



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

Proposal Name: Kirby Residential Addition

Proposal Address: 67 Sakgit Ky

Proposal Description: Application for Critical Areas Land Use Permit approval to reduce shoreline structure setback from 50 feet to 25 feet to accommodate a 465 square foot expansion of an existing single family home and deck along the canal shoreline of the Newport Shores community. The proposal is supported by a shoreline mitigation plan and critical areas report.

File Number: 13-123849-LO

Applicant: Kenny Booth, The Watershed Company

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

Planner: David Wong, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** Exempt Per WAC 197-11-800(1)

Director's Decision: Approval with Conditions

By: 
Carol V. Helland, Land Use Director
Development Services Department

Application Date: September 10, 2013
Notice of Application Date: October 10, 2013
Decision Publication Date: June 19, 2014
Project Appeal Deadline: July 3, 2014

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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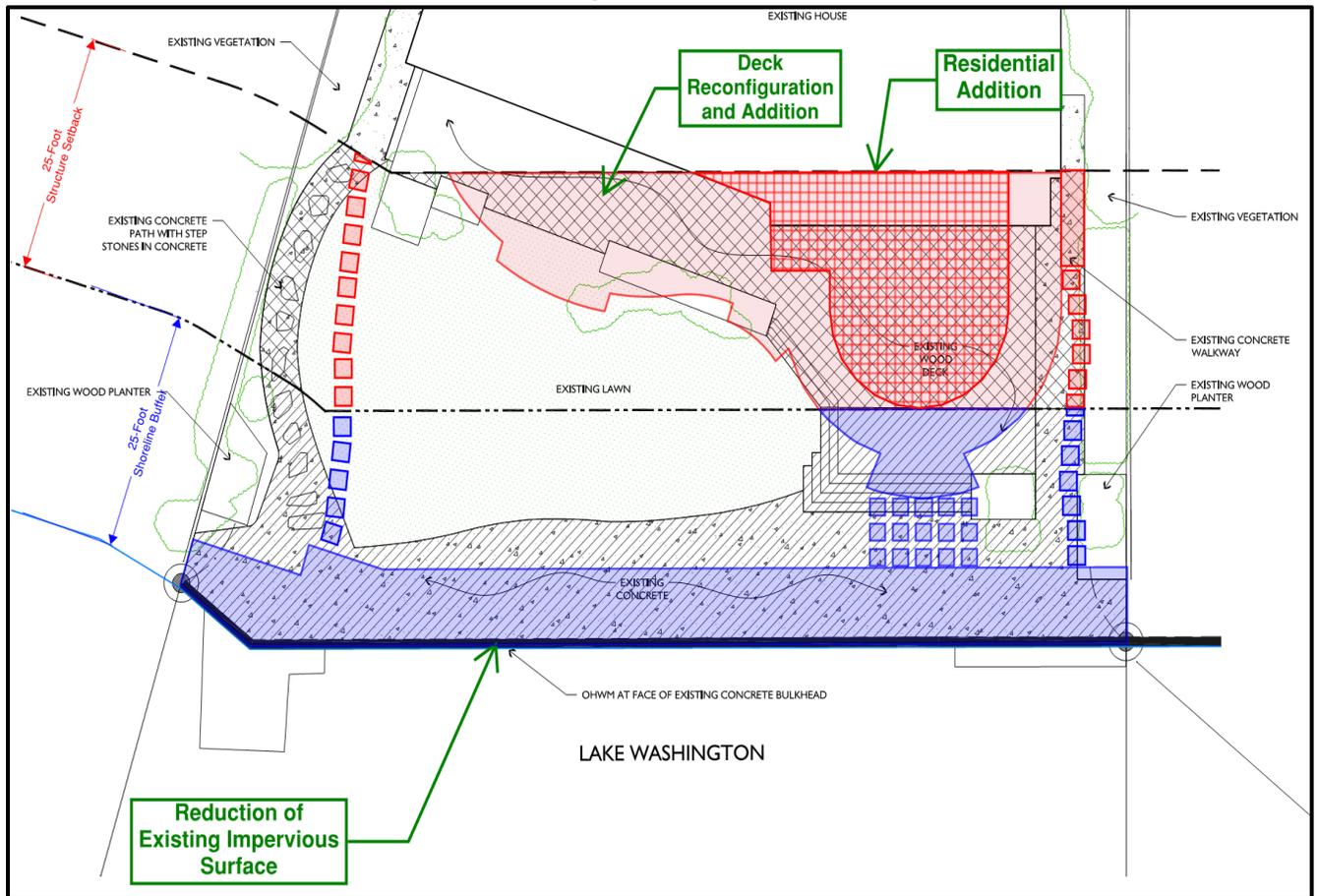
Attachments

