



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Worzel Addition

LOCATION OF PROPOSAL: 2399 Killarney Way

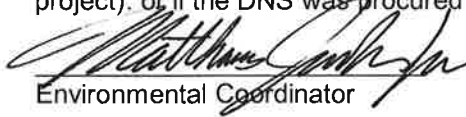
DESCRIPTION OF PROPOSAL: Threshold determination to remodel the existing primary residence, reconfigure a deck, construct a trash enclosure at the base of a steep slope, and resurface an existing non-motorized trail through the steep slope on the western portion of the site in order to access the shores of Lake Washington.

FILE NUMBERS: 17-110877-LO **PLANNER:** Nicholas Whipple

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 **8/17/2017**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

8/3/2017
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.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: Worzel Accessory Structure

Proposal Address: 2399 Killarney Way

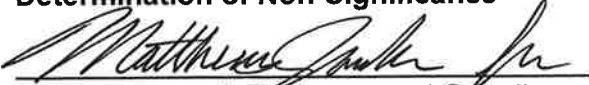
Proposal Description: This is an application for a Critical Areas Land Use Permit to modify the prescriptive standards for Critical Areas in Land Use Code Section 20.25H in order to remodel the existing primary residence, reconfigure a deck, construct a trash enclosure at the base of a steep slope, and resurface an existing non-motorized trail through the steep slope on the western portion of the site in order to access the shores of Lake Washington.

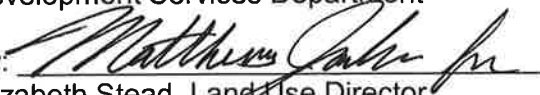
File Number: 17-110877-LO

Applicant: **David Bennett, Bennett Lavacot Architecture**

Decision Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Nick Whipple, Associate 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**
Mike Brennan, Director
Development Services Department
By: 
Elizabeth Stead, Land Use Director

Application Date: April 14, 2017
Notice of Application Publication Date: May 18, 2017
Decision Publication Date: August 3, 2017
Project/SEPA Appeal Deadline: August 17, 2017

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.

CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 4
III.	Site Context.....	Pg 5
IV.	State Environmental Policy Act (SEPA).....	Pg 6
V.	Consistency with Land Use Code Requirements:.....	Pg 7
VI.	Summary of Technical Review.....	Pg 10
VII.	Public Notice and Comment.....	Pg 11
VIII.	Decision Criteria.....	Pg 11
IX.	Conclusion and Decision.....	Pg 12
X.	Conditions of Approval.....	Pg 13

Attachments:

1. Project Plans – Enclosed
2. Environmental Checklist – Enclosed
3. Environmental and Geotechnical Support Materials - In File

I. Proposal Description

The proposal is to remodel the existing single-family home and reconfigure the existing deck within the top-of-slope buffer. Additionally, the applicant proposes to construct a trash enclosure at the base of the upper slope, resurface an existing non-motorized trail through the lower steep slope critical area and shoreline structure setback. Due to the extent and location of the regulated critical areas on-site, the property owner has requested modifications to the 50-foot top-of-slope buffer, the shoreline structure setback, and to the steep slope critical area required in Land Use Code section 20.25H. Proposed improvements will result in a net increase of 160 square feet of impervious surface within the slope buffer and 77 square feet of impervious surface within the shoreline structure setback. Modifications to the steep slope buffer, steep slope critical area, and shoreline structure setback may be considered through a Critical Areas Land Use Permit and Critical Areas Report consistent with LUC 20.25H.230.

To mitigate impacts, the applicant is proposing to remove non-native plantings within the steep slope critical area and revegetate the slope with native plantings. Additional mitigation plantings will be installed at the toe-of-slope and within the shoreline buffer/structure setback area. Mitigation efforts are anticipated to improve the site's conditions and will provide for a net increase in ecological function over existing conditions. A Critical Areas Land Use Permit with a Critical Areas Report is required when a project proposes to modify the prescriptive code standards. This permit establishes conditions and performance standards designed to avoid and minimize impact to the site's sensitive features which must be met in order to obtain subsequent permits for construction of the detached accessory structure on the property.

