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June 25, 2010

City of Bellevue
Development Services
Bellevue, Washington

Critical Areas Land Use Permit Narrative Description

Site Description: The current project site at 1226 W. lake Sammamish Parkway SE is a slightly sloping single family lot, with a small asphalt driveway and garage structure. From the garage the site is flat lawn area that extends out to the shoreline of Lake Sammamish. About 15' from the lake shore, an existing rockery was recently built to prevent erosion from the rising and falling water level of the lake. Due to the construction of the rockery within the shoreline setback without a permit, the property owner was issued a stop-work order (10-112064) and required to submit the necessary permits to get the site into compliance with City of Bellevue Land Use Code.

Design Impact: The restoration design for the site is meeting and exceeding the necessary minimum impact requirements for a critical area. We are removing the constructed bulkhead and grading back the slope to the edge of the flood plain setback. We are also restoring the new slope by adding habitat structures of drift wood along the base of the slope, along with random rock outcroppings to help stabilize the slope itself. We will then plant the entire slope with native emergent vegetation along the shoreline edge, as well as low growing native shrub and tree varieties along the entire slope. This will replace what is currently just seeded lawn. We are also removing impervious paving (asphalt and concrete) and replacing with a new hardscape design that results in an overall reduction of 347 SF of impervious surfacing for the entire site.

No Feasible Alternatives: The design solution we are proposing is the only real alternative to restore the critical area shoreline back to a native vegetated shoreline. We are dramatically enhancing the existing lawn and rock bulkhead, but cutting back the grade, therefore allowing a large flood plain infiltration area, as well as restoring the slope with native vegetation and habitat structures. There is really no other design alternative to the one we are proposing that will better enhance the shoreline.

Land Use Code Section 20.30P Decision Criteria: Our proposal meets the Critical Areas land Use Permit Design Criteria as follows:

- A. We are submitting for a Clearing and Grading permit in a Critical Area (GH) Permit in conjunction with this permit
- B. All BMP outlined in our CSWPPP will be followed for the duration of the project, along with the fact that the entire critical area (Shoreline) setback is being restored with native plantings and habitat structures
- C. See the specific section of this narrative addressing Code 20.25H Performance standards (below)
- D. The work included in the proposed design will not affect the current serviceability of the site by public utilities, fire protection, or utilities
- E. We are completing a full restoration of the critical area setback, and a restoration plan is attached
- F. We are meeting all other code requirements for work in a critical area (shoreline)

Land Use Code Section 20.25H Performance Standards: Our proposal meets the Critical Areas Overlay District Performance Standards for Shorelines as follows:

- No significant trees are being removed on the project site and all disturbed areas are being renovated to conditions better than existing as shown on our restoration plan
- No new facilities or uses are being proposed for in our design
- Since no specific development is occurring on the site, we are meeting and exceeding specified land use code requirements for critical areas.
 - To assist in the maintenance of the project upon completion, we have specified native and low growing native varieties of plants to use in the restoration of the critical area setback area.
 - As part of our restoration plan, we are proposing habitat improvement measures such as drift wood placement, boulder outcroppings, and native re-planting within the shoreline setback.
 - We are also using soft stabilization measures (native plantings) and some hard stabilization (driftwood and boulder outcroppings) to help stabilize the cleared slope.

Land Use Code Section 20.25H.230 Critical Areas Report Criteria: Our proposal is resulting in a net increase in critical area function and value due to an overall decrease in impervious surface on the site, increased flood plain area, increased habitat, as well as a completely restored critical area buffer with native plantings.

Overall, our project is looking to remove the bulkhead installed by the owner and restore the shoreline critical area back to a native area with new habitat structures and slope stabilizing plantings. We plan to complete the project in one phase and follow all requirements outlined by the Land use code while also following the City of Bellevue BMP's to impact the site as little as possible.

