



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Greg W. Ashley, Ashley Shoreline Design & Permitting, LLC

LOCATION OF PROPOSAL: 2389 Killarney Way SE

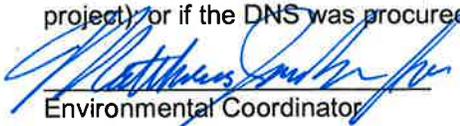
DESCRIPTION OF PROPOSAL: Shoreline Substantial Development Permit to construct a new residential pier on Lake Washington. The proposal also includes the installation of a covered boat lift and a personal watercraft lift. A mitigation plan consisting of approximately 45 feet of soft shore conversion and native vegetation planting plan have been provided in support of the this proposal.

FILE NUMBERS: 15-114983-WG **PLANNER:** David Wong

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 **10/8/2015**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

9/17/2015
 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: MacPherson Pier

Proposal Address: 2389 Killarney Way

Proposal Description: Shoreline Substantial Development Permit to construct a new residential pier on Lake Washington. The proposal also includes the installation of a covered boat lift and a personal watercraft lift. A mitigation plan consisting of approximately 45 feet of soft shore conversion and native vegetation planting plan have been provided in support of the this proposal..

File Number: 15-114983-WG

Applicant: MacPherson Construction & Design, LLC

Decisions Included: Shoreline Substantial Development Permit (Process II. LUC 20.30R)

Planner: David Wong, 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 Brennan, Director
Development Services Department

By: 

Carol V. Helland, Land Use Director

Date of Application: May 26, 2015
Notice of Application: July 23, 2015
Decision Publication Date: September 17, 2015

Deadline For Appeal of Process II Administrative Decisions:

Shoreline Substantial Development Permit: October 8, 2015 (21 days following publication of a notice of decision)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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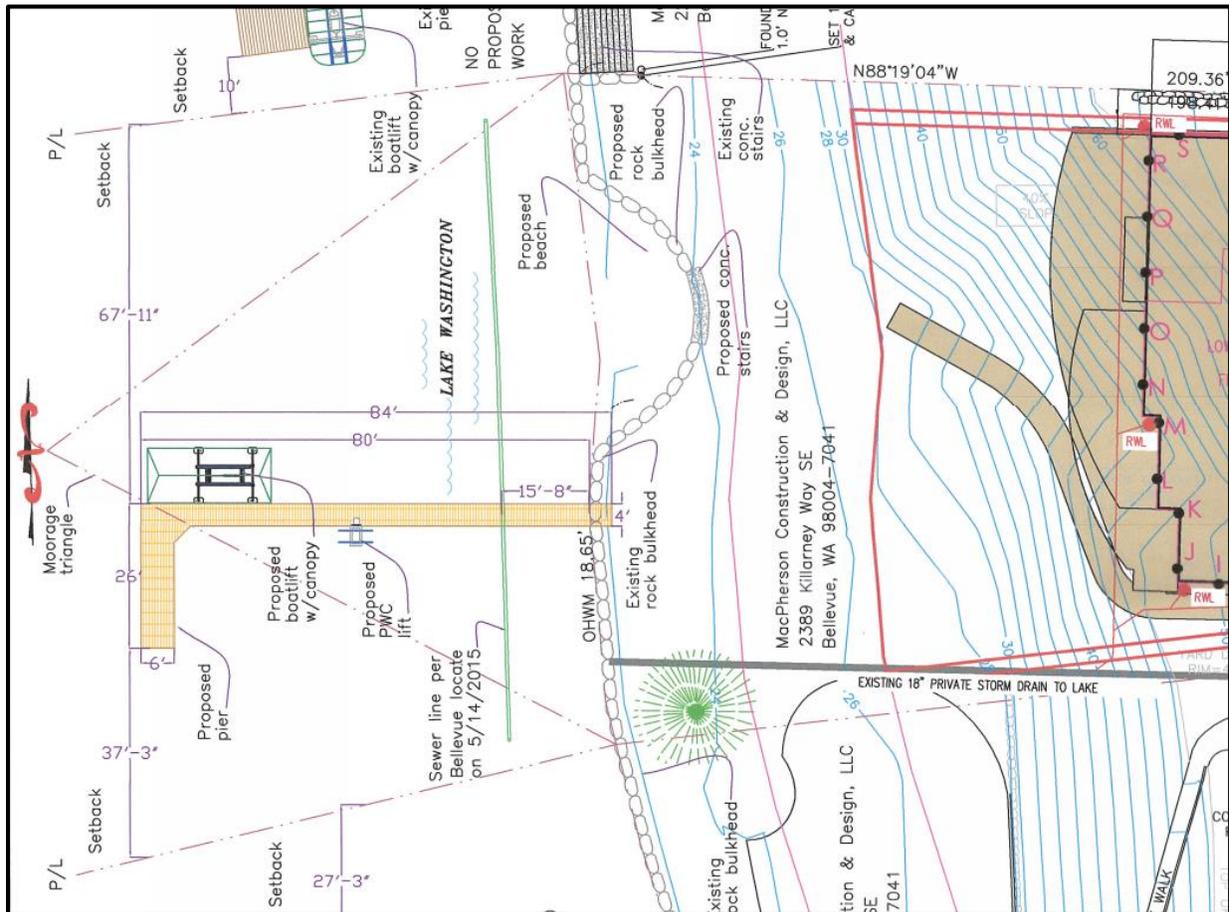
Attachments:

- A. Environmental Checklist (in file)
- B. Proposed dock plans

I. Proposal Description

Applicant requests approval to construct a new residential pier; a ground-based boatlift; and a personal watercraft lift attached to the proposed pier. The proposed pier will be fully grated, 4 feet in width, 64 feet in length. The dock will be supported by fourteen (14) 8" steel piles and located a minimum of 37 feet from the extended property lines. The boatlift is proposed to be installed on the north side of the pier with personal watercraft lift installed on the south side. The proposal includes shoreline planting and partial soft shore conversion of approximately 47 feet of the existing bulkhead. See Figure 1 below for site layout.

Figure 1



The proposed project is subject to the Shoreline Substantial Development Permit and SEPA requirements because the proposed work is within a shoreline of statewide significance. The provisions of the Shoreline and Critical Areas Overlay Districts apply.

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description and Land Use Context



The subject site is located in Southwest Bellevue within the Enatai neighborhood. Properties in the vicinity are generally developed with single family residences. The exceptions to single family residential development are the Bellevue City Parks of Chism Beach and Chesterfield as well as the privately held Sisters of Saint Joseph of Peace property. The neighborhood is characterized by mature trees and well maintained higher end properties. The adjacent properties to the north and the south are developed with residential piers.

B. Zoning

The property is zoned R-1.8 and is located within the Shoreline Overlay District per LUC 20.25E. Properties in the vicinity are also within the R-1.8 zoning district which is a single family low density residential zone that permits up to 1.8 dwelling units per acre.

C. Critical Area Functions

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian

habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Habitat Associated with Species of Local Importance

The increase in human settlement density and associated intensification of land use known as urbanization 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.

Properties within the Shoreline and Critical Area Overlays are part of the city's shoreline master program and are classified as environmentally sensitive. The master program recognizes the site as a shoreline residential environment subject to the provisions of the City's Shoreline Master Program as discussed below.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-1.8 zoning district. No structures above the ordinary high water mark are proposed – therefore the dimensional standards for the district do not apply.

B. Shoreline Master Program Requirements LUC 20.25E:

**i. General Regulations Applicable to All Land Use Districts and Activities
LUC 20.25E.080.B**

- a. Where applicable, all federal and state water quality and effluent standards shall be met.**

The project will be constructed and operated consistent with applicable federal state and local regulations regarding water quality and effluent standards.

- b. If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.**

The entire project is within Lake Washington and therefore, is entirely within the Shoreline Overlay District.

- c. All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

As part of the building permit approval, the applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan and a Temporary Erosion Sediment Control Plan to mitigate potential erosion during construction.

- d. Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.**

No vegetation is proposed for removal.

- e. Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.**

The proposed dock will be less than 35-feet in height. No other structures are proposed for construction.

- f. **The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.**

The proposal is consistent with the Comprehensive Plan Policies that make up the city's Shoreline Master Program.

- g. **Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.**

The proposal will be required to obtain a building permit. Approval and permit issuance will be verification of compliance with applicable regulations.

- h. **The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.**

No dead storage of watercraft is proposed.

- i. **Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."**

No herbicides, pesticides and/or fertilizers are proposed for use.

- j. **Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District. Storm drainage facilities shall be separated from sewage disposal systems.**

No new development requiring storm or sewer drainage facilities is proposed.

