DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 15-126335-LO 15-126294-WG

Project Name/Address: The Whitmore Critical Areas Permit and Shoreline SD

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

Minimum Comment Period: 01/19/2016

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ □□□Plans
☐ □□□Other:

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

SEPA Checklist Reviewed By:
David Wong on 12/16/2015

City of Bellevue Submittal Requirements	**27**

ENVIRONMENTAL CHECKLIST

12/21/00

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION
Purpose of the Checklist:

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

Instructions for Applicants:

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

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include references to any reports or studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

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

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

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

Attach an 8½" x 11" vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements	**27a**

ENVIRONMENTAL CHECKLIST

12/21/00

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BACKGROUND INFORMATION

Property Owner: **Duchess Investments, LLC**

Proponent: **11410 NE 124th Street, #633**
Kirkland, WA 98034

Contact Person: **Scott Hommas, Gelotte Hommas Architecture**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **3025 112th Avenue NE, Suite 110, Bellevue, WA 98004**

Phone: **(425) 828-3081**

Proposal Title: **Whitmore Residence**

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:

Street Address:
905 and 907 Shoreland Drive SE
Bellevue, WA 98004

Parcels:
5627300095, 5627300100

Legal Description:

5627300095:
MOORLAND ADD POR OF LOTS 8 THRU 10 OF BLK 2 & LOTS 5 & 6 OF BLK 13 & VAC AQUA AVE & SH LDS ADJ SD LOTS 8 THRU 10 POR DAF - BAAP ON NELY LN OF SD LOT 5 BLK 13 LYING N 39-02-08 W 30 FT FR MOST ELY COR OF SD LOT 5 TH S 39-02-08 E 30 FT TO SD MOST ELY COR OF LOT 5 TH S 38-26-08 W 184.39 FT TO MOST NLY COR OF SD LOT 10 BLK 2 TH S 39-02-08 E ALG NELY LN OF SD LOT 10 10 FT TH S 50-57-52 W PLW NWLY LN OF SD LOT 10 133.01 FT TO FACE OF CONCRETE BULKHEAD TH N 35-21-26 W ALG SD BULKHEAD & SHORELINE 80.165 FT TO SWLY EXT OF SELY LN OF NWLY 10 FT OF SD LOT 8 BLK 2 TH N 50-57-52 E ALG SD SWLY EXT & SELY LN 80.165 FT TH S 35-21-26 E 20.04 FT TH N 50-57-52 E 48.99 FT TO MOST NLY COR OF SELY 10 FT OF SD LOT 8 TH N 44-37-27 E 181.11 FT TO POB TGW SH LDS ADJ AKA "LOT B" OF BELLEVUE BLA #86-22 REC #8612249001

5627300100:
MOORLAND ADD PCL A BELLEVUE BLA #10-106480LW REC #20100621900004 SD BLA BEING LOTS 11 & 12 & POR LOTS 10 & 13 BLK 2 TGW POR BLK 13 SD PLAT

Please attach an 8½" X 11" vicinity map that accurately locates the proposal site. **See last page.**

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

1. General description: **The proposed project includes an addition to the existing single-family residence, as well as improvements to the shoreline area. In order to expand the residence, a lot line adjustment will be utilized to eliminate the existing property boundary between the two subject parcels. The new single parcel will total approximately 1.05 acres in size. Residential expansion will occur to the northwest and will include a two-story expansion, with a footprint of 3,271 square feet. Portions of the expansion will encroach into the standard 75-foot toe-of-slope setback of the steep slope located in the extreme eastern portion of the project site. The expansion will also extend partially into the standard 50-foot top-of-slope buffer for the steep slope that extends toward the shoreline.**

   The project also includes installation of a cable-lift tram. The tram will be installed near the center of the combined parcel and will provide ADA access to the shoreline area. The tram includes a small landing area, both at the top of the slope and again at the toe of the slope. A set of cables would connect both landing areas.

   Just north of the shoreline landing for the tram, it is proposed that a cabana be constructed. The cabana would have a footprint of 790 square feet and would be situated partially within the steep slope critical area. Portions of the cabana would also be located within the standard 75-foot steep slope setback and the 25-foot shoreline structure setback.

   Finally, the project also includes removal of the existing dock and replacement with a new fully-grated and larger dock. The existing dock is 264 square feet in size. The replacement dock will be 652 square feet. The existing boatlift will also be removed and replaced with two new boatlifts and one platform lift. A translucent moorage cover is also included.

2. Acreage of site: **Parcel 5627300095: 0.38 acre in size / Parcel 5627300100: 0.67 acre in size.**

3. Number of dwelling units/buildings to be demolished: **No dwelling unit will be demolished. One dilapidated outbuilding near the shoreline of Parcel 5627300095 will be demolished.**

4. Number of dwelling units/buildings to be constructed: **The existing single-family residence will be expanded and an accessory shoreline cabana will be built.**

5. Square footage of buildings to be demolished: **The outbuilding to be demolished is approximately 160 square feet in size.**

6. Square footage of buildings to be constructed: **The single-family residence will be expanded by approximately 3,271 square feet. The shoreline cabana is proposed at approximately 790 square feet.**

7. Quantity of earth movement (in cubic yards): **Cut: Approximately 300 CY /Fill: Approximately 486 CY**

8. Proposed land use: **No changes are proposed to the existing land use.**

9. Design features, including building height, number of stories, and proposed exterior materials: **The design utilizes the two relatively flat bench areas on this steeply sloping site. Immediately North of the existing 2-Story Single Family Residence, a 2-Story addition is proposed which will house a 2-car garage, indoor/outdoor pool, indoor exercise facilities and two guestroom accommodations. The Height of the addition complies with the City of Bellevue height requirements (see Architectural Site Plan A1.1 and Proposed Exterior Elevations A3.1). A Cabana is proposed at the flat bench area near the shoreline as an accessory structure, which height is proposed to meet the maximum 15' above average grade for detached accessory stuctures. Exterior materials are proposed to match the**

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existing residence for the addition (stucco, stucco trim, comp roofing, stone accents) and for the cabana are proposed as concrete, wood and glass per the proposed exterior elevations.

10. Other

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

It is anticipated that an application for a building permit will be submitted to the City sometime in early 2016, with construction expected to begin in the summer of 2016.

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

None at this time.

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

Critical Areas Report – Whitmore Residence, Bellevue, WA. The Watershed Company. October 2015.
Arborist Report – Whitmore Residence, Bellevue, WA. The Watershed Company. October 2015.
Preliminary Geotechnical Engineering Study. Geotech Consultants, Inc. October 19, 2015.

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

No other applications are pending for government approvals of other proposals directly affecting the subject property.

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

City of Bellevue

1. Critical Areas Land Use Permit – submitted concurrently with this SEPA Checklist
2. Shoreline Substantial Development Permit – submitted concurrently with this SEPA Checklist
3. Lot Line Adjustment – submitted concurrently with this SEPA Checklist
4. Building Permit for Addtion – not yet applied
5. Building Permit for Cabana (Accessory Structure) – not yet aplied

State/Federal Agencies

1. **Section 404/Section 10 Permit – U.S. Army Corps of Engineers – application submitted October 2015.**
2. **Section 401 Permit – Washington Department of Ecology – application submitted October 2015**
3. **Hydraulic Project Approval – Washington Department of Fish and Wildlife – not yet submitted**

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

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

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

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

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

☑ Shoreline Management Permit
Site plan

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A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat Rolling Hilly **Steep slopes** Mountains Other:

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

Slopes on site are greater than 40%. Steepest slope measured at approximately 100%

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

According to Natural Resources Conservation Service (NRCS) soil maps, the project site is comprised of Kitsap silt loam, 15 to 30 percent slopes.

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

According to Geotech Consultants, Inc. there has been a history of shallow slides affecting near-surface weathered soils and fill above Shoreland Drive Southeast. However, there are no indications of recent instability on the subject site or adjacent properties.

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

Cut and fill activities include those necessary to construct the residential addition (111 CY cut, 298 CY fill) and shoreline cabana (94 CY cut, 0 CY fill), as well as to restore significant portions of the shoreline (95 CY cut, 188 CY fill). In total, approximately 300 cubic yards of excavation will occur and an additional 486 cubic yards of fill will take place. Excavated soils will be reused on-site to the maximum extent feasible, as dictated by the project geotechnical consultant (Geotech Consultants, Inc.).

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

Erosion could occur if exposed soils are mobilized by rainfall. Short-term erosion may occur in areas cleared of vegetation. However, any impacts would be short-term and the measures described below would help minimize erosion.

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

The completed project would include approximately 16,000 square feet of impervious surfaces. This equates to approximately 35 percent of the total site area (assuming one parcel following the lot line adjustment), and is an increase over the existing 23 percent impervious coverage.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing. A silt fence would be installed around exposed soils as necessary to prevent slope instability or silt-laden water from leaving the site during rainfall events. Further, erosion control will be conducted as recommended by

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the project geotechnical consultant. Both TESC and SWPPP plans will be developed and submitted with the building permits for the addition and the cabana.

2. AIR

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

Minimal emissions from vehicle trips and construction equipment would occur during site construction. After project completion, emissions to the air would occur from vehicle trips associated with a single-family residence.

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

No off-site sources of emissions or odor would affect the proposal.

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

Vehicles and construction equipment would be kept in good working order.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The project site is located adjacent to Lake Washington. No other waterbodies are on or in the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Nearly the entire proposed project will occur within 200 feet of Lake Washington. A portion of the residential addition will occur outside of the 200-foot boundary. Detailed plans are attached.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Excavation below the OHWM will be necessary in order to remove portions of the existing concrete and rock bulkheads. Approximately 52 cubic yards of excavation will occur to accomplish this purpose. Approximately 80 cubic yards of gravel, boulders, and logs will be placed below the OHWM in order to restore the shoreline.

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

The proposal would not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

No withdrawal of ground water or discharge of water to ground water would occur as part of this project.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

An increase in on-site impervious surfaces will result in an increase in storm water runoff. It is proposed that all roof stormwater from the new residence and cabana would be addressed in a SWPPP and full drainage plan for the property will be developed with the building permits for the addition and cabana. It is assumed that if water quality structures or treatment is required, it will be included in the drainage plan and that discharge of storm water will be tighlined to Lake Washington through existing storm drains.

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

Waste materials would not enter ground or surface waters.

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

The erosion control measures described under question 1h would be implemented as necessary.

4. PLANTS

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

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other

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☒ shrub
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

For a detailed list of vegetation found on the site, please see the Critical Areas Report – Whitmore Residence, Bellevue, WA prepared by The Watershed Company (October 2015).

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

The primary type of vegetation to be removed is grass and non-native invasive vegetation, including English ivy. The proposed project also includes the removal of eleven significant trees. Trees to be removed include seven European silver birch, two red alders, one Douglas-fir, and one cherry tree. The remainder of the on-site existing trees will be preserved.

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

No threatened or endangered plant species are known to be on or near the site.

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

The proposal involves the planting of approximately 16,000 square feet of native vegetation on the property. Tree species throughout the site include paper birch, Pacific madrone, shore pine, Douglas-fir, western hemlock, and western red cedar. Shrubs include red-osier dogwood, oceanspray, vine maple, red-flowering currant, Pacific rhododendron, Pacific ninebark, nootka rose, cluster rose and snowberry. Proposed groundcovers and perennials are kinnikinnick, sea thrift, coastal strawberry, wood sorrel, Davidson's penstemon, salal, white fawn lily, tufted hairgrass, Oregon iris and beargrass.

5. ANIMALS

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

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

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

Adult and juvenile chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Lake Washington. Adults migrate upstream to reach spawning grounds; juveniles migrate downstream from their natal streams to reach the ocean. Lake Washington also contains coho salmon (Species of Concern under the Federal Endangered Species Act). Lake Washington potentially contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

c. Is the site part of a migration route? If so, explain.

As described above, adult and juvenile salmon migrate up and downstream, respectively, through Lake Washington. Migrating waterfowl may use the lake as resting and foraging areas during spring and fall migrations.

d. Proposed measures to preserve or enhance wildlife, if any:

The proposed project will enhance wildlife habitat through the removal of non-native species and the planting of native species within the project area.

6. ENERGY AND NATURAL RESOURCES

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

The forms of energy currently used for the existing residence will also be used for the proposed addition. The shoreline cabana is expected to utilize electricity.

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

The project would not affect the potential use of solar energy by adjacent properties.

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

Those types of energy conservation measures common to a new residence will most likely be incorporated into the addition and cabana.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Typical hazards related to heavy equipment fuels and fires are associated with construction of the proposed project. After project completion, hazards would consist of those related to a single-family residence.

1) Describe special emergency services that might be required.

Emergency services are not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency during construction. After project completion, emergency services would not be required, beyond those typical of a single-family residence.

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

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the

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manner dictated by the chemical use instructions and would contact the appropriate authorities.

b. Noise

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

The type of noise in the area is that typical of a single-family neighborhood, and would not affect the project.

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

Noise associated with project construction would be restricted to use of excavating and grading equipment and house construction. Construction noise would be limited to normal daytime working hours. There would be no long-term noise associated with the completed project, other than that associated with typical residential waterfront use.

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

As mentioned above, construction noise would be limited to daylight weekday hours. No other noise-control measures are necessary. Noise regulated by BCC 9.18

8. LAND AND SHORELINE USE

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

The current use of the site is single-family residential. The current use of properties immediately adjacent to the north, south, and east is also single-family residential. Lake Washington is located immediately west of the site.

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

The site has not been used for agriculture.

c. Describe any structures on the site.

The project site includes a single-family house with attached garage, a dilapidated accessory structure along the northern property boundary, a wood staircase providing access down the main steep slope, a gazebo-type structure near the shoreline of the southern parcel, and a fixed-pile dock.

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

The dilapidated accessory structure and dock will be removed from the site, along with a small pavilion.

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

The current zoning classification is R-2.5 (Single-Family Residential).

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

The current comprehensive plan designation is SF-M (Single Family, Medium Density).

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

Residential.

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

Steep slopes on the property have been classified as "environmentally sensitive" areas. Further, Lake Washington is also considered an "environmentally sensitive" area.

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

The expanded residence will be home to one family.

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

No people would be displaced as a result of this project.

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

No measures are necessary.

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

This project does not affect existing land use.

9. HOUSING

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

One high-income unit will be provided.

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

No dwelling units will be eliminated.

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

No measures are necessary.

10. AESTHETICS

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

The top height of the proposed residential addition will be no greater than 32 feet above average finished or existing grade elevation, in keeping with City of Bellevue height requirements. The residence's principle exterior materials will be stucco, metal, and wood.

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The cabana will be approximately 15 feet in height. Its principal exterior materials will be concrete, metal, and wood.

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

The proposed project calls for a residential addition, shoreline cabana, new dock, and restored shoreline. The entirety of the new residential addition will be located on the upper flat area of the project site, connected to the existing residence. The height of the addition will match the height of the existing residence. Therefore, views will not be obstructed by the addition.

The shoreline cabana will be situated at the toe of the existing steep slope, at a lower elevation than both adjacent residences. Therefore, the cabana will not obstruct views of the water from any adjacent property. The shoreline will be restored through bulkhead removal and installation of gravel, logs, and native plantings. Restoration is expected to create more aesthetically pleasing views of the shoreline from surrounding areas.

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

No such measures are necessary.

