City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Bloch Residential Remodel
Proposal Address:	9535 SE 11th St
Proposal Description:	Review of a Critical Areas Land Use Permit application to construct a 200 sf addition to the master bedroom and a 100 sf wooden deck within a steep slope critical area and associated buffer. The proposal is supported by a geotechnical report and a critical areas report.
File Number:	22-112473-LO
Applicant:	Andrew DeFlorio, Baylis Architects,
Decisions Included:	Critical Areas Land Use Permit (Process II LUC 20.30P)
Planner:	Leticia Wallgren
State Environmental Policy Act Threshold Determination:	**Exempt**
Director's Decision:	**Approval with Conditions** Rebecca Horner, Director Development Services By: ***Reilly Pittman, Planning Manager*** for Elizabeth Stead, Land Use Director Development Services

Application Date:	June 10, 2022
Notice of Application Date:	August 4, 2022
Decision Publication Date:	June 8, 2023
Project Appeal Deadline:	June 22, 2023

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above as the appeal deadline.

CONTENTS

Documents Referenced in Report

1. Site Plan, Attached
2. Mitigation Plan, Attached
3. Geotech Report, In File
4. Geotech Addendum In File
5. Critical Areas Report, In File

I. Proposal Description

The proposed project involves remodeling the existing residence by constructing a 202 square foot addition to the master bedroom and a 100 square foot wooden deck on the northwestern portion of the home. Both improvements will extend from the second story and will be located on the northwest side of the house.

The new deck will be located within a steep slope critical area and a portion of the new expansion is located within the top-of-slope buffer associated with the slope in the northern central portion of the site. To compensate for these impacts, on-site mitigation is required.

The site includes successfully established mitigation planting from a previous project (15-125705-LO), in which the primary impact (a new cabana) was never constructed. As discussed in section III of this report, the previously installed plantings adequately compensate for proposed new impacts.

Expansion of single family structures into critical areas buffers is allowed pursuant to the performance standards set forth in LUC 20.25H.055.C.3.n and LUC 20.25H.125. The impact of the deck in the steep slope critical area requires mitigation sequencing and mitigation. As a whole, the proposal requires a Critical Areas Land Use Permit

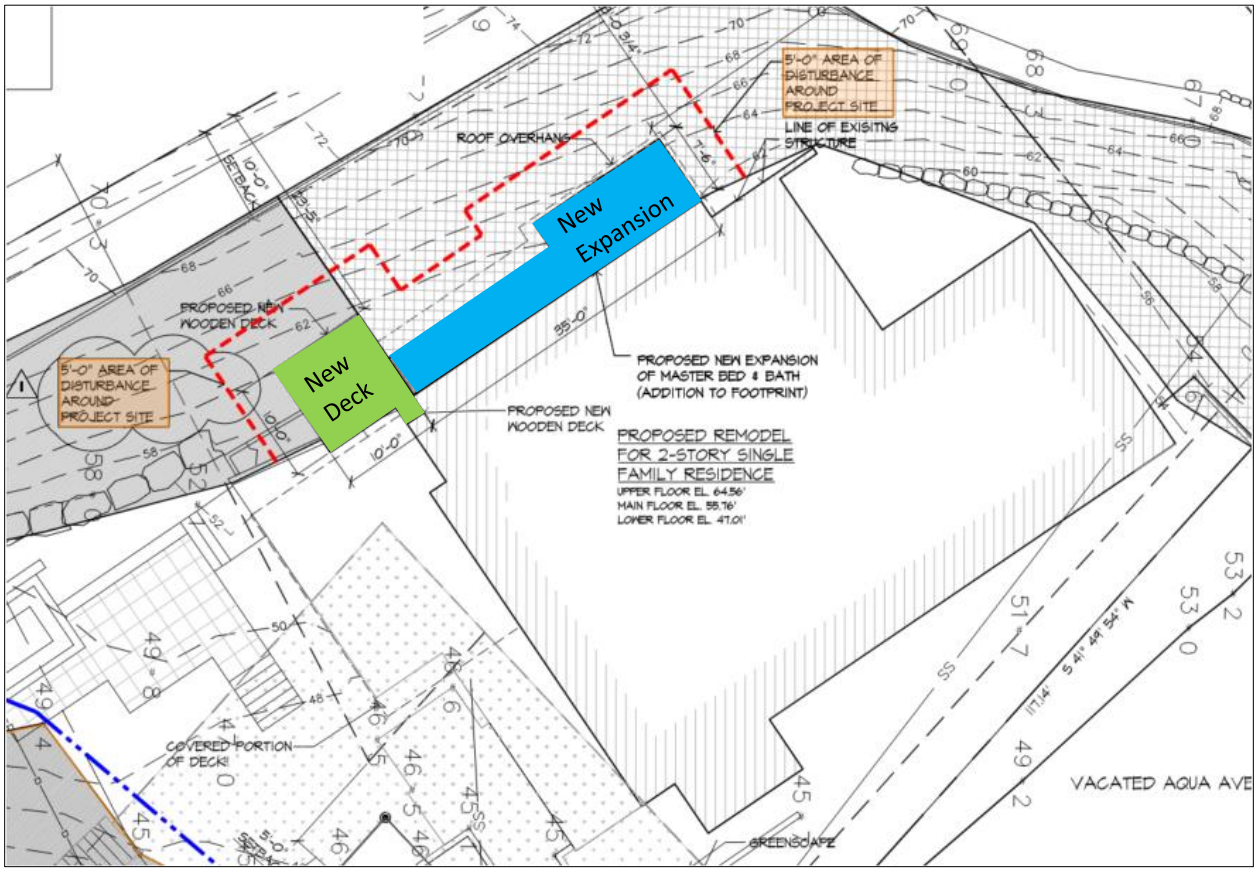


Figure 1. Proposal

with critical areas reporting and a mitigation/restoration plan. See **figure 1** for an enlarged depiction of the proposal.

