ALBUS / SNOWBERRY	127	LIVE STAKE / WHIP

MITIGATION PLANTING AREA NOTES:
1. FIELD ADJUST PLANT SPACING DENSITY TO ACCOMMODATE EXISTING VEGETATION.
2. FINAL SPACING BETWEEN INFILL AND EXISTING VEGETATION SHOULD BE 9 FT O.C. FOR TREES, 5 FT O.C. FOR SHRUBS, AND 2 FT O.C. FOR GROUNDCOVER.
3. PLANT SALAL, DULL OREGON-GRAPE, AND SWORD FERN ONLY IN AREAS BELOW WALLS ON TRACT B AS NOTED ON THE PLAN (1,234 SF), AND AREA NEAR TURNAROUND NOTED ON THE PLAN (186 SF).

PLANTING AREA TYPICAL LAYOUT, TYPICAL SPACING, & SCHEDULE

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS
1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC..; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION SPECIALIST.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE SPECIALIST AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION SPECIALIST FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION SPECIALIST MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION SPECIALIST MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO SPECIALIST AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH SPECIALIST AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY SPECIALIST 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT SPECIALIST MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE SPECIALIST'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

PLANT INSTALLATION TYPICAL LAYOUT, SCHEDULE AND SPECIFICATIONS

SCALE AS NOTED

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Science & Design

NEWPORT VIEW
STEEP SLOPE MITIGATION PLAN
PREPARED FOR JEFF FRANSEN
PROJECT LOCATION:
PARCELS 33433017-25 & 33433017-26
BELLEVUE, WA

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	02-26-14	REVIEW SET	MD
2	10-21-14	REVIEW SET	MD
3	10-30-15	PERMIT SET	MSF
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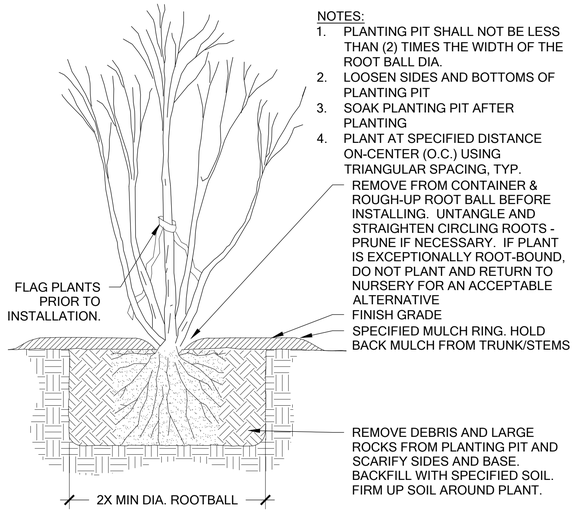
5	03-01-17	PERMIT REVISION	MSF
6	10-06-17	PERMIT REVISION	MSF
7	07-20-18	PERMIT REVISION	MSF
8	06-21-19	PERMIT REVISION	MSF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: MSF
DRAFTED: MSF
CHECKED: KB,CM
JOB NUMBER: 070301
SHEET NUMBER: W4 OF 6

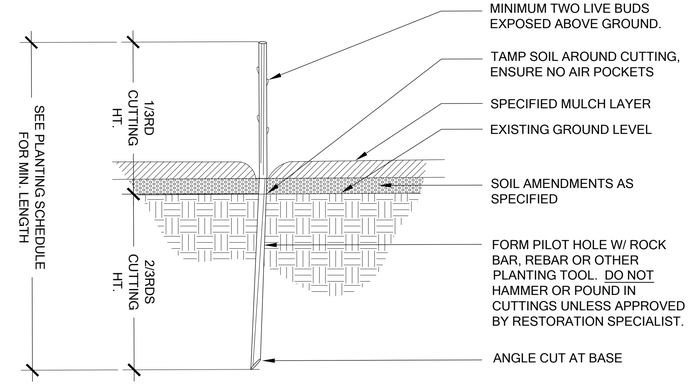
DATE: 6/20/2019 | PRINTED BY: MARINA FRENCH | FILENAME: TWC-070301-NEWPORT-VIEW-2018REV.DWG



NOTES:
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
3. SOAK PLANTING PIT AFTER PLANTING
4. PLANT AT SPECIFIED DISTANCE ON-CENTER (O.C.) USING TRIANGULAR SPACING, TYP.

1 CONTAINER PLANTING DETAIL

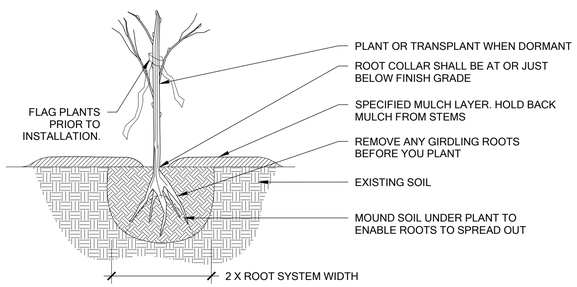
Scale: NTS



NOTES:
1. INSTALL HARDWOOD CUTTINGS DURING THEIR DORMANCY. DO NOT ALLOW THEM TO DRY OUT.
2. CUTTINGS SHALL BE $\frac{3}{4}$" TO 1" IN DIAMETER OR APPROVED EQUIVALENT.
3. INSTALL TO MIN. 2/3RDS DEPTH INTO SOIL. USE TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR SPACING.
4. INSURE THAT BUDS ARE POINTING UP.
5. FIRM UP SOIL AROUND INSTALLED CUTTING.
6. WATER AFTER PLANTING AND BEFORE MULCHING.