- ii. **The project site is in the Shoreline Overlay District and is subject to the regulations regarding moorage (Land Use Code (LUC) Section 20.25E.080.N).**

Development Standards	Proposal	Complies Y/N
The only structures permitted in the first 30 feet waterward of the ordinary high watermark are piers and ramps. All floats and ells must be at least 30 feet waterward of the OHWM.	No Ell is proposed and no structures within 30' of OWHM	Y
No skirting is allowed on any structure.	No skirting is proposed.	Y

Development Standards	Proposal	Complies Y/N
Surface coverage shall not exceed 480 square feet.	Coverage is 272 square feet.	Y
Piers shall not exceed four feet wide and shall be fully grated.	Pier width is 4 feet or less and fully grated.	Y
Ell are allowed only over water with depths of nine feet or greater at the landward end of the ell.	No Ell proposed.	N/A
Ells may be up to six feet wide by 26 feet long with grating over the entire ell.	No Ell proposed.	N/A
Total Facility Length. In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark.	Total length 68 feet from the front of the bulkhead (OHWM) and 71 feet in total length from the landward point to the waterward point of the proposed dock.	Y
Structural Piling Specifications. The first (nearest shore) piling shall be steel, four-inch piling and at least 18 feet waterward of the ordinary high water mark. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA pilings are proposed, the applicant will meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Steel piles will be installed using approved sound attenuation measures.	All proposed piling are 4-inch steel piling and the first set of piling are more than 18 feet from OHWM.	Y
Shoreline Critical Area and Critical Area Buffer Functions. In order to mitigate the impacts of new or expanded moorage facilities, the applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of ordinary high water mark.	Applicant has provided a planting plan meeting this requirement.	Y

Development Standards	Proposal	Complies Y/N
Setback. No private moorage or other structure waterward of the ordinary high watermark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line except when a mutual agreement of adjoining property owners is recorded with the King County Records and Elections Division and the Bellevue City Clerk. Excepted from the requirements of this section are boat lifts or portions of boatlifts which do not exceed 30 inches in height measured from ordinary high watermark.	The proposed pier is 12 feet or more from the property lines.	Y

The proposed development conforms to the applicable Land Use Code regulations.

IV. Public Notice and Comment

Date of Application: February 4, 2014
Notice of Application: March 6, 2014
Minimum Comment Period: April 3, 2014

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin March 6, 2014. It was mailed to property owners within 500 feet of the project site. Staff received no comments prior to the writing of this report.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities Department:

The public sewer main shall be shown on all construction plans. The plans shall note that the sewer main is “as located by COB waste water crew” and the date that the location was done.

Construction is not permitted within 5’ of the sewer main on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction. **See Conditions of Approval in Section IX of this report**

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 and is provided as an addendum to this staff report (Attachment A). 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 and Water

Erosion and sediment control best management practices include the installation of a silt barrier around the work area to prevent migration of suspended sediment to the surrounding water column. The applicant will also be required perform turbidity monitoring during construction to ensure suspended sediment is contained to the work area. The applicant is also required to adhere to the City Environmental Best Management Practices related to the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. **See Conditions of Approval in Section IX of this report**

B. Animals

Adult and juvenile Chinook salmon and steelhead trout (listed as Threatened under the Federal Endangered Species Act) migrate through Lake Washington. Lake Washington also contains Coho salmon (Species of Concern under the Federal Endangered Species Act). Lake Washington potentially contains bull trout, a salmonid listed as Threatened under the Federal Endangered Species Act. These fish species and their habitat will be protected during the project construction through timing of the work to occur in the water. All work will occur within the construction window established by state and federal agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval in Section IX of this report**

C. Plants

No plants are proposed for removal as part of the current proposal. The applicant is proposing native shoreline plantings per the submitted plans in Attachment B. **See Conditions of Approval in Section IX of this report**

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Conditions of Approval in Section IX of this report**

VII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria 20.30R

The Director of Planning and Community Development may approve or approve with modifications if:

1. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and

Finding: The applicant has carried the burden of proof and provided evidence sufficient to approve the project.

2. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

Finding: The applicant's proposal is consistent with the following policies and has demonstrated compliance with the applicable procedures through this application. The subject proposal is compatible with existing and project land uses and is within the size and scale expected of dock development within the vicinity. The proposed dock overwater coverage is less than all docks within the immediate vicinity of the subject site.

Specifically the proposal is consistent with the following:

RCW 90.58.020 Legislative findings-State policy enunciated-Use preference.

WAC 173-26-176 General policy goals of the act and guidelines for shorelines of the state.

City of Bellevue Comprehensive Plan POLICY SH-16. Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.

The dock is associated with a single family residential use and is for water dependent recreational activities. The dock is similar in design to those in the vicinity of the

proposed dock. The applicant has provided information from a qualified professional that demonstrates that the proposed dock will not significantly impact navigation and the public's access to the public waters of the State (See Attachment E). The proposed dock and docks to the south and north will be separated by approximately 24 feet. The applicant has demonstrated that no significant navigational issues will be created between these docks or other docks in the vicinity.

As proposed, the dock will be constructed with materials suitable for construction in water and will not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water. With the proposed mitigation planting, water quality and native vegetation will be improved from the existing non-native planting conditions. No lighting has been proposed therefore light and glare will not be a significant issue associated with the proposal.

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 the Development Services Department does hereby **approve with conditions** the construction of dock associated with the upland residential waterfront lot and the associated mitigation. Revision to of this approval shall be in accordance with LUC 20.30R.190.

Note- Expiration of Approval: In accordance with LUC 20.30R.175, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

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	Janney Gwo, 425-452-6190
Utilities Code	Mark Frazier 425-452-2022
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. **Dock Dimension:** The applicant shall submit a building permit demonstrating compliance with the proposed plans in Attachment B and subject to the following approved dock dimensions:

Overall Length: 68 feet from OHWM
Max. Walkway Width: 4 feet

Authority: Land Use Code 20.25E
Reviewer: David Wong, Land Use

2. **State Permits Required:** Prior to the issuance of the required building permit, the applicant shall produce evidence of receipt of required state permits for the proposed pier.

Authority: Land Use Code 20.30R.155
Reviewer: David Wong, Land Use

3. **Construction Stormwater Pollution Prevention Plan:** To ensure federal and state water quality and effluent standards are met, and Shoreline Overlay District comply with the provision of Chapter 23.76 BCC, a Construction Stormwater Pollution Prevention Plan is required to be submitted for review and approval as part of the building permit.

Authority: Bellevue City Code 23.76
Reviewer: Janney Gwo, Clearing & Grading

4. **Lake Washington Allowed In-Water Work Windows:** To protect habitat associated with migrating anadromous fish within Lake Washington, the pier replacement approved by this permit shall only be allowed to occur between the following dates:

– July 16 – April 30

Any deviation from this approved schedule must be approved in writing from the Washington Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160
Reviewer: David Wong, Land Use

5. **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: David Wong, Land Use

6. Sewer Main Location: The public sewer main shall be shown on all demolition and construction plans. The plans shall note that the sewer main is “as located by COB waste water crew” and the date that the location was done.

Authority: Sanitary Sewer Engineering Standards
Reviewer: Mark Frazier, Utilities Department

7. Construction Setback from Sewer: Construction is not permitted within 5' of the sewer main on the site. All equipment, barges, and anchors must be kept away from the sewer main during construction.

Authority: Sanitary Sewer Engineering Standards
Reviewer: Mark Frazier, Utilities

8. Mitigation Monitoring Plan: As mitigation for disturbance associated with proposed pier, the applicant shall establish native vegetation in compliance with the planting plan in Attachment B. As part of the building permit the application shall include a monitoring and reporting plan that describes the performance standards related to plant establishment.

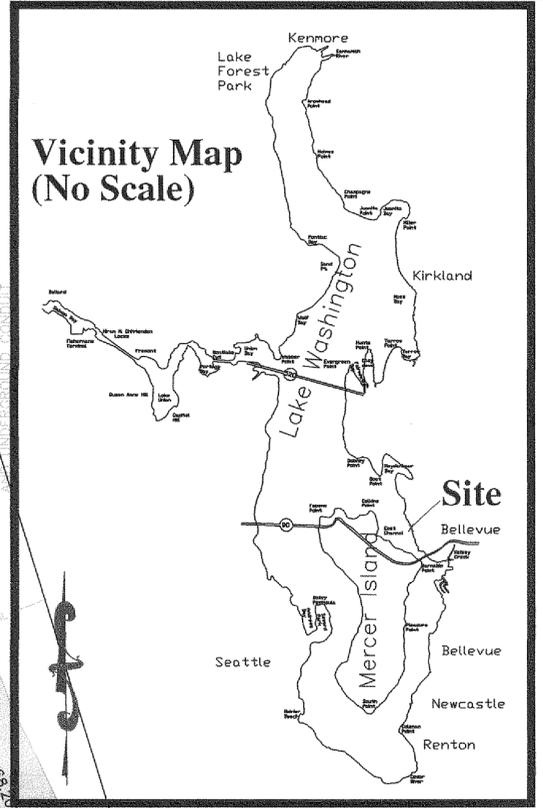
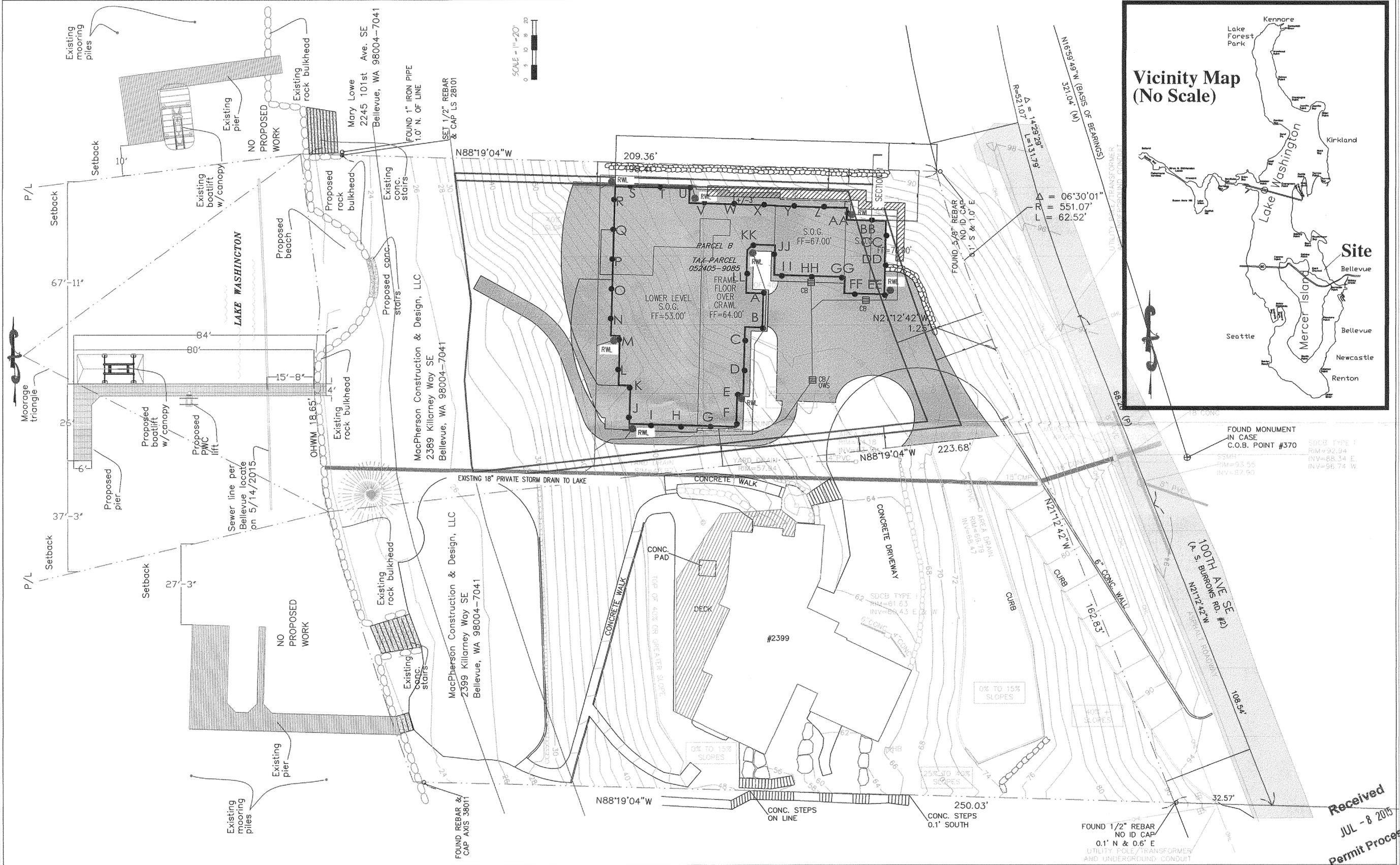
Authority: Land Use Code 20.25E.080.N
Reviewer: David Wong, Land Use

9. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Building Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue’s “Environmental Best Management Practices”.

Authority: Land Use Code 20.25E.080.N
Reviewer: David Wong, Land Use

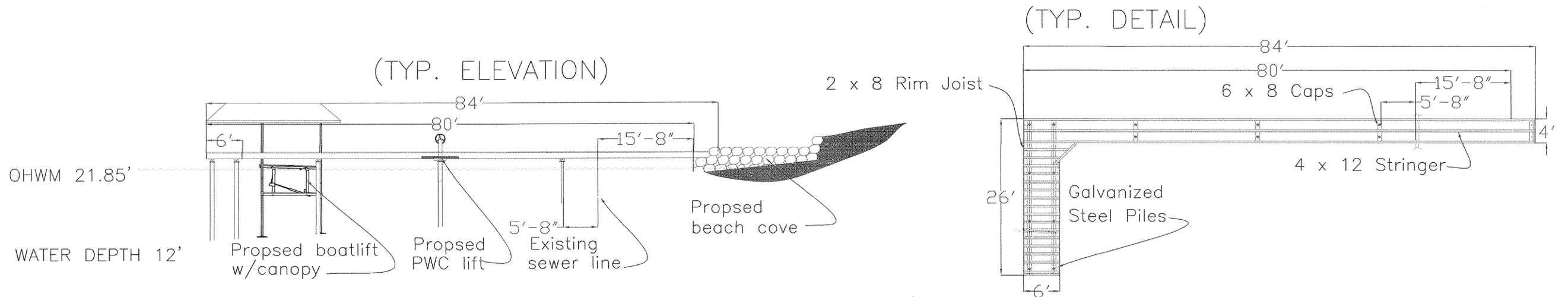
10. Land Use Inspection: To ensure planting plan has been installed in accordance with approved plans (see Attachment B) the applicant must call for and obtain an inspection from a Land Use Planner from the City of Bellevue, following installation of vegetation. This inspection is listed as a #600 land use inspection on the approved building permit.