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

A. Site Description

The subject parcel is a 17,755 square-foot (.41 acres) parcel with Lake Washington shoreline along the western portion of the lot. The site is developed and contains a two-story, approximately 5,000 square-foot home with a daylight basement, an attached garage and accessory features, a driveway, a residential dock, a timber wall near the toe of slope, and rock bulkhead along the entire length of the shoreline. Driveway access is provided through an easement on the adjacent Chism Beach Park property. The property slopes steeply to the lake, with the steepest section in the northern central portion of the property and comparatively flat areas to the south and east, where the existing house is located, and near the shoreline.

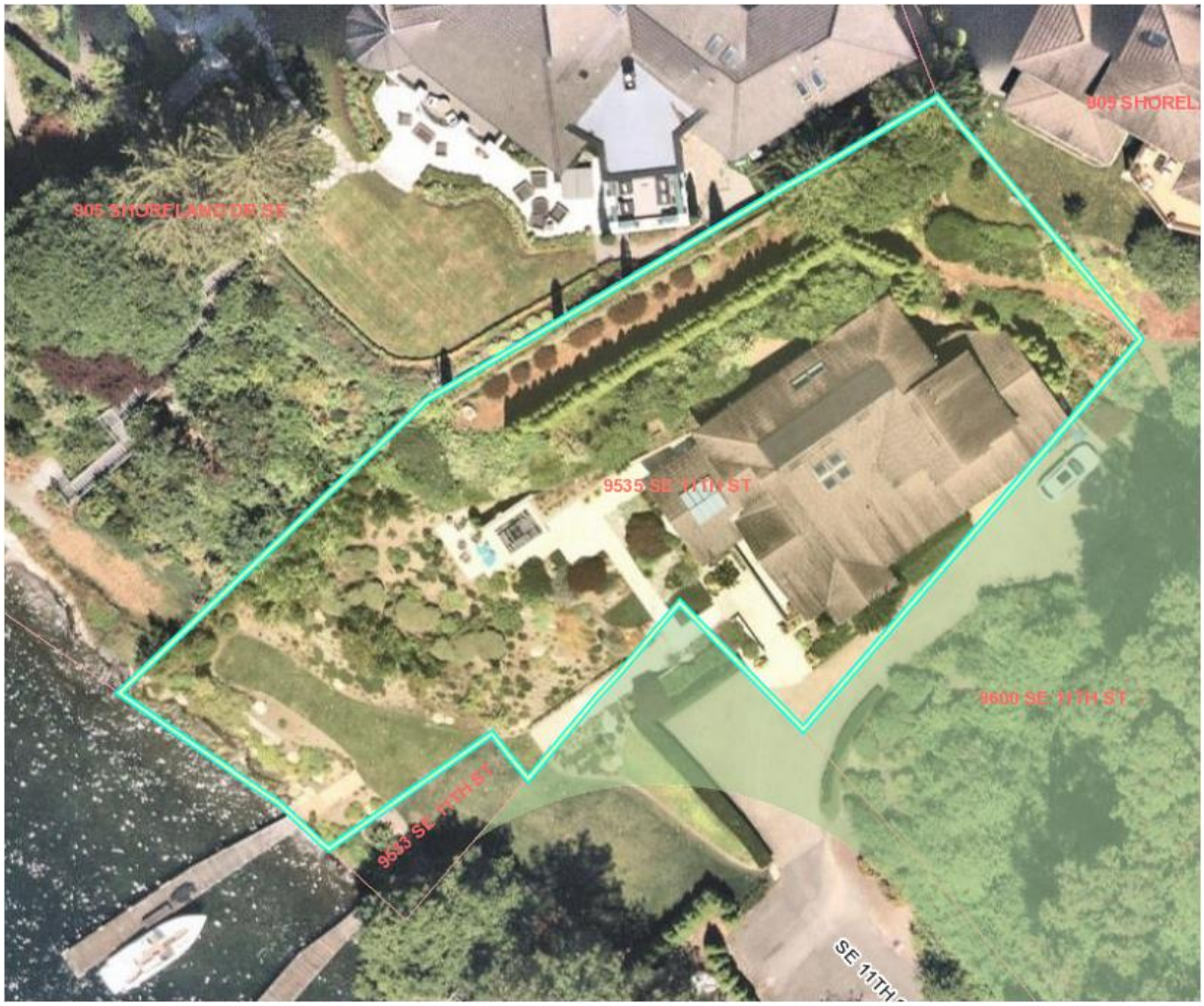


Figure 2. Existing site conditions

Vegetation on the parcel consists predominantly of mowed lawn and ornamental landscape plantings. Areas of native plantings are also present, many of which were installed as part of a previous cabana project, though the cabana was never constructed. The plantings are concentrated around the existing house, with shrubs along the shoreline on either side of the existing dock. See **figure 2** for existing site conditions.

B. Zoning

The subject lot is zoned R-2.5, a single-family residential zone. The property is surrounded by single family parcels and park/recreation as follows:

North: R-1.8
East: R-2.5
South: R-2.5 (*note: Chism Beach State Park is adjacent to the southeast)
West: Shoreline

C. Land Use Context

The property has a Comprehensive Plan designation of Single-Family Medium Density (SF-M).

