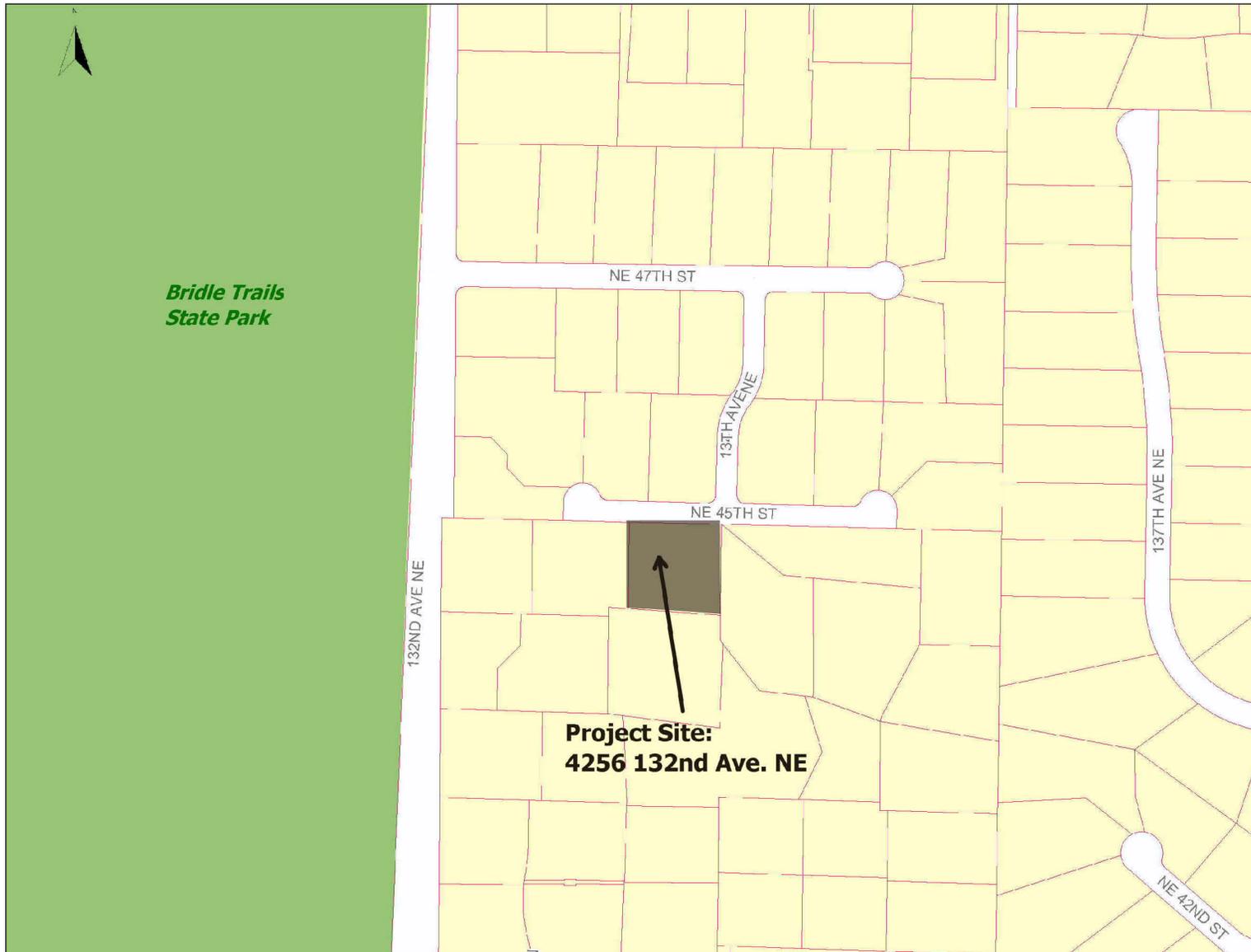


Taylor-Hays Buffer Reduction
File Number: 11-118953-LO



TAYLOR-HAYS KITCHEN ADDITION PROJECT:
4256 132ND AVE NE
BELLEVUE

DESCRIPTIVE NARRATIVE

DESCRIPTION OF PROJECT:

THE SITE IS AN R-1 LOT OF 45,953 SQ FT (1.05 ACRE) IN BRIDLE TRAILS AREA. THE LOT HAS A SINGLE FAMILY RESIDENCE/GARAGE (BUILT 1971), A GRAVEL DRIVE AND THROUGH ACCESS ROAD FOR NEIGHBORS. IMPERVIOUS COVERAGE IS 16.2%. TO THE SOUTH OF THE RESIDENCE IS A STABLE STEEP SLOPE (40-44%) AREA OF 4,352 SQ FT. NO WATER ISSUES ON SITE. EXCEPT FOR THE EXISTING STRUCTURES THE LOT IS LARGELY UNTOUCHED FROM ITS NATIVE STATE – NO LAWNS, GARDENS, PATHS, PICNIC AREAS, ETC.

THERE ARE 62 CONIFERS (DOUG FIR, HEMLOCK, CEDAR), 4 CHESTNUTS, 1 MAPLE, AND 2 DECIDUOUS TREES. (See SURVEY). THE UNDERSTORY IS FERNS, MAHONIA, SALAL, SALMON BERRY, DOGWOODS, AND SMALL TREES.

THE PROPOSED KITCHEN ADDITION COVERS 100 SQ FT AT THE NORTHERN END OF THE 50 FT. STEEP SLOPE BUFFER AREA.

DESIGN HAS MINIMAL IMPACT:

THE KITCHEN ADDITION IS 33 FT FROM THE TOP-OF-SLOPE. NEITHER WORK NOR WORKPERSONS WILL BE WITHIN 25 FT OF THE TOP-OF-SLOPE. ONE FIR TO BE REMOVED IN THE WORK AREA WHICH IS AND WILL BECOME A SAFETY HAZARD. NEW TREES PLANTED ELSEWHERE TO COMPENSATE. THE DISTURBED AREA IS TO BE REPLANTED WITH SMALLER NATIVE PLANTS AND LEFT UNDISTURBED.

WHY NO FEASIBLE ALTERNATIVES FOR LESS IMPACT ON CRITICAL AREA OR BUFFER?

THE EXISTING 1971 HOUSE IS SMALL (1,167 SQ FT) ONE-BEDROOM HOME OF UNUSUAL SHAPE. THE EXISTING KITCHEN/UTILITY IS TO FAR EASTERN SIDE. THE OWNERS WISH TO ENLARGE THIS AREA FOR THE SAME USE. TO ACCOMMODATE A KITCHEN ELSEWHERE IN THE HOUSE IS UNFEASIBLE. THE ADDITION IS 5.FT x 37.FT OR 200 SQ FT WITH 100 SQ FT IN THE BUFFER ZONE.

IT WOULD BE POSSIBLE TO BUILD A NEW KITCHEN ELSEWHERE IN THE HOUSE BUT WOULD REQUIRE SHIFTING OF ALL ROOMS TO NEW PURPOSES AND TOO COSTLY. THE PLANNED ADDITION IS MINMAL AND DESIGNED TO BE THE LEAST INVASIVE IN THE BUFFER AREA THAT IS PRACTICAL.

PROJECT MEETS DESIGN CRITERIA LUC 20.30P

THE BUILDERS WILL USE THE BEST CONSTRUCTION PRACTICES, BEING FULLY AWARE OF THE BUFFER AND STEEP SLOPE AREA. ALL STAGING AND DELIVERY WILL BE FROM THE NORTH END OF THE BUILDING. IT IS IN THEIR INTEREST TO USE THESE GOOD GUIDELINES.

Received
JUL 13 2011
Permit Processing

THE PROJECT INCORPORATES THE PERFORMANCE STANDARD OF LUC20.25H. DESCRIBED IN NEXT PARAGRAPH.

AND THE PROJECT OUTLINES THE MITIGATION AND RESTORATION PLANS AS PER LUC 20.25H.210.

SUMMARY OF ISSUES LUC 20.25H.055.C.3(n) STEEP SLOPE

EXPANSION OF A SINGLE FAMILY RESIDENCE IS ALLOWED TO EXPAND INTO THE BUFFER ZONE OF A STEEP SLOPE AREA. THIS ADDITION IS AS MINIMALLY INTRUSIVE INTO THE FAR END OF THE BUFFER AS POSSIBLE. THE MAXIMUM BUFFER AREA COVERAGE IS 500 SQ FT. THIS PROPOSAL IS FOR A MINIMAL 100 SQ FT IMPERVIOUS COVERAGE. LUC 20.25H.210

PERFORMANCE STANDARDS FOR STEEP SLOPE AREA LUC.25H.125: ALL ASPECTS OF THE PROJECT WILL STAY ABOUT 25 FT FROM THE TOP-OF-SLOPE. THE GEO-TECH REPORT STATES THE SLOPE IS STABLE WITH NO SEEPAGE OR DRAINAGE ISSUES. THIS PROMISES NO GREATER RISKS FOR THE EXISTING SLOPE. SINCE THERE WILL NOT BE EVEN WALKING ON THE SLOPE THERE WILL BE NO TOPOGRAPHIC ALTERATIONS OR PLANT DISRUPTION.

THE AREAS DISTURBED (FOUNDATION OUTLINE AND SURROUNDING WORKING AREA) WILL RESTORED / MITIGATED TO NATIVE VEGETATION PLANTINGS PER MITIGATION PLAN. LUC 20.25H.210.

THE MITIGATED AREA WILL BE THE EXISTING DOG RUN (EAST OF LIVING ROOM) AND THE AREA EAST OF ADDITION TO PROPERTY LINE. THE DOG RUN WILL BE MOVED TO NEAR THE GARAGE. BOTH REPAIRED AREAS WILL, MOST LIKELY, NEVER BE USED BY THE OWNERS, AND BE LEFT TO FLOURISH ON THEIR OWN.

SUMMARY OF ISSUES:

THIS PROJECT MEETS THE CRITERIA FOR BUILDING WITHIN THE STEEP SLOPE BUFFER. THE STEEP SLOPE IS STABLE. THE PROJECT IS AS MINIMAL AS CAN BE USEFUL TO THE OWNERS OF THE HOME AS POSSIBLE. THE DISTURBED AREAS WITHIN THE BUFFER WILL BE REPLANTED WITH NATIVE SPECIES AND MAINTAINED UNTIL STABLE. ALL EFFORTS WILL BE MADE TO MINIMIZE DISTURBANCE OF THE BUFFER ZONE AND ALL WORK WILL BE DONE IN ACCORDANCE TO THE RULES AND REGULATIONS OF THE CITY OF BELLEVUE.

WEST 1/4 CORNER
SEC. 15, TWP. 25N., RGE. 5E., W.M.
MONUMENT IN CASE AT NORTH
EDGE OF INTERSECTION AT
132ND AVE. NE & NE 50TH ST.

