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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Rene Pham, Marvel Homes

LOCATION OF PROPOSAL: 6251 116th Ave SE

DESCRIPTION OF PROPOSAL: Approval of Critical Areas Land Use Permit authorizing 2,160 square feet of permanent disturbance area to allow development of one single family residence on a 1.97 acre R-5 zoned parcel through the LUC 20.25H.055 Reasonable Use Exception. The property is encumbered by wetland critical areas, and stream critical areas and associated buffers. The proposal includes stream and wetland enhancement, and invasive plant removal.

FILE NUMBERS: 15-113153-LO **PLANNER:** Heidi M. Bedwell

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **1/28/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator **1/13/2016**
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Marvel Homes Reasonable Use Critical Areas Land Use Permit
Proposal Address:	6251 116th Ave SE
Proposal Description:	Approval of Critical Areas Land Use Permit authorizing 2,160 square feet of permanent disturbance area to allow development of one single family residence on a 1.97 acre R-5 zoned parcel through the LUC 20.25H.055 Reasonable Use Exception. The property is encumbered by wetland critical areas, and stream critical areas and associated buffers. The proposal includes stream and wetland enhancement, and invasive plant removal.
File Number:	**15-113153-LO**
Applicant:	Rene Pham, Marvel Homes
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	Heidi M. Bedwell, Senior Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department **By:** _____ Carol V. Helland, Land Use Director

Application Date:	May 6, 2015
Notice of Application Publication Date:	June 4, 2015
Decision Publication Date:	January 14, 2016
Project/SEPA Appeal Deadline:	January 28, 2016

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

CONTENTS

Attachments

1. Project Site Plans
2. Site Survey
3. Critical Areas Report (in file)
4. SEPA Checklist

I. Proposal Description

The applicant is proposing to construct one (1) single family residence with a disturbance area of 2,160 square feet on the 1.97 acre property. The site is 100 percent constrained by wetland critical areas, and stream critical areas and associated buffers. The proposal includes stream and wetland enhancement, and invasive plant removal. Due to the extent of critical areas and critical area buffers, the site qualifies for a reasonable use exception under LUC 20.25H.200.

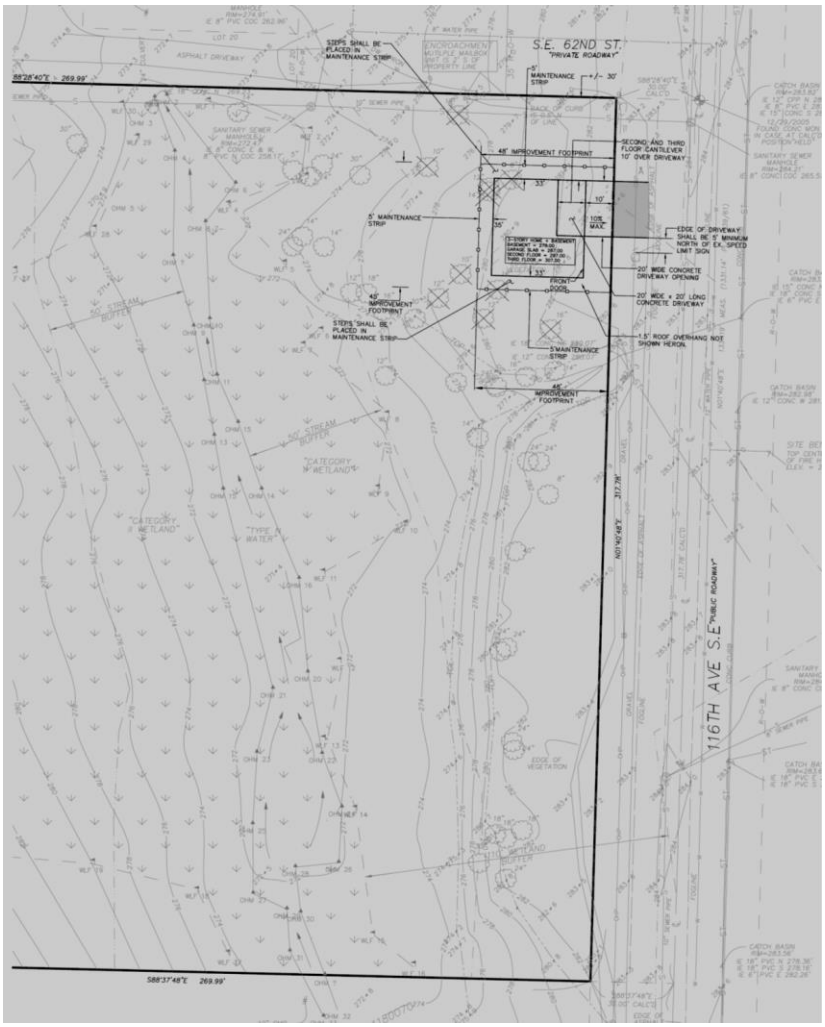


Figure 1 – Site Plan

The proposal under review includes site clearing and grading necessary for the construction of one (1) single family residence. The proposed residence will be located in the northeast corner of the property. The applicant has demonstrated that the proposed development is the minimum necessary to develop the site allowed under LUC 20.25H.200. No permanent disturbance outside of the proposed development envelope is

allowed. Temporary disturbance is permitted for construction and in areas where wetland and stream enhancement is proposed. A project site plan is included as Figure 1 above and as **Attachment 1** to this staff report.

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

A. Site Description

The site is undeveloped and is located at address is 6251 116th Ave SE. Topography on the site slopes gently down from east to west toward a large wetland and stream complex. Vegetation on the site consists primarily of a mix of deciduous forest interspersed with shrubs and invasive blackberry. The majority of the property consists of a Category II wetland. In addition, one Type N stream flows from southeast to north within the wetland. A site aerial photo is included in Figure 2 below.

Figure 2 – Site Aerial Photo

B. Zoning

The property is zoned R-5, single-family residential. The proposed single family residence is allowed in the R-5 zoning district (LUC 20.10.440).

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density). A single family residence is consistent with this land use.

D. Critical Areas

i. **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 provides 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.

ii. **Streams and Riparian Areas**

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

iii. **Habitat for Species of Local Importance**

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

III. Consistency with Land Use Code Requirements:

i. Zoning District Dimensional Requirements:

This is a proposal to obtain a reasonable use exception for the construction of a single family residence. The property is entirely encumbered by critical areas and critical area buffers. The proposal is consistent with the underlying zoning district and applicable dimensional requirements based on the materials submitted. Additional review to ensure consistency with district specific dimensional limitations will be completed with construction permit review and issuance. Preliminary review indicates dimensional standards can be met.

B. Critical Areas Requirements:

The City of Bellevue Land Use Code 20.25H.025 designates streams, wetlands, and habitat associated with species of local importance. The presence of the critical areas and critical area buffers mentioned above on a site that qualifies for a reasonable use exception requires that the applicable performance standards outlined in LUC 20.25H.080.A, LUC 20.25H.100, and LUC 20.25H.205 be met.

i. Consistency with LUC 20.25H.200 Reasonable Use Exception – Applicability

A reasonable use exception may be granted when no other reasonable use of property exists by the application of the regulations of LUC 20.25H.200. The site is entirely encumbered by critical areas and critical area buffers. Under LUC 20.25H.200.A.4.a, a lot in the R-5 land use district with less than 2,160 square feet of the site available for development is considered to have no reasonable use and qualifies for a reasonable use exception.

Finding: The subject property is entirely encumbered by critical areas and critical area buffers and has zero (0) square feet of buildable area. The property qualifies for a reasonable use exception and is proposing 2,160 square feet of permanent disturbance.

ii. Consistency with LUC 20.25H.205 Reasonable Use Exception – Performance Standards

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

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

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

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

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

E. All areas of temporary disturbance associated with utility installation, construction staging and other development shall be determined by the Director and delineated in the field prior to construction and temporary disturbance shall be restored pursuant to a restoration plan meeting the requirements of LUC 20.25H.210;

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

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

The structure is being located on the site at the northeast extreme of the property. It will conform to the minimum required setback. The permanent disturbance on the site will be at the maximum allowed per the reasonable use exception allowed for this site. The access points for the new structure will be from the east side of the structure from the driveway and through the garage.
The access drive will be on the east side of the structure connecting directly to 116th Ave SE. This is the location furthest from the most sensitive areas of the property.
All utilities serving the site will come across or under the access driveway north of the structure from the street.
Restoration of areas of temporary disturbance will be restored. Area of temporary disturbance shall be limited to plans shown in Attachment 1.
There will be no areas of permanent disturbance outside of the 2,160 square foot area allowed under the reasonable use exception. No permanent disturbance will occur within any critical areas. On-site mitigation will be achieved through buffer enhancement and invasive plant removal.
Fencing and buffer plantings are planned for the boundaries of buffers surrounding the new residence.

IV. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements. The project SEPA checklist is included as **Attachment 4**.

A. Earth and Water

The applicant is proposing to construct a single family residence on the subject property. A category II wetland and Type N stream are present on the site. The soils are generally sand, gravel, silt and loam and the USGS mapped the onsite soils as Alderwood. Infiltration is limited as evidenced by the presence of large wetland complex.

Under this proposal the applicant is requesting a reasonable use exception to construct a single family residence on the subject property. The reasonable use statute allows the applicant a permanent disturbance on the site of no greater than 2,160 square feet in a location that avoids or minimizes disturbance to the site to the greatest extent possible. A was provided to determine the feasibility of and impact-minimization measures for such a project and the proposed residence has been located to minimize disturbance.

No permanent disturbance is proposed to occur within the stream. Development is proposed in the wetland buffer and the project includes a mitigation plan designed to offset buffer impacts. **See Conditions of Approval in Section X of this report.**

B. Plants and Animals

Vegetation on the site consists mostly of a mix of palustrine forested and scrubshrub plant wetland plant communities that are dominated by red alder (Alnus rubra), black cottonwood (Populus balsamifer), Douglas fir (Pseudotsuga menziesii), western red cedar (Thuja plicata), Souler willow (Salix scouleriana), Sitka will (Saliz sitchensis), redtwig dogwood (Coruns sericea), salmonberry (Rubus spectabilis), Himalayan blackberry (Rubus armeniacus), lady fern (Athyrium filix-femina), soft rush (Juncus effusus), stinging nettle (Urtica dioica), giant horsetail (Equisetum telmateia), reed canary grass (Phalaris arundinacea) and English ivy (Hedera helix).

Construction of the proposed residence will removal dangerous cottonwood trees and Himalayan blackberry and replace them with native trees and shrubs. The remaining area of the site will be intact and undisturbed continuing to provide vital wildlife habitat throughout the wetland complex. The proposal includes a mitigation plan designed to offset impacts to stream and wetland buffers and improve overall site conditions though invasive removal and native plantings. **See Conditions of Approval in Section X of this report.**

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. Construction noise impacts will also be regulated by the applicable performance standards for habitat of species of local importance. **See Conditions of Approval in Section X of this report.**

V. Summary of Technical Reviews

A. Clearing and Grading

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

VI. Public Notice and Comment

Application Date:	May 6, 2015
Public Notice (500 feet):	June 4, 2015
Minimum Comment Period:	June 18, 2015

No comments were received regarding the proposed project.

VIII. Decision Criteria

The proposal, as conditioned below, meets the applicable regulations and decision criteria for

a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

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

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

Finding: The proposed structure and landscape area will result in a total permanent disturbance area of 2,160 square feet allowed through the reasonable use process. The proposed single family residence is proposes to minimize site grading and does not include lawn area. The structure is as close to the right-of-way as feasible minimizing impervious surfaces. Of the 85,916 total site area, approximately 83,000 square feet will be placed in a Native Growth Protection Easement. **See Conditions of Approval in Section X of this report.**

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

Finding: As discussed in Section V of this report, the proposal meets the performance standards for a reasonable use exception in a critical area or critical area buffer.

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

Finding: The proposed single-family residence is consistent with the surrounding land uses and is adequately served by public facilities. All necessary services and ancillary utilities are currently available adjacent to the site.

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

Finding: All areas of temporary disturbance associated with the construction and staging of the new single-family residence will be restored per an approved restoration and mitigation plan. The permanent disturbance will occur within the 2,160 square feet allowed under 20.25H.200.4. The area outside of the area of allowed permanent disturbance will be recorded with King County as a Native Growth Protection Easement area. **See Conditions of Approval in Section X below.**

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

Finding: As discussed in Section IV & V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Development Services Director does hereby **approve with conditions** the reasonable use exception proposal for the construction of one (1) single-family residence at 6251 116th Ave SE.

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 necessary construction 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 Codes or Ordinances	Contact Person
Clearing and Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code – BCC 20.25H	Heidi M. Bedwell, 425-452-4862
Noise Control – BCC 9.18	Heidi M. Bedwell, 425-452-4862

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

1. **Building/Construction Permit Required:** Approval of this Critical Areas Land Use Permit for reasonable use does not constitute an approval of a construction permit. A building permit is required to proceed.

   Authority: Land Use Code 20.30P.140
   Reviewer: Heidi M. Bedwell, Development Services Department

2. **Clearing Limits for Permanent and Temporary Disturbance:** Prior to commencement of construction, clearing limits must be delineated in preparation for preconstruction inspection by clearing and grading and land use staff and certified in the field to be in conformity with this approval and the approved site plan.

