



City of Bellevue, Development Services Department
 P.O. Box 90012, Bellevue, WA 98009-9012
 (425) 452-6800 Fax (425) 452-5225

**SHORELINE MANAGEMENT ACT OF 1971
 PERMIT FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

CITY FILE NO. 10-112046-WG	DATE OF APPLICATION: 5/5/2010
DECISION: Approved DATE OF DECISION: 6/18/2015 APPEAL DEADLINE: 7/9/2015	
Pursuant to Chapter 90.58 RCW, this permit is hereby granted to Ronald Selset to undertake the following development: Removal of an existing bulkhead, groins, and fill and restore the shoreline with soft stabilization techniques and construct a new dock upon the property located at 830 and 832 W Lake Sammamish Parkway NE.	
The project is located in or within 200 feet of Lake Sammamish , a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District of the City of Bellevue, Land Use Code 20.25E. This proposal conforms to the applicable shoreline master program provisions found in the attached staff report.	

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the "date of filing," as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D). Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board by the appeal deadline stated above.

6/18/2015
 Date


 City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
 Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
 DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Ronald Selsset

LOCATION OF PROPOSAL: 830 and 832 W Lake Sammamish Parkway NE

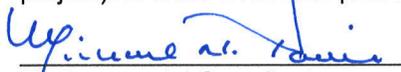
DESCRIPTION OF PROPOSAL: Removal of an existing bulkhead, groins and fill and restoration of the shoreline with soft stabilization techniques and construction of a new dock.

FILE NUMBERS: 10-112046-WG **PLANNER:** Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **7/2/2015**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

6/18/2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:

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



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

Proposal Name: Selsset Dock and Shoreline Restoration

Proposal Address: 830 and 832 W Lake Sammamish Parkway NE

Proposal Description: Application for a Shoreline Substantial Development Permit to remove an existing unpermitted bulkhead along the shoreline and restore the shoreline with soft stabilization techniques in order to remedy a code enforcement action. Associated with the shoreline restoration is construction of a new dock.

File Number: 10-112046-WG

Applicant: Ronald Selset

Decisions Included: Shoreline Substantial Development Permit
(Process II. 20.30R)

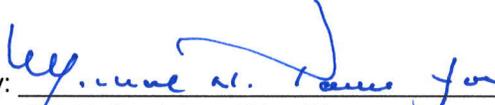
Planner: Reilly Pittman, Land Use Planner

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



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

Original Application Date: May 5, 2010 (Revised March 2, 2015)
Complete Application Date: March 24, 2015
Notice of Application Date: April 2, 2015
Decision Publication Date: June 18, 2015
SEPA Appeal Deadline: July 2, 2015 (14-days from publication date)
Substantial Development Permit Appeal: July 9, 2015 (21-days from publication date)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for SEPA appeal deadline. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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Attachments

1. Project Plans – Enclosed
2. SEPA Environmental Checklist – In File
3. Permit forms, communication and application forms – In File

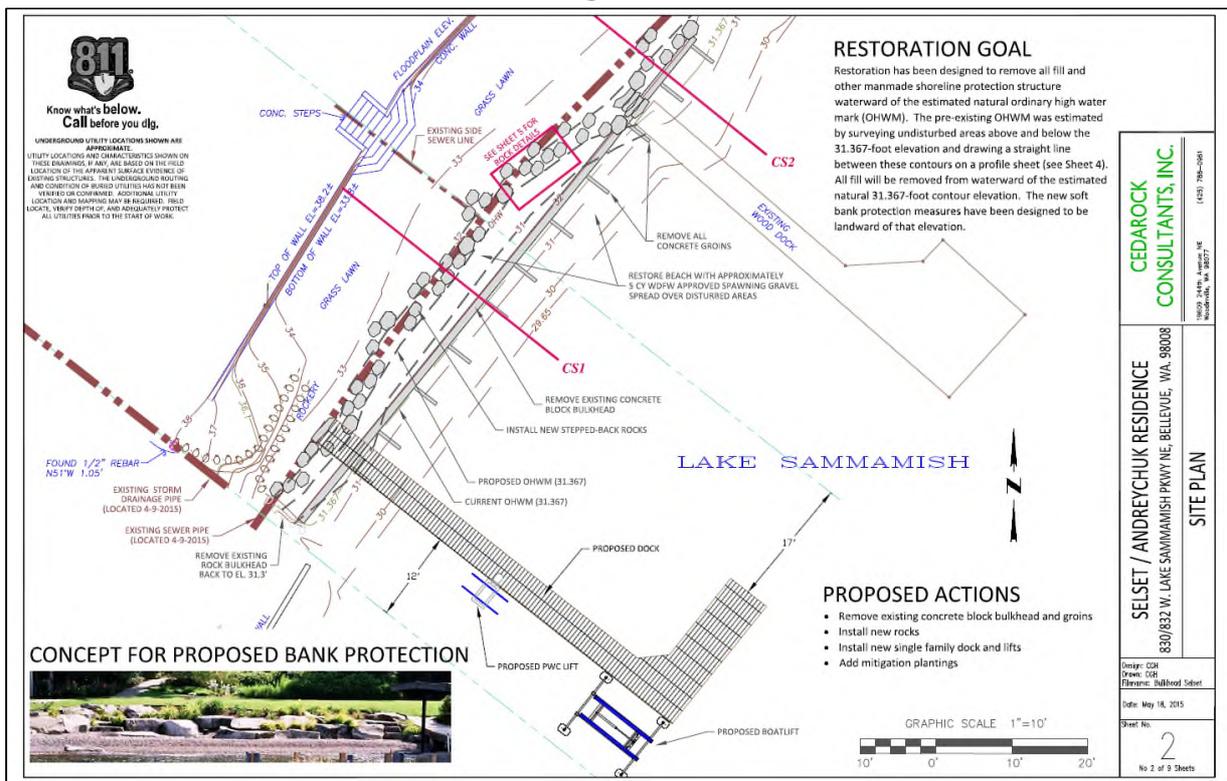
I. Proposal Description

The applicant requests approval of a Shoreline Substantial Development Permit for the following work above and below the Ordinary High Water Mark (OHWM) and floodplain of Lake Sammamish:

- Removal of existing bulkhead, fill, groins, and other associated material installed without a permit
- Restoration of the shoreline using soft stabilization, including beach gravel, large rock placement and planting
- Construction of a new dock, boat lift, and improvements.

This permit application was originally submitted in 2010 proposing construction of a dock. Upon review the City determined that a bulkhead had been installed without a permit across the properties at 830 and 832 W Lake Sammamish Parkway NE. The permit application has been revised to include removal of unpermitted improvements and restoration of the shoreline, Ordinary High Water Mark, and floodplain. All proposed work is regulated by the City's Shoreline Master Program as implemented by Land Use Code 20.25E. See Figure 1 below for a plan of the proposal.

Figure 1



II. Site Description, Zoning, and Land Use

A. Site Description

The project site is comprised of two properties located along Lake Sammamish in the Northeast Bellevue subarea. The property is bounded on the east by Lake Sammamish and to the north and south by residentially zoned property and to the west by W Lake Sammamish Parkway. The properties are developed with single family residences and improvements. The property at 832 has an existing dock. In approximately 2004 a bulkhead and groins were installed across the site, in Lake Sammamish and without a permit. The shoreline condition can be seen in Figure 2 below.

Figure 2



B. Zoning

The property is zoned R-2.5, single-family residential. The project is allowed in this zone.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-M (Single Family

Medium Density. The project is consistent with this land use.

D. Critical Areas On-Site

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Floodplains

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding occurs when either runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

No zoning standards are applicable to this project which is within Lake Sammamish.