2 LIVE CUTTING PLANTING DETAIL

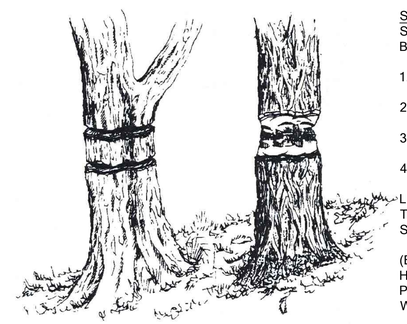
Scale: NTS



NOTES:
1. UNPACK BARE ROOT PLANTS REMOVING ALL PACKAGING AND CAREFULLY UNTANGLING THE ROOTS. DO NOT ALLOW ROOTS TO DRY OUT. DISCARD UNHEALTHY PLANTS: DARK MOLDS, SERIOUSLY DAMAGED ROOTS OR SHOOTS, OR WRINKLED, WATER-SOAKED BARK.
2. DIG HOLE WIDE ENOUGH TO ACCEPT ALL ROOTS.
3. INSTALL BARE ROOT UPRIGHT AND AT THE SAME DEPTH AS IT STOOD IN THE NURSERY/FIELD.
4. PARTIALLY FILL THE HOLE AND LIGHTLY FIRM UP SOIL AROUND THE LOWER ROOTS.
5. SHOVEL IN REMAINING SOIL SO THAT IT IS FIRMLY BUT NOT TIGHTLY PACKED.
6. THOROUGHLY WATER AFTER PLANTING AND BEFORE MULCHING. IF SETTLING OCCURS, ADD MORE SOIL AND WATER.

3 BARE ROOT PLANTING DETAIL

Scale: NTS



SNAG NOTES:
SEE PLANS FOR TREES WHICH ARE TO BE RETAINED AS SNAGS. ALL TREES SHOULD BE:

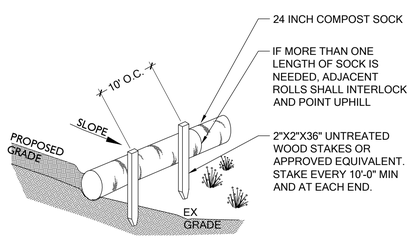
1. TOPPED TO HEIGHT AS INDIVIDUALLY CONFIRMED IN THE FIELD BY RESTORATION SPECIALIST. CUT AT AN ANGLE;
2. AFTER TOPPING, CUT DOWN INTO THE TREE TO CREATE CREVICES AT THE TOP; AND
3. CUT FURTHER BY "BOUNCING" THE CHAIN SAW ON THE TOP TO CREATE MULTIPLE INCISIONS TO ENCOURAGE DECAY AND COLONIZATION BY INSECTS AND FUNGI.
4. RETAIN BRANCHES FOR PERCHES AND HABITAT STRUCTURE- DO NOT LIMB.

LIVE TREES SHOULD BE DEADENED BY CUTTING A 6" WIDE, ANGLED BAND AROUND THE TREE WITH AN AXE OR BY MAKING TWO CUTS AROUND THE TREE WITH A CHAIN SAW TO A DEPTH SUFFICIENT AS DETERMINED BY THE RESTORATION SPECIALIST.

(BROWN, TIMOTHY K. 2002. CREATING AND MAINTAINING WILDLIFE, INSECT, AND FISH HABITAT STRUCTURES IN DEAD WOOD. U.S. FOREST SERVICE GEN. TECH. REP. PSW-GTR-181; MISSOURI DEPARTMENT OF CONSERVATION. 1994. FOREST AND WILDLIFE BENEFITS ON PRIVATE LAND, SNAGS AND DEN TREES.)

4 SNAG CREATION DETAIL

Scale: NTS



NOTES
1. FILL SOCK WITH "COMPOSTED MATERIAL" PER WAC 173-350-220. BIODEGRADABLE MESH NETTING IS PREFERRED.
2. PLACE COMPOST SOCK ALONG A CONTOUR PERPENDICULAR TO SHEET FLOW.
3. NO TRENCHING IS REQUIRED, DO NOT DISTURB SOIL.
4. ANCHORING: PLACE STAKES ON THE DOWNSLOPE SIDE OF THE SOCK OR THROUGH THE CENTER OF THE SOCK. THE SOCK ENDS SHOULD BE STAKED AND DIRECTED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SOCK. IF STAKING IS NOT POSSIBLE, RESTORATION CONSULTANT SHALL APPROVE AN ALTERNATIVE MEANS OF STABILIZATION.
5. HEAVY VEGETATION AND EXTREMELY UNEVEN SURFACES SHOULD BE AVOIDED TO ENSURE THAT THE COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE. PLACEMENT MAY BE MODIFIED FROM THE PLAN WITH APPROVAL FROM THE RESTORATION CONSULTANT.
6. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SOCK TO FILL THE SEAM BETWEEN THE SOIL SURFACE AND THE SOCK.

MAINTENANCE STANDARDS:
1. INSPECT SOCKS REGULARLY, AND AFTER EACH RAINFALL EVENT, TO ENSURE THEY ARE INTACT AND THE AREA BEHIND THE SOCK IS NOT FILLED WITH SEDIMENT.
2. IF THERE IS EXCESSIVE PONDING BEHIND THE SOCK OR ACCUMULATED SEDIMENTS REACH THE TOP OF THE SOCK, NOTIFY THE RESTORATION CONSULTANT TO VERIFY WHETHER:
   2.1. AN ADDITIONAL SOCK SHOULD BE ADDED ON TOP OR IN FRONT OF THE EXISTING SOCK IN THESE AREAS, WITHOUT DISTURBING THE ACCUMULATED SEDIMENT, OR
   2.2. IF SEDIMENT SHOULD BE REMOVED.
3. ONCE THE AREA HAS BEEN STABILIZED, VERIFY WITH THE RESTORATION CONSULTANT:
   3.1. WHETHER SOCK IS TO BE LEFT IN PLACE OR REMOVED.
   3.2. IF ANY SEDIMENT BUILDUP IN FRONT OF THE SOCK SHOULD BE REMOVED.
   3.3. IF RE-VEGETATION OF SITE IS NECESSARY.