Sincerely,

Chad Wichers
Principal landscape Architect
Studio 342 Landscape Architecture, LLC

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 60 FEET OF THE SOUTH 1480 FEET OF GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 24 NORTH, RANGE 14 EAST, COUNTY OF KING COUNTY, WASHINGTON, LYING EASTERLY OF LAKE SAMMAMISH SHORE LINE ROAD (SECONDARY STATE HIGHWAY NO. 2-D), TOGETHER WITH SHORELANDS OF THE SECOND CLASS ADJOINING, (BEING KNOWN AS A PORTION OF LOT 24, MEDINA BEACH, ACCORDING TO THE UNRECORDED PLAT THEREOF)

BEARING MERIDIAN

ASSUMED

VERTICAL DATUM

CITY OF BELLEVUE BENCH MARK NO. 483
(NAVD 88) (VISITED 06/01/2010)
LOCATED EAST EDGE PAVEMENT W OF SE 12TH PL.
N: 2211494.745
E: 1365362.592

HORIZONTAL DATUM

ELEVATION = 127.81'

C.O.B. HORIZ CONTROL # 1212 (NAVD83 (1991))
06/31/2007
FOUND 4" X 4" CONCRETE MON W/CITY OF BELLEVUE
LOCATED EAST EDGE PAVEMENT W OF SE 12TH PL.
N: 2211494.745
E: 1365362.592

C.O.B. HORIZ CONTROL # 1910 (NAVD83 (1991))
06/31/2007
FOUND 4" X 4" CONCRETE MON W/CITY OF BELLEVUE
LOCATED EAST EDGE PAVEMENT W OF SE 12TH PL.
N: 2211494.745
E: 1365362.592

SURVEYOR'S NOTES

1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2010. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH THE USE OF A TOTAL STATION. THE DATA WAS CHECKED FOR ACCURACY AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY MAC 332-130-090.

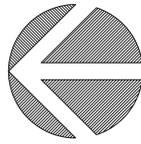
2) SUBJECT PROPERTY TAX PARCEL NO. 9293900226.

METHOD OF SURVEY

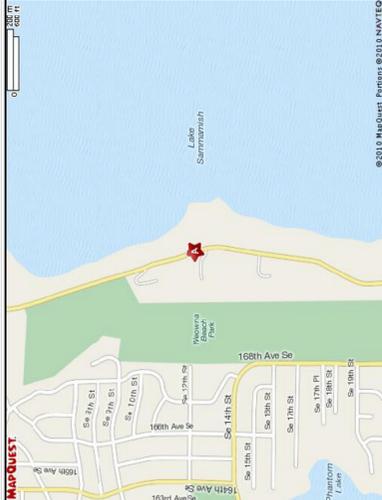
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT (DMI) WITH REFLECTORS USED IN ALL SURVEY POINTS AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY MAC 332-130-090.