B. Critical Areas Overlay District LUC 20.25H

The City of Bellevue Land Use Code Shoreline Overlay District (LUC 20.25E) establishes performance standards and procedures that apply to shoreline stabilization and new residential moorages as follows.

i. Consistency with Land Use Code 20.25E.080.E

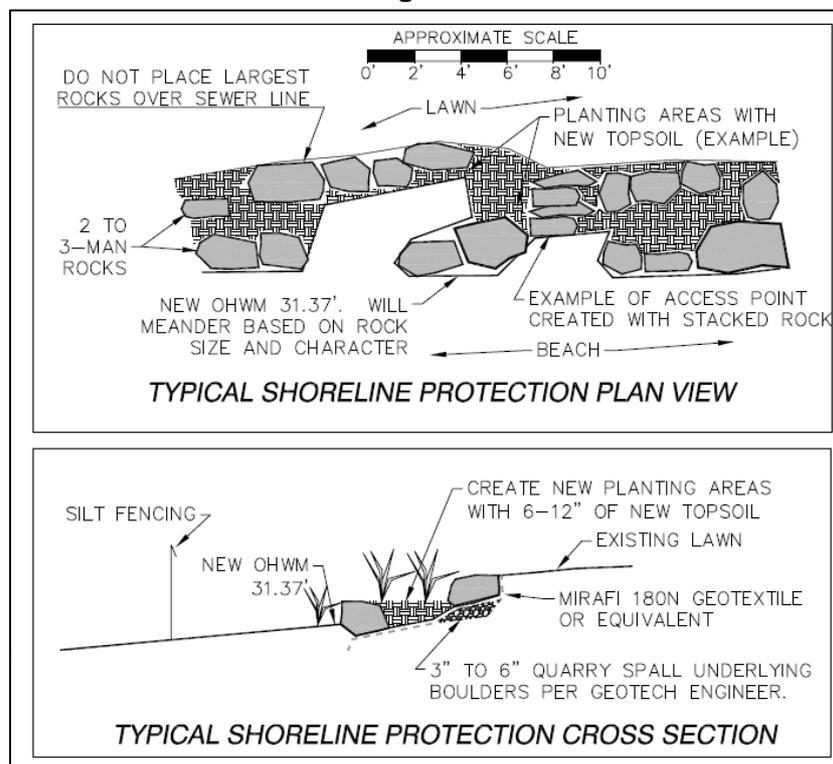
- a. **When Allowed. New or enlarged stabilization measures shall be allowed only to protect existing primary structures and infrastructure, or in connection with uses and development allowed pursuant to subsection B of this section. Stabilization measures shall be allowed only where avoidance measures are not technically feasible.**

This proposal is necessary to remove unpermitted improvements along the shoreline and restore the shoreline using soft stabilization techniques. Avoidance is not applicable as the proposal will improve the ecological function of the shoreline above that which currently exists. The proposed shoreline will bring the shoreline into conformance with the Land Use Code.

- b. **Type of Stabilization Measure Used. Where a stabilization measure is allowed, soft stabilization measures shall be used, unless the applicant demonstrates that soft stabilization measures are not technically feasible.**

The project is removing hard stabilization provided by a bulkhead and restoring the shoreline with soft stabilization which includes gravel beach creation, placement of large rocks, and installation of vegetation to provide stabilization functions along the shoreline. See Figure 3 below for the proposed plan as well as attachment 1.

Figure 3



- c. Location. Shoreline stabilization measures shall be located at or behind the ordinary high water mark. Soft shoreline stabilization measures may also be located waterward of the ordinary high water mark (OHWM).**

The project is removing improvements which were installed waterward of the OHWM and is restoring the shoreline and OHWM that existed prior to installation of the bulkhead and improvements.

- d. Height limit. The height of any new or expanded hard shoreline stabilization measure shall not exceed 30 inches from average grade of actual or existing topography or, if at the ordinary high water mark, the ordinary high water mark.**

This is not applicable as there is no height to measure.

- e. Mitigation and Restoration. Areas of new permanent disturbance and all areas of temporary disturbance within the shoreline critical area and shoreline critical area buffer shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

See proposed shoreline plan which is attachment 1. The project proposal is to partially restore the shoreline and remove disturbance from unpermitted improvements. Construction of the dock also requires mitigation planting and monitoring for five years. The mitigation planting for the dock is included in the larger planting of the shoreline in order to install the plants in a manner that will better benefit the shoreline biological function and stability. A monitoring plan is required to be submitted under the future construction permit. The monitoring plan must establish performance measures and a schedule of reporting to include pictures of the shoreline. A maintenance surety is also required to be provided to ensure the planting is monitored for five years. **See Conditions of Approval in Section X of this report.**

- ii. Consistency with Land Use Code 20.25E.080.N**

The proposed dock and lifts are in conformance with the dimensional standards for new moorage facilities. The boat lift is required to be 30 inches or less in height, measured from the OHWM, in order to be located within 12 feet of the property line. The ten foot wide mitigation planting buffer is part of the planting of the shoreline in order to consolidate the planting and allow for the plants to be integrated with the shoreline and water versus only planted along the shoreline buffer as is typical. **See Conditions of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date: May 5, 2010 (Revised March 2, 2015)
Public Notice (500 feet): April 2, 2015
Minimum Comment Period: May 4, 2015

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin and Seattle Times on April 2, 2015. It was mailed to property owners within 500 feet of the project site. Comments were received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division in 2010 when the project was originally noticed. Comments concerned whether there was another moorage facility on the property and the amount of planting proposed. Since these comments were provided the project has been revised to include restoration of the entire shoreline to remove unpermitted improvements and planting of the shoreline. There is no moorage structure on the property other than the new facility that is proposed. More recently Ms. Walter asked if there was any active monitoring required. Monitoring will begin as part of this permit approval, once planting is installed.

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 and approved the application.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application with conditions. The Utilities Department has conditioned the project to protect the adjacent sewer line. The sewer line must be located in the field prior to work starting and no structure can be within 5 feet of the sewer line. **See Conditions of Approval in Section X of this report.**

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, Air, and Water

Temporary disturbance of soils will result from removal of the groins, bulkhead, and improvements. The shoreline will be restored to a beach condition and the OHWM will be moved back to the original elevation, prior to installation of the bulkhead. Construction BMPs and erosion controls will be used to limit disturbed soils entering the water or leaving the work area. All work will be done during allowed work windows. The amount of gravel proposed is a minimum of five cubic yards, which may be increased as needed to meet requirements of other agencies with authority.

B. Animals

The property is adjacent to Lake Sammamish which does support ESA listed fish species. The work will be done during the allowed construction window period. The project will result in a softened shoreline and new vegetation planting that will be a habitat improvement over the existing bulkhead and groins.

C. Plants

No trees or vegetation other than invasive or ornamental plants are proposed for removal. Native plants, appropriate for a shoreline will be installed along the shoreline as part of the restoration and dock construction.

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. Sound generated by pile driving for dock construction will require sound attenuation measures. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

Staff provided comments concerning the amount of large rock, gravel, and planting proposed in order to make the project align with the concept of soft stabilization. The shoreline was also required to be reviewed by an engineer. The depiction of the shoreline restoration in the plans was also required to be redrawn in order to better show the intended design.

VIII. Decision Criteria

A. LUC 20.30R.155.B Shoreline Substantial Development Permit – Decision Criteria
The Director may approve, or approve with modifications if:

- 1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications;**

The proposal as conditioned is in conformance with required performance standards in the Land Use Code.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;

As discussed in this staff report, the proposal complies with all applicable decision criteria.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

The proposal complies with the policies of the Shoreline Management Act and Chapter 173-14 WAC of the Master Program.

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 Shoreline Substantial Development Permit to remove the existing bulkhead, groins, and other improvement along the shoreline of both properties and restore the shoreline with soft stabilization techniques. The proposed dock for the property at 830 W Lake Sammamish Parkway NE is also approved. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note - Expiration of Shoreline Substantial Development Permit: In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Utilities – BCC Title 24	Mark Frazier, 425-452-2022
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

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

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. An application for a building permit is required for the proposed dock and can include the clearing and grading work for the shoreline restoration. Plans submitted as part of the permit application shall be consistent with the activity permitted under this approval. Please consult with the Building Division regarding permit requirements.

