City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Schwartz Custom Residence
Proposal Address:	17227 SE 43rd St.
Proposal Description:	Application for a Critical Areas Land Use Permit to construct a single-family residence and associated improvements that modify steep slope critical area and 75-foot toe-of-slope structure setbacks on an undeveloped lot.
File Number:	17-128799-LO
Applicant:	Lee Schwartz
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	Exempt
Director's Decision:	Approval with Conditions Michael A. Brennan, Director Development Services Department

By: _____
Elizabeth Stead, Land Use Director

Application Date:	November 21, 2017
Notice of Application Date:	December 14, 2017
Decision Publication Date:	August 22, 2019
Appeal Deadline:	September 5, 2019

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeals must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for the appeal deadline.

CONTENTS

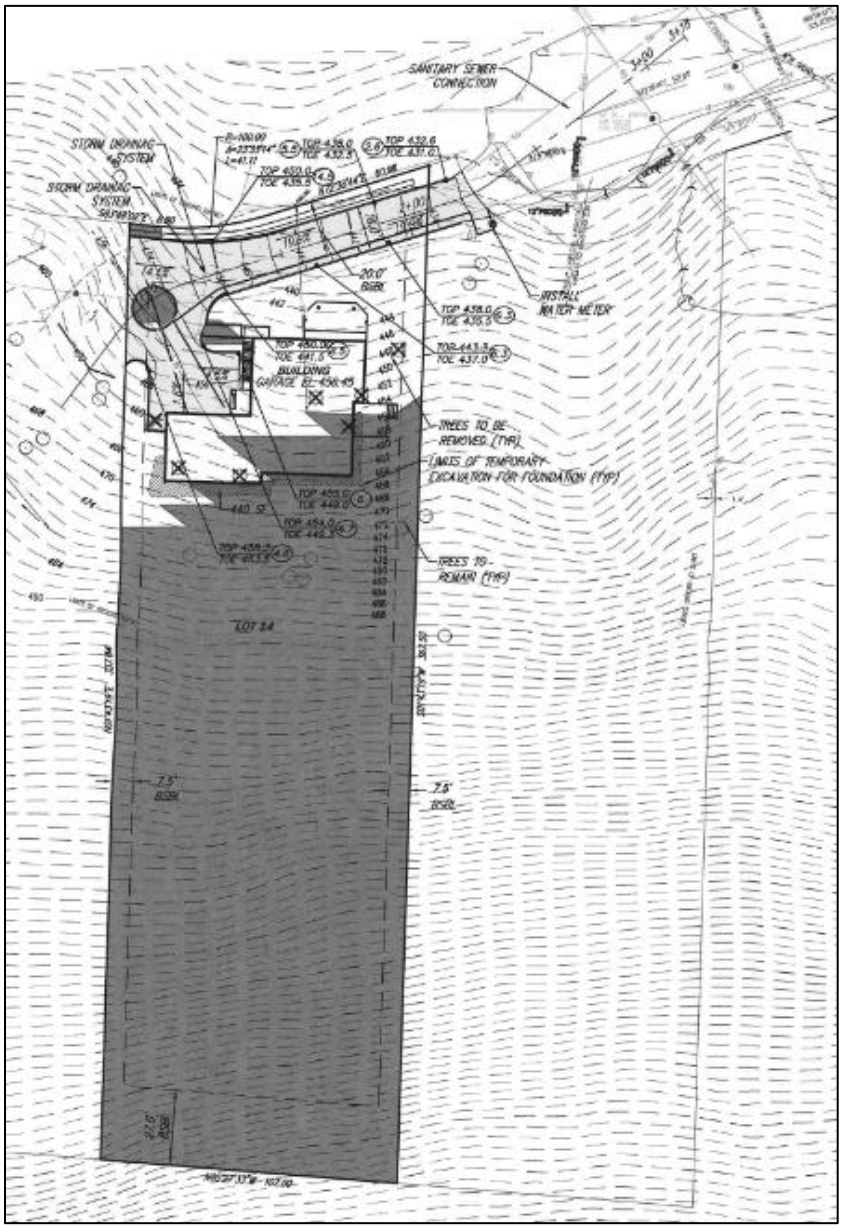
Documents Referenced in this Report Found in Project File