5 COMPOST SOCK DETAIL

NTS

TREE SNAGGING NOTES

SEE ARBORIST REPORT FOR MORE DETAIL
TREES MARKED FOR REMOVAL IN MITIGATION AREAS, AND ESPECIALLY ON STEEP SLOPE AREAS, SHALL BE SNAGGED IN PLACE WHEN POSSIBLE IN ORDER TO REDUCE SOIL DISTURBANCE, EQUIPMENT ACCESS, AND MAINTAIN HABITAT VALUE.
WHEN WORKING WITH A DISEASED TREE, THE CONTRACTOR SHALL TAKE CARE TO PROPERLY GIRDLE THE TREE IF IT IS STILL ALIVE. WHILE SNAGGING THE TREE THE CONTRACTOR SHALL TAKE CARE NOT TO DISTRIBUTE BARK OR BRANCHES ELSEWHERE ON THE SITE. ANY WOOD PIECES REMOVED DURING THE SNAGGING PROCESS SHALL BE PROPERLY RELOCATED PER THE RESTORATION SPECIALIST.
SEE SNAGGING DETAIL FOR MORE INFORMATION.

MITIGATION DETAILS

SCALE AS NOTED

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NEWPORT VIEW
STEEP SLOPE MITIGATION PLAN
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JOB NUMBER:
070301
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W5 OF 6

DATE 6/20/2019 | PRINTED BY MARINA FRENCH | FILENAME TWC-070301-NEWPORT-VIEW-2018REV.DWG

1.0 SUMMARY

THE NEWPORT VIEW PROJECT CONSISTS OF A PLAN TO ESTABLISH 16 SINGLE-FAMILY RESIDENTIAL LOTS AS PART OF A CONSERVATION SUBDIVISION. SLOPES EXCEEDING 40 PERCENT AND GREATER THAN 10 FEET IN HEIGHT OCCUR IN SEVERAL AREAS OF THE PROPERTY AND IMPACTS A TOTAL OF 67 SQUARE FEET IN THESE AREAS. IN ADDITION, 9,629 SQUARE FEET OF STEEP SLOPE BUFFER IMPACTS WILL OCCUR. MITIGATION INTENDED TO COMPENSATE FOR LOST FUNCTION IN THE STEEP SLOPE AND BUFFER IMPACT AREAS INCLUDES 20,218 SQUARE FEET OF SLOPE ENHANCEMENT AND 23,669 SQUARE FEET OF BUFFER ENHANCEMENT. AN ADDITIONAL 16,257 SQUARE FEET OF LANDSCAPE ENHANCEMENTS ARE ALSO PROPOSED OUTSIDE OF CRITICAL AREAS AND BUFFERS.

1.1 GOALS

1. ENHANCE 20,818 SQUARE FEET OF STEEP SLOPE CRITICAL AREA AND 23,669 SQUARE FEET OF STEEP SLOPE BUFFER AREA, PLUS AN ADDITIONAL 16,257 SQUARE FEET OF LANDSCAPE ENHANCEMENT.

1.2 OBJECTIVES

1. REMOVE AND PREVENT THE RE-ESTABLISHMENT OF INVASIVE SPECIES.
2. CREATE A DIVERSE, NATIVE PLANT COMMUNITY INCLUDING TREES, SHRUBS, AND GROUNDCOVERS WITHIN THE MITIGATION AREAS.
3. MONITOR THE MITIGATION AREAS FOR 5 YEARS.
4. MAINTAIN HEALTH AND VIABILITY OF THE ENHANCEMENT PLANTINGS AND CONTINUE TO MAINTAIN MITIGATION AREAS FREE OF NON-NATIVE, INVASIVE SPECIES.

2.0 MONITORING PROGRAM

PERFORMANCE STANDARDS

2.1 SURVIVAL

1. ACHIEVE 100% SURVIVAL OF ALL INSTALLED PLANTS BY THE END OF YEAR ONE.
2. ACHIEVE 80% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS BY THE END OF YEAR TWO.
3. ACHIEVE 80% SURVIVAL OF ALL INSTALLED TREES AND SHRUBS BY THE END OF YEAR FIVE.

SURVIVAL STANDARDS MAY BE ACHIEVED THROUGH ESTABLISHED OF PLANTED MATERIAL, RECRUITMENT OF NATIVE VOLUNTEERS, OR REPLACEMENT PLANTS AS NECESSARY.

2.2 DIVERSITY

1. ESTABLISH AT LEAST FOUR NATIVE TREE SPECIES, FOUR NATIVE SHRUB SPECIES AND FIVE NATIVE GROUNDCOVER SPECIES IN ALL ENHANCEMENT AREAS OTHER THAN THE BELOW WALL AREAS BY THE END OF YEAR FIVE. ESTABLISHMENT IS DEFINED AS FIVE OR MORE INDIVIDUAL PLANTS OF THE SAME SPECIES ALIVE AND HEALTHY.ESTABLISH AT LEAST TWO NATIVE GROUNDCOVER SPECIES IN THE BELOW WALL ENHANCEMENT AREAS BY THE END OF YEAR 5.

2.3 COVER

1. ACHIEVE AT LEAST 60% COVER OF NATIVE, WOODY SPECIES BY THE END OF YEAR THREE. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
2. ACHIEVE AT LEAST 80% COVER OF NATIVE, WOODY SPECIES BY THE END OF YEAR FIVE. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
3. ACHIEVE 0% COVER BY NON-NATIVE, INVASIVE SPECIES IN YEAR ONE AND NO MORE THAN 10% COVER BY NON-NATIVE, INVASIVE SPECIES IN ANY SUBSEQUENT MONITORING YEAR. INVASIVE SPECIES INCLUDE ALL SPECIES LISTED AS CLASS A, B, OR C (REGULATED AND NON-REGULATED) ON THE KING COUNTY NOXIOUS WEED LIST.