Authority: Land Use Code 20.30P.140
 Reviewer: Reilly Pittman, Development Services Department

- 2. Performance Standards for Lifts:** The proposed lifts must meet the performance standards, where applicable, found in LUC 20.25E.080.N.5 and must be 30 inches or less in height, measured from the Ordinary High Water Mark.

Authority: Land Use Code 20.25E.080
 Reviewer: Reilly Pittman, Development Services Department

- 3. Protect Sewer Lake Line:** No structure or construction barge/equipment shall be placed within five feet of the sewer lake line. The sewer line is required to be field located and flagged prior to construction commencing.

Authority: Utilities Code BCC Title 24
 Reviewer: Mark Frazier, Utilities Department

- 4. Land Use Inspection Required:** Inspection of the dock and restored shoreline by the Land Use Planner is required as part of a building permit inspection process. Please call for a Land Use inspection prior to final inspection by the Building Division.

Authority: Land Use Code 20.25H.210
 Reviewer: Reilly Pittman, Development Services Department

- 5. Monitoring of Planting:** After inspection of the planting the vegetation is required to be monitored by the project biologist or other consultant for 5 years. A monitoring plan is required as part of the future construction permit that will meet requirements for monitoring

plans in the Land Use Code 20.25H.220. The monitoring plan must establish performance measures and a schedule for reporting with photo documentation.

Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

Authority: Land Use Code 20.25E.080
Reviewer: Reilly Pittman, Development Services Department

- 6. Maintenance Assurance Device:** A surety is required in the amount of 100 percent of the cost of monitoring and maintenance of installed vegetation. A cost estimate for monitoring and maintenance of the planting is required to be submitted under the future construction permit. The assurance device is required to be submitted prior to construction permit approval.

Authority: Land Use Code 20.40.490
Reviewer: Reilly Pittman, Development Services Department

- 7. State and Federal Permits:** Any permits from the State or US Army Corps shall be obtained and copies of the approvals provided to the City under the future building permit. All required permits and approvals must be received by the applicant and presented to the City prior to issuance of the building permit. Potential permits under a JARPA include Hydraulic Permit Approval (HPA) and Section 401 Water Quality Certification from the State and Section 10 and Section 404 approvals from the US Army Corps of Engineers.

Authority: Land Use Code 20.25E.080
Reviewer: Reilly Pittman, Development Services Department

- 8. 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: Reilly Pittman, Development Services Department

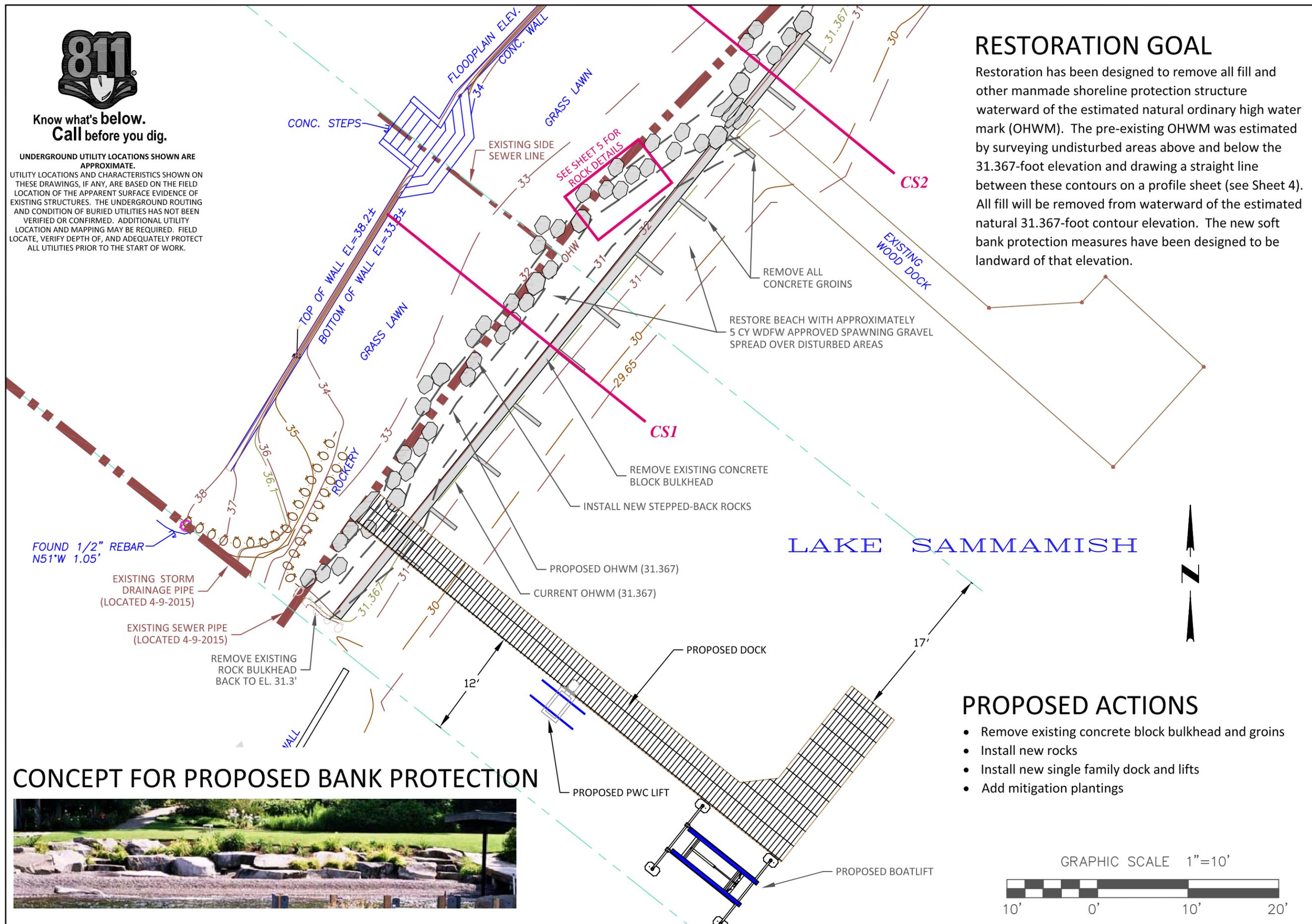


Know what's below.
Call before you dig.

UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THESE DRAWINGS, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

RESTORATION GOAL

Restoration has been designed to remove all fill and other manmade shoreline protection structure waterward of the estimated natural ordinary high water mark (OHWM). The pre-existing OHWM was estimated by surveying undisturbed areas above and below the 31.367-foot elevation and drawing a straight line between these contours on a profile sheet (see Sheet 4). All fill will be removed from waterward of the estimated natural 31.367-foot contour elevation. The new soft bank protection measures have been designed to be landward of that elevation.