LEGEND

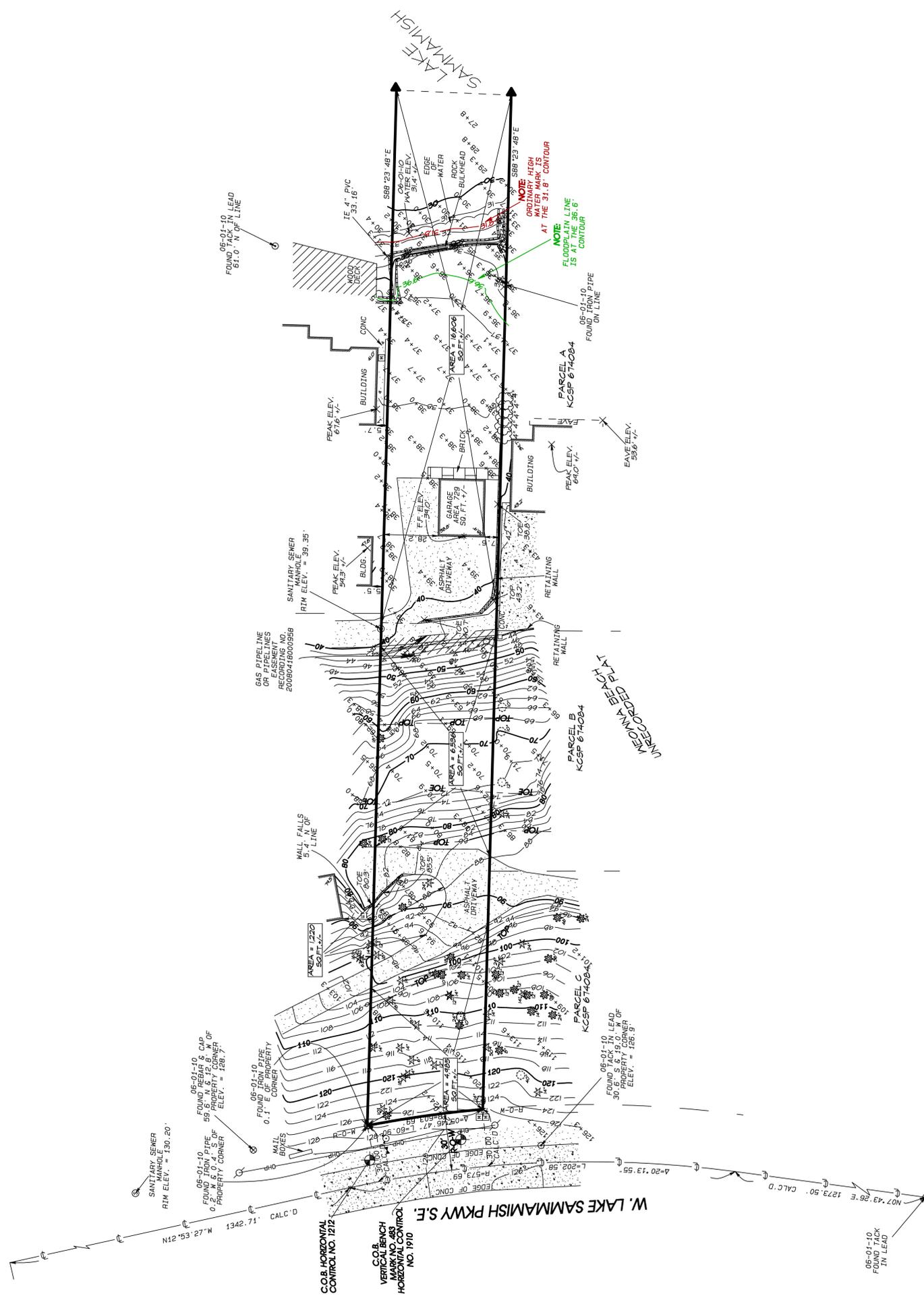
- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- FOUND TACK IN LEAD AS NOTED
- FOUND IRON PIPE AS NOTED
- UTILITY POLE
- SANITARY SEWER MANHOLE
- FINISHED FLOOR ELEVATION
- SPOT ELEVATION
- WATER METER
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- ASPHALT SURFACE
- RET. MALL
- CONC SURFACE
- DECK
- BRICK SURFACE
- EDGE OF WATER
- BUILDING LINE
- CENTRAL LINE OF ROAD
- OVERHEAD WIRES
- ROCKERY
- SLOPE AS NOTED
- LEAVES
- D.M. APRON DRIVEWAY ACCESS
- CONC CONCRETE
- P-O-W RIGHT-OF-WAY
- () RECORD AS NOTED
- MAPLE TREE (NOT SHOWN TO SCALE)
- CEDAR TREE (NOT SHOWN TO SCALE)
- FRANK DIA SHOWN IN INCHES.
- TRUNK DIA SHOWN IN INCHES.
- MAPLE TREE (NOT SHOWN TO SCALE)
- FRANK DIA SHOWN IN INCHES.
- DECIDUOUS TREE (NOT SHOWN TO SCALE)
- TRUNK DIA SHOWN IN INCHES.



VICINITY MAP N.T.S.