D. Critical Areas

The subject site contains two affected areas of steep slope. The deck will impact the steep slope critical area and a portion of the master bedroom expansion will impact the top-of-slope buffer of the northern central slope (just southwest of the house).

E. Critical Areas Functions and Values

Steep Slopes and Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City,

providing a “green” backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements

A. General Development Requirements LUC 20.20

Construction of single-family expansions and decks are allowed within the R-2.5 single-family zoning district subject to the general development requirements set forth in LUC 20.20.010. The concept site plan provided by the applicant reflects an approximate 29% structural lot coverage and 44% all impervious. As proposed, the project complies with the general dimensional requirements of LUC 20.20.010. Conformance with all zoning requirements will be verified as part of the required Building Permit and/or Clear and Grade review.

B. Critical Areas Requirements LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project proposes a 100 square foot disturbance to the steep slope critical area for the 100 sf deck and a reduction of the top-of-slope buffer for the northern portion of the central slope from 50-feet to zero-feet for the SFR expansion. The proposed impact to the steep slope critical area and top-of-slope buffer is made through a critical areas report. Per LUC 20.25H.230 the applicant must show how the site ecological function is degraded, and that the proposal will result in improvement of the ecological functions on the site. In addition, the project is subject to the following performance standards:

1. LUC 20.25H.125

Development within a landslide hazard, 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. **Responses specific to items a-j below (LUC 20.25H.125) can be found in reference document 4, Geotech Addendum dated January 6,2023 pages 1-3.**

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

Finding: The proposed deck and structure expansion do not result in any alteration to the natural contour of the steep slope. Grading is not planned beyond the limited excavation needed for the building addition and all areas of temporary disturbance are proposed to be restored. This standard is

met.

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

Finding: The proposed project is limited to the bedroom addition and the corner deck, and will not impact the existing landforms or result in the removal of vegetation beyond the footprints of these structures. This standard is met.

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

Finding: The proposed project will not result in adverse impacts to the stability of the slope on the subject site or on the adjacent properties and the risk of the damage to the proposed improvements by landslide is low. The Geotech report concludes that increased buffers on neighboring properties should not be needed due to the currently-proposed project. This standard is met.

d. 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 walls;

Finding: The proposed addition includes shallow retaining walls/stemwalls placed over pipe piles to reduce the excavation needed for installation. The grading of artificial slopes is not planned. This standard is met.

e. Development shall be designated to minimize impervious surfaces within the critical area and critical area buffer.

Finding: Impervious surfaces are limited to the roof over the bedroom addition, and the corner deck. This standard is met.

f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Finding: Change in grade outside of the building footprint is not proposed. This standard is met.

g. 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 foundations.

Finding: The proposed addition includes shallow retaining walls/stemwalls. Rockeries or retaining structures independent of the building are not proposed. This standard is met.

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

Finding: Topographic modification (grading) is not currently planned beyond the limited excavation needed for the building addition. The required excavation for the building addition foundation is reduced through the use of pile-supported footings. This standard is met.

i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Finding: The proposed addition includes pile-supported footings. The deck is to be located over a portion of the residential structure. This standard is met.

j. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Finding: Proposed improvements constitute approximately 302 square feet of permanent impacts to steep slope critical areas and associated buffer/setback. A mitigation plan was previously prepared by The Watershed Company (dated October 15, 2015) for a proposed cabana, deck, and stairs, totaling 1,261 square feet of critical area and buffer/setback impact. As compensation for these impacts, a total of 2,367 square feet of mitigation plantings, and partial restoration of the shoreline, were approved by the City under permit # 15-125705-LO. However, of the

approved project components, only the stairs were constructed, totaling 359 square feet. Despite not all project components being constructed, approved mitigation plantings were installed, with some variation from the approval undertaken.

The Watershed Company staff completed an assessment of previously installed mitigation plantings and determined that approximately 3,404 square feet of plantings were installed, along with restoration of the shoreline. The larger planting area can be attributed to the fact that the cabana was not constructed and much of the area proposed for the cabana was instead planted. Of the 3,404 square feet of installed plantings, a total of 1,406 square feet of plantings can be attributed to the combined mitigation for the approved 2016 project and the current proposal. This area accounts for the 359 square feet of installed project components from the 2016 project and the proposed 302 square feet of new impacts associated with the current proposal. The selected mitigation area further accounts for larger spacing than called for in the 2015 mitigation plan, along with the benefits achieved from restoring portions of the shoreline. Overall, an approximate 2:1 mitigation to impact ratio is provided. These areas can be seen on the mitigation plan provided as attachment 2. Photos of the mitigation planting are provided in the Critical Areas Report, Figures 2-7.

All areas of temporary disturbance are proposed to be restored.

