



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 450 110<sup>th</sup> Ave NE  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Brooks Kolb, Brooks Kolb LLC

**LOCATION OF PROPOSAL:** 4519 152<sup>nd</sup> PI SE

**DESCRIPTION OF PROPOSAL:** Review of a proposal to modify a 50-foot stream buffer and a 50-foot steep slope buffer to facilitate the replacement, reconfiguration, and expansion of an existing deck. The proposal also includes replacement of an existing retaining wall, construction of four rockeries, and installation of 1804 square feet of mitigation landscaping.

**FILE NUMBERS:** 13-135573-LO      **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on Click here to enter a date.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

*[Handwritten signature]*  
 Environmental Coordinator

4/17/2014  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Stewart.Reinbold@dfw.gov](mailto:Stewart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)



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

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**Proposal Name:** Carlson Deck

**Proposal Address:** 4519 152<sup>nd</sup> Place SE

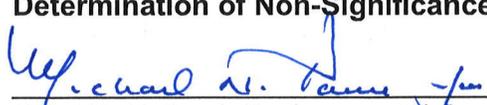
**Proposal Description:** Land Use review of a proposal to modify a 50-foot stream buffer and a 50-foot steep slope buffer to facilitate the replacement, reconfiguration, and expansion of an existing deck. The proposal also includes replacement of an existing retaining wall, construction of four rockeries, and installation of 1804 square feet of mitigation landscaping.

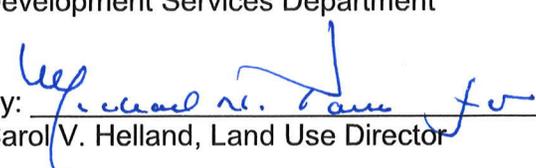
**File Number:** 13-135573-LO

**Applicant:** Brooks Kolb, Brooks Kolb LLC.

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

**Planner:** David Wong, Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** **Determination of Non-Significance**  
  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department  
  
By:   
Carol V. Helland, Land Use Director

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**Application Date:** December 17, 2013  
**Notice of Application Date:** January 13, 2014  
**Decision Publication Date:** April 17, 2014  
**Project Appeal Deadline:** May 1, 2014

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit 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 Plans – Enclosed
2. Geotech Report, Forms, Application Materials – In File

### I. Proposal Description

The applicant proposes to reconfigure, replace, and expand an existing deck into the stream and top of slope critical area buffers. The expansion would represent a 91 square foot (+30%) change of deck area, and would be limited to a one foot extension from the existing deck towards the critical area. In addition to the expansion, the applicant proposes to replace an existing railroad tie retaining wall, install four rockeries, and provide mulched walkways within the critical area buffer. The proposal will mitigate 1714 square feet of temporary disturbance and degraded buffer area with 1824 square feet of native vegetation landscaping. Improvements will be located within a 50-foot stream buffer from Vasa Creek which is located approximately 30 feet to the west of the property and within a 50-foot steep slope buffer from a steep slope that exists within the western portion of the lot. Due to the presence a degraded buffer, a critical areas report has been provided to support this proposal. A Critical Area Land Use Permit is required to approve modification of the stream buffer. See Figure 1 below for a site plan and Figure 2 for deck reconfiguration and expansion.