1. Site Plan – Enclosed
2. Critical Areas Report, Mitigation, and Monitoring – In File
3. Property Survey – In File
4. Application Forms and Materials – In File

I. Proposal Description

The applicant proposes to construct a residential addition of 465 square feet on the southwest portion of the existing single-family dwelling. 435 square feet of the residential addition is proposed within the 25-foot shoreline structure setback. An existing ground level deck will be rebuilt with an addition of 165 square feet to facilitate the construction of the residential addition. Also included in this proposal are hardscape improvements and native vegetation landscaping within the 25-foot shoreline structure setback and the 25-foot shoreline buffer. See Figure 1 for structure foundation and hardscape improvements.

Figure 1



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

A. Site Description

The project site is located at 67 Skagit Key in the Factoria subarea of the City. This single-family residential neighborhood is characterized by the canals that lead to Lake Washington. Other single-family zoned property is adjacent to the northwest and southeast of the site. Street frontage on Skagit Key is to the northeast and a canal is to the southwest. See Figure 2 for existing site condition.

Figure 2



B. Zoning

The property and surrounding properties are zoned R-2.5, single-family residential. The proposed development is allowed in this zone.

C. Land Use Context

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

D. Critical Areas On-Site and Regulations

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal generally meets the R-2.5 zoning dimensional requirements found in LUC 20.20.010 with exception to impervious surface limits. Impervious surface coverage on the site exceeds the allowed limits outlined in LUC 20.10.010; however, the existing structure and impervious surfaces were established prior to August 1, 2006. The proposal includes a reduction of 350 square feet of impervious surface.

B. Critical Areas Requirements LUC 20.25H:

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

Critical Area	Shorelines
Performance Standards	20.25E.080.Q

i. Consistency With LUC 20.25E.080.Q

Residential Development Regulations. For purposes of this section, accessory structures shall include swimming pools, tennis courts, spas, greenhouses and similar facilities.

- 1. No boat, houseboat or watercraft moored seaward of the ordinary high water mark shall be used as a permanent residence.**

No proposal to use a boat as a residence is included in this approval.

- 2. All structures, accessory buildings and ancillary facilities, other than those related to water use (such as moorage) shall be located outside of the shoreline critical area and shoreline critical area buffer, except stairs, handrails, and a trail or path providing access to the shoreline. The requirements of this subsection may be modified through a critical areas report, LUC 20.25H.230.**

The existing single-family dwelling, wooden deck, and concrete walkway were constructed within the shoreline structure setback prior to the 2006 defining of the 25-foot shoreline buffer and 25-foot shoreline structure setback. Approximately 200 square feet of the existing single-family structure and 850 square feet of the wooden deck were constructed within the shoreline structure setback. 255 square feet of the existing deck currently exists within the shoreline buffer. The proposal includes a reduction of 120 square feet of deck area within the shoreline buffer. A 1742 square foot concrete walkway also currently exists within the shoreline buffer. This walkway will be reduced to a 1089 square foot concrete walkway. The walkway is located adjacent to the bulkhead and is meant to provide access to the shoreline to load and unload. The proposed residential addition, deck, and walkway are modifying the shoreline setback and buffer through a critical areas report as allowed subject to requirements in LUC 20.25H.

- 3. Fences essentially parallel with the shoreline are not permitted within critical area buffer or critical area structure setback.**

No new fences are proposed as part of this approval.

- 4. Maximum building height in those areas of the Shoreline Overlay District which are zoned for residential uses shall be 35 feet, except in land use districts where more restrictive height limitations exist.**

Proposed structures comply with the 35 foot height limit on residential uses in the shoreline jurisdiction.

