



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Yuval Sofer on behalf of Bret Fidler

LOCATION OF PROPOSAL: 1841 132nd PL SE

DESCRIPTION OF PROPOSAL: Planned Unit Development, conservation short plat to develop 4 single family lots. The site contains steep slope critical area. The proposal requests to modify the required 50-foot buffer from the top of the steep slope. An area greater than 40% of the site area will be set aside in a separate open space tract.

FILE NUMBERS: 13-111595-LK and 13-111591-LO **PLANNER:** Heidi M. Bedwell

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 **9/29/2016**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

Carol V. Holland
 Environmental Coordinator

9/14/2016
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

Proposal Name: Fidler 4-lot Conservation Short Plat and PUD

Proposal Address: 1841 132nd PI SE

Proposal Description: Planned Unit Development, conservation short plat to develop 4 single family lots. The site contains steep slope critical area. The proposal requests to modify the required 50-foot buffer from the top of the steep slope. An area greater than 40% of the site area will be set aside in a separate open space tract.

File Number: 13-111595-LK and 13-111591-LO

Applicant: Yuval Sofer on behalf of Brett Fidler

Decisions Included: Process I-PUD decision, Process II- Critical Areas Land Use Permit, Conservation Short Plat and SEPA

Planner: Heidi M. Bedwell, Environmental Planning Manager

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



Carol V. Helland, Environmental Coordinator
Development Services Department

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

By: 

Carol V. Helland, Land Use Director

Application Date:	March 22, 2013
Completeness Date:	June 10, 2013
Notice of Application:	June 27, 2013
Recommendation/Decision Publication Date:	September 15, 2016
Public Hearing Date:	October 6, 2016, 7:00 pm
Deadline for Appeal of Process II Administrative Decision:	September 29, 2016, 5:00 pm

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

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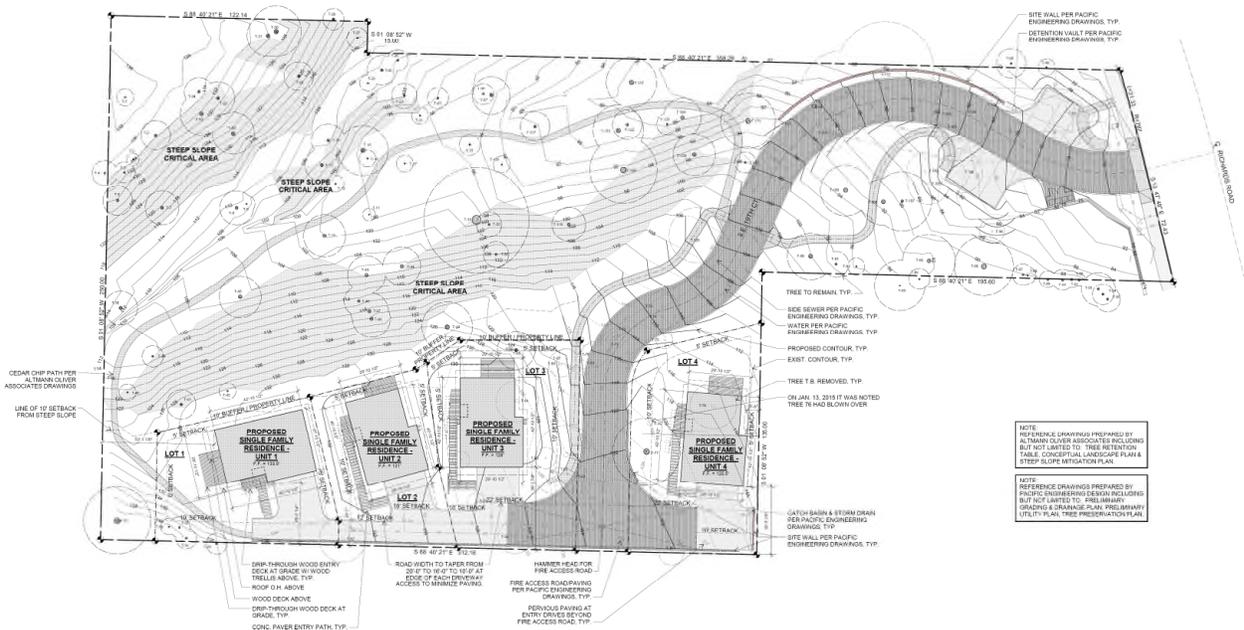
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I. REQUEST / REVIEW PROCESS

A. Request

The applicant requests approvals of a Planned Unit Development, Critical Areas Land Use permit and a Preliminary Conservation Short Plat with SEPA for the creation of 4 lots and the construction of 4 single family residences on a 2.14 Acre site zoned R-3.5. The site is undeveloped and contains a steep slope geologic hazard area.

Access to the proposed lots will be from a proposed private road directly off of Richards Road. Guest parking is proposed as you enter the lot from Richards Road and is connected to the rest of the site via a soft surface trail. All lots are clustered near the highest point of the lot within a disturbed location previously containing a single family residence.



B. Review Process

The PUD is a Process I decisions requiring a public hearing before a Hearing Examiner. The Conservation Short Plat, Critical Areas Land Use Permit (CALUP) and SEPA Determination are Process II decisions made administratively by the Director. As allowed under LUC 20.35.080, Process I and II decisions may be merged together into a consolidated staff report. As a result, this application combines a PUD, Preliminary Short Plat, CALUP, and SEPA review into a consolidated staff report that includes the Director decision on Process II applications and a recommendation on Process I applications for review by the Hearing Examiner.

If an appeal is filed regarding the Preliminary Short Plat, Critical Areas Land Use Permit or SEPA Determination of Non-Significance (DNS), the Examiner's decision will also include a final City decision on the these approvals. The decision of the Hearing Examiner on the PUD may be appealed to the City Council. The City Council's action deciding the appeal and approving, approving with modification, or denying the project is the final City decision on the PUD.

II. SITE CONTEXT and DESCRIPTION

A. Comprehensive Plan and Zoning

The site is located in the Richards Valley Subarea, and designated Single Family medium density per the Comprehensive Plan. The corresponding zoning designation of R-3.5 is in conformance with the Comprehensive Plan designation. The single-family use and the overall density of the proposal comply with the Subarea Plan. Properties in the vicinity are also designated single family with the exception of properties to the east which are multi-family residential.



B. Site Description

The project site is the location of a former single family residence that was demolished, leaving the subject site a vacant undeveloped site. The previous home site is considered disturbed from a critical areas standpoint as it does not contain native vegetation and had diminished function from a habitat viewpoint. The property is bounded by existing single-family development to the north and west and south. Also abutting the property to the south is a church owned parcel. This parcel contains a church with associated

parking generally adjacent to Richards Road with the remainder of the site largely undeveloped abutting the subject property. The property to the east is zoned and developed with multifamily housing. The site is accessed via a driveway cut from Richards Road.

The topography of the site is generally easterly sloping down to Richards Road. A shallow steep ravine containing the steep slopes and drainage channel is oriented from southwest to northeast across the northern portion of the site. The majority of the site south of the steep slopes has been substantially altered from its natural condition due to the prior single family development. The prior development was located on a plateau area above the steep slopes in generally the same location as the 4 lots and homes are proposed. The existing driveway access from Richards Road is still on the site. The proposed roadway will be located in approximately this same area but due to the steepness of the driveway, the roadway will have to be adjusted to provide safe access and appropriate grades for access to the upper portion of the lot.



C. 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.

Step 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 provides 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 extinctions 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. PROPOSED DEVELOPMENT & LAND USE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

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

2. LUC Standard Requirements and Dimensions vs. Proposal

This project includes an application for a Planned Unit Development. An approved PUD can modify zoning dimensional requirements found in *LUC 20.20.010* subject to requirements in

LUC 20.30D.170. The project qualifies as a conservation short plat which automatically reduces required lot size and setbacks. Except where noted, the chart below shows the standard R-3.5 requirement (LUC 20.20.010) and the proposed development standards for the new lots. The chart summarizes the request to modify some of the development standards for the new lots through the PUD process.

DIMENSIONS and AREAS

BASIC INFORMATION						
Zoning	R-3.5, (SF Residential)					
Gross Site Area	93,409 Square Feet (SF), or 2.14 Acres					
Critical Area and Critical Area buffers	62,290 SF					
Buildable Site Area (before critical areas modification)	30,884 SF, or approximately 33% of site area.					
ITEM	REQ'D/ or ALLOWED per Conservation Short Plat	PROPOSED/EXISTING				
Dwelling Units/Acre	3.5/Acre	4-units				
Open Space	37,363 SF, or 40% of the total site area.	~60,000 SF, or 64% of gross site area.				
Exterior Recreation Space	Exempt per LUC 20.30D.160.A2	n/a				
		Lot 1	Lot 2	Lot 3	Lot 4	
Minimum Lot Area	10,000 SF/ 6,500 SF	5,009 *	4,329 *	6,536	6,221*	
Lot Width	70 Ft.	87'	56'*	56'*	61'*	
Lot Depth	80 Ft.	65'*	72'*	100'	110'	
Setbacks	Front: 20 Ft./10 Ft. Rear: 25 Ft. / 15 Ft Side: 5Ft. 10Ft/ 5/5Ft	10 Ft 5 Ft* 5/10+ Ft	12-18 Ft 5 Ft* 5/10+ Ft	18-22 Ft 5 Ft* 5/10+ Ft	10-22 Ft. 5 Ft.* 5/10+ Ft.	
Building Height (measured from avg. <i>existing</i> grade).	30/35-feet	35-feet				
Lot Coverage by Structure	35-Percent	34%	38%*	26%	30%	

Impervious surface area as a percentage of lot area	50-%	34%	39%	39%	40%
Significant Tree Retention	30% of the diameter inches = 542 inches	Proposal includes preservation of 1,113 inches or approximately 62%			

**Requested to be modified through the PUD provisions.*

B. Critical Areas Requirements LUC 20.25H:

1. Conformance with Critical Areas Performance Standards

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as steep slope critical area and buffer. LUC 20.25H.055 establishes certain uses which are allowed in critical areas. Development that is not specifically allowed outright, requires evaluation through a critical areas report. This project proposes to modify steep slopes buffers through a critical areas report. The applicant has prepared the following information related to critical areas on-site:

- i. **Geotechnical Engineering Study by Earth Solutions NW, LLC. dated September 24, 2007**
- ii. **Geotechnical Engineering Study- Slope Stability Analysis by Earth Solutions NW, LLC. dated October 13, 2009**
- iii. **Geotechnical Engineering Study-Plan Review by Earth Solutions NW, LLC. dated February 11, 2013**
- iv. **Geotechnical Engineering Study-Addendum- by Earth Solutions NW, LLC. dated April 19, 2013**
- v. **Geotechnical Engineering Study- Plan Review and Steep Slope Setback by Earth Solutions NW, LLC. dated January 15, 2015**
- vi. **Wildlife Habitat Assessment by Sewall Wetland Consulting Inc. dated May 6, 2008**
- vii. **Revised Wildlife Habitat Assessment by Sewall Wetland Consulting Inc. dated February 3, 2015**
- viii. **Revised Wildlife Habitat Assessment by Sewall Wetland Consulting Inc. dated July 10, 2015**
- ix. **Landscape & Steep Slope Mitigation Plans prepared by Altman Oliver Associates, dated June 3, 2015**

These documents review the proposed modifications to steep slopes buffers, recommend minimum buffers, and make recommendations for construction and mitigation.

The geotechnical engineer assessed the site and observed that “slope is stable in its current condition and configuration” and that based on their professional opinion, the planned residential construction is feasible from a geotechnical standpoint.

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

Proposed Improvement	Critical Area Impacted	Code Requirement
Single-Family Development	Slope Buffer	20.25H.125 20.25H.145

i. Consistency with LUC 20.25H.125 (Single-Family Development)

Performance standards – Landslide hazards and steep slopes. In addition to generally applicable performance standards set forth in LUC 20.25H.055, 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 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;**

The structures are located on a flat portion of the site above the steep slope critical area. Locating the homes here minimizes the need for grading and utilizes the existing grade for home construction.

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

The proposed homes are located within an already disturbed area that was the location for the prior single family development. Minimal trees are located in this area because of the prior improvements, therefore, locating the proposed homes in this location will preserve other areas that contain the most valuable and mature vegetation and steep slopes.

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

Adjacent development will not require additional buffers nor will the risk be greater

due to the proposed development.

- 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;**
No retaining walls are proposed as part of the buffer modification.
- e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**
No impervious surface is proposed in the critical area and the development includes a limited footprint, tapered driveway, and pervious pavement in order to minimize impervious surfaces.
- f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading 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;**
No yard is proposed and no significant grading except for the foundation construction will be necessary as the project is designed.
- 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;**
Because the homes will be located on the flatted portion of the site, no retaining walls are necessary and no basements are proposed or deep foundation are necessary due to the stable soils on the site.
- 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;**
No structures will be located within the steep slope.
- 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**
No structures will be located within the steep slope.
- 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.**
The development on this site has been clustered to avoid most of the major critical areas on the property. Trees have been retained wherever possible and impacts to critical areas have been designed to achieve the least impact possible. A majority of the property area will be placed into an open space and native growth protection tract which will maintain the most significant topography, vegetation, and habitat features. A mitigation plan has been provided which restores temporary disturbance

and mitigates for proposed buffer reductions. See Attachment 1

C. LUC 20.25H.145 (Single-Family Development)

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;**
- b. **Will not adversely impact other critical areas;**
- 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;**
- d. **Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**
- 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;**
- f. **Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**
- 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.**

The slope buffer modification proposed by this project includes the following:

- 12,802 square feet of permanent slope buffer impact
- 2,081 square feet of temporary slope buffer impact
- 10,307 square feet of steep slope enhancement
- 20,845 square feet of steep slope buffer enhancement
- 2,081 steep slope buffer restoration
- 274 square feet of steep slope buffer replacement

Per the city's submittal standards, the applicant submitted several geotechnical reports prepared by Earth Solutions NW (as noted above). The geotech has found, that provided their recommendations are followed, the project can be constructed

safely. The engineer recommends a combined buffer and structure setback dimension of 15 feet minimum from the top of slope for the home construction. In addition the engineer recommends "surface water must be directed away from the sloped area on the subject site both during the site development and on a permanent basis." In order to ensure groundwater management and foundation grades are appropriate, the geotechnical engineer shall be on site during site excavation and grading.

There were no species of local importance found on the site; however, the site does provide habitat. The proposal will improve the quality of habitat within the critical areas through mitigation of the steep slope and buffer through enhancement and restoration planting. The proposal will not inhibit the opportunity for any species of local importance to occupy the critical areas, and will improve vegetation quality by removing invasive species and improving vegetation diversity. The proposal will also place most of the site into protected opens space and native growth tracts which are restricted from future development and vegetation alteration.

So long as the recommendations provided in the prepared geotechnical reports are followed, the proposed buffer and setback modification is appropriate. 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 Recorder's Office prior to plat infrastructure permit issuance. **See Section IX of this report for conditions on hold harmless requirements.**

IV. PUBLIC NOTICE AND COMMENT

Application Date: March 22, 2013

Completeness: June 10, 2013

Notice of Application: June 27, 2013

Although the minimum required public comment period ended on July 23, 2013, comments were accepted up to the date of this decision. There were 5 comments received. In general, the commenters were concerned about the development and not in support of the proposed application due to the following issues:

Summary of Issue: Safe access onto Richards Road

Response: The Transportation Department has reviewed the proposed roadway design and have determined that the project can meet city code and development standards for safe access onto Richards Road. See Section V for more discussion and requirements.