**CEDAROCK
CONSULTANTS, INC.**

19609 244th Avenue NE
Woodinville, WA 98077
(425) 788-0961

SELSET / ANDREYCHUK RESIDENCE
830/832 W. LAKE SAMMAMISH PKWY NE, BELLEVUE, WA. 98008

SITE PLAN

Design: CGH
Drawn: CGH
Filename: Bulkhead Selset

Date: May 18, 2015

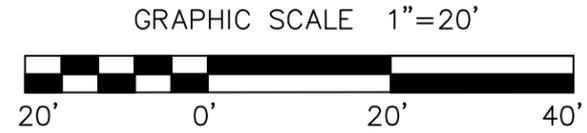
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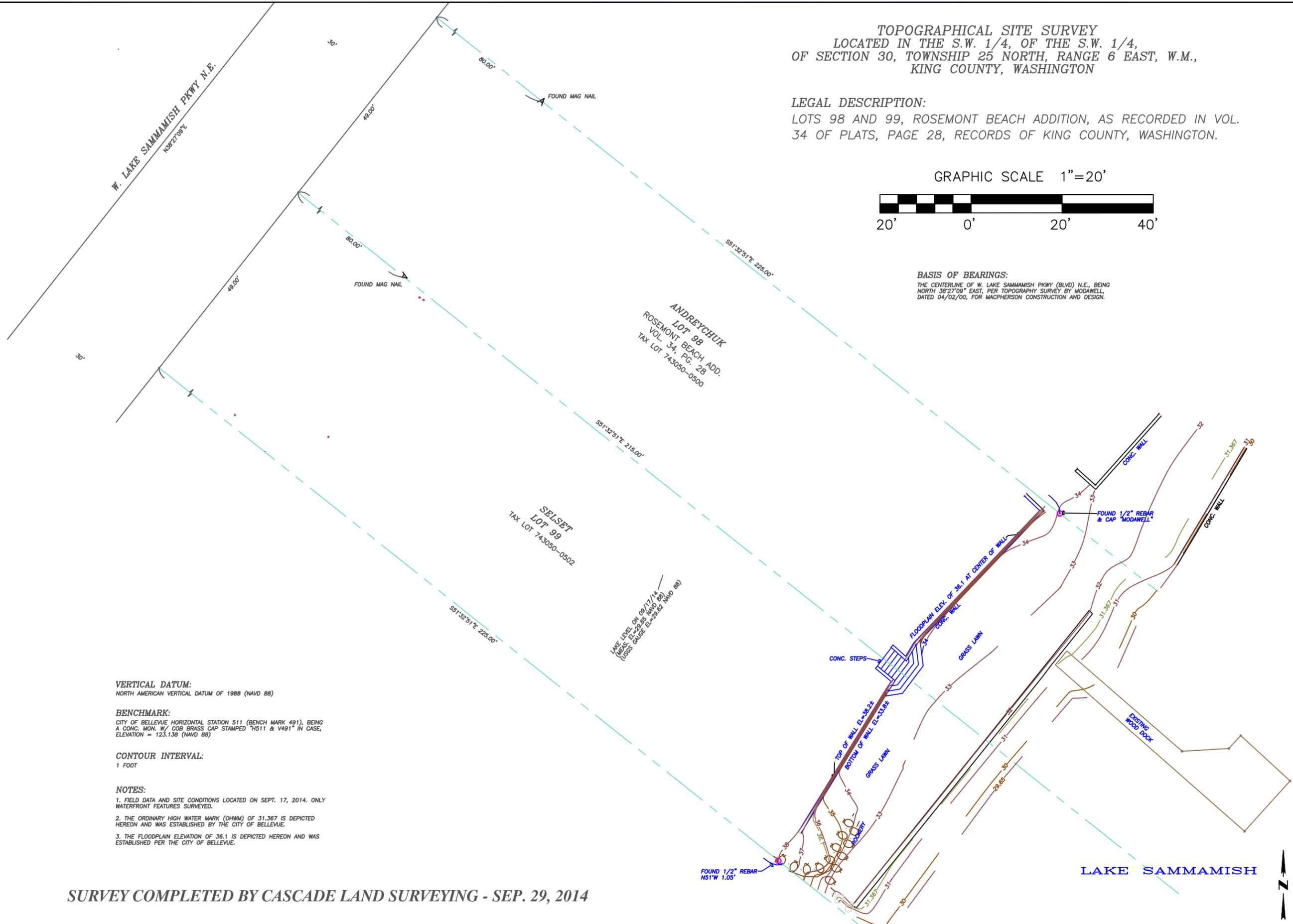
No 2 of 9 Sheets

TOPOGRAPHICAL SITE SURVEY
 LOCATED IN THE S.W. 1/4, OF THE S.W. 1/4,
 OF SECTION 30, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M.,
 KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:
 LOTS 98 AND 99, ROSEMONT BEACH ADDITION, AS RECORDED IN VOL.
 34 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.



BASIS OF BEARINGS:
 THE CENTERLINE OF W. LAKE SAMMAMISH PKWY (BLVD) N.E., BEING
 NORTH 38°27'09" EAST, PER TOPOGRAPHY SURVEY BY MODAWELL,
 DATED 04/02/00, FOR MACPHERSON CONSTRUCTION AND DESIGN.



VERTICAL DATUM:
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BENCHMARK:
 CITY OF BELLEVUE HORIZONTAL STATION 511 (BENCH MARK 491), BEING
 A CONC. MON. W/ COB BRASS CAP STAMPED "H511 & V491" IN CASE,
 ELEVATION = 123.138 (NAVD 88)

CONTOUR INTERVAL:
 1 FOOT

- NOTES:
1. FIELD DATA AND SITE CONDITIONS LOCATED ON SEPT. 17, 2014. ONLY WATERFRONT FEATURES SURVEYED.
 2. THE ORDINARY HIGH WATER MARK (OHWM) OF 31.367 IS DEPICTED HEREON AND WAS ESTABLISHED BY THE CITY OF BELLEVUE.
 3. THE FLOODPLAIN ELEVATION OF 36.1 IS DEPICTED HEREON AND WAS ESTABLISHED PER THE CITY OF BELLEVUE.

SURVEY COMPLETED BY CASCADE LAND SURVEYING - SEP. 29, 2014

**CEDAROCK
 CONSULTANTS, INC.**

(425) 788-0961

19609 244th Avenue NE
 Woodinville, WA 98077

SELSET / ANDREYCHUK RESIDENCE
 830/832 W. LAKE SAMMAMISH PKWY NE, BELLEVUE, WA. 98008

BOUNDARY & TOPO SURVEY

Design: CGH
 Drawn: CGH
 Filename: Bulkhead Selset

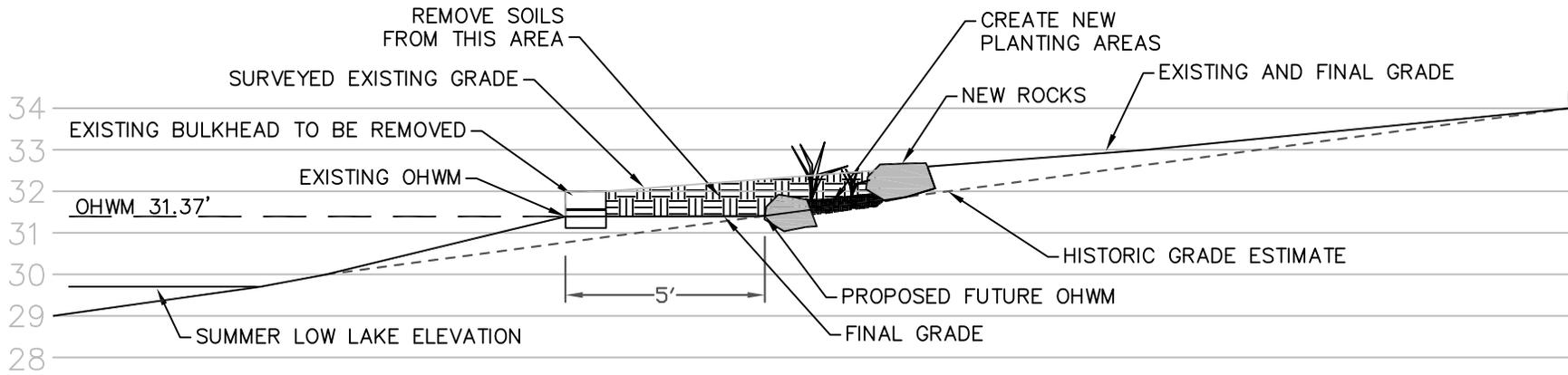
Date: May 18, 2015

Sheet No.

