



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Eric Ng

LOCATION OF PROPOSAL: 13612 SE 7th Street

NAME & DESCRIPTION OF PROPOSAL: Ng Setback Reduction

Reduction of a 25-foot structure setback from a stream buffer amounting to 2,116 square feet and buffer averaging of 265 square feet to construct a new single-family residence and associated improvements.

FILE NUMBER: 11-113752-LO

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 7/28/11.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

7/14/2011
 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
Land Use Staff Report**

Proposal Name: Ng Critical Areas Modifications

Proposal Address: 13612 SE 7th Street

Proposal Description: Application for a Critical Areas Land Use Permit for reduction of a 25-foot structure setback from a stream buffer amounting to 2,116 square feet and buffer averaging of 265 square feet to construct a new single-family residence and associated improvements.

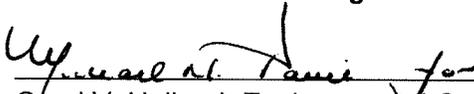
File Number: 11-113752-LO

Applicant: Eric Ng

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

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

Application Date: May 6, 2011
Notice of Application Date: June 2, 2011
Decision Publication Date: July 14, 2011
Project/SEPA Appeal Deadline: July 28, 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.

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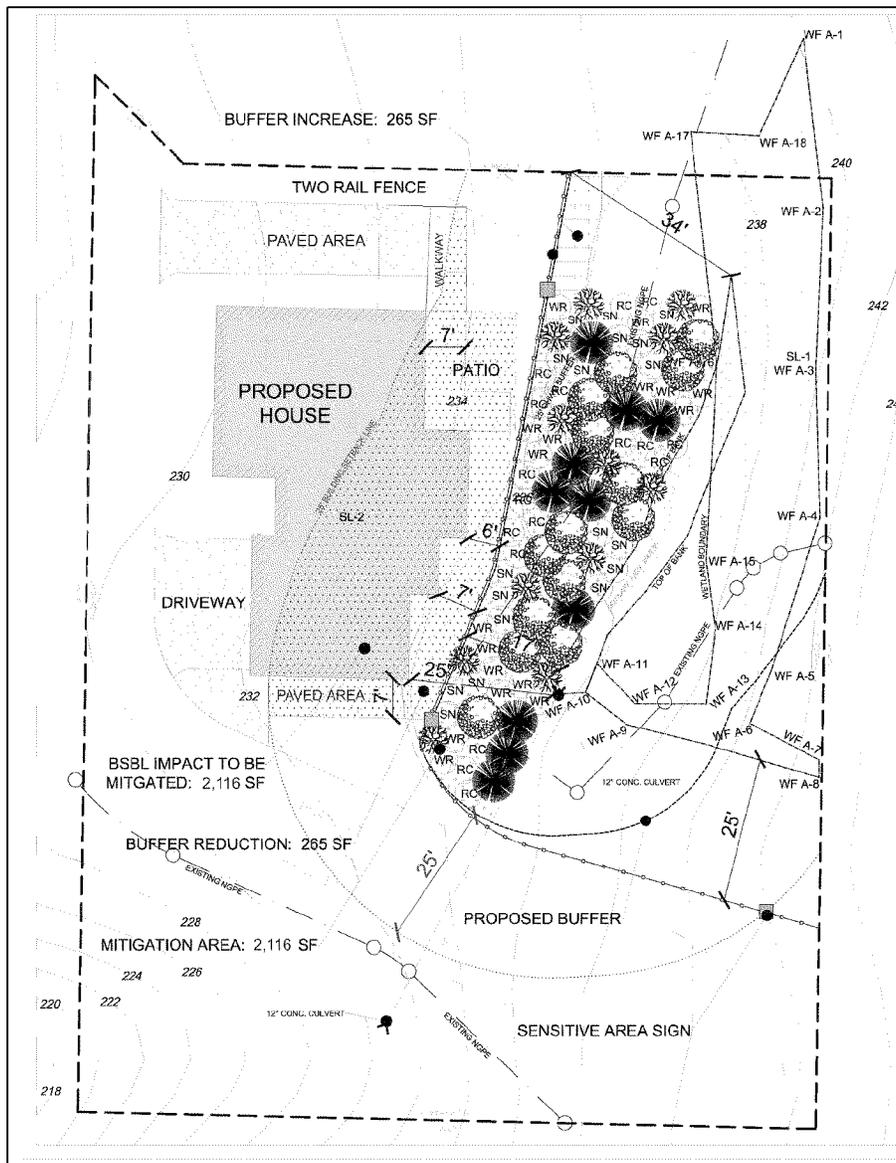
Attachments

