



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Chad Kulper, John F Buchan Homes

LOCATION OF PROPOSAL: 9900 NE 34th St

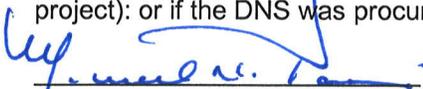
DESCRIPTION OF PROPOSAL: A Critical Areas Land Use Permit to obtain a reasonable use exception for the construction of a single-family residence within a maximum allowed 3,000 square feet of permanent disturbance. The site contains both steep slopes and steep slope buffers, which entirely encumber the subject property. Included in this review is an application for a Variance from the Land Use code. The request would increase the maximum allowed square foot area from 1,623 square feet to 1,963 square feet.

FILE NUMBERS: 14-133564-LO & 14-139026-LS **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 **10/9/2014**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.


 Environmental Coordinator

9/25/2014
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.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



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

Proposal Name: Ming Residence

Proposal Address: 9900 NE 34th St

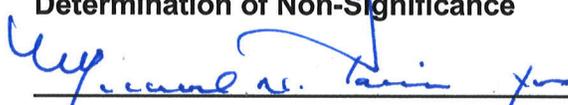
Proposal Description: This is an application for a Critical Areas Land Use Permit to obtain a reasonable use exception for the construction of a single-family residence within a maximum allowed 3,000 square feet of permanent disturbance. The site contains both steep slopes and steep slope buffers, which entirely encumber the subject property. Included in this review is an application for a Variance from the Land Use code. The request would increase the maximum allowed square foot area from 1,623 square feet to 1,963 square feet.

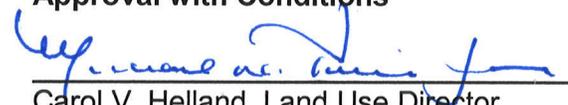
File Number: 14-133564-LO & 14-139026-LS

Applicant: Chad Kulper, John F Buchan Homes

Decisions Included: Critical Areas Land Use Permit (Process II. LUC 20.30P)
Variance From Land Use Code (Process II. LUC 20.30G)

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**

Carol V. Helland, Land Use Director
Development Services Department

Application Date:	06/05/2014
Notice of Application Publication Date:	07/03/2014 & 08/21/2014
Decision Publication Date:	09/25/2014
Project/SEPA Appeal Deadline:	10/09/2014

