



City of Bellevue  
Development Services Department  
Land Use Staff Report

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**Proposal Name:** Jewell Hedge Removal

**Proposal Address:** 907 Shoreland Drive SE

**Proposal Description:** The applicant requests a Critical Areas Land Use Permit for removal of non-native, evergreen shrubs and restoration in a steep slope critical area buffer.

**File Number:** 10-111689 LO

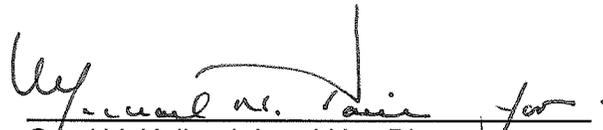
**Applicant:** Mike Jewell

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

**Planner:** Kevin LeClair, Planner

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

**Director's Decision:** Approval with Conditions

  
Carol V. Helland, Land Use Director  
Development Services Department

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Application Date: April 27, 2010  
Notice of Application Publication Date: May 6, 2010  
Decision Publication Date: May 27, 2010  
Project/SEPA Appeal Deadline: June 10, 2010

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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. "Vegetation Management Plan" consisting of *Critical Area Report and Narrative Description; Mitigation, Restoration, or Enhancement Plan and Site Plan B/Site Sketch*.
2. *Geotechnical Engineering Assessment of Proposed Wood Fence* by Batterman Geotechnical Consulting PLLC.

## I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit for the removal and restoration of steep slope critical area buffer where a row of non-native, evergreen shrubs were installed without permission. Restoration is required to bring this area back to preexisting condition. If any planting is done to enhance the area, it shall be with native species.

The Land Use Code (LUC) prescribes a 50-foot critical area buffer from the top a 40% slope with a rise of 10 feet or more and a contiguous land area of 1000 square feet or more.

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

### A. Site Description

The undeveloped, site is located at 907 Shoreland Drive SE (King County Parcel #5627300095). The property is irregularly shaped and constrained with two areas of steep slope critical area. One slope is on the northeastern edge of the property and the other is on the western third of the property. Both slopes are in excess of 40% slope and have the requisite elevation change and area to be considered critical area steep slopes. The property also abuts Lake Washington on the western edge.

Access to the property is obtained via ingress/egress easement from the neighboring property to the south, 905 Shoreland Drive SE.

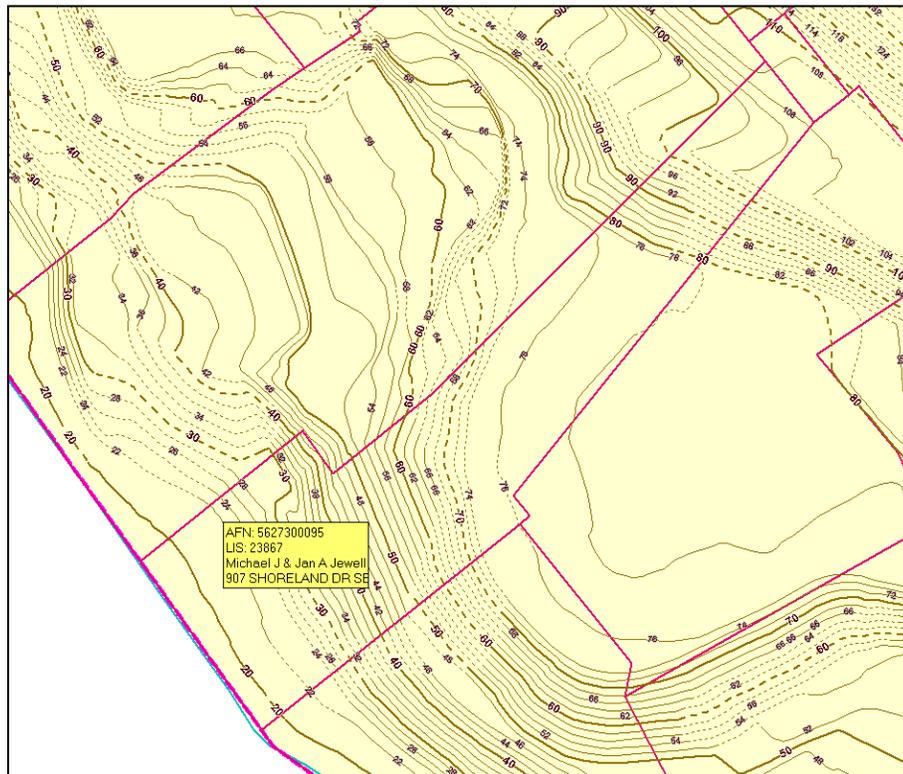


Figure 1: Property Map

**B. Zoning**

The property is zoned R-2.5. The property is also within the Critical Areas Overlay District (LUC 20.25H) and the Shoreline Overlay District (LUC 20.25E).

**C. Land Use Context**

The surrounding development pattern is that of low density, single-family residential development configured to take advantage of private recreational access to Lake Washington and southwesterly views.

**D. Critical Areas Functions and Values**

**i. Geologic Hazard Areas**

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

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

**III. Consistency with Land Use Code Requirements:**

**A. Zoning District Dimensional Requirements:**

The site is located in the R-2.5 zoning district. No construction or development of the property is proposed, so the dimensional standards associated with zoning district are not applicable to the proposal.

**B. Critical Areas Requirements LUC 20.25H:**

**Performance Standards for Vegetation Management LUC 20.25H.055**

The applicant has prepared a vegetation management plan that is consistent with the standards contained in LUC 20.25H.055.C.3.i.vi. In the applicant's plan, contained in two submitted documents, *Critical Area Report & Narrative Description* and *Mitigation, Restoration, or Enhancement Plan*, the applicant describes the existing condition on the property and explains the site history leading up to the proposal to manage the vegetation on the property.