1. Mitigation Plan – Enclosed
2. Critical Areas Report by J.S. Jones and Associates Inc. – In File
3. SEPA Checklist, Cost Estimate, Application Forms, and Materials – In File

I. Proposal Description

The applicant proposes to reduce the 25-foot structure setback required from a stream buffer critical area to construct a new house and provide access around it. 265 square feet of the stream buffer is also proposed to be removed through buffer averaging to provide access around the house. Total setback reduction amounts to 2,116 square feet and 2,116 square feet of planting in the stream buffer is proposed as mitigation. The amount of mitigation planting meets a 1:1 ratio of setback reduction to mitigation provided. A Critical Area Land Use Permit is required to approve modification of the setback and buffer. See Figure 1 showing the proposed activities and Attachment 1 for the proposed mitigation plan.

Figure 1



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

A. Site Description

The project site is located at 13612 SE 7th Street in the Southeast Bellevue subarea of the City, SW quadrant of Section 34, Township 24 North, Range 5 East. The site is lot 2 of a 4-lot short plat recorded in 2004. Other single-family zoned properties surround the site. Vehicle access to SE 7th Street to the south is gained by access easement which crosses the SW corner of the site and serves all 4 lots of the short plat. See Figure 2 for existing site condition.

Figure 2



B. Zoning

The property and surrounding properties are zoned R-1.8, single-family residential. The proposed work is allowed in this zone.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-L (Single-Family Low Density).

D. Critical Areas On-Site and Regulations

i. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

ii. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is

established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

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

A Critical Area Land Use Permit (CALUP) is required to modify portions of the 25-foot structure setback from a stream buffer and to allow buffer averaging. The site contains a wetland which was placed in a Native Growth Protection Area easement when the lot was short platted in 2004. Per LUC 20.25H.095 the wetland and buffer are as established at the time the easement was created. The site is considered developed and no additional wetland buffers or setbacks are applicable. As a result, only the stream setback and buffer are proposed for modification.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-1.8 zoning dimensional requirements found in LUC 20.20.010 apply to the proposed home construction. Based on the plans and information submitted the structural lot coverage will be 17 percent and the impervious surface coverage will be 32 percent. The plans submitted generally demonstrate conformance with zoning dimensional standards, however conformance will be verified during building permit review. See Conditions of Approval in Section X of this report.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The site is also located within a 25-foot stream structure setback and 25-foot buffer. The performance standards found in LUC 20.25H as specified in the table below are applicable:

Critical Area	Streams
Performance Standards	LUC 20.25H.080

i. Consistency With LUC 20.25H.080

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

- 1. Lights shall be directed away from the wetland.**

2. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.
3. Toxic runoff from new impervious area shall be routed away from the wetlands.
4. Treated water may be allowed to enter the wetland critical area buffer.
5. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.
6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

The above performance standards are incorporated into the project as found on page 8 of the submitted critical areas report which is Attachment 2 of this staff report. In addition the perimeter of the stream buffer and Native Growth Protection Easement will be fenced and have signage posted per the mitigation plan which is Attachment 1 of this report. See Conditions of Approval in Section X of this report.

IV. Public Notice and Comment

Application Date:	May 6, 2011
Public Notice (500 feet):	June 2, 2011
Minimum Comment Period:	June 16, 2011

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on June 2, 2011. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

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

VI. State Environmental Policy Act (SEPA)

The 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

No dredging, withdrawals, diversions, or discharges are anticipated from the proposed mitigation planting. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of a clearing and grading permit for removal of existing invasive vegetation as part of the planting.

B. Animals

Per the submitted critical areas report the presence of dense blackberry has created “poor” potential for wildlife usage due to the lack of native plant understory (Pg. 8). The tree coverage has usage by common avian species but no habitat features are found other than the stream (Pg. 8).

C. Plants

No trees are being removed by the proposal. The house is located on previously cleared land. The resulting planting will establish native trees and shrubs in the stream buffer and remove a large area of blackberry adjacent to the stream.