2. LUC 20.25H.140

In addition to the general requirements of LUC 20.25H.230, the following areas shall be addressed in a critical areas report for geologically hazardous areas:

a. Site and Construction Plans. The report shall include a copy of the site plans for the proposal and a topographic survey;

Finding: The Geotech Report dated March 10, 2022 (attachment 3) includes a site and exploration plan. Project plans (attachment 1) and the topographic survey (in file) were also submitted with the application.

b. Assessment of Geological Characteristics. The report shall include an assessment of the geologic characteristics of the soils, sediments, and/or rock of the project area and potentially affected adjacent properties, and a review of the site history regarding landslides, erosion, and prior grading. Soils analysis shall be accomplished in accordance with accepted classification systems in use in the region;

Finding: Assessment of geological characteristics can be found in Section 4 (pp. 3-5) of the Geotech Report dated March 10, 2022 report.

c. **Analysis of Proposal. The report shall contain a hazards analysis including a detailed description of the project, its relationship to the geologic hazard(s), and its potential impact upon the hazard area, the subject property, and affected adjacent properties;**

d. Finding: Sections 5 through 7 (pp. 6-11) of the Geotech Report dated March 10, 2022 includes a geologic hazards analysis, including a numerical slope stability analysis, for the site and project.

e. Minimum Critical Area Buffer and Building Setback. The report shall make a recommendation for a minimum geologic hazard critical area buffer, if any, and minimum building setback, if any, from any geologic hazard based upon the geotechnical analysis.

Finding: The subject site does not classify as a Landslide Hazard Area but Steep Slope Critical Areas are present on site. Based on the findings of the March 10, 2022 study, the removal of buffers (i.e., a "zero" buffer) or from the Geologic Hazard areas should not result in adverse impacts to the stability of the slopes on the subject site or on the adjacent properties, and the risk of damage to the proposed improvements by landslide is considered low.

3. LUC 20.25H.145

Modifications to geologic hazard critical 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;**

   Finding: Based on the slope stability analysis presented in Section 5 (pp. 6-8) of the geotechnical report dated March 10, 2022, provided that all geotechnical recommendations are adopted, the proposed project will not result in adverse impacts to the stability of the slope on the subject site or on the adjacent properties, and the risk of damage to the proposed improvements by landslide is considered low.

2. **Will not adversely impact other critical areas;**

   Finding: Based on the slope stability analysis presented in Section 5 (pp. 6-8) of the geotechnical report dated March 10, 2022, provided that all geotechnical recommendations are adopted, the proposed project will not result in adverse impacts to other geologic hazard critical areas on the subject site.

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;**

   Finding: Based on the slope stability analysis presented in Section 5 (pp. 6-8) of the geotechnical report dated March 10, 2022, provided that all geotechnical recommendations are adopted, the risk posed by the landslide hazard at the subject site should be suitably mitigated.

4. **Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;**

   Finding: The Geotech Report and addendum are prepared by qualified, licensed engineers.

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;**

   Finding: The "Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report," dated March 10, 2022 contains an analysis of the proposal which satisfies this criterion.

6. **Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations;**

   Finding: Based on geotechnical review of the proposed project plans, the improvements are consistent with the recommendations provided in the report.

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**.

   Finding: Based on the Critical Areas Report completed by The Watershed Company, dated May 2022 (attachment 5), the site is

unencumbered by critical area habitat that has a primary association with species of local importance.

4. LUC 20.25H.215

The site is heavily encumbered with steep slope critical areas and overlapping steep slope and shoreline buffers and setbacks. Complete avoidance of all critical areas, buffer and setbacks is not possible and would prevent the remodel entirely. The footprint of the addition and new deck will be located entirely outside of the shoreline structure setback and the Shoreline Conservation Area thereby protecting shoreline ecological functions. In addition, vegetation impacts within the project area will generally be limited to non-native shrub and groundcover species.

Minimization techniques were utilized during the design process to limit impacts to the steep slope critical area, buffer, and setback. Minimization measures included:

- Limiting impacts within the steep slope critical area to 100 square feet
- Limiting impacts within the buffer/setback to 202 square feet.

The proposed addition and deck have been located such that critical area and buffer/setback impacts have been avoided and minimized to the maximum extent feasible. Construction of the new addition will be done consistent with best practices for work within steep slope areas and under the recommendations of the geotechnical analysis and recommendations.

5. LUC 20.25H.230

The applicant supplied a complete critical areas report (attachment 5, in file) prepared by The Watershed Company. The report meets the minimum requirements in LUC 20.25H.250.

IV. Public Notice and Comment

Application Date:	June 10, 2022
Public Notice (500 feet):	August 4, 2022
Minimum Comment Period:	August 18, 2022

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 4, 2022 and it was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:
The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. Due to the proximity to steep slopes, site development is restricted during the rainy season to avoid risk of impacts to the steep slope critical areas. Geotechnical inspection conducted by the project engineer will be required to occur. **See Section X for Condition of Approval related to rainy season restrictions and geotechnical review.**

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

VI. State Environmental Policy Act

Pursuant to WAC 197-11-800 and BCC 22.02.032.D, improvements to a single-family residential use are SEPA exempt.

VII. Decision Criteria

A. Critical Areas Report Decision Criteria-Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255.B

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*:* As discussed in section III.B.1.j of this report, mitigation was provided as the result of a previous cabana project where the cabana was never constructed but the mitigation planting for that project was installed. Based on the Watershed Critical Areas Report, existing mitigation accounts for an approximate 2:1 planting ratio after the installed improvements. All areas of temporary disturbance are proposed to be restored.

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 existing mitigation planting will result in overall net gain in critical

area and critical area buffer functions to the ecosystem as it was installed to mitigate the impact of a cabana that was never constructed. Of the 3,404 square feet of installed plantings, a total of 1,406 square feet of plantings can be attributed to the combined mitigation for the approved 2016 project and the current proposal. The proposed project, with incorporation of prior mitigation activities, will improve the functions of on-site critical areas.

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: No significant adverse impacts to water quality and hydrology are anticipated from the proposal since the project must adhere to the City's regulations related to stormwater. Furthermore, the project has been developed in coordination with a geotechnical expert to ensure slope stability is maintained or improved.