3

No 3 of 9 Sheets

CROSS SECTIONS

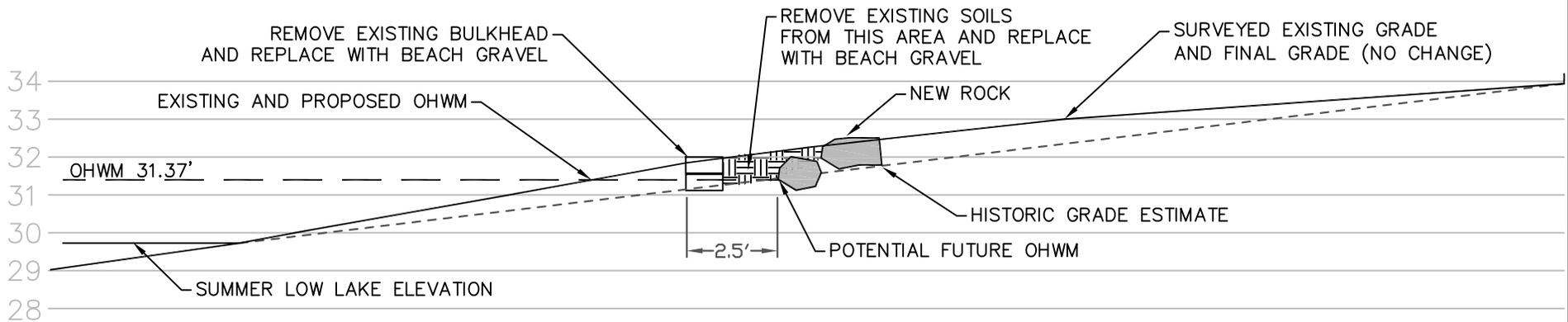


CROSS SECTION 1

TYPICAL NEW SETBACK SOUTH OF EXISTING DOCK

NTS

WITH A FEW EXCEPTIONS (E.G. UP TO TWO STAIRWAYS AND THIN FLAT ROCKS) ROCKS SHALL NOT BE STACKED. NO VERTICAL FACES SHALL BE CREATED BY STACKING ROCKS



CROSS SECTION 2

TYPICAL NEW SETBACK NORTH OF EXISTING DOCK

NTS

TOPOGRAPHY FROM CASCADE LAND SURVEYING 2014

BEACH GRAVEL

Beach gravel shall consist of a minimum of 5 CY of clean, round, river rock sized 100% < 2"; 85% < 1" and 40% between 1/4" and 3/4". Spread evenly across disturbed areas of the beach to a depth of 3" to 6"

PROPOSED: New dock and bank protection

IN: Lake Sammamish

AT: Bellevue, King Co., WA

APPLICANT: Ronald S. Selset

PROJECT #:

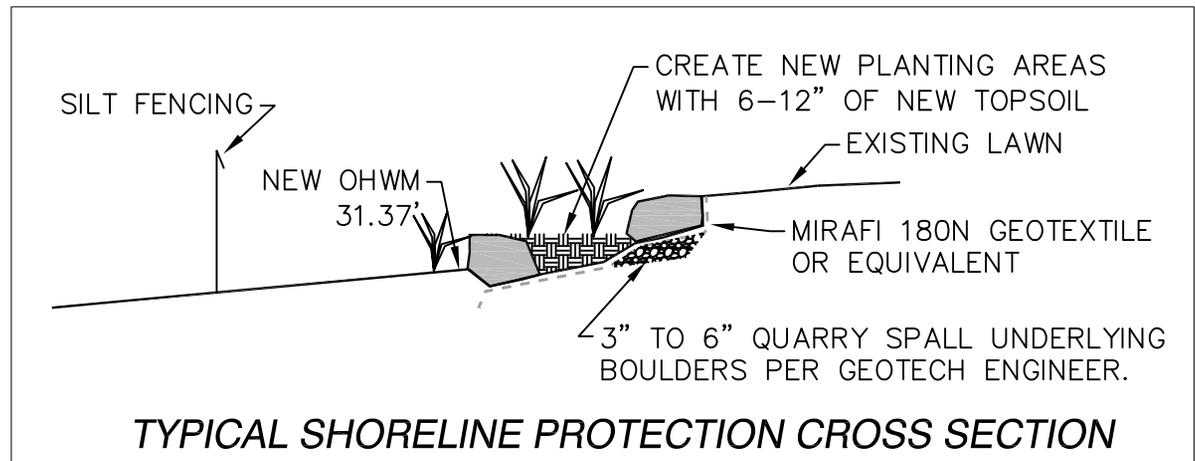
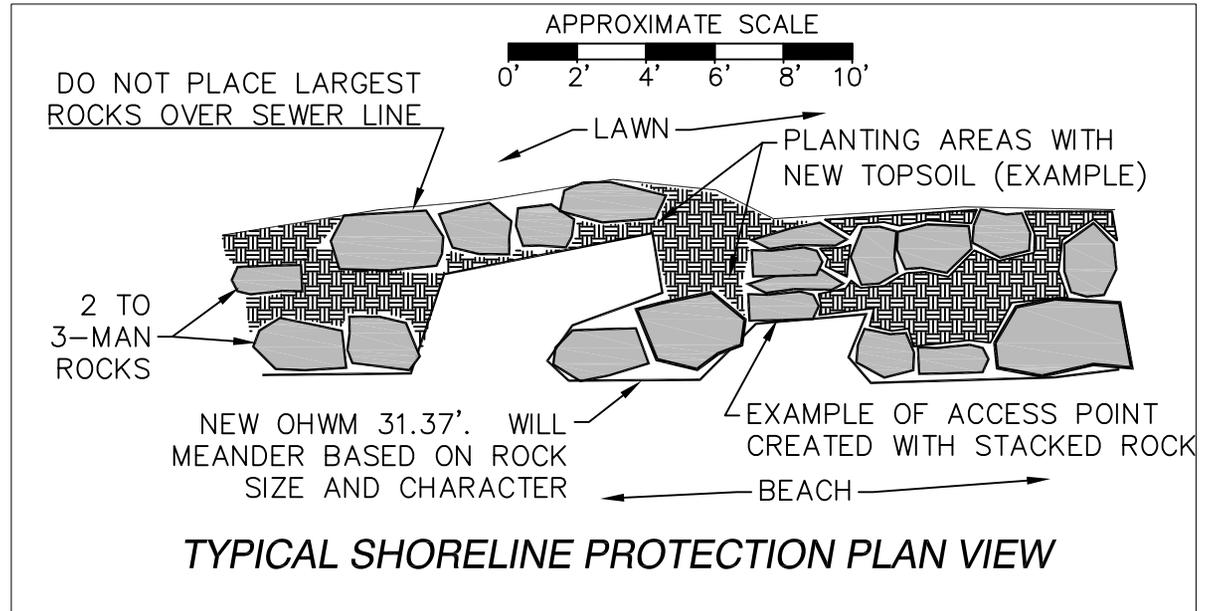
May 18, 2015

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SHORELINE STABILIZATION DETAILS

Rock placement is an art with the final result depending on the skill of the contractor and the character of the rock that is used. It is impractical to design final placement for each individual rock. However, the following guidelines should be applied by the contractor when building the Setset stepped-back shoreline protection:

1. All large rock is to be placed landward of the new OHWM to be determined by elevation as shown on Sheets 4 and 5.
2. Bank protection rock should consist of clean, solid, durable, and relatively flat material between 2-man and 3-man in size (200-2000 lb / 18"-36"). intermediate sized rocks ranging from 3 to 6 inches in size shall be placed under the larger rocks and in the void spaces for stability.
3. A few 4-man sized rocks may be used if desired. However, care should be taken not to place them atop the existing municipal sewer line.
4. Geotextile fabric should be placed under and landward of the rock structure to help prevent settling and liquifaction of topsoil landward of the rockery.
5. Rocks should be placed to create a meandering, relatively uneven face as shown in the photo on Sheet 2.
6. The resulting rock face should not be vertical but set to create a variety of steps, planting locations, and sitting areas. The overall structure should rise 18" to 24" over a distance of about 4 to 8 feet.
7. Placement should keep in mind the need for protection of the shoreline from large waves. There should be no gaps that could allow loss of supported soils.
8. Silt fencing shall be placed between the work area and Lake Sammamish.