The applicant describes how a single-family residence was constructed on the property to south. As part of this construction, an outdoor patio was constructed that is extremely closed to the property line. The applicant then installed a non-native, evergreen hedge along the property line for screening purposes. Since this non-native hedgerow was installed without permission within a critical area buffer, the applicant was required to prepare a restoration plan that calls for the removal of hedge and restoration of the disturbed area.

The applicant's short and long-term management objective of the property is to maintain it in its current condition and provide separation between the properties. The applicant's plan is to remove the non-native shrubs, reseed the area with grass ground cover, and install to 2 native cedar trees just above the top of the slope on the property.

### **C. Consistency with Land Use Code Critical Areas Performance Standards:**

#### **Performance standards for landslide hazards and steep slopes LUC 20.25H.125**

The applicant desires to construct an 8-foot tall cedar board fence along the property line in the critical area buffer. The land use code does not regulate the construction of fences within a steep slope critical area buffer, as long as the fence does not add to the risk associated with the stability of the existing slope and does not substantially interfere with wildlife access across the site. The applicant has provided a letter of analysis from a geotechnical engineer evaluating the proposed fence perpendicular to the top of slope and found it to be of no risk to the slope.

## **IV. Public Notice and Comment**

Application Date:	April 27, 2010
Public Notice (500 feet):	May 6, 2010
Minimum Comment Period:	May 20, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on May 6, 2010. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

## **V. Summary of Technical Reviews**

### **Clearing and Grading:**

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

## **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 as a result of City review**

No changes were made to the proposal as a result of City review.

## **VIII. Decision Criteria**

### **A. Critical Areas Land Use Permit Decision Criteria 20.30P.140**

The Director may approve or approve with modifications an application for a critical areas land use permit if:

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

**Finding:** The proposal is required to obtain a clearing and grading permit due to the disturbance of ground within a critical area buffer. The applicant has applied for clearing and grading permit (10-111661 GH). The conditions of approval associated with this land use approval will be applied to the clearing and grading permit.

#### **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 applicant has retained the services of a geotechnical engineer to advise them on appropriate measures to ensure the stability of the steep slope critical area is maintained. The recommendations of the applicant's geotechnical engineer should be followed and inspected under the clearing and grading permit.

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

**Finding:** The performance standards applicable to the proposed use of vegetation management have been addressed and are review in section III above.

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

**Finding:** The site is currently served by adequate public facilities. Nothing in the proposal will change the need for public facilities.

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

**Finding:** The proposal is essentially for the restoration of the area where a row of non-native, evergreen shrubs were installed within a steep slope critical area buffer. The applicant prepared and submitted a restoration plan consistent with the requirements of LUC 20.25H.210.

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

**Finding:** As discussed in Section III 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 Development Services Director does hereby **approve with conditions** the proposal to remove and restore an area currently planted with non-native, evergreen shrubs within the 50-foot top-of-slope critical area buffer at 907 Shoreland Drive 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	Savina Uzunow, 425-452-7860
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. Restoration for Areas of Temporary Disturbance:** A restoration plan for all areas of temporary disturbance 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 documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H  
Reviewer: Kevin LeClair, Land Use

**2. Rainy Season restrictions:** Due to the proximity to steep slope 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: Savina Uzunow, Clearing and Grading

**3. Noise Control:** 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, Land Use

Attachment 1

“Vegetation Management Plan” consisting of *Critical Area Report and Narrative Description; Mitigation, Restoration, or Enhancement Plan and Site Plan B/Site Sketch*

# Critical Area Report & Narrative Description

Received

APR 27 2010

## Description of Project Site:

The project site is a vacant lot located at 907 Shoreland Drive SE, Bellevue. The area is fully developed with established residences and the neighborhood's most recent house is a new 12,000 square foot residence (house and garage) on the adjoining south side of our property. A photo of our property and this new mansion is shown below. Our property has a slope on its' east side populated with grass and juniper plants. The property then becomes a level area covered in grass with a couple shrubs, two old apple trees and a young birch tree is on its northern and southern edges. The property then slopes approximately 50 feet down to another level area. This sloped area is covered in grass and some invasive blackberry plants. The lower level area is 40 to 50 feet deep and 80 feet wide. This area is covered in grass with a few birch trees and junipers. This western end of the property touches Lake Washington. A copy of the property's topographic survey is provided in this package.

## Description of Design:

Our property lost its privacy when a new 12,000 square foot house was recently constructed on the adjoining south side of our address. The height of this mansion approaches 30 feet and is approximately 10 feet from our property line. This has substantially reduced our sunlight, privacy and views. The new house includes a two foot elevated side patio with table and chairs which is within a few inches of our property and overlooks our property providing us no privacy. This is shown in the below two photos; one called Property Line Previous Disturbance and another called Property Line Hedge. In addition, the new home's back patio was elevated a couple feet and overlooks the majority of our upper level property area also providing us no privacy. The grounds of this new property were completely landscaped in 2008 and during that process all plant life was stripped off the first 1 ½ to two feet of our southern property line. This was most likely done by the new home owner or their landscaping company to prevent our grass area from touching their "non-native" newly planted grass.

We recently planted an arborvitae hedge, on our southern property line adjoining this new house to increase our privacy and property security. A photo of this hedge and new oversized residence is shown below. We had originally selected these plants as the identical arborvitae hedge is on the south side of our southern neighbor's property border and is used on many homes on Shoreland Drive for privacy. We have been informed our newly planted arborvitae are not a native plant. Per a new City of Bellevue rules, which were implemented in 2006, only native plants can be close to our slope.

As a result we plan to remove these plants. The dirt holes, caused by removing these plants, will be approximately 1 foot wide by 1 foot deep in a rounded shape for each plant to be removed. There are approximately 25 plants along this property line. Once the hedge is removed the holes will be filled in with dirt from our property.

