



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 15-115726-LO

Project Name/Address: Miller CALUP

Planner: David Wong

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

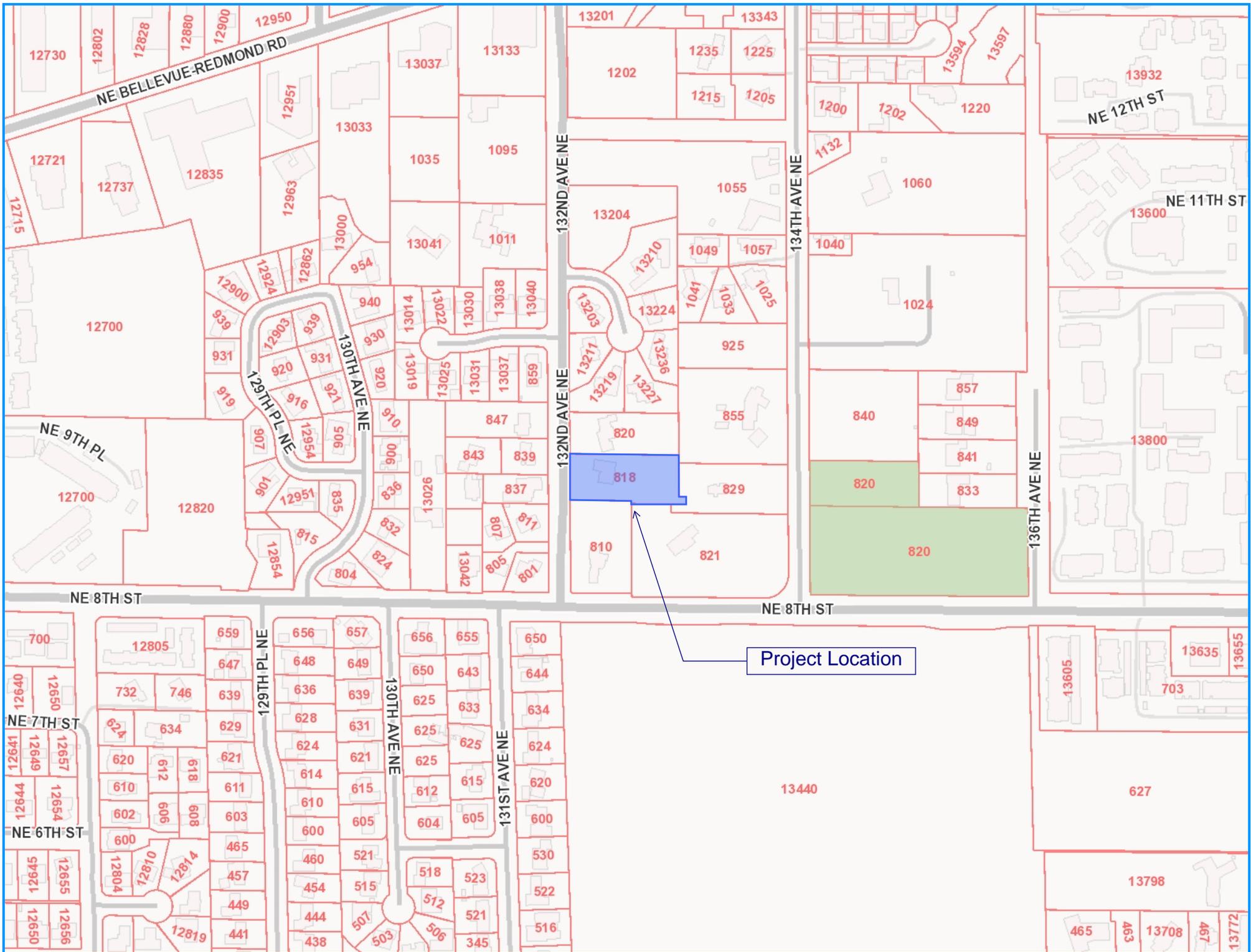
Minimum Comment Period: July 30, 2015

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; 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