MONITORING METHODS

AN AS-BUILT PLAN WILL BE PREPARED FOLLOWING MITIGATION INSTALLATION. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLAN INCLUDED IN THIS PLAN SET. THE MARK-UP WILL DOCUMENT ANY DIFFERENCES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

MONITORING WILL TAKE PLACE ANNUALLY FOR EACH OF THE FIVE MONITORING YEARS. FIRST-YEAR MONITORING WILL COMMENCE IN THE FIRST LATE SUMMER OR EARLY FALL, SUBSEQUENT TO PLANT INSTALLATION (IDEALLY BEFORE DECIDUOUS LEAVES BEGIN TO DROP). LINE-INTERCEPT TRANSECTS WILL BE ESTABLISHED IN MITIGATION AREAS. THE FOLLOWING WILL BE RECORDED AND REPORTED IN AN ANNUAL MONITORING REPORT TO BE SUBMITTED TO THE CITY OF BELLEVUE.

1) COUNTS OF INSTALLED PLANTS BY SPECIES (YEARS ONE AND TWO ONLY; VISUAL ESTIMATION THEREAFTER).
2) VISUAL ESTIMATE OF NON-NATIVE AND INVASIVE WEED COVER.
3) ESTIMATE OF NATIVE PLANT COVER USING LINE TRANSECTS.
4) PHOTOGRAPHIC DOCUMENTATION FROM FIXED REFERENCE POINTS.
5) INTRUSIONS INTO THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE PLANTED AREAS.
6) RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF THE PLANTED AREAS.

3.0 GENERAL WORK SEQUENCE

A **RESTORATION SPECIALIST** WILL MAKE SITE VISITS TO VERIFY THE FOLLOWING PROJECT MILESTONES:

- CLEARING INSPECTION
- SNAGGING INSPECTION
- SLOPE AMENDMENT AND MULCH INSPECTION
- PLANT MATERIAL INSPECTION
  - 50% PLANT INSTALLATION INSPECTION
  - 100% PLANT INSTALLATION INSPECTION

1. CLEAR THE SITE OF ALL INVASIVE VEGETATION INCLUDING, BUT NOT LIMITED TO, HIMALAYAN BLACKBERRY, SCOTCH BROOM, AND ENGLISH IVY.
2. NATIVE PLANT INSTALLATION WILL OCCUR DURING THE DORMANT SEASON (OCTOBER 15 THROUGH MARCH 1) IN FROST-FREE PERIODS ONLY FOR BEST SURVIVAL.
3. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE **RESTORATION SPECIALIST**. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE **RESTORATION SPECIALIST**.
4. INSTALL PLANTS PER PLANTING DETAIL: ADJUST TO AVOID DAMAGE TO EXISTING NATIVE PLANTS AND DISTURBANCE TO STEEP SLOPE AREAS.
5. WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
6. INSTALL **WOOD STRAND MULCH** OR **WOOD CHIP MULCH** AS SPECIFIED ACROSS ALL MITIGATION AREAS.
7. INSTALL A TEMPORARY IRRIGATION SYSTEM CAPABLE OF DELIVERING ONE INCH OF WATER PER WEEK TO THE ENTIRE PLANTING AREA FROM JUNE 1 THROUGH SEPTEMBER 30.
8. INSTALL SENSITIVE AREAS SIGNS ALONG THE EDGE OF THE MITIGATION AREA, AS SHOWN ON THE PLAN VIEW SHEETS.
9. ONE YEAR AFTER INITIAL PLANTING, APPLY A SLOW-RELEASE, PHOSPHOROUS FREE GRANULAR **FERTILIZER** TO EACH INSTALLED PLANT.

4.0 MATERIAL SPECIFICATIONS AND DEFINITIONS

1. **COMPOST:** CEDAR GROVE COMPOST OF EQUIVALENT "COMPOSTED MATERIAL" PER WASHINGTON ADMIN. CODE 173-350-220.
2. **WOOD STRAND MULCH:** WOOD MANUFACTURED INTO APPROXIMATELY 1.6 TO 6.3-INCH STRANDS APPROXIMATELY 0.125 MM THICK BY 0.24 INCHES WIDE. USE WSDOT APPROVED VENDOR- MAY REQUIRE ADVANCED PLANNING WITH MANUFACTURER FOR AVAILABILITY.
3. **WOOD CHIP MULCH:** BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH.

   BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR TO PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:

SIEVE SIZE	PERCENT PASSING	
	MINIMUM	MAXIMUM
2"	95	100
NO. 4	0	30

4. **FERTILIZER:** SLOW RELEASE, GRANULAR FERTILIZER SUCH AS PERFECT BLEND ORGANIC 4-4-4 OR OSMOCOTETM OR EQUAL PRODUCT. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. MOST RETAIL NURSERIES CARRY THIS PRODUCT. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS TWO THROUGH FIVE, AND NOT IN THE FIRST YEAR.
5. **RESTORATION SPECIALIST**: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
6. **TEMPORARY IRRIGATION SYSTEM:** SYSTEM CAPABLE OF SUPPLYING A MINIMUM OF 2 INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. THIS SYSTEM CAN BE RUN OFF OF HOSES RUN FROM THE HOUSE WATER SUPPLY WITH ENOUGH SPRINKLER HEADS TO COVER THE PLANTED AREA.

