City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Gilderman Residence
Proposal Address:	16729 SE 43rd St.
Proposal Description:	Critical Areas Land Use Permit to construct a new single-family residence and associated improvements on a vacant site that proposes to reduce a 50-foot top-of-slope buffer to 15 feet and 75-foot toe-of-slope structure setback to 20 feet in order to establish the improvements.
File Number:	18-128574-LO
Applicant:	Tatiana Darnell, Space Lab Design Services
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:	October 19, 2018
Notice of Application Date:	November 15, 2018
Decision Publication Date:	December 19, 2019
Appeal Deadline:	January 6, 2020

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.

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Documents Referenced in Report from Project File

1. Site Plan – Enclosed
2. Mitigation Plan – Enclosed
3. Critical Areas Report and Comment Responses – In File
4. Geotechnical Report and Comments Reponses – In File
5. Survey, Permit Forms, and Communication – In File

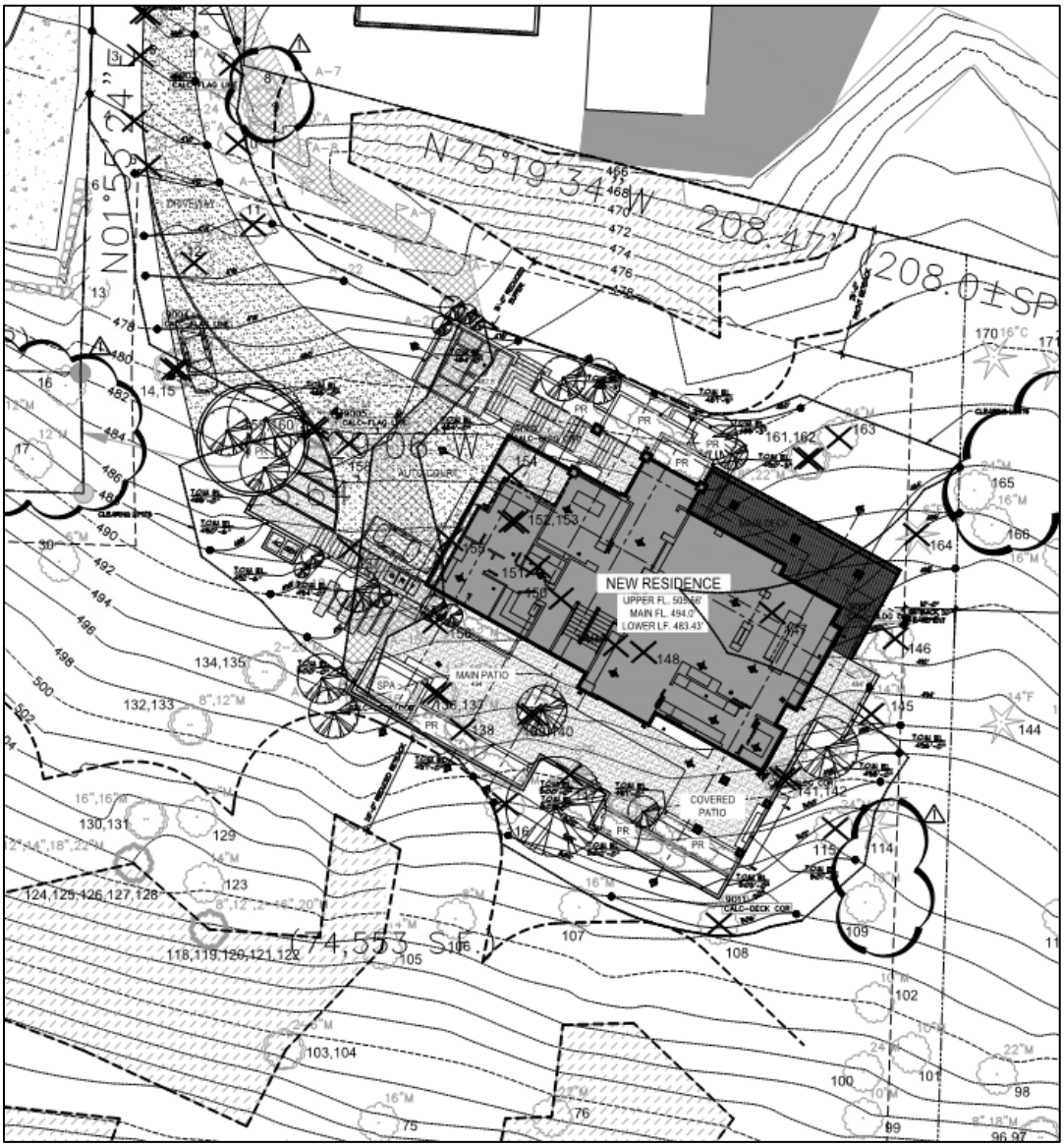
I. Proposal Description

The applicant proposes to construct a new residence, driveway, patios, landscaping, and associated improvements on a vacant site. The proposed area for development is located between two steep slope critical areas with the result that the development is mostly within a 75-foot toe-of-slope setback that extends from a toe-of-slope south of the house. A portion of the proposed development is also located in an overlapping 50-foot top-of-slope buffer that extends from a top-of-slope that is north of the proposed house. The project avoids impacts to steep slope critical areas but proposes the reduction of the 50-foot slope buffer to a minimum of 15 feet and the reduction of the 75-foot slope setback to a minimum of 20 feet.

The site also has a Category IV wetland that is 1,902 square feet and is unregulated per the City's Land Use Code. The 1,902 square-foot wetland is proposed to be impacted to provide vehicle access to the site. The proposed reduction of the slope buffer and setback result in 12,793 square feet of combined impact to the buffer and setback. This 12,793 square feet is based on the minimum work and clearing area necessary to construct the project and is not a request to grant a full reduction of the buffer and setback across the site. Project impacts are proposed to be mitigated by installation of 21,595 square feet of mitigation planting that will be installed on the steep slopes on the site. The steep slopes currently have an understory of invasive species that will be replaced with native vegetation proposed as mitigation.

A Critical Areas Land Use Permit (CALUP) with a Critical Areas Report is required to modify and disturb steep slope critical area, slope buffer, and structure setbacks. Per LUC 20.25H.230, the critical areas report is intended to provide flexibility for sites where the expected critical areas functions and values are not present or severely limited due to degraded conditions. The existing site has high habitat value due to being undeveloped and having a tree canopy. However, the site is degraded in function and lacks the vegetative structural diversity found on sites with higher-quality forested steep slopes. Therefore, the steep slope, buffer and structure setback are not fully performing their expected ecological functions. The submitted critical areas report documents that the ecological conditions of the existing steep slopes on the site are degraded and that the proposed mitigation will increase the ecological functions and values beyond the existing condition. Approval of a Critical Areas Land Use Permit is required for the proposed impacts and any temporary disturbance that will be restored. See reference document 1 for project site plan and figure 1 for a depiction of the project.

Figure 1



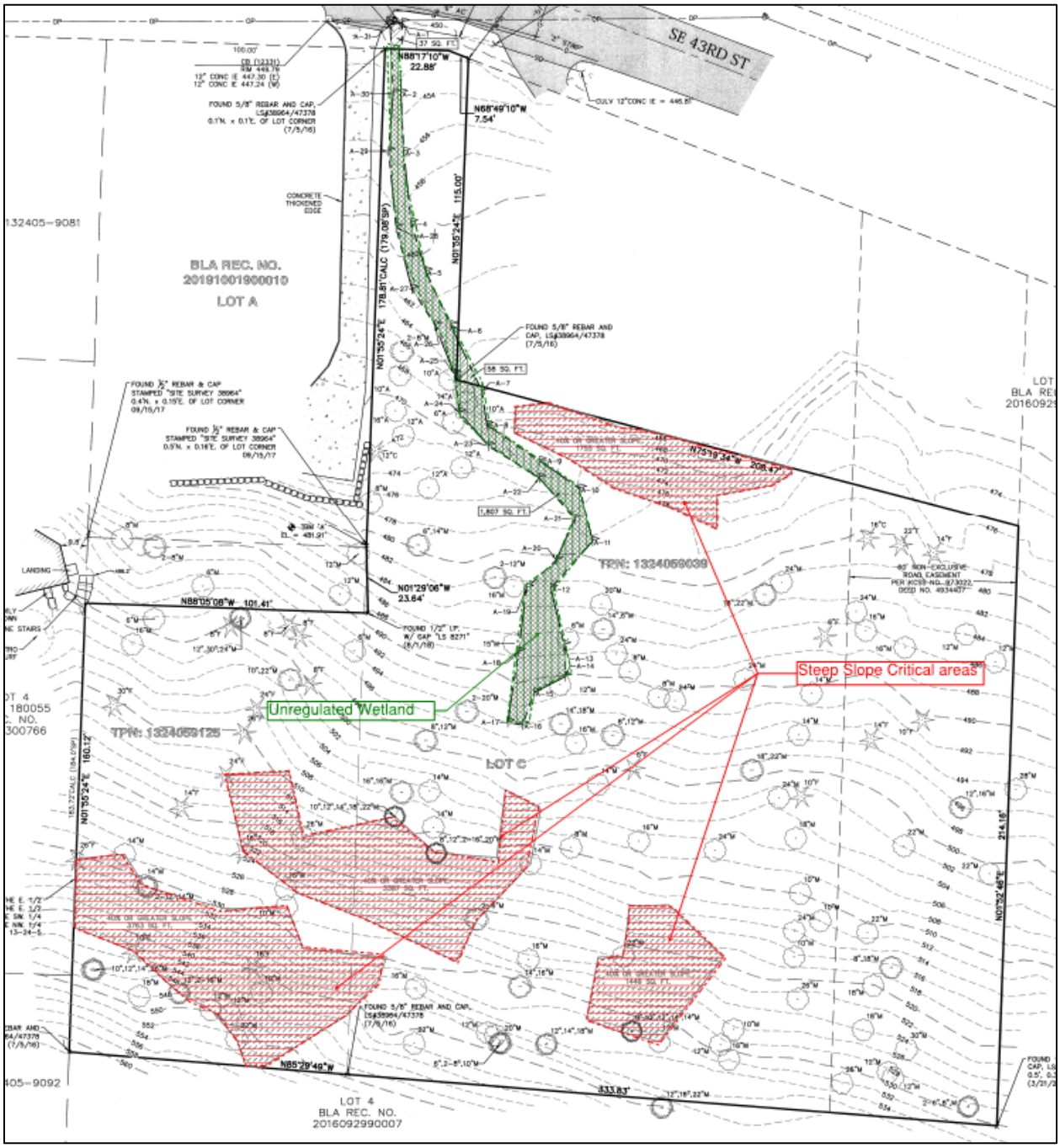
II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 16729 SE 43rd St in the Newcastle subarea of Bellevue. The site is a flag-shaped lot with the access strip adjacent to SE 43rd Street to the north. The site is adjacent to developed residential properties to the west, east, and across the street to the north. The site generally slopes down from the south to the north, toward the street, with steep slopes comprising the southern and northern portions of the site. Vegetation on the site consists of a mixed forest dominated by big leaf maple trees with some Douglas fir. The understory varies and includes native and invasive plants that dominate patches on the

property. See figure 2 for existing site.

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.