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. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

Staff requested additional information concerning the wetlands on-site and required lot coverage and impervious surface be confirmed. Staff also requested that all improvements on the site be shown on the plans. A paved guest parking area, patio, and paved area were reduced in size within the structure setback from the stream. Mitigation planting was provided for the small remaining areas of disturbance within the setback. The mitigation plan submitted with the building permit will be reviewed to confirm that the planting achieves the minimum plant density and spacing established by the planting templates in the critical areas handbook. **See Section X for a related condition of approval.**

VIII. Decision Criteria

A. 20.25H.075. Buffer averaging

Buffer averaging may be allowed if all the following criteria are satisfied. Proposals to average the stream critical area buffer under this subsection shall require a Critical Areas Land Use Permit; provided, that a mitigation or restoration plan is not required for buffer averaging.

- 1. Buffer averaging may be approved only if the applicant demonstrates that a modification to non-critical area setbacks pursuant to LUC 20.25H.040 would**

not accommodate the proposed development in a manner consistent with its intended use and function.

The non-critical areas setback reduction allowed under LUC 20.25H.040 is not being utilized as the setback required from the access easement is greater than the setback from the adjacent property lines. However, no structure is proposed in the buffer area being averaged as it is being removed solely to allow access around the house outside of the buffer.

- 2. Through buffer averaging, the ecological structure and function of the resulting buffer is equivalent to or greater than the structure and function before averaging.**

The existing buffer function in the area proposed for averaging has limited function as it lacks vegetation coverage and where coverage exists it is by Himalayan blackberry as described on page 8 of the critical areas report. The functions in the area of buffer enlargement are equivalent to or better than the functions found in the buffer area being removed.

- 3. The total buffer area is not reduced.**

The buffer averaging maintains the total buffer square footage. 265 square feet of buffer is proposed to be averaged and is maintained.

- 4. The buffer area is contiguous.**

The buffer averaging is contiguous to the buffer.

- 5. Averaging does not result in any impact to slope stability and does not increase the likelihood of erosion or landslide hazard.**

The buffer averaging does not impact slope stability as the grades in buffer are gradual.

- 6. Averaging does not result in a significant adverse impact to habitat associated with species of local importance.**

The averaging is not impacting vegetation associated with habitat. Required mitigation planting and removal of invasive plants is restoring the buffer along the stream bank adjacent to the proposed home.

- 7. At no point is the critical area buffer width less than 75 percent of the required buffer dimension.**

At no point is the buffer less than 75 percent of the required buffer dimension.

B. 20.25H.255.A Critical Areas Report Decision Criteria

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;**

The performance standards related to streams and wetlands are being met by this proposal as no critical area is to be modified and the buffer averaging is proposed. A large portion of the site is already designated in a Native Growth Protection Easement and is not be impacted except for the proposed mitigation planting.

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

Mitigation planting is proposed along the stream bank adjacent to the house and will screen the proposed home from the stream. Attachment 1 contains the mitigation plan and 5 year monitoring plant required. The monitoring will also be guaranteed by surety. See Section X for a related condition of approval.

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;

Per the submitted critical areas report the proposal, with mitigation will enhance functions and values of the stream buffer as found in pages 7-8 of the critical areas report. No development is proposed within any critical area and only the setback from the stream is being reduced.

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

The proposal is requested in order to construct a single-family home which is a compatible use with the adjacent single-family uses.

C. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

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

Finding: The applicant must submit a development permit application for a building permit to construct the home. See Conditions of Approval in Section X of this report.

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

Finding: The proposal is consistent with required performance standards for streams and wetlands as discussed in Section III of this report. The zoning setbacks required have been modified under LUC 20.25H.040 to place the house away from the stream. The resulting mitigation will remove existing invasive plants and replant the stream bank adjacent to the home.

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 applicable performance standards are being met.

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

Finding: The proposed activity will not affect public services or facilities.

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

Finding: A mitigation plan consistent with LUC 20.25H.210 has been submitted to plant 2,116 square feet of area of the buffer and is Attachment 1 of this report. The project is required to be monitored for five years. The monitoring, maintenance, and reporting schedule will be as proposed in the mitigation plan. **See Conditions of Approval in Section X of this report.**

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

Finding: As discussed in 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 the Development Services Department does hereby **approve with conditions** the modification of the 25-foot stream setback, buffer averaging, with at least 2,116 square feet of mitigation planting in order to construct a new single-family residence.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350

Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973
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The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Building Permit (type BS) is required. Plans submitted as part of either permit application shall be consistent with the plans reviewed as part of this approval.

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

- 2. Conformance to Zoning Requirements:** Conformance with the zoning requirements of the R-1.8 zone is required and will be determined at time of building permit application.

