



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

Proposal Name: Polotanu Vegetation Management

Proposal Address: 9 West Lake Sammamish Parkway SE

Proposal Description: The applicant requests a Critical Areas Land Use Permit for vegetation management – specifically restoration of native plantings – within a steep slope critical area buffer that was illegally cleared during construction of an approved single-family residence on the property.

File Number: 09-110904-LO

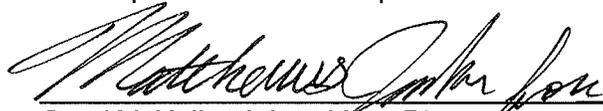
Applicant: Florinel Polotanu

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Kevin LeClair, Planner

**State Environmental Policy Act
Threshold Determination:** Exempt per WAC 197-11-800

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


Carol V. Helland, Land Use Director

Application Date: April 24, 2009
Notice of Application Publication Date: June 25, 2009
Decision Publication Date: August 6, 2009
Project/SEPA Appeal Deadline: August 20, 2009

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

1. Arborist Report
2. Vegetation Restoration Plan

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The property is located on the west side of West Lake Sammamish Parkway SE at the intersection of NE 2nd Place. The property is 3.98 acres in size, with a width of 140 feet and a depth of 1,277 feet. At the time of the writing of this report, the eastern acre of the property is being developed with a single-family residence. The developing portion of the property is surrounded by significant native trees, such as Douglas-firs, Bigleaf maple and Western red cedars. The balance of the site – the western three acres – has been left in an undeveloped condition. This portion of the property is typical of a Puget Sound lowland forest with an overstory of native conifer trees and a relatively healthy understory of native shrubs. To the west of the home site under construction is a steep slope critical area buffer that is adjacent to a stream critical area buffer.

The project area is located to the south of the driveway access for the new home in the steep slope critical area buffer.

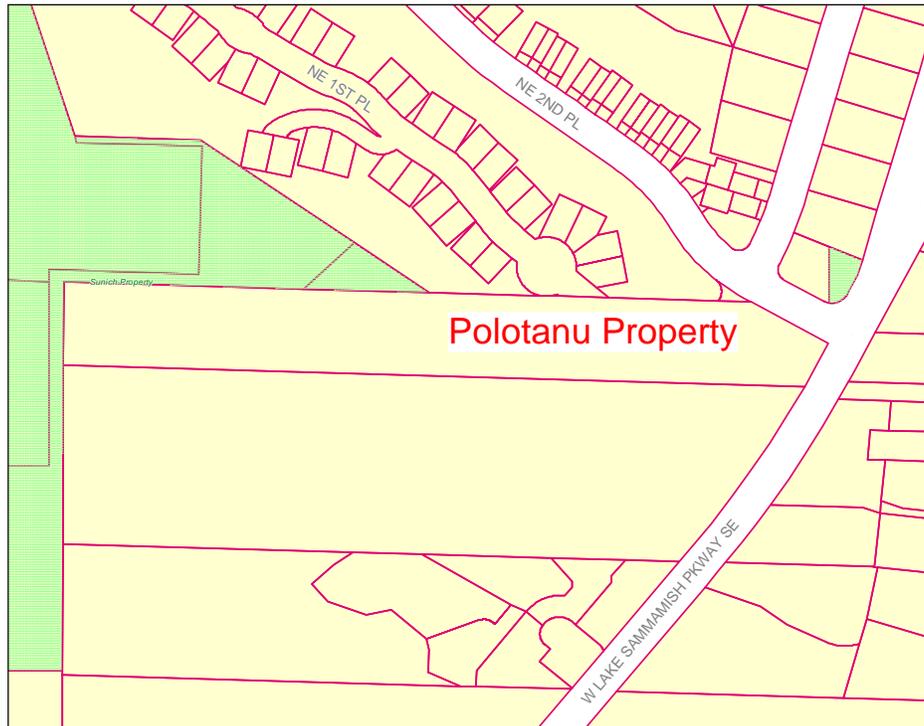


Figure 2: Vicinity Map

B. Zoning

The property is zoned R-1.8. The property is within the Critical Areas Overlay and is regulated by the standards and regulations of the LUC 20.25H due to the presence of a Type N stream and steep slope-geologic hazard critical area.