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. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

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. **See Conditions of Approval 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. The project proposes to reduce a 50-foot top-of-slope buffer and the 75-foot toe-of-slope setback and is subject to the performance standards found below:

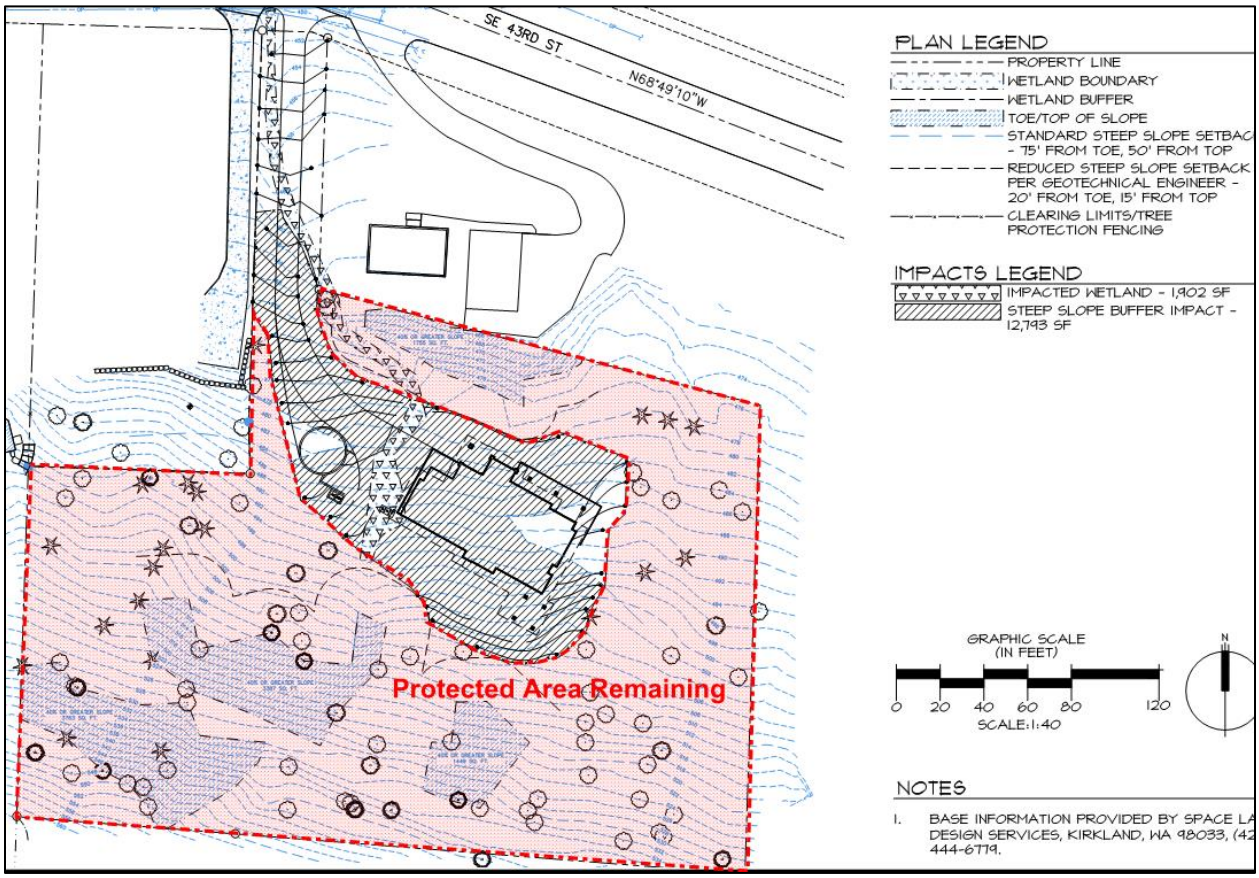
i. Consistency with LUC 20.25H.125

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;**
   Only a portion of the proposed house and development is located within the 50-foot slope buffer. The majority of the proposed development is located in the 75-foot toe-of-slope setback which is not subject to these performance standards. The proposed driveway and stair access into the house are located within the buffer and use walls to maintain the existing natural topography adjacent to the developed area. The request will reduce the slope buffer to 15 feet and the slope setback to 20 feet. The extent of the approved buffer and setback reduction is based on the clearing limits and the 12,793 square feet of impact. Disturbance or modification outside this area is not permitted as part of this approval. See Figure 3 below for the extent of buffer and setback reduction approved.

Figure 5



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

The proposed site design is primarily a result of the topography on the site and the nature of the lot as a flag lot. The house and improvements are located on the northern portion of the property which is closest to the access strip that connects to the public street. The house is designed so that the garage is on the west façade of the house to face toward the access driveway which reduces the size of the driveway. The proposal avoids all impacts to the steep slopes on the site but does impact an unregulated wetland that is mostly located within the access tract and is impacted by the driveway proposed. The proposal avoids most of the vegetation on the site which is found upslope of the house location and will retain 78 percent of the existing diameter inches. Thirty-three big leaf maple and alder trees of varying sizes are proposed for removal; no removal of evergreen trees is proposed. Three of the 33 trees proposed for removal are located within the slope buffer.

3. **The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**
   Per the submitted geotechnical report and geotechnical responses to City comments prepared by ABPB Consulting dated May 3, 2019 which is reference document 4, the geotechnical expert found that the "proposed development will not result in a greater risk or a need for increased buffers on neighboring properties" based on existing stable soils, avoidance of steep slopes, and use of walls to limit change in topography. 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 related to the hold harmless agreement and geotechnical recommendations 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 proposal utilizes retaining walls to maintain existing topography and support reduced grading on the site.

5. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**
   Location of improvements on the site avoids steep slopes and most of the proposed improvements are located outside of the slope buffer. Storm water will be conveyed away from the slopes to avoid erosion concerns.

6. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to**

minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;
The residence has been sited to fit into the existing topography as much as possible. The overall design will use a stepped approach to limit changes to topography. The project avoids steep slopes and has minimal improvements located in the slope buffer. No yards or outdoor areas are proposed on slopes greater than 40 percent. The grade changes outside the footprint are related to the driveway access and providing access to and around the home.

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;**
Because the proposed residence is sited in a location that is outside of the steep slopes and only in a portion of the buffer, the home design includes a foundation that meets the grade without needing retention. All walls are associated with driveway access or providing access around the house and some private space outside of the protected vegetated site that will surround the house.

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;**
Not applicable as no construction is on slopes in excess of 40 percent.

9. **On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**
No construction of parking is proposed in steep slopes.

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.**
The proposal includes a mitigation planting plan that will install 21,595 square feet of native vegetation per the mitigation plan found as reference document 2. The planting plan includes the installation of 17 native coniferous trees, 25 deciduous trees, and 37 vine maples shrubs, that are to be maintained as trees, in addition to planting extensive native shrubs and ground cover to establish a missing understory. See Figure 4 below for invasive species locations and Figure 5 for planting location and schedule. **See Section X for a condition of approval related to the mitigation planting plan.**

Figure 4

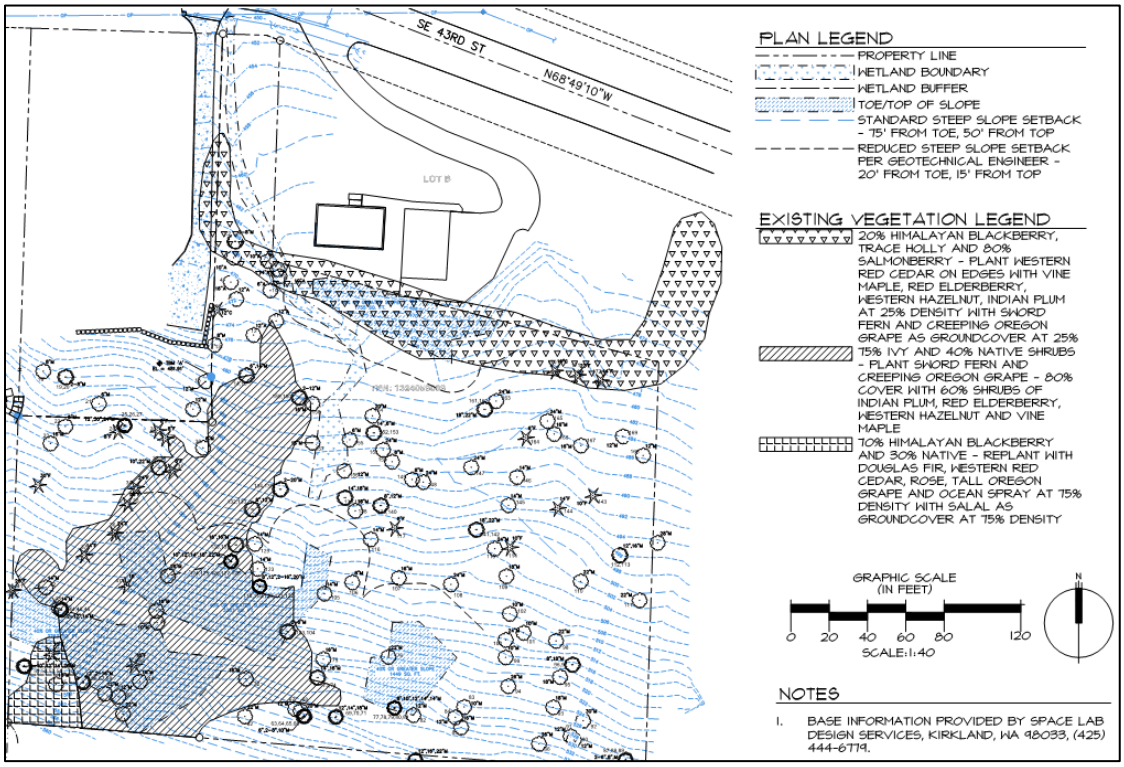
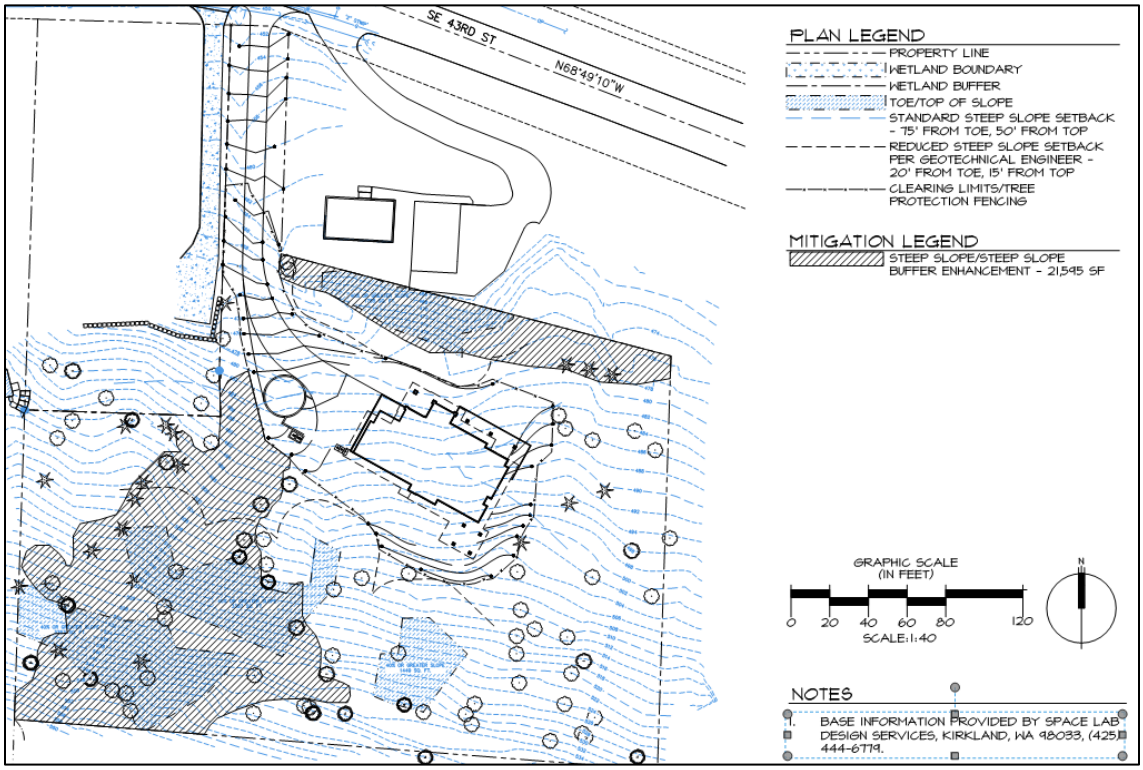


Figure 5



PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	10' O.C.	37	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	10' O.C.	25	2 GAL.	SINGLE TRUNK
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10' O.C.	5	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	12	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	3	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	12	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	126	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	5' O.C.	132	1 GAL.	MULTI-STEM (3 MIN.)