PROPOSED: New dock and bank protection
 IN: Lake Sammamish
 AT: Bellevue, King Co., WA
 APPLICANT: Ronald S. Setset
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Existing boatlift w/ canopy

Existing PWC lift

Set Back 13'

Set Back 17'

Set Back 20'

Set Back 12'

Set Back 20' 11.5"

Proposed boatlift

Proposed PWC lift

LAKE SAMMAMISH

Existing pier

Proposed pier

Existing pier

NO PROPOSED WORK

NO PROPOSED WORK

340 SF

OHWM 31.37'

Existing rail system
Existing boat house

Bill Andreychuk
832 W Lk. Samm. Pkwy NE
Bellevue, WA 98008

Ronald S. Selset
830 W Lk. Samm. Pkwy. NE
Bellevue, WA 98008

SCALE = 1" = 10'



Ching-Pi Wang
826 W Lk. Samm. Pkwy. NE
Bellevue, WA 98008

DOCK DESIGN BY: ASHLEY SHORELINE
DESIGN AND PERMITTING

CEDAROCK
CONSULTANTS, INC.

19609 244th Avenue NE
Woodinville, WA 98077
(425) 788-0961

SELSET / ANDREYCHUK RESIDENCE
830/832 W. LAKE SAMMAMISH PKWY NE, BELLEVUE, WA. 98008

DOCK DESIGN AND LAYOUT

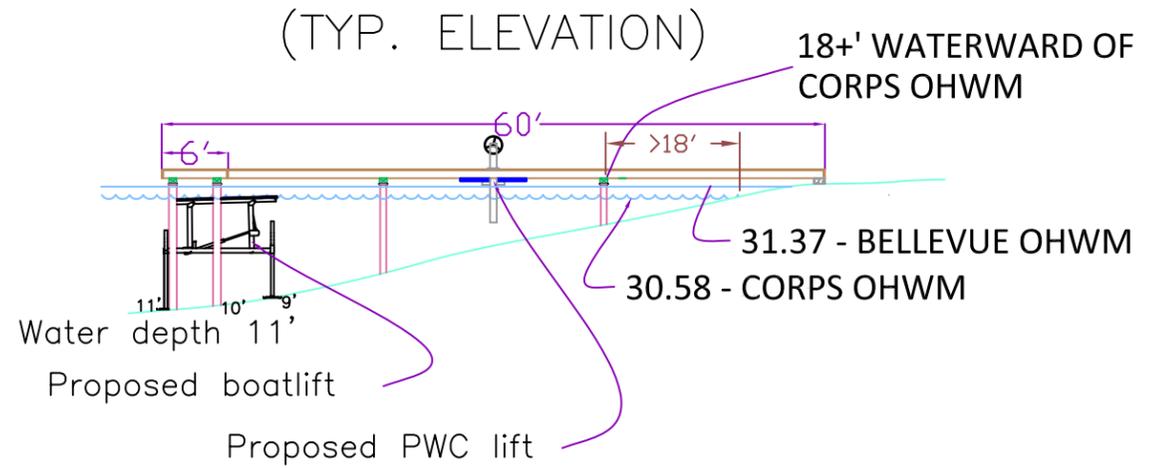
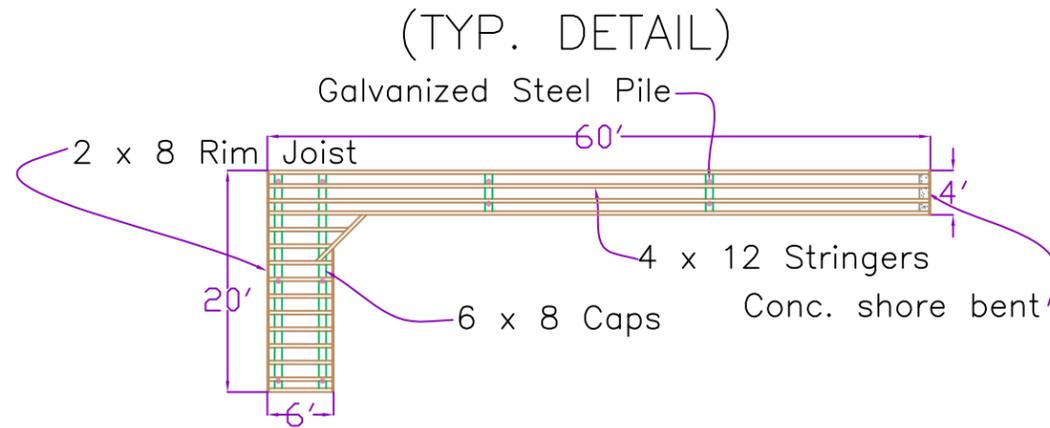
Design: Greg Ashley
Drawn: Greg Ashley
Filename: Bulkhead Selset

Date: May 18, 2015

Sheet No.

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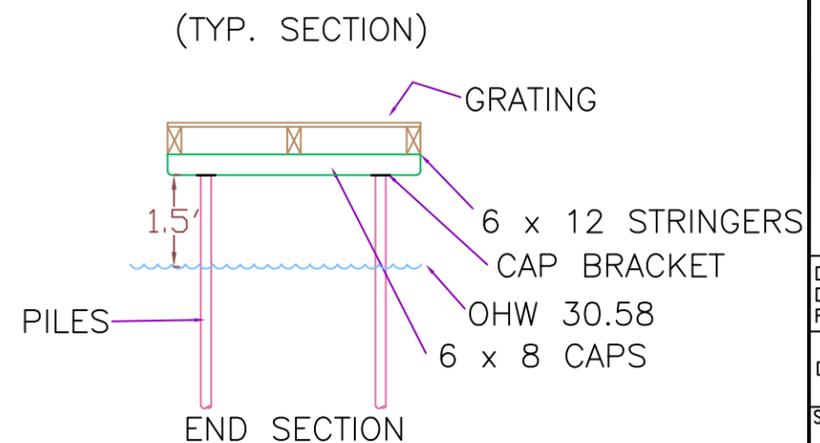
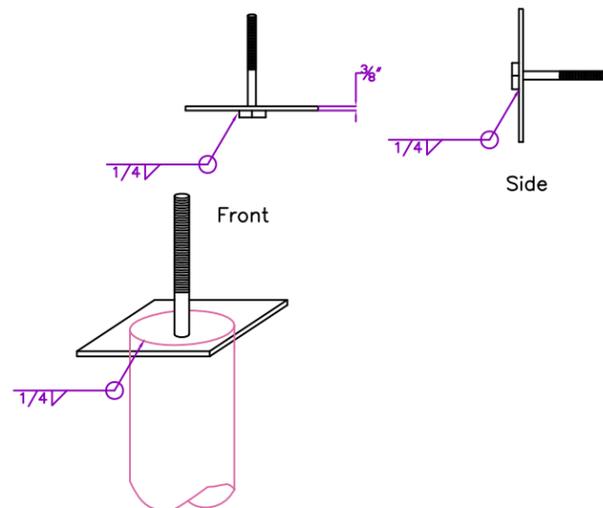
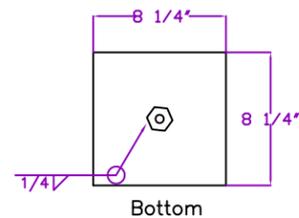
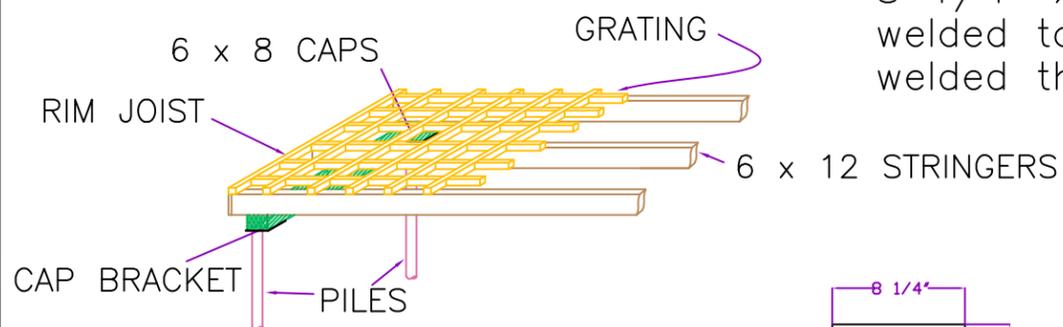