Summary of Issue: Tree Removal

Response: The road grade was modified in order minimize site grading and preserve additional trees. The proposal includes preservation of approximately 60% of the tree diameter inches of trees on the site. The decision includes a requirement to have an arborist on the site during construction in ensure tree protection measures are in place and grading activities do not impact trees to be preserved.

Summary of Issue: Critical Areas Modification

Response: The applicant has provided documentation supporting the modification of the critical area steep slope buffer from 50 feet down to a 10 foot buffer and 5 foot structure setback. The modification is based on the fact that the buffer is degraded and the proposed mitigation plan results in a net increase in critical areas functions over what would be provided with the prescriptive standard. The geotechnical engineering reports also support the proposed modification and the project is conditions to implement the geotechnical engineer's construction and design recommendations to ensure safe construction and long term slope stability.

Summary of Issue: Impervious surface and stormwater

Response: All of the proposed lots have a proposed impervious surface below the maximum allowed for the zoning district. In addition, the proposal utilizes pervious surfaces to address stormwater along with traditional stormwater features. The Utilities Department will review the proposed design as part of the plat infrastructure permitting and require the applicant to meet the City's stormwater codes and design standards.

Summary of Issue: Planned Unit Development (PUD) Criteria

Response: As discussed in Section VIII, staff have concluded that the proposal meets the development criteria for a PUD and that the proposal includes features better than those provided in a typical residential development, including interconnected open space, harmonious design and use of low impact development techniques.

Copies of the comment letters are retained in the project file at City Hall Records.

V. TECHNICAL REVIEW

A. Clearing & Grading

The Clearing & Grading reviewer has reviewed the Geotechnical report, as well as the Site and Grading Plans, and determined that the clearing and grading portion of this PUD application can be approved.

See Section IX of this report for Clearing & Grading related Conditions of Approval.

B. Utilities

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

Storm Drainage The development will provide water quality mitigation that will treat the proposed road surface (pollution generating surface). Storm runoff from the impervious surface that will be created through the development will be collected in a detention system and the water will be released at predeveloped rate except for the 2 year 24 hour storm event will be released at 1/2 the predeveloped 2 year 24 hour storm event rate for this location. The detention and water quality facility will then be connected to an existing conveyance system that flows to Richards Creek.

Water Water from the existing 300 Hydraulic Gradient may not provide adequate water pressure for the homes. It is recommended to provide booster pumps to serve each home for this proposed development. The City of Bellevue has adequate water available to serve this proposed Planned Unit Development.

Sewer The City of Bellevue has adequate sewer capacity for the proposed short plat.

See Section IX of this report for Utilities related Conditions of Approval.

C. Transportation

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

Access to Lots 1 through 4 of the Fidler PUD Short Plat will be from a private road (SE 19th Court) connecting to Richards Road as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed. Street frontage improvements matching adjacent improvements must be provided at the location of the removed driveway.

The required paved width of SE 19th Court (measured from face of curb) is 20 feet. The connection to Richards Road will be via the City’s standard driveway approach per DEV-7A.

All dimensions of SE 19th Court require Fire Department Approval and must be constructed to the standards of the Transportation Design Manual and applicable city codes.

All 4 lots within the Fidler PUD Short Plat have been addressed from SE 19th Court:

- Lot 1: 13016 SE 19th Court
- Lot 2: 13032 SE 19th Court
- Lot 3: 13068 SE 19th Court
- Lot 4: 13105 SE 19th Court



Figure 1: Addressing Layout

Street Frontage Improvements

The applicant will be required to install a driveway approach per DEV-7A at the connection to Richards Road. Existing street frontage improvements along Richards Road adjacent to the project site are in satisfactory condition (6 foot wide concrete sidewalk with curb and

gutter) and require no repair at this time. The applicant will be responsible for all damage to the existing street frontage from construction activity related to this project. The applicant will be responsible for relocating all above grade appurtenances and below grade utilities as necessary along the project's frontage to accommodate the construction of SE 19th Court. All vault lids located within the sidewalk must be upgraded to the most current City and ADA standards.

Specific engineering requirements include: Street name signs, new driveway approach, relocation of above and below grade utilities, grading of embankments - vegetation removal to comply with sight distance requirements, upgrading of the street light system, and upgrading of vault lids within the sidewalk adjacent to the project. This list is not all-inclusive.

Prior to final short plat approval, the developer must provide specific engineering requirements listed above on Richards Road at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements. The final engineering plans showing those frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Use of the Right of Way

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

Pavement Restoration

The portion of Richards Road adjacent to the project site will require a full grind and overlay pavement restoration to mitigate for trenching. Pavement restoration limits will be specified in the approval conditions of the required commercial right of way permit (TN suffix) for this project.

Sight Distance

The access design shall meet the sight distance requirements of the Transportation Design Manual. Embankments shall be graded, vegetation shall be trimmed as needed within the sight triangle.

Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. The Fidler PUD Short Plat will generate three new p.m. peak hour trips. Due to this low volume, short term operational impacts will be negligible.

The applicant will be required to improve sight distance at the connection of SE 19th Court and Richards Road per TE-1 and Transportation Design Standard 21 & 22. Impact fees will be evaluated during the plat infrastructure phase of development.

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

E. Fire

The Fire Department has reviewed the proposal for compliance with applicable codes and Standards. See Section IX of this report for Fire related Conditions of Approval.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

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

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

Earth

Grading will occur during construction for the access road as well in preparation of the building pads for the lots. Soil erosion on the site from water and wind is likely when the vegetation is

removed for grading purposes. As required by Section 23.76, the Clearing & Grading Code, the contractor will be required to follow an approved erosion control plan during construction. In order to minimize the potential for erosion and due to the proximity to critical area on site, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Development Services Department. **See Conditions of Approval in Section IX of this report.**

Plants and Animals

The applicant hired a qualified professional to prepare a Habitat Assessment Report. The report noted the presence of significant habitat features such as snags, downed logs, and large trees. No observations of any local, state or federally listed species were made on the site. The report does note that the site likely supports numerous human-tolerant species including raccoon, opossum, common crow, barn swallows, coyote, winter wren and house sparrow and common rodents. The site has no known rare or plant communities or listed plants. The proposed enhancement plan will restore the steep slope and buffer with a mix of native species that will enhance the wildlife habitat of this area by providing a greater variety of forage, thermal cover, and structure. In addition, the vegetation will provide a visual buffer to this area further protecting any wildlife that may utilize this area.

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

Noise

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

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Due to both staff and public comment, the applicant modified the proposed landscaping and mitigation plan, including increasing the tree preservation and providing a more robust and northwest appropriate planting plan. Structure footprints were also reduced and lot configuration modified to retain the buffer in the open space tract and not within the proposed lot area.

VIII. DECISION CRITERIA

A. 20.25H.255 CRITICAL AREAS REPORT DECISION CRITERIA

The Director may approve, or approve with modifications, the proposed modification 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;**

Because the site was the former location of a single family residence that was demolished, the critical area functions within the buffer area and within the slope are degraded. As noted in the Habitat Study prepared by Sewall Wetland Consulting, "the area contains remnant foundations, graded soil, paved and concrete patio and parking areas and landscaped areas with ornamental shrubs and trees. Due to the lack of maintenance, blackberry is starting to overgrow portions of the site."

The mitigation will remove non-native invasive species (Himalayan blackberry) and debris by planting the slope and the buffer with native tree and shrub species. This additional plant material will create greater structural diversity and increase overall habitat function on the site. Long term maintenance will also be required in order to ensure plant survival and continued habitat viability.

- 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;**

Habitat and stormwater function are the most important functions within the Richards Creek Watershed. Species within the area use the critical areas for refuge and food sources. By increasing the plant species diversity within the shrub layer, better shelter and a more diverse food source will be provided. The addition of native plants will improve stormwater function with additional plant coverage and structural diversity. With the implementation of the proposed mitigation plan degraded conditions on the site will be improved.

- 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;**

In addition to the restoration and enhancement plan, the proposal also includes the use of pervious surfaces that will benefit the stormwater function on the site. As mentioned previously, the geotech has stated that surface flows should be directed from the developed portion of the site away from the critical area steep slope in order to reduce

the likelihood of erosion of soils and discharge of sediment or saturation of the soils where steep slopes are present.

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

Mitigation planting is required to be maintained and monitored for five years. Installation of mitigation planting will be required to occur as part of the plat infrastructure construction. Sureties will be required to ensure installation and maintenance which will be based on the cost estimate of plants and materials for the mitigation planting. The installation performance surety will be released upon Land Use inspection verifying plants were installed per plan. The maintenance surety will be released after five years assuming restoration has been successful per the submitted maintenance and monitoring provisions. The installation and maintenance sureties for the mitigation planting are separate from the requirements of the perimeter landscaping. **See Conditions of Approval in Section IX of this report.**

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

The modifications and performance measures in this proposal are not detrimental to the functions and values of the steep slopes on-site. The mitigation plans specify performance standards to ensure that the mitigation area meets the intended goals of the project. The geotechnical engineer has provided recommendations for construction and buffer reduction on the site.

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

The proposal is compatible with the single-family uses in this land use district.

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

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

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

The applicant must obtain development permits to construct all of the proposed infrastructure and houses which include clearing and grading, utility, building, and other permits. Plans submitted for the development permits must reflect the plans reviewed under this approval. **See Conditions of Approval in Section IX of this report.**

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact

on the critical area and critical area buffer;

The proposal is consistent with required performance standards for projects in steep slope critical areas. The development has been located on the least sensitive area of the site to avoid critical areas by locating development on a previously disturbed portion of the site. This area also requires the least grading for home construction and roadway location and minimize site grading by conforming to the existing contours. With the implementation of the geotechnical engineer's recommendations, the proposal will utilize the best development techniques to reduce impacts to the critical area. **See Conditions of Approval in Section IX of this report.**

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

As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

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

The site will be adequately served by existing public facilities.

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

- The submitted restoration plan proposes:
- 10,307 square feet of steep slope enhancement
- 20,845 square feet of steep slope buffer enhancement
- 2,081 steep slope buffer restoration
- 274 square feet of steep slope buffer replacement

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

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

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

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

PUD CRITERIA (LUC 20.30D.150)

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

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

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

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

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

Richards Valley Subarea Goal: "To maintain the Subarea as a green and wooded place that provides a complementary mixture of living and working opportunities.

Comprehensive Plan Discussion: The Richards Valley Subarea consists of three distinct districts. West of I-405 is heavily vegetated and is developed with a variety of uses – parkland, light industrial, and multifamily. Woodridge Hill is largely residential with a mixture of single-family and multifamily units. East of Woodridge Hill development includes a wide variety of uses –residential, park, warehousing, and extensive retail. Although the community recognizes the need for maintaining working opportunities in the Subarea, they want to ensure that the quality

of the residential community and natural features (especially dense vegetation and wooded vistas) remain at a high level.”

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

Land Use

LU-6 Provides for commercial uses and development that serve community needs. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Environmental Element

EN-29. Allow land alteration only for approved development proposals.

EN-30. Regulate land use and development to protect natural topographic, geologic, vegetational, and hydrological features.

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

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

EN-37. Use geotechnical information and an analysis of critical areas functions and values to evaluate the geologic and environmental risks of potential development on slopes between 15% and 40%, and implement appropriate controls on development.

EN-38. Require a structure setback from the top and the toe of a steep slope (40%+) to protect public safety.

EN-44 Provide land use incentives to minimize the amount of impervious surface area below that allowed through prescriptive standards, in new development, redevelopment, and existing development citywide.

EN-58. Encourage property owners to incorporate suitable indigenous plants in critical areas and buffers, consistent with the site’s habitat type and successional stage.

EN-69 Preserve and enhance native vegetation in Critical Area buffers and integrate suitable native plants in urban landscape development.

EN-70 Improve wildlife habitat especially in patches and linkages by enhancing vegetation composition and structure, and incorporating indigenous plant species compatible with the site.

Richards Valley Subarea

POLICY S-RV-7. Retain and enhance existing vegetation on steep slopes, within wetland areas, and along stream corridors to control erosion and landslide hazard potential and to protect the natural drainage system.

POLICY S-RV-8. Encourage a variety of different densities and housing types in residential areas to accommodate social and economic lifestyles changes as well as the different stages of life.

POLICY S-RV-30. Development along Richards Road should preserve and maintain the green and wooded character of the Richards Road corridor.

POLICY S-RV-31. New development, including single-family development, should install landscaping which provides a dense visual vegetative screen along Richards Road. The planting should be an amenity to those who travel, live, and work along Richards Road.

Finding: By locating development away from Richards Road, the development is clustered in a location that maintains and enhances the wooded character of the site and protect the most sensitive areas. Critical Areas are preserved and degraded areas enhanced through extensive mitigation restoration and enhancement. Overall, the site will be improved and provide for new housing opportunities in the growing neighborhood.

- B. The Planned Unit Development accomplishes, by the use of permitted flexibility and Variation in design, a development that is better than that resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following:**
- 1. Placement, type or reduced bulk of structures, or**
 - 2. Interconnected usable open space, or**
 - 3. Recreation facilities, or**
 - 4. Other public facilities, or**
 - 5. Conservation of natural features, or**
 - 6. Conservation of critical areas and critical area buffers beyond that required under Part 20.25H LUC, or**
 - 7. Aesthetic features and harmonious design, or**
 - 8. Energy efficient site design or building features, or**
 - 9. Use of *low impact development techniques*; and**

Finding: The proposal includes features better than those provided in a typical residential development, including interconnected open space, harmonious design and use of low impact development techniques. Unlike traditional short plats, Planned Unit Developments require the preparation of home designs for the entire plat. The applicant has designed homes that are simple in shape oriented to maximize natural light and finished with sustainable wood in dark colors allowing the buildings to better blend in with the surrounding natural environment. Decks are located at grade to physically connect with the landscape while at the same time maintaining the integrity of the critical areas through setbacks and fencing.

The applicant reduced footprint sizes from an average of 1800 square feet to approximately 1200 square feet allowing for a more vertical structure. Lot sizes are smaller and homes are clustered together creating a sense of community inherent in the site layout. The smaller footprints and lots also include less impervious surface including the use a pervious

pavement, a common low impact development technique. With this design impervious surface is below the allowed maximum for the zoning district.

Finally, the open space is connected and accessible by residents through a soft surface trail winding through the enhanced vegetation from the guest parking area near the plat entrance, and up to the proposed home sites. Access to this open space is proposed in a manner that minimizes existing vegetation impacts and provides for a useable path for the enjoyment of all residents.

See Conditions of Approval in Section IX of this report.

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

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

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

Finding: The perimeter of the PUD is compatible with the existing residential land use in the area and is consistent with the single-family development located in the vicinity. The site abuts both multifamily and single family development and undeveloped areas of a church owned property. The size of the proposed structures are within the norm for single family residences in the area and are within scale of existing development while allowing for the preservation of significant natural areas that will buffer the proposed development and minimize the perceived change to the surrounding neighborhood.