Figure 1 – Project Proposal and LUC Modifications

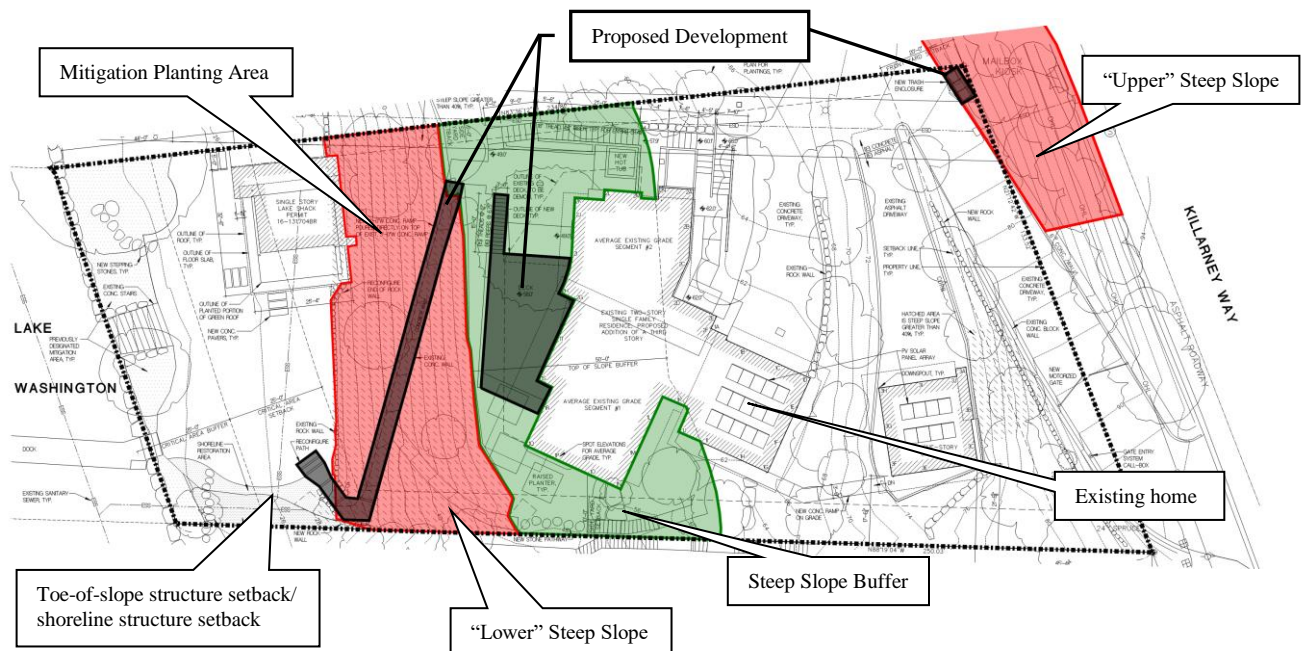


Figure 3 – Shoreline Photograph



III. Site Context

A. Critical Areas:

Geologic Hazard Areas: LUC 20.25H.120.A.2 defines steep slope areas as those areas that contain slopes of greater than 40%, have a rise of at least 10 feet, and exceed 1,000 sf in area. The applicant has submitted a topographical site survey and site map identifying a portion of the property meets the abovementioned criteria and is therefore regulated as a critical area. Additionally, under LUC 20.25H.120.B.1, regulated steep slopes are protected by a 50 foot top of slope buffer and a 75 foot toe of slope structure setback. The applicant has worked with a licensed surveyor to identify the steep slope areas on the project site plans and has labeled the associated buffers and setbacks.

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.

IV. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts as a result of the proposal based on compliance with the City's codes and standards. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. City codes and requirements, including the Clearing and Grading 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 site contains west facing slopes ranging from 30% to 55%. The soils are generally classified as fill over native soil.

A geotechnical investigation and engineering study was conducted to determine the impact-minimization measures for the project. The study concludes the proposed project is feasible if the guidelines outlined for design and construction are followed. The applicant provided a copy of the geotechnical study, prepared by Eric Woods, Licensed Geologist, and Ricky Wang, Professional Engineer, of The Riley Group, Inc. dated March 18, 2016 and June 9, 2016. Both reports are available in the project file.

A temporary erosion and sediment control plan will be included in the project plans for the underlying building permit for the construction of the deck, walkway, and trash enclosure. It will address all requirements for restoring the site to the proposed condition, including erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent slope and shoreline. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Conditions of Approval in Section X of this report for conditions related to the restoration of areas of temporary disturbance.

The proposed removal of non-native plants and replacement with native species within the steep slope will result in a desirable condition for the slope's stability. All areas of temporary disturbance will be minimized, and when unavoidable restored and monitored pursuant to an approved restoration and monitoring plan. See Conditions of Approval in Section X of this report for conditions related to the restoration of areas of temporary disturbance.

B. Animals

The project site is part of a large shoreline environment that contains quality habitat for birds and mammals. The proposed removal of non-native plants and planting of native vegetation within the slope will provide suitable habitat for upland animals that would be expected to use the site. The mature trees on the site could provide potential habitat for bald eagles and pileated woodpeckers who are known to be in the vicinity.

Lake Washington does support populations of Puget Sound Chinook Salmon and

Steelhead. Both are listed as threatened species under the Endangered Species Act. The proposed project is not anticipated to have any adverse impact on these species, as no work will occur waterward of the OHWM.