1. FIRST PILE BENT TO SPAN 18' MINIMUM
2. PILE BENTS TO SPAN 20' MAXIMUM
3. PILES TO BE 4" DIA. STANDARD WALL STEEL
4. CAPS ATTACHED PILINGS WITH GALV. CAP BRACKETS & 1/2" X 14" GALV. CARRIAGE BOLTS
5. STRINGERS TO BE MAXIMUM 1'-6" O.C.
6. STRINGERS TO BE ATTACHED TO CAPS WITH 20" X 1/2" GALV. CARRIAGE BOLTS
7. DECKING ATTACHED TO STRINGERS WITH S.S. SCREWS

NOTES:

ALL PILINGS TO BE GALVANIZED STANDARD WALL STEEL CASING
 ALL PILINGS DRIVEN TO REFUSAL
 CAP MATERIAL TO BE DOUGLAS FIR # 2 OR BETTER -- ACZA TREATED TO .60 OR REFUSAL
 STRINGER MATERIAL TO BE DOUGLAS FIR # 2 OR BETTER -- ACZA TREATED TO .40 OR REFUSAL
 DECKING TO BE THRU-FLOW GRATING

PILE CAP PLATE
 8 1/4" x 8 1/4" x 3/8" Galvanized steel plate
 welded to top of pile, 1/2" Galvanized bolt
 welded through center of 6 1/4" x 6 1/4" plate



DOCK DESIGN BY: ASHLEY SHORELINE
 DESIGN AND PERMITTING

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SELSET / ANDREYCHUK RESIDENCE
 830/832 W. LAKE SAMMAMISH PKWY NE, BELLEVUE, WA. 98008

NEW DOCK DETAILS

Design: Greg Ashley
 Drawn: Greg Ashley
 Filename: Bulkhead Selsset

Date: May 18, 2015

Sheet No.

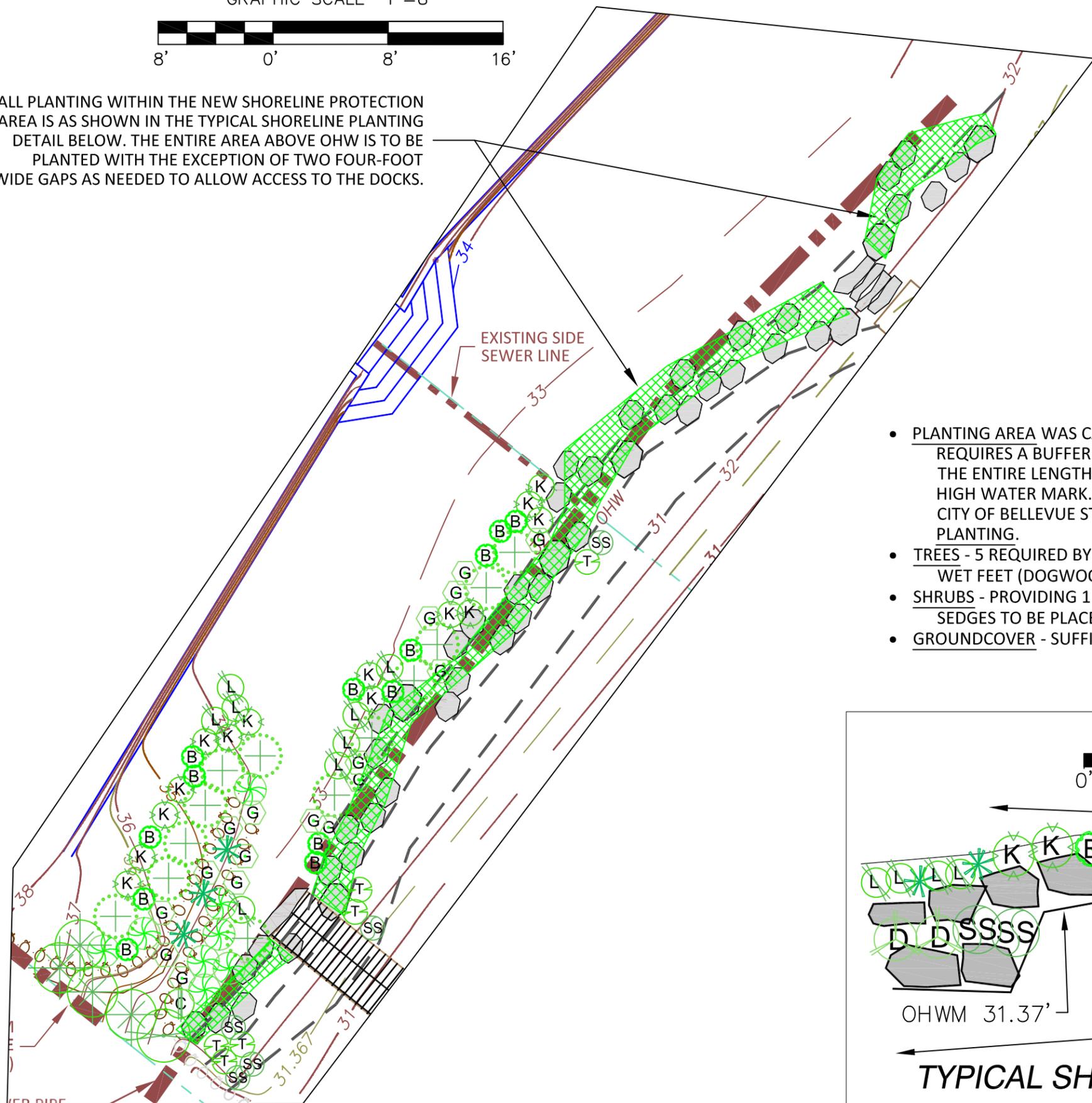
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GRAPHIC SCALE 1"=8'