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	GAULTHERIA SHALLON	SALAL	2' O.C.	182	1 GAL.	FULL & BUSHY
	MAHONIA REPENS	CREEPING OREGON GRAPE	2' O.C.	4,155	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	955	1 GAL.	FULL & BUSHY

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 responses from a qualified geotechnical expert prepared by ABPB Consulting. The geotechnical engineer found that the proposed improvements will not increase the threat of the geological hazard to adjacent properties, impact other critical areas including habitat associated with species of

local importance and that the project is designed to mitigate any hazard to a level greater than the existing condition of the site. The project will be constructed per the recommendations of the geotechnical engineer. **See Conditions of Approval in Section X of this report**

IV. Public Notice and Comment

Application Date:	October 19, 2018
Public Notice (500 feet):	November 15, 2018
Minimum Comment Period:	November 29, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on October 19, 2018. It was mailed to property owners within 500 feet of the project site. A neighbor to the property submitted communication regarding a dispute of the property boundary shown on the plans. This boundary dispute was resolved through a Boundary Line Agreement between the two property owners recorded with King County under number 20191001001337. There were no comments on the project or requests to be parties of record submitted prior to the issuance of this decision.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading section of the Development Services Department has reviewed the proposed site development for compliance with clearing and grading codes and standards. The clearing and grading staff has approved the application with conditions regarding geotechnical review of the final construction plans, monitoring during construction, and rainy season restrictions. **See Conditions of Approval in Section X of this report.**

B. Utilities

The Utilities section of the Development Services Department reviewed and approved the proposal. Utilities will be reviewed as part of the building permit and utilities permit.

VI. State Environmental Policy Act (SEPA)

The proposal is exempt from SEPA review per WAC 197-11-800(1). No work is proposed in a steep slope critical area. The wetland discovered on-site is not a regulated wetland under the City's codes. However, removal of the wetland is subject to approval by the US Army Corps. If any additional mitigation is required from federal review it is required to be shown on the construction plans submitted with the building permit. **See Conditions of Approval in Section X of this report.**

VII. Changes to Proposal Due to Staff Review

The applicant revised the proposal to reduce the amount of tree removal proposed and provided additional information regarding habitat functions on the site.

VIII. Decision Criteria

A. 20.25H.255.A Critical Areas Report Decision Criteria

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification 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;**
   Finding: The submitted critical areas report documents that the existing site has high habitat value and potential but there are degraded ecological functions as the site has large areas of invasive understory vegetation. The proposal locates the proposed house, driveway, and other improvements between the steep slopes on the site and avoids the slopes entirely and minimizes significant tree removal. The biologist found that the resulting site design will retain habitat functions as well as providing enhanced habitat function through the proposed mitigation planting.

2. **Adequate resources to ensure completion of any required mitigation and monitoring efforts;**
   Finding: A mitigation and monitoring plan was created for the project to establish new vegetation. The plan includes performance standards and provides a five year monitoring program to ensure successful installation. An installation surety at 150 percent of the cost of plants, materials, and labor as well as a maintenance surety at 100 percent of the cost of monitoring will be required. **See Condition of Approval 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**
   Finding: The submitted critical areas report documents that the functions and values of the site are degraded despite having high habitat value and that the mitigation will improve the habitat and slope stability functions and will not have a detrimental effect on critical areas and buffers offsite.

4. **The resulting development is compatible with other uses and development in the same land use district.**
   Finding: The proposed house and associated structures and improvements are allowed uses in the R-3.5 single-family residential zone.

B. 20.25H.255.B Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates

1. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**
   Finding: The proposed mitigation plans will improve habitat quality and function by removing invasive understory species and providing an understory of native vegetation. The planting of 79 trees will also replace the 33 proposed for removal and include new coniferous species that are not present on this site. The established vegetation will provide improved water quality, slope stability, and habitat quality. See functional discussion in the submitted critical areas report that is reference document 3. **See Conditions of Approval for mitigation planting in Section X of this report**

2. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**
   Finding: The site contains both invasive and non-native plant coverage resulting in a lack of species diversity on the site. The proposed mitigation will remove invasive vegetation and replace it with native species that will improve understory diversity and provide new coniferous trees on a site that currently only has mostly deciduous vegetation.

3. **The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**
   Finding: The proposed increase of vegetation cover will improve stormwater quality on the property. Increased coverage by native vegetation will improve stormwater filtering and overall water quality.

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**
   Finding: See responses in section A above.

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**
   Finding: See responses in section A above.

6. **The resulting development is compatible with other uses and development in the same land use district.**
   Finding: See responses in section A above.

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 and any other required construction permits. **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;**
   The proposed house is located in the location that has the least impact and locates most of the proposed impacts within the structure setback from the steep slope. The proposal does remove trees but replaces trees at a ratio that is greater than 2:1 and provides new understory vegetation that currently does not exist, except for invasive vegetation in large areas. The purpose of the critical area regulations in LUC 20.25H is to protect critical area function and value while still allowing reasonable development to occur. The proposed project results in a site that can be expected to retain existing habitat functions and improve upon them through the planting of native vegetation while allowing development and usable area for the property owners.

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 be served by adequate public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   A mitigation planting plan has been submitted. An installation and maintenance surety will be required to ensure plant survival over the 5-year monitoring period. **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	Savina Uzunow, 425-452-7860
Utilities Code – BCC 24	Jason Felgar, 425-452-7851
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 referenced:

1. **Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a building permit. A building permit must be submitted and issued 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, Development Services Department

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 building permit issuance. Staff will provide the applicant with the hold harmless form.

   Authority: Land Use Code 20.30P.170
   Reviewer: Reilly Pittman, Development Services Department

3. **Mitigation Planting:** The proposed mitigation planting shown on the submitted planting plan included as reference document 2 is required to be installed. The planting plan is required to be submitted as part of the building permit application. All permanent and

temporary disturbance is required to be mitigated and/or restored. The plans submitted with the building permit shall depict the extent of construction disturbance and provide restoration. Any mitigation required by the US Army Corps under their permit is required to be shown on the plans submitted with the building permit.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

4. **Cost Estimate:** A cost estimate is required to be submitted prior to building permit issuance for the cost to install and maintain and monitor the planting for five years.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

5. **Installation Surety:** In order to ensure mitigation planting is installed per plan an installation surety is required in an amount that is 150 percent of the cost to install the mitigation planting. The installation surety will be released upon installation of the mitigation and inspection by staff. The installation surety is required to be submitted prior to building permit issuance.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

6. **Maintenance Surety:** In order to ensure the restoration successfully establishes, a maintenance surety is required for an amount equal to 100 percent of the cost to maintain and monitor the mitigation for five years. The surety 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 report as reference document 3.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

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 reference document 3.

   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, Development Services Department

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, Development Services Department

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, Development Services Department

10. **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: Savina Uzunow, Development Services Department

11. **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; 23.76.160
    Reviewer: Savina Uzunow, Development Services Department

12. **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

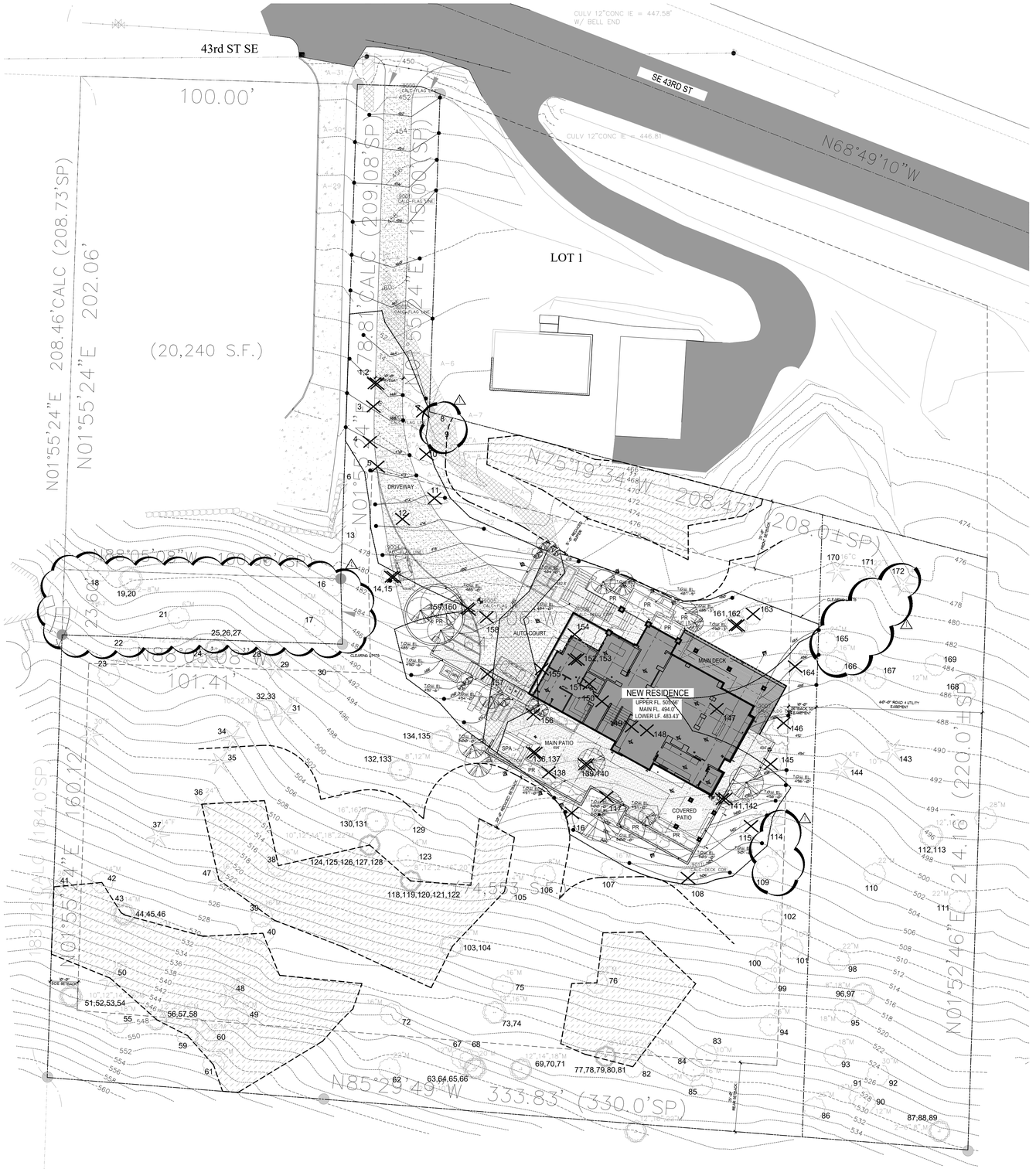
beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Development Services Department

TREE INVENTORY

Tree #	Species	Size	Significant Trees	Significant Retained	Significant Removed**
1	maple	2			
2	maple	8	8		8
3	alder	10*	5		5
4	alder	16*	8		8
5	alder	12*	6		6
6	cedar	12	12	12	
7	alder	10*	5		5
8	alder	14*	7	7	
9	alder	10*	5	5	
10	alder	6			
11	alder	12*	6		6
12	alder	12*	6		6
13	maple	8	8	8	
14	maple	6			
15	maple	14	14		14
16	n/a				
17	n/a				
18	n/a				
19	n/a				
20	n/a				
21	n/a				
22	maple	6			
23	maple	16	16	16	
24	fir	8	8	8	
25	maple	12	12	12	
26	maple	30	30	30	
27	maple	24	24	24	
28	fir	8	8	8	
29	fir	8	8	8	
30	maple	6			
31	fir	8	8	8	
32	maple	10	10	10	
33	maple	22	22	22	
34	fir	24	24	24	
35	fir	26	26	26	
36	fir	24	24	24	
37	fir	14	14	14	
38	maple	26	26	26	
39	maple	16	16	16	
40	maple	10	10	10	
41	fir	26	26	26	
42	maple	14	14	14	
43	maple	14	14	14	
44	maple	2			
45	maple	12	12	12	
46	maple	14	14	14	
47	fir	16	16	16	
48	fir	18	18	18	
49	maple	10	10	10	
50	fir	10	10	10	
51	maple	10	10	10	
52	maple	12	12	12	
53	maple	14	14	14	
54	maple	26	26	26	
55	maple	18	18	18	
56	maple	12	12	12	
57	maple	2			
58	maple	16	16	16	
59	maple	12	12	12	
60	maple	12	12	12	
61	maple	22	22	22	
62	maple	22	22	22	
63	maple	6			
64	maple	2			
65	maple	8	8	8	
66	maple	10	10	10	
67	maple	12	12	12	
68	maple	20	20	20	
69	maple	12	12	12	
70	maple	14	14	14	
71	maple	18	18	18	
72	maple	16	16	16	
73	maple	14	14	14	
74	maple	16	16	16	
75	maple	16	16	16	
76	maple	22	22	22	
77	maple	8	8	8	
78	maple	10	10	10	
79	maple	12	12	12	
80	maple	14	14	14	
81	maple	14	14	14	
82	maple	12	12	12	
83	maple	10	10	10	
84	maple	12	12	12	
85	maple	16	16	16	
86	maple	26	26	26	
87	maple	2			
88	maple	6			
89	maple	8	8	8	
90	maple	12	12	12	
91	maple	12	12	12	
92	maple	30	30	30	
93	maple	18	18	18	
94	maple	26	26	26	
95	maple	18	18	18	
96	maple	8	8	8	
97	maple	18	18	18	
98	maple	22	22	22	
99	maple	10	10	10	
100	maple	24	24	24	
101	maple	10	10	10	
102	maple	10	10	10	
103	maple	2			
104	maple	6			
105	maple	14	14	14	
106	maple	8	8	8	
107	maple	16	16	16	
108	maple	24	24		24
109	maple	18	18	18	
110	maple	22	22	22	
111	maple	22	22	22	
112	maple	12	12	12	
113	maple	16	16	16	
114	fir	10	10	10	
115	maple	24	24		24
116	maple	14	14		14
117	fir	6			
118	maple	8	8	8	
119	maple	12	12	12	
120	maple	2			
121	maple	16	16	16	
122	maple	20	20	20	
123	maple	14	14	14	
124	maple	10	10	10	
125	maple	12	12	12	
126	maple	14	14	14	
127	maple	18	18	18	
128	maple	22	22	22	
129	maple	14	14	14	
130	maple	16	16	16	
131	maple	16	16	16	
132	maple	8	8	8	
133	maple	12	12	12	
134	maple	2			
135	maple	20	20	20	
136	maple	14	14		14
137	maple	18	18		18
138	maple	16	16		16
139	maple	8	8		8
140	maple	12	12		12
141	maple	18	18		18
142	maple	22	22		22
143	fir	10	10	10	
144	fir	14	14	14	
145	maple	14	14		14
146	maple	14	14		14
147	maple	24	24		24
148	maple	24	24		24
149	maple	8	8		8
150	maple	6			
151	maple	24	24		24
152	maple	14	14		14
153	maple	6			
154	maple	20	20		20
155	maple	6			
156	maple	12	12		12
157	maple	15	15		15
158	maple	16	16		16
159	maple	2			
160	maple	12	12		12
161	maple	18	18		18
162	maple	22	22		22
163	maple	24	24		24
164	fir	6			
165	maple	24	24	24	
166	maple	16	16	16	
167	maple	16	16	16	
168	maple	12	12	12	
169	maple	12	12	12	
170	cedar	16	16	16	
171	fir	22	22	22	
172	fir	14	14	14	
			2181	1692	489

* 5 reduction for alders and cottonwoods
** removed with Building Permit approval
1692/2181 x 100% = 78% tree retention proposed



SITE PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40' 60 FT. NORTH

PROJECT ADDRESS

16729 SE 43rd Street
Bellevue, WA 98006

ZONING CLASSIFICATION

R-3.5

LEGAL DESCRIPTION

LOT C OF KING COUNTY SHORT PLAT NUMBER 973022 RECORDED UNDER AUDITOR FILE NUMBER 8404100930, BEING A PORTION OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORNER COMMON TO LOTS A AND C OF SAID SHORT PLAT, THENCE SOUTH 01°55'24" WEST 178.81 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°29'06" EAST 23.64 FEET TO AN EXISTING IRON PIPE WITH CAP LS#8271;
THENCE NORTH 88°05'08" WEST 101.41 FEET TO THE WEST LINE OF SAID LOT C AND THE TERMINUS OF SAID LINE.

KING COUNTY TAX PARCEL NO. 1324059-9039

VICINITY MAP

STRUCTURAL COVERAGE

GROSS LOT AREA:	74,553 SF	~~76,929 SF~~
CRITICAL AREAS:	-10,354 SF	
NET LOT AREA:	64,199 SF	~~66,575 SF~~
ALLOWABLE STRUCTURAL COVERAGE 35%:	22,470 SF	~~23,301 SF~~
HOUSE W/ GARAGE FOOTPRINT:	2,810 SF	
MAIN FLOOR DECK:	505 SF	
COVERED PATIO:	469 SF	
STAIRS ENTRY AND BACK:	424 SF	
TOTAL PROPOSED STRUCTURE:	4268 SF = 6.6% < OK	

IMPERVIOUS SURFACE COVERAGE

GROSS LOT AREA:	74,553 SF	~~76,929 SF~~
CRITICAL AREAS:	-10,354 SF	
NET LOT AREA:	64,199 SF	~~66,575 SF~~
ALLOWABLE IMPERVIOUS COVERAGE 45%:	28,890 SF	~~29,959 SF~~
HOUSE W/ EAVES:	4,409 SF	
DRIVEWAY WITH AUTO COURT:	3,715 SF	
STAIRS (MINUS EAVES):	279 SF	
MAIN PATIO AND SITE WALLS:	1,063 SF	
WALKWAYS AND SITE WALLS:	509 SF	
TOTAL IMPERVIOUS:	9,975 SF = 15.4% < OK	

* NO PERMEABLE HARD SURFACES PROPOSED

SQ. FT. CALCULATION & F.A.R.

LOWER FLOOR (INCLUDING GARAGE AND MECHRM):	2,734 SF
MAIN FLOOR:	2,542 SF
UPPER FLOOR (INCLUDING DOUBLE HEIGHT SPACES):	2,187 SF
TOTAL AREA:	7,463 SF

F.A.R. 7,463 SF / 64,199 SF ~~66,575 SF~~ = 11.6% OK (50% ALLOWED)

TREE IDENTIFICATION

12"A ALDER
12"C CEDAR
12"F FIR
12"M MAPLE
3 REMOVE TREE

SpaceLab
Design Services

Tatiana Darnell

Kirkland, WA 98033
425.444.6779
Tatiana@SpaceLabDesign.net

GILDERMAN RESIDENCE
16729 SE 43rd ST
BELLEVUE, WA

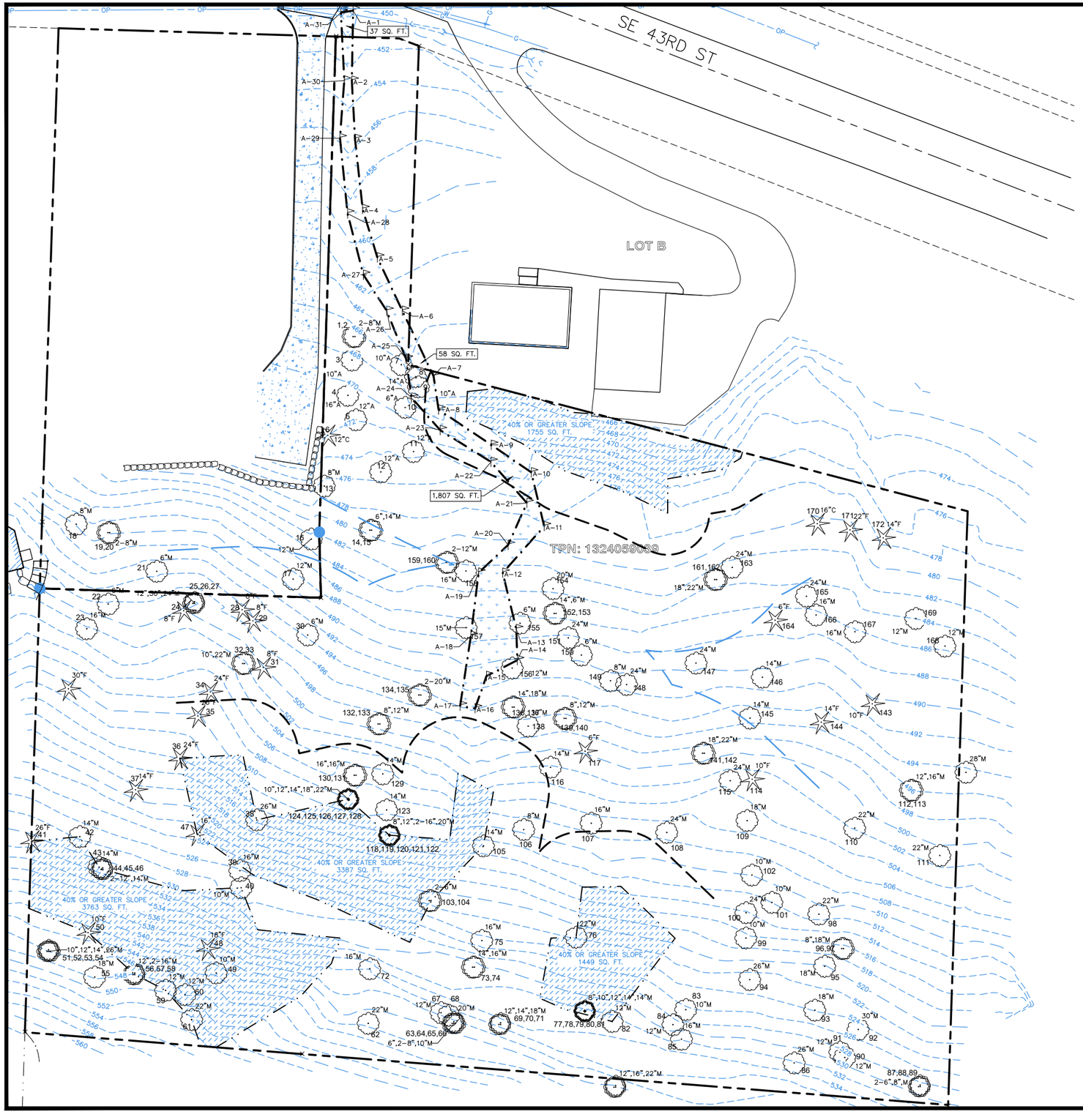
NO.	DATE	REVISION
1	10/10/19	CALUP RESPONSE

DATE: 10/10/19
JOB NUMBER: 1804
FILE:

SITE
PLAN B

A1.0

CALUP RESPONSE TO COMMENTS OCTOBER 10, 2019



PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND BUFFER
- TOE/TOP OF SLOPE
- STANDARD STEEP SLOPE SETBACK - 75' FROM TOE, 50' FROM TOP
- REDUCED STEEP SLOPE SETBACK PER GEOTECHNICAL ENGINEER - 20' FROM TOE, 15' FROM TOP

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

N

NOTES

1. BASE INFORMATION PROVIDED BY SPACE LAB DESIGN SERVICES, KIRKLAND, WA 98033, (425) 444-6779.

PROJECT 5912
DRAWN SO
SCALE AS NOTED
DATE 10-11-19
REVISED
1/14

FIGURE 1: EXISTING CONDITIONS PLAN
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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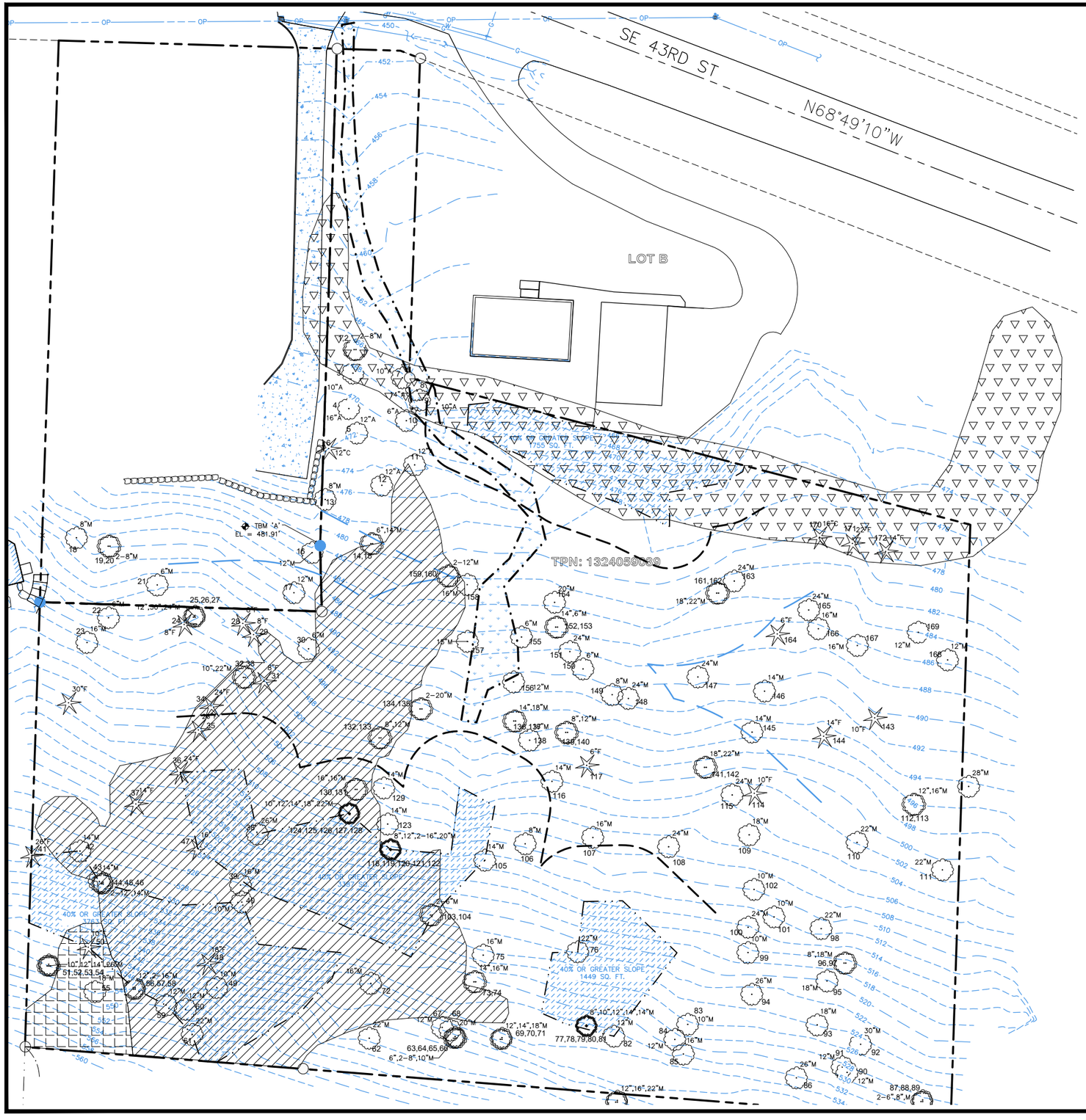

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND BUFFER
- TOE/TOP OF SLOPE
- STANDARD STEEP SLOPE SETBACK - 75' FROM TOE, 50' FROM TOP
- REDUCED STEEP SLOPE SETBACK PER GEOTECHNICAL ENGINEER - 20' FROM TOE, 15' FROM TOP

EXISTING VEGETATION LEGEND

- 20% HIMALAYAN BLACKBERRY, TRACE HOLLY AND 80% SALMONBERRY - PLANT WESTERN RED CEDAR ON EDGES WITH VINE MAPLE, RED ELDERBERRY, WESTERN HAZELNUT, INDIAN PLUM AT 25% DENSITY WITH SWORD FERN AND CREEPING OREGON GRAPE AS GROUNDCOVER AT 25%
- 75% IVY AND 40% NATIVE SHRUBS - PLANT SWORD FERN AND CREEPING OREGON GRAPE - 80% COVER WITH 60% SHRUBS OF INDIAN PLUM, RED ELDERBERRY, WESTERN HAZELNUT AND VINE MAPLE
- 70% HIMALAYAN BLACKBERRY AND 30% NATIVE - REPLANT WITH DOUGLAS FIR, WESTERN RED CEDAR, ROSE, TALL OREGON GRAPE AND OCEAN SPRAY AT 75% DENSITY WITH SALAL AS GROUNDCOVER AT 75% DENSITY

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

N

NOTES

1. BASE INFORMATION PROVIDED BY SPACE LAB DESIGN SERVICES, KIRKLAND, WA 98033, (425) 444-6779.

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FIGURE 2: EXISTING VEGETATION MAP
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

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Tree #	Species	Size	Significant Trees	Signifcant Retained	Significant Removed**
1	maple	2			
2	maple	8	8		8
3	alder	10*	5		5
4	alder	16*	8		8
5	alder	12*	6		6
6	cedar	12	12	12	
7	alder	10*	5		5
8	alder	14*	7	7	
9	alder	10*	5	5	
10	alder	6			
11	alder	12*	6		6
12	alder	12*	6		6
13	maple	8	8	8	
14	maple	6			
15	maple	14	14		14
16	n/a				
17	n/a				
18	n/a				
19	n/a				
20	n/a				
21	n/a				
22	maple	6			
23	maple	16	16	16	
24	fir	8	8	8	
25	maple	12	12	12	
26	maple	30	30	30	
27	maple	24	24	24	
28	fir	8	8	8	
29	fir	8	8	8	
30	maple	6			
31	fir	8	8	8	
32	maple	10	10	10	
33	maple	22	22	22	
34	fir	24	24	24	
35	fir	26	26	26	
36	fir	24	24	24	
37	fir	14	14	14	
38	maple	26	26	26	
39	maple	16	16	16	
40	maple	10	10	10	
41	fir	26	26	26	
42	maple	14	14	14	
43	maple	14	14	14	
44	maple	2			
45	maple	12	12	12	
46	maple	14	14	14	
47	fir	16	16	16	
48	fir	18	18	18	
49	maple	10	10	10	
50	fir	10	10	10	
51	maple	10	10	10	
52	maple	12	12	12	
53	maple	14	14	14	
54	maple	26	26	26	
55	maple	18	18	18	
56	maple	12	12	12	
57	maple	2			
58	maple	16	16	16	
59	maple	12	12	12	
60	maple	12	12	12	
61	maple	22	22	22	
62	maple	22	22	22	
63	maple	6			
64	maple	2			
65	maple	8	8	8	
66	maple	10	10	10	
67	maple	12	12	12	
68	maple	20	20	20	
69	maple	12	12	12	
70	maple	14	14	14	
71	maple	18	18	18	
72	maple	16	16	16	

PROJECT 5912
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DATE 10-11-19
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3/14

FIGURE 3: EXISTING TREE INFORMATION
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

Altmann Oliver Associates, LLC
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Environmental Planning & Landscape Architecture
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73	maple	14	14	14	
74	maple	16	16	16	
75	maple	16	16	16	
76	maple	22	22	22	
77	maple	8	8	8	
78	maple	10	10	10	
79	maple	12	12	12	
80	maple	14	14	14	
81	maple	14	14	14	
82	maple	12	12	12	
83	maple	10	10	10	
84	maple	12	12	12	
85	maple	16	16	16	
86	maple	26	26	26	
87	maple	2			
88	maple	6			
89	maple	8	8	8	
90	maple	12	12	12	
91	maple	12	12	12	
92	maple	30	30	30	
93	maple	18	18	18	
94	maple	26	26	26	
95	maple	18	18	18	
96	maple	8	8	8	
97	maple	18	18	18	
98	maple	22	22	22	
99	maple	10	10	10	
100	maple	24	24	24	
101	maple	10	10	10	
102	maple	10	10	10	
103	maple	2			
104	maple	6			
105	maple	14	14	14	
106	maple	8	8	8	
107	maple	16	16	16	
108	maple	24	24		24
109	maple	18	18	18	
110	maple	22	22	22	
111	maple	22	22	22	
112	maple	12	12	12	
113	maple	16	16	16	
114	fir	10	10	10	
115	maple	24	24		24
116	maple	14	14		14
117	fir	6			
118	maple	8	8	8	
119	maple	12	12	12	
120	maple	2			
121	maple	16	16	16	
122	maple	20	20	20	
123	maple	14	14	14	
124	maple	10	10	10	
125	maple	12	12	12	
126	maple	14	14	14	
127	maple	18	18	18	
128	maple	22	22	22	
129	maple	14	14	14	
130	maple	16	16	16	
131	maple	16	16	16	
132	maple	8	8	8	
133	maple	12	12	12	
134	maple	2			
135	maple	20	20	20	
136	maple	14	14		14
137	maple	18	18		18
138	maple	16	16		16
139	maple	8	8		8
140	maple	12	12		12
141	maple	18	18		18
142	maple	22	22		22
143	fir	10	10	10	
144	fir	14	14	14	
145	maple	14	14		14
146	maple	14	14		14

PROJECT 5912
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DATE 10-11-19
REVISED
4/14

FIGURE 4: EXISTING TREE INFORMATION
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 fax (425) 333-4569

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147	maple	24	24		24
148	maple	24	24		24
149	maple	8	8		8
150	maple	6			
151	maple	24	24		24
152	maple	14	14		14
153	maple	6			
154	maple	20	20		20
155	maple	6			
156	maple	12	12		12
157	maple	15	15		15
158	maple	16	16		16
159	maple	2			
160	maple	12	12		12
161	maple	18	18		18
162	maple	22	22		22
163	maple	24	24		24
164	fir	6			
165	maple	24	24	24	
166	maple	16	16	16	
167	maple	16	16	16	
168	maple	12	12	12	
169	maple	12	12	12	
170	cedar	16	16	16	
171	fir	22	22	22	
172	fir	14	14	14	
			2181	**1692**	**489**

* .5 reduction for alders and cottonwoods

** removed with Building Permit approval

1692/2181 x 100% = 78% tree retention proposed

PROJECT 5912

DRAWN SO

SCALE AS NOTED

DATE 10-11-19

REVISED

5/14

FIGURE 5: EXISTING TREE INFORMATION
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

Altmann Oliver Associates, LLC
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PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

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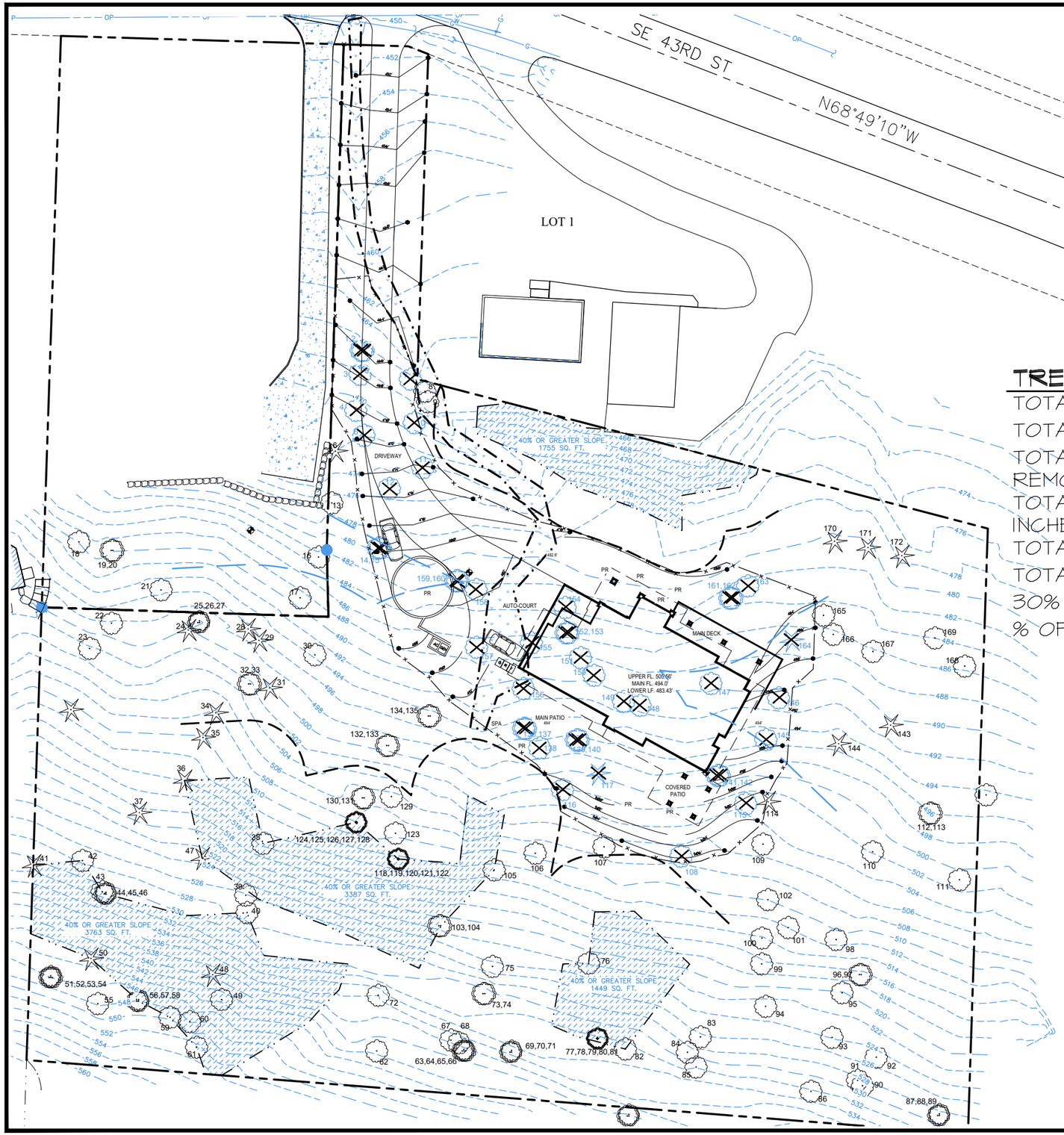

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND BUFFER
- TOE/TOP OF SLOPE
- STANDARD STEEP SLOPE SETBACK - 75' FROM TOE, 50' FROM TOP
- REDUCED STEEP SLOPE SETBACK PER GEOTECHNICAL ENGINEER - 20' FROM TOE, 15' FROM TOP
- CLEARING LIMITS/TREE PROTECTION FENCING
- TREES TO REMAIN
- TREES TO BE REMOVED

TREE RETENTION CALCULATIONS

TOTAL EXISTING SIGNIFICANT TREES ONSITE	145
TOTAL EXISTING SIGNIFICANT TREES TO REMAIN	112
TOTAL EXISTING SIGNIFICANT TREES TO BE REMOVED	33
TOTAL EXISTING SIGNIFICANT TREE CALIPER INCHES ONSITE	2,181
TOTAL CALIPER INCHES TO REMAIN	1,692
TOTAL CALIPER INCHES TO BE REMOVED	489
30% OF ONSITE CALIPER INCHES	654
% OF ONSITE TREE CALIPER INCHES TO REMAIN	76%

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

N

NOTES

1. BASE INFORMATION PROVIDED BY SPACE LAB DESIGN SERVICES, KIRKLAND, WA 98033, (425) 444-6779.

PROJECT 5912
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6/14

FIGURE 6: TREE RETENTION PLAN
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

Altmann Oliver Associates, LLC
AOA Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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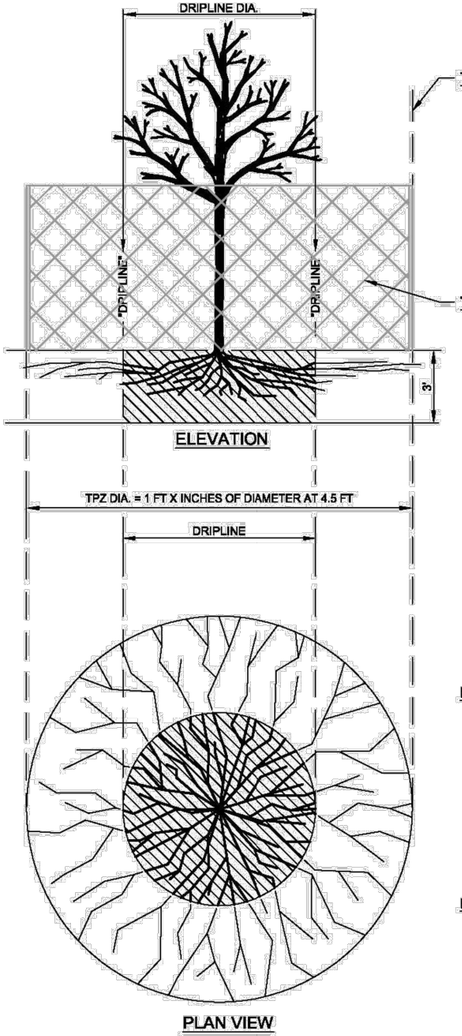

PLAN VIEW

Tree Protection Zone (TPZ)

- Extends from tree trunk to 1 foot for every inch of trunk diameter measured at 4.5 feet above grade or 6' whichever is greater.
- Protective fencing to remain installed at all times.
- Working within TPZ restricted to City approved personnel and supervised by Project Arborist.
- No storage of equipment or materials within TPZ, or washing of equipment in or within 10' of TPZ.

Tree Protection Fencing

- Minimum 6' chain link fencing installed completely around TPZ consistent with Site Plan. See Tree Protection Detail TP-2.
- Fencing shall have 1.5" steel posts to be driven 2' into the ground no more than 10' apart.
- Tree protection signs shall be posted on fencing no more than 20' apart.
- Apply a 4-6" layer of wood chips 12" from tree trunk.

Dripline

- Extends from trunk to outer canopy edge - Drip Line.
- Absolutely no storage of equipment or materials within Dripline.
- Access restricted based on City approval and Project Arborist supervision required.
- No trenching within Dripline; tunneling must have approval from City.

Root Protection In Tree Protection Zone

- Use/access into TPZ shall be upon approval from City and supervised by Project Arborist.
- Additional layer of 3" gravel and ¾" plywood shall cover Dripline when authorized work being performed in TPZ.
- All wood chips, gravel and plywood to be removed by hand upon project completion.

DRAWING NUMBER	TP-1
SCALE	NONE
REVISION DATE	1/10
DEPARTMENT	ALL

TREE PROTECTION PROCEDURES DURING CONSTRUCTION

City of Bellevue

CITY OF BELLEVUE WASHINGTON

1 TREE PROTECTION
SCALE: NTS

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SCALE AS NOTED | 7/14
DATE 10-11-19
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FIGURE 7: CONSTRUCTION DETAILS
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

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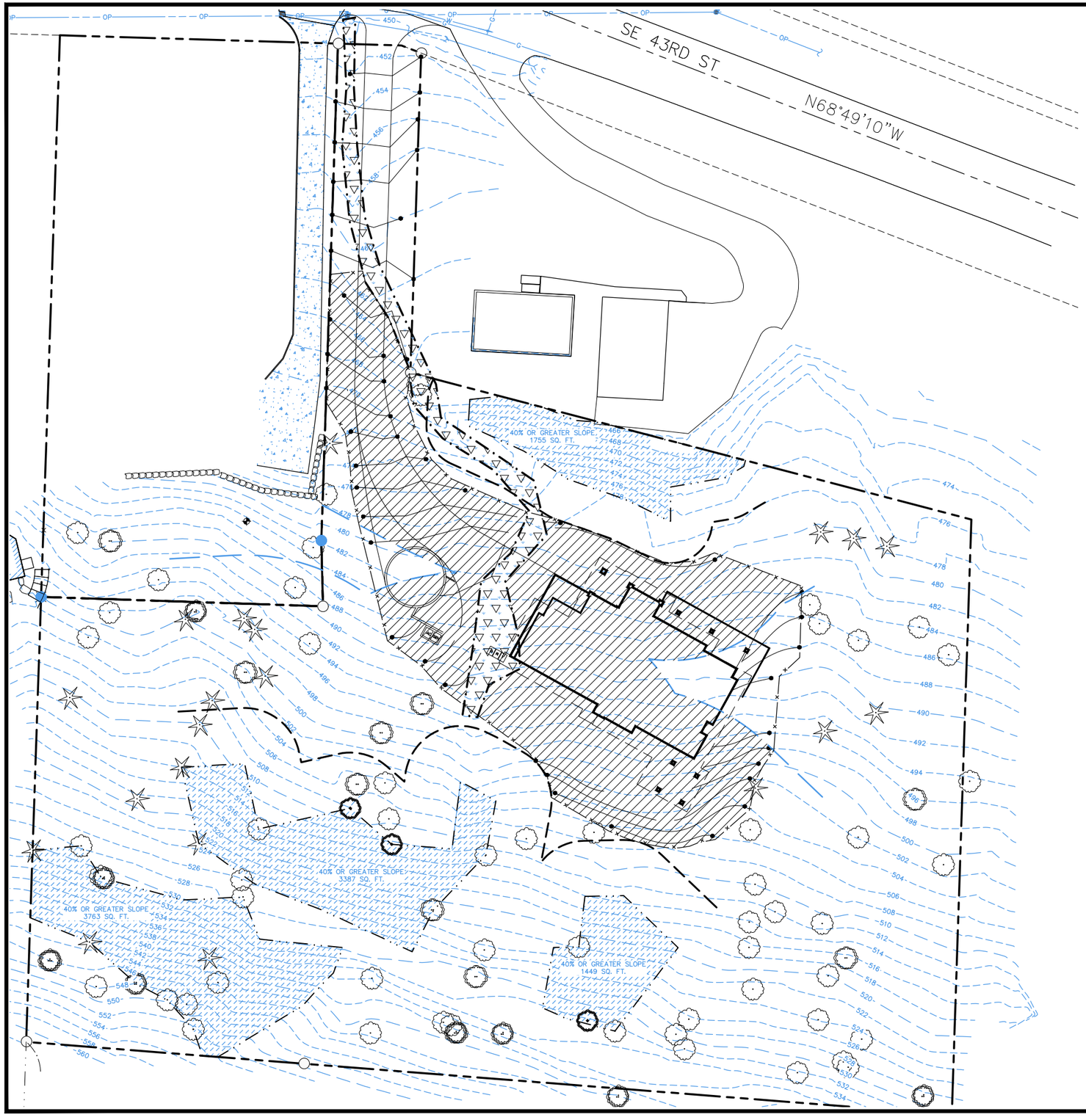

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND BUFFER
- TOE/TOP OF SLOPE
- STANDARD STEEP SLOPE SETBACK - 75' FROM TOE, 50' FROM TOP
- REDUCED STEEP SLOPE SETBACK PER GEOTECHNICAL ENGINEER - 20' FROM TOE, 15' FROM TOP
- CLEARING LIMITS/TREE PROTECTION FENCING

IMPACTS LEGEND

- IMPACTED WETLAND - 1,902 SF
- STEEP SLOPE BUFFER IMPACT - 12,793 SF

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE: 1:40

N

NOTES

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8/14

FIGURE 8: IMPACTS PLAN
GILDERMAN PROPERTY
16729 SE 43RD ST
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AOA
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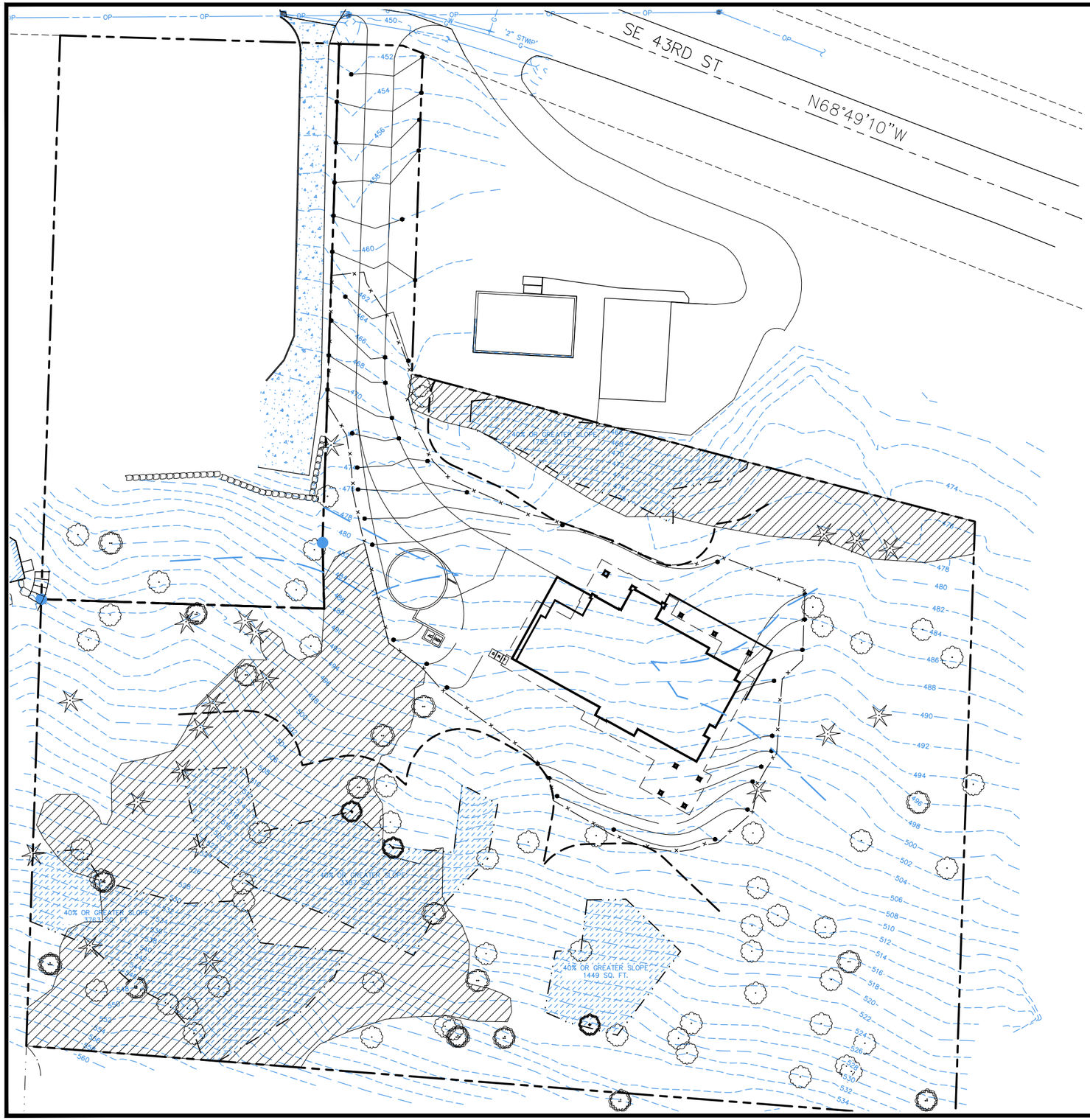

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- WETLAND BUFFER
- TOE/TOP OF SLOPE
- STANDARD STEEP SLOPE SETBACK - 75' FROM TOE, 50' FROM TOP
- REDUCED STEEP SLOPE SETBACK PER GEOTECHNICAL ENGINEER - 20' FROM TOE, 15' FROM TOP
- CLEARING LIMITS/TREE PROTECTION FENCING

MITIGATION LEGEND

- STEEP SLOPE/STEEP SLOPE BUFFER ENHANCEMENT - 21,595 SF

GRAPHIC SCALE
(IN FEET)

0 20 40 60 80 120

SCALE:1:40

N

NOTES

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9/14

FIGURE 9: MITIGATION PLAN
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

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AOA
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PO Box 578 Carnation, WA 98014
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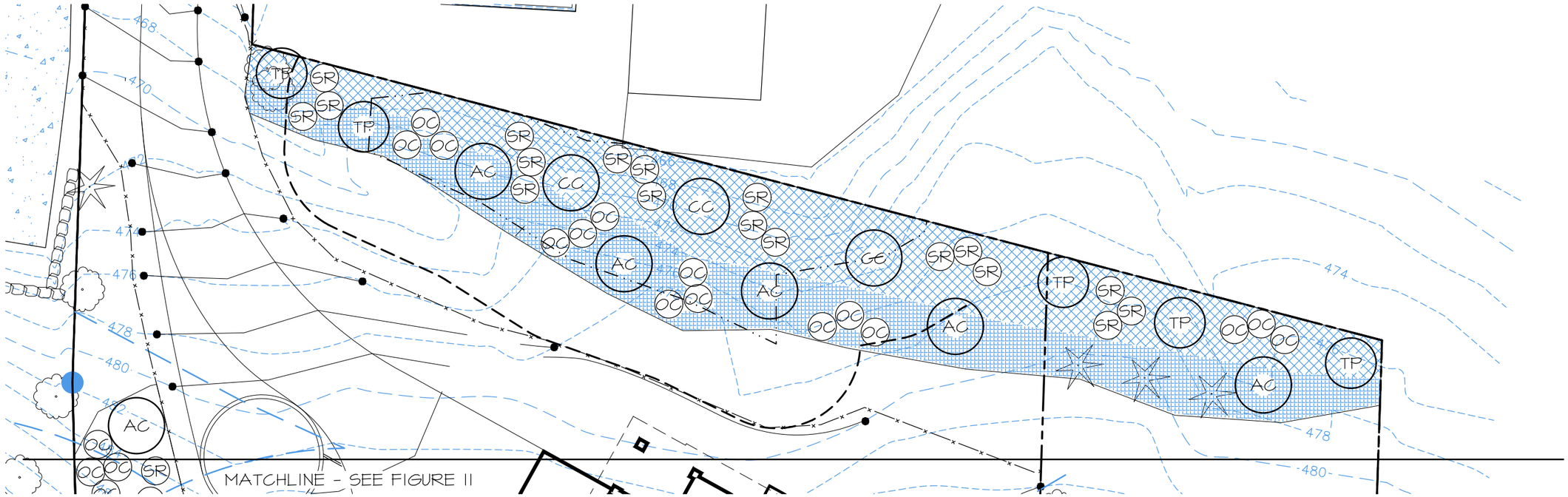