During the same week this hedge is removed, we plan to install a traditional wood cedar fence as shown below. The design of this fence will be "like kind" in appearance to the fence recently installed by the City of Bellevue on NE 8<sup>th</sup> going towards Clyde Hill. Both sides will have the same physical structure and we will be using high quality cedar boards with 4 inch by 6 inch posts sunk a minimum of 2 feet in the ground and set in concrete. The height of the fence will be within city regulations and not

exceed 8 feet. We also plan to plant two Red Cedar trees on the property as this style of tree is used in the local neighborhood, is native to the area and is on the approved list of native trees by the City of Bellevue. Locations of these red cedar trees is provided on the provided Site Plan B/Site Sketch.

A geotechnical study was conducted at a substantial cost to us to prove these posts will not impact the stability of the slope. In fact all posts will be placed on the level area of our property and not on the slope. They will not even extend as far as the current old fence post on the edge of the slope. A copy of this geotechnical study is provided in this package. The fence will be entirely on our property as we recently paid for a new survey. The surveyor had discovered our 2007 markers had been moved by a neighbor or landscaper adding as much as 2 feet to the neighbor's lot (near the back yard of the neighbor's house); the new survey has corrected this problem by placing new metal stakes in the ground and replacing the white stakes. The same surveyor was used in the 2007 survey and again in Spring 2010. A diagram of the fence location and two new Red Cedar trees has been provided in this package called Site Plan B/Site Sketch.

### **Minimum impact and no feasible alternative with less impact:**

We originally believed an arborvitae hedge would provide a minimal impact to the area since it is used by so many residences on Shoreland Drive. It appears we were wrong and as a result a standard wood fence is our best alternative to provide privacy and security between our property and the new 12,000 square foot house adjoining our property. Our fence design is regularly used by the City of Bellevue and local residences for privacy, safety and security. The design has minimal impact as the only 4 inch by 6 inch fence posts will be touching the ground and each panel span will be approximately 8 feet. A photo of a nearly like kind cedar fence is provided in this package called Example of Fence Design. Shoreland Drive is a well developed area of Bellevue with many established residences and animals will be able to easily walk around the fence since it will not be a fully enclosed area. Also any surface water will be able to travel under the fence.

It is also important to point out the area impacted by the fence posts and our arborvitae hedge had previously been disturbed by our neighbor or their landscaper as can be seen in the attached photo called Property Line Disturbance. This was done without any City of Bellevue permits and was done without our knowledge. It appears the owners of the new residence did this to prevent our grass and weeds from entering the new residence's lawn. We never complained about this event as we were not aware of the City of Bellevue rules and did not want to bother the new owners on our southern property line. The area previously disturbed by our neighbor is about 1 ½ to 2 feet wide and runs nearly the full length of our property's upper level area that adjoins their property. Please see photo attached; Property Line Previous Disturbance.

We also need to point out our property was regularly used in 2007 and 2008 by the neighbor's builder and his sub-contractors as a storage area and for heavy equipment. Never once was any Grading Permits or Critical Areas Land Use Permits applied for with the City of Bellevue for disturbing our property. If you would like, we have photos showing this land disturbance and storage of some building supplies. At the time we did not mind as we understood our property's access helped the builder and eventual new buyer complete the new house.

### **Description of Alternatives considered:**

Since our goal was privacy and safety, we considered a 6 to 8 foot high cement, brick or block wall on our south side along with a large metal gate at our driveway area. However, we felt this was not appropriate since the entire base of the wall would be on the surface of the property, restricting surface water flow and our metal gate would not look good so close to our neighbor's driveway. We also felt our neighbor would not like the appearance of cement, block or brick wall dividing our two properties.

We also considered purchasing many native trees, from a list approved by the City of Bellevue, and planting these trees very close together to create a "living green wall". We however felt these trees would grow approximately 3 to 4 feet per year and would further reduce the already restricted natural light for both properties. In addition, these trees could easily grow 40 feet high and the tree branches would grow into our neighbor's property and require regular trimming.

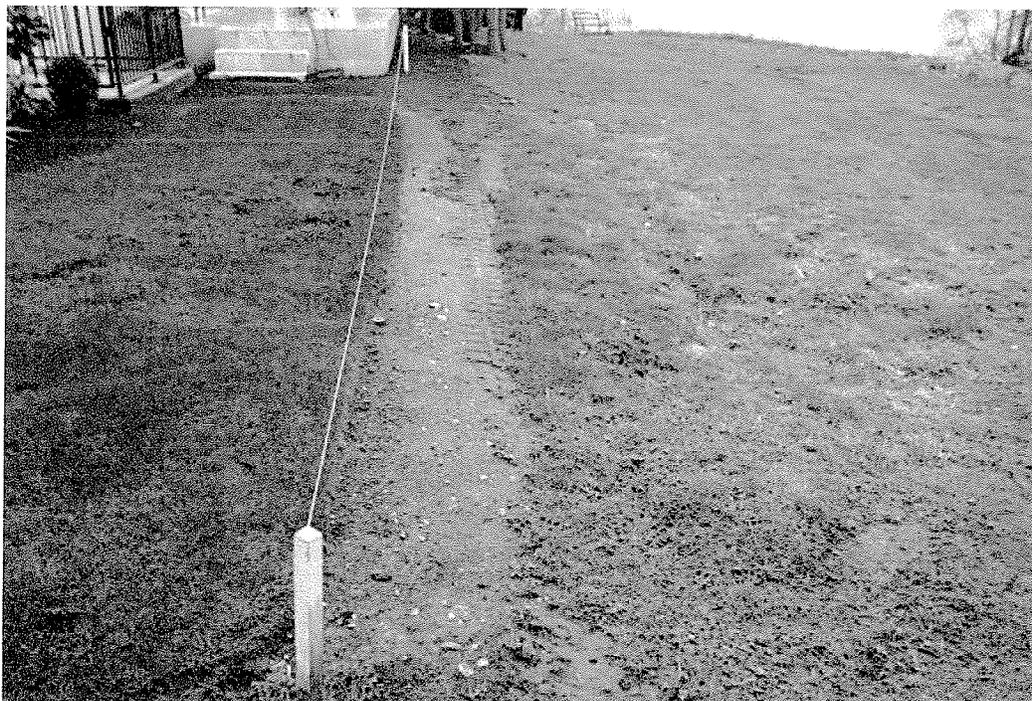
After a reviewing of our alternatives and our goal of privacy and safety, we elected to go with a standard wood fence which is common to the area and has minimal impact to ground, plants, water surface flow and animals in this residential area.