11. LIGHT AND GLARE

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

Light or glare may slightly increase as a result of the residential addition and cabana. However, the concrete bulkhead will be removed and replaced with gravels, logs, and native plantings. Therefore, glare along the shoreline may be lessened.

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

No.

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

The only potential off-site source of glare is the lake itself. Lake Washington may reflect the sun during late afternoon and evening hours.

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

The potential reflections of glare off Lake Washington are natural and potential increases in glare from the addition and cabana would be insignificant. Therefore, no reduction measures will be necessary.

12. RECREATION

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

Lake Washington provides boating, swimming, fishing and wildlife viewing opportunities. Chism Beach Park is located less than 100 feet south of the project site.

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

The proposed project would not displace any existing recreational uses.

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

No such measures are necessary.

13. HISTORIC AND CULTURAL PRESERVATION

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

No such places or objects are known to be on or next to the site.

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

No such landmarks or evidence is known to be on or next to the site.

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

Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. TRANSPORTATION

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

The site is currently accessed via SE 11th Street. Site access would not be changed as a result of the proposed project.

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

The nearest King County Metro transit stop is located at the corner of 104th Avenue SE and SE 16th Street, approximately 0.75 mile away.

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

Five total. This project would not eliminate any parking spaces. An additional two spaces would be created as part of the residential addition.

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

The proposal would not require any new roads or streets, or improvements to existing roads or streets.

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

Water, rail, or air transportation would not be utilized by the completed project.

DW

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

The proposed project would not create any additional vehicle trips above those already generated by the existing residence. No increase in traffic generation is expected.

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

No such measures are necessary.

15. PUBLIC SERVICES

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

No increase in public service needs would result from this project.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No such measures are necessary.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed as part of the project; although electricity, sewer, and water will be made available in the shoreline cabana.

Signature

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

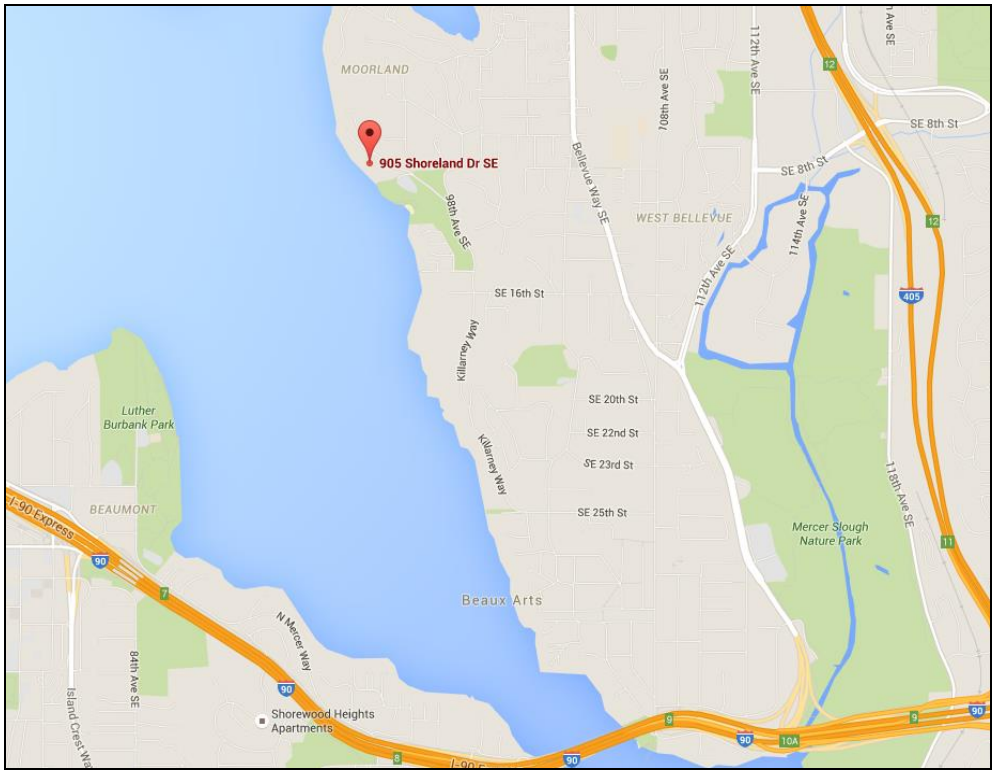
Signature

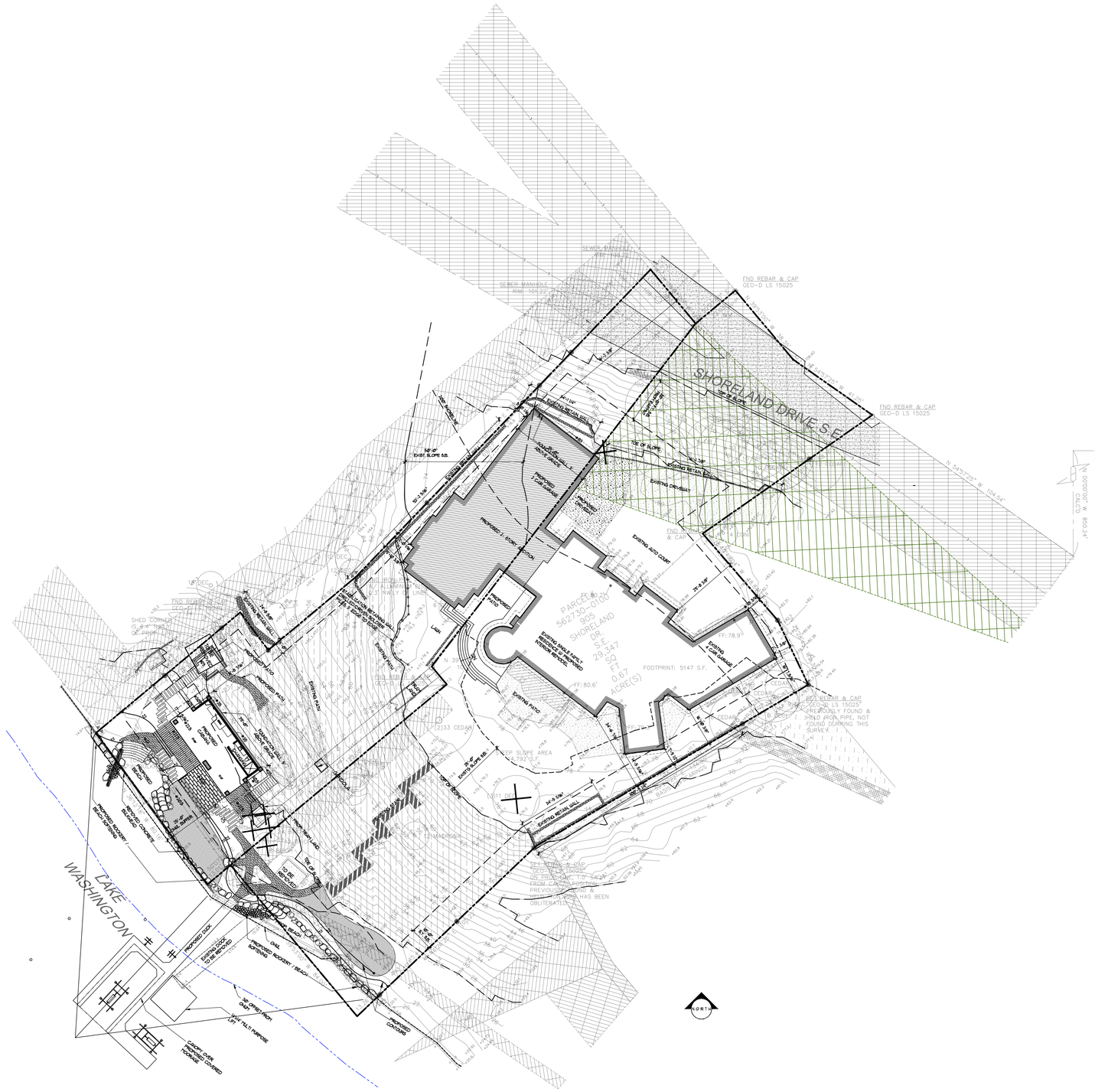
Eric L. Drivdahl, Principal, Gelotte Hommas Architecture

Date Submitted: November 3, 2015

DW

Vicinity Map from iMAP (top) Google Maps (below)





LEGEND

- FOUND CASED MONUMENT
- FOUND ALLUMINUM MONUMENT
- SET PK NAIL & SHINER, GEO-D LS 15025 UNLESS OTHERWISE NOTED
- SET REBAR & CAP, GEO-D LS 15025
- FOUND REBAR & CAP, GEO-D LS 15025
- HB HOSE BIB
- PROPANE TANK LID
- GE GENERATOR
- P POWER METER
- POWER TRANSFORMER
- TS TELEPHONE SENTRY
- WM WATER METER
- WV WATER VALVE
- FIRE HYRDRANT
- SEWER MANHOLE
- SEWER CLEANOUT
- SIZE TYPE TREE
- SEWER LINE
- BUILDING
- RETAINING WALL
- ASPHALT SURFACE
- BRICK SURFACE
- CONCRETE SURFACE
- DECK/DOCK
- STAIRS
- ROCKERY
- STEEP SLOPE >40%
- ITEM 2 & 3 TITLE A, ITEM 2 & 7 TITLE B
- ITEM 4 TITLE A, ITEM 8 TITLE B
- ITEM 5 TITLE A, ITEM 4 TITLE B
- ITEM 7 TITLE A
- ITEM 8 TITLE A
- ITEM 14 TITLE A
- ITEM 17 TITLE A LANDCAPE EASEMENT
- ITEM 17 TITLE A INGRESS, EGREESS & DRAINAGE
- ITEM 17 TITLE A DRAINAGE, SEWER & LANDSCAPE
- ITEM 17 TITLE A LANDSCAPE & UTILITY
- ITEM 17 TITLE A DRAINAGE & SEWER
- TREE TO BE REMOVED

SITE PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40' 60 FT.

Gelotte Hommas
THE ART OF ARCHITECTURE
3025 112th Ave. NE, Suite 110
Bellevue, Washington 98004
425.828.3081 T 425.822.2152 F
www.gelottehommas.com

The Whitmore

905 SHORELAND DRIVE SOUTHEAST
BELLEVUE, WA 98004

NO.	DATE	REVISION

DATE: NOVEMBER 3, 2015
JOB NUMBER: 1516
PM: ELD
FILE: A1.1.dwg

SITE PLAN

A1.1

Main Residence
Building Height Calculations
Whitmore Residence
Revised 11/02/15

Point	Spot Elev. Existing
1	80.57
2	80.43
3	78.40
4	77.80
5	77.20
6	76.50
7	75.75
8	74.00
9	76.20
10	75.00
11	74.60
12	75.80
13	76.80
14	76.00
15	76.00
16	77.00
17	76.00
18	81.00
19	79.70
20	79.20
21	79.00
22	78.60
23	78.40
24	78.40
25	77.90
26	78.80
27	79.10
28	79.30
29	79.50
30	80.50
31	80.50
32	80.00
33	79.20
34	78.70
35	78.81
36	78.82
37	78.88
38	78.90
39	78.90
40	78.90
41	78.70
42	78.70
43	78.10
44	78.60
45	78.80
46	79.03
47	78.98
48	78.90
49	78.50
50	78.65
51	79.10
52	79.30
53	79.00
54	79.05
55	79.00
56	80.60
57	80.60
58	80.60
59	79.40
60	78.50
61	78.90
62	78.90
63	78.90

Ave. Existing Grade: 78.51
Height Allowed: 35
Allowable Height: 113.51

Cabana
Building Height Calculations
Whitmore Residence
Revised 11/02/15

Point	Spot Elev. Existing
1	22.90
2	22.90
3	22.90
4	22.90
5	22.90
6	24.50
7	27.00
8	28.00
9	28.70
10	29.50
11	28.80
12	24.50

Ave. Existing Grade: 25.46
Height Allowed: 15
Allowable Height: 40.46

SHORELAND DRIVE S.E.

LAKE WASHINGTON

ENLARGED PARTIAL SITE PLAN
SCALE: 1" = 10'-0"

LOT COVERAGE

LOT AREA	46,014 SF	
STEEP SLOPES CRITICAL AREAS	14,792 SF	
NET LOT ARES	31,222 SF	
ALLOWABLE SURFACE	10,927 SF	35%
PROPOSED LOT COVERAGE	9,259 SF	29.65%

IMPERVIOUS COVERAGE

LOT AREA	46,014 SF	
ALLOWABLE SURFACE	23,007 SF	50%
PROPOSED IMPERVIOUS COVERAGE	17,932 SF	38.97%

LEGEND

- FOUND CASED MONUMENT
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- SCO SEWER CLEANOUT
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The Whitmore
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BELLEVUE, WA 98004

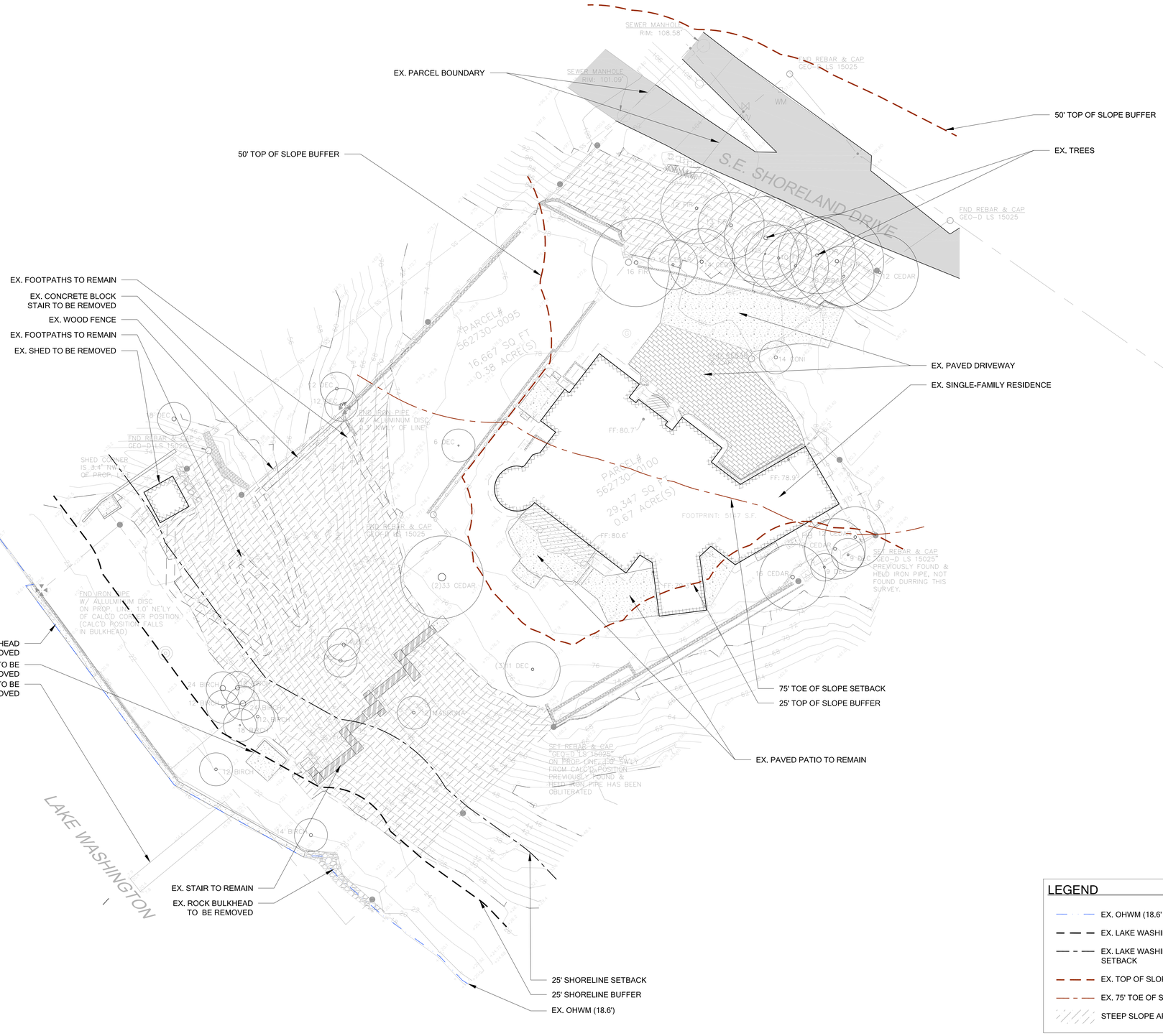
NO.	DATE	REVISION

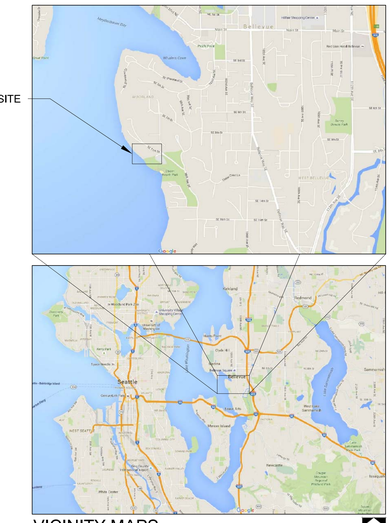
DATE: NOVEMBER 3, 2015
JOB NUMBER: 1516
PM: ELD
FILE: A1.1.dwg