The applicant will be required to provide a complete mitigation and restoration plan that meets the requirements of LUC 20.25H.210-.225 at the time of building permit submittal, and will require a five-year monitoring plan. See Conditions of Approval in Section X of this report.

C. Plants

The vegetation within the upper slope along Killarney Way is comprised of blackberry bushes, ivy, and grasses. The lower slope is planted with ornamental landscaping and ivy. The conceptual mitigation and restoration plan has been submitted as part of the approved critical areas report. The final mitigation and restoration plan for temporary and permanent disturbance will be reviewed and approved prior to approval of the subsequent building permit for the deck and second story addition. See Conditions of Approval in Section X 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 Conditions of Approval in Section X of this report.

V. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The property is within the R-1.8 zoning district. Based on the materials submitted, the proposal is consistent with the underlying zoning district and consistent with the dimensional requirements in LUC 20.20.010 including, structure setbacks, lot coverage, and impervious surface.

B. Consistency with performance standards for landslide hazards and steep slopes – LUC 20.25H.125

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;

Finding: The non-motorized trail through the steep slope will mimic the natural contours of the slope and the existing building foundation will be utilized for the upper level addition. The deck will be placed on posts within the flat area of the steep slope buffer. The footprint of the deck will be enlarged slightly from the previous deck footprint. All improvements conform to the natural contour of the slope, with the exception of the trash enclosure that will be placed within the approximate area of an existing concrete wall.

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

Finding: The deck structure, trash enclosure, and walkway improvement will be located as depicted in the site plan approved under this Critical Areas Land Use Permit. The deck and walkway improvements will be located in an area that has previously been disturbed. The concrete walkway will be resurfaced and upgraded to improve stormwater conveyance and safety. The deck structure will be placed within a portion of degraded steep slope buffer, outside of the steep slope critical area. See Conditions of Approval in Section X of this report.

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

Finding: Based on the findings within the geotechnical report, the proposed deck and walkway improvements will not increase the potential for slope failure on the adjacent properties if the geotechnical recommendations are incorporated in the development. See Conditions of Approval in Section X of this report.

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;

Finding: A Geotechnical Report for this site has been prepared by a licensed Engineer. Within the report, recommendations are made for a specific retaining wall design for the trash enclosure. To ensure that the impact to the surrounding landscape is minimized the applicant will be required to follow the design recommendations of the project geotechnical report. See Conditions of Approval in Section X of this report.

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

Finding: The location of new development has been designed to minimize impact to the Critical Areas. The trash enclosure pad abuts the existing hard surfaced driveway and is approximately 35 square feet in area. Through site evaluation and planning, the location of the proposed improvements are designed in the area of least impact to the resources that characterize the site. See Conditions of Approval in Section X of this report.

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;

Finding: No changes in grade outside the allowed developable area are proposed, other than what is absolutely necessary for the construction of the retaining wall for the trash enclosure at the base of the steep slope. See Conditions of Approval in Section X of this report.

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;

Finding: No building foundation walls are proposed.

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

Finding: The 35 square foot trash enclosure will be built in the approximate location of an existing concrete wall at the base of the slope. The foundation wall of the structure will encroach into the base of the slope up to 4 feet. A tiered approach would not be appropriate for this project as the distance that the structure extends within the 40 percent slope is too shallow. See Conditions of Approval in Section X of this report.

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

Finding: There will be no deck structures that extend within the steep slope critical area. See Conditions of Approval in Section X of this report.

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.

Finding: All areas of temporary disturbance and permanent disturbance will be restored, mitigated, and monitored pursuant to the approved restoration, mitigation, and monitoring plan. See Conditions of Approval in Section X of this report.

VI. Summary of Technical Reviews

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. A slope stability analysis was required based on the project proposal and the safety factors provided in the analysis demonstrate the slope is currently stable and will remain stable. The Clearing and Grading staff found no issues with the proposed development and concurred with the findings within the Geotechnical Report.

VII. Public Notice and Comment

Application Date:	April 14, 2017
Public Notice (500 feet):	May 18, 2017
Minimum Comment Period:	June 1, 2017

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on

May 18, 2017 with notice mailed to property owners within 500 feet of the project site. No public comments were received and there are no parties of record besides the applicant.

VIII. 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. Critical Areas Land Use Permit Decision Criteria 20.30P

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

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

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

Finding: The proposed construction will follow the design guidelines and requirements identified in the project geotechnical report. See Conditions of Approval in Section X of this report.

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

Finding: As discussed in Section V of this report, the proposal meets, or as conditioned will meet, the performance standards of LUC 20.25H.125. See Section X of this report for a list of conditions associated with the required performance standards.

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

Finding: The proposed addition and walkway upgrades are consistent with surrounding land uses and are adequately served by public facilities. All necessary services and ancillary utilities are currently available on-site.

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

Finding: The applicant has prepared a mitigation and restoration plan to remove non-native, invasive plants, and install a variety of both native and ornamental trees, shrubs, and groundcovers. The water quality and stormwater storage functions on the site will likely increase as a result of dense native plantings that will slow water flow and increase sediment capture and soil stabilization in the steep slope, steep slope buffer, and shoreline structure setback. See Conditions of Approval in Section X of this report regarding the required restoration plan.

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

Finding: As discussed in Section IV & V of this report, the proposal complies with all other applicable requirements of the Land Use Code. The proposed development must also comply with the standards of LUC 20.20.010 for the R-1.8 zoning district. See Conditions of Approval in Section X of this report.

IX. 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 Development Services does hereby **approve with conditions** this application for a Critical Areas Land Use Permit to construct a deck on posts, concrete walkway, and trash enclosure within the shoreline structure setback, steep slope critical area, and steep slope buffer.

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

X. Conditions of Approval

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

<u>Applicable Codes or Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code – BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code – LUC 20.25H	Nick Whipple, 425-452-4578
Noise Control – BCC 9.18	Nick Whipple, 425-452-4578
Construction Code – BCC 23	Building Division, 425-452-4121

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

- 1. Building Permit Required:** Prior to the commencement of any development activity on this site, the applicant shall submit a single family building permit application and shall include with the application a copy of the proposed mitigation, restoration, maintenance, and monitoring plan. The proposed development must comply with the requirements of LUC 20.20.010.

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

- 2. Maintenance Surety:** In order to ensure the mitigation and restoration successfully establishes, a maintenance assurance device that is equal to 100% of the cost of plants, installation, and monitoring is required to be held for a period of five years from the date of successful installation. Five years of maintenance and monitoring is required. The maintenance assurance device will be released to the applicant upon receipt of

documentation of reporting successful establishment in compliance with the performance standards described below.

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

- 3. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Building Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220
Reviewer: Nick Whipple, Development Services Department

- 4. Maintenance and Monitoring:** The planting area shall be maintained and monitored for 5 years as required by LUC 20.25H.220. 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

Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Nick Whipple at nwhipple@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 20.30P.140; 20.25H.220
Reviewer: Nick Whipple, Development Services Department

- 5. Land Use Inspection Required:** Inspection of the mitigation planting shall be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

Authority: Land Use Code 20.25H.210
Reviewer: Nick Whipple, Development Services Department

- 6. Restoration for Temporary Disturbance Outside of Allowed Impact Area:** All temporary impacts outside of this allowed impact area must be identified on the approved site plans and shall only be allowed when no feasible alternative exists. All areas of temporary disturbance shall be photo documented before disturbance occurs and shall be restored to the original condition subject to the approved mitigation, restoration, maintenance and monitoring plan. All restored areas of temporary disturbance are subject to five years of maintenance and monitoring.

Authority: Land Use Code 20.25H.220.H
Reviewer: Nick Whipple, Development Services Department

- 7. Rainy Season Restrictions:** Due to the proximity to a steep slope, no clearing and grading activity may occur during the rainy season, which is defined as November 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 Division

- 8. Geotechnical Recommendations:** All recommendations from the geotechnical engineering report, prepared by Eric Woods, Licensed Geologist, and Ricky Wang, Professional Engineer, of The Riley Group, Inc. dated March 18, 2016 and June 9, 2016, shall be incorporated into the project and followed as needed.

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

- 9. Noise Control:** The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

Authority: Bellevue City Code 9.18
Reviewer: Nick Whipple, Development Services Department