Figure 1

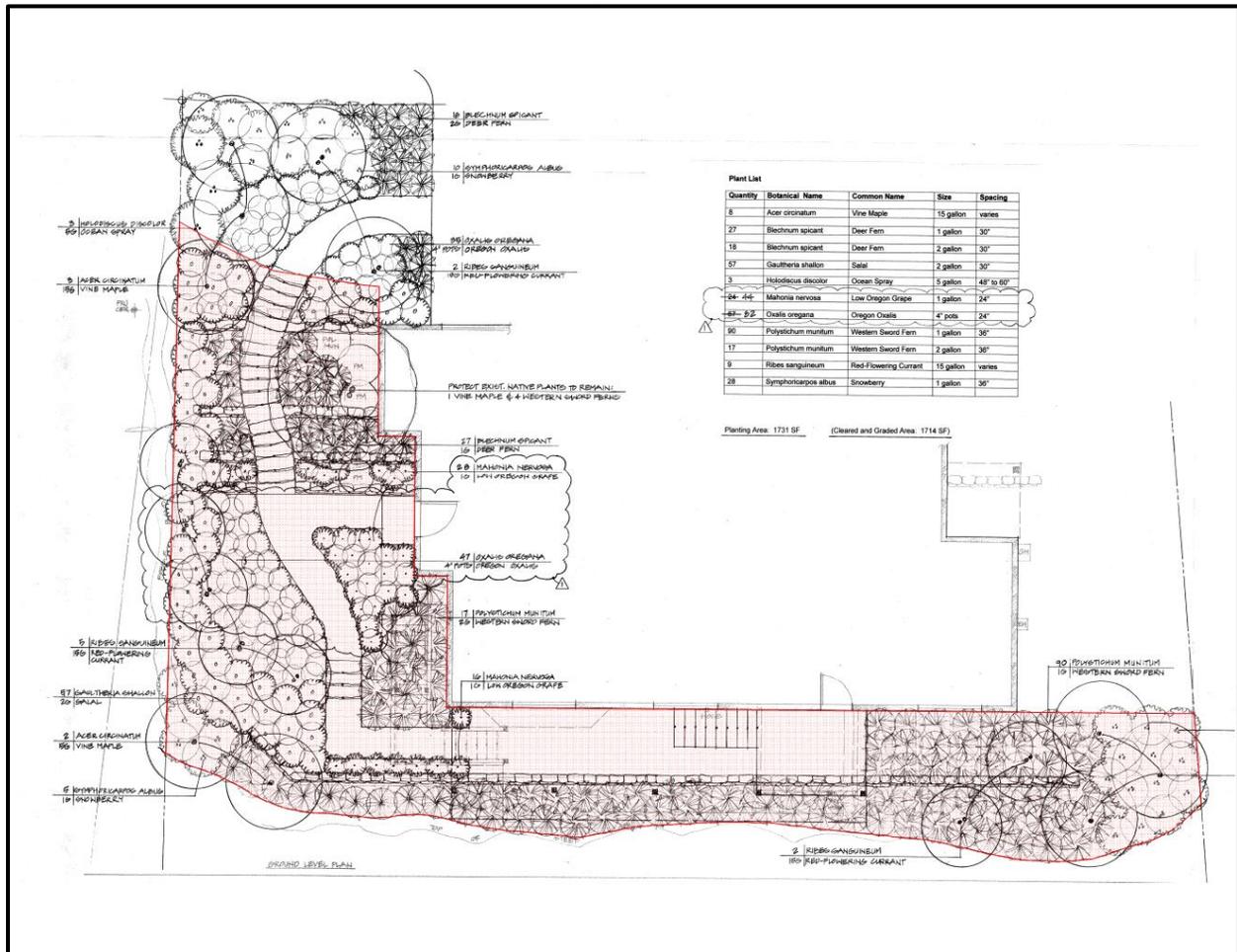
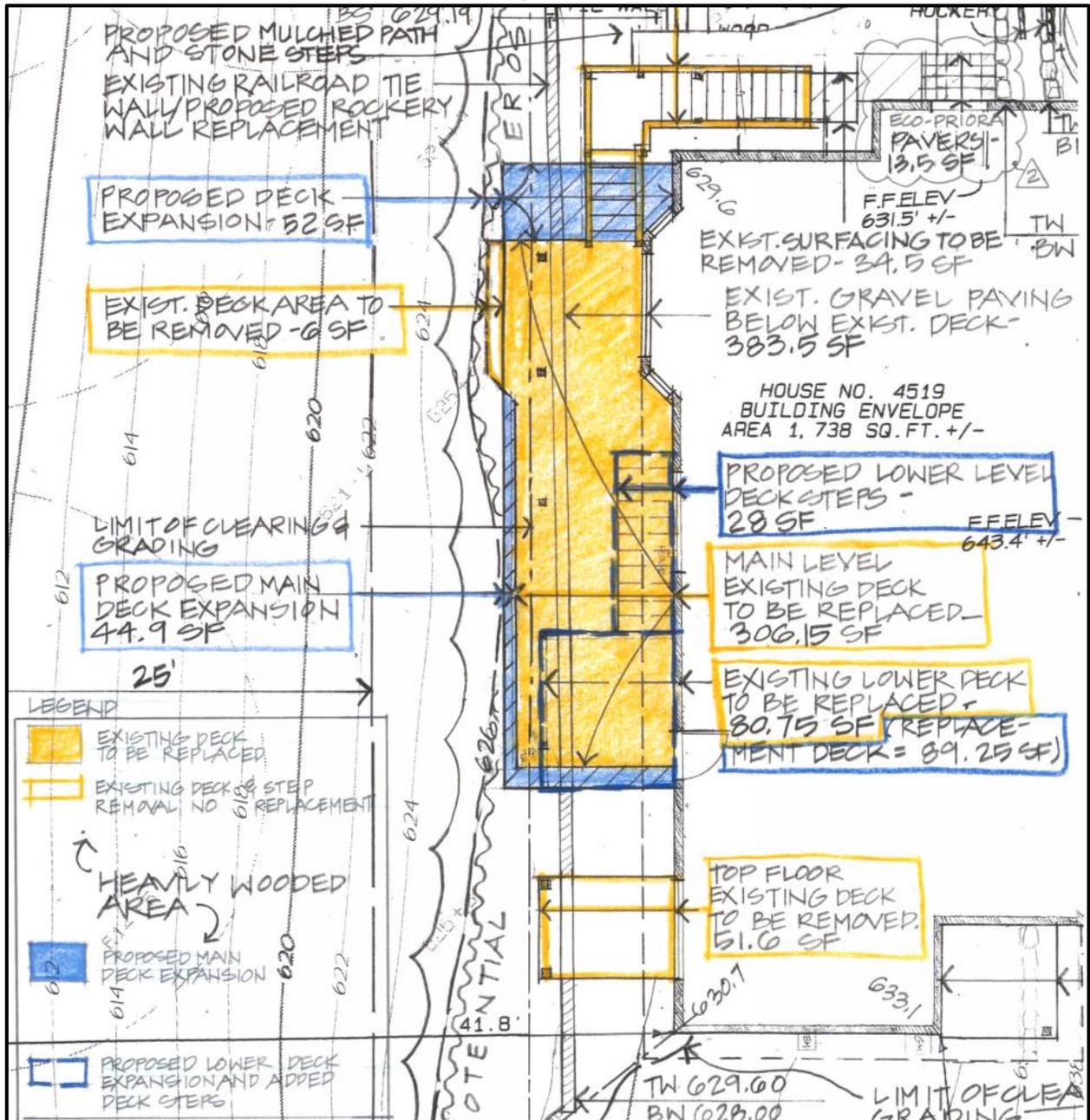


Figure 2

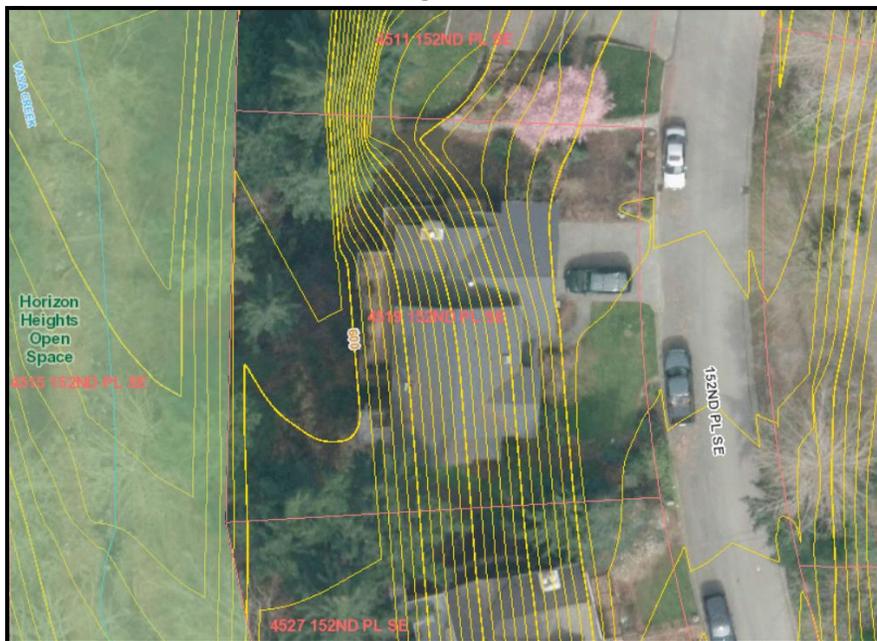


## II. Site Description, Zoning, Land Use and Critical Areas

### A. Site Description

The project site is located at 4519 152<sup>nd</sup> Pl SE in the Newcastle subarea of the City. The site is adjacent to Horizon Heights Open Space to the west. The site and the surrounding properties are zoned R-3.5. The site is developed with a single-family detached structure built in 1985. A large portion of the lot is encumbered by overlapping stream and steep slope buffers. See figure 2 for existing site conditions.

Figure 3



### B. Zoning

The property is zoned R-3.5.

### C. Land Use Context

The property has a Comprehensive plan Land Use Designation SF-M, Single Family Medium Density.

### D. Critical Areas On-Site and Regulations

#### i. Streams and Riparian Areas

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

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

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

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

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

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

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

## **ii. Geologic Hazards**

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the

City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

### III. Consistency with Land Use Code Requirements:

#### A. Zoning District Dimensional Requirements:

The proposed improvements comply with the zoning dimensional standards for the R-3.5 zone found in LUC 20.20.010. No setback modifications are required and there is no net increase of impervious surface coverage. The proposed lot coverage by structure is less than the maximum 35 percent allowed.

#### 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 project area is within the 50-foot stream buffer from a type F stream and a 50-foot steep slope buffer from a steep slope critical area and is subject to the performance standards found below.

##### i. Consistency with LUC 20.25H.080

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. **Lights shall be directed away from the stream;**  
No lighting will be directed towards the stream.
2. **Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.**  
Noise will be limited to the existing single-family dwelling.
3. **Toxic runoff from new impervious area shall be routed away from the stream.**  
Toxic runoff will be managed using BMPs C 100, C105, C 121, C180, C 220, C 233, and C 235, which include mulching, silt fencing, and preservation of existing vegetation..
4. **Treated water may be allowed to enter the stream critical area buffer.**  
No discharge of treated water proposed.
5. **The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.**  
The degraded stream buffer will be densely replanted using native trees, shrubs, and ground covers. See landscape plan for details.

- 6. Use of pesticides, insecticides, and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

No pesticide, insecticide, or fertilizer use proposed.

**ii. Consistency with LUC 20.25H.125**

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

- 1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

Alteration of the steep slope buffer will be limited to four rockeries and native landscaping installation that will tier approximately 335 square feet of buffer area. The existing percent slope will be maintained. Replacement of existing retaining wall does not propose a change in grade of the existing slope.

- 2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

The improvements are not located in the steep slope critical area.

- 3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

The submitted geotech report by Geotech Consultants finds that the proposal will not increase the geologic hazards on the site or neighboring properties (Critical Areas Report 2).

- 4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**

The existing slope has been previously altered by the installation of a retaining wall. No artificial slope grade has been proposed.

- 5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

The deck reconfiguration provides a reduction in lot coverage and impervious surface. An existing paved walkway will be removed and replaced by mulch and permeable pavers.

- 6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent,**

**grading for yard area may be disallowed where inconsistent with this criteria;**

No changes in grade or foundations are proposed.

- 7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

Foundation retention is not feasible due to the location of the proposed area of disturbance and existing retaining wall. No structures requiring a foundation are proposed.

- 8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

No construction or modification is proposed in slopes of 40 percent.

- 9. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

No construction is proposed in slopes of 40 percent.

- 10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

The critical areas report has proposed a planting area of 1824 square feet as mitigation for the 1714 square feet of the proposed disturbance within the stream and steep slope buffers. The proposed planting will install native plants and replace existing invasive blackberry. **See Conditions of Approval in Section X of this report.**

**iii. Consistency With LUC 20.25H.145**

The proposal and critical areas report have been reviewed and approved by James Strange, Sr. Geotechnical Engineer for Geotech Consultants, Inc. This proposal utilizes best management practices and recommendations provided in the geotechnical report. and seeks to improve function of the previously disturbed stream and slope buffers, on and adjacent to the property, through rehabilitation planting using native species. Rehabilitation planting will also provide a net area increase to wildlife habitat by exceeding the area of disturbance.

#### **IV. Public Notice and Comment**

Application Date:	December 17, 2013
Public Notice (500 feet):	February 6, 2014
Minimum Comment Period:	February 20, 2014

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on February 6, 2014. It was mailed to property owners within 500 feet of the project site. No comments were received.

#### **V. Summary of Technical Reviews**

##### **A. Clearing and Grading**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff approved the application.

#### **VI. State Environmental Policy Act (SEPA)**

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

##### **A. Earth and Water**

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent stream.

##### **B. Animals**

The project site is part of a larger natural area that contains quality habitat for birds and mammals. The proposal is designed to minimize disturbance to existing vegetation, and no significant trees will be removed with this proposal.

##### **C. Plants**

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

#### **D. Noise**

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section X for a related condition of approval.**

#### **VII. Changes to Proposal Due to Staff Review**

The initial proposal included a walkway and patio constructed using impervious materials within the stream and steep slope buffer. Staff requested removal of these feature in order to meet the performance standards listed in LUC 20.25H.125.

#### **VIII. Decision Criteria**

##### **1. 20.25H.255 Critical Areas Report – Decision Criteria – General**

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

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

The proposal includes a mitigation plan that provides improvements to overlapping degraded stream and slope buffers, currently inhabited by invasive species and non-native grasses, by restoring native species and reducing impervious surface area.

- 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;**

Degraded Stream and slope buffers will be densely planted with native species covering an area no less than 1824 square feet, and meets the minimum standards found in the Critical Areas Handbook. This planting exceeds the area of disturbance, will filter and slow stormwater runoff, and will provide stability to the buffer areas above the steep slope.

- 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;**

Plantings will filter runoff sediment, reducing toxic discharges into Vasa Creek watershed. A reduction of 155.5 square feet of impervious surface within the stream and slope buffer will reduce sheet flow through the buffer and steep slope.

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

Initial completion will be field verified by the City of Bellevue. Following field

verification, the homeowner agrees to monitor the mitigation planting for five years, and agrees to provide reports annually containing photographic documentation.

**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;**

Modifications will restore native vegetation and aid in stormwater runoff towards adjacent properties. No modification is proposed within the stream or steep slope critical areas, and will only occur in the stream and slope buffers above both the stream and steep slope below the property. Densely planted vegetation will help to improve native species diversity by reducing invasive species proliferation.

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

Landscaping installation, deck construction, retaining walls and rockeries, and pervious walkways are allowed uses within R-3.5 zoning.

**2. 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;**

The applicant must obtain a building permit and any associated permits. **See Conditions of Approval in Section X of this report.**

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

The critical areas are avoided and the proposed reconfiguration provides a net reduction in lot coverage and impervious surface area.

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

As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

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

The proposed activity will be served by adequate public facilities.

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

The mitigation planting is comparable with the City's planting templates for streams and steep slopes and contains details on a five-year monitoring and reporting program.

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

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

**IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the reconfiguration of the existing deck, construction of a path and rockeries replacement of the existing retaining wall, and proposed mitigation planting within a stream and slope buffer. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit and/or clear and grade permit plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

**X. Conditions of Approval**

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	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 or SEPA authority referenced:**

**1. Building Permit:**

Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval. Future work on the property may be subject to further critical areas permit requirements and/or geotechnical review.

Authority: Land Use Code 20.30P.140

Reviewer: David Wong, Development Services Department

**2. Stream Buffer Modification:** Modification of the stream buffer is limited to a 91 square foot deck expansion; the repair of an existing retaining wall; and the installation of landscaping, and rockeries, impervious walkways to the northern and westerns edges of the existing single-family dwelling. Future development within the stream buffer will require an additional Critical Areas Land Use Permit.

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

- 3. Slope Buffer Modification:** Modification of the slope buffer is limited to a 91 square foot deck expansion; the repair of an existing retaining wall; and the installation of landscaping, and rockeries, impervious walkways to the northern and western edges of the existing single-family dwelling. Future development on the site may still require geotechnical analysis.

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

- 4. Mitigation Planting:** Plans submitted for the building permit and/or grading permit must conform to the conceptual plan included in this report.

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

- 5. Monitoring:** The planting area shall be self-maintained and self-monitored for 5 years. Annual monitoring reports are to be submitted to Land Use each of the five years at the end of each growing season or October 31<sup>st</sup>. Photos from selected photo points will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- 0% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation

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

- At least 85% survival of all installed material
- At least 35%(Yr3), 50%(Yr4), 70%(Yr5) coverage of the planting area by native plants in each year respectively
- Less than 5% coverage 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](mailto:dwong@bellevuewa.gov) or to the address below:

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

Authority: Bellevue City Code 20.30P.140; 20.25H.220  
Reviewer: David Wong, Development Services Department

- 6. Land Use Inspection:** Following installation of mitigation planting, the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection.

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

- 7. 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.

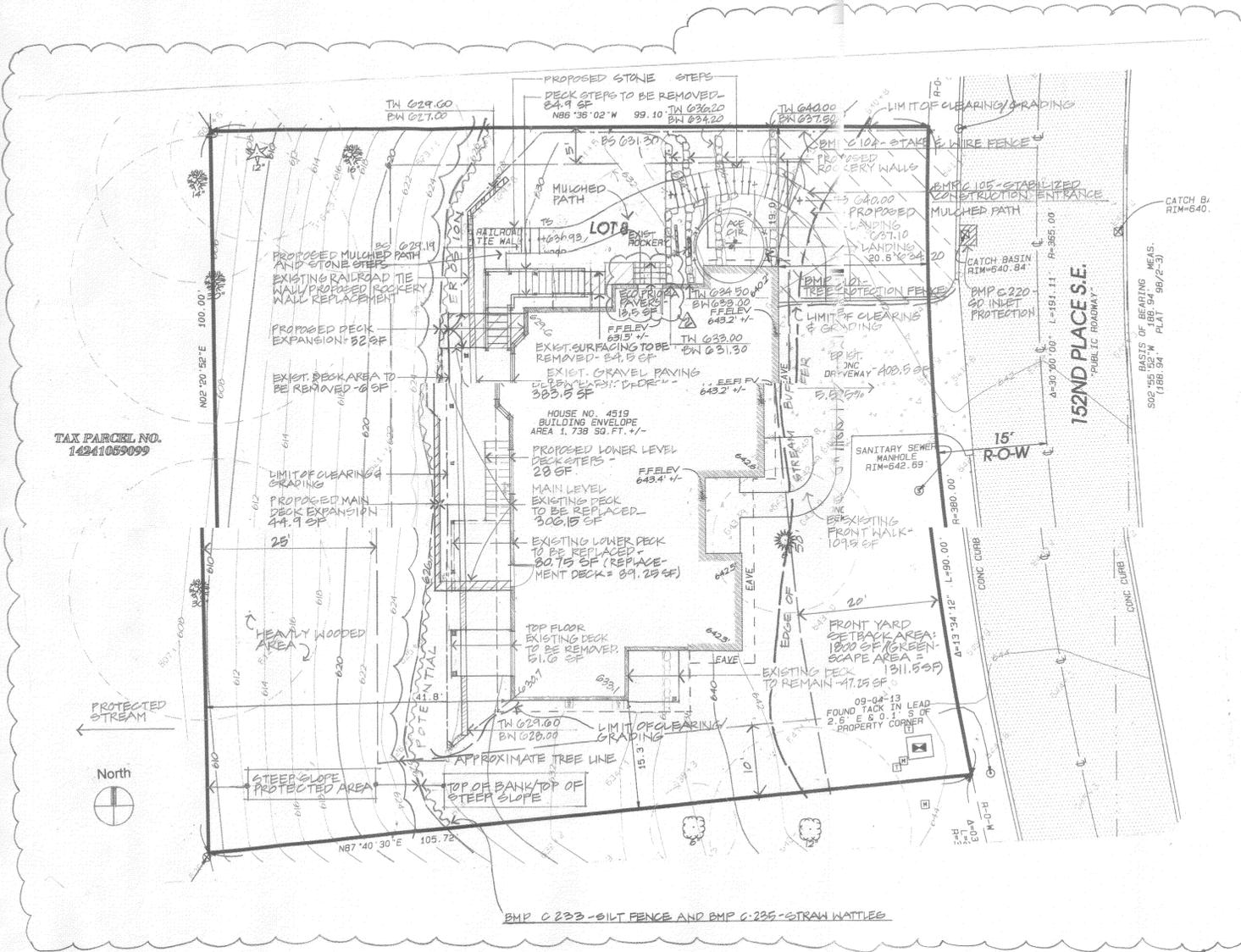
Authority: Land Use Code 20.30P.140  
Reviewer: David Wong, Development Services Department

- 8. 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.170  
Reviewer: David Wong, Development Services Department

- 9. 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, Development Services Department



SITE PLAN, 1" = 10'-0"

**Legal Description:**  
 Lot 8, Horizon Heights, According to the plat thereof recorded in Volume 98 of Plats, Page 2 and 3, in King County, Washington.

Brooks Kolb, LLC.  
 LANDSCAPE ARCHITECTURE  
 1101 East Pike Street  
 Seattle, WA. 98122  
 (206) 324-0858/Fax 324-8930

**Lot Coverage Calculation**

Item	Area in Square Feet	% of Revised Lot Area
Existing "Revised Lot Area" from Survey	6498 SF	100%
Existing Lot Coverage from Survey	2218 SF	34%
<b>Proposed Lot Coverage:</b>		
• Deduct third level deck (removed)	-51.6 SF	
• Deduct existing main level deck steps (removed)	-84.9 SF	
• Deduct existing main level deck (removed)	-306.15	
• Deduct 14.3 SF of lower level deck outside main level deck footprint (removed)	-14.0	
• (total of 87.75 SF lower level deck area is to be removed; remaining 66.5 SF is under footprint of main deck)		
<b>Subtotal lot coverage deducted</b>	<b>-456.65 SF</b>	
<b>Net lot coverage following deck demolition:</b>	<b>1761.35 SF</b>	
• Add proposed main level deck (includes lower level deck and steps entirely underneath footprint of main level deck)	+397.05 SF	
<b>Total proposed lot coverage:</b>	<b>2158.40 SF</b>	<b>33.22%</b>

**Impervious Surfaces Calculation**

Item	Area in Square Feet	% of Revised Lot Area
<b>Existing Impervious Surfaces:</b>		
• House Footprint (from survey)	1738 SF	
• Driveway to Remain	408.5 SF	
• Front Walk to Remain	109.5 SF	
• (North Side Door landing wood surfacing is permeable and does not contribute to the existing impervious surfaces)	0.0 SF	
• Crushed Rock Paving under Existing Deck	383.5 SF	
<b>Total Existing Impervious Surfaces:</b>	<b>2639.5 SF</b>	<b>40.62%</b>

<b>Proposed Impervious Surfaces:</b>		
• Existing Impervious Surfaces:	2639.5 SF	
• (North side door landing wood surfacing is permeable and does not contribute to the existing impervious surfaces)	-0.0 SF	
• Deduct crushed rock paving outside proposed deck footprint (converted to planting)	-155.5	
<b>Subtotal existing impervious surfaces to remain:</b>	<b>2484.0 SF</b>	
• Add proposed impervious deck area	+397.05 SF	
• Add proposed Eco-Priora paving at north side door landing	+13.5 SF	
• Add proposed stone steps	+73.5 SF	
<b>Subtotal Proposed Impervious Surfaces:</b>	<b>2968.05 SF</b>	
• Deduct existing crushed rock paving below proposed impervious deck (already counted with added deck)	-228.0 SF	
<b>Total Proposed Impervious Surfaces:</b>	<b>2740.05 SF</b>	<b>42.17%</b>

**Clearing, Grading and Disturbance Area**

Item	Area in Square Feet
• Cleared and Graded Area	1714 SF
• Proposed Vegetation Mitigation Area	-1731 SF 1824 SF

**Greenscape in Front Yard Setback**

Item	Area in Square Feet
• Front yard setback area (90' x 20')	1800 SF
• Proposed Greenscape in Front Yard Setback:	1311.5 SF
• Percent Greenscape in Front Yard Setback:	72.9%

**Existing Decks and Deck Steps to be Removed:**

Item	Area in Square Feet
• Existing main level deck	-306.15 SF
• Existing third level deck	-51.6 SF
• Existing lower level deck	-80.75 SF
• Main level deck steps	-84.9 SF
<b>Total decks and steps to be removed:</b>	<b>-523.4 SF</b>

**Proposed Decks and Deck Steps to be Added:**

Item	Area in Square Feet
• Proposed main level replacement deck: (306.15 SF existing deck footprint, - 6.0 SF deducted from existing footprint, + 96.9 SF added to existing deck footprint) =	+397.05 SF
• Proposed lower level replacement deck: (100% of this area is underneath footprint of proposed main level deck)	+89.25 SF
• Proposed lower deck steps to be added: (100% of this area is underneath footprint of proposed main level deck)	+28.0 SF
<b>Total Proposed decks and steps:</b>	<b>+514.3 SF</b>

REV. APRIL 2, 2014  
 REV. FEBRUARY 18, 2014  
 Date: DECEMBER 18, 2013

SITE PLAN AND AREA CALCULATIONS

Carlson Garden  
 4519 152nd Place SE  
 Bellevue, WA 98006

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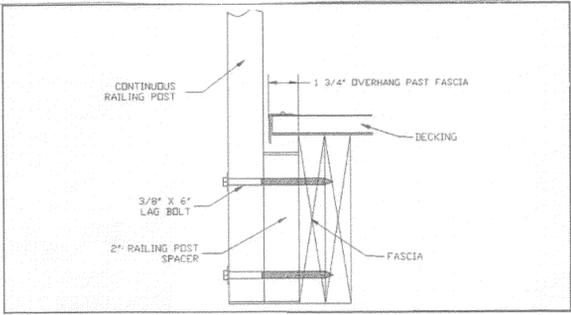
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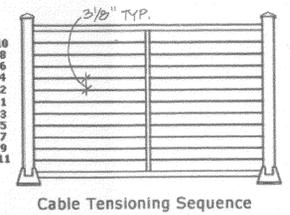
**9" CATCH BASIN SERIES**

Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	Product Class	Specifications
881	9" x 9" Aluminum Grate	Black	8	0.87	10ND	NDS #881, #891, 9" Structural Foam Polyolefin Dome Alum Grate with UV inhibitor. Open surface area 31.50 square inches. 41.27 GPM.
891	9" x 9" Alum Grate	Green	8	0.87	10ND	
Use with 9"x9" Catch Basin Series.						
890	9" Square Grate	Black	8	1.50	10ND	NDS #890, #890, #890, or #890S 9" Square Structural Foam Polyolefin Grate with UV inhibitor.
890	9" Square Grate	Green	8	1.50	10ND	
890	9" Square Grate	Gray	8	1.50	10ND	
890S	9" Square Grate	Sand	8	1.50	10ND	Grate with UV inhibitor.
900B	9" Square Grate	Brass	1	5.51	15BR	Open surface area 39.50 square inches. 51.75 GPM.
Use with 9"x9" Catch Basin Series.						
NDS #980, 990, 999 999S: Class A Load Rated ADA Compliant NDS #930S: Class B Load Rated ADA Compliant						
Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	Product Class	Specifications
913	9" Square Ductile Grate	Black	4	8.40	10ND	NDS #913, 9" Square Heavy Duty Ductile Grate. Open surface area 35.70 square inches. 46.77 GPM.
Use with 9"x9" Catch Basin Series.						
NDS #913, 9" Square Heavy Duty Galvanized Steel Bar Grate. Open surface area 65.00 square inches. 65.15 GPM.						
Use with 9"x9" Catch Basin Series.						
Part No.	Description	Color	Pkg. Qty.	Wt. (lbs.)	Product Class	Specifications
900	9" x 9" Catch Basin 2-opening	Black	4	3.00	10ND	NDS #900, or #900-4, 9" x 9" Tapered Catch Basin.
900-4	9" x 9" Catch Basin 4-opening	Black	4	2.00	10ND	
Requires either #1206, #1242, #1243, #1245 or #1295 Universal Outlet for each opening. (See page 24.)						

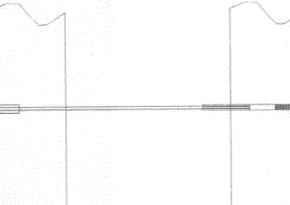


**4 LOCK-DRY CABLE RAILING SECTION**  
NOTE: This detail is superseded by the structural details - See Sheet 6

**Cable Railing Assembly Details**

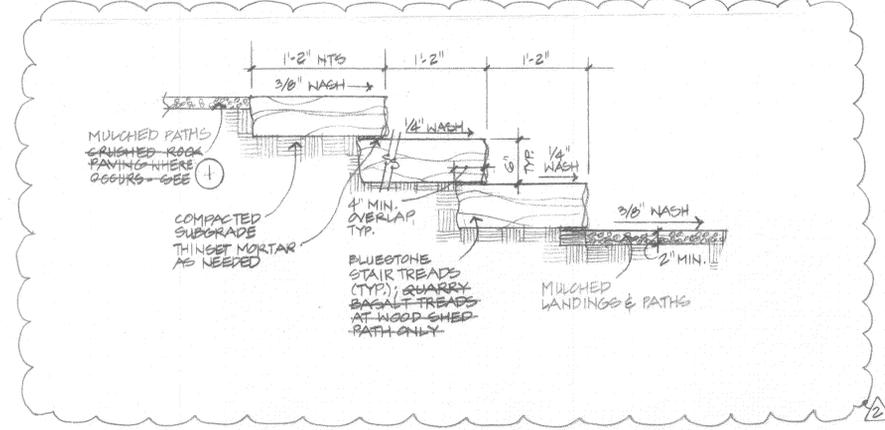


- 1) COLORED END CAP
- 2) S.S. QUICK CONNECT FITTING
- 3) 3/4" NYLON WASHER
- 4) 3/4" NYLON WASHER
- 5) 1/4" S.S. WASHER NUT
- 6) 1/8" S.S. CABLE ASSEMBLY

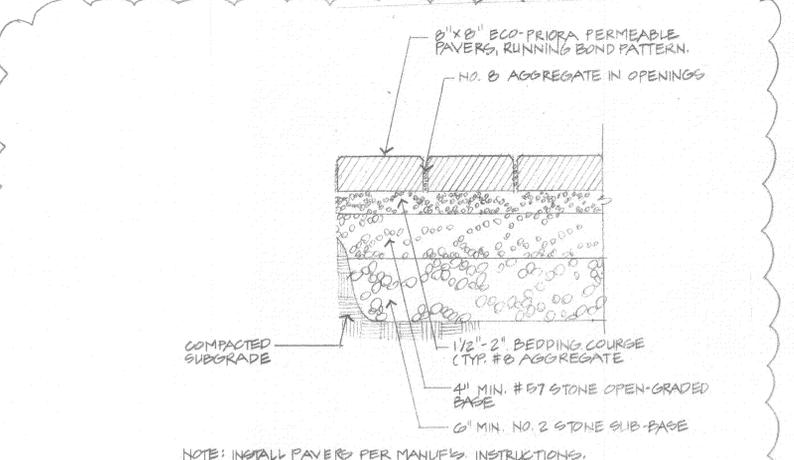


Note: Assembly Shown is at Surface Mount Cable Rail (Not Used.) Outside Mount Railing Assembly (Used) is exactly similar.

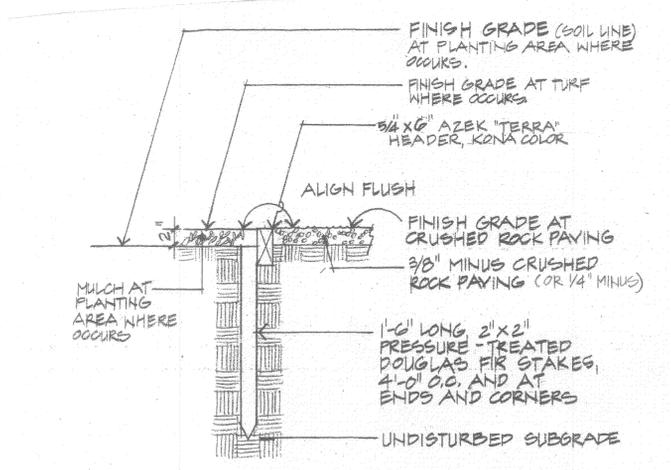
**5 LOCK-DRY CABLE RAILING SYSTEM DETAILS, NTS**



**1 BLUESTONE STEPS, 1" = 1'-0"**



**2 PRECAST CONCRETE PAVING, 1/2" = 1'-0"**

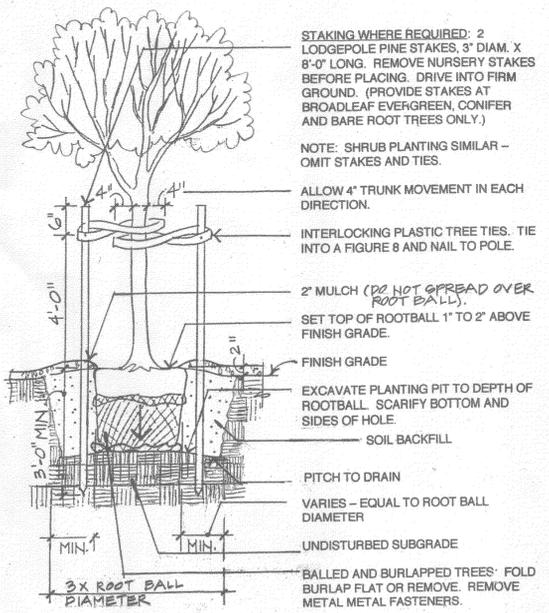


**3 CRUSHED ROCK PAVING**

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REV. FEBRUARY 18, 2014  
Date: DECEMBER 10, 2013

**LANDSCAPE CONSTRUCTION DETAILS**

**6 NDS CATCH BASIN - NOT TO SCALE**

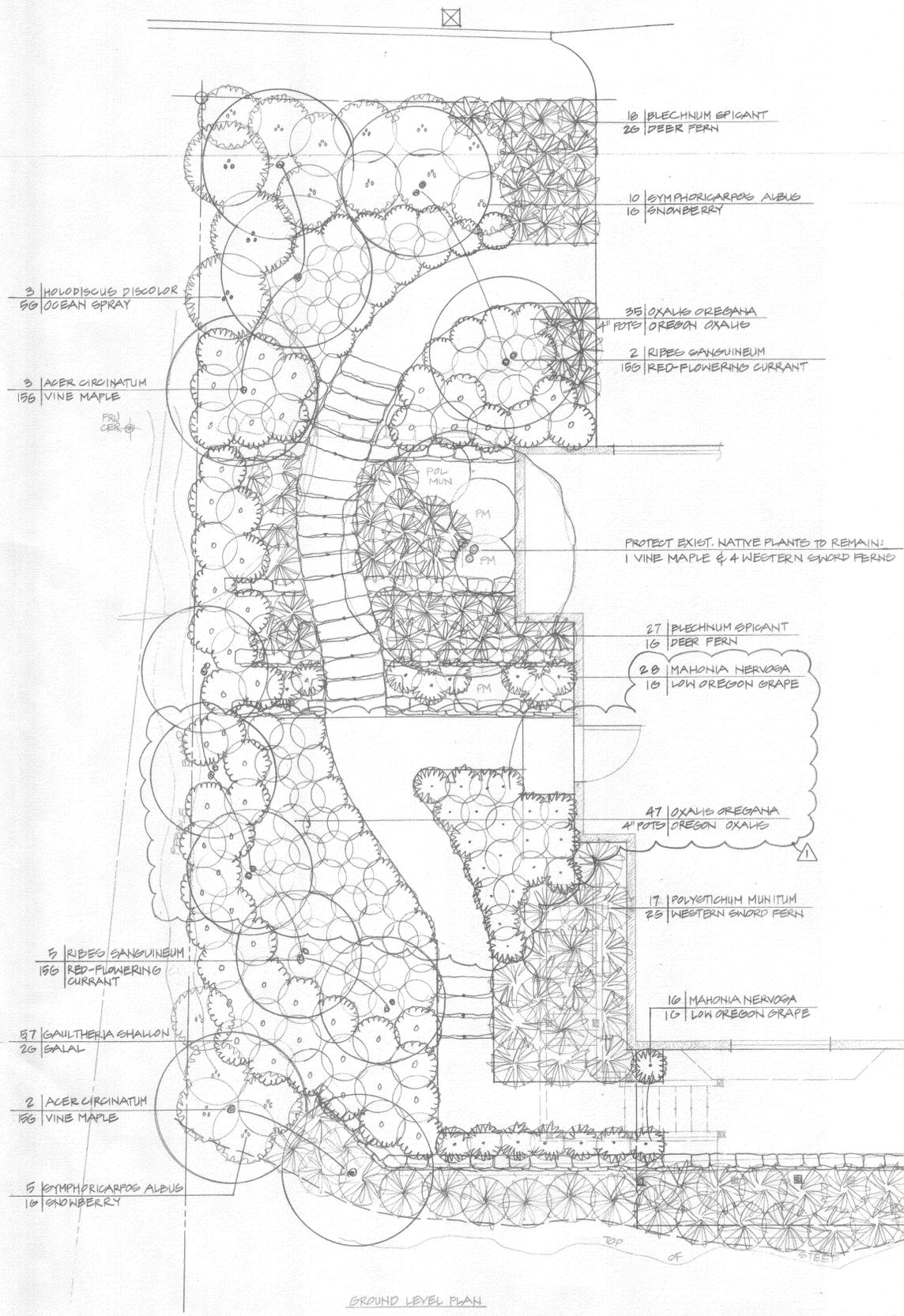


**7 TREE AND SHRUB PLANTING**

Brooks Kolb, LLC.  
LANDSCAPE ARCHITECTURE  
1101 East Pike Street  
Seattle, WA 98122  
(206) 324-0858 / Fax 324-8930

Carlson Garden  
4519 152nd Place SE  
Bellevue, WA 98006

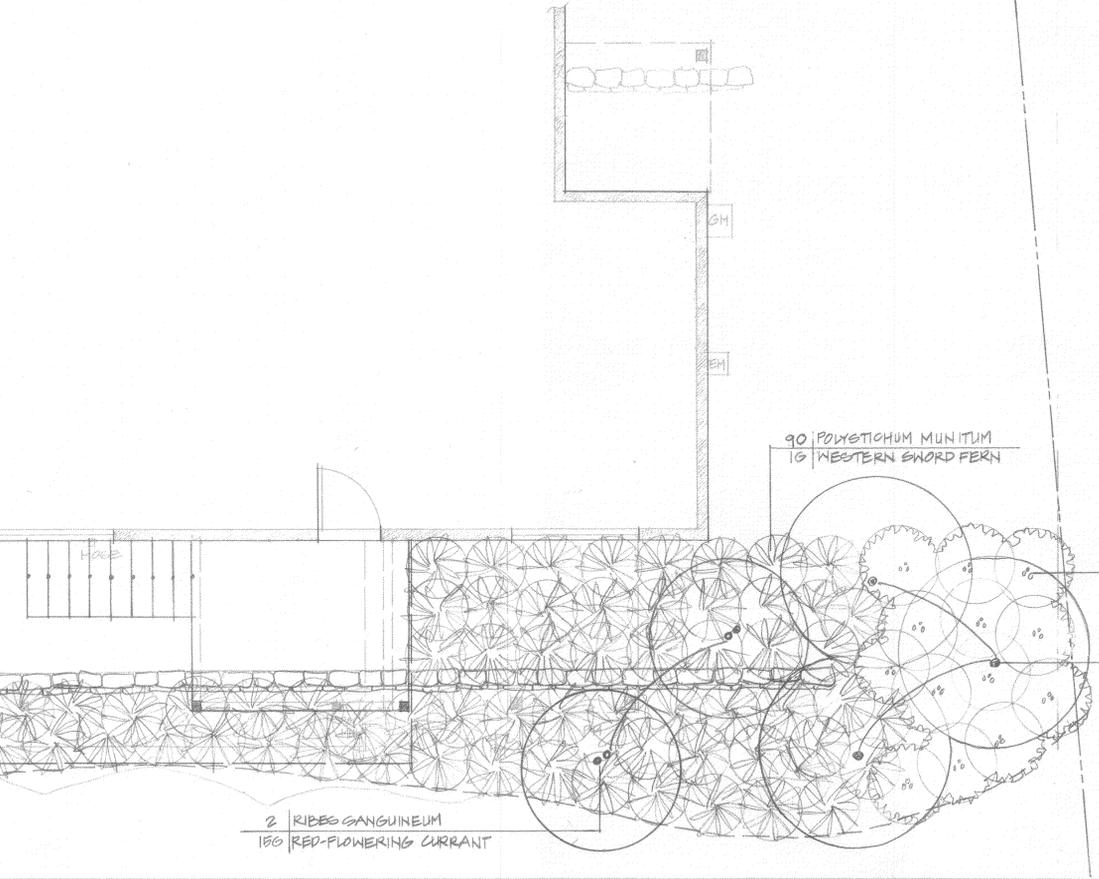
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Plant List

Quantity	Botanical Name	Common Name	Size	Spacing
8	Acer circinatum	Vine Maple	15 gallon	varies
27	Blechnum spicant	Deer Fern	1 gallon	30"
18	Blechnum spicant	Deer Fern	2 gallon	30"
57	Gaultheria shallon	Salal	2 gallon	30"
3	Holodiscus discolor	Ocean Spray	5 gallon	48" to 60"
24-44	Mahonia nervosa	Low Oregon Grape	1 gallon	24"
67-82	Oxalis oregana	Oregon Oxalis	4" pots	24"
90	Polystichum munitum	Western Sword Fern	1 gallon	36"
17	Polystichum munitum	Western Sword Fern	2 gallon	36"
9	Ribes sanguineum	Red-Flowering Currant	15 gallon	varies
28	Symphoricarpos albus	Snowberry	1 gallon	36"

Planting Area: 1731 SF (Cleared and Graded Area: 1714 SF)



NOTE: THE OWNER HAS PLEDGED TO MONITOR AND VERIFY THE SUCCESSFUL COMPLETION AND GROWTH OF THIS VEGETATION MITIGATION. SHE WILL FILE ANNUAL REPORTS WITH PHOTOGRAPHS FOR THE REQUIRED PERIOD OF 4 TO 5 YEARS.

SHEET 5



Scale: 0' 1' 2' 3' 4' 6'

Brooks Kolb, LLC.  
LANDSCAPE ARCHITECTURE  
1101 East Pike Street  
Seattle, WA. 98122  
(206) 324-0858 / Fax 324-8930

REV. FEBRUARY 18, 2014  
Date: DECEMBER 16, 2013

VEGETATION MITIGATION PLAN, 1/4" = 1'-0"

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Bellevue, WA 98006

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