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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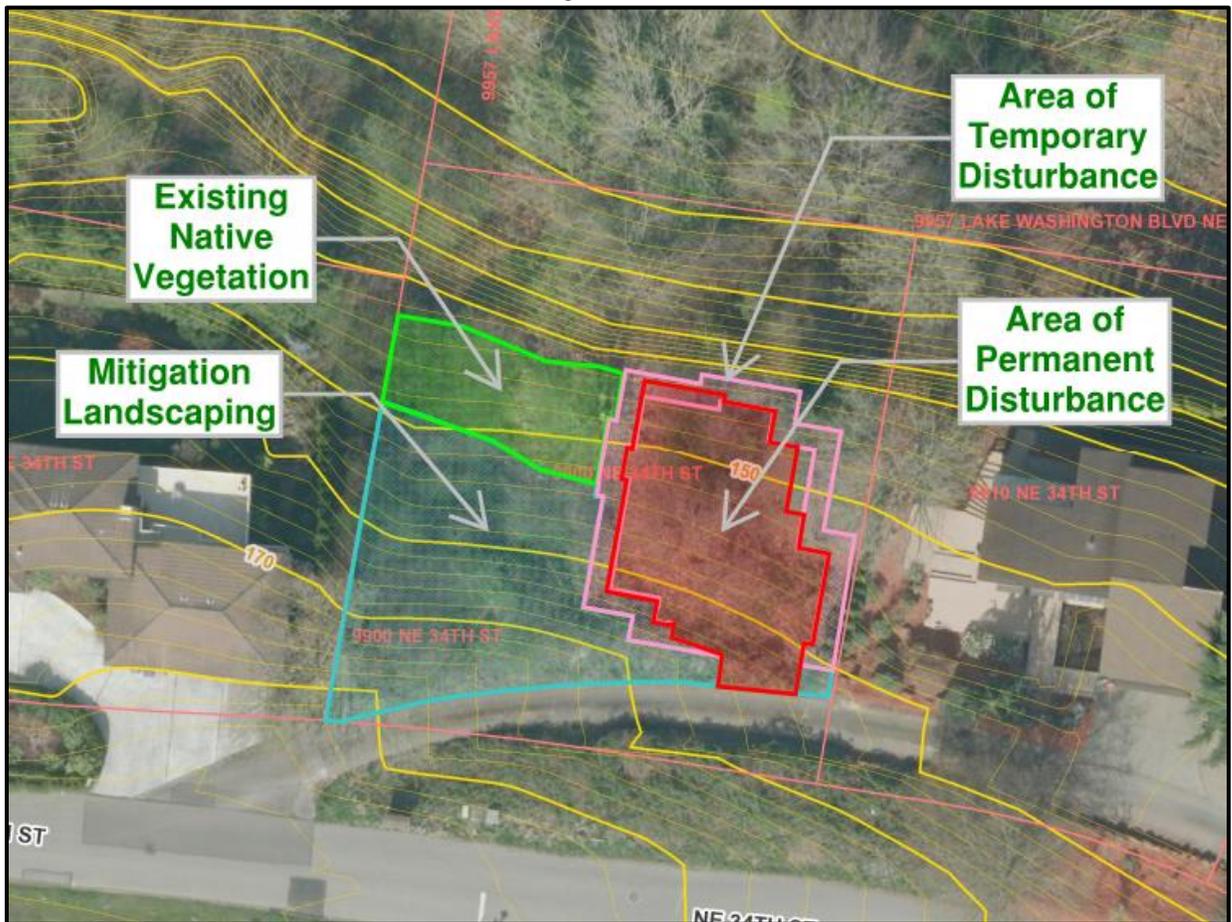
Attachments

1. Site Plan – Enclosed
2. Other information – In Project File

I. Proposal Description

The applicant is proposing to construct a single-family residence on the property at 9900 NE 34th St. The site is entirely encumbered by steep slope critical areas and critical area buffers and therefore qualifies for 3,000 square feet of permanent disturbance under reasonable use exception provisions found in LUC 20.25H.200.2.b. This Critical Areas Land Use Permit establishes conditions and performance standards that must be met in order to obtain subsequent permits for the construction of the single family residence on the subject property. Under LUC 20.20.010, a lot containing 13,532 square feet would be allowed approximately 4,736 square feet of structural lot coverage, but due to the presence of steep slope critical areas the maximum structural lot coverage is limited to 1,623 square feet. In response, the proposal also includes a Variance from the Land Use Code to exceed the maximum allowable structural lot coverage of 35% (1,623 square feet) by 340 square feet (1,963 square feet) or 43%. This lot was previous included in a Critical Areas Land Use Permit – Vegetation Management Plan (13-112393-LO) and seeks to create a separate vegetation plan for this lot.

Figure 1



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

A. Site Description

The subject property is identified by King County tax parcel number 4122700130. It is located at 9900 NE 24th St, on the south side of State Road 520. The lot is approximately 110 feet wide by 124 feet deep. The size of the lot is 13,532 square feet. The site is entirely encumbered by steep slopes and steep slope buffers, and was previously cleared and graded without permit in 2012 (12-128471-EA). As a result, a Vegetation Management Plan (13-112393-LO) was approved and issued to replace damaged and removed native vegetation in order to restore function to the steep slope critical areas and critical area buffers.

B. Zoning

The underlying land use of the property is R-2.5, single-family residential. The proposed development is allowed in this zone.

C. Land Use Context

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

D. Critical areas

i. Steep Slopes

The property has two areas of north-facing slopes that are 40% or greater, have a rise of greater than 10 feet in elevation and cover 1000 square feet or more in area. These areas of steep slopes meet the definition of steep slopes in LUC 20.25H. Steep slopes are required to have buffers of 50 feet measured from the top-of-slope and structure setbacks of 75 feet from the toe-of-slope.