Authority: Land Use Code 20.20.025; 20.20.010
Reviewer: Reilly Pittman, Development Services Department

- 3. Critical Area Fencing and Signage:** The perimeter of the averaged stream buffer and the Native Growth Protection Easement shall have fencing and signage placed as shown on the mitigation plan which is Attachment 1 of this staff report.

Authority: Land Use Code 20.30P.140; Land Use Code 20.25H.220.F
Reviewer: Reilly Pittman, Development Services Department

- 4. Buffer Modification for Access:** The proposed 265 square feet of buffer averaging is to allow access only around the house. This averaging does not allow future home additions, structures or accessory improvements to encroach into the 25-foot stream buffer.

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

- 5. Mitigation and Monitoring Plan:** The proposed planting and monitoring is acceptable and meets requirements. The planting is required to at least achieve the minimum spacing established in the planting templates of the critical areas handbook. The maintenance and monitoring plan approved establishes a 5-year monitoring period with goals, objectives, and performance standards. An annual monitoring report is to be submitted by December 31 of each year with established photo points and transects. There should be 5 reports total; one after the first growing season. Reports shall comprise all of the elements stated on the monitoring plan found as Attachment 1. Reports are to be mailed to:

Environmental Planning Manager

Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; Land Use Code 20.25H.220.F
Reviewer: Reilly Pittman, Development Services Department

- 6. Maintenance Surety:** A maintenance surety in the amount of \$5691.50 is required which is 100 percent of the total cost for plants, maintenance and monitoring as found on the submitted cost estimate. The maintenance surety will be held for the 5-year monitoring period and released after Land Use staff inspection which finds that the mitigation plan is successful per the established goals, objectives, and performance measures. The maintenance surety is required prior to Land Use inspection of the planting installation.

Authority: Land Use Code 20.25H.255; Land Use Code 20.40.490
Reviewer: Reilly Pittman, Development Services Department

- 7. Land Use Inspections:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area to begin the 5-year monitoring period. The maintenance surety is required prior to Land Use staff inspection. At the end of 5 years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established goals, objectives and performance standards in the monitoring plan. To schedule an inspection please call Reilly Pittman at 425-453-4350.

Authority: Land Use Code 20.30P.140
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

