



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Holiday Inn Express/Staybridge Suites

LOCATION OF PROPOSAL: 969 118th Avenue SE

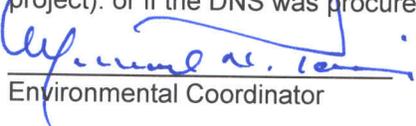
DESCRIPTION OF PROPOSAL To Application for a Critical Areas Land Use Permit to demolish an existing one story building (Cedar Grove Composting) to construct a five story hotel with both surface and underground parking. The applicant requests modification of the Category II wetland buffer located along the western property boundary via a critical areas report.

FILE NUMBERS: 15-103340 LO **PLANNER:** Toni Pratt, Senior Planner

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/30/2015**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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


 Environmental Coordinator

11/12/2015
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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



City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: Holiday Inn Express/Staybridge Suites

Proposal Address: 969 118th Avenue SE

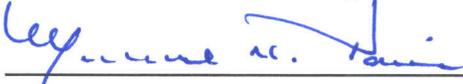
Proposal Description: Application for a Critical Areas Land Use Permit to demolish an existing one story building (Cedar Grove Composting) to construct a five story hotel with both surface and underground parking. The applicant requests modification of the Category II wetland buffer located along the western property boundary via a critical areas report.

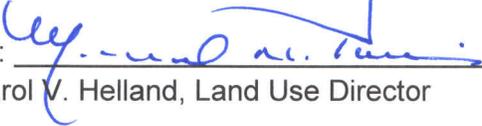
File Number: 15-103340-LO

Applicant: Arne J. Hall, LLC for NBK, LLC

Decisions Included: Critical Areas Land Use Permit (Process II. 20.30P)

Planner: Antoinette Pratt, Senior Planner

State Environmental Policy Act Threshold Determination: **Determination of Non-Significance**

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department
By: 
Carol V. Helland, Land Use Director

Application Date: January 20, 2015
Notice of Application: February 19, 2015
Minimum Comment Period: March 5, 2015
Decision Publication Date: **November 12, 2015**
Project/SEPA Appeal Deadline: **November 30, 2015**

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

I. PROPOSAL DESCRIPTION

The applicant has submitted a Critical Areas Land Use Permit (CALUP) to demolish the existing one-story Cedar Grove Composting facility and construct a five story hotel with both surface and underground parking. Site size is 3.58 acres. A Category II wetland exists along the western portion of the site. The applicant requests a buffer reduction of a Category II wetland buffer by 12,092 square feet which exists along the western property boundary. Mitigation and enhancement of the buffer will occur with this application to improve functions and values of existing site conditions.

The applicant has submitted the applicable ancillary permits for this proposal. The building permit will be split into a below ground (15-119113 BB) and above ground (15-119116 BB) for phasing purposes. Total room count will be 170 in the Holiday Inn Express and 109 in the Staybridge Inn Suites for a total of 279 hotel rooms. Total parking between the below ground and surface parking stalls will be 256. Access to the hotel will be from two existing access at the northeast and southeast corners along 118th Avenue SE.

II. SITE DESCRIPTION, ZONING, LAND USE AND CRITICAL AREAS

A. SITE DESCRIPTION



The project site is located at 969 118th Avenue SE within the Richards Valley Subarea of the City. The property is adjacent to other commercial sites along its north and south property boundaries. The site fronts 118th Avenue SE on its east property boundary and is adjacent to Mercer Slough. The Type II wetland is considered part of the 292

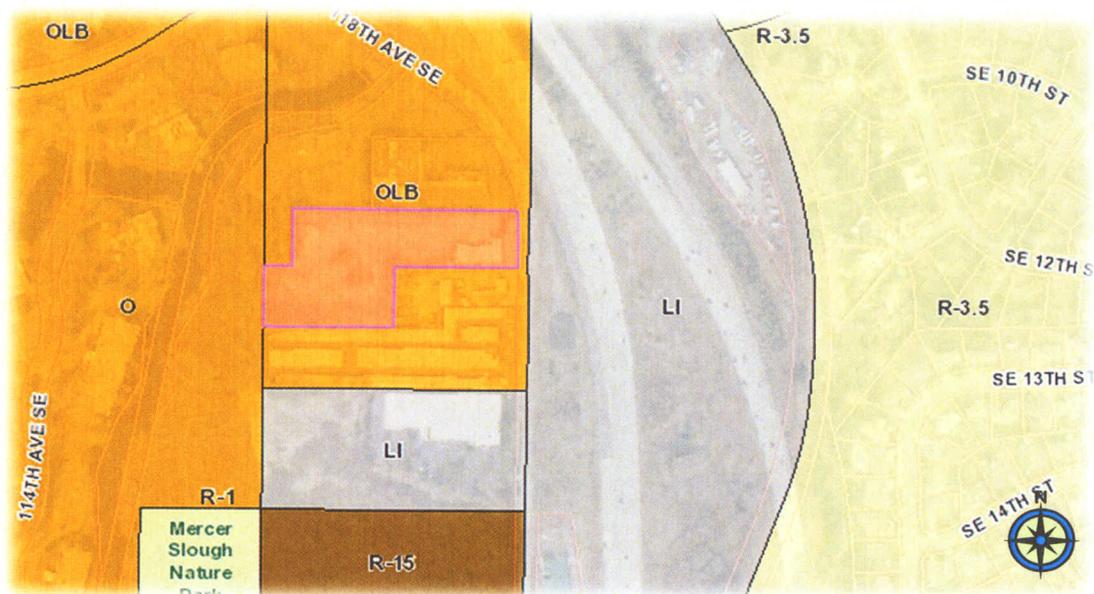
acre riparian wetland associated with Mercer Slough but the site placement is beyond the Type S, 100 foot buffer. However, the site is still subject to the 200 foot shoreline zone. One curb cut exists for ingress/egress at the northeast corner of the property. There is a Type II wetland (712 square feet) that is located along the western portion of the site. The required buffer for this wetland is 110 feet with a 20 foot structure setback from the buffer per Land Use Code (LUC 20.25H.095.C.1.a and D.2. Buffer reduction is only possible with a critical areas report per LUC 20.25H.230.

Currently, the site contains a composting facility operated by Cedar Grove Composting. The site has been filled and graded to sustain these composting activities which, over time, have formed a steep slope down to native soils further to the west. There are several stacked eco-blocks used to create stalls for provide areas for sorting and storage for on-site materials. Most of the site contains compacted soil and is unvegetated with exception of three existing trees in the center of the site and a small 40-foot wide band of vegetation at the south property boundary. There is an existing ditch that runs north/south in the center of the property. Another ditch runs east/west along the southern property boundary.

The applicant's proposal will not directly impact the Type II wetland. However, the applicant requests approval to modify the 110 foot wetland buffer along the southwestern portion of the site by 12,092 square feet. The applicant proposes instead a wetland buffer that will range between a minimum of 62 feet to a maximum of 74 feet. To mitigate for the reduced buffer, approximately 11,677 square feet of currently degraded buffer in the southwest corner of the site will be restored. See Section III.C for further discussion regarding the applicant's mitigation plan. As an aside, the northwest corner of the property is affected by the 110 wetland buffer as well. However, due to the presence of an existing parking lot for property in Bellefield Park (915 118th Avenue SE), staff has concluded that the wetland buffer ends at the property line for this site.

B. ZONING

The subject site and surrounding properties to the north and south are Office/Limited Business (OLB) while the properties to the west across Mercer Slough is zoned Office while the freeway to the east is zoned Light Industrial. Hotels/Motels are permitted outright within the OLB land use district.



C. LAND USE CONTEXT

The property is located within an established commercial/warehouse district that is near I-405. The proximity of this hotel to the freeway will provide adequate vehicular access for the traveling public.

D. CRITICAL AREAS FUNCTION AND VALUE, REGULATIONS

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on a dynamic interaction between the stream and the adjacent riparian area. The closure of streams in pipes or culverts interrupts this relationship and severely degrades, if not completely eliminates the functions and values provided.

Riparian vegetation along stream banks mitigates the impacts of urbanization and supports healthy stream conditions. Riparian vegetation affects water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature. The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods. Upland and wetland areas can infiltrate flood flows, which in turn, are released to the stream as base flow.

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

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

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

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

iii. Habitat Associated with Species of Local Importance

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

iv. Critical Areas Overlay District/Critical Area Land Use Permit

A CALUP is required to reduce required wetland buffer areas.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The dimensional standards of the OLB land use district will be applicable upon submittal of the building permit for this hotel. Dimensional standards can be found in LUC 20.20.010.

B. CRITICAL AREAS REQUIREMENTS LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

The proposed hotel will not encroach into the required buffer setback. However, the applicant proposed to reduce the required wetland buffer by a total of 12,092 square feet at the southwest corner of the site. The buffer reduction allows the applicant to place required surface parking stalls in this area. The following performance standard applies:

Critical Area	Wetland
Performance Standards	20.25H.100

LUC 20.25H.100: Performance Standards – Stream Performance Standards:

The performance standards for streams described in LUC 20.25H.100, will be met as a condition of approval of the subsequent clearing and grading permit to implement the stream rehabilitation.

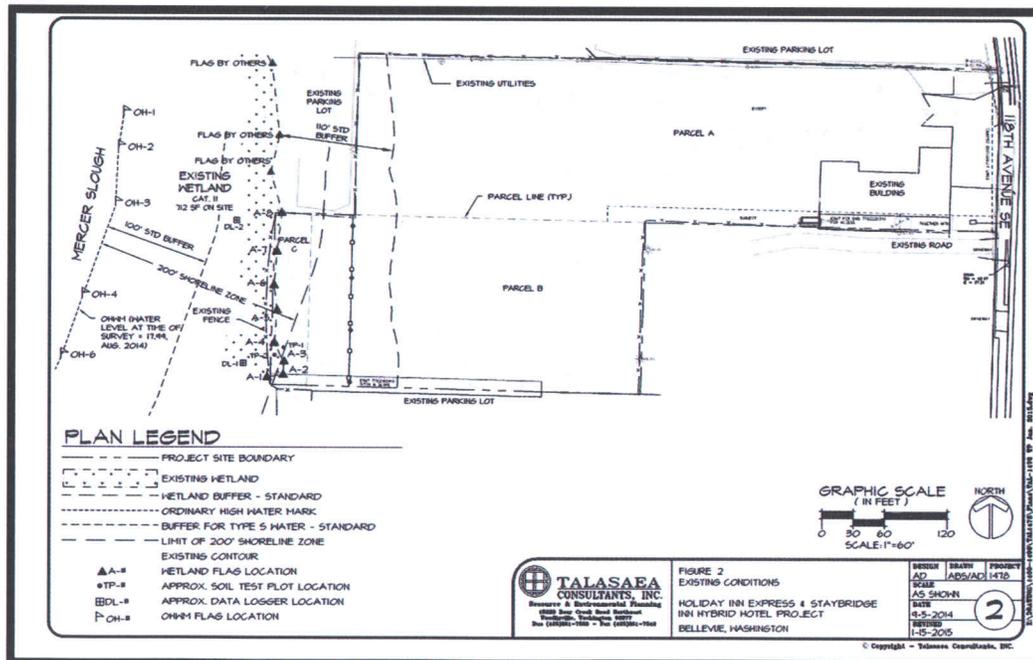
The performance standards for development on a site with a Type II wetland, or an associated critical area buffer are being met as follows:

- Parking lot lighting will meet the standards of LUC 20.20.522 which prohibits spillover lighting onto adjacent properties. A berm will also be created at the edge of the parking lot to further inhibit lighting intrusions west into the wetland.
- Installation of an innovative below-ground stormwater dispersion system which includes the removal of all existing fill materials and construction rubble. A significant number of native plantings will be installed appropriate for the wetland buffer. Fencing along with densely planted vegetation to limit pet and human use in these areas.
- Use of pesticides, insecticides and fertilizers within 150 feet of the stream shall be in accordance with the City of Bellevue's "Environmental Best Management Practices".

C. LUC 20.25H.220: Mitigation and Restoration Plan requirements.

The applicant hired Talasaea Consultants, Inc. to review site conditions at the proposed site and create a Critical Areas Report per LUC 20.25H.230. Talasaea Consultants, Inc submitted a Critical Areas Report and Final Mitigation Plan originally dated November 10, 2014 with three addendums dated January 15th, March 19th, September 1st and September 24, 2015 (see project file). Site reconnaissance took place on November 4, 2013, January 14th and June 18th 2014. Talasaea documented that the site was modified in 1936 for agricultural activities to its current use as a composting site. The site has been filled and graded with past materials that extends to within 7 to 14 feet of the western property boundary.

As noted earlier in this report, the interior of the site contains three trees with a small band of overstory and understory materials along the south property boundary. All of the interior vegetation will be removed while all of the trees located within the wetland buffer will be maintained. Only three of the fifteen perimeter trees will be retained due to the location of required parking stalls. The landscaping plan shows a complex mix of deciduous and evergreen trees along with understory that will be planted along the property boundaries within exception of the wetland area which has been designed by Talasaea. Staff has reviewed the submitted planting materials for the mitigated wetland buffer area and approves Sheets W1.0 through W2.1.



This site is located within a matrix of wetlands attached to Mercer Slough. These wetlands total approximately 400 acres. For this report, Talasaea further categorizes a portion of the wetland along the east side of Mercer Slough as the "Mercer Slough wetland". Talasaea reviewed this site and found that 712 square feet of this site is connected to the 292 acre wetland at its southwest boundaries. Talasaea scored this area as a 59 which qualifies it as a Type II wetland (28, water quality, 6 for hydrologic functions and 25 for habitat functions).

A habitat study was also conducted by Talasaea while on-site as detailed in Table 1, Page 6 (see project file). Analysis of the existing buffer functions for the Mercer Slough Wetland received a 23 out of 50 which essentially means that while the habitat is connected to larger Mercer Slough wetland complex, its habitat value is low due to past and current development practices along with an absence of native vegetative materials. Additionally, the likelihood of wildlife using this area is low due to the presence of urban development adjacent to this area. No habitat or species of importance were found on this site.

The applicant has proposed mitigation for the hotel development that will include 11,677 square feet wetland buffer enhancement and restoration at the southwest corner of the property. It will also modify the existing storm water treatment that currently is a point source that allows untreated stormwater to enter the Mercer Slough wetland. Mitigation measures will include:

- Removal of all non-native and invasive weedy species within the existing wetland buffer to create buffer enhancement areas at the southwest corner of the site.
- Removal of existing fill material and construction rubble.
- Creation of a 4.5 berm constructed of topsoil to prevent light encroachment into the wetland area beyond from vehicle lights at night.
- Restoration planting of the wetland buffer with a complex mix of native evergreen and deciduous trees, shrubs and groundcovers per W1. Through W2.1.
- Installation of downed woody materials and stumps to enhance the habitat value of the area. Selected boulders will also be installed at various locations as a habitat enhancement for reptiles and small mammals.
- Placement of topsoil in all cleared and grubbed restoration/enhancement areas.
- Placement of 3 inches of mulch over all restored and enhanced areas,
- Installation of a split-rail fence around the on-site portion of the restored riparian areas.
- Installation of an innovative stormwater system that will continue to discharge stormwater to the Mercer Slough wetland but it will be detained and treated prior to release.
- All mitigation areas will be monitored for five years post construction. The monitoring report will include the goals of the mitigation plan, performance standards, monitoring methodology, the results of the monitoring, photographic documentation, and any contingency needed. See Section IX for related condition.

In sum, staff has reviewed and approved the critical areas report submitted by Talasaea Consultants, Inc.

IV. PUBLIC NOTICE AND COMMENT

As of the date of this staff report, no written comments have been received. A few phone calls were received from realtors who wanted to know the completion date of the hotel.

V. SUMMARY OF TECHNICAL REVIEWS

A. CLEARING AND GRADING

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application. A clearing and grading permit that includes a CSWPPP (Construction Stormwater Pollution Prevention Plan) will be required for construction.

B. UTILITIES DEPARTMENT

Storm Drainage

The Holiday Inn Express project will trigger minimum requirements 1-8 from the Department of Ecology Storm water Management Manual for Western Washington. The project is considered redevelopment and will need to treat and disperse all new and replaced impervious surfaces. A dispersion BMP and water quality filters are proposed to treat and disperse runoff discharging to the Mercer Slough wetland. Wetland hydroperiod and function will be maintained with the dispersion and treatment BMPs. This project drains directly to Lake Washington through the adjacent Mercer Slough wetland.

Water

The water supply for the Holiday Inn Express project will connect to a City of Bellevue owned 16" ductile iron water main located in 118th Ave SE. Connections to the main onsite will include fire service, domestic, irrigation water meters, and fire hydrants. There is sufficient capacity in the water main for this development. Easements will be required for water main onsite.

Sewer

Sewer service for the Holiday Inn Express project will connect to an existing 8" sewer main in 118th Ave SE. The new building will need to demolish the existing sewer stub back to the main and reconnect to the sewer main with an 8" stub to a manhole. Grease pretreatment will be required if there will be any food service or restaurant proposed. There is sufficient capacity in the sewer main to serve the site.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

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

A. EARTH, AIR, AND WATER

No large-scale earthmoving activity is proposed with this application but will occur with the subsequent building permit. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of a clearing and grading permit.

B. NOISE

Any noise generated is regulated by Chapter 9.18 BCC. See Section IX for a related condition of approval.

C. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS, prepared for the adoption of the Transportation Facilities Plan in December 2015. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Holiday Inn Express/Staybridge Suites lies within MMA #7 which has a 2027 total growth projection of 389,152 sf of "other commercial" development, which includes institutional, industrial and hotel uses. This development proposes 118,560 sf of development. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Hotels/motels are charged fees based on the number of rooms included in the project, and fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

When completed, this development will generate approximately 120 new p.m. peak hour trips. That number was used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, four system intersections received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on

the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency (see attached).

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). Since an application has been filed as of July 2015, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. At issuance of building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.100.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours and the adequacy of the existing facilities. Issues that were analyzed included intersection operation at three intersections, and sight distance from the driveways proposed on 119th Avenue SE, and frontage improvements. The results of the short-term traffic analysis are published in the Bellevue Holiday Inn Traffic Impact Study, March 2015, by Heath and Associates, Inc., and in the Sightline Distance Submittal, May 2015, and revised submittal, October 2015, by Abbey Road Group. These documents are included in the Transportation Department file for this development.

118th Avenue SE at this location is a 30-foot wide roadway that includes one 10-foot lane in each direction, a five-foot paved shoulder on the east side, and a five-foot bike lane, five foot sidewalk and four-foot planter strip with street trees on the west side. There are also overhead utilities and streetlights on the west side of the street behind the sidewalk. The street and sidewalk improvements are adequate to serve this project except for the existing driveways which will be removed and replaced with new driveways meeting standard drawing DEV-7E. All construction associated with the new driveways will be required to meet ADA standards. The existing street lighting must be analyzed and improved if necessary to provide adequate lighting levels.

The project will construct two 30-foot driveway entrances to the property on 118th Avenue SE, one near the north end of the frontage and one near the south end with about 60 feet separating them. The property is situated just south of a curve in the road that limits sight distance to the north. Although there is a sight distance easement on the property to the north, overgrown vegetation currently obstructs vision from the driveway locations.

The sight distance was measured from each driveway using the modified method allowed in the City of Bellevue Transportation Department Design Manual. The minimum standard of 250 feet looking north on 118th Avenue SE can be provided from the south driveway location if the overgrown vegetation is removed. Ground contours obstruct vision from the north driveway, meaning that vehicles exiting that driveway would have inadequate sight distance to the north, and this driveway will be operated as right-in and left-in only, with no exiting vehicles.

This project will be conditioned to remove the existing vegetation in the sight distance easement north of the site and replant the area with low-growing species, then continue to maintain the area in the future. The applicant will also be required to operate the north driveway as enter-only unless further engineering analysis is provided showing that sight distance requirements can be met.

The operating conditions at the intersections of SE 8th Street/118th Avenue SE, SE 8th Street/SB I-405 ramp, and SE 8th Street/NB I-405 ramp were analyzed for this project. The project, when

complete, will cause no degradation to the p.m. peak hour level of service (LOS), although SE 8th Street/118th Avenue SE measured LOS F both with and without the project.

VII. DECISION CRITERIA

A. 20.25H.255 Critical Areas Report – Decision Criteria – General

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

- i. The proposal includes plans for restoration of degraded critical area or critical area buffer function which demonstrate a net gain in overall critical area or critical area buffer functions.**

Finding: The proposal includes a mitigation plan that provides improvements to degraded wetland buffers currently inhabited by invasive species and non-native grasses, by restoring native species and critical area buffers adjacent to Mercer Slough.

- ii. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

Finding: As mentioned earlier in this report, the applicant's proposal will not directly impact the Type II wetland. To mitigate for the reduced buffer, the applicant proposes to restore approximately 11,677 square feet of currently degraded buffer in the southwest corner of the site that will range between a minimum of 62 feet to a maximum of 74 feet. See the provided W-sheets as submitted by Talasaea Consultants, Inc.

- iii. The proposal includes a net gain in storm water quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

Finding: Substantial re-planting of the degraded wetland buffer at the southwest portion of the site will take place with this application. The Utilities Department has conducted their analysis as mentioned above in Section V.B, Storm Water to note that an innovative dispersion system will be installed to slow the rate of outflow prior to entering Mercer Slough. Final Utility review will occur via the associated Utility Extension permit, 15-107971 UE.

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

Finding: Initial completion will be field verified by the City of Bellevue. Following field verification, the applicant via Talasaea Consultants, Inc. will monitor the mitigation planting for five years, and agrees to provide reports annually containing photographic documentation.

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

Finding: Modifications will restore native vegetation and aid in storm water runoff prior to entering the Mercer Slough. Again, there is no direct impact to the wetland area, only its associated buffer at the southwest corner of the site. Densely planted vegetation will help to improve native species diversity by reducing invasive species proliferation as noted in Talasaea's reports.

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

Finding: The development of the proposed hybrid hotel within the OLB land use district is permitted via the Land Use Code. The adjacent area is surrounded by light industrial uses and office uses to the west within Bellefield Park.

B. 20.30P.140 CRITICAL AREA LAND USE PERMIT DECISION CRITERIA

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

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

Finding: The applicant must obtain building and clearing and grading permits prior to construction. Upon review and approval of this permit, the applicant will submit for all ancillary permits.

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

Finding: This hybrid hotel will consist of a five-story development in an L-shaped pattern with the Holiday Inn nearest the 118th Avenue SE while the Staybridge Inn Suites will be located in the west of the site. The hotel will not encroach into the wetland but the applicant requests approval to reduce the wetland buffer to allow surface parking along the western portion of the site. The 20-foot structure setback remains. The applicant proposes to compensate for this buffer reduction based upon mitigations listed in Section III.B (see above).

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

Finding: As discussed in Section III of this report, the applicable performance standards of LUC 20.25H.080 and LUC 20.25H.220 are being met.

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

Finding: The proposed activity will not affect public services or facilities.

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

Finding: Talasaea Consultants, Inc. has proposed a mitigation plan for the wetland buffer reduction to Mercer Slough wetland. Staff has reviewed and approved the plantings noted on Sheets W1.0 and W2.1. Upon installation, staff will review for compliance with submitted plans. The applicant will be required to provide a landscape assurance device to ensure plant survival upon installation. See Section IX for related conditions.

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

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

VIII. CONCLUSION AND DECISION

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the modifications of stream buffer to Sturtevant Creek. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A Clearing and Grading permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards. See Section IX for related condition.**

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

IX. CONDITIONS OF APPROVAL

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC Title 20	Antoinette Pratt, 425-452-5374
Noise Control- BCC 9.18	Antoinette Pratt, 425-452-5374
Bellevue City Code 14.60	Molly Johnson, 425-452-6175
Bellevue City Code Chapter 24	Mark Dewey, 425-452-6179

A. GENERAL CONDITIONS

1. Building, Utility and Clearing/Grading Permits Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a utility extension agreement and a clearing and grading permit. Application for a utility extension agreement and clearing and grading permit must be submitted and approved prior to work commencing.

Authority: LUC 20.30P.140
Reviewer: Antoinette Pratt

2. Mitigation Planting and Monitoring: Mitigation planting shall be undertaken within the Mercer Slough wetland buffer to mitigate for the reduction in buffer associated with the construction of the hotel for parking stalls along with identified mitigation. The mitigation planting shall, at a minimum, contain the plants and quantities specified in the approved mitigation planting plans as prepared by Talasaea Consultants, Inc. and submitted to the City of Bellevue on January 20, 1015. The mitigation plantings shall be monitored for a

period of five years, consistent with a monitoring plan approved pursuant to LUC 20.25H.210. A report on plan health, survival, and maintenance activity shall be submitted every year for 5 years to verify that the plan is performing as proposed. Reports shall be submitted to the Development Services Department per Chapter 9, Monitoring Methods, pages 12 through 14, Critical Areas Report and Mitigation Plan.

Authority: Land Use Code 20.30P.140
Reviewer: Antoinette Pratt

3. **Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area as part of the clearing and grading permit process.

Authority: LUC 20.30P.140
Reviewer: Antoinette Pratt

4. **Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt

5. **Landscape Maintenance Assurance Device:** To ensure a proper maintenance schedule is followed after the mitigation plantings have been installed, an assignment of savings or bond financial security device for landscape maintenance equal to 20% of the cost of the labor and materials is required. This device shall be released upon conclusion of the five year mitigation period to ensure that plants are alive and well.

Authority: LUC 20.40.490
Reviewer: Antoinette Pratt

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

Authority: Bellevue City Code 9.18
Reviewer: Antoinette Pratt

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. **RIGHT-OF-WAY USE PERMIT:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.

- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) 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 prevent access. General materials storage and contractor convenience are not reasons for preventing access.

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

Authority: BCC 11.70 & 14.30
Reviewer: Tim Stever (425) 452-4294

2. **Sight Distance:** To meet the sight distance requirements of BCC 14.60.240 and the standard drawing TE-1 for the south driveway, existing vegetation in the sight distance easement north of the project must be removed and restored per the approved landscaping plan. No vegetation, signs, structures, or other fixtures will be allowed to obstruct the required sight line to the north.

The north driveway shall operate as a one-way entrance, including appropriate signing, with no exiting vehicles unless an engineering analysis approved by the City of Bellevue during the engineering review process shows that adequate sight distance can be provided from this driveway.

Authority Bellevue City Code 14.60.240
Reviewer: Molly Johnson, Transportation Department

3. **Clearing and Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of any development permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Clearing & Grading Code 23.76.035
Reviewer: Tom McFarlane; Development Services Department, Clearing & Grading Section

4. **Developer Extension Agreement:** Utility review has been completed based on the preliminary information submitted at the time of this application. The review has no implied engineering approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for storm and water and has currently been submitted and is under review. The side sewer connection can be reviewed under the UE but will be permitted under separate commercial side sewer permits. Submittal of the Utility extension will coincide with current clearing and grading permit review. Final civil engineering may require minor changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

- 1. TRANSPORTATION IMPACT FEE:** Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Molly Johnson

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

- 1. Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual and Transportation Department Design Manual Standard Drawings.
Reviewer: Molly Johnson

- 2. Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows: This segment of 118th Avenue SE will require standard trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 23 of the Design Manual and standard drawings ROW-1 through ROW-9. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294

ATTACHMENTS

Certificate of Concurrency
Project Plans

CERTIFICATE OF CONCURRENCY

BELLEVUE HOLIDAY INN EXPRESS / STAYBRIDGE SUITES

This certificate documents the Transportation Department Director's decision that the development project at 969 118th Avenue SE (Design Review File No. 15 103340 LO) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 125 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the SEPA determination. Building permits have been filed for the project and deemed complete. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100.E).



Director, Transportation Department

November 12, 2015

Date

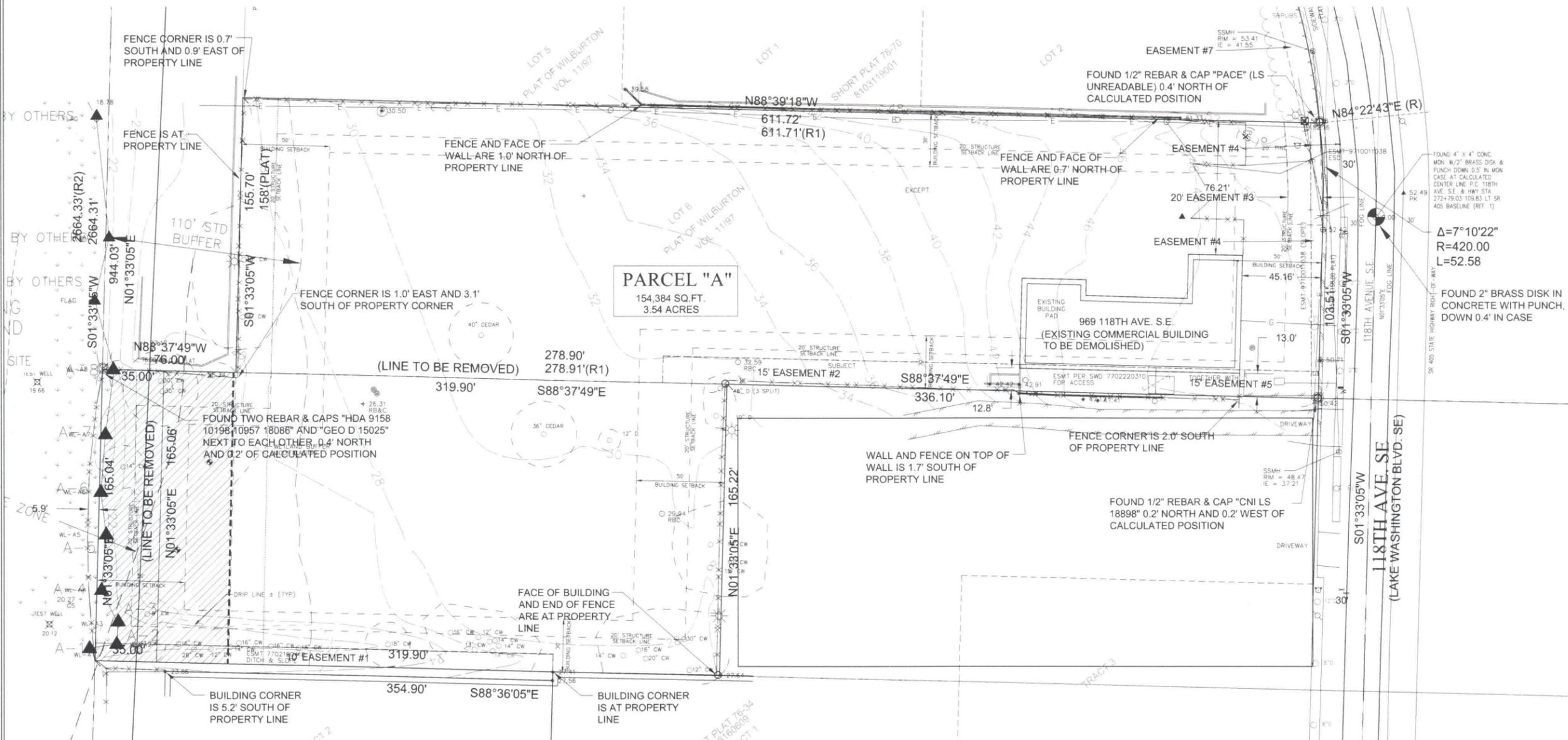
Certificate No. 94

HOLIDAY INN EXPRESS AND STAYBRIDGE SUITES

SEC. 04/TWP. 24N./RGE. 5E

SITE PLAN A

GRAPHIC SCALE



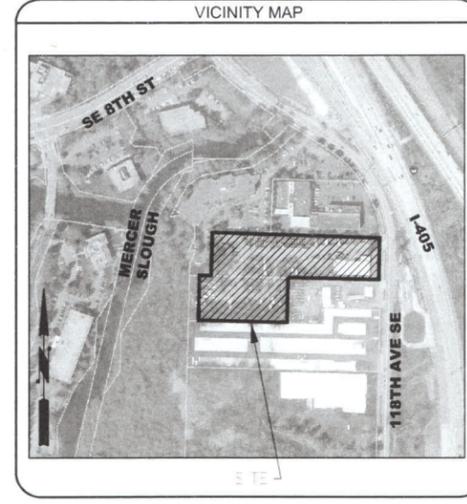
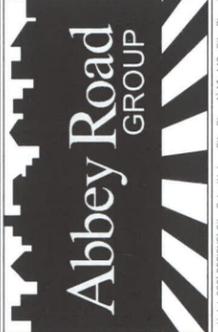
Holiday Inn Express and StayBridge Suites
Site Plan A

NBK LLC
11010 NE 8th ST
Bellevue, WA 98004

Site Address:
989 118TH AVE SE
Bellevue, WA 98005



Abbey Road Group Land Development Services Company, LLC
923 SHAW ROAD, SUITE A
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



LEGAL DESCRIPTION

LOT 6 OF WILBURTON ADDITION, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 97, RECORDS OF KING COUNTY AUDITOR, EXCEPT LAKE WASHINGTON BLVD SE, TOGETHER WITH THAT PORTION OF VACATED BOULEVARD AS RECORDED UNDER RECORDING NO. 8208050309.

TOGETHER WITH:
THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, LYING WESTERLY OF 118TH AVENUE SE, EXCEPT THE WESTERLY 35 FEET THEREOF;
ALSO EXCEPT THE SOUTH 60 FEET OF THE EAST 200 FEET THEREOF;
AND EXCEPT THE EAST ONE ACRE THEREOF.

TOGETHER WITH:
THE WEST 35 FEET OF NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON;
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

HELD NORTH 02°42'38" EAST BETWEEN CITY OF BELLEVUE MONUMENT NUMBER 0095 (HELD FOR POSITION) AND CITY OF BELLEVUE MONUMENT NUMBER 0113 (HELD FOR ROTATION) PER CITY OF BELLEVUE HORIZONTAL CONTROL, PUBLISHED COORDINATES (WASHINGTON COORDINATE SYSTEM NAD83(2011) - NORTH ZONE).

LAND DEVELOPMENT CONSULTANT:
GIL HULSMANN
CEO - ABBEY ROAD GROUP LAND DEV. SERVICES COMPANY, LLC
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 PHONE
(253) 446-3159 FAX
GIL.HULSMANN@ABBERRYROADGROUP.COM
WWW.ABBERRYROADGROUP.COM

CIVIL ENGINEER:
ABBERRY ROAD GROUP LAND DEV. SERVICES COMPANY
RYAN JEFFRIES, P.E.
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 PHONE
(253) 446-3159 FAX

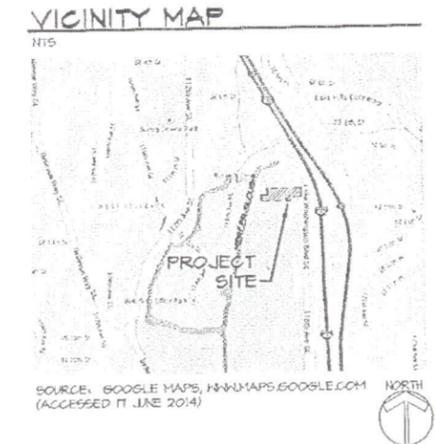
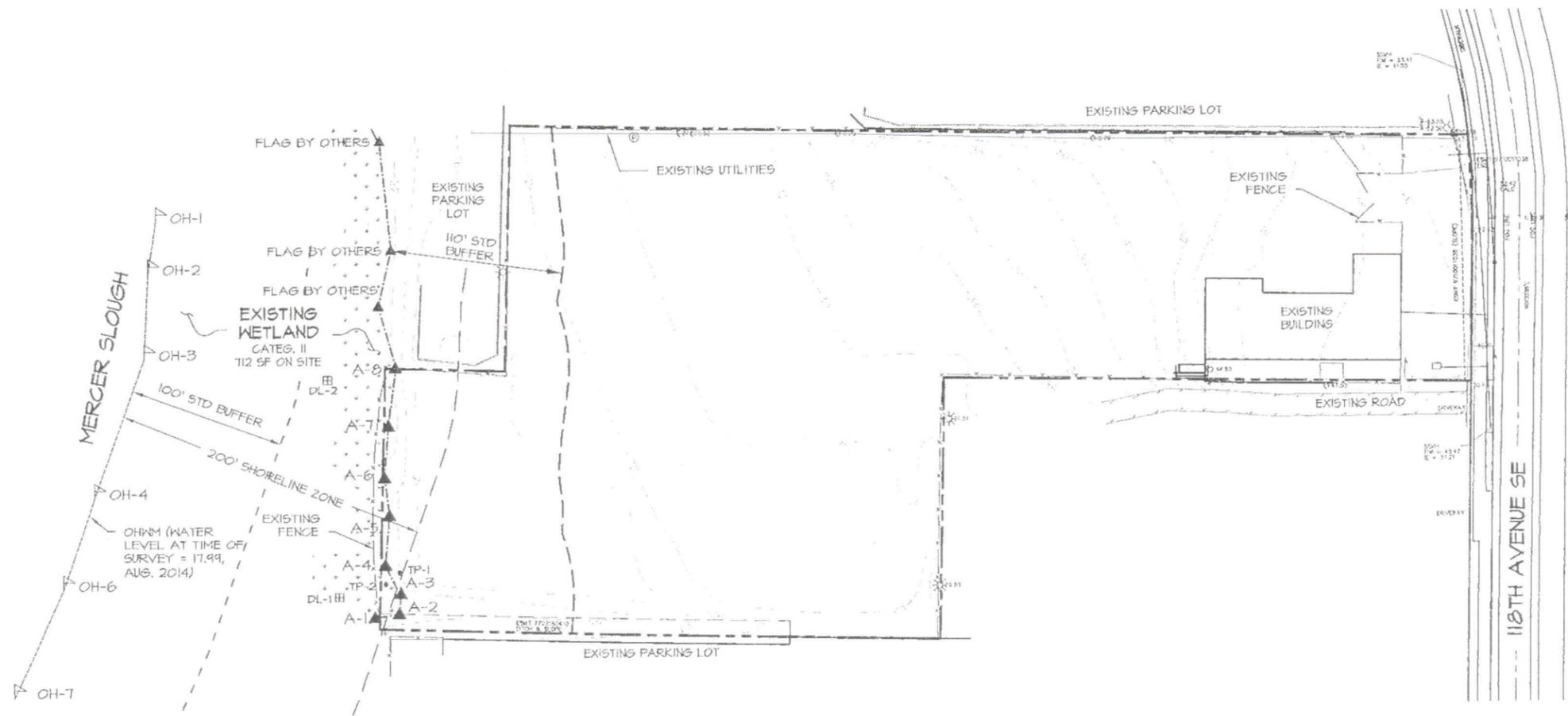
SURVEY:
ABBERRY ROAD GROUP LAND DEV. SERVICES COMPANY
LARRY WALKER, P.L.S.
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 PHONE
(253) 446-3159 FAX
LARRY.WALKER@ABBERRYROADGROUP.COM

LEGEND

	TELEPHONE PEDESTAL
	UTILITY CONDUIT
	GUY WIRE ANCHOR
	UTILITY POLE W/LIGHT
	UTILITY POLE
	LIGHT
	WATER METER
	WATER VALVE
	HYDRANT
	WETLAND FLAG/DATA PLOT
	MONUMENT IN CASE (AS NOTED)
	FOUND REBAR (AS NOTED)
	SANITARY SEWER MANHOLE
	MONITORING WELL
	OVERHEAD POWER/UTILITY
	FENCE (CLF= CHAIN LINK FENCE)
	EDGE OF ASPHALT
	BUILDING
	SEWER LINE
	WATER LINE
	WETLAND
	SECTION CORNER FOUND
	SECTION CORNER
	QUARTER SECTION CORNER

REVISIONS	CHK: []	DATE: []	PER: []
BY: []	DATE: []	PER: []	COMMENTS: []
NO.	DATE	BY	DESCRIPTION
1	8/7/2015	RMJ	15-10334D LD REVIEW COMMENTS

JOB #: 13-142
DESIGNED BY: Michael Sippo
DEVELOPMENT REVIEW: RMJ
APPROVED BY: Ryan Jeffries
DRAFTED BY: Travis Leaf
DATE: 19 August 2015
SHEET: 1 OF 1



CONTACTS

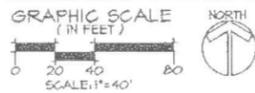
APPLICANT/PROPERTY OWNER
 NAME: NEM LLC
 ADDRESS: 11020 NE 8TH STREET, SUITE 465, BELLEVUE, WA 98004
 PHONE: (425) 451-3528
 CONTACT: SUN H. CHOI, DIRECTOR OF DEVELOPMENT & OPERATIONS

SURVEYOR/ENGINEER
 NAME: ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY, LLC
 ADDRESS: 423 SHAW ROAD SUITE A, PUYALLUP, WA 98372
 PHONE: (253) 435-3649
 CONTACT: GIL HULSMANN, CEO

ARCHITECT
 NAME: DALE SWEENEY, ARCHITECT
 ADDRESS: 5715 143RD PLACE SE, BELLEVUE, WA 98006
 PHONE: (425) 260-8469
 CONTACT: DALE SWEENEY

ENVIRONMENTAL CONSULTANT
 NAME: TALASAEA CONSULTANTS, INC.
 ADDRESS: 15020 BEAR CREEK RD, NE HOODINVILLE, WA 98011
 PHONE: (425) 861-7550
 CONTACT: BILL SHIELDS, PROJECT MANAGER; DAVID TEESDALE, PWS SENIOR WETLAND ECOLOGIST

EXISTING CONDITIONS PLAN



PLAN LEGEND

- PROJECT SITE BOUNDARY
- EXISTING WETLAND
- WETLAND BUFFER - STANDARD
- ORDINARY HIGH WATER MARK
- BUFFER FOR TYPE 5 WATER - STANDARD
- LIMIT OF 200' SHORELINE ZONE
- EXISTING CONTOUR
- ▲ A-# WETLAND FLAG LOCATION
- TP-# APPROX. SOIL TEST PLOT LOCATION
- DL-# APPROX. DATA LOGGER LOCATION
- ∇ OH-# OH-1M FLAG LOCATION

SHEET INDEX

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W1.1	PROPOSED SITE PLAN, IMPACTS, & MITIGATION OVERVIEW PLAN
W2.0	PLANTING & HABITAT FEATURE PLAN, PLANT SCHEDULE, & DETAILS
W2.1	PLANTING SPECIFICATIONS

NOT FOR CONSTRUCTION
 THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL UNTIL APPROVED, THESE PLANS ARE SUBJECT TO REVISION.

- NOTES**
- SURVEY PROVIDED BY ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY, LLC, 423 SHAW ROAD SUITE A, PUYALLUP, WA 98372, 253-435-3649
 - SITE PLAN PROVIDED BY DALE SWEENEY, ARCHITECT, 5715 143RD PLACE SE, BELLEVUE, WA 98006, 425-260-8469
 - SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
 - THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN SEPTEMBER 2015.

APPROVED FOR CONSTRUCTION
 BY: _____
 CITY OF BELLEVUE
 DEPT. OF PLANNING & COMMUNITY DEVELOPMENT
 DATE: _____



TALASAEA CONSULTANTS, INC.
 Resource & Environmental Planning
 15020 Bear Creek Road, Hoodinville, Washington 98011
 Tel: (425) 861-7550 Fax: (425) 861-7550

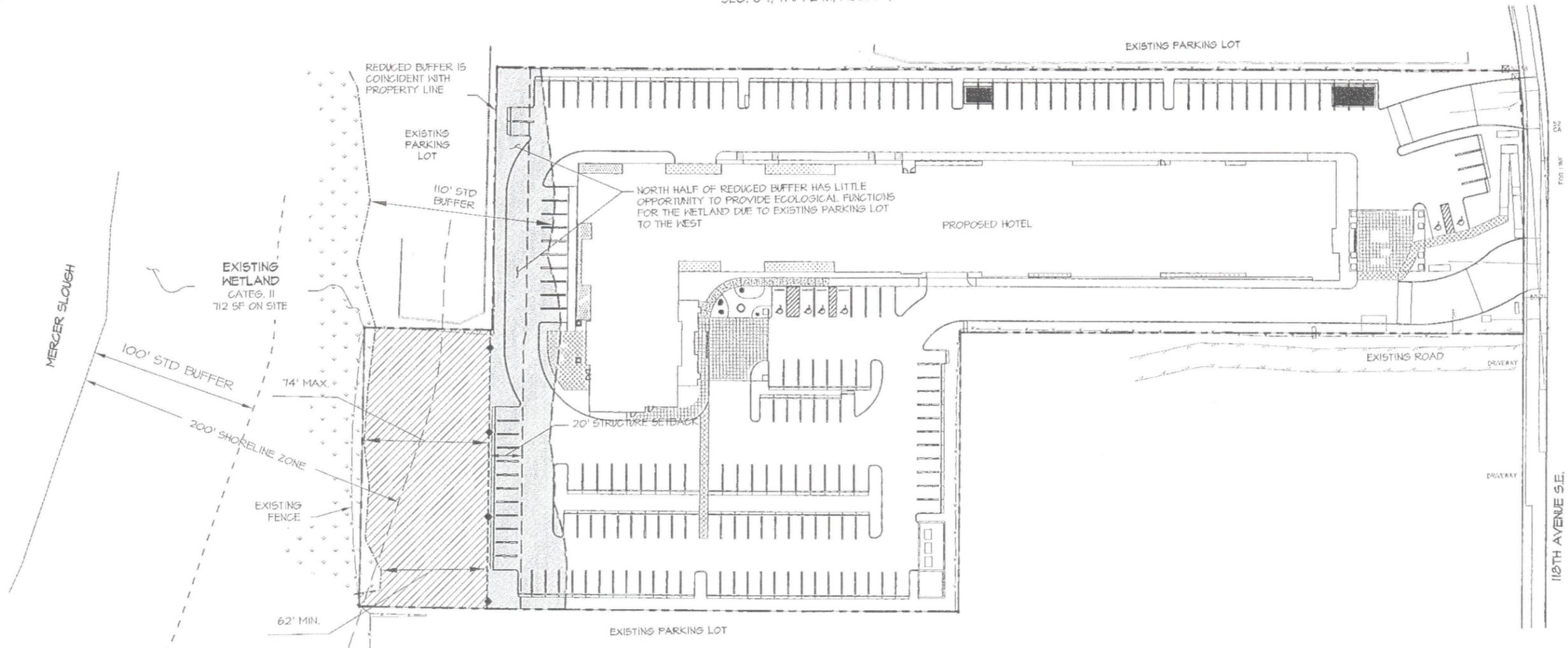
CRITICAL AREAS MITIGATION PLAN
EXISTING CONDITIONS PLAN
HOLIDAY INN EXPRESS & STAYBRIDGE INN HYBRID HOTEL PROJECT
BELLEVUE, WASHINGTON

Revisions	Date	By
CITY COMMENTS	5-16-2015	AS
CITY COMMENTS	9-24-2015	AS
CITY COMMENTS	9-29-2015	OIA

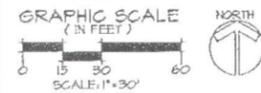
Date: 1-15-2015
 Scale: AS NOTED
 Designed: AS/OIA
 Drawn: AS/OIA
 Checked: BS
 Approved: BS

Project # 1478
 Sheet # W1.0

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 Printed September 28, 2015



PROPOSED SITE PLAN, IMPACTS, & MITIGATION OVERVIEW PLAN



PLAN LEGEND

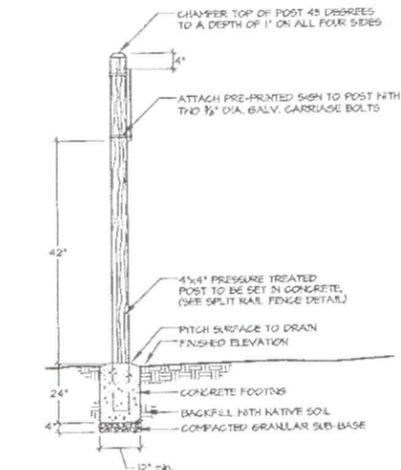
- PROJECT SITE BOUNDARY
- - - - - EXISTING WETLAND
- WETLAND BUFFER - STANDARD
- - - - - WETLAND BUFFER - POST CONSTRUCTION WITH 2-BOARD FENCE - SEE DETAIL (1)
- - - - - ORDINARY HIGH WATER MARK
- - - - - BUFFER FOR TYPE 5 WATER - STANDARD
- - - - - LIMIT OF 200' SHORELINE ZONE
- - - - - STRUCTURE SETBACK FROM BUFFER
- ◆ NSPA SIGN - SEE DETAIL (1)

IMPACTS LEGEND

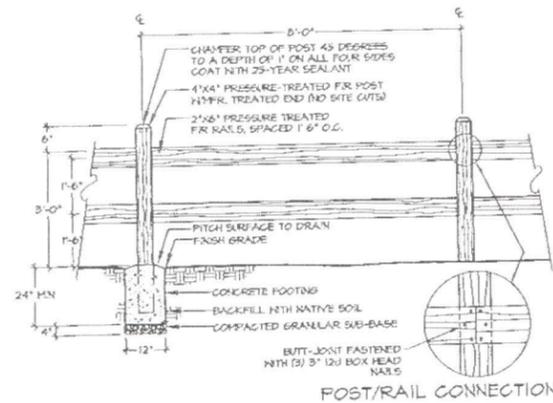
- ▨ WETLAND BUFFER REDUCTION 12,042 SF

MITIGATION LEGEND

- ▨ WETLAND BUFFER RESTORATION 11,671 SF



1 NSPA SIGN DETAIL TYP.
NTS.



2 OPEN 2-BOARD FENCE DETAIL
NTS.

NOT FOR CONSTRUCTION
THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL UNTIL APPROVED, THESE PLANS ARE SUBJECT TO REVISION



NOTES

1. SURVEY PROVIDED BY ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY, LLC; 823 SHAN ROAD SUITE A, FRYALLUP, WA 98312; 253-495-3699
2. SITE PLAN PROVIDED BY DALE SHEENEY, ARCHITECT, 5115 143RD PLACE SE, BELLEVUE, WA 98006; 425-260-8569
3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN SEPTEMBER 2015.

APPROVED FOR CONSTRUCTION

BY: _____
CITY OF BELLEVUE
DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

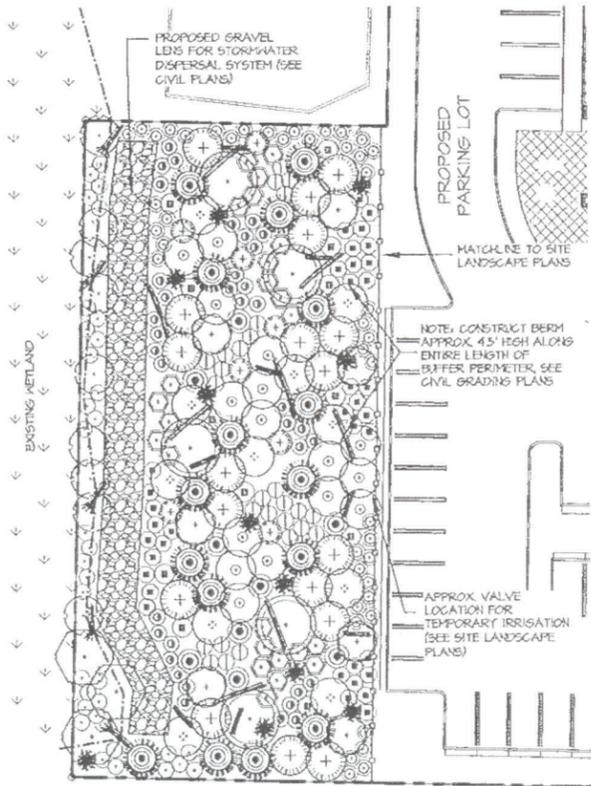
DATE: _____

CRITICAL AREAS MITIGATION PLAN
PROPOSED SITE PLAN, IMPACTS, & MITIGATION OVERVIEW PLAN
HOLIDAY INN EXPRESS & STAYBRIDGE INN HYBRID HOTEL PROJECT
BELLEVUE, WASHINGTON



By	AS
Date	9-14-2015
Revision	AS
CITY COMMENTS	9-21-2015
CITY COMMENTS	9-22-2015
CITY COMMENTS	9-22-2015
Date	11-12-2015
Scale	AS SHOWN
Designed	AS/DA
Drawn	AS/DA
Checked	BS
Approved	BS
Project #	1478
Sheet #	W1

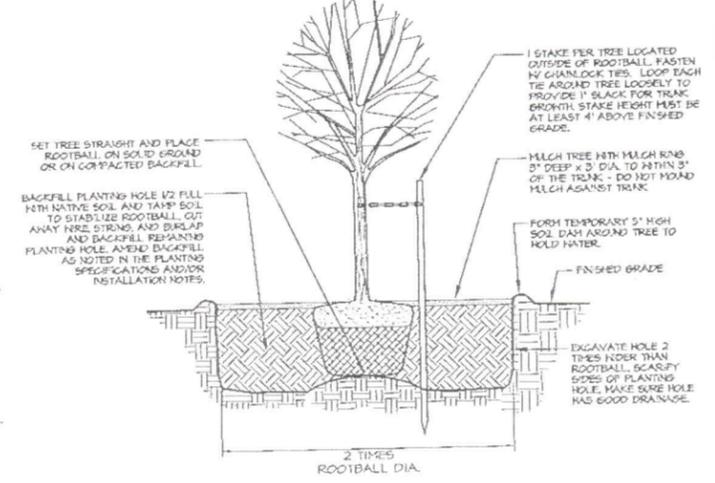
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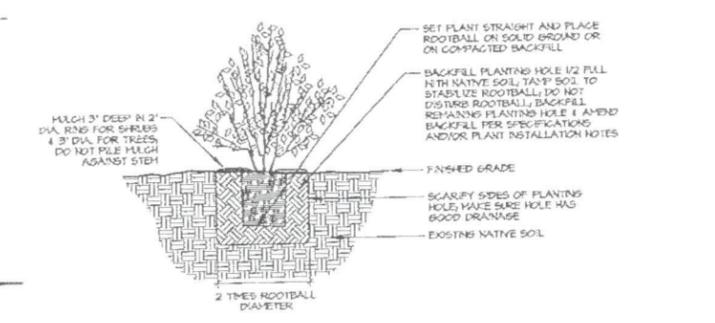
PLANT SCHEDULE

TREES	SCIENTIFIC NAME	COMMON NAME	QTY.	NL STATUS	SPACING (MIN)	SIZE (MIN)	NOTES
	ACER MACROPHYLLUM	BIG-LEAF MAPLE	5	FACU	AS SHOWN	4'-5' HT.	SINGLE TRUNK, WELL BRANCHED
	BETULA PAMPYRIFERA	PAPER BIRCH	16	FACU	AS SHOWN	4'-5' HT.	SINGLE TRUNK, WELL BRANCHED
	CORNUS NUTTALLII	PACIFIC DOGWOOD	7	FACU	AS SHOWN	4'-5' HT.	SINGLE TRUNK, WELL BRANCHED
	FRAXINUS LATIFOLIA	OREGON ASH	3	FACH	AS SHOWN	4'-5' HT.	SINGLE TRUNK, WELL BRANCHED
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8	FACU	AS SHOWN	2'-3' HT.	2 GAL., FULL & BUSHY
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	18	FACU	AS SHOWN	4'-5' HT.	B1B, FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	4	FAC	AS SHOWN	2'-3' HT.	2 GAL., FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	16	FAC	AS SHOWN	4'-5' HT.	B1B, FULL & BUSHY
	SMALL TREES/LARGE SHRUBS						
	ACER GINNATUM	VINE MAPLE	11	FAC	AS SHOWN	4' HT.	MULTI-STEM (3 MIN)
	HOLODISCUS DISCOLOR	OCEAN SPRAY	24	FACU	5' O.G.	24" HT.	MULTI-CANE (3 MIN)
	PYRUS (MALUS) FUSCA	WESTERN CRABAPPLE	9	FACH	AS SHOWN	4' HT.	SINGLE TRUNK, WELL BRANCHED
	SAMBUCUS RACEMOSA	RED ELDERBERRY	12	FACU	5' O.G.	24" HT.	MULTI-CANE (3 MIN)
	MASSING SHRUBS						
	CORNUS ALBA (SERICEA)	RED-OSIER DOGWOOD	34	FACH	4' O.G.	18" HT.	MULTI-CANE (3 MIN)
	MAHONIA AQUIFOLIUM	OREGONRAPE	31	FACU	4' O.G.	18" HT.	FULL & BUSHY
	ROSA GYNOCARPA	BALDWIN ROSE	44	FACU	4' O.G.	18" HT.	MULTI-CANE (3 MIN)
	RIBES PARVIFLORUS	THIMBLEBERRY	37	FACU	4' O.G.	18" HT.	MULTI-CANE (3 MIN)
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	27	FACU	4' O.G.	18" HT.	MULTI-CANE (3 MIN)
	GROUNDCOVER*						
	GAL. THERIA SHALLOON	SALAL	200	FACU	2' O.G.	1 GAL.	FULL & BUSHY
	POLYSTICHUM MANITUM	SHRUB FERN	100	FACU	3' O.G.	1 GAL.	FULL & BUSHY

NOTE:
 * GROUNDCOVER SYMBOLS NOT SHOWN. GROUNDCOVER SHALL BE PLANTED UNDER DECIDUOUS TREES IN BUFFER AREAS ONLY AT SPACING SHOWN IN PLANT SCHEDULE. DO NOT PLANT WITHIN 25' RADIUS OF TREE TRUNKS. TALASAEA SHALL REVIEW AND APPROVE PLANTING LOCATIONS WITH CONTRACTOR PRIOR TO PLANTING.



2 B&B TREE PLANTING DETAIL.



3 CONTAINER STOCK PLANTING DETAIL.

PLANTING & HABITAT FEATURE PLAN



PLAN LEGEND



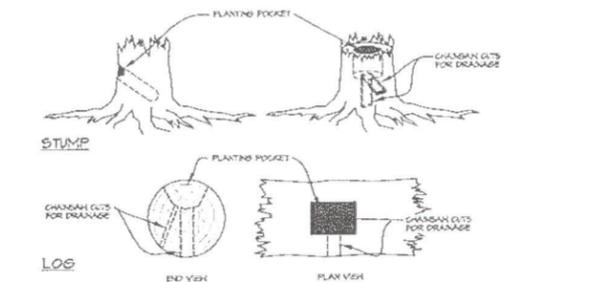
HABITAT FEATURE LEGEND



NOTE:
 SEE CIVIL PLANS FOR CLEARING LIMITS AND SILT FENCE LOCATION.

HABITAT FEATURE NOTES

- PART 1. GENERAL**
- 1.1 SEQUENCING**
- A. GENERAL CONSTRUCTION:**
- CONTRACTOR SHALL GIVE TALASAEA CONSULTANTS A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
 - CONSTRUCTION WORK SHALL COMMENCE UNTIL THERE IS A MEETING BETWEEN THE CLIENT, TALASAEA CONSULTANTS, GENERAL, CLEARING, AND/OR EARTHWORK CONTRACTORS, AND THE LANDSCAPE CONTRACTOR. THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REVIEWED TO ENSURE THAT ALL PARTIES INVOLVED UNDERSTAND THE INTENT AND THE SPECIFIC DETAILS RELATED TO THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONSTRAINTS.
 - LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO: (1) INDEPENDENTLY VERIFY THE ACCURACY OF UTILITY LOCATIONS AND (2) DISCOVER AND AVOID ANY UTILITIES WITHIN THE MITIGATION PLAN AREA(S) THAT ARE NOT SHOWN BUT WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THE PLAN. SUCH AREAS ARE TO BE CLEARLY MARKED IN THE FIELD. TALASAEA CONSULTANTS SHALL REVIEW ANY CONFLICTS WITH THE APPROVED MITIGATION PLAN PRIOR TO START OF CONSTRUCTION.
 - A COPY OF THE APPROVED PLANS MUST BE ON SITE IN-NEVER CONSTRUCTION IS IN PROGRESS, AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.
 - CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL AGENCY STANDARDS, RULES, CODES, PERMIT CONDITIONS, AND/OR OTHER APPLICABLE ORDINANCES AND POLICIES.
 - THE PROJECT OWNER/APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - A QUALIFIED ECOLOGIST SHALL BE ON SITE, AS NECESSARY, TO MONITOR MITIGATION CONSTRUCTION AND APPROVE WORK REVISIONS TO THE PLAN.
 - DURING CONSTRUCTION, THE CONTRACTOR MUST USE MATERIALS AND CONSTRUCTION METHODS THAT PREVENT TOXIC SUBSTANCES AND OTHER POLLUTANTS FROM ENTERING MITIGATION AREAS OR OTHER NATURAL WATERS OF THE STATE.
 - THE CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROLS AROUND THE PROJECT AREA PRIOR TO SOIL DISTURBANCE FROM CONSTRUCTION ACTIVITY.
- B. MITIGATION CONSTRUCTION:** THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO COMPLETE THIS MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.
- CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS.
 - INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPs AS DEPICTED ON THE CIVIL PLANS THAT ARE NECESSARY FOR WORK IN THE MITIGATION AREAS.
 - CONSTRUCT PROJECT PER CIVIL PLANS.
 - PLACE TOPSOIL AND PLACE HABITAT FEATURES.
 - COMPLETE SITE CLEANUP AND INSTALL PLANT MATERIAL AS INDICATED ON THE PLANTING PLAN.
 - INSTALL 2-BOARD FENCE AND CRITICAL AREA SIGNS.
- 1.2 PROJECT CONDITIONS**
- A. PLAN CHANGES AND MODIFICATIONS:** ANY CHANGES OR MODIFICATIONS TO THE MITIGATION PLANS OR SPECIFICATIONS MUST RECEIVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.
- 1.3 WARRANTY**
- A. WARRANTY TERMS AND CONDITIONS:** A CONTRACTOR-PROVIDED WARRANTY SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PHYSICAL COMPLETION. PHYSICAL COMPLETION FOR THE WORK OF THIS SECTION IS THE DATE WHEN ALL HABITAT FEATURE PLACEMENT, PLANTING, TEMPORARY IRRIGATION, AND RELATED PHASES OF SUCH WORK HAVE BEEN COMPLETED AND ARE ACCEPTED BY THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.
- PART 2. PRODUCTS AND MATERIALS**
- 2.1 HABITAT FEATURES**
- A. DONK LOGS:** DONK LOGS SHALL BE CEDAR OR FIR SPECIES, HAVE A 20 FOOT MINIMUM LENGTH WITH OR WITHOUT ROOTS, AND A MINIMUM DIAMETER OF 18 INCHES. BARK SHALL BE KEPT INTACT. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.
- B. STAMPS:** STAMPS SHALL BE EITHER PART-DECAYED, RELOCATED STAMPS, OR CUT LIVE ROOTSTOCKS WITH A MINIMUM OF TRUNK DIAMETER 20 INCHES IN DIAMETER MINIMUM. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.
- 2.2 TOPSOIL**
- A. TOPSOIL:** TOPSOIL THAT HAS BEEN STOCKPILED ON-SITE FOR REUSE IN PROJECT AREA(S) OR IMPORTED FROM OFF-SITE SOURCES SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LIMPS, BRUSH, WEEDS, ROOTS, STAMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- B. ORGANIC CONTENT:** IMPORTED TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS ADDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194.
- 2.3 MULCH**
- A. BARK OR WOODCHIP MULCH:** SHALL BE DERIVED FROM DOUGLAS FIR, PINE OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO ANNUAL PLANT LIFE OR WATER QUALITY.
- B. MULCH SHALL BE:** GROUND SO THAT A MINIMUM OF 95% OF THE MATERIAL WILL PASS THROUGH A 15-INCH SIEVE AND NOT MORE THAN 55% BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE.
- PART 3. EXECUTION**
- A. FLAG AND PROTECT EXISTING VEGETATION TO REMAIN:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING DISTURBANCE TO EXISTING VEGETATION LOCATED OUTSIDE THE CLEARING LIMITS. NO REMOVAL OF ANY VEGETATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY TALASAEA CONSULTANTS.
 - TALASAEA CONSULTANTS SHALL FLAG EXISTING VEGETATION TO REMAIN LOCATED WITHIN THE MITIGATION AREA. FLAGGED VEGETATION SHALL NOT BE DISTURBED, UNLESS APPROVED IN WRITING BY TALASAEA CONSULTANTS.
 - CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY TO THE TRUNK, ROOTS, AND BRANCHES OF TREES AND SHRUBS TO REMAIN ANY WOODY PLANT TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE TREATED IMMEDIATELY AFTER DAMAGE OCCURS, AND TALASAEA CONSULTANTS SHALL BE NOTIFIED OF INCIDENT. DAMAGE AND TREATMENT SHALL INCLUDE EVENLY CUTTING BROKEN BRANCHES, BROKEN ROOTS, AND DAMAGED TREE BARK. INJURED PLANTS SHALL BE THOROUGHLY WATERED AND ADDITIONAL MEASURES SHALL BE TAKEN, AS APPROPRIATE, TO AID IN PLANT SURVIVAL.
- B. TOPSOIL**
- IN ALL GRADED BUFFER MITIGATION AREAS, A 4-INCH MINIMUM DEPTH OF TOPSOIL SHALL BE PLACED OVER ENTIRE BUFFER MITIGATION AREA, PRIOR TO PLACEMENT OF HABITAT FEATURES.
- C. HABITAT FEATURES:** PLACE HABITAT FEATURES UPON COMPLETION OF TOPSOIL PLACEMENT AS DEPICTED ON THE MITIGATION PLANS AND DETAILS. TALASAEA CONSULTANTS SHALL APPROVE LOCATIONS PRIOR TO PLACEMENT.
- 1. DONK LOGS/ROOTSTOCKS:** TO CUT/BREAK DOWN LOGS, FIRST SCORE THE LOG AT THE DESIRED LENGTH BY MECHANICAL MEANS, THEN SNAP THE LOG AT THE SCORED LOCATION TO CREATE A NATURAL LOOK TO THE BREAK. TRUST BROKEN ENDS TO DISPOSE SAW CUTS. HABITAT FEATURES THAT HAVE BEEN CUT SHALL HAVE NO BLUNT ENDS.
- 2. STAMPS:** STAMPS SHALL BE SET UPRIGHT.
- D. MULCH CLEARING/GRUBBED BUFFER AREAS:** TALASAEA CONSULTANTS SHALL BE PROVIDED A MULCH SAMPLE PRIOR TO IT BEING DELIVERED TO THE SITE. NO BUFFER AREAS SHALL BE SEEDED.
- 1. CONTRACTOR SHALL:** SPREAD MULCH OVER ALL DISTURBED SOIL BUFFER AREAS THAT HAVE BEEN CLEARED/GRUBBED TO ACHIEVE A UNIFORM DEPTH OF 3 INCHES.
- E. INSPECTIONS:** PRIOR TO PLANT INSTALLATION, TALASAEA CONSULTANTS SHALL APPROVE ALL CLEARING/GRUBBING WORK AND HABITAT FEATURE PLACEMENT. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED BY TALASAEA CONSULTANTS AND SUBMITTED TO THE CONTRACTOR FOR COMPLETION. AFTER PUNCH LIST ITEMS HAVE BEEN COMPLETED, TALASAEA CONSULTANTS SHALL REVIEW THE PROJECT FOR FINAL ACCEPTANCE OF PUNCH LIST ITEMS, AND PLANTING MAY THEN PROCEED.
- F. SOIL STABILIZATION:** IF THERE IS A DELAY IN CONSTRUCTION FOR ANY REASON, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES, DRAINAGE, AND TEMPORARY IRRIGATION DURING CONSTRUCTION DELAY PERIOD, UNLESS OTHERWISE STATED IN WRITING.



1 STUMP WITH PLANTING POCKETS DETAIL.

GENERAL PLANT INSTALLATION NOTES

- PLANT TREES AND/OR SHRUBS 1" HIGHER THAN DEPTH GROWN AT NURSERY.
- FOR CONTAINER TREES AND/OR SHRUBS, SCORE FOUR SIDES OF ROOTBALL PRIOR TO PLANTING. BUTTERFLY ROOTBALL IF ROOT CIRCLING IS EVIDENT.
- STAKE DECIDUOUS AND EVERGREEN TREES 4 FEET AND OVER IN HEIGHT WITH ONE (1) STAKE PER TREE. STAKE TREES IMMEDIATELY AFTER PLANTING. PLACE STAKE AT THE OUTER EDGE OF THE ROOTS OR ROOTBALL, IN LINE WITH THE PREVAILING WIND. STAKES SHALL BE LOOSELY ATTACHED USING CHAIN-LOCK TREE TIES TO ALLOW FOR SOME TRUNK MOVEMENT.
- TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. REMOVE AFTER ONE YEAR.
- WATER PLANTS IMMEDIATELY UPON PLANTING, THEN PROVIDE MANUAL WATERING OR A TEMPORARY IRRIGATION SYSTEM (IF SPECIFIED IN THE PLANTING SPECIFICATIONS) TO PREVENT PLANT MORTALITY AND ENSURE PROPER PLANT ESTABLISHMENT. PLANTS SHALL RECEIVE A MINIMUM OF APPROXIMATELY ONE INCH OF WATER EVERY WEEK DURING THE DRY SEASON (GENERALLY JUNE 15TH - OCTOBER 15TH, OR EARLIER OR LATER IF CONDITIONS WARRANT) FOR THE FIRST SEASON AFTER PLANTING. IRRIGATION AMOUNTS MAY NEED TO BE INCREASED DURING PROLONGED PERIODS OF HOT, DRY HEATER.
- FERTILIZE ALL TREES AND SHRUBS WITH A SLOW-RELEASE GENERAL PURPOSE GRANULAR FERTILIZER OR SLOW-RELEASE TABLETS AT MANUFACTURER'S SPECIFIED RATE.

NOT FOR CONSTRUCTION
 THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE SUBJECT TO REVISION.

NOTES

- SURVEY PROVIDED BY ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY, LLC, 923 SHAW ROAD SUITE A, RYDALBURG, WA 98072; 253-435-3649
- SITE PLAN PROVIDED BY DALE SHEEBY, ARCHITECT, 5115 143RD PLACE SE, BELLEVUE, WA 98006; 425-260-8664
- SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
- THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN SEPTEMBER 2015.

APPROVED FOR CONSTRUCTION

BY: _____
 CITY OF BELLEVUE
 DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

DATE: _____



PLANTING SPECIFICATIONS

PART 1: GENERAL

1. SEQUENCING

A. GENERAL CONSTRUCTION

- 1. CONTRACTOR SHALL GIVE TALASAEA CONSULTANTS A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO COMMENCING CONSTRUCTION.
2. NO CONSTRUCTION WORK SHALL COMMENCE UNTIL THERE IS A MEETING BETWEEN THE CLIENT, TALASAEA CONSULTANTS, THE GENERAL, CLEARING, AND/OR EARTHWORK CONTRACTORS, AND THE LANDSCAPE CONTRACTOR.
3. LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE.
4. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS, AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.
5. CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL AGENCY STANDARDS, RULES, CODES, PERMIT CONDITIONS, AND/OR OTHER APPLICABLE ORDINANCES AND POLICIES.
6. THE PROJECT OWNER/APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. A QUALIFIED METLAND CONSULTANT SHALL BE ON SITE, AS NECESSARY, TO MONITOR CONSTRUCTION AND APPROVE MINOR REVISIONS TO THE PLAN.
8. DURING CONSTRUCTION, THE CONTRACTOR MUST USE MATERIALS AND CONSTRUCTION METHODS THAT PREVENT TOXIC SUBSTANCES AND OTHER POLLUTANTS FROM ENTERING MITIGATION AREAS OR OTHER NATURAL AREAS OF THE STATE.
9. PREVENTATIVE MEASURES SHALL BE USED TO PROTECT EXISTING STORM DRAINAGE SYSTEMS, EXISTING UTILITIES, AND ROADS.
10. PROVIDE SEDIMENT AND EROSION CONTROLS AROUND THE PROJECT AREA PRIOR TO SOIL DISTURBANCE FROM CONSTRUCTION ACTIVITY.

B. MITIGATION CONSTRUCTION. THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES TO BE NECESSARY TO COMPLETE THE PLANTING PORTION OF THE MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

- 1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS, STAGNATION/STOCKPILE AREAS, AND MATERIAL DISPOSAL AREAS.
2. PLANT TREES AS INDICATED ON MITIGATION PLANTING PLANS.
3. PLANT METLAND EVERGREENS AND STAKES (CUTTINGS).
4. MULCH PLANTS INSTALLED IN NON-GRADED BUFFER AREAS.
5. INSTALL TEMPORARY IRRIGATION SYSTEM AND PROGRAM FOR 0.5 INCHES OF WATER EVERY 3 DAYS.
6. INSTALL FENCING AND CRITICAL AREA PROTECTION SIGNS (IF REQUIRED).

1.2 SUBMITTALS

A. PRODUCT DATA. FURNISH THE FOLLOWING WITH EACH PLANT MATERIAL DELIVERY:

- 1. INVOICES INDICATING SIZES AND VARIETY OF PLANT MATERIAL.
2. CERTIFICATES OF INSPECTION REQUIRED BY STATE AND FEDERAL AGENCIES.
B. QUALITY CONTROL SUBMITTALS.
1. PRIOR TO DELIVERY OF MATERIALS, CERTIFICATES OF COMPLIANCE ATTESTING THAT MATERIALS MEET THE SPECIFIED REQUIREMENTS SHALL BE FURNISHED FOR THE FOLLOWING: PLANTS, TOPSOIL, FERTILIZER, AND ORGANIC MULCH. CERTIFIED COPIES OF THE MATERIAL CERTIFICATES SHALL INCLUDE THE FOLLOWING:
a. PLANT MATERIALS: BOTANICAL NAME, COMMON NAME, SIZE, QUANTITY BY SPECIES, AND LOCATION WHERE GROWN.
b. IMPORTED TOPSOIL: PARTICLE SIZE, PH, ORGANIC MATTER CONTENT, TEXTURAL CLASS, SOLUBLE SALTS, CHEMICAL AND MECHANICAL ANALYSES.
c. FERTILIZER: CHEMICAL ANALYSIS AND PERCENT COMPOSITION.
d. IMPORTED MULCH: COMPOSITION AND SOURCE.

1.3 REFERENCES

- A. SITE AND GRADING STANDARDS. SHALL CONFORM TO THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

1.4 QUALITY ASSURANCE

A. WORKERS QUALIFICATIONS. THE PERSONS PERFORMING THE PLANTING AND THEIR SUPERVISORS SHALL BE PERSONALLY EXPERIENCED WITH PLANTING AND CARING FOR PLANT MATERIAL, AND SHALL HAVE BEEN REGULARLY EMPLOYED BY A COMPANY ENGAGED IN PLANTING AND CARING FOR PLANT MATERIAL FOR A MINIMUM OF 2 YEARS.

B. PLANT MATERIAL. ALL PLANT MATERIALS SHALL BE LOCALLY GROWN OR REGIONALLY ACCLIMATIZED TO THE PACIFIC NORTHWEST.

1.5 DELIVERY, INSPECTION, STORAGE AND HANDLING

- A. DELIVERY. A DELIVERY SCHEDULE SHALL BE PROVIDED AT LEAST 10 CALENDAR DAYS PRIOR TO THE FIRST DAY OF DELIVERY. PLANT MATERIALS SHALL BE DELIVERED TO THE JOB SITE NOT MORE THAN 7 WORKING DAYS PRIOR TO THEIR RESPECTIVE PLANTING DATES.
B. PROTECTION DURING DELIVERY. PLANT MATERIAL SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION AND DAMAGE TO THE BRANCHES, TRUNK, ROOT SYSTEM OR EARTH BALL. BRANCHES SHALL BE PROTECTED BY TYING-IN EXPOSED BRANCHES SHALL BE COVERED DURING TRANSPORT.
C. FERTILIZER. FERTILIZER SHALL BE DELIVERED IN MANUFACTURER'S STANDARD SIZED BAGS SHOWING HEIGHT, ANALYSIS, AND MANUFACTURER'S NAME. STORE UNDER A WATERPROOF COVER OR IN A DRY PLACE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.

D. INSPECTION. ALL PLANT MATERIALS SHALL BE INSPECTED UPON ARRIVAL AT THE JOB SITE BY THE OWNER'S REPRESENTATIVE FOR CONFORMITY TO TYPE AND QUANTITY WITH REGARD TO THEIR RESPECTIVE SPECIFICATIONS.

E. MULCH. A MULCH SAMPLE SHALL BE INSPECTED BY TALASAEA CONSULTANTS PRIOR TO THE MULCH BEING DELIVERED TO THE SITE.

F. STORAGE

- 1. PLANT MATERIAL NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE SHALL BE STORED AND PROTECTED IN DESIGNATED AREAS. PLANTS STORED ON THE PROJECT SITE SHALL BE PROTECTED FROM EXTREME WEATHER CONDITIONS BY INSULATING THE ROOTS, ROOT BALLS OR CONTAINERS WITH SANDUST, SOIL, COMPOST, BARK OR HOODCHIP MULCH. PLANT MATERIAL SHALL BE PROTECTED FROM DIRECT EXPOSURE TO END AND SUN. BARE-ROOT PLANT MATERIAL SHALL BE HEEL-IN CUTTINGS AND EVERGREEN PLANTS MUST BE PROTECTED FROM DRYING AT ALL TIMES AND SHALL BE HEEL-IN WITH MOIST SOIL OR OTHER INSULATING MATERIAL. ALL PLANT MATERIAL STORED ON-SITE SHALL BE WATERED DAILY UNTIL INSTALLED.
2. STORAGE OF OTHER MATERIALS SHALL BE IN DESIGNATED AREAS.

1.6 SCHEDULING

A. PLANTING SEASON. INSTALL WOODY PLANTS BETWEEN OCTOBER 1 AND FEBRUARY 15 PROVIDED THE TEMPERATURE IS ABOVE 32 DEGREES F AND THE SOIL IS IN A WORKABLE CONDITION UNLESS OTHERWISE APPROVED IN WRITING. CUTTINGS SHALL ONLY BE USED IF PLANTING OCCURS BETWEEN DECEMBER 1ST AND APRIL 1ST.

B. PLANT INSTALLATION. EXCEPT FOR CONTAINER-GROWN PLANT MATERIAL, THE MAXIMUM TIME BETWEEN THE DIGGING AND INSTALLATION OF PLANT MATERIAL SHALL BE 21 DAYS. THE MAXIMUM TIME BETWEEN PLANT INSTALLATION AND MULCH PLACEMENT SHALL BE 12 HOURS.

1.7 WARRANTY

A. WARRANTY PERIOD. THE CONTRACTOR-PROVIDED WARRANTY SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PHYSICAL COMPLETION. PHYSICAL COMPLETION FOR THE WORK OF THIS SECTION IS THE DATE WHEN ALL GRADING, PLANTING, IRRIGATION AND RELATED WORK HAS BEEN COMPLETED AND IS ACCEPTED BY THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.

B. WARRANTY TERMS. CONTRACTOR'S WARRANTY SHALL INCLUDE REPLACEMENT OF PLANTS DUE TO MORTALITY (GROW SIZE AND SPECIES SHOWN ON THE DRAWINGS). PLANTS REPLACED UNDER THIS WARRANTY SHALL BE HARRANTEED FOR AN ADDITIONAL YEAR AFTER REPLACEMENT.

C. EXCEPTIONS. LOSS DUE TO EXCESSIVELY SEVERE CLIMATOLOGICAL CONDITIONS (SUBSTANTIATED BY 10-YEAR RECORDED HEATHER CHARTS), OR CASES OF NEGLIGENCE BY OWNER, OR CASES OF ADVERSE/DAMAGE BY OTHERS.

PART 2: PRODUCTS AND MATERIALS

2.1 PLANTS

A. GENERAL. ALL PLANT MATERIAL WILL CONFORM TO THE VARIETIES SPECIFIED OR SHOWN IN THE PLANT LIST(S) INDICATED ON THE MITIGATION PLANS AND BE TRUE TO BOTANICAL NAME AS LISTED IN: HITCHCOCK, G.L. AND A. CRONQUIST. HITS. FLORA OF THE PACIFIC NORTHWEST. UNIVERSITY OF WASHINGTON PRESS.

B. SHRUBS AND TREES.
1. TALASAEA SHALL EXAMINE PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL NOT MEETING THE REQUIRED SPECIFICATIONS SHALL BE IMMEDIATELY REJECTED FROM THE SITE AND REPLACED WITH LIKE MATERIAL THAT MEETS THE REQUIRED STANDARDS. PLANT MATERIAL SHALL MEET THE REQUIREMENTS OF STATE AND FEDERAL LAWS WITH RESPECT TO PLANT DISEASE AND INFESTATIONS. INSPECTION CERTIFICATES, REQUIRED BY LAW, SHALL ACCOMPANY EACH AND EVERY SHIPMENT AND SHALL BE SUBMITTED TO TALASAEA UPON CONTRACTOR'S RECEIPT OF PLANT MATERIAL.

2. PLANT MATERIALS SHALL BE LOCALLY GROWN (WESTERN WASHINGTON, WESTERN OREGON OR WESTERN BC), HEALTHY, BUSHY, IN VIGOROUS GROWING CONDITION, AND GUARANTEED TO BE TRUE TO SIZE, NAME, AND VARIETY. IF REPLACEMENT OF PLANT MATERIAL IS NECESSARY DUE TO CONSTRUCTION DAMAGE OR PLANT FAILURE WITHIN ONE YEAR OF INSTALLATION, THE SIZES, SPECIES, AND QUANTITIES SHALL BE EQUAL TO SPECIFIED PLANTS, AS INDICATED ON THE PLANS.

3. PLANTS SHALL BE NURSERY GROWN, WELL-ROOTED, OF NORMAL GROWTH AND CHARACTER, AND FREE FROM DISEASE OR INFESTATION. TALASAEA CONSULTANTS RESERVES THE RIGHT TO REQUIRE REPLACEMENT OR SUBSTITUTION OF ANY PLANTS DEEMED UNSUITABLE.

4. TREES SHALL HAVE UNIFORM BRANCHING, SINGLE STRAIGHT TRUNKS (UNLESS SPECIFIED AS MULTI-STEM, MULTI-CANE, OR MULTI-TRUNK), AND AN INTACT AND UNDAUNTED CENTRAL LEADER. CONTAINER STOCK SHALL HAVE BEEN GROWN IN A CONTAINER FOR AT LEAST ONE FULL GROWING SEASON AND SHALL HAVE A WELL DEVELOPED ROOT SYSTEM. PLANT MATERIAL THAT IS ROOT-BOUND OR HAS DAMAGED ROOT GORES OR BROKEN ROOT BALLS WILL NOT BE ACCEPTED.

5. CONIFEROUS TREES SHALL BE NURSERY GROWN FULL AND BUSHY, WITH UNIFORM BRANCHING AND A NATURAL, NON-SHEARED FORK. ORIGINAL CENTRAL LEADER MUST BE HEALTHY AND UNDAUNTED. MAXIMUM GAP BETWEEN BRANCHING SHALL NOT EXCEED 4 INCHES, AND LENGTH OF TOP LEADER SHALL NOT EXCEED 12 INCHES.

6. SHRUBS SHALL HAVE A MINIMUM OF THREE STEMS AND SHALL BE A MINIMUM HEIGHT OF 18 INCHES.

7. TREES AND SHRUBS SHALL HAVE DEVELOPED ROOT AND BRANCH SYSTEMS. DO NOT PRUNE BRANCHES BEFORE DELIVERY.

8. NATIVE PLANT CUTTINGS SHALL BE GROWN AND COLLECTED IN THE MARITIME PACIFIC NORTHWEST. CUTTINGS SHALL BE OF ONE TO TWO-YEAR-OLD HOOD, 3/4 INCH DIAMETER. MINIMUM CUTTINGS SHALL BE A MINIMUM OF 4 FEET IN LENGTH WITH 4 INCHES EXPOSED ABOVE GROUND AFTER PLANTING. THE TOP OF EACH CUTTING SHALL BE A MINIMUM OF 1 INCH ABOVE A LEAF BUD, THE BOTTOM CUT 2 INCHES BELOW A BUD. THE BASAL ENDS OF THE CUTTINGS SHALL BE CUT AT A 45 DEGREE ANGLE AND MARKED CLEARLY SO THAT THE ROOTING END IS PLANTED IN THE SOIL. CUTTINGS MUST BE KEPT COVERED AND MOIST DURING STORAGE AND TRANSPORT, AND NO CUTTINGS SHALL BE STORED MORE THAN THREE DAYS FROM DATE OF CUTTING. CUTTINGS SHALL ONLY BE USED IF PLANTING OCCURS BETWEEN DECEMBER 1ST AND APRIL 1ST, FOR PLANTING BETWEEN APRIL 1ST AND DECEMBER 1ST, CONTAINER PLANTS SHALL BE USED.

9. PLANTS SHALL BE FREE OF SPALLS AND CHECKS, BARK ABRASIONS, AND DISFIGURING INJURIES.

10. FOR DECIDUOUS PLANTS, BUDS SHALL BE INTACT AND REASONABLY CLOSED AT TIME OF PLANTING, IF DORMANT.

11. BALLED AND BURLAPPED PLANTS SHALL HOLD A NATURAL BALL MANUFACTURED ROOT BALLS ARE UNACCEPTABLE.

12. PLANTS SHALL CONFORM TO SIZES INDICATED ON THE PLANT SCHEDULE. PLANTS MAY BE LARGER THAN THE MINIMUM SIZES SPECIFIED.

C. HEEL-IN EVERGREEN PLANTS

1. SPECIES OF EVERGREEN PLANTS SHALL BE PROVIDED AS DESCRIBED ON THE MITIGATION PLANS.

2. HERBACEOUS PLANTS SPECIFIED AS CLUMP DIVISIONS SHALL BE WELL-ROOTED PORTIONS OF MATURE PLANTS WITH A MINIMUM HEIGHT OF 6 INCHES OF VIGOROUS, VEGETATIVE GROWTH ABOVE THE GROUND SURFACE. OTHER HERBACEOUS PLANTS, OTHER THAN CLUMP DIVISIONS, SHALL BE DORMANT PROPAGULES SUCH AS RHIZOMES, TUBERS, CORNS, AND BULBS. PROPAGULE SHOOTS SHALL EXHIBIT TURGOR AND BE LIGHT IN COLOR, AND PROPAGULE BODIES SHALL BE RIGID TO THE TOUCH. IF THE BODIES OF THE PROPAGULES ARE SOFT AND MUSHY AND THE SHOOTS LACK TURGOR AND ARE DARK IN COLOR, THE PLANT MATERIALS SHALL BE REJECTED.

3. RHIZOMES, TUBERS, CORNS, AND BULBS SHALL HAVE A MINIMUM DIAMETER OF 1/4 INCHES.

D. NOXIOUS SPECIES. ALL PLANT STOCK AND OTHER RE-VEGETATION MATERIALS SHALL BE FREE FROM THE SEED OR OTHER PLANT COMPONENTS OF ANY NOXIOUS OR INVASIVE SPECIES, AS IDENTIFIED BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD.

E. SUBSTITUTIONS. SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT A WRITTEN REQUEST AND APPROVAL FROM THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.

2.2 PLANTING SOIL

A. TOPSOIL. IF SUITABLE STOCKPILED NATIVE TOPSOIL IS NOT AVAILABLE FOR MITIGATION PLANTING, TOPSOIL SHALL BE OBTAINED FROM OUTSIDE SOURCES. STOCKPILED OR IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STAMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

B. ORGANIC CONTENT. IMPORTED TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS ADDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-144.

C. COMPOST. COMPOST SHALL MEET THE DEFINITION FOR COMPOSTED MATERIALS AS DEFINED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

D. SOIL AMENDMENTS. WOODY PLANTINGS SHALL BE FERTILIZED WITH A SLOW-RELEASE GENERAL GRANULAR FERTILIZER (9-18-18), OR SLOW-RELEASE FERTILIZER TABLETS, WITH APPLICATION RATES AS SPECIFIED BY MANUFACTURER. FERTILIZER SHALL BE APPLIED AFTER PLANTING PIT IS BACKFILLED (OR DURING BACKFILL). IN THE CASE OF TABLETS, AND PRIOR TO APPLICATION OF MULCH, FERTILIZER SHALL NOT BE APPLIED BETWEEN NOVEMBER AND MARCH.

2.3 MULCH

A. BARK OR HOODCHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPONENTS IN QUANTITIES THAT WILL BE DETRIMENTAL TO ANIMAL PLANT LIFE, OR WATER QUALITY. SANDUST SHALL NOT BE USED AS MULCH.

B. MULCH SHALL BE MEDIUM-COURSE GROUND WITH AN APPROXIMATELY 3-INCH MAXIMUM PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30% BY LOOSE VOLUME, WILL PASS THROUGH A 1/8 NO. 4 SIEVE.

2.4 MISCELLANEOUS MATERIALS

- A. STAKES, DEADEN AND GUY STAKES, BOARD, DURABLE, WESTERN RED CEDAR, OR OTHER APPROVED WOOD, FREE OF INSECT OR FUNGUS INFESTATION.
B. CHAIN-LINK TREE TIES, 1/2-INCH WIDE, PLASTIC.

PART 3: EXECUTION

B.1 SOIL PREPARATION

A. PLANTING AREA CONDITIONS. CONTRACTOR SHALL VERIFY THAT PLANT INSTALLATION CONDITIONS ARE SUITABLE WITHIN THE PROJECT AREA(S). ANY UNSATISFACTORY CONDITIONS SHALL BE CORRECTED PRIOR TO START OF WORK. WHEN CONDITIONS DETERMINED TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR DRAINAGE, COMPACTED SOILS, SIGNIFICANT EXISTING OR INVASIVE VEGETATION, OR OTHER OBSTRUCTIONS, CONTRACTOR SHALL NOTIFY TALASAEA CONSULTANTS PRIOR TO PLANTING. THE BEGINNING OF WORK BY THE CONTRACTOR CONSTITUTES ACCEPTANCE OF CONDITIONS AS SATISFACTORY.

B. PLANTING IN UNDISTURBED, NON-GRADED AREAS. PLANTS INSTALLED IN UNDISTURBED AREAS SHALL BE INTEGRATED WITH EXISTING NATIVE VEGETATION AND PLANTED IN A RANDOM, NATURALISTIC PATTERN. PRIOR TO INSTALLATION OF PLANTINGS, ALL CONSTRUCTION DEBRIS, TRASH AND NON-NATIVE INVASIVE PLANT MATERIAL SHALL BE REMOVED FROM THE PROJECT AREA. IN NON-GRADED AREAS, TREES AND SHRUBS SHALL BE PIT PLANTED AS SHOWN IN TYPICAL PLANTING DETAILS. PLANTING PITS SHALL BE BACKFILLED WITH A 50/50 MIXTURE OF IMPORTED, WEED-FREE TOPSOIL AND THE SOIL FROM THE PLANTING PIT.

C. PLANTING IN GRADED AREAS. IN GRADED PLANTING AREAS PLANTS SHALL BE INSTALLED IN NEARLY PLACED TOPSOIL.

D. SOIL DECOMPACTION/DECOMPACTION. SOILS IN GRADED/DISTURBED AREAS THAT ARE COMPACTED AND UNSUITABLE FOR PROPER PLANT GROWTH SHALL BE DECOMPACTED AND/OR SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO TOPSOIL INSTALLATION.

B.2 PLANTING

A. PLANT LAYOUT. PROPOSED LOCATIONS OF TREES AND SHRUBS SHALL BE STAKED AND IDENTIFIED WITH AN APPROVED CODING SYSTEM OR BY PLACEMENT OF THE ACTUAL PLANT MATERIAL. FOR LARGE GROUPINGS OF A SINGLE SPECIES OF SHRUB, LANDSCAPE CONTRACTOR MAY STAKE THE PLANTING BOUNDARIES.

B. OBTAIN LAYOUT APPROVAL FROM TALASAEA CONSULTANTS PRIOR TO EXCAVATION OF PLANTING PITS.

C. PLANTING PIT DIMENSIONS.
1. PIT DEPTH NOT TO EXCEED THE ROOT BALL OR CONTAINER DEPTH.
2. PIT WIDTH MEASURED AT THE GROUND SURFACE, 2 TIMES THE WIDTH OF THE ROOT BALL OR CONTAINER, AS INDICATED IN TYPICAL PLANTING DETAILS.
a. BARE-ROOT PLANTS: DIAMETER EQUAL TO THE WIDTH OF THE ROOT SPREAD.

D. SETTING PLANTS

1. BALLED PLANTS: SET PLANTS IN POSITION AND BACKFILL 1/2 DEPTH OF BALL. COMPLETELY REMOVE GASE AND TRUNK FROM PLANT AND FULL BURLAP DOWN AS FAR AS POSSIBLE. COMPLETE BACKFILL AND SETTLE WITH WATER. ROOT COLLAR SHALL REMAIN 1 INCH ABOVE FINISHED GRADE.

2. BARE-ROOT PLANTS: PRUNE BRUISED OR BROKEN ROOTS. SET PLANT IN POSITION AND PLACE METLAND PLANTING SOIL AROUND ROOTS. USE CARE TO AVOID BRUISED OR BREAKING ROOTS WHEN FIRING SOIL. SETTLE WITH WATER.

3. SHRUB/TREE PLANTING: SHRUBS AND TREE STOCK SHALL BE PLANTED IN HAND-DUG HOLES ACCORDING TO PLANTING DETAILS SHOWN ON THE MITIGATION PLANS. SHRUB AND TREE ROOT BALLS SHALL BE SET SO THAT ROOT COLLARS ARE 1 INCH ABOVE ADJACENT GRADE. ALL BACKFILL SHALL BE GENTLY TAMPED IN PLACE.

4. SURFACE FINISH FORM A SAUCER AS INDICATED ON TYPICAL PLANTING DETAILS, OR AS DIRECTED. GRADE SOIL TO FORM A BASIN ON THE LOWER SIDE OF SLOPE PLANTINGS TO CATCH AND RETAIN WATER.

5. IN FORESTED AREAS, CONTRACTOR SHALL LOOSELY LAY A 2 FOOT PIECE OF BIODEGRADABLE FLAGGING TO FACILITATE POST-CONSTRUCTION PERFORMANCE AND MAINTENANCE REVIEW BY TALASAEA CONSULTANTS AND REGULATORY AGENCIES.

6. ACTUAL PLANT SYMBOL QUANTITIES SHOWN ON THE PLANS SHALL PREVAIL OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE IN THE EVENT OF A DISCREPANCY.

E. MULCHING

1. GRADED BUFFER AREAS. ARE MULCHED PRIOR TO PLANT INSTALLATION WITH A 3-INCH DEPTH OF BARK MULCH.
2. NON-GRADED BUFFER AREAS. PROVIDE A 36-INCH DIAMETER, 3-INCH DEEP MULCH RINGS AROUND THE BASE OF EACH TREE, AND A 24-INCH DIAMETER, 3-INCH DEEP MULCH RING AROUND THE BASE OF EACH SHRUB.
3. WATER PLANTS THOROUGHLY AFTER MULCHING.

F. STAKING, PRUNE IMMEDIATELY AFTER PLANTING ONLY AS DIRECTED BY TALASAEA CONSULTANTS.

G. TREE STAKES AND TIES. STAKE DECIDUOUS AND EVERGREEN TREES 4 FEET OR OVER IN HEIGHT WITH ONE (1) STAKE PER TREE. STAKE TREES IMMEDIATELY AFTER PLANTING. PLACE STAKE AT THE OUTER EDGE OF THE ROOTS OR BALL, IN LINE WITH THE PREVAILING WIND, AND AT A 10 DEGREE ANGLE FROM THE TREE TRUNK. LOOSELY ATTACH STAKE TO TREE USING CHAIN-LINK TIES. TREE SHOULD BE ABLE TO SWAY.

H. INSTALLING TEMPORARY IRRIGATION

1. GENERAL REQUIREMENTS. CONTRACTOR SHALL PROVIDE AN ABOVE-GROUND TEMPORARY IRRIGATION SYSTEM CAPABLE OF FULL HEAD-TO-HEAD COVERAGE OF ALL PLANTED PROJECT AREAS. TEMPORARY PLANTINGS WITH EXISTING VEGETATED METLAND AREAS MAY NOT NEED COVERAGE BY TEMPORARY IRRIGATION SYSTEM. TALASAEA CONSULTANTS SHALL CONFIRM AREAS OF COVERAGE FOR TEMPORARY IRRIGATION SYSTEM. THE TEMPORARY IRRIGATION FOR MITIGATION AREAS SHALL UTILIZE DEDICATED ZONES AND VALVES FROM THE SITE LANDSCAPING IRRIGATION SYSTEM. SEE SITE LANDSCAPING IRRIGATION PLANS PREPARED BY ASPEN DESIGN GROUP FOR MORE INFORMATION. THE SYSTEM SHALL BE ZONED TO PROVIDE OPTIMAL PRESSURE AND UNIFORMITY OF COVERAGE, AS WELL AS SEPARATION BETWEEN AREAS OF FULL SUN AND SHADE AND FOR SLOPES IN EXCESS OF 5 PERCENT. THE SYSTEM SHALL BE OPERATIONAL FOR A MINIMUM OF THE FIRST TWO GROWING SEASONS AFTER PLANTING TO ENSURE PROPER PLANT ESTABLISHMENT. THE SYSTEM SHALL BE REMOVED UPON FINAL APPROVAL OF THE MITIGATION PROJECT AT THE END OF THE PERFORMANCE MONITORING PERIOD.

2. SYSTEM DESIGN AND MATERIALS. ELECTRONIC VALVES SHALL BE THE SAME MANUFACTURER AS THOSE USED FOR THE SITE IRRIGATION SYSTEM, OR SHALL BE RAIN BIRD PEB SERIES OR EQUAL. IF SYSTEM IS NOT CONTIGUOUS WITH THE SITE SYSTEM, VALVES SHALL BE SIZED TO ACCOMMODATE PRESSURE AND ZONE CONSUMPTION REQUIREMENTS OF THE SYSTEM AND SHALL BE INSTALLED BELOW GRADE IN CARBON (OR EQUAL) VALVE BOXES. RINGS SHALL BE INSULATED NECESSARY ON SLOPED AREAS. LINES SHALL BE PLACED 12 INCHES BELOW GRADE IN 4 INCH PVC SLEEVES WHERE VEHICULAR OR MAINTENANCE ACCESS IS NEEDED ACROSS LINES TO THE SYSTEM. MAXIMUM MAIN LINE SIZE SHALL BE 1/2 INCHES AND MAY BE LOOPED BACK TO THE POC TO REDUCE PRESSURE LOSS. LATERAL LINES SHALL BE SIZED IN DECREASING DOWNSTREAM ORDER PER RAIN BIRD DESIGN STANDARDS. THE MINIMUM LATERAL SIZE SHALL BE 3/8 INCH. HEADS ON SHALL BE ROTOR OR IMPACT TYPE INSTALLED 4 FEET ABOVE FINISHED GRADE ON 2-INCH DIAMETER HOOD TREE STAKES. STAKES SHALL BE SECURE IN THE GROUND, EMBEDDED TO A MINIMUM DEPTH OF 24 INCHES. HEADS AND 1/2 INCH PVC RISERS SHALL BE SECURED TO STAKES WITH CONSTRUCTING HOSE CLAMPS. NO HARD PIPE SHALL BE USED. HEADS AND NOZZLES SHALL PROVIDE MATCHED PRECIPITATION RATES FOR EACH ZONE.

3. PROGRAMMING. IRRIGATION SYSTEM SHALL BE PROGRAMMED TO PROVIDE APPROXIMATELY 1/2 INCH OF WATER EVERY THREE DAYS DURING THE DRY SEASON (APPROXIMATELY JUNE 15TH TO OCTOBER 15TH). IRRIGATION AMOUNTS IN ZONES LOCATED IN THE SHADE OR ON STEEP SLOPES MAY BE REDUCED IF APPROVED BY TALASAEA CONSULTANTS OR THE PROJECT ECOLOGIST/BIOLOGIST.

4. WATER AND POWER SUPPLY FOR SYSTEMS. THE OWNER SHALL PROVIDE WATER AND ELECTRICITY FOR THE SYSTEM.

5. AS-BUILT DRAWING. A CHART DESCRIBING THE LOCATION OF ALL INSTALLED OR OPEN ZONES AND CORRESPONDING CONTROLLER NUMBERS SHALL BE PROVIDED BY THE CONTRACTOR AND PLACED INSIDE THE CONTROLLER AND GIVEN TO THE OWNER'S REPRESENTATIVE.

6. WARRANTY. THE IRRIGATION SYSTEM SHALL INCLUDE A ONE-YEAR WARRANTY AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FROM THE DATE OF FINAL PROJECT ACCEPTANCE. THE WARRANTY SHALL INCLUDE SYSTEM ACTIVATION AND WINTERIZATION FOR THE FIRST YEAR, AND IMMEDIATE REPAIR OF THE SYSTEM IF IT IS OBSERVED TO BE MALFUNCTIONING.

I. CRITICAL AREAS FENCE AND SIGNS. INSTALL CRITICAL AREAS FENCE AND CRITICAL AREAS SIGNS WHERE SHOWN ON PLANS PER INSTALLATION DETAILS PROVIDED ON PLANS.

J. RESTORE EXISTING NATURAL OR LANDSCAPED AREAS.
1. EXISTING NATURAL OR LANDSCAPED AREAS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS BYNGOVERNMENTS OR MODIFICATIONS ARE SPECIFIED FOR THOSE AREAS.
2. CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY TO THE TRUNK, ROOTS, OR BRANCHES OF ANY TREES OR SHRUBS THAT ARE TO REMAIN. ANY LIVING, WOODY PLANT THAT IS DAMAGED DURING CONSTRUCTION SHALL BE TREATED WITHIN 24 HOURS OF OCCURRENCE, AND TALASAEA CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY OF THE INCIDENT. DAMAGE TREATMENT SHALL INCLUDE EVENLY CUTTING BROKEN BRANCHES, BROKEN ROOTS, AND DAMAGED TREE BARK. INLINED PLANTS SHALL BE THOROUGHLY WATERED AND ADDITIONAL MEASURES SHALL BE TAKEN, AS APPROPRIATE, TO AID IN PLANT SURVIVAL.

K. FINAL INSPECTION AND APPROVAL. THE CONTRACTOR SHALL NOTIFY TALASAEA CONSULTANTS IN WRITING AT LEAST TEN DAYS PRIOR TO THE REQUESTED DATE OF A PROJECT COMPLETION INSPECTION. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED BY TALASAEA CONSULTANTS AND SUBMITTED TO THE CONTRACTOR FOR COMPLETION. AFTER PUNCH LIST ITEMS HAVE BEEN COMPLETED, TALASAEA CONSULTANTS SHALL REVIEW THE PROJECT AND SET OF PRINTS AT THE JOB SITE. IF CONSTRUCTION OR MAINTENANCE IF PUNCH LIST ITEMS REQUIRE PLANT REPLACEMENT, AND THE INSPECTION OCCURS OUTSIDE OF A SUITABLE PLANTING SEASON, PLANTS SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.

L. AS-BUILT PLAN. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT LOCATIONS AND QUANTITIES ON THE PLANT SCHEDULE WITH THOSE DESCRIBED AS SYMBOLS ON THE MITIGATION PLANS. CONTRACTOR SHALL VERIFY PLANTING LOCATIONS AND QUANTITIES AT THE JOB SITE. CONSTRUCTION FOR THE PURPOSE OF RECORDING IN-THE-FIELD CHANGES OR MODIFICATIONS TO THE APPROVED PLANS. THIS INFORMATION SHALL BE UPDATED ON A DAILY BASIS AS NECESSARY.

PART 4: ONE YEAR CONTRACTOR WARRANTY

NOTE: THESE MAINTENANCE SPECIFICATIONS APPLY TO THE ONE-YEAR CONTRACTOR WARRANTY PERIOD ONLY. IF THIS MITIGATION PROJECT REQUIRES LONG-TERM PERFORMANCE MONITORING, AS DETERMINED BY THE GOVERNING JURISDICTION, THE MAINTENANCE SPECIFICATIONS AND GUIDELINES ASSOCIATED WITH THE PERFORMANCE MONITORING STANDARDS ARE INCLUDED IN THE MITIGATION REPORT ASSOCIATED WITH THIS PLAN SET, AND MAY ALSO BE INCLUDED ON A SEPARATE PLAN SHEET IF REQUIRED.

A. REVIEW OF MAINTENANCE REQUIREMENTS. CONTRACTOR SHALL REVIEW LANDSCAPE MAINTENANCE RECOMMENDATIONS WITH A QUALIFIED METLAND BIOLOGIST FROM TALASAEA CONSULTANTS WHO IS FAMILIAR WITH THE STATED GOALS AND OBJECTIVES OF THE PROJECT PLAN.

B. MAINTENANCE ACTIVITIES. CONTRACTOR SHALL MAINTAIN TREES AND SHRUBS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE IN ORDER TO MAINTAIN HEALTHY GROWTH AND HABITAT DIVERSITY. MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: (A) REPLACING PLANTS DUE TO MORTALITY, (B) TIGHTENING AND REPAIRING TREE STAKES, (C) RESETTling PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS, AND (D) CORRECTING DRAINAGE PROBLEMS AS REQUIRED.

C. IRRIGATION

1. SYSTEM MAINTENANCE AND REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTIVATING, WINTERIZING, MAINTAINING, AND CONTINUALLY VERIFYING THE ADEQUATE OPERATION OF THE TEMPORARY IRRIGATION SYSTEM FOR THE FIRST GROWING SEASON FOLLOWING INSTALLATION. SYSTEM FUNCTION (INCLUDING ELECTRONIC VALVE AND CONTROLLER FUNCTION) SHALL BE INSPECTED FOR OPERATION AND FULL COVERAGE OF ALL PLANTED AREAS DURING EACH MAINTENANCE VISIT. THE SYSTEM SHALL BE REPAIRED IMMEDIATELY IF FOUND TO BE DAMAGED OR MALFUNCTIONING. SYSTEM SHALL BE PROGRAMMED AND MAINTAINED TO PROVIDE APPROXIMATELY 1/2 INCH OF WATER EVERY THREE DAYS.

D. STAKE AND TIE REMOVAL. CONTRACTOR SHALL REMOVE TREE STAKES AND TIES ONE YEAR AFTER INSTALLATION UNLESS RECEIVING WRITTEN PERMISSION FROM TALASAEA CONSULTANTS TO DELAY REMOVAL OF STAKES AND TIES.

E. EROSION AND DRAINAGE. CONTRACTOR SHALL CORRECT EROSION AND DRAINAGE PROBLEMS AS REQUIRED.

F. IRRIGATION SYSTEM REMOVAL. CONTRACTOR SHALL REMOVE IRRIGATION SYSTEM APPROXIMATELY 2 YEARS AFTER PLANTING, OR AS APPROVED BY TALASAEA CONSULTANTS.

G. FINAL MAINTENANCE INSPECTION AND APPROVAL. UPON COMPLETION OF THE ONE-YEAR MAINTENANCE PERIOD, AN INSPECTION BY TALASAEA CONSULTANTS SHALL BE CONDUCTED TO CONFIRM THAT THE PROJECT AREA WAS PROPERLY MAINTAINED. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED AND SUBMITTED TO THE CONTRACTOR FOR CORRECTION. IN CORRECTION OF THE PUNCH LIST ITEMS, THE PROJECT SHALL BE REVIEWED BY TALASAEA CONSULTANTS FOR FINAL CLOSOUT OF PLAN IMPLEMENTATION.

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. THESE PLANS ARE SUBJECT TO REVISION.

NOTES

- 1. SURVEY PROVIDED BY ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY, LLC; 923 SHAW ROAD SUITE A, PLYMOUTH, WA 98971; 253-353-3649.
2. SITE PLAN PROVIDED BY DALE SHENNEY, ARCHITECT, 3115 143RD PLACE SE, BELLEVUE, WA 98006; 425-260-0949.
3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.

4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN SEPTEMBER 2015.

APPROVED FOR CONSTRUCTION

BY: CITY OF BELLEVUE DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

DATE:

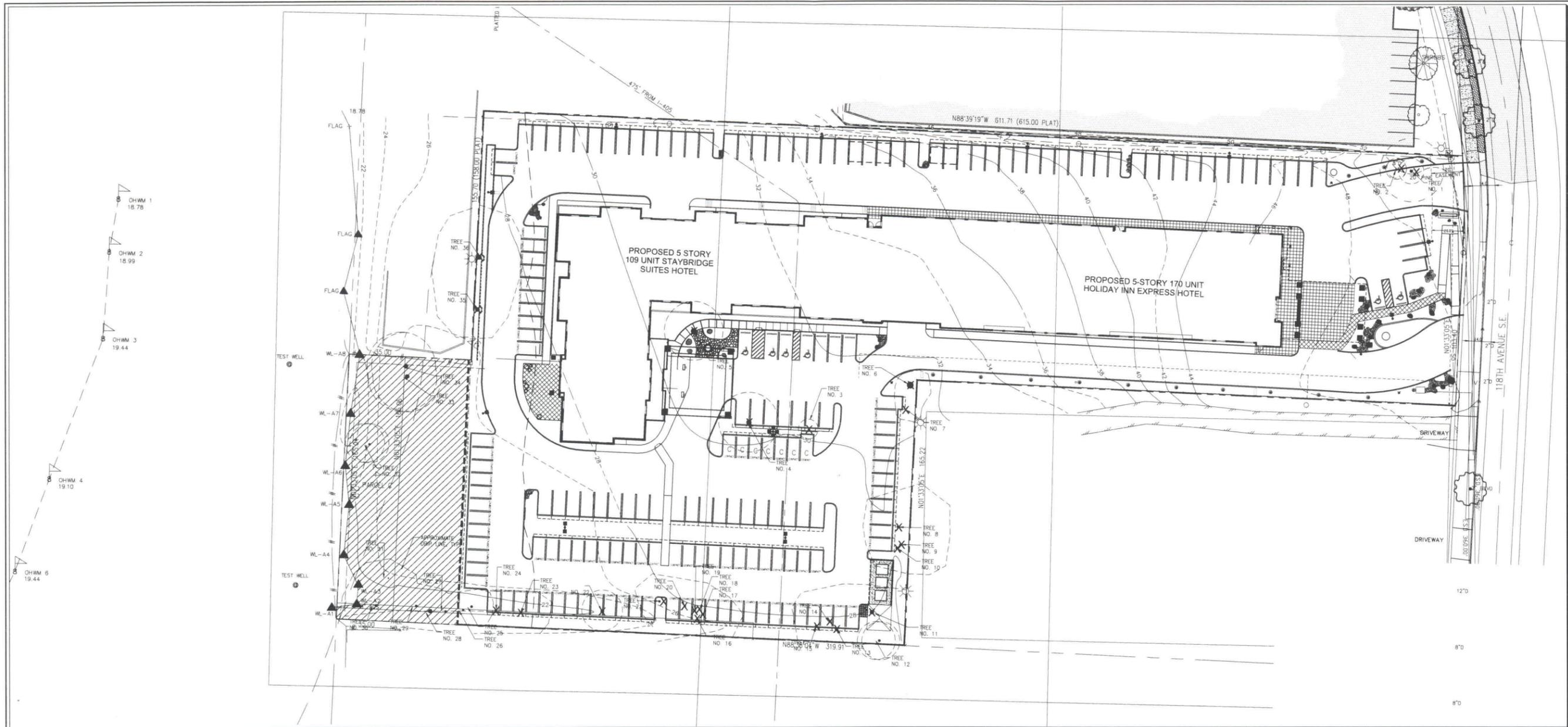


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TALASAEA CONSULTANTS, INC. Resource & Environmental Planning (1998) Inc. 1401 1st Avenue - 1st Floor Seattle, WA 98101

CRITICAL AREAS MITIGATION PLAN PLANTING SPECIFICATIONS HOLIDAY INN EXPRESS & STAYBRIDGE INN HYBRID HOTEL PROJECT BELLEVUE, WASHINGTON

Table with columns: Date, By, City Comments, and Project #1418. Includes a revision history and project information.



REV.	DATE	BY	COMMENTS

Holiday Inn Express / Staybridge Suites
HYBRID HOTEL PROJECT
 BELLEVUE, WASHINGTON

EXISTING TREE INVENTORY

NO.	TREE TYPE	SIZE	STATUS	REASON FOR REMOVAL / NOTES	NO.	TREE TYPE	SIZE	STATUS	REASON FOR REMOVAL / NOTES
1	Pinus sp.	20" dbh		Conflicts w/ proposed driveway	21	Populus trichocarpa	16" dbh		Root damage from construction
2	Deciduous	8" dbh		Conflicts w/ proposed driveway	22	Populus trichocarpa	18" dbh		Root damage from construction
3	Deciduous	12" dbh		Within proposed parking lot	23	Populus trichocarpa	18" dbh		Root damage from construction
4	Thuja plicata	36" dbh		Within proposed parking lot	24	Populus trichocarpa	16" dbh		Root damage from construction
5	Thuja plicata	40" dbh		Within proposed parking lot	25	Populus trichocarpa	16" dbh	Retain	-
6	Deciduous	48" dbh		Root damage from construction/hazard tree	26	Populus trichocarpa	14" dbh	Retain	-
7	Deciduous	10" dbh		Root damage from construction	27	Populus trichocarpa	12" dbh	Retain	Retain w/in Critical Area
8	Populus trichocarpa	16" dbh		Root damage from construction	28	Populus trichocarpa	28" dbh	Retain	Retain w/in Critical Area
9	Populus trichocarpa	10" dbh		Root damage from construction	29	Populus trichocarpa	16" dbh	Retain	Retain w/in Critical Area
10	Populus trichocarpa	15" dbh		Root damage from construction	30	Populus trichocarpa	18" dbh	Retain	Retain w/in Critical Area
11	Populus trichocarpa	30" dbh		Root damage from construction	31	Populus trichocarpa	8" dbh	Retain	Retain w/in Critical Area
12	Populus trichocarpa	12" dbh	Retain	On property line	32	Populus trichocarpa	14" dbh	Retain	Retain w/in Critical Area
13	Populus trichocarpa	20" dbh		Root damage from construction	33	Populus trichocarpa	30" dbh	Retain	Retain w/in Critical Area
14	Populus trichocarpa	16" dbh		Root damage from construction	34	Populus trichocarpa	30" dbh	Retain	Retain w/in Critical Area
15	Populus trichocarpa	14" dbh		Root damage from construction	35	Populus trichocarpa	16" dbh		On prop. line, root damage from construction
16	Populus trichocarpa	14" dbh		Root damage from construction	36	Populus trichocarpa	30" dbh		On prop. line, root damage from construction
17	Populus trichocarpa	14" dbh		Root damage from construction					
18	Populus trichocarpa	14" dbh		Root damage from construction					
19	Populus trichocarpa	12" dbh		Root damage from construction					
20	Populus trichocarpa	13" dbh		Root damage from construction					
TOTAL= 674" (raw d.b.h inches)					TOTAL= 515" (50% discount reduction for Alder & Cottonwood)				

TREE RETENTION STATISTICS

SIGNIFICANT TREE INVENTORY (ON-SITE PARCEL)	
COTTONWOOD	29
PINE	1
CEDAR	2
UNKNOWN DECIDUOUS	4
TOTAL OF ALL TREES W/IN SITE PARCEL = 36	
EX. TREES TO BE REMOVED (ON-SITE PARCEL)	
COTTONWOOD	18
PINE	1
CEDAR	2
UNKNOWN DECIDUOUS	4
SIGNIFICANT (HEALTHY) TREES REMOVED = 25	
DEAD/DISEASED/DYING TREES = 0 (UNKNOWN)	
TOTAL SIGNIFICANT TREES RETAINED = 11	
% OF TOTAL ON-SITE TREES RETAINED: 31.0% (11/36)	
% OF SITE PERIMETER TREES RETAINED: (3/15)	
% OF INTERIOR SITE TREES RETAINED: (0/11)	
% OF MODIFIED WET. BUFFER TREES RETAINED: (8/8)	

DESIGN CONSULTANT



ASPEN
 LANDSCAPE ARCHITECTURE
 SITE PLANNING

PAUL J. DIX
 CERTIFICATE NO. 820

ASPEN DESIGN GROUP
 3748 257TH AVENUE S.E.
 ISSAQUAH, WA 98029
 (425) 313-3194 (PHONE)
 (425) 313-3195 (FAX)
 CONTACT: PAUL J. DIX

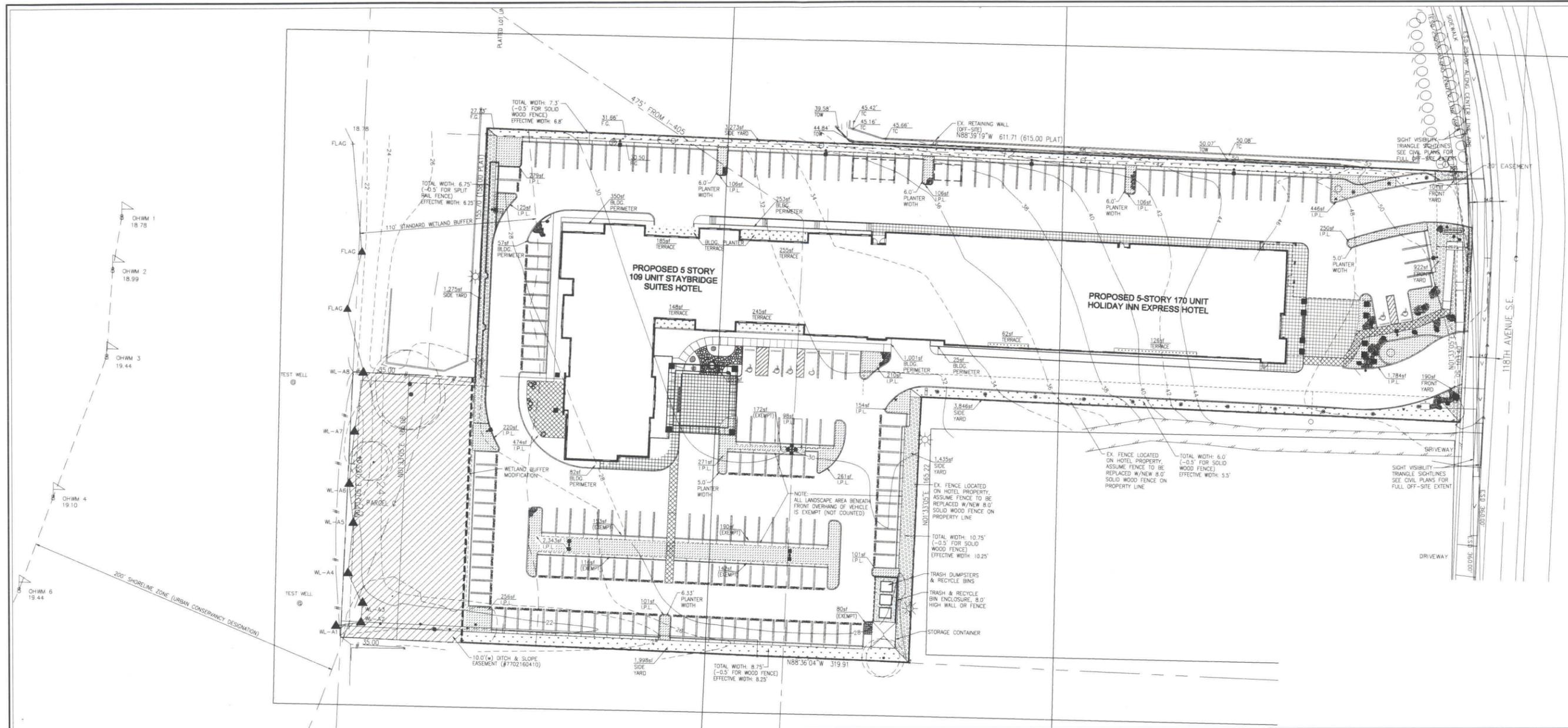
SHEET TITLE

TREE RETENTION PLAN
 SCALE 1" = 30.0'

NORTH



GRAPHIC SCALE (IN FEET)



LANDSCAPE DESIGN NARRATIVE

The site is currently developed, comprised of small building structures, lay-down spaces, material storage and parking over a paved asphalt surface. There are 36 existing significant trees located on the property.

Proposed landscape development will consist of large, canopy shade trees dispersed over the interior of the parking lot to help cool asphalt surfaces, provide shade of vehicles beneath the overhead tree canopy and to visually lessen the impact of large expanses of asphalt parking. The large canopies of the trees will also decrease rainfall intensity by intercepting rainfall, decreasing the stormwater precipitation rate.

Building foundation planting will be planted to visually soften the facade and help reduce the scale/mass of the building. Shrubs will be planted near windows, where room allows, to reduce glare of vehicle headlights into hotel rooms. The immediate planting area adjacent to the building will be composed of non-combustible mulch (crushed rock) to lessen potential fire risk and to provide a maintenance access path.

The site perimeter will consist of primarily evergreen plants to assist in defining a sense of enclosure and to meet City of Bellevue perimeter buffer requirements. Deciduous plants will be interspersed to provide color and seasonal variety.

Plant species will consist of Northwest native plants (Oregon Grapes, Salal, Vine Maple, Kinnikinnick, Beach Strawberry, Sword Fern, etc.) and plants that are climate-adapted to this region (Spiraea, Lavender, Rhododendron, Viburnum, Gingko, Pin Oak, Mugo Pine, Barberry, etc.)

An automatic, programmable, underground irrigation system will be installed with pop-up spray heads providing water to any lawn areas and below-grade low-water use drip irrigation used to irrigate standard planting beds.

ALTERNATIVE LANDSCAPE OPTION

- THE FOLLOWING LANDSCAPE ENHANCEMENTS ARE PROPOSED TO CREATE AN EQUAL OR BETTER FINAL LANDSCAPE DESIGN THAN MINIMUM CITY OF BELLEVUE CODE STANDARDS:
- A. Enhanced Site Perimeter Screening**
Due to limited site area to accommodate proposed hotel bldg., required parking stalls, drive aisles, fire lanes & drive aisles, a solid 8.0'(h) wood fence will be constructed at the north, south and southeast property lines in addition to tall, narrow, primarily evergreen plant material.
 - B. Larger Trees**
Parking lot trees w/in 450' of Interstate 405 are required to have 3" cal. deciduous trees and 16.0' high evergreen trees at the time of installation. This project is proposing 3.0" caliper trees within the I-405 corridor & 2.5" caliper parking lot trees in planting islands outside the corridor and evergreen trees of between 8.0' and 12.0'; when located within the 450.0' Interstate 405 corridor.
 - C. Upper Deck Terrace Planting**
New landscape to be installed at upper floor deck terraces to drape & trail over the bldg. facade to soften bldg. edges.
 - D. Trellis Structure @ Blank Building Walls**
Trellis structures with vines to create "Green Walls" at blank low-level walls at the north & south building elevations.
 - E. Native Plants / Removal of Invasive Species**
Use of native plants near modified wetland buffer & removal of non-native, invasive plants (Ivy in ex. trees).

LANDSCAPE DATA

REQ'D P-LOT LANDSCAPE: 6,755 s.f. (35 s.f. / STALL x 193)

P-LOT LANDSCAPE PROVIDED: 7,119 s.f.
NON-CONFORMING P-LOT L'SCP.: 853 s.f. (Less than 100sf or 5.0' wide)
BLDG & SITE PERIMETER L'SCP.: 14,223 s.f.
TOTAL ON-SITE LANDSCAPE: 23,376 s.f.

REQ'D SITE LANDSCAPE: 22,273 s.f. (15.0% OF BUILDABLE AREA)
LANDSCAPE PROVIDED: 23,376 s.f.

NOTE: CALCULATIONS EXCLUDE POTENTIAL ROOF TERRACE / GREEN ROOF

ON-SITE LANDSCAPE: 23,376 s.f.
MITIGATION LANDSCAPE: 11,612 s.f.
TOTAL LANDSCAPE: 34,988 s.f.

PROJECT INFORMATION

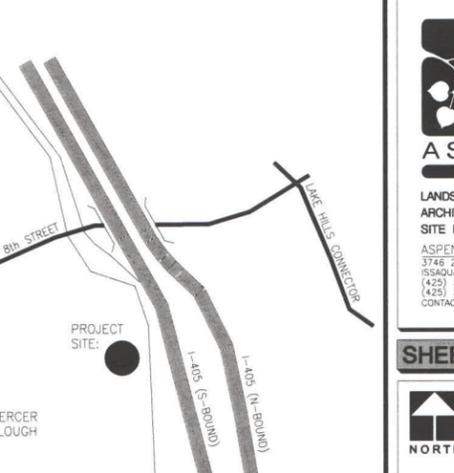
STREET ADDRESS: 969 118th Avenue S.W. BELLEVUE, WA 98005

CURRENT USE: LIGHT INDUSTRIAL (CONSTRUCTION SUPPLY)
PROPOSED USE: 109 ROOM STAYBRIDGE SUITES HOTEL
170 ROOM HOLIDAY INN EXPRESS HOTEL
CITY OF BELLEVUE

JURISDICTION: "OLB" (OFFICE / LIMITED BUSINESS)
ZONING DISTRICT: 148,493 s.f. (3.4 acres)
(SEE TOPOGRAPHIC SURVEY & CIVIL PLANS FOR DETAILED PARCEL AREAS)PRIMARY PARCEL AREA:

PROPOSED PARKING: 193 (EXTERIOR) STALLS

VICINITY MAP



DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE
SITE PLANNING

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

ASPEN DESIGN GROUP
3746 257TH AVENUE S.E.
ISSAQUAH, WA 98029
(425) 313-3194 (PHONE)
(425) 313-3195 (FAX)
CONTACT: PAUL J. DIX

SHEET TITLE

LANDSCAPE AREA PLAN
SCALE 1" = 30.0'

NORTH

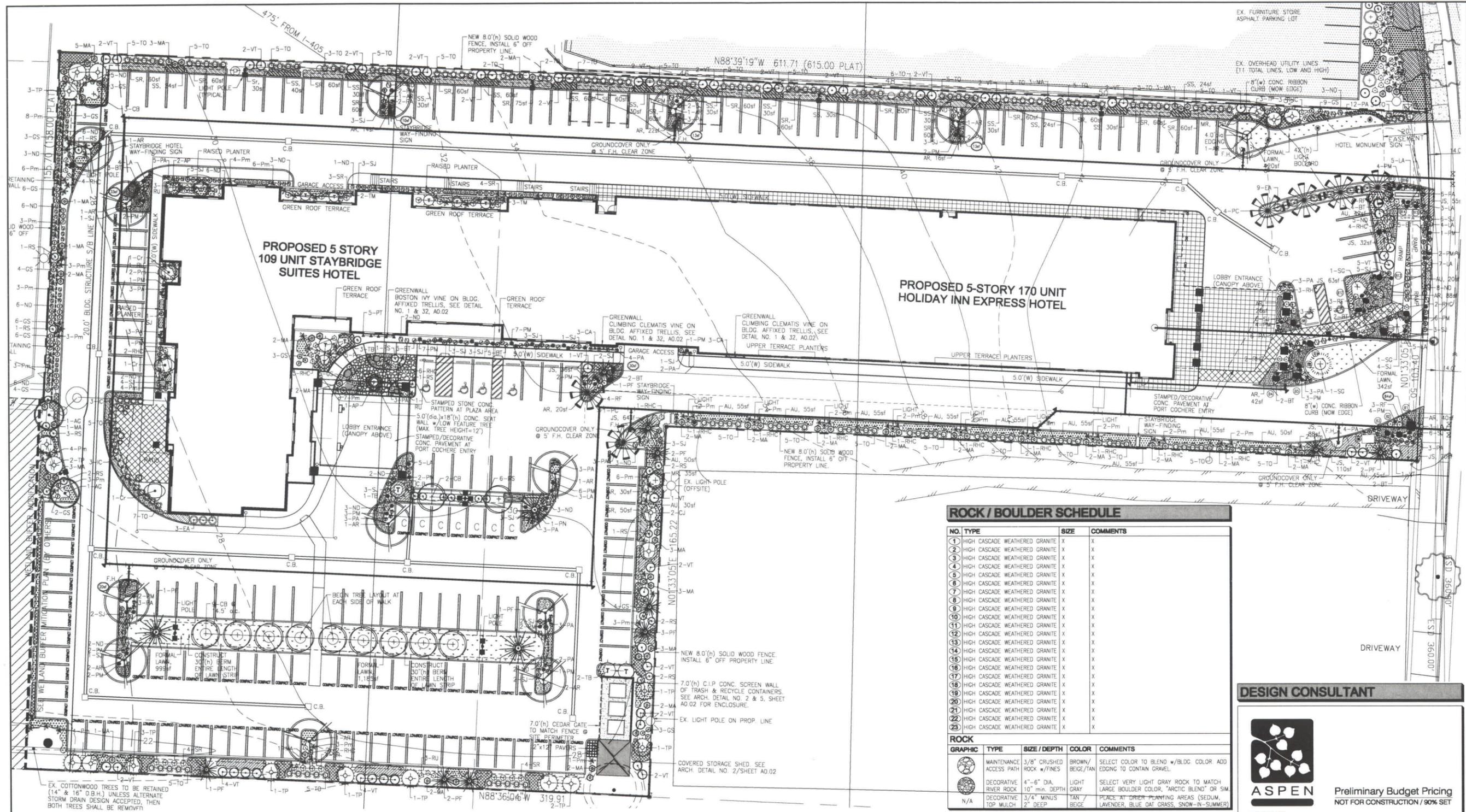
GRAPHIC SCALE (IN FEET)

REV.	DATE	BY	COMMENTS

**Holiday Inn Express / Staybridge Suites
HYBRID HOTEL PROJECT**
BELLEVUE, WASHINGTON

**PRELIMINARY
LANDSCAPE AREA PLAN**

PROJECT NO. 2013-40
PREPARED: P.J.D.
DATE: March 20, 2015
SHEET:
L2.0
SHEET 2 OF 7



ROCK / BOULDER SCHEDULE

NO.	TYPE	SIZE	COMMENTS
1	HIGH CASCADE WEATHERED GRANITE	X	X
2	HIGH CASCADE WEATHERED GRANITE	X	X
3	HIGH CASCADE WEATHERED GRANITE	X	X
4	HIGH CASCADE WEATHERED GRANITE	X	X
5	HIGH CASCADE WEATHERED GRANITE	X	X
6	HIGH CASCADE WEATHERED GRANITE	X	X
7	HIGH CASCADE WEATHERED GRANITE	X	X
8	HIGH CASCADE WEATHERED GRANITE	X	X
9	HIGH CASCADE WEATHERED GRANITE	X	X
10	HIGH CASCADE WEATHERED GRANITE	X	X
11	HIGH CASCADE WEATHERED GRANITE	X	X
12	HIGH CASCADE WEATHERED GRANITE	X	X
13	HIGH CASCADE WEATHERED GRANITE	X	X
14	HIGH CASCADE WEATHERED GRANITE	X	X
15	HIGH CASCADE WEATHERED GRANITE	X	X
16	HIGH CASCADE WEATHERED GRANITE	X	X
17	HIGH CASCADE WEATHERED GRANITE	X	X
18	HIGH CASCADE WEATHERED GRANITE	X	X
19	HIGH CASCADE WEATHERED GRANITE	X	X
20	HIGH CASCADE WEATHERED GRANITE	X	X
21	HIGH CASCADE WEATHERED GRANITE	X	X
22	HIGH CASCADE WEATHERED GRANITE	X	X
23	HIGH CASCADE WEATHERED GRANITE	X	X

ROCK

GRAPHIC	TYPE	SIZE / DEPTH	COLOR	COMMENTS
	MAINTENANCE ACCESS PATH	3/8" CRUSHED ROCK w/ FINES	BROWN/ BEIGE/TAN	SELECT COLOR TO BLEND w/ BLDG. COLOR ADD EDGING TO CONTAIN GRAVEL.
	DECORATIVE RIVER ROCK	4"-6" DIA. 10" MIN. DEPTH	LIGHT GRAY	SELECT VERY LIGHT GRAY ROCK TO MATCH LARGE BOULDER COLOR, "ARCTIC BLEND" OR SIM.
	DECORATIVE TOP MULCH	3/4" MINUS 2" DEEP	TAN / BEIGE	PLACE AT DRIER PLANTING AREAS (SEDUM, LAVENDER, BLUE OAT GRASS, SNOW-IN-SUMMER)

PLANTING SCHEDULE (Preliminary Plant Palette - full quantities provide at time of Bid Set)

TREES							SHRUBS								
SYM.	ABB.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	ARID	COMMENTS	SYM.	ABB.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	ARID	COMMENTS
AF		ACER RUBRUM 'RED POINT'	RED POINT MAPLE	3.0" Cal.	X	•••		AC		ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	42" High	X	••	
AG		ALNUS GRAND 'AUTUMN BRILLIANCE'	SERVICEBERRY	1.5" Cal.	X	•••	TREE FORM	BT		BERBERIS THUNBERGIANA 'CONCORDE'	CONCORDE BARBERRY	2 gal.	X	•••••	
AP		ACER PALMATUM 'SEIRYU'	JAPANESE MAPLE	6.0" High	X	••		LA		LAVANDULA ANGST. 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	1 gal.	X	•••••	
CB		CARPINUS BETULUS 'EMERALD AVE.'	EMERALD AVENUE HORNBEAM	2.5" Cal.	X	••		MA		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	42" High	X	•••	
CJ		CRYPTOMERIA JAPONICA 'RADICANS'	JAPANESE CEDAR	8.0" High	X	••		ND		MANDINA DOMESTICA 'MONFAR'	SIENNA SUNRISE BAMBOO	42" High	X	••	
Cr		CHIONANTHUS RETUSUS 'TOKYO TOWER'	TOKYO TOWER FRINGE TREE	1.5" Cal.	X	••		PM		PINUS MUGO 'SHERWOOD COMPACT'	DWARF MUGO PINE	15" Wide	X	•••••	
CD		CHAMAECYPARIS O. 'NANA GRACILIS'	SLENDER HINOKI CYPRESS	6.0" High	X	••		Pm		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 gal.	X	••	
PC		PYRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	3.0" Cal.	X	•••		RF		RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 gal.	X	•••••	
PF		PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF PINE	8.0" High 12.0" High	X	•••		RJX		RHODODENDRON SP.	RHODODENDRON	18" Wide	X	••	
PN		PINUS NIGRA	AUSTRIAN BLACK PINE	8.0" High 12.0" High	X	•••		RS		SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIRAEA	2 gal.	X	•••	
SG		SEQUOIA GIGANTEUM 'GLAUCUM'	BLUE GIANT SEQUOIA	12.0" High	X	••		VT		VIBURNUM TINUS 'SPRING BOUQUET'	SP. BOUQUET VIBURNUM	42" High	X	•••	
TP		THUJA PLICATA 'GREEN SPORT'	GREENSPORT RED CEDAR	8.0" High 12.0" High	X	••									

GROUNDCOVER / ORNAMENTAL GRASS / FERNS															
SYM.	ABB.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	ARID	COMMENTS	SYM.	ABB.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	ARID	COMMENTS
AR		AJUGA REPTANS 'BURGANDY GLOW'	BURGANDY GLOW BUGLEWEED	1 Gal.	X	••	SPACE @ 18" o.c.	AR		AJUGA REPTANS 'BURGANDY GLOW'	BURGANDY GLOW BUGLEWEED	1 Gal.	X	••	SPACE @ 18" o.c.
AU		ARCTOSTAPHYLOS UVA-URSI	KINKKINNIK	1 Gal.	X	••	SPACE @ 18" o.c.	CA		CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	2 Gal.	X	•••	SPACE PER PLAN
CC		CLEMATIS CARTMANII 'AVALANCHE'	AVALANCHE CLEMATIS	2 Gal.	X	••	SPACE PER PLAN	CC		CLEMATIS CARTMANII 'AVALANCHE'	AVALANCHE CLEMATIS	2 Gal.	X	••	SPACE PER PLAN
GS		GAULTHERIA 'SHALON'	SALAL	2 Gal.	X	•••••	SPACE PER PLAN	GS		GAULTHERIA 'SHALON'	SALAL	2 Gal.	X	•••••	SPACE PER PLAN
HS		HAKONECHLOA MACRO 'AUREOLA'	JAPANESE FOREST GRASS	1 Gal.	X	••	SELECT GOOD YELLOW COLOR	HS		HAKONECHLOA MACRO 'AUREOLA'	JAPANESE FOREST GRASS	1 Gal.	X	••	SELECT GOOD YELLOW COLOR
JS		JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	2 Gal.	X	•••••	SELECT GOOD BLUE COLOR	JS		JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	2 Gal.	X	•••••	SELECT GOOD BLUE COLOR
MR		MAHONIA REPENS	CREEPING MAHONIA	1 Gal.	X	•••	SPACE @ 18" o.c.	MR		MAHONIA REPENS	CREEPING MAHONIA	1 Gal.	X	•••	SPACE @ 18" o.c.
PA		PENNISTEMUM ALOP. 'LIL' BUNNY'	LIL' BUNNY FOUNTAIN GRASS	1 GAL.	X	•••••	SELECT GOOD BLUE COLOR	PA		PENNISTEMUM ALOP. 'LIL' BUNNY'	LIL' BUNNY FOUNTAIN GRASS	1 GAL.	X	•••••	SELECT GOOD BLUE COLOR
PT		PARTHENDOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL.	X	••		PT		PARTHENDOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL.	X	••	
SR		SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	4" Pot	X	•••••	SPACE @ 12" o.c.	SR		SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	4" Pot	X	•••••	SPACE @ 12" o.c.

DESIGN CONSULTANT



ASPEN Preliminary Budget Pricing
NOT FOR CONSTRUCTION / 90% SET

LANDSCAPE ARCHITECTURE SITE PLANNING
ASPEN DESIGN GROUP
3746 257TH AVENUE S.E.
ISSAQUAH, WA 98029
(425) 313-3194 (PHONE)
(425) 313-3195 (FAX)
CONTACT: PAUL J. DIX

SHEET TITLE

PLANTING PLAN
SCALE 1" = 20.0'
NORTH



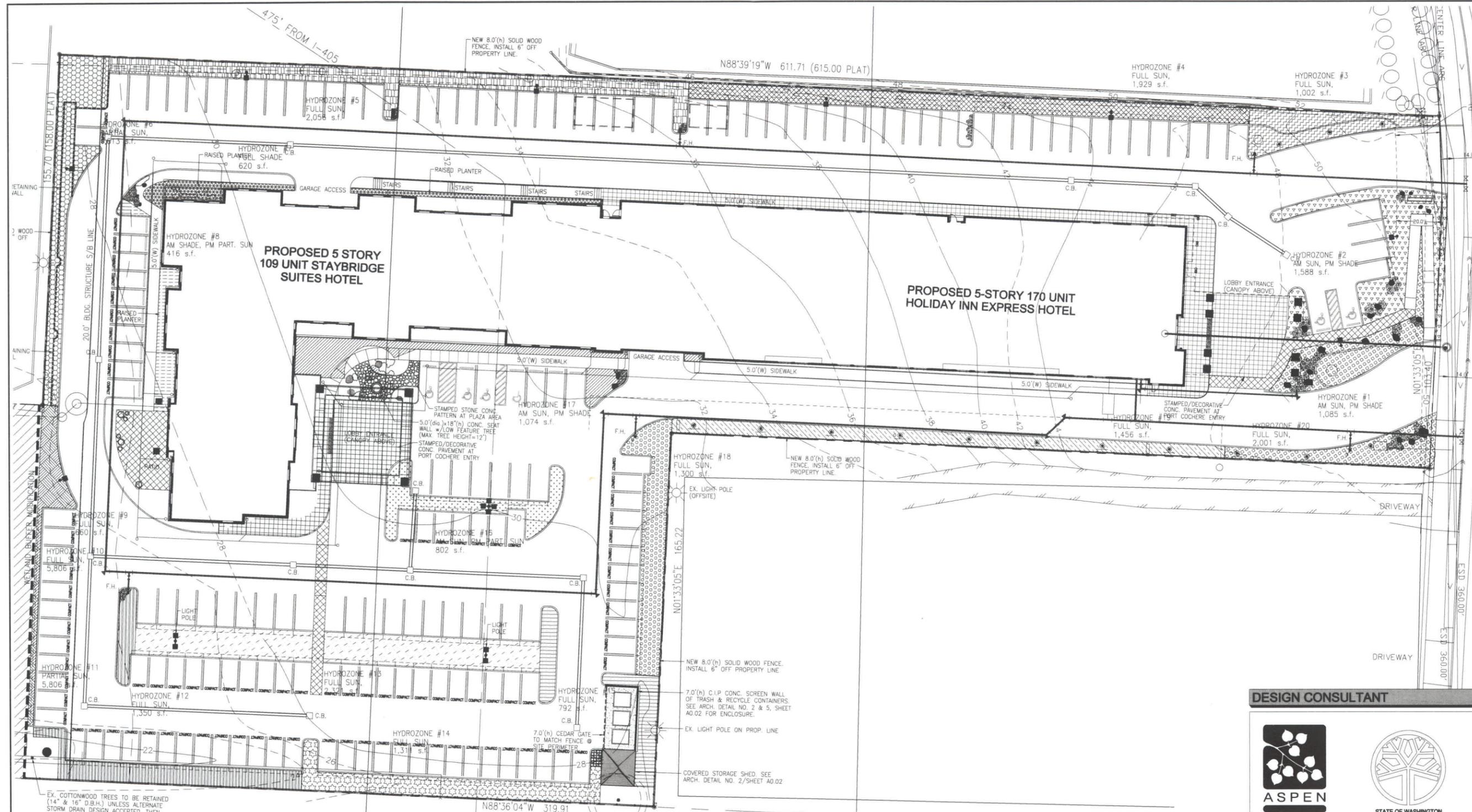
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**Holiday Inn Express / Staybridge Suites
HYBRID HOTEL PROJECT
BELLEVUE, WASHINGTON**

PRELIMINARY PLANTING PLAN
Preliminary Budget Pricing
NOT FOR CONSTRUCTION / 90% SET
ALO / SEPA / CALUP SUBMITTAL

PROJECT NO. 2013-40
PREPARED: P.J.D.
DATE: March 20, 2015
SHEET:

L3.0



REV.	DATE	BY	COMMENTS

Holiday Inn Express / Staybridge Suites
HYBRID HOTEL PROJECT
 BELLEVUE, WASHINGTON

PRELIMINARY
IRRIGATION HYDROZONES
 ALO / SEPA / CALUP SUBMITTAL

IRRIGATION HYDROZONE CALCULATIONS

HYDROZONE	Description	Area	Est. Water Use	Notes
HYDROZONE 1	(Morning sun, afternoon shade) Drip Emitters	1,085 s.f.	3,161 gallons	
HYDROZONE 2	(Morning sun, afternoon shade) Drip Emitters	1,588 s.f.	4,627 gallons	
HYDROZONE 3	(Full sun, possible shade from building) Drip Emitters	1,002 s.f.	5,838 gallons	
HYDROZONE 4	(Full sun, possible shade from building) Drip Emitters	1,929 s.f.	11,240 gallons	
HYDROZONE 5	(Full sun, possible shade from building) Drip Emitters	2,056 s.f.	11,980 gallons	
HYDROZONE 6	(Partial sun) Drip Emitters	1,813 s.f.	7,833 gallons	
HYDROZONE 7	(Full shade) Drip Emitters	620 s.f.	802 gallons	
HYDROZONE 8	(Morning shade, partial afternoon sun) Drip Emitters	416 s.f.	1,816 gallons	
HYDROZONE 9	(Full sun)	660 s.f.	3,845 gallons	
HYDROZONE 10	(Full sun, native plant mitigation zone) Imp. Sprinklers	5,808 s.f.	33,382 gallons	
HYDROZONE 11	(Partial afternoon shade, native plants) Imp. Sprinklers	5,808 s.f.	25,036 gallons	
HYDROZONE 12	(Full sun)	1,350 s.f.	9,177 gallons	
HYDROZONE 13	(Full sun)	2,321 s.f.	23,353 gallons	
HYDROZONE 14	(Full sun)	1,311 s.f.	8,912 gallons	
HYDROZONE 15	(Full sun)	792 s.f.	5,384 gallons	
HYDROZONE 16	(Morning sun, partial afternoon shade) Drip Emitters	802 s.f.	3,894 gallons	
HYDROZONE 17	(AM sun, PM shade, reflected south sun) Drip Emitters	1,074 s.f.	5,215 gallons	
HYDROZONE 18	(Full sun)	1,300 s.f.	8,637 gallons	
HYDROZONE 19	(AM Sun, PM Shade, reflected south sun) Drip Emitters	1,456 s.f.	7,070 gallons	
HYDROZONE 20	(Full sun)	2,001 s.f.	13,603 gallons	

LANDSCAPE AREA: 34,988 s.f.
 IRR. WATER BUDGET = 7,18704 x 34,988 s.f. = 251,450 gals
 TOTAL EST. WATER USE = 194,605 gals

CITY OF BELLEVUE NOTES

ABBREVIATIONS
 I.W.B. = IRRIGATION WATER BUDGET
 E.W.U. = ESTIMATED WATER USE
 E.T. = EVAPOTRANSPIRATION RATE (14.49")
 E.W.U. FORMULA IN SIMPLEST TERMS WHEN I.E. = 0.625
 (E.W.U. = 14.374 x P.F. x H.A. (OVERHEAD SPRAY))
 E.W.U. FORMULA IN SIMPLEST TERMS WHEN I.E. = 0.925
 (E.W.U. = 9.712 x P.F. x H.A. (DRIP EMITTERS))
 I.W.B. FORMULA: I.W.B. = E.T. x A.F. x C.F.
 I.W.B. IN SIMPLEST TERMS: 7:18704 x L.A.
 NOTES
 a) CONTRACTOR SHALL SET WATERING SCHEDULE TO NOT EXCEED WATER BUDGET. SUBMIT SCHEDULE TO ARCHITECT AND CITY OF BELLEVUE FOR REVIEW & APPROVAL.
 b) NATIVE PLANT ZONES W/IN WETLAND BUFFER MITIGATION SHALL BE TURNED OFF AFTER FIRST 3 GROWING SEASONS. BUT WILL HAVE AN OPTION TO BE IN OPERATION LONGER TO ASSURE NATIVE PLANTS ARE FULLY ESTABLISHED.

IRRIGATION CERTIFICATION

A. A completed irrigation audit form is required to be submitted to City of Bellevue Utilities Department w/in 14 days after meter has been turned on. If an audit is not received w/in 14 days, the responsible party for the project (Owner or on Owner's Representative) will be notified that the irrigation water meter will be turned off and locked until arrangements are made to have the system audited. Contact City of Bellevue for an approved list of local Certified Irrigation Auditors.
 B. All irrigation zones, including conventional overhead spray shrub zones are required to be included in the irrigation audit.
 C. A copy of irrigation Audit shall be mailed to the landscape architect of record.
 D. The approved Landscape and Irrigation Plans are part of the approved Plan Set documents, do not deviate from the approved set of plans. Minor changes may be made per field conditions and are allowed (plan is diagrammatic).
 E. Irrigation systems shall be designed & constructed in such a manner that a minimum average distribution uniformity of 0.625 is achieved.
 F. When conducting audits to determine an irrigation system's average distribution uniformity, conventional overhead irrigation zones shall be physically audited when determining their distribution uniformity. Low volume zones such as drip systems may be assigned an assumed distribution of 0.925.
 G. The Owner shall maintain the irrigation system in good operating condition. This shall include detecting for leaks and repairing them, replacing broken heads and adjusting heads to avoid overspray onto non-landscaped areas.

DESIGN CONSULTANT

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 LANDSCAPE ARCHITECTURE
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 3746 257th Avenue S.E.
 Issaquah, WA 98029
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 CONTACT: PAUL J. DIX

STATE OF WASHINGTON
 REGISTERED LANDSCAPE ARCHITECT
 PAUL J. DIX
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SHEET TITLE

IRRIGATION HYDROZONES
 SCALE 1" = 20.0'
 GRAPHIC SCALE (IN FEET)
 0 5 10 15 20

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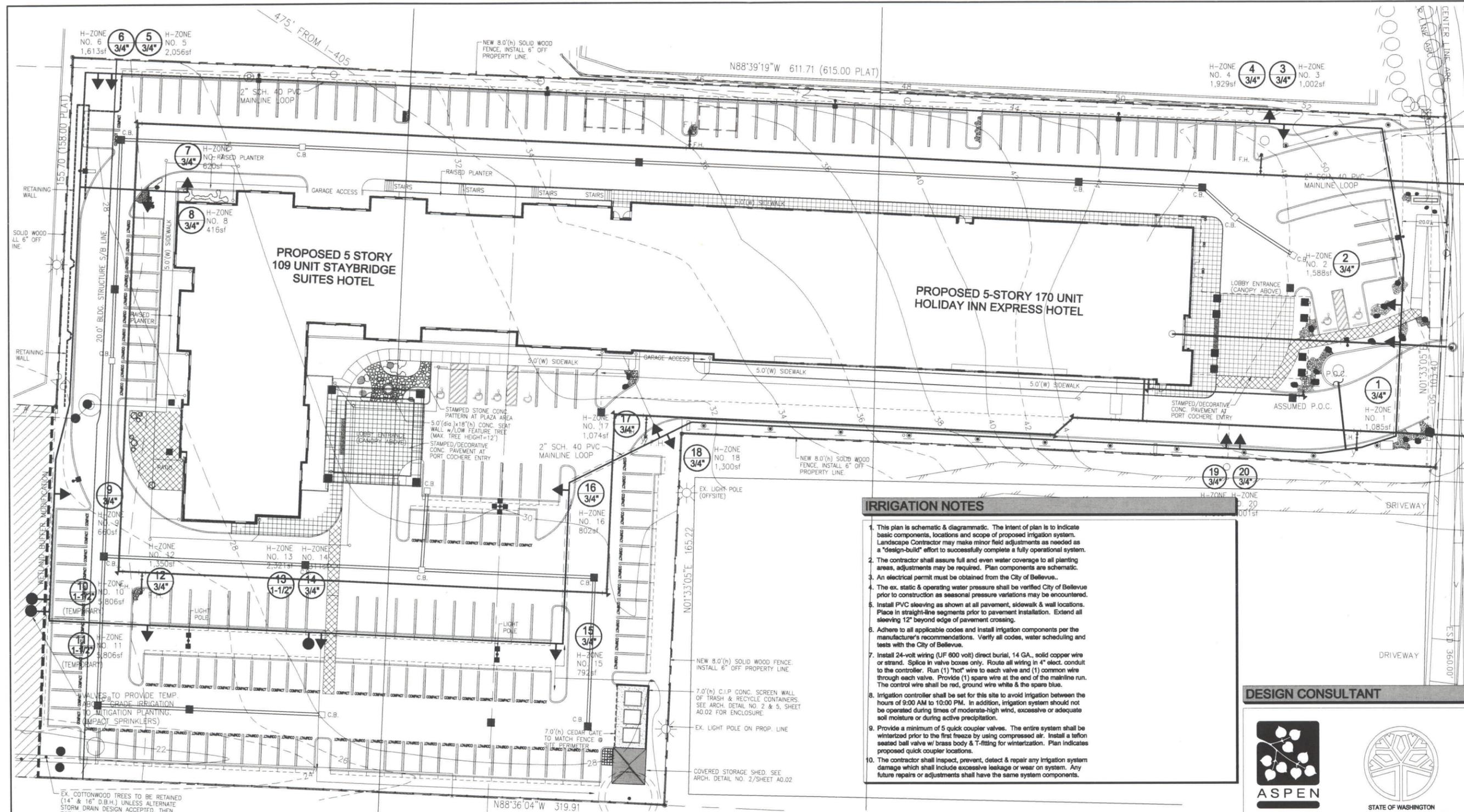
IRRIGATION CERTIFICATION

PROJECT NAME: Holiday Inn Express / Staybridge Suites
 PROJECT ADDRESS: 969 118th Avenue S.W., Bellevue, Washington 98052
 PROJECT OWNER: NBK, LLC
 OR MANAGER: 11010 N.E. 8th Street, #465 Bellevue, Washington 98004
 Attn: Mr. Sun Choy

LANDSCAPE ARCHITECT: Aspen Design Group
 ARCHITECT: 3746 257th Ave. S.E. Issaquah, WA 98029
 425.313.3194
 Contact: Paul Dix

The landscape design/plans for the above stated project have been verified by the Washington State registered Landscape Architect stated above to be in compliance with Bellevue City Code 24.02.210 "Irrigation System Design and performance Requirements" (Water Code). All data, calculations and information required is attached or shown on the face of the plans.

Landscape Architect's Signature: _____ Approval Signature: _____
 Printed Name: _____ Date: _____
 Bellevue Utilities Department



IRRIGATION NOTES

- This plan is schematic & diagrammatic. The intent of plan is to indicate basic components, locations and scope of proposed irrigation system. Landscape Contractor may make minor field adjustments as needed as a "design-build" effort to successfully complete a fully operational system.
- The contractor shall assure full and even water coverage to all planting areas, adjustments may be required. Plan components are schematic.
- An electrical permit must be obtained from the City of Bellevue.
- The ex. static & operating water pressure shall be verified City of Bellevue prior to construction as seasonal pressure variations may be encountered.
- Install PVC sleeving as shown at all pavement, sidewalk & wall locations. Place in straight-line segments prior to pavement installation. Extend all sleeving 12" beyond edge of pavement crossing.
- Adhere to all applicable codes and install irrigation components per the manufacturer's recommendations. Verify all codes, water scheduling and tests with the City of Bellevue.
- Install 24-volt wiring (UF 600 volt) direct burial, 14 GA., solid copper wire or strand. Splice in valve boxes only. Route all wiring in 4" elect. conduit to the controller. Run (1) "hot" wire to each valve and (1) common wire through each valve. Provide (1) spare wire at the end of the mainline run. The control wire shall be red, ground wire white & the spare blue.
- Irrigation controller shall be set for this site to avoid irrigation between the hours of 9:00 AM to 10:00 PM. In addition, irrigation system should not be operated during times of moderate-high wind, excessive or adequate soil moisture or during active precipitation.
- Provide a minimum of 5 quick coupler valves. The entire system shall be winterized prior to the first freeze by using compressed air. Install a teflon seated ball valve w/ brass body & T-fitting for winterization. Plan indicates proposed quick coupler locations.
- The contractor shall inspect, prevent, detect & repair any irrigation system damage which shall include excessive leakage or wear on system. Any future repairs or adjustments shall have the same system components.

IRRIGATION COMPONENTS

	DOUBLE CHECK VALVE ASSEMBLY Install new Reduced Pressure Backflow Preventer per City/County standards. Install in a in-ground vault. Assembly shall be FEBCO 850U Double Check Valve Assembly or approved equal.		QUICK COUPLER VALVE Rainbird, Inc. 33-DLRC Quick Coupler Valve located in valve box w/ locking cover and set at grade.		AUTOMATIC SHUT-OFF DEVICE Rainbird, Inc. "Rain-Check" rain sensor/automatic shut-off device. Mount on roof or pedestal mount at service yard. Shut off @ 1/4" precipitation (or approved equal).
	IRRIGATION METER 1.5" Irrigation deduct meter, coordinate w/ civil & mech. plans.		IRRIGATION CONTROLLER Rainbird Inc. ESP - LX - 12 x 8 (20) Expansion Module Station Smart Controller w/metal cabinet, mount on wall in parking garage. Allow a monetary amount to install conduit / wiring to garage location.		POP-UP STREAM HEADS Rainbird, Inc. 1800 pop-up spray body with R-VAN series adjustable variable arc rotary stream nozzle.
	AUTOMATIC CONTROL VALVE (EMITTER ZONES) Netatm plastic-body pressure-compensating control valve. Locate in NDS Pro-Series 14" x 19" valve box, black body/lid.		SLEEVING Schedule 40 PVC Sleeving, 24" min. burial depth at pavement. Size sleeving 2x the size of irrigation pipe.		ROTOR SPRAYS (Temporary) Rainbird, Inc. 2045 PJ-Max-Bird, full & part circle impact sprinkler. Mount 4'-0" above finish grade on 2" dia. wood posts embedded 24".
	AUTOMATIC CONTROL VALVE (LAWN SPRAY ZONES) Rainbird, Inc. 150 PEB-Series heavy-duty plastic valve. Locate in NDS Pro-Series 14" x 19" valve box, black body.		MAINLINE Schedule 40 PVC, 2" mainline, 18" min. burial depth.		LINE FLUSHING VALVE Netatm line flushing valve - locate in valve box (same type as control valves). Provide a gravel sump below valve.
	AIR / VACUUM RELIEF VALVE Per Netatm, Inc. Set within 10' round black plastic NDS Pro-Series valve box.		LATERALS OR TUBING Class 200 PVC lateral or submain, min. 12" burial depth.		MISCELLANEOUS PRODUCTS / ACCESSORIES Use Netatm, Inc. brand products for tees, elbows, staples, couplings, adapters, supply/exhaust headers, filters and all other appurtenances as per manufacturer for complete system.
	LINE GATE VALVE Per local supplier. Locate in round plastic valve box by Carson or Ametek, dark brown or black lids.		SUB-SURFACE DRIP LINE TUBING Netatm Techline black polyethylene dripper line with root barrier enhancement. Install 6" below-grade. System must be pressure compensating / continuously self-flushing.		

Note: Plan graphic represents the general area / coverage of dripper system and is not intended as a detailed layout.

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IRRIGATION PLAN (Preliminary)
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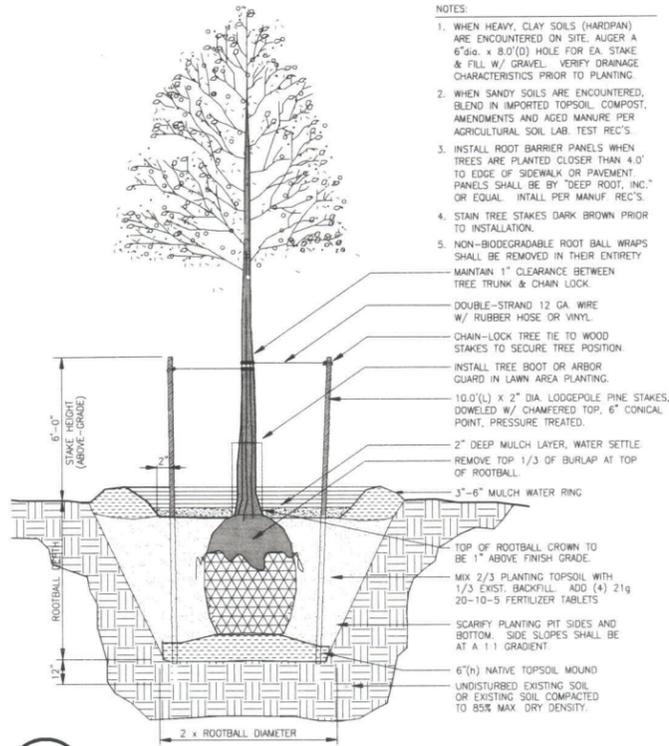
GRAPHIC SCALE (IN FEET)

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Holiday Inn Express / Staybridge Suites
HYBRID HOTEL PROJECT
 BELLEVUE, WASHINGTON

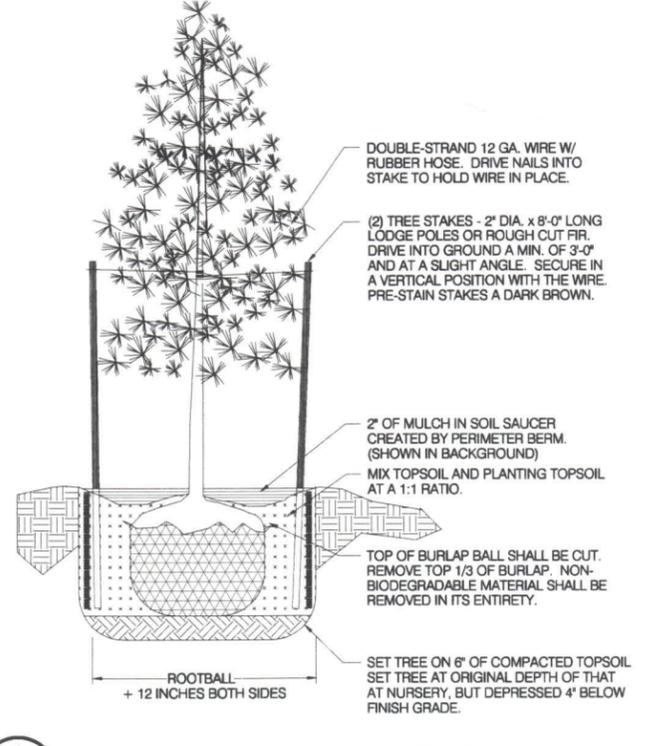
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L5.0
 SHEET 5 OF 7

REV.	DATE	BY	COMMENTS



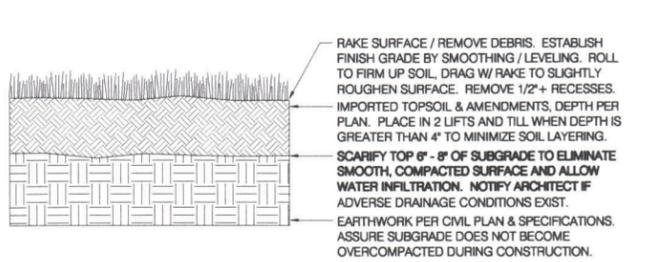
- NOTES:**
- WHEN HEAVY, CLAY SOILS (HARDPAN) ARE ENCOUNTERED ON SITE, AUGER A 6"dia. x 8.0'(D) HOLE FOR EA. STAKE & FILL W/ GRAVEL. VERIFY DRAINAGE CHARACTERISTICS PRIOR TO PLANTING.
 - WHEN SANDY SOILS ARE ENCOUNTERED, BLEND IN IMPORTED TOPSOIL, COMPOST, AMENDMENTS AND AGED MANURE PER AGRICULTURAL SOIL LAB. TEST REC'S.
 - INSTALL ROOT BARRIER PANELS WHEN TREES ARE PLANTED CLOSER THAN 4.0' TO EDGE OF SIDEWALK OR PAVEMENT. PANELS SHALL BE BY "DEEP ROOT, INC." OR EQUAL. INSTALL PER MANUF. REC'S.
 - STAIN TREE STAKES DARK BROWN PRIOR TO INSTALLATION.
 - NON-Biodegradable root ball wraps shall be removed in their ENTIRETY. MAINTAIN 1" CLEARANCE BETWEEN TREE TRUNK & CHAIN LOCK.
 - DOUBLE-STRAND 12 GA WIRE W/ RUBBER HOSE OR VINYL. CHAIN-LOCK TREE TIE TO WOOD STAKES TO SECURE TREE POSITION. INSTALL TREE BOOT OR ARBOR GUARD IN LAWN AREA PLANTING.
 - 10.0(L) x 2.0(D) LODGEPOLE PINE STAKES, DOWELED W/ CHAMFERED TOP, 6" CONICAL POINT, PRESSURE TREATED.
 - 2" DEEP MULCH LAYER, WATER SETTLE. REMOVE TOP 1/3 OF BURLAP AT TOP OF ROOTBALL.
 - 3"-6" MULCH WATER RING.
 - TOP OF ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.
 - MIX 2/3 PLANTING TOPSOIL WITH 1/3 EXIST. BACKFILL. ADD (4) 21g 20-10-5 FERTILIZER TABLETS.
 - SCARIFY PLANTING PIT SIDES AND BOTTOM. SIDE SLOPES SHALL BE AT A 1:1 GRADIENT.
 - 6"(H) NATIVE TOPSOIL MOUND UNDISTURBED EXISTING SOIL OR EXISTING SOIL COMPACTED TO 85% MAX DRY DENSITY.

1 DECIDUOUS TREE PLANTING
L3.0 L6.0 SCALE: NOT TO SCALE

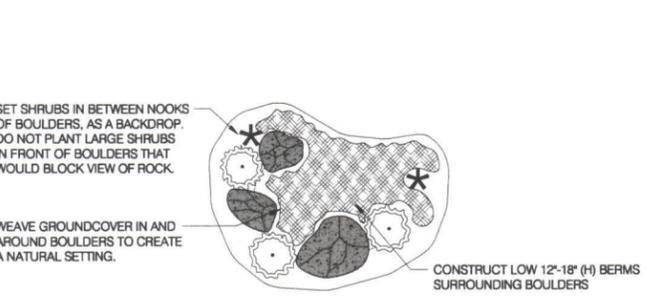


- DOUBLE-STRAND 12 GA. WIRE W/ RUBBER HOSE. DRIVE NAILS INTO STAKE TO HOLD WIRE IN PLACE.
- (2) TREE STAKES - 2" DIA. x 8'-0" LONG LODGE POLES OR ROUGH CUT FIR. DRIVE INTO GROUND A MIN. OF 3'-0" AND AT A SLIGHT ANGLE. SECURE IN A VERTICAL POSITION WITH THE WIRE. PRE-STAIN STAKES A DARK BROWN.
- 2" OF MULCH IN SOIL SAUCER. CREATED BY PERIMETER BERM. (SHOWN IN BACKGROUND).
- MIX TOPSOIL AND PLANTING TOPSOIL AT A 1:1 RATIO.
- TOP OF BURLAP BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE REMOVED IN ITS ENTIRETY.
- SET TREE ON 6" OF COMPACTED TOPSOIL. SET TREE AT ORIGINAL DEPTH OF THAT AT NURSERY, BUT DEPRESSED 4" BELOW FINISH GRADE.
- ROOTBALL + 12 INCHES BOTH SIDES

2 CONIFEROUS TREE PLANTING
L3.0 L6.0 SCALE: NOT TO SCALE

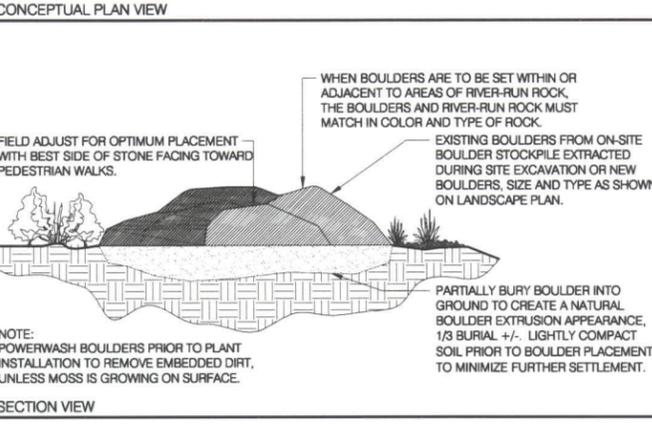


3 LAWN SECTION
L2.0 L4.0 SCALE: NOT TO SCALE

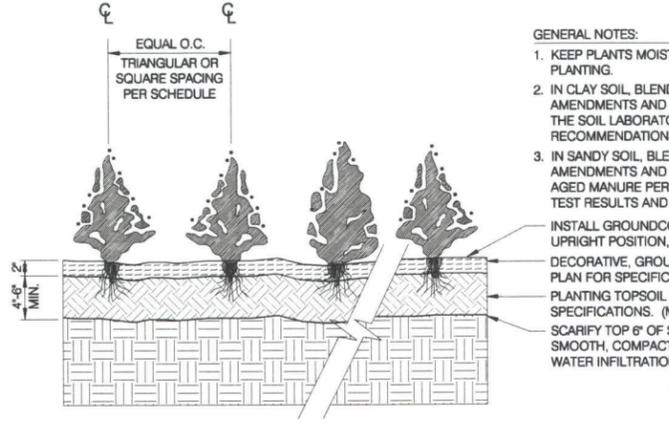


- RAKE SURFACE / REMOVE DEBRIS. ESTABLISH FINISH GRADE BY SMOOTHING / LEVELING. ROLL TO FIRM UP SOIL. DRAG W/ RAKE TO SLIGHTLY ROUGHEN SURFACE. REMOVE 1/2" RECESSES. IMPORTED TOPSOIL & AMENDMENTS, DEPTH PER PLAN. PLACE IN 2 LIFTS AND TILL WHEN DEPTH IS GREATER THAN 4" TO MINIMIZE SOIL LAYERING.
- SCARIFY TOP 6" - 8" OF SUBGRADE TO ELIMINATE SMOOTH, COMPACTED SURFACE AND ALLOW WATER INFILTRATION. NOTIFY ARCHITECT IF ADVERSE DRAINAGE CONDITIONS EXIST.
- EARTHWORK PER CIVIL PLAN & SPECIFICATIONS. ASSURE SUBGRADE DOES NOT BECOME OVERCOMPACTED DURING CONSTRUCTION.
- PRUNE AND DEAD OR BROKEN BRANCHES. PRUNE TO SHAPE IF REQUIRED OR DIRECTED.
- SECURE SHRUB IN AN UPRIGHT POSITION. PROVIDE A SMALL WOOD STAKE IF REQUIRED TO SECURE PLANT AT WINDY SITES. LOOP SMALL "TIE" AROUND STEM TO SECURE, YET ALLOW PLANT MOVEMENT.
- REMOVE THE TOP 1/3 TO 1/2 OF THE ROOTBALL BURLAP.
- EXCAVATE SHRUB PLANTING PIT 2-TIMES THE SIZE OF THE ROOT BALL. GENTLY BACKFILL WITH IMPORTED PLANTING TOPSOIL AND LIGHTLY COMPACT.
- NOTE: WATER NEWLY INSTALLED SHRUBS IMMEDIATELY AFTER PLANTING AND AS NEEDED DURING DRY WEATHER. SET BASE OF SHRUB STEM AT ORIGINAL GRADE. DO NOT COVER STEM WITH BARK OR TOPSOIL.
- 2" MIN. BARK MULCH LAYER.
- CONSTRUCT A WATERING BASIN CONSISTING OF IMPORTED TOPSOIL AT PERIMETER OF SHRUB.
- UNDISTURBED BACKFILL. SCARIFY THE SIDES AND BOTTOM OF SHRUB PLANTING PIT.
- CONSTRUCT A 4"-6" LEVELING MOUND OF COMPACTED TOPSOIL AT BOTTOM OF SHRUB PLANTING PIT.
- 2-TIMES ROOTBALL

4 ORNAMENTAL SHRUB PLANTING
L3.0 L6.0 SCALE: NOT TO SCALE

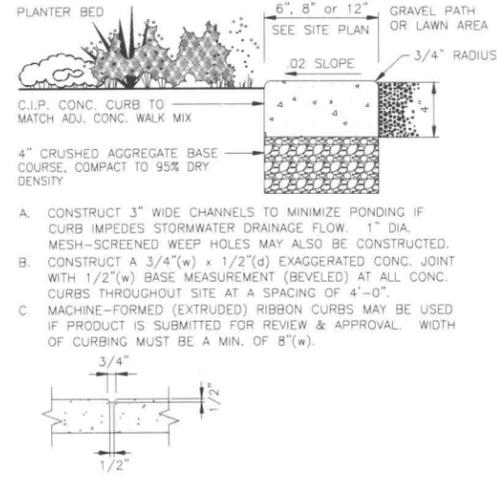


5 BOULDER PLACEMENT
L3.0 L6.0 SCALE: NOT TO SCALE



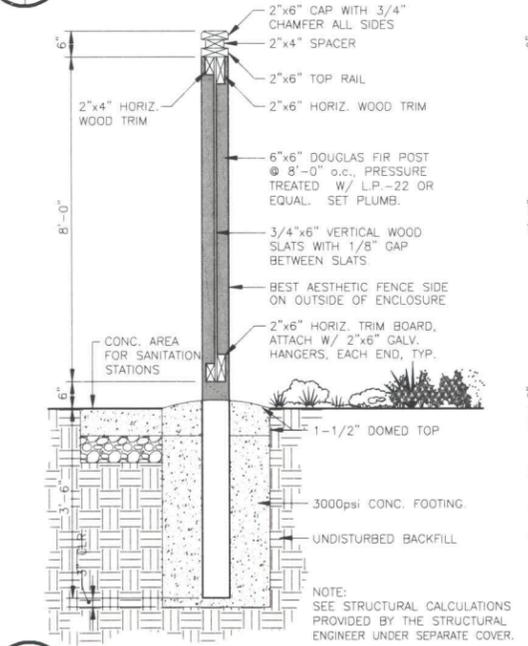
- GENERAL NOTES:**
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - IN CLAY SOIL, BLEND IN IMPORTED TOPSOIL AMENDMENTS AND ORGANIC COMPOST PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.
 - IN SANDY SOIL, BLEND IN IMPORTED TOPSOIL AMENDMENTS AND ORGANIC COMPOST AND AGED MANURE PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.
- INSTALL GROUNDCOVER PLANTS IN STRAIGHT, UPRIGHT POSITION, LEVEL AT GRADE.
- DECORATIVE, GROUND BARK MULCH. SEE PLAN FOR SPECIFIC DEPTH (MIN. 2")
- PLANTING TOPSOIL PER LANDSCAPE PLAN OR SPECIFICATIONS. (MIN. DEPTH 4")
- SCARIFY TOP 6" OF SUBGRADE TO ELIMINATE SMOOTH, COMPACTED SURFACE AND ALLOW WATER INFILTRATION.

6 GROUNDCOVER PLANTING
L3.0 L6.0 SCALE: NOT TO SCALE

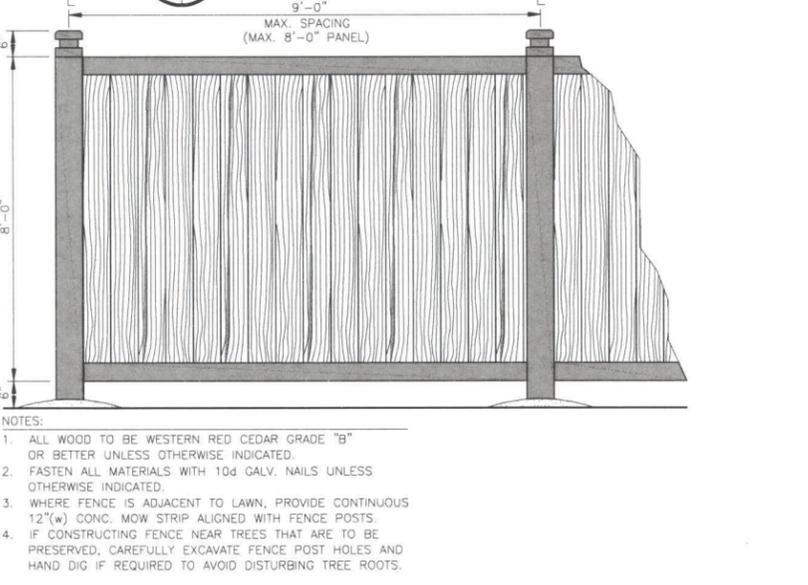


- PLANTER BED
- 6", 8" or 12" GRAVEL PATH OR LAWN AREA
- 0.2 SLOPE
- 3/4" RADIUS
- C.I.P. CONC. CURB TO MATCH ADJ. CONC. WALK MIX
- 4" CRUSHED AGGREGATE BASE COURSE, COMPACT TO 95% DRY DENSITY
- A. CONSTRUCT 3" WIDE CHANNELS TO MINIMIZE PONDING IF CURB IMPEDES STORMWATER DRAINAGE FLOW. 1" DIA. MESH-SCREENED WEEP HOLES MAY ALSO BE CONSTRUCTED.
- B. CONSTRUCT A 3/4"(w) x 1/2"(d) EXAGGERATED CONC. JOINT WITH 1/2"(w) BASE MEASUREMENT (BEVELED) AT ALL CONC. CURBS THROUGHOUT SITE AT A SPACING OF 4'-0".
- C. MACHINE-FORMED (EXTRUDED) RIBBON CURBS MAY BE USED IF PRODUCT IS SUBMITTED FOR REVIEW & APPROVAL. WIDTH OF CURBING MUST BE A MIN. OF 8"(w).

7 CONC. RIBBON CURB (MOW EDGE)
L3.0 L6.0 SCALE: NOT TO SCALE



8 8.0'(h) SOLID WOOD FENCE
L3.0 L6.0 SCALE: NOT TO SCALE



9 LANDSCAPE DETAILS
L3.0 L6.0 SCALE: NOT TO SCALE

DESIGN CONSULTANT

ASPEN

LANDSCAPE ARCHITECTURE SITE PLANNING

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT PAUL J. DIX CERTIFICATE NO. 620

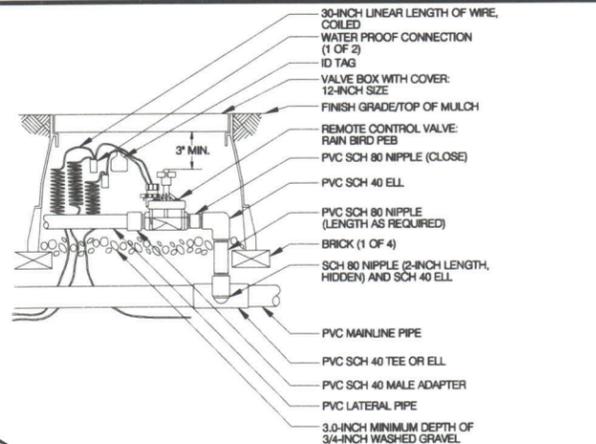
ASPEN DESIGN GROUP 3746 257TH AVENUE S.E. ISSAQUAH, WA 98029 (425) 313-3194 (PHONE)

NOT FOR CONSTRUCTION

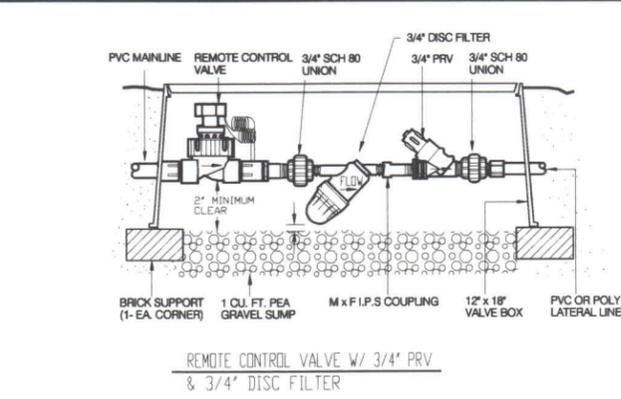
Holiday Inn Express / Staybridge Suites
HYBRID HOTEL PROJECT
BELLEVUE, WASHINGTON

LANDSCAPE DETAILS
PERMIT SUBMITTAL

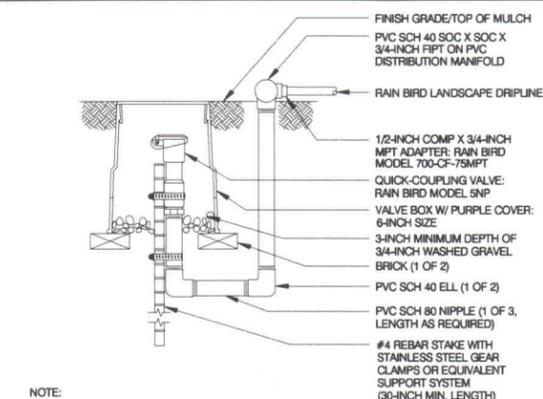
PROJECT NO. RH101
PREPARED BY P.J.D.
DATE: March 20, 2015
SHEET: **L6.0**



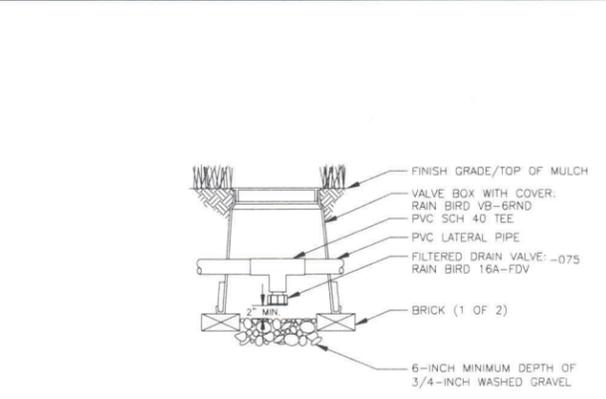
1 AUTOMATIC REMOTE VALVE (LAWN ZONES)
L5.0 L7.0 SCALE: NOT TO SCALE



2 REMOTE CONTROL VALVE (DRIP ZONES)
L5.0 L7.0 SCALE: NOT TO SCALE

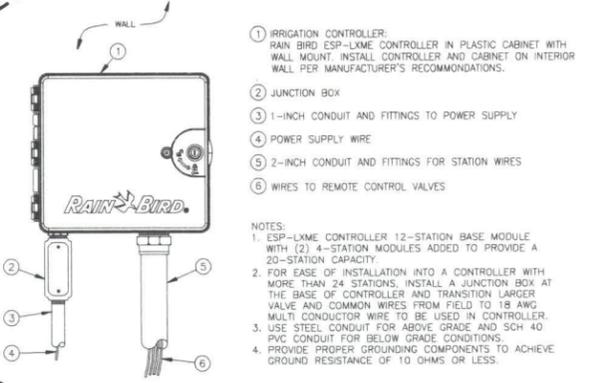


3 QUICK COUPLER VALVE
L5.0 L7.0 SCALE: NOT TO SCALE

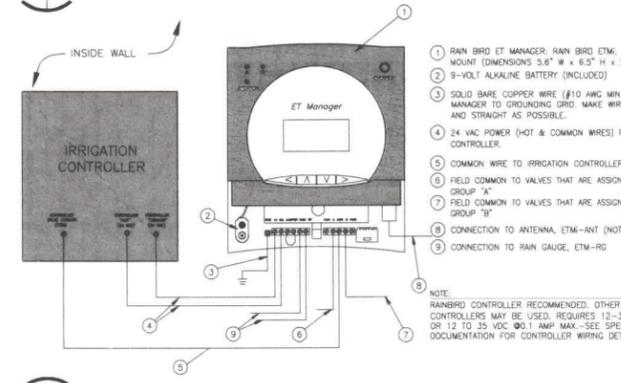


4 DRAIN VALVE
L5.0 L7.0 SCALE: NOT TO SCALE

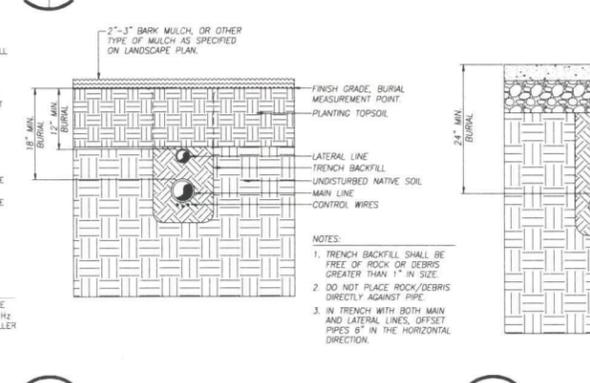
NOTE:
1. FLURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



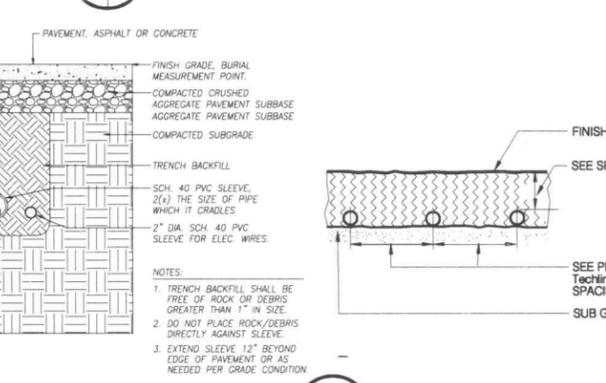
5 ESP-LXME IRRIGATION CONTROLLER
L5.0 L7.0 SCALE: NOT TO SCALE



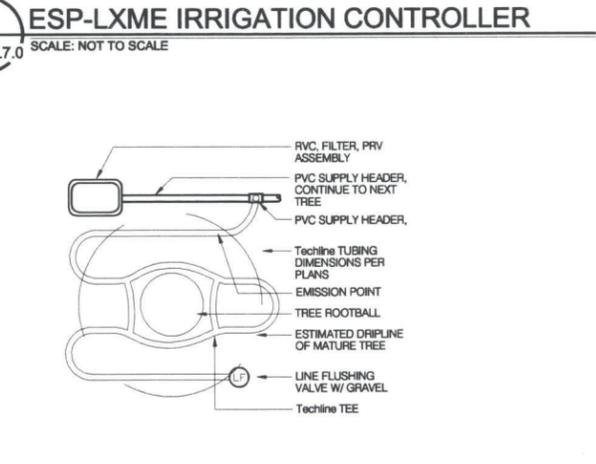
6 RAIN SENSOR (PEDESTAL MOUNT)
L5.0 L7.0 SCALE: NOT TO SCALE



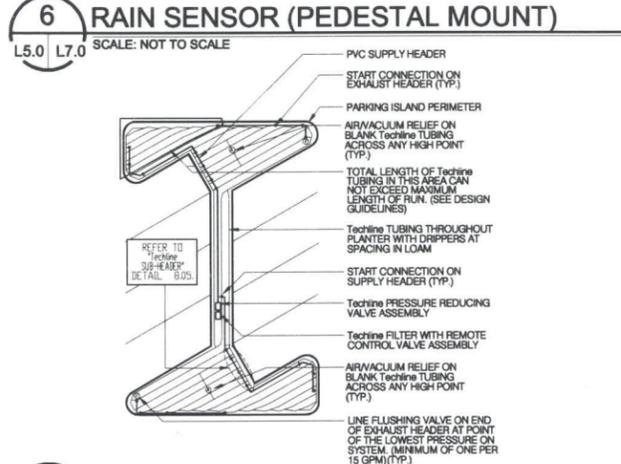
7 IRRIGATION PIPE TRENCH
L5.0 L7.0 SCALE: NOT TO SCALE



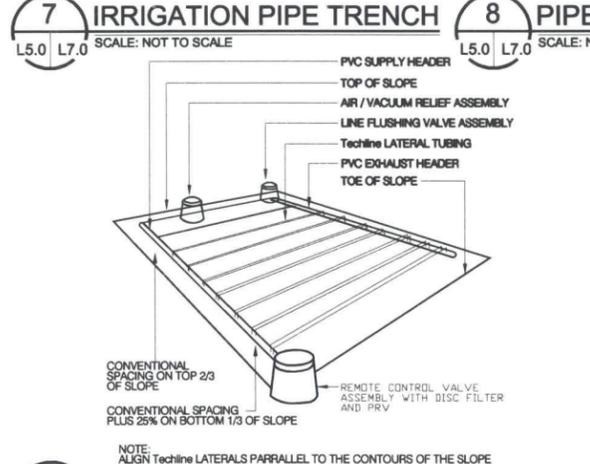
8 PIPE SLEEVING
L5.0 L7.0 SCALE: NOT TO SCALE



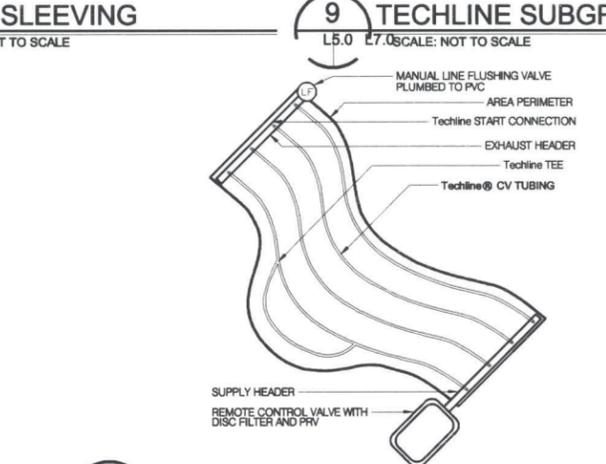
9 TECHLINE SUBGRADE
L5.0 L7.0 SCALE: NOT TO SCALE



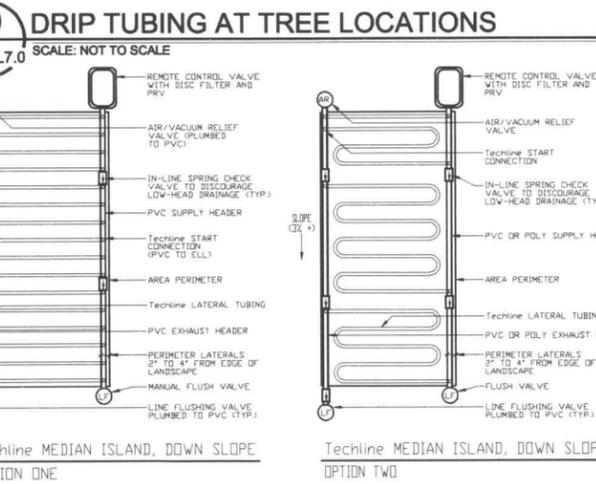
10 DRIP TUBING AT TREE LOCATIONS
L5.0 L7.0 SCALE: NOT TO SCALE



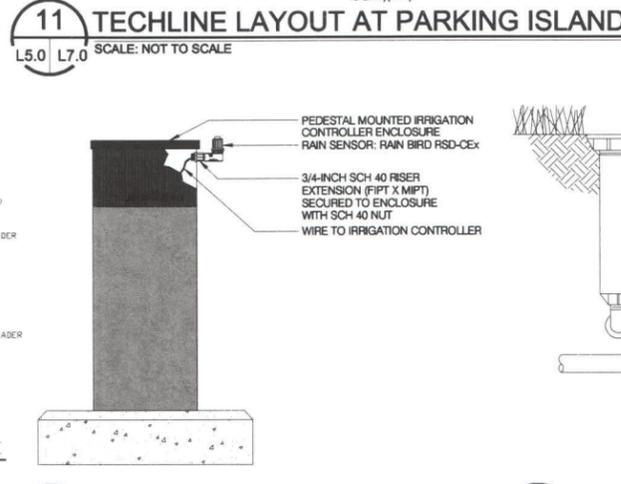
11 TECHLINE LAYOUT AT PARKING ISLANDS
L5.0 L7.0 SCALE: NOT TO SCALE



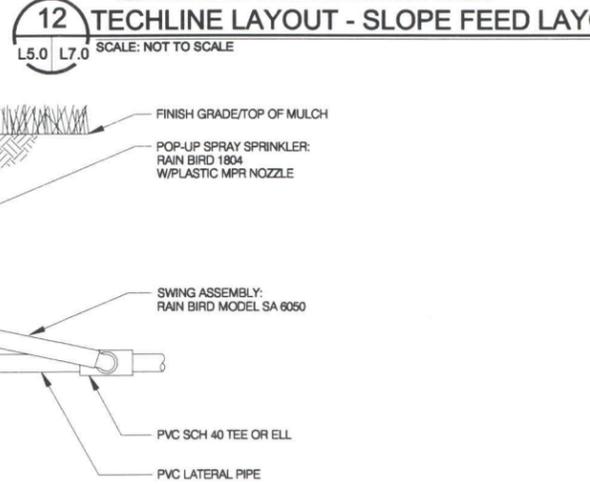
12 TECHLINE LAYOUT - SLOPE FEED LAYOUT
L5.0 L7.0 SCALE: NOT TO SCALE



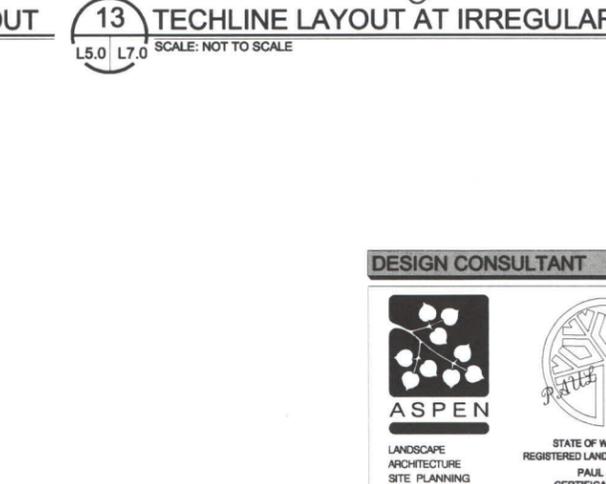
13 TECHLINE LAYOUT AT IRREGULAR AREAS
L5.0 L7.0 SCALE: NOT TO SCALE



14 TECHLINE MEDIAN ISLAND, DOWN SLOPE
L5.0 L7.0 SCALE: NOT TO SCALE



15 RAIN SENSOR RSD-CEx
L5.0 L7.0 SCALE: NOT TO SCALE



16 POP-UP SPRAY HEAD
L5.0 L7.0 SCALE: NOT TO SCALE

DESIGN CONSULTANT

LANDSCAPE ARCHITECTURE SITE PLANNING

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620

ASPEN DESIGN GROUP
3746 25TH AVENUE S.E.
ISSAQUAH, WA 98029
(425) 313-3184 (PHONE)
(425) 313-3185 (FAX)

NOT FOR CONSTRUCTION

Holiday Inn Express / Staybridge Suites
HYBRID HOTEL PROJECT
BELLEVUE, WASHINGTON

IRRIGATION DETAILS
PERMIT SUBMITTAL

PROJECT NO. R4101
PREPARED: P.J.D.
DATE: March 20, 2015
SHEET:
L7.0