E. Critical Areas Functions and Values

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 provides 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:

This is a proposal to obtain a reasonable use exception for the construction of a single-family residence. The property is zoned R-2.5. The property is entirely encumbered by critical areas and critical area buffers. The proposal is generally consistent with the underlying zoning district and applicable dimensional requirements based on the materials submitted except that the proposal exceeds the allowable lot coverage limit noted in LUC 20.20.010. The applicant has included a request for Variance from the Land Use code to exceed the allowable lot coverage by 340 square feet.

B. Critical Areas Requirements LUC 20.25H:

ii. Consistency with LUC 20.25H.200

Reasonable Use Exception – Applicability

A reasonable use exception may be granted when no other reasonable use of property exists by the application of the regulations of LUC 20.25H.200. The site is entirely encumbered by critical areas and critical area buffers. When the development density/intensity calculations outlined in LUC 20.25H.045 are applied to this situation the site does not have the potential for a single dwelling unit. As such, the site meets the definition of a small lot as defined in LUC 20.25H.200.A.2.a. Under this definition, a lot in the R-2.5 land use district with less than 3,000 square feet of development area on the site is considered to have no reasonable use and would qualify for a reasonable use exception.

The subject property is entirely encumbered by critical areas and critical area buffers and has zero (0) square feet of buildable area. The property qualifies for a reasonable use exception.

C. Consistency with Land Use Code Critical Areas Performance Standards:

i. Geologic Hazards

20.25H.125 Performance standards for landslide hazards and steep slopes

In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, 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;

This is a reasonable use application. The preliminary, stated design of the proposed structure minimizes alteration of the natural contours of the site to the greatest extent possible within the allowance of the Land Use Code.

- 2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**
The structure will be located as close to NE 34th St. as is possible given the necessary 10' front yard setback granted by LUC 20.25H.040.
- 3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**
The proposed structure or development is feasible and supported by the submitted geotechnical report. The analysis recommends stepping the foundation to follow the existing contour of the slope, and that "the risk of landslide activity is no greater than the existing condition" (Geotechnical Engineering Study pg. 3).
- 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 structure has been designed per the geotechnical recommendations for a tiered foundation that follows the existing contour of the slope. No retaining walls or grading of the slope outside of the foundation area has been proposed.
- 5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**
The development will minimize increased impervious surface by utilizing a three-story design. The dimensional requirements set for in LUC 20.20.010, or modified in 20.25H.040, must still be followed.
- 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 outside the building footprint will be necessary, other than absolutely necessary for the construction of the residence itself. The driveway access will be located at the front edge of the property, adjacent to the existing private drive.
- 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;**
A portion of the western, eastern and southern foundation walls will also be retaining walls incorporated into the structure of the residence.

- 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;**

In lieu of pole-type construction, the house will be built in a tiered fashion to conform to the existing topography and minimize topographic modification.

- 9. 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 applicant has submitted a restoration and monitoring plan for the subject property to restore previously impacted areas and areas of temporary disturbance. The maintenance and establishment of this restoration will continue. Through the reasonable use exception, the applicant is granted an area of permanent disturbance not to exceed 3,000 square feet.

ii. Reasonable Use

20.25H.205 Performance standards for reasonable use

Where disturbance of a critical area or critical area buffer is allowed under this section, development is subject to the following performance standards. Additional performance standards apply to development in streams (LUC 20.25H.080), wetlands (LUC 20.25H.100), geologic hazard areas (LUC 20.25H.125), and areas of special flood hazard (LUC 20.25H.180). Where a conflict exists with the performance standards of this section, the provisions providing the most protection to critical area functions and values apply.

- 1. The structure shall be located on the site in order to minimize the impact on the critical area or critical area buffer, including modifying the non-critical area setbacks to the maximum extent allowed under LUC 20.25H.040;**

The structure is being located on the site at the southernmost portion of the of the property adjacent to the existing private drive. It will conform to the minimum required 10' front yard setback. The permanent disturbance on the site will be at or below the maximum allowed per the reasonable use exception allowed for this site.

- 2. Ground floor access points on portions of the structure adjacent to undisturbed critical area or critical area buffer shall be limited to the minimum necessary to comply with the requirements of the International Building Code and International Fire Code, as adopted and amended by the City of Bellevue;**

The access points for the new structure will be from the south side of the structure from the driveway. Any other access points will be situated to minimize disturbance to the adjacent critical area, but shall comply with International Building Code and International Fire Code requirements adopted by the City of Bellevue.

