



City of Bellevue  
Development Services Department  
Land Use Staff Report

---

**Proposal Name:** Phelps Residence Toe of Slope Structure Setback Modification

**Proposal Address:** 1426 109<sup>th</sup> Ave SE

**Proposal Description:** Critical Areas Land Use Permit to modify a 75-foot toe of slope structure setback to accommodate construction of a new single-family residence. The approval is subject to tree protection requirements and mitigation.

**File Number:** 14-129819-LO

**Applicant:** Bill Gustavson, Ee-Na Enterprises

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

**Planner:** Nick Whipple, Land Use Planner

**State Environmental Policy Act Threshold Determination:** Exempt

**Director's Decision:** **Approval with Conditions**

Michael A. Brennan, Director  
Development Services Department

By:   
Carol V. Helland, Land Use Director

---

**Application Date:** April 28, 2014  
**Notice of Application Date:** May 29, 2014  
**Decision Publication Date:** August 28, 2014  
**Project Appeal Deadline:** September 11, 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.

**CONTENTS**

I. Proposal Description.....Pg 3

II. Site Description, Zoning & Land Use Context.....Pg 4

III. Consistency with Land Use Code Requirements.....Pg 5

IV. Public Notice & Comment.....Pg 7

V. Summary of Technical Review.....Pg 8

VI. Decision Criteria.....Pg 8

VII. Conclusion and Decision.....Pg 10

VIII. Conditions of Approval.....Pg 10

**Attachments**

1. Site Plan – Enclosed
2. Geotechnical Report– In File

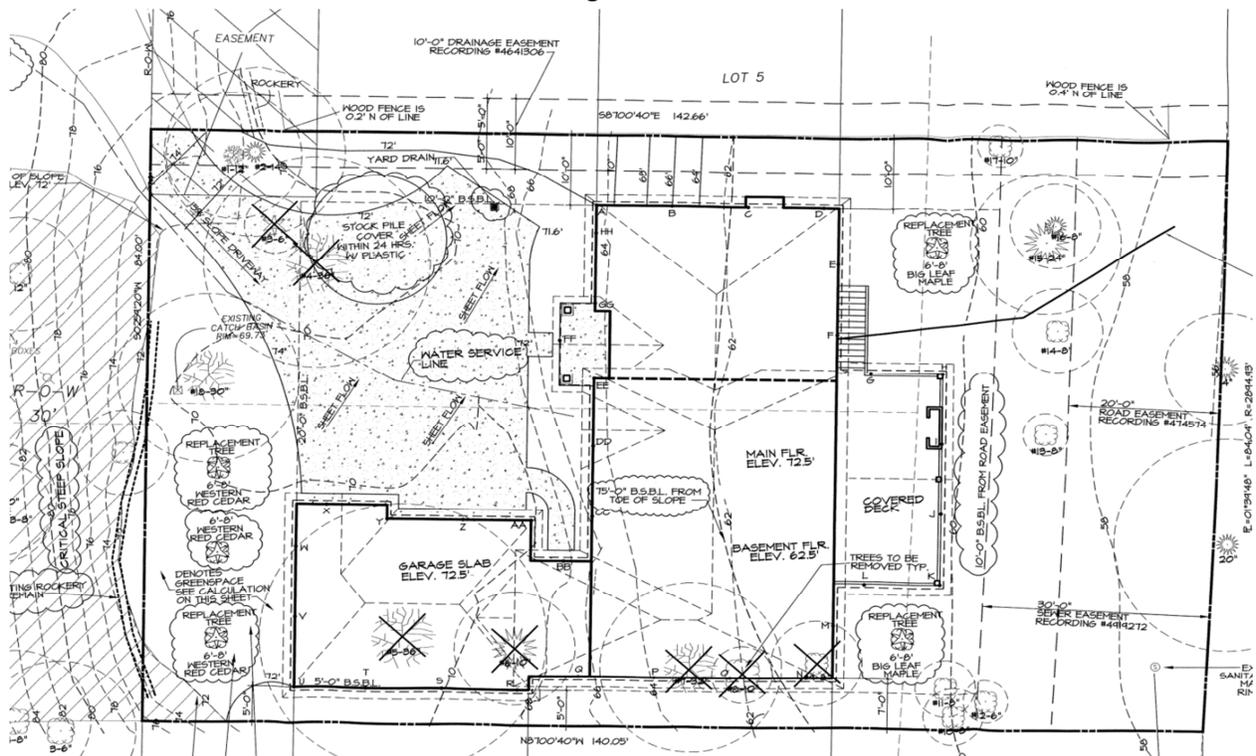
### I. Proposal Description

The applicant is requesting a modification to the 75' toe of steep slope structure setback to accommodate a new residence within the structure setback. The proposal includes demolition of the existing two-level daylight basement house and construction of a new three-level daylight basement house.

