



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 16-132752-LO and 16-132753-WG

Project Name/Address: Shoreland Properties LLC at 9205 SE Shoreland Pl.

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum Comment Period: August 8, 2016

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Critical Areas Report and Biological Evaluation (In-File)

OTHERS TO RECEIVE THIS DOCUMENT:

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

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Received

MAY 25 2016

Permit Processing

A. Background

1. Name of proposed project, if applicable: Shoreland Properties LLC
2. Name of applicant: Cecil Andrews
3. Address and phone number of applicant and contact person: Cecil Andrews, P.O.Box 2089, Fredericksburg, TX 78624
Alan Foltz, Waterfront Const. Inc., Ste.230, Seattle, WA 98105 (Agent for Shoreland Properties LLC Agent
4. Date checklist prepared: May 3, 2016
5. Agency requesting checklist: City of Bellevue, WA
6. Proposed timing or schedule (including phasing, if applicable): As Permits Allow. No Phasing
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None Known
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Critical Areas Report, Biological Evaluation, Planting Plan.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None known.
10. List any government approvals or permits that will be needed for your proposal, if known. SDP, SEPA, Building Permit, WDFW HPA, Corps Permit.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Construction of a replacement dock, and dredging of approx.. 60 CY of lake bottom to provide adequate water depth at OLW for owner's yacht.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. 9205 SE Shoreland Drive SE, Bellevue, W#A 98040.
Tax Lot 594440 0100. ¼ Sec: SE-31-25-5; LAT. 47.6079770, Lon. -122.2150860.

B. ENVIRONMENTAL ELEMENTS

1. **Earth** a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other flat at shoreline.

- b. What is the steepest slope on the site (approximate percent slope)? **N/A**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Grassy soils to shoreline area.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Mitigation planting plan. See permit drawings.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **No impervious developments proposed.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **None proposed.**

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Diesel exhaust from barge based crane during construction use only.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No. None known.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **USE OF CRANE ONLY WHEN NEEDED DURING CONSTRUCTION.**

3. Water]

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Lake Washington**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **Yes. Plans attached.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. 60 CU YD of lake bottom material to be dredged. Dredged material to be disposed at an approved upland site.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Not known.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No discharges to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No. N/A
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. N/A
- 2) Could waste materials enter ground or surface waters? If so, generally describe. Removed pier, dredged and waste materials to be stoped on construction barge for off site disposal at an approved upland site.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None proposed.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

See proposed planting plan mitigation.

c. List threatened and endangered species known to be on or near the site.

Chinook and Coho Salmon, bull trout, steelhead. See BE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: See proposed planting plan

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known.

Answered above and in BE. Chinook, Bull Trout, and Steelhead are listed as Threatened.

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

d. Proposed measures to preserve or enhance wildlife, if any: Work performed during approved work windows.

e. List any invasive animal species known to be on or near the site. None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **None proposed.**

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

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

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **None known**

1) Describe any known or possible contamination at the site from present or past uses.
None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **N/A**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **N/A**

4) Describe special emergency services that might be required. **None anticipated**

5) Proposed measures to reduce or control environmental health hazards, if any: **N/A**

b. Noise [\[help\]](#)

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

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Diesel operated crane during approved construction hours, as needed.**

3) Proposed measures to reduce or control noise impacts, if any: **Operation as needed .**

**Noise regulated per BCC
9.18**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Private Residential**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No. N/A**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No N/A**
- c. Describe any structures on the site. **Single family residence upland. Existing pier**
- d. Will any structures be demolished? If so, what? **Existing pier to be removed.**
- e. What is the current zoning classification of the site? **R8 R-4, single-family residential**
- f. What is the current comprehensive plan designation of the site? **Unknown SF-H, Single-Family High Density**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Yes. See April 2016 Critical Areas Report**
- i. Approximately how many people would reside or work in the completed project? **N/A**
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None Proposed**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None Proposed**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A Private Residential Residence
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A
- c. Proposed measures to reduce or control housing impacts, if any: None Proposed

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Proposed Pier Deck, 2'-6" above OHW
- b. What views in the immediate vicinity would be altered or obstructed? None altered or obstructed.
- b. Proposed measures to reduce or control aesthetic impacts, if any: None Proposed

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Proposed grated decking, Non glare
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No
- c. What existing off-site sources of light or glare may affect your proposal? None known
- d. Proposed measures to reduce or control light and glare impacts, if any: None Proposed

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Shoreline water access, boating, swimming.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Dredging to allow owner's boat moorage.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Agency comments
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None proposed

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Site is on SE Shoreland Drive, a residential street
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? No
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None, N/A
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Property, private situated in Meydenbauer Bay.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No. N/A**

h. Proposed measures to reduce or control transportation impacts, if any: **None proposed**

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **No**

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

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, **water**, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **None proposed**

C. Signature [\[help\]](#)

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

Signature: Alan D. Foltz

Name of signee **Alan D. Foltz**

Position and Agency/Organization **Permit Coordinator, Waterfront Const. Inc.**

Date Submitted: **May 20, 2016**

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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7-8



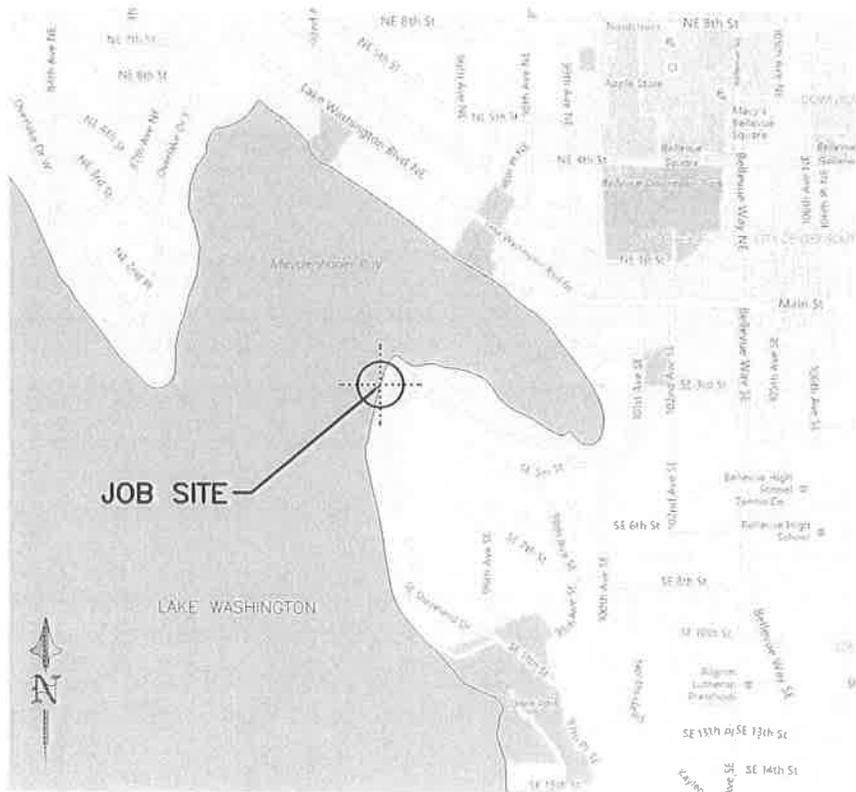
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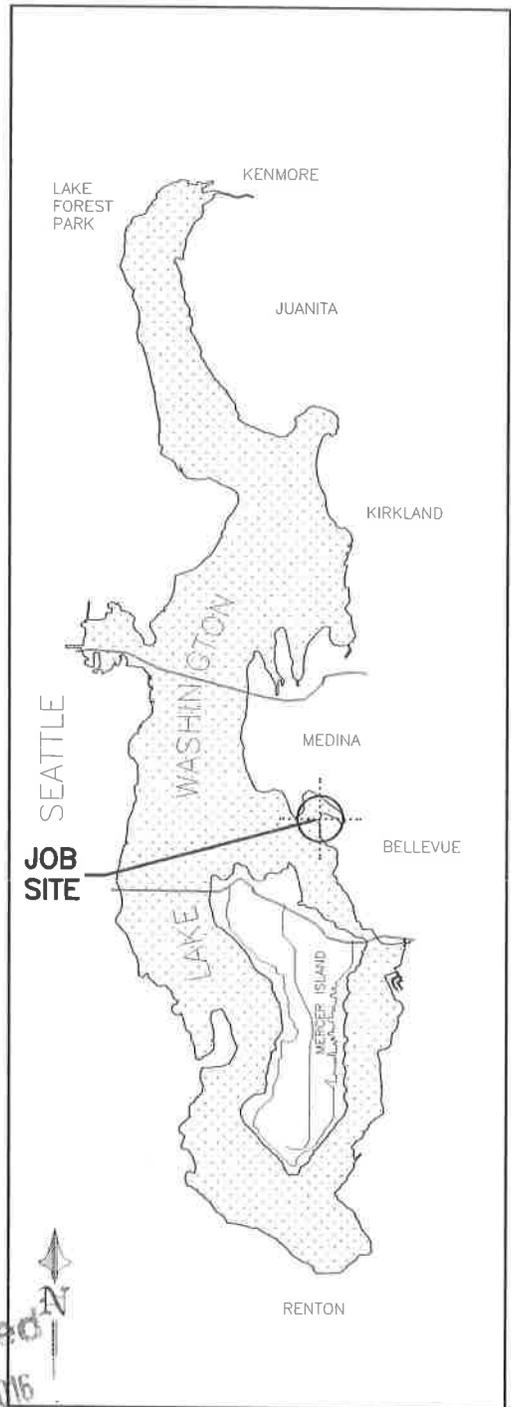
345

King County, King county Assessor's Office, King 9700766995





VICINITY MAP/NO SCALE



AREA MAP/NO SCALE

LEGAL DESCRIPTION

1/4 SEC: SE-31-25-5 LAT: 47.6079770 (47° 36' 28.72" N)
 TAXLOT #: 594440 0100 LONG: -122.2150860 (122° 12' 54.31" W)

MEYDENBAUER POINT TGW 2ND CL SH LDS & TGW UND INT IN TR B (PRIVATE ROAD)
 P/lat Block:
 Plat Lot: 10

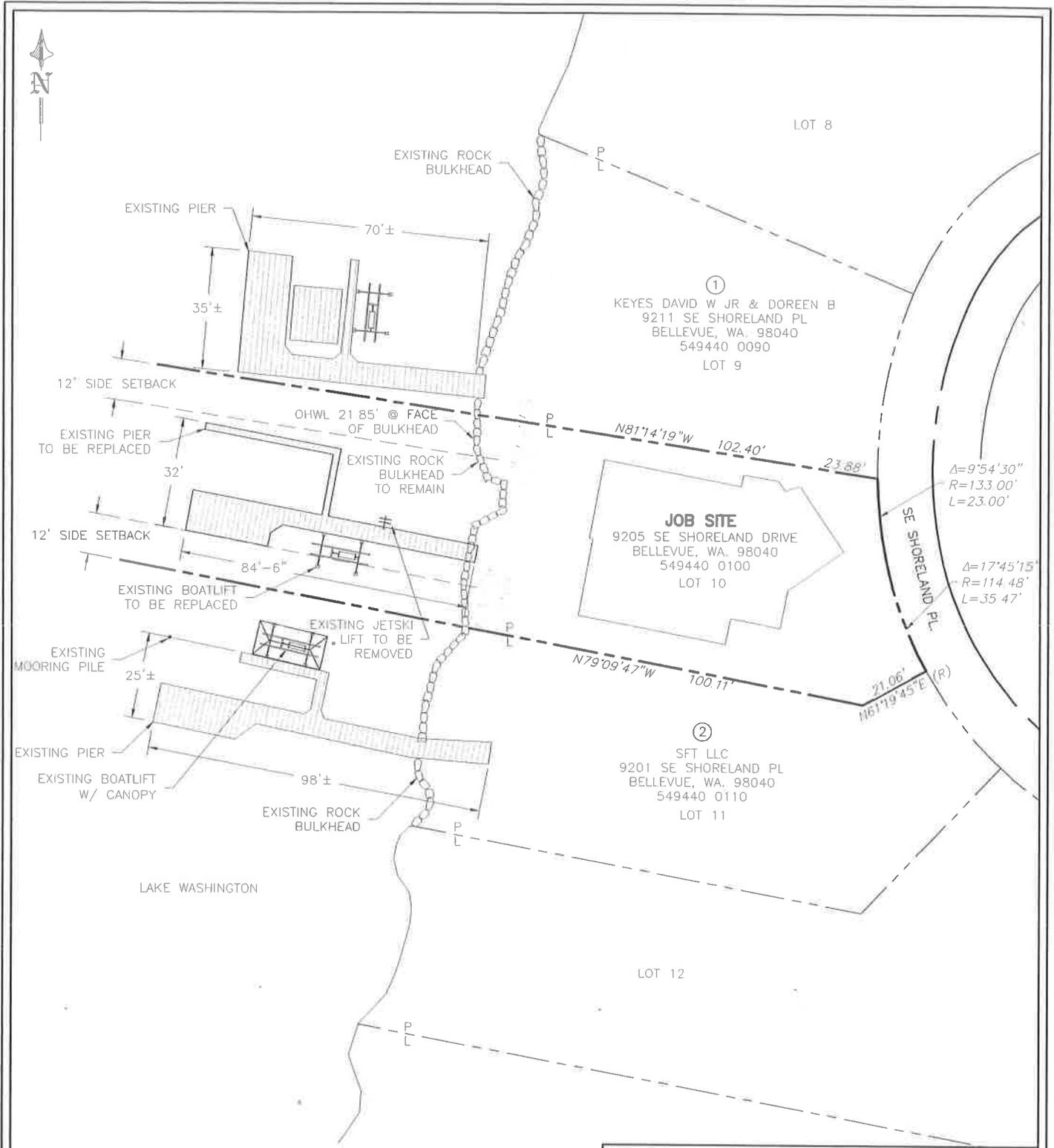
PROJECT DESIGNED BY:

Waterfront Construction Inc.

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Received
 MAY 25 2016
 Permit Processing

PURPOSE: PROVIDE ADEQUATE BOAT MOORAGE	PROJECT NAME: SHORELAND PROPERTIES LLC	PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF NEW PIER SLIP AREA.
DATUM: COE 0.0' EST 1919	REFERENCE #:	NEAR/AT: BELLEVUE IN: LAKE WASHINGTON
ADJACENT OWNERS:	SITE LOCATION ADDRESS:	COUNTY: KING STATE: WA
① KEYES DAVID W JR & DOREEN B 9211 SE SHORELAND PL BELLEVUE, WA. 98040	9205 SE SHORELAND DRIVE BELLEVUE, WA. 98040	APPL BY: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS
② SFT LLC 9201 SE SHORELAND PL BELLEVUE, WA. 98040	DWG#: 15-32075-A1-1	SHEET: 1 OF: 18 DATE: 3-2-16

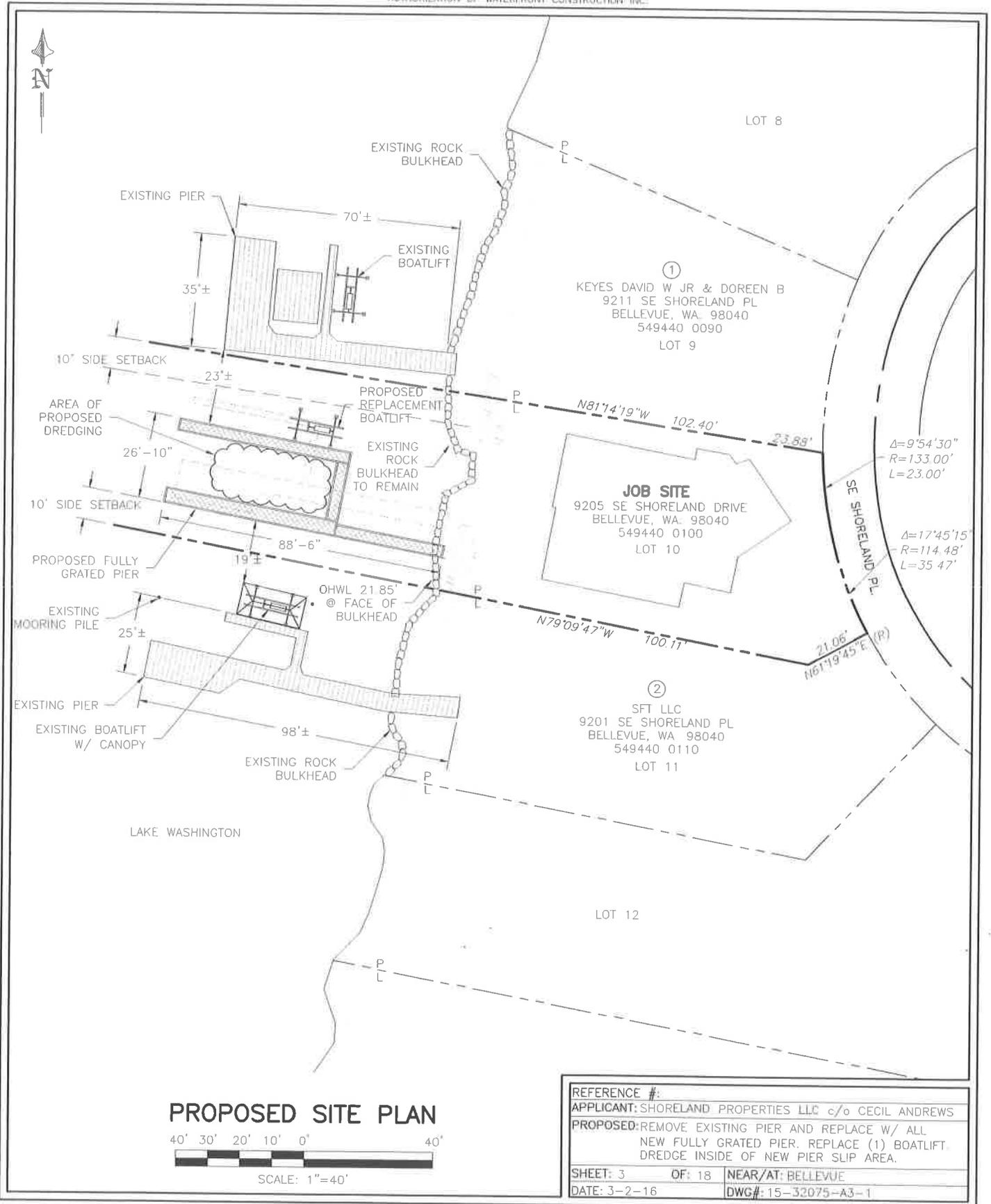


EXISTING SITE PLAN



REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF NEW PIER SLIP AREA.		
SHEET: 2	OF: 18	NEAR/AT: BELLEVUE
DATE: 3-2-16	DWG#: 15-32075-A2-1	

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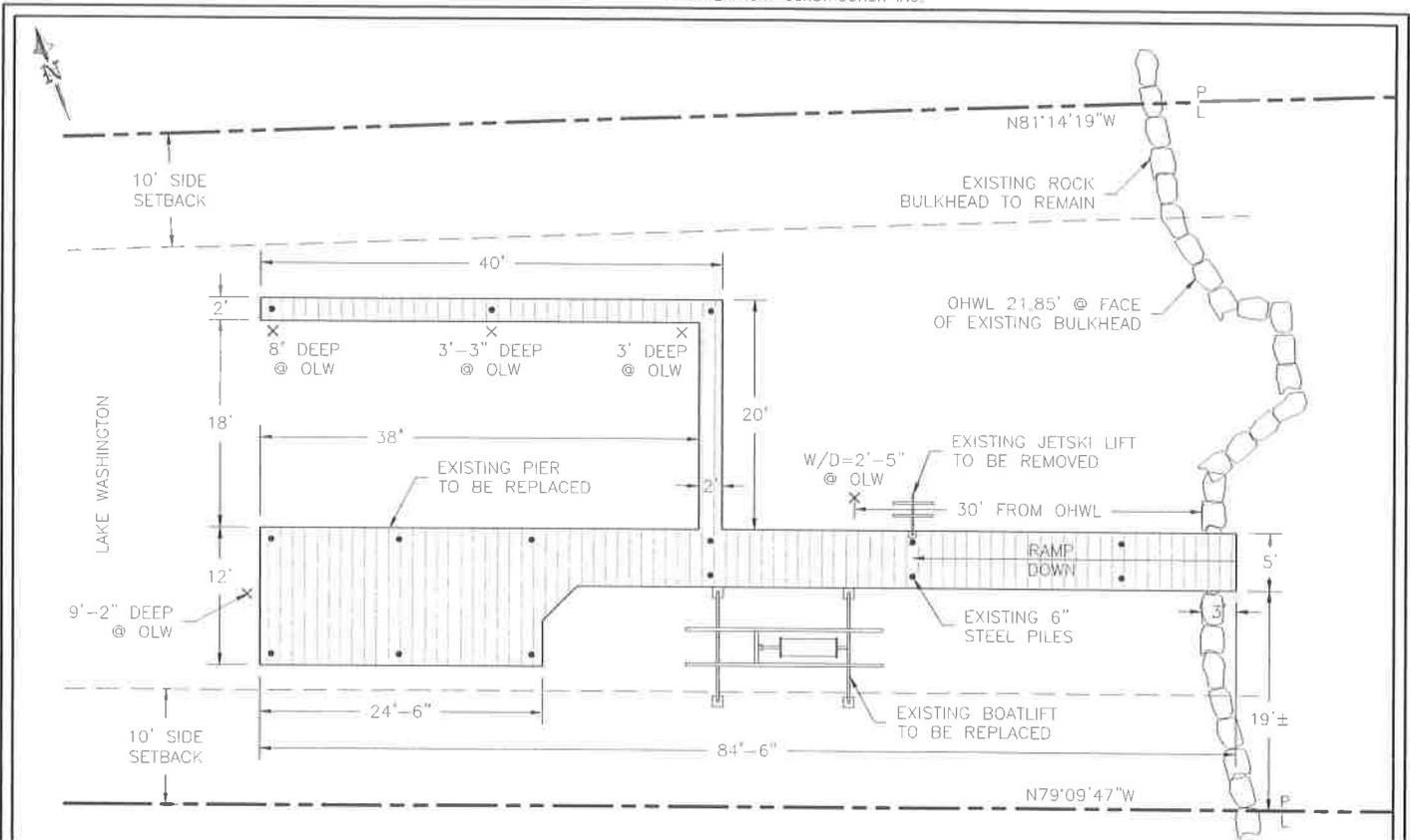


PROPOSED SITE PLAN



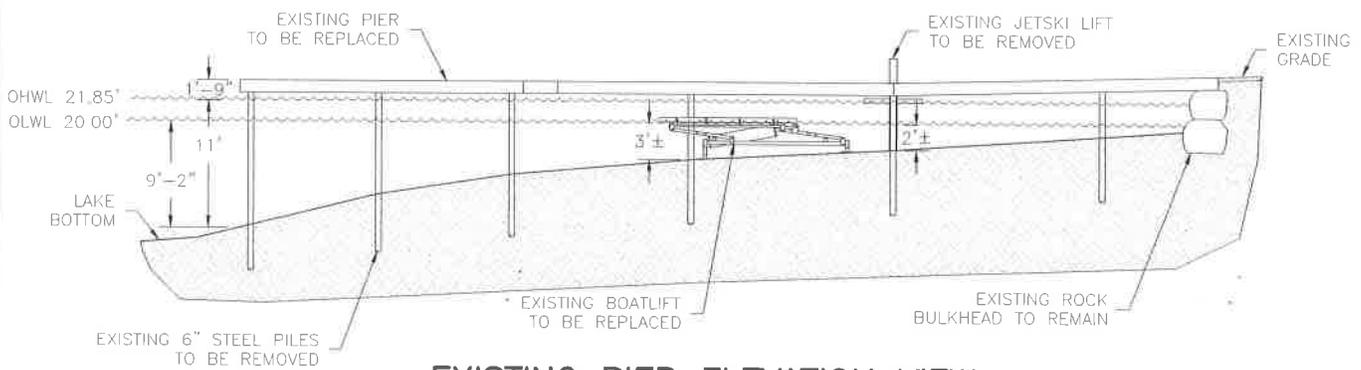
SCALE: 1"=40'

REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF NEW PIER SLIP AREA.		
SHEET: 3	OF: 18	NEAR/AT: BELLEVUE
DATE: 3-2-16	DWG#: 15-32075-A3-1	



EXISTING PIER DETAIL VIEW

SCALE: 1/16"=1'



EXISTING PIER ELEVATION VIEW

16' 8' 4' 0' 16'

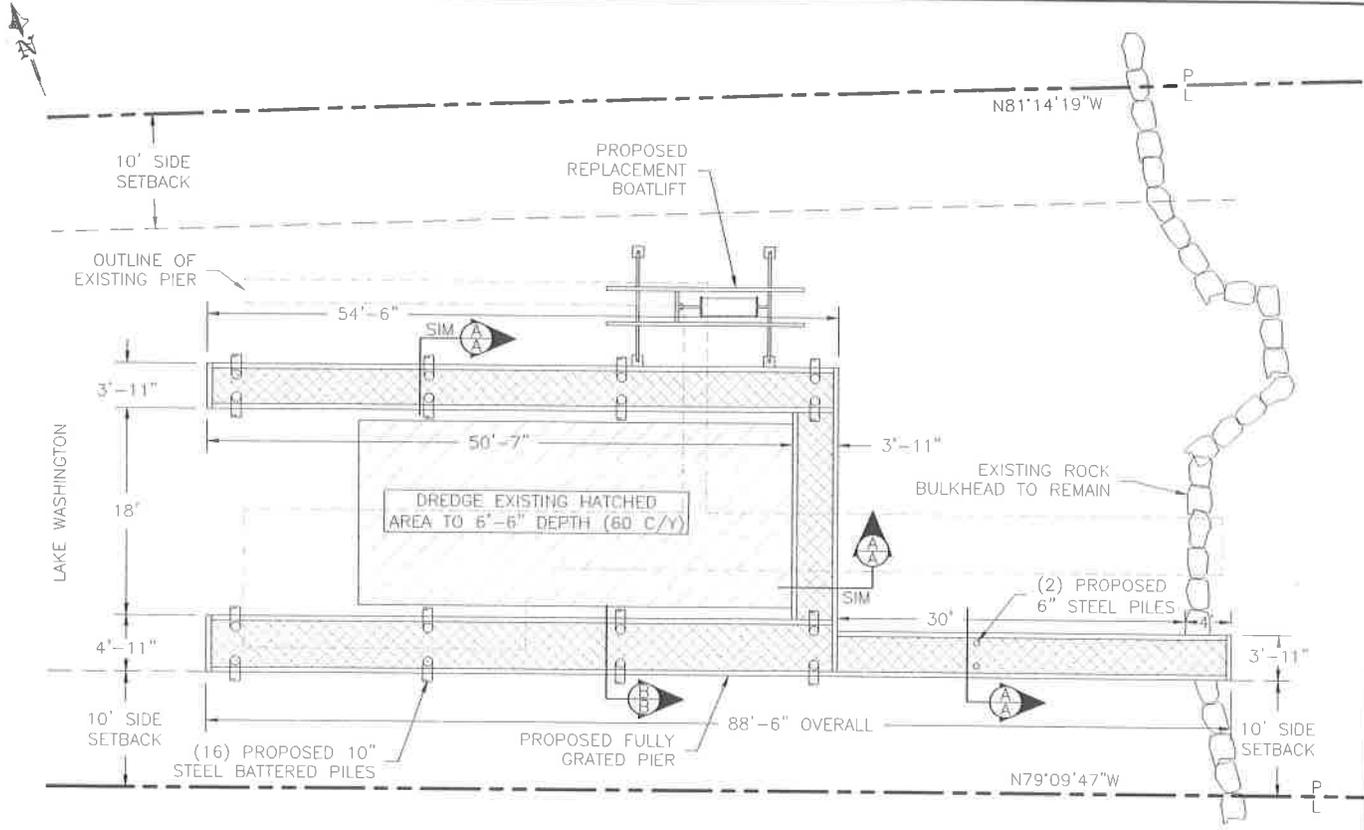


SCALE: 1/16"=1'

REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF NEW PIER SLIP AREA.		
SHEET: 4	OF: 18	NEAR/AT: BELLEVUE
DATE: 3-2-16	DWG#: 15-32075-A4-1	

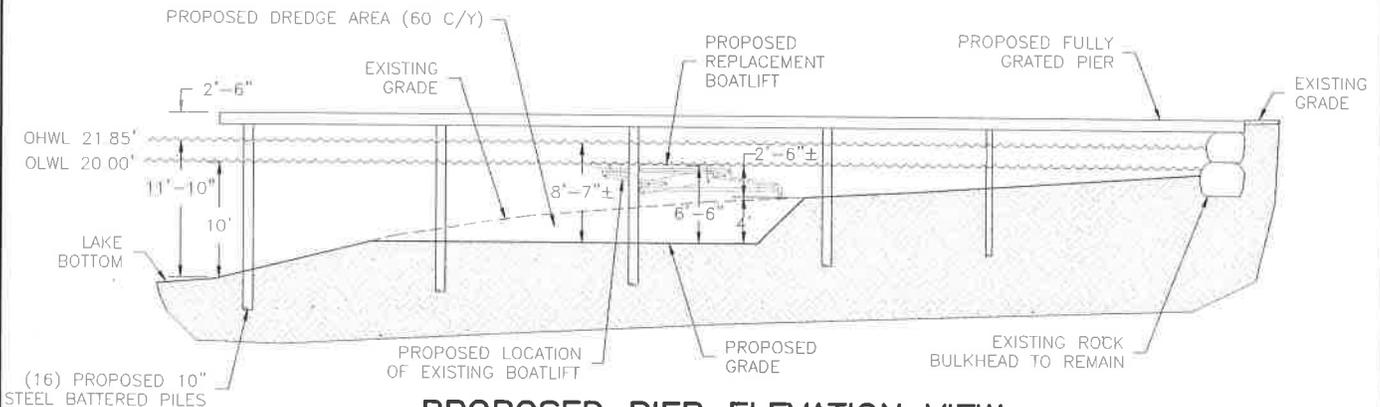
EXISTING PIER = 714.5 S/F

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PROPOSED PIER DETAIL VIEW

SCALE: 1/16"=1'



PROPOSED PIER ELEVATION VIEW

16' 8' 4' 0' 16'

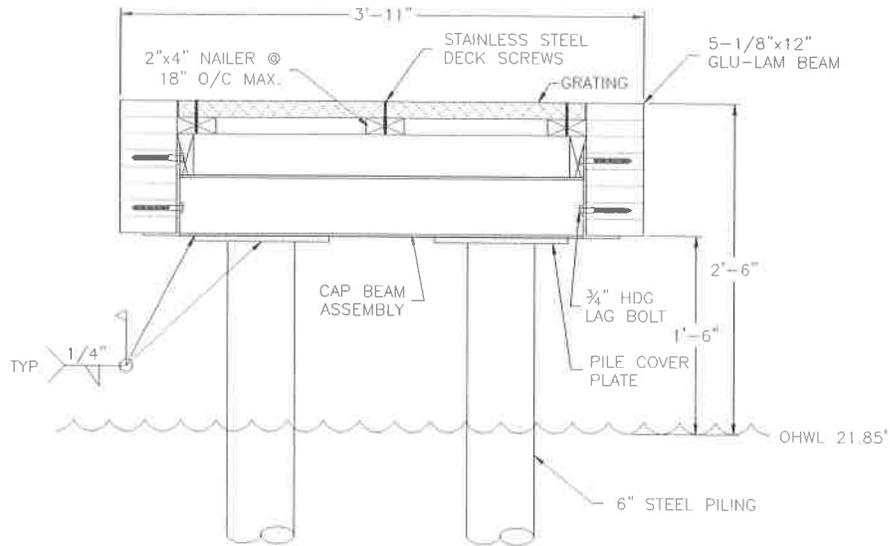


SCALE: 1/16"=1'

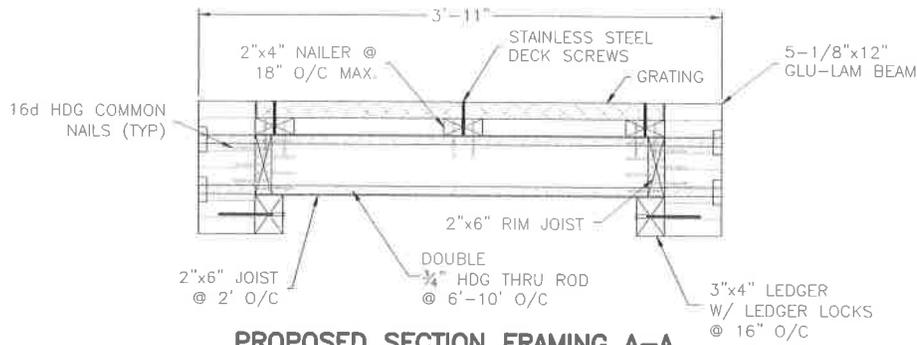
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APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF NEW PIER SLIP AREA.		
SHEET: 5	OF: 18	NEAR/AT: BELLEVUE
DATE: 3-2-16	DWG#: 15-32075-A5-1	

PROPOSED PIER = 685 S/F

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PROPOSED SECTION VIEW A-A
 SCALE: 3/4"=1'



PROPOSED SECTION FRAMING A-A



MATERIAL LIST

PART	SPECS	TREATMENT
PILING	6" & 10" STD WALL	EPOXY COATED
CAPS	W6x15 "H" BEAM	HDG
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x6" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REFERENCE #:

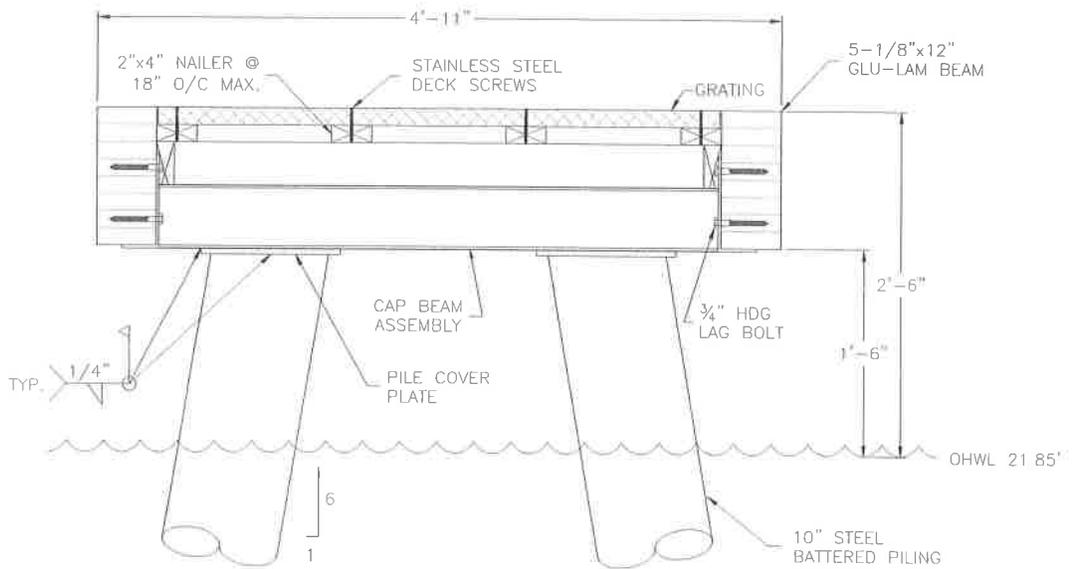
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS

PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL
 NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT
 DREDGE INSIDE OF NEW PIER SLIP AREA.

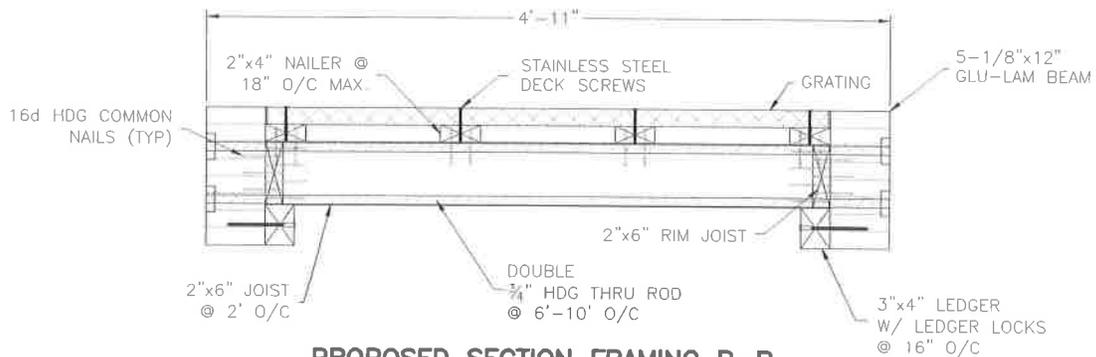
SHEET: 6 OF: 18 NEAR/AT: BELLEVUE

DATE: 3-2-16 DWG#: 15-32075-A6-1

PROJECT DESIGNED BY:
Waterfront Construction Inc.
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PROPOSED SECTION VIEW B-B
 SCALE: 3/4"=1'



PROPOSED SECTION FRAMING B-B



MATERIAL LIST

PART	SPECS	TREATMENT
PILING	6" & 10" STD WALL	EPOXY COATED
CAPS	W6x15 "H" BEAM	HDG
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x6" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

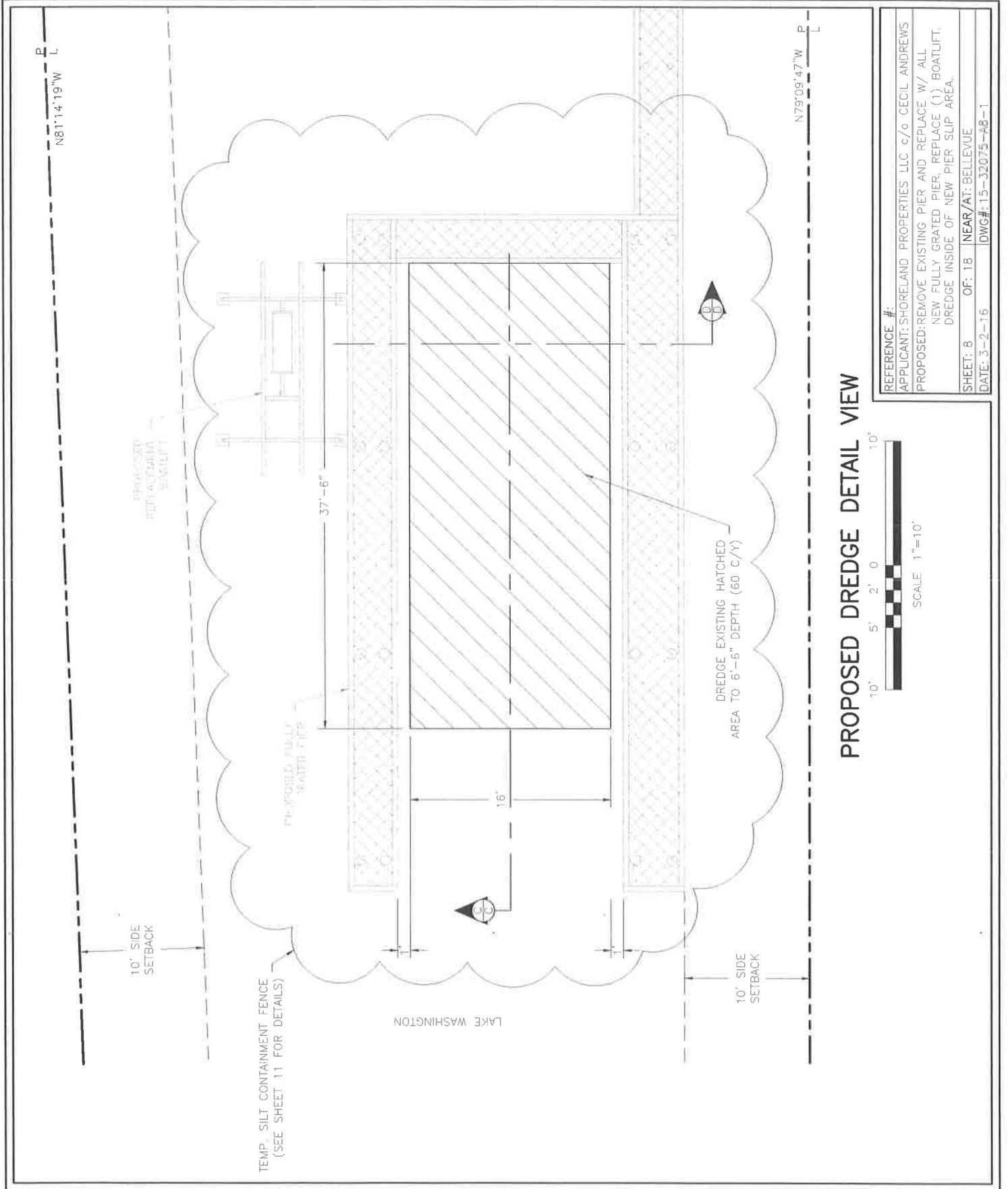
REFERENCE #:

APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS

PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT, DREDGE INSIDE OF NEW PIER SLIP AREA.

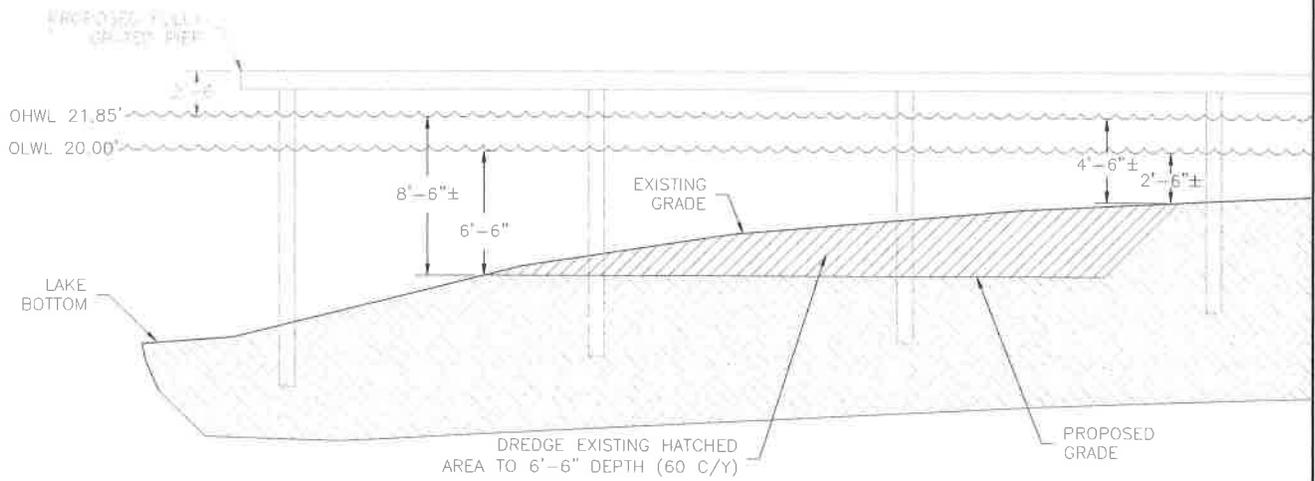
SHEET: 7 OF: 18 NEAR/AT: BELLEVUE

DATE: 3-2-16 DWG#: 15-32075-A7-1



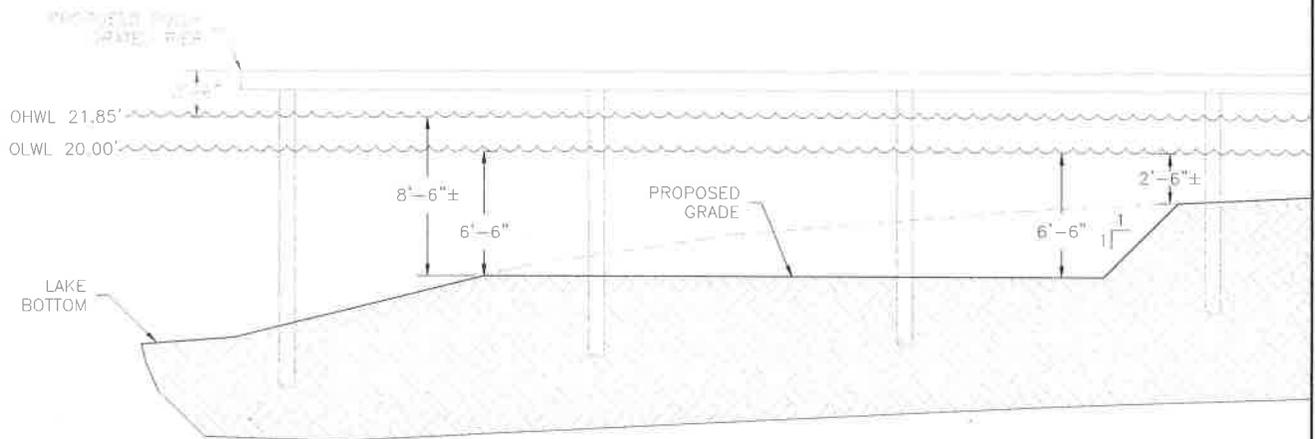
PROPOSED DREDGE DETAIL VIEW

REFERENCE #:	APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS
	PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER, REPLACE (1) BOATLIFT, DREDGE INSIDE OF NEW PIER SLIP AREA.
SHEET: 8	OF: 18
DATE: 3-2-16	NEAR/AT: BELLEVUE DWG#: 15-32075-AB-1

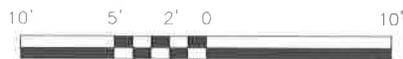


EXISTING DREDGE SECTION C-C

SCALE: 1"=10'



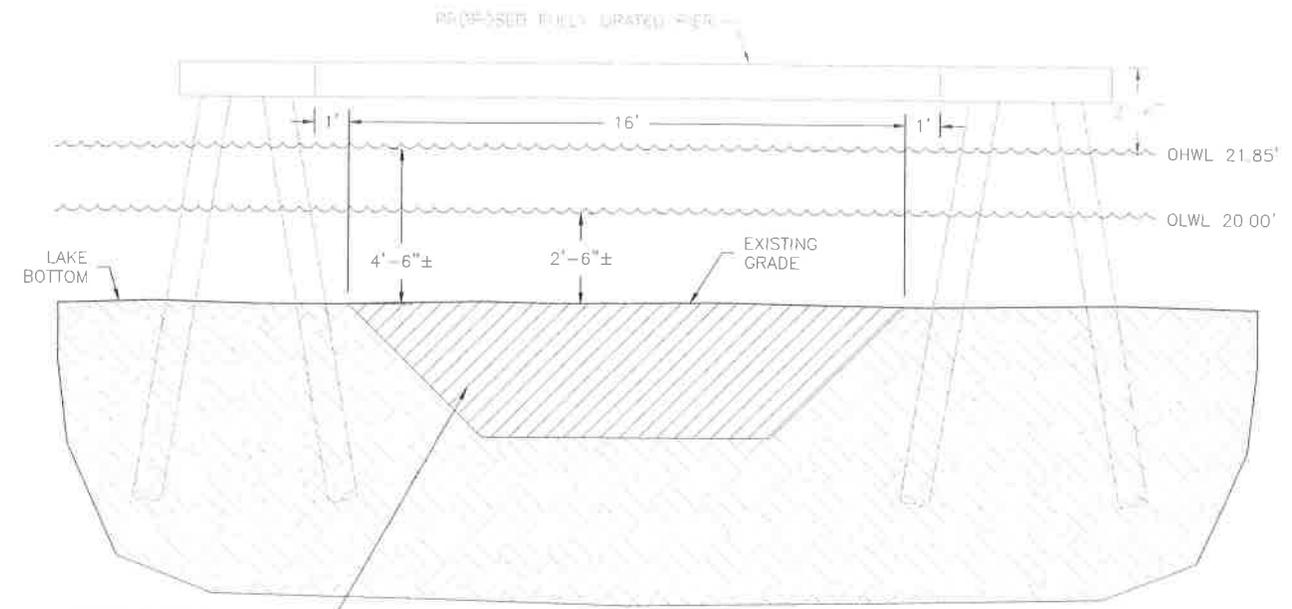
PROPOSED DREDGE SECTION C-C



SCALE: 1"=10'

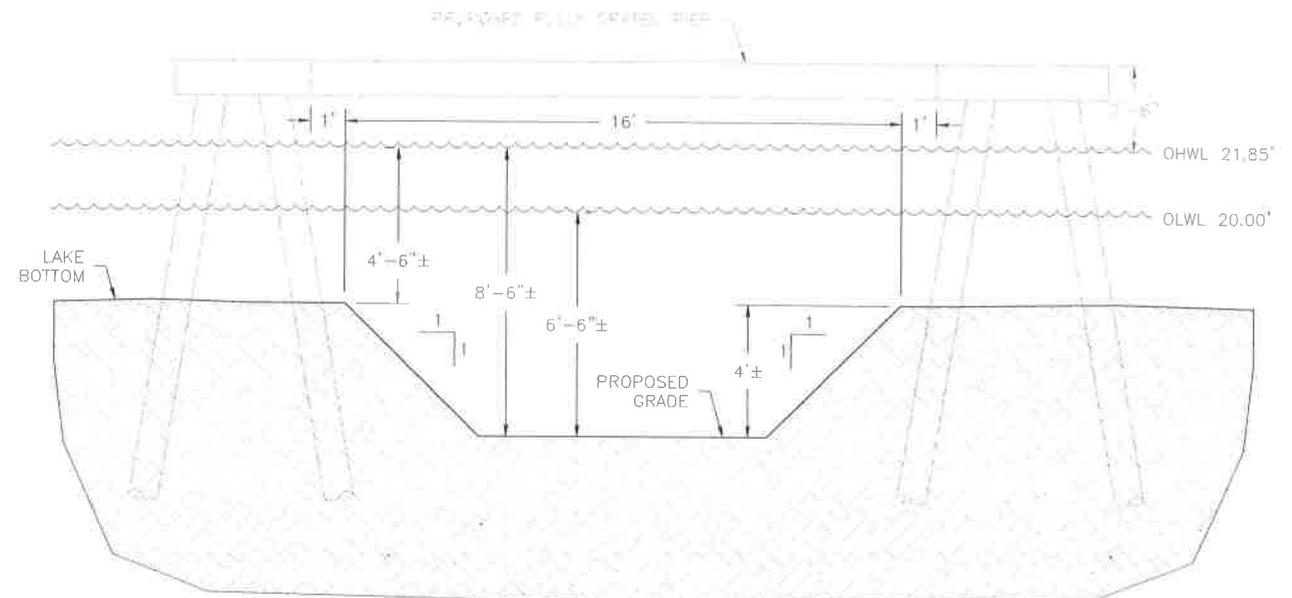
REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT DREDGE INSIDE OF NEW PIER SLIP AREA.		
SHEET: 9	OF: 18	NEAR/AT: BELLEVUE
DATE: 3-2-16	DWG#: 15-32075-A9-1	

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EXISTING DREDGE SECTION D-D

SCALE 3/16"=1'



PROPOSED DREDGE SECTION D-D



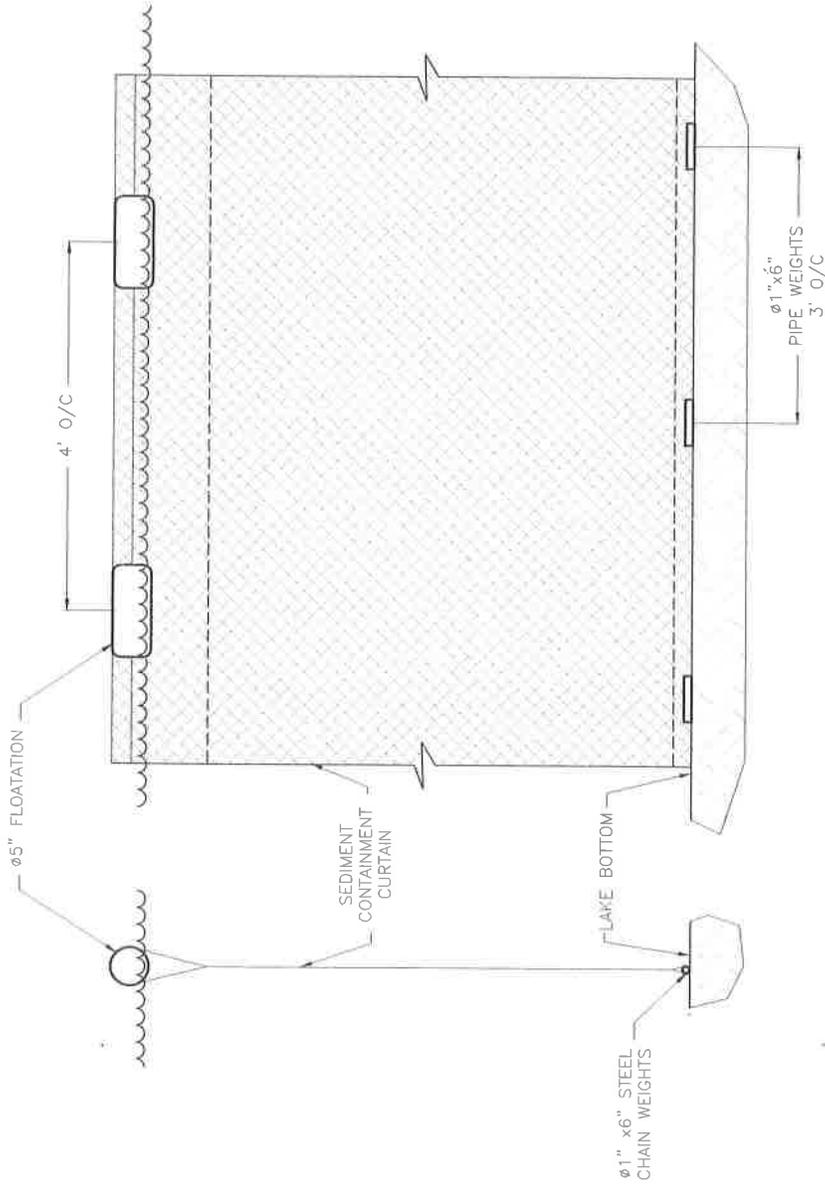
SCALE: 3/16"=1'

REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF NEW PIER SLIP AREA.		
SHEET: 10	OF: 18	NEAR/AT: BELLEVUE
DATE: 3-2-16		DWG#: 15-32075-A10-1

PROJECT DESIGNED BY:

Waterfront Construction Inc.

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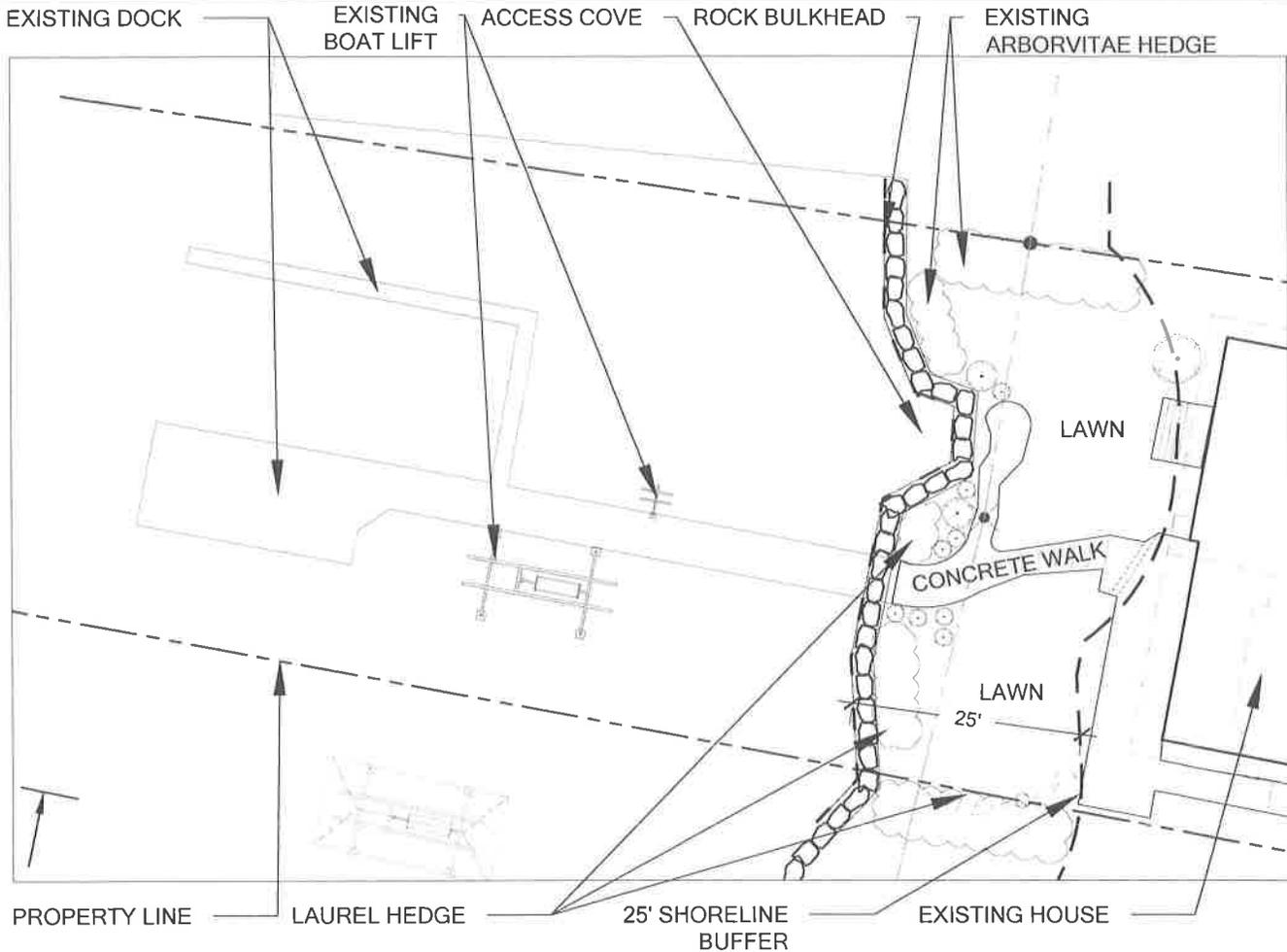


TEMP. SILT CONTAINMENT FENCE



REFERENCE #:	APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS	
PROPOSED:	REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT DREDGE INSIDE OF NEW PIER SLIP AREA.	
SHEET: 11	OF: 18	NEAR/AT: BELLEVUE
DATE: 3-2-16	DWG#: 15-32075-A11-1	

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LEGEND

- — OHWM
- — SHORELINE BUFFER
- — PROPERTY LINE
-  EXISTING PLANT
-  EXISTING HEDGE

NOTES

1. SURVEY DONE BY TRIAD ON JULY 27, 2015.
2. EXISTING VEGETATION LOCATIONS ARE APPROXIMATED BASED ON THE SITE VISIT CONDUCTED BY THE WATERSHED COMPANY ON MARCH 23, 2016.

EXISTING CONDITIONS



REFERENCE #:

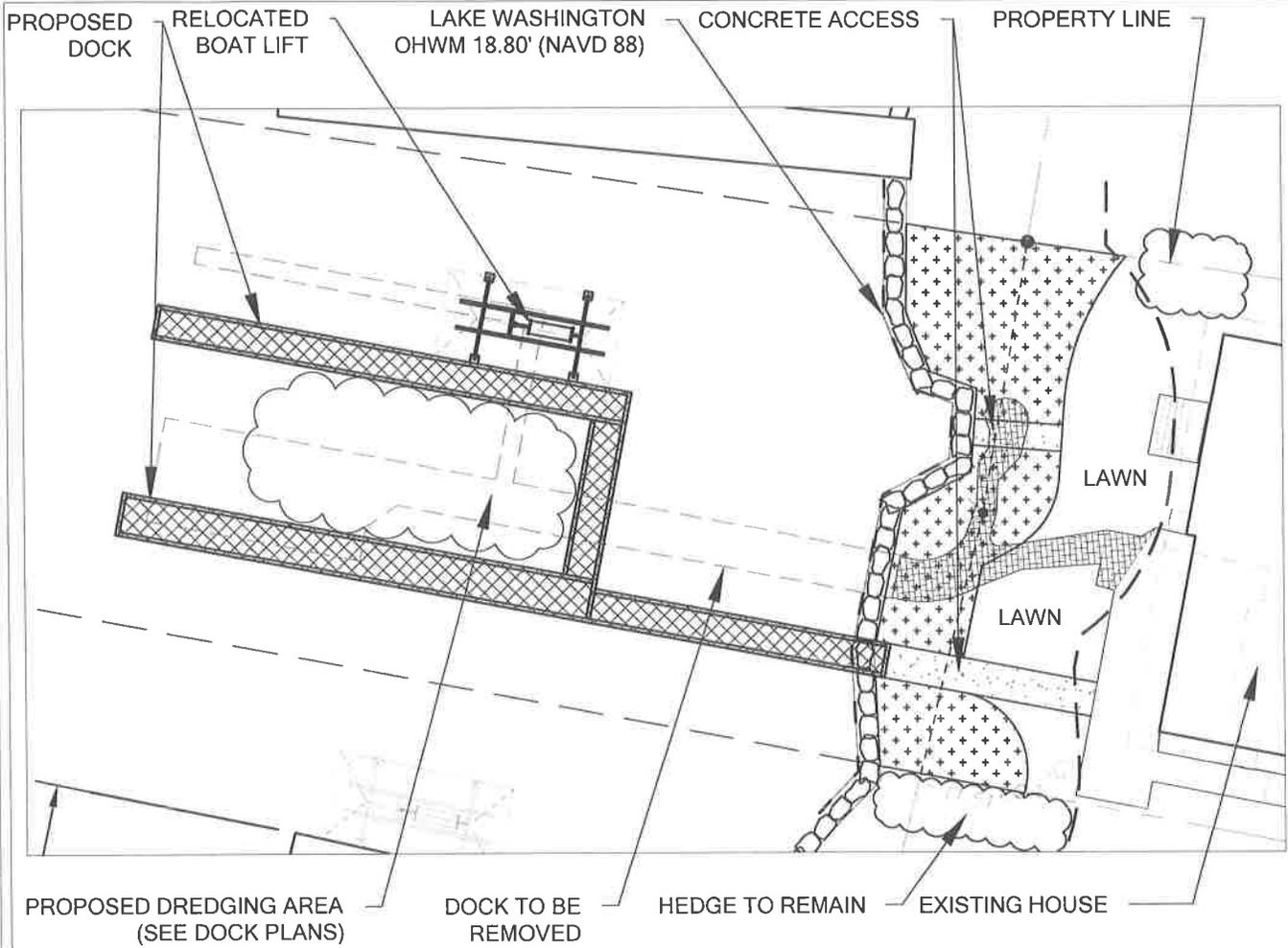
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS

PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF PIER SLIP AREA.

SHEET: 12 **OF:** 18 **NEAR/AT:** BELLEVUE

DATE: 5-4-2016 **DWG#:**

PROJECT DESIGNED BY:
Waterfront Construction Inc.
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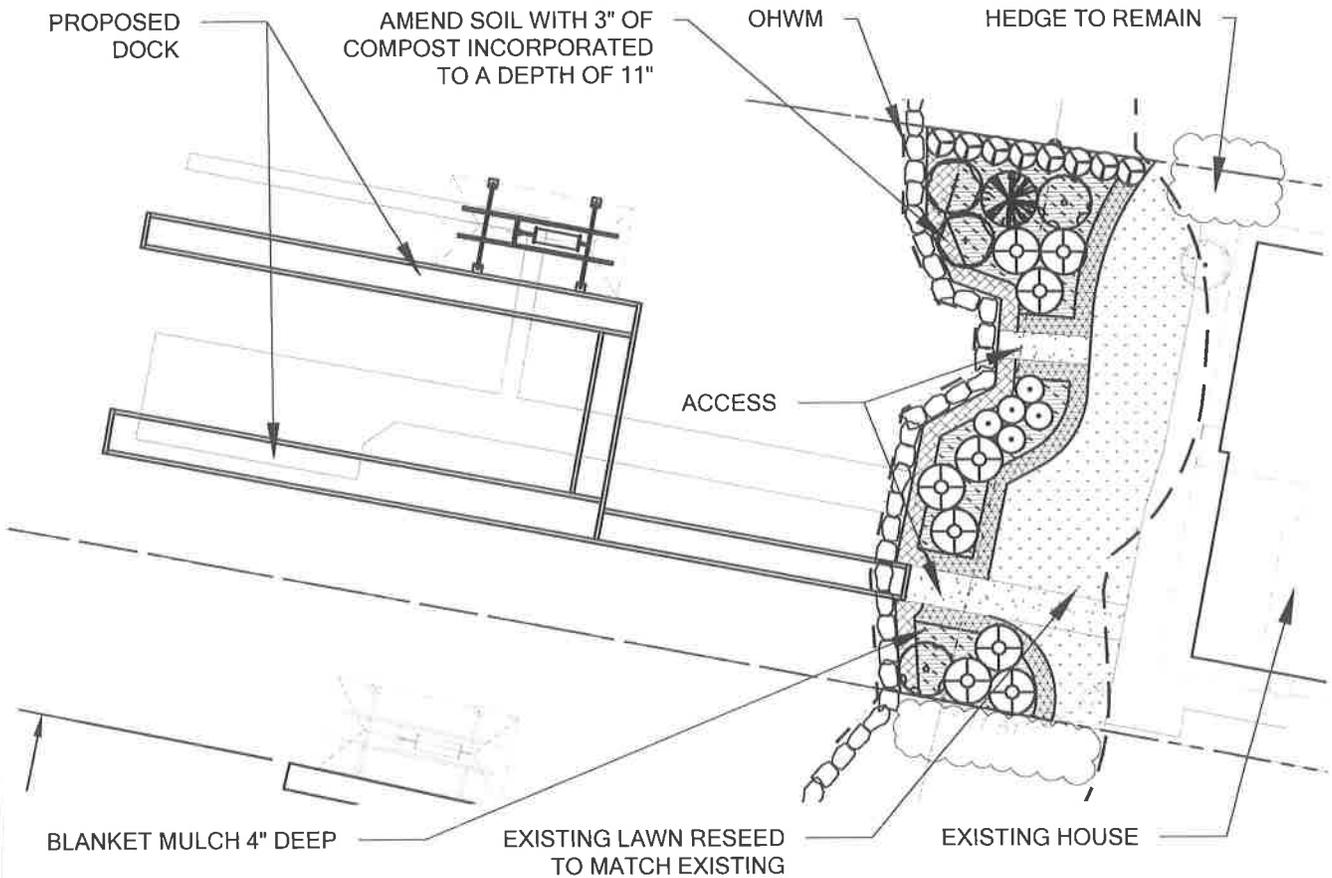
LEGEND	
	PERMANENT DOCK IMPACTS 685 SF
	OHWM
	SHORELINE BUFFER
	CONCRETE SIDEWALK TO BE REMOVED 176 SF
	NEW CONCRETE PATHWAY 123 SF
	PROPOSED MITIGATION AREA 808 SF



IMPACTS AND MITIGATION

REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF PIER SLIP AREA.		
SHEET: 13	OF: 18	NEAR/AT: BELLEVUE
DATE: 5-4-2016	DWG#:	

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LEGEND

	<u>QTY</u>	<u>SPACING</u>	<u>SIZE</u>
TREES			
SALIX LUCINDA / PACIFIC WILLOW	2	AS SHOWN	2 GAL
PINUS CONTORTA / SHORE PINE	1	AS SHOWN	2 GAL
BETULA PAPYRIFERA / PAPER BIRCH	2	AS SHOWN	2 GAL
SHRUBS			
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	8	AS SHOWN	1 GAL
RIBES SANGUINEUM / RED-FLOWERING CURRANT	9	AS SHOWN	1 GAL
SYMPHORICARPOS ALBUS / SNOWBERRY	5	AS SHOWN	1 GAL
GROUNDCOVER AND PERENNIALS*			
*ALL SPECIES TO BE SPACED TRIANGULARLY			
ARCTOSTAPHYLLOS UVA-URSI / KINNIKINNICK	10	24" O.C.	1 GAL
FRAGARIA CHILOENSIS / BEACH STRAWBERRY	35	24" O.C.	1 GAL
POLYSTICHUM MUNITUM / SWORD FERN	50	24" O.C.	1 GAL
LAWN			



PLANTING PLAN

REFERENCE #:
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS
PROPOSED: REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF PIER SLIP AREA.
SHEET: 14 **OF:** 18 **NEAR/AT:** BELLEVUE
DATE: 5-4-2016 **DWG#:**

1.1 OVERVIEW

THE PROPOSED RESTORATION PLAN FULFILLS THE REQUIREMENTS OF LUC 20.25H.220(B). THE PLAN SEEKS TO RESTORE AND ENHANCE SUBSTANTIAL PORTIONS OF THE SHORELINE BUFFER. THE SHORELINE BUFFER HAS A HIGH POTENTIAL FOR ENHANCEMENT TO INCREASE SEVERAL IMPORTANT FUNCTIONS, AS IT PRESENTLY LACKS SIGNIFICANT NATIVE VEGETATION AND IS DOMINATED BY MOWED LAWN GRASSES AND NON-NATIVE SHRUBS.

TO ACHIEVE THE ENHANCEMENT OBJECTIVES, THE PLAN CALLS FOR THE RESTORATION OF 808 SQUARE FEET OF THE SITE THROUGH THE PLANTING OF NATIVE TREES, SHRUBS AND GROUNDCOVER. PROPOSED TREE SPECIES INCLUDE PACIFIC WILLOW, SHORE PINE, AND PAPER BIRCH. PROPOSED SHRUBS INCLUDE RED-FLOWERING CURRANT, PACIFIC WAX MYRTLE AND SNOWBERRY. PROPOSED GROUNDCOVER AND PERENNIALS INCLUDE KINNIKINNICK, BEACH STRAWBERRY, AND SWORD FERN.

1.2 MAINTENANCE AND MONITORING PLAN

COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW.

1.2.1 GOALS

1. WITHIN THE PROPOSED RESTORATION AREAS, ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECO-REGION AND SITE.
2. WHERE INDICATED ON THE PLAN, AREAS WITHIN THE RESTORATION AREA WILL REMAIN SUBSTANTIALLY VEGETATED WITH A PREPONDERANCE OF NATIVE PLANTS AND WILL CONTAIN LITTLE INVASIVE OR NOXIOUS WEED COVER.
3. INCREASE HABITAT COVER AND REFUGE FOR AMPHIBIANS, SMALL MAMMALS, AND INVERTEBRATES. PROVIDE PERCHING, NESTING AND FORAGING HABITAT FOR NATIVE BIRDS.

1.2.2 PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF BELLEVUE.

1. SURVIVAL: ACHIEVE 100% SURVIVAL OF INSTALLED PLANTS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
2. NATIVE TREE AND SHRUB COVER:
 - a. ACHIEVE 40% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - b. ACHIEVE 60% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - c. ACHIEVE 80% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
3. NATIVE PERENNIAL AND GROUNDCOVER COVER:
 - a. ACHIEVE 50% COVER OF NATIVE PERENNIALS AND GROUNDCOVER BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - b. ACHIEVE 70% UNDERSTORY COVER OF NATIVE PERENNIALS AND GROUNDCOVER BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - c. ACHIEVE 90% UNDERSTORY COVER OF NATIVE PERENNIALS AND GROUNDCOVER BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
4. SPECIES DIVERSITY: ESTABLISH AT LEAST THREE NATIVE SHRUB SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD. ESTABLISH AT LEAST THREE NATIVE TREE SPECIES OR OTHER SUITABLE NATIVE VOLUNTEER TREE SPECIES BY YEAR 5.
5. INVASIVE COVER: AERIAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS INCLUDE BUT ARE NOT LIMITED TO HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), CUT LEAF BLACKBERRY (RUBUS LACINIATUS), KNOTWEEDS (POLYGONUM CUSPIDATUM AND OTHERS), REED CANARYGRASS (PHALARIS ARUNDINACEA), CHERRY (HEDGE) LAUREL (PRUNUS LAUROCERASUS), ENGLISH HOLLY (ILEX AQUIFOLIUM), AND IVY SPECIES (HEDERA SPP.).

MITIGATION NOTES (1 OF 3)

REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
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SHEET: 15	OF: 18	NEAR/AT: BELLEVUE
DATE: 5-4-2016	DWG#:	

1.2.3 MONITORING 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-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL (THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS) PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

MONITORING WILL TAKE PLACE ONCE ANNUALLY IN THE FALL FOR FIVE YEARS. YEAR-1 MONITORING WILL COMMENCE IN THE FIRST FALL SUBSEQUENT TO INSTALLATION.

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF BELLEVUE:

1. VISUAL ASSESSMENT OF THE OVERALL SITE.
2. YEAR-1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES. YEAR-2 THROUGH YEAR-5 COUNTS OF ESTABLISHED NATIVE TREES AND SHRUBS BY SPECIES.
3. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
4. ESTIMATE OF NATIVE COVER IN TREE AND SHRUB PLANTED AREAS.
5. ESTIMATE OF NATIVE COVER IN PERENNIAL AND GROUND COVER PLANTED AREAS.
6. ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER SITE WIDE.
7. TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
8. PHOTOGRAPHIC DOCUMENTATION FROM AT LEAST THREE FIXED REFERENCE POINTS.
9. ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
10. RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

1.2.4 CONSTRUCTION NOTES AND SPECIFICATIONS

NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND BELOW UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

NOTE: THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS, WILL MONITOR:

1. ALL SITE PREPARATION
 - a. SOIL PREPARATION.
 - b. MULCH PLACEMENT.
2. PLANT MATERIAL INSPECTION
 - a. PLANT MATERIAL DELIVERY INSPECTION.
 - b. 100% PLANT INSTALLATION INSPECTION.

1.2.5 GENERAL WORK SEQUENCE

1. REMOVE EXISTING PLANTS AND IMPERVIOUS SURFACES FROM THE PLANTING AREA. ENSURE APPROPRIATE EROSION CONTROL MEASURES ARE IN PLACE BEFORE ANY SOIL DISTURBING ACTIVITY.
2. PREPARE SOIL, AND STABILIZE SURFACE FROM EROSION IF PLANTING IS NOT GOING TO OCCUR IMMEDIATELY.
3. ALL PLANT INSTALLATION IS TO TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH - MARCH 1ST), FOR BEST SURVIVAL.
4. PROCURE CONTAINER PLANTINGS PER THE PLANTING PLAN.
5. PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
6. MULCH THE TREE AND SHRUB PLANTED AREA WITH WOOD MULCH, FOUR INCHES THICK.
7. PROVIDE AN ABOVE GROUND IRRIGATION SYSTEM TO DELIVER FULL COVERAGE TO ALL PLANTS WITHIN THE MITIGATION AREA.

MITIGATION NOTES (2 OF 3)

REFERENCE #:	
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SHEET:	16
OF:	18
NEAR/AT:	BELLEVUE
DATE:	5-4-2016
DWG#:	

1.2.6 MATERIAL SPECIFICATIONS AND DEFINITIONS

1. FERTILIZER: SLOW RELEASE, GRANULAR PHOSPHOROUS-FREE FERTILIZER. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS 2 THROUGH 5 AND NOT IN THE FIRST YEAR.
2. IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST TWO INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
3. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
4. WOOD MULCH: WOOD CHIP MULCH SHALL MEET WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION FOR BARK OR WOOD CHIPS AS DEFINED BY 9-14.4(3). "BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH.

BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR TO PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:

Sieve Size	Percent Passing	
	Minimum	Maximum
2"	95	100
No. 4	0	30

COMPOST: COMPOST SHALL MEET WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 9-14.4(8) FOR FINE COMPOST.

1.2.7 CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT; ADDITIONAL PLANT INSTALLATION; AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

1.2.8 MAINTENANCE

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION.

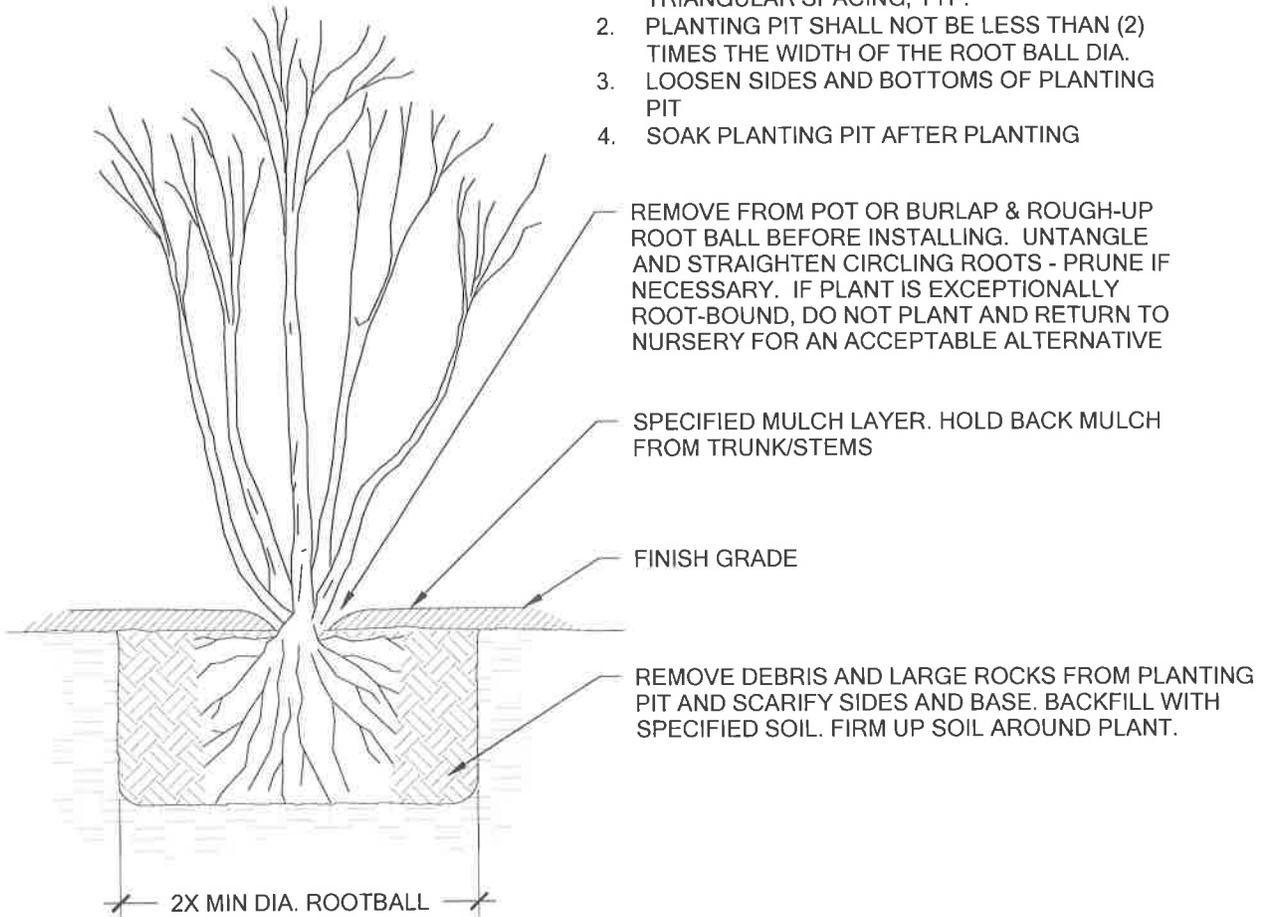
1. FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT.
2. GENERAL WEEDING FOR ALL PLANTED AREAS:
 - a. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY, LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
 - b. 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 TRIMMING.
 - d. SELECTIVE APPLICATIONS OF HERBICIDE MAY BE NEEDED TO CONTROL INVASIVE WEEDS, ESPECIALLY WHEN INTERMIXED WITH NATIVE SPECIES. HERBICIDE APPLICATION, WHEN NECESSARY, SHALL BE CONDUCTED ONLY BY A STATE-LICENSED APPLICATOR.
3. APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
4. REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS.
5. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1).
6. THE HOMEOWNER WILL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 2 INCHES OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION. LESS WATER IS NEEDED DURING MARCH, APRIL, MAY AND OCTOBER.

MITIGATION NOTES (3 OF 3)

REFERENCE #:		
APPLICANT:	SHORELAND PROPERTIES LLC c/o CECIL ANDREWS	
PROPOSED:	REMOVE EXISTING PIER AND REPLACE W/ ALL NEW FULLY GRATED PIER. REPLACE (1) BOATLIFT. DREDGE INSIDE OF PIER SLIP AREA.	
SHEET:	17	OF: 18
DATE:	5-4-2016	NEAR/AT: BELLEVUE
		DWG#:

NOTES:

1. PLANT GROUNDCOVER AT SPECIFIED DISTANCE ON-CENTER (O.C.) USING TRIANGULAR SPACING, TYP.
2. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
3. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
4. SOAK PLANTING PIT AFTER PLANTING



1 CONTAINER PLANTING

Scale:NTS

PLANTING DETAIL

REFERENCE #:		
APPLICANT: SHORELAND PROPERTIES LLC c/o CECIL ANDREWS		
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