5.0 MAINTENANCE

THE MITIGATION AREAS WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING INSTALLATION. SPECIFICATIONS FOR ITEMS IN **BOLD** CAN BE FOUND ABOVE UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

1) REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING THE FIRST FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1) AFTER INITIAL INSTALLATION.
2) INVASIVE SPECIES MAINTENANCE PLAN:
   a. TWICE YEARLY, THE SITE SHOULD BE INSPECTED FOR ENCROACHMENT OF BLACKBERRY, IVY, SCOTCH BROOM, AND OTHER INVASIVE SPECIES. CANES AND VINES MOVING INTO THE MITIGATION AREAS FROM OUTSIDE THE ENHANCEMENT AREAS SHOULD BE CUT BACK TO WELL BEYOND THE MITIGATION AREA BOUNDARY. ALL INVASIVE PLANTS SHOULD BE REMOVED FROM THE MITIGATION AREAS BY HAND.
   b. RE-SPROUTING BLACKBERRY AND SCOTCH BROOM WILL LIKELY REEMERGE IN REMOVAL AREAS. NEW SHOOTS SHOULD BE TREATED WITH HERBICIDE BY A LICENSED APPLICATOR AT LEAST ONCE PER YEAR THROUGHOUT THE FIVE-YEAR PERIOD (OR UNTIL NO LONGER SPROUTING), OR MORE FREQUENTLY IF DIRECTED BY THE CITY. HERBICIDE SHOULD BE APPLIED TO THE ENDS OF CUTS.
3) REMOVE WEEDS FROM BENEATH EACH INSTALLED PLANT TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE YEARLY. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
4) OPERATE THE **IRRIGATION SYSTEM** TO SUPPLY A MINIMUM OF 2 INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. MORE WATERING MAY BE NECESSARY DURING VERY HOT AND DRY WEATHER. LESS WATERING MAY BE WARRANTED DURING UNSEASONABLE SUMMER RAINFALL.
5) APPLY SLOW RELEASE GRANULAR **FERTILIZER** ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS TWO THROUGH FIVE.
6) MULCH THE MITIGATION AREA WITH **WOOD STRAND MULCH** OR **WOOD CHIP MULCH** AS NECESSARY TO MAINTAIN A 2-INCH THICK MULCH LAYER AND KEEP DOWN WEEDS.
7) DO NOT WEED AREA WITH STRING-TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED AND KILLED AND WEEDS EASILY RECOVER AFTER STRING-TRIMMING.

6.0 PERFORMANCE BOND

THE DIRECTOR MAY REQUIRE ASSURANCE DEVICES IN COMPLIANCE WITH LUC 20.40.490 TO ENSURE THAT THE APPROVED MITIGATION, MONITORING PROGRAM, CONTINGENCY PLAN AND ANY CONDITIONS OF APPROVAL ARE FULLY IMPLEMENTED.

7.0 CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE MITIGATION AREAS MEETING PERFORMANCE STANDARDS, THE BOND-HOLDER WILL WORK WITH THE CITY OF BELLEVUE TO DEVELOP A CONTINGENCY PLAN. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT; ADDITIONAL PLANT INSTALLATION; EROSION CONTROL; AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

8.0 RESTORATION FOR AREAS OF TEMPORARY DISTURBANCE

THE DIRECTOR MAY IMPOSE CONDITIONS FOR THE RESTORATION OF AREAS OF TEMPORARY DISTURBANCE INCLUDED AS PART OF AN APPROVED CRITICAL AREAS LAND USE PERMIT OR USE OR DEVELOPMENT ALLOWED UNDER LUC 20.25H.055, WITHOUT REQUIRING THE RESTORATION PLAN AND OTHER MEASURES DESCRIBED IN THIS SECTION, SO LONG AS THE FOLLOWING REQUIREMENTS ARE SATISFIED:

1. ALL AREAS OF TEMPORARY DISTURBANCE WILL BE IDENTIFIED IN THE PLANS APPROVED WITH THE CRITICAL AREAS LAND USE PERMIT OR ALLOWED USE OR DEVELOPMENT, AND WILL BE THE MINIMUM NECESSARY TO ALLOW THE COMPLETION OF THE APPROVED USE OR DEVELOPMENT. FOR USES AND DEVELOPMENT INVOLVING THE REPAIR OR RENOVATION OF EXISTING STRUCTURES THAT CAN BE ACCESSED FROM NON-CRITICAL AREA OR CRITICAL AREA BUFFER, THE MINIMUM NECESSARY AREA OF TEMPORARY DISTURBANCE WILL BE NO GREATER THAN 10 FEET AROUND THE PERIMETER OF THE EXISTING STRUCTURE. PROPOSALS INVOLVING AREAS OF GREATER DISTURBANCE WILL REQUIRE A FULL RESTORATION PLAN UNDER THIS SECTION. THE DIRECTOR MAY IMPOSE CONDITIONS REQUIRING AREAS OF TEMPORARY DISTURBANCE TO BE MARKED IN THE FIELD THROUGH THE USE OF MARKERS, FENCING, OR OTHER MEANS;
2. THE CONDITION OF THE AREAS OF TEMPORARY DISTURBANCE EXISTING PRIOR TO UNDERTAKING ANY DEVELOPMENT ACTIVITY WILL BE DOCUMENTED WITH THE PROPOSAL. THE DIRECTOR MAY REQUIRE PHOTOGRAPHIC EVIDENCE; SITE PLANS SHOWING THE SIZE, LOCATION AND TYPE OF EXISTING VEGETATION; OR OTHER MATERIALS TO DOCUMENT EXISTING CONDITIONS;
3. THE DIRECTOR WILL IMPOSE A CONDITION THAT THE AREA BE RESTORED TO EXISTING CONDITIONS PRIOR TO FINAL APPROVAL OF THE WORK PERFORMED, OR WITHIN 30 DAYS FOLLOWING COMPLETION OF THE WORK IF NO FINAL APPROVAL IS REQUIRED; AND
4. THE DIRECTOR WILL IMPOSE A CONDITION REQUIRING MONITORING OF THE RESTORED AREA AND ADDITIONAL RESTORATION TO ACHIEVE EXISTING CONDITIONS, PROVIDED THAT THE DIRECTOR MAY REDUCE THE MONITORING PERIOD TO NOT LESS THAN ONE YEAR FROM COMPLETION OF THE ORIGINAL RESTORATION.