#### **Meeting decision criteria and performance standards and land use:**

Our property is zoned R-2.5 and allows for 3,000 square feet of permanently disturbed land. We are not taking any steps that will impact the stability of the slope, impact natural plants in the area, and will not impact any wildlife or surface water flows. Since there is no structure being considered here there are no performance standards required.

#### **Property Line Previous Disturbance**

**Disturbed dirt area on our property caused by the neighbor or landscaper of their newly constructed home. Photo also shows location of their side patio with table and chairs within a few niches of our property line providing us no privacy and is a potential liability risk for our property.**



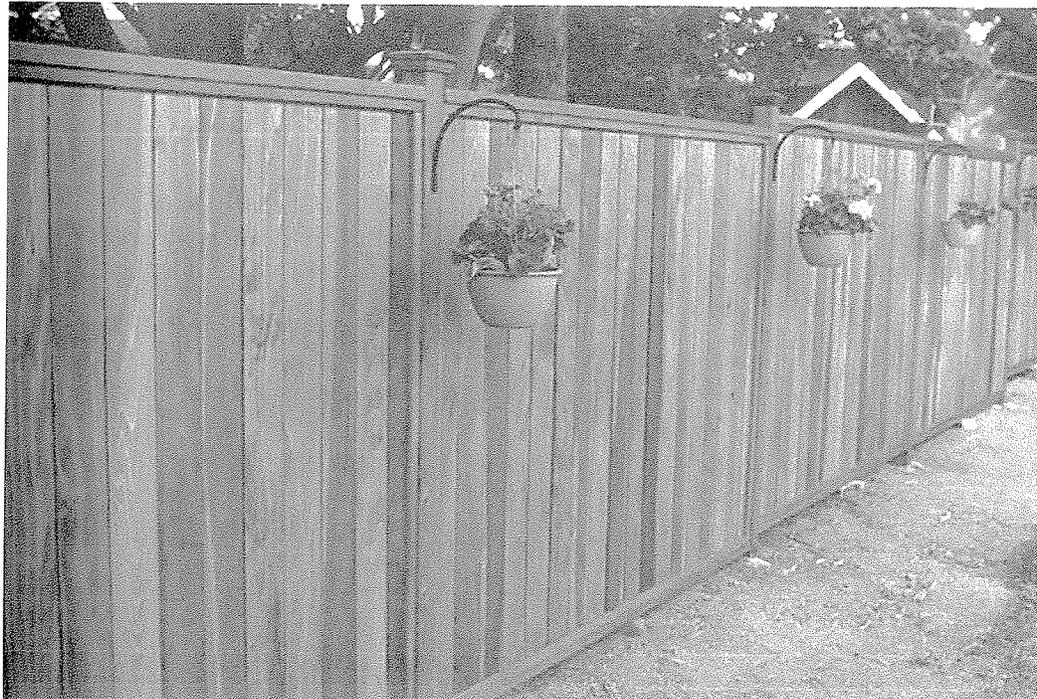
## Property Line Hedge

Current arborvitae hedge and new 12,000 square foot residence adjoining our southern property line. Our goal was to restore our privacy and improve safety of our property. Since the arborvitae plants are not native to the area we will be removing them at substantial cost.



## Example of Fence Design

The fence will be like kind to what the City of Bellevue frequently uses and will have 4 inch by 6 inch wood posts with approximately 8 foot panel spans. Spans will be supported by 2 inch by 6 inch boards.