C. Land Use Context

The surrounding properties are in a range of land uses. The properties to the north of the developing portion of the property are single-family residential properties in the R-5 land use zone. The properties to the north of the

undeveloped portion of the property are in the R-1.8 land use zone, but it is developed in a “clustered” planned unit development pattern. The property to south is undeveloped and in a natural condition. The property to the west is also undeveloped and is managed by the Bellevue Parks and Community Services Department as a natural area open space.

D. Critical Areas Functions and Values

As stated above, the property contains both a Type N stream and a steep slope-geologic hazard critical area. The project area is entirely within the 50-foot, top-of-slope critical area buffer associated with the steep slope. A brief discussion of the functions and values of geologic hazard critical areas is included below.

i. Geologic Hazard Areas

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

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue’s remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides, providing 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.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-1.8 zoning district. Because there are no structures proposed as part of this project proposal, the dimensional requirements for the district do not apply.

B. Critical Areas Requirements LUC 20.25H:

i. Performance Standards for Specific Uses or Development LUC Section 20.25H.055

The Director may approve proposals for vegetation replacement in a critical area buffer, or within a geologic hazard critical area, pursuant to a Vegetation Management Plan (VMP). Vegetation management refers to the modification of vegetation in a critical area or critical area buffer that is not considered routine maintenance under subsection C.3.h of this section. It may be allowed if it meets the requirements of enumerated below. The following discussion describes how the applicant’s VMP meets the requirements of the critical areas ordinance. Upon approval of the VMP, the applicant is required to

obtain a Clearing and Grading Permit, and comply with all other Land Use Code provisions. In cases where the information was insufficient, the City has supplemented the information.

The applicant prepared a VMP that meets the minimum standards for a VMP. The italicized text included below is excerpted from the applicant's VMP. The complete VMP is attached following this report.

The VMP includes:

1. A description of existing site conditions, including existing critical area functions and values;
"The lot is approximately 173,722 square feet. The property fronts Westlake Sammamish Parkway to the East and NE 2nd Place to the North. The site slopes gently East and South, with a 40% slope to the West in the middle third of the property. There's a 50 foot Critical Area Buffer delineated on the Site Plan submitted. The slopes are all stable. There are tight development clusters surrounding the property to the North, East, and South."
2. A site history;
"The site has been previously undeveloped. Currently, there's a single family home permitted, and under construction. The work site is in close proximity of the 50-foot Critical Area Buffer."
3. A discussion of the plan objectives;
"To restore vegetation that was disrupted during a construction event that occurred in January of 2009."
4. A description of all sensitive features;
"The Critical Area Creek Buffer is approximately .27 acres and rest in the middle of the property. The Critical Slope Area Buffer is a 50-foot band and it sits in the middle third of the property and covers approximately .57 acres"
5. Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;
"All soils are native soils and undisturbed. There appears to be a good deal of top soil, dry to the touch, medium brown, with plenty of organic material. The soil is not overly compacted."

"Existing vegetation is generally native to the area. There are fir trees, maples, a few madronas. The lower layer vegetation is comprised primarily of ferns, and seasonal native flowers."

"No small or medium sized mammals were observed on the property."
6. Allowed work windows;
"Planting will take place at the same time with landscape installation for the new family home. The estimated time window of completion is late summer/early fall."
7. A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and
The project area is shown in the vicinity map in Figure 1 of this report.
8. Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a

lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

“The shrubs will be transplanted from another site, approximately 150 feet away that will be disturbed to facilitate sewer and other utilities installation. Both chosen sites have similar vegetation. In addition to the native plants to be transplanted, there will be an additional eight (8) trees planted in the area. The trees will be:

Name	Size	Quantity
<i>Paper Birch</i>	<i>medium</i>	<i>2</i>
<i>Pacific Willow</i>	<i>medium</i>	<i>4</i>
<i>Sitka Spruce</i>	<i>medium</i>	<i>2</i>

Native trees and shrubs would also be complemented with serviceberry and cluster roses.

