



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 13-135573-LO

Project Name/Address: Carlson Deck 4519 152nd Pl SE

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

Minimum Comment Period: 02/20/14

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

OTHERS TO RECEIVE THIS DOCUMENT:

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

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: MARY ANN AND ROBERT CARLSON

Proponent:

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

Address: 1101 E PIKE ST., SEATTLE, WA 98122

Phone: 206 324-0858

Proposal Title: CARLSON DECK REPLACEMENT

Proposal Location: 4519 152ND PL SE, BELLEVUE, WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: REPLACEMENT OF A SINGLE FAMILY RESIDENCE DECK, WITH NEW DECK STEPS, PATIO & ROCK WALL
2. Acreage of site: 0.22 ACRES
3. Number of dwelling units/buildings to be demolished: N.A.
4. Number of dwelling units/buildings to be constructed: N.A.
5. Square footage of ~~buildings~~ DECKS to be demolished: 523.4 SF
6. Square footage of ~~buildings~~ DECKS to be constructed: 523.5 SF
7. Quantity of earth movement (in cubic yards): 46.4 CY
8. Proposed land use: SINGLE FAMILY RESIDENCE (AS BEFORE)
9. Design features, including building height, number of stories and proposed exterior materials:
2 DECKS, ONE ABOVE THE OTHER, DECK STEPS, ROCK WALL, PRECAST CONCRETE PATIO
10. Other

Estimated date of completion of the proposal or timing of phasing:

MAY, 2014

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NONE (OTHER THAN GEOTECHNICAL ENGINEER'S SOILS REPORT)

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

I AM NOT AWARE OF ANY: NOT APPLICABLE

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

NONE.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 40%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

DENSE SILTY SAND WITH GRAVEL

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

PURPOSE: FLATTEN (CUT) HILLOCK TO PROVIDE PATIO SUBGRADE | NO FILLING NEEDED. GRADING WILL BE ENTIRELY OF NATIVE SOILS, 40.4 CY OF BALANCED CUT + FILL.

of fill.

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

YES. EROSION OF DISTURBED SOIL AT SURFACE.

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

49.25%

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

BMP C 101, PRESERVE EXISTING VEGETATION
BMP C 104, STAKE + WIRE FENCE
BMP T 101, TREE PROTECTION DURING CONSTRUCTION
BMP C 105, STABILIZED CONSTRUCTION ENTRANCE
BMP C 233, SILT FENCE / BMP C 235, STRAW WATTLES
(CONTINUED BELOW) **

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

DURING CONSTRUCTION: DUST MAY OCCUR ONLY IF COMPLETION IS DELAYED UNTIL SUMMER 2014.
MINOR AUTOMOBILE ODORS
AFTER CONSTRUCTION: NONE ANTICIPATED.

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

NO.

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

N.A.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

SEASONAL STREAM IN RAVINE WEST OF SITE.
STREAM NAME IS UNKNOWN. Vasa Creek

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans. WORK IS WITHIN 200' OF STREAM.

** 1.h. CONT'D: BMP C121, MULCHING
BMP C180, SMALL PROJECT CSPP
BMP C220, STORM DRAIN INLET PROTECTION

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N.A.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

NO

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORM WATER FALLING ON ROOF AND IMPERVIOUS SURFACES NOTED ON PLANS WILL BE COLLECTED INTO THE EXISTING ROOF DRAINS AND DISCHARGED INTO CITY STORM SEWER.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

YES, DURING CONSTRUCTION, BUT ONLY IF CONTRACTOR DOES NOT IMPLEMENT BMP'S CORRECTLY. NO, AFTER COMPLETION.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

BMP'S (PLEASE REFER TO ITEM 1.h.)

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

SURFACE TURF AND WEEDS WILL BE REMOVED. SOME MINOR QUANTITIES OF INVASIVES SUCH AS HIMALAYAN BLACKBERRY WILL BE REMOVED.

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

NONE KNOWN.

