DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	11-116780-LO
Project Name/Address:	Green Shoreline Restoration 400 West Lake Sammamish Parkway SE
Planner:	Kevin LeClair
Phone Number:	425-452-2928
Minimum Comment Period:	**July 21, 2011**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☒ Other: Project Narrative

BACKGROUND INFORMATION

Property Owner: Gareth & Julie Green

Reviewed under Bellevue permit file # 11-116780-LO

Proponent:

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

Address: 4814 194th Ave SE, Issaquah, WA 98027

Phone: (206) 409-0964

Proposal Title: Green Landscape-Restoration

Proposal Location: 400 W Lake Sammamish S
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" 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: Smooth existing soil and grade, bring in logs, rocks, native plantings and lawn.
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished: Ø
4. Number of dwelling units/buildings to be constructed: Ø
5. Square footage of buildings to be demolished: Ø
6. Square footage of buildings to be constructed: Ø
7. Quantity of earth movement (in cubic yards): smooth existing soil
8. Proposed land use: private yard and beach landscaping
9. Design features, including building height, number of stories and proposed exterior materials: No buildings. Logs to form sitting area, rocks for natural look, native plantings for restoration/beautification and lawn for family use
10. Other

Estimated date of completion of the proposal or timing of phasing:
4-8 weeks from granting of permit

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Currently building a home on area adjacent to the proposed project.

REVIEWED
By Kevin LeClair at 9:26 am, Jun 28, 2011

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.

No

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.

Only this permit

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

A clearing and grading permit in critical areas (GJ) permit is required to carry out the proposed project. The GJ permit will be reviewed and approved pending the approval of the critical areas land use permit.

☐ Shoreline Management Permit
Site plan

Proposal is exempt from Shoreline Substantial Development Permit.

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
slope less than 8%

b. What is the steepest slope on the site (approximate percent slope)?
8%

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.
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
Grading ~~was~~ is to smooth existing soil so a less bumpy lawn. No soil importing

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of fill.

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

No appreciable erosion since no slope and storm drains take away water from upill areas

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

Ø

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

use of lawn, native planting & drainage of areas above proposal area

During site grading, temporary erosion and sediment controls will be in place to ensure no soil migrates into the adjacent water body.

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.

none

Emissions are expected from machinery to be used in the grading, log placement and rock placement activities.

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

none

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

none

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.

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, the proposal is to smooth soil, ~~restore~~ repair storm drain, install logs & rocks within 25' buffer and set back

REVIEWED

By Kevin LeClair at 9:28 am, Jun 28, 2011

(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.

none

(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.

yes, the entire project is within the flood plain

(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

All work is expected to balance all cuts and fills so no soil is to be imported or exported from the site.

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.

none

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.

We will be repairing existing storm drain that goes from the home and property above the project to an existing culvert that drains into Lake Sammamish.

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By Kevin LeClair at 9:29 am, Jun 28, 2011

(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:

use plantings and existing storm drains

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?

existing grass will be replaced with lawn and native plants

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

do not know of any

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

Plan to use logs, rocks, native plants and lawn to make area ~~as~~ natural.

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: Eagles are known to forage along the shoreline of Lake Sammamish
- ☐ Mammals: deer, bear, elk, beaver, other:

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☐ Fish: bass, salmon, trout, herring, shellfish, other: Lake Sammamish is a migration corridor for salmonids and a native habitat for Kokanee.

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

do not know of any

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

do not know

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

use logs, rocks, native planting and lawn to enhance area

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.

none

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

no

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:

none

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.

none

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

none

b. Noise

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

none

(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.

operation of Bob cat tractor to move logs, rocks and smooth soil for several weeks 8 am - 5 pm

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

none

Noise impacts to the surrounding environment will be limited by the noise control codes in the BCC 9.18.

8. Land and Shoreline Use

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

residential

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

no

c. Describe any structures on the site.

none

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

no

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

residential

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

Single-family medium density per the Bellevue Comprehensive Plan

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

Not applicable under current regulations.

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

The site contains area of special flood hazard (100-year floodplain) and is adjacent to Lake Sammamish, a Shoreline of Statewide Significance and critical area.

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

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

none

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

none

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

Proposal of landscaping is consistent with existing and ~~proposed~~ future land use.

9. Housing

REVIEWED
By Kevin LeClair at 9:34 am, Jun 28, 2011

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

Ø

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

Ø

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

none

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?

24 inches, rock or log resting on ground

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

none

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

none

11. Light and Glare

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

none

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

no

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c. What existing off-site sources of light or glare may affect your proposal?

none

d. Proposed measures to reduce or control light or glare impacts, if any:

none

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

swimming & boating

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:

none

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.

do not know of any

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

none

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.

closest street is West Lake Sammamish Parkway

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

no, 1/2 mile

c. How many parking spaces would be completed project have? How many would the project eliminate?