ENLARGED SITE PLAN

A1.2

THE WHITMORE





VICINITY MAPS

LEGEND

- EX. OHWM (18.6' NAVD88)
- EX. LAKE WASHINGTON 25' BUFFER
- EX. LAKE WASHINGTON 25' SHORELINE SETBACK
- EX. TOP OF SLOPE BUFFER
- EX. 75' TOE OF SLOPE SETBACK
- STEEP SLOPE AREA 14,792 SF

CONTACT

ENVIRONMENTAL CONSULTANT / LANDSCAPE ARCHITECT
THE WATERSHED COMPANY
750 SIXTH STREET SOUTH
KIRKLAND, WA 98033
(425)822-5242
CONTACT: KENNY BOOTH, AICP

SHEET INDEX

NOTES

1. SURVEY RECEIVED FROM GEODIMENSIONS, 10801 MAIN ST, STE 102, BELLEVUE, WA 98004, (425)458-4488.

EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

Know what's below. Call before you dig.

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Science & Design

THE WHITMORE
MITIGATION PLAN
PREPARED FOR DUCHESS INVESTMENTS
11410 NE 124TH STREET, #633
KIRKLAND, WA 98034

SUBMITTALS & REVISIONS

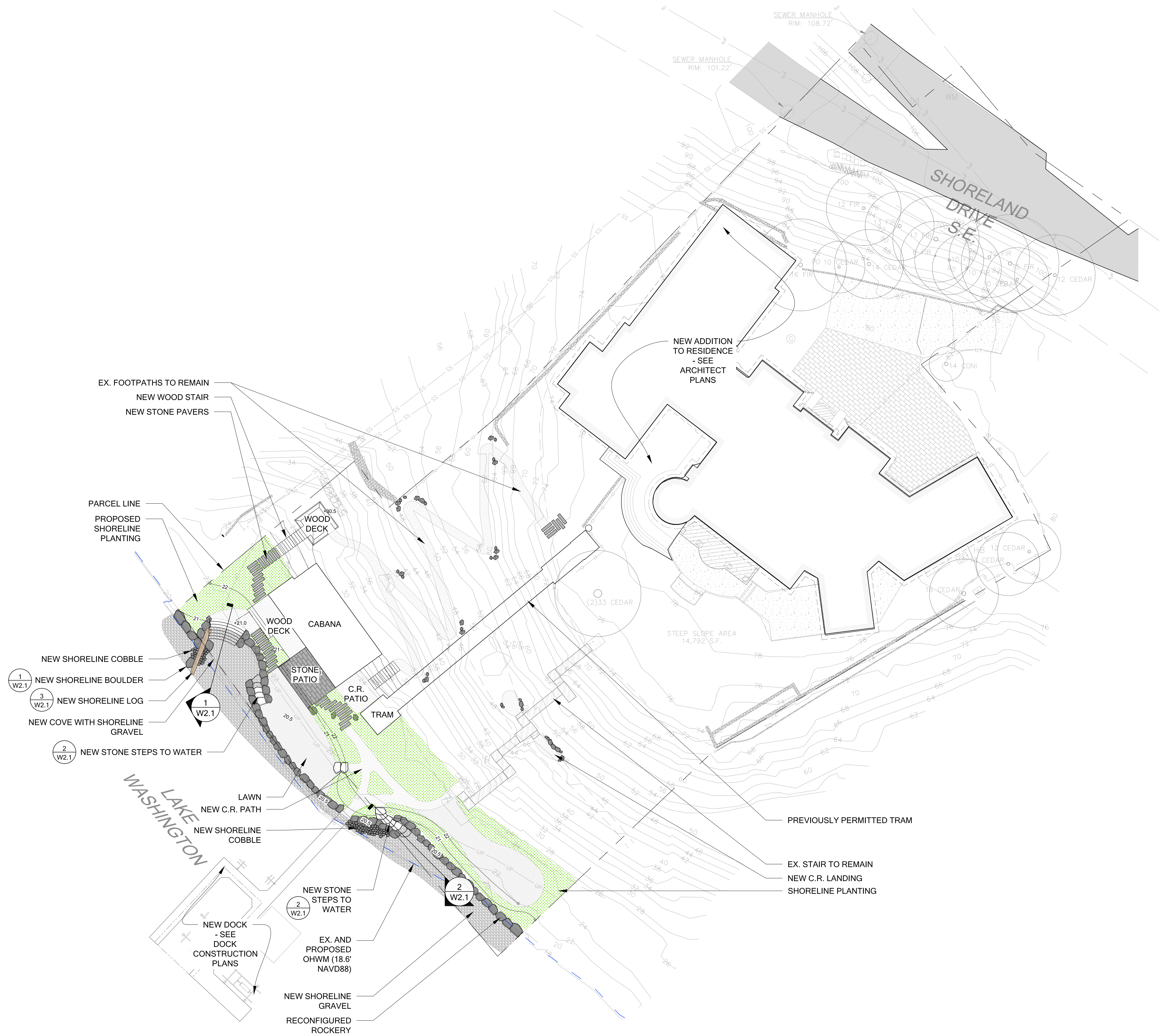
NO.	DATE	DESCRIPTION	BY
1	10-23-2015	MITIGATION PLAN	AR

GENERAL NOTES:

SHEET SIZE:
ORIGINAL PLAN IS 30" x 42". SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: DN/CL/AR
DRAFTED: CL/AR
CHECKED: KB/DN/CL
JOB NUMBER: 150836
SHEET NUMBER: W1.0 OF 6

FILENAME: W1.0_EXCOND_WHITMORE_MERLDWG
PRINTED BY: AMBER.HATHSFORD
DATE: 10/22/2015



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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1	10-23-2015	MITIGATION PLAN	AR

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PROJECT MANAGER: KB
DESIGNED: DN/CL/AR
DRAFTED: CL/AR
CHECKED: KB/DN/CL
JOB NUMBER: 150836
SHEET NUMBER: W2.0 OF 6

FILENAME: W2.0_PROPOSEDSITEPLAN_WHITMORE.DWG
DATE PRINTED BY: 10/23/2015 AMBER RAYNSFORD

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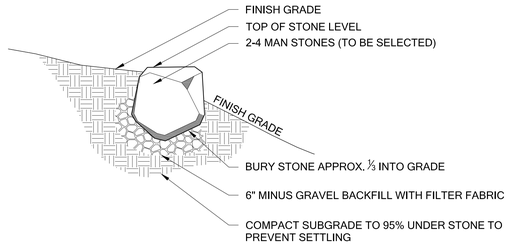
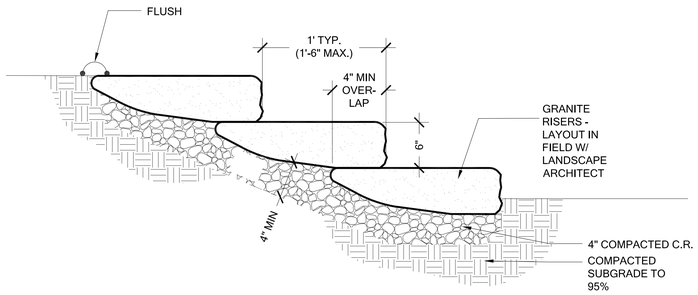


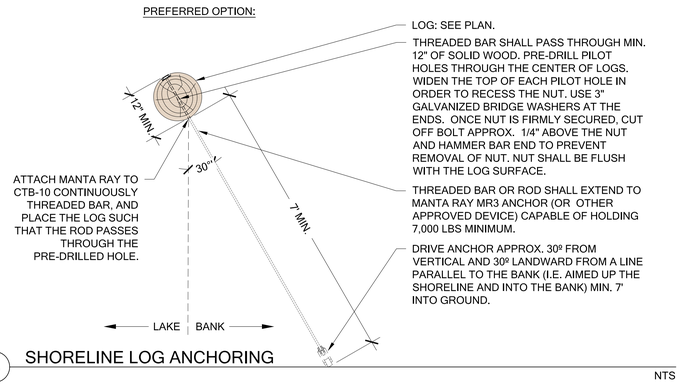
1 STONE SETTING

NTS



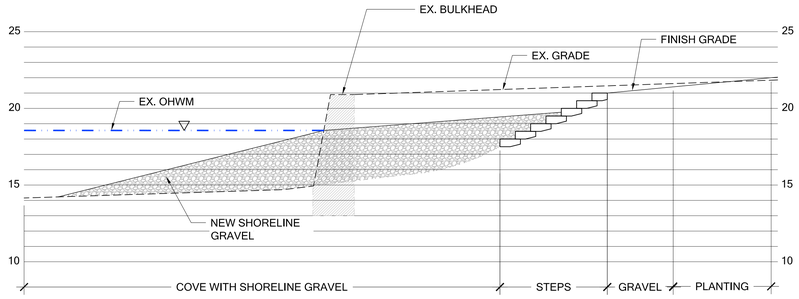
2 STONE STEPS

NTS



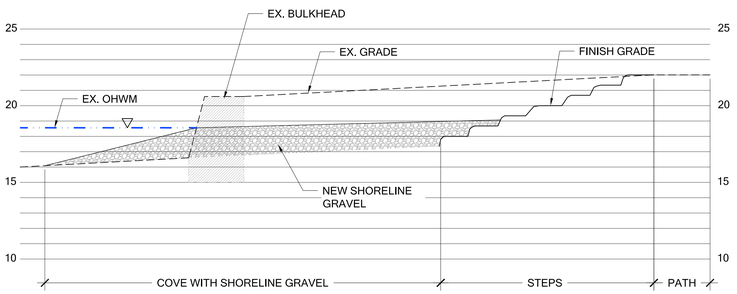
3 SHORELINE LOG ANCHORING

NTS



1 NEW COVE WITH SHORELINE GRAVEL

Scale: 1/4" = 1'-0"



2 NEW STONE STEPS TO WATER

Scale: 1/4" = 1'-0"

NOTES

1. GRAVEL SPECIFICATIONS: SHORELINE GRAVEL MIX SHALL CONFORM CLOSELY TO THE FOLLOWING SIZE GRADATIONS BY WEIGHT:
   - FINES 5%
   - ¼" - ¾" 20%
   - ¾" - 1" 20%
   - 1" - 2" 35%
   - 2" - 4" 20%
2. SHORELINE COBBLE TO BE UP TO 8"-10".
3. DEPTH OF EX. BULKHEAD SHOWN IS APPROX. ACTUAL DEPTH IS UNKNOWN.

SHORELINE SECTIONS AND DETAILS

NTS

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DRAFTED: CL/AR
CHECKED: KB/DN/CL
JOB NUMBER:
150836
SHEET NUMBER:
W2.1 OF 6

FILENAME: W:\LO_PROPOSED\TECH\LAN_WHITMORE.DWG
PRINTED BY: ROBERT.WATKINSFORD
DATE: 10/23/2015

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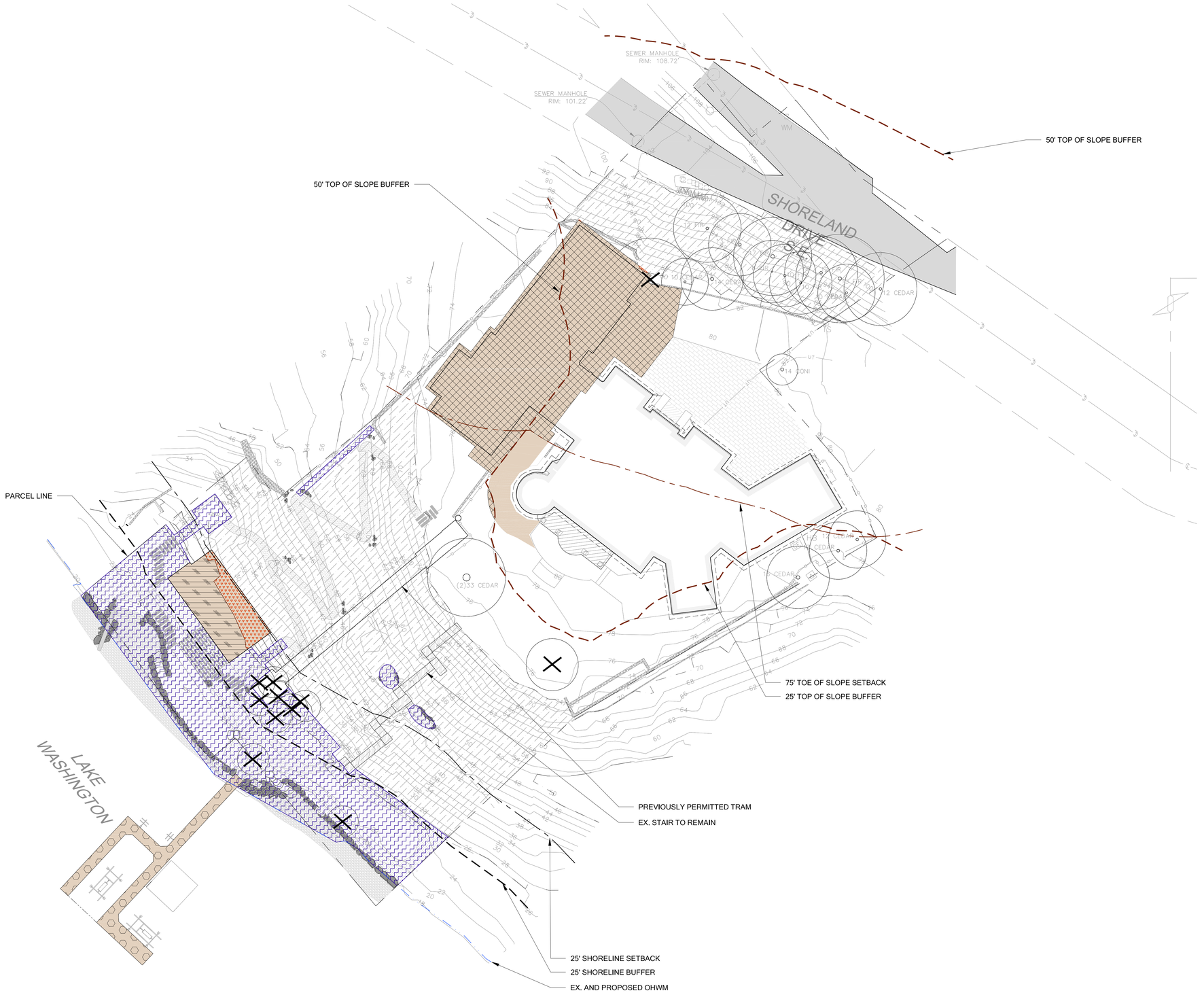