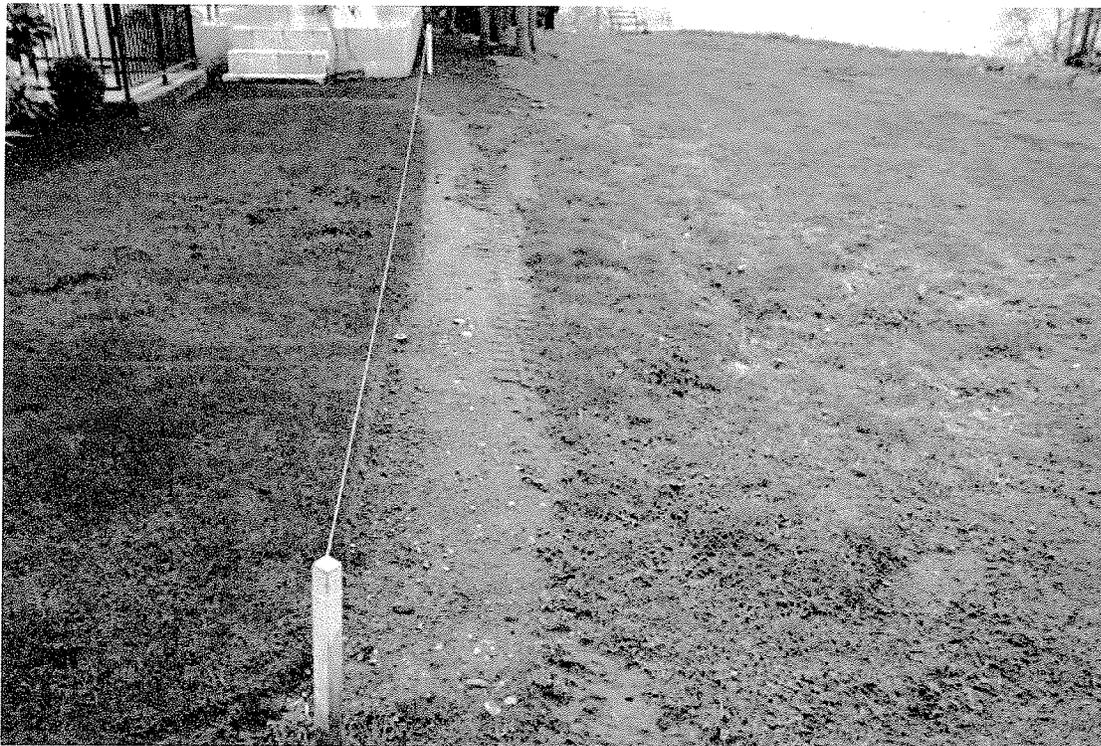


## Mitigation, Restoration, or Enhancement Plan

We will be removing our recently planted arborvitae hedge on our property, that borders a new 12,000 square foot house, since the arborvitae is not a native plant to the area. This area had previously been disturbed by our southern neighbor or landscaper in 2008 as can be seen in the below photo Previously Disturbed Area. This approximately 1 ½ to 2 foot wide area had been stripped of any plant life to prevent our "native grass" to touch their new non-native grass. The area previously disturbed covered nearly the entire southern edge of our upper level area. We plan to restore this area at our cost to return it to the previously populated grass area plus the proposed new standard wood fence. The dirt holes, caused by removing the arborvitae plants, will most likely be 1 foot wide by 1 foot deep in a rounded shape for each plant to be removed. There are approximately 25 plants along this property line. Once the hedge is removed the holes will be filled in with dirt from the property.

As stated above, once the hedge is removed we will install a traditional wood fence as shown below. This fence will be supported by 4 inch by 6 inch wood posts and each post will be set in concrete. We will also re-seed any disturbed area with like kind grass. This way the ground and grass area will be restored as it did prior to planting the hedge.