   Authority: Bellevue City Code 23.76.160
   Reviewer: Janney Gwo, Development Services Department

4. **Mitigation, Maintenance, and Monitoring Plan:** To ensure the proposed mitigation plan is successful, the mitigation, maintenance, and monitoring plan submitted as part of this application shall be submitted as part of the underlying construction permit required to implement the project. Any modifications to the mitigation ratios included with the mitigation plans submitted under this application must be approved prior to issuance of construction permit.

   Authority: Land Use Code 20.25H.220, 20.25H.180.C.5

Comprehensive Plan Policies EN-1, EN-10, EN-28, EN-30
Reviewer: Heidi M. Bedwell, Land Use

5. **Mitigation Installation:** Mitigation installation shall commence immediately following permit issuance where technically feasible and shall be installed according to the mitigation plans submitted as part of this application within one year of project completion.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Reviewer: Heidi M. Bedwell, Land Use

6. **Mitigation Maintenance:** Maintenance of mitigation plantings shall include, at a minimum, three entries per year for a period of five years. During each entry, plant growth will be evaluated, soils amended as needed, and invasives will be suppressed.

Authority: Land Use Code 20.25H.220, 20.25H.180.C.5
Reviewer: Heidi M. Bedwell, Land Use

7. **Submittal of Mitigation Maintenance and Monitoring Reports:** As part of the required five years of mitigation maintenance and monitoring, the applicant shall submit annual monitoring reports to the Development Services Department Land Use Division at the end of the growing season by no later than November 30 for each year monitored.

Authority: Land Use Code 20.25H.220.D
Reviewer: Heidi M. Bedwell, Land Use

8. **Installation Device:** To ensure the required mitigation and restoration of areas of temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device shall be equal to 150% of the value of the approved mitigation. The device will be released when the applicant demonstrates required mitigation has successfully been installed.

Authority: Land Use Code 20.25H.125.J, 20.25H.220, and 20.40.490
Reviewer: Heidi M. Bedwell, Development Services Department

9. **Maintenance Device:** Prior to the issuance of the building permit or clearing and grading permit, the applicant shall submit a restoration / replanting maintenance plan cost estimate to be used in determining the amount of the assignment of the maintenance and monitoring financial security device that will be required prior to permit issuance. A complete assignment of savings financial security device in the amount determined by the project planner must be submitted prior to building permit or clearing and grading permit issuance. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons.

Authority: Land Use Code 20.25H.125.J and 20.25H.220
Reviewer: Heidi M. Bedwell, Development Services Department

10. **Hold Harmless Agreement:** Prior to building permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with site development. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170
Reviewer: Heidi M. Bedwell, Development Services Department

11. **Land Use Inspection:** Following final mitigation installation the applicant shall contact Land Use staff for final inspection.

Authority: Land Use Code 20.30P.140
Reviewer: Heidi M. Bedwell, Development Services Department

12. **Rainy Season Restrictions:** Due to the proximity to Richards Creeks and associated wetlands, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Janney Gwo, Development Services Department

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

Authority: Land Use Code 20.25H.220.H
Reviewer: Heidi M. Bedwell, Development Services Department

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

Authority: Bellevue City Code 9.18
Reviewer: Heidi M. Bedwell, Development Services Department

15. **Native Growth Protection Easement:** Record with King County a Native Growth Protection Easement that clearly delineates the area to be designated as Native Growth Area. A copy of the recorded Native Growth Protection Area Easement must be submitted to the City of Bellevue prior to the approval of the single-family building permit.

Authority: Land Use Code 20.25H.030.B
Reviewer: Heidi M. Bedwell, Development Services Department

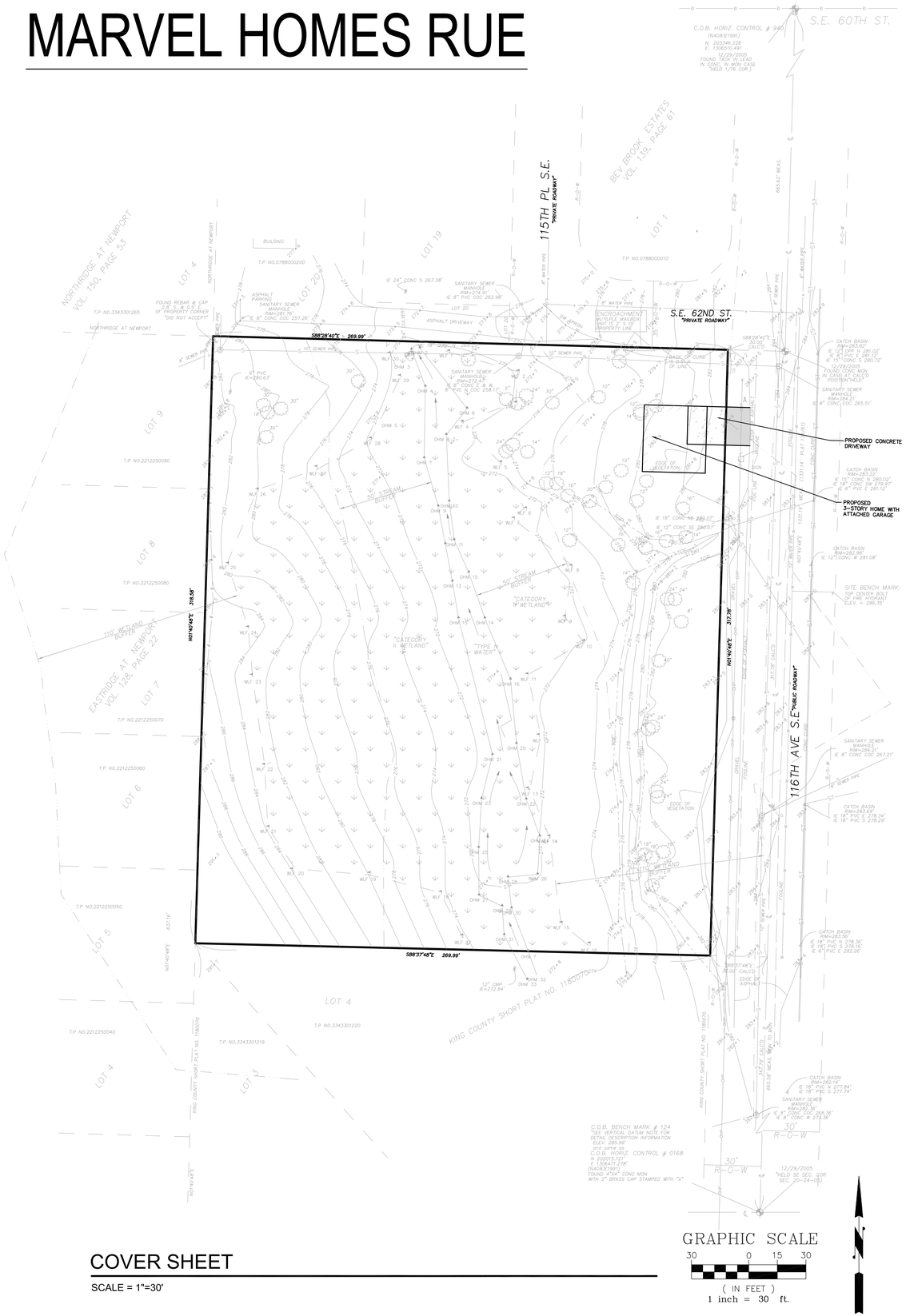
16. NGPE Boundary Fence and Signage: Prior to final building inspection, the applicant shall perform a field survey of property boundaries completed by a Washington State Licensed Surveyor. The boundary of the NGPE shall be identified, fenced, and marked with boundary signage that states:

PROTECTED AREA – NO CLEARING
This fence marks the edge of a Native Growth Protection Area. Disturbance, vegetation removal, or tree removal beyond this fence is prohibited.

NGPE boundary fencing and signage shall be of permanent construction and shall be maintained for the duration of the development. Signs must be of size and location to be visible and the boundary fence shall be a minimum of four feet tall.

Authority: LUC 20.25H.030
Reviewer: Heidi M. Bedwell, Development Services Department

MARVEL HOMES RUE



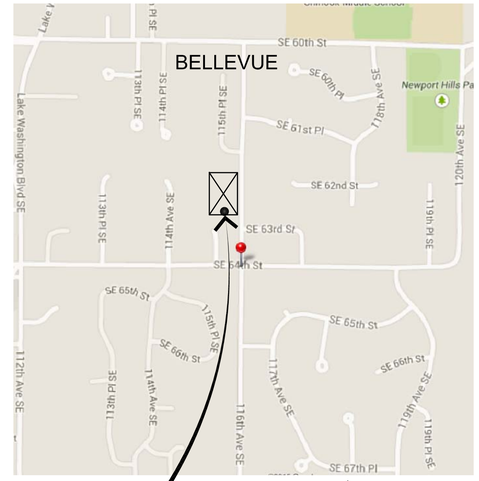
COVER SHEET

SCALE = 1"=30'

LEGEND

- = EXISTING STRUCTURE
- = WETLAND
- = OHM (ORDINARY HIGH WATER MARK) FLAG
- = WLF (WETLAND) FLAG
- = TREE TO BE REMOVED
- = DECIDUOUS (EX.) TREE
- = ESTIMATED TREE DRIPLINE DIAMETER
- = STREAM FLOW ARROW
- = EXISTING GRAVEL
- = PROPOSED CONCRETE
- = PROPOSED PAVEMENT
- = PROPOSED SAWCUT PAVEMENT
- = PROPOSED WETLAND BUFFER ENHANCEMENT

OHM	= ORDINARY HIGH (WATER) MARK
HMA	= HOT MIX ASPHALT
FF	= FINISH FLOOR ELEVATION
EX.	= EXISTING
TYP.	= TYPICAL
IE	= INVERT ELEVATION
CPEP	= CORRUGATED POLYETHYLENE PIPE
x x x	= TEMP. SILT FENCE
LS	= LANDSCAPING
DWY	= DRIVEWAY
BSBL	= BUILDING SETBACK LINE
PT	= POINT OF TANGENCY
LS	= LANDSCAPE
PC	= POINT OF CURVATURE
CPEP	= CORRUGATED POLYETHYLENE PIPE



VICINITY MAP SCALE: NTS

PROJECT INFORMATION

SITE ADDRESS:

NOT YET ASSIGNED
SECTION 20, TOWNSHIP 24 NORTH,
RANGE 5 EAST, W.M.

PROJECT INFO:

TAX PARCEL NUMBER 334330-1221
SITE AREA = 85,916 SF (1.97 ACRES)
EXISTING IMPERVIOUS AREA = 0 SF
EXISTING PERVIOUS AREA = 85,916 SF
CRITICAL AREAS
WETLAND AND STREAM AREA = 38,385 SF
WETLAND AND STEAM BUFFER AREA = 47,531 SF
NON CRITICAL AREA OR NON CRITICAL AREA BUFFER = 0 SF
ONSITE IMPROVEMENT AREA (48'x45') = 2,160 SF
MAX. ALLOWED RUE DISTURBANCE AREA = 2,160 SF
PROPOSED BUFFER ENHANCEMENT AREA = MORE THAN 2,100 SF
DISTURBANCE / ENHANCEMENT RATIO = LESS THAN 1:1
WATER PURVEYOR = CITY OF BELLEVUE
SEWER PURVEYOR = CITY OF BELLEVUE
PERMITTING JURISDICTION = CITY OF BELLEVUE
ZONING = R-5

PROPERTY OWNER:

SONNY AND CAROLINE NGO

APPLICANT:

MARVEL HOMES, INC.
RENE PHAM
(206) 265-1311

SURVEYOR:

GEODIMENSIONS, INC.
ED GREEN, PLS
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
(425) 458-4488

CIVIL ENGINEER:

MARK RIGOS, P.E.
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013
MARKRIGOS@HOTMAIL.COM

WETLAND BIOLOGIST:

MARK RIGOS, P.E.
440 SE DARST STREET
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MARKRIGOS@HOTMAIL.COM

SHEET INDEX

LEGAL DESCRIPTION

PARCEL 334330-1221

THE NORTH HALF OF LOT 187 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON.

THERE ARE NO EASEMENTS AFFECTING THE SUBJECT PROPERTY PER THE ABOVE REFERENCE TITLE REPORT.

SPECIAL NOTES:

1. PER KING COUNTY IMAP, SE 62 ND STREET AND 115TH PLACE SE ARE PUBLIC RIGHT-OF-WAYS, NOT PRIVATE ROADWAYS. PRIOR TO GRADING FOR UTILITIES, CONTRACTOR SHALL CONFIRM WITH THE PLS.