3. Associated development, including access driveways and utility infrastructure shall be located outside of the critical area or critical area buffer to the maximum extent technically feasible;

The access drive will be on the south side of the structure, adjacent to the existing private drive. This is the location utilizes the existing private drive that facilitates access to the adjacent residence to the east. All utilities serving the site will come across or under the private driveway on the south side of the structure.

4. Areas of disturbance for associated development, including access and utility infrastructure shall be consolidated to the maximum extent technically feasible;

Temporary disturbance as result of side sewer construction will be limited and has been designed to protect existing mature trees within the steep slope. Location of the side sewer utilizes an existing sewer stub on the northeastern portion of the lot. All other utilities will occur within the area of permanent disturbance.

5. Areas of permanent disturbance shall be mitigated to the maximum extent feasible on-site pursuant to a mitigation plan meeting the requirements of LUC 20.25H.210;

There will be no areas of permanent disturbance outside of the 3,000 square-foot area allowed under the reasonable use exception. The subject property is required to include on-site mitigation for past and proposed disturbance to the steep slope critical areas and critical area buffers.

6. Fencing, signage and/or additional buffer plantings should be incorporated into the site development in order to prevent long-term disturbance within the critical area or critical area buffer.

Dense buffer plantings will be installed along the western portion of the single-family residence to limit access and development to the steep slope and steep slope buffer.

IV. Public Notice and Comment

Application Date:	06/05/2014
Public Notice (500 feet):	07/03/2014 & 08/21/2014
Minimum Comment Period:	07/17/2014 & 09/04/2014

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on July 3, 2014 and August 21, 2014. It was mailed to property owners within 500 feet of the project site. Four (4) comments have been received from the public as of the writing of this staff report.

A. Summary of Comments

1. *Previous home construction on other lots has caused irreparable erosion on my property. Single-point of discharge or sheet flow should not be allowed. Tight-lining would be preferable.*

Site engineering details for the proposed single-family residence must meet all City of Bellevue Utilities Code requirements and are reviewed separately from the Critical Areas Land Use Permit. Any dispersal over slopes greater than 20% requires a full review from a licensed geotechnical engineer prior to approval.

2. *This site contains critical area steep slopes and steep slope buffers. How is the city addressing the safety issues with developing in such areas? How will the previously approved mitigation plan be implemented?*

The geotechnical engineering study provided by Earth Solutions NW LLC states that the proposed development is feasible provided that “the recommendations detailed in this report are followed” (Geotechnical Engineering Study pg. 1). The study discusses the methodology and findings, and includes several recommendations for construction. An updated mitigation plan that includes revegetation of the steep slope and protecting native vegetation has been submitted. Please see the enclosed restoration & mitigation plan and Consistency with Land Use Code Requirements (Section III) for more information.

3. *Development related to a single-family residence in this area will impact my view.*

The City of Bellevue does not regulate or protect views from private property. Where covenants and restrictions explicitly protect views, the enforcement of such is a private matter between property owners.

V. Summary of Technical Reviews

Clearing and Grading:

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

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

The applicant is proposing to construct a single family residence on the property at 9900 NE 34th St. The site contains north facing slopes ranging from 24 to 200%. The soils are generally classified as Kitsap silt loam (KpD), as mapped by the Soil Conservation Service. This soil type is described as being moderately well-drained.

Under this proposal the applicant is requesting a reasonable use exception to construct a single family residence on the subject property. The reasonable use statute allows the applicant a permanent disturbance on the site of no greater than 3,000 square feet in a location that avoids or minimizes disturbance to the site to the greatest extent possible. A geotechnical investigation and engineering study was conducted to determine the feasibility of and impact-minimization measures for such a project. The study presumes a two-to-three-story residence with wood-frame construction with a slab-on-grade floor. The proposed residence will be “stepped to follow the contour of the slope” (Geotechnical Engineering Study pg. 4) on the south end of the lot with retaining walls on the south, east, and west sides. The geotechnical study also prescribes the use of imported structural fill soils and drainage measures along the foundation retaining wall. See Conditions of Approval in Section IX of this report.

B. Animals

The project site is located in an existing single-family residential neighborhood and is adjacent to several undeveloped lots. The proposed location of the permanent disturbance is located within a previously disturbed portion of the lot with minimal habitat. A portion of the lot along the northern boundary has remained relatively undisturbed and has been identified as bird and mammal habitat, but no threatened or endangered species have been documented on or near this site.

C. Plants

The proposed development of the single family residence will permanently disturb only the maximum allowed 3,000 square feet allowed by the Land Use Code. All areas of temporary disturbance and areas covered under the mitigation landscape plan will be restored and monitored pursuant to the approved restoration and monitoring plan. See Conditions of Approval in Section IX of this report.

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 IX for a related condition of approval.

VII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

A. Variance from the Land Use Code Decision Criteria 20.30G

The Director may approve or approve with modifications an application for a variance from the provisions of the Land Use Code if:

- 1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and land use district of the subject property;**

The variance does not affect the land use of the subject lot or surrounding lots, and will continue as a single-family residential use.

- 2. The variance is necessary because of special circumstances relating to the lot size, shape, topography, location or surroundings of the subject property to provide it with use rights and privileges permitted to other properties in the vicinity and in the land use district of the subject property;**

The variance is in response to the limited lot coverage allowed (1,623 square feet). The current lot size is 13,532 square feet but contains approximately 8,894 square feet of steep slope critical area. The adjacent single-family residences to the east and west have approximately 2,100 and 3,210 square feet of lot coverage. The proposed lot coverage will be below the average lot coverage of the adjacent single-family residences. See Figure 3 below.

Figure 3



- 3. The granting of the variance will not be materially detrimental to property or improvements in the immediate vicinity of the subject property;**

The variance will not be material detrimental to property or improvements in the vicinity. The proposal maintains reasonable scale compared to the surrounding single-family residences, and does not include a request to exceed the height restrictions for R-2.5 zoning outlined in LUC 20.20.010.

4. The variance is not inconsistent with the Comprehensive Plan;

The comprehensive plan has identified the area under review as Single-Family Medium Density. The requested variance is consistent with this designation.

POLICY S-NB-6. Retain and enhance natural vegetation.

5. Where the variance involves disturbance of a critical area or critical area buffer, the variance includes a mitigation plan meeting the requirements of LUC 20.25H.210;

The proposal includes a mitigation plan meeting the requirements of LUC 20.25H.210. See Conditions of Approval in Section IX of this report regarding the required mitigation & restoration plan.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

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

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

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

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

The proposed slope modification and structure will utilize a retaining wall built into a stepped foundation and includes only the minimum necessary grading outside of the wall footprint. See Conditions of Approval in Section IX of this report.

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 proposal meets the performance standards of LUC 20.25H.125 and LUC 20.25H.205 for a reasonable use exception into a critical area or critical area buffer.

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

The proposed single-family residence is consistent with the surrounding land uses and is adequately served by public facilities. All necessary services and ancillary utilities are currently available on-site via NE 34th St.

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

All areas of temporary disturbance associated with the construction and staging of the new single-family residence will be restored per an approved restoration and mitigation plan. The permanent disturbance will occur within the 3,000 square feet allowed under 20.25H.190. The location of the proposed residence is adjacent to NE 34th St. See Conditions of Approval in Section IX of this report regarding the required mitigation & restoration plan.

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

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

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby approve with conditions the proposal to obtain a reasonable use exception for the construction of a single-family residence at 3400 NE 34th St.

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 Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

Note – Recording of Variance Required: In accordance with LUC 20.40.500.B.1.a

IX. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	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. Modification to General Dimensions

Modification to the general dimensions requirements for the development of a single-family residence found in LUC 20.25H.040.B is limited to a 10-foot front yard setback. All other general dimensions of 20.20.010, with exception to lot coverage apply.

Authority: 20.25H.040.B
Reviewer: David Wong, Land Use

3. Variance to Structural Lot Coverage Requirements

Structural lot coverage shall be increased under the terms of variance approval from the maximum 35% allowed under LUC 20.20.010 to a maximum of 43%. In order to ensure this threshold is not exceeded, the structural lot coverage shall be confirmed by a qualified surveyor before the foundation is poured as part of the required building permit.