- 5. All residential development shall be accompanied by a plan indicating methods for preserving shoreline vegetation and control of erosion during and following construction as required by City of Bellevue clearing and grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

The only existing vegetation adjacent to the shoreline of this property is a mixture of ornamental shrubs and non-native grasses. 906 square feet of mitigation

planting will be installed in exchange for the proposed walkway and residential addition which will provide vegetation within the shoreline buffer and structure setback.

IV. Public Notice and Comment

Application Date:	September 9, 2013
Public Notice (500 feet):	October 10, 2013
Minimum Comment Period:	October 14, 2014

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on October 10, 2013. It was mailed to property owners within 500 feet of the project site. Comments were received from Mr. Larry Benaroya, Mr. Skip Dupar, and Mr. Jim Hirshfield, adjacent neighbors to Mr. Kirby. Mr. Benaroya, Mr. Dupar, and Mr. Hirshfield's comments were focused primarily on three issues, compatibility of the proposal within the existing neighborhood; adherence to applicable Land Use regulations; and the loss of views of Lake Washington.

With regard to compatibility, the proposed improvements do not alter the density allowed by the land use district, nor does it propose a change in use from the existing single-family dwelling. The surrounding land use district is R-2.5 primarily with single-family residential dwellings. The proposed addition of the structure does not exceed the 35% lot coverage limitation listed in LUC 20.20.010.

Applicable Land Use regulations are addressed in this staff report.

V. Summary of Technical Reviews

A. Clearing and Grading

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

VI. Changes to Proposal Due to Staff Review

No changes were requested by staff.

VII. Decision Criteria

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

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

Per page 4 of the critical areas report, the existing shoreline buffer and setback have "essentially no native vegetation present" and the existing vegetation includes "two hybrid birch trees, a number of ornamental shrubs, and areas of lawn". The existing 1742 square foot concrete walkway within the buffer will be reduced to 1119 square feet. 814 square feet of the total 906 square feet of native will be installed within the shoreline buffer, replacing ornamental lawn and sections of the existing walkway. The planting will improve the shoreline buffer function above what previously existed by reducing the total impervious surface coverage and replacing non-native grasses with native species recommended in the City of Bellevue Critical Areas Handbook.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Reduction of impervious surface and establishing native vegetation in the shoreline buffer will improve habitat and stormwater functions which are the most important on this shoreline property.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Stormwater quality will be improved by the reduction of impervious surface and the installation of mitigation planting.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Mitigation planting plan is required and found with the critical areas report. The planting will be maintained and monitored for a period of at least five years. A maintenance surety will be required based on the submitted cost estimate. The surety will be released after a final inspection by Land Use staff that finds the project has met the performance standards of

- **Goal 1:** Establish dense native vegetation that is appropriate to the eco-region and site.

Performance Standard: Following every monitoring event for a period of five years the mitigation areas will contain a total of at least 3 native plant species. In addition, there will be 100% survival of all woody planted species throughout the mitigation area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate or similar number of recolonized native woody plants.

- **Goal 2:** Planted mitigation areas will remain substantially vegetated with a preponderance of native plants and will contain little invasive or noxious weed cover.

Performance Standard: After construction and following every monitoring event for a period of five years exotic and invasive plant species will be maintained at levels at or below 10% total cover in the designated mitigation area. Invasive species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, and English ivy.

- **Goal 3:** Increase habitat cover, refuge and food resources for herptiles, small mammals, and invertebrates, as well as perching habitat for native birds.

Following every monitoring event for a period of five years the mitigation areas will be maintained to achieve 40% cover of native shrubs by year two and 60% cover of native shrubs by year 3. Native volunteer species may count towards this performance standard.

An annual monitoring report shall be submitted to Land Use staff which documents the mitigation success in meeting the performance standards above, any maintenance activities, and any replanting or replacement of plants that occurs. The mitigation and monitoring plan can be found in the Critical Areas Report which is Attachment 2. See Conditions of Approval in Section IX of this report.

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

The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline.

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

The residential development is compatible with the other residential uses in this land use district.

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

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

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

Finding: The applicant must obtain a Single-Family Building Permit before beginning any work. See Conditions of Approval in Section IX of this report.

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

Finding: The proposal is consistent with required performance standards for projects in the shoreline overlay district. The resulting development will improve stormwater quality and provide vegetation in the shoreline buffer which is an improvement over the existing condition.

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

Finding: As discussed in Section III of this report, the applicable performance standards are being met.

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

Finding: The proposed home will not affect public services or facilities above the current demand created by the existing house.

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

Finding: A mitigation plan consistent with LUC 20.25H.210 has been submitted to plant 906 square feet of new mitigation planting on the property and is Attachment 2 of this report.

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

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

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the modification of the shoreline structure setback and disturbance of the buffer from the canal of Lake Washington.

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

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

IX. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282

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

- 1. Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a Single-Family Building Permit or other required permits must be submitted and approved. Plans submitted as part of a permit application shall be consistent with the activity under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

- 2. Maintenance and Monitoring:** The following monitoring plan is required for the maintenance and monitoring of the mitigation planting associated with this approval. Annual monitoring reports are required to be submitted to Land Use staff. The reports shall include photos of the planting areas to document their growth over time. The reports shall also discuss the progress on meeting the performance standards, any maintenance, or replacement of vegetation. Per the submitted critical areas report the objectives and performance standards for the mitigation planting are below.

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- Less than or equal to 10% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Achieve 40% cover of native shrubs and native volunteer species
- Less than or equal to 10% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 3, 4, & 5 (from date of plant installation)

- At least 80% survival of all installed material
- At least 60% coverage of the planting area by native shrubs and native species
- Less than or equal to 10% coverage of planting area by invasive species or non-native/ornamental vegetation

The reports, along with a copy of the planting plan, can be sent to David Wong at dwong@bellevuewa.gov or to the address below:

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

- 3. Planting Cost Estimate:** A cost estimate for the proposed plant installation and 5 years of maintenance and monitoring must be submitted prior to building permit issuance.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

- 4. Maintenance Surety:** A maintenance surety, based on the cost estimate above is required which is 100 percent of the total cost for 5 years of maintenance and monitoring or the cost of the plants. The maintenance surety is required prior to building permit issuance.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

- 5. Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area. At the end of 5 years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established performance standards in the monitoring plan. Monitoring may end in year 3 if the planting is inspected and found to be sufficiently established and meets the performance standards. Throughout the monitoring period Land Use staff has the right to enter the property to inspect the planting.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

- 6. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: David Wong, Land Use

- 7. Hold Harmless Agreement:** The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to clearing and grading permit issuance. Staff will provide the applicant with the hold harmless form.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

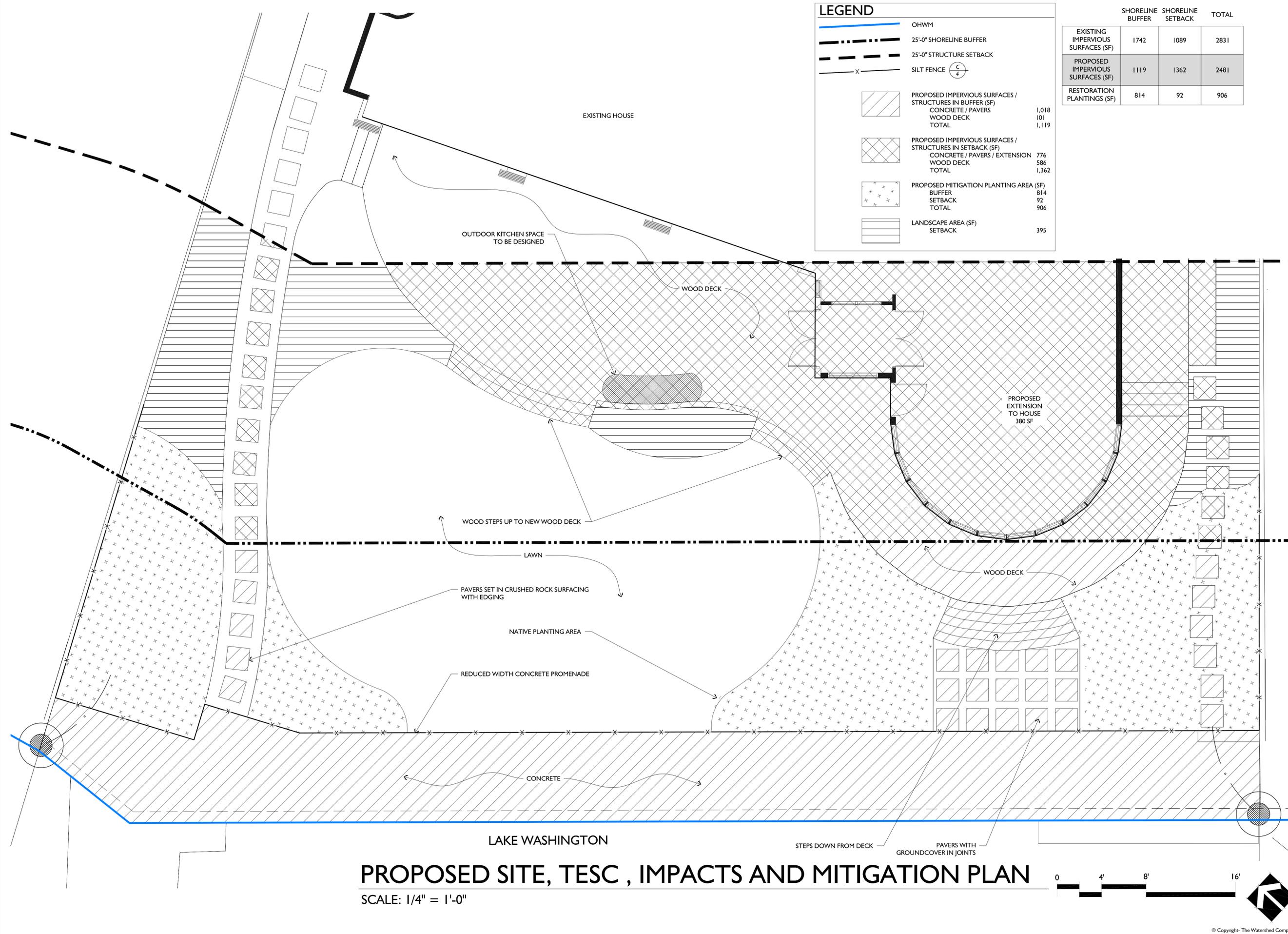
THE KIRBY RESIDENCE
SHORELINE MITIGATION PLAN
JEFF KIRBY

67 SKAGIT KEY
BELLEVUE, WA 98006

LEGEND

- OHWM
- 25'-0" SHORELINE BUFFER
- 25'-0" STRUCTURE SETBACK
- SILT FENCE
- PROPOSED IMPERVIOUS SURFACES / STRUCTURES IN BUFFER (SF)
CONCRETE / PAVERS
WOOD DECK
TOTAL 1,018
- PROPOSED IMPERVIOUS SURFACES / STRUCTURES IN SETBACK (SF)
CONCRETE / PAVERS / EXTENSION
WOOD DECK
TOTAL 1,119
- PROPOSED MITIGATION PLANTING AREA (SF)
BUFFER 814
SETBACK 92
TOTAL 906
- LANDSCAPE AREA (SF)
SETBACK 395

	SHORELINE BUFFER	SHORELINE SETBACK	TOTAL
EXISTING IMPERVIOUS SURFACES (SF)	1742	1089	2831
PROPOSED IMPERVIOUS SURFACES (SF)	1119	1362	2481
RESTORATION PLANTINGS (SF)	814	92	906



PROPOSED SITE, TESC, IMPACTS AND MITIGATION PLAN
SCALE: 1/4" = 1'-0"



SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY	MD
1	07-03-13	REVIEW SET		

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34"
SCALE ACCORDINGLY.

PROJECT MANAGER: MG
DESIGNED: MG
DRAFTED: MD
CHECKED: MG

JOB NUMBER:
130522
SHEET NUMBER:
2 OF 5

DATE: 7/2/13
PRINTED BY: MONIKA TRENCH
FILENAME: 130522_S02R02.DWG

PLANT INSTALLATION SPECIFICATIONS

NOTE: THESE SPECIFICATIONS ARE A LEGALLY BINDING CONTRACT

GENERAL NOTES

QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.

DEFINITIONS

- PLANTS/PLANT MATERIALS: PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN: CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT / CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENTS OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDORS' OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SURFACIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS.

ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

CITY OF BELLEVUE NOTES

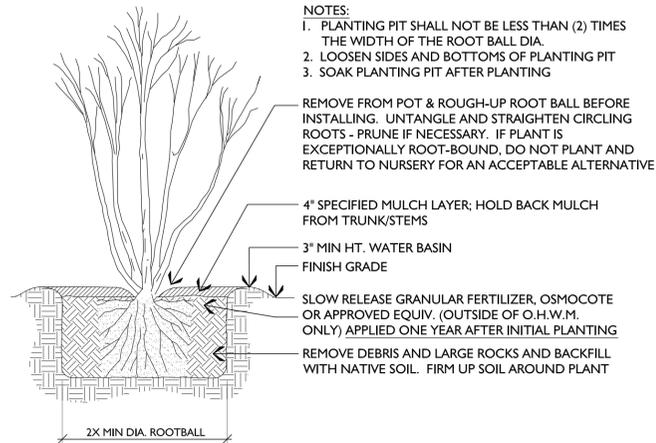
CLEARING AND GRADING STANDARD NOTES

- 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 SHALL BE 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 SHALL 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 FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.
- A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND 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 SHALL 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 AND 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 AND 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 AND GRADING INSPECTOR.
 - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND 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 ONSITE.
- 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.
- TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.
- ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND 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 AND GRADING CODE.

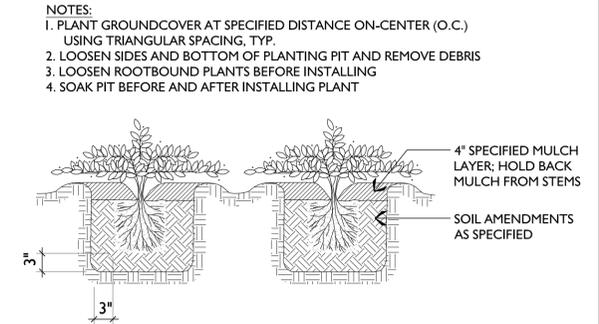
PLANTING NOTES

- NATIVE PLANT INSTALLATION SHALL OCCUR BETWEEN OCTOBER 15TH AND DECEMBER 15TH DURING FROST-FREE PERIODS ONLY FOR BEST SURVIVAL.
- REMOVE ANY AND ALL INVASIVE WEEDS AND THEIR ROOTS FROM THE PLANTING AREA. SPECIES TARGETED FOR REMOVAL INCLUDE HIMALAYAN BLACKBERRY, ENGLISH HOLLY, ENGLISH IVY, SCOT'S BROOM, JAPANESE KNOTWEED, ENGLISH LAUREL, YELLOW FLAG IRIS AND MORNING GLORY.
- LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- LOOSEN ANY COMPACTED SOILS IN THE PLANTING AREA.
- LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION SPECIALIST. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE RESTORATION SPECIALIST.
- INSTALL PLANTS PER PLANTING DETAILS. SEE THIS SHEET FOR PLANTING DETAILS AND INSTALLATION SPECIFICATIONS.
- WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
- INSTALL A 4" DEPTH, COARSE WOOD-CHIP MULCH LAYER THROUGHOUT THE ENTIRE PLANTING AREA.
- INSTALL A TEMPORARY OR PERMANENT IRRIGATION SYSTEM CAPABLE OF DELIVERING A MINIMUM 2" OF WATER PER WEEK TO THE ENTIRE PLANTED AREA. MAINTAIN IRRIGATION SYSTEM IN WORKING CONDITION FOR TWO (2) CONSECUTIVE SUMMERS AFTER INITIAL PLANT INSTALLATION.
- ONE YEAR AFTER INITIAL PLANT INSTALLATION, APPLY ORGANIC, SLOW-RELEASE FERTILIZER SUCH AS OSMOCOTE OR PERFECT BLEND 4-4-4 TO EACH PLANT FOR BEST SURVIVAL.

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL PAPER ACCEPTANCE

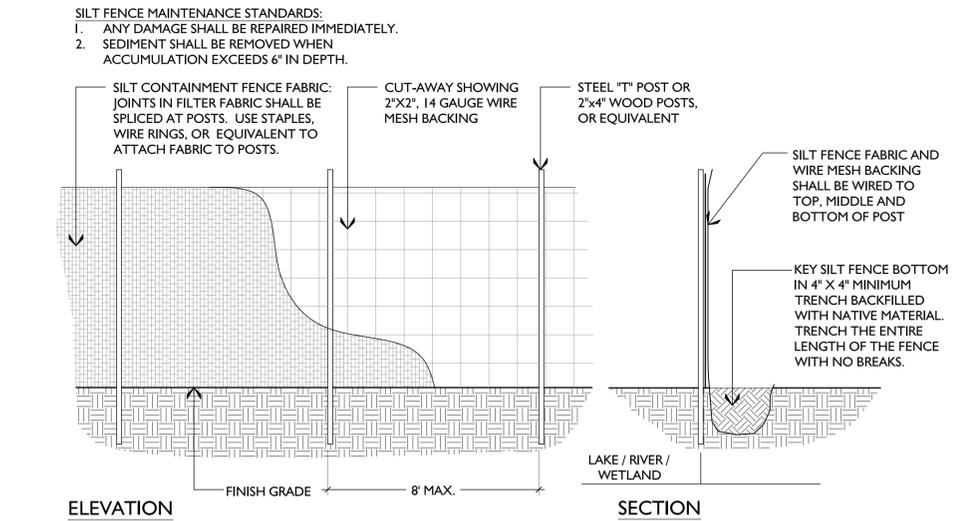


A TREE & SHRUB PLANTING DETAIL



B GROUNDCOVER & PERENNIAL PLANTING DETAIL

PLANTING DETAILS



C SILT FENCE DETAIL

TESC DETAIL

PLANTING AND TESC NOTES, DETAILS, AND SPECIFICATIONS



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Science & Design

THE KIRBY RESIDENCE
SHORELINE MITIGATION PLAN

JEFF KIRBY

67 SKAGIT KEY
BELLEVUE, WA 98006

NO.	DATE	DESCRIPTION	BY	MD
1	07-03-13	REVIEW SET		

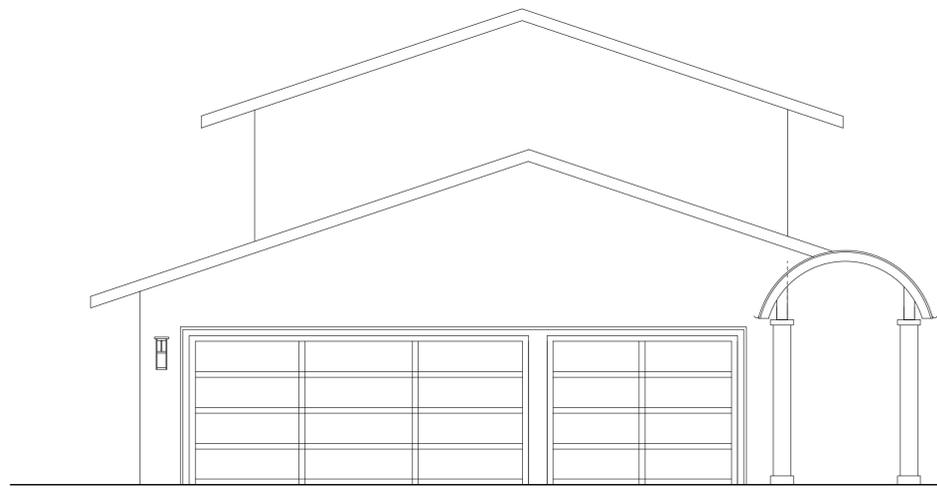
SHEET SIZE:
ORIGINAL PLAN IS 22" x 34" .
SCALE ACCORDINGLY.

PROJECT MANAGER: MG
DESIGNED: MG
DRAFTED: MD
CHECKED: MG
JOB NUMBER:

130522

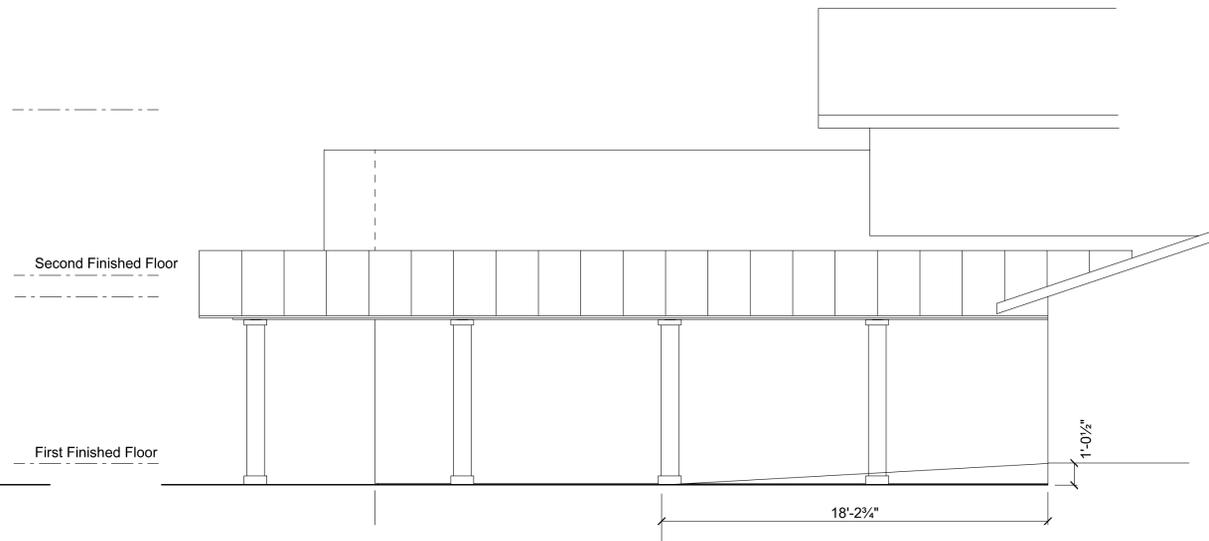
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4 OF 5

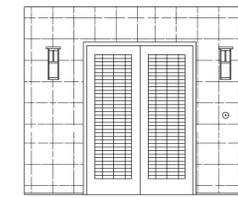


Metal and Glass Garage Doors

SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"



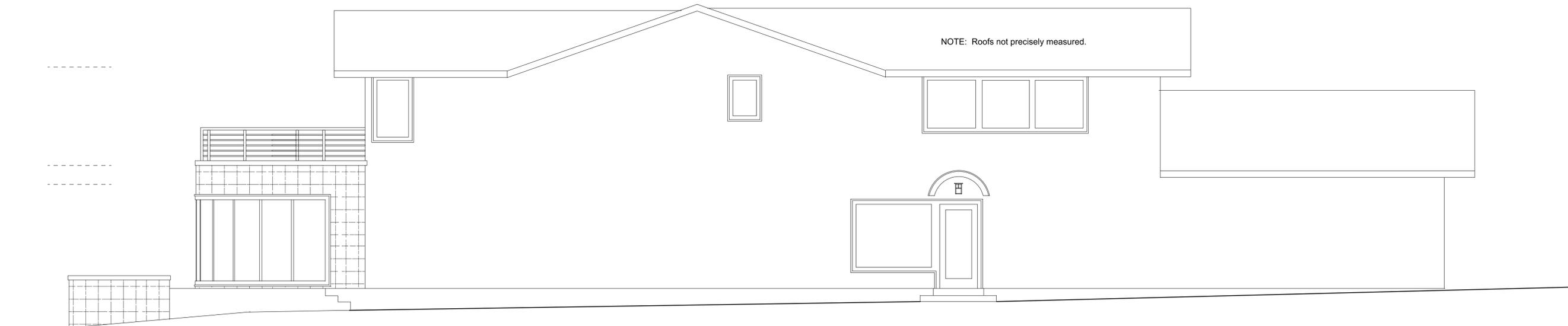
SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

KIRBY RESIDENCE
EXTERIOR ELEVATIONS

DECEMBER 6, 2012

CRAIG SAWYER DESIGNS, INC
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206-286-8443