MARK RIGOS
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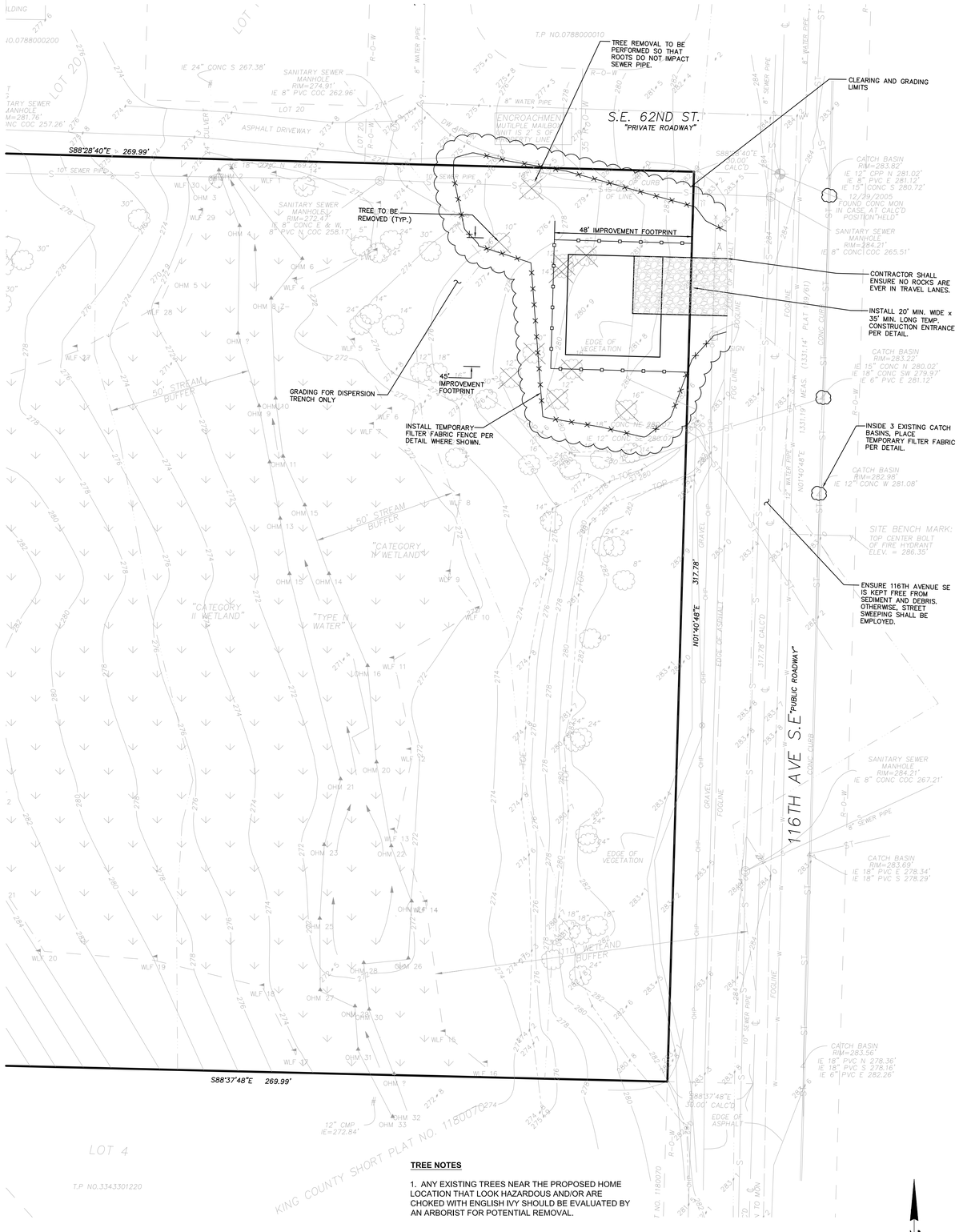
(425) 652-6013

MARVEL HOMES REASONABLE USE EXCEPTION
SE 64TH STREET & 116TH AVENUE SE
BELLEVUE, WA

REV.	DATE:
1	03/02/15
2	04/30/15

DATE: 10/07/2015

C1.0



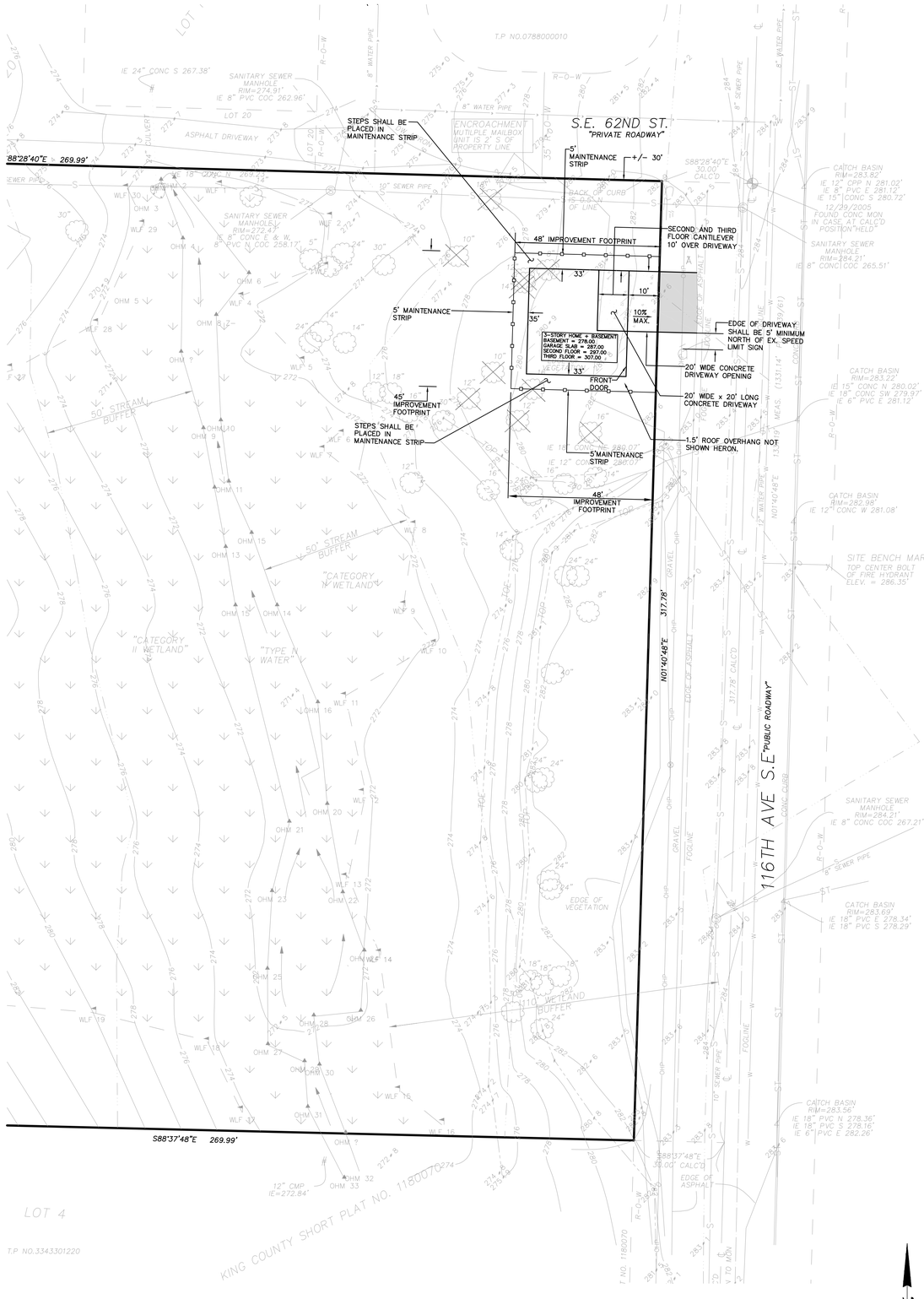
TREE NOTES

1. ANY EXISTING TREES NEAR THE PROPOSED HOME LOCATION THAT LOOK HAZARDOUS AND/OR ARE CHOKED WITH ENGLISH IVY SHOULD BE EVALUATED BY AN ARBORIST FOR POTENTIAL REMOVAL.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

TESC PLAN

SCALE = 1"=20'



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

SITE PLAN

SCALE = 1"=20'

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MARVEL HOMES REASONABLE USE EXCEPTION

SE 64TH STREET & 116TH AVENUE SE
BELLEVUE, WA

REV.	DATE:
1	03/02/15
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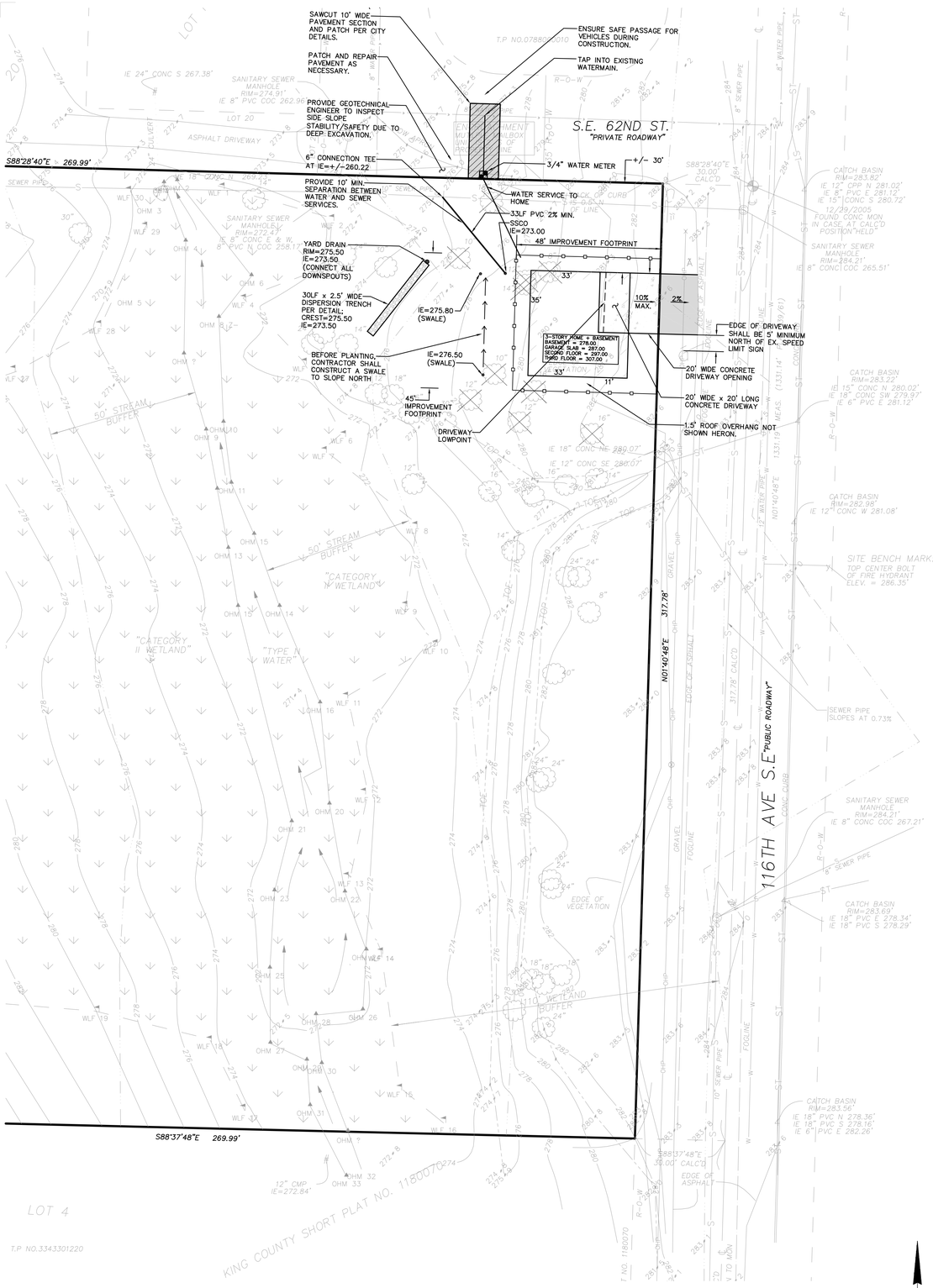
DATE: 10/07/2015

C2.0



PRELIMINARY GRADING, STORM DRAINAGE AND UTILITIES PLAN

SCALE = 1"=20'

GRAPHIC SCALE
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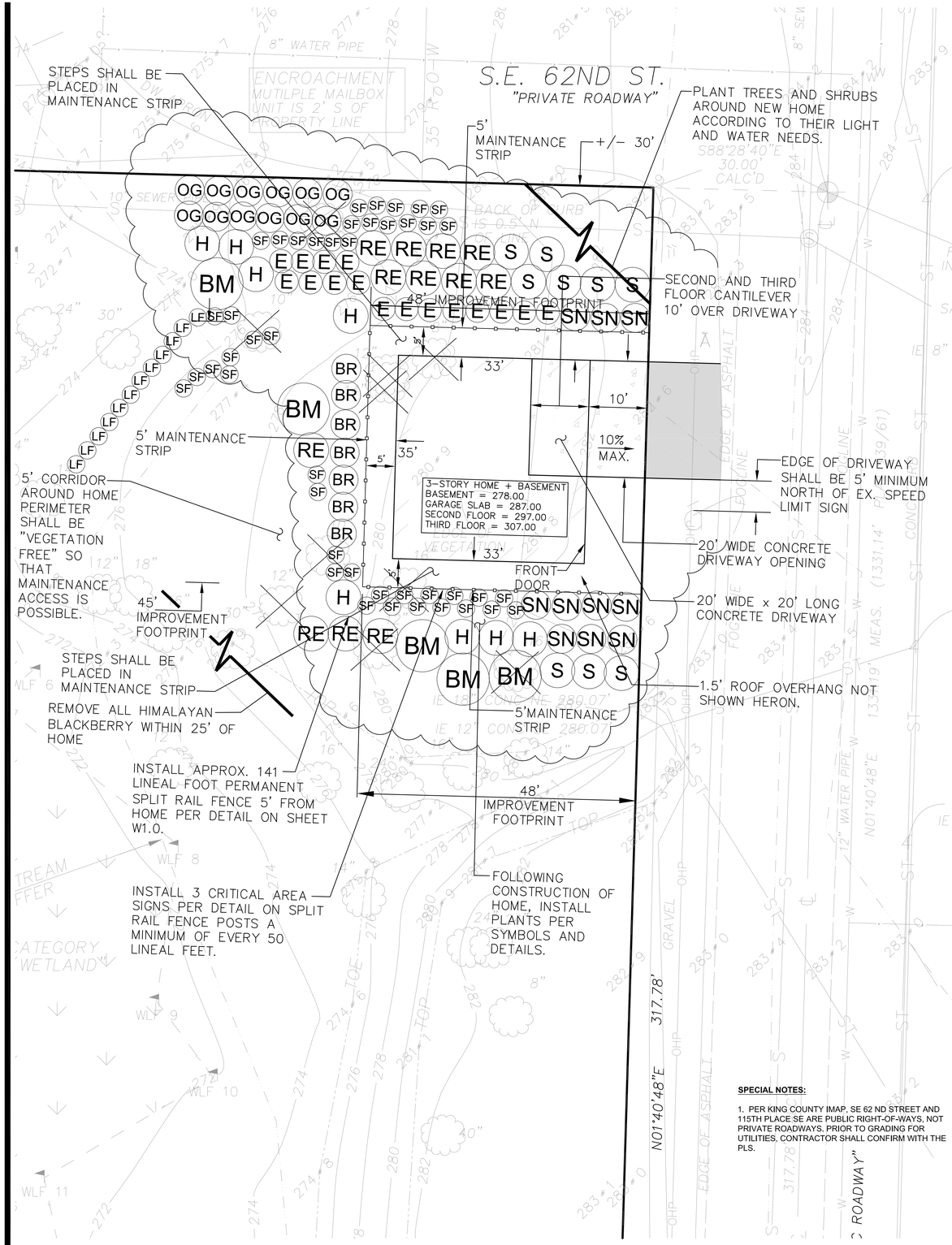
(IN FEET)
1 inch = 20 ft.