Name	Size	Quantity
<i>Serviceberry</i>	<i>small</i>	<i>In clusters</i>
<i>Cluster Rose</i>	<i>small</i>	<i>In clusters</i>

Ground covers and perennials will be large leaved lupine and tufted hairgrass.

Name	Size	Quantity
<i>Lupine</i>	<i>small</i>	<i>In clusters</i>
<i>Hairgrass</i>	<i>small</i>	<i>In clusters</i>

Management Prescriptions

The plantings will take place in late summer/early fall, thus we expect enough precipitation and hydration for the plants to take root. Since the plants are native to this area, we expect a low level of management and the return of the disturbed sites to their natural state within two years.”

The City of Bellevue does not necessarily agree with all of the assertions made in the applicant’s VMP. Any deficiencies have been addressed in the conditions of approval in Section X of this report.

ii. Consistency With Land Use Code Critical Areas Performance Standards:

Stream Critical Area Performance Standards (LUC 20.25H.080.A)

The specific performance standards for streams enumerated LUC 20.25H.080.A are only applicable to Type S or F streams. Since the stream in the project area is classified as a Type N stream, these performance standards are not applicable.

Steep Slope Critical Area Performance Standards (LUC 20.25H.125)

The proposal strives to incorporate the performance standards of Part 20.25H LUC to the maximum extent applicable in the following manner:

1. There will be no structure built in the critical area or the critical area buffer
2. The improvements to the critical area buffer will consist solely of the restoration of the area to its original state.
3. The proposed development does not result in greater risk or a need for increased buffers on neighborhood properties.
4. There will be no graded artificial slope and no retaining walls.
5. There are no impervious surfaces in the area.
6. There will be no change in grade in the area to be preserved.
Furthermore, the proposal will enhance the stability of the slope with the choice of trees and plants.
7. There will be no freestanding retaining devices.
8. The slope in the affected area is not 40%.
9. All areas of new permanent disturbance and all areas of temporary disturbance will be mitigated and restored. The proposal will re-establish natural habitat.

IV. Public Notice and Comment

Application Date: April 24, 2009
Public Notice (500 feet): June 25, 2009
Minimum Comment Period: July 9, 2009

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 25, 2009. It was mailed to property owners within 500 feet of the project site. Two comments were received from the public as of the writing of this staff report. The comments pertained to gathering information about the size of the area that was illegally cleared, the bulk and scale of the home under construction on the property and the general loss of trees in the neighborhood. Both comments were responded to in writing with the relevant information. No follow up information or comments were received.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A temporary erosion and sedimentation control plan was not included with the project plans. It would be required to be included with the subsequent clearing and grading permit application and address all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices may include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent stream corridor. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for related conditions of approval.

B. Animals

The project site is part of a larger natural area that contains quality habitat for birds and mammals. The proposed vegetation management plan is designed to replace the removed significant trees with different, but suitable, native conifer trees and broadleaf, deciduous trees. The debris from the trees that were removed shall remain on the site to provide coverage for small mammals and amphibians that inhabit or move through the site. See Section X for related conditions of approval.

C. Plants

Mitigation for temporary and permanent disturbance will be reviewed and approved pursuant to a re-vegetation and monitoring plan prior as part of the required subsequent clearing and grading permit. See Section X for related conditions of approval.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

VII. Changes to proposal as a result of City review

As a result of City review, the following changes were made to the applicant's vegetation management plan as conditions of approval.

1. Monitoring schedules and performance standards for a period of three years.
2. Maintenance discussion for the restoration planting.
3. Treatment plan for the resulting debris.

VIII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

Finding: The proposal is required to obtain a clearing and grading permit to conduct any vegetation management activities in the project area.

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

Finding: The project is designed to utilize the best management practices for native area restoration, including plant selection, site preparation, planting techniques, and ongoing monitoring.

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

Finding: The applicable performance standards have been incorporated as discussed earlier in Section III of this report.

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

Finding: The area is currently served by adequate public facilities. Since there is no change in the need for additional public facilities, the proposal should be adequately served.

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

Finding: The proposal is for a Vegetation Management Plan. There is no permanent disturbance that requires a mitigation or restoration plan as described in LUC 20.25H.210.

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

Finding: As discussed in Section IV & V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to conduct vegetation management within the 50 stream geologic hazard critical area buffer at the 9 West Lake Sammamish Parkway SE.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

1. Clearing and Grading Permit: In order to complete the proposed vegetation management plan, the applicant must apply for and obtain a clearing and grading permit in critical areas (GH) from the City of Bellevue.

Authority: Land Use Code 20.30P
Reviewer: Kevin LeClair, Development Services Department

2. Vegetation Management Plan: A final vegetation management plan for the project site is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include the following items with the required conditions in order to ensure the functions and values of the site are protected and continue to be provided over time.

- a. A detailed site plan that contains information on the project area, property boundaries, topography, and existing vegetative cover. The site plan shall also include a temporary erosion and sedimentation control plan.
- b. A detailed planting plan that includes the species, number of plants, quantity of plants, and size of plants to replace the vegetation that was removed. The planting plan shall include, at a minimum:

TREES

<i>Name</i>	<i>Size</i>	<i>Quantity</i>
<i>Paper Birch</i>	<i>medium</i>	<i>2</i>
<i>Pacific Willow</i>	<i>medium</i>	<i>4</i>
<i>Sitka Spruce</i>	<i>medium</i>	<i>2</i>

SHRUBS

<i>Name</i>	<i>Size</i>	<i>Quantity</i>
<i>Serviceberry</i>	<i>small</i>	<i>In clusters</i>
<i>Cluster Rose</i>	<i>small</i>	<i>In clusters</i>

GROUND COVERS

<i>Name</i>	<i>Size</i>	<i>Quantity</i>
<i>Lupine</i>	<i>small</i>	<i>In clusters</i>
<i>Hairgrass</i>	<i>small</i>	<i>In clusters</i>

- c. A detailed program of ensuring the resulting large woody debris remains on site to serve as habitat for small mammals and amphibians that inhabit or move through the site.
- d. A set of performance standards that document successful establishment of the native plantings following a three-year period after installation. The proposed restoration shall be monitored annually for a period of three years following installation. The monitoring report – consisting of photo documentation and a brief written report – shall be submitted by October 15 of each year following installation. The performance standards shall meet or exceed these standards.
 - i. Year 1 100% survival of all installed material
 - ii. Year 2 95% survival of all installed material (100% of tree species)
 - iii. Year 3 90% survival of all installed material (100% of tree species)
- e. A discussion of the expected maintenance activities and frequencies of the activities that would be required to ensure successful establishment of the native plantings. These maintenance activities shall include, at a minimum:
 - i. Removal of invasive and/or noxious weeds from the restoration area at least three times during the growing season

- ii. Supplemental irrigation to the installed plants at a frequency that insures continued survival and vigor

Authority: Land Use Code 20.25H.055.C.3.i.v.
Reviewer: Kevin LeClair, Development Services Department

3. Rainy Season restrictions: Due to the proximity to a Type N Stream critical area, 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: Janney Gwo, Development Services Department

4. 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: Kevin LeClair, Development Services Department

5. Construction Noise: Noise related to 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.

Authority: Bellevue City Code 9.18
Reviewer: Kevin LeClair, Development Services Department

BEST TREE SERVICE

April 21, 2009

Florin Polotamu
1653 173rd Avenue NE
Bellevue, WA 98008

Re: Dead/Hazardous Trees

Mr. Florin Polotamu,

This letter is in regards to the two trees that were removed on the above referenced property on 04/11/09. One of the trees was a fir tree located in the south east corner of the property. This tree was dead. The other tree was a large maple located on the south side of the property closest to the house. This maple tree had sustained substantial damage when it was hit by a madrona tree that had fallen on an earlier date. A good portion of the crown of the tree was broken and the remainder of the tree appeared to be damaged and unhealthy. Also, this maple tree was unstable since the roots of the tree were cut and removed during the excavation of the house foundation. These two facts lead me to believe that this tree was unstable. It was in my professional opinion that these two trees posed a potential threat to persons and or property.

Please feel free to call if you have any further questions or concerns.

Thank you,
Jim Miller
Best Tree Service

Florin Polotanu
1653 173 Avenue NE
Bellevue WA 98008
fpolotanu@hotmail.com
Tel. (425)562-8083

City of Bellevue
Post Office Box 90012
Bellevue WA 90009-9012

April 24, 2009

**RE: Critical Areas Clearing Activity – 9 West Lake
Sammamish Parkway SE**

Dear Mr. Pyle:

Thank you for working with me to solve my development issue.

Enclosed with this letter please find the following:

1. Your letter dated January 14, 2009/April 14, 2009;
2. A letter dated April 21, 2009 from Jim Miller at Best Tree Service with Mr. Miller's professional opinion in regards to the trees removed.
3. Application Materials requested by the City and delineated in your letter under the "Application Materials" heading, under paragraphs (2), (3), (5), and (6).

Please don't hesitate to contact me at (425)562-8083 should you have further questions.

Sincerely,

Florin Polotanu
(425) 562-8083

Paragraph (2)

Existing Site Conditions

The lot is approximately 173,722 square feet. The property fronts Westlake Sammamish Parkway to the East and NE 2nd Place to the North. The site slopes gently East and South, with a 40% slope to to the West in the middle third of the property. There's a 50 foot Critical Area Buffer delineated on the Site Plan submitted. The slopes are all stable. There are tight development clusters surrounding the property to the North, East, and South.

Site History

The site has been previously undeveloped. Currently, there's a single family home permitted, and under construction. The work site is in close proximity of te 50-foot Critical Area Buffer.

Plan Objectives

To restore vegetation that was disrupted during a construction event that occurred in January of 2009.

Description of Sensitive Features

The Critical Area Creek Buffer is approximately .27 acres and rest in the middle of the property. The Critical Slope Area Buffer is a 50-foot band and it sits in the middle third of the property and covers approximately .57 acres.

Identification of soils, existing vegetation, and habitat associated with species associated with species of local importance

All soils are native soils and undisturbed. There appears to be a good deal of top soil, dry to the touch, medium brown, with plenty of organic material. The soil is not overly compacted.

Existing vegetation is generally native to the area. There are fir trees, maples, a few madronas. The lower layer vegetation is comprised primarily of ferns, and seasonal native flowers.

No small or medium sized mammals were observed on the property.

Allowed work windows

Planting will take place at the same time with landscape installation for the new family home. The estimated time window of completion is late summer/early fall.

Clearing and vegetation management practices allowed under plan

The shrubs will be transplanted from another site, approximately 150 feet away that will be disturbed to facilitate sewer and other utilities installation. Both chosen sites have similar vegetation. In addition to the native plants to be transplanted, there will be an additional eight (8) trees planted in the area. The trees will be:

Name	Size	Quantity
Paper Birch	medium	2
Pacific Willow	medium	4
Sitka Spruce	medium	2

Native trees and shrubs would also be complemented with serviceberry and cluster roses.

Name	Size	Quantity
Serviceberry	small	In clusters
Cluster Rose	small	In clusters

Ground covers and perennials will be large leaved lupine and tufted hairgrass.

Name	Size	Quantity
Lupine	small	In clusters
Hairgrass	small	In clusters

Management Prescriptions

The plantings will take place in late summer/early fall, thus we expect enough precipitation and hydration for the plants to take root. Since the plants are native to this area, we expect a low level of management and the return of the disturbed sites to their natural state within two years.

Paragraph (3)

Complete analysis of how proposal meets each of the Critical Areas Land Use Permit Decision Criteria listed in LUC 20.30P.140.

The proposal meets each of the Critical Areas Land Use Permit Decision Criteria as follows:

- A. The proposal obtains all other permits required by the Land Use Code.
- B. The proposal utilizes least invasive methods to replant any and all vegetation specified above. Only manual labor and hand tools will be used for the purpose of revegetation of the above-mentioned critical area.
- C. The proposal strives to incorporate the performance standards of Part 20.25H LUC to the maximum extent applicable in the following manner:
 - a. There will be no structure built in the critical area or the critical area buffer
 - b. The improvements to the critical area buffer will consist solely of the restoration of the area to its original state.
 - c. The proposed development does not result in greater risk or a need for increased buffers on neighborhood properties.
 - d. There will be no graded artificial slope and no retaining walls.
 - e. There are no impervious surfaces in the area.
 - f. There will be no change in grade in the area to be preserved
 - g. There will be no freestanding retaining devices
 - h. The slope in the affected area is not 40%.
 - i. All areas of new permanent disturbance and all areas of temporary disturbance will be mitigated and restored.
- D. The proposal will have necessary fire protection.
- E. The proposal complies with all other applicable requirements of the Code.

Paragraph (5)

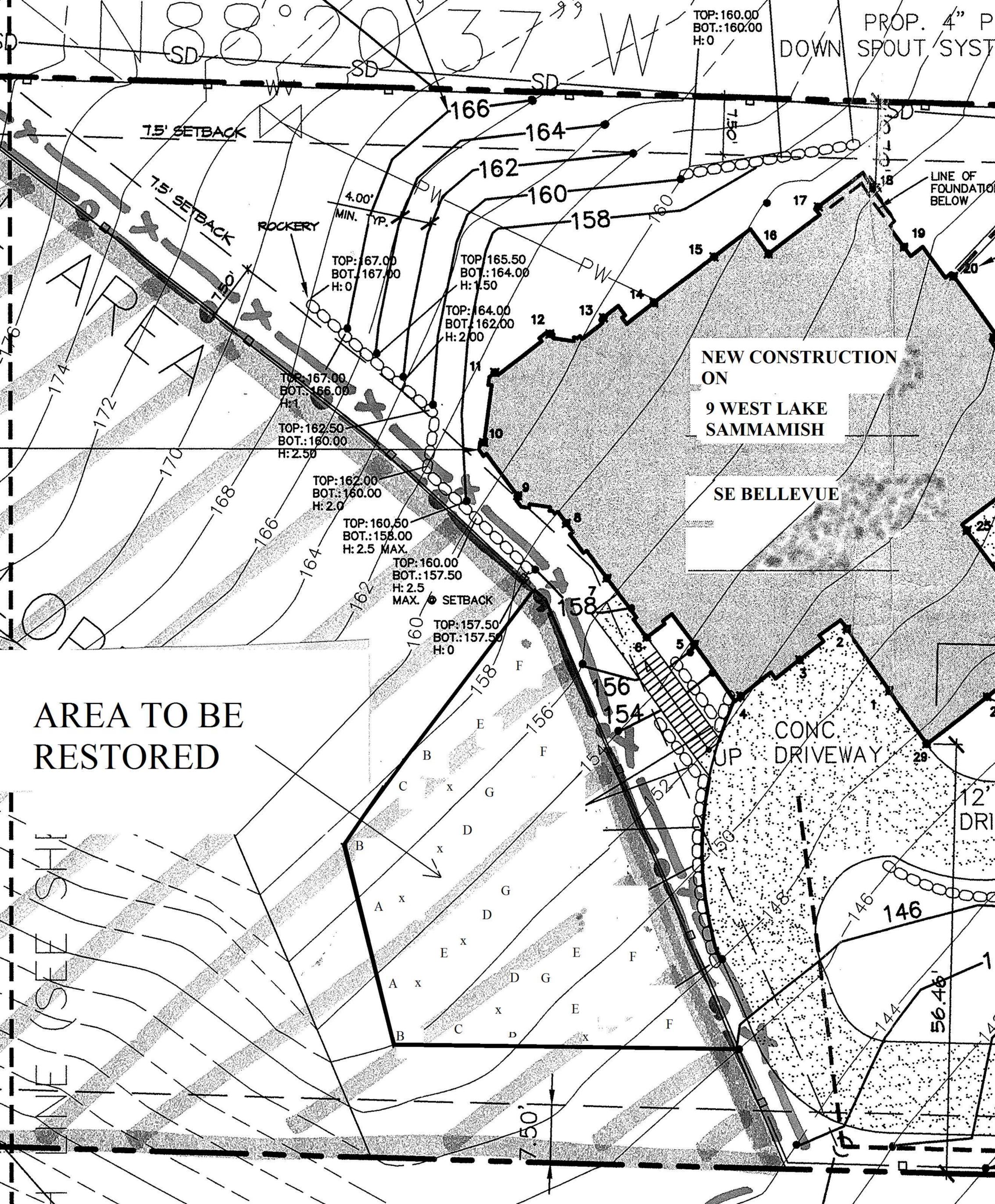
A complete analysis identifying how the proposal complies with each of the applicable Performance Standards found in LUC 20.25H.125.

The proposal strives to incorporate the performance standards of Part 20.25H LUC to the maximum extent applicable in the following manner:

- a. There will be no structure built in the critical area or the critical area buffer
- b. The improvements to the critical area buffer will consist solely of the restoration of the area to its original state.
- c. The proposed development does not result in greater risk or a need for increased buffers on neighborhood properties.
- d. There will be no graded artificial slope and no retaining walls.
- e. There are no impervious surfaces in the area.
- f. There will be no change in grade in the area to be preserved. Furthermore, the proposal will enhance the stability of the slope with the choice of trees and plants.
- g. There will be no freestanding retaining devices
- h. The slope in the affected area is not 40%.
- i. All areas of new permanent disturbance and all areas of temporary disturbance will be mitigated and restored. The proposal will re-establish natural habitat.

Paragraph (6)

Please see map and attached legend



TOP: 160.00
BOT.: 160.00
H: 0
PROP. 4" P
DOWN SPOUT SYST

7.5' SETBACK

7.5' SETBACK

ROCKERY

4.00'
MIN. YP.

TOP: 167.00
BOT.: 167.00
H: 0

TOP: 165.50
BOT.: 164.00
H: 1.50

TOP: 164.00
BOT.: 162.00
H: 2.00

TOP: 167.00
BOT.: 166.00
H: 1

TOP: 162.50
BOT.: 160.00
H: 2.50

TOP: 162.00
BOT.: 160.00
H: 2.0

TOP: 160.50
BOT.: 158.00
H: 2.5 MAX.

TOP: 160.00
BOT.: 157.50
H: 2.5
MAX. SETBACK

TOP: 157.50
BOT.: 157.50
H: 0

NEW CONSTRUCTION
ON
9 WEST LAKE
SAMMAMISH

SE BELLEVUE

AREA TO BE
RESTORED

CONC.
DRIVEWAY

LINE (SEE SHEET

12' DRI

7.50'

56.48'

LEGEND

A- Paper Birch (count 2)

B - Pacific Willow (count 4)

C - Sitka Spruces (count 2)

D - Service berry

E - Cluster roses

F - Leaved lupine

G - Tufted hairgrass.

X - Native plants salvaged from the area where utilities will be placed will be transplanted onto the area that would be restored