Ed City of Bellevue Submittal Requirements	27a
ENVIRONMENTAL CHECKLIST	
2/18/15	
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: Tammy Miller Proponent: Greg Seiler Contact Person: (If different from the owner. All questions and correspondence will be directed to the individual listed.) Address: 13036 Holmes Point Drive, Kirkland Washington 98034 Phone: 425.823.4434	
Proposal Title: Miller Short Plat Proposal Location: 818 132nd Avenue NE (Street address and nearest cross street or intersection) Provide a legal description if available. BELLEVUE GARDENS W 1/2 LESS N 115 FT LESS S 20 FT Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.	
Give an accurate, brief description of the proposal's scope and nature: 1. General description: The project is a 2 lot conservation short plat of TPs 0672100079 located at 818 132nd Avenue NE. The parcel is currently developed with a single-family residence which is accessed from 132nd Avenue NE. The short plat will create 2 lots and a NGPE. Zoning is R-2.5; Conservation Short Plat is proposed due to the presence of sensitive areas. The road and all drainage facilities will be privately owned and maintained. 2. Acreage of site: 0.91 Acres 3. Number of dwelling units/buildings to be demolished: 0 4. Number of dwelling units/buildings to be constructed: 1 single family residence 5. Square footage of buildings to be demolished: NA 6. Square footage of buildings to be constructed: Unknown at this time 7. Quantity of earth movement (in cubic yards): Approximately 20 CY cut/fill 8. Proposed land use: single family residential (R-2.5)C 9. Design features, including building height, number of stories and proposed exterior materials: Unknown at this time.	

Estimated date of completion of the proposal or timing of phasing:

Summer 2015

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The project will ultimately include construction of one (1) new single family home.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

“Critical Areas Delineation” by Altmann Oliver Associates LLC; “Infiltration Evaluation & Geotechnical Assessment” by Earth Solutions NW, LLC

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

BLA-COB Permit # 14-141541 LW

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Preliminary Short Plat 15-106374-LN - 2/24/2015
Final Short Plat
Construction Permits

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: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 10%

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

The site has been mapped as Everett Gravelly Sandy Loam

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

None known.

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

Trenching and excavation associated with utilities installation and private driveway. Estimated earthwork quantities: 20 CY cut/fill.

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

Erosion of exposed soil is always a possibility. However given the slight slope across the property and minimal amount of proposed work that will expose the soil, it would be expected that soil erosion would be minimal.

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

The site impervious surface coverage will not exceed that allowed by zoning.

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

Re-vegetate exposed soils or cover with impervious surfaces. During construction - construction exit, plastic cover, catch basin inserts. 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, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust, auto emissions

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

None known.

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

None at this time.

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.

Kelsey Creek is located near the east property line on the site. Kelsey Creek is tributary to Lake Washington. A pond to the south and wetland to the east northeast.

(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.

~~No.~~ Yes

(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.

N/A

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. The 100 year floodplain is depicted on the plans.

(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.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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 into other waters? If so, describe.

Stormwater from roofs, driveways and landscaping will be dispersed. The dispersed water will ultimately be received by Kelsey Creek.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Dispersion is proposed for compliance with BCC 24.06.130, Surface Water Engineering Standards. Impact from stormwater runoff is not expected or anticipated.

4. Plants

a. Check or circle 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?

Grass, trees and brush

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

None known.

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

Grass and landscaping with trees and shrubs.

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.

None known. Chinook Salmon

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

Not that is known.

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

None.

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 need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas

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

Not that is known.

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

Standard energy conservation measures that are required by the Uniform Building Code for the construction of the houses.

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 environmental hazards are expected.

(1) Describe special emergency services that might be required

None beyond standard life safety services.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None at this time.

b. Noise

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

No significant noise impacts.

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

Construction per City of Bellevue noise ordinance.

Noise regulated by BCC 9.18

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

Observe City of Bellevue noise ordinance hours.

8. Land and Shoreline Use

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

Single family residential

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

No

c. Describe any structures on the site.

One single family residence.

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

The proposal does not include any structures to be demolished.

e. What is the current zoning classification of the site?

R-2.5

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

Single-Family Medium Density

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

A stream corridor is located along the eastern property line.

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

2 residences with families

j. Approximately how many people would the completed project displace?

None anticipated

k. Proposed measures to avoid or reduce displacement impacts, if any:

none

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Meets land use code and comprehensive plan designation.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

2 middle income homes

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No homes will be eliminated as part of the proposal

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Buildings will not exceed the allowable maximum building height as defined by the land use code.

b. What views in the immediate vicinity would be altered or obstructed?

None known.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Houses will be constructed to meet City of Bellevue codes, Zoning and Comprehensive Plan.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Porch lights at night

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No significant impact expected.

c. What existing off-site sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light or glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Glendale County Club, Newport Hills Park

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None at this time.

13. Historic 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.

Not that is known.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

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.

The site is currently accessed via 132nd Avenue NE as will the new home and lot.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Public transit is currently available along NE 8th Street at 134th Avenue NE which is less than ¼ mile from the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Completed project will provide 4 parking spaces. The proposal does not include eliminating parking spaces.

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).

Yes, a new private driveway will be constructed with access from 132nd Avenue NE.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not that is known.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

2-4 during peak morning and afternoon/evening hours

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

General public services to accommodate (2) single family residences.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Payment of property taxes and other support fees.

16. Utilities

a. Circle utilities currently available at the site (electricity, natural gas, water, refuse service, telephone, sanitary sewer), septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed project is the short platting of 1 lot into 2. All utilities that expected to support the future construction of 1 additional home lie within the frontage road of 132nd Avenue NE. No other utilities other than those specified in 16.a are expected. Typical trenching and installation of these utilities are expected to follow standard practice.

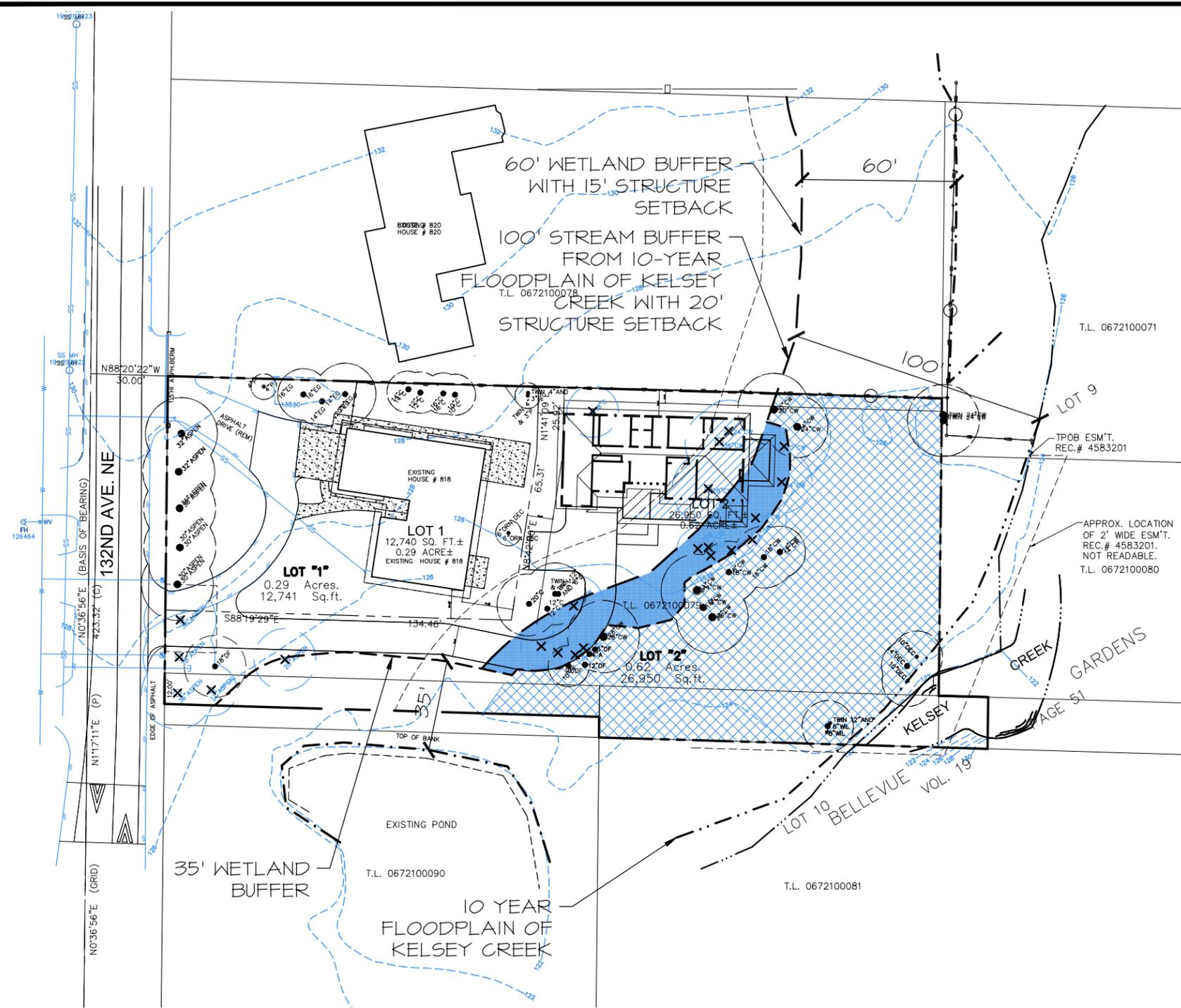
Signature

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: February 18, 2015



PLAN LEGEND

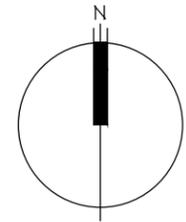
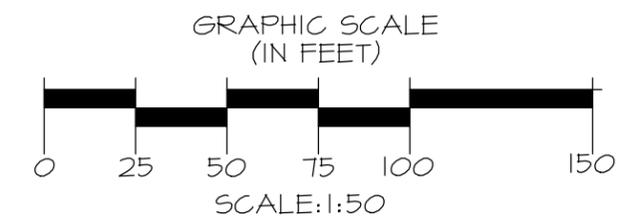
- PROPERTY LINE
- SURVEYED WETLAND BOUNDARY
- OHWL OF KELSEY CREEK
- CRITICAL AREA BUFFER
- 10 YEAR FLOODPLAIN OF KELSEY CREEK
- PROPOSED BUFFER WITH SPLIT-RAIL FENCE AND NGPA SIGNS
- STRUCTURE SETBACK
- EXISTING TREES TO REMAIN
- x EXISTING TREES TO BE REMOVED

IMPACT LEGEND

- BUFFER IMPACT 2,455 SF
- STRUCTURE SETBACK IMPACT 911 SF

MITIGATION LEGEND

- BUFFER ENHANCEMENT 12,690 SF



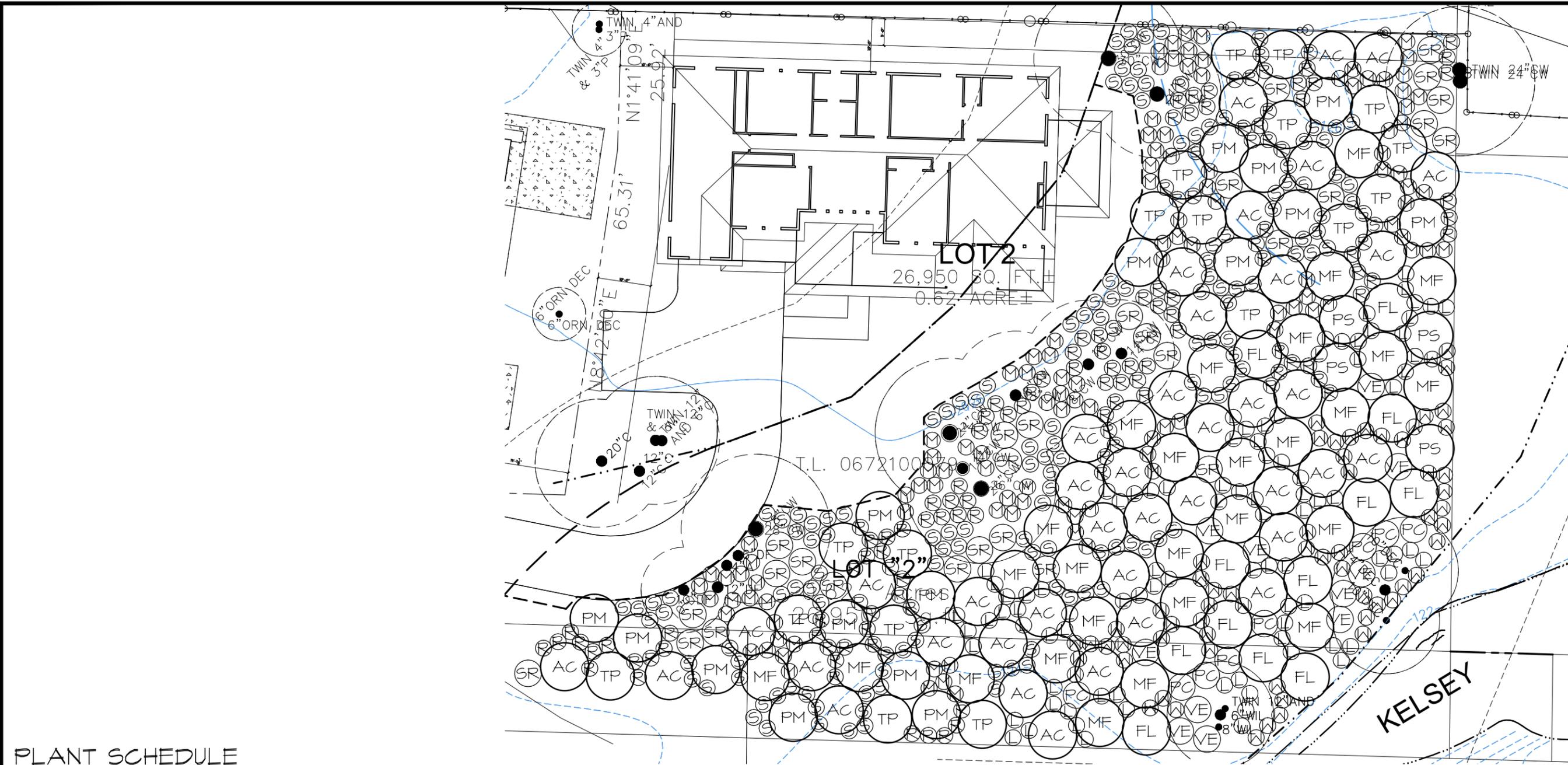
NOTES

1. BASE INFORMATION PROVIDED BY GREGORY C. SEILER ARCHITECT/BUILDER, 8118 126TH STREET, KIRKLAND, WA 98034, (206) 660-0803.

PROJECT 4439
 DRAWN SO
 SCALE AS NOTED
 DATE 6-04-15
 REVISED 1/5

FIGURE 1: SITE PLAN IMPACTS & MITIGATION
 BUFFER MITIGATION PLAN
 MILLER PROPERTY
 818 132ND AVE. NE, BELLEVUE, WA 98005
 PARCEL #0672100074

Altmann Oliver Associates, LLC
 AOA
 Environmental
 Planning &
 Landscape
 Architecture
 PO Box 578 Camanville, WA 98014 Office (252) 333-4535 Fax (252) 333-4509
 4439-MIT-06-04-15.dwg



PLANT SCHEDULE

TREES

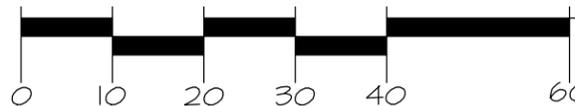
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRGINATUM	VINE MAPLE	4' O.C.	40	2 GAL.	MULTI-STEM (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	4' O.C.	12	2 GAL.	SINGLE TRUNK
MF	MALUS FUSCA	WESTERN CRABAPPLE	4' O.C.	27	2 GAL.	SINGLE TRUNK
PS	PICEA SITCHENSIS	SITKA SPRUCE	4' O.C.	4	2 GAL.	FULL & BUSHY
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4' O.C.	16	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	4' O.C.	18	2 GAL.	FULL & BUSHY

SHRUBS

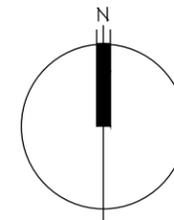
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	4.5' O.C.	92	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	4.5' O.C.	118	1 GAL.	FULL & BUSHY
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	4.5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA PISOCARPA	CLUSTERED ROSE	4.5' O.C.	125	1 GAL.	MULTI-STEM (3 MIN.)
W	SALIX SCOULERIANA	SCOULER WILLOW	4.5' O.C.	*189	4' CUTTING	1/2" DIA., BARK INTACT
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	4.5' O.C.	28	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	144	1 GAL.	MULTI-STEM (3 MIN.)
VE	VIBURNUM EDULE	HIGH-BUSH CRANBERRY	4.5' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)

*3 CUTTINGS PER SYMBOL

GRAPHIC SCALE
(IN FEET)



SCALE: 1:20



NOTES

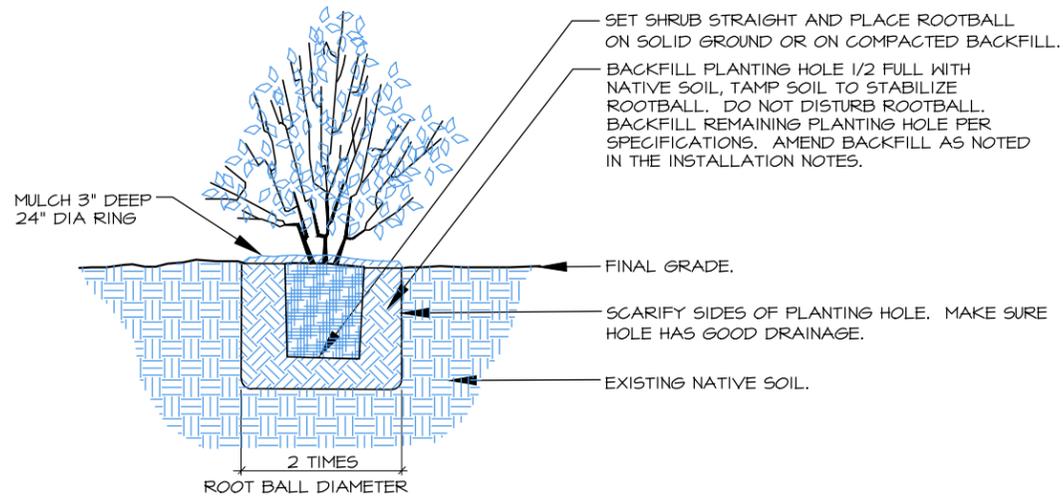
- BASE INFORMATION PROVIDED BY GREGORY C. SEILER ARCHITECT/BUILDER, 8118 126TH STREET, KIRKLAND, WA 98034, (206) 660-0803.

PROJECT	4439
DRAWN	SO
SCALE	AS NOTED
DATE	6-04-15
REVISION	2/5

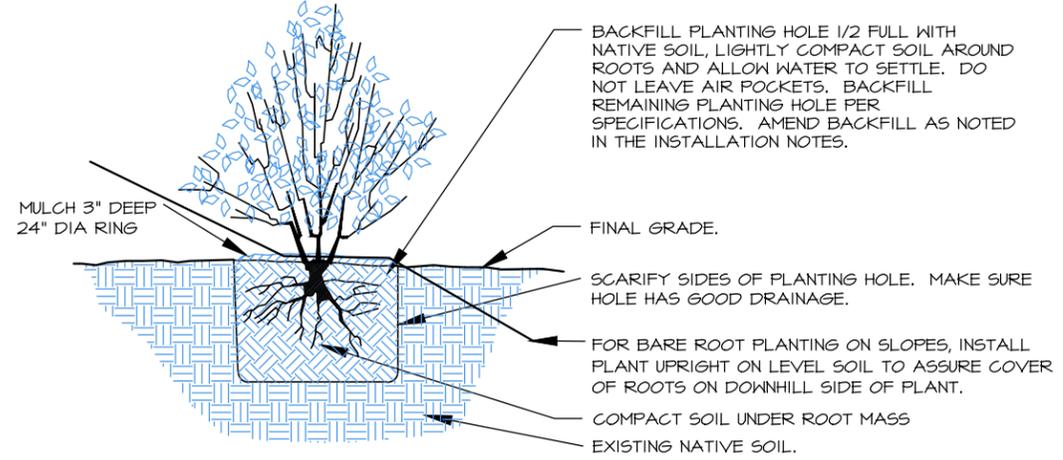
FIGURE 2: PLANTING PLAN
BUFFER MITIGATION PLAN
MILLER PROPERTY
818 132ND AVE. NE, BELLEVUE, WA 98005
PARCEL #0672100079



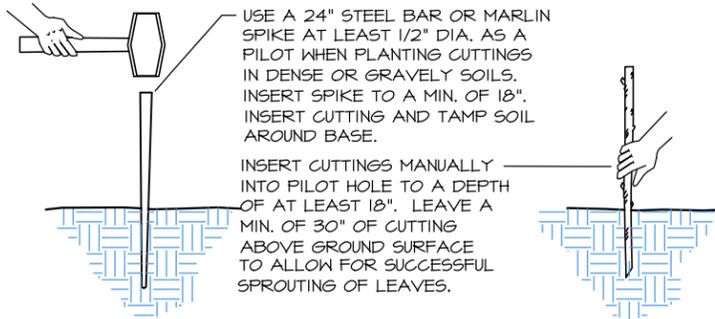
Altmann Oliver Associates, LLC
Environmental Planning & Landscape Architecture
Office (206) 333-4531 Fax (206) 333-4509
PO Box 578 Camanville, WA 98014



1 CONTAINER PLANTING DETAIL (TYP.)
SCALE: NTS

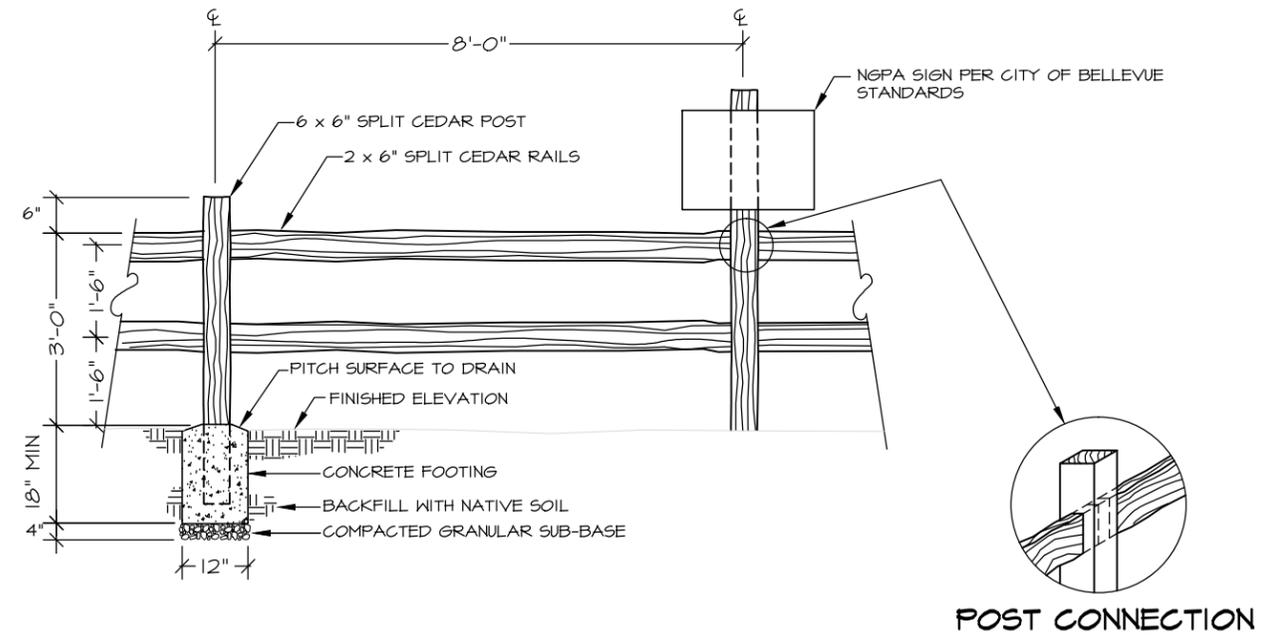


2 BARE-ROOT PLANTING DETAIL (TYP.)
SCALE: NTS



- NOTES:
- CUTTINGS SHALL BE SPECIES AS NOTED IN THE PLANT SCHEDULE.
 - CUTTINGS SHALL BE AT LEAST 1/2" DIA. AND 4' (min.) IN LENGTH.
 - CUTTINGS MUST BE ALIVE WITH SIDE BRANCHES CLEARLY REMOVED AND BARK INTACT. CUTTINGS SHALL BE PLANTED WITHIN 24 HOURS OF CUTTING.
 - THE BUTT ENDS SHOULD BE CLEANLY CUT AT AN ANGLE FOR EASY INSERTION INTO THE SOIL. THE TOP SHOULD BE CUT SQUARE OR BLUNT.
 - CUTTINGS MUST BE FRESH AND KEPT MOIST AFTER CUTTING. THEY SHOULD BE PRUNED AND INSTALLED THE SAME DAY.
 - DIP BOTTOM OF CUTTING IN A PLANT ROOTING HORMONE PRIOR TO INSERTION INTO THE SOIL.

3 CUTTING INSTALLATION (TYP.)
SCALE: NTS



4 SPLIT-RAIL CEDAR FENCE DETAIL W/SIGN
N.T.S.

PROJECT	4439
DRAWN	SO
SCALE	AS NOTED
DATE	6-04-15
REVISED	3/5

FIGURE 3: PLANTING DETAILS
BUFFER MITIGATION PLAN
MILLER PROPERTY
818 132ND AVE. NE, BELLEVUE, WA 98005
PARCEL #0672100079



Altmann Oliver Associates, LLC
PO Box 578
Camden, WA 98014
Office (253) 333-4533 Fax (253) 333-4509

SPECIFICATIONS

1. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING MAINTENANCE.
2. CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
3. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
4. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
5. PRIOR TO INSTALLATION OF PLANT MATERIAL ALL HIMALAYAN BLACKBERRY, ENGLISH IVY, ENGLISH HOLLY, CHERRY LAUREL, LAWN, ANY NON-ORGANIC DEBRIS AND ANY OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND GRUBBING ALL ROOTS AND EXPORTED OFFSITE. CARE SHALL BE TAKEN TO AVOID DISTURBANCE TO NATIVE WOODY VEGETATION LOCATION AMONGST NON-NATIVE VEGETATION. ALL NON-ORGANIC DEBRIS SHALL BE REMOVED FROM THE BUFFER AREA AND EXPORTED FROM THE SITE. IN PLANTING AREAS, 3" OF COMPOST SHALL BE TILLED INTO THE TOP 6" OF NATIVE SOIL AFTER WEED REMOVAL AND REVIEW BY AOA IS COMPLETE.
6. AOA TO REVIEW DEBRIS REMOVAL, INVASIVE PLANT REMOVAL, COMPOST PLACEMENT AND PLANT LAYOUT PRIOR TO PLANTING.
7. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH PACIFIC GARDEN MULCH (PGM) PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
8. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
9. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
10. UPON COMPLETION OF PLANTING, BARE AREAS SHALL BE STRAW MULCHED TO A DEPTH OF 1" AND ALL PLANTS SHALL BE THOROUGHLY WATERED.
11. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
12. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
20. THE IRRIGATION SYSTEM FOR THE NEW HOME SHALL HAVE A SEPARATE ZONE FOR THE MITIGATION PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGN/BUILT BY THE LANDSCAPE CONTRACTOR.
21. IRRIGATION FOR THE MITIGATION PLANTING AREAS 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 YEAR 3. NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR.
22. 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	4439
DRAWN	SO
SCALE	AS NOTED
DATE	6-04-15
REVISED	4/5

FIGURE 4: SPECIFICATIONS
 BUFFER MITIGATION PLAN
 MILLER PROPERTY
 818 132ND AVE. NE, BELLEVUE, WA 98005
 PARCEL #0672100079



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