MITIGATION NOTES

SCALE AS NOTED

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750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

NEWPORT VIEW
STEEP SLOPE MITIGATION PLAN
PREPARED FOR JEFF FRANSEN
PROJECT LOCATION:
PARCELS 33433017-25 & 33433017-26
BELLEVUE, WA

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	02-26-14	REVIEW SET	MD
2	10-21-14	REVIEW SET	MD
3	10-30-15	PERMIT SET	MSF
4	05-11-16	PERMIT REVISION	MSF
5	03-01-17	PERMIT REVISION	MSF
6	10-06-17	PERMIT REVISION	MSF
7	07-20-18	PERMIT REVISION	MSF
8	06-21-19	PERMIT REVISION	MSF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: MSF
DRAFTED: MSF
CHECKED: KB,CM
JOB NUMBER:
070301
SHEET NUMBER:
W6 OF 6

FILENAME: TWC-070301-NEWPORT-VIEW-2018REV.DWG
PRINTED BY: MARINA FRENCH
DATE: 6/20/2019

ATTACHMENT 2

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

MAR - 6 2017
Permit Processing

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

9/25/19

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: **Triad-Fransen Development**

Proponent: **Triad-Fransen Development**

Contact Person: **Jeff Fransen**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **2801 Alaskan Way, Pier 70 Suite 107, Seattle, WA 98121**

Phone: **(425) 344-8833**

Proposal Title: **Newport View Preliminary Plat**

Proposal Location: **NE Corner of the intersection of SE 64th Street and 120th Avenue SE. See attached legal description and vicinity map.**
(Street address and nearest cross street or intersection) Provide a legal description if available.
6520 120th Ave SE Dt

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **The Newport View Preliminary Plat is a proposed ~~16~~ 15 Dt single-family lot conservation subdivision of 4.03 acres in the R-5 Zone of the City of Bellevue. The site is made up of two existing tax parcels; 3343301725 and 3343301726. Access to the site is proposed as a new private road intersecting 120th Avenue SE. The site is vacant, undeveloped land and is currently partially forested and heavily vegetated with scrub-shrubs / invasive species including Himalayan blackberry, Scot's broom and English ivy. The site slopes down from east to west approximately 10% to 30%, with some limited areas of steep slopes.**

2. Acreage of site: **4.03 acres.**

3. Number of dwelling units/buildings to be demolished: None. **The site is vacant / undeveloped land.**

4. Number of dwelling units/buildings to be constructed: **The proposal is for ~~16~~ 15 Dt single-family lots.**

5. Square footage of buildings to be demolished: **Not applicable as the site is vacant.**

6. Square footage of buildings to be constructed: **Homes will be built following final subdivision approval. The project anticipates homes will be in the 2,500 square foot to 4,000 square foot range.**

7. Quantity of earth movement (in cubic yards): **Approximately 15,500 cubic yards.**

8. Proposed land use: **Single-family residential.**

9. Design features, including building height, number of stories and proposed exterior materials: **The Applicant anticipates two story homes; maximum 30' height (flat roof), maximum 35' height (ridge**

DJ 9/25/15

of pitched roof). Exterior building materials to be wood, manufactured wood product, metal, brick, stone and/or stucco.

10. Other

Estimated date of completion of the proposal or timing of phasing:

Construction of the project is proposed to begin in the summer / fall of 2017 with home construction following in 2017 and 2018.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Revised Geotechnical and Critical Area Report, ABPB Consulting; October 20, 2015.
Arborist Report, Creative Landscape Solutions; October 13, 2015.
Wildlife Habitat Study, The Watershed Company; May 3, 2007.
Habitat Assessment 2015 Update, The Watershed Company; November, 2015.
Critical Areas Report, The Watershed Company; November 2015.
Drainage Analysis and Preliminary Stormwater Control Plan, Goldsmith; Revised February 2017.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

The applicant is not aware of any pending proposals that would affect the property.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue: Preliminary Plat; Utility Extension; Critical Areas Land Use Permit; Clearing and Grading; Final Plat.
NPDES: General Permit To Discharge Stormwater, Washington State Department of Ecology.
Puget Sound Energy: Electric and natural gas service.
Other: Dry utilities.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☒ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review) Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

D.Fol 9/25/19

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☒ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

Generally, site slopes vary from about ten percent to thirty percent. The steepest slope on the site is approximately +40%.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Most of the site is underlain by very dense, silty, gravelly sand (Glacial Till). See the Revised Geotechnical and Critical Area Report by ABPB Consulting, October 20, 2015.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 15,500 cubic yards of earthwork / grading is proposed at the time of site improvement construction, pursuant to the approved preliminary plat and construction plans. Grading is planned as on-site excavation and fill, and potentially imported structural fill if required. Excess cut will be utilized on site, exported soil, if any, will be disposed of at an approved location.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of clearing / grading and construction. However, site management during earth moving activities will include best management practices (BMP) through an approved temporary erosion and sedimentation control plan (TESCP), prepared and approved as part of the engineering review. Also, a NPDES Permit will be required by the Washington State Department of Ecology.

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

A maximum of approximately 50% of the total project site area would be covered with impervious surfaces including paved roads, concrete sidewalks, driveway, rooftops and stormwater vault.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

An approved TESC Plan will be followed during construction activities. BMP's will be utilized to reduce or control erosion and other impacts to earth, including silt fencing, straw bales, mulching or plastic covering, construction entrance, check dams, hydroseed, etc. All construction activities, site improvements and building construction will be consistent with the geotechnical recommendations and City of Bellevue requirements. FURTHER MITIGATED PER BCC 23.76.090 "EROSION AND SEDIMENTATION CONTROL".

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The primary source of air pollutants generated during infrastructure improvements and home construction would be attributable to vehicle emissions from construction equipment, dust from site grading operations, and trips to and from the project site by construction employees.