SPECIAL NOTES:

1. PER KING COUNTY IMAP, SE 62 ND STREET AND 115TH PLACE SE ARE PUBLIC RIGHT-OF-WAYS, NOT PRIVATE ROADWAYS. PRIOR TO GRADING FOR UTILITIES, CONTRACTOR SHALL CONFIRM WITH THE PLS.

CONCEPTUAL WETLAND BUFFER MITIGATION PLAN

SCALE = 1"=10'

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

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MARVEL HOMES REASONABLE USE EXCEPTION

SE 64TH STREET & 116TH AVENUE SE
BELLEVUE, WA

REV.	DATE:
1	03/02/15
2	04/30/15

DATE: 10/07/2015

C3.0

GENERAL NOTES:

1. THE GOAL OF THIS MITIGATION PLAN IS TO PROVIDE EQUIVALENT OR GREATER HABITAT ASSOCIATED WITH WETLAND BUFFER RESTORATION. IT IS A 3-YEAR MONITORING PERIOD.

2. VEGETATION WILL HAVE 100% SURVIVAL RATE AFTER YEAR 1 AND 85% AFTER YEAR 2. VEGETATION WILL HAVE AN 80% SURVIVAL RATE THROUGH THE MONITORING PERIOD. THERE WILL BE LESS THAN 10% AERIAL COVER BY NON-NATIVE INVASIVE SPECIES IN THE MITIGATION AREAS DURING THE ENTIRE MONITORING PERIOD.

3. SHRUB COVER WILL BE GREATER THAN 60% AFTER YEAR 1, AND GREATER THAN 60% AFTER YEAR 2, AND GREATER THAN 85% AFTER YEAR 3.

4. NON-NATIVE INVASIVE PLANTS WILL NOT MAKE UP MORE THAN 10% OF COVER IN ANY GROWING SEASON.

5. IF ANY MONITORING REPORT OR CITY INSPECTION SHOWS THAT MITIGATION IS NOT MEETING THESE PERFORMANCE STANDARDS, BOND HOLDER WILL WORK WITH CITY TO PERFORM CORRECTIVE ACTIONS APPROPRIATE TO THE MITIGATION: E.G., FAILING PLANTS WILL BE REPLACED, OTHER PLANT SPECIES WILL BE SUBSTITUTED, NON-NATIVE INVASIVE WILL BE REMOVED BY HAND WITHOUT PESTICIDES, ETC.

6. WHEN IT IS AVAILABLE, CONTACT INFORMATION MUST BE PROVIDED TO CITY FROM THE APPLICANT THAT INCLUDES NAMES, ADDRESSES, AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTING, AND PERFORMING REQUIRED MAINTENANCE AND MONITORING.

7. THE MITIGATION AREA SHALL BE WATERED 2-3 TIMES PER WEEK (OR AS APPROPRIATE) DURING THE VARIOUS SEASONS TO ENSURE A HIGH SHRUB SURVIVAL RATE.

8. IMPLEMENTATION OF THE MITIGATION PLAN MUST OCCUR WITHIN 60 DAYS OF THE DATE OF THE MITIGATION BOND. INSTALLATION MUST BE INSPECTED AND APPROVED BY CITY. THE INSTALLATION INSPECTION WILL VERIFY THAT SOILS HAVE BEEN DECONSOLIDATED AND AMENDED, PLANTS ARE INSTALLED ACCORDING TO DESIGN AND IN GOOD HEALTH, AREA HAS BEEN SEEDED, AND OTHER CONDITIONS HAVE BEEN MET. NURSERY INVOICES MUST BE PROVIDED TO INSPECTOR. ONCE APPROVED, MONITORING PERIOD BEGINS.

9. MONITORING PERIOD WILL BE FOR THREE YEARS, WITH RESULTS OF ANNUAL MONITORING EVENTS REPORTED TO THE CITY. MONITORING MAY BE EXTENDED IF FINAL INSPECTION SHOWS RESTORATION HAS NOT ACHIEVED PERFORMANCE STANDARDS, UNTIL SUCH TIME AS PERFORMANCE STANDARDS HAVE BEEN MET.

10. MONITORING MUST INCLUDE DESCRIPTION/DATA FOR:
-PLANT SURVIVAL, VIGOR, AND ESTIMATED AERIAL COVERAGE
-OBSERVED WILDLIFE, INCLUDING AMPHIBIANS, AVIANS, AND OTHERS
-RECEIPTS FOR OFFSITE DISPOSAL OF ANY DUMPING, WEEDS, OR INVASIVE PLANTS
-4"x6" COLOR PHOTOGRAPHS FROM PERMANENT PHOTO-POINTS AS SHOWN ON REVISED MITIGATION PLANS

11. THE MITIGATION AREA/BUFFER MUST BE IDENTIFIED USING PERMANENT SENSITIVE AREA BOUNDARY SIGNS INSTALLED WHERE ON THE PLAN. ONE SIGN MUST BE POSTED EVERY 50' IN A PROMINENT LOCATION, I.E. AT THE CLOSEST POINT TO ABUTTING DEVELOPMENT. REVISED PLANS MUST INCLUDE PROPOSED SIGN LOCATIONS. SIGNS ARE AVAILABLE FOR SALE AT THE KING COUNTY DDES CASHIER.

12. ANY DEFICIENCY DISCOVERED DURING ANY MONITORING OR INSPECTION VISIT MUST BE CORRECTED WITHIN 60 DAYS.

13. PRIOR TO BEGINNING ANY WORK, THE APPLICANT MUST PROVIDE A RESTORATION BOND OR ASSIGNMENT OF FUNDS PER COUNTY PROCEDURES. A BOND QUANTITY WORKSHEET WILL NEED TO BE COMPLETED BASED ON ALL ELEMENTS OF THE MITIGATION PLAN. THE TOTAL COST, PLUS CONTINGENCY FEES, WILL BE THE AMOUNT OF THE RESTORATION BOND THE APPLICANT IS REQUIRED TO PROVIDE. NOTE THAT THE APPROVED BOND WILL INCLUDE REQUIRED START DATE FOR MITIGATION CONSTRUCTION. BONDS ARE ELIGIBLE FOR REDUCTION TO MAINTENANCE STATUS AS SOON AS THREE YEARS AFTER SUCCESSFUL INSTALLATION INSPECTION, PROVIDING THAT IT ALSO MEETS PERFORMANCE STANDARDS ESTABLISHED IN THE MITIGATION PLAN AND KING COUNTY SENSITIVE AREA MITIGATION GUIDELINES (OCTOBER 2000).

14. STANDARDS: ALL WORK AND MATERIALS SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS, AND TO THE SPECIFICATIONS AND DETAILS SHOWN ON THESE PLANS.

15. CONTRACTOR'S QUALIFICATIONS: ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. 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 CITY ECOLOGIST.

16. SITE CONDITIONS: THE APPLICANT SHALL IMMEDIATELY NOTIFY CITY OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE SITE CONDITIONS. THE LOCATIONS OF PLANTS AND THE QUANTITIES OF PLANTS SHOWN MAY BE MODIFIED IN THE FIELD BY THE LANDSCAPE DESIGNER AND / OR THE WETLAND BIOLOGIST BASED ON FIELD CONDITIONS AT THE TIME OF PLANTING.

17. PLANTS: PLANTS IN NUMBER AND SIZE ARE REQUIRED IN ACCORDANCE WITH APPROVED PLANS.

A. ORIGIN: PLANT MATERIALS SHALL BE NATIVE PLANTS, NURSERY GROWN IN THE PUGET SOUND AREA OF WASHINGTON. DUG PLANTS MAY ONLY BE USED UPON APPROVAL OF THE CITY.

B. HANDLING: PLANTS SHALL BE HANDLED SO AS TO AVOID ALL DAMAGE, INCLUDING BREAKING, BRUISING, ROOT DAMAGE, SUNBURN, DRYING, FREEZING OR OTHER INJURY. PLANTS MUST BE COVERED DURING TRANSPORT. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE IN A MANNER THAT COULD DAMAGE BRANCHES. PROTECT PLANT ROOTS WITH SHADE AND WET SOIL IN THE TIME PERIOD BETWEEN DELIVERY AND INSTALLATION. DO NOT LIFT CONTAINER STOCK BY TRUNKS, STEMS, OR TOPS. DO NOT REMOVE FROM CONTAINERS UNTIL READY TO PLANT. WATER ALL PLANTS AS NECESSARY TO KEEP MOISTURE LEVELS APPROPRIATE TO THE SPECIES HORTICULTURAL REQUIREMENTS. PLANTS SHALL NOT BE ALLOWED TO DRY OUT. ALL PLANTS SHALL BE WATERED THOROUGHLY IMMEDIATELY UPON INSTALLATION. SOAK ALL CONTAINERIZED PLANTS THOROUGHLY PRIOR TO INSTALLATION. BARE ROOT PLANTS ARE SUBJECT TO THE FOLLOWING SPECIAL REQUIREMENTS, AND SHALL NOT BE USED UNLESS PLANTED BETWEEN NOVEMBER 1 AND MARCH 1, AND ONLY WITH THE PERMISSION OF THE LANDSCAPE DESIGNER AND CITY ECOLOGIST. BARE ROOT PLANTS MUST HAVE ENOUGH FIBROUS ROOT TO INSURE PLANT SURVIVAL. ROOTS MUST BE COVERED AT ALL TIMES WITH MUD AND/OR WET STRAW, MOSS, OR OTHER SUITABLE PACKING MATERIAL UNTIL TIME OF INSTALLATION. PLANTS WHOSE ROOTS HAVE DRIED OUT FROM EXPOSURE WILL NOT BE ACCEPTED AT INSTALLATION INSPECTION.

C. STORAGE: PLANTS STORED BY THE APPLICANT FOR LONGER THAN ONE MONTH PRIOR TO PLANTING SHALL BE PLANTED IN NURSERY ROWS, AND TREATED IN A MANNER SUITABLE TO THAT SPECIES HORTICULTURAL REQUIREMENTS. PLANTS MUST BE REINSPECTED BY THE WETLAND BIOLOGIST AND / OR LANDSCAPE DESIGNER PRIOR TO INSTALLATION.

D. DAMAGED PLANTS: DAMAGED DRIED OUT, OR OTHERWISE MISHANDLED PLANTS WILL BE REJECTED AT INSTALLATION INSPECTION. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED FROM THE SITE.

E. PLANT NAMES: PLANT NAMES SHALL COMPLY WITH THOSE GENERALLY ACCEPTED IN THE NATIVE PLANT NURSERY TRADE. ANY QUESTION REGARDING PLANT SPECIES OR VARIETY SHALL BE REFERRED TO THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST OR CITY ECOLOGIST. ALL PLANT MATERIALS SHALL BE TRUE TO SPECIES AND VARIETY AND LEGIBLY TAGGED.

F. PLANT SUBSTITUTIONS: PLANT SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PERMISSION OF THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR CITY ECOLOGIST. SAME SPECIES SUBSTITUTIONS OF LARGER SIZE DO NOT REQUIRE SPECIAL PERMISSION.

G. QUALITY AND CONDITION: PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED, VIGOROUS, WITH WELL-DEVELOPED ROOT SYSTEMS, AND FREE OF PESTS AND DISEASES. DAMAGED, DISEASED, PEST-INFESTED, SCRAPED, BRUISED, DRIED OUT, BURNED, BROKEN, OR DEFECTIVE PLANTS WILL BE REJECTED. PLANTS WITH PRUNING WOUNDS OVER 1" IN DIAMETER WILL BE REJECTED.

H. ROOTS. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINERIZED, UNLESS EXPLICITLY AUTHORIZED BY THE LANDSCAPE DESIGNER. ROOT BOUND PLANTS OR B&B PLANTS WITH DAMAGED, CRACKED OR LOOSE ROOTBALLS WILL BE REJECTED. BARE ROOT PLANTINGS OF WOODY MATERIAL IS ALLOWED ONLY WITH PERMISSION FROM THE LANDSCAPE DESIGNER.

I. SIZES. PLANT SIZES SHALL BE AT LEAST THE SIZE INDICATED IN THE PLANT SCHEDULE. LARGER STOCK IS ACCEPTABLE PROVIDED THAT IT HAS NOT BEEN CUT BACK TO SIZE SPECIFIED, AND THAT THE ROOT BALL IS PROPORTIONATE TO THE SIZE OF THE PLANT. MEASUREMENTS, CALIPER, BRANCHING AND BALLING AND BURLAPPING SHALL CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).

J. FORM: EVERGREEN TREES, IF USED, SHALL HAVE SINGLE TRUNKS AND SYMMETRICAL, WELL-DEVELOPED FORM. DECIDUOUS TREES SHALL BE SINGLE TRUNKED UNLESS SPECIFIED AS MULTI-STEM IN THE PLANT SCHEDULE. SHRUBS SHALL HAVE MULTIPLE STEMS, AND BE WELL-BRANCHED.

K. PLANTING: PLANTING SHALL BE DONE IN ACCORDANCE WITH ILLUSTRATED DETAILS IN THE MITIGATION PLAN SET AND ACCEPTED INDUSTRY STANDARDS.

L. WEEDING: EXISTING AND EXOTIC VEGETATION IN THE MITIGATION AND BUFFER AREAS WILL BE HAND WEEDED FROM AROUND ALL NEWLY INSTALLED PLANTS AT THE TIME OF INSTALLATION. NO CHEMICAL CONTROL OF VEGETATION ON ANY PORTION OF THE SITE IS ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE CITY.

M. COMPOST: ALL LANDSCAPED AREAS DENUDED OF VEGETATION AND ALL PLANTING PIT AREAS SHALL RECEIVE NO LESS THAN 2" OF COMPOST AFTER PLANTING. COMPOST SHALL BE KEPT WELL AWAY (AT LEAST 2") FROM THE TRUNKS AND STEMS OF WOODY PLANTS. COMPOST SHALL BE CEDAR GROVE PURE COMPOST OR APPROVED EQUAL. NO BARK PRODUCTS OR SAWDUST WILL BE PERMITTED. WEED-FREE STRAW MAY BE REQUIRED FOR APPLICATION OVER COMPOST FOR EROSION CONTROL (SEE EROSION CONTROL NOTES).

N. SITE CONDITIONS: CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE DESIGNER AND WETLAND BIOLOGIST OF DRAINAGE OR SOIL CONDITIONS LIKELY TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF PLANTS. PLANTING OPERATIONS SHALL NOT BE CONDUCTED UNDER THE FOLLOWING CONDITIONS: FREEZING WEATHER, WHEN THE GROUND IS FROZEN, EXCESSIVELY WET WEATHER, EXCESSIVELY WINDY WEATHER, OR IN EXCESSIVE HEAT.

O. PLANT LOCATIONS: LOCATIONS SHALL BE AS DEPICTED IN THE APPROVED PLAN SET. THE LANDSCAPE DESIGNER AND / OR WETLAND BIOLOGIST MAY CHANGE THE LOCATIONS OF PLANTINGS SHOWN ON PLANS BASED ON FIELD CONDITIONS.

P. PLANTING IN PITS: PLANTING PITS SHALL BE CIRCULAR OR SQUARE WITH VERTICAL SIDES, AND SHALL BE 6" DEEPER AND 12" LARGER IN DIAMETER THAN THE ROOT BALL OF THE PLANT. BREAK UP THE SIDES OF THE PIT IN COMPACTED SOILS. SET PLANTS UPRIGHT IN PITS, WITH CROWN OF ROOT BALL 2"-3" ABOVE FINAL GRADE. BURLAP SHALL BE REMOVED FROM THE PLANTING PIT. BACKFILL SHALL BE TAMPED DOWN FIRMLY.

Q. WATER: PLANTS SHALL BE WATERED MIDWAY THROUGH BACKFILLING, AND AGAIN UPON COMPLETION OF BACKFILLING. A RIM OF EARTH SHALL BE MOUNDED AROUND THE BASE OF THE TREE OR SHRUB NO CLOSER THAN THE DRIP LINE, EXCEPT ON STEEP SLOPES OR IN HOLLOWS. PLANTS SHALL BE WATERED A SECOND TIME WITHIN 24-48 HOURS AFTER INSTALLATION.

R. INTERMEDIATE INSPECTIONS: ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND /OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING.

18. HAND SEEDING: SEEDING IS REQUIRED AS DESCRIBED IN APPROVED PLANS,

A. TIMING: SEEDING SHALL NOT TAKE PLACE UNTIL MULCHING IS COMPLETE. CONTRACTOR SHALL INSURE THAT AREAS TO RECEIVE SEED ARE CLEAN OF DEBRIS AND THAT FINAL GRADES ARE CORRECT. SEEDING SHALL BE PERFORMED AFTER OTHER PLANT INSTALLATION IS COMPLETE. SEEDING IS THE FINAL STEP OF THE INITIAL INSTALLATION; SITE SHALL BE CLOSED TO ALL VEHICLES AND FOOT TRAFFIC SHALL BE MINIMIZED AFTER SEEDING IS COMPLETE. SEEDING SHALL NOT TAKE PLACE WHEN THE GROUND IS FROZEN OR IN WINDY WEATHER. SEEDS SHALL BE HAND BROADCAST OR BY MECHANICAL HAND POWERED SPREADER, WITH AS EVEN DISTRIBUTION AS FEASIBLE. AREAS WITHIN 6"-12" OF STEMS OF INSTALLED PLANTS SHALL NOT BE SEEDED.

B. SEED MIX: USE WETLAND SEED MIX IN WETLAND AREA AND BUFFER SEED MIX FOR WETLAND BUFFER AREAS. THE MIX SHOULD BE COMPOSED OF WEIGHT PERCENTAGES SPECIFIED IN THE TABLE. ALL SEED MATERIALS SHALL BE FREE OF WEED SEEDS OR OTHER FOREIGN MATTER DETRIMENTAL TO PLANT GROWTH. NOTE: SEED MIX SHOULD BE ORDERED AS EARLY AS POSSIBLE TO INSURE AN ADEQUATE SUPPLY OF SPECIFIED NATIVE SEED.

GRASS SEED MIX	
SPECIES	WEIGHT %
RED FESCUE - *Festuca rubra*	40
ANNUAL RYEGRASS - *Lolium multiflorum*	40
COLONIAL BENTGRASS - *Agrostis capillaris*	10
WHITE CLOVER - *Trifolium repens*	10

C. POST SEEDING EROSION CONTROL: SCATTER 2" OF CERTIFIED WEED-FREE STRAW ON ALL BARE GROUND AFTER SEEDING IS COMPLETE AND INSPECTED, FOR EROSION CONTROL (SEE EROSION CONTROL NOTES).

19. MAINTENANCE: MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH KING COUNTY SENSITIVE AREAS MITIGATION GUIDELINES (2000) AND APPROVED PLANS.

A. SURVIVAL: THE APPLICANT SHALL BE RESPONSIBLE FOR THE HEALTH OF 100% OF ALL NEWLY INSTALLED PLANTS FOR ONE GROWING SEASON AFTER INSTALLATION HAS BEEN ACCEPTED BY CITY ECOLOGIST (SEE PERFORMANCE STANDARDS). A GROWING SEASON IS DEFINED AS OCCURRING FROM SPRING (MARCH 15 - MARCH 15, FOLLOWING YEAR). FOR FALL INSTALLATION, THE GROWING SEASON WILL BEGIN THE FOLLOWING SPRING. THE APPLICANT SHALL REPLACE ANY PLANTS THAT ARE FAILING, WEAK, DEFECTIVE IN MANNER OF GROWTH, OR DEAD DURING THIS GROWING SEASON, AS DIRECTED BY THE APPLICANT'S LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST.

B. INSTALLATION TIMING FOR REPLACEMENT PLANTS: THE APPLICANT'S LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST SHALL DETERMINE TIMING OF THE INSTALLATION FOR REPLACEMENT PLANTS.

C. DURATION AND EXTENT: IN ORDER TO ACHIEVE PERFORMANCE STANDARDS, THE APPLICANT SHALL HAVE THE MITIGATION AREA MAINTAINED FOR THE DURATION OF THE MONITORING PERIOD, 3 YEARS. MAINTENANCE WILL INCLUDE WATERING, WEEDING AROUND BASE OF INSTALLED PLANTS, PRUNING, FERTILIZING, REPLACEMENT, REMOVAL OF DEAD MATERIAL (OTHER THAN FALLEN LOGS, LARGE WOODY DEBRIS, ETC), RESTAKING, AND ANY OTHER MEASURES NEEDED TO INSURE PLANT SURVIVAL. ALL MAINTENANCE SHALL BE DIRECTED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST.

D. STANDARDS FOR REPLACEMENT PLANTS: REPLACEMENT PLANTS SHALL MEET THE SAME STANDARDS FOR SIZE AND TYPE AS THOSE SPECIFIED FOR ORIGINAL INSTALLATION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST. REPLACEMENT PLANTS SHALL BE INSPECTED AS DESCRIBED ABOVE FOR THE ORIGINAL INSTALLATION.

E. REPLANTING: PLANTS THAT HAVE SETTLED IN THEIR PLANTING PITS TOO DEEP, TOO SHALLOW, LOOSE, OR CROOKED SHALL BE REPLANTED AS DIRECTED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST, AND/OR CITY ECOLOGIST.

20. MONITORING: MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED MITIGATION / RESTORATION MONITORING PLAN.

A. VEGETATION MONITORING: SAMPLING POINTS OR TRANSECTS WILL BE ESTABLISHED FOR VEGETATION MONITORING, AND PHOTO-POINTS ESTABLISHED FROM WHICH PHOTOS WILL BE TAKEN THROUGHOUT THE MONITORING PERIOD. LINEAR TRANSECTS ARE THE PREFERRED METHOD FOR VEGETATION MONITORING FOR THIS SITE. NO LESS THAN ONE (1) - 25 METER TRANSECTS WILL BE ESTABLISHED IN THE RESTORATION AREA. PERMANENT TRANSECT LOCATION(S) MUST BE IDENTIFIED ON RESTORATION SITE PLANS IN THE FIRST MONITORING REPORT (THEY MAY BE DRAWN ON APPROVED RESTORATION PLANS BY HAND). EACH TRANSECT SHALL DETAIL HERB, SHRUB, AND TREE AERIAL COVER AT RADII OF 1M, 5M, AND 10M RESPECTIVELY, USING THE BRAUN-BLANQUET RELEVE METHOD OR OTHER ACCEPTABLE FIELD METHOD.

B. PHOTOPOINTS: NO LESS THAN THREE (3) PHOTOPOINTS WILL BE ESTABLISHED - PHOTOGRAPHS WILL BE TAKEN FROM AT LEAST THREE (3) POINTS WITHIN THE RESTORATION AREA TO VISUALLY DEPICT THE CONDITION OF THE RESTORATION AREA.

C. REPORTS: MONITORING REPORTS SHALL BE SUBMITTED AFTER THE END OF EACH GROWING SEASON (BY NOVEMBER 15) FOR THREE (3) CONSECUTIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION INSPECTION. MONITORING REPORTS MUST INCLUDE DESCRIPTION / DATA FOR:

I. PLANT SURVIVAL, VIGOR, AND AERIAL COVERAGE FROM EVERY PLANT COMMUNITY (TRANSECT DATA)
II. SITE HYDROLOGY, INCLUDING EXTENT OF INUNDATION, SATURATION, DEPTH TO GROUNDWATER, FUNCTION OF ANY HYDROLOGIC STRUCTURES, INPUTS, OUTLETS, ETC.
III. SLOPE CONDITION, SITE STABILITY, ANY STRUCTURES OR SPECIAL FEATURES
IV. BUFFER CONDITIONS, E.G. SURROUNDING LAND USE, USE BY HUMANS, WILD AND DOMESTIC CREATURES
V. OBSERVED WILDLIFE, INCLUDING AMPHIBIANS, AVIANS, AND OTHERS
VI. SOILS, INCLUDING TEXTURE, MUNSELL COLOR, ROOTING AND OXIDIZED RHIZOSPHERES
VII. RECEIPTS FOR OFF-SITE DISPOSAL OF ANY DUMPING, WEEDS, OR INVASIVE PLANTS
VIII. RECEIPTS FOR ANY STRUCTURAL REPAIR OR REPLACEMENT
IX. 4" X 6" COLOR PHOTOGRAPHS TAKEN FROM PERMANENT PHOTO-POINTS AS SHOWN ON MONITORING PLAN.

D. CONTINGENCY PLAN: SHOULD ANY MONITORING REPORT REVEAL THE MITIGATION HAS FAILED IN WHOLE OR IN PART, AND SHOULD THAT FAILURE BE BEYOND THE SCOPE OF ROUTINE MAINTENANCE, A CONTINGENCY PLAN WILL BE SUBMITTED. THE CONTINGENCY PLAN MAY RANGE IN COMPLEXITY FROM A LIST OF PLANTS SUBSTITUTED, TO CROSS-SECTIONS OF PROPOSED ENGINEERED STRUCTURES. ONCE APPROVED, IT MAY BE INSTALLED, AND WILL REPLACE THE APPROVED MITIGATION PLAN. IF THE FAILURE IS SUBSTANTIAL, THE CITY MAY EXTEND THE MONITORING PERIOD FOR THAT MITIGATION.

PREPARATION AND PLANTING NOTES:

1. ENSURE THAT ALL NON-NATIVE VEGETATION SUCH AS HIMALAYAN BLACKBERRY HAS BEEN REMOVED IN THE MITIGATION AREA.

2. DECONSOLIDATE DISTURBED SOIL TO A MINIMUM DEPTH OF 12". SPREAD 2" (TWO INCHES) OF VEGETATIVE COMPOST OVER BARE SOILS WITHIN MITIGATION AREA.

3. MIX INTO SOIL TO A DEPTH OF 12" (TWELVE INCHES) USING A ROTOTILLER OR A SHOVEL.

4. PUT PLANTS IN THEIR PLACES ACCORDING TO THE APPROVED BASIC MITIGATION PLAN.

5. DIG SQUARE BOTTOMED HOLES FOR PLANTS, TWICE THE SIZE OF CONTAINER (SEE SHRUB PLANTING DETAIL).

6. SCORE EDGES OF PLANTING HOLE WITH SHOVEL, SO THAT ROOTS CAN TRAVEL OUTSIDE HOLE.

7. LOOSEN PLANT ROOTS SLIGHTLY, AND PLACE IN CENTER OF HOLE, UPRIGHT AND LEVEL WITH GROUND SURFACE.

8. AFTER ALL PLANTS HAVE BEEN PLANTED, HANDSEED OVER THE ENTIRE RESTORATION AREA. USE APPROXIMATELY 1-2 POUNDS OF GRASS SEED MIX PER 1,000 SQ. FT. OF MITIGATION AREA USING THE GRASS SEED MIX OR GRAMINOIDS NATIVE TO THE STATE OF WASHINGTON.

9. WATER THE WHOLE MITIGATION AREA WITH 2" OF WATER RIGHT AFTER PLANTING. CONTINUE TO WATER 2 TIMES MINIMUM PER WEEK DURING THE DRY SEASON.

10. PLAN SHOWS PLANTS ARRANGED IN NATURALIZED CLUSTERS. PLAN SHOWS CERTAIN PLANTS IN THE WETTER BUFFER AND DRIER BUFFER, ACCORDING TO THEIR WATER AND LIGHT NEEDS.

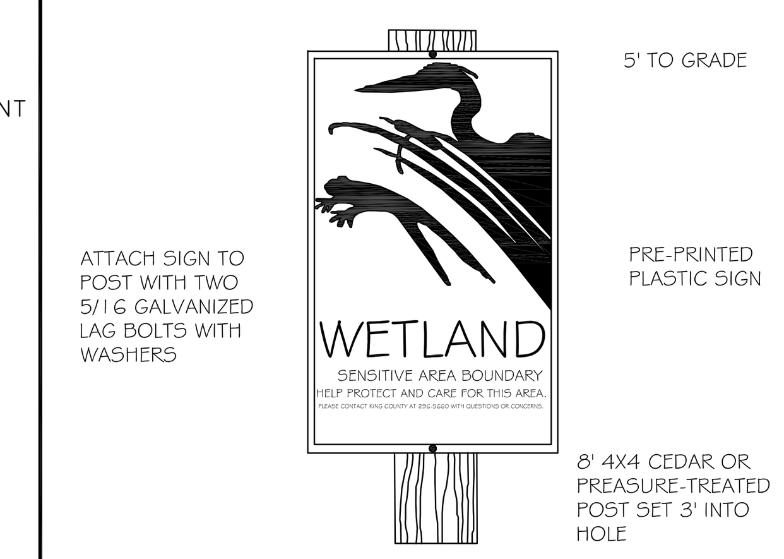
INVASIVE REMOVAL NOTES:

BEFORE INSTALLING PLANTINGS FOR RESTORATION AREAS, TAKE NOTE OF ANY INVASIVE WEED SPECIES FOUND ON-SITE. CONTROL OF THESE SPECIES IS VERY IMPORTANT IN RESTORATION AREAS IN ORDER TO ALLOW FOR THE SUCCESSFUL ESTABLISHMENT OF PLANTINGS THAT MIGHT OTHERWISE HAVE DIFFICULTY COMPETING WITH THESE AGGRESSIVE PLANTS.

WHERE ENCOUNTERED, INVASIVE WEEDS SHOULD BE REMOVED MANUALLY WITHOUT THE USE OF PESTICIDE (INCLUDES HERBICIDE), EXCEPT IN RARE CASES WHEN APPLIED BY A STATE LICENSED PESTICIDE APPLICATOR. MANUAL REMOVAL CAN BE ACCOMPLISHED BY GRUBBING OUT PLANTS AND ROOTS ENTIRELY (INCLUDING SEED PODS, FRUITS AND LEAVES) WITHOUT SIMULTANEOUSLY SPREADING MORE SEEDS. THE IDEAL TIME FOR REMOVAL IS PRIOR TO FLOWERING IN SPRING OR SUMMER. IF REMOVAL IS TO OCCUR AFTER FLOWERING, IT IS RECOMMENDED THAT FLOWERS BE CUT OFF AND DISPOSED OF PRIOR TO GRUBBING. GRUBBED OUT MATERIALS SHOULD BE DISPOSED OF OFF-SITE IMMEDIATELY, SINCE MANY OF THESE SPECIES ARE STILL CAPABLE OF PROPAGATING POST-REMOVAL. DO NOT USE WEED MATERIALS FOR MULCH AND DO NOT PUT INTO COMPOST OR YARD WASTE BINS.

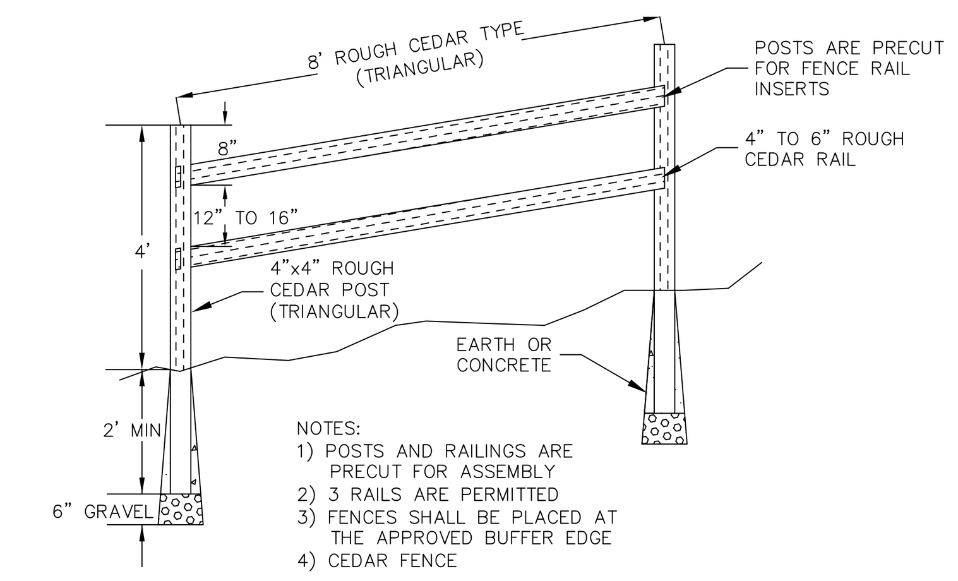
ONCE THE INVASIVE SPECIES HAVE BEEN REMOVED, YOU CAN ASSESS SITE SOIL QUALITY. CERTAIN INVASIVE SPECIES SUCH AS SCOTCH BROOM DISPERSES THOUSANDS OF SEEDS PER PLANT. IN EXTREME CASES, TOPSOIL REMOVAL MAY BE NECESSARY TO EVACUATE THE INVASIVE SEED BANK. DENSE NATIVE PLANTING IS RECOMMENDED AND HAS PROVEN SUCCESSFUL AT PREVENTING WEEDY AND/OR INVASIVE SPECIES FROM REEMERGING.

PLANT MATERIALS FOR WETLAND BUFFER ENHANCEMENT									
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TOTAL NUMBER	STRATUM	SPACING ON CENTER	MAX HEIGHT	SITE PLACEMENT	LIGHT NEEDS
BM	BIG LEAF MAPLE	ACER MACROPHYLLUM	5 GAL.	5	TREE	9'	100'	WETTER/DRIER BUFFER	SHADE INTOLERANT/TOLERANT
S	SERVICEBERRY	AMELANCHIER ALNIFOLIA	2 GAL.	9	SHRUB	6'	20'	DRIER BUFFER	SHADE INTOLERANT
H	BEAKED HAZELNUT	CORYLUS CORNUTA	2 GAL.	8	SHRUB	6'	15'	DRIER BUFFER	SHADE TOLERANT
RE	RED ELDERBERRY	SAMBUCUS RACEMOSA	1 GAL.	12	SHRUB	6'	20'	WETTER/DRIER BUFFER	HIGHLY ADAPTABLE
BR	BLACK RASPBERRY	RUBUS LEUCODERMIS	1 GAL.	7	SHRUB	5'	10'	DRIER BUFFER	SHADE TOLERANT
OG	TALL OREGON GRAPE	BERBERIS AQUIFOLIUM	1 GAL.	12	SHRUB	5'	7'	DRIER BUFFER	SHADE DEPENDENT
SN	SNOWBERRY	SYMPHORICARPOS ALBUS	1 GAL.	10	SHRUB	5'	7'	WETTER/DRIER BUFFER	SHADE INTOLERANT
E	EVERGREEN HUCKLEBERRY	VACCINIUM OVATUM	1 GAL.	16	SHRUB	4'	5'	DRIER BUFFER	SHADE DEPENDENT
SF	SWORD FERN	POLYSTICHUM MUNITUM	1 GAL.	42	FERN	3'	5'	DRIER BUFFER	SHADE TOLERANT
LF	LADY FERN	ATHYRIUM FILIX-FEMINA	1 GAL.	12	FERN	3'	4'	WETTER BUFFER	SHADE TOLERANT

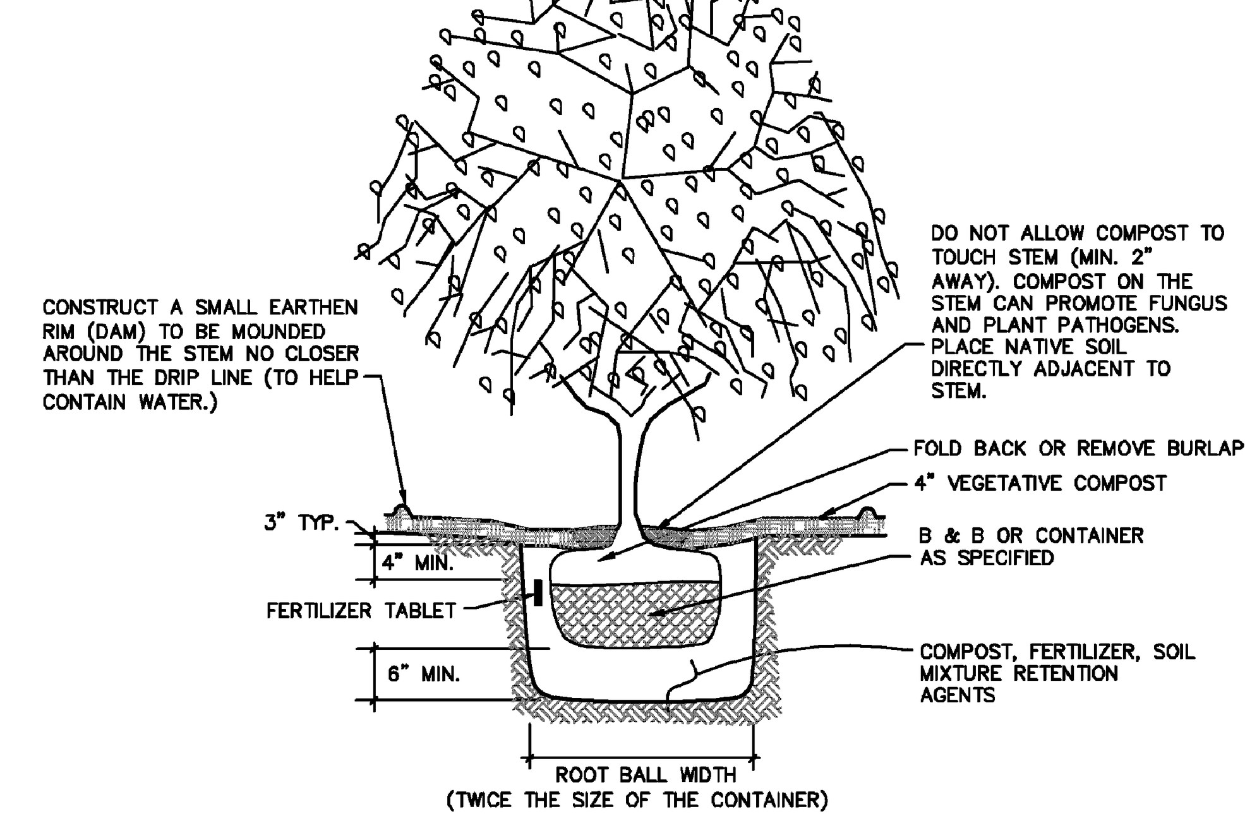


KING COUNTY
WETLAND/STREAM SIGN INSTALLATION DETAIL
NTS

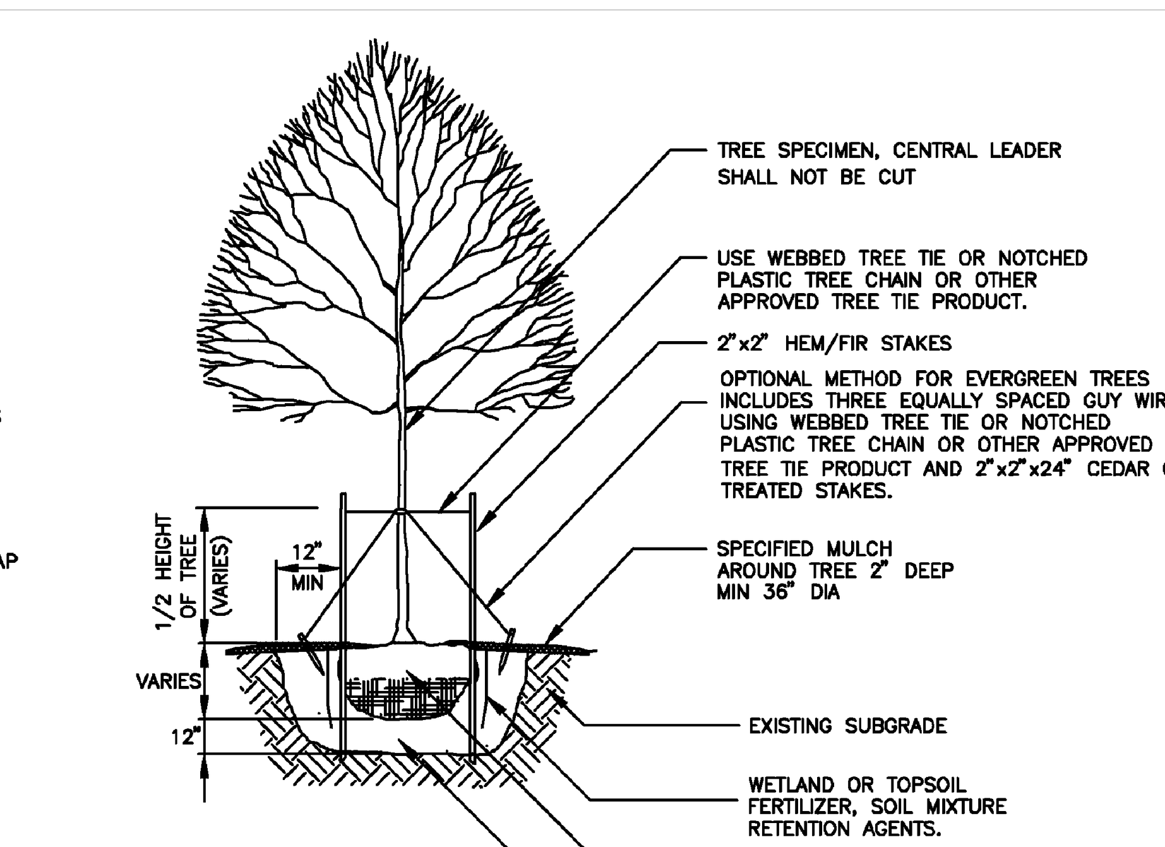
1. WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE SENSITIVE AREA BUFFER, SETBACK AREA OR TRACT AND THE BUILDING SETBACK AREA.
2. ONE SIGN SHALL BE POSTED PER LOT FOR EVERY 150-FEET OF SENSITIVE BUFFER AND SHALL BE STATIONED IN A PROMINENT LOCATION, IE.: AT THE CLOSET POINT TO THE PROPOSED DEVELOPMENT. SIGNS MAY ALSO BE ATTACHED TO FENCES.
3. SIGNS ARE AVAILABLE FOR $2.50 FROM:
KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION
900 OAKSDALE AVENUE SW
RENTON, WA. 98055-1219



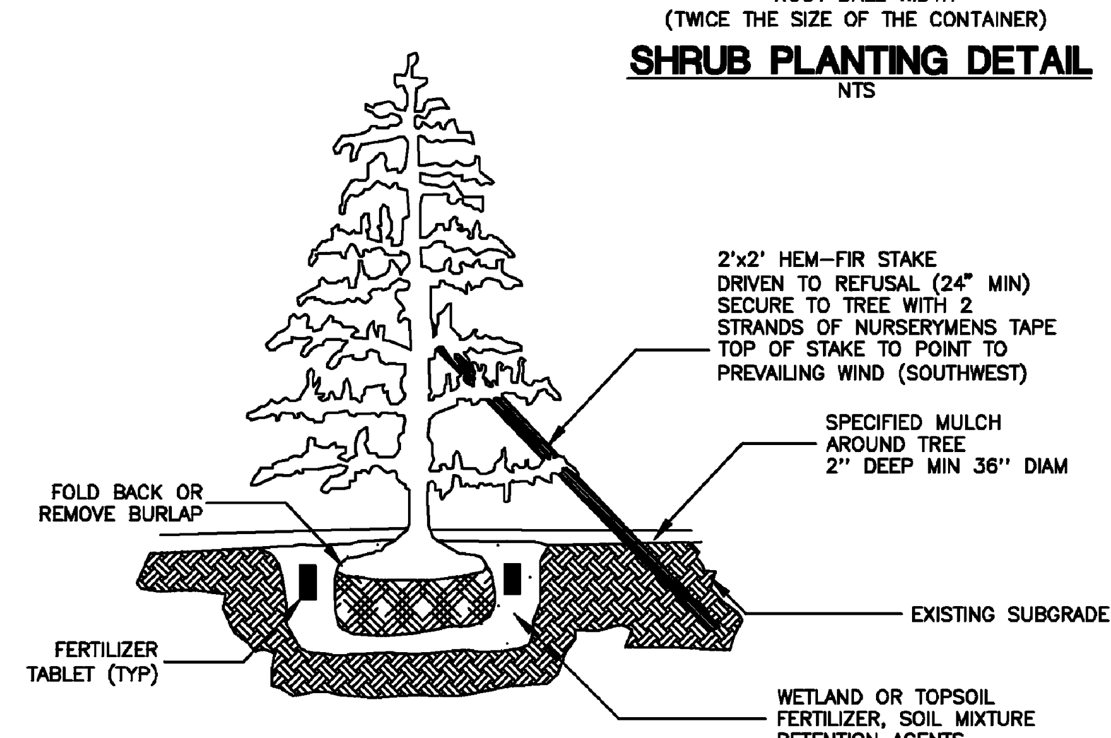
SPLIT-RAIL CEDAR FENCE DETAIL
NTS



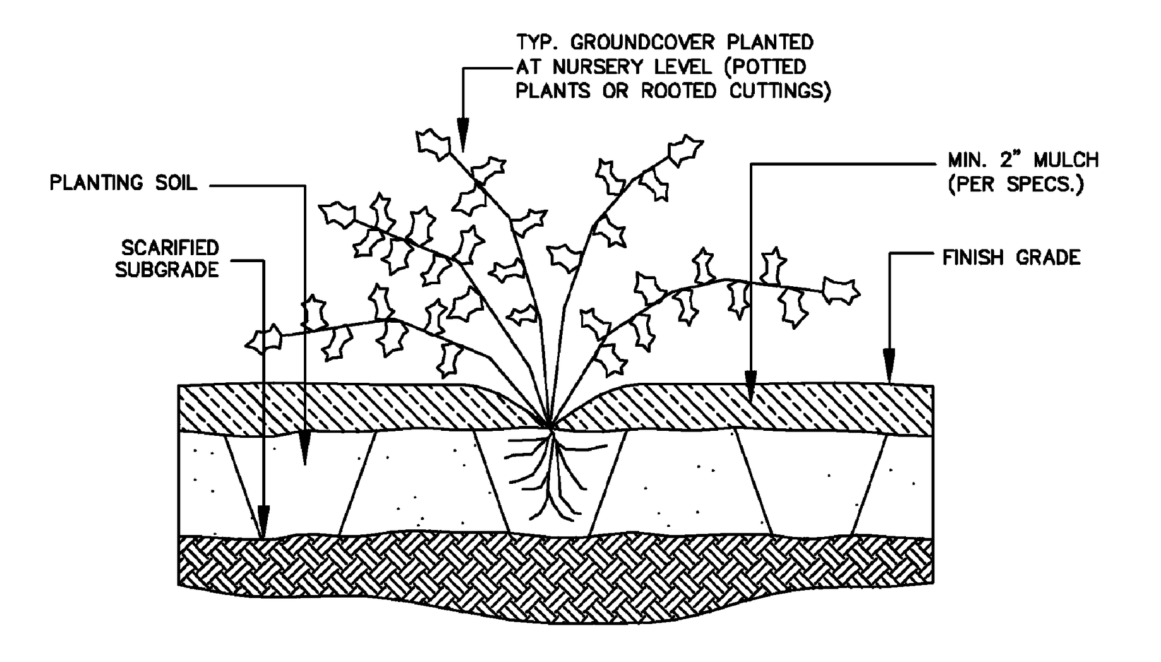
SHRUB PLANTING DETAIL
NTS



DECIDUOUS TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS



GROUNDCOVER PLANTING DETAIL
NTS

WETLAND BUFFER MITIGATION NOTES AND DETAILS

MARK RIGOS
440 SE DARST STREET
ISSAQUAH, WA 98027
(425) 652-6013

MARVEL HOMES REASONABLE USE EXCEPTION
SE 64TH STREET & 116TH AVENUE SE
BELLEVUE, WA

REV.	DATE:
1	03/02/15
2	04/30/15

DATE: 10/07/2015

W1.0

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 4244-2202190, DATED JANUARY 16, 2014)

THE NORTH HALF OF LOT 187 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON.

THERE ARE NO EASEMENTS AFFECTING THE SUBJECT PROPERTY PER THE ABOVE REFERENCED TITLE REPORT.

BEARING MERIDIAN

HELD A BEARING OF N01°40'48"E ON CENTERLINE OF 116TH AVE S.E. BETWEEN THE SE SECTION CORNER OF SEC. 20-24-5 AND SE 1/16TH COR ALONG THE EAST LINE OF SEC. 20-24-5 PER PLAT OF BEV BROOK ESTATES AS RECORD IN VOLUME 139 OF PLATS, AT PAGE 61, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM

(NAVD 1988)
CITY OF BELLEVUE BENCH MARK NO. 124
COB BRASS CAP IN 4"X4" CONC MON STAMPED WITH AN "X". LOCATED AT THE CENTERLINE OF INTERSECTION OF 116TH AVE SE & SE 64TH ST.

ELEVATION = 285.99'

SURVEYOR'S NOTES

1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2005. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVIENENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2) SUBJECT PROPERTY TAX PARCEL NO. 3343301221.
3) SUBJECT PROPERTY AREA PER THIS SURVEY IS 85,918 SQ.FT.+/-.

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SPOT ELEVATION
- WETLAND FLAG
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CABLE TV RISER
- TELEPHONE MANHOLE
- ASPHALT SURFACE
- CONC SURFACE

- W — BURIED WATER LINE
- FOG LINE
- ℄ — CENTERLINE OF ROAD
- OHP — OVERHEAD WIRES
- AS-BUILT CENTERLINE
- SLOPE AS NOTED
- EDGE OF WETLAND
- S — SEWER LINE
- STORM LINE
- WOOD FENCE

- COTTON WOOD TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
- DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.

CONC CONCRETE
R-O-W RIGHT-OF-WAY
( ) RECORD AS NOTED

GRAPHIC SCALE 1"=20'
0 20 40 60

C.O.B. HORIZ. CONTROL # 940
(NAD83 (1991)
N: 203346.228
E: 1306510.491
12/29/2005
FOUND TACK IN LEAD IN CONC. IN MON CASE "HELD 1/16 COR.)

S.E. 60TH ST.

BEV BROOK ESTATES VOL. 139, PAGE 61

115TH PL S.E. "PRIVATE ROADWAY"

LOT 1

T.P NO.0788000010

665.62' MEAS.

NORTHRIDGE AT NEWPORT VOL. 150, PAGE 53

LOT 4

NORTHRIDGE AT NEWPORT

T.P NO.0788000200

BUILDING

LOT 19

LOT 20

IE 24" CONC S 267.38'

SANITARY SEWER MANHOLE RIM=274.91' IE 8" PVC COC 262.96'

ASPHALT PARKING

SANITARY SEWER MANHOLE RIM=281.76' IE 8" CONC COC 257.26'

FOUND REBAR & CAP 2.8' S. & 0.5' E. OF PROPERTY CORNER "DID NOT ACCEPT"

T.P NO.3343301265

NORTHRIDGE AT NEWPORT

ASPHALT DRIVEWAY

CULVERT 24"

DW APRON

ENCROACHMENT MUTILPLE MAILBOX UNIT IS 2' S OF PROPERTY LINE

35' R-O-W

S.E. 62ND ST. "PRIVATE ROADWAY"

S88°28'40"E 269.99'

S88°28'40"E 30.00' CALC'D

BACK OF CURB IS 0.5' N OF LINE

8" SEWER PIPE

10" SEWER PIPE

8" WATER PIPE

6" PVC IE=280.63'

SANITARY SEWER MANHOLE RIM=272.47' IE 8" CONC E & W, 8" PVC N COC 258.17' S

IE 18" CONC N 269.23'

CATCH BASIN RIM=283.82' IE 12" CPP N 281.02' IE 8" PVC E 281.12' IE 15" CONC S 280.72'

12/29/2005 FOUND CONC MON IN CASE AT CALC'D SD POSITION "HELD"

SANITARY SEWER MANHOLE RIM=284.21' IE 8" CONC COC 265.51'

EDGE OF ASPHALT

EDGELINE

FOGLINE

SIGN

EDGE OF VEGETATION

CONC CURB

CATCH BASIN RIM=283.22' IE 15" CONC N 280.02' IE 18" CONC SW 279.97' IE 6" PVC E 281.12'

IE 18" CONC NE 280.07'

IE 12" CONC SE 280.07'

TOP

TOE

CATCH BASIN RIM=282.98' IE 12" CONC W 281.08'

SITE BENCH MARK: TOP CENTER BOLT OF FIRE HYDRANT ELEV. = 286.35'

LOT 9

T.P NO.2212250090

LOT 8

T.P NO.2212250080

50' STREAM BUFFER

"CATEGORY II WETLAND"

"TYPE N WATER"

110' WETLAND BUFFER

EASTRIDGE AT NEWPORT VOL. 128, PAGE 22

LOT 7

T.P NO.2212250070

LOT 6

T.P NO.2212250060

T.P NO.2212250050

LOT 5

N01°40'48"E 637.16'

N01°40'48"E 318.58'

T.P NO.2212250040

LOT 4

T.P NO.3343301220

T.P NO.3343301219

KING COUNTY SHORT PLAT NO. 1180070

LOT 3

S88°37'48"E 269.99'

12" CMP IE=272.84'

S88°37'48"E 30.00' CALC'D

N01°40'48"E 1331.19' MEAS. (1331.14' PLAT 139/61)

317.78' CALC'D

347.79' CALC'D

665.58' MEAS. "PUBLIC ROADWAY"

116TH AVE S.E

GRAVEL

SANITARY SEWER MANHOLE RIM=284.21' IE 8" CONC COC 267.21'

CATCH BASIN RIM=283.69' IE 18" PVC E 278.34' IE 18" PVC S 278.29'

CATCH BASIN RIM=283.56' IE 18" PVC N 278.36' IE 18" PVC S 278.16' IE 6" PVC E 282.26'

EDGE OF ASPHALT

CATCH BASIN RIM=282.14' IE 18" PVC N 277.84' IE 18" PVC S 277.74'

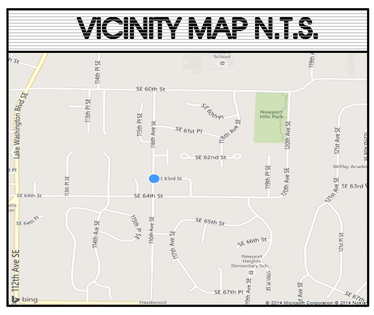
SANITARY SEWER MANHOLE RIM=282.36' IE 8" CONC COC 268.36' IE 8" CONC W 273.36'

30' R-O-W

12/29/2005 "HELD SE SEC. COR SEC. 20-24-05)

TO MON

VICINITY MAP N.T.S.



C.O.B. BENCH MARK # 124
"SEE VERTICAL DATUM NOTE FOR DETAIL DESCRIPTION INFORMATION
ELEV. 285.99'
and same as
C.O.B. HORIZ. CONTROL # 0168
N 202015.721'
E 1306471.278'
(NAD83 (1991)
FOUND 4"X4" CONC MON WITH 2" BRASS CAP STAMPED WITH "X"

JOB NUMBER:	5322
DATE:	10/02/2014
DRAFTED BY:	V.L.J.
CHECKED BY:	E.J.G.
SCALE:	1" = 20'
REVISION HISTORY	
DATE:	02/03/2015

SHEET NUMBER
1 OF 1

GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

EDWIN J. GREEN JR. STATE OF WASHINGTON 15025 REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF THE SE 1/4 OF SEC. 20, TWP. 24N., RGE. 5E., W.M.
CITY OF BELLEVUE, KING COUNTY, WA.

MARVEL HOMES
S.E. 64TH STREET & 116TH AVENUE S.E.
BELLEVUE, WA. 98006

measure success

Environmental Checklist Reviewed by Heidi M. Bedwell (HMB) 5/31/2015

PART ELEVEN - FORMS

WAC 197-11-960 Environmental Checklist.

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if the question does not apply to your proposal, write *"do not know"* or *"does not apply"*. Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers to provide additional information reasonably related to determining if there may be significant adverse impact.

A. BACKGROUND

1. Name of proposed project: **Marvel Homes Reasonable Use Exception**

2. Name of Applicant: **Marvel Homes, Inc.**

3. Mailing address, phone number of applicant and contact person:

Applicant and Primary Contact:
Marvel Homes, Inc.
Rene Pham
(206) 265-1311
marvelhomeinc@gmail.com

Secondary Contact (Completed Checklist):
Mark Rigos, P.E.
440 SE Darst Street
Issaquah, WA 98027
markrigos@hotmail.com
(425) 652-6013

4. Date checklist prepared: **April 19, 2015**

5. Agency requesting checklist: **City of Bellevue**

6. Proposed timing or schedule (including phasing, if applicable):
The hopeful timing for a Reasonable Use Exception approval to be issued by the City of Bellevue is during summer 2015.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, only the construction of a three-story single-family home with attached garage as shown on the preliminary civil engineering plans is proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Category II wetland is onsite and was delineated in early 2015. It was previously delineated approximately six years earlier. A non-fishing bearing stream (Type N water) flows south to north at the wetland's low point. The stream's Ordinary High Water Marks (OHWMs) have been estimated and flagged. A Conceptual Wetland Buffer Mitigation Plan has been designed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
There are none.

10. List any governmental approvals or permits that will be needed for your proposal, if known.
Reasonable Use Exception approval from the City of Bellevue and possible Right-of-Way Use Permit from the City of Bellevue

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information or project description).
The existing site is heavily vegetated and vacant. The site's area is 100% encumbered by either wetland, stream or wetland and stream buffers. The site is roughly 85,916 square feet (approximately two areas). The site contains mostly deciduous trees, but a few evergreen trees. A 3-story home with attached garage are proposed. This will include connections to public utilities such as electricity, tv, phone, water and sewer.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The site's tax parcel number is 334330-1221. It's located immediately west of 116th Avenue SE, in the very southwest corner of the City of Bellevue. The site is completely surrounded by single-family homes, except to the east which is 116th Avenue SE. A vicinity map and topographic survey are attached with this submittal.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): **Flat**, rolling, hilly, steep, **slopes**, mountains, other.
The parcel slopes down from south to north. Also, the east and west sides slope down to the middle, toward the stream.

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 20-30%.

c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck?) If you know the classification of agricultural soils, specify them and note any prime farmland.
The soils include sand, gravel, silt and loam. The soils are not very permeable as evidenced by the wetland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Do not know.

e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.
A very small amount of fill is proposed… probably on the order of 10-20 cubic yards for the driveway base course and some gravel / crushed rock / pea gravel / utility trenches for the home foundation. The source of fill is not yet known. A home contractor has not yet been selected.

f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.
It's unlikely, but if not properly designed for, erosion can occur. A Temporary Erosion and Sedimentation Control (TESC) Plan has been designed and is included in the submittal package. It includes silt fence, clearing / grading limits, construction entrance and filer fabric on nearby catch basins. TESC measures will be implemented to minimize erosion during construction.

g. About what percent of the site will be covered with impervious surface after project construction (for example: asphalt or buildings)?
Approximately 2-3%. This includes the driveway and home / garage footprint.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A TESC Plan has been designed which includes Best Management Practices (BMPs) to reduce and control erosion.

Erosion control per BCC 23.76
Project will be requied to submit a CSSWP as part of the building permit process

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.
Does not apply.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.
No measures are proposed.

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream and river it flows into.
Yes, a non-fish bearing stream is located in the center of the site. It flows south to north at 1-3% through the site. The stream has an upstream tributary area of 20-50 acres and is downstream of the new middle school under-construction in the City of Newcastle. Immediately east and west of the stream is a wetland. The wetland sheet flows water into the stream. The soils in the wetland are hydric and there are several seeps in the wetland area. Several culverts discharge onsite toward the stream / wetland. The wetland is a Category II wetland. Approximately 2 miles northwest of the site, the stream flows into Lake Washington.

HMB 5/31/15

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Yes, all of the project will be within 200 feet of the wetland and stream. Attached are plans that show the wetland and stream's locations versus the proposed improvements.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No and no.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals... agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
The home will be served by a new side sewer connected from the existing sanitary sewer main on the north side of the site.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including stormwater) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.
Stormwater generated from the new home and new driveway will be dispersed via a dispersion trench in the wetland buffer above the stream. This runoff eventually flows into Lake Washington several miles downstream.

2. Could waste materials enter ground or surface waters? If so, generally describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.
A Storm Drainage Plan has been designed. The dispersion trench will mimic existing conditions as a Flow Control BMP (Best Management Practice).

4. Plants

a. Check or circle types of vegetation found on the site:

X deciduous trees: alder, maple, aspen, other
X evergreen trees: fir, cedar, pine, other
X shrubs

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_____ pasture
_____ crop or grain
X wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Not very much vegetation will be removed. Some shrubs, approximately 5-10 trees and some groundcover will be removed so that the home can be constructed. Also removed will be invasive non-native Himalayan blackberry.

c. List threatened or endangered species known to be on or near the site.
None to my knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
A Conceptual Wetland Buffer Mitigation Plan has been designed to offset the impacts to the critical area buffers as a result of the home.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
Birds: **hawk,** heron, eagle, **songbirds**, other: **crows**
Mammals: **deer, black bear,** elk, beaver, other: **coyotes**
Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.
No threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.
Not to my knowledge.

d. Proposed measures to preserve or enhance wildlife, if any.
Many existing deciduous and evergreen trees will be preserved, thus preserving valuable bird habitat and animal shelter. The wetland buffer mitigation plan will provide new native shrubs and trees which will enhance wildlife.

6. Energy and Natural Resources

a. What kind of energy (electric, natural gas, oil, wood, stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electric and possibly natural gas, if gas is available in 116th Avenue SE.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
None.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazard waste, that could occur as a result of this proposal? If so, describe.

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No.

1. Describe special emergency services that might be required.
None.

2. Proposed measures to reduce or control environmental health hazards, if any.
None.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
On a short-term basis, there will be some construction noise from building a home, such as a backhoe, concrete pump truck, other construction machinery and general laborers. On a long-term basis, there will essentially be no noise generated, because of the single-family use.

3. Proposed measures to reduce or control noise impacts, if any.
None.

Noise will be limited by BCC 9.12

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The site's current use is vacant and heavily vegetated. It's used by some wildlife. North, west and south of the site contain single-family homes. East of the site is 116th Avenue SE.

b. Has the site been used for agriculture? If so, describe.
Not to my knowledge.

c. Describe any structures on the site.
There are no structures onsite.

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site?
R-5.

f. What is the current comprehensive plan designation of the site?
Single-family residential.

g. If applicable, what is the current shoreline master program designation of the site?
Probably does not apply.

Not w/in shoreline jurisdiction

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes, a Category II wetland and Type N water (stream) are located in the center of the site. They are shown and labeled on the preliminary civil engineering plans.

i. Approximately how many people would reside or work in the completed project?
One family.

j. Approximately how many people would the completed project displace?

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None.

k. Proposed measures to avoid or reduce displacement impacts, if any?
None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
The project is for single-family residential, which is compatible with existing and projected local land uses and plans.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
One unit of middle to high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any.
None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?
The two-story home will be approximately 30 feet tall. Proposed exterior building materials are unknown at this time.

b. What views in the immediate vicinity would be altered or obstructed?
None.

c. Proposed measures to reduce or control aesthetic impacts, if any.
None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Very little. During dusk and dawn hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
None.

d. Proposed measures to reduce or control light and glare impacts, if any?
None.

Lighting will be limited by performance standards 20.25H Critical Areas

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Lake Washington is one mile west of the site. There is fishing, kayaking and boating there. Newcastle Beach Park is 2 miles northwest of the site. This park contains bbq grills, a beach, and playground equipment. Newcastle Golf Club, a 36-hole destination golf course, is several miles east of the site. Lake Boren is approx. one mile to the south, which has tennis courts, basketball hoops, playground equipment, etc.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None to my knowledge.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
To my knowledge, there are no known archaeological, historical, scientific, and/or cultural landmarks on or next to the site.

c. Proposed measures to reduce or control impacts, if any.
None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Access to the site is from 116th Avenue SE. The site is a couple blocks south of SE 60th Street. The site is close to the City boundaries of Newcastle and Bellevue, but is slightly inside Bellevue. I-405 is approximately one mile west of the site.

b. Is site currently serviced in public transit? If not, what is the approximate distance to the nearest transit stop?
Public transit is located along Lake Washington Boulevard a few blocks west of the site and on Newcastle Way a few blocks south of the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?
Two parking spaces, which is assumed for single-family residential use.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
The completed project will generate approximately 4 vehicular trips per day.

g. Proposed measures to reduce or control transportation impacts, if any.
None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Barely due to one home.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None are proposed.

16. Utilities

a. Circle utilities currently available at the site: **electricity, water, refuse service, telephone, sanitary sewer,** other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
The following utilities services are available:

Electricity: Puget Sound Energy
Water: City of Bellevue
Refuse: Waste Management
TV: Comcast
Telephone: Century Link
Sanitary Sewer: City of Bellevue
Natural Gas: Puget Sound Energy (unsure if available)
Storm Drainage: City of Bellevue

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Property Owner: _____

Date: _____

Signature of Applicant: _____

Date: _____