HORIZONTAL DATUM
CITY OF BELLEVUE - NAD 83 (NSRS2007)

VERTICAL DATUM
CITY OF BELLEVUE - NAVD 1988

CITY OF BELLEVUE
BENCH MARKS

BENCH MARK 199
TOP OF MON - THE EASTERLY OF TWO MON
IN CASES AT TURNOUT FOR PARKSIDE AT
132ND AVE. NE AND NE 40TH STREET.
ELE. 498.46 - NAVD 1988

BENCH MARK 200
TOP OF MON IN MON CASES AT NORTH
EDGE OF INTERSECTION OF 132ND AVE. NE
AND NE 50TH STREET.
ELE. 481.51 - NAVD 1988



1"=20'



LEGEND

- - SET 1/2" REBAR WITH CAP-LS 13731 UNLESS NOTED
- F - FIR
- H - HEMLOCK
- DEC - DECIDUOUS
- A - ALDER
- M - MAPLE
- ST SIGN - STREET SIGN
- WPP - WOOD POWER POLE
- WM - WATER METER

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE EAST 220 FEET OF THAT PORTION OF SAID SUBDIVISION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING ON THE EAST LINE OF SAID SUBDIVISION NORTH 00°30'36" WEST 451.26 FEET FROM THE SOUTHEAST CORNER THEREOF,
THENCE SOUTH 88°56'39" WEST 266.17 FEET,
THENCE NORTH 89°18'59" WEST 397.78 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ABOVE DESCRIBED TRACT,
THENCE SOUTH 88°56'39" WEST 266.17 FEET,
THENCE NORTH 00°36'36" WEST 22 FEET,
THENCE SOUTH 88°56'39" EAST 266.30 FEET TO POINT OF BEGINNING.

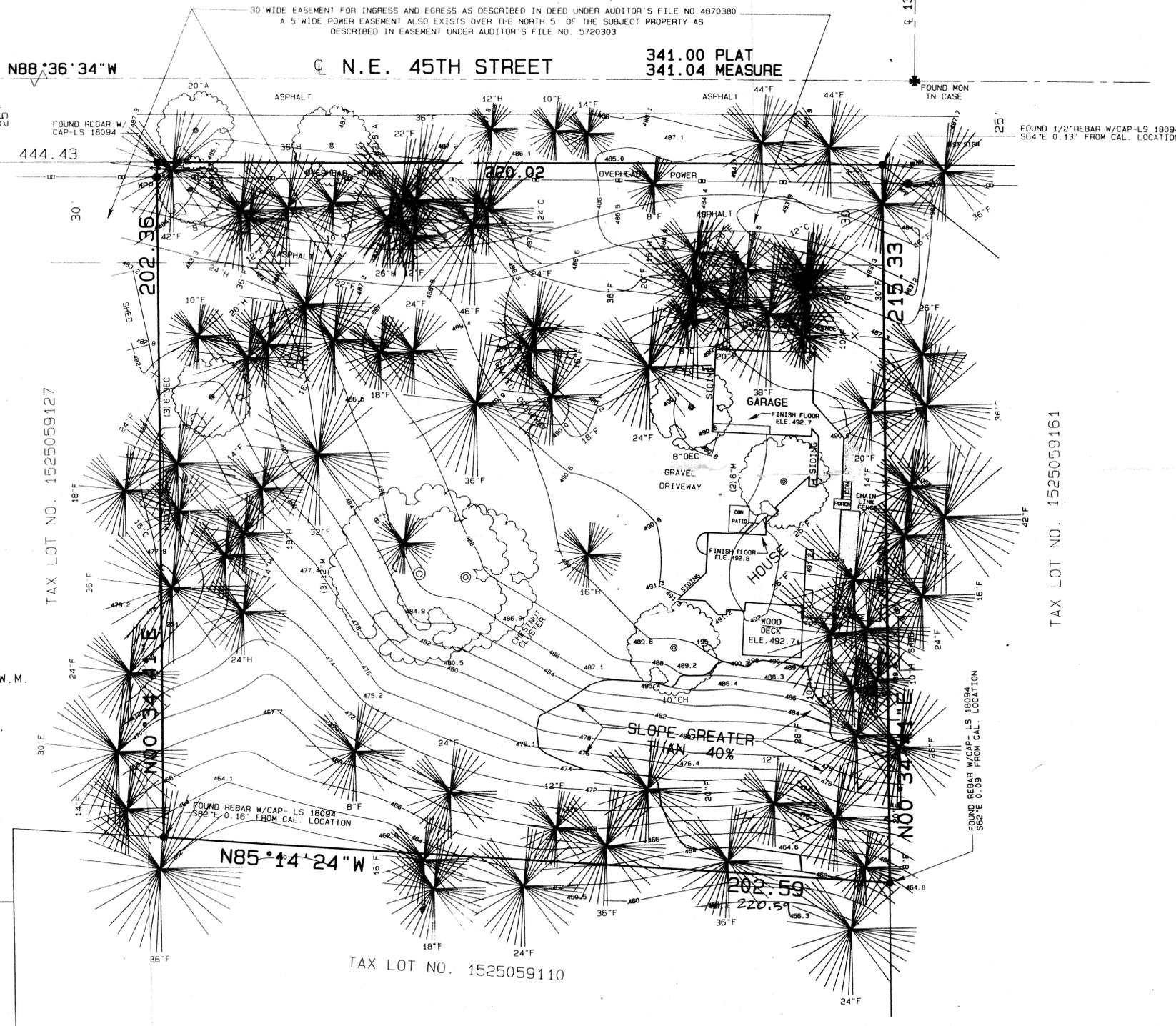
SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART HEREOF.

NOTES

1. WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES.
 - A. LIECA TCR-405 TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS OF WAC-332-130-100.
 - B. FIELD TRAVERSE EXCEEDING REQUIREMENTS OF WAC-332-130-090.
2. THE LEGAL DESCRIPTION USED WAS TAKEN FROM THE STATUTORY WARRANTY DEED UNDER RECORDING NO. 20000324001351.
3. THE ONLY TWO EASEMENTS SHOWN ON THIS SURVEY WERE THE TWO EASEMENTS DESCRIBED IN EXHIBIT "A" OF DESCRIBED DEED IN NOTE 2 IN THIS SURVEY. ANY OTHER EASEMENTS, IF EXISTING, ARE NOT SHOWN IN THIS SURVEY AS NO TITLE REPORT WAS FURNISHED TO HARSTAD CONSULTANTS.
4. TREES UNDER EIGHT INCHES IN DIAMETER AT CHEST HEIGHT ARE NOT SHOWN ON THIS SURVEY.
5. THE SITE IS SHOWN AS SURVEYED ON JULY 19, 2010.

SOUTHWEST SECTION CORNER
SECTION 15, TWP. 25N., RGE. 5E., W.M.

EASTERLY OF TWO MON IN CASES
AT TURNOUT FOR PARKSIDE AT
132ND AVE. NE AND NE 40TH ST.



SW1/4 SW1/4 SECTION 15, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



HARSTAD CONSULTANTS

CIVIL ENGINEERS • LAND SURVEYORS
2024 W. Lake Sammamish Pkwy. NE • Redmond, WA. 98052
(425) 747-8336 TEL • (425) 643-6020 FAX

MARK AND NANCY TAYLOR
BOUNDARY, TOPOGRAPHY, HOUSE
AND TREE LOCATION
TAX LOT NO. 1525059167

REVISIONS	DATE	APPROVAL

20.30p.110 CRITICAL AREAS LAND USE PERMIT

ALL PERMITS FOR PROJECT WILL BE GATHERED.

BEST POSSIBLE CONSTRUCTION TECHNIQUES, WITH MINIMAL GROUND DISTURBANCE.

PROJECT & CONSTRUCTION UTILIZES TO THE MAXIMUM EXTENT POSSIBLE THE BEST POSSIBLE TECHNIQUES AND PLANNING WHICH WILL RESULT IN THE LEAST IMPACT ON THE CRITICAL AREA BUFFER.

PROPOSAL INCORPORATES THE PERFORMANCE STANDS (LUC 20.25H) AS POSSIBLE.

PROPOSAL INCLUDED A MITIGATION/RESTORATION PLAN CONSISTENT WITH LUC 20.25H.210, EXCEPT MODIFY/REMOVAL OF VEGETATION IN LUC 20.25H.055.C.3.1 SHALL NOT REQUIRE A RESTORATION PLAN.

THE PROPOSAL COMPLIES WITH OTHER APPLICABLE REQUIREMENTS. THE OWNERS SHALL EXECUTE A HOLD HARMLESS AGREEMENT IN THE FORM APPROVED BY BELLEVUE CITY ATTORNEY FOR ANY DAMAGES OCCURRING IN THE CRITICAL AREA /BUFFER.

ONCE PERMIT HAS BEEN GRANTED THE OWNERS HAVE ONE YEAR TO USE THE PERMIT.

DESCRIPTIVE NARRATIVE

DESCRIPTION OF PROJECT:

THE SITE IS AN R-1 LOT OF 45,953 SQ FT (1.05 ACRE) IN BRIDLE TRAILS AREA. THE LOT HAS A SINGLE FAMILY RESIDENCE/GARAGE (BUILT 1971), A GRAVEL DRIVE AND THROUGH ACCESS ROAD FOR NEIGHBORS. IMPERVIOUS COVERAGE IS 16.2%. TO THE SOUTH OF THE RESIDENCE IS A STABLE STEEP SLOPE (40-44%) AREA OF 4,352 SQ FT. NO WATER ISSUES ON SITE. EXCEPT FOR THE EXISTING STRUCTURES THE LOT IS LARGELY UNTOUCHED FROM ITS NATIVE STATE - NO LAWNS, GARDENS, PATHS, PICNIC AREAS, ETC.

THERE ARE 62 CONIFERS (DOUG FIR, HEMLOCK, CEDAR), 4 CHESTNUTS, 1 MAPLE, AND 2 DECIDUOUS TREES. (See SURVEY). THE UNDERSTORY IS FERNS, MAHONIA, SALAL, SALMON BERRY, DOGWOODS, AND SMALL TREES.

THE PROPOSED KITCHEN ADDITION COVERS 100 SQ FT AT THE NORTHERN END OF THE 50 FT. STEEP SLOPE BUFFER AREA.

DESIGN HAS MINIMAL IMPACT:

THE KITCHEN ADDITION IS 33 FT FROM THE TOP-OF-SLOPE. NEITHER WORK NOR WORKPERSONS WILL BE WITHIN 25 FT OF THE TOP-OF-SLOPE. ONE FIR TO BE REMOVED IN THE WORK AREA WHICH IS AND WILL BECOME A SAFETY HAZARD. NEW TREES PLANTED ELSEWHERE TO COMPENSATE. THE DISTURBED AREA IS TO BE REPLANTED WITH SMALLER NATIVE PLANTS AND LEFT UNDISTURBED.

WHY NO FEASIBLE ALTERNATIVES FOR LESS IMPACT ON CRITICAL AREA OR BUFFER?