Emissions from the completed project would be those commonly associated with a single-family home residential development.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

D.L. 9/25/19

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement / dust control measures may be implemented during construction if necessary per the approved TESC plan. By implementing BMPs and following prescribed mitigation measures, on-site construction activities are not likely to substantially affect air quality in the project vicinity.

3. WATER

a. Surface

(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.

There are no surface water bodies on, or in the immediate vicinity of, the site.

(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.

No.

(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.

No fill or dredge material will be placed in, or removed from, surface water or wetlands.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

(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.

No.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

(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.

Not applicable.

DH 9/25/19

c. Water Runoff (Including storm water)

(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.

Source of runoff is minor off-site flow and direct rainfall. Stormwater will be managed per City of Bellevue Surface Water Engineering Standards. Stormwater will be collected, treated and detained in the proposed on-site stormwater vault. Stormwater will be discharged to the downstream system located within 120th Avenue SE.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No. Sediment laden water (silts) will be controlled by project BMPs, the approved TESC plan and approved General Permit to Discharge Stormwater.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The project will comply with City of Bellevue requirements including the City of Bellevue Surface Water Engineering Standards. See Goldsmith's Drainage Analysis and Preliminary Stormwater Control Plan submitted with the preliminary plat.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: **alder**, **maple**, aspen, **other (Pacific madrona), Bitter Cherry, Cottonwood**
- ☒ evergreen tree: **fir**, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation **(Himalayan blackberry, Scot's broom and English ivy)**

b. What kind and amount of vegetation will be removed or altered?

All vegetation will be removed from the proposed road right-of-way, stormwater tract, and home footprint areas. Vegetation will be retained and/or enhanced within the proposed critical area tracts per the Critical Area Mitigation and Enhancement Plan prepared by The Watershed Company. Non-native species will be removed, controlled, and areas replanted with native species as appropriate. Trees will be retained per the tree retention plan included in the preliminary plat.

WHERE NECESSARY FOR INFRASTRUCTURE D.F.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be present on-site or in the immediate vicinity of the project site. See the Wildlife Habitat Study and Habitat Assessment Update prepared by The Watershed Company and included with the preliminary plat.

DL 9/25/19

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The project will retain trees per the tree retention plan. As discussed above, vegetation will be retained and/or enhanced within the proposed critical area tracts per the Critical Area Mitigation and Enhancement Plan prepared by The Watershed Company. Non-native species will be removed, controlled, and areas replanted with native species as appropriate. Street trees will be provided along 120th Avenue SE.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: **hawk**, heron, eagle, **songbirds**, other: PILEATED WOODPECKER 07.
- ☒ Mammals: deer, bear, elk, beaver, **other (small mammals: i.e. Squirrels, Moles, etc.)**
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
The entire region is part of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:
Critical area tracts will be enhanced per the Critical Area Mitigation and Enhancement Plan by The Watershed Company. These natural areas will include tree retention and native vegetation enhancement, and will provide improved habitat and critical area functions.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric Power – power / heating and cooling.
Natural Gas – heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. The site is sloped from the east, down to the west where it borders 120th Avenue SE. Due to the nature of the topography and adjacent right-of-way, adjacent properties will have the same solar access as the proposed properties. No adverse impact to potential use of solar power by adjacent property owners is anticipated.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Construction will comply with Federal, State and local energy requirements.

DSol 9/25/19

7. Environmental Health

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.

No environmental health hazards are expected as a result of this proposal.

(1) Describe special emergency services that might be required.

None.

(2) Proposed measures to reduce or control environmental health hazards, if any.

Construction contractors will follow standard safety practices for site development and home construction.

b. Noise

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

No known sources of noise exist in the area which would affect the project. Current noise at the project site is consistent with that associated with a residential neighborhood.

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

Noise levels associated with site development (clearing and grading), and single family home construction would be expected for the short term. Noise levels associated with a single-family residential neighborhood would be expected for the long term. The City of Bellevue regulates noise associated with construction per the City Code.

(3) Proposed measures to reduce or control noise impacts, if any:

Construction noise will adhere to the requirements of the City of Bellevue - City Code.
"FURTHER MITIGATED PER BCC 9.18 "NOISE CONTROL". DJ.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The project site is currently undeveloped, vacant land. West of the site is existing 120th Avenue SE improved right-of-way. South of the site is SE 64th Street unimproved right-of-way. North of the site is vacant land as well as a large existing church site. East of the project are platted, developed, single family home-sites.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

There are no structures on the site.

d. Will any structures be demolished? If so, what?

No.

DJ 9/25/09

e. What is the current zoning classification of the site?

The current zoning is R-5.

f. What is the current comprehensive plan designation of the site?

SF-H. Single Family High Density – up to 5 units per acre.

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. There are limited areas of steep slopes on the property (slopes over 40%). A Revised Geotechnical and Critical Area Report has been prepared by ABPB Consulting (10/20/2015), and is included with the preliminary plat. As noted in the report, there are four limited areas of steep slope on the site. Steep slope area A is mostly located in an area of 'cut' associated with the existing logging road. Steep slope area B appears to be mostly naturally occurring. Steep slope area C is located in an area of 'fill' associated with the existing logging road. Steep slope area D appears to be a small, naturally occurring slope that might have had some fill placed on it 25 to 30 years ago. See geotechnical report and the attached Existing Conditions / Slope Categories plan sheet (Sheet 2) from the preliminary plat for the referenced steep slope areas.

i. Approximately how many people would reside or work in the completed project?

Assuming 2.6 people per household, approximately 42 people would reside in the completed project.

j. Approximately how many people would the completed project displace?

None. The project site is vacant, undeveloped land.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None; not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is a single-family residential development which is compatible with existing and projected land uses and plans per the zoning and the Comprehensive Plan.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately ~~16~~ middle to high income housing units would be provided by the project.
15

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units would be eliminated; the project site is undeveloped, vacant land.