**Attachment 1:
Mitigation Plan**



NORTH

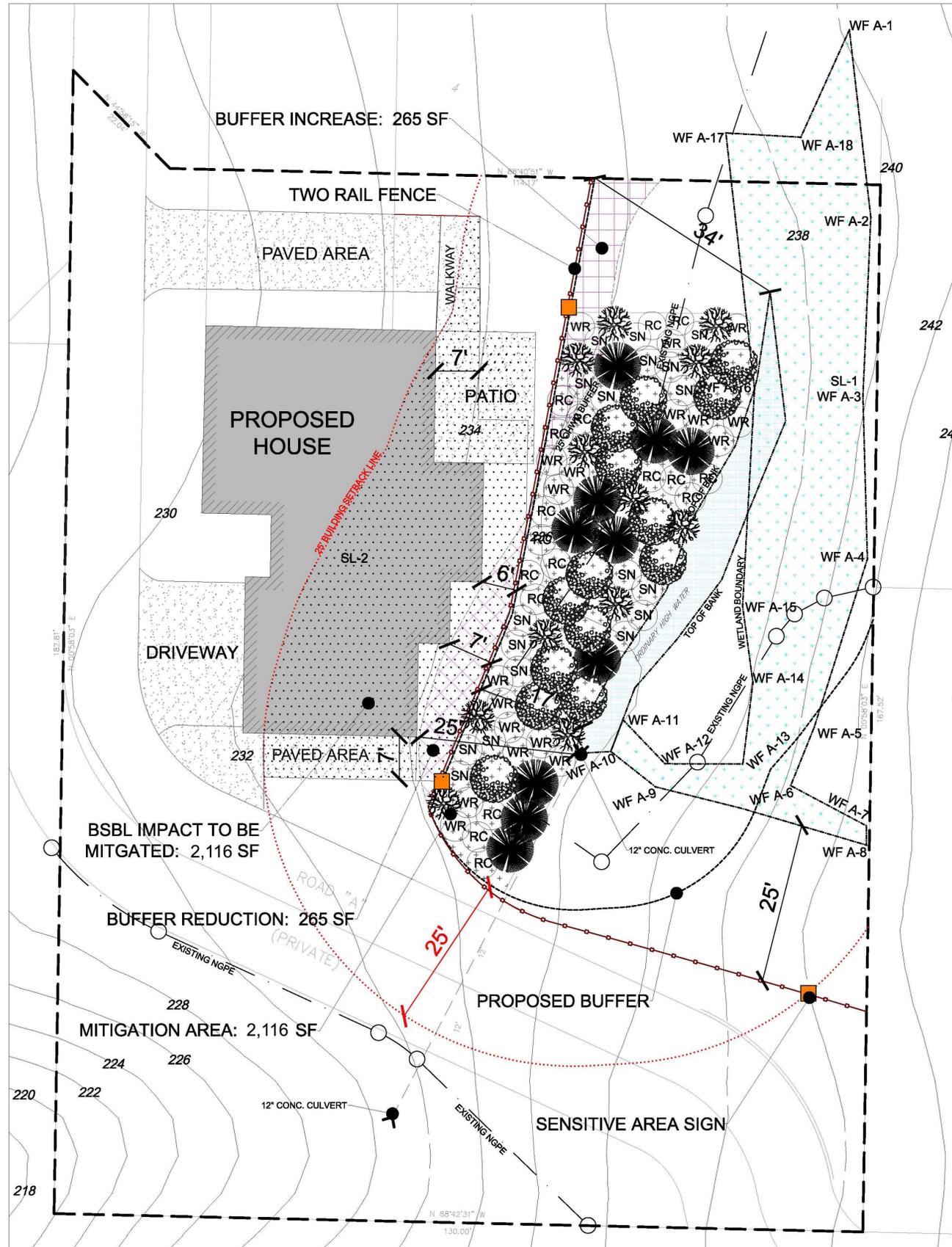


SCALE: 1" = 10'

NG PROPERTY - MITIGATION PLAN

SW 1/4 OF SEC. 34, TWP. 25 N, RGE. 05 E, W.M.

TAX PARCEL ID NO.: 342505-9285



PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE
	BIG-LEAF MAPLE	ACER MACROPHYLLUM	14	5 GAL
	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	10	5 GAL
	VINE MAPLE	ACER CIRCINATUM	10	2 GAL
	RED-FLOWERING CURRANT	RIBES SANGUINEUM	15	1 GAL
	WOOD ROSE	ROSA GYMNOCARPA	15	1 GAL
	SNOWBERRY	SYMPHORICARPOS ALBUS	15	1 GAL

NOTES

- OUR FIRM DOES NOT SPECIFY GROUNDCOVERS FOR SMALL BUFFER MITIGATION PLANS. IT IS OUR EXPERIENCE THAT GROUNDCOVERS ARE OFTEN CHOKED OR SHADED OUT BY EXISTING AND INSTALLED PLANT MATERIALS. SHRUBS AND TREES STAND A BETTER CHANCE OF SUCCESS IN THIS TYPE OF MITIGATION
- STRUCTURE LOT COVERAGE
HOUSE = 2,275 SF
DEVELOPABLE AREA = 13,251 SF
*AREA OUTSIDE OF CRITICAL AREAS
PERCENTAGE OF COVERAGE = 17%
- PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD DEPENDING ON WHERE INVASIVE BLACKBERRY IS REMOVED. CONSULTING BIOLOGIST SHALL DETERMINE THE INVASIVE REMOVAL AREA PRIOR TO PLANTING. ALL CHANGES SHALL BE DOCUMENTED IN AN AS-BUILT PLAN SUBMITTED TO THE CITY FOLLOWING MITIGATION INSTALLATION.