THE EXISTING 1971 HOUSE IS SMALL (1,167 SQ FT) ONE-BEDROOM HOME OF UNUSUAL SHAPE. THE EXISTING KITCHEN/UTILITY IS TO FAR EASTERN SIDE. THE OWNERS WISH TO ENLARGE THIS AREA FOR THE SAME USE. TO ACCOMMODATE A KITCHEN ELSEWHERE IN THE HOUSE IS UNFEASIBLE. THE ADDITION IS 5 FT x 37 FT OR 200 SQ FT WITH 100 SQ FT IN THE BUFFER ZONE.

IT WOULD BE POSSIBLE TO BUILD A NEW KITCHEN ELSEWHERE IN THE HOUSE BUT WOULD REQUIRE SHIFTING OF ALL ROOMS TO NEW PURPOSES AND TOO COSTLY. THE PLANNED ADDITION IS MINIMAL AND DESIGNED TO BE THE LEAST INVASIVE IN THE BUFFER AREA THAT IS PRACTICAL.

PROJECT MEETS DESIGN CRITERIA LUC 20.30P

THE BUILDERS WILL USE THE BEST CONSTRUCTION PRACTICES, BEING FULLY AWARE OF THE BUFFER AND STEEP SLOPE AREA. ALL STAGING AND DELIVERY WILL BE FROM THE NORTH END OF THE BUILDING. IT IS IN THEIR INTEREST TO USE THESE GOOD GUIDELINES.

THE PROJECT INCORPORATES THE PERFORMANCE STANDARD OF LUC20.25H. DESCRIBED IN NEXT PARAGRAPH.

AND THE PROJECT OUTLINES THE MITIGATION AND RESTORATION PLANS AS PER LUC 20.25H.210.

SUMMARY OF ISSUES LUC 20.25H.055.C.3(n) STEEP SLOPE

EXPANSION OF A SINGLE FAMILY RESIDENCE IS ALLOWED TO EXPAND INTO THE BUFFER ZONE OF A STEEP SLOPE AREA. THIS ADDITION IS AS MINIMALLY INTRUSIVE INTO THE FAR END OF THE BUFFER AS POSSIBLE. THE MAXIMUM BUFFER AREA COVERAGE IS 500 SQ FT. THIS PROPOSAL IS FOR A MINIMAL 100 SQ FT IMPERVIOUS COVERAGE. LUC 20.25H.210

PERFORMANCE STANDARDS FOR STEEP SLOPE AREA LUC.25H.125: ALL ASPECTS OF THE PROJECT WILL STAY ABOUT 25 FT FROM THE TOP-OF-SLOPE. THE GEO-TECH REPORT STATES THE SLOPE IS STABLE WITH NO SEEPAGE OR DRAINAGE ISSUES. THIS PROMISES NO GREATER RISKS FOR THE EXISTING SLOPE. SINCE THERE WILL NOT BE EVEN WALKING ON THE SLOPE THERE WILL BE NO TOPOGRAPHIC ALTERATIONS OR PLANT DISRUPTION.

THE AREAS DISTURBED (FOUNDATION OUTLINE AND SURROUNDING WORKING AREA) WILL RESTORED / MITIGATED TO NATIVE VEGETATION PLANTINGS PER MITIGATION PLAN. LUC 20.25H.210.

THE MITIGATED AREA WILL BE THE EXISTING DOG RUN (EAST OF LIVING ROOM) AND THE AREA EAST OF ADDITION TO PROPERTY LINE. THE DOG RUN WILL BE MOVED TO NEAR THE GARAGE. BOTH REPAIRED AREAS WILL, MOST LIKELY, NEVER BE USED BY THE OWNERS, AND BE LEFT TO FLOURISH ON THEIR OWN.

SUMMARY OF ISSUES:

THIS PROJECT MEETS THE CRITERIA FOR BUILDING WITHIN THE STEEP SLOPE BUFFER. THE STEEP SLOPE IS STABLE. THE PROJECT IS AS MINIMAL AS CAN BE USEFUL TO THE OWNERS OF THE HOME AS POSSIBLE. THE DISTURBED AREAS WITHIN THE BUFFER WILL BE REPLANTED WITH NATIVE SPECIES AND MAINTAINED UNTIL STABLE. ALL EFFORTS WILL BE MADE TO MINIMIZE DISTURBANCE OF THE BUFFER ZONE AND ALL WORK WILL BE DONE IN ACCORDANCE TO THE RULES AND REGULATIONS OF THE CITY OF BELLEVUE.

PROJECT ADDRESS / OWNERS:

MARK TAYLOR & NANCY HAY S
4256 132ND AVE NE
BELLEVUE 98005
425-941-0786 NANCY CELL
MAILING ADDRESS: 6619 132ND AVE NE
KIRKLAND 98033

TAX No: 152505 9167

LEGAL:

E 220 FT OF NW ¼ OF SW ¼ OF SW ¼ LY NLY
OF LN BEG ON E LN OF SUBD 451.26 FT N
OF SE COR THN N 88-56-39 W TO W LN.

SCOPE OF PROJECT:

ADD 200. SQ FT TO KITCHEN AREA.

ZONE: R-1

BUILT: 1971

WATER: PUBLIC

SANITARY: SEPTIC.

ACCESS: PRIVATE

LOT SIZE: 45,953.7 SQ FT 1.05 ACRE

CRITICAL AREA: 4,352 SQ FT. (SURVEYOR)

45,953.7 SQ FT ACTUAL LOT
- 4,352. SQ FT CRITICAL AREA
41,601.7 SQ FT USABLE FIGURE

LOT COVERAGE: USING 41,601.7 SQ FT.

EXISTING RESIDENCE: 1,167. SQ FT

EXISTING ATT. GAR: 750.

EXISTING DECK: 288.

2,205. SQ FT 5.3%

ADDITIONAL: +200. SQ FT

2,405. SQ FT 5.7%

IMPERVIOUS:

EX RES/GARAGE w/ EAVES: 2,240. SQ FT

EX. ROADS, DRIVES: 5,000.

NEW + 200.

7,440. SQ FT 17.8%

FLOOR AREA RATIO:

EXISTING MAIN & UPPER FLOOR : 1,417. SQ FT

NEW LIVING: + 200.

1,617. SQ FT

1,617 ÷ 42,648.7 SQ FT = 3.8%

GREENSCAPE:

FRONT SETBACK : 220 FT x 35 FT = 7,700 SQ FT.

IMPERVIOUS (ROAD) -2,200 SQ FT.

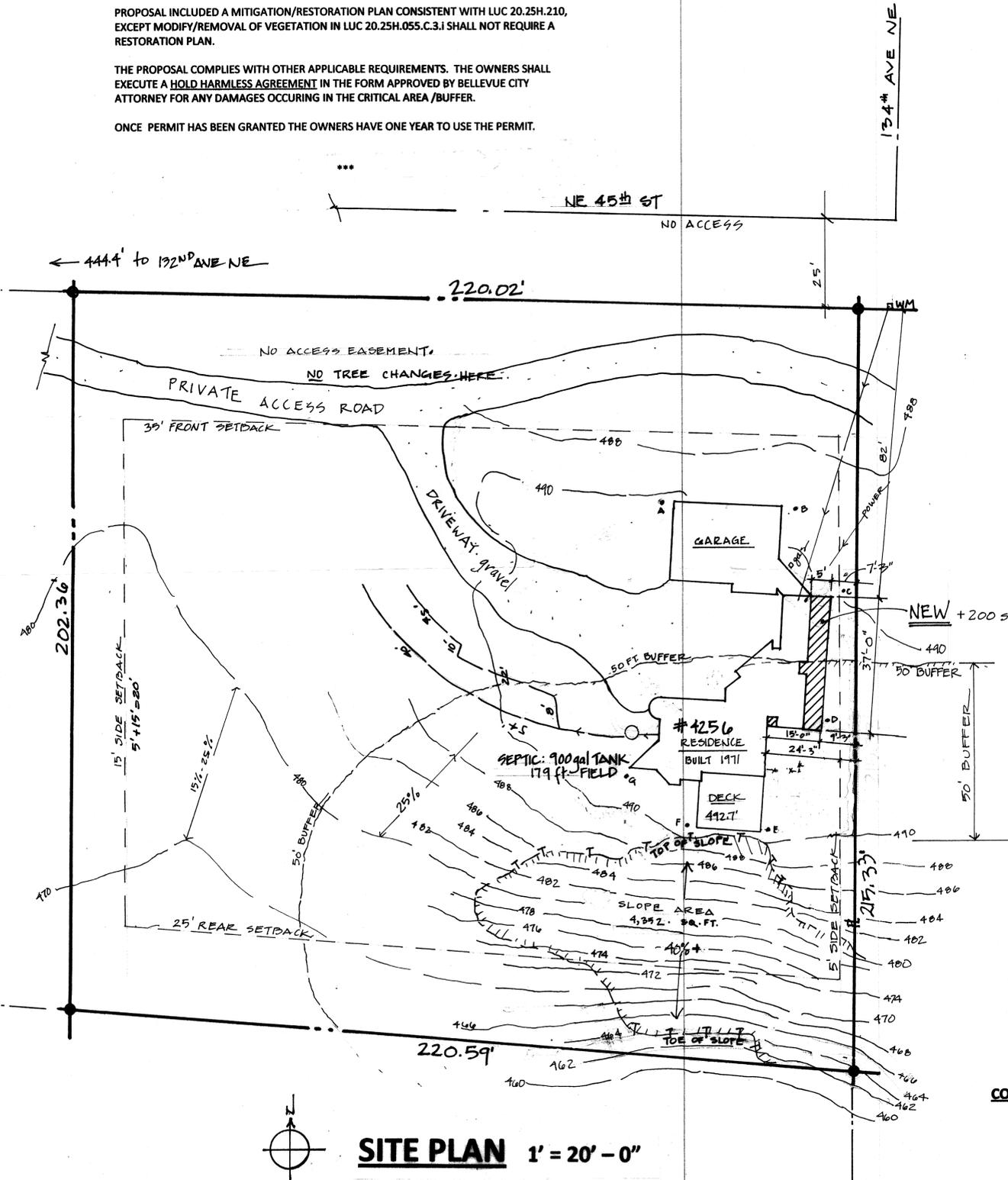
REMAINING 5,500 SQ FT 71.4 %

TREES: NO CHANGE

HEIGHT CALCULATIONS: BUILDING SITE IS FLAT @ 490. FT.

LOCATIONS A - G = ALL 490. FT.

PROPOSED ADDITION HEIGHT: 13.3 FT / 503.3 FT



SITE PLAN 1' = 20' - 0"

CONTACT DURING PERMIT PHASE:

KRISTIN HANSON
HANSON DESIGN
652 ALDER STREET
EDMONDS 98020
425-774-7129
hansondesign@hotmail.com

CONTRACTOR:

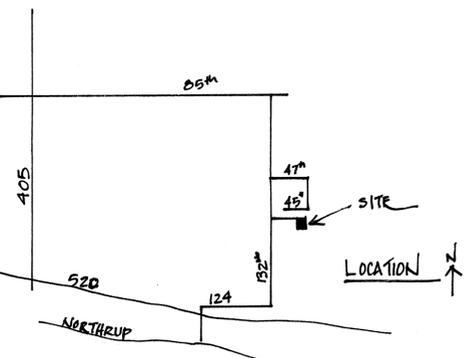
KITCHEN PLUS, INC
12121 NORTHRUP WAY #201
BELLEVUE 98005

LIC KITCHP*010JA exp 5-1-2013

CONTACT: BRAD JOHNSON
206-579-8304
bjohnson@kitchenplus.com

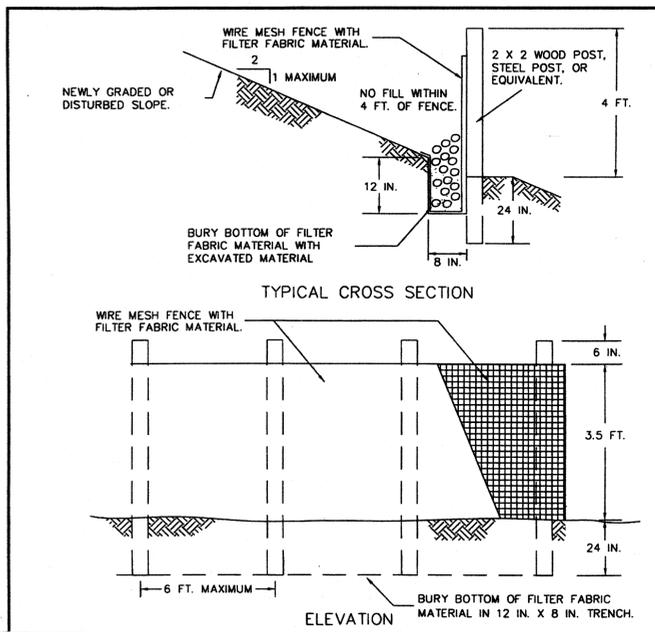
TRAFFIC MANAGEMENT: CITY OF BELLEVUE

RAY GODINEZ
PROJECT OK.
HAUL ROUTE OPEN FOR 10 TRUCKS IN 24 HOURS.
NO PAVING REQUIRED.



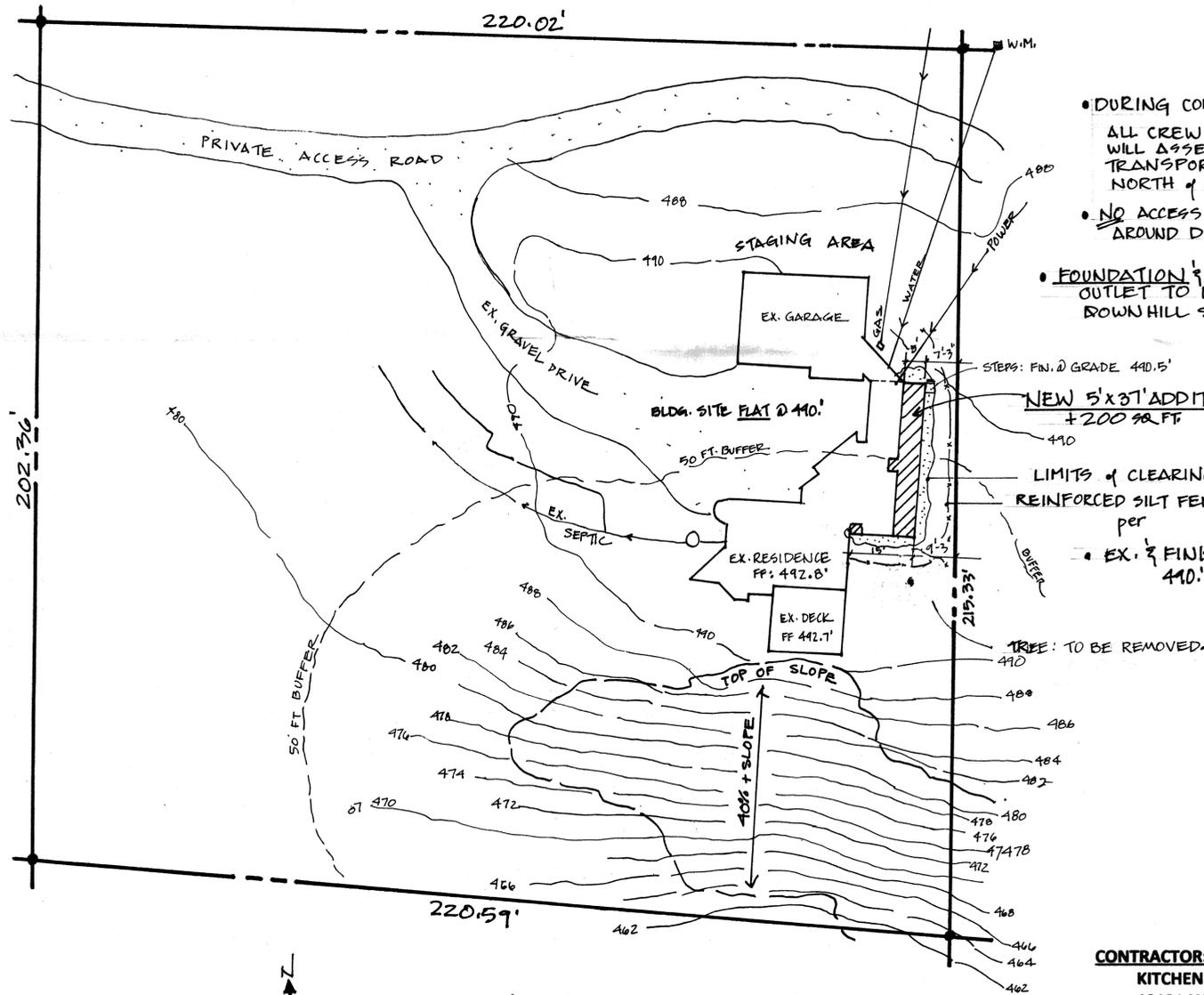
CLEARING AND GRADING STANDARD NOTES

- All clearing & grading construction must be in accordance with City of Bellevue (COB) *Clearing & Grading Code; Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23); Development Standards; Land Use Code; Uniform Building Code*; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.
It is the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans. All corrections will be at no additional cost or liability to the COB. All details for structural walls, rockeries over four feet in height, geogrid reinforced rockeries, and geogrid reinforced modular block walls must be stamped by a professional engineer.
- A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
- All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
- The area to be cleared and graded must be flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
- A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
- A hard-surface construction access pad is required per Clearing & Grading Standard Detail EC-1 or EC-2. This pad must remain in place until paving is installed.
- Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
- Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.
- To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required:
 - Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector.
 - Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector.
 - Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval.
 - Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
- Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the *Uniform Building Code*.
- The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
- A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
- Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
- Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st through April 30th, as defined in section 23.76.093A of the *Clearing & Grading Code*.



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

City of Bellevue
NO SCALE
TITLE: REINFORCED SILT FENCE
NO. EC-5



- DURING CONSTRUCTION:**
 - ALL CREW & MATERIALS WILL ASSEMBLE & TRANSPORT FROM NORTH OF GARAGE.
 - NO ACCESS ALLOWED AROUND DECK TO DRIVE.
- FOUNDATION & ROOF DRAINS:**
 - OUTLET TO NORTH.
 - BROWN HILL SLOPE TO NORTH.
- EX. & FINISHED GRADES:**
 - 490' NO CHANGE.

SITE PLAN 1"=20'-0"
CLEARING & GRADING

PROJECT ADDRESS / OWNERS:
MARK TAYLOR & NANCY HAYES
4256 132ND AVE NE
BELLEVUE 98005
425-941-0786 NANCY CELL
MAILING ADDRESS: 6619 132ND KIRKLAND

TAX No: 152505 9167
LEGAL:
E 220 FT OF NW ¼ OF SW ¼ OF SW ¼ OF LN BEG ON E LN OF SUBD 451.26 OF SE COR THN N 88-56-39 W TO W

SCOPE OF PROJECT:
ADD 200. SQ FT TO KITCHEN AREA.

ZONE: R-1
BUILT: 1971
WATER: PUBLIC
SANITARY: SEPTIC.
ACCESS: PRIVATE

GRADING: NONE
EXCAVATION: 20- 25 CU YDS REMOVED. REMOVED FROM SITE.
FILL: NONE

LOT SIZE: 45,953.7 SQ FT 1.05 ACRE
CRITICAL AREA : 4,352 SQ FT. (SURV)

45,953.7 SQ FT ACTUAL LOT
- 4,352. SQ FT CRITICAL AREA
41,601.7 SQ FT USABLE FIGURE

LOT COVERAGE: USING 41,601.7 SQ FT.
EXISTING RESIDENCE: 1,167. SQ FT
EXISTING ATT. GAR: 750.
EXISTING DECK: 288.
2,205. SQ FT

ADDITIONAL: + 200. SQ FT
2,405. SQ FT

IMPERVIOUS:
EX RES/GARAGE w/ EAVES: 2,240. S
EX. ROADS, DRIVES: 5,000.
NEW + 200.
7,440. S

GREENSCAPE:
FRONT SETBACK : 220 FT x 35 FT = 7,700.
IMPERVIOUS (ROAD) -2,200.
REMAINING 5,500.

TREES: NO CHANGE

HEIGHT CALCULATIONS: BUILDING SITE IS 13.3 FT HIGH
LOCATIONS A - G = ALL 490. FT.
PROPOSED ADDITION HEIGHT: 13.3 FT

CONTRACTOR:
KITCHEN PLUS, INC
12121 NORTHRUP WAY #201
BELLEVUE 98005

LIC KITCHP*010JA exp 5-1-2013

CONTACT: BRAD JOHNSON
206-579-8304
bjohnson@kitchenplus.com

CONTACT DURING PERMIT PHASE:
KRISTIN HANSON
HANSON DESIGN
652 ALDER STREET
EDMONDS 98020
425-774-7129
hansondesign@hotmail.com



**NELSON GEOTECHNICAL
ASSOCIATES, INC.
GEOTECHNICAL ENGINEERS & GEOLOGISTS**

Main Office
17311 - 135th Avenue NE, A-500
Woodinville, WA 98072
(425) 486-1669 FAX (425) 481-2510
(425) 337-1669 Snohomish County

Engineering-Geology Branch
437 East Penny Road
Wenatchee, WA 98801
(509) 665-7696 FAX (509) 665-7692

May 4, 2011

Ms. Nancy Taylor
4256 132nd Avenue NE
Bellevue, WA 98005

Geotechnical Engineering Evaluation Letter
Taylor Addition
4256 132nd Avenue NE
Bellevue, Washington
NGA File No. 841411

Dear Ms. Taylor:

This letter summarizes our evaluation and recommendations for your proposed addition to your residence located at 4256 - 132nd Avenue NE in Bellevue, Washington, as shown on the Vicinity Map in Figure 1.

INTRODUCTION

We visited the site and met with you on April 25, 2011 to observe the existing conditions. We understand that you are planning to build a 5-foot by 38-foot addition along the eastern side of your existing residence. We observed that the northern portion of the site is generally level with a steep south-facing slope located within the southern portion of the property. We understand that the addition will be located approximately 33 feet from the top of the steep slope. You have informed us that the City of Bellevue requires a critical areas study due to the proximity of the addition to the steep slope area.

SITE CONDITIONS

Surface Conditions

The property is a rectangular shaped parcel covering approximately 0.97 acres as shown on the Schematic Site Plan in Figure 2. The northern portion of the property consists of a relatively level to gently sloping area, with a steep south-facing slope along the southern portion of the property. The steep

Received
JUL 13 2011
Permit Processing

south-facing slope descends from the level area into a ravine. The site is currently occupied by an existing single-family residence within the relatively level northern portion of the property. The southern side of the existing residence is located approximately 13 feet from the steep slope. The northern portion of the property is covered with grass, landscaping plants and young to mature trees. The property is bordered to the north by NE 45th Street, to the west and east by existing residential properties, and to the south by the ravine area.

The steep slope is approximately 35 feet in height and is vegetated with young to mature evergreen and deciduous trees, and underbrush. We measured an average slope inclination of approximately 24 degrees (45 percent) as shown on Cross-section A-A' in Figure 3. We did not observe surface water on the site or seepage on the slope during our site visit on April 25, 2011. We also did not observe any signs of recent slope movement.

Subsurface Conditions

Geology: The geologic units for this area are shown on the Geologic Map of the Kirkland Quadrangle, Washington, by James P. Minard, (USGS, 1983). The site is mapped as Glacial Till (Qvt) and Advance Outwash (Qva). The Glacial Till deposits are described as a non-sorted mixture of clay, silt, sand, pebbles, cobbles and boulders. The Advance Outwash deposits are described as relatively clean pebbly sand soils. Our explorations encountered native silty sand with gravel and sand with gravel and silt generally consistent with glacial till and advance outwash deposits, respectively.

Explorations: We visited the site on April 25, 2011 to explore the subsurface conditions within the proposed development area and steep slope with hand auger explorations. The approximate locations of our explorations are shown on the Schematic Site Plan in Figure 2. A geologist from Nelson Geotechnical Associates, Inc. (NGA) was present during the explorations, examined the soils and geologic conditions encountered, and maintained logs of the explorations.

The soils were visually classified in general accordance with the Unified Soil Classification System, presented in Figure 4. The logs of our explorations are presented as Figure 5. The following paragraph

contains a brief description of the subsurface conditions encountered in the explorations. For a detailed description of the subsurface conditions, the hand auger logs should be reviewed.

In all of our hand augers, we encountered approximately 0.5 feet of loose, dark brown silty fine to medium sand with varying amounts of gravel and organics that we interpreted as topsoil. Underlying the topsoil in Hand Augers 1 through 3, we encountered approximately 1.0 to 2.5 feet of medium dense, brown-gray, silty fine to medium sand with gravel that we interpreted as native weathered glacial till deposits. Below the weathered glacial till deposits in Hand Augers 1 through 3, we encountered dense to very dense, gray silty fine to medium sand with gravel interpreted as native unweathered glacial till deposits. Underlying the topsoil in Hand Auger 4, we encountered medium dense to dense, brown-gray fine to medium sand with silt and gravel interpreted to be native advance outwash deposits. Hand Augers 1 through 3 were terminated within the native glacial till deposits at depths of 2.0 to 3.5 feet below the existing ground surface. Hand Auger 4 was terminated within the native advance outwash deposits at a depth of approximately 4.0 feet below the existing ground surface.

Hydrologic Conditions

Groundwater seepage was not encountered in the explorations. We do not anticipate groundwater seepage on this site, but any groundwater would be interpreted as a perched water condition. Perched water occurs when surface water infiltrates through less dense, more permeable soils and accumulates on top of underlying, less permeable soils. Perched water does not represent a regional groundwater "table" within the upper soil horizons. Perched water tends to vary spatially and is dependent upon the amount of precipitation. We would expect the amount of perched water to decrease during drier times of the year and increase during wetter periods.

SENSITIVE AREA EVALUATION

Seismic Hazard

We reviewed the 2009 International Building Code (IBC) for seismic site classification for this project. Since medium dense to dense silty was encountered underlying the site at depth, the site conditions best fit the IBC description for Site Class D.

NELSON GEOTECHNICAL ASSOCIATES, INC.

Hazards associated with seismic activity include liquefaction potential and amplification of ground motion. Liquefaction is caused by a rise in pore pressures in a loose, fine sand deposit beneath the groundwater table. It is our opinion that the medium dense or better glacial till deposits interpreted to underlie the site have a low potential for liquefaction or amplification of ground motion.

The dense glacial soils interpreted to form the core of the site slope are considered stable with respect to deep-seated slope failures. However, the loose surficial materials on the slope have the potential for shallow sloughing failures during seismic events. Such events should not affect the planned addition provided the addition is designed with the setback from the slope as described in the **Structure Setback** subsection of this letter.

Erosion Hazard

The criteria used for determination of the erosion hazard for affected areas include soil type, slope gradient, vegetation cover, and groundwater conditions. The erosion sensitivity is related to vegetative cover and the specific surface soil types, which are related to the underlying geologic soil units. The Soil Survey of King County Area, Washington, by the Soil Conservation Service (SCS) was reviewed to determine the erosion hazard of the on-site soils. The surface soils for this site were mapped as Alderwood gravelly sandy loam, 6 to 15 percent slopes (Agc). The erosion hazard for these materials are listed as moderate. It is our opinion that the erosion hazard for site soils should be low in areas where vegetation is not disturbed.

Landslide Hazard/Slope Stability

The criteria used for evaluation of landslide hazards include soil type, slope gradient, and groundwater conditions. A steep south-facing slope with a gradient of approximately 24 degrees (45 percent) and a height of approximately 35 feet is located below the planned development area. We did not observe evidence of past erosion or sloughing on this slope during our site visit. We also did not observe indications of seepage on the slopes during our visit.

Relatively shallow failures as well as surficial erosion are natural processes and could occur on the steep slope. It is our opinion that while there is potential for erosion, soil creep, and shallow failures within the loose surficial soils on the steep slope, the potential for deep-seated slope failure under current site conditions is low. Proper site grading and drainage as recommended in this report should help maintain current stability conditions.

CONCLUSIONS AND RECOMMENDATIONS

General

It is our opinion that the planned development is feasible from a geotechnical standpoint, provided that our recommendations are incorporated into the design and construction of this project. The steep south-facing slope is considered stable with respect to deep-seated failures. However, there is a potential for shallow sloughing and erosion events to occur on the slope. There is a small potential that during periods of extended rainfall and/or as a result of seismic activity, shallow slough-type failures may originate on the slope and travel down slope towards the toe of the slope.

The new addition is planned to be as close as approximately 33 feet from the top of the existing steep slope. The existing residence is as close as 13 feet from the steep slope. We did not observe any signs of slope movement near the residence or signs of foundations being undermined by slope movement. It is our opinion that the addition setback is adequate. The proposed setback should limit the impacts of the proposed development on the slope and allow for normal slope recession during a reasonable life span of the structure. This is further discussed in the **Structure Setback** subsection of this report.

The new addition foundations could be designed as conventional spread footings. These footings should extend through any loose surficial soil and be founded on the underlying medium dense or better native soils or structural fill extending to these soils. Based on our explorations, medium dense soils should typically be encountered approximately 2.0 feet below the existing surface in the planned addition area.

The upper surficial soils encountered on this site are considered moisture-sensitive and may disturb easily when wet. To lessen the potential impacts of construction on the steep slope and to reduce cost overruns and delays, we recommend that construction take place during the drier summer months if possible. If construction takes place during the rainy months, additional expenses and delays should be

NELSON GEOTECHNICAL ASSOCIATES, INC.

expected. These extra expenses could include additional erosion control and temporary drainage measures to protect the slope, placement of a blanket of rock spalls to protect exposed subgrades, and the need for importing all-weather materials for structural fill.

Under no circumstances, should water be allowed to flow over, or concentrate on the slope, both during construction and after construction has been completed. We recommend that stormwater runoff from the roof drains, paved areas, and yard drains be collected and tightlined to a suitable discharge point. The slope should be protected from erosion. We recommend that all disturbed areas be replanted with vegetation to re-establish vegetation as soon as possible. No fill or structures of any sort should be placed near the top of this slope without a specific evaluation. Stormwater runoff should not be allowed to concentrate or flow over the slope.

Erosion Control and Slope Protection Measures

The erosion hazard for the on-site soils is listed as moderate, but the actual hazard will be dependent on how the site is graded and how water is allowed to concentrate. Best Management Practices (BMPs) should be used to control erosion. Areas disturbed during construction should be protected from erosion. Erosion control measures may include diverting surface water away from the stripped or disturbed areas. Silt fences and/or straw bales should be erected to prevent muddy water from leaving the site or flowing over the steep slope. Stockpiles should be covered with plastic sheeting during wet weather and stockpiled material should be placed no closer than 20 feet from the top of the slope. Disturbed areas should be planted as soon as practical and the vegetation should be maintained until it is established. The erosion potential for areas not stripped of vegetation should be low.

Protection of the steep slope, setback, and buffer areas should be performed as required by the City of Bellevue. Specifically, we recommend that the setback as well as the steep slope, not be disturbed or modified through placement of any fill or removal of the existing vegetation. No material of any kind should be placed on the slope or be allowed to reach the slope, such as excavation spoils, lawn clippings, and other yard waste, trash, or soil stockpiles. Trees should not be cut down or removed from the steep slope unless a mitigation plan is developed, such as the replacement of vegetation for erosion protection. Replacement of vegetation should be performed in accordance with the City of Bellevue code. Any

NELSON GEOTECHNICAL ASSOCIATES, INC.

proposed development within the setback area, other than light decks or patios, should be the subject of a specific geotechnical evaluation. Under no circumstances should water be allowed to concentrate on the slope.

Structure Setback

Uncertainties related to building along steep slopes are typically addressed by the use of building setbacks and buffers. The purpose of the setback is to establish a "buffer zone" between the structure and the top of the slope so that ample room is allowed for normal slope recession during a reasonable life span of the structure. In a general sense, the greater the setback distance, the lower the risk of slope failures impacting the structure. From a geological standpoint, the setback/buffer dimension is based on the slope's physical characteristics, such as slope height, surface angle, material composition, and hydrology. Other factors such as historical slope activity, rate of regression, and the type and desired life span of the development are important considerations as well.

It is our opinion that the planned addition setback of 33 feet from the top of the slope is adequate. Any proposed development within the setback area, other than light decks or patios, should be the subject of a specific geotechnical evaluation. Under no circumstances should water be allowed to concentrate on the slopes, during or after construction.

Site Drainage

Surface Drainage: The finished ground surface should be graded such that runoff is directed away from the planned residence and the slope. Water should not be allowed to collect in any areas where footings, slabs, or pavements are to be constructed. Final site grades should allow for drainage away from the structures. We suggest that the finished ground be sloped at a minimum gradient of three percent, for a distance of at least 10 feet away from the structures.

Subsurface Drainage: If groundwater is encountered during construction, we recommend that the contractor slope the bottom of the excavation and collect the water into ditches and small sump pits where the water can be pumped from the excavation and routed to a suitable discharge point. Water should not be allowed to flow over the steep slope.

We recommend the use of footing drains around structures. Footing drains should be installed at least one-foot below planned finished floor elevation. The drains should consist of a minimum four-inch-diameter, rigid, slotted or perforated, PVC pipe surrounded by free-draining material wrapped in a filter fabric. We recommend that the free-draining material consist of an 18-inch-wide zone of clean (less than three-percent fines), granular material placed along the back of walls. Washed rock is an acceptable drain material, or drainage composite may be used instead. The free-draining material or the drainage composite should extend up the wall to one-foot below the finished surface. The top foot of backfill should consist of low permeability soil placed over plastic sheeting or building paper to minimize the migration of surface water or silt into the footing drain. Footing drains should discharge into tightlines leading to an appropriate collection and discharge point away from the slope, with convenient cleanouts to prolong the useful life of the drains. Roof drains should not be connected to wall or footing drains.

USE OF THIS LETTER

NGA has prepared this letter for Ms. Nancy Taylor and her agents for use in the planning and design of the development planned on this site only. The scope of our work does not include services related to construction safety precautions and our recommendations are not intended to direct the contractors' methods, techniques, sequences, or procedures, except as specifically described in our letter for consideration in design. There are possible variations in subsurface conditions between the explorations and also with time. Our letter, conclusions, and interpretations should not be construed as a warranty of subsurface conditions. A contingency for unanticipated conditions should be included in the budget and schedule.

We recommend that NGA be retained to provide monitoring and consultation services during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether or not earthwork and foundation installation activities comply with contract plans and specifications. We should be contacted a minimum of one week prior to construction activities and could attend pre-construction meetings if requested.

NELSON GEOTECHNICAL ASSOCIATES, INC.

Geotechnical Engineering Evaluation Letter
Taylor Addition
Bellevue, Washington
May 4, 2011
NGA File No. 841411
Page 9

All people who own or occupy homes on hillsides should realize that landslide movements are always a possibility. The homeowner should periodically inspect the slope, especially after a winter storm. If distress is evident, a geotechnical engineer should be contacted for advice on remedial/preventative measures. The probability that landsliding will occur is substantially reduced by the proper maintenance of drainage control measures at the site (the runoff from the roofs should be led to an approved discharge point). Therefore, the homeowner should take responsibility for performing such maintenance. Consequently, we recommend that a copy of our letter be provided to any future homeowners of the property if the home is sold.

Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering practices in effect in this area at the time this letter was prepared. No other warranty, expressed or implied, is made. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner.

o-o-o

NELSON GEOTECHNICAL ASSOCIATES, INC.

Geotechnical Engineering Evaluation Letter
Taylor Addition
Bellevue, Washington
May 4, 2011
NGA File No. 841411
Page 10

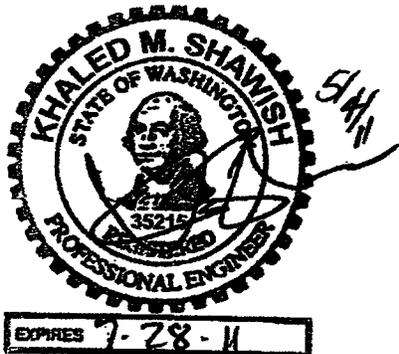
We appreciate the opportunity to provide service to you on this project. If you have any questions or require further information, please call.

Sincerely,

NELSON GEOTECHNICAL ASSOCIATES, INC.



Lee S. Bellah, GIT
Senior Staff Geologist



Khaled M. Shawish, PE
Principal

LSB:KMS:kmm

Three Copies Submitted

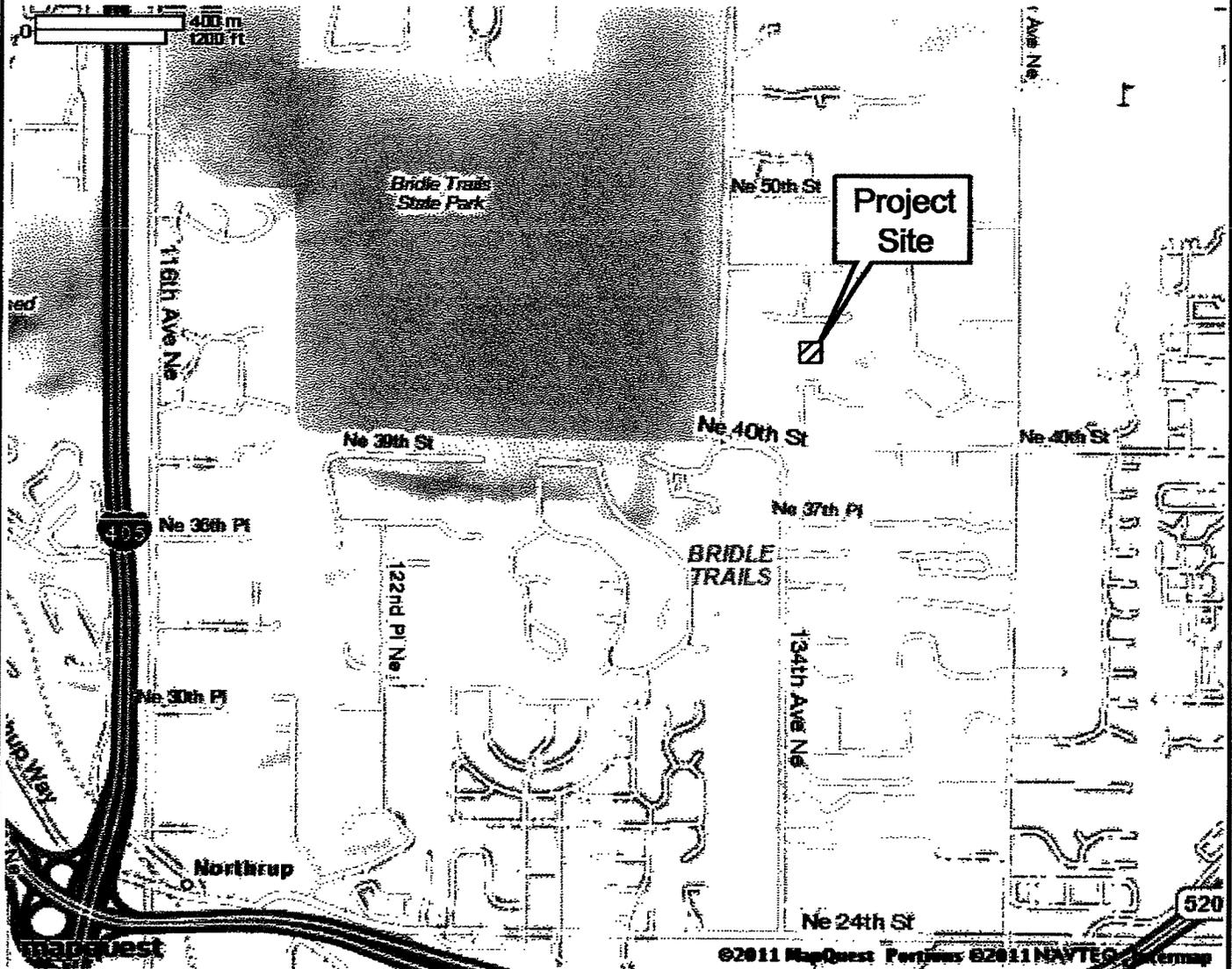
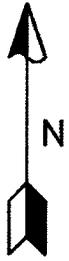
Five Figures Attached

CC: Kristin Hanson – Hanson Design (via email)

NELSON GEOTECHNICAL ASSOCIATES, INC.

VICINITY MAP

Not to Scale

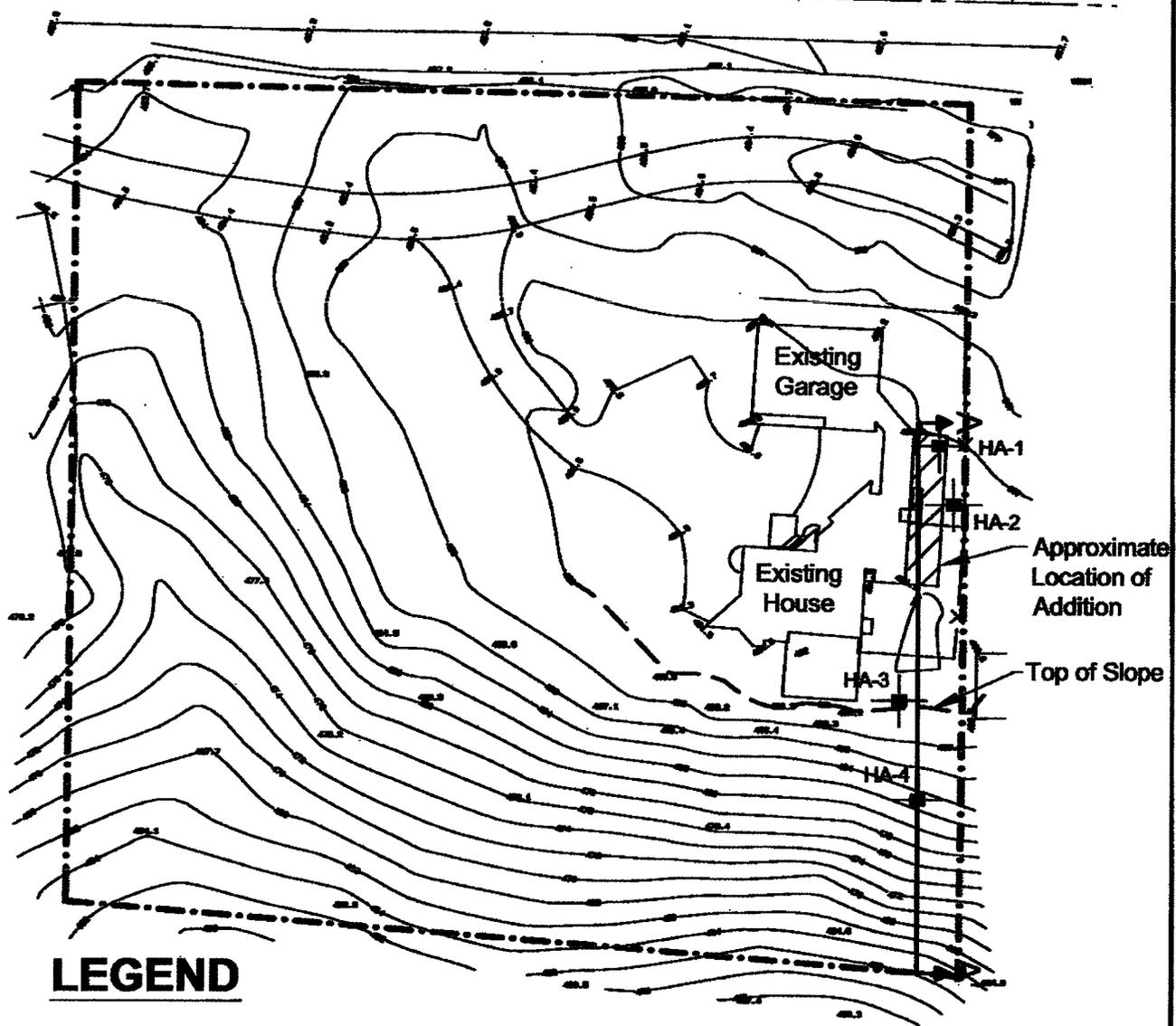
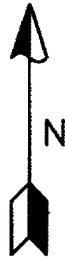


Bellevue, WA

Project Number 841411	Taylor Addition Vicinity Map	 Nelson Geotechnical Associates, Inc. Geotechnical Engineers & Geologists <small>17014-328th Ave. NE, A-209 Woodinville, WA 98072 (206) 485-1800 / Fax: 481-5010</small>	No. Date	Revision	By CK
Figure 1			1 5/21/11	Original	DPN LSB

NSA Dwg/ing 2011051411 Taylor Addition VM.dwg

Site Plan



LEGEND

- Property line
- HA-1 Number and approximate location of hand auger
- A A' Approximate location of cross-section

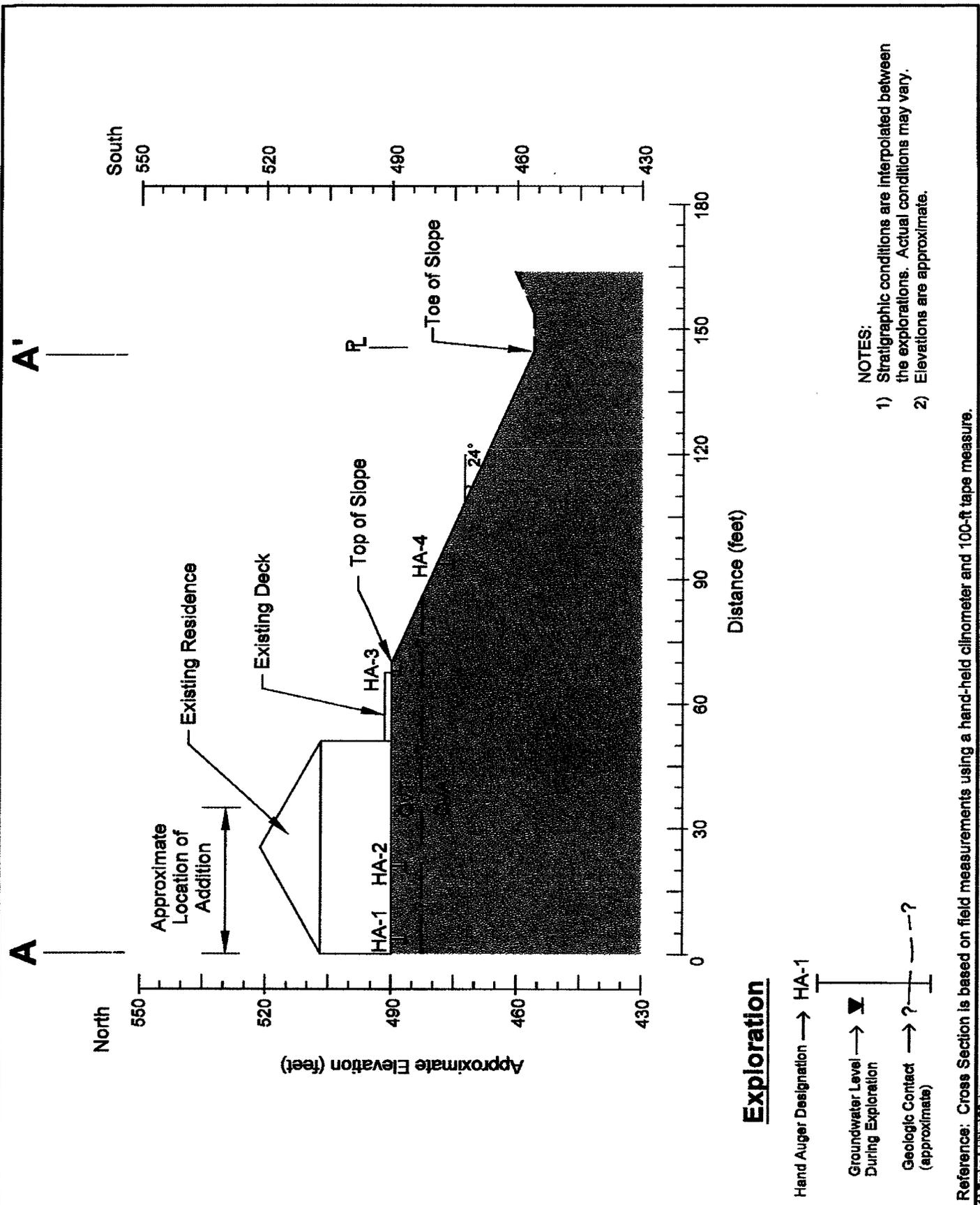


Scale: 1 inch = 40 feet

Reference: Site Plan based on a plan dated July, 2010 titled "Mark and Nancy Taylor" prepared by Harstad Consultants.

Project Number 841411	Taylor Addition Site Plan	 Nelson Geotechnical Associates, Inc. Geotechnical Engineers & Geologists <small>17211-135th Ave. NE, A-609 Woodville, WA 98072 (253) 495-1999 / Fax 491-2510</small>	No.	Date	Revision	By	CK
			1	5/2/11	Original	DPN	LSB
Figure 2		<small>Shoshone County (253) 337-1000 Woodburn/Chelan (509) 885-7888 www.nelsongeotech.com</small>					

NGA Dwg 2011041411 Taylor Addition.rvt



Project Number
841411

Figure 3

Taylor Addition
Cross-Section A-A'

NGA
NELSON GEOTECHNICAL ASSOCIATES, INC.
GEOTECHNICAL ENGINEERS & GEOLOGISTS

17211-195th Ave. NE, A-500
Woodville, WA 98072
(425) 485-1888 / Fax: 481-2510

437 East Penny Road
Wenatchee, WA 98801
(509) 825-7686

No.	Date	Revision	By	CK
1	5/2/11	Original	DPN	LSB

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME	
COARSE - GRAINED SOILS <small>MORE THAN 50 % RETAINED ON NO. 200 SIEVE</small>	GRAVEL <small>MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE</small>	CLEAN GRAVEL	GW	WELL-GRADED, FINE TO COARSE GRAVEL	
			GP	POORLY-GRADED GRAVEL	
		GRAVEL WITH FINES	GM	SILTY GRAVEL	
			GC	CLAYEY GRAVEL	
	SAND <small>MORE THAN 50 % OF COARSE FRACTION PASSES NO. 4 SIEVE</small>	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND	
			SP	POORLY GRADED SAND	
		SAND WITH FINES	SM	SILTY SAND	
			SC	CLAYEY SAND	
			HIGHLY ORGANIC SOILS		
			PT	PEAT	

NOTES:

- 1) Field classification is based on visual examination of soil in general accordance with ASTM D 2488-93.
- 2) Soil classification using laboratory tests is based on ASTM D 2488-93.
- 3) Descriptions of soil density or consistency are based on interpretation of blowcount data, visual appearance of soils, and/or test data.

SOIL MOISTURE MODIFIERS:

- Dry** - Absence of moisture, dusty, dry to the touch
- Moist** - Damp, but no visible water.
- Wet** - Visible free water or saturated, usually soil is obtained from below water table

Project Number 841411	Taylor Additon Soil Classification Chart	 Nelson Geotechnical Associates, Inc. Geotechnical Engineers & Geologists	No.	Date	Revision	By	CK
Figure 4			1	5/2/11	Original	DPN	LSB

17211-125th Ave. NE, A-100
Woodville, WA 98722
(509) 495-1828 / Fax: 491-8910
Shelbunish County (509) 337-6888
Wenatchee/Columbia (509) 335-7088
www.nelsonga.com

NGA Drafting 2011041411 Taylor Additon1SC.dwg

LOG OF EXPLORATION

DEPTH (FEET)	USC	SOIL DESCRIPTION
HAND AUGER ONE		
0.0 - 0.5		TOPSOIL
0.5 - 3.0	SM	BROWN-GRAY, SILTY FINE TO MEDIUM SAND WITH GRAVEL (MEDIUM DENSE, MOIST) (WEATHERED TILL)
3.0 - 3.5	SM	GRAY, SILTY FINE TO MEDIUM SAND WITH GRAVEL (DENSE TO VERY DENSE, MOIST) (GLACIAL TILL)
		SAMPLES WERE COLLECTED AT 1.5 AND 3.0 FEET GROUNDWATER SEEPAGE WAS NOT ENCOUNTERED HAND AUGER CAVING WAS NOT ENCOUNTERED HAND AUGER MET REFUSAL AT 3.5 FEET ON 4/25/11
HAND AUGER TWO		
0.0 - 0.5		TOPSOIL
0.5 - 3.0	SM	BROWN-GRAY, SILTY FINE TO MEDIUM SAND WITH GRAVEL (MEDIUM DENSE, MOIST) (WEATHERED TILL)
3.0 - 3.5	SM	GRAY, SILTY FINE TO MEDIUM SAND WITH GRAVEL (DENSE TO VERY DENSE, MOIST) (GLACIAL TILL)
		NO SAMPLES WERE COLLECTED GROUNDWATER SEEPAGE WAS NOT ENCOUNTERED HAND AUGER CAVING WAS NOT ENCOUNTERED HAND AUGER MET REFUSAL AT 3.5 FEET ON 4/25/11
HAND AUGER THREE		
0.0 - 0.5		TOPSOIL
0.5 - 1.5	SM	BROWN-GRAY, SILTY FINE TO MEDIUM SAND WITH GRAVEL (MEDIUM DENSE, MOIST) (WEATHERED TILL)
1.5 - 2.0	SM	GRAY, SILTY FINE TO MEDIUM SAND WITH GRAVEL (DENSE TO VERY DENSE, MOIST) (GLACIAL TILL)
		NO SAMPLES WERE COLLECTED GROUNDWATER SEEPAGE WAS NOT ENCOUNTERED HAND AUGER CAVING WAS NOT ENCOUNTERED HAND AUGER MET REFUSAL AT 2.0 FEET ON 4/25/11
HAND AUGER FOUR		
0.0 - 0.5		TOPSOIL
0.5 - 4.0	SP-SM	BROWN-GRAY, FINE TO MEDIUM SAND WITH SILT AND GRAVEL (DENSE, MOIST) (ADVANCE OUTWASH)
		SAMPLE WAS COLLECTED AT 2.0 FEET GROUNDWATER SEEPAGE WAS NOT ENCOUNTERED HAND AUGER CAVING WAS NOT ENCOUNTERED HAND AUGER MET REFUSAL AT 4.0 FEET ON 4/25/11

TAYLOR-HAYS KITCHEN ADDITION PROJECT
4256 132ND AVE NE
BELLEVUE

MITIGATION STATEMENT

THIS IS A 200 SQ FT KITCHEN ADDITION TO A SINGLE FAMILY HOME ON 1.05 ACRES. THERE IS A STABLE STEEP SLOPE AREA 33 FT FROM THE ADDITION. THE ADDITION IS AT THE FAR NORTH END OF THE 50 FT BUFFER AND COVERS 100 SQ FT OF THE BUFFER AREA.

THE LOT IS FORESTED WITH ABOUT 70 MATURE NATIVE TREES, NUMEROUS SMALLER NATIVE TREES, SHRUBS, BUSHES AND UNDERGROWTH. MOST OF THE LOT IS UNDISTURBED.

THERE IS ONE DOUGLAS FIR (18 " DIA) THAT IS A HAZARD (TOO CLOSE TO EXISTING RESIDENCE). IT WILL BE DAMAGED BY THE PROPOSED CONSTRUCTION. WE REQUEST THIS TREE BE ALLOWED TO BE REMOVED AND REPLACED WITH (3) NATIVE TREES ELSEWHERE ON THE LOT. LUC 20.20.900 (e) & (g.iii) . THESE TREES WILL COMPLIMENT THE NATURAL CHARACTER OF THE PACIFIC NORTHWEST NATIVE FORESTS. WE PROPOSED PLANTING:

- (2) VINE MAPLES *acer circinatum*
- (1) BLACK HAWTHORN *crataegus douglasii*
- Several RED ELDERBERRY *sambucus racemosa*
- SALAL *gautheria shallon*

See PLANTING PLAN

ALTHOUGH THE SITE HAS A STEEP SLOPE NO PART OF THIS PROJECT INCLUDES THE STEEP SLOPE AREA. ALL AREAS DISTURBED ARE FLAT, SHADY AREAS NEAR THE HOUSE. ANY PLANTINGS WILL BE DONE IN THE LATE FALL AND ALLOWED TO SETTLE IN OVER THE WINTER WITH RAIN WATER. OPEN GROUND AREAS WILL BE COVERED WITH COARSE WOOD CHIP MULCH.

THE 'DOG AREA' (FENCED OUTDOOR DOG AREA) IS ABOUT 100 SQ FT. THE DOG AREA IS TO BE MOVED TO THE REAR OF THE HOUSE NEAR AND BEYOND THE GARAGE AREA. THE OLD DOG AREA WILL BE RESTORED TO NATIVE PLANTINGS AND LEFT FOR THE LONG TERM AS UNDISTURBED. THE AREA IS FLAT AND PARTLY SHADED. PLANTINGS IN THIS AREA CAN INCLUDE:

- SALAL: *gautheria shallon*
- FERNS: Lady & sword
- OREGON GRAPE: *mahonia*

ALL PLANTINGS WILL BE MAINTAINED UNTIL STABLE.

Received
JUL 13 2011
Permit Processing

SITE EVALUATION WORKSHEET

This worksheet is designed to record site information. Using your **existing site plan** as a guide, record **site conditions** according to your observations and keep an account of all seasonal and daily changes that you have noticed.

STEP 1: Complete Table 1 below by checking the boxes that best describe the conditions on your site.

TABLE 1. SITE ASSESSMENT TABLE

HYDROLOGY	<input checked="" type="checkbox"/> Dry	<input type="checkbox"/> Wet	
LIGHT	<input type="checkbox"/> Sun	<input checked="" type="checkbox"/> Shade	
TOPOGRAPHY	<input checked="" type="checkbox"/> Flat <i>area of mitigation.</i>	<input type="checkbox"/> Slope	<input type="checkbox"/> Steep Slope <i>on site</i>
ASPECT	<input checked="" type="checkbox"/> South-facing	<input type="checkbox"/> North-facing	
EXISTING VEGETATION	<input checked="" type="checkbox"/> None (bare ground) <i>DOG AREA</i>	<input type="checkbox"/> Lawn	<input type="checkbox"/> Ornamental/ formal landscape
	<input type="checkbox"/> Invasive weeds*	<input checked="" type="checkbox"/> Existing native plants	

* Refer to Chapter 2: Existing Vegetation for more information

STEP 2: Fill out the project information below.

Using the check boxes above, circle your **Site Conditions** and **Critical Area**. If you are restoring more than one site, use a separate worksheet for each site. Larger sites may need more than one **assessment**. You may select more than one condition and/or critical area type below.

Then, combine your answer in **Critical Area** and **Site Conditions** - this is your **Overall Site Assessment**. Now you know which planting template best fits your site! Refer to the Table of Templates on the reverse side of this worksheet.

Project Contact: KRISTIN HANSON Phone number: 425-774-7129

Project Location: 4296 132ND AVE NE

Permit Number (if any): _____ Date: _____

Critical Area Type (circle): Geological Hazard (Steep Slope) / Shoreline / Wetland and Wetland Buffer / Stream Buffer

Site Conditions (circle all that apply): Sun/ Shade / Invasives on a wet site / Invasives on a dry site

Overall Site Assessment: steep slope + shade
(Critical Area Type) (Site Conditions)

Received
JUL 13 2011
Permit Processing

PLANT LEGEND & PLANTING PLAN WORKSHEET

How to draw your planting plan and legend:

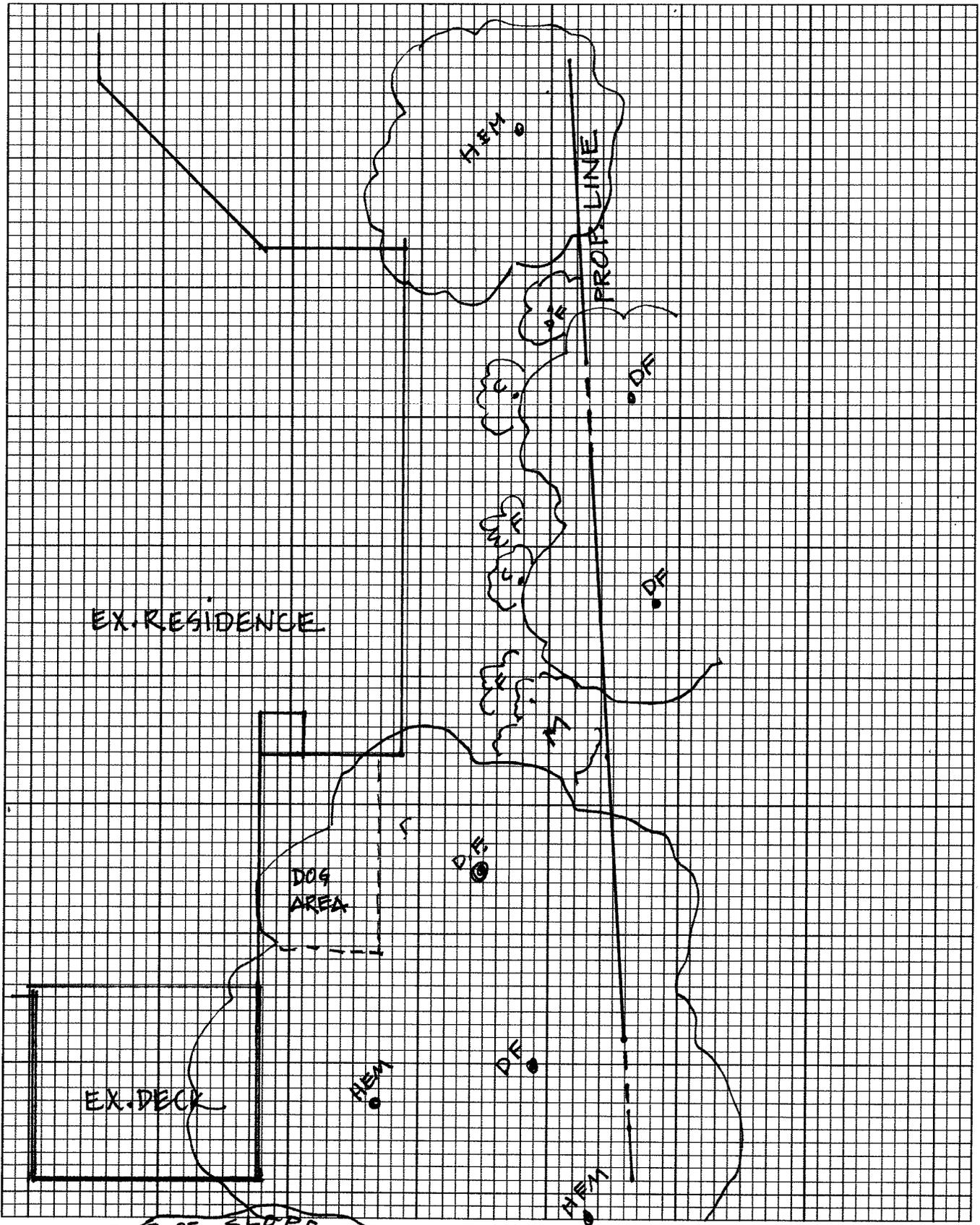
- Step 1: Sketch your restoration area on the grid paper on the back of this page.
- Step 2: Determine which plants you are going to use. Use the template you have picked out as a guide and add your own from the *Master Plant List* in *Appendix C* if you feel comfortable.
- Step 3: Draw a simple symbol for each plant, such as a circle with a letter in the middle. Put each symbol in the legend table below. Write down the name of each plant.
- Step 4: Return to your new knowledge of mature plant size, spacing, density and cost. Use these criteria to help layout your plants.
- Step 5: Lay out the trees first. Make sure to give them enough space.
- Step 6: Now lay out the shrubs. Group them together in clusters according to species. Remember the school photo rule - Tall plants in the back, short plants in the front.
- Step 7: Now add in the groundcover and perennials. Use these to fill in around the trees and shrubs.
- Step 8: Count up the number of plants and put a total in the Qty. (Quantity) column for each plant species.

Symbol	Name	Size	Qty.
	SWORD FERN	1gal	10
	LADY FERN		
	MAHONIA	1gal	8
	SALAL	1gal	8
	VINE MAPLE	1gal	2
	BLACK HAWTHORN	1gal	1
	front yard		

Symbol	Name	Size	Qty.

4256 132ND AVE NE

EXISTING SITE PLAN WORKSHEET



Notes: ^{TOP OF SLOPE} Many small ground plants

SP-2

Scale: 1" = 10'-0"

4250 132ND AVE NE

PLANT LEGEND & PLANTING PLAN WORKSHEET



Notes:

TOP OF SLOPE ↑

Scale:

4250 132ND AVE NE