

# City of Bellevue **Development Services Department** Land Use Staff Report

**Proposal Name:** 

Patrick Residence

**Proposal Address:** 

79 Cascade Key

**Proposal Description:** 

Application for a Critical Areas Land Use Permit to modify the 25-foot shoreline buffer and structure setback for expansion of an existing deck, hot tub, and fireplace pad. Minor work in the shoreline buffer is proposed to replace and expand a walkway and install vegetation.

**File Number:** 

16-136631-LO

Applicant:

**Todd Patrick** 

**Decisions Included** 

Critical Areas Land Use Permit

(Process II. 20.30P)

Planner:

Drew Folsom, Land Use Planner

**State Environmental Policy Act** 

Threshold Determination:

Exempt Per WAC 197-11-800(1)

**Director's Decision:** 

**Approval with Conditions** 

Michael A. Brennan, Director

**Development Services Department** 

Klick Dr. Beek Carol V. Helland, Land Use Director

Application Date:

June 30, 2016

**Notice of Application Date:** 

August 11, 2016

**Decision Publication Date:** 

December 22, 2016

**Project Appeal Deadline:** 

January 5, 2017

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. 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.

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# **Attachments**

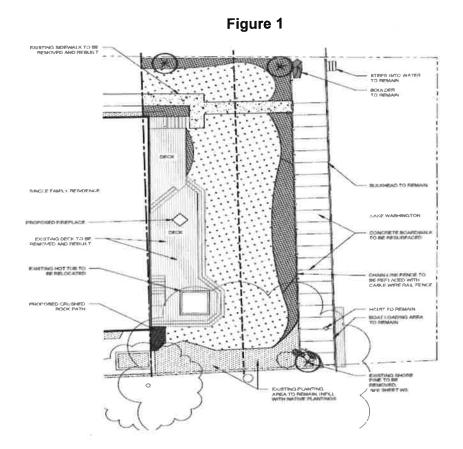
- 1. Site Plan Enclosed
- 2. Critical Areas Report, Mitigation, and Monitoring plan dated June, 2016 In File

# I. Proposal Description

The applicant proposes to demolish and reconstruct an expanded deck within the shoreline structure setback. The proposed deck will include the relocation of an existing hot tub and the construction of a 9-square foot fireplace. The hot tub and fireplace will be impervious surfaces; the remaining deck area will be pervious. The project proposes to remove and replace impervious surfaces and improvements primarily within the 25-foot shoreline structure setback; but also includes the removal, replacement, and expansion of a walkway in the 25-foot shoreline buffer; and resurfacing of the existing concrete walkway next to the shoreline. All work is within a maintained yard with little native vegetation and low ecological function and value as determined by the Critical Areas Report prepared by the Watershed Company dated June, 2016. The proposed impacts are as follows:

- 970 square feet of impervious surface currently exists within the shoreline buffer. 30 square feet of impervious surface in the buffer will be removed and replaced with 60 square feet of pervious surface to increase the existing walkway width from 2 feet to 4 feet. An existing chain link fence within the shoreline buffer will be removed and replaced with a cable wire rail fence.
- 84 square feet of impervious surfaces within the 25-foot shoreline setback will be replaced with a 122 square foot pervious surface area. The existing pervious deck located within the shoreline structure setback will be enlarged from 597 square feet to 941 square feet. The new deck will include a relocated hot tub and a 9-square foot impervious fireplace.
- The combined impervious surface within the shoreline buffer and structure setback will be decreased by 114 square feet.
- 432 square feet of lawn within the shoreline buffer area is proposed to be converted to an area of native vegetation along the shoreline; an additional 68 square feet will be converted within the structure setback.

A Critical Areas Land Use Permit is required because of the expansion of the deck and hard surface predominately within the shoreline structure setback, and the removal of vegetation within the shoreline buffer. These impacts are mitigated with the planting of 500 square feet of native vegetation. See Figure 1 below for project site plan and Attachment 2 for Critical Areas Report



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

## A. Site Description

The project site is located at 79 Cascade Key in the Factoria subarea and is located in a single-family residential neighborhood. The neighborhood is characterized by a series of canals that are directly connected to Lake Washington (a shoreline of the state and regulated as a critical area). Other single-family zoned property is adjacent to the site. Street frontage on Cascade Key is to the west and a canal is to the east. The house was constructed in the 1960s and predates the Shoreline Management Act. The site has several existing significant trees located in the front and side yards. The rear yard area, within the shoreline buffer and structure setback is predominately maintained lawn, deck, or hard surfaced walkways. A non-significant shore pine located in the shoreline buffer, in poor health, is proposed to be removed and replaced with native trees. See Figure 2 for existing site condition.

Figure 2



## **B.** Zoning

The property and surrounding properties are zoned R-2.5, a single-family residential zoning district. The proposed development is allowed in this zone.

# C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-M (Single-Family Medium Density) and the subject proposal and existing zoning is in compliance with the Comprehensive Plan.

# D. Critical Areas On-Site and Regulations

# i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

# III. Consistency with Land Use Code Requirements:

# A. Zoning District Dimensional Requirements:

The proposal meets the R-2.5 zoning dimensional requirements found in LUC 20.20.010. Total hardscape coverage on the site is proposed at approximately 61 percent with impervious coverage stated to be 48 percent. Impervious and hard Surface coverage may be required to be verified by survey as part of the building permit inspection process.

See Conditions of Approval in Section IX of this report.

# 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 site is also located within the Shoreline Overlay District and is also subject to the requirements in LUC 20.25E. The performance standards found in LUC 20.25E as specified in the table below are applicable:

Critical Area	Shorelines
Performance Standards	20.25E.080.Q

# i. Consistency With LUC 20.25E.080.Q

Residential Development Regulations. For purposes of this section, accessory structures shall include swimming pools, tennis courts, spas, greenhouses and similar facilities.

- 1. No boat, houseboat or watercraft moored seaward of the ordinary high water mark shall be used as a permanent residence.
  - No proposal to use a boat or the structure as a residence is included in this proposal.
- 2. All structures, accessory buildings and ancillary facilities, other than those related to water use (such as moorage) shall be located outside of the shoreline critical area and shoreline critical area buffer, except stairs, handrails, and a trail or path providing access to the shoreline. The requirements of this subsection may be modified through a critical areas report, LUC 20.25H.230.

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The existing impervious walkways in the shoreline buffer are proposed to be removed and replaced with pervious walkways; and expanded by 30 feet to provide access to the shoreline. The proposed walkway maintains access to the walkway along the bulkhead to access the boat.

3. Fences essentially parallel with the shoreline are not permitted within critical area buffer or critical area structure setback.

The existing non-conforming chain link fence will be replaced with a cable wire fence providing improved wildlife access to the shoreline and proposed native vegetation areas within the shoreline buffer.

4. Maximum building height in those areas of the Shoreline Overlay District which are zoned for residential uses shall be 35 feet, except in land use districts where more restrictive height limitations exist.

Proposed structures comply with the 35 foot height limit on residential uses in the shoreline jurisdiction.

5. All residential development shall be accompanied by a plan indicating methods for preserving shoreline vegetation and control of erosion during and following construction as required by City of Bellevue clearing and grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.

The only existing vegetation adjacent to the shoreline of this property is lawn currently and a small, unhealthy shore pine proposed to be removed within the buffer in the area. Mitigation planting totaling 500 square feet of planting is proposed to be installed along the shoreline and structure setback to provide the improvement of ecological function and values required under the critical areas report process.

## IV. Public Notice and Comment

Application Date:

Public Notice (500 feet):

Minimum Comment Period:

June 30, 2016

August 11, 2016

August 25, 2016

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on August 11, 2016. It was mailed to property owners within 500 feet of the project site. Comments were received regarding the health of an existing, non-significant, shore pine and the proposed replacement tree selection of shore pine and mountain hemlock.

City Response: The health of the existing shore pine has likely been compromised by root restriction due to proximity to the bulkhead, compaction caused by the placement of large ornamental boulders, and shade intolerance. While mountain hemlock naturally occurs at higher elevations, it is commonly used as a landscaping tree in the Puget Sound lowlands and is often recommended in lowland gardens. Healthy mountain hemlocks were observed on site and in the surrounding area. The required mitigation will involve installation of two

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evergreen trees and a Pacific Dogwood. The proposed evergreen trees will be one shore pine and one mountain hemlock. The hemlock will be placed in near proximity to the removed shore pine where a slower growing, shade tolerant, tree is appropriate. The shore pine will be placed in an area with less shade and root constriction. See Conditions of approval in Section IX.

# V. Summary of Technical Reviews

# A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application.

# VI. Changes to Proposal Due to Staff Review

No changes to the plan were requested.

## VII. Decision Criteria

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

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

**Finding:** The existing shoreline buffer has very low functional value and predominately consists of maintained lawn and hardscape. The proposal will add 500 square feet of native vegetation within the shoreline buffer and structure setback. The proposed native vegetation will help to filter stormwater and will provide an increase in on-site habitat potential. In addition, the proposed fence will have larger openings that will increase access for small mammals over the existing chain link fence.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

**Finding**: The applicant will be required to provide a performance assurance device for the required mitigation measures associated with the proposed development within the shoreline buffer and structure setback. **See Conditions of Approval in Section IX.** 

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and;

**Finding:** The functions and values of the critical areas and critical area buffers on adjacent properties will be unaffected by the actions in the proposal. As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

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

**Finding:** The proposed project is to replace and expand a deck, and walkway; and plant native vegetation. These uses are compatible with the surrounding residential development permitted in the same land use district.