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

Finding: Although no perimeter landscaping is required in single family zoning districts the applicant will be preserving existing vegetation within the open space tract and additionally proposes extensive landscaping at the entrance to the plat and around the proposed homes.

The landscaping at the entrance provides a plant buffer from Richards Road and restores the previous driveway. The design intent with the landscape plan is to enhance the wooded

character of the site. Over 100 trees will be planted as part of the landscaped plan (this does not include the trees proposed as part of the mitigation restoration and enhancement). Landscaping around the homes will be only a few varieties and will not include any lawn. The use of simple planting palette like this helps to create a greater sense of openness rather than planting the area with a great variety of species which often results in a chopping up of the visual landscape rather the uniformity created with the proposed planting plan. The proposal creates an environment that seamlessly blends the developed areas with the natural open space. Tree preservation is beyond the required 30% for the site and the site has been designed to minimize tree removal to the maximum extent feasible. In order to ensure trees proposed for retention are not impacted during construction, a certified arborist shall be on site during site excavation and grading to monitor tree protection methods and evaluate tree health. **See Conditions of Approval in Section IX of this report.**

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

Finding: Access to the proposed PUD is from Richards Road which is a public right-of-way.

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

Finding: The open space planned with the subject PUD is functionally the rear yards of the proposed lots for the proposed single family homes. In this configuration, the open space becomes a visual extension of proposed project rather than an isolated element. Open space adjacent to the road entrance also serves as an integrated element with the proposed path that will connect the guest parking area with the remainder of the site.

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

Finding: Site development emphasizes clustering of development on the least sensitive portion of the site and incorporates natural drainage practices in the form of pervious pavement. Native vegetation and a fence are required at the edge of the critical area buffer. Building footprints are modest at a dimension of approximately 42 feet deep and 30 feet wide.

The applicant has provided architectural drawings of the proposed buildings (see Attachment 1). The proposed structures are single family residences no greater than 35 feet in height. Existing development immediately abutting the site is medium density single family. The proposed design is compatible with the existing and intended

character of a residential neighborhood. As designed and conditioned, this development will complement and add diversity to the housing stock available in the vicinity.

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

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

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

Finding: Proposed internal circulation meets City standards. Access will be provided via a private access road. The Transportation and Utilities Departments have reviewed the proposed plans and comments are included in Section V. Preliminary review indicates the infrastructure can comply with guidelines for street construction. As conditioned in Section IX, compliance will be confirmed during the plat infrastructure permitting stage of the project.

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

Finding: The site will be accessed via a proposed private easement. No sidewalks are proposed or required along Richards Road. Streets will be suitable and adequate to carry anticipated traffic with the required construction of the private roadway.

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

Finding: Phasing is not proposed.

SHORT PLAT CRITERIA (LUC 20.45B.130B)

This section includes a discussion of the Decision Criteria for Land Use Code Section 20.45B.130B Decision Criteria for a Preliminary Short Plat. The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

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

Finding: City codes ensure public health, safety and general welfare through development code requirements. The lots will be accessed via an access easement which serves 4 lots. Existing public water, sewer and storm water runoff facilities have been deemed adequate to serve the proposed development, with required connections.

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

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

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

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

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

Finding:

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

Critical Area Performance Standards

As discussed in Section III above, these performance standards can be met. As a condition of approval the applicant will be required to submit a planting plan which shows planting at the edge of the buffer in addition to the proposed fence which demarcates the

edge of the buffer. No pesticides, insecticides and fertilizers will be allowed. **See Section IX for conditions of approval.**

Significant Tree Preservation

Tree preservation requirements will be met within the critical area and critical area buffer.

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

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

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

Finding: Each lot can reasonably be developed to current R-3.5 zoning standards as modified per the PUD decision criteria without requiring a variance.

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

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

IX. DECISION AND CONDITIONS OF APPROVAL

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 Critical Areas Land Use Permit, Preliminary Conservation Short Plat with SEPA. This approval modifies steep slopes buffers, for home construction, access and utilities.

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

Note - Expiration of Approval: The Critical Areas Land Use Permit is combined with and subordinate

to the larger Planned Unit Development which if approved by the Hearing Examiner will expire 5 years from the date of approval. Therefore, the Critical Areas Land Use Permit approval expires and is void if the applicant fails to file for a clearing and grading permit or other necessary development permits within 5 years of the effective date of the approval of the Planned Unit Development.

CONDITIONS OF APPROVAL

CODES & ORDINANCES

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	(Savina Uzinow), 425-452-7860
Fire Code- BCC 23.11	(Travis Ripley), 425-452-6042
Land Use Code- BCC Title 20	(Heidi M. Bedwell), 425-452-4862
Noise Control- BCC 9.18	(Heidi M. Bedwell), 425-452-4862
Transportation Code- BCC 14.60	(Ryan Miller), 425-452-2569
Right of Way Use Code- BCC 14.30	(Tim Stever), 425-452-4294
Utility Code- BCC Title 24	(Art Chi), 425-452-7903

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

1. OPEN SPACE

The required open space tract, including the soft surface trail, shall be owned and maintained by all the lots within the short plat. A maintenance plan shall be incorporated into any homeowner's association rules and shall be in compliance with the performance standards established with this approval.

AUTHORITY: Land Use Code 20.30D.150

REVIEWER: Heidi M. Bedwell, Development Services Department

2. DIMENSIONAL STANDARDS

Lot dimensional standards shall comply with the approved site plan in Attachment 1 and summarized in the chart in Section III of this report.

AUTHORITY: Land Use Code 20.30D.150

REVIEWER: Heidi M. Bedwell, Development Services Department

3. CONSTRUCTION HOURS

Noise from construction is exempt from the provisions of BCC 9.18 between the

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

AUTHORITY: BCC 9.18.020.C & 9.18.040

REVIEWER: Heidi Bedwell, Land Use

4. Geotechnical Recommendations

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

AUTHORITY: Land Use Code 20.30P.140

REVIEWER: Heidi M. Bedwell, Development Services Department

5. TREE PROTECTION and ARBORIST REVIEW

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

a. Clearing limits shall be established outside of the drip-line for retained tree within the developed portion of the site. A six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of any clearing and grading.

b. No excavation or clearing (including utility trenches) shall be performed within drip-lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Bellevue City Code 23.76.060 and LUC 20.20.900

REVIEWER: Heidi M. Bedwell, Development Services Department

6. UTILITIES DEPARTMENT APPROVAL

Utility Department approval of the Planned Unit Development application (13-111595 LK) is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Art Chi, Utilities Department

7. DEVELOPER EXTENSION AGREEMENT

A Utility Developer Extension Agreement application is required for the engineering review and inspection of the water, sewer and storm drainage improvements per Utility Codes 24.02, 24.04 and 24.06. All design review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreement application. The Developer Extension Agreement and submittal requirements are available from the Utility Representative at the Permit Center.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06.120

REVIEWER: Art Chi, Utilities Department

8. REQUIRED PLANS

The applicant shall obtain development permits to construct all of the proposed infrastructure and houses which include clearing and grading, utility, building, and other permits. Plans submitted for the development permits must reflect the plans reviewed under this approval.

AUTHORITY: Land Use Code 20.30P

REVIEWER: Heidi M. Bedwell Development Services Department

9. VARIANCE/MODIFICATION RESTRICTION

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

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

REVIEWER: Heidi M. Bedwell Development Services Department

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

1. STORM WATER POLLUTION PREVENTION PLAN

To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water, a construction stormwater pollution prevention plan (CSWPPP) is required.

The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.

AUTHORITY: Clearing and Grading Code BCC 23.76

REVIEWER: Savina Uzunow, Development Services Department

2. RIGHT OF WAY USE PERMIT

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

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

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

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, (425) 452-4294

3. OFF-STREET PARKING

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

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

4. ENGINEERING PLANS

A transportation site plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, the connection to Richards Road, mailbox location, sight distance and as otherwise mention in this report. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- i) Driveway approach per DEV-7A.
- ii) Relocation of all above grade appurtenances and below grade utilities as necessary for the construction of the new access road (SE 19th Court).
- iii) Grading of embankment / vegetation removal to comply with sight distance standards.
- iv) Streetlight upgrades.
- v) Street name signs.
- vi) Vault lid replacement within the sidewalk to comply with current Transportation and ADA standards for skid resistance.
- vii) Additional items may be added during the clear and grade and right of way permit phases for this project.

b) Miscellaneous:

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

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

REVIEWER: Ryan Miller, 425-452-7915

5. SIGHT DISTANCE

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on Richards Road must be trimmed; adjacent embankment graded down. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Ryan Miller, 425-452-7915

6. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of Richards Road will require a grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Pavement restoration limits will be specified in the commercial right of way permit (TN suffix) required for this project. The TN permit must accompany the approved clear and grade permit for this project.

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

REVIEWER: Tim Stever, (425) 452-4294

7. PESTICIDES, INSECTICIDES, AND FERTILIZERS

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

AUTHORITY: Land Use Code 20.25H.220.H

REVIEWER: Heidi M. Bedwell, Development Services Department

8. RAINY SEASON RESTRICTIONS

Due to the proximity to critical area on site, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Development Services Department. 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: Savina Uzunow, Clearing and Grading Division

9. FINAL LANDSCAPE PLAN

A final detailed landscape plan must be submitted to and approved by the Land Use Division prior to the approval of Plat Engineering. This plan shall show the proposed fence at the edge of the buffer and planting per landscape plan (see attachment 1).

AUTHORITY: Land Use Code 20.30D

REVIEWER: Heidi M. Bedwell

10.FINAL MITIGATION PLAN

The applicant shall be required to submit a final restoration plan as part of the underlying plat infrastructure permit required to implement the project as described in this approval (See Attachment 1).

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5

Reviewer: Heidi M. Bedwell, Land Use

AUTHORITY: Land Use Code 20.25H

REVIEWER: Heidi M. Bedwell

11. ACCESS ROAD: The access road and turnaround area shall be posted and marked on both sides "Fire Lane-No Parking" per Bellevue Standards. (Bellevue Amendment (BA) to IFC 503.3) This shall be noted on the final plat and clear and grade permits. Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs)

AUTHORITY: International Fire Code 508

REVIEWER: Travis Ripley

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. OPEN SPACE AND NATIVE GROWTH PROTECTION AREAS

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

NATIVE GROWTH PROTECTION EASEMENT (NGPE)

DEDICATION OF NATIVE GROWTH PROTECTION EASEMENT (NGPE) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO, PROPERTY AND ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT, FOR THE REMOVAL, OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 THROUGH 4. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY, METHOD AVAILABLE UNDER LAW.

AUTHORITY: Land Use Code 20.25H.030

REVIEWER: Heidi M. Bedwell, Development Services Department

2. NGPA BOUNDARY FENCE AND SIGNAGE

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

AUTHORITY: LUC 20.25H.030

REVIEWER: Heidi M. Bedwell, Development Services Department

3. INSTALLATION PERFORMANCE SURETIES FOR PLAT LANDSCAPING AND MITIGATION

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

REVIEWER: Heidi M. Bedwell, Development Services Department

4. HOLD HARMLESS AGREEMENT

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 in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior infrastructure permit issuance.

AUTHORITY: Land Use Code 20.30P.170

REVIEWER: Heidi M. Bedwell, Development Services Department

5. INFRASTRUCTURE IMPROVEMENTS

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

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

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

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ryan Miller, 425-452-7915

5. ACCESS DESIGN AND MAINTENANCE

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

AUTHORITY: BCC 14.60.130

REVIEWER: Ryan Miller, 425-452-7915

PRIOR TO ISSUANCE OF BUILDING PERMITS:

1. FIRE SPRINKLERS All homes shall have sprinklers installed designed per 2010 NFPA 13D as the access road is over 12% grade. (BA 503.2.7) Minimum fire flow required at fire hydrant at top of hill is 1,000 gpm. (IFC Appendix B 105.1)

AUTHORITY: International Fire Code 508

REVIEWER: Travis Ripley

2. BUILDING PERMIT PLANS

The applicant is restricted to the building permit plans as attached to this PUD approval dated August 2016.

AUTHORITY: Land Use Code 20.30D

REVIEWER: Heidi M. Bedwell

3. PVIOUS PAVEMENT MAINTENANCE AGREEMENT

A signed, recorded Maintenance Agreement is required for the pervious pavement prior to final Building approval. Applicant shall submit a copy of this agreement for review prior to recording with King County.

AUTHORITY: Land Use Code 20.25H

REVIEWER: Heidi M. Bedwell

4. CRITICAL AREA RESTORATION PLAN MAINTENANCE AND MONITORING

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

and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- 0% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation

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

- At least 85% survival of all installed material
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively
- Less than 5% coverage by invasive species or non-native/ornamental vegetation

The reports can be sent to Heidi Bedwell at hbedwell@bellevuewa.gov or to the address below:

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

Authority: Land Use Code 20.25H.220.D

Reviewer: Heidi M. Bedwell, Development Services Department

Fidler PUD/Short Plat
13-111595-LK and 13-111591-LO
Page 41 of 41

Attachments:

- 1: Preliminary Short Plat/PUD Site Plan/ Landscape and Mitigation Plans**
- 2: SEPA checklist (in file)**
- 3: Critical Areas Reports-Geotechnical and Wildlife Habitat (in file)**
- 4: Public Comment (in file)**

ABBREVIATIONS:

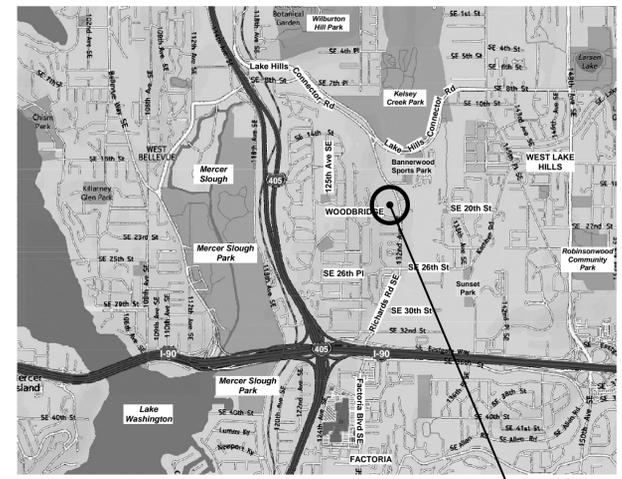
A.B. Anchor Bolt	JT. Joint
A/C Air Conditioning	LAM. Laminate
ACOS. Acoustical	LAV. Lavatory
ADJ. Adjacent	L.F. Lineal Feet
ADMIN. Administrative	LT. Light
A.F.F. Above Finished Floor	MAX. Maximum
ALT. Alternate	M.C. Medicine Cabinet
ALUM. Aluminum	MDF. Medium Density Fiberboard
APPROX. Approximate	MECH. Mechanical
AVAIL. Available	MEMB. Membrane
BET. Between	MFR. Manufacture
BD. Board	MIN. Minimum
BITUM. Bituminous	MISC. Miscellaneous
BLDG. Building	(N) New
BLK. Block	N. North
BLKG. Blocking	N/A. Not Applicable
BM. Benchmark	N.I.C. Not In Contract
BOT. Bottom	N.T.S. Not To Scale
CAB. Cabinet	O/. Over
CH. Channel	O.A. Overall
CLG. Ceiling	O.C. On Center
CLOS. Closet	O.D. Outside Diameter
CLR. Clear	OPP. Opposite
COL. Column	PL. Plate
CONC. Concrete	P.LAM. Plastic Laminate
CONSTR. Construction	PLYWD. Plywood
CONT. Continue	PROJ. Project
CORR. Corrugated	P.T. Pressure Treated
CPT. Carpet	PTD. Painted
C.T. Ceramic Tile	R. Radius or Rise
CTR. Center	R.D. Roof Drain
CU. FT. Cubic Feet	REF. Reference
CU. YD. Cubic Yard	REFRIG. Refrigerator
DBL. Double	REINF. Reinforced
DEMO. Demolish	REQD. Required
DET. Detail	REV. Revision
DIA. Diameter	RM. Room
DIM. Dimension	R.O. Rough Opening
DN. Down	S. South
D.S. Downspout	SA. Smoke Alarm
DWG. Drawing	SCMA. Smoke/Carbon Monoxide Alarm
(E) Existing	S.C. Solid Core
E.J. Expansion Joint	SCHED. Schedule
EL. Elevation	S.F. Square Feet
ELEC. Electric	S.I. Square Inches
E.P. Electrical Panel	SIM. Similar
EQ. Equal	S.O.G. Slab on grade
EQUIP. Equipment	SPEC. Specification
EXIST. Existing	S.S. Sanitary Sewer
EXT. Exterior	ST.STL. Stainless Steel
F.B. Flat Bar	STD. Standard
F.D. Floor Drain	STL. Steel
FDN. Foundation	STOR. Storage
FIN. Finish	STRUCT. Structure or Structural
FLASH. Flashing	T. Tread
FLUOR. Fluorescent	T.O. Top Of
FLR. Floor	T.O.P. Top Of Plate
F.O. Face Of	TYP. Typical
F.O.C. Face Of Concrete	UNFIN. Unfinished
FT. Foot/Feet	U.N.O. Unless Noted Otherwise
FTG. Footing	VERT. Vertical
FURR. Furring	V.I.F. Verify in Field
FUT. Future	W. West
GALV. Galvanized	W/. With
GL. Glass	WD. Wood
G.W.B. Gypsum Wall Board	W/O. Without
H.B. Hose Bibb	WT. Weight
HDR. Header	W.W.F. Welded Wire Fabric
HDWD. Hardwood	W.H. Water Heater
HDWR. Hardware	
HORIZ. Horizontal	
HT. Height	
I.D. Inside Diameter	
INSUL. Insulation	
INT. Interior	

SYMBOLS LEGEND

	Exterior Elevation Reference
	Building Section Reference
	North Arrow
	Detail Reference
	Door Number
	Window Number
	Exhaust Fan
	Downspout
	110 V Smoke Alarm
	110 V Smoke and Carbon Monoxide Alarm
	Framed Wall, New

CODE:

- All work shall be performed in accordance with the following current codes as well as all other pertinent codes enforced or amended by the City of Bellevue and Washington State:
- 2012 International Residential Code
- 2012 International Mechanical Code
- 2012 Uniform Plumbing Code
- 2009 National Electric Code
- 2012 International Fire Code
- 2012 International Fuel Gas Code
- 2012 Washington State Energy Code (WSEC)
- 2012 Ventilation & Indoor Air Quality Code (VAIQ)
- Bellevue Land Use Code
- Bellevue Clearing and Grading Code



PROJECT TEAM:

OWNER:	BRETT & SUSAN FIDLER 3417 122ND PLACE NE BELLEVUE, WA 98005 TEL. (425) 747-3300	SURVEYOR:	C & C SURVEYING 4509 243RD PL SW MOUNTLAKE TERRACE, WA 98043 TEL. (425) 673-7502
PROJECT CONTACT/ DEVELOPER:	YS BUILT, LLC ATTN: YUVAL SOFER PO BOX 50026 BELLEVUE, WA 98015 TEL. (408) 627-9449 YUVAL@YSBUILT.COM	GEOTECH:	EARTH SOLUTIONS NW, LLC 2881-152ND AVE NE REDMOND, WA 98052 TEL. (425) 284-3300
ARCHITECT:	elb schneider architects ATTN: ERRETT SCHNEIDER 3422 NW 59TH STREET SEATTLE, WA 98107 TEL. (206) 781-2155 ERRETT@EBSCHNEIDER.COM	LANDSCAPE:	ALTMANN OLIVER ASSOCIATES, LLC ATTN: SIMONE OLIVER PO BOX 578 CARNATION, WA 98014 (425) 333-4535 SIMONE@ALTOLIVER.COM
GENERAL CONTRACTOR:	YS BUILT, LLC ATTN: YUVAL SOFER PO BOX 50026 BELLEVUE, WA 98015 TEL. (408) 627-9449 YUVAL@YSBUILT.COM	HABITAT:	SEWALL WETLAND CONSULTING, INC ATTN: ED SEWALL 1103 WEST MEEKER ST. #101 KENT, WA 98032 (253) 859-0515 ESEWALL@SEWALLWC.COM
CIVIL:	PACIFIC ENGINEERING DESIGN, LLC ATTN: JOSEPH HOPPER 15445 53RD AVE SOUTH #100 SEATTLE, WA 98188 TEL. (206) 431-7970 JHOPPER@PACENG.COM		

DRAWING INDEX:

- A0.1 GENERAL NOTES
- A0.2 CONCEPTUAL SITE PLAN
- A2.1 CONCEPTUAL FLOOR PLANS & ELEVATIONS - UNIT 1
- A2.2 CONCEPTUAL FLOOR PLANS & ELEVATIONS - UNIT 2
- A2.3 CONCEPTUAL FLOOR PLANS & ELEVATIONS - UNIT 3
- A2.4 CONCEPTUAL FLOOR PLANS & ELEVATIONS - UNIT 4

PROJECT NOTES:

APPLICATION NUMBER:	13-111595-LK
SCOPE OF WORK:	CONSTRUCT FOUR THREE-STORY SINGLE FAMILY RESIDENCES WITH ATTACHED TWO CAR GARAGE.
SITE:	
ADDRESS:	1841 132ND PLACE S.E BELLEVUE, WA 98005
LEGAL DESCRIPTION:	THAT PORTION OF THE SOUTH 250 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING WESTERLY OF HENRY RICHARD ROAD, EXCEPT THE NORTH 15 FEET OF THE EAST 360 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF; ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE WEST ALONG THE SOUTH LINE THEREOF 235.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 135.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO THE WESTERLY MARGIN OF SAID ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN, TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED 20000523000283.
ASSESSOR PARCEL:	0424059068
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3 (RESIDENCE)
ZONE:	R-3.5
LOT AREA:	93,409 S.F. (17,235 S.F. W/ STEEP SLOPE CRITICAL AREA) (76,174 S.F. W/O STEEP SLOPE)

LOT 1:	PROPOSED LOT AREA: 6009 S.F. PROPOSED HEIGHT: MAX 35' AT SLOPE ≥ 2:12 SEE BUILDING ELEVATIONS
PROPOSED YARDS:	(SEE SITE PLAN) FRONT: 10' SIDE, EAST: 5' SIDE, WEST: 5' REAR: 5'
IMPERVIOUS SURFACE:	PROPOSED RESIDENCE 1205 S.F. PROPOSED O.H. 421 S.F. PROPOSED ENTRY WALK & PATH 57 S.F. TOTAL PROPOSED IMPERV. SURFACE 1683 S.F. (33.6%) PROPOSED PERVIOUS RESIDENCE DRIVE 779 S.F. PROPOSED CEDAR CHIP PATH 157 S.F.
LOT COVERAGE:	PROPOSED RESIDENCE 1205 S.F. PROPOSED O.H. 421 S.F. PROPOSED SECOND FLR DECK 86 S.F. TOTAL PROPOSED LOT COVERAGE 1712 S.F. (34.2%)
BUILDING AREA:	PROPOSED LIVING AREA - MAIN FLR 569 S.F. PROPOSED LIVING AREA - SECOND FLR 1162 S.F. PROPOSED LIVING AREA - THIRD FLR 1205 S.F. TOTAL PROPOSED LIVING AREA 2936 S.F. PROPOSED GARAGE / STORAGE 615 S.F. PROPOSED DECKS AT GRADE 224 S.F. PROPOSED SECOND FLR DECK 86 S.F.
GREENSCAPE:	PROPOSED FRONT YARD SETBACK 874 S.F. PROPOSED GREENSCAPE 510 S.F. (58.4%)

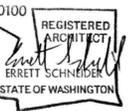
LOT 2:	PROPOSED LOT AREA: 4323 S.F. PROPOSED HEIGHT: MAX 35' AT SLOPE ≥ 2:12 SEE BUILDING ELEVATIONS
PROPOSED YARDS:	(SEE SITE PLAN) FRONT: 12' TO 18' SIDE, EAST: 5' SIDE, WEST: 10' REAR: 5'
IMPERVIOUS SURFACE:	PROPOSED RESIDENCE 1145 S.F. PROPOSED O.H. 413 S.F. PROPOSED ENTRY WALK & PATH 140 S.F. TOTAL PROPOSED IMPERV. SURFACE 1698 S.F. (39.2%) PROPOSED PERVIOUS RESIDENCE DRIVE 1054 S.F.
LOT COVERAGE:	PROPOSED RESIDENCE 1145 S.F. PROPOSED O.H. 413 S.F. PROPOSED SECOND FLR DECK 86 S.F. TOTAL PROPOSED LOT COVERAGE 1644 S.F. (38.0%)
BUILDING AREA:	PROPOSED LIVING AREA - MAIN FLR 568 S.F. PROPOSED LIVING AREA - SECOND FLR 1103 S.F. PROPOSED LIVING AREA - THIRD FLR 1145 S.F. TOTAL PROPOSED LIVING AREA 555 S.F. PROPOSED GARAGE / STORAGE 171 S.F. PROPOSED DECKS AT GRADE 171 S.F. PROPOSED SECOND FLR DECK 86 S.F.
GREENSCAPE:	PROPOSED FRONT YARD SETBACK 832 S.F. PROPOSED GREENSCAPE 68 S.F. (8.2%)

LOT 3:	PROPOSED LOT AREA: 6536 S.F. PROPOSED HEIGHT: MAX 35' AT SLOPE ≥ 2:12 SEE BUILDING ELEVATIONS
PROPOSED YARDS:	(SEE SITE PLAN) FRONT: 18' TO 22' SIDE, EAST: 10' SIDE, WEST: 5' REAR: 5'
IMPERVIOUS SURFACE:	PROPOSED RESIDENCE 1205 S.F. PROPOSED O.H. 421 S.F. PROPOSED ENTRY WALK & PATH 140 S.F. PROPOSED FIRE ACCESS ROAD 794 S.F. TOTAL PROPOSED IMPERV. SURFACE 1766 S.F. (39.2%) PROPOSED PERVIOUS RESIDENCE DRIVE 830 S.F. PROPOSED GRAVEL PATH 304 S.F.
LOT COVERAGE:	PROPOSED RESIDENCE 1205 S.F. PROPOSED O.H. 421 S.F. PROPOSED SECOND FLR DECK 86 S.F. TOTAL PROPOSED LOT COVERAGE 1712 S.F. (26.2%)
BUILDING AREA:	PROPOSED LIVING AREA - MAIN FLR 569 S.F. PROPOSED LIVING AREA - SECOND FLR 1162 S.F. PROPOSED LIVING AREA - THIRD FLR 1205 S.F. TOTAL PROPOSED LIVING AREA 2936 S.F. PROPOSED GARAGE / STORAGE 615 S.F. PROPOSED DECKS AT GRADE 204 S.F. PROPOSED SECOND FLR DECK 86 S.F.
GREENSCAPE:	PROPOSED FRONT YARD SETBACK 1245 S.F. PROPOSED GREENSCAPE 70 S.F. (5.6%)

LOT 4:	PROPOSED LOT AREA: 6221 S.F. PROPOSED HEIGHT: MAX 35' AT SLOPE ≥ 2:12 SEE BUILDING ELEVATIONS
PROPOSED YARDS:	(SEE SITE PLAN) FRONT: 10' TO 22' SIDE, EAST: 5' SIDE, WEST: 10' REAR: 5'
IMPERVIOUS SURFACE:	PROPOSED RESIDENCE 1205 S.F. PROPOSED O.H. 421 S.F. PROPOSED ENTRY WALK 120 S.F. PROPOSED FIRE ACCESS ROAD 771 S.F. TOTAL PROPOSED IMPERV. SURFACE 2517 S.F. (40.5%) PROPOSED PERVIOUS RESIDENCE DRIVE 830 S.F.
LOT COVERAGE:	PROPOSED RESIDENCE 1205 S.F. PROPOSED O.H. 421 S.F. PROPOSED SECOND FLR DECK 86 S.F. TOTAL PROPOSED LOT COVERAGE 1853 S.F. (29.8%)
BUILDING AREA:	PROPOSED LIVING AREA - MAIN FLR 569 S.F. PROPOSED LIVING AREA - SECOND FLR 1162 S.F. PROPOSED LIVING AREA - THIRD FLR 1205 S.F. TOTAL PROPOSED LIVING AREA 2936 S.F. PROPOSED GARAGE / STORAGE 615 S.F. PROPOSED DECKS AT MAIN FLR 204 S.F. PROPOSED SECOND FLR DECK 86 S.F.
GREENSCAPE:	PROPOSED FRONT YARD SETBACK 997 S.F. PROPOSED GREENSCAPE 94 S.F. (9.4%)



RICHARDS RIDGE PUD
1841 132ND PLACE SE, BELLEVUE, WA 98005

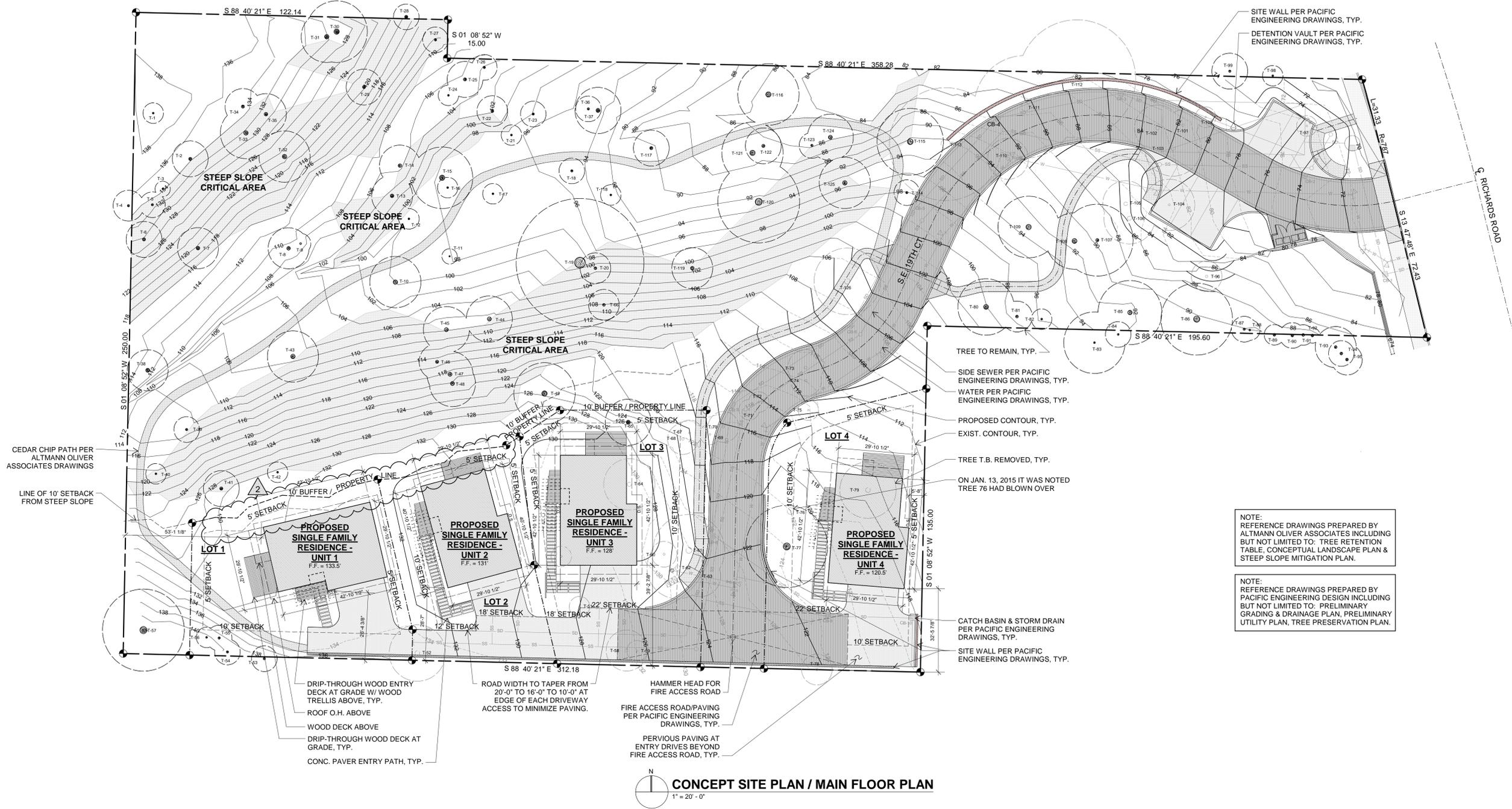


elb schneider
ARCHITECTS
3422 NORTHWEST 59TH STREET
SEATTLE, WA 98107
TEL. (206) 781-2155

DATE: JAN 23, 2015	1
DATE: MAY 28, 2015	2
DATE: AUG 19, 2016	3
REVISION:	

GENERAL NOTES

A0.1



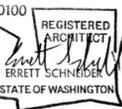
CONCEPT SITE PLAN / MAIN FLOOR PLAN
 1" = 20' - 0"

NOTE:
 REFERENCE DRAWINGS PREPARED BY
 ALTMANN OLIVER ASSOCIATES INCLUDING
 BUT NOT LIMITED TO: TREE RETENTION
 TABLE, CONCEPTUAL LANDSCAPE PLAN &
 STEEP SLOPE MITIGATION PLAN.

NOTE:
 REFERENCE DRAWINGS PREPARED BY
 PACIFIC ENGINEERING DESIGN INCLUDING
 BUT NOT LIMITED TO: PRELIMINARY
 GRADING & DRAINAGE PLAN, PRELIMINARY
 UTILITY PLAN, TREE PRESERVATION PLAN.



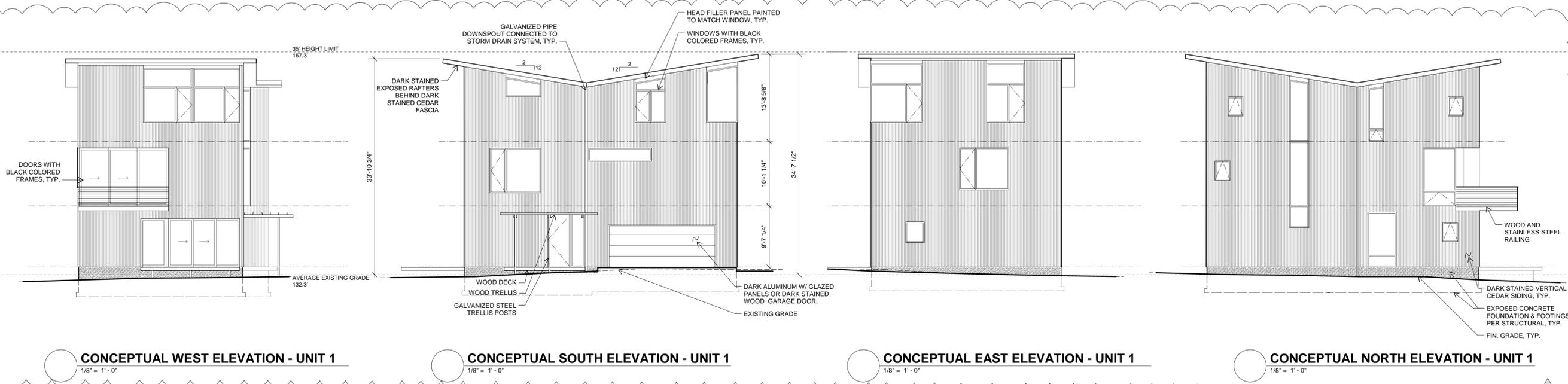
RICHARDS RIDGE PUD
 1841 132ND PLACE SE, BELLEVUE, WA 98005



e|b schneider
 ARCHITECTS
 3422 NORTHWEST 90TH STREET
 SUITE 1000
 BELLEVUE, WA 98005

DATE: JAN 23, 2015	2
DATE: AUG 19, 2016	
PUD REVISIONS	
REVISED:	
REVISED:	
REVISED:	

CONCEPT SITE PLAN

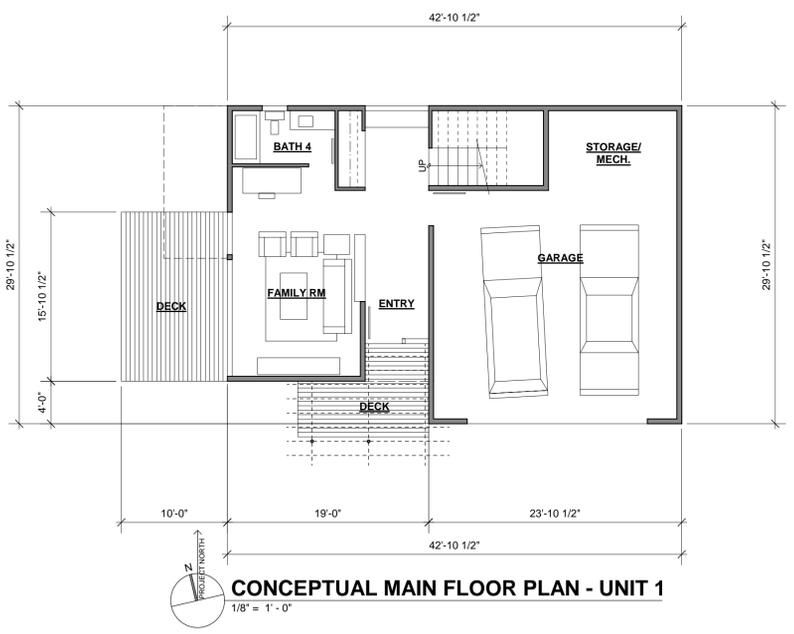


CONCEPTUAL WEST ELEVATION - UNIT 1
1/8" = 1'-0"

CONCEPTUAL SOUTH ELEVATION - UNIT 1
1/8" = 1'-0"

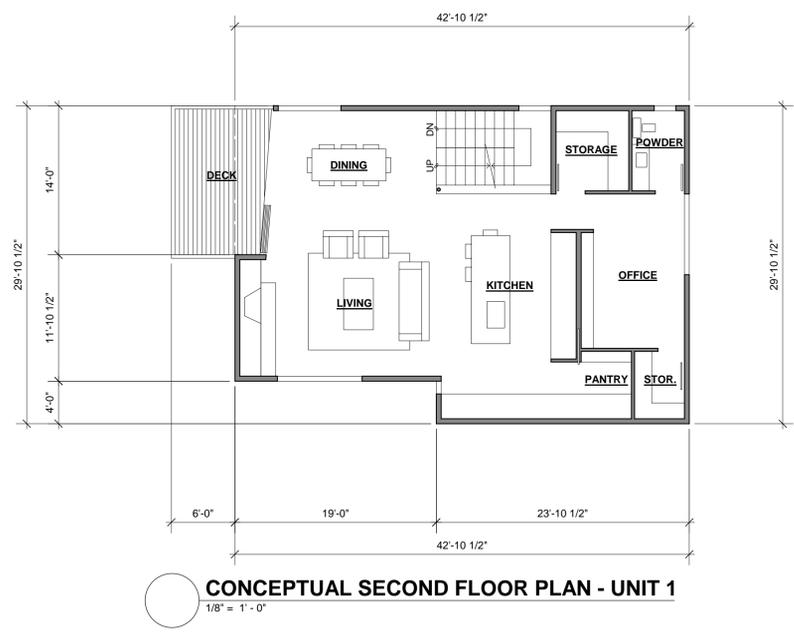
CONCEPTUAL EAST ELEVATION - UNIT 1
1/8" = 1'-0"

CONCEPTUAL NORTH ELEVATION - UNIT 1
1/8" = 1'-0"

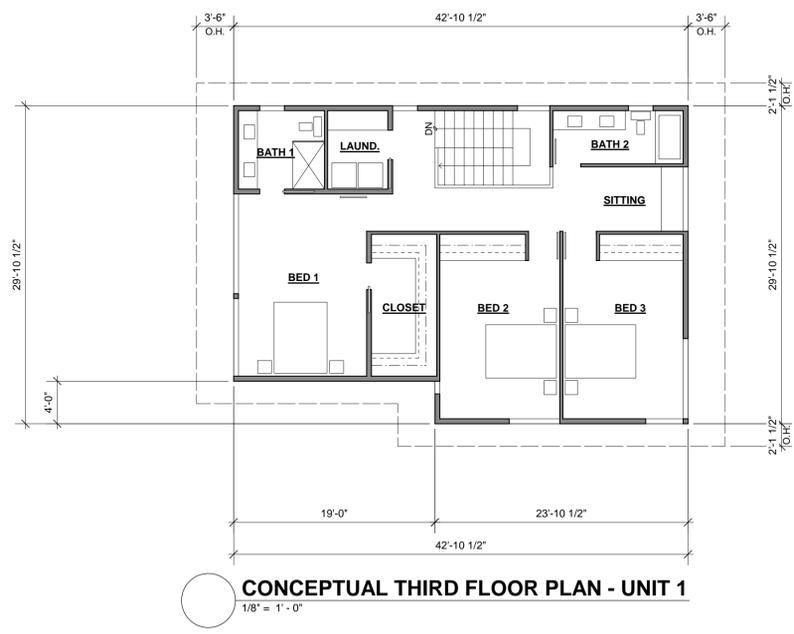


CONCEPTUAL MAIN FLOOR PLAN - UNIT 1
1/8" = 1'-0"

MAIN FLR: 569 S.F.
SECOND FLR: 1162 S.F.
THIRD FLR: 1205 S.F.
TOTAL FLR: 2936 S.F.
GARAGE: 615 S.F.



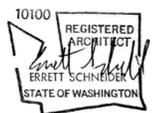
CONCEPTUAL SECOND FLOOR PLAN - UNIT 1
1/8" = 1'-0"



CONCEPTUAL THIRD FLOOR PLAN - UNIT 1
1/8" = 1'-0"



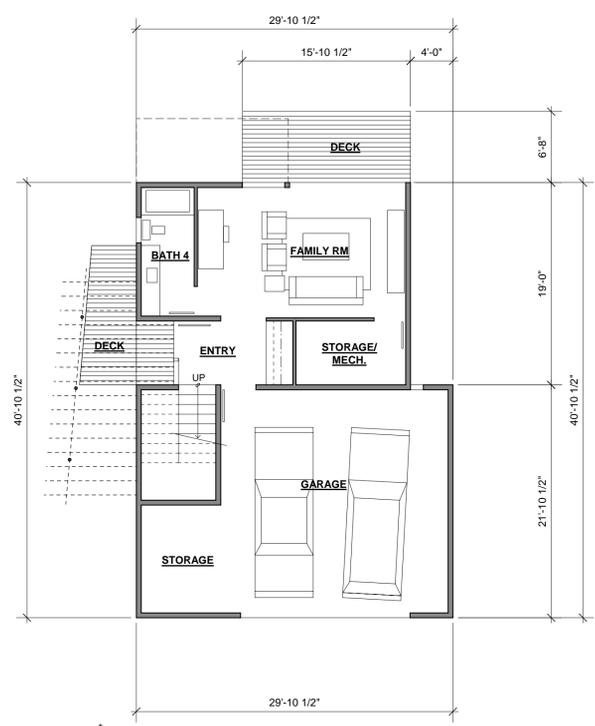
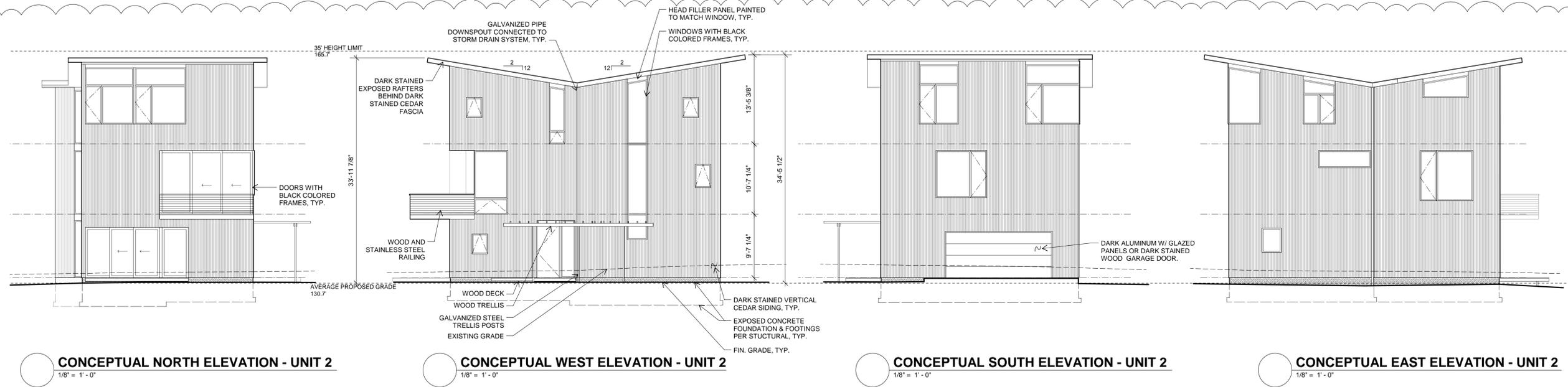
RICHARDS RIDGE PUD
1841 132ND PLACE SE, BELLEVUE, WA 98005



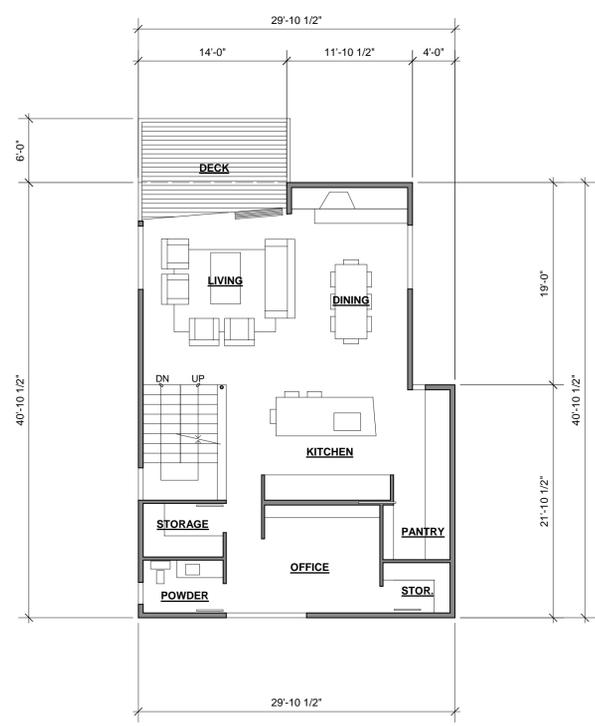
e|b schneider
ARCHITECTS
3442 NORTHWEST 99TH STREET
SEATTLE, WA 98148-2155

DATE: JAN 23, 2015	REVISIONS:
DATE: MAY 28, 2015	PUD REVISIONS
REVISOR:	REVISOR:
REVISOR:	REVISOR:
REVISOR:	REVISOR:

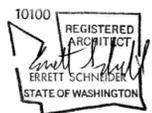
**UNIT 1 -
CONCEPTUAL
FLOOR PLANS &
ELEVATIONS**



MAIN FLR: 569 S.F.
 SECOND FLR: 1103 S.F.
 THIRD FLR: 1145 S.F.
 TOTAL FLR: 2817 S.F.
 GARAGE: 555 S.F.



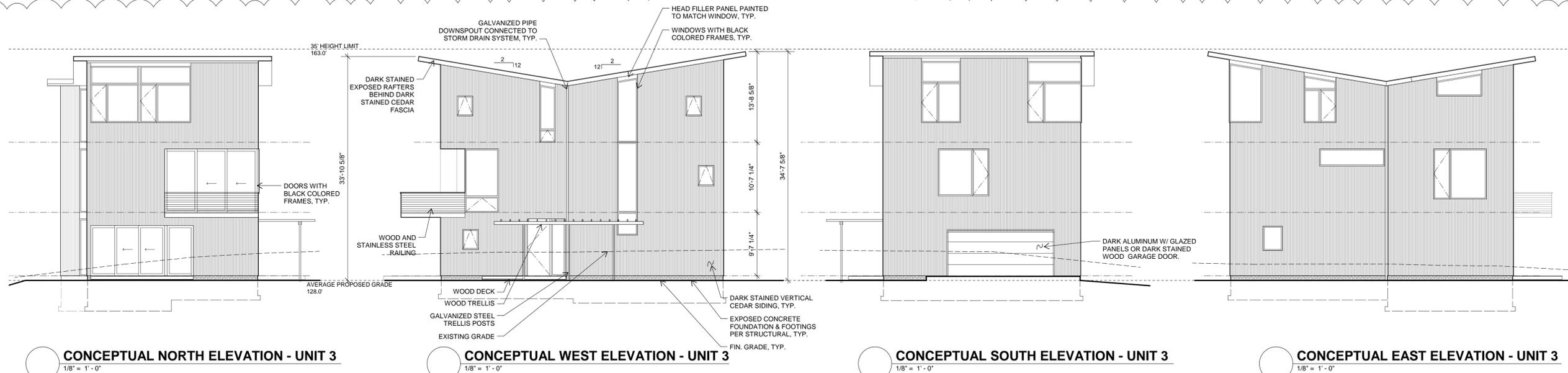
RICHARDS RIDGE PUD
 1841 132ND PLACE SE, BELLEVUE, WA 98005



e|b schneider
 ARCHITECTS
 3442 NORTHWEST 99TH STREET
 BELLEVUE, WA 98005
 206.467.2155

DATE: JAN 23, 2015	REVISIONS
DATE: MAY 28, 2015	PUD REVISIONS
REVISION:	REVISION:
REVISION:	REVISION:

UNIT 2 -
 CONCEPTUAL
 FLOOR PLANS &
 ELEVATIONS



CONCEPTUAL NORTH ELEVATION - UNIT 3
1/8" = 1'-0"

CONCEPTUAL WEST ELEVATION - UNIT 3
1/8" = 1'-0"

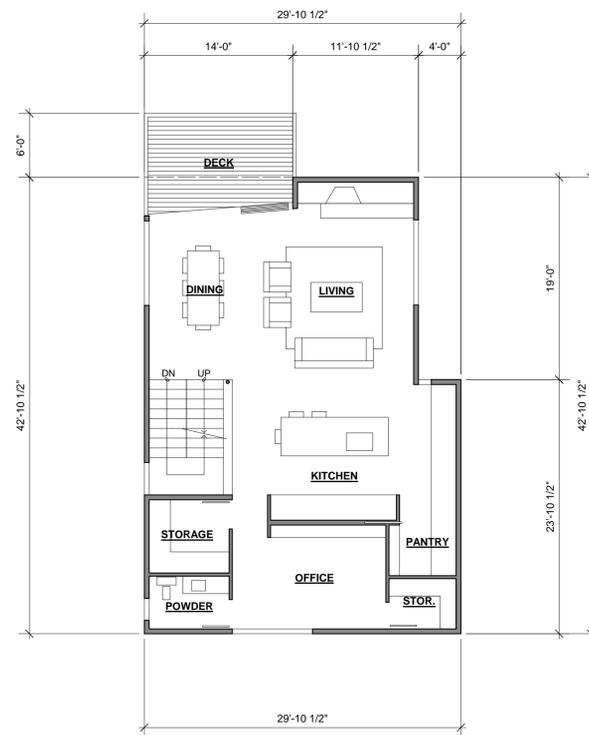
CONCEPTUAL SOUTH ELEVATION - UNIT 3
1/8" = 1'-0"

CONCEPTUAL EAST ELEVATION - UNIT 3
1/8" = 1'-0"



CONCEPTUAL MAIN FLOOR PLAN - UNIT 3
1/8" = 1'-0"

MAIN FLR: 569 S.F.
SECOND FLR: 1162 S.F.
THIRD FLR: 1205 S.F.
TOTAL FLR: 2936 S.F.
GARAGE: 615 S.F.



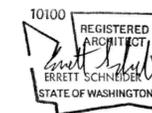
CONCEPTUAL SECOND FLOOR PLAN - UNIT 3
1/8" = 1'-0"



CONCEPTUAL THIRD FLOOR PLAN - UNIT 3
1/8" = 1'-0"



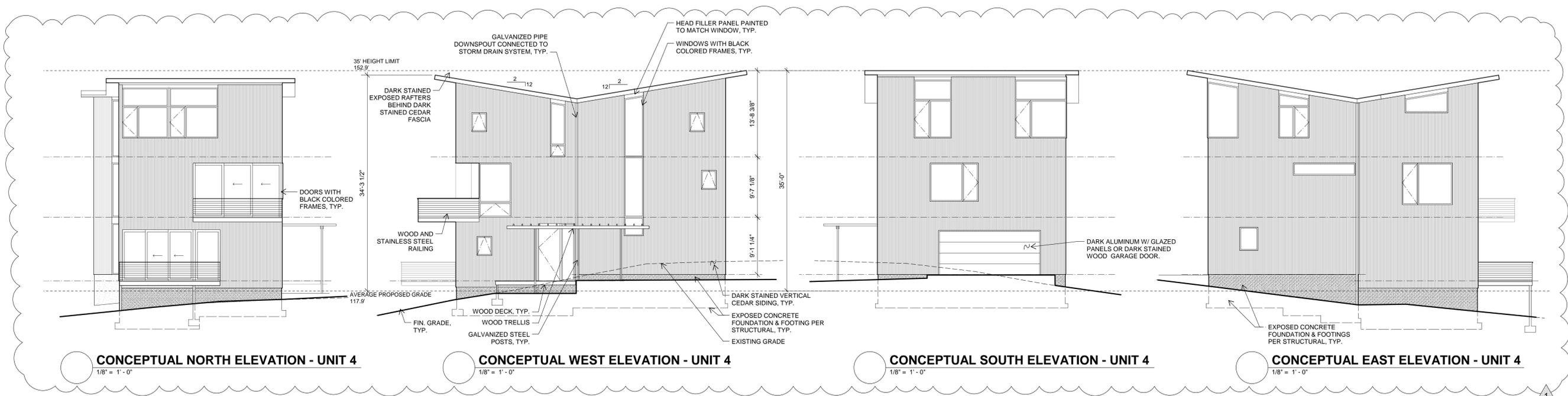
RICHARDS RIDGE PUD
1841 132ND PLACE SE, BELLEVUE, WA 98005



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ARCHITECTS
3442 NORTHWEST 99TH STREET
BELLEVUE, WA 98005
206.467.8128

DATE: JAN 23, 2015	REVISIONS
DATE: MAY 28, 2015	PUD REVISIONS
REVISED:	REVISED:
REVISED:	REVISED:

UNIT 3 -
CONCEPTUAL
FLOOR PLANS &
ELEVATIONS

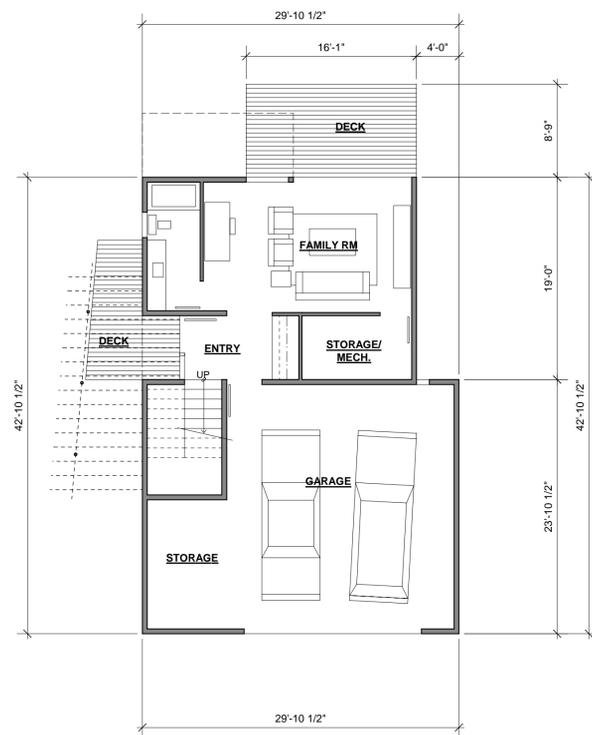


CONCEPTUAL NORTH ELEVATION - UNIT 4
1/8" = 1'-0"

CONCEPTUAL WEST ELEVATION - UNIT 4
1/8" = 1'-0"

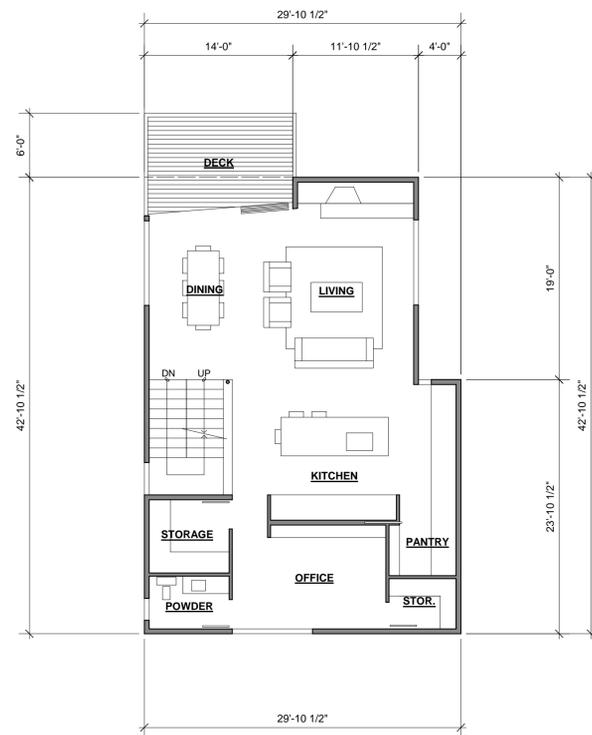
CONCEPTUAL SOUTH ELEVATION - UNIT 4
1/8" = 1'-0"

CONCEPTUAL EAST ELEVATION - UNIT 4
1/8" = 1'-0"

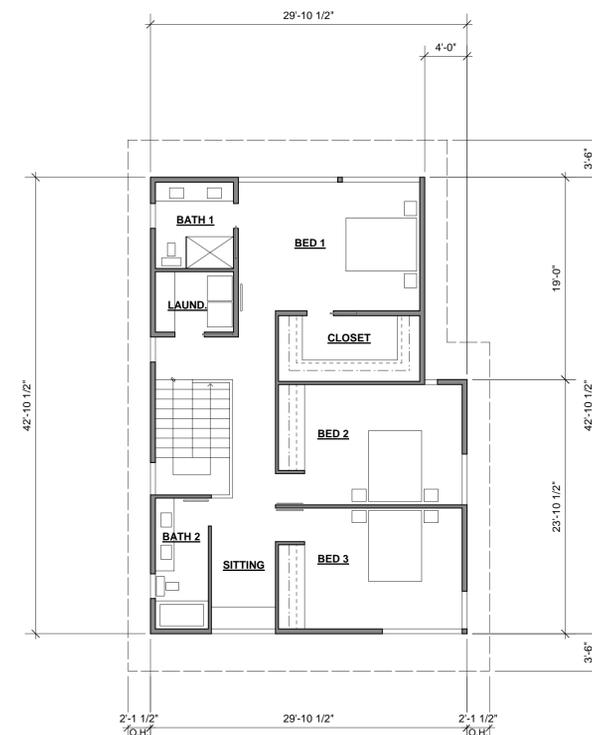


CONCEPTUAL MAIN FLOOR PLAN - UNIT 4
1/8" = 1'-0"

MAIN FLR: 569 S.F.
SECOND FLR: 1162 S.F.
THIRD FLR: 1205 S.F.
TOTAL FLR: 2936 S.F.
GARAGE: 615 S.F.



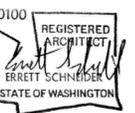
CONCEPTUAL SECOND FLOOR PLAN - UNIT 4
1/8" = 1'-0"



CONCEPTUAL THIRD FLOOR PLAN - UNIT 4
1/8" = 1'-0"



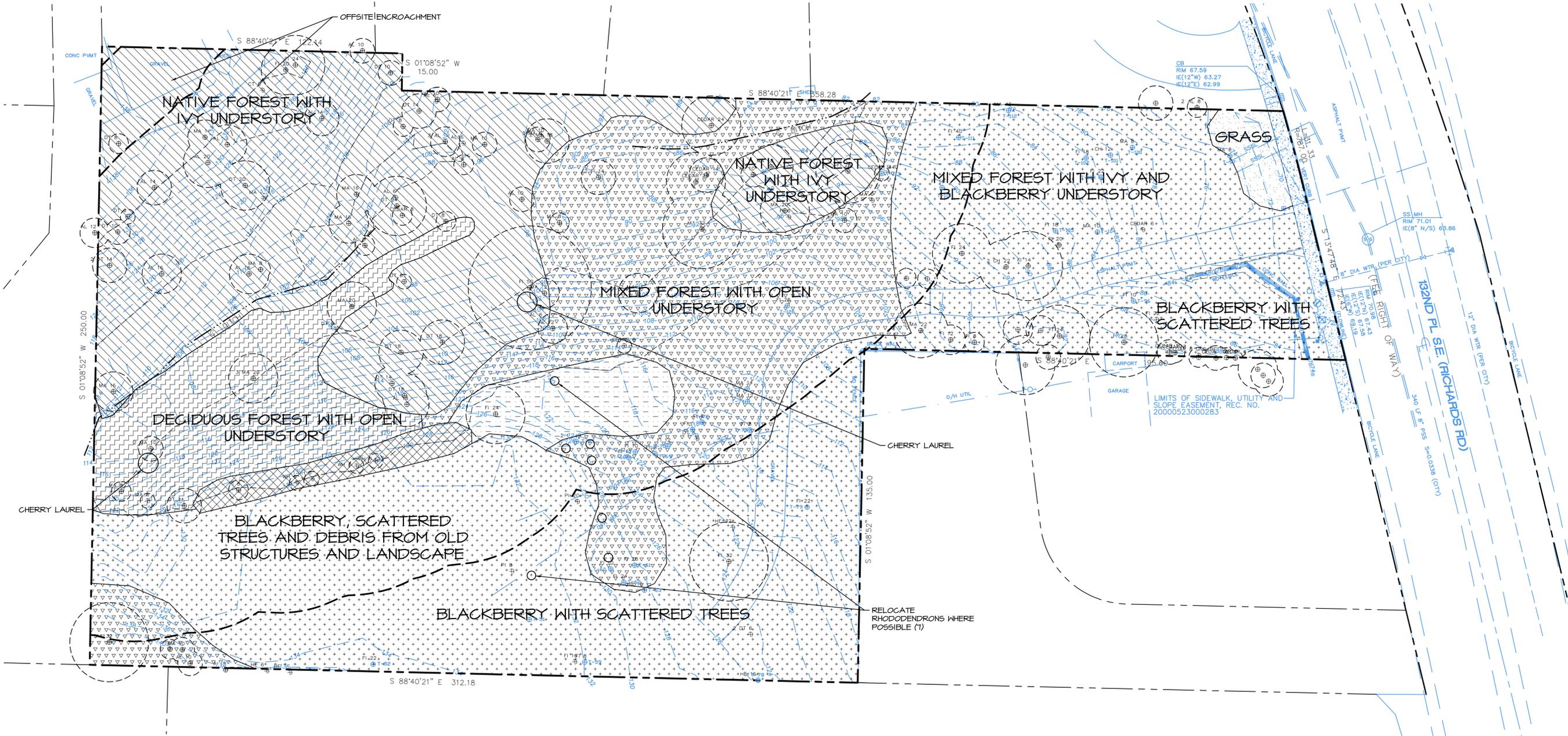
RICHARDS RIDGE PUD
1841 132ND PLACE SE, BELLEVUE, WA 98005



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ARCHITECTS
3442 NORTHWEST 99TH STREET
SUITE 100, BELLEVUE, WA 98005
206.467.8128

DATE: JAN 23, 2015	1
DATE: MAY 28, 2015	PUD REVISIONS
REVISED:	
REVISED:	
REVISED:	

UNIT 4 -
CONCEPTUAL
FLOOR PLANS &
ELEVATIONS



EXISTING CONDITIONS PLAN

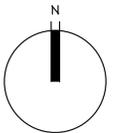
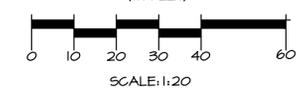
PLAN LEGEND

- PROPERTY LINE
- - - STEEP SLOPE LINE
- - - STANDARD 50' STEEP SLOPE BUFFER

EXISTING CONDITIONS LEGEND

- NATIVE FOREST WITH IVY UNDERSTORY
- DECIDUOUS FOREST WITH OPEN UNDERSTORY
- MIXED FOREST WITH OPEN UNDERSTORY
- HEDGE OF FLOWERING SHRUBS, OLD FENCE, OLD WALL AND SMALL HEMLOCKS - REMOVE ALL BUT HEMLOCKS
- BLACKBERRY, GRASSES AND OLD STRUCTURES - REMOVE OLD STRUCTURES, BLACKBERRY AND OTHER INVASIVE VEGETATION
- CONCRETE PAD WITH IVY AND OLD LANDSCAPE WALLS WITH BLACKBERRY AND IVY - REMOVE ORNAMENTAL PLANTS, OLD WALLS, FENCES, SLABS, STEPS
- GRASS - TO BE PLANTED PER LANDSCAPE PLAN

GRAPHIC SCALE
(IN FEET)



SHEET INDEX

SHEET NUMBER	SHEET TITLE
L1.1	EXISTING CONDITIONS PLAN
L2.1	STEEP SLOPE BUFFER IMPACT, MITIGATION AND TREE RETENTION PLAN
L3.1	PLANTING AREAS MAP
L4.1	BUFFER MITIGATION PLANTING PLAN
L4.2	LANDSCAPED AREAS PLANTING PLAN
L5.1	CROSS-SECTIONS & DETAILS
L6.1	SPECIFICATIONS

NOTES

1. BASE INFORMATION PROVIDED BY PACIFIC ENGINEERING DESIGN, LLC, 15445 53RD AVE. S., SEATTLE, WA 98148, (206) 431-7970.
2. 20' STEEP SLOPE BUFFER SUPPLIED BY ARCHITECT.

AOA
Environmental Planning & Landscape Architecture
Altman Oliver Associates, LLC
Office: (206) 333-4555 Fax: (206) 333-8989
PO Box 578 Cannon, WA 98014

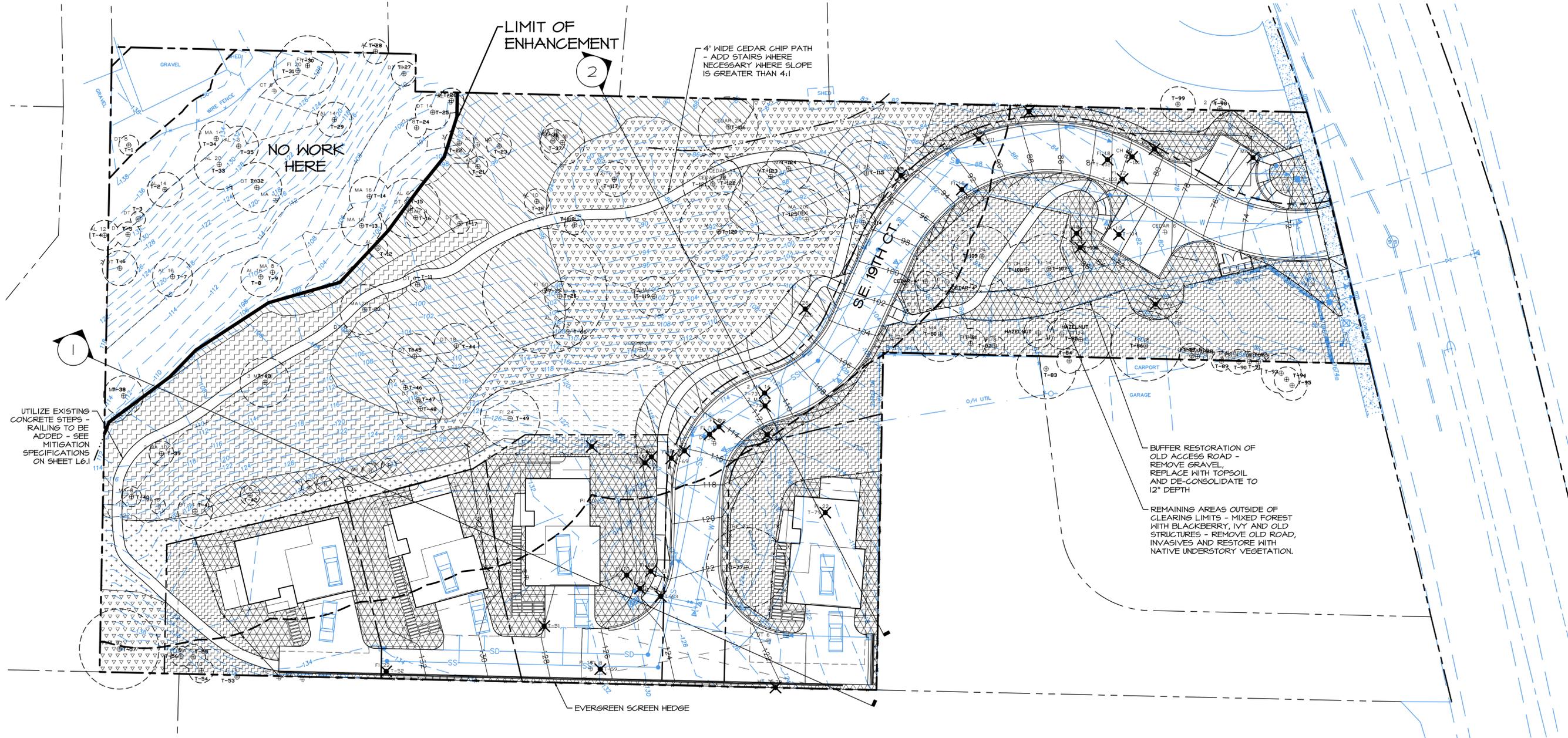
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Sirone Catherine Oliver
SIRONE CATHERINE OLIVER
CERTIFICATE NO. 144
EXPIRES 6/25/2015

LANDSCAPE & STEEP SLOPE BUFFER MITIGATION PLAN
EXISTING CONDITIONS PLAN
RICHARDS RIDGE P.U.D.
BELLEVUE, WASHINGTON

Revisions	Date	By

Date: 06-03-15
Scale: AS NOTED
Project#: 4432

Sheet # 1



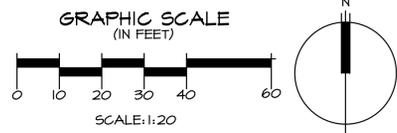
PLANTING AREAS MAP

MITIGATION LEGEND - SEE DRAWING L4.1 FOR PLANTING PLAN

- NATIVE FOREST WITH IVY UNDERSTORY - IVY REMOVAL AND REPLANTING OF NATIVE UNDERSTORY AT 30% DENSITIES.
- DECIDUOUS FOREST WITH OPEN UNDERSTORY - PLANT SHRUBS WITH GROUNDCOVER AND TREES
- MIXED FOREST WITH OPEN UNDERSTORY - PLANT SHRUBS WITH GROUNDCOVER AND TREES
- HEDGE OF FLOWERING SHRUBS, OLD FENCE, OLD WALL AND SMALL HEMLOCKS - REMOVE LAUREL, FENCING, WALL AND REPLANT WITH NATIVE UNDERSTORY VEGETATION AT 100% DENSITIES.
- CONCRETE PAD WITH IVY AND OLD LANDSCAPE WALLS WITH BLACKBERRY AND IVY - REMOVE ORNAMENTAL PLANTS, OLD WALLS, FENCES, SLABS, STEPS - AMEND WITH IMPORTED TOPSOIL AND PLANT WITH NATIVE UNDERSTORY VEGETATION AT 100% DENSITIES.
- RESTORED STEEP SLOPE BUFFER AREA - PLANT WITH ALL NATIVE SPECIES AT 100% DENSITIES.

LANDSCAPE LEGEND - SEE DRAWING L4.2 FOR PLANTING PLAN

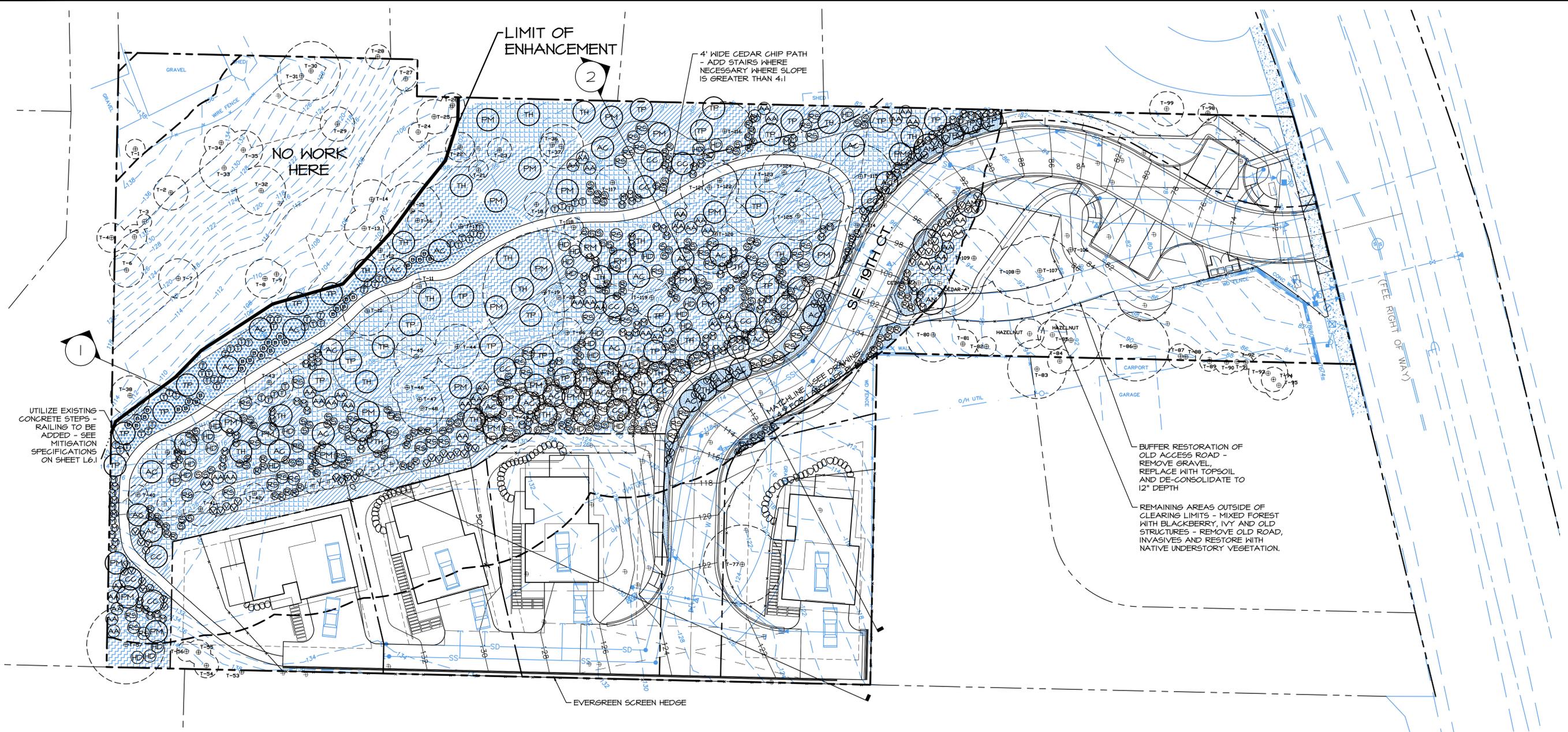
- GRADED LANDSCAPED AREAS - MOSTLY NATIVE PLANTINGS, NO LAWN
- NON-GRADED OPEN SPACE AREAS - REMOVE STRUCTURES AND INVASIVES AND REPLANT WITH NATIVE UNDERSTORY VEGETATION



Revisions	Date	By

NOTES

1. BASE INFORMATION PROVIDED BY PACIFIC ENGINEERING DESIGN, LLC, 15445 53RD AVE. S., SEATTLE, WA 98108, (206) 431-7970.
2. 20' STEEP SLOPE BUFFER SUPPLIED BY ARCHITECT.



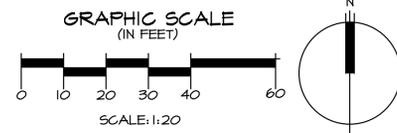
BUFFER MITIGATION PLANTING PLAN

PLAN LEGEND

- PROPERTY LINE
- STEEP SLOPE LINE
- STANDARD 50' STEEP SLOPE BUFFER

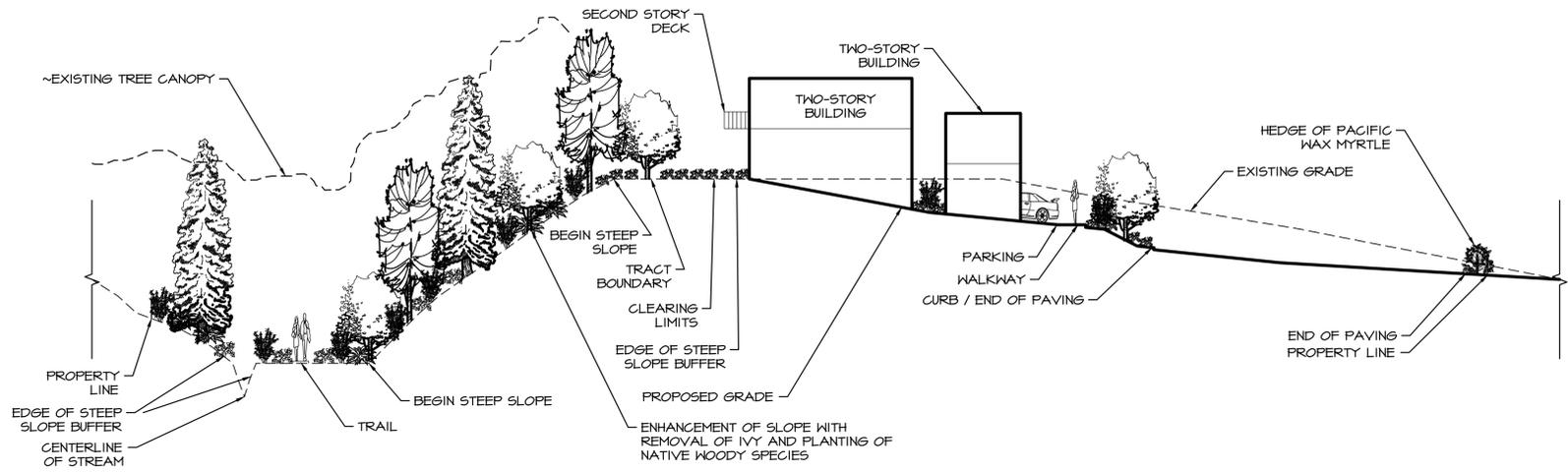
PLANT SCHEDULE (FOR BUFFER MITIGATION PLAN)

TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AM	ACER MACROPHYLLUM	BIG-LEAF MAPLE	10' O.C.	4	2 GAL.	WELL-BRANCHED
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	10' O.C.	15	2 GAL.	MULTI-STEM (3 MIN.)
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10' O.C.	21	2 GAL.	FULL 4 BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	31	2 GAL.	FULL 4 BUSHY
TH	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	10' O.C.	25	2 GAL.	FULL 4 BUSHY
LARGE SHRUBS						
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5' O.C.	47	1 GAL.	MULTI-CANE (3 MIN.)
AC	ACER GININATUM	VINE MAPLE	10' O.C.	35	2 GAL.	MULTI-STEM (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	4' O.C.	32	1 GAL.	MULTI-CANE (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRANT	4' O.C.	66	1 GAL.	MULTI-CANE (3 MIN.)
SMALL SHRUBS						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
T	LONICERA INVOLUCRATA	BLACK THINBERRY	3' O.C.	51	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON-GRAPE	3' O.C.	143	1 GAL.	FULL 4 BUSHY
R	ROSA GYMNOCARPA	BALDHIP ROSE	3' O.C.	114	1 GAL.	FULL 4 BUSHY
B	RUBUS SPECTABILIS	SALMONBERRY	3' O.C.	31	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	134	1 GAL.	MULTI-CANE (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	83	1 GAL.	FULL 4 BUSHY
GROUND COVER						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
[Symbol]	ATHYRIUM FELIX-FEMINA	LADY FERN	3' O.C.	AS NEEDED	1 GAL.	FULL 4 BUSHY
[Symbol]	ARGOSTAPHYLOS UVA-URSI	KINNICKINICK	2' O.C.	AS NEEDED	1 GAL.	FULL 4 BUSHY
[Symbol]	GAUTHERIA SHALLON	SALAL	2.5' O.C.	AS NEEDED	1 GAL.	FULL 4 BUSHY
[Symbol]	MAHONIA NERVOSA	DULL OREGON GRAPE	2' O.C.	AS NEEDED	1 GAL.	FULL 4 BUSHY
[Symbol]	POLYSTICHUM MUNITUM	SWORD FERN	4' O.C.	AS NEEDED	1 GAL.	FULL 4 BUSHY
[Symbol]	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	AS NEEDED	1 GAL.	FULL 4 BUSHY

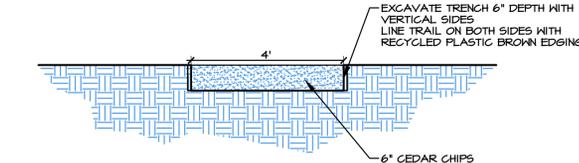


NOTES

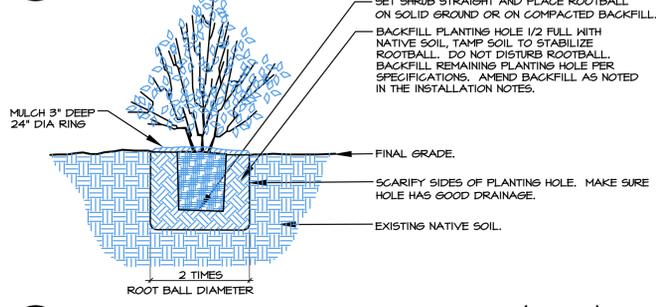
- BASE INFORMATION PROVIDED BY PACIFIC ENGINEERING DESIGN, LLC, 15445 53RD AVE. S., SEATTLE, WA 98108, (206) 431-7970.
- 20' STEEP SLOPE BUFFER SUPPLIED BY ARCHITECT.



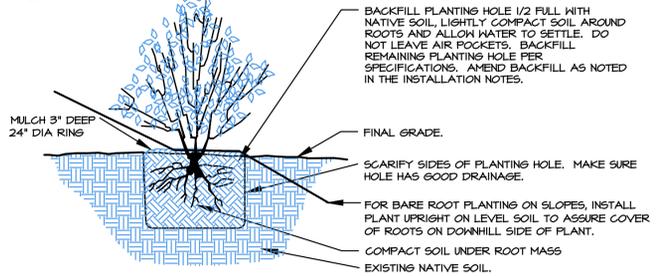
1 CROSS-SECTION (REPRESENTS GROWTH OF VEGETATION AT 10 YEARS POST PLANT INSTALLATION)
SCALE: HORIZONTAL: 1"=20', VERTICAL: 1"=10'



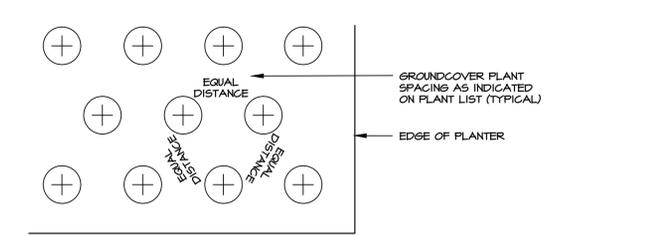
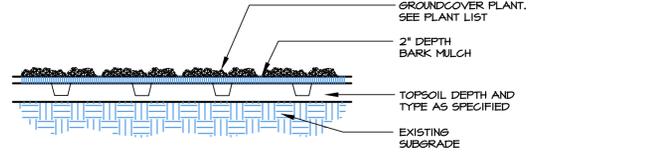
4 CEDAR CHIP TRAIL DETAIL
SCALE: N.T.S.



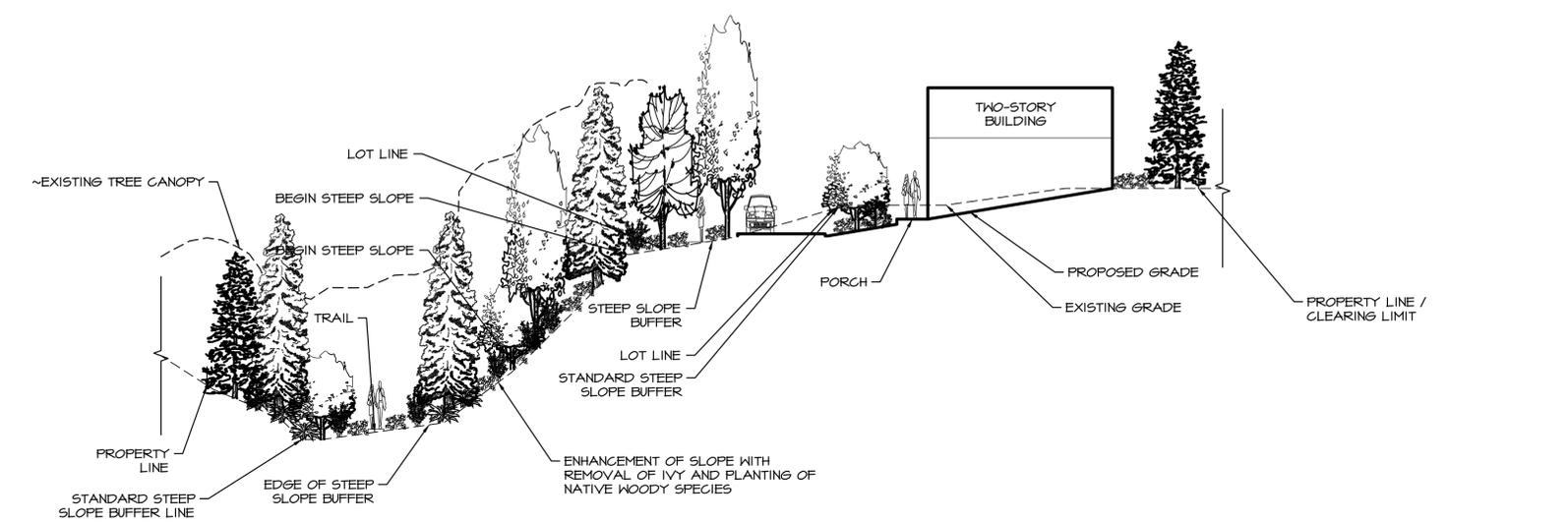
5 CONTAINER SHRUB PLANTING (TYP.)
SCALE: N.T.S.



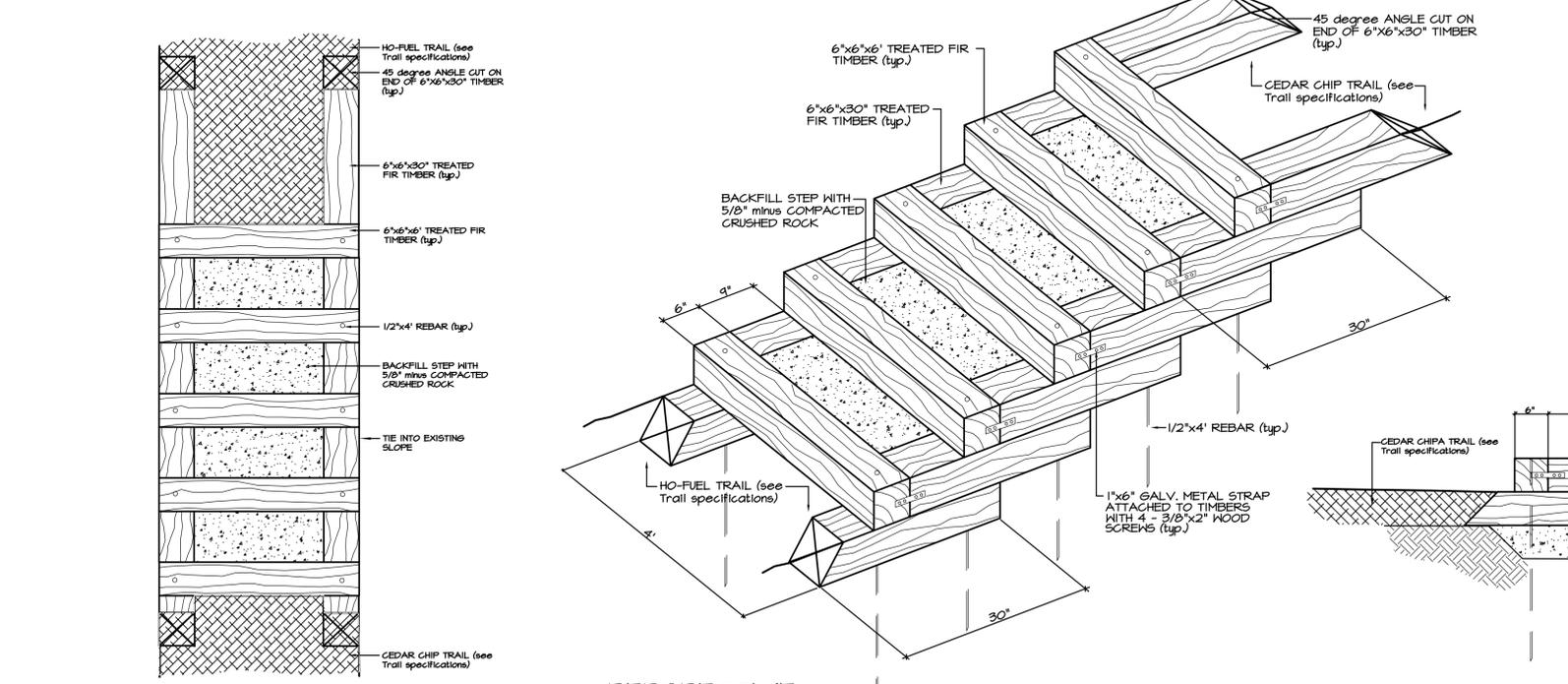
6 BARE-ROOT SHRUB PLANTING (TYP.)
SCALE: N.T.S.



7 GROUNDCOVER PLANTING (TYP.)
SCALE: N.T.S.



2 CROSS-SECTION (REPRESENTS GROWTH OF VEGETATION AT 10 YEARS POST PLANT INSTALLATION)
SCALE: HORIZONTAL: 1"=20', VERTICAL: 1"=10'



3 WOODSTEP DETAIL
N.T.S.

Revisions	By	Date