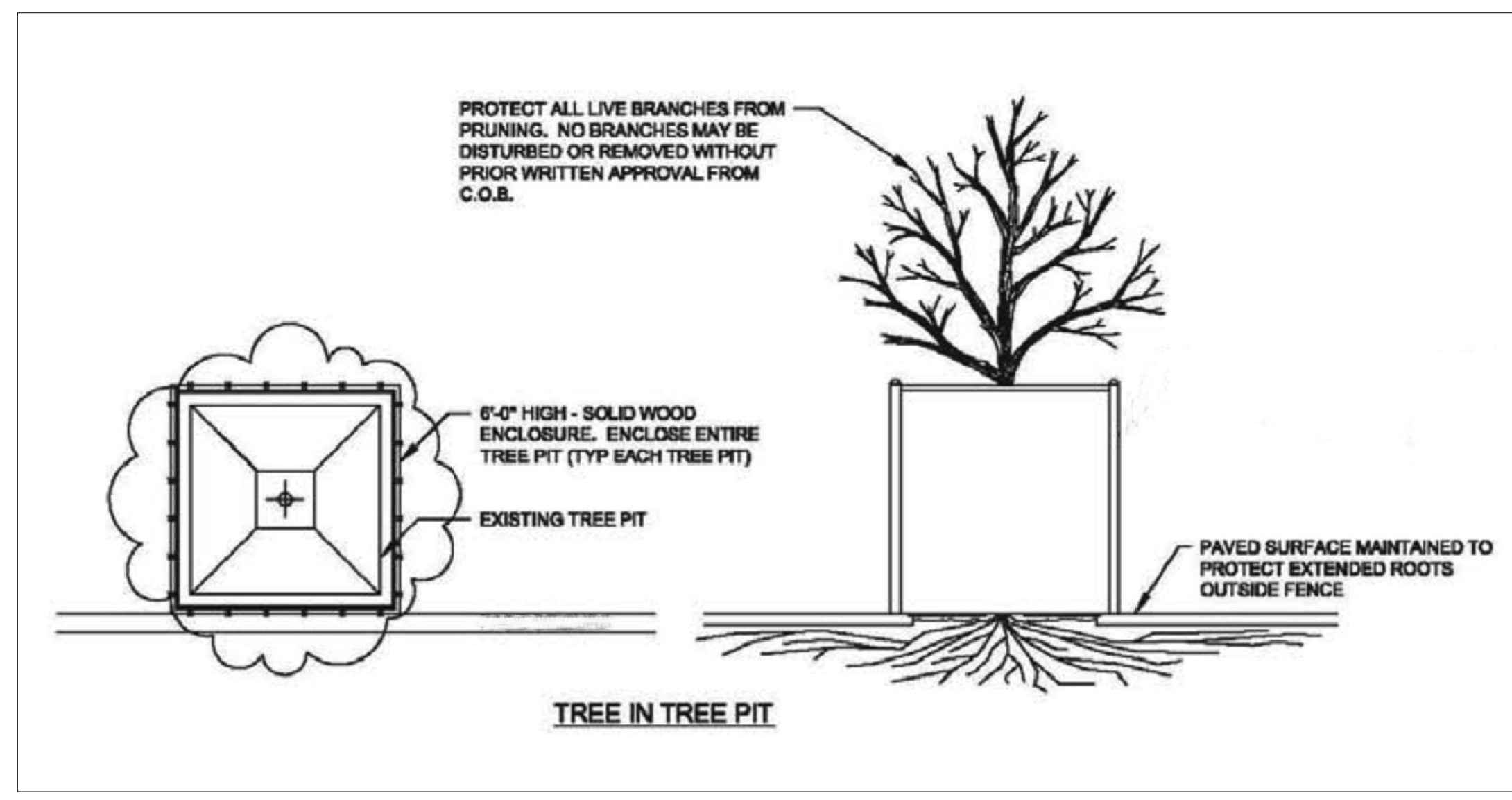
- 10. Hold Harmless Agreement:** Prior to building permit or clearing and grading permit approval, the property owner or his/her agent shall submit a hold harmless agreement

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.

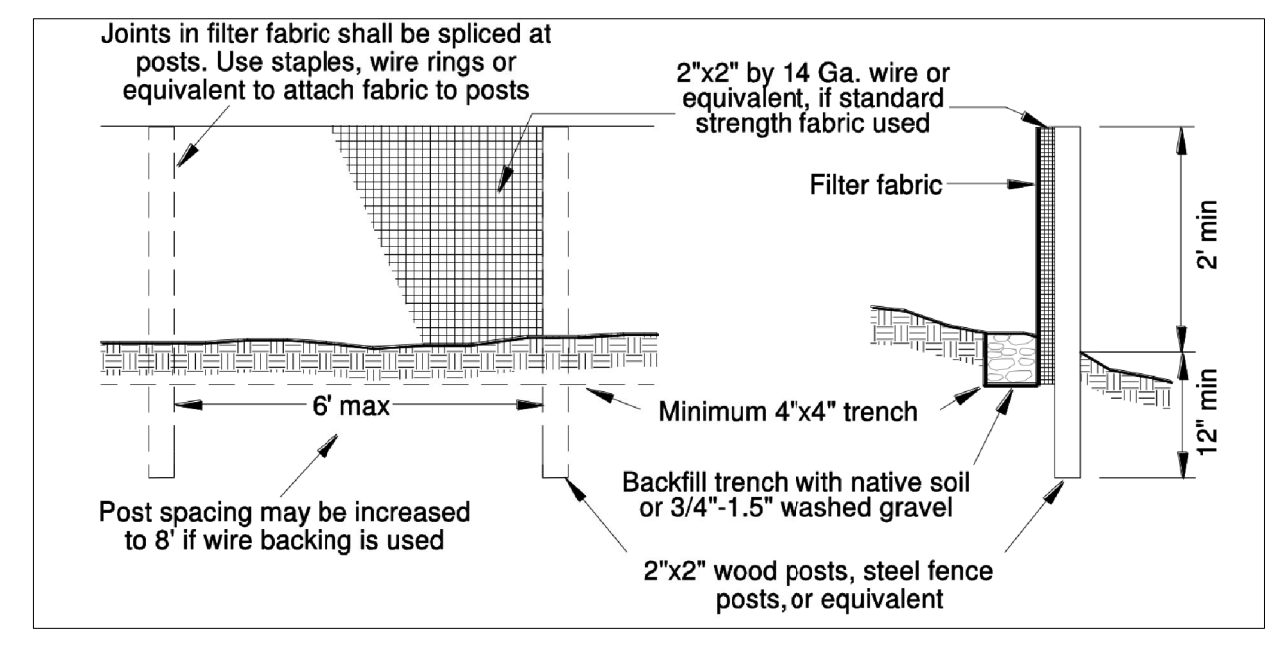
Authority: Land Use Code 20.30P.170
Reviewer: Nick Whipple, Development Services Department