1. Site Plan – Enclosed
2. Critical Areas Assessment, Habitat Assessment, Mitigation Plan, Maintenance and Monitoring Plan – In File
3. Geotech Report, Letters, Addendums, and Critical Areas Assessment – In File
4. Arborist Tree Inventory and Retention Report – In File
5. Survey, Permit forms, and documents – In File

I. Proposal Description

The applicant proposes to construct a new residence and associated improvements on an undeveloped lot that will impact a combined 6,298 square feet of steep slopes and 75-foot toe-of-slope setback. The majority of the impact area is toe-of-slope setback as shown in figure 1 and the project site plan (Attachment 1). Temporary disturbance is proposed in order to construct the house and improvements. These areas will be restored along with the mitigation planting proposed which will install a mix of trees and shrubs interplanted amongst existing trees and vegetation across the remaining undisturbed site. The proposed driveway is shared with the house proposed on the lot to the west at 17157 SE 43rd St. The driveway is within an existing easement that crosses the vacant lot to the east.

Figure 1



Per LUC 20.25H.255 a Critical Areas Land Use Permit (CALUP) with a Critical Areas Report is required to modify steep slope critical area and structure setbacks. The Critical Areas Report is intended to provide flexibility to sites with degraded critical area functions and values. The Critical Areas Report shall demonstrate the proposal with the requested modification leads to equivalent or better functions and values than what would result from application of the standard requirements that protect steep slopes and the structure setback.

II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located south of Interstate 90 in the Newcastle subarea of the city's comprehensive plan and was annexed by Bellevue as part of the 2012 Eastgate annexation. The site is lot 14 of a subdivision called St. Francis Wood approved in 1971 under King County jurisdiction. Many of the lots in this plat including the subject site remain undeveloped due to steep topography and access issues.

The project site rests at the bottom of a large vegetated steep slope that is below the Vuemont neighborhood that provides a vegetated corridor and opportunity for animal movement and usage. Pileated woodpecker and red tailed hawk were observed on the site. The site slopes steeply down with the toe-of-slope found at the northern third of the property where the topography is still steep but is not regulated as critical area. The site is composed of predominately big leaf maple trees but does have some Western red cedar and Douglas fir. The understory is mostly open and less vegetated with invasive ivy and blackberry including some areas of native vegetation. There is also a lack of native seedling and sapling trees to replace the large mature trees. The site obtains vehicle access from SE 43rd St and then from an access easement that crosses over an undeveloped lot to the east. This easement is shared with the undeveloped lot to the west. There are existing single-family residences to the north of the site and south of the site in Vuemont. See Figure 2 for existing site condition.

Figure 2

B. Zoning

The property is zoned R-3.5, single-family residential and the proposed house and improvements are allowed in this zoning district.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-M (Single Family Medium Density). Construction of a home and improvements is consistent with this land use designation.

D. Critical Areas On-Site and Regulations

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.

ii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

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 are generally met by the

proposed house, but conformance will be verified during building permit review. All setbacks, height, lot coverage by structure, and impervious surface may be required to be verified by survey through the building permit inspection process. The applicant has provided an arborist report that confirms the site retains at least 30 percent of the diameter inches of trees on the site. **See Conditions of Approval for building permit in Section X of this report.**

B. Noise Code Requirements BCC 9.18

All noise generated, including construction noise, is regulated by BCC 9.18. 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.

C. Critical Areas Overlay District 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. This proposal is through the Critical Areas Report (CAR) process allowed in LUC 20.25H.230. The CAR allows flexibility to development where sites are demonstrated to be degraded ecologically and that condition can be improved as part of the proposed development. The submitted Critical Areas Assessment shows that degraded conditions exist on the site and that these conditions can be improved as part of the development proposal.

In addition to the CAR, the project is also subject to performance standards found in LUC 20.25H. The project area is within a steep slope critical area, and the 75-foot setback from the toe-of-slope on the site and is subject to the performance standards found below.

i. Consistency with LUC 20.25H.125

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

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

   The proposed home is located at the bottom of the steep slope on the property. The house is designed so the foundation retains the slope above and is positioned at the toe of the steep slope to achieve that function. The proposal avoids

alteration of the steep slope as much as possible, given site topography and access.

2. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**
   The proposed development on the property is located to avoid the majority of the steep slope on the site placing the house and improvements in the 75-foot toe-of-slope structure setback. The applicant has provided arborist analysis of the trees on the property to review the condition of the trees, determine how construction may impact the trees, and to provide recommendation on tree removal and how the trees can be protected during construction to minimize impacts. **See Conditions of Approval for tree protection 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;**
   Per the submitted geotechnical Critical Areas Assessment prepared by LeRoy Surveyors and Engineers dated August 9, 2018 found in the project file, the proposal "will have a negligible impact on neighboring properties and will not require a buffer or setback to neighboring properties" (Pg. 3). The applicant will be required to record a hold harmless agreement which releases the City from liability for any damage arising from the location of improvements within a geologically hazardous area in accordance with LUC 20.30P.170. All work is required to be carried out per the recommendations of the geotechnical engineer. **See Conditions of Approval for hold harmless agreement 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;**
   The proposed house foundation is intended to provide primary site retention. Some freestanding walls are proposed outside of the steep slope but in the slope setback in order to facilitate vehicle access.

5. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**
   The proposed house is built at the toe of the slope in order to utilize the foundation as a retention device. Most of the house, driveway, and other surfaces are not located in the steep slope.

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;**

Changes to the exiting grade outside of the footprint will utilize retaining walls or rockeries to step down the topography rather than create artificial slopes. There is no modification of steep slope other than to allow the foundation of the house to retain the slope.

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 foundation walls are utilized for retention along the back of the house which is the south side of the structure.

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;**
   The proposal utilizes a stepped foundation rather than pole construction. However, most of the house is not proposed to be built within 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 construction is proposed in slopes of 40 percent for parking. The driveway and parking area are located in the structure setback.

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.**
    All permanent and temporary disturbance is proposed to be mitigated and restored in a proposed planting area upslope of the house. Vegetation will be planted to infill around existing vegetation on the remainder of the property that is not disturbed by construction and is approximately 30,939 square feet in size. This area includes existing native trees and vegetation that will be retained and where invasive vegetation will be removed. The submitted Critical Areas Assessment prepared by Habitat Technologies dated September 13, 2018 proposes a conceptual planting of 45 trees and 60 shrubs but does not show locations of planting on an actual plan. The final planting area, plant quantity, plant spacing shall be confirmed on a final planting plan that shows the planting location on the site and shows existing vegetation area that will remain. **See Conditions of Approval for Mitigation Planting in Section X of this report.**

ii. Consistency with LUC 20.25H.145

Modifications to geological hazard areas and critical area buffers shall only be approved if the Director determines that the modification:

1. **Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;**
2. **Will not adversely impact other critical areas;**
3. **Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;**
4. **Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**
5. **The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;**
6. **Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and**
7. **The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.**

   The applicant provided the analysis of a qualified geotechnical engineer (LeRoy) and provided a geotechnical report that was updated and revised several times throughout the project. The geotechnical engineer found that the underlying geology and surface conditions indicate that the proposed improvements will have minimal impact to adjacent properties, impact other critical areas, and is designed to mitigate hazards by providing additional stability at the toe-of-slope. The engineer found that based on their qualified analysis and evaluations that the proposed modifications will have no impact on existing structures nearby and will enhance slope stability. The recommendations provided by the engineer are required to be incorporated and followed. **See Conditions of Approval for geotechnical recommendations in Section X of this report**

   The biologist did confirm that the site does provide some foraging habitat for pileated woodpecker and red tailed hawk were observed on the site. The biologist states that the site does not provide roosting or nesting habitat for pileated

woodpecker or red tail hawk. The biologist found that the site is degraded and would have limited opportunities to develop into a complex forest plant community that has diverse understory and community of coniferous trees. As a result, the biologist determined that enhancing vegetation in the central and southern portions of the site would improve habitat opportunities and enhance structure to aid nesting and roosting functions.

iii. Consistency with LUC 20.25H.160

If habitat associated with species of local importance will be impacted by a proposal, the proposal shall implement the wildlife management plan developed by the Department of Fish and Wildlife for such species:

Per the biologist, WDFW no longer lists red tail hawk as a priority species with specific management recommendations. The recommendations for similar raptor species include preservation of existing nest trees adjacent to forage areas. The site does not have any nests as there is limited foraging opportunity.