PLAN LEGEND

- OHWM
- LAKE WASHINGTON 25' BUFFER
- LAKE WASHINGTON 25' SHORELINE SETBACK
- TOP OF SLOPE BUFFER
- 75' TOE OF SLOPE SETBACK
- STEEP SLOPE AREA 14,792 SF
- NEW STRUCTURE OR IMPERVIOUS SURFACE - SEE ARCHITECT PLANS
  - NEW DOCK 652 SF
  - NEW STRUCTURE 4,061 SF
  - NEW IMPERVIOUS SURFACE 1,579 SF

IMPACT LEGEND

- NEW STRUCTURE AND/OR IMPERVIOUS SURFACE IN STEEP SLOPE 262 SF
- NEW STRUCTURE OR IMPERVIOUS SURFACE IN: 4,430 SF
  - 50' TOP OF SLOPE BUFFER
  - 75' TOE OF SLOPE SETBACK
- NEW STRUCTURE OR IMPERVIOUS SURFACE IN 531 SF
  - 25' SHORELINE BUFFER
  - 25' SHORELINE SETBACK

TOTAL NET NEW IMPACT	5,223 SF
NEW DOCK:	652 SF
TEMPORARY DISTURBANCE TO BE REVEGETATED, RESTORED, OR TO REMAIN PERVIOUS	5,831 SF

- TREES TO BE REMOVED (QTY 11)

IMPACT ANALYSIS

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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CHECKED: KB/DN/CL
JOB NUMBER:
150836
SHEET NUMBER:
W3.0 OF 6

FILENAME: W3.0_IMPACTS_WHITMORE.DWG
PRINTED BY: [illegible]
DATE: 10/23/2015

PLAN LEGEND

- OHWM
- LAKE WASHINGTON 25' BUFFER
- LAKE WASHINGTON 25' SHORELINE SETBACK
- TOP OF SLOPE BUFFER
- 75' TOE OF SLOPE SETBACK
- STEEP SLOPE AREA 14,792 SF

MITIGATION LEGEND

- PROPOSED STEEP SLOPE MITIGATION AREA (REMOVE INVASIVES, INSTALL NATIVE PLANTS, AND VEGETATIVE SLOPE STABILITY MEASURES, SUCH AS COIR LOG OR WATTLE) 12,219 SF
- PROPOSED STEEP SLOPE BUFFER AND SETBACK MITIGATION AREA (REMOVE INVASIVES AND INSTALL NATIVE PLANTS) 1,899 SF
- SHORELINE REVEGETATION AREA 2,034 SF
- TOTAL NEW PLANTING AREA 16,152 SF
- SHORELINE RESTORATION 164 LF
- APPROX. EXTENT OF PREVIOUSLY INSTALLED MITIGATION AREA
- STRUCTURE REMOVAL 386 SF

PLANT SPECIES LIST

TREES (MIN. QTY. PROPOSED = 25)		SLOPE	SHORE
ARBUTUS MENZIESII	PACIFIC MADRONE	X	
BETULA PAPYRIFERA	PAPER BIRCH		X
CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	X	
PINUS CONTORTA	SHORE PINE		X
PSEUDOTSUGA MENZIESII	DOUGLAS-FIR	X	
TAXUS BREVIFOLIA	PACIFIC YEW	X	
THUJA PLICATA	WESTERN REDCEDAR		X
TSUGA HETEROPHYLLA	WESTERN HEMLOCK	X	
SHRUBS			
ACER CIRCINATUM	VINE MAPLE	X	
AMALANCHIER ALNAFOLIA	SERVICEBERRY	X	
CORNUS SERICEA	RED-OSIER DOGWOOD	X	X
HOLODISCUS DISCOLOR	OCEANSPRAY	X	X
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	X	
PHILADELPHUS LEWISII	MOCK ORANGE	X	
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	X	
RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON		X
RIBES SANGUINEUM	RED-FLOWERING CURRANT	X	X
ROSA NUTKANA	NOOTKA ROSE	X	
ROSA PISOCARPA	CLUSTER ROSE		X
SAMBUCUS RACEMOSA	RED ELDERBERRY	X	
SPIRAEA DENSIFLORA	SUBALPINE SPIREA	X	
SYMPHORICARPOS ALBUS	SNOWBERRY	X	X
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	X	X
GROUNDCOVERS, PERENNIALS, & GRASSES			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	X	X
ARMERIA MARITIMA	SEA THRIFT		X
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	X	X
ERYTHRONIUM OREGONUM	WHITE FAWN LILY	X	X
FESTUCA IDAHOENSIS	IDAHO FESCUE	X	
FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	X	X
GAULTHERIA SHALLON	SALAL	X	X
IRIS TENAX	OREGON IRIS		X
OXALIS OREGANA	WOOD SORREL	X	X
PENSTEMON DAVIDSONII	DAVIDSON'S PENSTEMON	X	X
PENSTEMON FRUTICOSUS	LOWBUSH PENSTEMON	X	
POLYSTICHUM MUNITUM	SWORD FERN	X	
XEROPHYLLUM TENAX	BEARGRASS	X	X

MITIGATION PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-23-2015	MITIGATION PLAN	AR

GENERAL NOTES:

SHEET SIZE:
ORIGINAL PLAN IS 30" x 42",
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: DN/CL/AR
DRAFTED: CL/AR
CHECKED: KB/DN/CL
JOB NUMBER:
150836
SHEET NUMBER:
W3.1 OF 6

FILENAME: W3.1_MITIGATION_WHITMORE.PWG
PRINTED BY: ALBERT.WATKINSFORD
DATE: 10/22/2015

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

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

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

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

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

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

SUBMITTALS

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

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

DELIVERY, HANDLING, & STORAGE

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

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

WARRANTY

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

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

PLANT MATERIAL

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

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

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

MITIGATION AND MONITORING NOTES

VEGETATION MANAGEMENT OBJECTIVES

The management objective is to replace functions and values provided by removed native trees. A total of eleven trees will be removed from the site. Ten of the trees will be directly impacted by proposed development, many of which are in poor condition and are poor candidates for retention. An additional tree will be removed due solely to its high hazard rating. Trees to be removed include seven European silver birch, two red alders, one Douglas-fir, and one cherry tree. See the separately prepared arborist report for additional details. As mitigation for tree removal, a variety of native tree species will be added throughout the site. This includes Pacific madrone, Douglas-fir, Pacific yew, western flowering dogwood, and western hemlock on the steep slope areas. Paper birch, shore pine, and western red cedar are proposed within the shoreline buffer/setback area. A minimum of twenty-five (25) new trees will be planted throughout on-site critical areas, setbacks, and buffers. In addition to the replacement trees, total on-site restoration area (with trees, shrubs, and groundcover) exceeds 16,000 square feet as mitigation for steep slope, buffer, setback, and shoreline setback impacts associated with construction.

Short-term Objectives

1. Establish new, native sapling trees on the steep slope, buffer and setback, and within the shoreline setback and buffer.
2. Reduce invasive weed cover, specifically remove non-native English ivy and Himalayan blackberry from the restoration area.
3. Increase native plant density as per the planting plan (see Appendix A).
4. Maintain existing habitat features, specifically preserve and protect existing native vegetation to the greatest extent feasible.
5. Properly mulch and irrigate installed plants to help them become established (see Appendix A).
6. 100 percent survival of all installed plants in the first year.

Long-term Objectives

Establish native trees along the steep slope to help maintain stability and provide increased habitat opportunities. Long-term, the planting plan and general maintenance practices are intended to improve the ecologic services provided by the restoration area, both on the slopes and within the shoreline buffer/setback.

The long-term objectives should be substantially achieved when the following performance standards are met:

1. Establish and retain at 25 native trees as shown on the mitigation plan or other suitable native volunteer tree species.

Project Initiation

1. Remove invasive weeds from the restoration area. Cut English ivy and Himalayan blackberry vines back and grub out the roots. (Take care not to damage existing native vegetation in that area.)
2. Prepare the site for planting and install the planting plan per the planting notes, including mulch and temporary irrigation (see Appendix A).
3. Provide as-built documentation to the City of Bellevue.

Year One

1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Conduct a survival plant count in the late summer/early fall and replace any dead plants to achieve 100 percent survival.
4. Replenish wood mulch as needed.

Years Two through Five

1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Apply a slow-release granular fertilizer to the drip-line of each plant.
4. Conduct a survival plant count in the late summer/early fall to ensure that the management area is on-track to achieve a minimum of 85 percent survival by year five. Replace dead plants as needed.
5. Replenish wood mulch as needed.

RESTORATION PLAN

Overview

The proposed restoration plan fulfills the requirements of LUC 20.25H.220(B). The plan seeks to restore and enhance substantial portions of the on-site steep slope critical area, buffer, and setback, as well as the shoreline buffer and setback. The steep slope has a high potential for enhancement to increase several important functions, as it presently lacks significant native vegetation and, except for a few trees and small areas of woody shrubs, is dominated by mowed lawn grasses. Invasive English Ivy is an understory component beneath some of the trees and in isolated patches on the slope. English laurel and Himalayan blackberry also persist in isolated thickets.

To achieve the enhancement objectives, the plan calls for the restoration of over 16,000 square feet of the site through the planting of native trees, shrubs and groundcover. In addition, the shoreline bulkhead is being removed and replaced with a more natural shoreline that includes two small coves, shoreline boulders, beach gravel, and native plantings. Tree species throughout the site include paper birch, Pacific madrone, shore pine, Douglas-fir, western hemlock, and western red cedar. Shrubs include red-osier dogwood, oceanspray, vine maple, red-flowering currant, Pacific rhododendron, Pacific ninebark, nootka rose, cluster rose and snowberry. Proposed groundcovers and perennials are kinnikinnick, sea thrift, coastal strawberry, wood sorrel, Davidson's penstemon, salal, white fawn lily, tufted hairgrass, Oregon iris and beargrass.

MAINTENANCE AND MONITORING PLAN

Components of the 5-year maintenance and monitoring plan are detailed below.

Goals

1) Within the proposed restoration areas, establish dense native vegetation that is appropriate to the eco-region and site.
2) Where indicated on the plan, areas within the restoration area will remain substantially vegetated with a preponderance of native plants and will contain little invasive or noxious weed cover.
3) Increase habitat cover and refuge for amphibians, small mammals, and invertebrates. Provide perching, nesting and foraging habitat for native birds.

Performance Standards

The standards listed below will be used to judge the success of the installation over time. If performance standards are met at the end of Year 5, the site will then be deemed successful and the performance security bond will be eligible for release by the City of Bellevue.

1) Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
2) Native tree and shrub cover:
   a. Achieve 40% understory cover of native shrubs and sapling trees by Year 2. Native volunteer species may count towards this cover standard.
   b. Achieve 60% understory cover of native shrubs and sapling trees by Year 3. Native volunteer species may count towards this cover standard.
   c. Achieve 80% understory cover of native shrubs and sapling trees by Year 5. Native volunteer species may count towards this cover standard.
3) Native perennial and groundcover cover:
   a. Achieve 50% cover of native perennials and groundcover by Year 2. Native volunteer species may count towards this cover standard.
   b. Achieve 70% cover of native perennials and groundcover by Year 3. Native volunteer species may count towards this cover standard.
   c. Achieve 90% cover of native perennials and groundcover by Year 5. Native volunteer species may count towards this cover standard.
4) Species diversity: Establish at least three native shrub species by Year 3 and maintain this diversity through Year 5. Native volunteer species may count towards this standard. Establish at least four native tree species or other suitable native tree species by Year 5.
5) Invasive cover: Aerial cover for all non-native, invasive and noxious weeds will not exceed 10% at any year during the monitoring period. Invasive plants include but are not limited to Himalayan blackberry (*Rubus armeniacus*), cut leaf blackberry (*Rubus laciniatus*), knotweeds (*Polygonum cuspidatum* and others), reed canarygrass (*Phalaris arundinacea*), cherry (hedge) laurel (*Prunus laurocerasus*), English holly (*Ilex aquifolium*), and ivy species (*Hedera* spp.).

Monitoring Methods

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined in the preceding section.

An as-built plan will be prepared by the **restoration professional** (The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects) prior to the beginning of the monitoring period. The as-built plan will be a mark-up of the planting plans included in this plan set. The as-built plan will document any departures in plant placement or other components from the proposed plan.

Monitoring will take place once annually in the fall for five years. Year-1 monitoring will commence in the first fall subsequent to installation.

The formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue:

1) Visual assessment of the overall site.
2) Year-1 counts of live and dead plants by species. Year-2 through Year-5 counts of established native trees by species.
3) Counts of dead plants where mortality is significant in any monitoring year.
4) Estimate of native cover in tree and shrub planted areas.
5) Estimate of native cover in perennial and groundcover planted areas.
6) Estimate of non-native, invasive weed cover site wide.
7) Tabulation of established native species, including both planted and volunteer species.
8) Photographic documentation from at least three fixed reference points.
9) Any intrusions into or clearing of the planting areas, vandalism, or other actions that impair the intended functions of the mitigation area.
10) Recommendations for maintenance or repair of any portion of the mitigation area.

Construction Notes and Specifications

Note: specifications for items in **bold** can be found below under "Material Specifications and Definitions."

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, will monitor:

1. All site preparation
   a. Soil preparation.
   b. Mulch placement.
2. Plant material inspection
   a. Plant material delivery inspection.
   b. 100% plant installation inspection.

General Work Sequence

1. All plant installation is to take place during the dormant season (October 15th - March 1st), for best survival.
2. Prepare a planting pit for each plant and install per the planting details.
3. Mulch the tree and shrub planted area with **wood mulch**, four inches thick.
4. Install a temporary, above ground **irrigation system** to provide full coverage to all plants within the restoration area.

Material Specifications and Definitions

1. **Fertilizer:** Slow release, granular PHOSPHOROUS-FREE fertilizer. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years 2 through 5 and not in the first year.
2. **Irrigation system:** Automated system capable of delivering at least one inches of water per week from June 1 through September 30 for the first two years following installation.
3. **Restoration Professional:** Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
4. **Wood mulch:** Non-fertile biodegradable cellulose fiber based mulch.

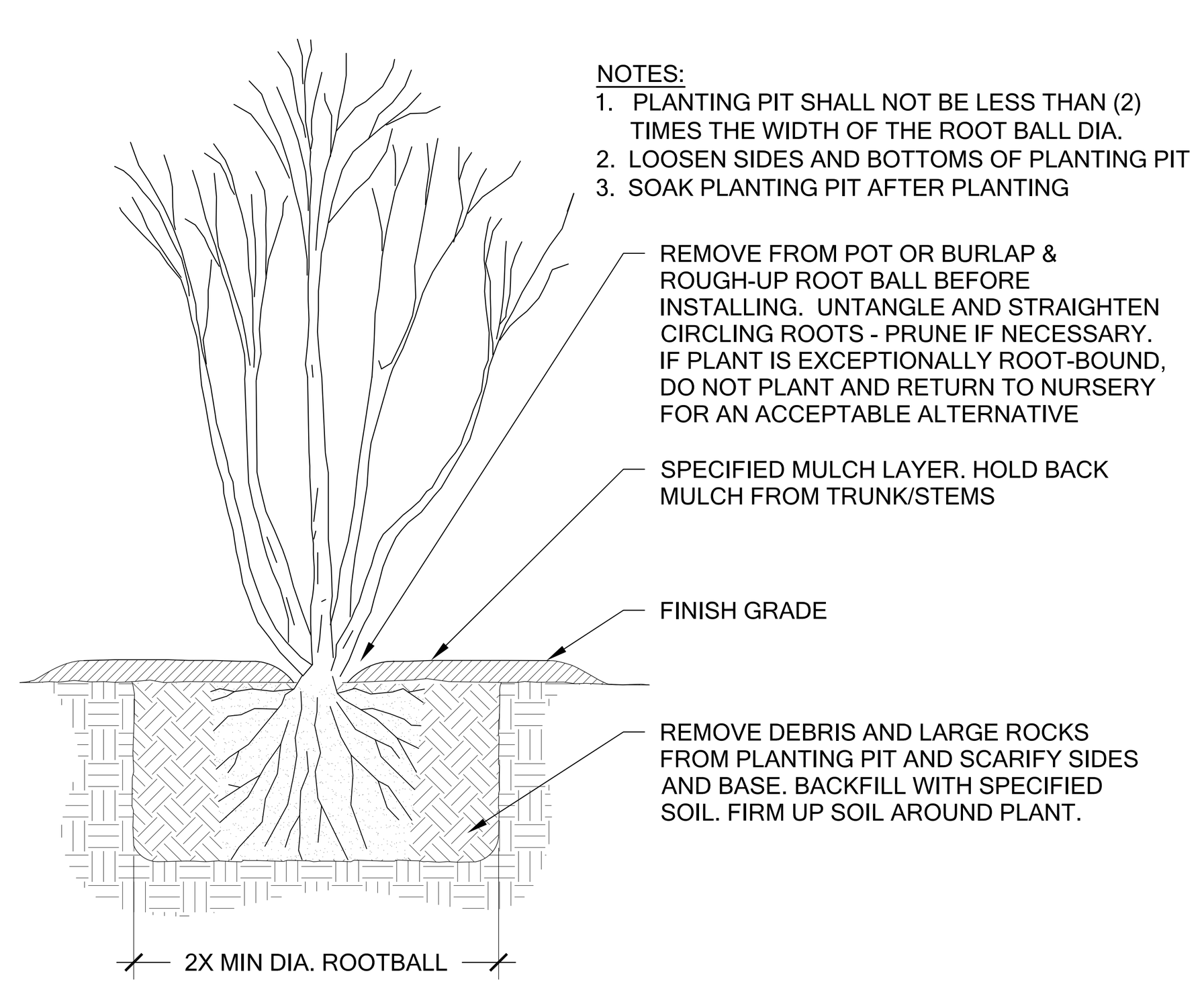
Contingencies

If there is a significant problem with the restoration areas meeting performance standards, a contingency plan will be developed and implemented. Contingency plans can include, but are not limited to: soil amendment; additional plant installation; and plant substitutions of type, size, quantity, and location.

Maintenance

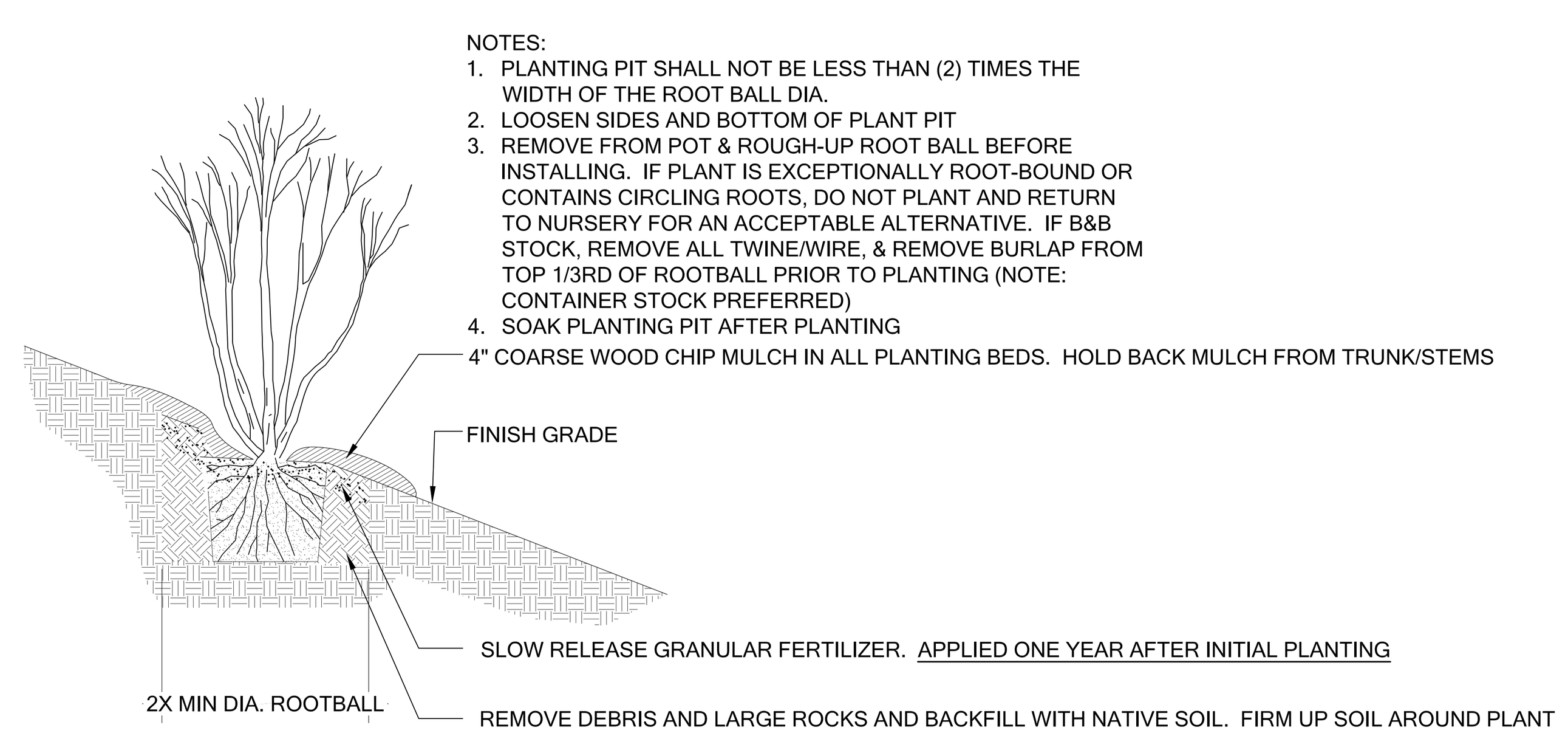
The site will be maintained in accordance with the following instructions for five years following completion of the construction.

1) Follow the recommendations noted in the previous monitoring site visit.
2) General weeding for all planted areas:
   a. At least twice yearly, remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality, lower plant replacement costs, and increased likelihood that the plan meets performance standards by Year 5.
   b. More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
   c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
   d. Selective applications of herbicide may be needed to control invasive weeds, especially when intermixed with native species. Herbicide application, when necessary, shall be conducted only by a state-licensed applicator.
3) Apply slow release granular fertilizer to each installed plant annually in the spring (by June 1) of Years 2 through 5.
4) Replace mulch as necessary to maintain a 4-inch-thick layer, retain soil moisture, and limit weeds.
5) Replace each plant found dead in the summer monitoring visits during the upcoming fall dormant season (October 15 to March 1).
6) The homeowner will ensure that water is provided for the entire planted area with a minimum of 1 inch of water provided per week from June 1 through September 30 for the first two years following installation through the operation of a temporary irrigation system. Less water is needed during March, April, May and October.



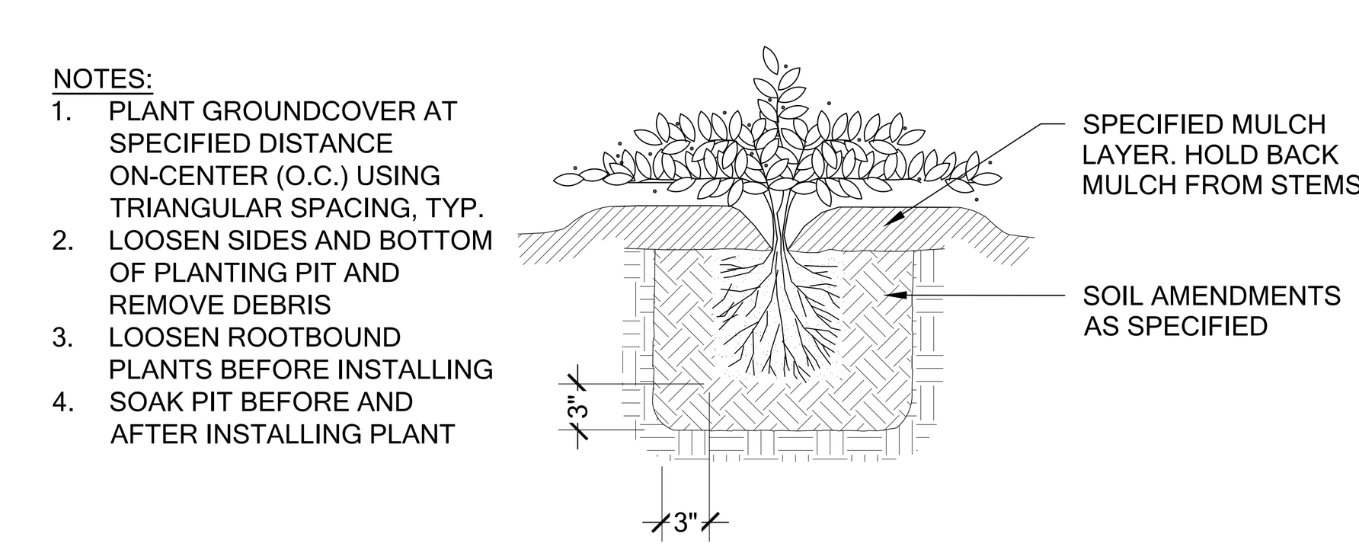
1 TREE AND SHRUB PLANTING

Scale: NTS



2 SLOPE PLANTING

Scale: NTS



3 GROUNDCOVER PLANTING

Scale: NTS

MITIGATION AND RESTORATION NOTES

NTS

Know what's below. Call before you dig.

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

THE WHITMORE
MITIGATION PLAN
PREPARED FOR DUCHESS INVESTMENTS
11410 NE 124TH STREET, #633
KIRKLAND, WA 98034

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-23-2015	MITIGATION PLAN	AR

GENERAL NOTES:

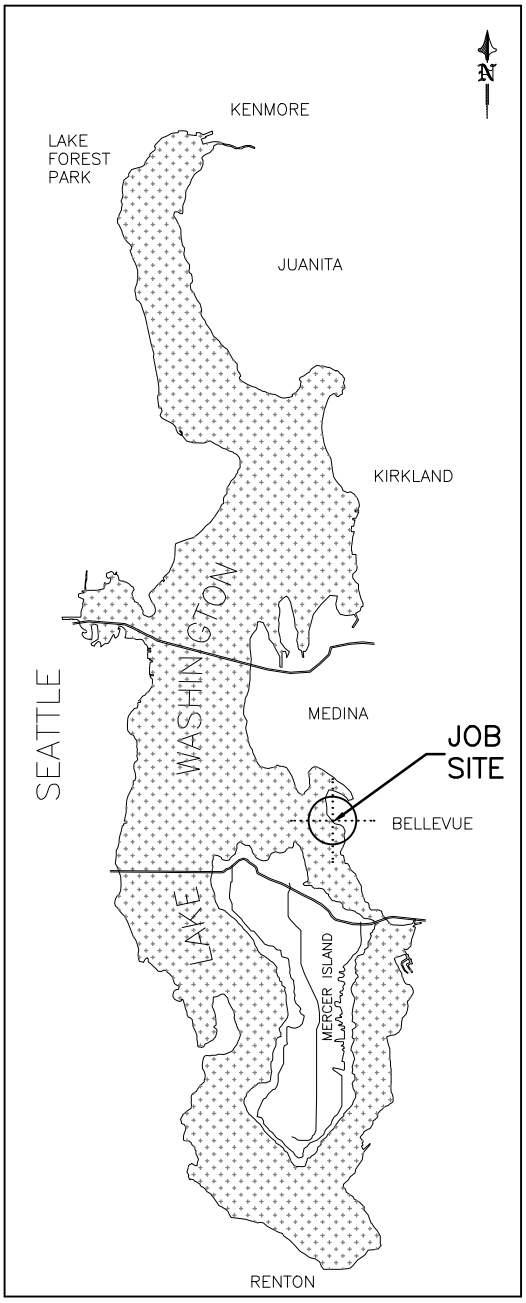
SHEET SIZE:
ORIGINAL PLAN IS 30" x 42". SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: DN/CL/AR
DRAFTED: CL/AR
CHECKED: KB/DN/CL
JOB NUMBER: 150836
SHEET NUMBER: W3.2 OF 6

FILENAME: W8.1_PLANTINGDETAILS_WHITMORE.DWG
PRINTED BY: AMBER RAYNSFORD
DATE: 10/23/2015

PROJECT DESIGNED BY:
Waterfront Construction Inc.

VICINITY MAP/NO SCALE



AREA MAP/NO SCALE

LEGAL DESCRIPTION

1/4 SEC: NE-06-24-05 LAT: 47.60147
TAXLOT #: 5627300100 LONG: -122.21386

MOORLAND ADD PCL A BELLEVUE BLA #10-106480LW REC #20100621900004 SD
BLA BEING LOTS 11 & 12 & POR LOTS 10 & 13 BLK 2 TGW POR BLK 13 SD PLAT
PLAT BLOCK: 2 &
PLAT LOT: 10 THRU 13

PURPOSE: TO PROVIDE BOAT MOORAGE, ENHANCE SHORELINE HABITAT

ADJACENT OWNERS:
1. JOHN ELLIS W.
   901 SHORELAND DR SE
   BELLEVUE, WA. 98004
2. JAMES ELLIS R.
   903 SHORELAND DR SE
   BELLEVUE, WA. 98004
3. AMY BLOCH
   9535 SE 11TH ST
   BELLEVUE, WA. 98004

PROJECT NAME: WHITMORE PROJECT

REFERENCE #:

DATUM: COE 0.0' EST 1919

SITE LOCATION ADDRESS:
905 SHORELAND DR SE
BELLEVUE, WA. 98004

DWG#: 15-31022-A.1-1

PROPOSED:
REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL.
REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECKING

IN: LAKE WASHINGTON

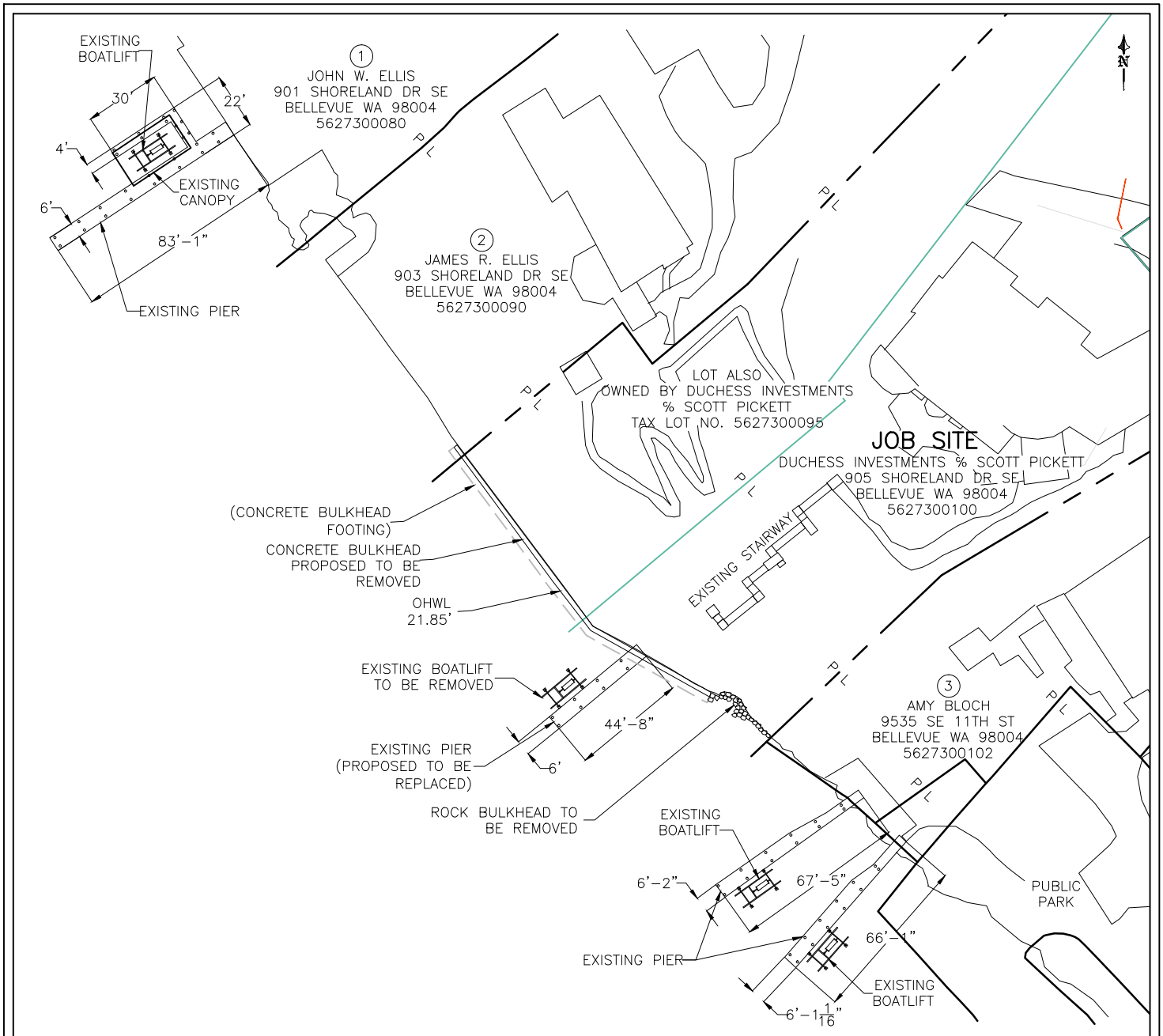
NEAR/AT: BELLEVUE WASHINGTON

COUNTY: KING | STATE: WA

APPL BY: DUCHESS INVESTMENTS % SCOTT PICKETT

SHEET: 1 OF: 13 | DATE: 10-26-2015

PROJECT DESIGNED BY:
Waterfront Construction Inc.

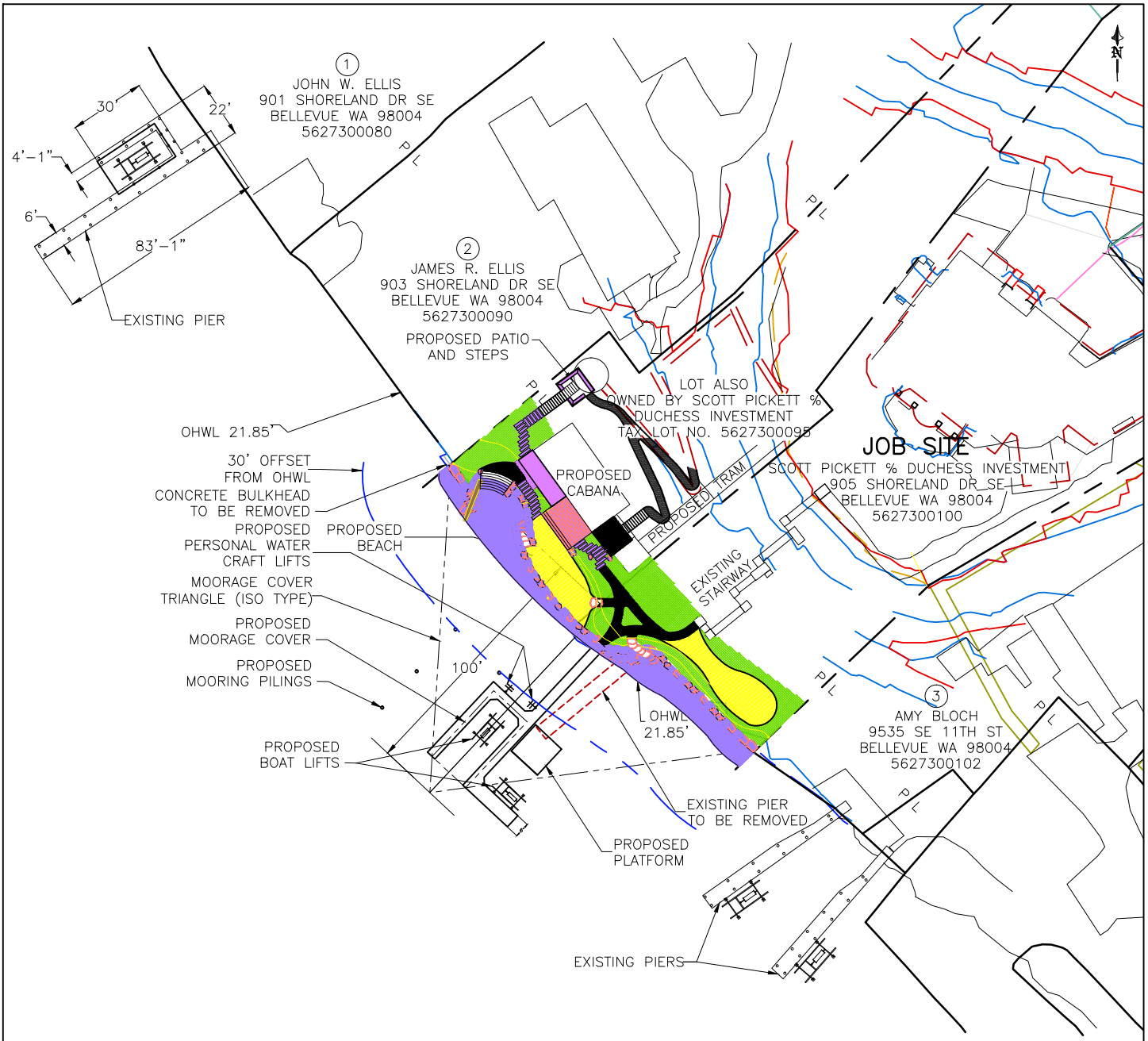


EXISTING SITE PLAN

60' 45' 30' 15' 0' 60'

SCALE: 1"=60'

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G.	
SHEET: 2 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.2-1

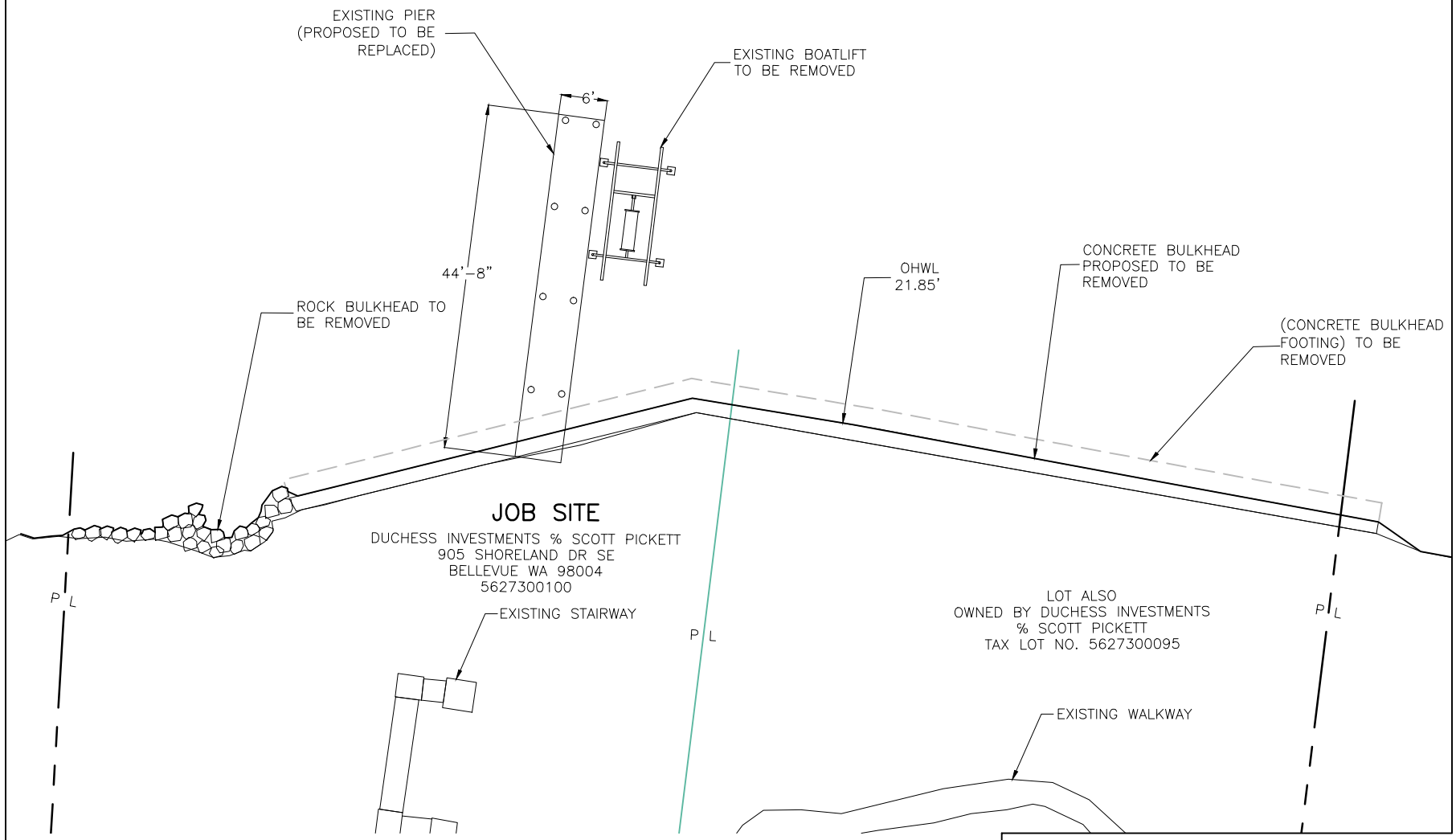


PROPOSED SITE PLAN

60' 45' 30' 15' 0' 60'

SCALE: 1"=60'

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 3 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.3-1



EXISTING DETAILED SITE PLAN

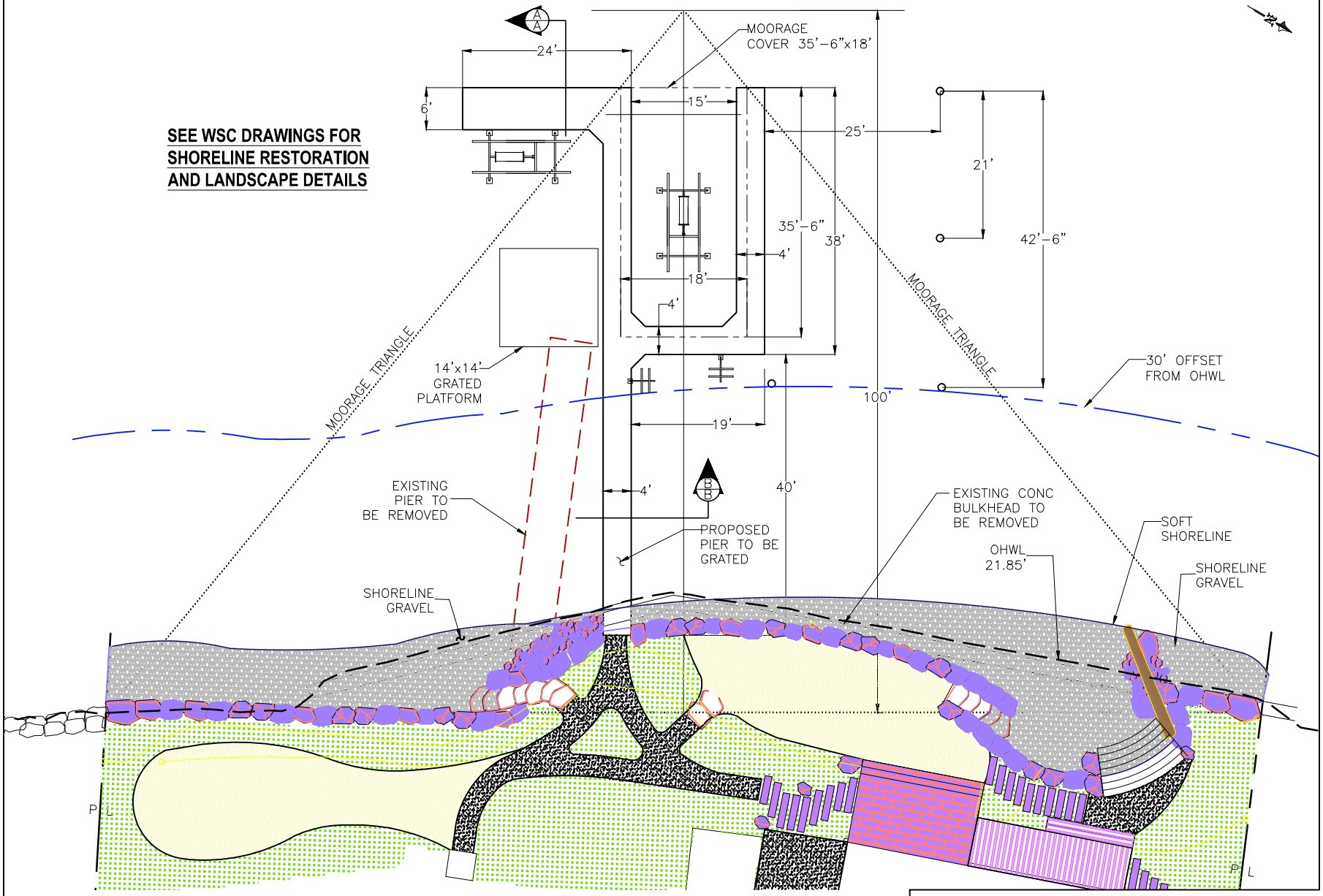
20' 15' 10' 5' 0' 20'

SCALE: 1"=20'

OVER WATER STRUCTURE
EXISTING

244 S/F PIER, SOLID DECKING
244 S/F TOTAL SHADING

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 4 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.4-1



PROPOSE DETAILED SITE PLAN

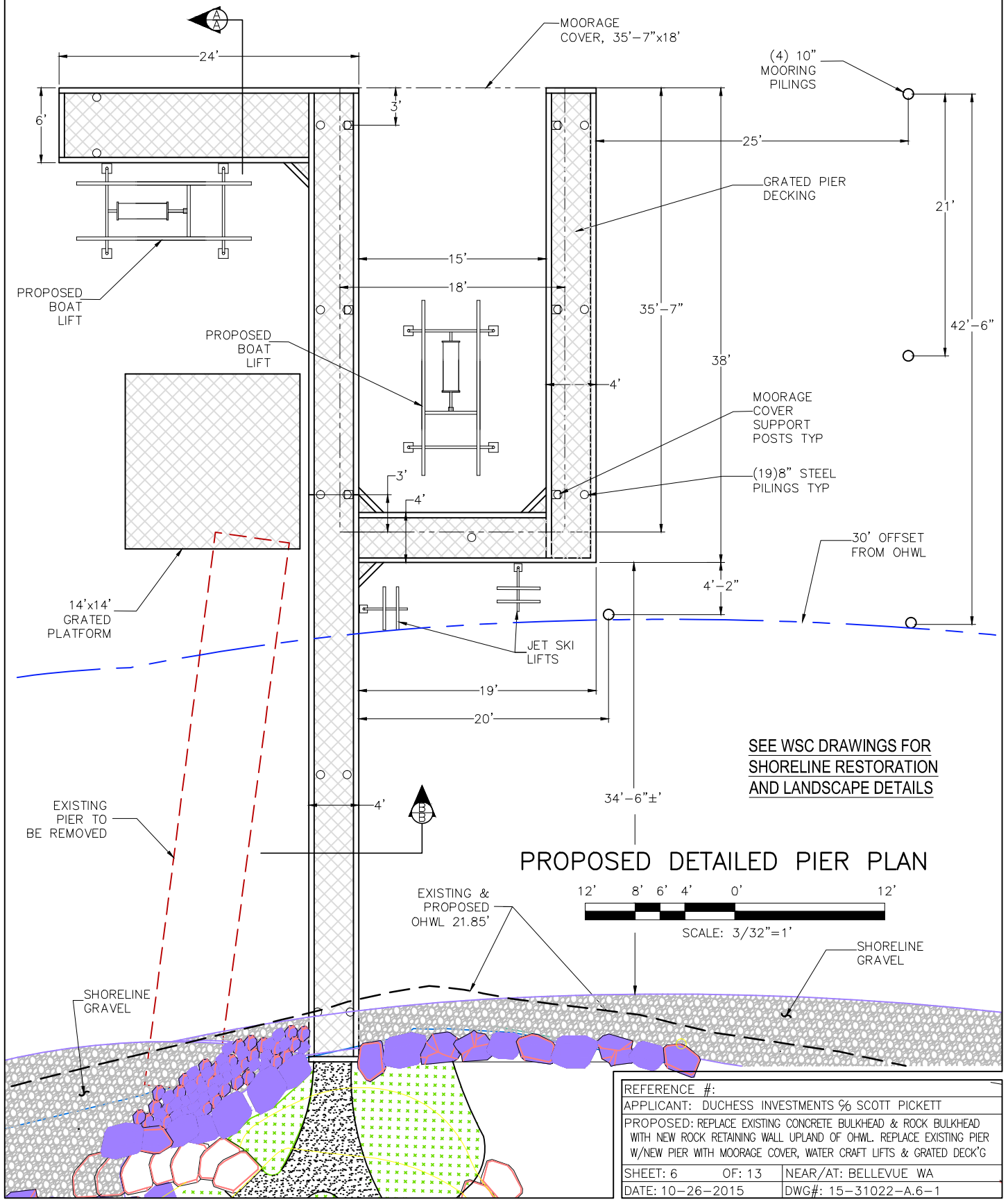
20' 15' 10' 5' 0' 20'

SCALE: 1"=20'

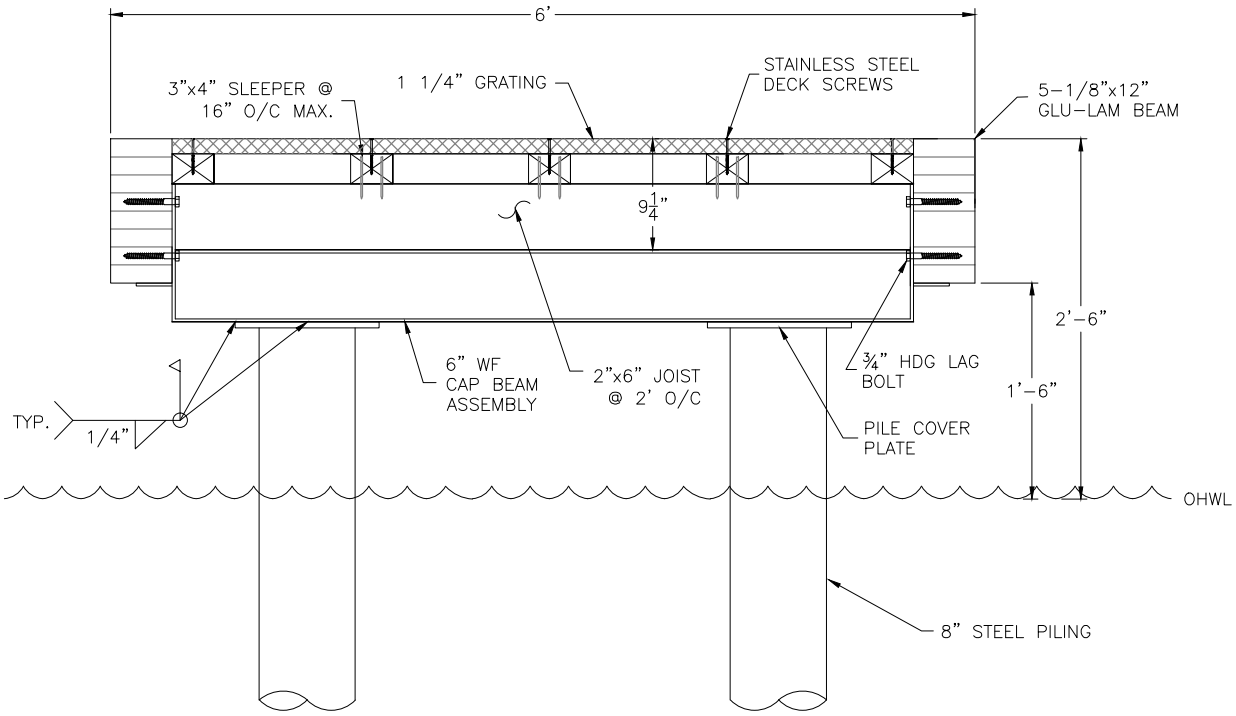
OVER WATER STRUCTURE EXISTING	PROPOSED
244 S/F PIER, SOLID DECKING	634 S/F PIER, LESS FRAMING=
244 S/F TOTAL SHADING	522 S/F GRATED DECKING
	684 S/F TRANSLUCENT MOORAGE COVER
	1206 S/F GRATED & TRANSLUCENT COVERAGE

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 5 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.4-1

PROJECT DESIGNED BY:
Waterfront Construction Inc.



REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 6 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.6-1



PROPOSED 6' SECTION VIEW A-A

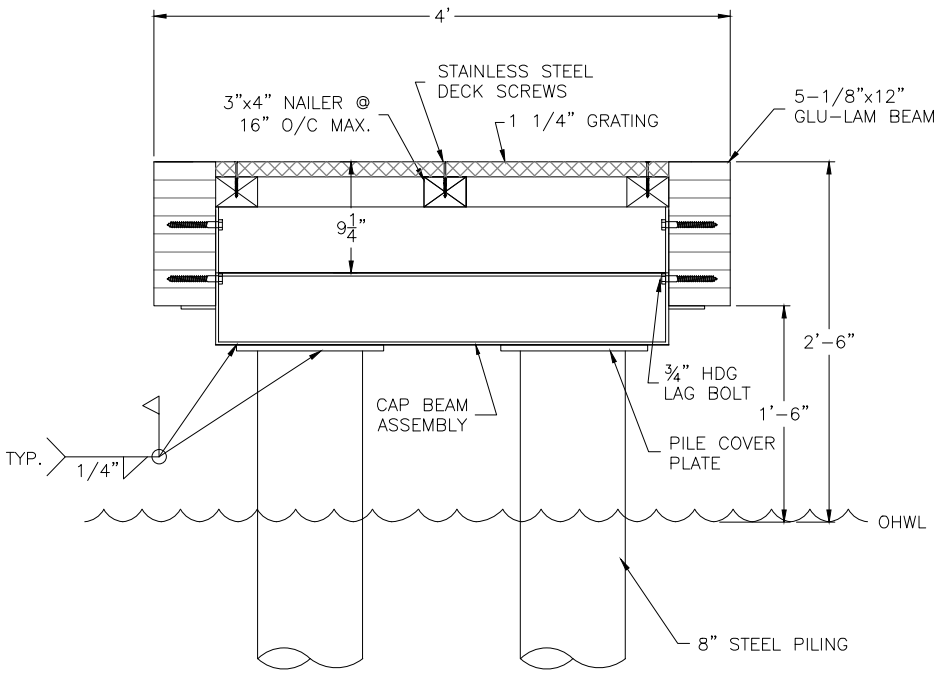
12" 6" 3" 0' 1'

SCALE: 3/4"=1'

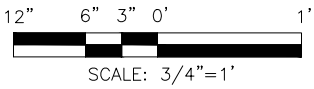
MATERIAL LIST

PART	SPECS	TREATMENT
PILING	8" STD WALL	HDG
CAPS	W6x15 "H" BEAM	HDG
FRAMING	A36 PLATE STEEL	HDG
SLEEPERS	3"x4" DF #2 OR BTR	ACZA
JOISTS	2"x6" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 7 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.7-1



PROPOSED 4' SECTION VIEW B-B



SCALE: 3/4"=1'

MATERIAL LIST

PART	SPECS	TREATMENT
PILING	8" STD WALL	HDG
CAPS	W6x15 "H" BEAM	HDG
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SLEEPERS	3"x4" DF #2 OR BTR	ACZA
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GRATING	MOLDED PLASTIC	NONE
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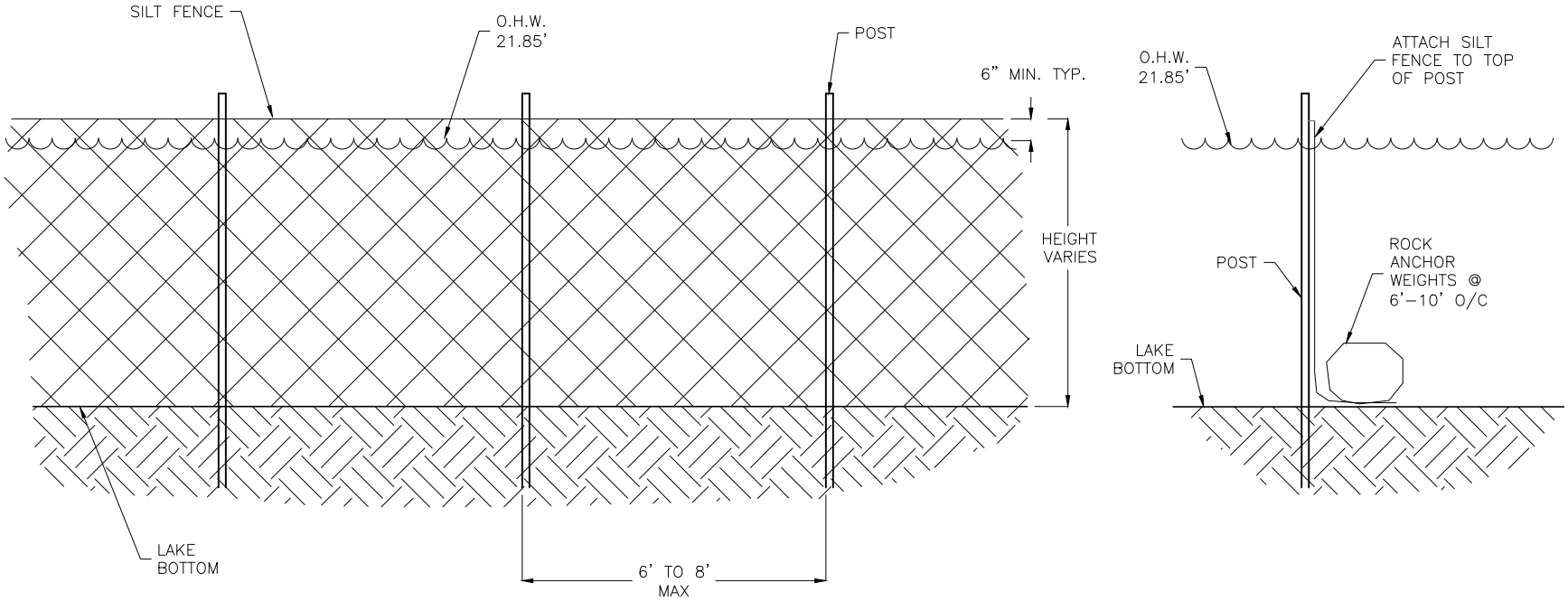
REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 8 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.8-1

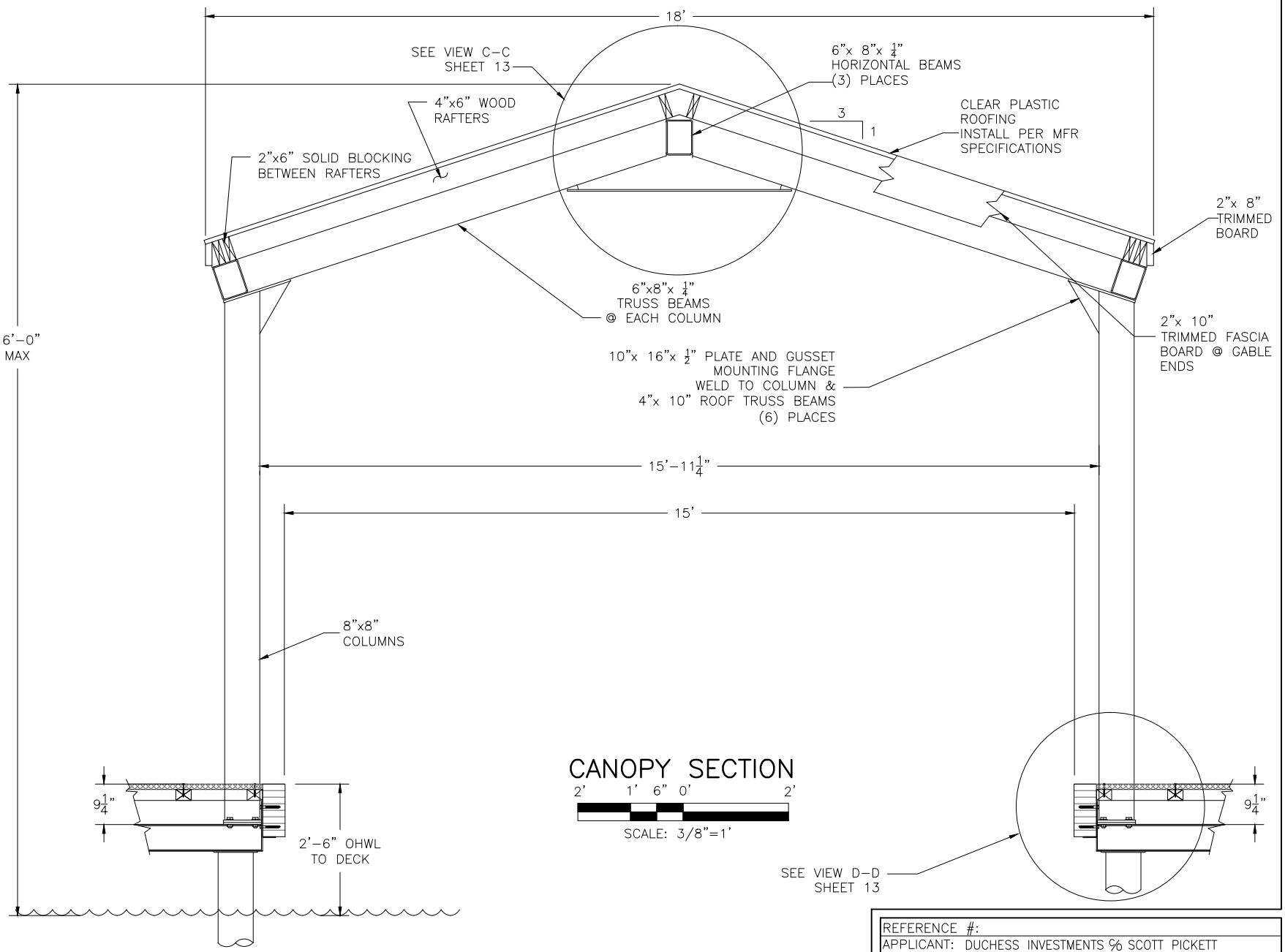


SILT FENCE INSTALLATION DETAIL

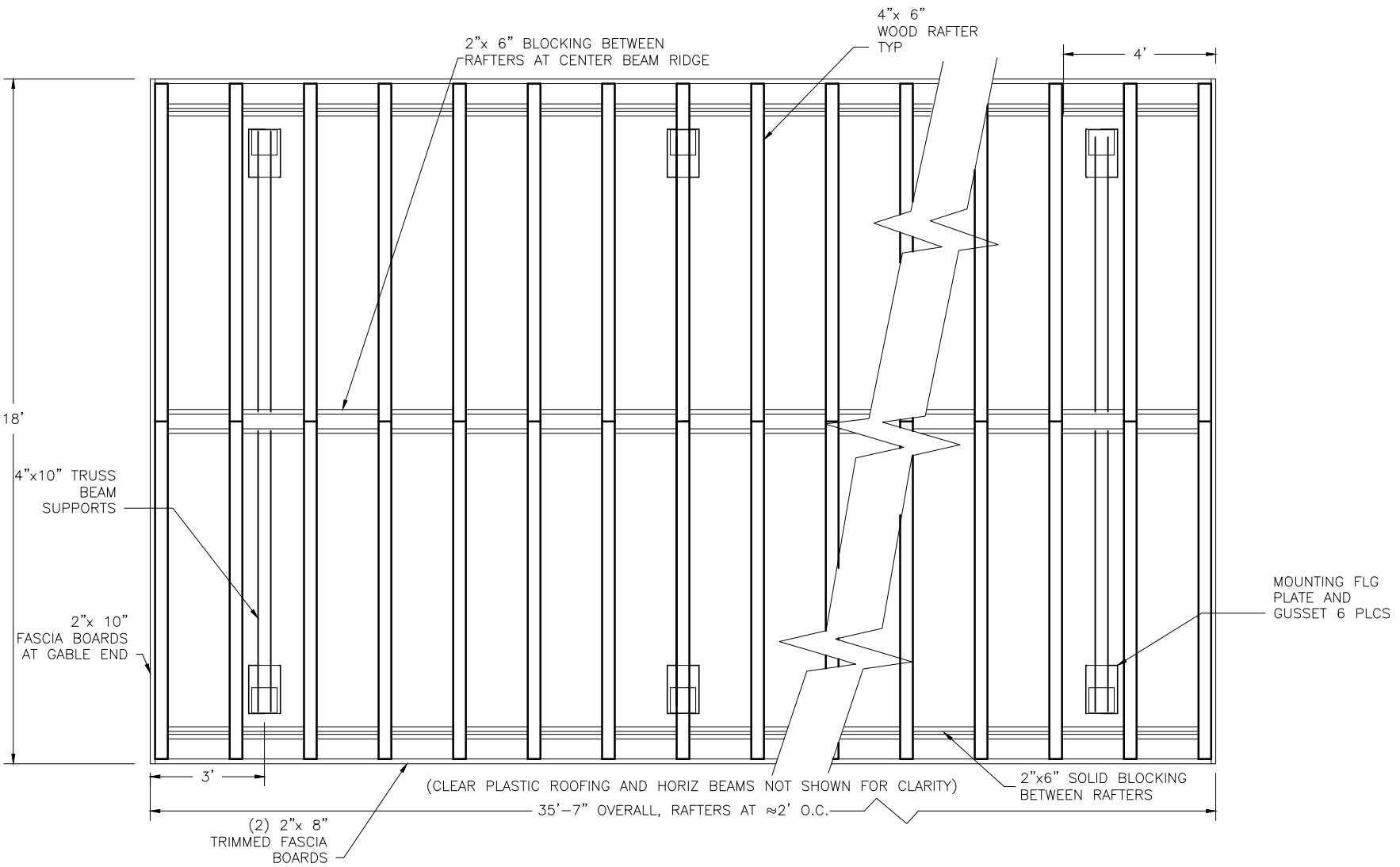
4' 3' 2' 1' 0' 4'

SCALE: 1/4"=1'

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS GRATED DECK'G	
SHEET: 9 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.9-1



REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 10 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10–26–2015	DWG#: 15–31022–A.10–1



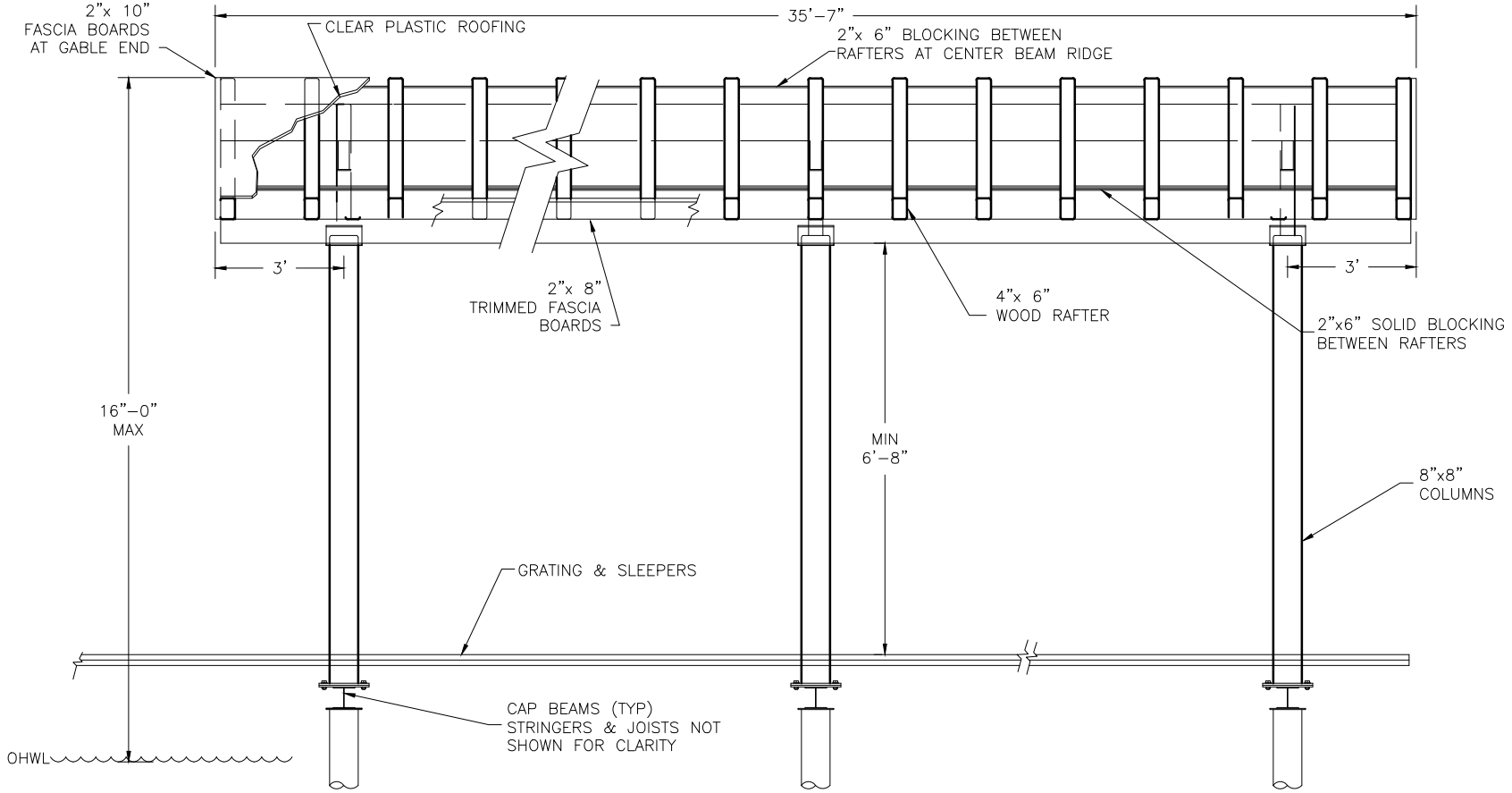
CANOPY PLAN

4' 3' 2' 1' 0' 4'

SCALE: 1/4"=1'

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 11 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.11-1

PROJECT DESIGNED BY:
Waterfront Construction Inc.



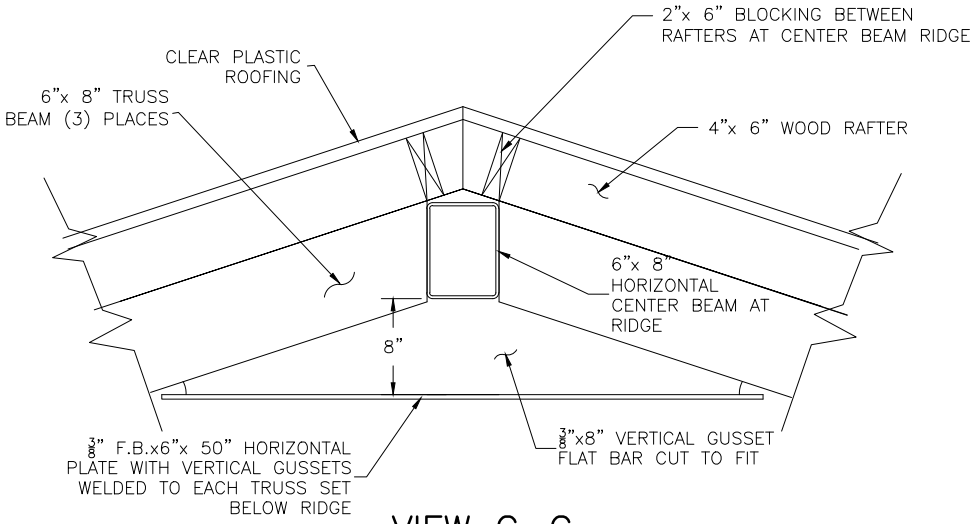
CANOPY ELEVATION

4' 3' 2' 1' 0' 4'

SCALE: 1/4"=1'

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 12 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10-26-2015	DWG#: 15-31022-A.12-1

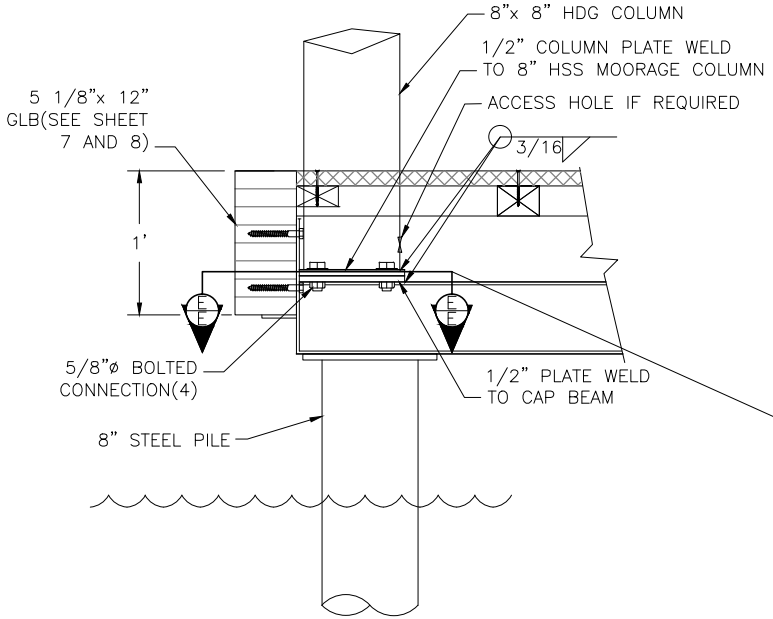
PROJECT DESIGNED BY:
Waterfront Construction Inc.



VIEW C–C

12" 6" 3" 0' 1'

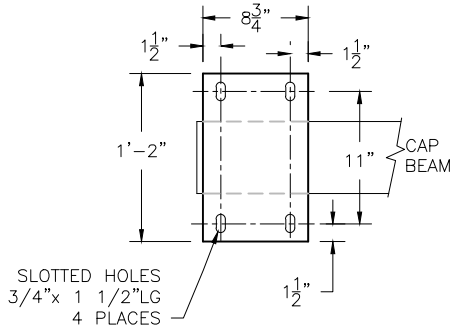
SCALE: 3/4"=1'



VIEW D–D

12" 6" 3" 0' 1'

SCALE: 3/4"=1'



(COLUMN PLATE SIMILAR W/HOLES NOT SLOTTED)

VIEW E–E

SCALE: 3/4"=1'

REFERENCE #:	
APPLICANT: DUCHESS INVESTMENTS % SCOTT PICKETT	
PROPOSED: REPLACE EXISTING CONCRETE BULKHEAD & ROCK BULKHEAD WITH NEW ROCK RETAINING WALL UPLAND OF OHWL. REPLACE EXISTING PIER W/NEW PIER WITH MOORAGE COVER, WATER CRAFT LIFTS & GRATED DECK'G	
SHEET: 13 OF: 13	NEAR/AT: BELLEVUE WA
DATE: 10–26–2015	DWG#: 15–31022–A.13–1