**Previously Disturbed Area (previously disturbed by neighbor or their landscaper/gardener).**



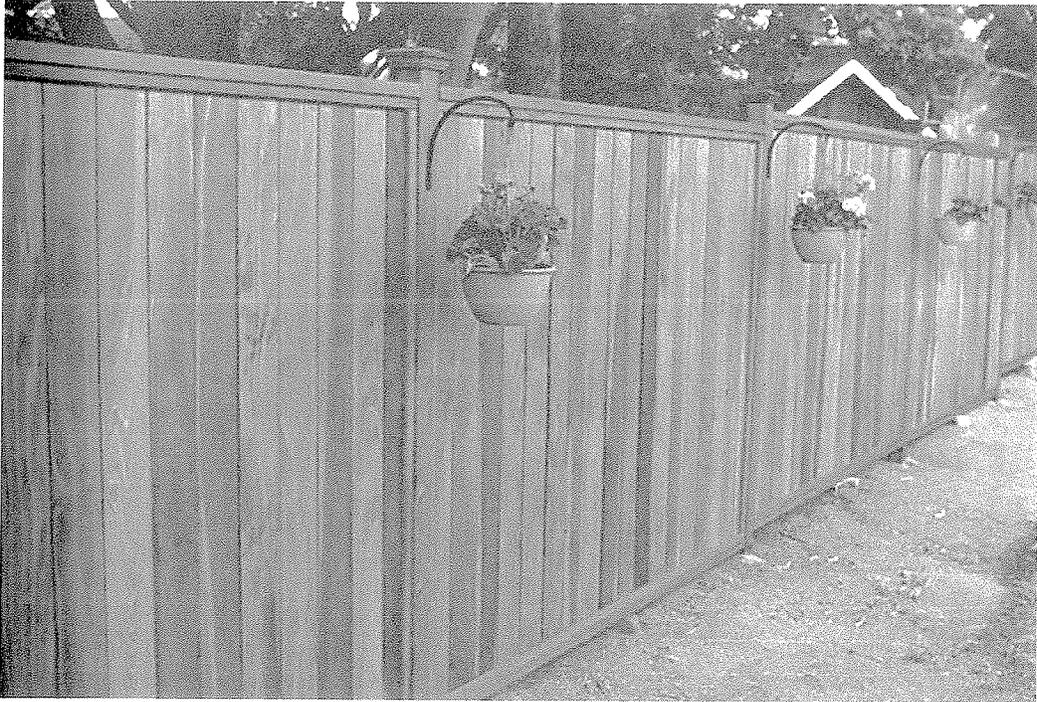
APR 27 2010

Permit Processing

**Arborvitae plants to be removed and current lack of privacy and security with new 12,000 square foot house.**

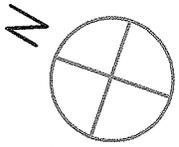


**Example of new cedar wood fence to be installed for privacy and security.**



# Site Plan B / Site Sketch

907 Shoreland Drive SE  
Bellevue, WA



Ingress / Egress Easement

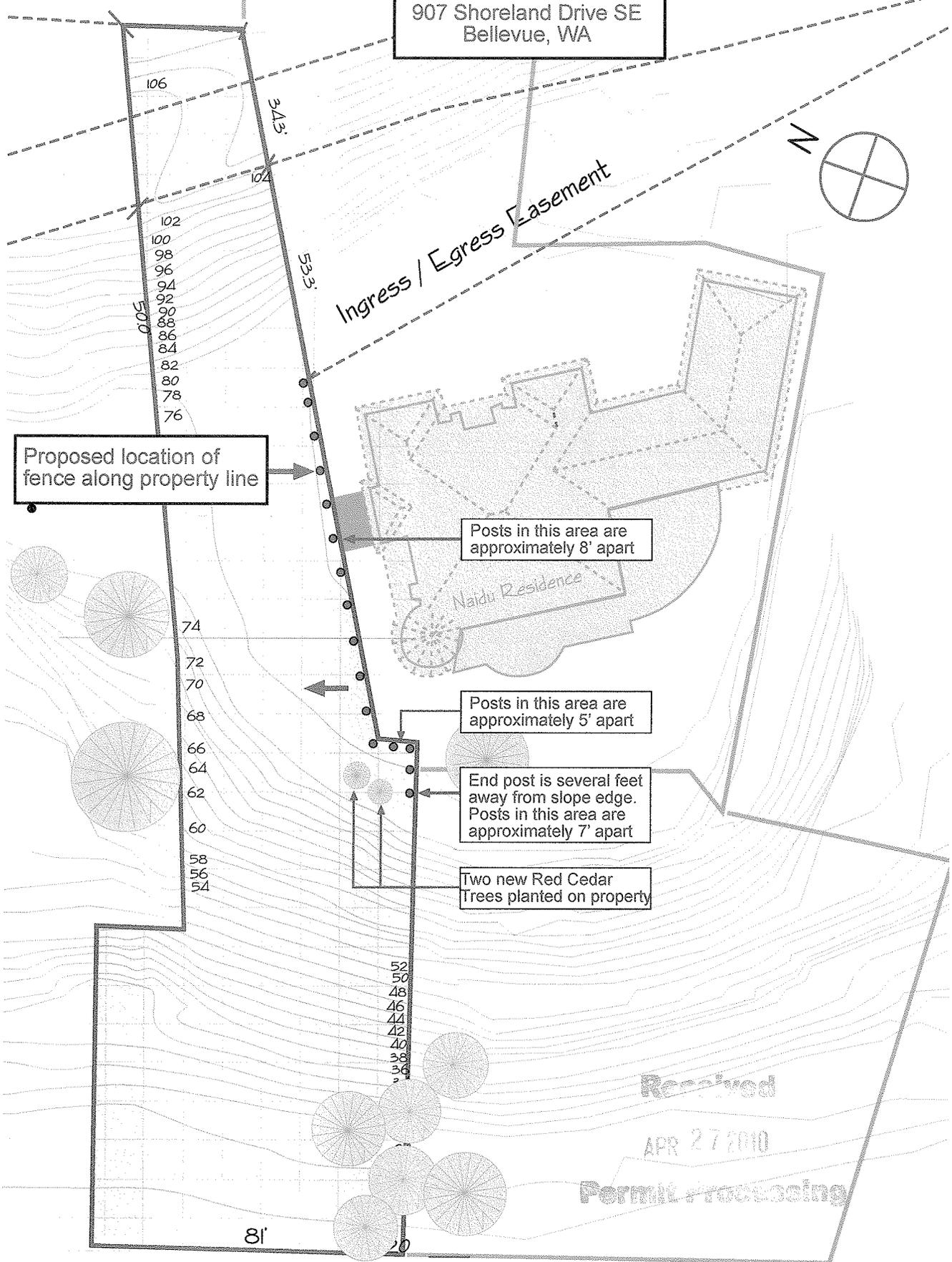
Proposed location of fence along property line

Posts in this area are approximately 8' apart

Posts in this area are approximately 5' apart

End post is several feet away from slope edge. Posts in this area are approximately 7' apart

Two new Red Cedar Trees planted on property

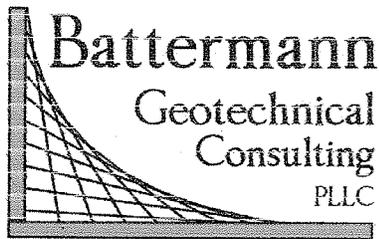


Received  
APR 27 2010  
Permit Processing

Lake Washington

Attachment 2

*Geotechnical Engineering Assessment of Proposed Wood Fence*  
by Batterman Geotechnical Consulting PLLC



Received March 14, 2010  
Project No. 10013

APR 27 2010

Permit Processing

Mr. Mike Jewell  
1020 88<sup>th</sup> Avenue NE  
Bellevue, WA 98004

Subject: Geotechnical Engineering Assessment of Proposed Wood Fence  
907 Shoreland Drive SE  
Bellevue, Washington

Battermann Geotechnical Consulting, pllc was requested to provide an assessment of the potential for a planned wood fence to cause a destabilization of the west slope at the subject property. We visited the site on March 10, 2010 to perform a visual reconnaissance of the slope and excavate a series of hand dug/augured exploration holes to gain subsurface information about the slope sediments. The planned wood fence will be about 8 feet high with posts set on-center about 8 feet apart. The fence posts will be embedded to a depth of 24 to 30 inches in cast-in-place concrete. The results of our evaluation are presented herein.

The subject property was undeveloped and was located at the end of a private access driveway off of Shoreland Drive SE in Bellevue, Washington. The property was comprised of two level benches, the west level bench at the Lake's edge, with an approximate 50 foot high slope separating the two benches. The slope was at an approximate inclination of 57 percent. Nearly the entire site was covered with grass. There were no trees onsite but there was a large, approximate 4 foot diameter, twin trunk cedar at the top of the slope on the neighboring property to the south. There was a foot path established that switch-backed down the face of the slope between the two benches. There were no developments on the property.