Authority: Land Use Code 20.30G.115
Reviewer: David Wong, Land Use

4. Restoration for Areas of Temporary Disturbance

A restoration plan for all areas of temporary disturbance within the allowed 3,000 square feet of permanent disturbance and associated with the installation of a side sewer, with exception to the mitigation landscaping is required to be submitted for review and approval by the City of Bellevue as a component of the Single-Family Building Permit. The plan shall identify the full extent of the area of temporary impact expected as a result of construction of the single-family residence. The restoration measures should, to the maximum extent feasible, attempt to mimic the existing desirable on-site conditions prior to any past disturbance.

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

5. Monitoring

The planting area outlined in the restoration plan shall be self-maintained and self-monitored for five (5) years. Annual monitoring reports are to be submitted to Land Use each of the five years at the beginning (March 24th) and end of each growing season (October 31st). 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%
- 10% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

- At least 90% survival of all installed material

- Less than 10% 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
- Less than 10% coverage by invasive species or non-native/ornamental vegetation

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

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

Authority: Land Use Code 20.25H.220.D
Reviewer: David Wong, Land Use

6. Noise Control

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

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

7. Planting Cost Estimate

A cost estimate for the proposed plant installation and five (5) years of maintenance and monitoring must be submitted prior to single-family building permit issuance.

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

8. Maintenance Surety

A maintenance surety, based on the cost estimate above is required and shall be 100 percent of the total cost for five (5) years of maintenance and monitoring or the cost of the plants. The maintenance surety is required prior to single-family building permit issuance.

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

9. Hold Harmless Agreement

Prior to building permit or clearing and grading permit approval, the property owner or his/her agent shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the installation of slope stabilization measures. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170

Reviewer: David Wong, Land Use

10. Rainy Season Restrictions

No clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A

Reviewer: Tom McFarlane, Clearing and Grading

SYMBOL LEGEND

OCT 2010 EDITION

SITE IMPROVEMENT SYMBOLS

SYMBOL	DESCRIPTION
	WATER SERVICE METERS AND CONNECTION HOOKUPS
	STORM DRAIN STUBOUT CONNECTION
	SANITARY SEWER STUBOUT CONNECTIONS
	CATCH BASIN
	CLEAN OUT
	PROPERTY CORNER
	SURFACE FLOW LINE DIRECTION
	ROCKERY WALLS

LINE STYLES

LINEWORK	DESCRIPTION	LINEWORK	DESCRIPTION
	NEW CONTOURS (ELEVATIONS NOTED ON THE HIGH SIDE)		PROJECTED ROOF LINES
	EXISTING CONTOURS (ELEVATIONS NOTED ON THE HIGH SIDE)		SETBACK LINES
	PROPERTY AND BOUNDARY LINES		EASEMENT LINES
	STORM DRAIN		SILT FENCE
	FOOTING DRAIN		WOOD FENCE
	WATER SERVICE		CHAIN LINK FENCE
	SANITARY SEWER		PROPOSED STORM LINE
	FOULER		PROPOSED CLEANOUT
	OVERHEAD POWER		

SEE SHEET A12A FOR AVERAGE GRADE CALCULATIONS AND SITE PLAN DETAILS
 SEE SHEET A12B FOR STORM DRAINAGE PLAN
 SEE SHEET A12C FOR TREE RETENTION PLAN

LAND USE DATA:

LEGAL DESCRIPTION:	LAKE WASH SPRINGHILLS DIV # 4 LOT 13
ADDRESS:	9900 NE 34TH STREET BELLEVUE, WA 98004
PARCEL NUMBER:	4122700130
OWNER:	CHAN MING AND CECILIA NGAN
JURISDICTION:	CITY OF BELLEVUE
ZONING CLASSIFICATION	SINGLE-FAMILY RESIDENTIAL DISTRICT R-2.5
BASE ZONE:	REASONABLE USE EXCEPTION
UNDERLYING ZONE:	
BUILDING SETBACKS	
FRONT YARD:	10'-0" FROM DRIVEWAY EASEMENT PER CCR
SIDE YARD:	7'-6" PER CCR
REAR YARD:	25'-0"
MAXIMUM HEIGHT OF STRUCTURE:	30'-0" ABOVE FLAT ROOF
MAXIMUM FACADE HEIGHT:	40'-0" ABOVE EXISTING GRADE AT EACH FACADE
MAXIMUM IMPERVIOUS SURFACE:	3000 SF PER REASONABLE USE EXCEPTION