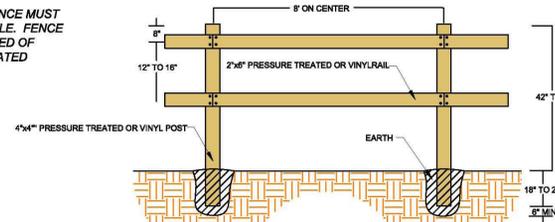
NGPA SIGN DETAIL

FOLLOW CITY OF BELLEVUE GUIDELINES FOR MOUNTING OF NGPA SIGNS

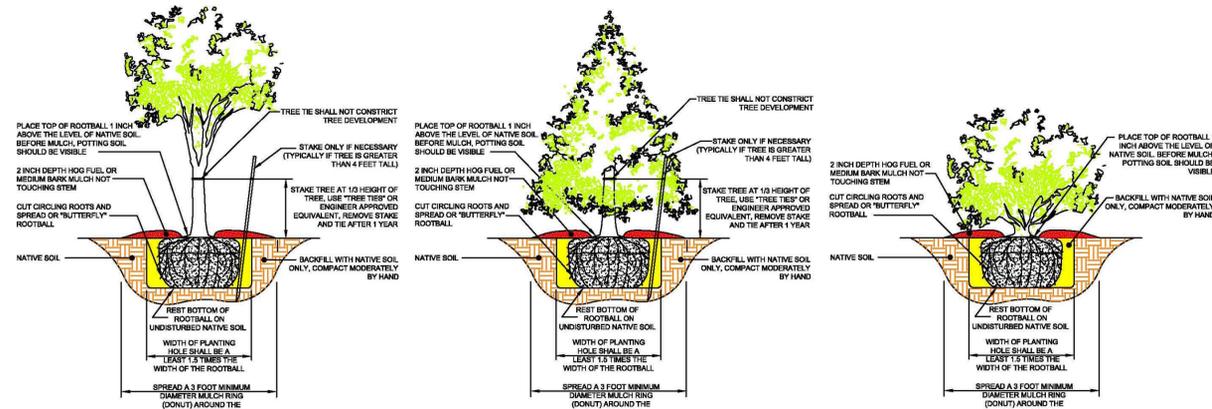


TWO RAIL FENCE DETAIL

NOTE: TWO RAIL FENCE MUST BE WILDLIFE PASSIBLE. FENCE MAYBE CONSTRUCTED OF WOOD OR VINYL COATED PLASTIC.



TREE AND SHRUB PLANTING AND STAKING DETAIL



CONTACT INFORMATION

APPLICANT:
ERIC & MICHELLE NG
14828 12TH DRIVE SE
MILL CREEK, WASHINGTON 98012
206-321-8983

ENVIRONMENTAL CONSULTANT:
J. S. JONES AND ASSOCIATES, INC.
ATTN: JEFFERY S. JONES, PWS
P.O. BOX 1908
ISSAQUAH, WASHINGTON 98027
253-905-5736

LEGAL DESCRIPTION

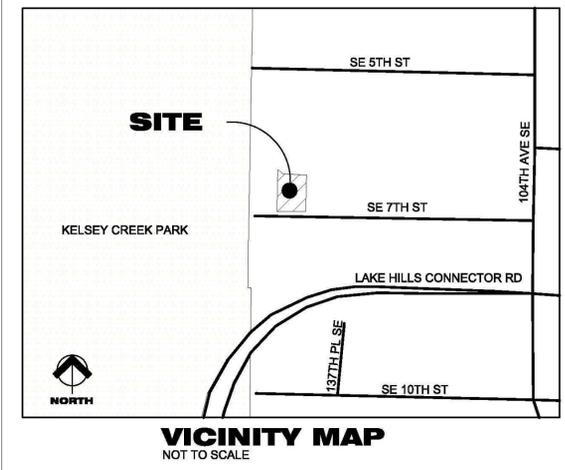
342505 285 LOT 2 BELLEVUE SP #03-132377-LF REC #20041129900017 SD SP DAF W 260 FT OF N 1/2 OF S 1/2 OF SE 1/4 OF SW 1/4 LESS CO RD STR 34-25-05.

KEY

- WETLAND BOUNDARY
- TOP OF BANK
- 25' ORDINARY HIGH WATER MARK BUFFER
- 25' BUILDING SETBACK LINE (BSBL)
- EXISTING NGPE
- PROPOSED TOP OF BANK BUFFER
- SPLIT RAIL FENCE
- BUFFER REDUCTION: 265 SF
- BUFFER INCREASE: 265 SF
- BSBL IMPACT TO BE MITGATED: 1,948 SF
- OHWM BUFFER TO BE ENHANCED: 1,948 SF

NOTES

- THE BUFFER FOR THE ON-SITE WETLAND IS NOT SHOWN BECAUSE OF THE ESTABLISHED NGPE.



CONSULTANT:
J. S. Jones and Associates, Inc.
Environmental Consultants
Wetlands, Streams, and Wildlife
P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027 253-905-5736

CLIENT:
ERIC & MICHELLE NG
14828 12TH DRIVE SE MILL CREEK, WASHINGTON 98012 206-321-8983

PROJECT:
NG PROPERTY
MITIGATION PLAN
TAX PARCEL ID NO.: 342505-9285

DESIGNED BY: L. Erickson
DRAWN BY: L. Erickson
CHECKED BY: Jeff Jones
APPROVED BY:
DATE: 5/4/11

SCALE: 1"=10'
SHEET 1 of 2