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

NEW NATIVE TREE AND SHRUB PLANTING - PLEASE SEE VEGETATION MITIGATION PLAN.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

CROWS, HUMMINGBIRDS, ROBINS, WRENS, WOODPECKERS

Mammals: deer, bear, elk, beaver, other:

RACCOONS
SQUIRRELS, GOPHERS, RABBITS, DEER, COYOTE

Fish: bass, salmon, trout, herring, shellfish, other:

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

NONE KNOWN

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

UNKNOWN

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

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

NO ENERGY NEEDED FOR COMPLETED PROJECT. ^{EXCEPT} ~~FOR~~ ELECTRICITY FOR IRRIGATION.

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

NO.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

N.A. EXCEPT LOCAL MATERIALS WILL BE USED TO THE EXTENT POSSIBLE. (LOCAL TIMBER AND BASALT ROCK).

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NONE KNOWN.

(1) Describe special emergency services that might be required.

IF ANY HUMAN INJURIES OCCUR DURING CONSTRUCTION, A MEDI-VAN MAY BE NEEDED.

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

PLEASE REFER TO BMP'S OUTLINED IN ITEM 1.H. USE OF PRECAST CONCRETE PAVERS FOR PATIO AND USE OF BASALT ROCK FOR WALL WILL PREVENT POSSIBLE ^{HELP} SPILLS OF CONCRETE SURRY WASTE WATER.

b. Noise

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

NONE KNOWN.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

TRUCK DELIVERIES, BETWEEN 8 AM + 5 PM, MONDAY - FRIDAY.

Construction noise regulated by BCC 9.18

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

LIMIT TIME OF DELIVERIES.

8. Land and Shoreline Use

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

SINGLE FAMILY RESIDENTIAL.

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

NO.

- c. Describe any structures on the site.

SINGLE FAMILY RESIDENCE.

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

3 DECKS.

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

SINGLE FAMILY RESIDENTIAL.

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

SINGLE FAMILY RESIDENTIAL.

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

N.A.

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

YES, STEEP SLOPES

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

2

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

ZERO.

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

N.A.

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

N.A.

9. Housing

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

NO MORE THAN EXISTING USE.

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

N.A.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NO

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

N.A.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NONE PROPOSED.

Signature

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

Signature..... Brooks R Kelli

Date Submitted.....

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

1 (EXISTING)

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

ZERO

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

N.A.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

35'; WOOD. (EXISTING).

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

NONE.

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

N.A.

11. Light and Glare

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

NONE.

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

NO.

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

NONE.

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

N.A.

12. Recreation

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

NONE.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NO.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N.A.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

NONE.

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

N.A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

152ND PLACE SE

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

LESS THAN 1 MILE TO NEAREST METRO BUS STOP.

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

ZERO, EXISTING; ZERO ADDED
(OFFSTREET)

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

Carlson Residence Deck Replacement Critical Areas Narrative Description

Prepared by Brooks Kolb, Brooks Kolb LLC Landscape Architecture

Date: December 6, 2013

Description of Project Site, including landscape features, existing development and site history as applicable:

This is a single-family residence on a 1/5 acre lot. A critical area steep slope occupies the western third of the lot. The existing house contains 3 decks on three levels accessed from the western wall, a set of deck steps extending from the main level deck down to ground level. All 3 of the decks and the deck steps are within the top of slope buffer but not within the critical area itself. A fourth deck extends from the east wall at the southeast corner of the house. The critical area is forested; the area above the top of slope contains a small amount of both native and ornamental vegetation.

Description of how the design constitutes the minimum necessary impact to the critical area:

The design goal is to replace 2 of the existing 4 decks with new structurally sound decks because the existing cedar decks are rotting and hazardous. (Of the other 2 existing decks, one on the east side of the house is in good condition and is to remain; the other on the west side of the house is a hazardous third-floor deck and will be removed.) The 2 replacement decks are within the top of slope buffer, but they will not encroach into the critical area. The main level replacement deck is necessary for safe owner access to clean the roof gutters. The lower level replacement deck and steps are necessary for safety egress in case of fire or other emergencies. The replacement decks do not impact the critical area any more than the 2 original decks scheduled for demolition.

A description of why there is no feasible alternative with less impact to the critical area, critical area buffer, or critical area structure setback:

Currently, the gutter and its downspout on the northwest corner of the house is inaccessible by the Owner other than via the peaked roof, which is a dangerous way to clean the gutter. Currently, safety egress from the existing lower level deck is hazardous due to rot on the existing deck. Installing the replacement main level deck with northwards extension into the critical area buffer to the northwest corner of the house is the only feasible method to allow safe access to clean the gutter. Installing the replacement level main deck with southwards extension into the

critical area buffer is the most feasible method to prevent runoff from flowing into the lower level door, which is currently a problem. Installing the replacement lower level deck and steps provides a safe second route of emergency egress from the house via the existing lower level exterior door.

A description of alternatives considered and why the alternative selected is preferred:

For cleaning the roof gutter, the only two alternatives would be to climb up on the roof, which is very dangerous, or to put up a 2-floor height ladder from the ground level on the west side of the house, which is also dangerous. For secondary emergency egress from the existing lower level door, the only alternative is to build a smaller deck, which would not comprise a lesser impact to the critical area. Therefore, the selected alternative (2 replacement decks with minor north and south expansion as noted on the site plan) is preferred.

A summary of how the proposal meets each of the decision criteria contained in Land Use Code Section 20.30P:

20.30P.140 Decision Criteria:

- A. The property owner is applying for a Critical Areas Land Use Permit. The property owner is applying for all other permits required by the Land Use Code.
- B. The proposed deck utilizes the best available construction, design and development techniques resulting in the least impact on the critical area and critical area buffer. Proposed deck posts align with the existing deck posts, parallel to the house west wall, resulting in no new grading except as required to dig the deck post footings.
- C. The proposed deck incorporates the performance standards of Part 20.25H: See #6 below.
- D. The proposed deck is adequately served by existing public facilities, including streets, fire protection and utilities.
- E. A vegetation mitigation plan is included in the proposal.

20.30P.170 Hold harmless: The property owner will execute a hold harmless agreement releasing the City from liability for any damage arising from the location of improvements within the critical area buffer.

A summary of how the proposal meets each of the criteria and performance standards contained in Land Use Code Section 20.25H associated with the critical area you are modifying:

The critical area in consideration is a steep slope geologic hazard area as defined in Section 20.25H.120. The proposed deck involves expansion into the critical area buffer and critical area structure setback because expansion outside of the critical area buffer and setbacks are not feasible. This expansion is necessary due to the location of existing exit doors on the residence. The purpose of this expansion is to serve a function that is an essential component of a single-family residence: secondary egress for fire safety.

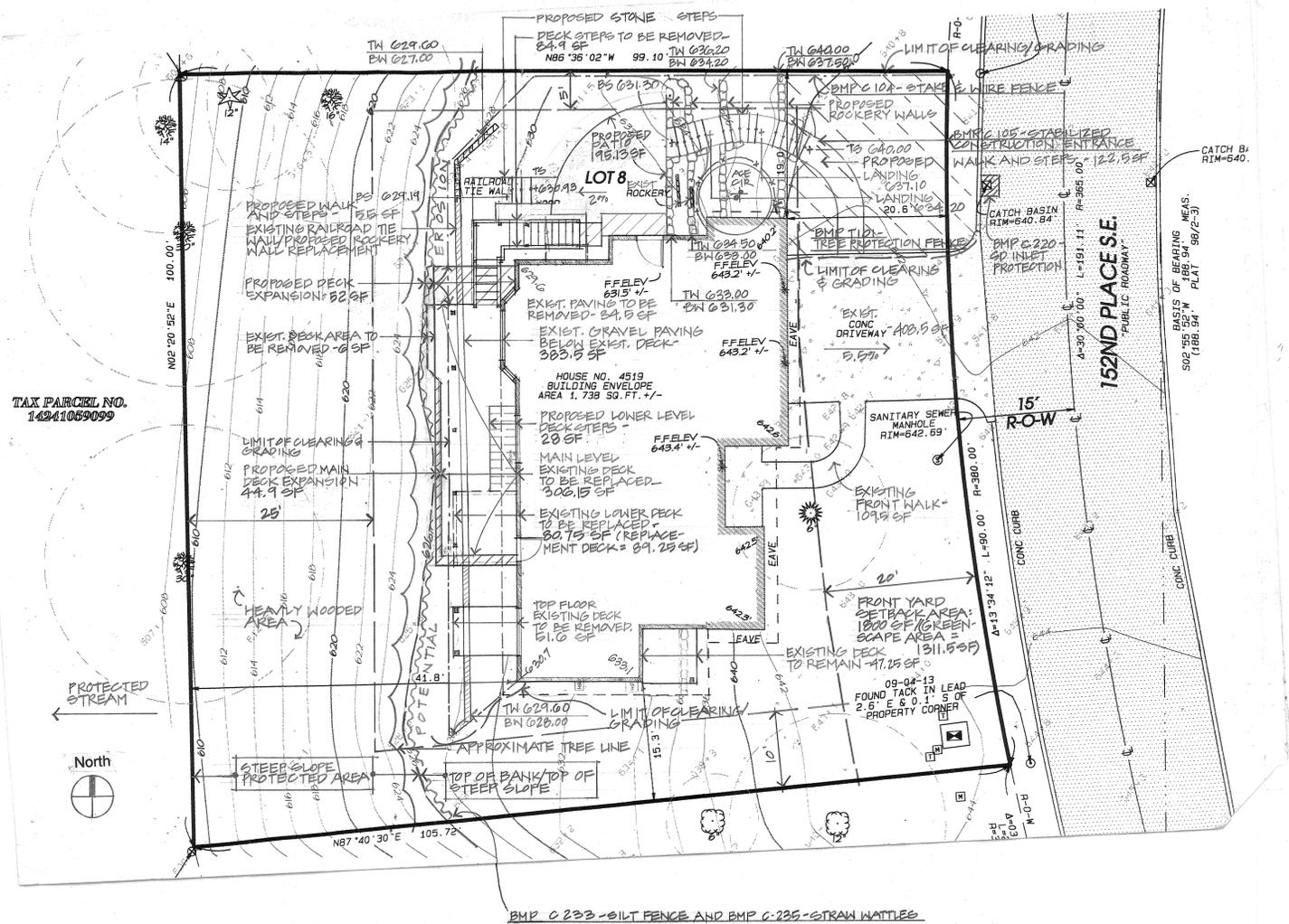
Applicable performance standards (20.25H.125) are summarized as follows:

- A. The proposed deck posts and footings will minimize alterations to the natural contour of the slope.
- B. The proposed deck does not remove existing native vegetation and it preserves the most critical portion of the site and its natural landforms.
- C. The proposed deck does not result in greater risk or a need for increased buffers on neighboring properties.
- D. The proposed retaining walls replace an existing wall and allow the maintenance of the existing natural slope.
- E. The proposed deck and patio minimize impervious surfaces within the critical area buffer except where such surfaces are needed to provide safety (non-slip surfaces.) The proposed deck does not add impervious surfaces within the critical area itself.
- F. Regrading minimizes topographic modification and no re-grading is proposed on slopes greater than or equal to 40%.
- G. Freestanding retaining devices are only utilized to replace an existing one, because it has deteriorated.
- H. Items H, I and J do not apply to this project.

Section 20.25H.135: An erosion and sediment control plan is included on the site plan. A drainage plan is also included on the landscape architectural plan.

A summary of how the proposal meets each of the criteria contained in Land Use Code Section 20.25H.230 as required for applications proposing a modification through the use of the Critical Area Report process:

A critical areas report is not needed because this project does not seek to modify the requirements of 20.25H.230. The expected critical area functions and values are not degraded on this site.



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%
Proposed Lot Coverage:		
• 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 SF of lower level deck outside main level deck footprint (removed)	-14.0	
• (total of 80.75 SF lower level deck area is to be removed; remaining 66.5 SF is under footprint of main deck)		
Subtotal lot coverage deducted	-456.65 SF	
Net lot coverage following deck demolition:	1761.35 SF	
• Add proposed main level deck (includes lower level deck and steps entirely underneath footprint of main level deck)	+397.05 SF	
Total proposed lot coverage:	2158.40 SF	33.22%

Impervious Surfaces Calculation

Item	Area in Square Feet	% of Revised Lot Area
Existing Impervious Surfaces:		
• House Footprint (from survey)	1738 SF	
• Driveway to Remain	408.5 SF	
• Front Walk to Remain	109.5 SF	
• North Side Door Paving	34.5 SF	
• Crushed Rock Paving under Existing Deck	383.5 SF	
Total Existing Impervious Surfaces:	2674 SF	41.2%

Proposed Impervious Surfaces:		
• Existing Impervious Surfaces:	2674 SF	
• Deduct north side door paving (removed)	-34.5 SF	
• Deduct crushed rock paving outside proposed deck footprint (converted to planting)	-155.5	
Subtotal existing impervious surfaces to remain:	2484 SF	
• Add proposed impervious deck area	+397.05 SF	
• Add proposed Patio	+195.13 SF	
• Add proposed stone steps and crushed rock paths	+177.5 SF	
Subtotal Proposed Impervious Surfaces:	3253.68 SF	
• Deduct existing crushed rock paving below proposed impervious deck (already counted with added deck)	-228.0 SF	
Total Proposed Impervious Surfaces:	3025.68 SF	48.56%

Clearing, Grading and Disturbance Area

Item	Area in Square Feet
• Cleared and Graded Area	1714 SF
• Proposed Vegetation Mitigation Area	1731 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
Total decks and steps to be removed:	-523.4 SF

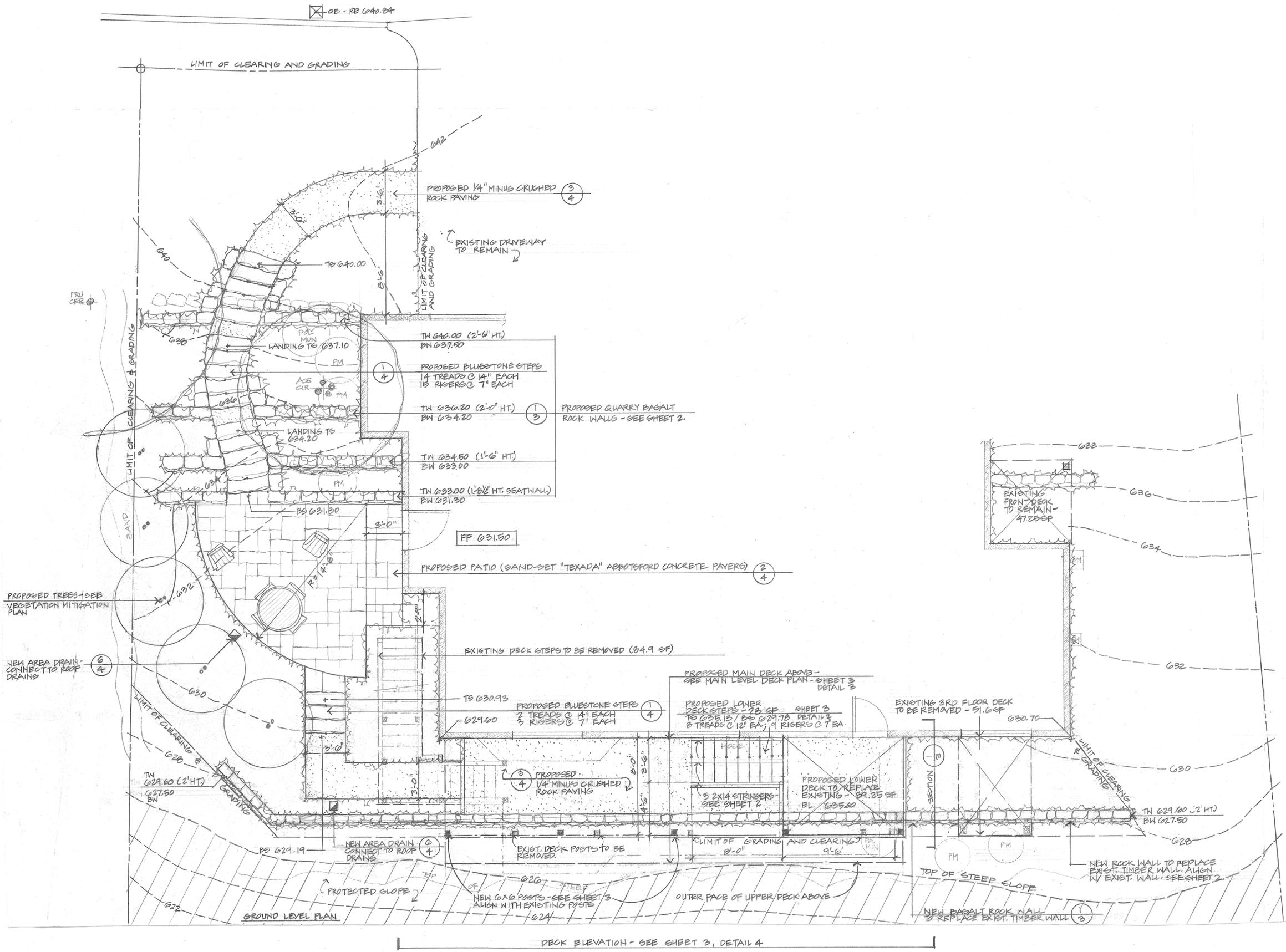
Proposed Decks and Deck Steps to be Added:

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
Total Proposed decks and steps:	+514.3 SF

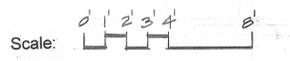
Date: DECEMBER 10, 2013

SITE PLAN AND AREA CALCULATIONS

Carlson Garden
 4519 152nd Place SE
 Bellevue, WA 98006



SHEET 2



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

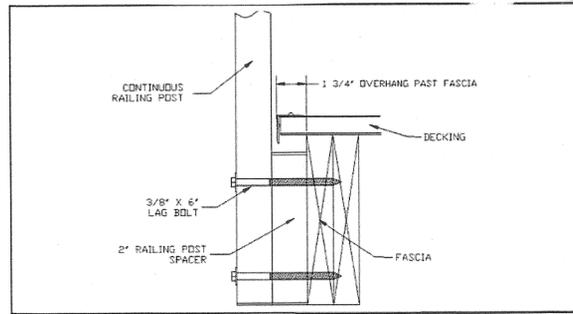
Date: DECEMBER 10, 2013

LANDSCAPE ARCHITECTURAL PLAN, 1/4" = 1'-0"

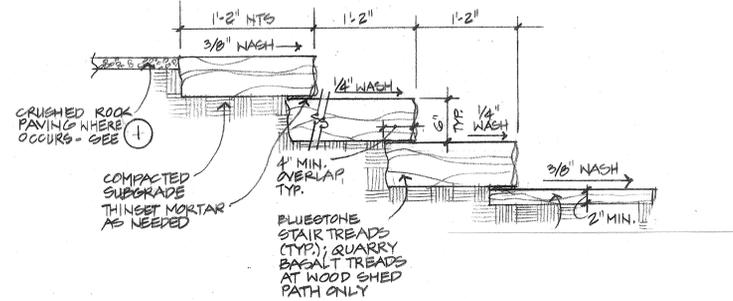
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4519 152nd Place SE
Bellevue, WA 98006

9" CATCH BASIN SERIES

Part No.	Description	Color	Pkg. Qty.	Wt. (Lbs.)	Product Class	Specifications
981 991	9" x 9" Aluminum Grate Use with 9"x9" Catch Basin Series.	Black Green	6	0.87	10ND	NDS #981, #991 9" Structural Foam Polypropylene Dome Aluminum Grate with UV Inhibitor. Open surface area 31.50 square inches. 4127 GPM.
980 990 999 996S 900B	9" Square Grate Use with 9"x9" Catch Basin Series.	Black Green Gray Sand Brass	8	1.50	10ND	NDS #980, #990, #999, #996S, #900B 9" Square Grate with UV Inhibitor. Open surface area 39.50 square inches. 5175 GPM.
NDS #980, #990, #999 996S: Class A Load Rated, ADA Compliant NDS #900B: Class B Load Rated, ADA Compliant						
913	9" Square Ductile Grate Use with 9"x9" Catch Basin Series.	Black	4	8.40	10ND	NDS #913, 9" Square Heavy Duty Ductile Grate. Open surface area 35.70 square inches. 4677 GPM.
915	9" Square Galvanized Steel Grate Use with 9"x9" Catch Basin Series.	Galvanized Steel	4	4.23	10ND	NDS #915, 9" Square Heavy Duty Galvanized Steel Bar Grate. Open surface area 65.00 square inches. 85.15 GPM.
900 900-4	9" x 9" Catch Basin 2-opening 9" x 9" Catch Basin 4-opening Requires either #1206, #1245, #1245, #1245 or #1265 Universal Outlet for each Opening. (See page 24.)	Black Black	4 4	3.00 2.00	10ND 10ND	NDS #900, #900-4, 9" x 9" Topped Catch Basin.

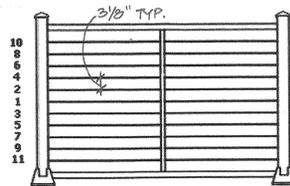


4 LOCK-DRY CABLE RAILING SECTION
NOTE: This detail is superseded by the structural details - See Sheet 6

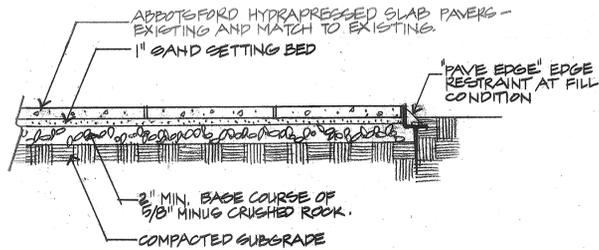


1 BLUESTONE STEPS, 1" = 1'-0"

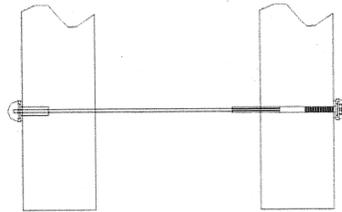
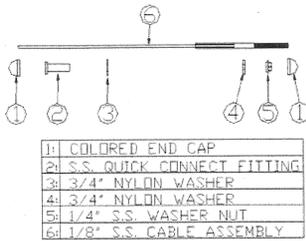
Cable Railing Assembly Details



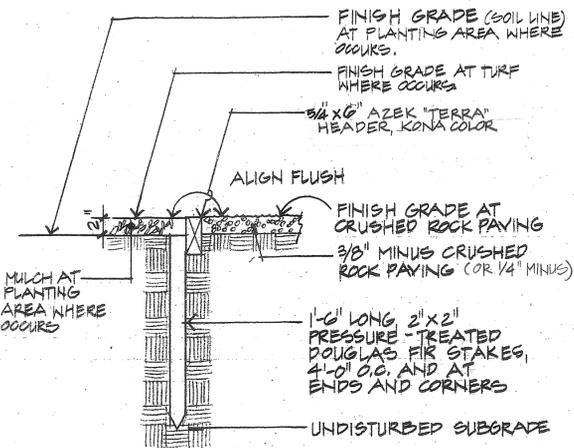
Cable Tensioning Sequence



2 PRECAST CONCRETE PAVING, 3/4" = 1'-0"

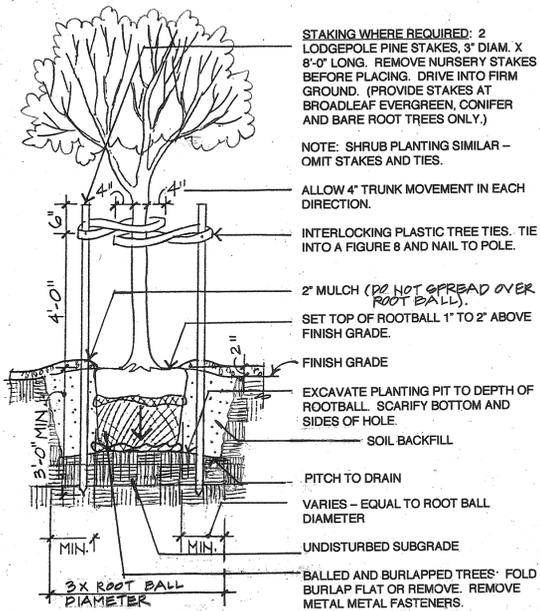


5 LOCK-DRY CABLE RAILING SYSTEM DETAILS, NTS



3 CRUSHED ROCK PAVING

6 NDS CATCH BASIN - NOT TO SCALE



7 TREE AND SHRUB PLANTING

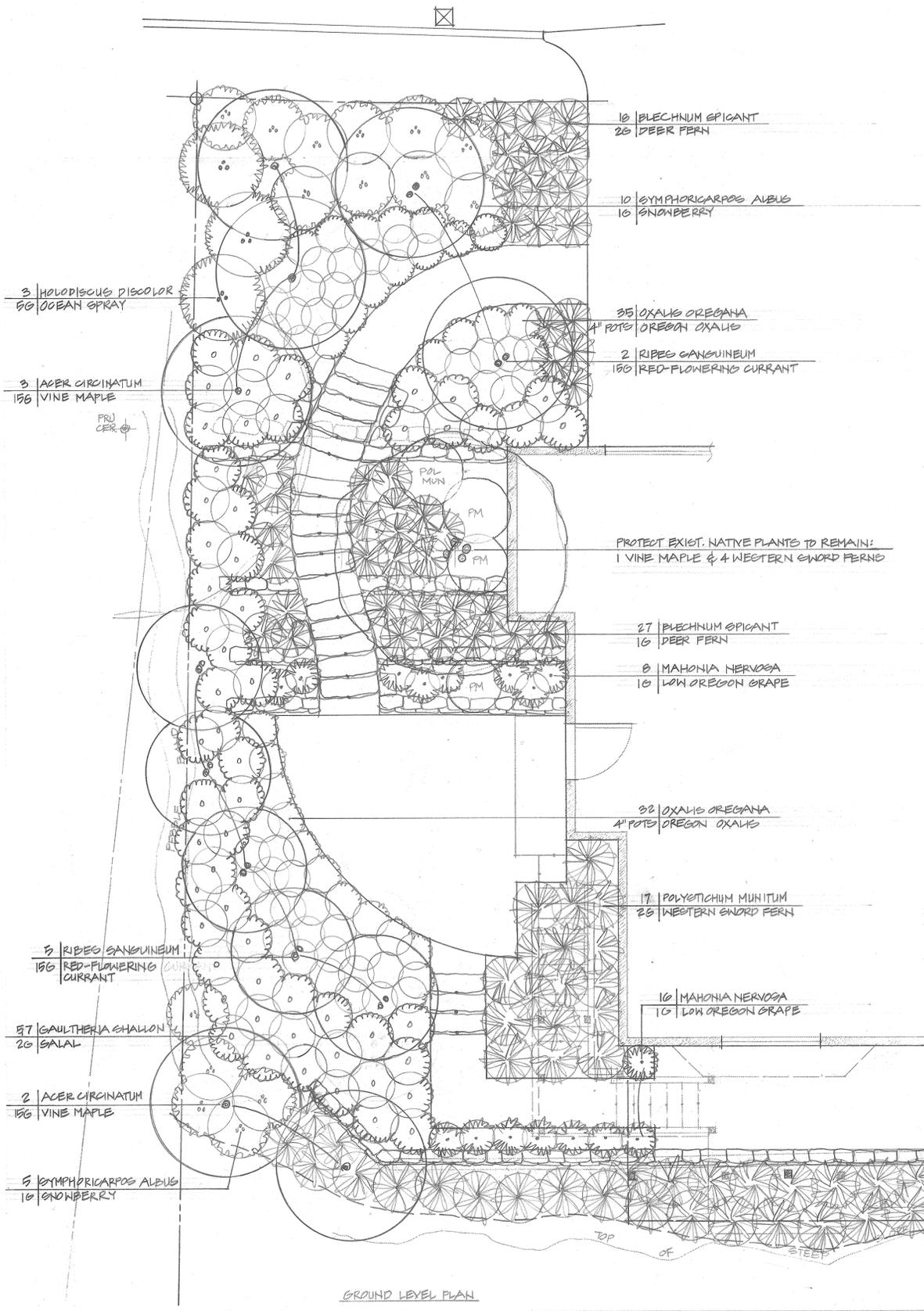
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SHEET 4

Date: DECEMBER 10, 2013

LANDSCAPE CONSTRUCTION DETAILS

Carlson Garden
4519 152nd Place SE
Bellevue, WA 98006



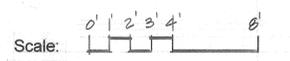
Plant List

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	Mahonia nervosa	Low Oregon Grape	1 gallon	24"
67	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)

GROUND LEVEL PLAN

SHEET 5



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Date: DECEMBER 16, 2013

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

Carlson Garden
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 Bellevue, WA 98006