11. Turbidity and pH Monitoring: A turbidity and pH monitoring plan may be required to be submitted and approved after issuance of the clearing and grading permit, based on the observations of the clearing & grading inspector. If a turbidity and pH monitoring plan is required, it must be developed and implemented in accordance with the Turbidity & pH Monitoring Requirements contained in the Bellevue Clearing & Grading Development Standards.

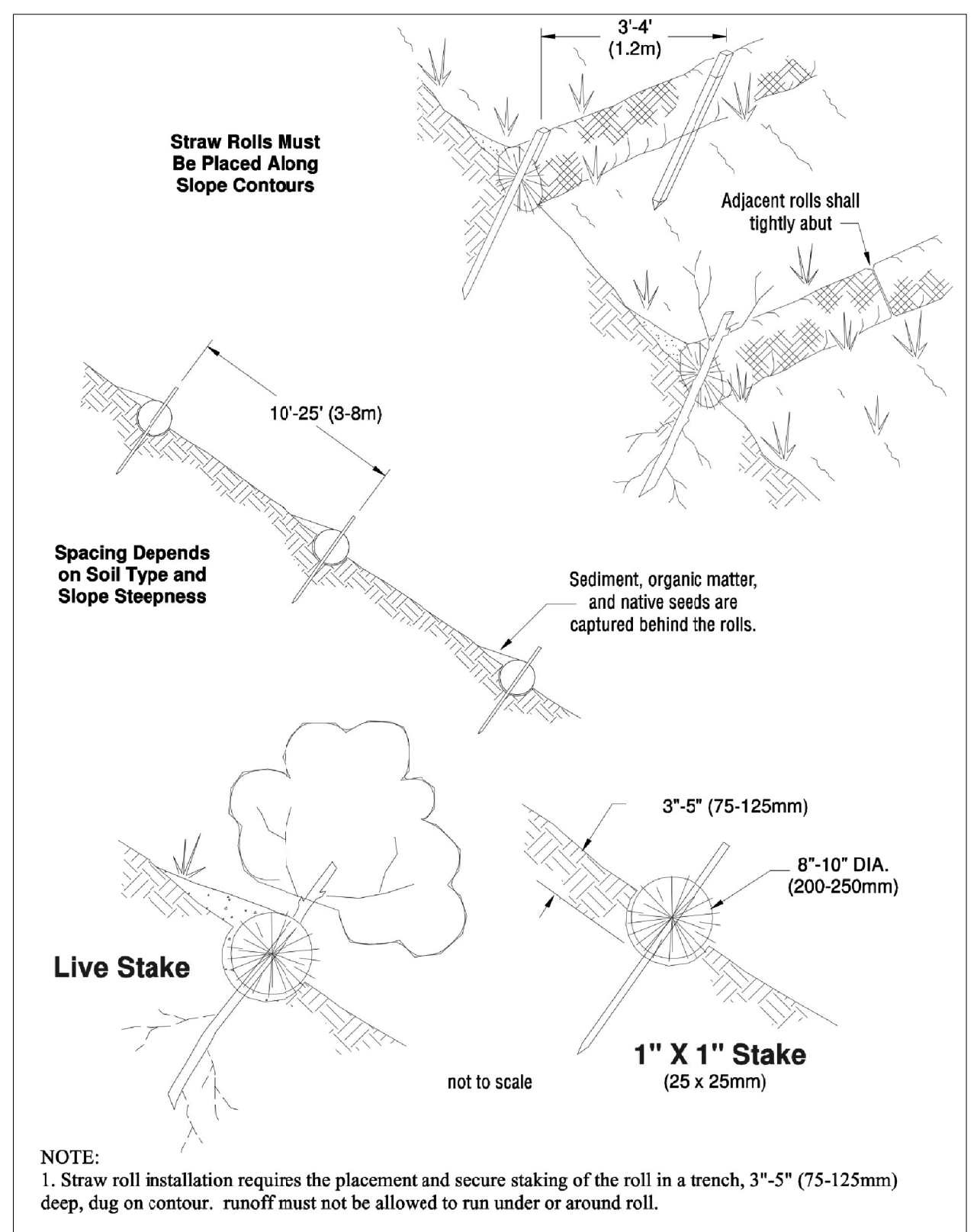
Authority: Bellevue City Code 23.76.160,
Reviewer: Tom McFarlane, Clearing and Grading Division