TOPOGRAPHIC & BOUNDARY SURVEY



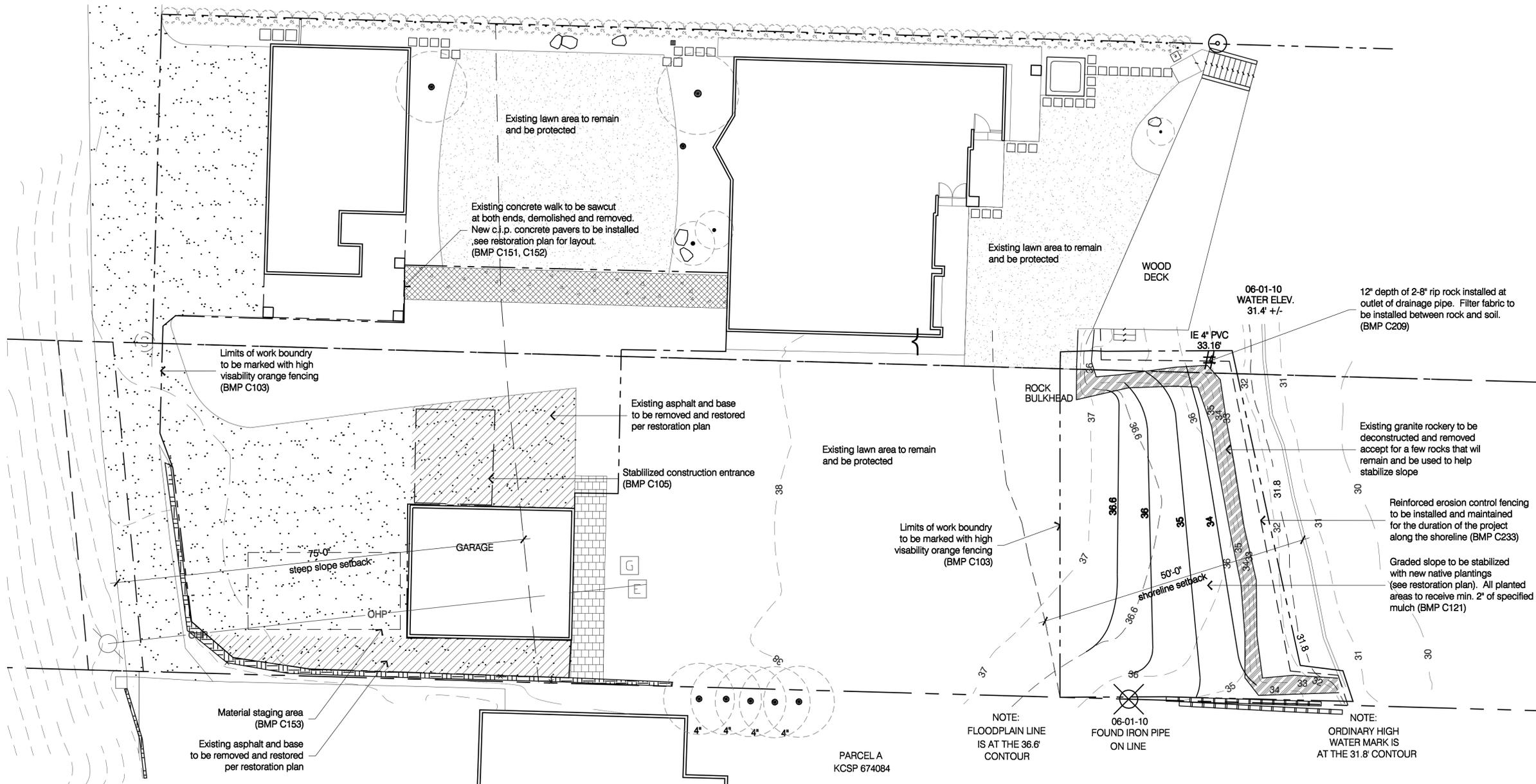
measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF THE NW 1/4 OF SEC. 1, TWP. 24N., RGE. SE., W.M.
CITY OF BELLEVUE, KING COUNTY, WA.
CARRIGAN RESIDENCE
1226 WEST LAKE SAMMAMISH PARKWAY S.E.
BELLEVUE, WA. 98008



Geodimensions
www.geodimensions.net
phone 425.458.4488 support@geodimensions.net
35402 SE Center Street, Snoqualmie, WA 98065

JOB NUMBER:	7356
DATE:	06/02/2010
DRAFTED BY:	V.L.J.
CHECKED BY:	E.J.G.
SCALE:	1" = 30'
REVISION HISTORY:	
SHEET NUMBER:	1 OF 1



SITE INFORMATION

Owner: Steve Carrigan (510) 299-2943
Site Address: 1226 and 1222 West lake Sammamish Pkwy SE
Bellevue, WA 98008

Tax Parcel ID #'s: 925390-0126, 925390-0121
Zoning: R-3.5

Existing Property Area (SF): 32,365 Square Feet
Proposed Impervious Surfacing (SF): None. (347 SF of impervious surface to be REMOVED)
Total Cubic Yards of Fill (CY): N/A
Total Cubic Yards of Excavation (CY): 47 Cubic Yards