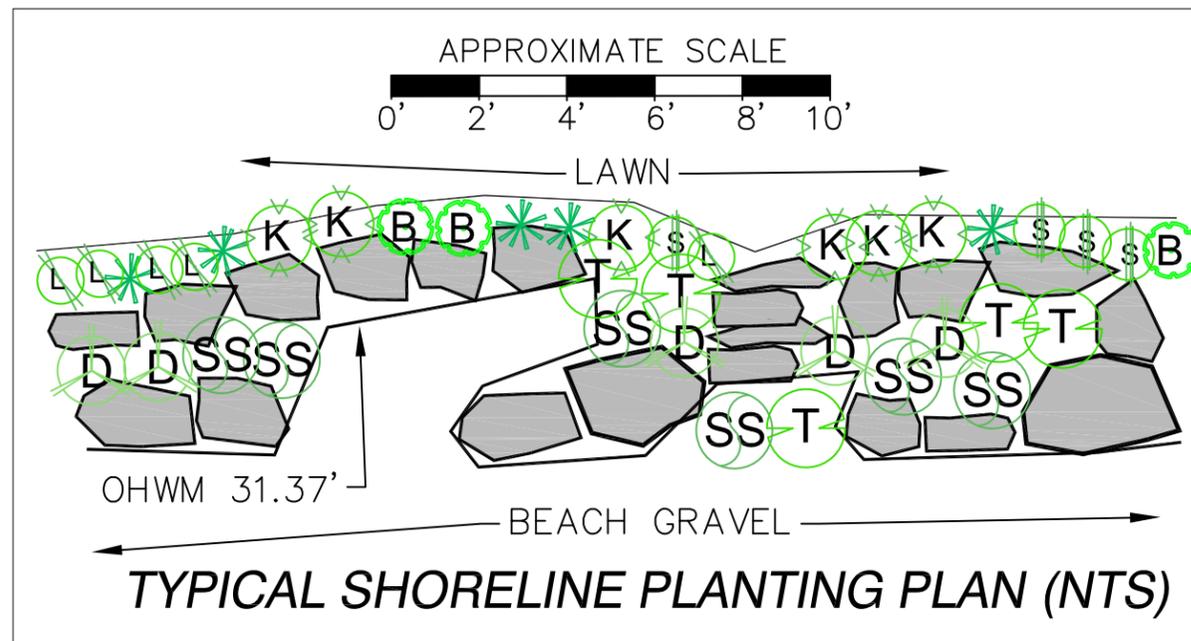
ALL PLANTING WITHIN THE NEW SHORELINE PROTECTION AREA IS AS SHOWN IN THE TYPICAL SHORELINE PLANTING DETAIL BELOW. THE ENTIRE AREA ABOVE OHW IS TO BE PLANTED WITH THE EXCEPTION OF TWO FOUR-FOOT WIDE GAPS AS NEEDED TO ALLOW ACCESS TO THE DOCKS.



PLANT NAME AND SPECIES	SIZE	NUMBER*
K KINNIKINNIK (<i>Arctostaphylos uva-ursi</i>)	4"	34
B PACIFIC BLEEDING HEART (<i>Dicentra formosa</i>)	4"	21
G WILD GINGER (<i>Asarum caudatum</i>)	4"	15
L LILY-OF-THE-VALLEY (<i>Maianthemum dilatatum</i>)	4"	25
S WILD STRAWBERRY (<i>Fragaria chiloensis</i>)	4"	14
DEER FERN (<i>Blechnum spicant</i>)	1-GAL	20
SWORD FERN (<i>Polystichum munitum</i>)	1-GAL	13
D DEWEY'S SEDGE (<i>Carex deweyana</i>)	1-GAL	20
T THICK-HEADED SEDGE (<i>Carex pachystachya</i>)	1-GAL	14
SS SLOUGH SEDGE (<i>Carex obnupta</i>)	1-GAL	20
SALAL (<i>Gaultheria shallon</i>)	1-GAL	8
C FLOWERING CURRANT (<i>Ribes sanguineum</i>)	1-GAL	1
WESTERN RED CEDAR (<i>Thuja plicata</i>)	1-GAL	1
RED-OSIER DOGWOOD (<i>Cornus sericea</i>)	1-GAL	4

*Numbers are approximate and will depend on final rock layout.

- PLANTING AREA WAS CALCULATED AS FOLLOWS: BCC 0.25E.080.N.1.B.VI.3 REQUIRES A BUFFER OF VEGETATION A MINIMUM OF 10 FEET WIDE ALONG THE ENTIRE LENGTH OF THE LOT IMMEDIATELY LANDWARD OF ORDINARY HIGH WATER MARK. THE SELSET LOT IS 49 FEET WIDE WITH A 7.5 FOOT WIDE CITY OF BELLEVUE STORMWATER EASEMENT. $49 - 7.5 \times 10 = 415$ SF OF PLANTING.
- TREES - 5 REQUIRED BY CODE INCLUDING 1 EVERGREEN (CEDAR) AND TWO WITH WET FEET (DOGWOOD).
- SHRUBS - PROVIDING 1 PLANT PER 10 SF = 42 SHRUBS (DOES NOT INCLUDE 48 SEDGES TO BE PLACED AMONG THE SHORELINE ROCKS).
- GROUNDCOVER - SUFFICIENT TO PROVIDE 100% COVERAGE OVER 5 YEARS.



**CEDAROCK
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PLANTING PLAN

Design: CGH
Drawn: CGH
Filename: Bulkhead Selset

Date: May 18, 2015

Sheet No.



No 8 of 9 Sheets

PLANTING DETAILS

PLANT INSTALLATION

1. Plant materials shall be nursery grown in the Puget Sound area. Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected.
2. If selected species are not available, then similar species may be substituted with approval from owner and City of Bellevue.
3. Planting shall occur during the cool season (September 15 through March 15).
4. Landscaper shall examine soils in the area to determine suitability for selected plants. New topsoil or compost amendment shall be added to a depth of 12" where necessary to support plants.
5. Plant all groundcover plants approximately 18-inches on center.
6. Immediately after planting, plants shall be watered to saturation.
7. Actual planting locations shall be field determined at time of planting by landscape architect or biologist.
8. Provide good quality landscape mulch around all shrubs. This can be omitted around grasses.

LANDSCAPING MAINTENANCE

1. Controlling any non-native species and re-establishing native vegetation are the primary goals of this maintenance plan. Activities required to maintain new plantings include initial watering of the new plants, and periodic removal of non-native vegetation (weeding) within the planting area.
2. New plantings shall be watered from May through mid-October during the first season. A temporary irrigation system is allowed. A potable water source is available for this use.
3. Due to the aggressively invasive habit of many non-native species around Lake Sammamish, and the existence of nearby seed sources, control efforts shall be completed for five years following initial plant installation. Establishment of native plantings over the five year time period will create a well established native habitat lessening the chance for non-native vegetation invasion.
4. The control of invasive weeds (competing grasses and herbs) shall be mechanically provided throughout the planting area at a minimum of twice per year, or more should additional weeding be deemed necessary. The optimal season for weed control occurs in April thru September. The use of herbicides and pesticides after new planting operations is strictly prohibited unless given written permission by the City of Bellevue. All work shall be performed by hand with the lightest possible equipment.

MONITORING

1) Compliance monitoring consists of evaluating the plants and shoreline planting area immediately after plant installation. The objective is to verify that all design features, as agreed to in the plans, have been correctly and fully implemented, and that any changes made in the field are consistent with the intent of the design. Evaluation of the planting areas after restoration will be done by the homeowner. A brief compliance report will be prepared describing final plant counts and noting any substitutions or movement of plants when compared to the design. Rationale for changes shall be provided. Three photo points will be established giving complete coverage of the buffer area.

2) Long Term Monitoring – New plantings will be monitored in the summer once a year for a five year period. Monitoring will be conducted by the homeowner to quantify the survival, relative health and growth of plant material. An annual monitoring report submitted to the City following each years monitoring visit will describe and quantify the status of the mitigation and provide the three photos from the same locations as the compliance report.

Vegetation monitoring will consist of plant inspection to determine the health and vigor of the installation. All planted material in the buffer will be inspected during each monitoring visit to determine the level of survival of the installation. Each shrub and tree will be rated either as dead, dying, or healthy. Dead or dying material will be replaced the following fall unless plant crowding is believed to be a problem. Plant species substitutions may be made if site conditions are believed responsible for plant mortality. Replacement plants must be approved by the City. Volunteer native, non-invasive species will be included as acceptable components of the mitigation project. Ground covers will be rated as percent ground coverage for each of the major areas covered with these species.

At least three photo points will be established giving complete coverage of the buffer area. Photos will be taken at each point during every monitoring visit and submitted as part of the annual monitoring report.

PERFORMANCE STANDARDS

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100% of original plantings
- Less than 10% coverage of invasive plants in planting area.

Year 2 (from date of plant installation)

- At least 90% survival of all installed material (100% of trees)
- Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation.

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

- At least 85% survival of all installed material (100% of trees)
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively.
- Less than 10% coverage by invasive species or non-native/ornamental vegetation.

PROPOSED: New dock and bank protection

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AT: Bellevue, King Co., WA

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