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

   Finding: As discussed in sub-sections 1 and 2 of this section (above) mitigation planting is installed and considered to be mitigating impacts at an approximate 2:1 ratio after the proposal.

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: Prior mitigation plantings improved slope stability and water quality, while maintaining hydrology functions, resulting in an overall net benefit to these functions on-site. The native plantings have deeper root systems than prior areas of lawn and groundcover, reducing erosion potential and increasing slope stability. Pre-installed plantings also avoid any temporal loss associated with impacts resulting from the current proposal.

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

   Finding: The proposal is an addition to an existing single-family residential structure and attached deck; the proposal maintains consistency with the surrounding residential land use district.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

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

   Finding: The applicant must obtain a Building before beginning any work. Clear and Grade Review shall take place under the building permit. **See Section X for Conditions of Approval related to required Building Permit**.

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

   Finding: As discussed in III.B.1-3 above, the geotechnical analysis provided by the applicant makes recommendations for adequate mitigation for the reduction of the top-of-slope buffer setback. A discussion of mitigation sequencing for the deck disturbance is provided in the Critical Areas report and also discussed above in section III.B.4 of this report. Both the geotechnical report(s) and the Critical Areas Report adequately demonstrate the use of practices and techniques that will have the least impact the critical area and/or associated buffer.

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

   Finding: As discussed in Section III of this report, the proposal meets the performance standards set forth in LUC 20.25H for work within a steep slope critical area and/or associated buffer(s).

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

   Finding: The utilities department has reviewed the proposed development for compliance with Utilities codes and standards and approved the project.

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

   Finding: As discussed in section VII.A.1-2 of this report, mitigation planting is installed and considered to be mitigating impacts at an approximate 2:1 ratio after the proposal.

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

Finding: As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code. Dimensional requirements will be confirmed at the time of building permit.

VIII. 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 Land Use does hereby approve with conditions the proposal to construct an approximately 200 square-foot expansion of the primary residence and a 100 square-foot deck at 9535 SE 11th St.

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

IX. 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	Jeremy Rosenlund, 425-452-7683
Land Use Code - BCC 20.25H	Leticia Wallgren, 425-452-2044

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

1. Single Family Building Permit Required

Approval of this Critical Areas Land Use Permit does not constitute an approval of any development permit. An application for a building permit, including clearing & grading review, must be submitted and approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140, Clearing & Grading Code 23.76.035
Reviewers: Savina Uzunow, Leticia Wallgren

2. Geotechnical Review

The project geotechnical engineer must review the final plans, including all foundation, retaining wall, shoring, and vault designs. A letter from the

geotechnical 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

3. **Geotechnical Monitoring**
The project geotechnical engineer of record or his representative must be on site during critical earthwork operations. The geotechnical engineer shall observe all excavations and fill areas. In addition, the engineer shall monitor the soil cuts prior to construction of rockeries and verify compaction in fill areas. The engineer must submit field report in writing to the DSD inspector for soils verification and foundation construction. All earthwork must be in general conformance with the recommendations in the geotechnical report.

Authority: Bellevue City Code 23.76.160
Reviewer: Savina Uzunow

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

Authority: Bellevue City Code 23.76.093
Reviewer: Savina Uzunow

5. **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: Savina Uzunow

LEGEND:

- AREA 'A' (AREA W/ 40% OR MORE SLOPE) - 3,916 S.F.
- AREA 'B' (SHORELINE SETBACK) -2,315 S.F.
- AREA 'C' (UNDER WATER) - 869 S.F.
- AREA W/ 40% OR MORE SLOPE BUT LESS THAN 10' OF GRADE CHANGE - 2267 S.F.
- AREA OF DISTURBANCE LINE
- AREA OF PERVIOUS LANDSCAPING IMPROVEMENTS

VICINITY MAP.
IMAGE FROM KING COUNTY PARCEL VIEWER

EXISITNG LOT COVERAGE CALCULATIONS:

GROSS LOT AREA = 17,755 S.F.
TRACT X AREA = 1,470.5 S.F.
NEW GROSS LOT AREA = 19,225.5 S.F.

NET LOT AREA CALCULATION:
DEDUCT AREA 'A', 'B' AND 'C'
(SEE LEGEND) = 19,225.5 - (3916+2315+869)
= 12,125.5 S.F.

ALLOWABLE LOT COVERAGE = 35% OF NET LOT AREA
= 12,125.5 X 0.35 = 4243.9 S.F.

EXISTING FOOTPRINT INCLUDES ALL STRUCTURES OVER 30" ON LOT
EXISTING BLDG. FOOTPRINT = 2,870 S.F.
EXISTING DECK = 618 S.F.

TOTAL EXISTING FOOTPRINT = 3,488 S.F.

PROPOSED LOT COVERAGE CALCULATIONS:

ALLOWABLE LOT COVERAGE = 4,243.9 S.F.

PROPOSED ADDITION

- BLDG. FOOTPRINT @ MASTER SUITE = 202 S.F.
- DECK @ MASTER SUITE = 100 S.F.