Ø

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

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

Ø

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

none

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.

no

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

none

16. Utilities

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

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.

no additional utilities

Signature

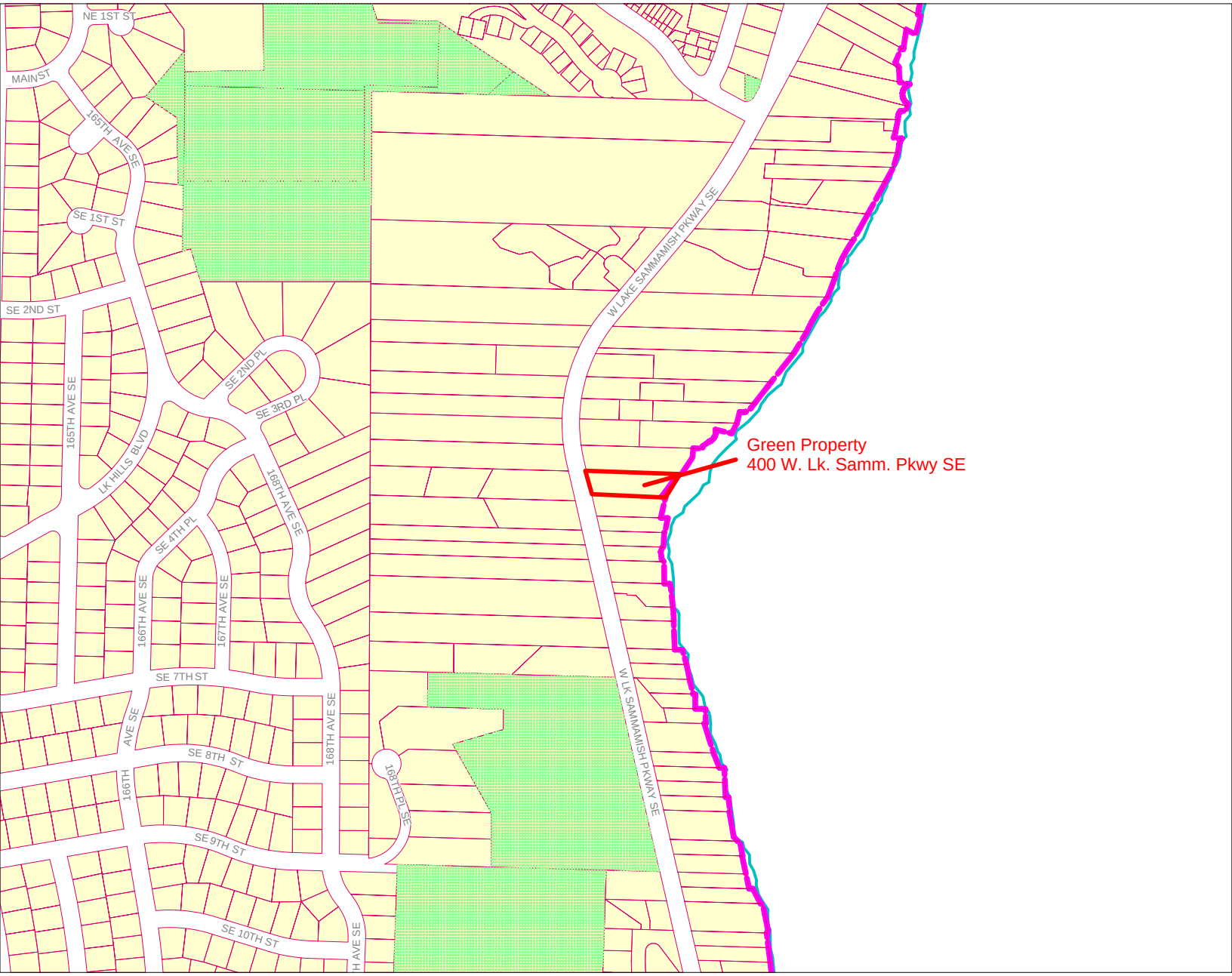
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted..... Submitted at Development Services Center on June 21, 2011 .....