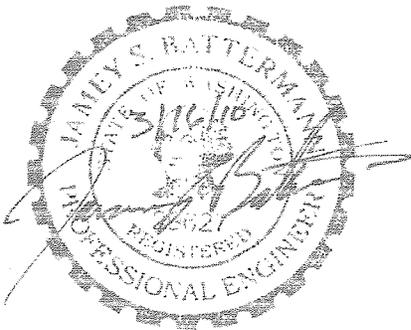
Three hand dug explorations were completed onsite as shown on Figure 1, Site and Exploration Plan. The exploration log of EH-1 is also attached to this letter. No logs were completed for EH-2 or EH-3 and these were only excavated to a depth of two feet and were completed to verify that the near surface sediments were consistent with the native sediments encountered in EH-1. The soils encountered in the explorations consisted of an approximate 12 inch layer of topsoil overlying medium dense to dense with increasing depth, damp, grey-brown, silty, fine to medium sand. The grain size distribution of the sediment was increasing with depth and by a depth of about 4 feet in EH-1 the sediment was primarily a fine to medium sand with trace silt and occasional gravel. The exploration EH-1 was completed to a depth of 6 feet below current ground surface while the other two holes were terminated at about 2 feet. This material has been interpreted as Vashon advance outwash deposited during the approach of the last ice sheet into the Puget Sound region approximately 12 to 15 thousand years ago. The outwash sand was subsequently over-run by several thousand feet of glacial ice resulting in a dense, glacially consolidated sediment.

During our geologic hazards reconnaissance of the property we did not observe any evidence of erosion or past slope instability on this property. The site was well covered with an established grass cover and sod layer. No evidence of past head scarps or debris flows were observed.

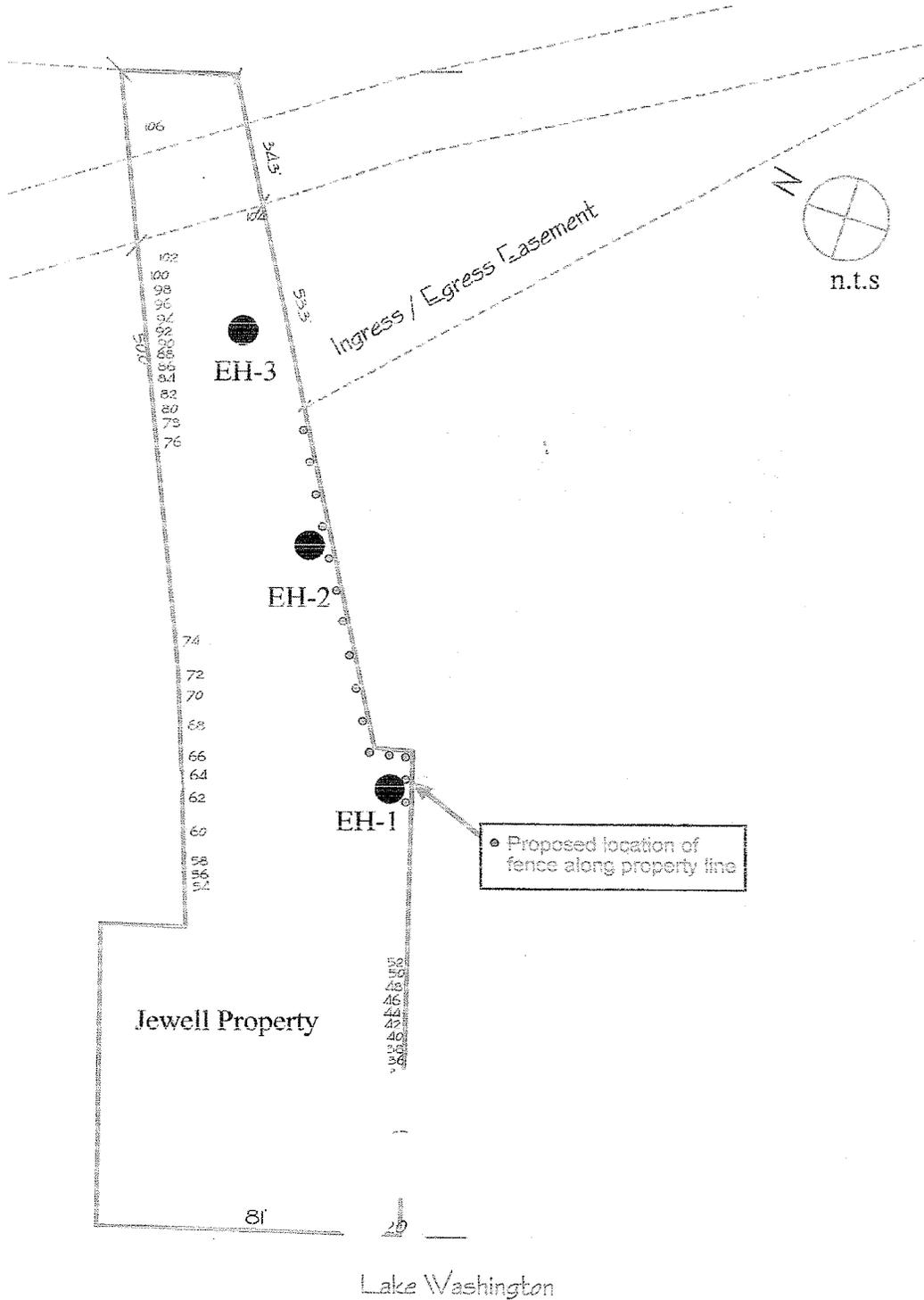
It is our opinion from a geotechnical engineering standpoint that the planned wood fence may be established without having an adverse impact on the stability of the slope. The slope is underlain by dense, glacially consolidated sediments with good drainage and strength characteristics. The lateral wind load on the fence will be translated to a passive soil resistance in the upper 2 to 3 feet of soil at the fence post locations. The core of the slope will not be affected in any way by the vertical or lateral loads from the planned fence. As the fence is perpendicular to the fall of the slope with the first fence post setback about 10 feet from the slope face, the less dense surficial soils on the slope will also not experience any loading from the fence. The fence loads are significantly less than the loads imparted by the 60 foot high cedar tree on the neighboring lot. If the soil that comprised the slope was in such a poor condition that the installation of a wood fence would have an impact on slope stability, the foundation load from the neighboring residence would have more of an impact on the slope.