HEIGHT OF PROPOSED STRUCTURE

MAXIMUM ALLOWED ELEVATION OF STRUCTURE
 * HIGHEST POINT (30' ABOVE A.S.G.) = 185'-1" 7/8" (185.65')
 ACTUAL ELEVATION OF PROPOSED STRUCTURE
 * HIGHEST POINT = 185'-1" 7/8" (185.65')

AREA CALCULATIONS

TOTAL LOT AREA = 13,532 s.f.

IMPERVIOUS SURFACE AREA

IMPERVIOUS SURFACE AREAS	
DRIVEWAY:	= 136.64 s.f.
EXPOSED DECK(S):	= 53.02 s.f.
WALK(S):	= 23.32 s.f.
ROOF INCL. EAVES:	= 1935.53 s.f.
TOTAL:	2218.11 s.f.

MAXIMUM IMPERVIOUS SURFACE ALLOWED = 6766 s.f. (50.00%)
 PROPOSED IMPERVIOUS SURFACE AREA = 2218.11 s.f. (16.39%)

HOUSE SQUARE FOOTAGE SUMMARY

BASEMENT FLOOR LEVEL	= 1235 s.f.
MAIN FLOOR LEVEL	= 1328 s.f.
UPPER FLOOR LEVEL	= 1478 s.f.
TOTAL HEATED SQ. FTG	4041 s.f.
GARAGE	= 420 s.f.
COVERED PORCH	= 45 s.f.
BASEMENT LEVEL DECK	= 83 s.f.
MAIN LEVEL DECK	= 121 s.f.
UPPER LEVEL DECK	= 92 s.f.
ROOF LEVEL DECK	= 718 s.f.
TOTAL DECK SQ. FTG	= 1011 s.f.

GREEN SPACE (FRONT YARD)

TOTAL FRONT YARD AREA:	2202.25	82 FT.
OPEN SPACE REQUIRED (50%):	1101.125	82 FT.
OPEN SPACE AREA PROVIDED:	1343.93	82 FT.

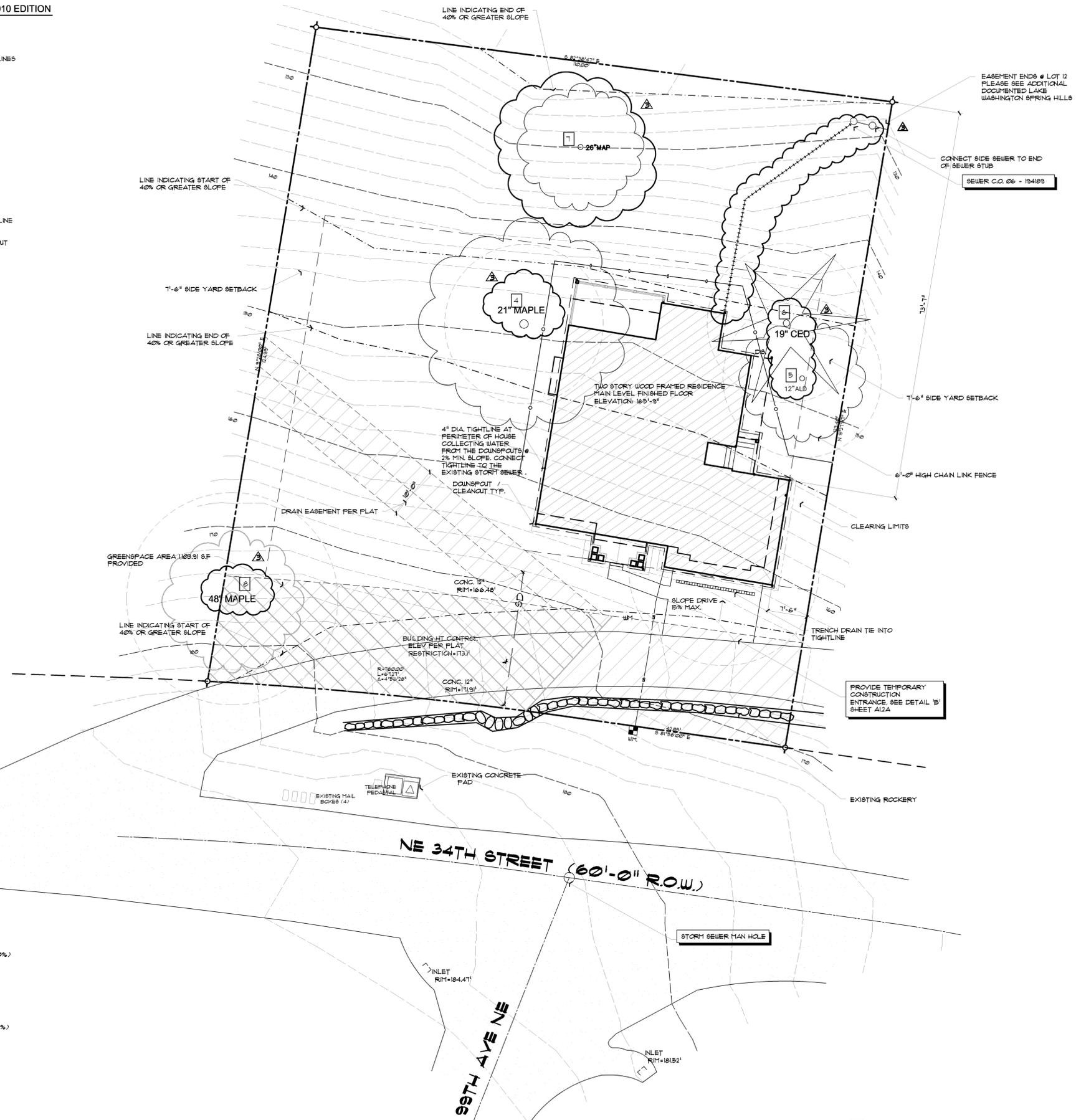
TOTAL FRONT YARD PROVIDED: 1343.93 SQ. FT. / 1101.125 SQ. FT. = 61.0%

FLOOR AREA RATIO (FAR)

MAXIMUM GROSS FLOOR AREA ALLOWED	= 6766 s.f. (50.00%)
PROPOSED BASEMENT GROSS FLOOR AREA	= 1216.4 s.f.
PROPOSED MAIN LEVEL GROSS FLOOR AREA	= 1234.54 s.f.
PROPOSED UPPER LEVEL GROSS FLOOR AREA	= 1344.23 s.f.
PROPOSED GARAGE AREA	= 373.66 s.f.
PROPOSED UPPER DECK AREA	= 88.71 s.f.
PROPOSED ROOF DECK AREA	= 655.68 s.f.
TOTAL AMOUNT OF GROSS FLOOR AREA	= 5208.22 s.f. (37.06%)

STRUCTURAL LOT COVERAGE

AREA OF PRIMARY STRUCTURE	= 1962.61 s.f.
AREA OF DECKS OVER 30"	= N/A
TOTAL:	1962.61 s.f.
MAXIMUM LOT COVERAGE ALLOWED	= 4736.20 s.f. (35.00%)
PROPOSED LOT COVERAGE	= 1962.61 s.f. (14.50%)



SITE IMPROVEMENT PLAN

LOT NO.13

LAKE WASHINGTON SPRINGHILLS DIV # 4



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JOHN F. BUCHAN
 HOMES

Wood Frame Single Family Residence
 For Ming Chan and Cecilia Ngan
 Site Improvement Plan, Site Details and Land Use Data

Revision	Date
1	6-18-14
2	7-18-14
3	7-30-14

Project:	Chan/Ngan
Lot Reference:	n/a
Issue Date:	Qtr 3 2013
Design By:	t.daigle
Drawn By:	ted
Engineer of Record:	tbd

Sheet
A1.2
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