WDFW recommendations for pileated woodpecker focus on retaining large trees and snags as well as decaying live trees. The biologist found that the seven trees proposed for removal by the home do not exhibit these features or show signs of woodpecker usage. Trees species proposed for removal are alder and maple trees with one cedar tree proposed. Tree sizes range from 12 inches to 33 inches which is part of a multi-stem tree. The remainder of the site upslope of the proposed house also had no sign of nesting and showed limited foraging.

The proposed planting will increase vegetation cover, variety, and structure and include replacement trees for the mature trees on the site. The planting of 45 trees will provide replacement trees and mitigate for the removal of the seven trees proposed. Providing an understory will improve foraging opportunity for hawks and provide for continue roosting opportunity. Nothing about the proposal will preclude the site from being used for nesting by either species.

IV. Public Notice and Comment

Application Date:	November 21, 2017
Public Notice (500 feet):	December 14, 2017
Minimum Comment Period:	December 28, 2017

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on November 21, 2017. 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 and approved the application with the conditions that prior to permit issuance the project geotechnical engineer must provide an addendum to their reports that provides appropriate methods to mitigation impacts of potential slope failures, review the final construction plans, and inspect the project during construction. The project is required to provide turbidity monitoring, is subject to rainy season restrictions, and must delineate clearing limits and provided temporary erosion and sedimentation controls. **See Conditions of Approval for clearing and grading in Section X of this report**

VI. State Environmental Policy Act (SEPA)

Per BCC 22.02.032 and WAC 197-11-800(1) construction and associated grading of one single-family residence and improvements located in critical areas is exempt from SEPA review.

VII. Changes to Proposal Due to Staff Review

The house and proposed improvements were reduced and consolidated to avoid impacts and minimize site disturbance.

VIII. Decision Criteria

A. 20.25H.255.A 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 modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code**

   The submitted Critical Areas Assessment by Habitat Technologies identifies the on-site steep slope critical area as having reduced function and value due to the presence of invasive vegetation and areas of sparse understory. The project proposes to install native vegetation across the remainder of the site which is approximately 30,939 square feet. This area will have removal of invasive vegetation and infill planting of native vegetation planted to augment existing native vegetation that will remain. This planting will enhance the understory structure of the plant community and provide new tree plantings to replace existing mature trees that are currently lacking. This planting will provide greater cover, perching, and foraging opportunities for the red tail hawk and pileated woodpecker that were noted on the site. The proposed mitigation will enhance native vegetation on a large portion of the property to establish a mixed forest plant community will improve habitat functions which are the most important functions

in this ecosystem.

2. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**
   The planting shall be maintained and monitored for a period of at least five years. A maintenance surety will be required based on a submitted cost estimate prior to building permit issuance. The surety will be released after five years assuming planting has been successful. As proposed by the biologist, the percentage of the surety will be 125 percent of the cost to maintain and monitor the planting for five years. **See Conditions of Approval for maintenance and monitoring, maintenance surety, and cost estimate in Section X of this report.**

3. **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 proposed impacts, modifications and performance measures in this proposal are not detrimental to the functions and values of the steep slope critical area (see Section III for additional discuss above). The perching and foraging habitat functions are maintained on the site by retention of large trees and the proposed planting will provide replacement trees and understory vegetation.

4. **The resulting development is compatible with other uses and development in the same land use district.**
   The project will construct a new single-family residence which is a compatible use with the surrounding uses which are also single-family homes.

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;**
   The applicant must obtain a building permit before beginning any work. **See Conditions of Approval for building permit in Section X of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
   The proposed house is situated at the toe-of-slope and uses the foundation to retain the slope. Most of the site improvement is located in the structure setback from the slope and the site uses a shared driveway with the adjacent residence to reduce impervious surface coverage. The house location also avoids all but seven trees which are located in the development footprint.

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 performance standards of LUC 20.25H are being met or exceeded.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
   The proposed activity will not affect public services or facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   A mitigation plan has been submitted. The proposed planting will restore the steep slope with native plants. A maintenance surety will be required to ensure plant survival over the 5-year monitoring period. A final planting plan is required to ensure sufficient plant density is provided. **See Conditions of Approval in Section X 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.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit to construct a new house, associated improvements, and mitigation planting on the property. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

X. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Thomas McFarlane, 425-452-5207
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

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

1. **Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a building permit. Application 17-118945-BS must be approved before any construction may begin. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Land Use Division

2. **Hold Harmless Agreement:** The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to clearing and grading permit issuance. Staff will provide the applicant with the hold harmless form.

   Authority: Land Use Code 20.30P.170
   Reviewer: Reilly Pittman, Land Use Division

3. **Tree Protection, Arborist Direction, and Inspection:** Tree protection on the property will be per City Clearing and Grading BMP T101 and per any recommendations of the project arborist. The arborist is required to ensure measures are in place if any work occurs within root zones of protected trees to adequately protect from soil compaction that can damage the roots. The arborist shall inspect the site during construction to ensure tree protection fencing is installed and to guide any work within tree root zones. A report that summarizes the arborist inspection shall be submitted under the building permit.

   Authority: Land Use Code 20.25H.220, Bellevue City Code 23.76
   Reviewer: Reilly Pittman, Land Use Division

4. **Final Mitigation Planting Plan:** The proposed mitigation plan is approved as conceptual. A final plan shall be submitted showing the planting area, confirms the location of planting, plant quantities, spacing, and species per the City's Critical Areas Handbook. The planting plan is required to be submitted and approved prior to building permit issuance. All areas of permanent and temporary disturbance are required to be mitigated and/or restored.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Land Use Division

5. **Cost Estimate:** A cost estimate for the cost of five years of maintenance and monitoring is required to be submitted prior to building permit issuance.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Land Use Division

6. **Maintenance Surety:** In order to ensure the restoration successfully establishes, a maintenance assurance device shall be held for a period of five years from the date of successful installation. 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 in the submitted Critical Areas Assessment references in this report and found in the project file.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Land Use Division

7. **Monitoring:** The planting area shall be maintained and monitored for 5 years as detailed in the monitoring plan, goals, and performance standards found in the submitted critical areas report as attachment 2.

   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 Reilly Pittman at rpittman@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: Reilly Pittman, Land Use Division

8. **Land Use Inspection Required:** Inspection of mitigation planting must 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: Reilly Pittman, Land Use Division

9. **Geotechnical Recommendations:** All work is required to be carried out per the recommendations provided by the geotechnical engineer.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Land Use Division

10. **Mitigation for Reduced Design Factors of Safety:** Documents submitted by the geotechnical engineer indicate that the factors of safety for the developed slopes are below development standard design factors. Approval of modification of the critical area slope and the toe-of-slope setback requires mitigation for potential slope failure or debris flow. The geotechnical engineer must provide an addendum to the geotechnical report providing appropriate methods to mitigate the impacts of potential slope failures.

    Authority: Clearing & Grading Code 23.76.050
    Reviewer: Tom McFarlane, Clearing & Grading Section

11. **Geotechnical Review:** The project geotechnical engineer must review the final construction plans, including all foundation, retaining wall, shoring, and vault designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

    Authority: Clearing & Grading Code 23.76.050
    Reviewer: Tom McFarlane, Clearing & Grading Section

12. **Geotechnical Inspection:** The project geotechnical engineer must provide geotechnical inspection during project construction, including monitoring and testing of soil cuts and fill, subgrades for foundations and footing, utility trench backfill, and any unusual seepage, slope, or subgrade conditions.

    Authority: Clearing & Grading Code 23.76.050; Clearing & Grading Code 23.76.160
    Reviewer: Tom McFarlane, Clearing & Grading Section

13. **Turbidity and pH Monitoring Required:** A turbidity and pH monitoring plan must be submitted and approved prior to issuance of the clearing and grading permit, and the plan must be implemented during site work. The plan must be developed and implemented in accordance with the Turbidity & pH Monitoring Requirements contained in the Bellevue Clearing & Grading Development Standards.

    Authority: Clearing & Grading Code 23.76.160
    Reviewer: Tom McFarlane, Clearing & Grading Section

14. **Rainy Season Restrictions:** Due to steep slopes on the site, 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 & Grading Section

15. **Clearing Limits and Temporary Erosion & Sedimentation Control:** Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measures shall be field staked for approval by the on-site clearing and grading inspector.

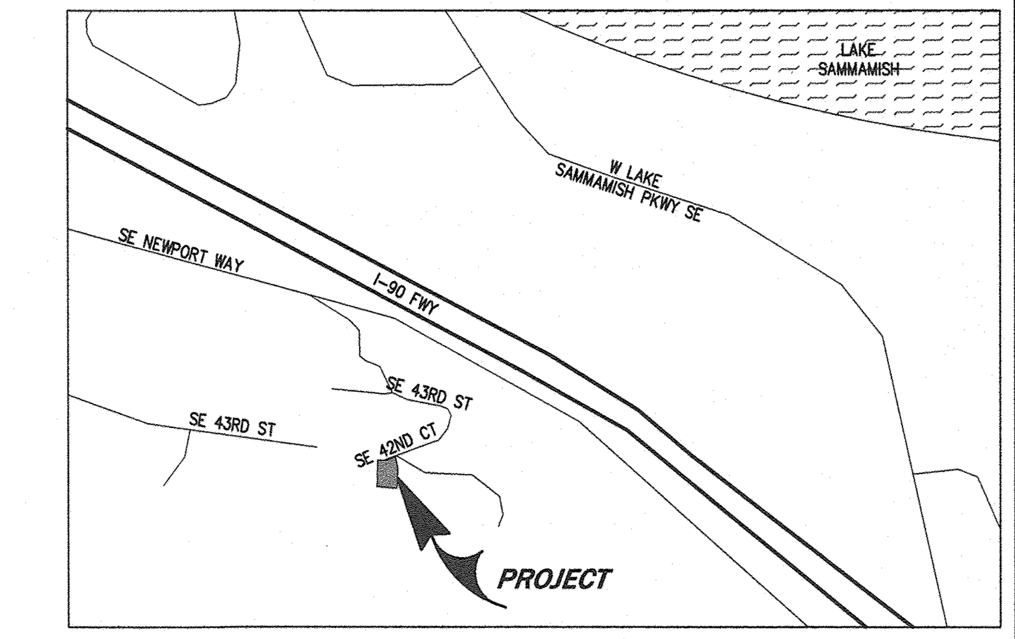
Authority: Bellevue City Code 23.76.060 and 23.76.090
Reviewer: Tom McFarlane, Clearing and Grading Section

SW1/4, NE1/4, SEC. 13, TWP. 24 N., RGE. 5 E., W.M.

SCHWARTZ PROPERTY
SITE PLAN

SCALE: 1" = 30'

0 15 30 60



VICINITY MAP

LEGEND

C1.01 SITE PLAN
C3.21 DRIVEWAY PROFILE

NOTES

1. THIS SURVEY WAS PERFORMED BY OTHERS

VERTICAL DATUM

CITY OF BELLEVUE (NAVD 88)

BENCHMARK

CITY OF BELLEVUE ID #180
LOCATION: TOP CONC WALL 12' WEST OF EAST END GUARDRAIL ON NORTH SIDE OF SE NEWPORT WAY -0.65 MI WEST OF W LK SAMM PRKY SE.
DESCRIPTION: TOP COB BRASS CAP.
ELEV=281.541'

BASIS OF BEARINGS

LINE BETWEEN MONUMENTS (POINT "A" AND POINT "B" ON MAP) BEARS NORTH 69°56'47" EAST PER PLAT AND RECORD OF SURVEY 12-86

REFERENCES

1. PLAT OF FRANCES WOOD RECORDED IN VOLUME 86 OF PLATS, PAGES 17-18 IN KING COUNTY, WASHINGTON.
2. TOPOGRAPHIC SURVEY BY CONCEPT ENGINEERING, INC., DATED MAY 07, 1997 UNDER JOB NUMBER 97151.

LEGAL DESCRIPTION

LOTS 13, 14 AND 15 OF ST. FRANCIS WOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 86 OF PLATS, PAGES 17 AND 18 IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF SOUTHEAST 43RD STREET, VACATED ACCORDING TO KING COUNTY ORDINANCE NO. 2003, WHICH ATTACHED TO SAID LOTS 13, 14, AND 15, BY OPERATION OF LAW.

EXCEPT THAT PORTION OF SAID LOT 15 CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 7402060099.

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

CAUTION: UTILITY CONFLICTS

LOCATIONS OF UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON UNVERIFIED PUBLIC INFORMATION AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, AND CALL UTILITY LOCATE @ 811.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES, CONTACTING THE SURVEYOR OF RECORD TO SURVEY THE HORIZONTAL AND VERTICAL LOCATIONS AND VERIFY THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES ON THE PROJECT SITE.

IN ADDITION, CONTRACTOR SHALL POTHOLE LOCATIONS OF NEW UTILITY CROSSINGS TO VERIFY NO CONFLICTS EXIST.

IF CONFLICTS EXIST, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

AREA CALCS

PERVIOUS AREA:	37,237 SF (0.855 ACRES)
DRIVEWAY:	3,382 SF (0.078 ACRES)
HOUSE FOOTPRINT:	2,686 SF (0.062 ACRES)
WALKWAYS:	230 SF (0.005 ACRES)
TOTAL IMPERVIOUS:	6,298 SF (0.145 ACRES)

6,298 SF / 37,237 SF = 16.9% IMPERVIOUS

SITE INFORMATION

PROPERTY AREA: 37,237 SF (0.85484 AC)
TOTAL DISTURBED AREA: 6,298 SF (0.14458 AC)

STEEP SLOPE LEGEND

GREATER THAN 40%

LESS THAN 40%

OWNER/ APPLICANT

LEE SCHWARTZ
16066 SE 45TH PLACE
BELLEVUE, WA 98006
CONTACT: LEE SCHWARTZ
PH: (206) 619.3189

CIVIL ENGINEER/ SURVEYOR

CORE DESIGN, INC
12100 NE 195TH STREET, SUITE 300
BOTHELL, WASHINGTON 98011
CONTACT: MICHAEL A. MOODY, P.E. (ENGINEER)
PH: (425) 885-7877

GEOTECHNICAL ENGINEER

LEROY SURVEYORS & ENGINEERS, INC.
PO BOX 740
PUYALLUP, WA 98371
CONTACT: REX B. HUMPHREY
PH: (253) 848-6608

SITE INFORMATION

TAX PARCEL NUMBER: 750450-0140
SITE ADDRESS: 17227 SE 43RD STREET
BELLEVUE, WA

ARCHITECT

VEER ARCHITECTURE, PLLC
150 120TH AVENUE NE, SUITE 202
BELLEVUE, WA 9005
CONTACT: DENNIS KENT SMUTNY
PH: (425) 401-6828

NO.	REVISIONS	DATE

MICHAEL A. MOODY
STATE OF WASHINGTON
41843
REGISTERED PROFESSIONAL ENGINEER
07/19/19

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SITE PLAN
SCHWARTZ PROPERTY
CLIENT NAME
CLIENT ADDRESS
CLIENT CITY, STATE ZIP

Received
JUL 22 2019
Permit Processing

DATE	DECEMBER 2018
DESIGNED	FLAVIO BAINOTTI
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL MOODY, PE
	MICHAEL MOODY, PE
	PROJECT MANAGER

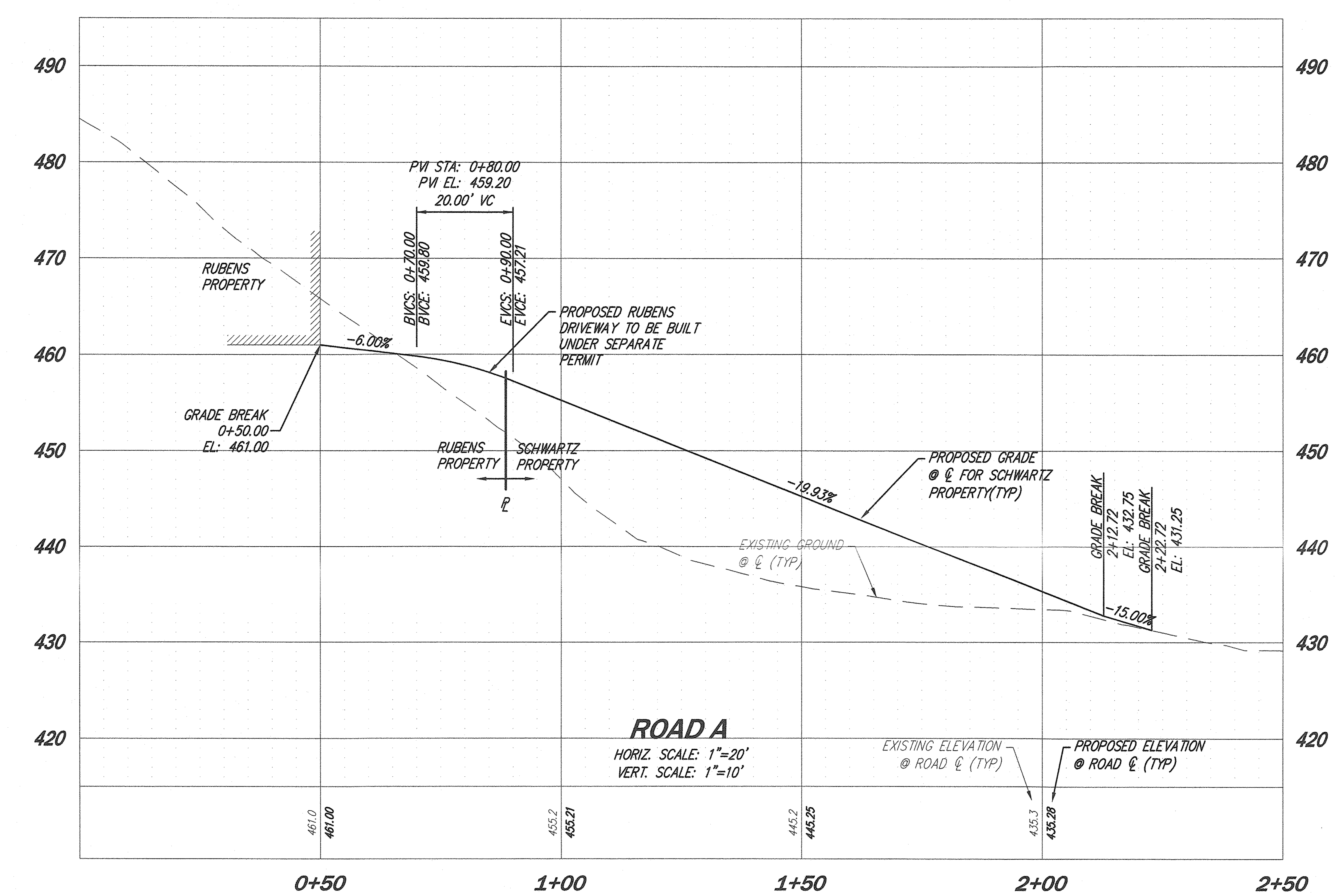
SHEET 1 OF 2

PROJECT NUMBER 18245

7/22/2019 9:51 AM J:\2018\18245\ENGINEERING\FINAL\SHEETS\18245 C1.01.DWG

SW1/4, NE1/4, SEC. 13, TWP. 24 N., RGE. 5 E., W.M.

SCHWARTZ PROPERTY
SITE PLAN



UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

CAUTION: UTILITY CONFLICTS

LOCATIONS OF UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON UNVERIFIED PUBLIC INFORMATION AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, AND CALL UTILITY LOCATE @ 811.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES, CONTACTING THE SURVEYOR OF RECORD TO SURVEY THE HORIZONTAL AND VERTICAL LOCATIONS AND VERIFY THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES ON THE PROJECT SITE.

IN ADDITION, CONTRACTOR SHALL POTHOLE LOCATIONS OF NEW UTILITY CROSSINGS TO VERIFY NO CONFLICTS EXIST.

IF CONFLICTS EXIST, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

DATE	DECEMBER 2018
DESIGNED	FLAVIO BAINOTTI
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL MOODY, PE
PROJECT MANAGER	MICHAEL MOODY, PE
SHEET	1 OF 2
PROJECT NUMBER	18245

Received
JUL 22 2019
Permit Processing

SITE PLAN
SCHWARTZ PROPERTY
CLIENT NAME
CLIENT ADDRESS
CLIENT CITY, STATE ZIP

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

MICHAEL A. MOODY
STATE OF WASHINGTON
41843
REGISTERED PROFESSIONAL ENGINEER
07/19/19

NO.	REVISIONS	DATE