We trust that this information will aid with the development of your project. If you have any questions or require additional geotechnical engineering service, please contact me.

Sincerely,  
Battermann Geotechnical Consulting, pllc  
Jamey S. Battermann, PE, LG



Base map provided by Mr. Mike Jewell



● Approximate location of exploration hole.



**Battermann** BGC, PLLC  
 Geotechnical 14267 209th Avenue NE  
 Consulting Woodinville, WA 98077  
 PLLC (425) 273-5062

### Site and Exploration Plan

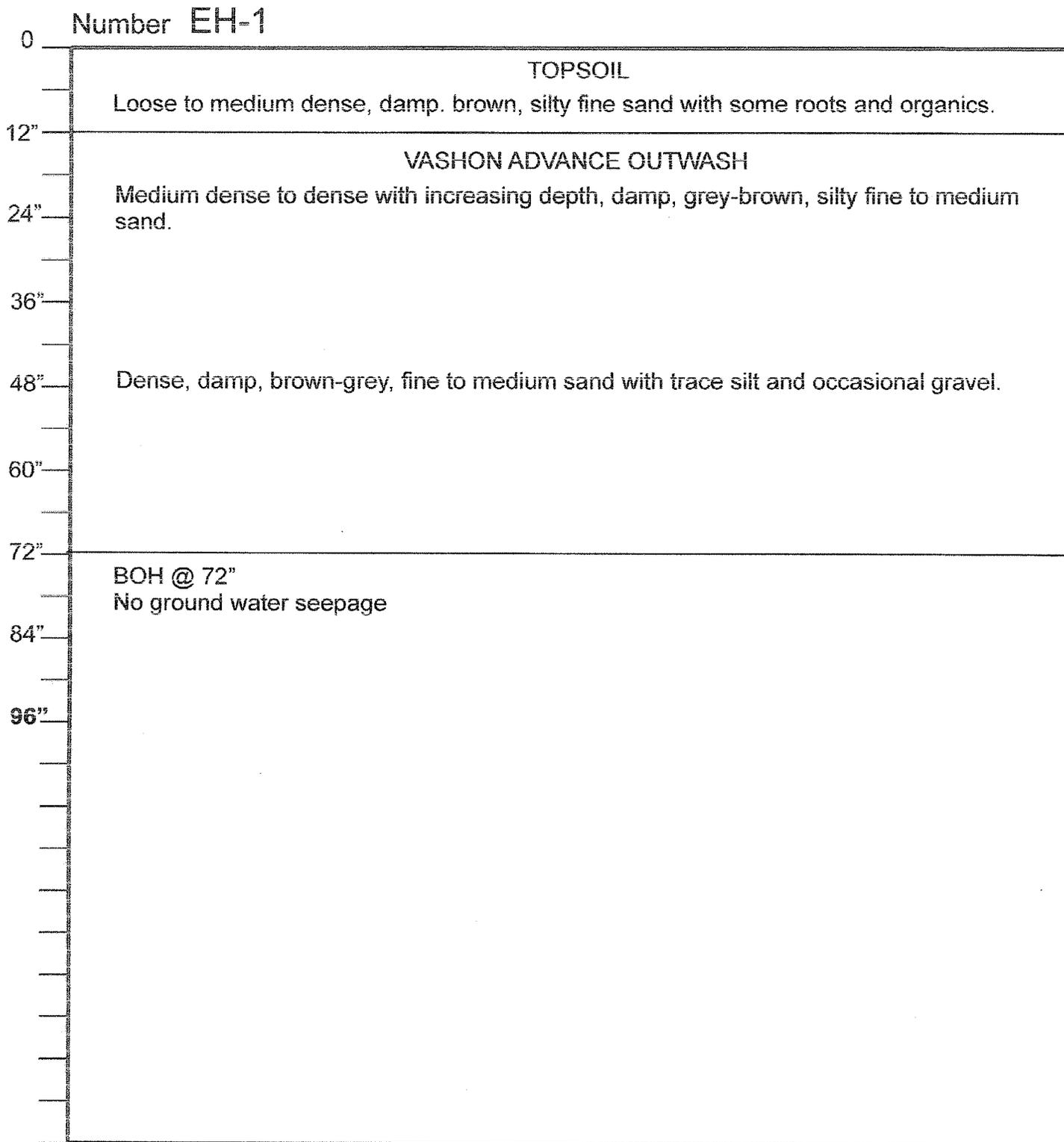
Jewell Property  
 907 Shoreland Drive SE  
 Bellevue, Washington

Figure 1

Project No: 10013

March 10, 2010

# HAND HOLE LOG



Subsurface conditions depicted represent our observation at the time and location of this exploratory hole, modified by geologic interpretation, engineering analysis, and judgment. They are not necessarily representative of other times and location. We will not accept responsibility for the use or interpretation by others of information presented on this log.



BGC, pllc  
14267 209th Avenue NE  
Woodinville, WA 98077  
(425) 273-5062

JEWELL FENCE  
907 SHORELAND DRIVE SE  
BELLEVUE, WASHINGTON  
MARCH 10, 2010  
PROJECT No: 10013