Legal Description: That portion of the north 60 feet of the south 1080 feet of government lot 2, Section 1, Township 24 North, Range 5 east, W. M., in King County, Washington, Lying easterly of Lake Sammamish shore line road (Secondary state highway No. 2-D); Together with Shorelands of the second class adjoining. (Being known as a portion of lot 24, Weowna Beach, According to the unrecorded plat thereof)

PROJECT CONTACT LIST

Owner: Steve Carrigan (510) 299-2943
Landscape Architect: Studio 342 Landscape Architecture
Contact: Chad Wichers (206) 545-0342
Landscape Contractor: Turning Leaf Landscapes
Contact: Paul Morris (206) 819-6657

CLEARING AND GRADING STANDARD NOTES

- All clearing & grading construction must be in accordance with City of Bellevue (COB) Clearing & Grading Code; Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23); Development Standards; Land Use Code; Uniform Building Code; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction. It is the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans. All corrections will be at no additional cost or liability to the COB. All details for structural walls, rockeries over four feet in height, geogrid reinforced rockeries, and geogrid reinforced modular block walls must be stamped by a professional engineer.
- A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
- All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
- The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
- A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
- A hard-surface construction access pad is required per Clearing & Grading Standard Detail EC-1 or EC-2. This pad must remain in place until paving is installed.
- Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
- Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.

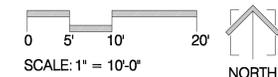
- To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required:
 - Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector.
 - Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector.
 - Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval.
 - Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code.
- The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
- A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
- Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
- Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the Clearing & Grading Code.

NOTES:

- Contractor to follow all City of Bellevue Clearing and Grading Best Management Practices (BMPs) as governed by the Washington State Department of Ecology Stormwater Management Manual for Western Washington, Volume II. Found here: <http://www.ecy.wa.gov/pubs/0510030.pdf>
- Contractor responsible for installing and maintaining all BMP devices for the duration of the project.
- Contractor to call have all utilities located prior to beginning of construction and is responsible for maintaining those markings for the duration of construction.
- Contractor responsible for any damage to adjacent property or to the public right of way. All damage must be repaired to a condition equal to or better than original condition.

LEGEND

Property Line	---	Ex. Asphalt to be removed	
Existing 1' contour	---	Existing concrete to be removed	
Existing 10' contour	---	Existing rock bulkhead to be removed	
Proposed Conotour	---	Staging Area	
Limits of work	---		
Construction entrance	---		
Gas line Easement	---		

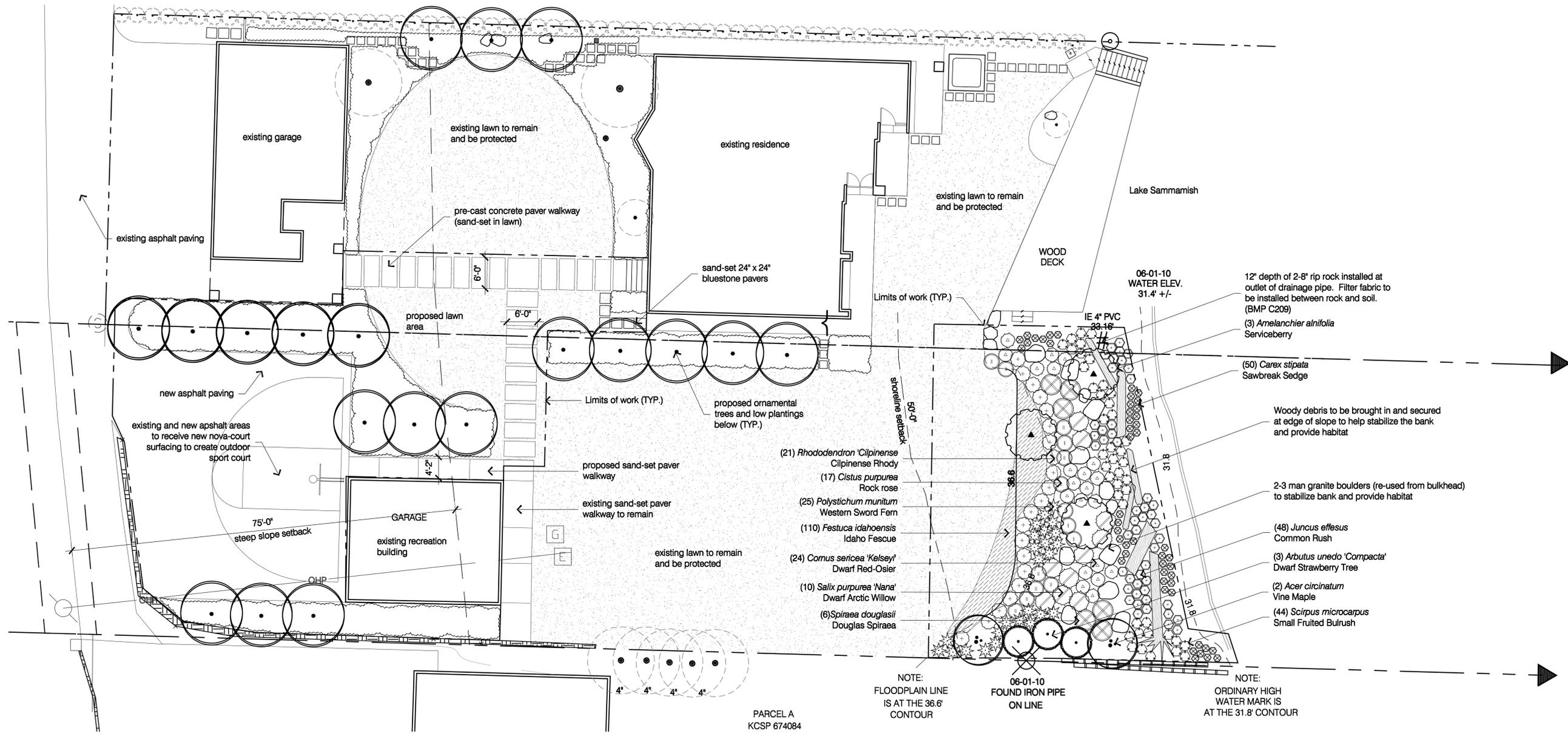


STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
CHAD S. WICHERS
CERTIFICATE NO. 931

GH Grading Permit
06/25/10

Demo, Grading & CSWPPP





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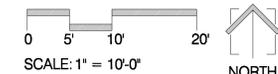
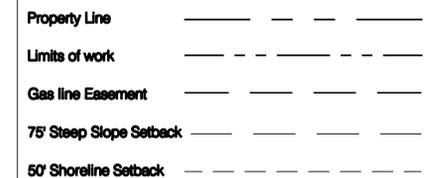
Trees				
Quantity	Botanical Name	Common Name	Size	Notes
2	<i>Acer circinatum</i>	Pacific Fire Vine Maple	8-10' ht.	Multi-stem
3	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry tree	15 ga.	
3	<i>Amelanchier alnifolia</i>	Western Serviceberry	10-12' ht.	Stake as needed
Shrubs				
Quantity	Botanical Name	Common Name	Size	Notes
17	<i>Cistus purpurea</i>	Rock Rose	5 gal.	
24	<i>Cornus sericea</i> 'Kelsey'	Dwarf Red-Osier	5 gal.	
21	<i>Rhododendron 'Clipinense'</i>	Clipinense Rhododendron	5 gal.	
10	<i>Salix purpurea</i> 'nana'	Dwarf Arctic Willow	5 gal.	
6	<i>Spiraea douglasii</i>	Douglas Spiraea	5 gal.	

Perennials/Groundcovers				
Quantity	Botanical Name	Common Name	Size	Notes
110	<i>Festuca idahoensis</i>	Idaho Fescue	1 gal.	
25	<i>Polystichum munitum</i>	Western Sword Fern	1 gal.	
Emergents				
Quantity	Botanical Name	Common Name	Size	Notes
50	<i>Carex stipata</i>	Sawbreak Sedge	1 gal.	
48	<i>Juncus effesus</i>	Common rush	1 gal.	
44	<i>Scirpus microcarpus</i>	Small-fruited bulrush	1 gal.	

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LEGEND



Carrigan South
1226 West lake Sammamish Parkway SE
Bellevue, WA



CHAD S. WICHERS
CERTIFICATE NO. 931

GH Grading/CALU Permit
06/25/10

Site Plan A
Restoration Plan