- B. 20.30P.140 Critical Area Land Use Permit Decision Criteria Decision Criteria The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:
  - The proposal obtains all other permits required by the Land Use Code;
     Finding: A building permit application and any other required permit shall be issued for development to begin. See Conditions of Approval in Section IX of this report.
  - 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

**Finding**: The proposal is consistent with required performance standards for projects in the shoreline overlay district. The existing walkway in the shoreline buffer is proposed to be removed and replaced with a pervious walkway. Overall impervious surface coverage in the buffer will be reduced by 30 square feet. The proposed walkway maintains access to the walkway along the bulkhead. The resulting development will improve stormwater quality and provide vegetation in the shoreline buffer which is an improvement over the existing condition. **See Conditions of Approval in Section IX of this report.** 

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 applicable performance standards are being met.

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

**Finding**: The proposal will not affect public services or facilities above the current demand created by the existing house.

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

**Finding**: A mitigation plan consistent with LUC 20.25H.210 has been submitted and is Attachment 2 of this report. A cost estimate for the planting will be required and a planting plan that shows all plants to be installed as required by this decision. Part of the permit inspection process will include an inspection by Land Use staff to ensure the planting is installed. **See Conditions of Approval in Section IX.** 

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

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

# 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 the Development Services Department does hereby **approve with conditions** the modification of the shoreline structure setback and disturbance of the buffer from the canal of Lake Washington.

Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

**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
Land Use Code- BCC Title 20	Drew Folsom, 425-452-4441
Noise Control- BCC 9.18	Drew Folsom, 425-452-4441

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

1. Building Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A building permit and any other construction permit is required. Plans submitted as part of the permit application shall be consistent with the plans reviewed for this approval.

Authority:

Land Use Code 20.30P.140

Reviewer:

Drew Folsom, Development Services Department

2. Mitigation Plan: As part of building permit submittal the applicant shall submit the proposed enhancement plan, which includes mitigation for impacts to the site associated with the expansion of a deck in the structure setback. Any modification of this plan needs to be reviewed by the Development Services Department.

Authority:

Land Use Code 20.25H.220

Reviewer:

Drew Folsom, Development Services Department

3. Performance Assurance Device In order to ensure adequate resources are available to implement the required landscape on the slope, a performance assurance device in an amount equal to 100% of the cost of labor and materials for the landscape installation shall be held until successful installation is verified by the City of Bellevue at which time the performance assurance device will be released to the applicant.

Authority: Land Use Code 20.25H.220

Reviewer: Drew Folsom, Development Services Department

4. Maintenance Assurance Device In order to ensure the required landscape restoration successfully establishes on the slope, a maintenance assurance device in an amount equal to 25% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards.

Authority: Land Use Code 20.25H.220

Reviewer: Drew Folsom, Development Services Department

5. Land Use Inspection: Following installation of planting the applicant shall contact Land Use staff to inspect the planting area. At the end of 5 years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established performance standards in the monitoring plan. Monitoring may end in year 3 if the planting is inspected and found to be sufficiently established and meets the performance Patrick Residence 16-136631-LO Page 12 of 12

standards. Throughout the monitoring period Land Use staff has the right to enter the property to inspect the planting.

Authority:

Land Use Code 20.30P.140

Reviewer:

Drew Folsom, Development Services Department

**6. Maintenance and Monitoring:** The submitted monitoring plan included in Attachment 2 is required to be implemented. Annual monitoring reports are required to be submitted to Land Use staff. Monitoring reports should be mailed to:

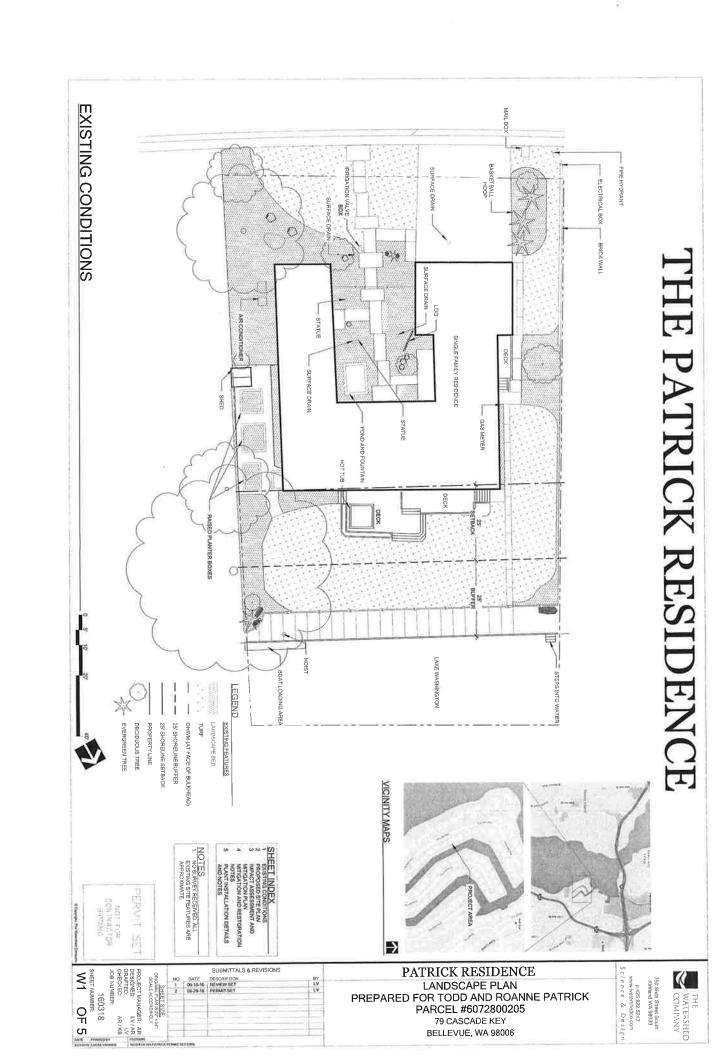
Environmental Planning Manager Development Services Department City of Bellevue PO Box 90012 Bellevue, WA 98009-9012

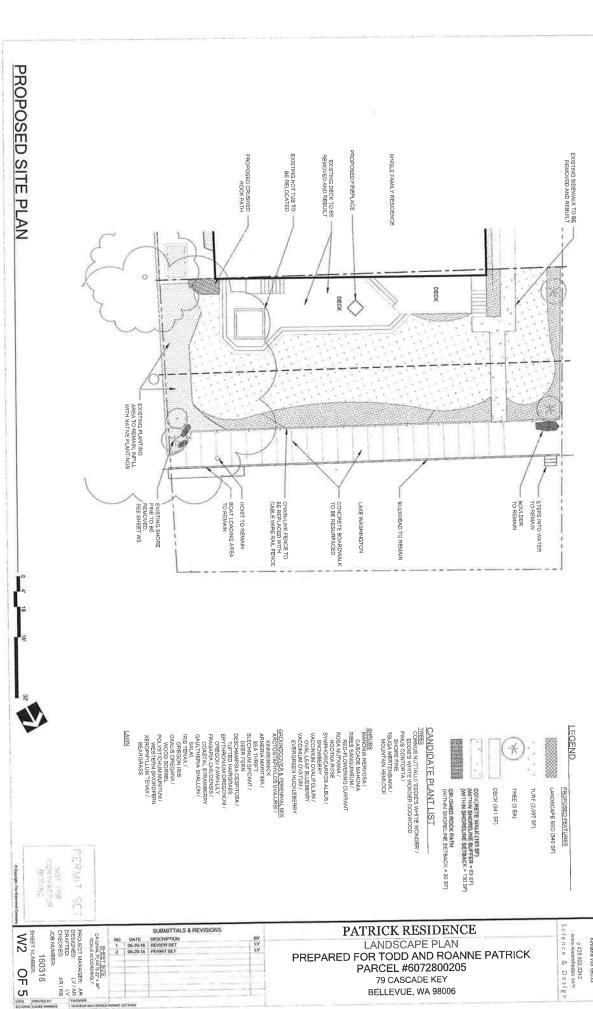
Authority:

Land Use Code 20.25H.220

Reviewer:

Drew Folsom, Development Services Department

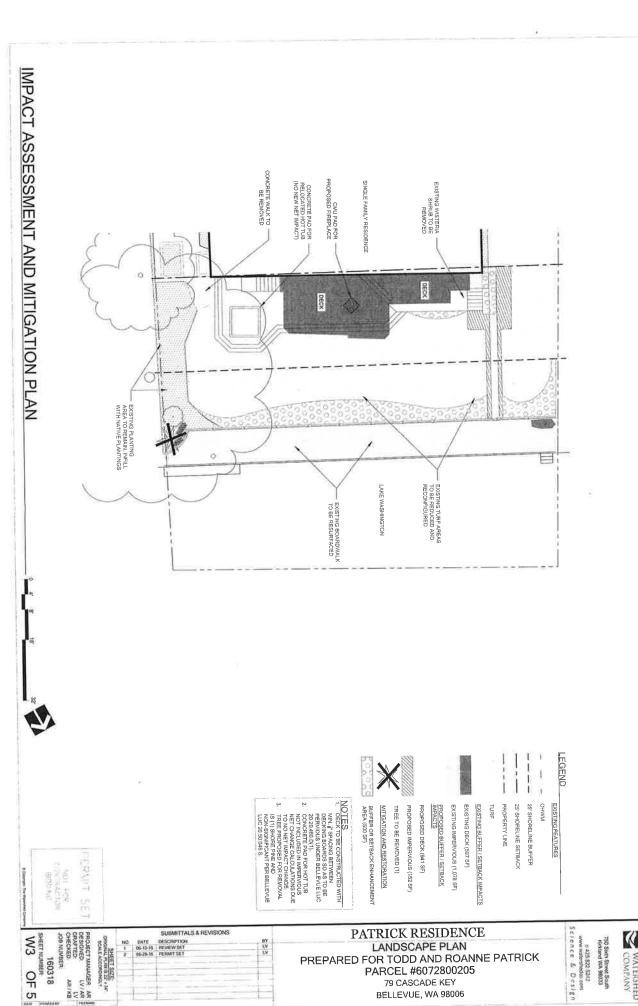




WATERSHED COMPANY

750 Sixth Street South Kirkland WA 98033

79 CASCADE KEY BELLEVUE, WA 98006



79 CASCADE KEY BELLEVUE, WA 98006 WATERSHED COMPANY

# Mitigation Plan

The proposed enligition plan fulfills the requirements of LUC 2024-20(9). The plan seeks to retain end of the plan seeks to the class specified or of the Late Manhappoin shortests buffer and settings. To achieve this his plan calls but the enhancement of 500 outputs (seek of the buffer and portions of the settings for the plan for an end portions of the settings for the plan for

# 2Maintenance and Monitoring Plan

A five-year maintenance and monitoring plan is proposed meets performence standards

- Where indicated on the plan, plented mitigation areas will remain substantially regetated with a preponderance of native plants and will contain little invasive or noxious weed cover; Within the proposed mitigation ereas, establish appropriate to the eco-region and site. dense netive vegetation that is
- Increase habitat corer, relige and load resources for herpiles, and informals, and invertishabes. In addition to cover and load resources, provide parting habitat for native birds.
- Performance Standards

The standard stad below will be used to book the standard of the standard constitute. If performance standard interest the end of the standard is the standard of the bedden do successful and the performance security bond will be eligible for release by the City of Bellevue.

- Species diversity: Establish at least three rative woody species by Year 3 and maintal this diversity through Year 5. Native volunteer species may count lowerds this standard. Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replenting as necessary to achieve the required numbers.
- Within tree and shrub planted areas, achieve 60% cover of harve trees and shrubs by Year 3. Name volunteer species may count be sent this cover standard. Within tree and shrub- planted areas, achieve 40% cover of netive trees and shrubs by Year 2. Native volunteer species may count towards this cover standard.
- instante ciure. Antai scorei fo all'increativo, instate para dicciosa mediti etil reti seccesi 10% ai terri per dufrog ilm molaritro prode. Instate piccan indecen-timitalpra lascitatori, ilianzia amminimizati, cuti per biochicory. Ilianzia lascitatori, cherry (recopi) laveri (Parrusa lascitatoria), purple lospessite ((Annon lascitatoria, ripha-selogi sig (foi, peradocorus), indel cannoptata (Phatiter annobassos), incrino physitatoria di (foi, peradocorus), indel cannoptata (Phatiter annobassos), incrino physitatoria di (foi, peradocorus), indel cannoptata (Phatiter annobassos), incrino physitatoria di (foi, peradocorus), indel cannoptata (Phatiter annobassos).

# Nonitoring Methods

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined in the preceding section

An as shall give use the prepared by the mexication professional (Minorities Company (Id25) 182,03-31) pressures; or severe quarter to evaluate minorities (company) (Id25) 182,03-31 pressures; or severe quarter to be evaluate minorities (pressure) (and the pressure of t

once annually in the fall for five years. Year 1 monitoring will support years to be a second of the annual second of the second

The formal monitoring visit shall record and report to the City of Bellevue:

MITIGATION AND RESTORATION NOTES

Visual assessment of the overall site.

- Year 1 counts of live and dead woody plants by species of enablished woody plants by species. Year 2 through Year 5
- Estimate of native woody species cover. Counts of deed plants where mortelity is significant in any monitoring year.
- Estimate of non-native, invasive weed cover
- Photographic documentation from et least three fixed reference points Tabulation of established native species, including both
- intrusions into or clearing of the planting areas, vandatism, or other actions their interested functions of the mitigation area.
- mendetions for maintenance sir repair of any portion of the megation area.

# Construction Notes and Specifications

Noie: The Watershed Company ((425) 822-5242) personnel, or other persons qualified to evaluate environmental restoration projects, will monitor: lote: specifications for items in bold can be sound below

- All sile preparation
   a) Soil preparation,
   b) Mulch plecement
   2) Flant material delivery inspection
   a) Plant material delivery inspection,
   b) 100% plant installation inspection.

- General Work Sequence
- All plant installation is to take place during the dormant season (October 15th December 15th) for best survival. compost, Ceder
- Prepare a planting pit for each plant end install per the planting details.
   Mulch the entire planted area with organic landscape mulch, four inches thick For all arees to be planted, install a four inch depth of fine vegetable Grove or approved equal. Rototill into soll to a depth of 12 inches.
- Mulch the entire planted area with wood chip mulch, four inches thick

# Material Specifications and Definitions

- Fertilizer: Stow release, gazyular PHOSPHORUS-FREE tertilizer: Follow manufacturer's instructions for application. Apply fertilizes tables recommended by soil test. (Resp fertilizer in a weather-slight combiner-within on site.) Within muligation area, fertilizer is to be applied only in Yeara 2 through 5 and red in the first year: Restoration Professionel: The Watershed Company ((425) 822-5242) personnel, or other persons qualified to evaluate environmental restoration projects.
- Organic landscape mulch: Organic landscape mulch shall consist of bark or wood chips from 100% native species. Mulch texture shall be line to medium, ground or chipped, and shall meet the following texture requirements:
- County Makes Chypred Middle 1687. 15 June 17 June 1687. 1687.
- od contain appreciable quentities of gerbage, plastic, metal, soll, and lumber or construction/demolition debris
- Compared Compared that is controlled in completions with U.S. Compared Council Seed of Testing Assessed (TM) prepared and made to the second of Council projections of the council of Council projections of the Council projection assessed to proceed post materials of the Council projection, per World (TSSS-2020). Projection commissions, demand (Council projection, per World (Council projection) (Indirections) commissions and the Council project (Council projection) (Indirection) (Indirecti

If there is a significant problem with the integration aroun meeting performance standards, a contriguous plan will be developed and implementation. Contriguous plants can include, but in not littled to an all amountment, additional plant insulations; and plant substitutions of type, size, quantity and location.

The sits will be maintained in accordance with the following instructions for three years following completion of the construction.

# General weeding for all planted areas: idations noted in the previous monitoring site visit.

- A. Mantal Macy party, revenue all competings seata and environ for the meant neighbor mantaness of the property of the prop
- More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
- c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after
- Selective applications of herboido may be needed to contral investive weeds, expecially when interroced with native species. Nerboids application, when necessary, shall be conducted only by a space-forested applicator, Use only for formulations approved for equatic areas.
- Apply slow release granular fertilizar to each Installed plant annually in the spring (by June 1) of Years 2 through 5. Do not apply fertilizer to inundated or ponded areas or leksahore areas that may become inundated.
- 4) Replace mulch as necessary to melniain a 4-inch-thick layer, retain soil molature, and limit weeds.
- Replace each plant found dead in the first summer fall dormant season (October 15th December 15th monitoring visit during the upcoming
- 6) The homeower will return East water is provided for the notice planted peep with a minimum of I sook of unity provided per west from June 1 through Engineering 50 to the first from the 1 through Engineering or this common of a furniturary irrigation agreem. Least water in redected during Mounts, June 1, May and Compet.

TIMBER

PROJECT MANAGER: AR
DESIGNED: LV/AR
DRAFTED: LV
CHECKED: AR/KB SUBMITTALS & REVISIONS JOB NUMBER W4 OF 5 NO. DATE 1 56-10-16 2 56-29-16 SHEET SIZE: 160318

PATRICK RESIDENCE **PREPARED** 

LANDSCAPE PLAN FOR TODD AND ROANNE PATRICK PARCEL #6072800205 79 CASCADE KEY BELLEVUE, WA 98006

THE WATERSHED COMPANY 750 Sixth Street South Kirkland WA 98033

p 425 822 5242 www.watershedco.com Science & Design

# PLANT INSTALLATION SPECIFICATIONS

CONTROL

IN ANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORNED, WITH WELL

ROOTS, FLANTS SHALL BE FREE FROM INJAINED, CAUSED BY BEAVILYES, OR

ROOTS, FLANTS SHALL BE FREE FROM INJAINED, CAUSED BY BEAVILYES, OR

ENTERMES, LICAN CORE SPICESS OF MOSTUPE, INSECTS, DISEASE, AND

MECHANICAL INJURY. PLANTS SHALL BE HEALTHAN TO THE OUTDOOK

GOOD COLICAP, PLANTS SHALL BE HEALTHAN TO THE OUTDOOK

REVIEWORKSTALL COMOTIONS INTO WHICH THEY WILL BE PLANTED

ENVIRONMENTAL COMOTIONS INTO WHICH THEY WILL BE PLANTED AUTY ASSURANCE
PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE,
AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT
CONTROL.

TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE RELECTED, WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.

WILL BE REJECTED.

NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE

OMERICATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC MORTHWEST SHIP HTGYCOCK, AND CROMOLIST, UNIVERSITY OF WASHINGTON PRESS, 1973 ANDIOR TO A FELLO GUIDE TO THE COMMON WEILAND PLANTS OF WEISTERN WASHINGTON A MORTHWESTERN OREGON DED, SLAPAH SPEAR COOKE, SEATILE AUDUBON SOCIETY, 1997.

DEFINITION.

THE PROJECT THIS INCLUDE BUT IS AND PLANT MATERIALS SHALL INCLUDE BAY USE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER BROWN, BIS OF AMERICAD THATS, LIVE STAKES AND PASCINES (WATTLES); TUBERS, CORNAS, BULES, ETC.; SPRIGS, PULGS, AND LIVER CONTAINER GROWN ONTAINER ARE THOSE WHOSE CONTAINER GROWN CONTAINER GROWN PLANTS ARE THOSE WHOSE ROCUBALLS ARE BROGLOSED MA POT OR BACK WHICH THAT PLANT GREW,

SUBSTITUTORIS

LITTIS THE COMPACTOR'S RESPONSIBILITY TO OSTAIN SPECIFIED

MATERIALS IN ADVANCE IF SPECIAL GROWING, MARIETING OR OTHER

ARRANGEMENTS MAST BE MADE IN ORDER TO SUPPLY SPECIFIED TUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT MITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION

IP PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTINANGELE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEARST EQUIVALENT ISZE OR ALTERNATUR SPECIES. WITH COORRESPONDING ADJUSTALENT OF CONTRACT PRICE SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO STAFT OF WORK UNDER THIS SECONDULTANT AT LEAST 30 DAYS PRIOR TO STAFT OF WORK UNDER THIS SECONDULTANT AT LEAST 30 DAYS PRIOR TO STAFT OF WORK UNDER THIS SECONDULTANT AT LEAST 30 DAYS PRIOR TO STAFT OF WORK UNDER THIS SECONDULTANT AT LEAST 30 DAYS PRIOR TO STAFT OF WORK UNDER THIS SECONDULTANT.

NESCRION

PANT'S SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE
RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS,
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APPROVAL OF THE OF INSPECTION AND REJECTION DURING PROCREES
SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROCREES

TWANTS WERE ON SITE AND REJECTED FOR NOT MEETING SPECIFICATION ON SITE AND REJECTED FOR NOT MEETING SPECIFICATION OF THE OR RED FANGUED AND REJAKE SEVEN AS POOSSIBLE.

THE RESTORATION OF THE SEVEN AS POOSSIBLE OF THE ORDER ORDER OF THE ORDER ORDER OF THE ORDER ORDE

MAGAURAMENT OF PLANTS

1. PLANTS SHALL COMPORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS
1. APE MADE AS QUITUNED IN THIS CONTRACT.
2. HEIGHT AND SPACAD DIMINISIONS, SPECIFIED REFER TO MAIN BODY OF
PLANT MAD NOT BRANCH OR ROOT THE TO THE PLANT DIMENSIONS SHALL
BE MEASURED WHEN THEIR PHANCHES OR ROOTS ARE IN THEIR NORMAL
BE MEASURED WHEN THEIR PHANCHES OR ROOTS ARE IN THEIR NORMAL

POSITION.
WHERE A PANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE
WHINDEM, SIZE AND AT LEAST 59% OF THE PANTS SHALL BE ASLARGE AS
THE MEDIAN OF THE SIZE PANGE (EXAMPLE IF THE SIZE PANGE IS 12" TO
16", AT LEAST 59% OF PLANTS MUST BE 15" TALL.)

PLANT INSTALLATION DETAILS AND NOTES

# SUBMITTALS

PROPOSED PLANT SOURCES

1. WITHIN SDAYS AFTERAWARD OF THE CONTRACT, SUBMIT A COMPLETE

LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING
CONFORMANCE WITH THE REQUIRELIST'S SEPERED, INCLUDE THE
NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

1. PLANT MATERALS UST - SUBMIT DOCUMENTATION TO CONSULTANT AT

1. PLANT MATERALS UST - SUBMIT DOCUMENTATION TO CONSULTANT AT

1. PLANT MATERALS HAVE SEED ORDERED, ARRANGE PROCEDURE FOR

INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF

HAVE COPIES OF VENDOR'S OR GROWERS INVOICES OR PACKING SURS FOR ALL PLANTS ON STEDURING INSTILLATION, INVOICE OR PACKING SUR SHOULD LIST SECIES OF SCIENT FOR LAME, CHAPTITY AS POTE DELIVERED JAND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUISETED.

# DELIVERY, HANDLING, & STORAGE

NOTHE/CATION
NOTHE/CATION HOTHEY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

1. THANBORTATION - OURING SHIPPING, PLANTS SHALL BE PACKED TO
1. THANBORTATION - OURING SHIPPING, PLANTS SHALL BE PACKED TO
1. PHANBORTATION - OURING SHIPPING SHEAKAGE AND
1. PHANBORTATION - OURING SHIPPING SHALL BE CHARKED POWER OF THE PARTIES O

PLANT WARPANTY
PLANT'S MUST BE GLIAPANTEED TO BE TRUE TO SCIENTIFIC NAME AND
SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE

1. PLANTS NOT SENDING MIST BE REMOVED FROM SITE AND REPLACED

1. MINEDIATELY AT THE CONTRACTION'S EXPENSE.

2. PLANTS NOT SUPPLYMING AFTER ONE YEAR TO BE REPLACED AT THE

CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD

1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD

HORTICULTURAL PRACTICES UNDER CLIMATE CONDITIONS SIMILIAR TO OR

MORE SEIGER THAN THOSE OF THE PROLECT SITE.

2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO

OULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS

SUCH.

QUANTITIES SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES

ROOT TREATMENT CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE

ROOTBALL PROTESTIND THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.

ROOTBALLS THAT HAVE GRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

TX MAN DIV MODULATIO FINISH GRADE SPECIFIED MULCH LAYER, HOLD BACK MULCH FROM TRUNK/STEMS REMOVE DEBRIS AND LARGE ROCKS FROM PLANTING PIT AND SCARIFY SIDES AND BASE, BACKFILL WITH SPECIFIED SOIL, FIRM UP SOIL ARDUND PLANT.

ON-CENTER (D.C.) USING TRANGULAR SPACING, TV
LOCKEN SIDES AND BOTTOM OF PLANTING PIT AND
REMOVE DEBRIS
LOSSEN ROOTBOUND PLANTS BEFORE MSTALLING
SOAK PIT BEFORE AND AFTER INSTALLING PLANT COVER AT SPECIFIED DISTANCE 2.) USING TRIANGULAR SPACING, TY ND BOTTOM OF PLANTING PIT AND SPECIFIED MULCH LAYER HOLD BACK MULCH FROM STEMS AMENDMENTS AS SPECIFIED

2 GROUNDCOVER PLANTING

3 PLANT SPACING AREA FOR SPACING ADJUSTMEN PLANTING AREA, SPACE AT § X FROM STEM OF EXISTING THUCE PLANTS ALONG THE JUSTES OF THE PLANTING X. AND AROUND EXISTING HETATION. THEN SENCE THE MINDER OF THE PLANTINGS. H \* PLANT BINCH Scale: NTS

DESMIT SET

PROJECT MANAGER: AR
DESIGNED: LV / AR
DRAFTED: LV
CHECKED: AR / KB SUBMITTALS & REVISIONS W5 OF 5 160318

PATRICK RESIDENCE LANDSCAPE PLAN
FOR TODD AND ROANNE PATRICK
PARCEL #6072800205 **PREPARED** 

TREE AND SHRUB PLANTING

Scale NTS

79 CASCADE KEY BELLEVUE, WA 98006 THE WATERSHED COMPANY

(2)

T PLAYTING PIT SHALL NOT BE LESS THAN (2)

TIMES THE WIDTH OF THE ROOT BALL DIA

LOOSEN SIDES AND BOTTONS OF PLANTING PIT

SOAK PLANTING PIT AFTER PLANTING

p 425 822 5242 www.watershedco.c 750 Sixth Street South Kirkland WA 98033

cience & Design

REMOVE FROM POT OR BURLAP & ROUGH-LIP ROOT BALL DEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCLINA ROOTS.- PRIVE RECESSARY, IF PLANT IS EXCEPTIONALLY POOT-BOUND, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE