



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

Proposal Name: Whitlock Dock and Yard Shed

Proposal Address: 17608 SE 40th Place

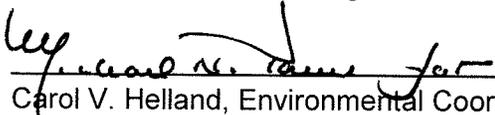
Proposal Description: The applicant requests a Shoreline Substantial Development Permit for the construction of a 408-square foot dock with a boatlift and a Critical Areas Land Use Permit with Critical Areas Report to locate a 144 square foot storage shed in the critical area structure setback.

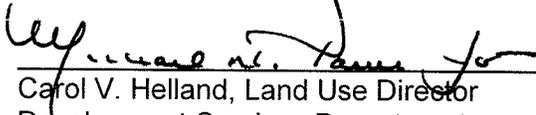
File Number: 11-104406-WG, 11-113825-LO

Applicant: Dale and Pat Whitlock

Decisions Included: Shoreline Substantial Development Permit
Critical Areas Land Use Permit
(Process II. LUC 20.30R, LUC 20.30P)

Planner: Kevin LeClair, 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**

Carol V. Helland, Land Use Director
Development Services Department

Application Date: February 18, 2011
Notice of Application Publication Date: March 17, 2011(WG) & May 12, 2011(LO)
Decision Publication Date: June 9, 2011
SEPA/Project Appeal Deadline: SEPA & LO Appeal Deadline June 23, 2011
WG Appeal Deadline June 30, 2011

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.



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 100th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Dale and Pat Whitlock

LOCATION OF PROPOSAL: 17608 SE 40th Place

NAME & DESCRIPTION OF PROPOSAL:

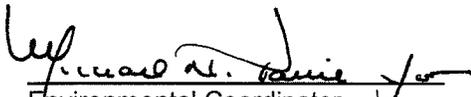
Whitlock Dock and Yard Shed - Construction of a 408-square foot dock with a boatlift and grading and landscaping work associated with the removal of an illegally placed rockery bulkhead and shoreline restoration.

FILE NUMBER: 11-104406-WG

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 June 23, 2011.
- 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 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, 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

June 9, 2011

Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



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 Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 11-104406 WG

Date Received 2/18/2011

Approved / Date 6/9/2011
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: Dale and Pat Whitlock

to undertake the following development:

Construction of a 408-square foot dock with a boatlift in Lake Sammamish and grading and landscaping associated with the removal of an illegally placed rockery bulkhead and shoreline restoration

upon the following property: 17608 SE 40th Place

within Lake Sammamish

and/or its associated wetlands. The project will be located within Shorelines of Statewide Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities:
- LUC Section 20.25E.080 (N) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-13 and SH-50

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

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. The areas of temporary disturbance include all areas within the critical area buffer and structure setback proposed for disturbance as part of the bulkhead removal.

2. Mitigation for New Permanent Disturbance: A mitigation plan for permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall specify the species and quantity of native plants to be installed within the critical area buffer and critical area structure setback to offset impacts associated with the construction of the new dock and the placement of the storage shed within the critical area structure setback. The planting area associated with the dock construction shall be equal to 400 square feet. The planting area associated with the storage shed shall be equal to 150 square feet. The total mitigation planting area shall equal or exceed 550 square feet.

3. Rainy Season restrictions: Due to the proximity to Lake Sammamish, no clearing and grading activity may occur during the rainy season, which is defined as October 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.

- 4. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".
- 5. 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.
- 6. Land Use Inspection:** To ensure revegetation work has been performed in accordance with approved plans the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of said revegetation measures. This inspection is listed as a #600 land use inspection on the approved building permit.
- 7. In-water work window:** To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16th through August 30th, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.
- 8. Silt curtain:** To ensure suspended sediment in the water column generated from the installation of the proposed piles does not migrate out of the work area, the applicant must install a silt containment boom.

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).

June 9, 2011

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, Dave Radabaugh, 3190 160th Avenue SE, Bellevue, WA 98008-5452

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Attachments

1. Environmental Checklist
2. Site Plan

I. Proposal Description

The applicant is requesting two separate permits. The first is a Shoreline Substantial Development Permit for the construction of a 408-square foot single-family residential pier and boatlift. The second permit is a Critical Areas Land Use Permit with Critical Areas Report for the modification of the shoreline critical area structure setback for the location of a yard shed. Work under both permits includes grading within the shoreline critical area buffer to remove an unpermitted hardened shoreline stabilization measure (rockery bulkhead at or below the ordinary high water mark) and to install native trees and shrubs and a gravel, sloping beach.

The Land Use Code (LUC), in Section 20.25E.040, specifies that development within the shoreline overlay district that is not specifically exempted in Section 20.25E.050 requires a Shoreline Substantial Development Permit. The proposed development of the dock and boatlift are valued at approximately \$35,000, therefore a Shoreline Substantial Development Permit is required.

In addition, the applicant is proposing to locate their 12'x12' yard shed within the critical area structure setback. The shed had previously been illegally located in the shoreline critical area buffer. A 25-foot critical area buffer measured from the ordinary high water mark and an additional 25-foot critical area structure setback measured from the edge of the critical area buffer is specified in LUC 20.25H.115. In order to locate the garden shed in the proposed location, the critical area structure setback must be modified. The critical area structure setback may be modified only through an approved critical areas report.

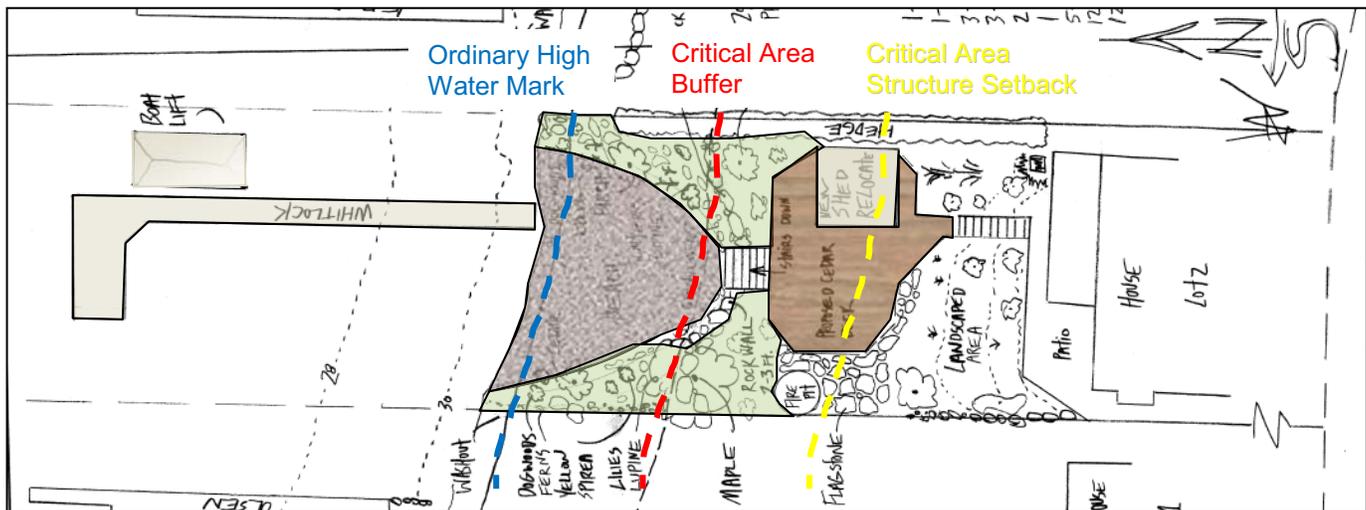


Figure 1: Development Plan

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

A. Site Description

The property is located at 17608 SE 40th Place. The property is approximately 50 feet

wide by 215 feet deep and contains a single-family residence. The house is accessed via a gravel walkway that originates at a paved parking area adjacent to SE 40th Place. Below the house is sloping lawn area that leads down to a level gravel area atop a 3-foot tall rockery bulkhead at the ordinary high water mark. Sitting at the top of the bulkhead and within the 25-foot critical area buffer is a 12'x12' boat house.

B. Zoning

The property is zoned R-5 and is located within the Shoreline Overlay District and the Critical Areas Overlay District.

C. Land Use Context

The property is developed with a single-family residence adjacent to other single-family residential structures of the same age and character. Many of the properties contain residential moorage facilities like the one the applicant is proposing.

D. Critical Areas Functions and Values

i. Floodplains

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding of occurs when runoff exceeds the capacity of rivers, streams or lakes to convey or store water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge, channel degradation and shoreline erosion. Intact floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer fluctuations in discharge may vary according to watershed size, valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can 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.

ii. 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.

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. Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values. The discussion presented herein emphasizes this ecosystem approach.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. No determination as to the conformity of the primary structure on the property was made, as this was outside of the scope of the proposal and no modification would be required as a result of the proposal.

B. Critical Areas Performance Standards LUC 20.25H:

i. Area of Special Flood Hazard 20.25H.180.180.C Performance Standards

a. Intrusion Over the Area of Special Flood Hazard

No structures will be built or are proposed as part of this project.

b. Elevation Certificate Following Construction

No structures will be built or are proposed as part of this project..

c. Construction Materials and Methods

The materials proposed to be used in the project consist of native plants, clean gravels, and boulders.

d. No Rise in the Base Flood Elevation (BFE)

The project will not cause a rise in the BFE. The placement of plants and the creation of a beach will not adversely impact the floodplain function of Lake Sammamish.

e. Modification of Stream Channel

No modifications to any stream channels are proposed or will occur as a part of this project.

f. Compensatory Storage

The proposed project does not include a proposal for use of compensatory storage.

ii. Habitat Associated with Species of Local Importance 20.25H.160 Performance Standards

The proposed project includes the development of dock for residential usage and the creation of a natural sloping shoreline consisting of native plants and gravels both above and below the OHWM of Lake Sammamish. The avoidance of either hard or soft stabilization measure and the installation of native plants and large woody debris is conducive to habitat in the nearshore environment. The project will not remove any significant trees.

The dock will be developed in conformance with the development standards for a private, residential moorage (see discussion below), which is considered adequate for avoiding impact to migrating salmonids in Lake Sammamish. The project will conform to the established work windows for Threatened or Species of Concern in Lake Sammamish. No other management plan is required or has been prepared for this project. **See associated condition of approval in Section X.**

C. Consistency with Shoreline Performance Standards LUC 20.25E

i. General Regulations Applicable to All Land Use Districts Performance Standards LUC 20.25E.080.B

a. Where applicable, all federal and state water quality and effluent standards shall be met.

The City will ensure water quality is maintained through required on-site inspections, Temporary Erosion and Sedimentation Controls, and an approved Turbidity Monitoring Plan.

b. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.

The entire project area is within the Shoreline Overlay District and therefore the entire project is governed by the Shoreline Master Program policies.

c. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.

The project enhances shoreline vegetation by adding native trees, shrubs and groundcovers in the restoration area. Temporary erosion and sedimentation controls will be in place and inspected by the City of Bellevue. A Turbidity Monitoring Plan will also be in place and implemented by a third party consultant during the projects duration.

d. Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.

The project enhances shoreline vegetation by adding native trees, shrubs and groundcovers in the restoration area. Temporary erosion and sedimentation controls will be in place and inspected by the City of Bellevue. A Turbidity Monitoring Plan will also be in place and implemented by a third party consultant during the projects duration.

e. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.

The proposed yard shed in the structure setback is a maximum of 10 feet tall.

f. The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.

The project is consistent with the Bellevue Shoreline Master Program and Comprehensive Plan policies. For example, Policy SH-48 encourages the use of vegetation, cobbles, and gravels for stabilizing the water's edge from erosion over

the use of bulkheads.

g. Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.

The proposed project complies with all applicable Bellevue ordinances and regulations.

h. The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.

No dead storage of watercraft will occur as a result of the proposed project.

i. Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."

The project's proposed vegetation enhancement is consistent with the City's "Environmental Best Management Practices."

j. Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.

No storm drainage or sewer facilities are required for the proposed project as it is classified as a shoreline stabilization avoidance measure.

ii. Moorage Regulations LUC 20.25E.080.N

a. The only structures permitted in the first 30 feet waterward of the ordinary high water mark are piers and ramps.

The proposal includes a single pier extending more than 30 feet waterward of the ordinary high water mark. The proposal complies.

b. No skirting is allowed on any structure.

No skirting is proposed. The proposal complies.

c. Surface coverage for moorage facilities serving on residential waterfront lot shall not exceed 480 square feet.

The proposed moorage facility will cover 408 square feet. The proposal complies.

d. Location, width and length.

The pier is proposed to be 4 feet wide, which complies with the regulations. The ell is proposed to be 20 feet long by 6 feet wide, which complies with the regulations. The total facility length is 78 feet, which complies with the regulations. There are no ramps or floats proposed.

e. Structural piling specifications.

All of the pilings are specified to be 4 inch diameter galvanized steel, which complies with the regulations.

f. Shoreline critical area and buffer functions.

The proposal includes a plan to remove a shoreline protective structure and the creation of a sloping, gravel shoreline, along with native plantings along the edges

of the property, but within the shoreline critical area buffer. The proposal complies.

g. Setback from property lines.

The proposed moorage structure is planned to be 15 feet from the adjacent property line. The proposal complies.

h. Boatlift

The proposal includes the installation of one free-standing boatlift on the eastern side of the moorage structure. No cover is proposed.

D. Consistency with Critical Areas Report LUC 20.25.230.

In accordance with LUC 20.25H.115, the shoreline of Lake Sammamish is afforded a 25-foot critical area buffer measured from the ordinary high water mark and an additional 25-foot critical area structure setback measured from the landward edge of the critical area buffer. The applicant has requested a modification of the critical area structure setback utilizing the critical areas report process in order to place their 12-foot by 12-foot shed within a portion of the critical area structure setback.

The site's critical area buffer currently contains a level gravel area atop a 3 foot rockery bulkhead situated at or below the ordinary high water mark of 31.8 feet of elevation (NAVD88). Also within the critical area buffer there is a 12-foot by 12-foot shed that is used for storage of water-related recreation equipment.

The applicant is proposing to remove the rockery bulkhead and restore the shoreline critical area buffer to a more natural sloped beach, install native plantings along the property boundaries, and replace lawn area within the critical area structure setback to with native and ornamental plantings.

At present, the critical area buffer on the property is provided little to no ecological function relative to Lake Sammamish. There is no vegetation present to shade the shallow water. At high water, the lake is forced to lap against the bulkhead, which is reflecting the wave energy back into the lake which then negatively impacts other more natural shorelines. Finally, the height and expanse of the raised gravel area behind the rockery bulkhead constitutes fill within the floodplain of Lake Sammamish. Although the area is small relative to the overall size of the lake, the presence of this fill has a negative impact on base flood elevation. The removal of this fill will have a positive impact by allowing flood storage within the critical area buffer.

IV. Public Notice and Comment

Application Date:	February 18, 2011
Public Notice (500 feet):	March 17, 2011
Minimum Comment Period:	April 18, 2011

The Notice of Application for this project was published in the City of Bellevue weekly

permit bulletin on March 17, 2011. It was mailed to property owners within 500 feet of the project site. One question was submitted by Karen Walter with the Muckleshoot Indian Tribe Fisheries Division. The question was if the applicant planned to install a cover over the proposed boatlift. The applicant answered that they did not plan to install a canopy over their proposed boatlift. Karen Walter had no further comments.

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.

Utilities

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

Erosion and sediment control best management practices include the installation of a silt barrier around the work area to prevent migration of suspended sediment to the surrounding water column. The applicant will also be required perform turbidity monitoring during construction to ensure suspended sediment is contained to the work area. The applicant is also required to adhere to the City Environmental Best Management Practices related to the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project area is within Lake Sammamish. Lake Sammamish is known contain migrating adult and juvenile Chinook salmon (listed as Threatened under the Federal Endangered Species Act). Lake Sammamish also contains Coho salmon (listed as

Species of Concern under the Federal Endangered Species Act). The Lake is also potential habitat for bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act.

The City of Bellevue commissioned a report entitled, "A Summary of the Effects of Bulkheads, Piers and other Artificial Structures and Shorezone Development on ESA-listed Salmonids in Lakes", to analyze the effects of bulkheads, piers and other artificial structures, and shoreline development on salmonids and other species listed as threatened, endangered, or as candidate species under the Endangered Species Act (ESA).

The report found that compliance with conditions imposed by the City of Bellevue, the state and other federal agencies can adequately mitigate for adverse impacts to the fish and other aquatic organisms in the lake can be partially mitigated by.

Hydraulics Project Approval is required from the State Department of Fish and Wildlife, which will limit the times of construction to periods which will be less impacting to the fisheries resources.

To prevent the suspension of sediments by construction activities, a protective silt fence will be required in the water. The silt fence will remain in place during the duration of construction activities and for a period after construction when turbidity has returned to acceptable levels.

Work on the project will occur during the prescribed work windows established by federal and state wildlife management agencies. No trees will be removed as part of the project and all plantings will be of native species.

See Section X for related conditions of approval.

C. Plants

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved re-vegetation and monitoring plan. See Section X for related conditions of approval.

D. Noise

A sound and vibration attenuating device will be used on the pile driver in the proposed project. This type of driver results in less sediment transfer and disturbance to the immediate environment than an impact driver. Because of the short duration of pile driving activities, this impact will be limited. Impacts are adequately mitigated by the City's Noise Ordinance (Chapter 9.18 BCC) which limits construction hours.

Short-term increases in noise will be limited to the construction period (less than 1 month) and are expected to attenuate to ambient levels within approximately 1,676 feet from the construction.

Construction noise will be concentrated between 7 am to 5 pm, Monday through Friday.

See Section X for related conditions of approval.

VII. Changes to proposal as a result of City review

The applicant's original proposal did not include the removal of the rockery bulkhead and restoration of the shoreline critical area buffer. As a result of city review, the applicant modified their original proposal to include removal of the rockery bulkhead

VIII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria- LUC 20.30R.155.B

The Director of Planning and Community Development 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; and

Finding: The applicant has supplied the City of Bellevue with sufficient evidence to demonstrate compliance with the applicable development standards for new residential moorage. Compliance with the performance standards is discussed in Section III of this report.

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

Finding: The applicant has demonstrated that the proposal complies with the decision criteria for a Shoreline Substantial Development Permit.

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.

Finding: The applicant has demonstrated consistency with the Shoreline Management Act and Bellevue's Shoreline Master Program.

B. Critical Areas Report Decision Criteria- General Criteria LUC 20.25H.255

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: The modification of the shoreline critical areas structure setback for the placement of the yard shed along with the proposed removal of the rockery bulkhead and restoration landscaping in the shoreline critical area buffer and the shoreline critical area structure setback leads to level of protection of ecological function that is equal to or better than would be expected as the standards of the code which would

allow for substantially greater permanent disturbance in the structure setback than is proposed.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: The applicant has submitted an assurance device equal to the labor and materials for the landscape plantings in the shoreline critical area buffer and structure setback. This assurance device ensures that there are adequate resources available to complete the required mitigation.

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

Finding: The proposed modification to the critical area structure setback on the property is not expected to have any effect on the functions and values on the shoreline critical area buffers on the neighboring sites. It should result in positive impact because the restored shoreline will be able to absorb more wave energy and the planting will be attractive wildlife and provide a limited source of food and cover for migrating fish.

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

Finding: The proposed yard shed is considered compatible with the single-family residential zoning of the property. By locating it landward of the critical area buffer, it will blend in better with property and not stick out on the shoreline.

C. Critical Areas Land Use Permit Decision Criteria 20.30P

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 single-family building permit for the construction of the dock. This building permit will also be reviewed for compliance with the clearing and grading regulations and development standards associated with the grading of the shoreline.

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 proposed single-family moorage and the native plantings are consistent

with the standards for the code and the city's *Critical Areas Handbook*.

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

Finding: As discussed in Section III of this report, the proposal has incorporated and demonstrated compliance with the performance standards in LUC 20.25H and 20.25E.

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

Finding: The property is currently served by adequate public facilities. The proposal will not change the need for public facilities on the property.

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

Finding: The applicant submitted a mitigation and restoration plan that complies with the standards set forth in LUC 20.25H.210.

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

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

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the Shoreline Substantial Development Permit to construct a 408-square foot dock with a boatlift in Lake Sammamish and a Critical Areas Land Use Permit to locate a 144-square foot storage shed in the critical area structure setback. The approval also includes grading and landscaping work associated with the removal of an illegally placed rockery bulkhead and shoreline restoration.

Note- Expiration of Approval: In accordance with LUC 20.30R.175 a Shoreline Substantial Development Permit expires and is void if the applicant fails to file for the necessary development permit within two years of the effective date of this approval. In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatic expiration has been modified to be equal to that of the Shoreline Substantial Development Permit.

X. Conditions of Approval

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

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

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

1. 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. The areas of temporary disturbance include all areas within the critical area buffer and structure setback proposed for disturbance as part of the bulkhead removal.

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

2. Mitigation for New Permanent Disturbance: A mitigation plan for permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit. The plan shall specify the species and quantity of native plants to be installed within the critical area buffer and critical area structure setback to offset impacts associated with the construction of the new dock and the placement of the storage shed within the critical area structure setback. The planting area associated with the dock construction shall be equal to 400 square feet. The planting area associated with the storage shed shall be equal to 150 square feet. The total mitigation planting area shall equal or exceed 550 square feet.

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

3. Rainy Season restrictions: Due to the proximity to Lake Sammamish, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Janney Gwo, Clearing and Grading

4. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Planner, Land Use

5. 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: Planner, Land Use

6. Land Use Inspection: To ensure revegetation work has been performed in accordance with approved plans the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of said revegetation measures. This inspection is listed as a #600 land use inspection on the approved building permit.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Planning and Community Development Department

7. In-water work window: To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16th through August 30th, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and Shoreline Master Program Policy SH-13
Reviewer: Kevin LeClair, Land Use

8. Silt curtain: To ensure suspended sediment in the water column generated from the installation of the proposed piles does not migrate out of the work area, the applicant must install a silt containment boom.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Land Use

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

BACKGROUND INFORMATION

Property Owner: **DALE WHITLOCK**

Proponent: **PAT WHITLOCK**

Contact Person:
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **17608 SE 90th PL Bellevue WA 98008**

Phone: **425 747 9365**

Reviewed under Bellevue file #11-104406-WG.
Construction will require a single-family building permit.

Proposal Title: **SUBSTANTIAL DEVELOPMENT SHORELINE**

Proposal Location:
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **480 SF DOCK & LIFT**

2. Acreage of site: **11,000 SF**

3. Number of dwelling units/buildings to be demolished: **0**

4. Number of dwelling units/buildings to be constructed: **01**

5. Square footage of buildings to be demolished: **0**

6. Square footage of buildings to be constructed: **480 (dock)**

7. Quantity of earth movement (in cubic yards): **0**

8. Proposed land use:

9. Design features, including building height, number of stories and pro

10. Other

Dock will total 400 square feet of overwater coverage based on plan submitted by applicant.

Proposal was modified on March 8 to include removal of an unpermitted rock bulkhead and grading of the shoreline to a natural beach slope and relocation of an approximately 200 square foot "boat house" from the critical area buffer to a location 25 feet or more from the ordinary high water mark.

Estimated date of completion of the proposal or timing of phasing:

Summer 2011

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

Applicant intends to also install a free-standing boatlift on the east side of the dock.

REVIEWED

By Kevin LeClair at 1:23 pm, Mar 03, 2011

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

A Shoreline Substantial Development Permit is required, followed by a building permit. A Hydraulic Project Approval from WDFW is also required.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

clay sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

0

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Shoreline planting

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

52m dust

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

yes beach LAKE Sammamish

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

yes

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

0

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NA

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NA

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

NA

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

0

c. List threatened or endangered species known to be on or near the site.

0

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

2-3 maples 2-3 evergreens
lilys, perennial plants

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

~~X~~ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

NA

c. Is the site part of a migration route? If so, explain.

NA

d. Proposed measures to preserve or enhance wildlife, if any:

NA

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

NA

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NA

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

NA

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

NA

(2) Proposed measures to reduce or control environmental health hazards, if any.

NA

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

NA

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

SAWS 9-5
compression

REVIEWED

By Kevin LeClair at 1:48 pm, Mar 03, 2011

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

(3) Proposed measures to reduce or control noise impacts, if any:

NA

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

RECREATIONAL

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

HOME 2170 SF
SHed 144 SF
BOAT house 144 SF

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

f. What is the current comprehensive plan designation of the site?

g. If applicable, what is the current shoreline master program designation of the site?

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

i. Approximately how many people would reside or work in the completed project?

2

j. Approximately how many people would the completed project displace?

k. Proposed measures to avoid or reduce displacement impacts, if any:

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. Housing

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

0

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NA

- c. Proposed measures to reduce or control housing impacts, if any:

NA

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

30 inches STEEL, FLOW THROUGH DECKING

- b. What views in the immediate vicinity would be altered or obstructed?

0

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Shoreline plantings

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NA

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

- c. What existing off-site sources of light or glare may affect your proposal?
NA
- d. Proposed measures to reduce or control light or glare impacts, if any:
NA

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
swim, ski
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
NA

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
NA
- c. Proposed measures to reduce or control impacts, if any:
NA

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
NA
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
NA
- c. How many parking spaces would be completed project have? How many would the project eliminate?
1 boat parking
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK 11-104406-WG

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA

g. Proposed measures to reduce or control transportation impacts, if any:

NA

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NA

b. Proposed measures to reduce or control direct impacts on public services, if any.

NA

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

NA

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NA

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Dale W. Whittok

Date Submitted..... 12-7-10

17608 SE 40th Place

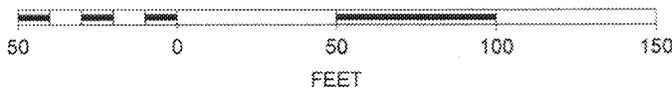
ATTACHMENT 1 - SEPA CHECKLIST
WHITLOCK DOCK #1 - 104406-WG

*Proposed Dock
Location*

Area of bulkhead removal
and boat house relocation



SCALE 1 : 723



*Whitlock
Residence*

Received

FEB 18 2011

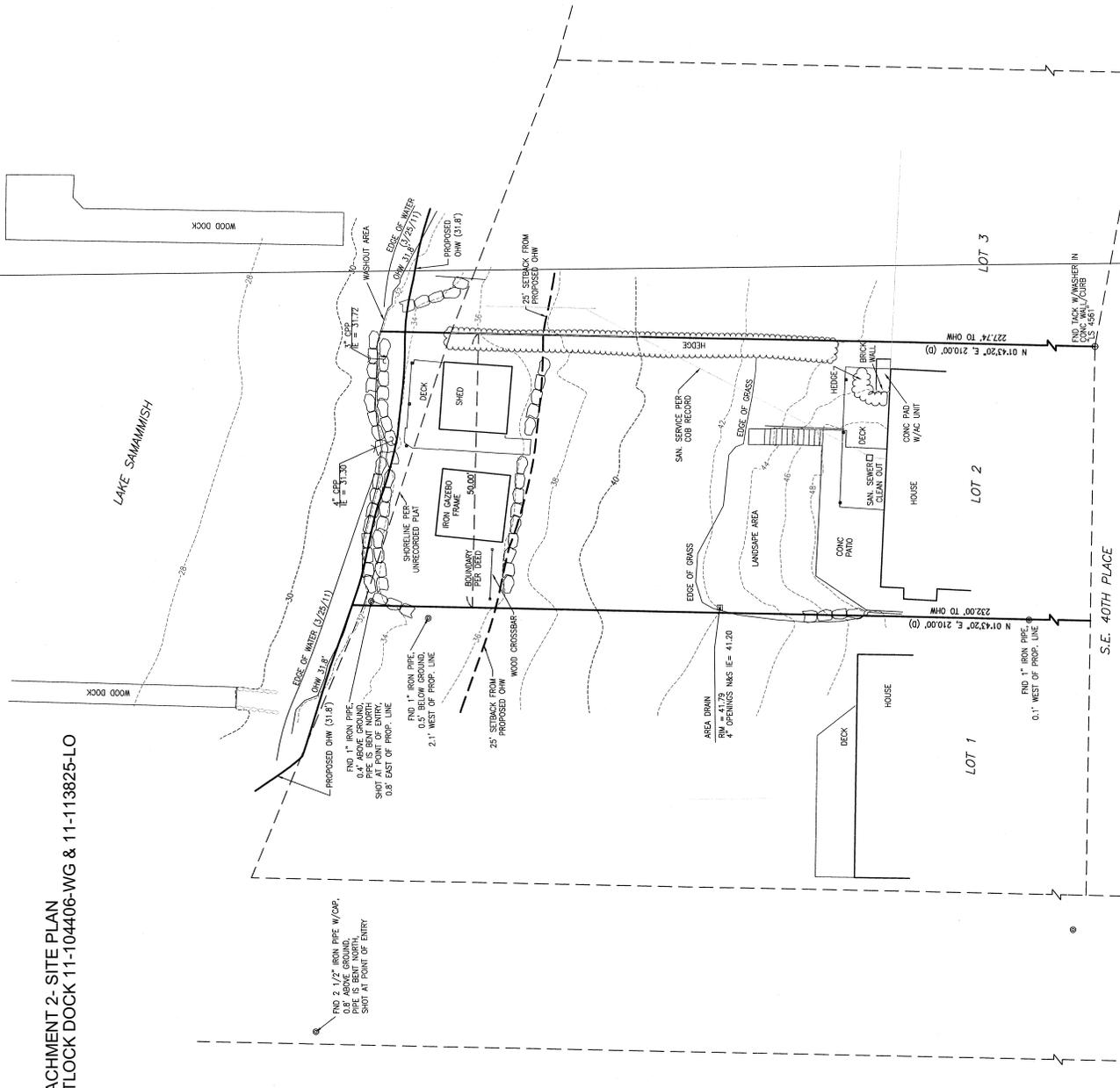
Permit Processing

Thursday, December 02, 2010 1:49 PM

SEE LIST
 11-104406-WG & 11-113825-LO
 11-104406-WG & 11-113825-LO
 11-104406-WG & 11-113825-LO

ATTACHMENT 2- SITE PLAN
 WHITLOCK DOCK 11-104406-WG & 11-113825-LO

A PORTION OF GOVT LOT 2, SECTION 13, T24N, R5E, W.M.



SURVEY NOTES

THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC AND PLANIMETRIC INFORMATION FOR DESIGN.

HORIZONTAL DATUM: NAD83

- HORIZONTAL DATUM: WASHINGTON COORDINATE SYSTEM NORTH ZONE (NAD83)
- HORIZONTAL AND VERTICAL CONTROL: MONUMENT NO. 1884 (HORIZONTAL) & NO. 467 (VERTICAL)
- CITY OF BELLEVUE CONTROL MONUMENT NO. 1885 (HORIZONTAL) & NO. 468 (VERTICAL)

SURVEY INSTRUMENTS AND MEASUREMENTS WERE MADE WITH A TRIMBLE S6 TOTAL STATION (3-HORIZONTAL ACCURACY). THIS INSTRUMENT AND ITS ACCESSORIES WERE MAINTAINED TO MANUFACTURER'S SPECIFICATION AS REQUIRED BY WAC 332-130-100. THE PRECISION OF ALL TRAVERSE MEETS OR EXCEEDS THOSE AS REQUIRED PER WAC 332-130-100.

ALL FOUND MONUMENTS SHOWN WERE VISITED IN APRIL, 2011.

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH IN WAC-332-130.

- REFERENCES:
- PIONEER NATIONAL TITLE INSURANCE COMPANY POLICY B-949888, MAY 5, 1972
 - RECORD OF SURVEY BOOK 51, PAGE 255 OF SURVEYS, KING COUNTY, WASHINGTON.
 - RECORD OF SURVEY BOOK 37, PAGE 35 OF SURVEYS, KING COUNTY, WASHINGTON.
 - RECORD OF SURVEY BOOK 154, PAGE 208 OF SURVEYS, KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION:

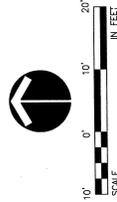
THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 804 FEET NORTH AND 1193 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2, THENCE NORTH 10 DEGREES 15 MINUTES 00 SECONDS WEST 210 FEET, THENCE SOUTH 210 FEET, THENCE WEST 80 FEET TO THE POINT OF BEGINNING.

*ALSO KNOWN AS LOT 2 IN BLOCK 1 00 STRANDVik, AN UNRECORDED PLAT;

TOGETHER WITH ALL SECOND CLASS SHORE LANDS, AS CONVEYED BY THE STATE OF WASHINGTON, LYING IN FRONT OF AND ADJACENT TO SAID TRACT.

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN APRIL 2011.

28981
 CERTIFICATE NO.



Received
 APR 27 2011
 Survey Processing

Project No. S1.00

Sheet 1 of 1

CALL BEFORE YOU DIG 1-800-421-5555

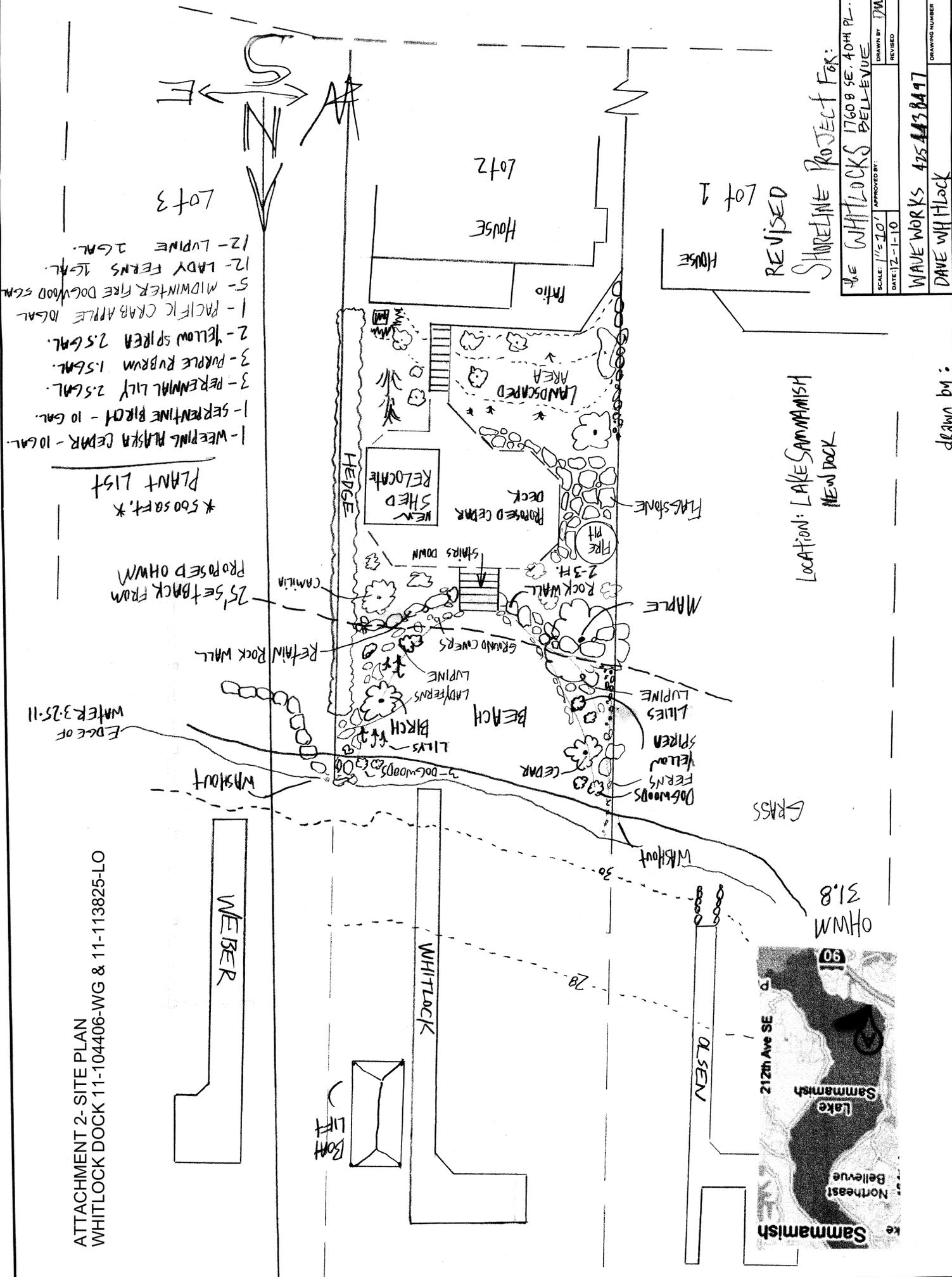
WHITLOCK SURVEY
 17608 SE 40TH PLACE
 BELLEVUE, WASHINGTON
 EXISTING CONDITIONS
 KING COUNTY



otak Incorporated
 10200 NE Pacific Dr. #400
 Bellevue, Washington 98003
 Phone: (206) 835-8800
 Fax: (206) 835-8977
 Internet: info@otak.com
 www.otak.com

NO.	DATE	BY	APPROVED BY	REVISIONS

ATTACHMENT 2- SITE PLAN
 WHITLOCK DOCK 11-104406-WG & 11-113825-LO



PLANT LIST

- * 500 SAFT.*
- 1- WEEPING ALASKA CEDAR - 10 GAL.
- 1- SERPENTINE BIRCH - 10 GAL.
- 3- PERENNIAL LILY 2.5 GAL.
- 3- PURPLE RUBRUM 1.5 GAL.
- 2- YELLOW SPREN 2.5 GAL.
- 1- PACIFIC CRAB APPLE 10 GAL.
- 5- MIDWINTER FIRE DOGWOOD 5 GAL.
- 12- LADY FERNS 1 GAL.
- 12- LUPINE 2 GAL.

25' SET BACK FROM PROPOSED OHWM

RETAIN ROCK WALL

GRASS

EDGE OF WATER 3-25-11

WHITOUT

WHITLOCK

WEBER

30'

28'

WHITOUT

GRASS

31.8'



LOCATION: LAKE SAMMAMISH
 NEW DOCK

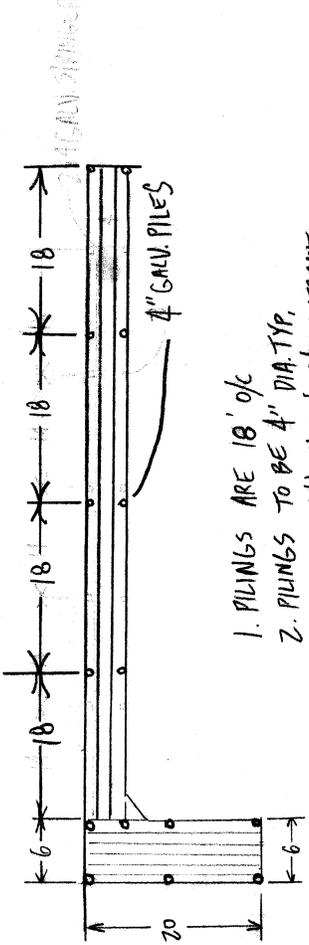
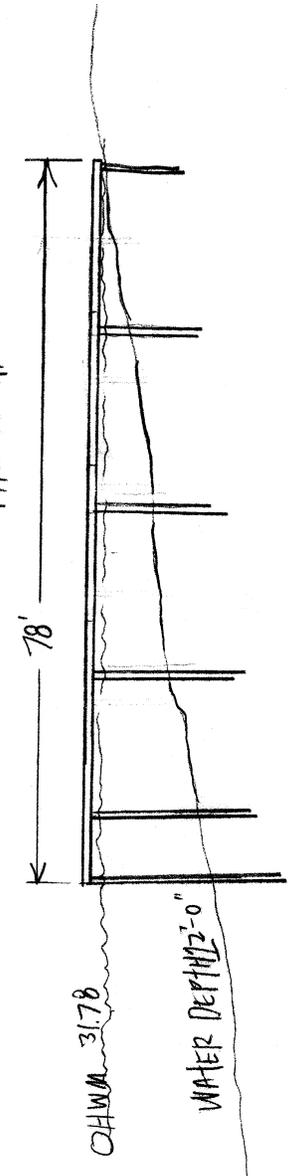
REVISÉD
 SHORELINE PROJECT FOR:
 THE WHITLOCKS 17608 SE. 40TH PL.
 BELLEVUE

SCALE: 1/4" = 10'	APPROVED BY:
DATE: 12-1-10	REVISED:
DRAWN BY: DW	
WAVE WORKS 425-443-8417	DRAWING NUMBER:
DAVE WHITLOCK	

drawn by:

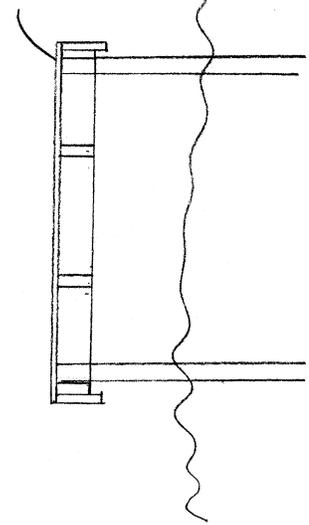
ATTACHMENT 2- SITE PLAN
 WHITLOCK DOCK 11-104406-WG & 11-113825-LO

TYP. ELEVATION



1. PILING ARE 18' o/c
2. PILING TO BE 4" DIA. TYP.
3. PILING ATTACHED TO STEEL FRAME WITH GALV. BOLTS
4. STRINGERS TO BE 1' o/c
5. STRINGERS TO BE BOLTED TOGETHER WITH GALV. BOLTS
6. THRU-FLOW DECKING # 10 SS. SCREWS

THRU-FLOW GRATING
 2x4 PLATE STEEL
 2x6 RIM JOIST ALGA
 2x4 STEEL STRINGERS



LOCATION: LAKE SAMMAMISH
 NEW DOCK

REVISED SHORLINE PROJECT
 FOR:

THE WHITLOCKS 17608 SE 40th PL BELLEVUE, WA	
SCALE: 1/2" = 10'	APPROVED BY:
DATE: 12-1-10	DRAWN BY: DW
	REVISED:
WAVE WORKS 425-443-8497	
DAVE WHITLOCK	
DRAWING NUMBER	

drawn by: