



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

Proposal Name: Blasser Short Plat

Proposal Address: 4091 West Lk Sammamish

Proposal Description: Land Use Review of a Preliminary Conservation Short Plat application to subdivide a 38,574 square foot lot into three new single family lots.

File Number: 15-113231-LN

Applicant: Ron Blasser

Decisions Included: Preliminary Short Plat (Process II)

Planner: Reilly Pittman, Senior Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

Reilly Pittman, Senior Planner
Development Services Department

Application Date: May 7, 2015
Notice of Application: June 11, 2015
Decision Publication Date: May 11, 2017
Appeal Deadline: May 25, 2017

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. 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

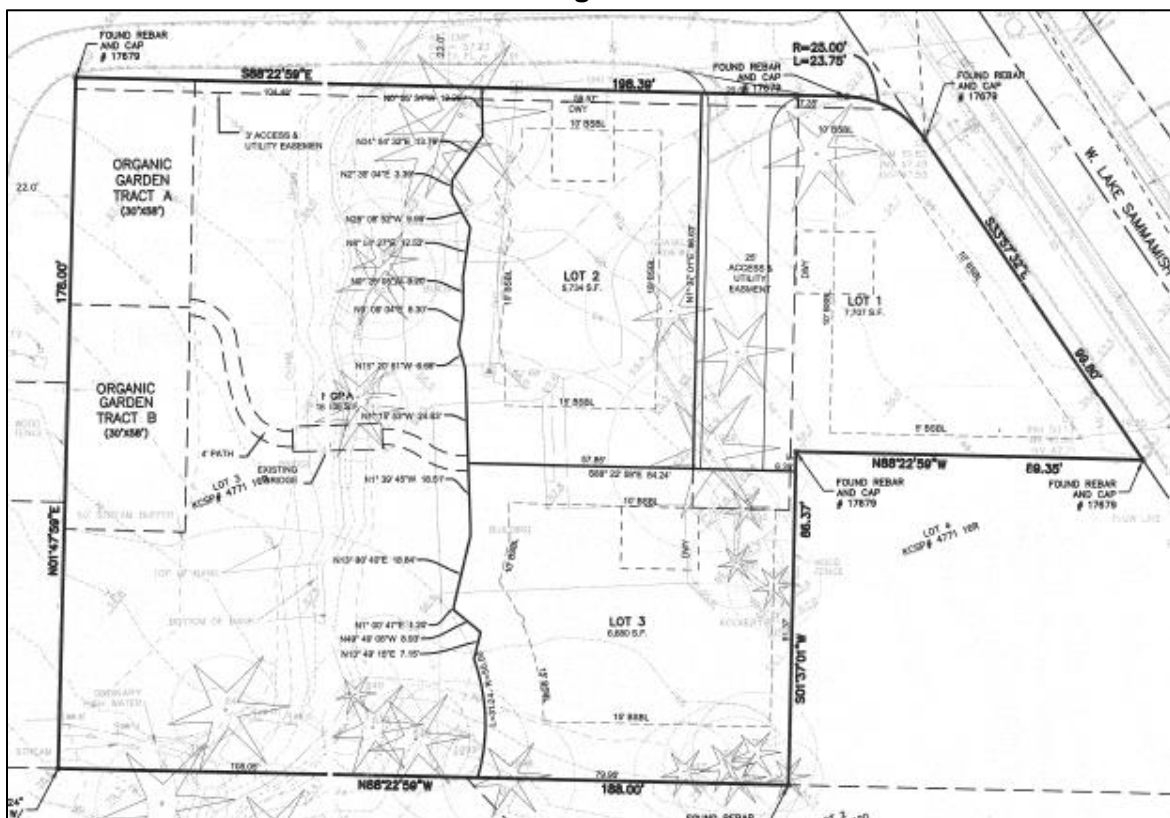
1. Project Site Plan – Enclosed
2. Planting Plan – Enclosed
3. Ordinance 5647 – In File
4. Planting Maintenance Plan – In File
5. Arborist Report – In File
6. Survey, Road Plan, Preliminary Grading Plan – In File
7. Application forms, correspondence – In file

I. PROPOSAL DESCRIPTION

The applicant is proposing to subdivide an existing 38,574 square foot site to create three new lots, one Native Growth Protection Area tract, and two open space tracts through a Conservation Short Subdivision. The site is zoned R-5 and the Conservation Short Subdivision revises the minimum lot size from 7,200 square feet to lots as small as 4,680 square feet and requires critical areas and critical area buffers to be set aside in a tract. Lots proposed range in size from 5,734 to 7,707 square feet and the streams and their buffers on-site will be placed into the NGPA tract. Access will be provided by a private road that connects to West Lake Sammamish Parkway SE. All existing structures are proposed to be demolished with the exception of the existing pedestrian bridge that crosses over the stream.

The requirements of the Conservation Subdivision in LUC 20.45B are triggered due to the streams on the site which will be placed into a Native Growth Protection Area tract. The site is subject to a prior approved stream reach study (05-119959-LQ). This application approved by City Council ordinance 5647, reduced the Type-F stream buffer on-site to 25 feet and required mitigation planting of the remaining buffer area. See attachment 3 for ordinance 5647 regarding the stream buffer reduction and planting required. See figure 1 below for a plan of the proposed short plat (also included as Attachment 1).

Figure 1



II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. SITE DESCRIPTION

The project site is located within the Newcastle Subarea on the west side of West Lake Sammamish Parkway SE. The site is currently accessed from a private road, SE 40th Ln. which is along the north property line. Existing on the site is a single-family residence and detached garage on the east side of the Type F stream. The stream flows south to north under driveways, across private property, under the Parkway and onto other private property to finally reach Lake Sammamish. The west side of the property is isolated by the stream and is accessible by an existing pedestrian bridge. A second stream tributary was found in the SW corner of the site and the NGPA tract was expanded to include this buffer that was not part of the original stream buffer reduction. Existing vegetation on the property includes several significant trees that include Douglas Fir, Western Red Cedar, and Bigleaf Maple with an understory of grass and invasive vegetation. The site is surrounded in all other directions by single-family properties zoned R-5. See Figure 2 below for an aerial photo of the property as it currently exists.

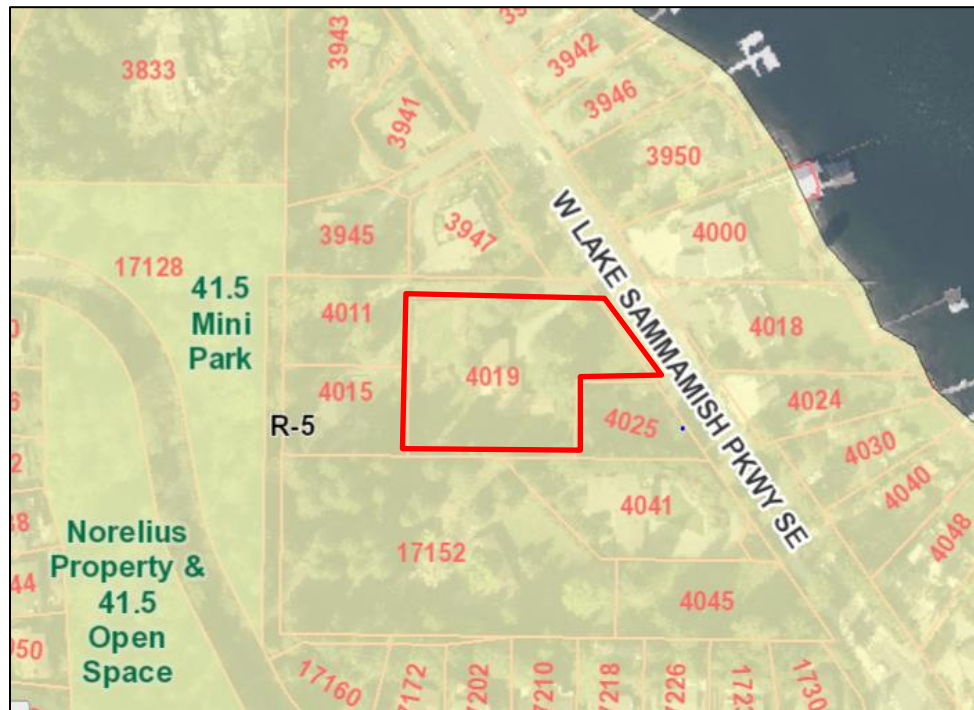
Figure 2



B. ZONING

The property and surrounding properties are zoned R-5, single-family residential. See Figure 3 below for zoning.

Figure 3



C. LAND USE CONTEXT

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density). The proposed short plat is consistent with the single-family comprehensive plan land use designation. The surrounding neighborhood context is entirely single-family uses both adjacent to the site and in the vicinity.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The site is located in the R-5 zoning district. The proposed short plat is in conformance with the general dimensional requirements of the zone or as amended by LUC 20.45B.055 for Conservation Short Subdivisions.

BASIC INFORMATION		
Zoning District	R-5	
Gross Site Area	38,574 square feet	
ITEM	REQ'D/ALLOWED	
Dwelling Units/Acre	Density per LUC 20.25H.045	
	R-5	5 unit per acre
	Gross Site Area	38,574 SF

	Total Critical Area and Buffer	18,406 SF	3 Units
	Buildable Area	20,168 SF	
	Development Factor	.52	
	(5 x 20,168) + (5 x 18,406 x .52) = 3.41 units or 3 units allowed		
Minimum Lot Area	4,680 SF Per LUC 20.45B.055		Lot 1 7,707 SF Lot 2 5,734 SF Lot 3 6,680 SF
Minimum Lot Width	60 feet		All widths are 60 feet or greater
Minimum Lot Depth	80 feet		All depths are 80 feet or greater
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yard Access Easements	10 feet 15 feet 5 feet 10 feet 10 feet Per LUC 20.45B.055		All setbacks meet or exceed the minimums required *See special condition below
Lot Coverage	See LUC 20.45B.055.B for maximum lot coverage calculations Lot Coverage = .35 x Lot Coverage Factor Lot Coverage Factor = 1 + ((7,200 - actual lot size)/7,200)		Lot 1: .37 Lot 2: .48 Lot 3: .43
Impervious Surface	Maximum Impervious Surface coverage is 50% of total site per 20.45B.055		Maximum impervious surface for the site cannot exceed 19,287 square feet, including road access. **See special condition below

Tree Retention	586 total diameter inches on site. The plans exclude trees which is not allowed. 30% retention = 175 inches minimum	Diameter inches retained = 434 inches All trees within the NGPA tract are required to be kept which exceeds the minimum 30%
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*Per ordinance 5647 measures to protect trees beyond the stream buffer, must be provided. A 10-foot setback from the edge of the NGPA tract is provided and is required to be shown on the final recorded short plat.

**Per LUC 20.45B.055 the maximum impervious surface for each lot is required to be shown on the final short plat.

See related conditions of approval in Section X of this report

IV. PUBLIC NOTICE AND COMMENT

Application Date: May 7, 2015
Public Notice (500 feet): June 11, 2015
Minimum Comment Period: June 25, 2015

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on June 11, 2015 with notice mailed to property owners within 500 feet of the project site. A public information sign was also installed on the site. There were inquiries by the public made, but no comments were submitted or requests to be parties of record.

V. SUMMARY OF TECHNICAL REVIEWS

A. CLEARING AND GRADING:

The Clearing and Grading Division of Development Services Department has reviewed the proposed site development and found no issues. The Clearing and Grading staff has approved the application. A Clearing and Grading permit (type GE) will be required to construct plat infrastructure prior to final plat approval.

B. FIRE DEPARTMENT:

The Fire Department has reviewed the application and based on the low rate of water flow at this location, fire sprinklers will be required for future homes constructed on the lots. If the water lines are upgraded in the future this requirement will be reevaluated.

C. TRANSPORTATION DEPARTMENT:

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation

Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

1. Site Access

The existing lot takes access off of W Lake Sammamish Parkway SE from a joint-use driveway north of the property shared with two other residences. The frontage along W Lake Sammamish Parkway SE was recently reconstructed and consists of an 11 foot wide bike path, a 4 foot wide planter strip, concrete curb and gutter, and a 28 foot wide concrete driveway approach. None of these frontage features need to be altered or replaced. However, existing overhead power lines leading to the property shall be relocated underground.

The proposed short plat would subdivide the existing lot into 3 lots and one Native Growth Protection Area tract and two open space tracts. A private road shall be constructed along the alignment of the existing joint-use driveway. The road shall intersect W Lake Sammamish Parkway SE at a 90 degree angle and shall have a minimum width of 20 feet until 20 feet past the west boundary of Lot 2 where it will provide access to neighboring property.

The driveways of Lots 1 and 3 shall take access from a joint-use driveway off of the private road. The joint-use driveway shall have a minimum width of 16 feet. The driveway of Lot 2 shall take access directly from the private road. Individual driveways shall have a minimum length of 20 feet and a minimum width of 10 feet. Street names and site addresses will be determined by the City's Parcel and Address Coordinator. **See related conditions of approval in Section X of this report**

2. Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on W Lake Sammamish Parkway SE is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The following street frontage improvements shall be completed:

- Existing overhead utilities shall be relocated underground

See related conditions of approval in Section X of this report

3. Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

See related conditions of approval in Section X of this report

4. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site W Lake Sammamish Pkwy SE is classified as No Street Cuts Permitted.

See related conditions of approval in Section X of this report

5. Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

See related conditions of approval in Section X of this report

D. UTILITIES REVIEW

The Utilities Department approval of the preliminary short plat application is based on the conceptual design only. Final engineering may require changes to the site layout to accommodate the utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All water, sewer & storm drainage project review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process (UE application), water and side sewer permit(s) application permit processes.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

This project is exempt from SEPA review as it does not exceed the exempt levels for new construction stated in WAC 197-11-800 or as amended by the City of Bellevue Environmental Procedures Code BCC 22.02.

VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW

Revisions were requested to align the project with the approved stream buffer reduction and ensure the mitigation planting required by the approval is provided as

part of this short plat. Per ordinance 5647, the reduced stream buffer was required to be fully replanted with native plants. The applicant obtained the services of a biologist, Altman Oliver Associates to prepare a planting plan for the stream buffer that will be placed into a Native Growth Protection Area tract. See attachment 2 for required planting plan. This planting is required to be installed as part of the plat infrastructure construction and is required to be installed prior to final inspection of the infrastructure construction permit. **See related conditions of approval in Section X of this report.**

Per the ordinance the planting area is required to be maintained and monitored for three years and a maintenance plan and schedule has been provided as part of the planting plan. See attachment 4 for maintenance plan. In order to ensure that the planting is installed and that it is maintained Assurance devices will be required for installation and maintenance. Per LUC 20.40.490, an installation surety in the amount of 150 percent of the estimated cost of plants and labor will be required prior to issuance of the clearing and grading permit for construction of the plat infrastructure. The installation surety can be released upon inspection by Land Use staff that the planting has been installed and that a maintenance surety has been provided. A maintenance surety in the amount of 20 percent of the cost estimate is required to be held for the three year maintenance and monitoring period. The maintenance surety can be released once the three year period is completed and the plants are healthy and established per the plan. A cost estimate to implement the planting plan is required to be submitted as part of the clearing and grading permit for plat infrastructure. **See related conditions of approval in Section X of this report.**

A result of the stream buffer reduction is that unencumbered land is created on the west side of the stream, opposite from the proposed lots. This area is proposed to be garden space associated with the new lots. An existing bridge provides pedestrian access over the stream and this bridge is allowed to remain per the ordinance. To ensure the stream and plants are protected from intrusion a split rail fence will be placed at the boundary of the NGPA with signage posted. **See related conditions of approval in Section X of this report.**

VIII. DECISION CRITERIA:

A. LAND USE CODE 20.45B.130 DECISION CRITERIA FOR A PRELIMINARY SHORT PLAT:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Response: City codes ensure public health, safety and general welfare through development code requirements. Existing public systems and facilities have been deemed adequate to serve the proposed development. The proposed road access that connects to Lake Sammamish Parkway already exists and will be improved by the proposal to meet code requirements. The private easement to access each lot will be constructed to meet the code. **See related conditions of approval in Section X of this report.**

2. The public interest is served by the short subdivision.

Response: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan which designates the site as Single-Family High Density. The proposed short plat allows the property to achieve the planned density while ensuring compliance with City codes and standards.

3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.

Response: The preliminary short plat considers the physical characteristics of the site. The streams onsite will be placed into a protected Native Growth Protection Area tract and the tract will be replanted with native vegetation. **See related conditions of approval in Section X of this report.**

4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.

Land Use Code Requirements

A. Dimensional Requirements: *Refer to Section III.A. of this report for conformance with dimensional requirements for the R-5 zone and LUC 20.45B.055.*

Response: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 zoning district dimensional requirements and changes allowed for conservation short subdivisions in LUC 20.45B.055.

B. Significant Tree Preservation: *Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the*

project must retain a minimum of 175 diameter inches of the existing significant trees.

Response: The applicant proposes to preserve at least 434 diameter inches which satisfies the minimum 30 percent tree retention requirements. All trees within the NGPA tract are required to be kept which exceeds the minimum 30 percent retention.

C. Utility Codes and City Development Standards

Response: As conditioned, the proposal complies with the Utility Code and the City of Bellevue Development Standards. **See related conditions of approval in Section X of this report.**

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Response: The site is located within the Newcastle subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-4 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

Land Use Policy LU-5: *Accommodate growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period.*

Response: This short plat will allow a total of three new single family residential units which will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

Land Use Policy LU-6: *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

Response: This short plat will create three lots which achieves the maximum density for this property.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Response: As conditioned, each lot can reasonably be developed to current R-5 zoning standards and those allowed for conservation short subdivisions without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **See related conditions of approval in Section X of this report.**

- 7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access location, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. **See related conditions of approval in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160

X. CONDITIONS OF APPROVAL:

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

<u>Applicable Codes and Ordinances</u>	<u>Contact Person</u>	<u>Phone</u>
Clearing and Grading Code – BCC 23.76	Savina Uzunow	425-452-7860
Construction Codes – BCC Title 23	Building Division	425-452-4121
Fire Code – BCC 23.11	Sean Nichols	425-452-2926
Land Use Code – BCC 20.25H	Reilly Pittman	425-452-4350
Noise Control – BCC 9.18	Reilly Pittman	425-452-4350
Trans. Development. Code – BCC 14.60	Brendan Byron	425-452-4851
Traffic Standards Code – BCC 14.10	Brendan Byron	425-452-4851
Right-of-Way Use Code – BCC 14.30	Brendan Byron	425-452-4851
Utility Code – BCC Title 24	Don Rust	425-452-4856

A. GENERAL CONDITIONS:

1. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code

requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

2. Obtain Permits

Permits are required to construct infrastructure, utilities, buildings and other improvements. No construction may commence until the appropriate permit is issued.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

3. Noise – Construction Hours

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: Reilly Pittman, Development Services Department

4. Preliminary Design, Utility Codes And Engineering Standards

The Utilities Department approval of the preliminary short plat application is based on the conceptual design only. Final engineering may require changes to the site layout to accommodate the utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All water, sewer & storm drainage project review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process (UE application), water and side sewer permit(s) application permit processes.

AUTHORITY: BCC Title 24.02, 24.04, 24.06

REVIEWER: Don Rust, Utilities

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Mitigation Planting

The mitigation planting required in ordinance 5647 is required to be planted in the

entire stream buffer which comprises the NGPA tract created by this short plat. The planting is required per the submitted plan which is attachment 2.

AUTHORITY: LUC 20.25H

REVIEWER: Reilly Pittman, Development Services Department

2. NGPA Fencing and Signage

The edge of the NGPA tract is required to be fenced and have signage posted that is provided by the City.

AUTHORITY: Ordinance 5647

REVIEWER: Reilly Pittman, Development Services Department

3. Cost Estimate

An estimate of all planting and labor costs is required to be submitted with the Clearing and Grading permit in order to determine the surety amounts.

AUTHORITY: LUC 20.40.490

REVIEWER: Reilly Pittman, Development Services Department

4. Installation Surety

An installation surety is required in the amount of 150 percent of the estimated cost of plants and labor for the mitigation planting. The installation surety is required prior to issuance of the Clearing and Grading permit.

AUTHORITY: LUC 20.40.490

REVIEWER: Reilly Pittman, Development Services Department

5. Monitoring

Monitoring of the planting within the NGPA tract and stream buffer is required for 3 years per the submitted plan for maintenance and monitoring found as attachment 4.

AUTHORITY: LUC 20.25H

REVIEWER: Reilly Pittman, Development Services Department

6. Maintenance Surety

A maintenance surety based on the cost estimate for labor and materials to conduct 3 years of monitoring will be required prior to final inspection of the clearing and grading permit. The maintenance surety is required to be held until completion of the 3-year monitoring. Release of this surety is contingent upon successful monitoring established by the monitoring plan.

AUTHORITY: Land Use Code 20.40.490

REVIEWER: Reilly Pittman, Development Services Department

7. Land Use Inspection

Following installation of planting the applicant shall contact Land Use staff to inspect the planting area and release the installation surety. At the end of 3 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.

AUTHORITY: Land Use Code 20.40.490

REVIEWER: Reilly Pittman, Development Services Department

8. Right Of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.
- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Brendan Byron, Transportation Department

9. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Brendan Byron, Transportation Department

10. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to W Lake Sammamish Pkwy SE, pavement restoration in W Lake Sammamish Pkwy SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following street frontage improvements shall be completed:

- Existing overhead utilities shall be relocated underground

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual and Transportation Department Design Manual Standard Drawings, and the Americans with Disabilities Act.

REVIEWER: Brendan Byron, Transportation Department

11. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on W Lake

Sammamish Pkwy SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Brendan Byron, Transportation Department

12. Pavement Restoration

The city's pavement manager has determined that this segment of W Lake Sammamish Pkwy SE will require No Street Cuts Permitted trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23

REVIEWER: Brendan Byron, Transportation Department

C. PRIOR TO APPROVAL OF FINAL SHORT PLAT:

1. Setback From NGPA Tract

Ordinance 5647 requires provision for tree protection. A 10-foot setback is required from the edge of the NGPA tract to provide protection for tree roots for trees in the NGPA tract.

AUTHORITY: Ordinance 5647

REVIEWER: Reilly Pittman, Development Services Department

2. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Transportation Development Code Section 14.60.260 provides for a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short

plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Brendan Byron, Transportation Department

3. Access Design And Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the private road and joint use driveway are jointly responsible for maintenance and repair of the private road and joint use driveway. Also, the final Subdivision map must include a note that specifies that the private road and joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Brendan Byron, Transportation Department

4. Lot Lines

The final short plat shall label the property lines as front, rear, or side.

AUTHORITY: Land Use Code Section 20.20.030

REVIEWER: Reilly Pittman, Development Services Department

5. Impervious Surface

The allowed maximum impervious surface for each lot shall be shown on the final short plat.

AUTHORITY: Land Use Code Section 20.45B.055

REVIEWER: Reilly Pittman, Development Services Department

6. Variance Restriction

The following note shall be added to the final short plat.

VARIANCE RESTRICTION

APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Reilly Pittman, Development Services Department

7. Native Growth Protection Areas

The Native Growth Protection Areas tract is required along with the following note that is to be placed on the final short plat:

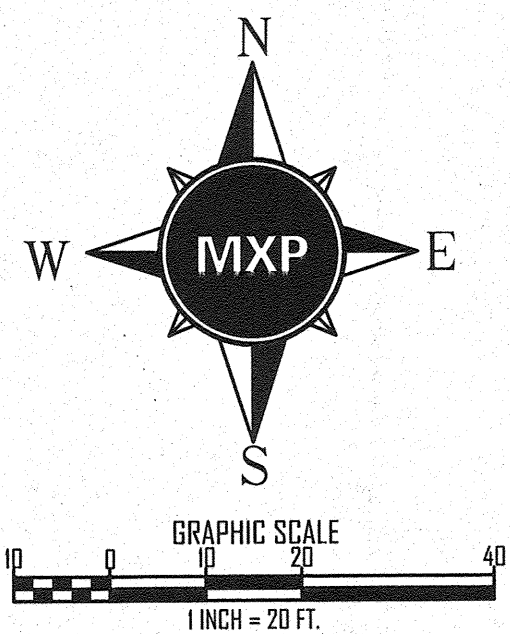
NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

AN ASSURANCE THAT THE TRACT WILL BE KEPT FREE FROM ALL DEVELOPMENT AND DISTURBANCE EXCEPT WHERE ALLOWED OR REQUIRED FOR HABITAT IMPROVEMENT PROJECTS, VEGETATION MANAGEMENT, AND NEW OR EXPANDED CITY PARKS PER LAND USE CODE 20.25H; AND THAT NATIVE VEGETATION, EXISTING TOPOGRAPHY, AND OTHER NATURAL FEATURES WILL BE PRESERVED FOR THE PURPOSE OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT. THE CITY OF BELLEVUE HAS THE RIGHT TO ENTER THE PROPERTY TO INVESTIGATE THE CONDITION OF THE GNPA UPON REASONABLE NOTICE. THE CITY OF BELLEVUE HAS THE RIGHT TO ENFORCE THE TERMS OF THE NGPA.

AUTHORITY: Land Use Code Section 20.45B.055

REVIEWER: Reilly Pittman, Development Services Department

NE 1/2, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.



TREE TABLE					
TREE ID	SPECIES	DSH (IN.)	WEIGHING FACTOR	DRIP LINE (FT.)	RETAIN?
1986	Thuja plicata	31.6	1	17	NO*
1987	Cedrus deodara	24.9	1	15	NO*
1988	Pinus densiflora	22.1	1	22	NO*
1989	Cedrus deodara	36.7	1	26	NO*
1990	Picea pungens	12.6	1	9	NO*
1991	Cryptomeria japonica	10.9	1	12	NO*
1992	Cryptomeria japonica	12.8	1	12	NO*
1993	Pseudotsuga menziesii	12.0	1	9	
1994	Pseudotsuga menziesii	13.8	1	16	
1995	Pinus ponderosa	15.0	1	15	
1996	Thuja plicata	15.3	1	16	
1997	Thuja plicata	13.7	1	13	
1998	Thuja plicata	21.8	1	17	
1999	Acer macrophyllum	13.5	1	19	
838	Thuja plicata	28.3	1	14	
839	Thuja plicata	26.3	1	13	
840	Thuja plicata	11.3	1	12	
841	Thuja plicata	33.8	1	14	
842	Thuja plicata	24.7	1	13	
843	Thuja plicata	19.5	1	11	
844	Thuja plicata	24.2	1	15	
845	Thuja plicata	18.2	1	16	
846	Thuja plicata	32.7	1	20	
847	Thuja plicata	44.5	1	23	
B	Thuja plicata	28.0	1	18	
C	Thuja plicata	38.0	1	17	

THESE TREES ARE TO BE REMOVED PER ARBORIST REPORT & WILL NOT BE INCLUDED IN RETENTION CALCULATIONS
SITE INTERIOR TREE RETENTION REQUIREMENT:
MUST SAVE 30% OF DIAMETER INCHES OF SIGNIFICANT TREES
RETENTION = 434.6 x 30% = 130.4"

DENSITY CALCULATION

TOTAL SITE AREA: 38,574 SF
AREA WITHIN CRITICAL AREAS & BUFFERS: 18,406 SF (47.7%)
AREAS NOT IN CRITICAL AREAS: 20,168 SF (52.3%)
DEVELOPMENT FACTOR = 0.52
ALLOWABLE DENSITY CALCULATION (PER LUC 20.25H.045):
[(0.52)(50U/AC)(18,406 SF) + (50U/AC)(20,168 SF)]/43,560 = 3.41 DU

LEGAL DESCRIPTION

LOT 3 OF KING COUNTY SHORT PLAT NUMBER 477116 - REVISION, AS RECORDED ON MARCH 1, 1982, UNDER RECORDING NUMBER 8203010599, BEING A REVISION OF SHORT PLAT RECORDED ON DECEMBER 16, 1977, UNDER RECORDING NUMBER 7712151063, BEING A PORTION OF THE SOUTH 200 FEET OF THE NORTH 300 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, 5TH, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF WEST LAKE SAMMAMISH PARKWAY SOUTHEAST, SAID SHORT PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 13, THENCE SOUTH 01°42'41"11 WEST ALONG SAID SECTION LINE, 100.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 01°42'41"11 WEST, 200.00 FEET;

THENCE SOUTH 88°28'17" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 13, 479.13 FEET TO THE WEST MARGIN OF WEST LAKE SAMMAMISH PARKWAY SOUTHEAST.

THENCE NORTH 34°02'50" WEST ALONG SAID WEST MARGIN, 245.90 FEET, THENCE NORTH 88°28'17" WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 335.43 FEET TO THE TRUE POINT OF BEGINNING

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER RECORDING NUMBER 7805220005

GENERAL NOTES

- THIS SURVEY WAS COMPLETED BASED ON THE FIRST AMERICAN TITLE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. PAK-506844 DATED FEBRUARY 2, 2015.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
- PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2006 AND FIELD CHECKED IN SEPTEMBER 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
- TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

Received

MAR 1 2017

Permit Processing

BASIS OF BEARINGS

KING COUNTY SHORT PLAT 47716 16R AS RECORDED UNDER AUDITOR'S FILE NUMBER 8203010599, RECORDS OF KING COUNTY, WASHINGTON.

ACCEPTED THE BEARING OF S 33°50'31" E FOR W. LAKE SAMMAMISH PARKWAY SE BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM ELEVATION DATA PROVIDED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.

THE MARK IS A WSDOT BRASS DISK CEMENTED INTO A DRILL HOLE IN THE CONCRETE SURFACE AT THE SOUTHEAST CORNER OF WSDOT BRIDGE NUMBER 9058EN OVER WEST LAKE SAMMAMISH PARKWAY. THE BRIDGE IS LOCATED ON THE SOUTH (EASTERLY TRAFFIC FLOW) RAMP EXIT #13.

THE NAVD 88 ELEVATION = 61.327 METERS OR 201.204 FEET.

A SECOND BENCHMARK PROVIDED BY THE CITY OF BELLEVUE WAS CHECKED TO AND VERIFIED. THE BENCHMARK USED IS NUMBER 163. THE NORTH END OF THE SUNSET ELEMENTARY SCHOOL SIGN. A BRASS DISK STAMPED "0310" WITH ELEVATION OF 153.424 FEET.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

PLOG
CONSULTING

Survey - Civil - Structural plogconsulting.com

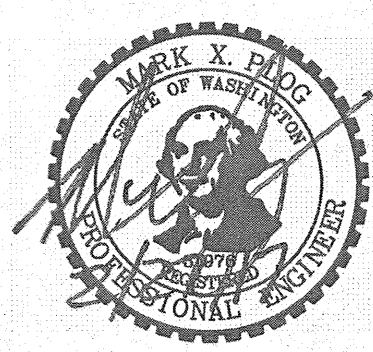
NE 1/4, NE 1/4, SEC 13, TWP 24N, RNG 5E, W.M.

PRELIMINARY SHORT PLAT

RON BLASSER

4019 W. LAKE SAMMAMISH PARKWAY SE

PROJECT NO.	REVISION DATE	REVISION NO.	SHEET
020-14	2/27/17	3	1 OF 1



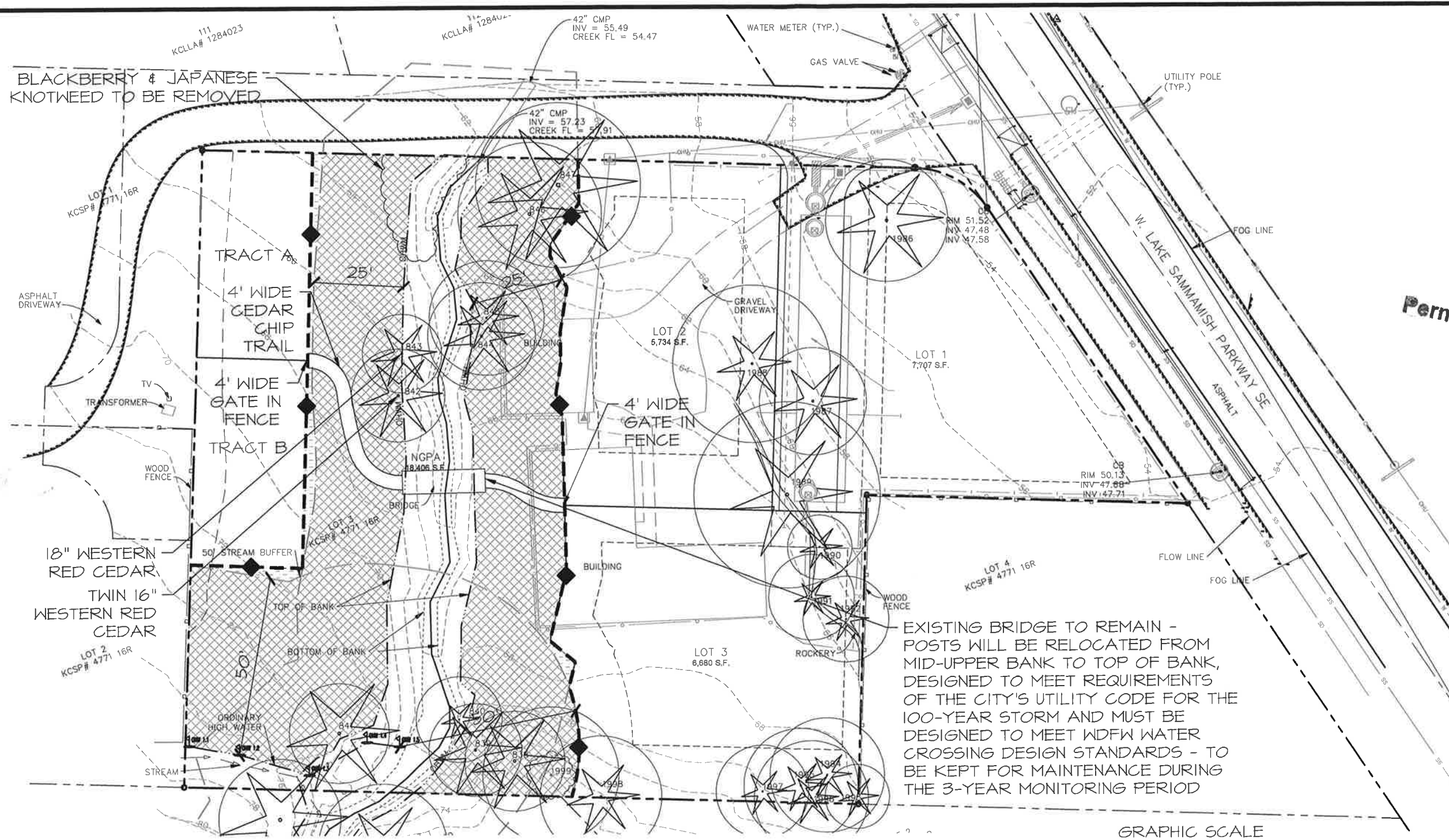
PROJECT INFORMATION
ENGINEER/SURVEYOR: PLOG CONSULTING, PC.
5628 AIRPORT WAY S, SUITE 246
SEATTLE, WA 98108
PH: (425) 837-8083
PROPERTY OWNER: RON BLASSER
4019 W. LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA 98008
TAX PARCEL NO.: 132405-9030
PROJECT ADDRESS: 4019 W. LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA 98008
ALL PARCELS ZONED: R-5
PARCEL ACREAGE: 38,574 S.F. (0.89 ACRES ±)
AS SURVEYED

NATIVE GROWTH PROTECTION AREAS (NGPA)
DEDICATION OF NATIVE GROWTH PROTECTION AREAS (NGPA) ESTABLISHES, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AND OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE AREA, FOR THE PURPOSE OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT, EXCEPT FOR THE REMOVAL OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPEDIMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF CITY OF BELLEVUE CODES. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER LAW. THE OBLIGATION TO ENSURE THAT ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE UNDERLYING OWNER.

PLAN NOTES

- ALL TREES ON THE WEST BANK OF STREAM TO BE RETAINED ALONG WITH THE TREES LOCATED ALONG THE SOUTHERN PROPERTY LINE.
- ALL EX. STRUCTURES TO BE REMOVED.
- TRACT "A" IS FOR THE BENEFIT OF LOT 2.
- TRACT "B" IS FOR THE BENEFIT OF LOT 3.

FOUND MONUMENT IN CASE
4X4 CONCRETE MON W/ CITY OF
BELLEVUE BRASS CAP STAMPED
"H1897" & "V470" W/ PUNCH MK
IN CASE (10/06/06)



Received
MAR ' 1 2017
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PROJECT	4678
DRAWN	SO
SCALE	AS NOTED
DATE	11-25-15
REVISED	12-13-16

FIGURE 1: MITIGATION PLAN
STREAM BUFFER ENHANCEMENT PLAN
BLASSER PROPERTY
4019 W. LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA 98008
PARCEL: 132405-9030

A0A
Environmental
Planning &
Landscape
Architecture

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

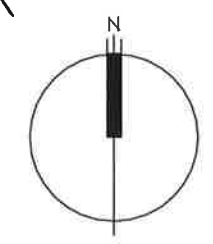
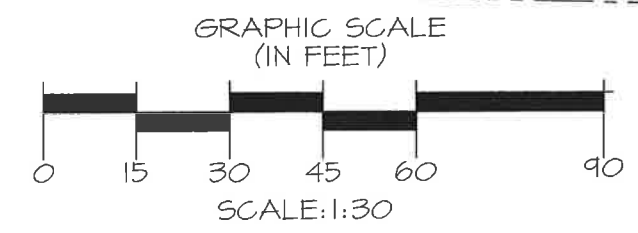
PLAN LEGEND

- PROPERTY LINE
- SURVEYED WETLAND BOUNDARY
- STREAM OHWL
- STANDARD STREAM BUFFER
- PROPOSED STREAM BUFFER WITH 4' HT. SPLIT-RAIL FENCE AND NGPA SIGNS PER CITY OF BELLEVUE STANDARDS AT 48' SPACING

MITIGATION LEGEND

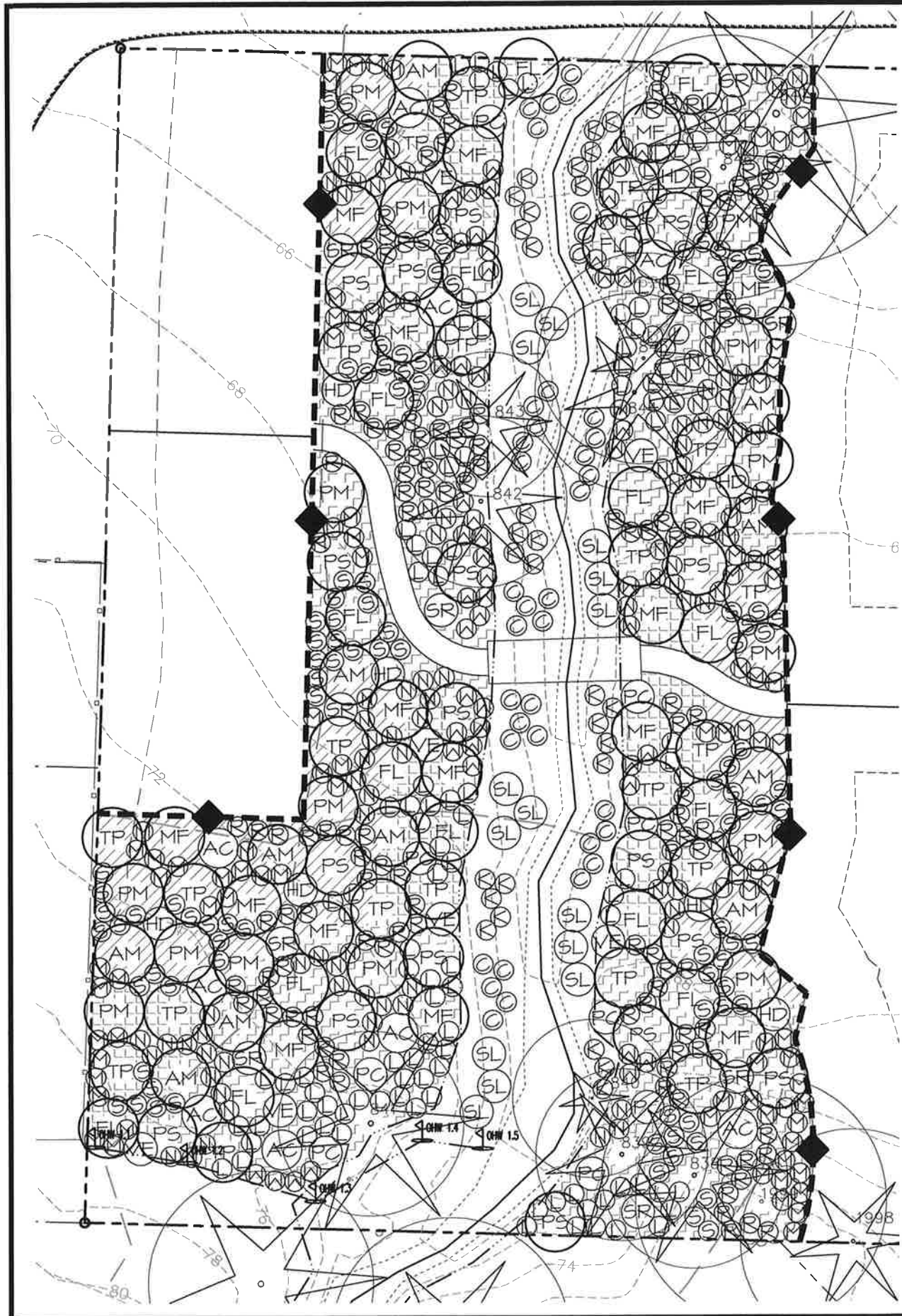
- BUFFER ENHANCEMENT - 10,274 SF
SEE PLANTING PLAN
- ADDITIONAL BUFFER - 311 SF
REMOVE EXISTING SOD
AND REPLANT - SEE
PLANTING PLAN

EXISTING BRIDGE TO REMAIN -
POSTS WILL BE RELOCATED FROM
MID-UPPER BANK TO TOP OF BANK,
DESIGNED TO MEET REQUIREMENTS
OF THE CITY'S UTILITY CODE FOR THE
100-YEAR STORM AND MUST BE
DESIGNED TO MEET WDFW WATER
CROSSING DESIGN STANDARDS - TO
BE KEPT FOR MAINTENANCE DURING
THE 3-YEAR MONITORING PERIOD



NOTES

- BASE INFORMATION PROVIDED BY PLOG CONSULTING, 5628 AIRPORT WAY S., SUITE 246, SEATTLE, WA 98108, (206) 708-1104.



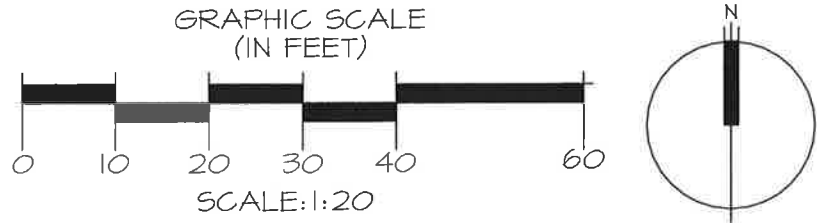
PLANT SCHEDULE

TREES							
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES	
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	11	2 GAL.	MULTI-STEM (3 MIN.)	
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	18	2 GAL.	SINGLE TRUNK	
MF	MALUS FUSCA	WESTERN CRABAPPLE	9' O.C.	16	2 GAL.	SINGLE TRUNK	
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	17	2 GAL.	FULL & BUSHY	
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	15	2 GAL.	FULL & BUSHY	
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	21	2 GAL.	FULL & BUSHY	

SHRUBS							
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES	
AC	ACER CIRCINATUM	VINE MAPLE	4.5' O.C.	9	1 GAL.	MULTI-STEM (3 MIN.)	
C	CORNUS SERICEA	RED-OSIER DOGWOOD	4.5' O.C.	76*	4' CUTTING	1/2" DIA., BARK INTACT	
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	4.5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)	
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	4.5' O.C.	120	1 GAL.	MULTI-STEM (3 MIN.)	
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	4.5' O.C.	98	1 GAL.	FULL & BUSHY	
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	4.5' O.C.	9	1 GAL.	MULTI-STEM (3 MIN.)	
N	ROSA NUTKANA	NOOTKA ROSE	4.5' O.C.	94	1 GAL.	MULTI-STEM (3 MIN.)	
R	ROSA PISOCARPA	CLUSTERED ROSE	4.5' O.C.	127	1 GAL.	MULTI-STEM (3 MIN.)	
SL	SALIX LASIANDRA	PACIFIC WILLOW	4.5' O.C.	30*	4' CUTTING	1/2" DIA., BARK INTACT	
W	SALIX SCOULERIANA	SCOULER WILLOW	4.5' O.C.	108*	4' CUTTING	1/2" DIA., BARK INTACT	
K	SALIX SITCHENSIS	SITKA WILLOW	4.5' O.C.	56*	4' CUTTING	1/2" DIA., BARK INTACT	
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	4.5' O.C.	9	1 GAL.	MULTI-STEM (3 MIN.)	
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	105	1 GAL.	MULTI-STEM (3 MIN.)	
VE	VIBURNUM EDULE	HIGH-BUSH CRANBERRY	4.5' O.C.	7	1 GAL.	MULTI-STEM (3 MIN.)	

GROUND COVER							
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES	
	GAULTHERIA SHALLON	SALAL	2' O.C.	240	4" POT	FULL & BUSHY	
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	2' O.C.	176	4" POT	FULL & BUSHY	
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	244	1 GAL.	FULL & BUSHY	

*2 CUTTINGS PER SYMBOL



NOTES

1. BASE INFORMATION PROVIDED BY PLOG CONSULTING, 5628 AIRPORT WAY S., SUITE 246, SEATTLE, WA 98108, (206) 708-1104.

PROJECT
4678

DRAWN
SO

SCALE
AS NOTED

DATE
11-25-15

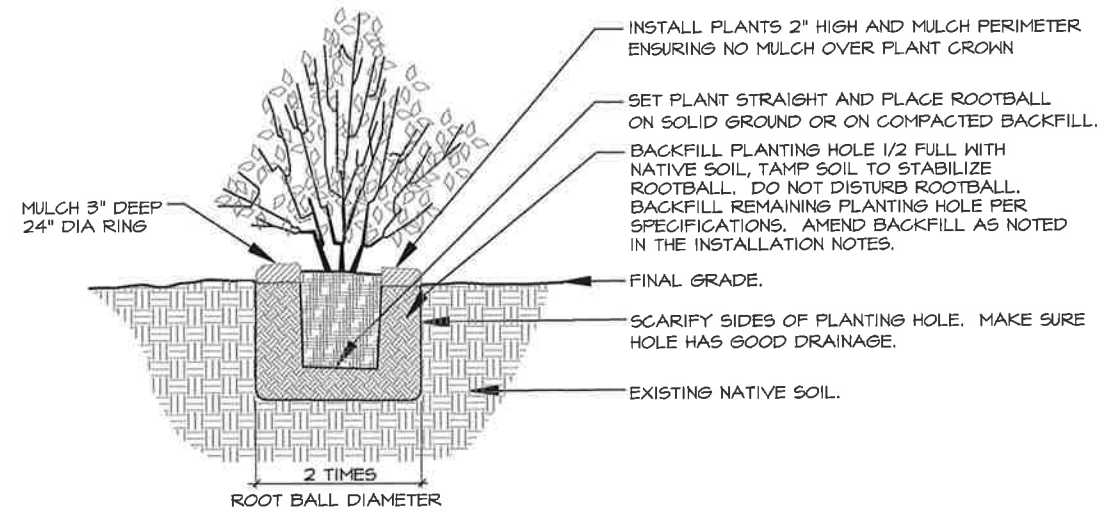
REVISED
12-13-16

2/4

FIGURE 2: PLANTING PLAN
STREAM BUFFER ENHANCEMENT PLAN
BLASSER PROPERTY
4019 W. LAKE SAMAMISH PARKWAY SE
BELLEVUE, WA 98008
PARCEL: 132405-9030

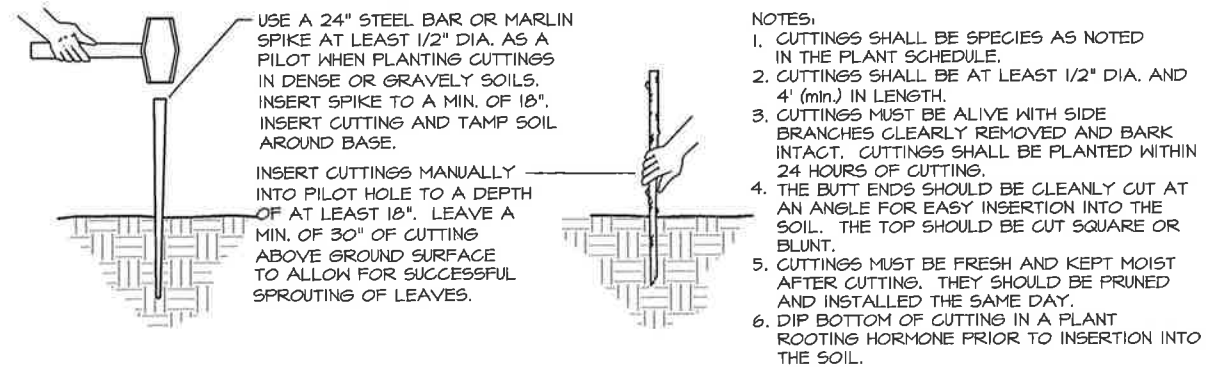
Altmann Oliver Associates, LLC
AOA
Environmental
Planning &
Landscape
Architecture
PO Box 278
Carnation, WA 98014
Office (425) 332-4333 Fax (425) 332-4309

4678-MIT-12-13-16.dwg



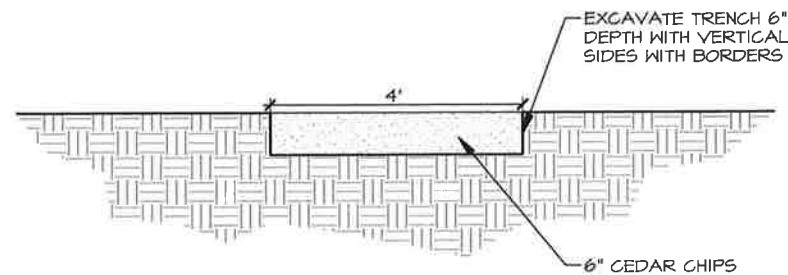
1 CONTAINER PLANTING DETAIL (TYP.)

SCALE: NTS



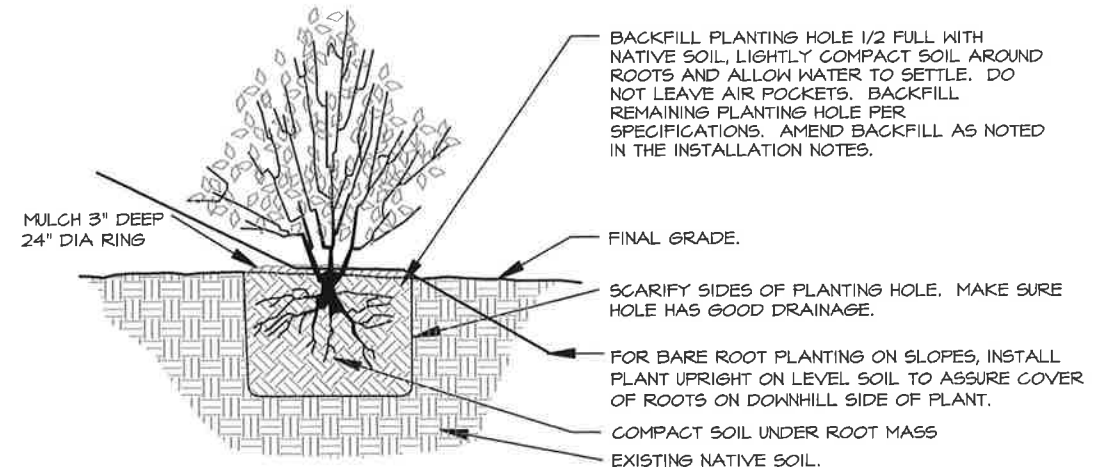
3 CUTTING INSTALLATION (TYP.)

SCALE: NTS



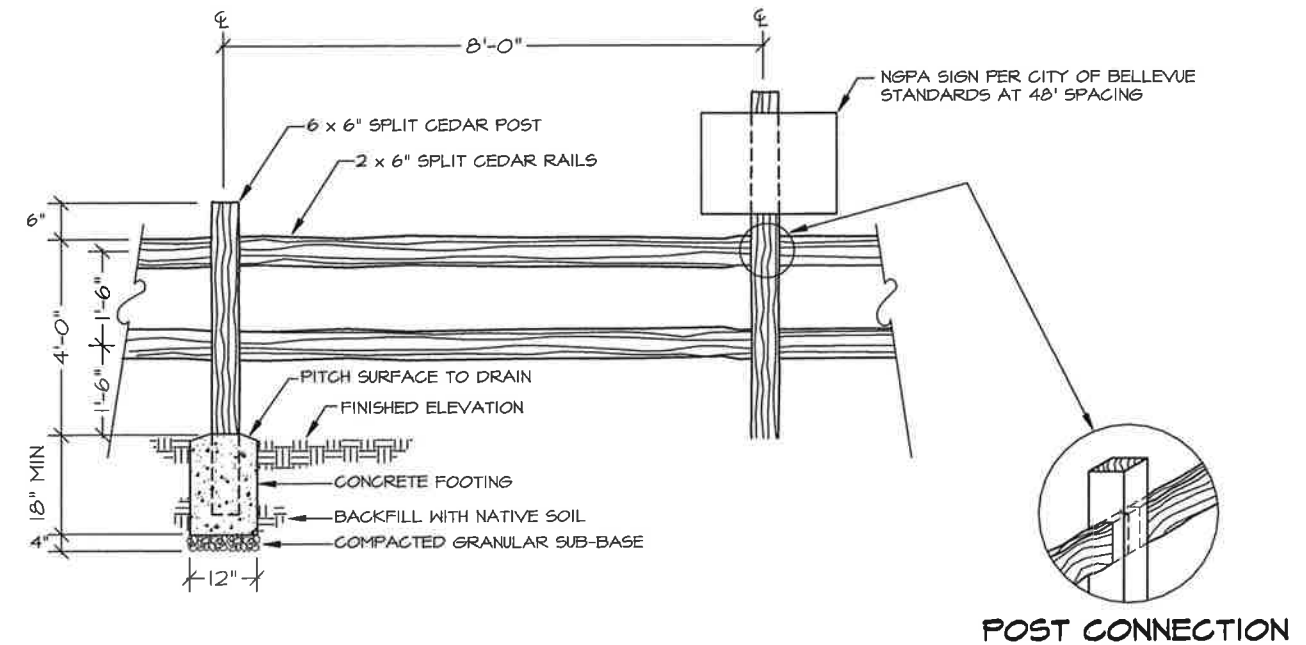
4 CEDAR CHIP TRAIL

SCALE: NTS



2 BARE-ROOT PLANTING DETAIL (TYP.)

SCALE: NTS



5 SPLIT-RAIL CEDAR FENCE DETAIL W/SIGN

N.T.S.

FIGURE 3: PLANTING DETAILS
STREAM BUFFER ENHANCEMENT PLAN
BLASSER PROPERTY
4019 N. LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA 98008
PARCEL: 132405-9030



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PROJECT	4678
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SCALE	AS NOTED
DATE	11-25-15
REVISION	12-13-16
	3/4

SPECIFICATIONS

1. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
2. 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 THE CITY OF BELLEVUE.
3. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
4. 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 ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
5. PRIOR TO INSTALLATION OF PLANT MATERIAL ALL HIMALAYAN BLACKBERRY, ENGLISH IVY, ENGLISH HOLLY, CHERRY LAUREL, REED CANARYGRASS, HERB ROBERT, LAWN, ANY NON-ORGANIC DEBRIS AND ANY OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND GRUBBING ALL ROOTS AND EXPORTED OFFSITE WITH THE EXCEPTION OF JAPANESE KNOTWEED, THAT SHOULD BE PRIOR KILLED THROUGH INJECTION METHOD PER KING COUNTY STANDARDS. DO NOT REMOVE SOD BETWEEN OHWL OF CREEK AND PLANT CUTTINGS THROUGH SOD LAYER HERE FOR EROSION CONTROL DURING HIGH-FLOW EVENTS. SOD SHALL BE REMOVED ELSEWHERE IN THE BUFFERS. CARE SHALL BE TAKEN TO AVOID DISTURBANCE TO NATIVE WOODY VEGETATION LOCATION AMONGST NON-NATIVE VEGETATION. ALL NON-ORGANIC DEBRIS SHALL BE REMOVED FROM THE BUFFER AREA AND EXPORTED FROM THE SITE. IN PLANTING AREAS, 3" OF COMPOST SHALL BE TILLED INTO THE TOP 6" OF NATIVE SOIL AFTER WEED REMOVAL AND REVIEW BY AOA IS COMPLETE.
6. AOA TO REVIEW DEBRIS REMOVAL, INVASIVE PLANT REMOVAL, COMPOST PLACEMENT AND PLANT LAYOUT PRIOR TO PLANTING.
7. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH PACIFIC GARDEN MULCH (PGM) OR COMPOSTED HOGFUEL MULCH PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED IN BUFFER ONLY.
8. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
9. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
10. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
11. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
12. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
13. THE IRRIGATION SYSTEM SHALL CONNECT FROM ONE OF THE LOTS AND SHALL HAVE A SEPARATE ZONE FOR THE MITIGATION PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGN/BUILT BY THE LANDSCAPE CONTRACTOR.
14. IRRIGATION FOR THE MITIGATION PLANTING AREAS SHALL BE SET TO PROVIDE 1/2" OF FLOW 2 TIMES WEEKLY FROM JUNE 15 -OCTOBER 15 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1 TIME WEEKLY THE SECOND YEAR AFTER PLANTING AND ONCE WEEKLY THE YEAR 3. NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR. SYSTEM SHALL BE WINTERIZED BY OCTOBER 31 OF EACH YEAR AFTER PLANTING AND SHALL BE REMOVED AFTER YEAR 3
15. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

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

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

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FIGURE 4: SPECIFICATIONS
STREAM BUFFER ENHANCEMENT PLAN
BLASSER PROPERTY
4019 W. LAKE SAMMAMISH PARKWAY SE
BELLEVUE, WA 98008
PARCEL: 132405-9030

DRAWN
SO

SCALE
AS NOTED

DATE
11-25-15

REVISED
12-13-16

PROJECT
4678

4/4