



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

Proposal Name: Allen Residence Garage Addition

Proposal Address: 9714 Lake Washington Blvd

Proposal Description: Land Use approval of a proposal to modify the top of slope critical area buffer to allow for the expansion of an existing residence for a garage. The proposal will result in 897 square feet of permanent disturbance and 336 square feet of temporary disturbance to the steep slope critical area buffer.

File Number: 09-131136-LO

Applicant: Joe Schwab, HCS Construction Services Co.

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

Planner: Carol Orr, Land Use Planner

**State Environmental Policy Act
Threshold Determination:**

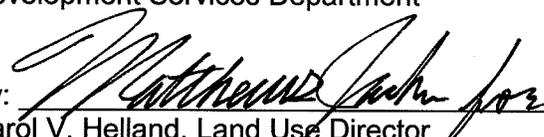
Exempt


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: 
Carol V. Helland, Land Use Director

Application Date: December 14, 2009
Notice of Application Date: January 28, 2010
Decision Publication Date: June 10, 2010
Project/SEPA Appeal Deadline: June 24, 2010

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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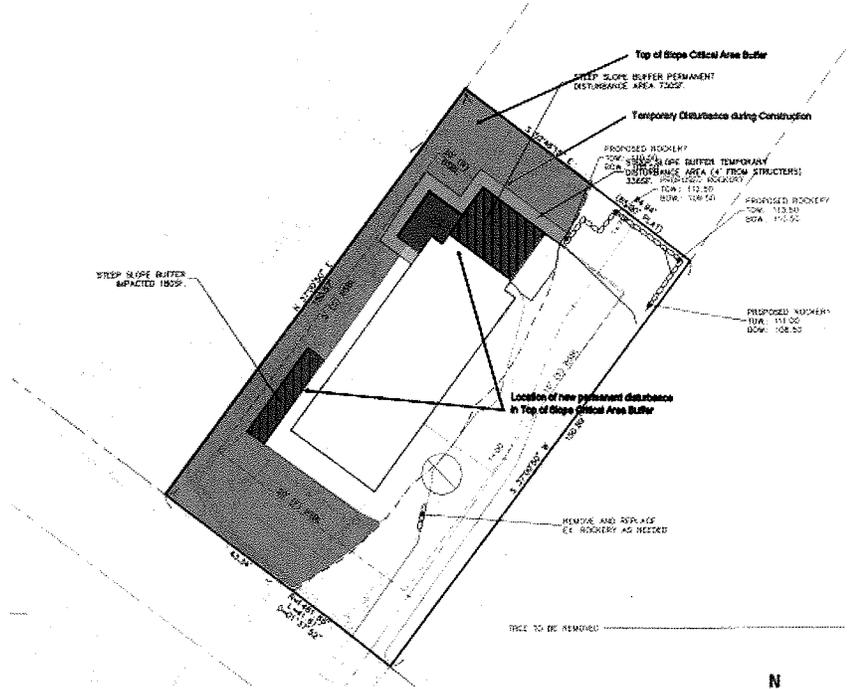
I. Proposal Description

The applicant proposes to infill the existing garage on site, and construct a new attached garage structure, adjacent to the existing structure. Permanent steep slope buffer disturbance will total 897 square feet. The area where construction is proposed to occur is in a top of slope critical area buffer.

- Reduction in the top of slope buffer to allow for the installation of an attached garage with a 398 sf footprint, a patio with a 172 sf footprint, and a 184 sf footprint second story deck expansion.
- Temporary disturbance of the top of slope buffer will measure approximately 336 sf.

A Critical Area Land Use Permit is required to approve the above activities. See Figure 1 below for a site plan showing the proposed activities.

Figure 1



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

A. Site Description

The project site is located at 9714 Lake Washington Boulevard NE, in the North Bellevue subarea of the City. The site is surrounded by other single-family zoned property to the north, south and east and obtains vehicle access from Lake Washington Boulevard across the south property line. The property to the west is Meydenbauer Beach Park and contains a steep ravine which is classified as a steep slope. Approximately 650 square feet of this steep slope critical area continues on to the subject property. The grade on the remainder of the site is generally less than 15 percent. See figure 2 for existing site condition.