1 BMP T101 TREE PROTECTION SHOWN ON PLAN AS **TP**
NO SCALE



2 BMP C233 SILT FENCE SHOWN ON PLAN AS **SF**
NO SCALE



3 BMP C235 STRAW WATTLES SHOWN ON PLAN AS **SW**
NO SCALE



1 CONSTRUCTION STORMWATER CONTROL PLAN
T = 10'-0"

NOTE: CONCEPTUAL PLAN ONLY. ALL LOCATIONS OF BOUNDARIES, STRUCTURES, UTILITIES, HARDSCAPE, VEGETATION, ETC., ARE APPROXIMATE.

MITIGATION PLANT LIST:

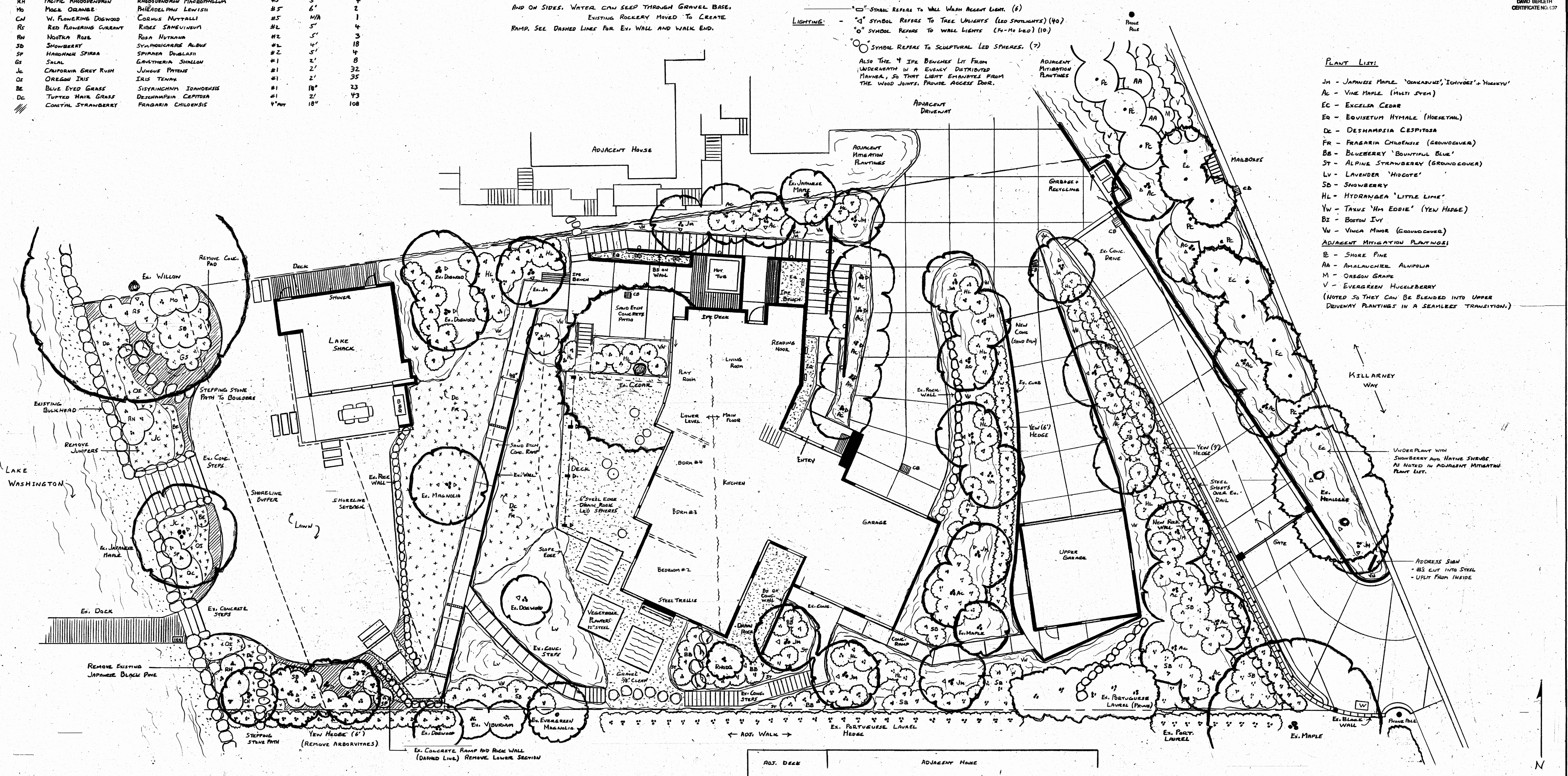
SYMBOL	COMMON NAME	LATIN NAME	SIZE	SPACING	QTY
RH	PACIFIC RHODODENDRON	RHODODENDRON MACROPHYLLUM	#5	5'	1
MO	MOCK ORANGE	PHILADELPHUS LEWISII	#5	6'	2
CW	W. FLOWERING DOGWOOD	CORNUS NUTTALLII	#2	N/A	1
RS	RED FLOWERING CURRANT	RIBES SANGUINEUM	#2	5'	4
RN	NOOTKA ROSE	ROSA NUTKANNA	#2	5'	3
SB	SNOWBERRY	SYMPLOCARPA ALBA	#2	4'	18
SP	HARDY SPIRAEA	SPHAERODERIS DOUGLASSII	#2	5'	4
GS	SALAL	GALVATHERIA SHALLOX	#1	2'	8
JE	CALIFORNIA GREY RUSH	JUNCEUS PATENS	#1	2'	32
OI	OREGON IRIS	IRIS TENAX	#1	2'	35
BE	BLUE EYED GRASS	SISYRINCHIA IOANNOUSIS	#1	18"	23
DC	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	#1	2'	43
CS	COASTAL STRAWBERRY	FRAGARIA CHILOENSIS	4" POT	18"	108

NOTES:

LAKE RAMP - IMPROVEMENTS TO RAMP FOR SAFETY AND FUNCTIONALITY. EX. RAMP AND WALL TO REMAIN. POUR A NEW LAYER OF CONCRETE OVER TO WIDEN PATH TO 4'. BLACK STEEL OPEN RAILING ON EX. WALL. CHANNEL DRAINS (2).
 LOWER SECTION OF RAMP HAS A SWITCHBACK ADDER TO REDUCE STEEPNESS OF GRADE FOR SAFETY. SINCE THE AREA LIES IN THE SHORELINE SETBACK. THE SAND EYED CONCRETE SLABS ARE DETACHED WITH DRAIN ROCK IN JOINTS AND ON SIDES. WATER CAN SEEP THROUGH GRAVEL BASE. EXISTING ROCKERY MOVED TO CREATE RAMP. SEE DASHED LINE FOR EX. WALL AND WALK END.

○ SYMBOL REFERS TO WALL WASH ACCENT LIGHT. (6)
 □ SYMBOL REFERS TO TREE UPLIGHTS (LED SPOTLIGHTS) (40)
 ○ SYMBOL REFERS TO WALL LIGHTS (F4-MO LED) (10)
 ○ SYMBOL REFERS TO SCULPTURAL LED SPHERES. (7)
 ALSO THE 4 IPE BENCHES LIT FROM UNDERNEATH IN A EVENLY DISTRIBUTED MANNER, SO THAT LIGHT ENRICHES FROM THE WOOD JOINTS. PROVIDE ACCESS DOOR.

- PLANT LIST:**
- JM - JAPANESE MAPLE 'YAKAGAWA', 'ICHIGOEI', 'HOKURYU'
 - AC - VINE MAPLE (MULTI STEM)
 - EC - EXCELSA CEDAR
 - EQ - EQUISETUM HYMALE (HORSETAIL)
 - DC - DESHAMPSIA CESPITOSA
 - FR - FRAGARIA CHILOENSIS (GROUNDCOVER)
 - BE - BLUEBERRY 'BOUNTIFUL BLUE'
 - ST - ALPINE STRAWBERRY (GROUNDCOVER)
 - LV - LAVENDER 'HIDCOTE'
 - SD - SNOWBERRY
 - HL - HYDRANGEA 'LITTLE LIME'
 - YW - TAXUS 'HM EDDIE' (YEW HEDGE)
 - BI - BOSTON IVY
 - VU - VINCA MINOR (GROUNDCOVER)
- ADJACENT MITIGATION PLANTINGS:**
- B - SHORE PINE
 - AA - AMALANCHIER ALABICA
 - M - OREGON GRAPE
 - V - EVERGREEN HUCKLEBERRY
- (NOTED SO THEY CAN BE BLENDED INTO UPPER DRIVEWAY PLANTINGS IN A SEAMLESS TRANSITION.)



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