PROPOSED LOT COVERAGE = 3,488 + 302 = 3,790 S.F.
= 31.3% OF NET LOT AREA

THEREFORE, PROPOSED LOT COVERAGE < ALLOWABLE LOT COVERAGE

IMPERVIOUS AREA CALCULATIONS:

ALLOWABLE IMPERVIOUS AREA - 6062.75 SF (50%)

PROPOSED LOT COVERAGE

AREA COVERED BY EAVES - 3,646 SF
(FOR MAIN RESIDENCE, COVERED DECK AND GARAGE)

EXTERIOR PAVINGS:
- DECK AREA NOT COVERED BY ROOF: 201 SF
- FRONT YARD PAVINGS & WALLS: 660 SF
- DRIVEWAY: 782 SF

TOTAL PROPOSED IMPERVIOUS AREA - 5,339 SF

% PROPOSED IMPERVIOUS AREA - 44.0%

FLOOR AREA RATIO CALCULATIONS:

TOTAL SITE AREA - 12,125.5 SF

TOTAL FLOOR AREA - 5,343 SF

F.A.R. = 5,343 / 12,125.5 = .4406 X 100 = 44.1%

GREENSCAPE CALCULATIONS:

TOTAL FRONT YARD AREA = 2,156 SF
50% OF FRONT YARD AREA = 1,078 SF

GREENSCAPE FRONT YARD PROVIDED = 1,207 SF

1,207 > 1,121 - % OF GREENSCAPE = 55.9%

GREENSCAPE LEGEND:

TOTAL FRONT YARD AREA =

SITE DISTURBANCE AREA:

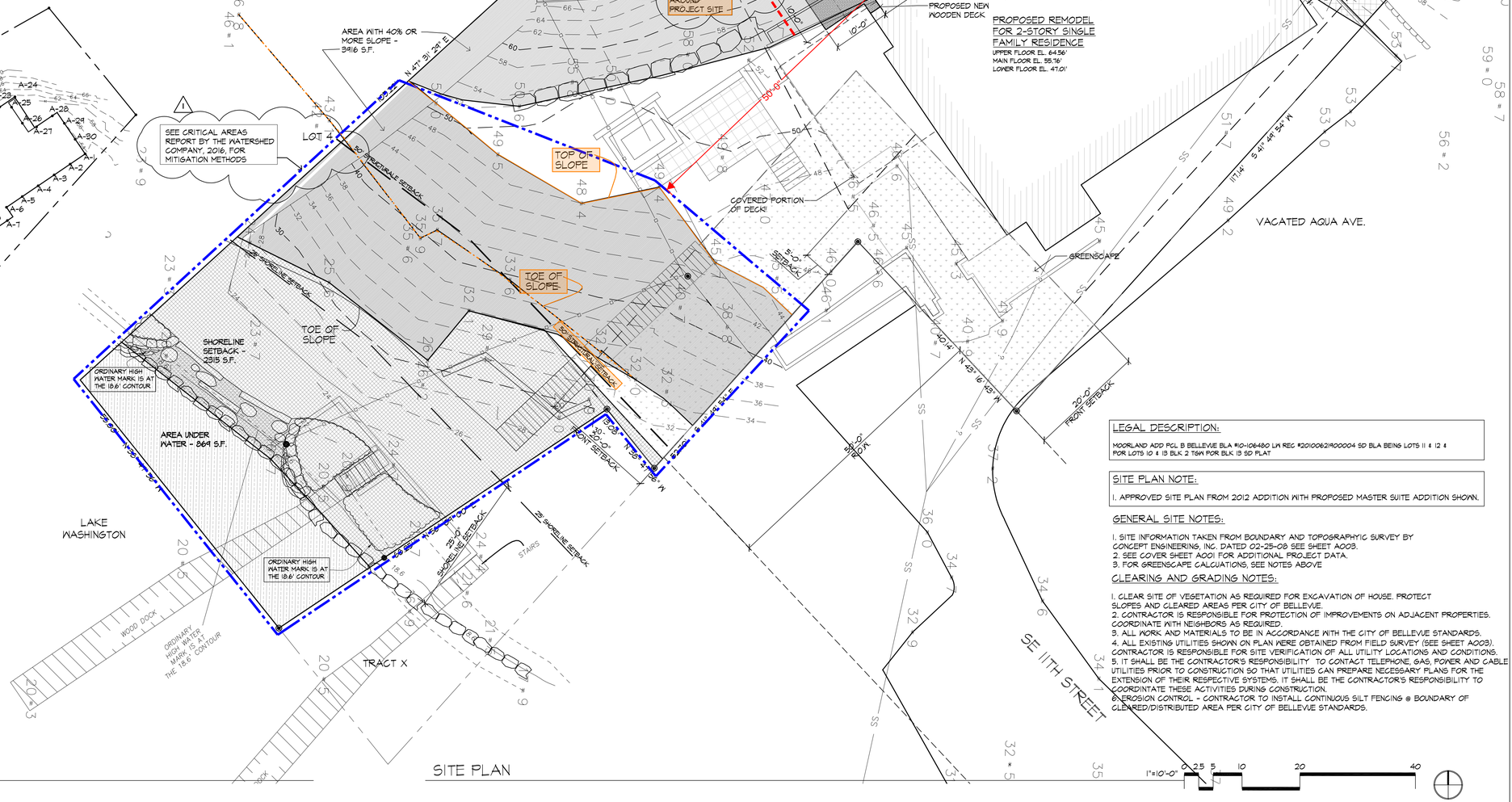
MEASURED 5' AROUND PROJECT SCOPE AREA
TOTAL AREA: 699.43 SF

POINTS AT 10' INTERVAL	SPOT ELEVATIONS (FT.)
A-1	53.1
A-2	53.1
A-3	53.1
A-4	50
A-5	47.5
A-6	46.5
A-7	46.5
A-8	46.5
A-9	46.5
A-10	47
A-11	47
A-12	47
A-13	46.5
A-14	50
A-15	51
A-16	53.5
A-17	59
A-18	60
A-19	61
A-20	61.8
A-21	63
A-22	65
A-23	61
A-24	62
A-25	56
A-26	56
A-27	56
A-28	54
A-29	54
A-30	53.3
	53.56