Authority: Land Use Code 20.25E.080.B
Reviewer: David Wong, Land Use

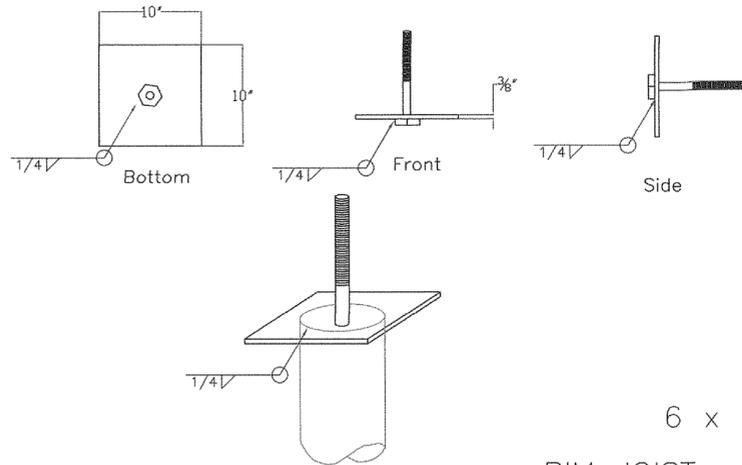


Received
 JUL - 8 2015
 Permit Processing

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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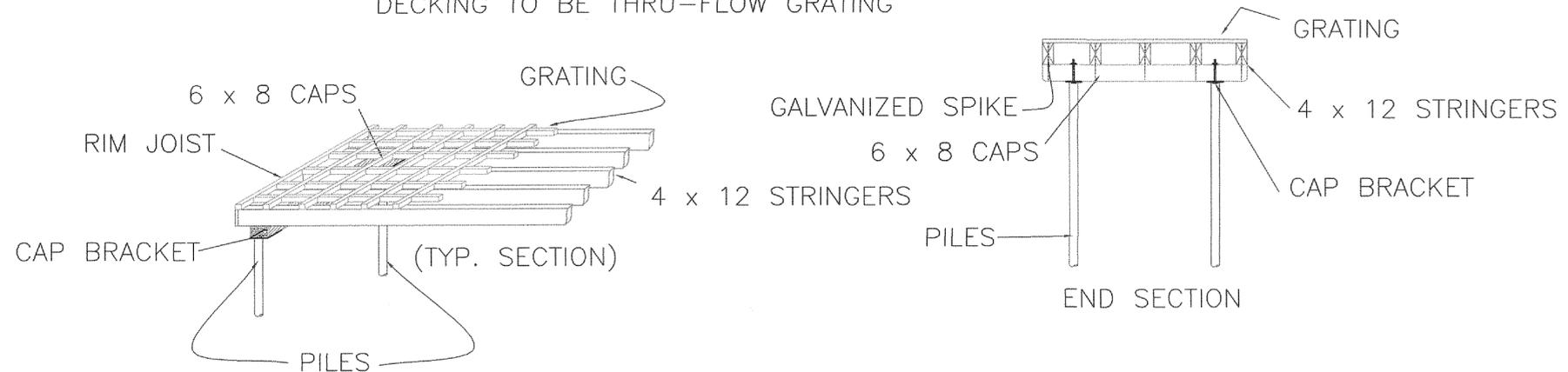
10" x 10" x 3/8" Galvanized steel plate welded to top of 8" diameter pile
 3/4" Galvanized bolt welded through center of 10" x 10" plate



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

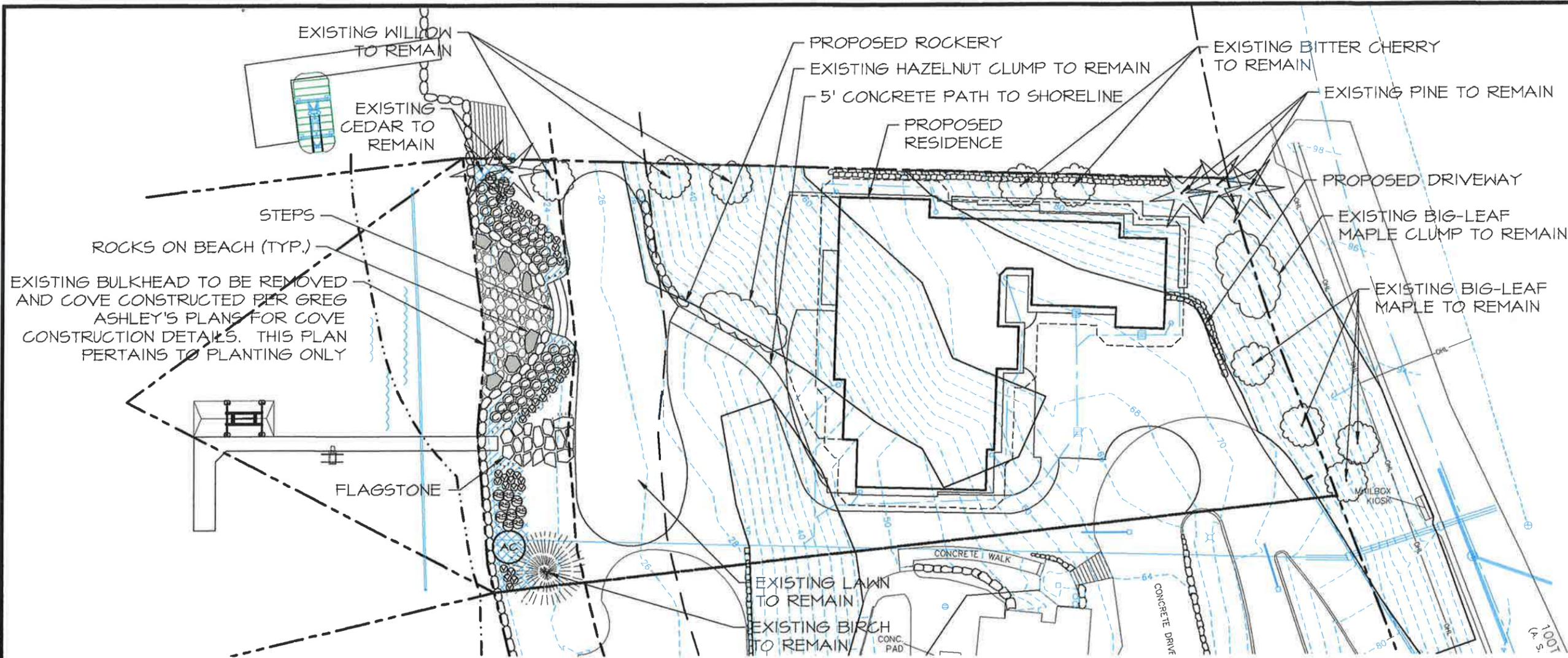
NOTES:

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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PAGE: 5 of 5			DATE: 5/1/2015	



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

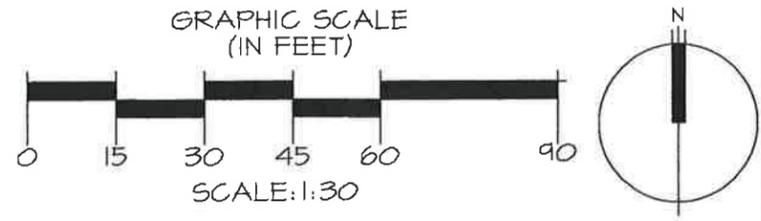
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED OSIER DOGWOOD	3' O.C.	38	1 GAL.	MULTI-STEM (3 MIN.)
[Cross-hatch pattern]	GAULTHERIA SHALLON	SALAL	2' O.C.	32	1 GAL.	FULL & BUSHY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	4' O.C.	3	2 GAL.	FULL & BUSHY
RS	RIBES SANGUINEUM	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
[Diagonal line pattern]	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	3' O.C.	41	1 GAL.	FULL & BUSHY

PERENNIALS

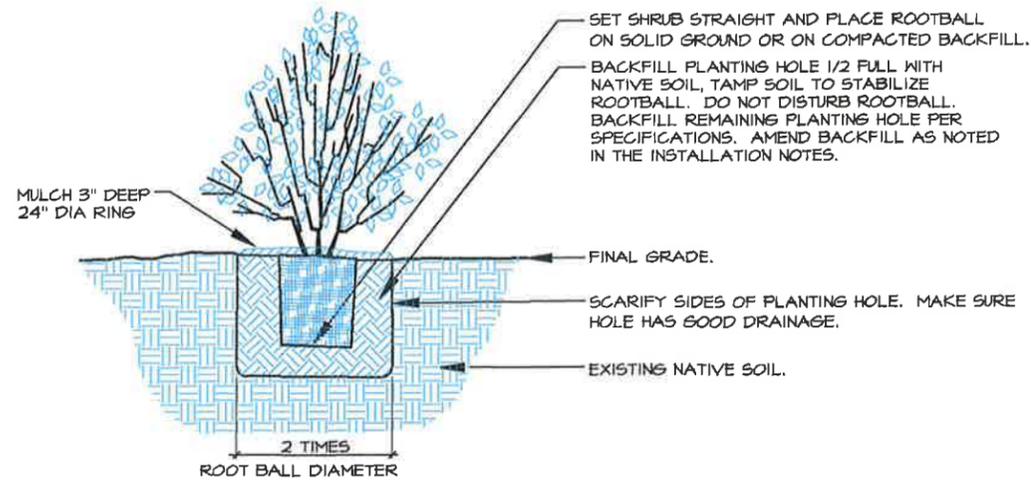
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
T	ARMERIA MARITIMA	THRIFT	9" O.C.	8	1 GAL. OR 4" POT	FULL & BUSHY
A	CAMASSIA QUAMASH	COMMON CAMAS	1' O.C.	21	1 GAL. OR 4" POT	FULL & BUSHY
I	IRIS TENAX	OREGON IRIS	1' O.C.	28	1 GAL. OR 4" POT	FULL & BUSHY
~	LUPINUS POLYPHYLLUS	LARGE-LEAVED LUPINE	2' O.C.	6	1 GAL. OR 4" POT	FULL & BUSHY



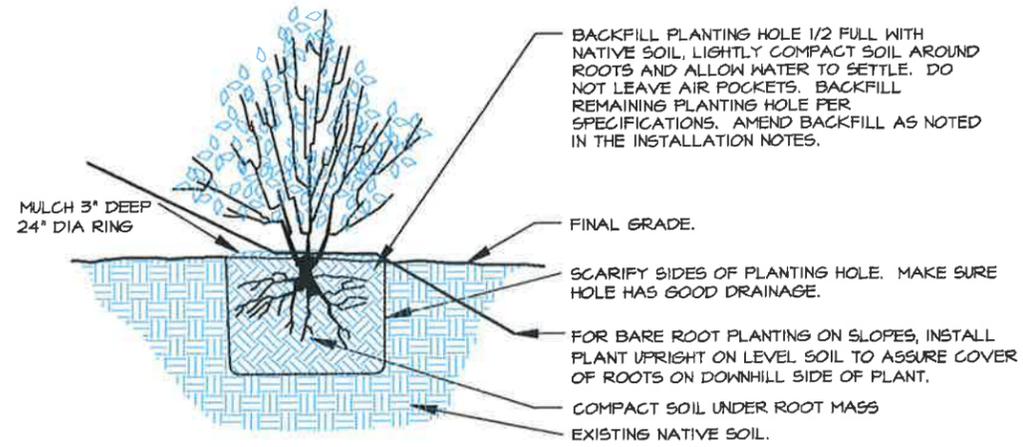
NOTES

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

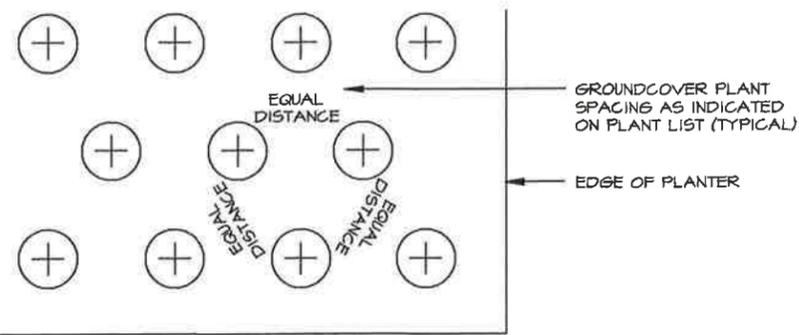
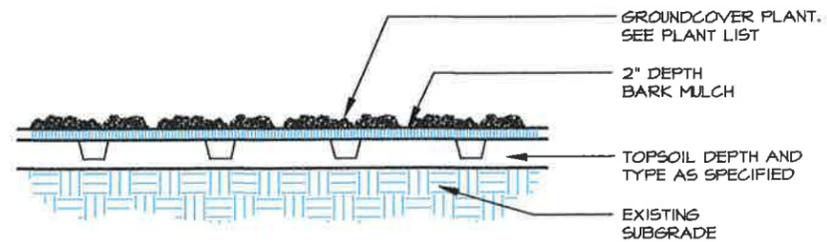
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1 CONTAINER PLANTING DETAIL (TYP.)
SCALE: NTS



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



3 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

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FIGURE 2: PLANTING DETAILS
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BELLEVUE, WA 98004
PARCEL #052405-9076

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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.

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FIGURE SPECIFICATIONS
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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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