The proposed home will occupy a larger footprint than the existing home; a Critical Areas Land Use Permit is required to adjust the location of the home. To accommodate the new footprint, the existing covered carport, portions of the asphalt driveway, and the maintained lawn/landscaping area along the south side-yard property line will be covered by the new structures. The existing home is approximately 45' from the toe-of-slope and the main portion of the proposed home will be approximately 55' from the toe-of-slope. The new garage will be situated closest to the toe-of-slope and will be placed within the general footprint of the covered carport and asphalt drive, approximately 11 feet from the toe-of-steep slope.

Additional work includes the removal of two trees to widen the existing driveway in order to facilitate safer access and circulation, removal of three significant trees and one non-significant tree along the south property line within the toe-of-slope structure setback in order to accommodate the new home, and the planting of five replacement trees. A site plan is included as **Attachment 1** and can be seen below in Figure 1.

Figure 1 – Site Plan



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

### A. Site Description

The subject property is located in a residential neighborhood in Southwest Bellevue, approximately 300 feet west of Mercer Slough. The lot size is 11,890 square feet with a 40% slope area abutting the property, which has been reviewed by a geotechnical engineer. The terrain's declension, roughly 30 feet, occurs from west to east beginning from the edge of 109<sup>th</sup> Ave SE. The 75 foot toe-of-slope structure setback encumbers the majority of the site with an additional 30' sewer easement along the rear property line limiting the developable area. The area within the lot boundaries is relatively flat with only a 14 foot change in elevation. The site possesses a single-family two-level daylight basement residence (to be demolished and replaced with a new single-family residence). The relatively flat building area of the lot is the location of a 75' toe-of-slope structure setback.

The steep slope area is wooded with mature native evergreen and deciduous trees as well as native undergrowth. The steep slope has no history or indication of instability (see project geotechnical report – **Attachment 2**). There are two rockeries at the base of the steep slope that will remain. Immediately east of the rockeries is a flat area partially covered with asphalt; this area has been used for parking by the recent homeowners.

An oblique photo of the subject site is included below as Figure 2.

Figure 2



### B. Zoning

The property is zoned R-3.5, single-family residential and the proposed new home is consistent with the primary single family use.

**C. Land Use Context**

The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density) and is within the Bellecrest neighborhood of the Southwest Bellevue Subarea. A single family residence is consistent with this residential land use.

**D. Critical Areas and Structure Setback**

**i. Geologic Hazard Areas**

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 R-3.5 zoning dimensional requirements found in LUC 20.20.010 apply to the proposed new home. The plans submitted generally demonstrate conformance with zoning dimensional standards, however conformance will be verified during construction permit review.

**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 proposed new home will modify the 75-foot toe-of-slope structure setback. The project is subject to the performance standards found in LUC 20.25H.125 which are reviewed below.

**i. Consistency with LUC 20.25H.125 – Performance standards – Landslide hazards and steep slopes.**

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;**

The proposed home is not proposed within the steep slope critical area. The proposed home is located in a flat area currently occupied by an existing home, driveway, and landscape area.

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

No construction is proposed in the steep slope critical area. Some vegetation within the structure setback and existing landscaped area will be impacted where the garage and small portion of the new house footprint is proposed to be located. Landscape vegetation will be replaced nearest to the toe-of-slope with Kinnikinnick, Western Red Cedars, and Big Leaf Maples.

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

The project geotechnical engineer reviewed the proposal and approved of the home as designed. A greater risk or need for increased buffers on neighboring properties is not anticipated. The applicant is required to follow the building plans that have been submitted and approved in the project geotechnical report, which shall be verified through the building inspection process.

- 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 proposed home is incorporated into the existing topography. Existing walls will be retained. No new walls are proposed.

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

The proposed home and driveway are within the impervious surface allowances for the R-3.5 zoning district. The residence will replace an existing home, asphalt driveway, parking area, and lawn area. Five significant trees will be planted and the site will require appropriate drainage to manage the anticipated stormwater runoff.

- 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;**

The proposed home is designed to minimize topographic modification and is not

located in a steep slope critical area.