D.L 9/25/15

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum height for the project is 30' for a flat roof, and 35' to the ridge of a pitched roof. Exterior building materials to be wood, manufactured wood product, metal, brick, stone and/or stucco.

b. What views in the immediate vicinity would be altered or obstructed?

Portions of the development may be visible from surrounding properties, but no regional views will be impacted. The forested / vegetated hillside as seen from 120th Avenue SE will be revised to a landscaped, single family community with native growth protection areas. The property slopes up from the west, therefore views would not be obstructed or only partially obstructed as the site is lower than properties further to the east, and is currently forested/vegetated.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The project will retain trees as required, and will also provide critical area tracts as well as street landscaping / landscaping associated with a single-family residential neighborhood.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The completed neighborhood would produce lighting from housing, and street lights in the evening and early morning hours, AUTOMOBILES FROM NEW PRIVATE ROADS D.T.

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

No.

c. What existing off-site sources of light or glare may affect your proposal?

There are no known existing off-site sources of light or glare that would affect the proposal.

d. Proposed measures to reduce or control light or glare impacts, if any:

None. STREET LANDSCAPING, [redacted] D.T.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Newport Hills Park is located just north of the site on 120th Avenue SE, which has a turf soccer field, grass baseball field, as well as a play structure, park benches and restrooms.

Chinook Middle School is located across the street (SE 60th Street) from Newport Hills Park and includes a football/soccer field, track, tennis courts and baseball field.

There is an additional City of Bellevue park located west of / adjacent to Chinook Middle School.

Coal Creek Park and associated trails are located east of the project, approximately 1 mile from the site.

Lake Washington is located approximately 1 mile west of the site.

DJH 9/23/19

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no proposed measures to reduce or control impacts on recreation. The site did not provide recreational opportunities. There are recreational opportunities in the immediate vicinity as described above.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

Not applicable.

c. Proposed measures to reduce or control impacts, if any:

Not applicable.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The project site fronts on 120th Avenue SE. The proposal is to serve the planned neighborhood with a new private road intersecting with 120th Avenue SE.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Public transit is available near the site. Bus stops are located at SE 60th Street and 119th Avenue SE (0.3 miles from the site), and also at SE 60th Street and 118th Avenue SE (0.3 miles from the site).

c. How many parking spaces would be completed project have? How many would the project eliminate?

The project would provide a minimum of two parking spaces per unit, or ~~32~~ 30 parking spaces. No parking spaces would be eliminated as the site is currently vacant land / undeveloped.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project will provide required road frontage improvements to 120th Avenue SE including road widening and sidewalk along the project frontage. The proposal includes a new private road intersecting with 120th Avenue SE in order to serve the proposed ~~16~~ 15 lots. 120th Avenue SE is an existing public road.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

DJQ 9/25/09

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Assuming 11 trips per day, per household, the completed project will generate approximately ~~176~~ 165 ADT vehicle trips. Peak volumes would occur in the PM peak hours, approximately 4 to 6 PM. APPROXIMATELY 15 NEW P.M. PEAK HOUR TRIPS. D.F.

g. Proposed measures to reduce or control transportation impacts, if any:

Transportation impact fees will be paid to the City of Bellevue at the time of building permit for each of the proposed homes, FRONTAGE IMPROVEMENTS ALONG 120TH AVE SE INCLUDING PAVEMENT WIDENING, OFF-SITE SIDEWALK IMPROVEMENTS D.F.

15. Public Services

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

Yes. An additional need would result for those services associated with the construction / addition of 16 new single family homes.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Measures to reduce or control direct impacts on public services include paying increased property taxes, as well as transportation impact fees, utility connection charges, and general government fees.

16. Utilities

a. Circle utilities currently available at the site: **electricity**, **natural gas**, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other.

b. 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.

New utility services will be constructed within the proposed right-of-way of the project. Water and sewer will be provided by the City of Bellevue. Electricity and Natural Gas will be provided by Puget Sound Energy. Cable will be provided by Comcast and/or Verizon. Telephone will be provided by Frontier and/or Comcast. Water, sanitary sewer and storm sewer connections are available within 120th Avenue SE. Water facilities will include an extension of the water system into the site from both 121st Avenue SE and 120th Avenue SE.

Signature

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.....

Date Submitted.....2/16/17.....

D.F. 9/25/19

VICINITY MAP

N.T.S.

FIGURE 1

GOLDSMITH
LAND DEVELOPMENT SERVICES

M:\ACAD\PLAN\13\13122\VICINITY MAP.DWG

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LEGAL DESCRIPTION

Parcel A:

That portion of Tract 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, according to the plat thereof, recorded in Volume 11 of Plats, page 81, records of King County, Washington, described as follows:

Commencing at the Northeast corner of said Tract;
THENCE South 1°48'52" West along the East line of said Tract 206.77 feet to the Point of Beginning;
THENCE North 88°11'08" West 150.00 feet;
THENCE South 1°48'52" West 150.00 feet;
THENCE South 88°11'08" East 150.00 feet to the East line of said Tract;
THENCE North 1°48'52" East 150.00 feet to the True Point of Beginning.

Parcel B:

Tract 305, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, according to the plat thereof, recorded in Volume 11 of Plats, page 81, records of King County, Washington;

EXCEPT the North 110.10 feet of the West 160 feet thereof;
AND EXCEPT that portion thereof described as follows:

Commencing at the Northeast corner of said Tract;
THENCE South 1°48'52" West along the East line of said Tract 206.77 feet to the True Point of Beginning;
THENCE North 88°11'08" West 150.00 feet;
THENCE South 1°48'52" West 150.00 feet;
THENCE South 88°11'08" East 150.00 feet to the East line of said Tract;
THENCE North 1°48'52" East 150.00 feet to the True Point of Beginning.

SITUATE in the County of King, State of Washington

END OF EXHIBIT "A"