



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

### OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 15-114983-WG

Project Name/Address: 2389 Killarney Way

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

**Minimum Comment Period:** August 24, 2015

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**OTHERS TO RECEIVE THIS DOCUMENT:**

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

## ENVIRONMENTAL CHECKLIST

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

### Background Information

Property Owner: **MacPherson Construction & Design, LLC – Sister Roger K. MacPherson**

Proponent: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**

Contact Person: **Gregory W. Ashley - Ashley Shoreline Design & Permitting**  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **16412 NE 10<sup>th</sup> Pl.**  
**Bellevue, WA 98008-3707**  
Phone: **(425) 957-9381**

Proposal Title: **MacPherson pier, boatlift with canopy and beach cove**

Proposed Location: **2389 Killarney Way SE**  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposed site.

Give an accurate, brief description of the proposal's scope and nature.

General description: **Install a new rock bulkhead behind a section of the existing rock bulkhead and above the OHWM to create a beach cove. Remove the original bulkhead when the new rock bulkhead is in place to minimize impact. Build a new fixed pile pier and install a ground-based boatlift with attached translucent canopy and a dock mounted PWC lift.**

1. Acreage of site: **23,217 SF**
2. Number of dwelling units/buildings to be demolished: **None, does not apply**
3. Number of dwelling units/buildings to be constructed: **None, does not apply**
4. Square footage of buildings to be demolished: **None, does not apply**
5. Square footage of buildings to be constructed: **None, does not apply**
6. Quantity of earth movement (in cubic yards): **None, does not apply**
7. Proposed land use: **Private single-family residence**

Received  
MAY 26 2015  
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8. Design features, including building height, number of stories and proposed exterior materials: **Does not apply**

9. Other: **Does not apply**

Estimated date of completion of the proposed timing of phasing: **July 16 through April 30**

Do you have any plans for future additions, expansions, or further activity related or connected with this proposal? If yes, explain. **No**

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A planting plan prepared by Altmann Oliver Associates, LLC.**

Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known? **No Yes, COB Permit 15-108125-LO**

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal)

Land Use Reclassification (rezone) Map of existing and proposed zoning.

Preliminary Plat or Planned Unit Development Preliminary plat map

Clearing & Grading Permit Plan of existing and proposed grading Development plans

Building Permit (or Design Review) Site Plan Clearing & Grading Plan

Shoreline Management Permit Site Plan

**A - ENVIRONMENTAL ELEMENTS**

**1. EARTH**

a. General description of the site (circle one): flat; rolling; hilly; steep slopes; mountainous; other:

b. What is the steepest slope on the site (approximately percent slope)? ~~<1%~~ **Approximately 109%**

- c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**Sand & gravel**

- d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.

**No**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

**Approximately 50 CYd's of cut material; will be removed from the behind the existing bulkhead. Approximately 20 CYd's of three (3) to four (4) man rocks will be installed for the new rock bulkhead. Approximately 20 CYd's of clean, round, washed gravel will be installed for the beach. All material to be supplied from an approved upland site.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**No**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**None, does not apply**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**None Erosion Control Regulated By BCC 23.76**

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**None, does not apply**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**No, does not apply**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**None, does not apply**

## 3. WATER

### a. Surface

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**Yes, Lake Washington**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**A new rock bulkhead will be installed behind the existing bulkhead and above the OHWM to create a beach. After the new bulkhead is in place the existing bulkhead will be removed. Approximately 50 CYd's of cut material; will be removed from the behind the existing bulkhead. Approximately 20 CYd's of three (3) to four (4) man rocks will be installed for the new rock bulkhead. Approximately 20 CYd's of clean, round, washed gravel will be installed for the beach. A small excavator will be use for the removal of material and installation of the rock and gavel. Twelve (12) 8" diameter galvanized steel piles, two (2) 4" diameter galvanized steel piles and two (2) 2" diameter steel piles**

**will be driven to refusal via a barge mounted drop hammer pile driver to support the new pier. A freestanding portable boatlift with an attached translucent canopy will be installed next to the new pier and a pier mounted PWC lift will be installed on the pier.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  
**Approximately 50 CYd's of cut and 20 CYd's of fill for the beach cove. All cut material to be disposed of at an approved upland site. All spawning gravel to be supplied from an approved upland supplier.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.  
**No, does not apply**
- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.  
**No**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
**No, does not apply**

**b. Ground**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.  
**No, does not apply**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agriculture; etc.).  
**None, does not apply**
- 3) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.  
**None, does not apply**

**c. Water Runoff (including storm water)**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow? Will this water flow into other waters? If so, describe.  
**None, does not apply**
- 2) Could waste materials enter ground or surface waters? If so, generally describe.  
**No, does not apply**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**  
**None, does not apply**

**4. PLANTS**

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

- Deciduous tree:** Alder, Maple, Aspen, other
- Evergreen tree:** Fir, Cedar, Pine, other

- Shrubs
- Grass
- Pasture
- Crop or grain

**Wet soil plants:** Cattail, Buttercup, Bulrush, Skunk Cabbage, other

**Water plants:** Water Lily, Eelgrass, Milfoil, other

Other types of vegetation

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

**None, does not apply**

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

**Salmon**

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

**None**

## 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

**Birds:** Hawk, Heron, Eagle, **Songbirds**, other:

**Mammals:** Deer, Bear, Elk, Beaver, other:

**Fish:** Bass, **Salmon**, Trout, Herring, Shellfish, other:

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

**Salmon**

c. Is the site part of a migration route? If so, explain

**Possibly a Salmon outmigration rout**

d. Proposed measures to preserve or enhance wildlife, if any:

**Adhere to all regulations and guidelines**

## 6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**None, does not apply**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No, does not apply**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**None, does not apply**

7. **ENVIRONMENTAL HEALTH**

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

**No**

- 1) Describe special emergency services that might be required.

**None, does not apply**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**None, does not apply**

b. **Noise**

- 1) What type of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**None, does not apply**

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

**Installation, Monday through Friday, 8:00 A.M. to 4:30 P.M.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**Limit time of installation to M-F, 8:00 A.M to 4:30 P.M. Noise Regulated By BCC 9.18**

8. **LAND USE AND SHORELINE USE**

- a. What is the current use of the site and adjacent properties?

**Private single-family residence**

- b. Has the site been used for agriculture? If so, describe.

**No**

- c. Describe any structures on the site.

**Private single-family residence**

- d. Will any structures be demolished? If so, what?

**No**

- e. What is the current zoning designation of the site?

**R-1.8**

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

**SF-L or Single-Family Low Density**

- g. If applicable, what is the current Shoreline Master Program designation of the site (check with City Planning staff)?

**Residential**

- h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.

**Yes, the shoreline Steep slopes located to the east of the shoreline.**

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

**None, does not apply**

- j. Approximately how many people would the completed project displace?  
**None, does not apply**
- k. Proposed measures to avoid or reduce displacement impacts, if any?  
**None, does not apply**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**Adhere to all regulations and guidelines**

9. **HOUSING**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**None, does not apply**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.  
**None, does not apply**
- c. Proposed measures to reduce or control housing impacts, if any:  
**None, does not apply**

10. **AESTHETICS**

- a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?  
**Less than three (3) feet above OHWM. Wood**
- b. What views in the immediate vicinity would be altered or obstructed?  
**None**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**None**

11. **LIGHT AND GLARE**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**None, does not apply**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**No, does not apply**
- c. What existing off-site sources of light or glare may affect your proposal?  
**None, does not apply**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**None, does not apply**

12. **RECREATION**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Water sports**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No**

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

### 13. HISTORICAL AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
**None known**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**None known**
- c. Proposed measures to reduce or control impacts, if any:  
**None**

### 14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.  
**Does not apply**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
**Does not apply**
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
**None, does not apply**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
**No, does not apply**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
**No, does not apply**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
**None, does not apply**
- g. Proposed measures to reduce or control transportation impacts, if any:  
**None, does not apply**

### 15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
**No, does not apply**

- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**None, does not apply**

**16. UTILITIES**

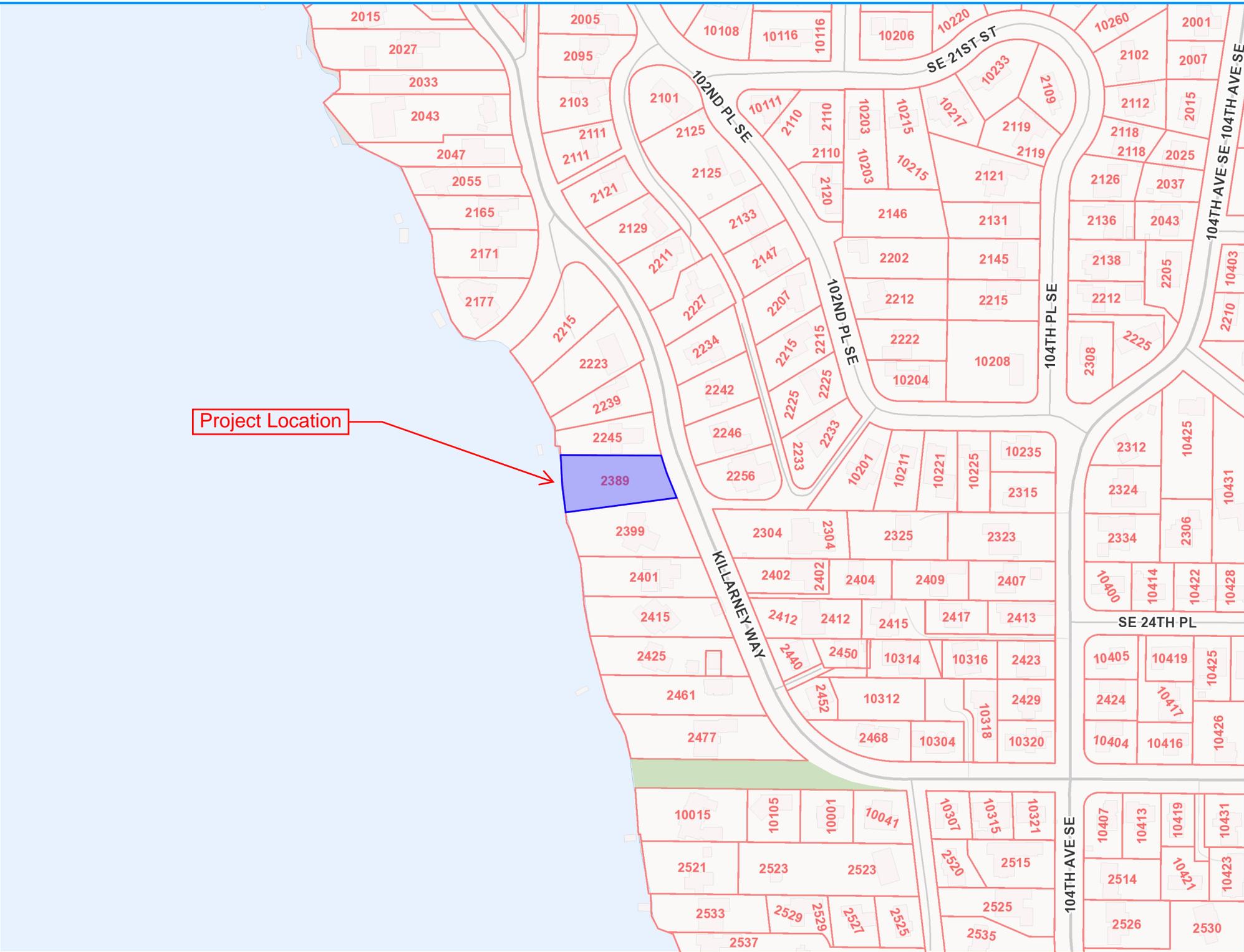
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.  
**Does not apply**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.  
**None, does not apply**

SIGNATURE

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

Signature:  \_\_\_\_\_

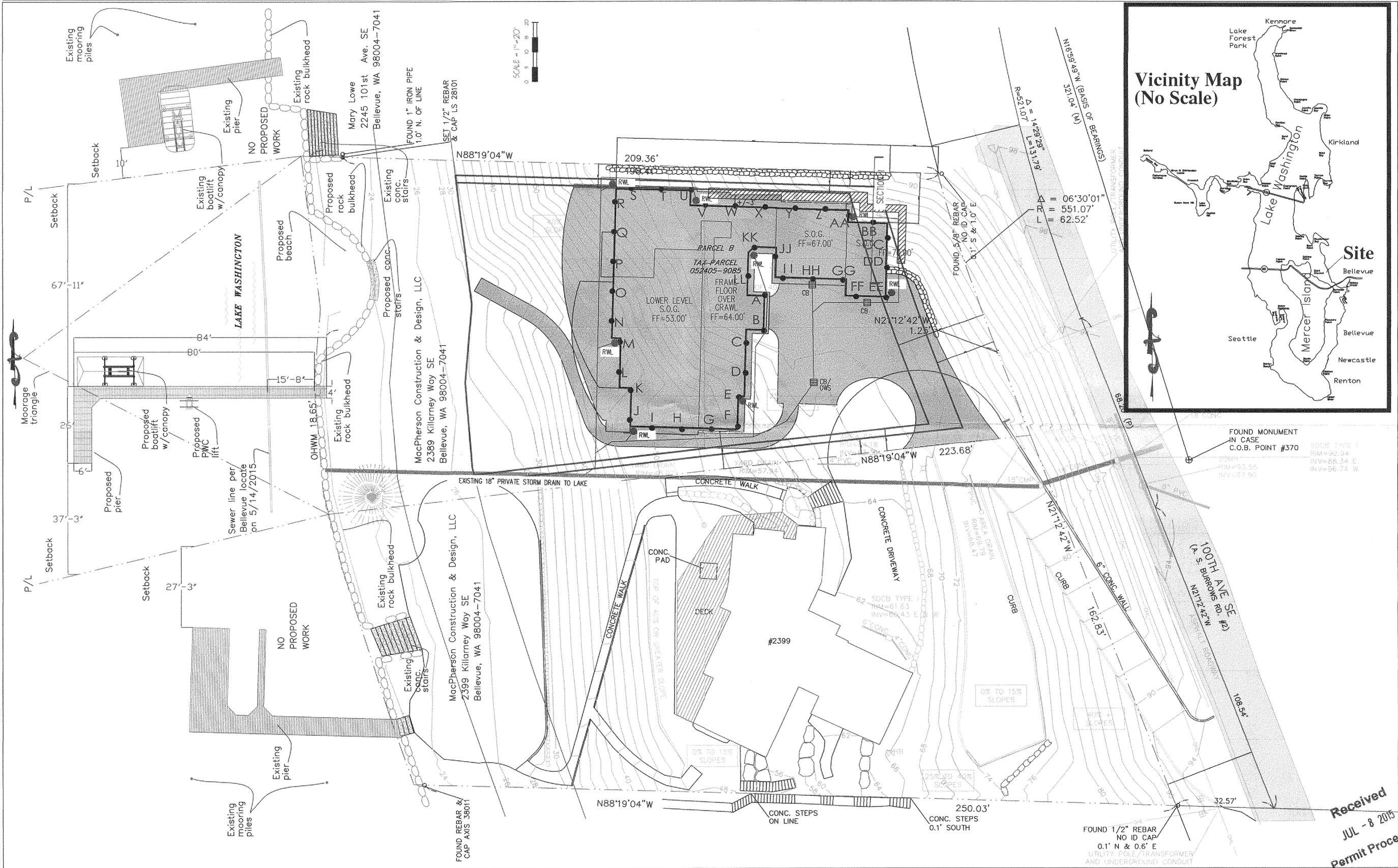
Date Submitted: 3/24/2015



Project Location

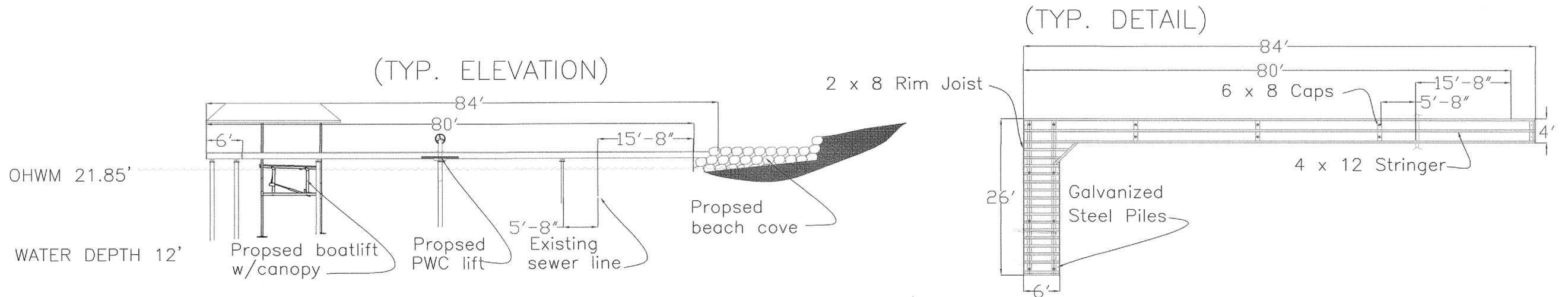


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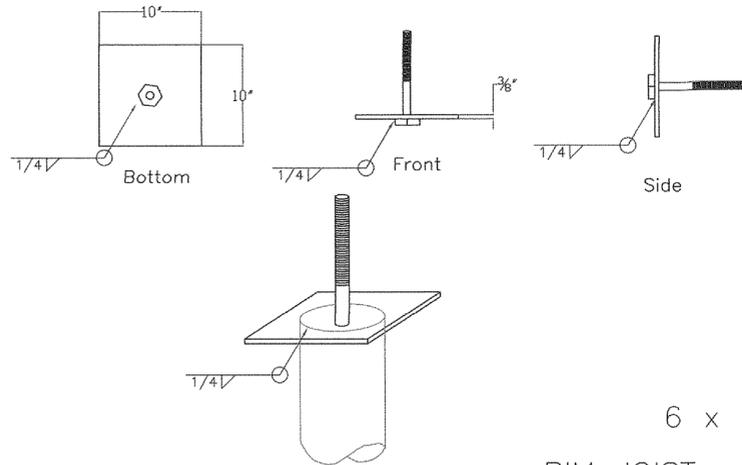


SHORELINE PROJECT FOR : MacPherson Construction & Design, LLC 2389 Killarney Way SE Bellevue, WA 98004	LOCATION: Lake Washington LAT: 47° 35' 23" North LONG: -122° 12' 22" West LENGTH FROM OHWM: 80'	DATUM: NAVD 88 SQ. FT. : 465	PROJECT DESCRIPTION: Build new pier. Install boatlift w/attached canopy. Install dock mounted PWC lift. Pull back a section of the rock bulkhead to create a beach cove. DATE: 5/1/2015
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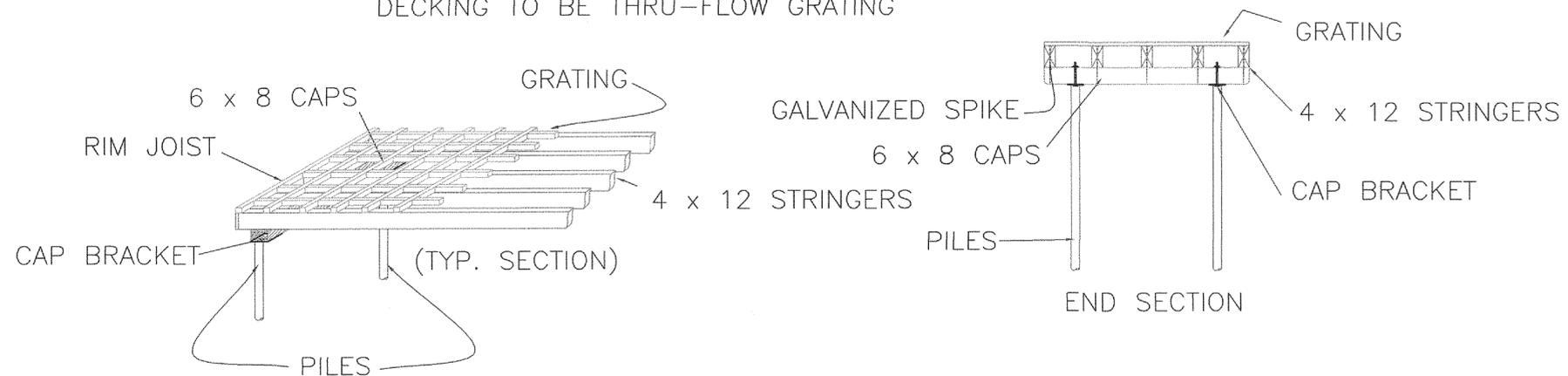
10" x 10" x 3/8" Galvanized steel plate welded to top of 8" diameter pile  
 3/4" Galvanized bolt welded through center of 10" x 10" plate



1. PILINGS TO BE MAXIMUM 20' O.C.
2. PILINGS TO BE 8" DIA. TYPICAL
3. PILINGS DRIVEN TO REFUSAL
4. CAPS ATTACHED TO PILINGS WITH GALV. CAP BRACKETS & 1/2" X 14" GALV. CARRIAGE BOLTS
5. STRINGERS TO BE MAXIMUM 16" O.C.
6. DECKING ATTACHED TO STRINGERS WITH S.S. SCREWS

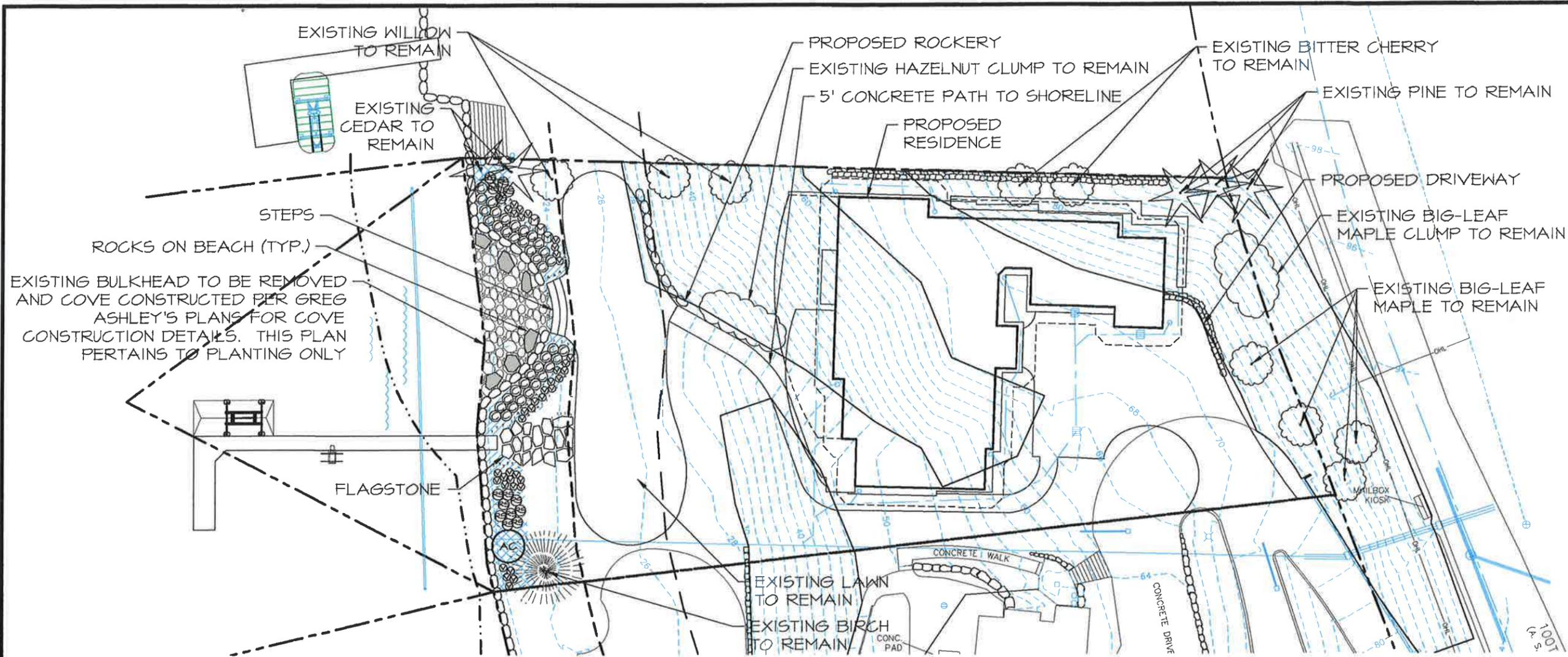
NOTES:

ALL PILINGS TO BE GALVANIZED STANDARD WALL STEEL CASING  
 ALL PILINGS INSET 1' FROM DOCK EDGE  
 ALL HARDWARE TO BE HOT DIPPED GALVANIZED  
 CAP MATERIAL TO BE DOUGLAS FIR #2 OR BETTER -- ACZA TREATED TO .60 OR REFUSAL  
 STRINGER MATERIAL TO BE DOUGLAS FIR #1 -- ACZA TREATED TO .40 OR REFUSAL  
 ALL CUT AND EXPOSED EDGES OF TREATED MEMBERS TO BE HAND TREATED WITH WOOD PRESERVATIVE  
 DECKING TO BE THRU-FLOW GRATING



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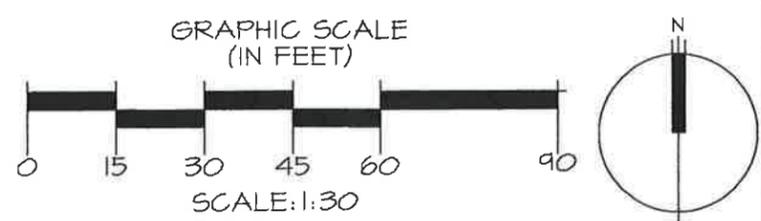


PROJECT 4787  
 DRAWN 50  
 SCALE AS NOTED  
 DATE 06-24-15  
 REVISED 1/4

FIGURE 1: PLANTING PLAN  
 MACPHERSON PIER AT KILLARNEY  
 2310 100TH AVENUE SE  
 BELLEVUE, WA 98004  
 PARCEL #052405-9076

**PLANT SCHEDULE (SHORELINE BUFFER)**

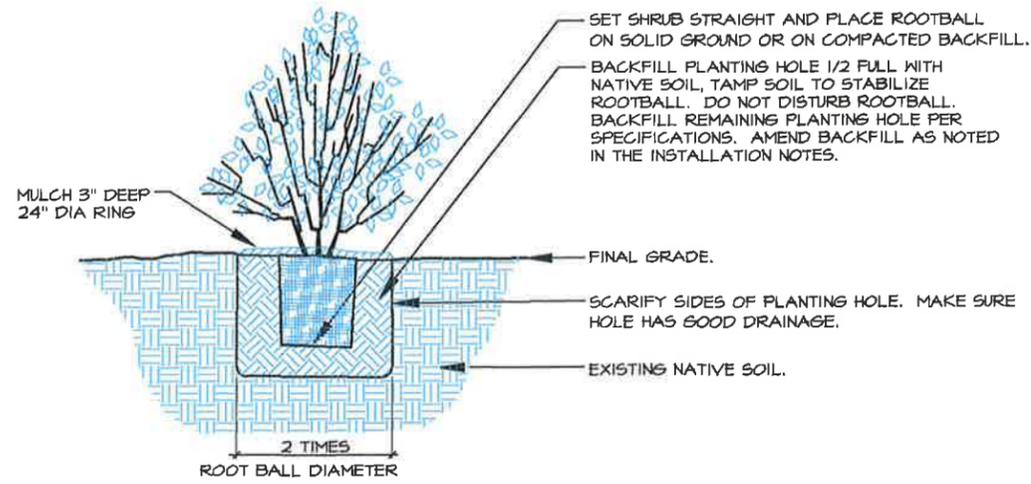
SMALL TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	6' O.C.	1	5 GAL.	MULTI-STEM (3 MIN.)
SHRUBS						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED OSIER DOGWOOD	3' O.C.	38	1 GAL.	MULTI-STEM (3 MIN.)
	GAULTHERIA SHALLON	SALAL	2' O.C.	32	1 GAL.	FULL & BUSHY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	4' O.C.	3	2 GAL.	FULL & BUSHY
RS	RIBES SANGUINEUM	RED CURRANT	3' O.C.	14	2-5 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2' O.C.	38	2 GAL.	FULL & BUSHY
GROUND COVER						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	3' O.C.	41	1 GAL.	FULL & BUSHY
PERENNIALS						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
T	ARMERIA MARITIMA	THRIFT	9" O.C.	8	1 GAL. OR 4" POT	FULL & BUSHY
A	CAMASSIA QUAMASH	COMMON CAMAS	1' O.C.	21	1 GAL. OR 4" POT	FULL & BUSHY
I	IRIS TENAX	OREGON IRIS	1' O.C.	28	1 GAL. OR 4" POT	FULL & BUSHY
~	LUPINUS POLYPHYLLUS	LARGE-LEAVED LUPINE	2' O.C.	6	1 GAL. OR 4" POT	FULL & BUSHY



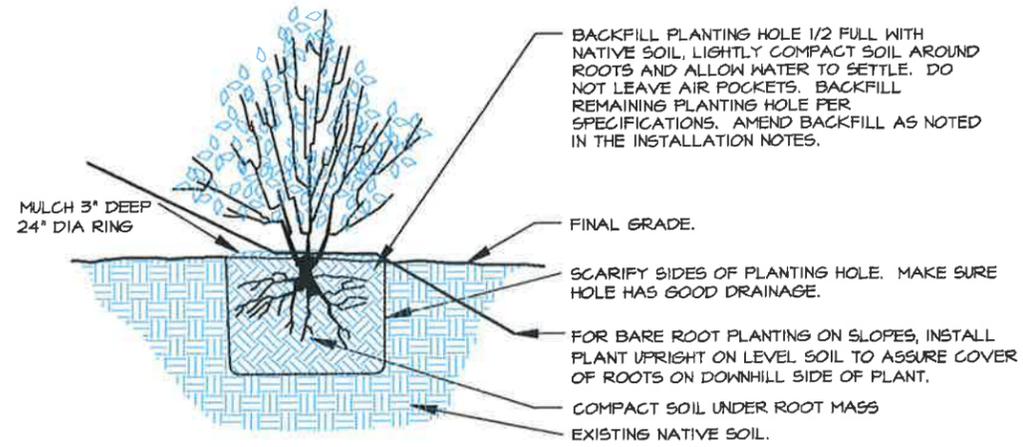
**NOTES**

I. BASE INFORMATION PROVIDED BY MACPHERSON CONSTRUCTION & DESIGN, 21626 SE 28TH STREET, SAMMAMISH, WA 98075 (425) 391-3333.

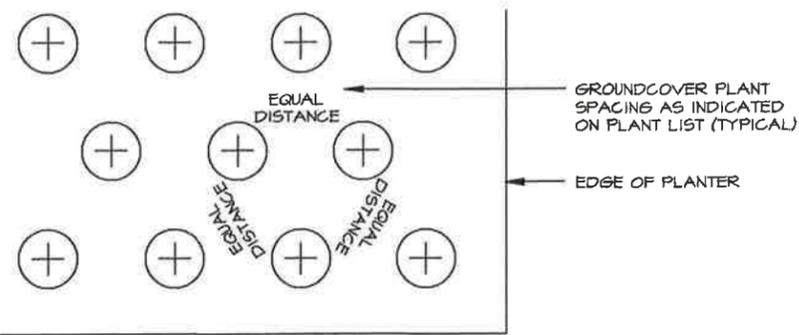
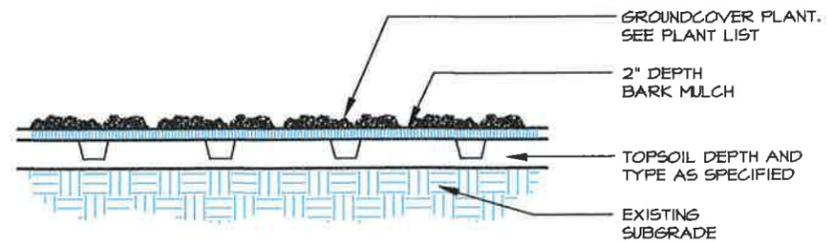
**Altmann Ollivier Associates, PLLC**  
 Environmental Planning & Landscape Architecture  
 PO Box 578 - Camas, WA 98004  
 Phone: (425) 331-4074 Fax: (425) 331-4075  
 Rec'd 8/2015  
 Permit Processing



**1** CONTAINER PLANTING DETAIL (TYP.)  
SCALE: NTS



**2** BARE-ROOT PLANTING DETAIL (TYP.)  
SCALE: NTS



**3** GROUNDCOVER PLANTING (TYP.)  
SCALE: NTS

PROJECT	4787
DRAWN	50
SCALE	AS NOTED
DATE	06-24-15
REVISED	2/4

FIGURE 2: PLANTING DETAILS  
MACPHERSON PIER AT KILLARNEY  
2310 100TH AVENUE SE  
BELLEVUE, WA 98004  
PARCEL #052405-9076

**Altman Oliver Associates, LLC**  
Environmental Planning & Landscape Architecture  
PO Box 278  
Clyde, WA 98014  
Phone: (253) 314-4545  
Fax: (253) 337-4509

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# SPECIFICATIONS

1. THIS PLAN PERTAINS TO PLANTING PORTION OF THE SITE WORK ONLY. SEE BULKHEAD REMOVAL PLANS FOR BULKHEAD REMOVAL/BEACH CONSTRUCTION.
2. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
3. CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
4. UPON COMPLETION OF COVE INSTALLATION (SEE CONSTRUCTION PLANS PREPARED BY ENGINEER) ALL PLANTING AREAS SHALL BE OVER-EXCAVATED 12" FOR PLACEMENT OF 12" OF IMPORTED 3-WAY TOPSOIL (DEJONG'S) OR STOCKPILED NATIVE TOPSOIL. AOA TO APPROVE TOPSOIL PRIOR TO PLACEMENT.
5. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
6. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
7. PRIOR TO INSTALLATION OF PLANT MATERIAL, THE PLANTING AREAS WILL BE LAID OUT BASED ON THE PLANTING PLAN, AND ALL HIMALAYAN BLACKBERRY, ENGLISH IVY OR OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND.
8. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF ORGANIC WEED-FREE COMPOST TO NATIVE SOIL. PITS SHALL BE AMENDED WITH A HYDRATED SOIL POLYMER (INSTALLED AT RATES PER MANUFACTURER'S SPECIFICATIONS). PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH MEDIUM-COURSE BARK MULCH PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
9. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
10. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
11. UPON COMPLETION OF PLANTING, BARE AREAS SHALL BE STRAW MULCHED TO A DEPTH OF 1" AND ALL PLANTS SHALL BE THOROUGHLY WATERED.
12. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
13. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
20. THE EXISTING IRRIGATION SYSTEM SHALL BE AMENDED BY THE LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE ZONE COVERAGE TO THE LAWN AREAS VERSUS THE PLANTING BEDS.
21. THE ZONE TO THE PLANTING BEDS SHALL BE SET TO PROVIDE 1/2" OF FLOW 2-3 TIMES WEEKLY FROM JULY 1 -OCTOBER 31 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1-2 TIMES WEEKLY THE SECOND YEAR AFTER PLANTING AND ONCE WEEKLY THE YEARS 3-5. NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR FOR THE NATIVE PLANTING BEDS.
22. TIE IRRIGATION INTO EXISTING SITE IRRIGATION SYSTEM AND CREATE SEPARATE ZONES FOR THE SHORELINE PLANTING BEDS, STEEP SLOPE PLANTING AREAS AND LAWN AREAS.
23. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

## ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL												
GENERAL MAINT.												
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2						4	8	8	8			
WATERING - YEARS 3-5						4	4	4	4			

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

PROJECT 4787  
 DRAWN 50  
 SCALE AS NOTED  
 DATE 06-24-15  
 REVISED 3/4

FIGURE SPECIFICATIONS  
 MACPHERSON PIER AT KILLARNEY  
 2310 100TH AVENUE SE  
 BELLEVUE, WA 98004  
 PARCEL #052405-9076



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Permit received  
 JUL - 8 2015

4787-MIT-06-24-15.dwg

# MAINTENANCE & MONITORING PLAN

## CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the shoreline setback enhancement area, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner.
2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the shoreline setback enhancement plan are met.
3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

## MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.
2. Vegetation establishment within the shoreline setback enhancement area will be monitored during each field visit with a record kept of all plant species found.
3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a semi-quantitative representation of success of the enhancement plan.

## PERFORMANCE STANDARDS

1. Success of plant establishment within the shoreline setback enhancement area will be evaluated on the basis of percent survival of planted species.
2. For woody planted species, success will be based on at least an 85% survival rate of all planted trees and 85% survival rate for all shrubs and groundcovers for a growth rate of at least five years.
3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

## MAINTENANCE (M) & CONTINGENCY (C)

1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the enhancement project.
2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.
3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).

- replace dead plants with the same species or a substitute species that meet the goal of the enhancement plan (C)
- re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)
- irrigate following plant installation for five years (M)

## PERFORMANCE BOND

1. A performance bond or other surety device will be posted with the City of Bellevue by the applicant to cover the costs of steep slope and shoreline setback enhancement plan implementation (including labor, materials, maintenance, and monitoring).
2. The bond or assignment may be released in partial amounts in proportion to work successfully completed over the five year monitoring period, as the applicant demonstrates performance and corrective measures.

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FIGURE 4: MAINTENANCE & MONITORING PLAN  
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2310 100TH AVENUE SE  
BELLEVUE, WA 98004  
PARCEL #052405-9076



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