- 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;**

The proposed home will be located on the flat area of the lot which will not require the use of retaining walls or retaining structures.

- 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;**

This is a proposal to replace an existing home with a new home. No significant site grading is proposed. The new home will be built in accordance with the structure as reviewed and approved in the project geotechnical report. No work is proposed on slopes in excess 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 parking area or garage of this type is proposed.

- 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.**

Four significant trees and 1 non-significant tree will be removed within the 75-foot toe-of-slope structure setback in order to accommodate the new structure. Three Western Red Cedars and 2 Big Leaf Maples will replace the 5 trees within the structure setback being removed. **See Conditions of Approval in Section VIII of this report.**

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

Application Date:	April 28, 2014
Public Notice (500 feet):	May 29, 2014
Minimum Comment Period:	June 12, 2014

The Notice of Application for this project was published the City of Bellevue Weekly Permit Bulletin on May 29, 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 found no issues with the proposed development and has approved the application.

## VI. 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;**

**Finding:** The site contains an existing residential structure located within the toe of steep slope structure setback. The applicant proposes to rebuild the existing structure and extend the new footprint further into the toe of steep slope structure setback.

The applicant provided an analysis of the slope prepared by a licensed geotechnical engineer that concludes the slope is generally stable and the proposed location of the home is a safe distance from the slope and will cause negligible impact to the critical area.

The applicant has proposed mitigation planting of 3 Western Red Cedars within the structure setback, 2 Big Leaf Maples outside the structure setback, and Kinnikinnick ground cover immediately east of the steep slope critical 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;**

The most important critical area function for the slopes on this site, which are slope stability and erosion control, are improved by the addition of coniferous and deciduous trees that will grow over time and add coverage to the steep slope structure setback.

- 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;**

The stormwater quality of the site will generally be improved by the addition of

deciduous and coniferous trees and a ground cover layer to augment the existing vegetation near the slope. Existing trees, shrubs, and groundcover within the forested slope area will not be impacted as a result of the project and the vegetation is expected to maintain its stormwater quality function.

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

Land Use staff will inspect the planting area prior to final building inspection to ensure the type, location, and amount of plants approved have been installed properly and are in a healthy and growing condition.

**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 steep slope.

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

The proposed new home is allowed in this zone and is compatible with adjacent land uses.

**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.**

A construction permit has been submitted to construct the single-family residence.

**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 project has minimized to the maximum extent possible the impact to the steep slopes and vegetation on the site. There is minimal tree removal proposed and the site will be improved with mitigation planting that will add vegetation inside and outside of the structure setback on site.

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

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.**

The proposed activity will not impact public facilities.

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

The proposal includes a mitigation planting plan. **See Conditions of Approval in Section VIII of this report.**

**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.

**VII. 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 75-foot steep slope structure setback to accommodate a new residence in accordance with the site plan included as **Attachment 1. 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.

**VIII. Conditions of Approval**

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

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Land Use Code- BCC Title 20	Nick Whipple, 425-452-4578
Noise Control- BCC 9.18	Nick Whipple, 425-452-4578

**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. A building permit for the new home is required.

Authority: Land Use Code 20.30P.140  
Reviewer: Nick Whipple, Development Services Department

**2. Approved Structure Setback Modification:** The structure setback modification approved is for the construction of the new home and driveway only as described herein

and depicted in the project site plan (**Attachment 1**) and does not authorize additional site changes outside of this project scope. This modification does not allow future structures or improvements to be located in the buffer or setback without approval of a Critical Areas Land Use Permit and/or geotechnical evaluation.

Authority: Land Use Code 20.30P.140  
Reviewer: Nick Whipple, Development Services Department

- 3. Land Use Inspection:** Following installation of the required 3 Western Red Cedars within the structure setback, 2 Big Leaf Maples outside the structure setback, and Kinnikinnick ground cover immediately east of the steep slope as shown on the approved plans, the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection. Staff will need to find that the plants are in a healthy and growing condition.

Authority: Land Use Code 20.30P.140  
Reviewer: Nick Whipple, Development Services Department

- 4. 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: Nick Whipple, Development Services Department

- 5. Hold Harmless Agreement:** Prior to building permit or clearing and grading permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the construction of the new home. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval. The agreement shall be recorded with King County Records to the property title.

Authority: Land Use Code 20.30P.170  
Reviewer: Nick Whipple, Development Services Department

- 6. Tree Protection During Construction.** To preserve slope functions, during construction protection of trees within the forested slope area shall be implemented in accordance with City of Bellevue Tree Protection Requirements BMP #T101 ([http://www.bellevuewa.gov/pdf/Development%20Services/CG\\_DevStds2010\\_BMPT101.pdf](http://www.bellevuewa.gov/pdf/Development%20Services/CG_DevStds2010_BMPT101.pdf)).

Authority: Land Use Code 20.30P.140  
Reviewer: Nick Whipple, Development Services Department

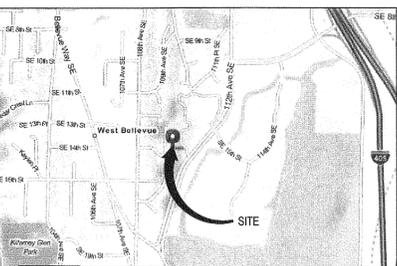
WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK. OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.

HEIGHT CALCULATIONS	
AVERAGE EXISTING GRADE =	64.91'
35'-0" ALLOWED FROM AVERAGE EXISTING GRADE TO HIGHEST POINT OF PITCHED ROOF =	99.91'
AVERAGE EXISTING GRADE =	64.91'
MAXIMUM BUILDING HEIGHT ALLOWED =	35' (99.91')
ACTUAL BUILDING HEIGHT =	49.83'

AVERAGE EXISTING GRADE AT 10'-0" INTERVALS			
POINT	ELEVATION	POINT	ELEVATION
A	64'	R	66'
B	63'	S	70'
C	61.5'	T	70.5'
D	61'	U	71'
E	61'	V	71'
F	61'	W	70.5'
G	61'	X	70'
H	60'	Y	70.5'
I	60'	Z	70.5'
J	60'	AA	70'
K	60'	BB	68'
L	61'	CC	66'
M	61'	DD	65'
N	61.5'	EE	64.5'
O	62'	FF	65'
P	64'	GG	64'
Q	66.5'	HH	64'

TOTAL = 2,205 / 34 = 64.91'  
AVERAGE EXISTING GRADE = 64.91'

VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

(A) THE NORTH 45 FEET IN WIDTH OF LOT 4, AND THE SOUTH 34 FEET IN WIDTH OF LOT 5, ALL IN EVERGREEN VILLAGE DIV. NO. 2, ACCORDING TO PLAT RECORDED IN VOLUME 48 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON, TOGETHER WITH AN EASEMENT OVER THE WESTERLY 22 FEET OF THE NORTH 28 FEET OF THE SOUTHERLY 61 FEET OF LOT 5 IN SAID ADDITION; (B) THE WEST 40 FEET IN WIDTH OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 5 EAST, 11N, IN KING COUNTY, WASHINGTON, ADJOINING SAID PLAT OF EVERGREEN VILLAGE DIVISION NO. 2, ON THE EAST AND LYING BETWEEN THE EASTERLY PRODUCTION OF THE SOUTH LINE OF THE NORTH 45 FEET IN WIDTH OF SAID LOT 4 AND THE EASTERLY PRODUCTION OF THE NORTH LINE OF THE SOUTH 34 FEET IN WIDTH OF SAID LOT 5.

BENCH MARK

VERTICAL DATUM:  
CITY OF BELLEVUE BENCH MARK NO. 376 (NAVD 88)  
FOUND TOP COB BRASS CAP, LOCATED TOP CURB ON EASTSIDE OF 109TH AVE SE-30' NORTH OF SE 12TH ST.  
ELEVATION OF CAP = 157.11'

PARCEL # 2425100022  
ADDRESS: 1424 109TH AVENUE SE, BELLEVUE, WA. 98004  
TYPE OF CONSTRUCTION: SB  
TYPE OF OCCUPANCY: R-3  
CODE YEAR: IRC 2012  
ZONING: R-3.5  
LOT SIZE: 11,840 SQ FT

IMPERVIOUS AREA CALCULATIONS	
LOT SIZE	11,840 SF
50% ALLOWED	5,945 SF
STRUCTURE OF HOUSE UNDER ROOF INCL. O.H.	3,541 SF
DRIVEWAY & WALKWAY	1,643 SF
COVERED DECK	456 SF
TOTAL	5,640 SF
5,704 / 11,840 =	47.9%

LOT COVERAGE BY STRUCTURE	
LOT SIZE	11,840 SF
35% ALLOWED	4,161 SF
RESIDENCE	2,125 SF
GARAGE	847 SF
COVERED ENTRY	62 SF
COVERED DECK	420 SF
TOTAL	3,504 SF
3,504 / 11,840 =	29.5%

F.A.R. CALCULATION	
LOT AREA:	11,840 SF
50% ALLOWED:	5,945 SF
MAIN FLOOR	2,125 SF
UPPER FLOOR	1,448 SF
LOWER FLOOR	1,471 SF
OPEN TO BELOW	0 SF
GARAGE	847 SF
ATTIC AREA OVER 5'*	0 SF
TOTAL	5,941 SF < 5,945 SF

TREE REPLACEMENT

- (3) 2" CALIPER WESTERN RED CEDAR
- (2) 2" CALIPER BIG LEAF MAPLE
- 6'-8" TALL

X TREES TO BE REMOVED TYP.

ENTIRE SITE TREE CALIBER:

- #1 - 12" FIR
- #2 - 14" MAP.
- #3 - 6" HEM. (T.B.R.)
- #4 - 36" FIR (T.B.R.)
- #5 - 36" FIR (T.B.R.)
- #6 - 10" MAP. (T.B.R.)
- #7 - 32" FIR (T.B.R.)
- #8 - 10" DEC. (T.B.R.)
- #9 - 8" DEC. (T.B.R.)
- #10 - 8" DEC.
- #11 - 8" DEC.
- #12 - 6" DEC.
- #13 - 8" DEC.
- #14 - 8" DEC.
- #15 - 24" MAP.
- #16 - 8" MAP.
- #17 - 10" DEC.
- #18 - 30" FIR

TOTAL CALIBER = 274"  
CALIBER OF KEPT TREES = 136" = 49.6%  
TOTAL NUMBER OF TREES = 18  
NUMBER OF KEPT TREES = 11 = 61%

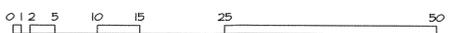
GREENSPACE CALCULATION:

FRONT YARD AREA: 1,680 SF  
(20' SETBACK AREA)  
MINUS IMPERVIOUS 336 SF  
TOTAL GREENSPACE 1,344 SF

LEGEND	
○ FOUND MONUMENT AS NOTED	— BUILDING LINE
○ UTILITY POLE	— CENTERLINE OF ROAD
⊠ CATCH BASIN	--- ROCKERY
⊙ SANITARY SEWER MANHOLE	--- EAVES
* FINISHED FLOOR ELEVATION	--- WOOD FENCE
⊠ WATER METER	○ DECIDUOUS TREE (NOT SHOWN TO SCALE)
⊠ FIRE HYDRANT	○ TRUNK DIA SHOWN IN INCHES.
⊠ WATER VALVE	○ HEMLOCK TREE (NOT SHOWN TO SCALE)
⊠ ASPHALT SURFACE	○ TRUNK DIA SHOWN IN INCHES.
⊠ CONC SURFACE	○ MAPLE TREE (NOT SHOWN TO SCALE)
⊠ DECK	○ TRUNK DIA SHOWN IN INCHES.
⊠ CONC CONCRETE	○ FIR TREE (NOT SHOWN TO SCALE)
R-O-W RIGHT-OF-WAY	○ TRUNK DIA SHOWN IN INCHES.
( ) RECORD AS NOTED	

GREEN SCAPE AREA PLANTING:  
(3) NEW 6"-8" WESTERN RED CEDARS  
NEW KINNICKINICK FOR GROUND COVER  
1 GALLON POTS AT 24" O.C.

THE SIDE SEWER MUST BE CAPPED IN THE PRESENCE OF A UTILITY INSPECTOR (RICHARD PECKLER 425-452-4354) WHO WILL DETERMINE WHETHER IT CAN BE REUSED.



SITE PLAN  
SEE GENERAL NOTES  
SCALE: 1" = 10'-0"



NASH & ASSOCIATES  
ARCHITECTS

11644 NE 86th STREET - KIRKLAND, WA - 98033 • 425-828-4117  
www.nash-architects.com

Project: **EE-NA LLC**  
**1426 109TH AVE. SE**  
**BELLEVUE, WA. 98004**

date: 02-27-14  
permit:  
revisions:  
4-25-14 CITY CORRECTIONS  
5-21-14 CITY CORRECTIONS  
6-24-14 CITY CORRECTION  
7-14-14 CITY CORRECTION

drawn by: JLK  
checked by: GN

SHEET  
OF  
01  
03

2014 CURRENT  
EE-NA BILL GUSTAVSON  
109th AVE SE, BELLEVUE

Received  
JUL 15 2014  
Permit Processing