Figure 2



B. Zoning

The property is zoned R-5, single-family residential and is located in the Critical Areas Overlay District. The surrounding properties to the north and east are also zoned R-5. The properties to the south, across Lake Washington Boulevard, and the park are zoned R-3.5. The proposed work is allowed in the R-5 zone.

C. Land Use Context

The property is located amongst other similarly developed single family residences and adjacent to Meydenbauer Beach Park.

D. Critical Areas On-Site and Regulations

i. Geologic Hazard Areas

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

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

The site is bordered by slopes on the east side which are classified as a steep slope critical area per LUC 20.25H.120. The area of steep slope requires a 50-foot critical area buffer from the top-of-slope. This application proposes to modify the buffer for the construction of a garage, a small patio, and a second story cantilevered deck.

ii. Critical Areas Overlay District/Critical Area Land Use Permit

A Critical Area Land Use Permit (CALUP) is required as the applicant is requesting to modify a 50-foot top-of-slope buffer. These modifications can only be approved through a critical areas report submitted under a CALUP.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal generally meets the R-5 zoning dimensional requirements found in LUC 20.20.010. The structural lot coverage and impervious surface coverage on-site are being increased from the existing condition by the proposed redevelopment; however they still meet the dimensional requirements of the Land Use Code. The proposed new residence will be evaluated for conformance with zoning requirements as part of the required building permit. See Conditions of Approval in Section X of this report.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer

or structure setback from a critical area or buffer. The project is subject to the performance standards found in LUC 20.25H as specified in the table below

Critical Area	Geologic Hazard- Steep Slopes
Performance Standards	20.25H.125 20.25H.140 20.25H.230

i. Consistency With LUC 20.25H.125, 20.25H.140 and LUC 20.25H.230

The proposed activity requires a critical areas report as part of the application for a Critical Area Land Use Permit. As this is a proposal to modify the required 50-foot top-of-slope buffer the applicant has obtained the services of a qualified geotechnical engineering consultant to study the site and document the observed conditions. Staff has reviewed the following documents:

- Geotechnical Report dated February 25, 2009 prepared by Cornerstone Geotechnical, Inc.
- Geotechnical Engineering Considerations letter dated February 21, 2010 prepared by Cornerstone Geotechnical, Inc.

This geotechnical analysis indicates that the soil and rock material on-site are “capable of supporting the planned addition” and that if foundations in accordance with the geotech recommendations the planned addition will not impact “the stability of the steep slope, the subject property, or neighboring properties”. See Conditions of Approval in Section X of this report.

The performance standards found in LUC 20.25H.125 are being met as the majority of the addition is being constructed adjacent to the existing home in an area which requires little modification to the natural contours of the buffer. The geotechnical engineer for the project has reviewed the plans and found them suitable to the site. A small retaining wall is proposed adjacent to the patio. This will minimize the need to change site topography. No structure is proposed to be constructed within the steep slope and existing contours of the property within the buffer will remain unchanged. Although the impervious surface area on site is increasing it still remains below the maximum for the zone. The deck extension will be made of flow-through material, and the mitigation area with native plantings will reduce surface water run-off to adjacent properties and assist in water infiltration.

The consideration letter from the geotechnical firm further addresses the requirements of 20.25H.140. The geo-tech report provides an assessment of the geological characteristics found on site, and provides analysis of the proposal regarding its potential impact upon the critical area, and adjacent properties. Based on their review of the proposal, the Geotech believes the proposal to reduce the buffer poses no additional risk to the critical area, the subject property or adjacent properties.

The consideration letter from the geotechnical engineer also addresses the criteria found in 20.25H.230. The letter confirms that the buffer may be reduced due to the underlying "hardpan" soils, and no cumulative impacts will affect the neighboring critical steep slope area or adjacent properties due to the reduction in buffer. The weathering process of the existing soils on site is expected to be extremely slow, and should not impact overall soil stability. The addition is discussed as being placed as far away from the critical area as possible while still allowing a feasible turning radius for vehicles entering the garage. Mitigation plantings at the northwest corner of the soil will provide additional soil systems.

IV. Public Notice and Comment

Application Date:	December 14, 2009
Public Notice (500 feet):	January 28, 2010
Minimum Comment Period:	February 11, 2010

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on January 28, 2010. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. 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 and has approved the application.

VI. State Environmental Policy Act (SEPA)

The proposal is located outside of the critical area and does not result in the movement of more than 500 cubic yards of cut and/or fill. Therefore, the project is categorically exempt from SEPA environmental review per WAC 197-11-800.

VII. Changes to Proposal Due to Staff Review

Staff requested clarification on the various sections of the code not addressed in the preliminary submittal packet, such as 20.25H.125, 20.25H.140 and 20.25H.250. In addition, staff requested further information on minimizing the impact to the buffer, the re-vegetation plan, and updated geotechnical review addressing Land Use Code requirements. The applicant provided the requested information.

VIII. Decision Criteria

A. 20.25H.145 Critical areas report – Approval of modification.
Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

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

The project geotechnical engineer has reviewed the proposed modifications and found that the proposals are suitable given the geological characteristics of the property. The geotechnical report is included in the permit file.

- 2. Will not adversely impact other critical areas;**

No work is proposed within the steep slope critical areas on site. The proposal is for the reduction of the size of the buffer only. The Geotech consideration letter stipulates that performance of the steep slope critical area will not be reduced over the life of the structure. The installation of mitigation plantings at the top of the slope will control the surface water flowing over the steep slope and thereby improve its stability.

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

The project geotechnical engineer has reviewed the proposed modifications and found that the proposals are suitable given the geological characteristics of the property.

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

The geotechnical engineer recommends that conventional shallow spread foundations for the addition extend through any fill, topsoil, loose or disturbed soils, and bear on the underlying medium dense or firmer, native glacial fill. Additionally, to reduce the potential for shallow sloughing events, the foundation line adjacent to the top of the steep slope should be deepened so that it is embedded at least six inches into the native dense glacial till.

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

The geotechnical report was prepared by a professional engineer. The report meets the standards stipulated in Submittal Requirements Sheet 25. It is the opinion of the

engineer of record that the planned addition will not impact the stability of the steep slope, the subject property or neighboring properties.

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

The modification of the steep slope critical area buffer complies with the recommendations found in the geotechnical report, and meets all best management practices, construction techniques and recommendations found therein. See Conditions of Approval in Section X of this report.

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

The proposal does not impact any habitat or areas of expected habitat. No significant trees will be removed as a result of this proposal. The mitigation plan will provide additional native vegetation in an area previously developed as lawn.

B. 20.25H.255 Critical Areas Report Decision Criteria

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

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

As the area where the development is proposed is currently planted with grass, the installation of a three tier replanting plan in this area will result in a net gain to the overall functions and values of the steep slope critical area. See Conditions of Approval in Section X of this report.

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

Installation of native plantings at the northwest corner of the lot will aid in soil retention and reduce storm water run-off. Slope stability will be improved by virtue of the root systems of these plantings.

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

regulated critical area buffer;

The issue of stormwater quality is addressed by the installation of native plantings at the northwestern property line, closest to the critical steep slope area. Runoff will be directed away from the slope through downspouts.

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

The restoration planting will be monitored for a period of three years with reports submitted once a year. A performance surety will be required based on the cost estimate of plants, labor and materials. The installation performance surety will be released when the mitigation plantings have been installed and inspected by the Land Use reviewer. The maintenance performance surety will be released after three years assuming restoration has been successful per the submitted maintenance and monitoring provisions. See Conditions of Approval in Section X of this report.

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

The modifications and performance measures in this proposal are not detrimental to the functions and values of the steep slopes off-site.

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

Construction of a single-family house is allowed in this zone and is compatible with adjacent land uses.

C. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria
The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

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

The applicant must obtain a building permit and utility permits. See Conditions of Approval in Section X of this report.

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

The proposal is consistent with required performance standards for projects in steep slope critical areas, as stipulated in 20.25H.125.

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

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

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

The proposed activity will not affect public services or facilities.

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

The proposed restoration is per the planting templates found in the City's Critical Areas Handbook which is acceptable. Maintenance and monitoring is required and will be guaranteed by a performance surety. A yearly monitoring report with photograph documentation shall be submitted in order to achieve the performance standards outline in the submitted Landscape Plan. See Conditions of Approval in Section X of this report.

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

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code. See Conditions of Approval in Section X of this report.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the reduction of the 50-foot top-of-slope buffer for the construction of the garage and a second story cantilevered deck. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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 building 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 Title 20	Carol Orr, 425-452-2896
Noise Control- BCC 9.18	Carol Orr, 425-452-2896

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

- 1. Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit and utilities permit must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
 Reviewer: Carol Orr, Development Services Department, Land Use

- 2. Geotechnical Recommendations:** Construction of the proposed addition and all site work within the critical area buffer shall comply with the recommendations found in the Geotechnical Reports dated 2/25/2009 and 2/21/2010.

Authority: Land Use Code 20.25H.145.F
 Reviewer: Carol Orr, Development Services Department, Land Use

- 3. Mitigation Planting and Monitoring:** Mitigation planting shall be undertaken within the steep slope critical area buffer to mitigate for the impacts associated with the construction of the new garage, patio and second story deck. The mitigation planting shall, at a minimum contain the plants and quantities specified in the approved mitigation planting plans as prepared by MXP Consulting and submitted to the City of Bellevue on 3/04/2010. The mitigation plantings shall be monitored for a period of three years, consistent with a monitoring plan approved pursuant to LUC 20.25H.210. A report on plan health, survival, and maintenance activity shall be submitted yearly for three years as proposed in the Landscape Plan dated March 2010. Reports shall be submitted to the Development Services Department in order to release the performance surety.

Authority: Land Use Code 20.30P.140
 Reviewer: Carol Orr, Development Services Department, Land Use

- 4. Assignment of Savings – Landscape Installation Performance Surety:** To ensure the proper attention is given the mitigation plantings by the applicant, an assignment of savings or bond financial security device for landscape installation equal to 150% of the value of the labor and materials required to install the approved mitigation planting plan. This device shall be submitted prior to the issuance of the Building permit in accordance with LUC 20.40.490.

Authority: Land Use Code 20.40.490
Reviewer: Carol Orr, Development Services Department, Land Use

- 5. Assignment of Savings – Landscape Maintenance Performance Surety:** To ensure a proper maintenance schedule is followed after the mitigation plantings have been installed, an assignment of savings or bond financial security device for landscape maintenance equal to 20% of the value of the labor and materials required to install the approved mitigation plantings. This device shall be submitted prior to the release of the landscape installation device in accordance with LUC 20.40.490,

Authority: Land Use Code 20.40.490
Reviewer: Carol Orr, Development Services Department, Land Use

- 6. Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area. At the end of 3 years, a Land Use Inspection will need to be requested to release the surety. Staff will need to find that the plants are in a healthy and growing condition and meet the performance standards on the Landscape plan dated March 2010.

Authority: Land Use Code 20.30P.140
Reviewer: Carol Orr, Development Services Department, Land Use

- 7. Hold Harmless Agreement:** Prior to building permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the reduction in the top of slope buffer. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170
Reviewer: Carol Orr, Development Services Department, Land Use

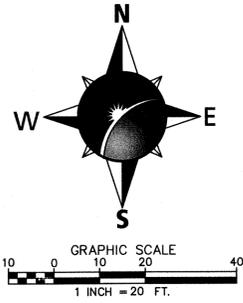
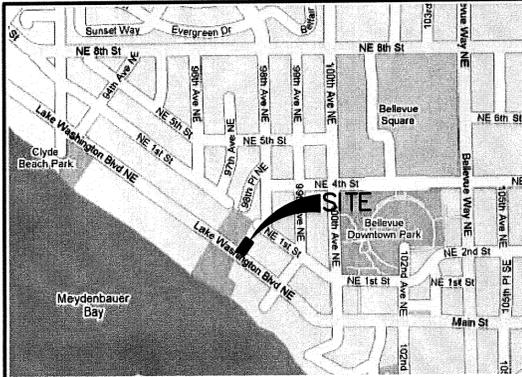
XI. Attachments:

1. Site Plan
2. Mitigation Planting Plan

Other documents available in the Permit File

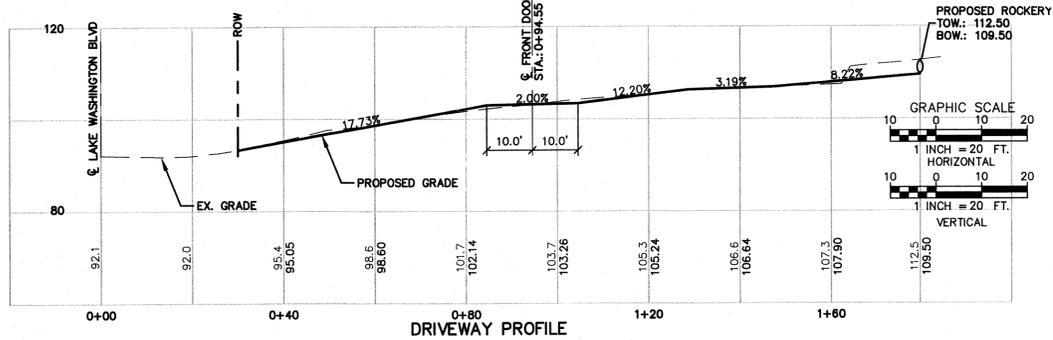
3. Geotechnical Report dated revised February 25, 2009 – In File
4. Geotechnical Engineering Considerations Letter dated February 21, 2010 – In File
5. Critical Area Report Narrative original dated March 3, 2010 – In File
6. Application, plans and other project information – In File

SE 1/4, NE 1/4, SEC 31, TWP 25N, RNG 5E, W.M.



VICINITY MAP

NTS



GENERAL NOTES

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NPL 352 TOTAL STATION.
- PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2008 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ECA AREAS SHOWN ON THIS MAP AREA BASED ON MXP CONSULTING'S BEST INTERPRETATION OF CITY OF BELLEVUE/KING COUNTY CODE. OWNER TO VERIFY ECA LOCATIONS WITH CITY OF BELLEVUE/KING COUNTY.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL



ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF BELLEVUE SURVEY BENCHMARK DATABASE.
 FOUND BRASS CAP 0.4" DOWN IN CASE, LOCATED ALONG THE CENTERLINE OF LAKE WASHINGTON BLVD, IN FRONT OF HOUSE NO. 9621.
 ELEVATION=113.36 FEET (34.552) NAVD 88
 2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

PROJECT INFORMATION

ENGINEER/SURVEYOR: MXP CONSULTING, INC.
1505 NW WALL ST.
ISSAQUAH, WA 98027
PHONE: 425 837 8083

PROPERTY OWNER: DAVID ALLEN
9714 LAKE WASHINGTON BLVD NE
BELLEVUE, WA 98004

TAX PARCEL NUMBER: 438920-0421

PROJECT ADDRESS: 9714 LAKE WASHINGTON BLVD NE
BELLEVUE, WA 98004

ZONING: R5

JURISDICTION: BELLEVUE

PARCEL ACREAGE: 12,786 S.F. (0.29 ACRES ±)
AS SURVEYED

ON SITE CRITICAL AREAS S.F.: 651 S.F.

LEGAL DESCRIPTION

THE SOUTHWESTERLY HALF OF THAT PORTION OF LOT 2, BLOCK 7, PLAT OF LOCHLEVEN, RECORDED IN VOLUME 16 OF PLATS, PAGE 46, UNDER RECORDING NO. 19071003512380, RECORDS OF KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF LAKE WASHINGTON BLVD.
 SITUATE IN THE CITY OF BELLEVUE, KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF S52°57'19"E FOR THE CENTERLINE OF LAKE WASHINGTON BLVD, BASED ON MONUMENTS FOUND IN CASE, PER REFERENCE NO. 1.

EX. LEGEND

- SAN, SEWER MANHOLE
- STORM DRAIN MANHOLE
- ⊠ TYPE 1 CATCH BASIN
- ⊠ WATER METER
- ⊠ GAS METER
- ⊠ GAS VALVE
- ⊠ ELECTRIC JUNCTION BOX
- ⊠ ELECTRIC METER
- UTILITY POLE
- CONCRETE WALL
- CONCRETE BLOCK WALL
- OHU OVERHEAD UTILITY
- OHE OVERHEAD ELECTRIC
- X CHAINLINK FENCE
- WOOD FENCE
- EDGE OF ASPHALT
- ⊠ 40% AND GREATER

REFERENCES

- RECORD OF SURVEY PREPARED FOR MARILYN CARLTON BY TRIAD ASSOCIATES, RECORDED MARCH 21, 2008, IN VOLUME 242 OF SURVEYS, PAGE 266, UNDER RECORDING NO. 20080321900018, RECORDS OF KING COUNTY, WASHINGTON.
- CITY OF BELLEVUE SHORT PLAT NO. CSPS--88--5837, RECORDED JANUARY 6, 1989, IN VOLUME 64 OF SURVEYS, PAGES 111 AND 111A, UNDER RECORDING NO. 8901069001, RECORDS OF KING COUNTY, WASHINGTON.

IMPERVIOUS AREAS CALCULATION:

EXISTING IMPERVIOUS SURFACE AREA:
 HOUSE** : 2,558 S.F.
 DRIVEWAY : 2,182 S.F.
 CONCRETE WALKWAYS/PATIOS & DECK : 1240 S.F.
 TOTAL : 5,980 S.F.

PROPOSED IMPERVIOUS SURFACE AREA:
 GARAGE ADDITION** : 526 S.F.
 NET NEW DRIVEWAY : 76 S.F.
 NET NEW CONCRETE PATIO & DECK : 302 S.F.
 TOTAL : 904 S.F.

EXISTING + (PROPOSED-AREAS TO BE REMOVED) = 6,884 S.F.
 6,884 S.F. / 12,786 S.F. = 53.84% IMPERVIOUS LOT COVERAGE

**AREA OF EAVES OVER OTHER IMPERVIOUS SURFACES ALREADY ACCOUNTED FOR WERE NOT INCLUDED.

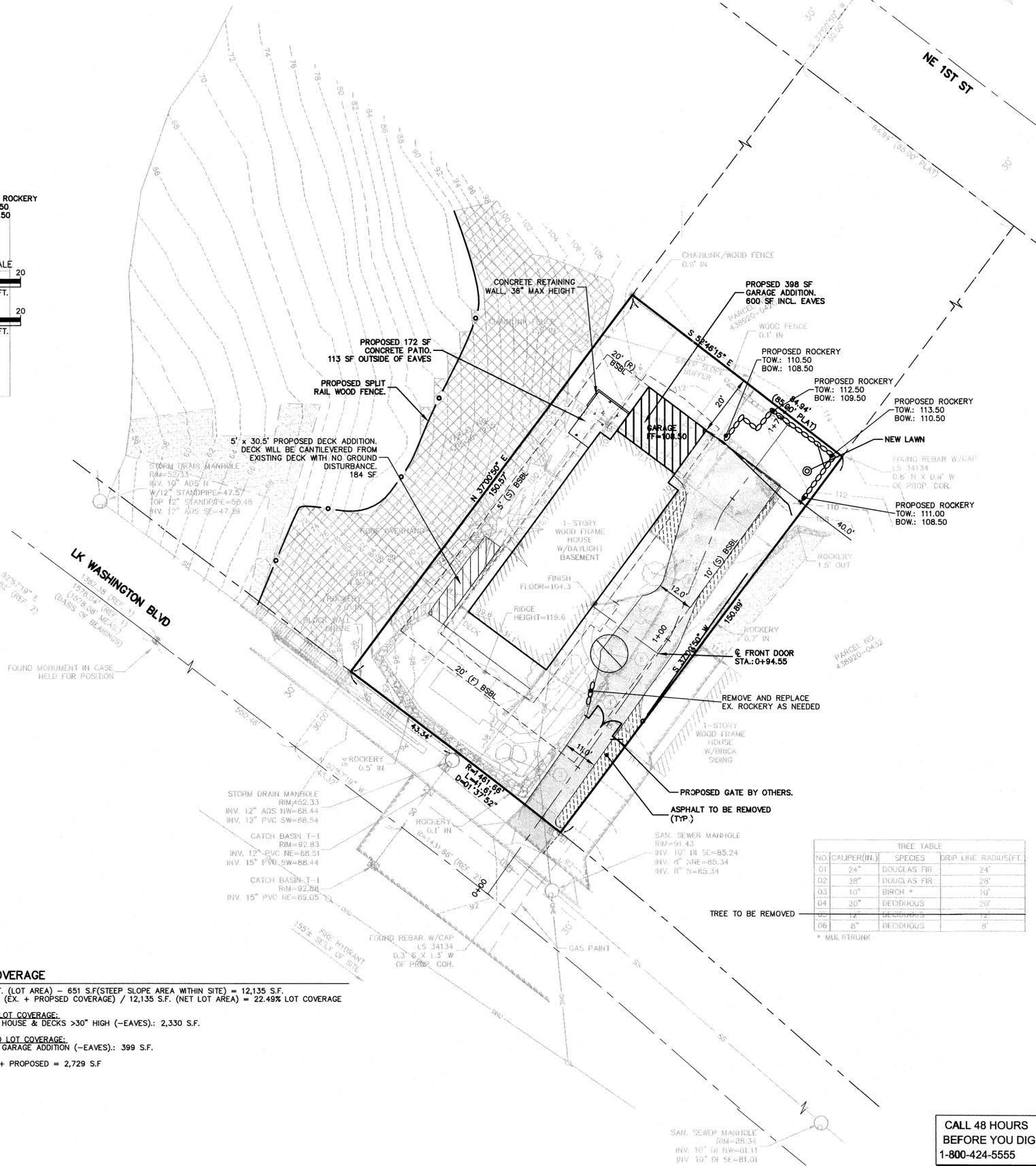
LOT COVERAGE

12,786 S.F. (LOT AREA) - 651 S.F.(STEEP SLOPE AREA WITHIN SITE) = 12,135 S.F.
 2,729 S.F. (EX. + PROPOSED COVERAGE) / 12,135 S.F. (NET LOT AREA) = 22.49% LOT COVERAGE

EXISTING LOT COVERAGE:
 HOUSE & DECKS >30" HIGH (-EAVES): 2,330 S.F.

PROPOSED LOT COVERAGE:
 GARAGE ADDITION (-EAVES): 399 S.F.

EXISTING + PROPOSED = 2,729 S.F



TREE TABLE			
NO.	CALIPER(IN.)	SPECIES	DRIP LINE RADIUS(FT.)
01	24"	DOUGLAS FIR	24'
02	28"	DOUGLAS FIR	28'
03	10"	BIRCH *	10'
04	20"	DECIDUOUS	20'
05	12"	DECIDUOUS	12'
06	8"	DECIDUOUS	8'

* MUL/TRUNK

MXP Consulting, Inc.
SURVEY - CIVIL - STRUCTURAL

DATE 11/19/09
REVISION 3/4/10
COB REVISIONS COB REVISIONS

SITE PLAN B

ALLEN RESIDENTIAL ADDITION
 9714 LAKE WASHINGTON BLVD NE
 BELLEVUE, WA 98004

PROJECT NO.: 08-277
DESIGN/DRAWN: A. SCHMIDT
ENGINEER/SURVEYOR: M. PLOG
SHEET: 1 of 1

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

Permit Processing

P:\2008\08277\Civil\DWG\Plot\Primary\01-35PB827.dwg 3/27/2009 MARK PLOG