PLANT LIST (SEE FIGURE 12 FOR SCHEDULE)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER CIRCINATUM	VINE MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
TP	THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM
R	ROSA NUTKANA	NOOTKA ROSE
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME
	GAULTHERIA SHALLON	SALAL
	MAHONIA REPENS	CREEPING OREGON GRAPE
	POLYSTICHUM MUNITUM	SWORD FERN

GRAPHIC SCALE
(IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

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SCALE AS NOTED
DATE 10-11-19
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10/14

FIGURE 10: PLANTING PLAN
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

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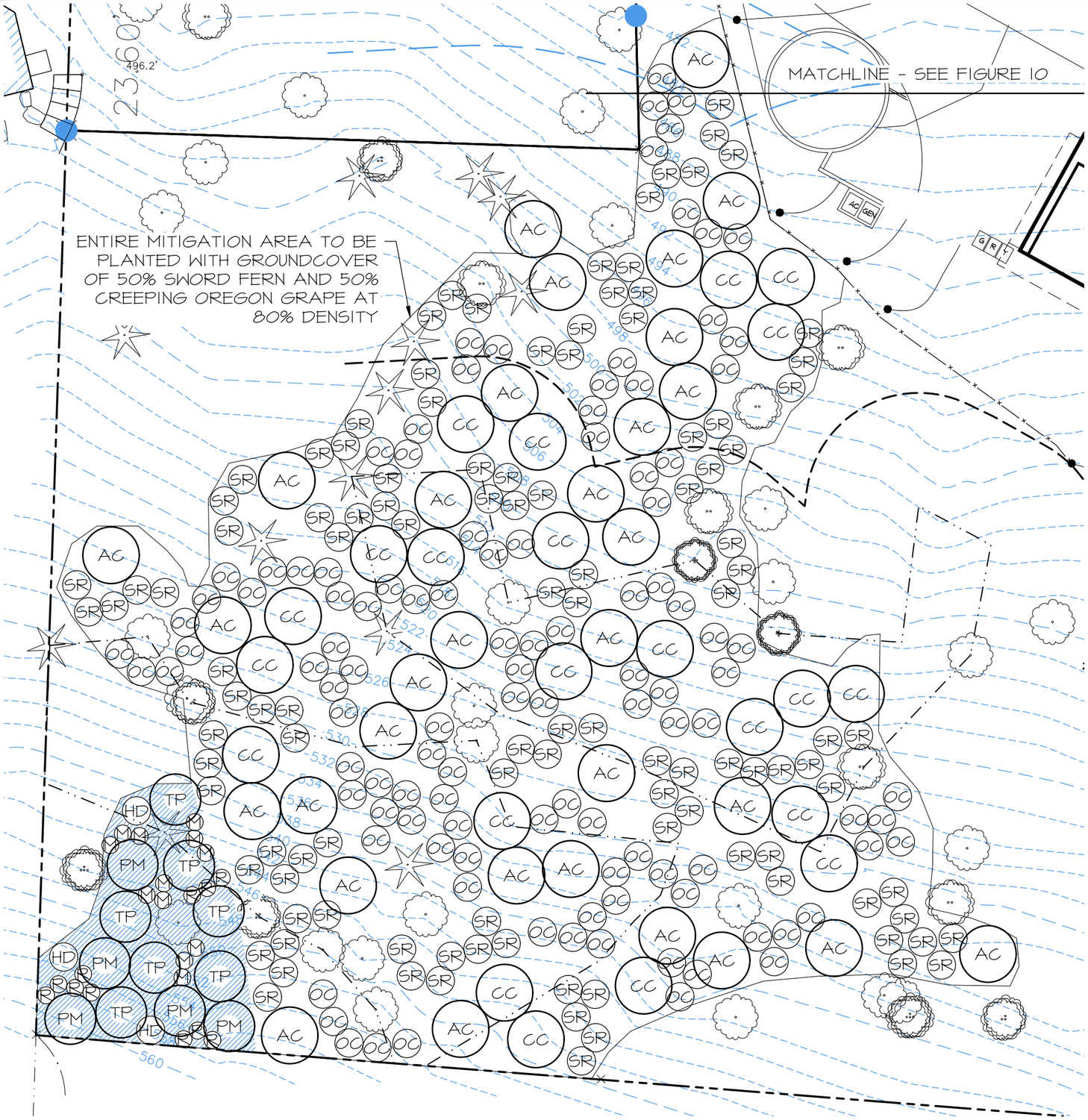

PLANT LIST (SEE FIGURE 12 FOR SCHEDULE)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER CIRCINATUM	VINE MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
TP	THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM
R	ROSA NUTKANA	NOOTKA ROSE
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME
	GAULTHERIA SHALLON	SALAL
	MAHONIA REPENS	CREEPING OREGON GRAPE
	POLYSTICHUM MUNITUM	SWORD FERN

GRAPHIC SCALE
(IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

PROJECT 5912
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SCALE AS NOTED
DATE 10-11-19
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FIGURE 11: PLANTING PLAN
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

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AOA
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PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

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PLANT SCHEDULE

TREES

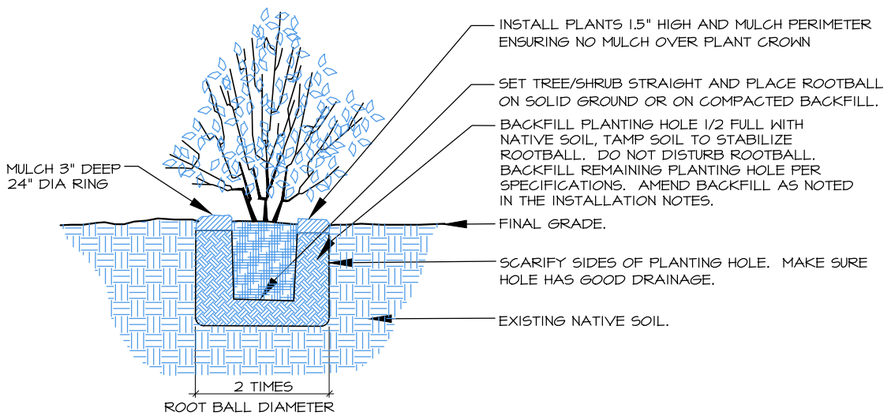
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	10' O.C.	37	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	10' O.C.	25	2 GAL.	SINGLE TRUNK
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10' O.C.	5	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	12	2 GAL.	FULL & BUSHY

SHRUBS

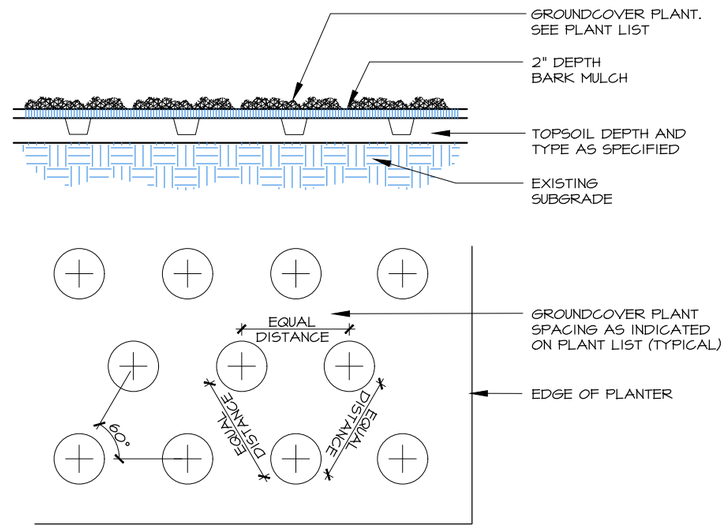
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	3	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	12	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	126	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	5' O.C.	132	1 GAL.	MULTI-STEM (3 MIN.)

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	GAULTHERIA SHALLON	SALAL	2' O.C.	182	1 GAL.	FULL & BUSHY
	MAHONIA REPENS	CREEPING OREGON GRAPE	2' O.C.	4,155	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	955	1 GAL.	FULL & BUSHY



1 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



2 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

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FIGURE 12: PLANT SCHEDULE & PLANTING DETAILS
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

Altmann Oliver Associates, LLC
AOA Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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SPECIFICATIONS

1. THIS PLAN PERTAINS TO PLANTING PORTION OF THE SITE WORK ONLY.
2. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
3. CONTRACTOR'S QUALIFICATIONS. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
4. PRIOR TO PLANTING, HAND-REMOVE ROOTS AND CANES OF ALL INVASIVE SPECIES ON THE PROJECT SITE, OUTSIDE OF THE CLEARING LIMITS.
5. INVASIVES TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO; REED CANARYGRASS, KNOTWEED, HIMALAYAN AND EVERGREEN BLACKBERRY, IVY, MORNING GLORY, SCOT'S BROOM, CHERRY, PORTUGAL LAUREL, THISTLE, STINKY BOB, NIGHTSHADE, YELLOW ARCH-ANGEL, POISON HEMLOCK, AND TEASEL, AND ANY OTHER IDENTIFIED BY AOA.
6. UPON COMPLETION OF WEED REMOVAL, REPLACE WITH CEDAR GROVE BOOSTER BLEND TO PRE-CLEARING GRADES.
7. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED IMMEDIATELY AFTER PLANTING.
8. PRIOR TO INSTALLATION OF PLANT MATERIAL, THE PLANTING AREAS WILL BE LAID OUT BASED ON THE PLANTING PLAN, AND ALL INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND.
9. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT AND BACKFILL WITH A 30/70 BLEND OF CEDAR GROVE BOOSTER BLEND TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 3" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH MEDIUM-COURSE HOG-FUEL OR WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT ALL BARE AREAS WITHIN THE PLANTING AREAS.
10. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
11. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
12. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
13. ALL PLANTINGS SHALL BE IRRIGATED AT A RATE OF ½" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 31 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE ½" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-OCT 15.
14. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1	1	1	1	1	1		
GENERAL MAINT.			1		1	1	1	1	1	1		
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2						2	4	4	2			
WATERING - YEARS 3-5							2	2				

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

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FIGURE 13: SPECIFICATIONS
GILDERMAN PROPERTY
16729 SE 43RD ST
BELLEVUE, WA 98004

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MAINTENANCE & MONITORING PLAN

CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the steep slope and shoreline setback enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner.
2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the steep slope and shoreline setback enhancement plan are met.
3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.
2. Vegetation establishment within the steep slope and shoreline setback enhancement areas will be monitored during each field visit with a record kept of all plant species found.
3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a semi-quantitative representation of success of the enhancement plan.

PERFORMANCE STANDARDS

Success of plant establishment within the steep slope and shoreline setback enhancement areas will be evaluated on the basis of percent survival of planted species.

1. Native woody cover will be a minimum of; 10% at construction completion, 10% at year 1, 20% at year 2, 30% at year 3, 40% at year 4 and 50% at year 5.
2. There will be 100% survival of all woody planted species throughout the mitigation planted area at the end of the first year of planting. For years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants.
3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

MAINTENANCE (M) & CONTINGENCY (C)

1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the enhancement project.
2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.
3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).

- replace dead plants with the same species or a substitute species that meet the goal of the enhancement plan (C)
- re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)
- irrigate following plant installation for five years (M)

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FIGURE 14: MAINTENANCE & MONITORING PLAN
GILDERMAN PROPERTY
16729 SE 43RD ST
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