REVIEWED
By Kevin LeClair at 9:35 am, Jun 28, 2011

Vicinity Map - 11-116780-LO - Green Shoreline Restoration



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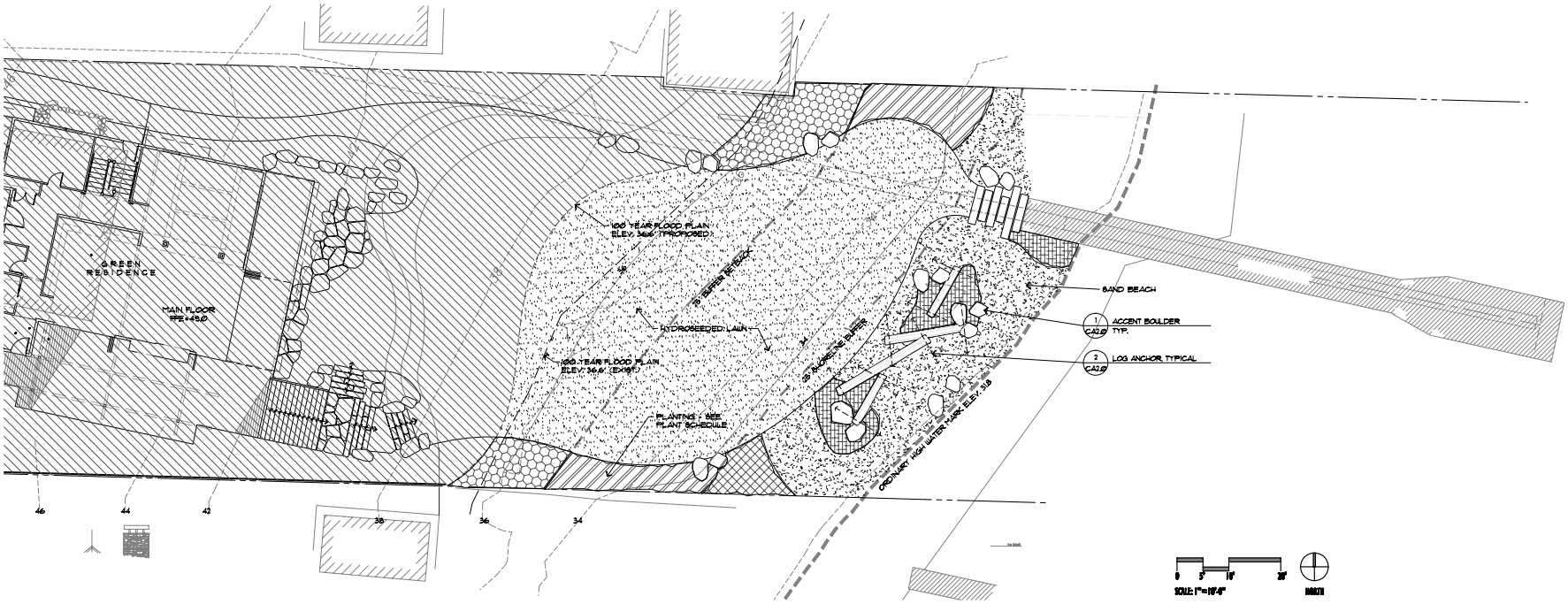
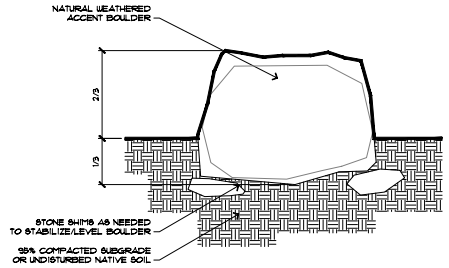
Tuesday, June 28, 2011 9:21 AM

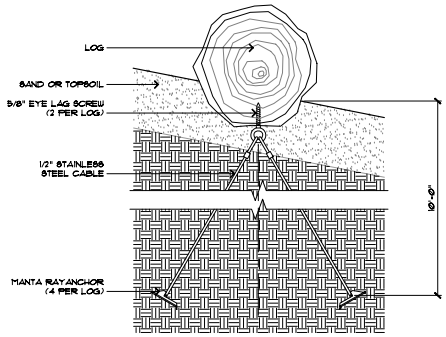


kenneth philp
2124 NE 200 Street
Seattle, Washington 98155
Landscape Architect
Phone: 206 542 3040
Fax: 206 546 0955

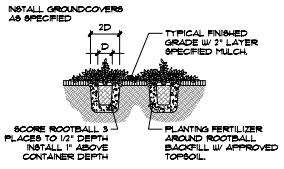
GREEN RESIDENCE
400 W LK. SAMMAMISH PARKWAY SE
BELLEVUE WA



1 ACCENT BOULDER
SCALE: 1"=1'-0"



2 LOG ANCHOR, TYPICAL
SCALE: NTS



3 GROUNDCOVER PLANTING
SCALE: NTS

PLANT SCHEDULE

QTY.	BOTANICAL/COMMON NAME	SIZE	SPACING
FLOODPLAIN			
25%	ARCTOSTAPHYLOS UVA-URSI/KINNIKINNICK	4" POTS	12" O.C.
25%	FESTUCA IDAHOENSIS/IDAHO FESCUE	4" POTS	12" O.C.
25%	JUNCUS ENSIFOLIUS/DAGGER LEAF RUSH	4" POTS	12" O.C.
25%	SCIRPUS MICROCARPUS/SMALL FRUITED BULRUSH	4" POTS	12" O.C.
SHORELINE SETBACK			
25%	ARCTOSTAPHYLOS UVA-URSI/KINNIKINNICK	4" POTS	12" O.C.
25%	FESTUCA IDAHOENSIS/IDAHO FESCUE	4" POTS	12" O.C.
25%	JUNCUS ENSIFOLIUS/DAGGER LEAF RUSH	4" POTS	12" O.C.
25%	SCIRPUS MICROCARPUS/SMALL FRUITED BULRUSH	4" POTS	12" O.C.
SHORELINE BUFFER			
34%	FESTUCA IDAHOENSIS/IDAHO FESCUE	4" POTS	12" O.C.
33%	JUNCUS ENSIFOLIUS/DAGGER LEAF RUSH	4" POTS	12" O.C.
33%	SCIRPUS MICROCARPUS/SMALL FRUITED BULRUSH	4" POTS	12" O.C.
SHORELINE			
34%	DESCHAMPSIA CESPITOSA/TUFTED HAIR GRASS	4" POTS	12" O.C.
33%	FESTUCA IDAHOENSIS/IDAHO FESCUE	4" POTS	12" O.C.
33%	JUNCUS ENSIFOLIUS/DAGGER LEAF RUSH	4" POTS	12" O.C.
LAWN			
	HYDROSEEDED LAWN (ALL ZONES)		

NOTE:
1. RESTORATIVE PLANT SPECIES ARE TO BE PLANTED AROUND AND EAST OF LOGS/BOULDERS AND ALONG THE PROPERTY LINES. ZONES IN THE CRITICAL AREA ARE DEFINED AS SHORELINE BUFFER, SHORELINE SETBACK AND FLOODPLAIN AS CALLED FOR IN THE CRITICAL AREAS PERMIT APPLICATION.
2. RESTORATION PLANTING AREAS TO RECEIVE 6" MIN. IMPORTED TOPSOIL INCORPORATED INTO PREPARED SUBGRADE. LAWN AREAS TO RECEIVE 4" MIN. TOPSOIL FOR HYDROSEEDING.
3. PLANTING AREAS TO BE MULCHED WITH 2" OF COMPOST.
4. RESTORATION PLANTINGS AND LAWN TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

CALL 2 DAYS BEFORE YOU DIG
1-800-424-5555

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KENNETH R. PHILP
CERTIFICATE No. 546

CRITICAL AREAS PERMIT SET NOT FOR CONSTRUCTION.

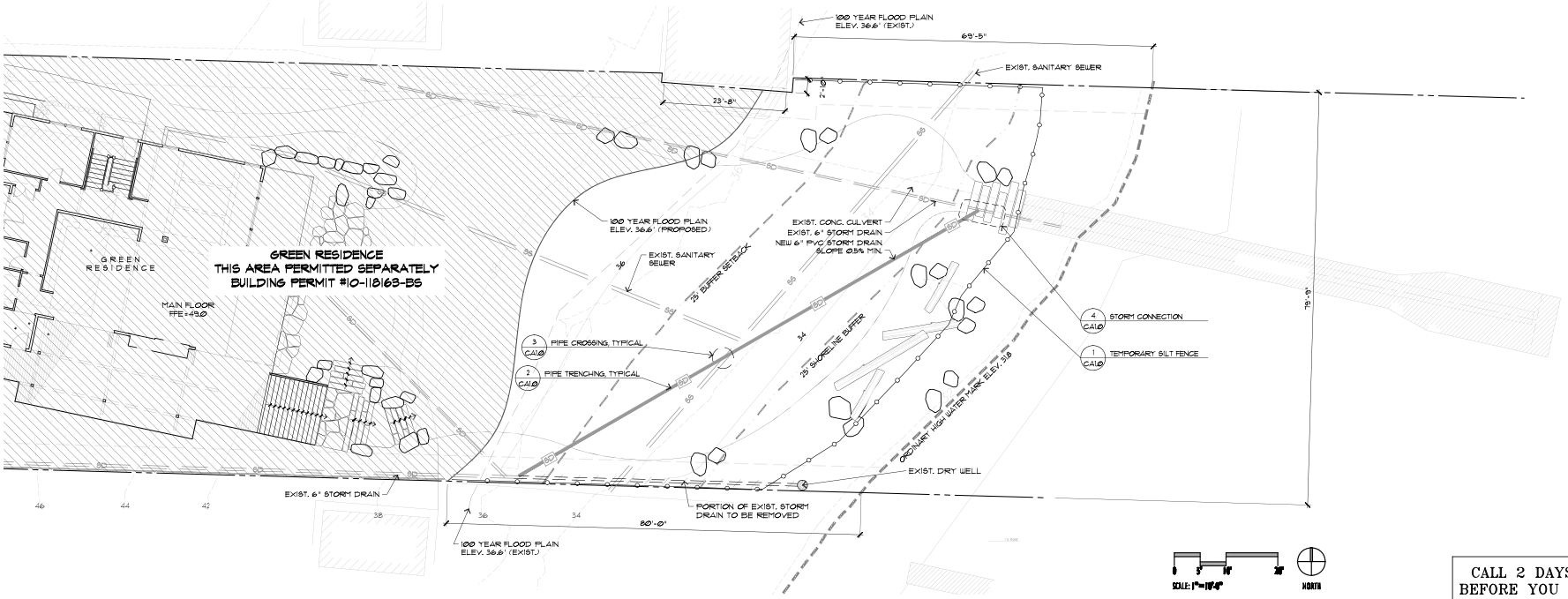
THIS DRAWING SHOULD NOT BE USED FOR CONSTRUCTION UNTIL THE PERMITTING PROCESS HAS BEEN COMPLETED.

DESIGNED BY: KP
DRAWN BY: RJ

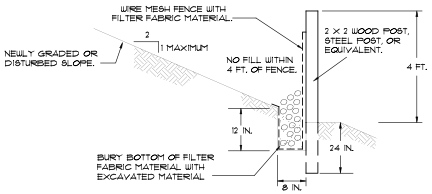
Date	Issue
06/17/11	CRITICAL AREAS PERMIT

Sheet Title
CRITICAL AREA PLANTING PLAN

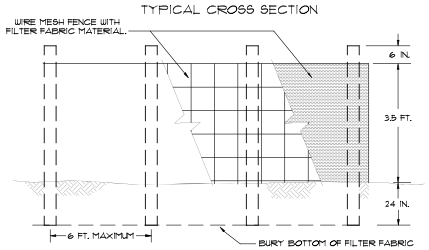
Sheet Number
CA2.0



CALL 2 DAYS
BEFORE YOU DIG
1-800-424-5555



TYPICAL CROSS SECTION

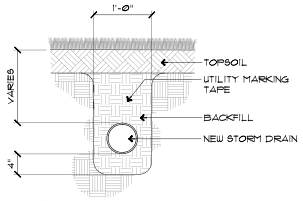


ELEVATION

NOTES:

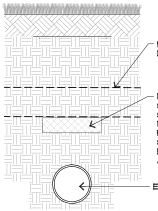
1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2 : 1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

1 TEMPORARY SILT FENCE
SCALE: NTS

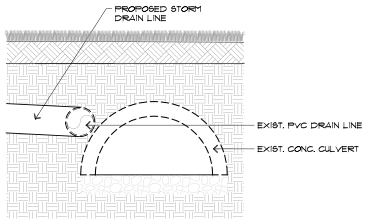


NOTE:
BACKFILL TO BE FREE OF ROCK OR DEBRIS LARGER THAN 1" DIA. ABSOLUTELY NO ROCK OR DEBRIS SHALL BE PLACED DIRECTLY ADJACENT TO ANY PIPE

2 PIPE TRENCHING, TYPICAL
SCALE: NTS



3 PIPE CROSSING, TYPICAL
SCALE: NTS



4 STORM CONNECTION
SCALE: NTS

T.E.S.C. NOTES:

1. NON-COMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEAR LIMIT VIOLATIONS MAY RESULT IN THE REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.
2. PRIOR TO ANY WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF BELLEVUE/OWNER, ARCHITECT TO SCHEDULE A PRE-CONSTRUCTION MEETING.
3. PRIOR TO ANY SITE CONSTRUCTION (WHICH INCLUDES CLEARING/GRUBBING OR GRADING ON THE SITE), CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AS REQUIRED.
4. THE T.E.S.C. FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED.
5. ALL SITE WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE INTERNATIONAL BUILDING CODE. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE STANDARDS AND SPECIFICATIONS WHICH APPLY.
6. ALL EARTH-WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BELLEVUE BEST MANAGEMENT PRACTICES (BMP).
7. STOCKPILES ARE TO BE LOCATED ONLY IN SAFE AREAS DESIGNATED AND ADEQUATELY PROTECTED BY PLASTIC SHEETING AND SILT FENCE.
8. THE T.E.S.C. FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE EXISTING DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
9. THE T.E.S.C. FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE T.E.S.C. FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM OR SITE CONDITIONS AND AS IDENTIFIED BY CITY INSPECTOR.
10. THE T.E.S.C. FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
11. ANY AREA STRIPPED OF VEGETATION (INCLUDING ROADWAY EMBANKMENTS) WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 15 DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED T.E.S.C METHODS (IE. SEEDING, MULCHING, EROSION BLANKETS, JUTE, ETC.).
12. ALL T.E.S.C. FACILITIES SHALL CONFORM TO THE CITY OF BELLEVUE CONSTRUCTION BEST MANAGEMENT PRACTICES MANUAL. THE CONTRACTOR SHALL BE FAMILIAR WITH AND SHALL HAVE A COPY OF THIS DOCUMENT ON-SITE DURING CONSTRUCTION. ALL T.E.S.C. STRUCTURES ARE REFERENCED IN THIS MANUAL UNLESS OTHERWISE NOTED.
13. DISTURBED SOILS THAT ARE EXPOSED TO SURFACE RUNOFF SHALL BE STABILIZED WITH STRAW OR HYDROSEEDING AS DIRECTED BY SOILS ENGINEER/GEOTECH.
14. APPROVAL OF THE DRAINAGE AND TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN DOES NOT INCLUDE APPROVAL OF THE GRADING ACTIVITIES SHOWN HEREIN. GRADING ACTIVITIES WITHIN THE RIGHT-OF-WAY REQUIRES A RIGHT OF WAY USE PERMIT FROM THE CITY OF BELLEVUE. ANY GRADING ON ADJACENT PROPERTIES REQUIRES WRITTEN APPROVAL FROM PROPERTY OWNER.
15. CATCH BASINS AND DRAINAGE DITCHES IN THE ADJACENT STREETS SHALL BE INSPECTED BY THE CONTRACTOR DAILY. WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCKS SHALL BE CLEAN AND FREE OF SEDIMENT. THE CONTRACTOR SHALL CLEAN ALL CITY CATCH BASINS AND IMPLEMENT EXTRA SEDIMENTATION CONTROL METHODS IF NECESSARY AND AS DIRECTED BY THE BELLEVUE TRANSPORTATION DEPARTMENT RIGHT OF WAY USE INSPECTOR.
16. PROVIDE CATCH BASIN SEDIMENT INSERT FILTERS AND NEW CATCH BASIN PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS.
17. ALL GRADING MUST BE STABILIZED BY OCTOBER 31ST. NO EXCAVATION TO BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST WITHOUT AN APPROVED DRY SEASON GRADING EXTENSION LETTER FROM BELLEVUE DEVELOPMENT SERVICES.

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GREEN RESIDENCE
400 W LK. SAMMAMISH PKWY
BELLEVUE WA

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KENNETH R. PHILP
CERTIFICATE No. 546

CRITICAL AREAS PERMIT
NOT FOR CONSTRUCTION

USE MAXIMUM NUMBERS AND DATES FROM A
ALL PREVIOUS DRAWINGS SHOULD FOLLOW

DESIGNED BY: KP
DRAWN BY: RB

Date	Issue
06/17/11	CRITICAL AREAS PERMIT

Sheet Title
CRITICAL AREA SITE PLAN

Sheet Number
CA1.0

Green Residence Critical Areas Landscape Plan
400 West Lake Sammamish Parkway SE
Bellevue, WA 98008

Received
JUN 20 2011
Permit Processing

Narrative Description

Project Site

The critical areas land use permit application is designated as separate from the current construction project occurring at the above address under Building Permit #XXXXX. Permit #XXXXX did not call for alterations of the critical area of the property, instead it outlined all aspects of the removal of an existing residential structure, construction of a new residential structure and the land use directly adjacent and west of the new structure. **This critical area permit application is in regard to the area east of the 37 foot elevation contour, which encompasses the 36.6' 100 year flood plain, from north to south property lines.** This critical area permit application does not alter the existing land use plan west of the 37 foot elevation contour. It is the intention of the applicant that this critical areas land use permit be considered separate and independent of the existing Building Permit #10-118163-BS.

Gareth Green and Julie Larson-Green (applicants) purchased the above identified property October 30, 2010. Under previous ownership the critical area had no vegetation. The soil is quite sandy, with an average percolation of 9" per hour (percolation test by Gareth Green, February, 23 2011). There has been a fence between the lawn near the house and the critical area at approximately the 37 foot elevation contour, though the fence is in a straight line. The high point of the beach is slightly higher than the 33 foot elevation contour, and then slopes gradually down to the water. The 25 foot buffer is near the 33 foot elevation contour. There is a culvert belonging to the City of Bellevue that takes storm drainage from the west side of West Lake Sammamish Parkway to Lake Sammamish which will remain unchanged. Currently there are several rocks located between the 32 and 33 foot contours. Since the applicants have purchased the property they have left the critical area undisturbed.

The applicants would like to create a "San Juan" beach feel to the critical area. The land use plan calls for installing several (3 – 6) large logs to be anchored by Manta Ray anchors and 15 – 20 large boulders. All logs and boulders will be placed at least 10 feet from the existing sewer line. Restorative native plant species are to be planted around and west of the installed logs and boulders and along the north and south property boundaries, which will be maintained without the use of fertilizer or herbicide. Lawn will continue from west of the native plantings near the logs to the new residential structure. No new soil will be imported into the flood plain; however, there will be some smoothing of the existing soil in the critical area. Each of these elements is discussed below:

1. The applicant will install 3 – 6 large logs to be anchored by Manta Ray anchors to help achieve the feeling of a San Juan's beach. The logs will range in length from 10 to 25 feet, 16 – 22 inches in diameter, weighing an estimated 600 to 1500 lbs each. Each log will be anchored by a system of Manta Ray anchors, attached to lag bolts driven at least 10 inches deep in each log. Each log will have 2 to 4 (depending on log length) Manta Ray MR-3 anchors installed at 10 foot depth.

Each anchor will withstand an estimated 5 – 8 kips (1000 pounds force). Logs will be located approximate 25 feet east of the existing sewer.

2. The applicant will install 15 – 20 large boulders around the logs for (additional protection) and near the property lines for natural beauty. The rocks are local granite.

3. Restorative native plant species are to be planted around and east of the logs and boulders and along the property lines.
    a. **Buffer around logs**: mix of Dagger-leaf rush, Idaho fescue and Tufted hairgrass. This area is approximately 40 X 15 feet and about one-third of it will be planted, requiring approximately 20 to 30 of each plant.
    b. **Buffer on north and south property lines**: mix of Dagger-leaf rush, Idaho fescue and small-fruited bulrush. These two areas are each about 30 to 50 square feet, requiring approximately 20 to 30 of each plant.
    c. **Set Back in middle of property**: lawn area.
    d. **Set Back on north and south property lines**: Dagger-leaf rush, Idaho fescue, small-fruited bulbush, blue berry and Kinnikinnick. These two areas are each about 80 square feet, requiring approximately 30 to 40 of each plant except blue berry, which will be 2.
    e. **Flood plain in middle of property**: lawn area.
    f. **Flood plain on north and south property lines**: Dagger-leaf rush, Idaho fescue, small-fruited bulbush, and Kinnikinnick. These two areas are each about 80 square feet, requiring approximately 30 of each plant.

4. No new soil will be imported into the flood plain; however, there will be some smoothing of the existing soil in the critical area. Currently the area east of the 37 foot elevation contour is non-uniform, varying from north to south and east to west. The applicant proposes smoothing the soil in all directions and possibly removing some soil the flood plain area to better match the land use plan adjacent the residential structure.

Currently there are two storm drains running from the residential structures and driveway, one along each of the north and south property lines. The storm drain on the northern property line drains into the City of Bellevue culvert under the dock. The storm drain on the southern property line drains into a dry well in the Buffer. The applicant is proposing to redirect the storm water from the southern property line at the 36.6 foot elevation, by running a new storm drain diagonally from the 36.6 foot elevation point to the 33 foot elevation of the northern property line. Note; these elevations are to indicate where the new storm drain would appear on the plan; the actual storm drain will be 2 feet below grade. This will give over 3 feet of drop in elevation over a distance of 120 feet. The reason for redirecting the storm water is that the new residential structure is closer to the water and lower in elevation than the previous structure, making it nearly impossible to get the same area to drain to the original northern storm drain. The applicant fears more drainage would need to be directed to the southern storm drain, which could be beyond the capacity of the existing dry well.

Minimum Necessary Impact

The above described land use plan improves from the existing land use in that it is restorative. The plan restores vegetation, creates a natural appearance, and provides an operation ecosystem for native shoreline vegetation and wildlife. The plan has minimum negative impact from an environmental perspective and easily a net positive impact.

No Feasible Alternative

Because the plan is restorative with net positive benefit, the applicant believes there is no feasible alternative that would have less negative impact.

Alternatives Considered

Other alternatives could have included patios and fireplaces. The applicant determined that a natural landscape would be preferred visually, restoratively and operationally.

Decision Criteria in Land Use Code Section 20.30P

The proposal meets the decision criteria contained in Land Use Code Section 20.30P because:

1. The applicant is obtaining all relevant permits required by the code.
2. The proposal calls for the use of the best available construction, design and development with the least impact to the critical area, buffer and set back.
3. The proposal incorporates the performance standard of Part 20.25H of the Land Use Code, see below.
4. The area is served by adequate public facilities, including: access via West Lake Sammamish Parkway SE, electricity supplied by Puget Sound Energy and water supplied by the City of Bellevue.
5. The proposal includes a restoration plan consistent with the requirements of Land Use Code 20.25H.210 as follows:
    a. The environmental goals of the landscaping project are to restore the critical area buffer to a more natural state using logs, rocks and native plantings.
    b. The goals will be considered successful if 70-percent of plantings live for at least three years and logs remain in place.
    c. Specification of the proposed plan is given above.
        i. Detailed site diagrams are with scaled cross sectional drawings, grade elevations and anticipated final outcome are included in the proposal.
    d. All work required in the proposal shall be completed prior to final inspection for the development.
    e. Monitoring of the restoration project will be carried out by the property owner to insure that native plantings continue to grow and that logs stay in place for at least three years from project completion.
    f. If native plantings do not survive the property owner shall replace plantings with the same species. If logs are moved by water forces the property owner will reinstall logs with more, and/or larger and/or deeper, Manta Ray anchors.
6. The proposal complies with other applicable requirements of the Land Use Code.

Criteria and Performance Standards in Land Use Code Section 20.25H

The proposal meets each of the criteria and performance standards in Land Use Code Section 20.25H associated with the critical area covered by the application as follows:

1. Regarding additional development, Part 20.25E:
    a. The proposal is exempt from the Substantial Development Permit system as specified under 20.25E.050.A, total cost does not exceed $2,500.
        i. Rocks and logs are existing are being procured and delivered without fee.
        ii. All plantings estimated at $1,253 from Wetlands and Woodlands Wholesale Nursery.
        iii. Manta Ray anchors estimated at $783 for all logs.
        iv. Storm drain pipe and gravel estimated at $147.
        v. Grass seed and peat estimated at $75.
    b. No additional development or structures as defined in LUC 20.25E are proposed in the plan.
2. Regarding habitat improvement and storm water drainage, Part 20.25E.080.B: All general regulations applicable to all land use districts and activities shall be met, including federal, state, county and City of Bellevue regulations.
3. Regarding habitat improvement, Part 20.25E.080.G: All clearing and grading in the proposal comply with Chapter 23.76 BCC and are permitted by Part 20.25E and allowed under Part 20.25H LUC.
4. Regarding storm water drainage, Part 20.25E.080.U: The proposed storm water facilities are proposed to be consolidated with-in a single right-of-way, disturbed areas will be restored, replanted and maintained and all utilities comply with LUC 20.25H.055.
5. Regarding storm water drainage, Part 20.25H.055.C.1: All work proposed is consistent with all applicable City of Bellevue codes and standards, no trees will be removed, and areas of temporary disturbance associated with the project shall be resorted to pre-project conditions.
6. Regarding storm water drainage, Part 20.25H.055.C.2: There is minimum expanded use for facilities and systems in the proposal. The only expanded use is the rerouting of a storm water drain from the south property line to tie in to an existing storm water drain along the north property line. The proposed storm water rerouting causes the minimum impact because it will channel storm water to an existing City of Bellevue culvert rather than having to increase the capacity of an existing dry well. The storm drain does not directly connect to the culvert, instead it drains storm water drainage into the culvert once it becomes a trough as is shown in the drawings.
7. Regarding habitat improvement, Part 20.25H.055.C.3.j: clearing and grading in the critical area and critical area buffer are intended for habitat and functional improvement of the critical area and critical area buffer. The existing and proposed storm water facilities are detailed in the site plan drawings.

The proposal meets each of the criteria contained in Land Use Code Section 20.25H.230 in that a critical areas report is not necessary. The proposal is restorative, includes no impervious surface other

than logs and stones, and contains no structures higher than 30 inches. The proposal demonstrates that the requested modifications leads to better protection of critical area functions and values than would result from the application of the standard requirements.

References

An Earth Anchor System: Installation and Design Guide
Ronald L. Copstead, Mechanical Engineer - Pacific Northwest Research Station
Donald D. Studier, Civil Engineer - Pacific Northwest Region - Advanced Technical Training Program
Robert J. Simonson, Civil Engineer