AVERAGE FINISHED GRADE (AFG)= 53.56'
MAX. ALLOWABLE BUILDING HEIGHT LIMIT = 30.0' + AFG = 83.56'

BUILDING HEIGHTS CALCULATED AT MID POINT OF PITCH
PROPOSED BUILDING HEIGHT= 83.56' > 74.81 = OK!
(SEE ELEVATION ON A201 FOR REFERENCE TO BUILDING HEIGHTS AND AFG)

HEIGHT CALCULATION:



SITE PLAN

1"=10'-0" (0, 2.5, 5, 10, 20, 40)

LEGAL DESCRIPTION:

MOORLAND ADD PCL B BELLEVUE BLA #10-106480 LH REC #20100621900004 SD BLA BEING LOTS 11 & 12 & POR LOTS 10 & 13 BLK 2 TGW POR BLK 13 SD PLAT

SITE PLAN NOTE:

1. APPROVED SITE PLAN FROM 2012 ADDITION WITH PROPOSED MASTER SUITE ADDITION SHOWN.

GENERAL SITE NOTES:

1. SITE INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY BY CONCEPT ENGINEERING, INC. DATED 02-25-08 SEE SHEET A003.
2. SEE COVER SHEET A001 FOR ADDITIONAL PROJECT DATA.
3. FOR GREENSCAPE CALCUATIONS, SEE NOTES ABOVE

CLEARING AND GRADING NOTES:

1. CLEAR SITE OF VEGETATION AS REQUIRED FOR EXCAVATION OF HOUSE. PROTECT SLOPES AND CLEARED AREAS PER CITY OF BELLEVUE.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF IMPROVEMENTS ON ADJACENT PROPERTIES. COORDINATE WITH NEIGHBORS AS REQUIRED.
3. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF BELLEVUE STANDARDS.
4. ALL EXISTING UTILITIES SHOWN ON PLAN HERE OBTAINED FROM FIELD SURVEY (SEE SHEET A003). CONTRACTOR IS RESPONSIBLE FOR SITE VERIFICATION OF ALL UTILITY LOCATIONS AND CONDITIONS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TELEPHONE, GAS, POWER AND CABLE UTILITIES PRIOR TO CONSTRUCTION SO THAT UTILITIES CAN PREPARE NECESSARY PLANS FOR THE EXTENSION OF THEIR RESPECTIVE SYSTEMS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE ACTIVITIES DURING CONSTRUCTION.
6. EROSION CONTROL - CONTRACTOR TO INSTALL CONTINUOUS SILT FENCING @ BOUNDARY OF CLEARED/DISTRIBUTED AREA PER CITY OF BELLEVUE STANDARDS.

SITE PLAN

#3369 REGISTERED ARCHITECT WASHINGTON
BRIAN BRAND

BLOCH RESIDENCE

9535 SE 11th Street
BELLEVUE, WA

BUILDING PERMIT SET

01-23-2023

PROJECT NUMBER: 21-1015
PROJECT MANAGER: JL
DRAWN BY: AD
Jan 23, 2023 - 9:20am

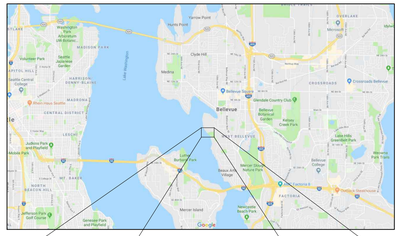
NO.	DESCRIPTION	DATE
1	BUILDING PERMIT	1/23/23

baylis ARCHITECTS
10801 Main Street, #110| Bellevue, WA 98004
(425) 454 0566 | BaylisArchitects.com

SITE PLAN

A002

Drawing Name: P:\2021\21-1015 Bloch Remodel\03 Drawings\302 Design Drawings\04 CD\04.1 Permit Set\A002 - Site Plan.dwg



VICINITY MAP

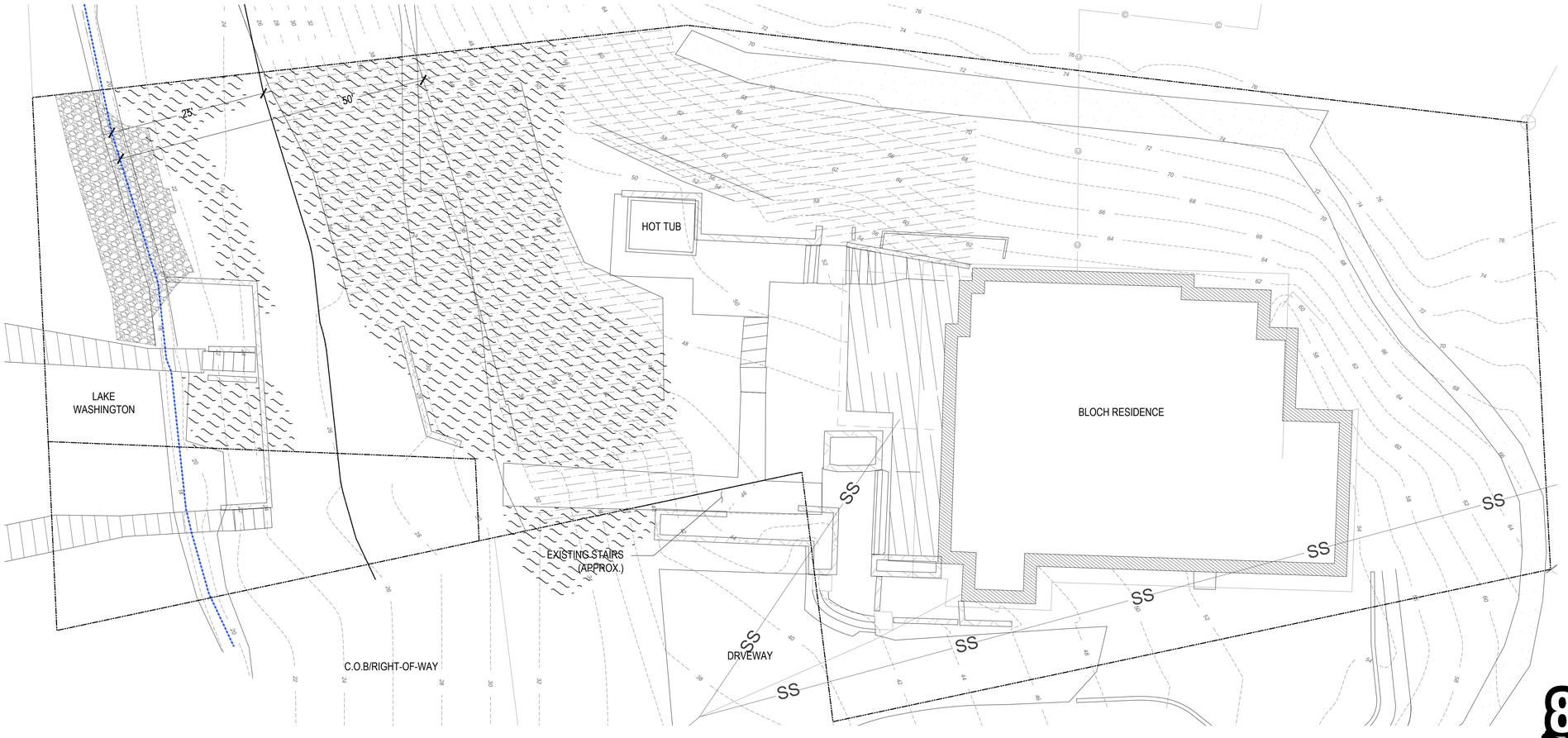
PROJECT DESCRIPTION

CONSTRUCT MASTER BEDROOM ADDITION OVER AREA OF STEEP SLOPE AND CORRESPONDING BUFFER/SETBACK.

LEGEND

- SHORELINE OHWM
- INNER SHORELINE SETBACK LINE (25')
- SHORELINE SETBACK (50')
- AREAS OF STEEP SLOPE
- APPROXIMATE COVE
- TOE OF SLOPE
- EXISTING VEGETATION

SHEET INDEX



EXISTING CONDITIONS

SCALE: 1" = 10'-0"

20' 10' 0 20' 40'

SCALE 1"=10'

Know what's **below.**
Call before you dig.

DRAFT

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland, WA 98033
p 425.822.5242
f 425.827.8136
watershedco.com

BLOCH MASTER BEDROOM ADDITION

MITIGATION PLAN
9535 SE 11TH ST
BELLEVUE, WA 98004
PARCEL #5627300102

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/27/2022	CITY SUBMITTAL	FH

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED:
DRAFTED: FH
CHECKED: KB
JOB NUMBER:
150720.3
SHEET NUMBER:
L001 OF 2

FILENAME
PRINTED BY
DATE

LEGEND

EXISTING

- SHORELINE OHWM
- INNER SHORELINE SETBACK LINE (25')
- SHORELINE SETBACK (50')
- AREAS OF STEEP SLOPE
- APPROXIMATE COVE
- TOE OF SLOPE

PROPOSED

- PROPOSED STEEP SLOPE AND BUFFER/SETBACK IMPACTS - 302 SF
- PREVIOUSLY INSTALLED PLANTING - 3,404 SF
- PREVIOUSLY INSTALLED IMPACTS - 359 SF (SEE NOTE #2)
- COMBINED MITIGATION AREA - 1,406 SF (SEE NOTE #3)

NOTES

1. THE ENTIRE PROJECT AREA IS WITHIN A STEEP SLOPE OR STEEP SLOPE BUFFER/SETBACK. THEREFORE NO BUFFER/SETACK ARE SHOWN ON THIS PLAN
2. 'PREVIOUSLY INSTALLED IMPACTS' REFERS TO THOSE PROJECT COMPONENTS APPROVED BY THE CITY IN 2016 AND SUBSEQUENTLY INSTALLED ON-SITE. SEE CRITICAL AREAS REPORT FOR ADDITIONAL INFORMATION.
3. 'COMBINED MITIGATION AREA' CONSISTS OF THOSE PLANTINGS NECESSARY TO MITIGATE FOR INSTALLED PORTIONS OF THE APPROVED 2016 PROJECT, ALONG WITH THOSE NECESSARY TO MITIGATE FOR THE CURRENT PROPOSAL. SEE CRITICAL AREAS REPORT FOR ADDITIONAL INFORMATION.

SITE IMPACTS & MITIGATION PLAN

SCALE: 1" = 10'-0"

20' 10' 0 20' 40'

SCALE 1"=10'

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BLOCH MASTER BEDROOM ADDITION

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CHECKED: KB
JOB NUMBER:
150720.3
SHEET NUMBER:
L002 OF 2

FILENAME
PRINTED BY
DATE