



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Malik Khan, Property Owner

LOCATION OF PROPOSAL: 1202 132nd Avenue NE

DESCRIPTION OF PROPOSAL: Restoration planting in wetland, wetland buffer, and stream buffer of Goff Creek that was cleared without permit approval and reduction of a stream buffer, wetland buffer, and structure setback to allow a house to be constructed.

FILE NUMBERS: 16-122538-LO **PLANNER:** Reilly Pittman

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 **8/18/2016**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

8/4/2016
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: Khan Property Restoration

Proposal Address: 1202 132nd Avenue NE

Proposal Description: The applicant requests a Critical Areas Land Use Permit to restore unpermitted clearing of portions of a Category II wetland, wetland buffer, and stream buffer of Goff Creek. A modification of the structure setback and wetland buffer is also proposed to establish an area to construct a single-family house. Restoration and mitigation are proposed to address all impacts.

File Number: 15-122538-LO

Applicant: Malik Khan, Property Owner

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

Planner: Reilly Pittman, Land Use Planner

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



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 

Carol V. Helland, Land Use Director

Application Date: September 1, 2015
Notice of Application Date: October 1, 2015
Decision Publication Date: August 4, 2016
Project Appeal Deadline: August 18, 2016

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

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Attachments

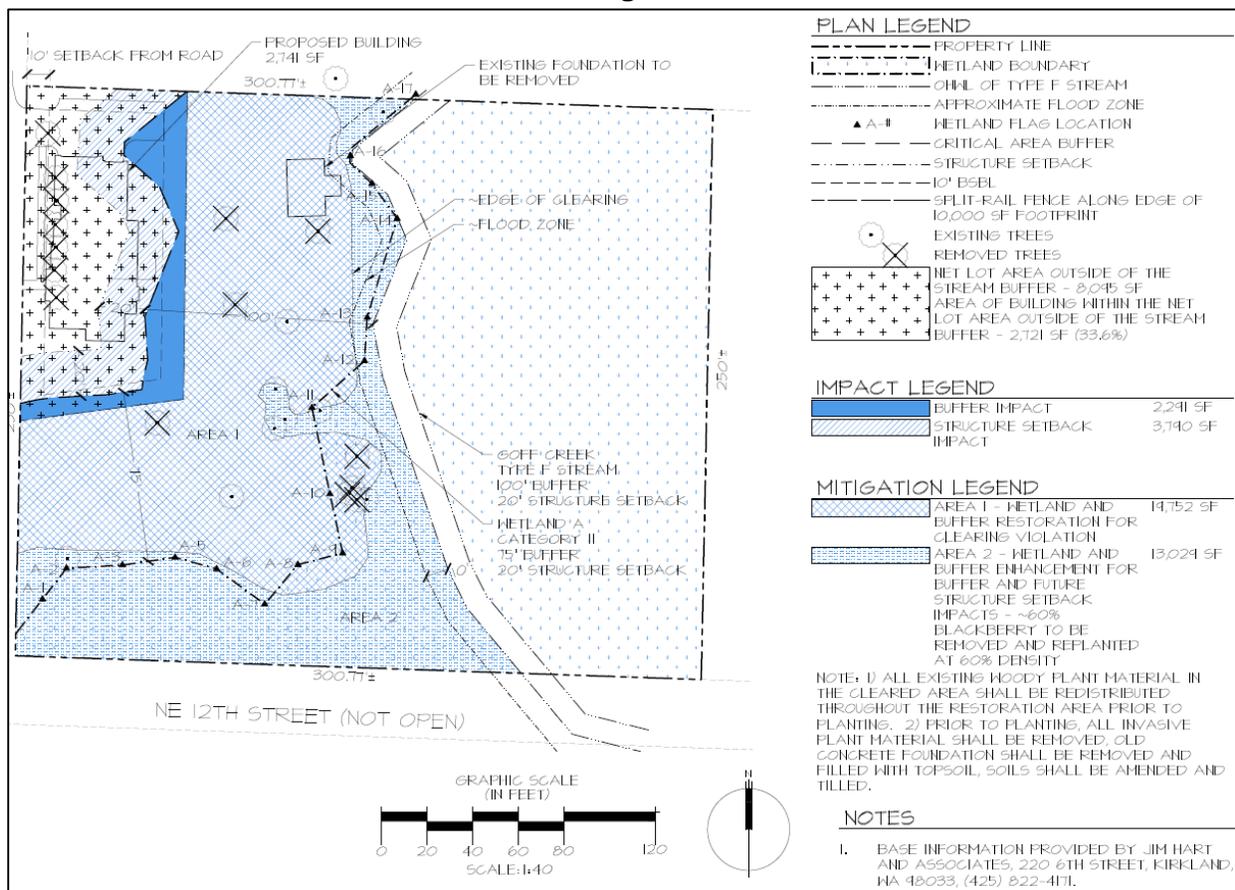
1. Project Plans, Restoration and Mitigation Plan – Enclosed
2. Critical Areas Report and Addendum – In File
3. SEPA Checklist, Application Forms, Materials – In File

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit for the following:

- Restoration planting of 19,752 square feet of unpermitted clearing of portions of a Category II wetland and buffer and clearing along the west bank of Goff Creek where it crosses the project site.
- A 3,401 square-foot reduction of the structure setback from the wetland and stream buffer and a 3,357 square-foot reduction of the wetland buffer and stream buffer to allow construction of a new single-family residence and access around the house.
- Mitigation planting of 13,029 square feet of buffer and predominantly wetland area to mitigate for the proposed buffer reduction. See figure 1 for the proposal.

Figure 1



LUC 20.25H requires a Critical Areas Land Use Permit for any disturbance or modification to critical areas, buffers, or structure setbacks. Unpermitted clearing occurred on the property and the cleared area is required to be replanted to restore native vegetation to the wetland, buffer, and stream buffer. This restoration will improve the site ecological function and value above what has existed on this historically developed site.

LUC 20.25H also allows for the modification of a critical area buffer through a critical areas report. The critical areas report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. Prior to

clearing, the site was already ecologically disturbed due to prior development and use as a residential property, lawn area and associated uses. After the house was demolished, illegal camping, storage, and other uses continued disturbance on the site and established an understory of invasive vegetation. The proposed structure setback and buffer reduction will allow a new house to be rebuilt in the same location that the prior house occupied adjacent to the road frontage. The applicant proposes mitigation within the stream buffer, wetland, and wetland buffer to improve the functions and values of these critical areas.

The overall result will be that the entire portion of the lot, west of Goff Creek, will be either restored or mitigated with native vegetation. Restoration planting will address the unpermitted clearing and code enforcement. Mitigation planting will improve the function and value of wetland and stream buffer area, beyond what was cleared, to improve the site above the existing condition in exchange for a buffer and structure setback reduction. In order to ensure the restoration and mitigation are installed together the required restoration and the proposed reduction of the setback and buffer are reviewed together under this application.

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

A. Site Description

The property is located at 1202 132nd Avenue NE and is located in the Wilburton/NE 8th St. subarea. The western property line fronts on 132nd Avenue NE. An office building and parking lot is to the north. Unimproved right-of-way of NE 12th Street abuts the property to the south. Developed single-family properties are in vicinity of this property, to the east and south.

The property is currently undeveloped, although prior development existed on this site since 1936 and was removed sometime between 2005 through a demolition permit that expired. Access to the property is gained directly from 132nd Avenue NE. See Figure 2 below for existing site and vicinity.

Figure 2



Goff Creek, which is a type F stream, flows from north to south through the central portion of the property and requires a 100-foot stream buffer. As identified by the project biologist, the property contains one category II depressional wetland identified as Wetland A in the project Critical Areas Study as Attachment 2. Wetland A is found on the eastern and southern portion of the site, adjacent to the stream. Wetland A is associated with a larger wetland complex which extends off-site to the south. A type F stream requires a 100-foot buffer and a 20-foot structure setback. Based on the rating by the biologist, Wetland A is a category II wetland with a habitat score of 18 points which requires a 75-foot buffer and a 20-foot structure setback. Goff Creek also has a 100-year floodplain identified by FEMA. The approximate flood elevation is identified on the plans and the proposed house development appears to be outside of the floodplain. Survey confirmation of the flood elevation is required to be shown on the survey submitted with the future building permit. **See Conditions of Approval in Section X of this report.**

B. Zoning

The property is zoned R-2.5, Single-Family Residential. The property is adjacent to property zoned BR-ORT, Bel-Red Office Residential Transition, found to the north of the project site.

C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-M, Single-Family Medium Density. The proposed use will be a residential home which is in keeping with this Land Use designation

D. Critical Areas On-Site and Regulations

i. Wetlands

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

ii. Streams and Riparian Areas

Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

Stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife

habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

iii. Floodplain

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding occurs when either runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

iv. Habitat

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

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

Based on the plans submitted, the proposed construction appears to meet the zoning dimensional standards for the R-2.5 zone found in LUC 20.20.010. A reduced front setback of ten feet is granted per LUC 20.25H.040 in order to avoid buffer impacts. This reduced setback does not remove requirements for the site to provide a long enough driveway to fully park a car outside of the right-of-way. Conformance with zoning requirements will be

confirmed as part of the plan review under the building permit application. **See Conditions of Approval in Section X of this report.**

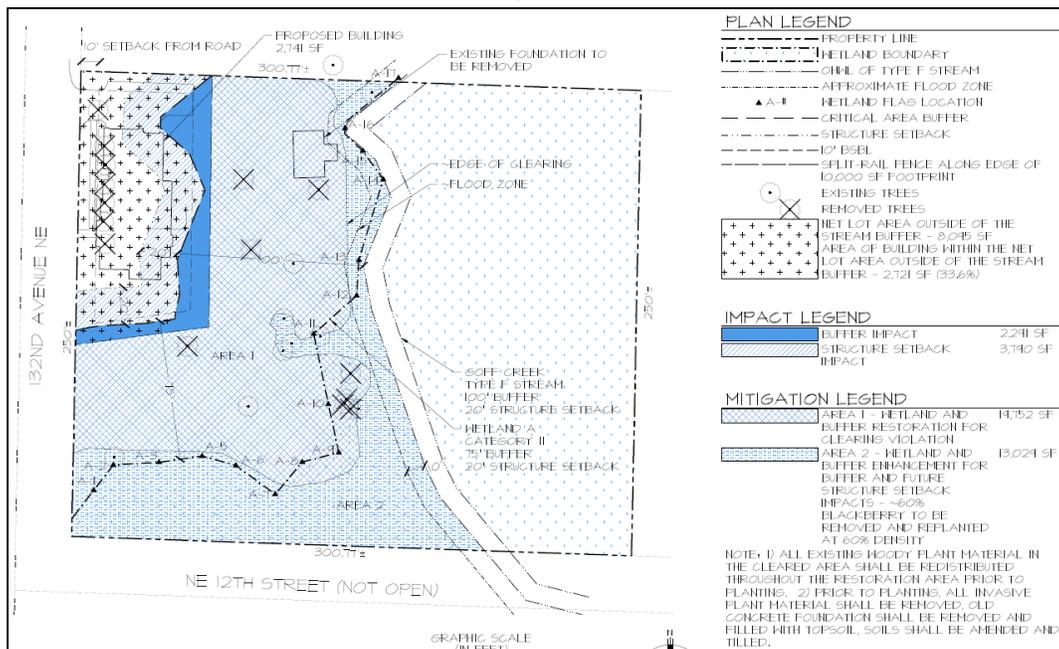
B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project requests reduction of the 20 foot structure setback from the wetland and stream buffer on the site and reduction of the 75-foot wetland buffer and 100-foot stream buffer. This request is subject to the following code requirements from the City's Land Use Code Chapter 20.25H that governs development in critical areas.

i. Consistency with LUC 20.25H.030 and LUC 20.25H.040

The proposed house is required to utilize the 10-foot front yard setback allowed in order for the house to avoid the wetland buffer. However, a full reduction of the structure setback and a buffer reduction of varying width is proposed to establish the house and setback from the buffer. At no point is the stream buffer reduced to less than 70 feet, with most buffer reduction between two to ten feet. There is one portion of the buffer that will be reduced 30 feet, due to the stream location on the site. However, the actual house is not proposed to be built in the buffer and the buffer reduction is only to allow for access and maintenance around the house and avoid further intrusion. The result of the proposed reductions creates a 10,000 square-foot area with a ten-foot structure setback from the reduced buffer edge. The remainder of the property is required to be placed into a Native Growth Protection Area Easement. The boundary of the easement is required to be delineated with fencing and signage; signs are provided by the City. The easement is required to be recorded prior to issuance of the building permit for the house construction. See Figure 3 below for proposal setback and buffer reductions. **See Conditions of Approval in Section X of this report.**

Figure 3



ii. Consistency with LUC 20.25H.080 and LUC 20.25H.100

Development on sites with a wetland, wetland critical area buffer, stream, or stream buffer shall incorporate the following performance standards in design of the development, as applicable

1. Lights shall be directed away from the wetland

The only lights proposed will be from the new residence and they will be directed away from the buffers. Details of the exterior lights and their shielding are required to be shown on the building permit plans. **See Conditions of Approval in Section X of this report.**

2. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the stream, or any noise shall be minimized through use of design and insulation techniques.

The proposed residence will be situated on the far western portion of the property and adjacent to the road. The driveway, garage, and front door of the residence will face away from the wetland and stream. With the exception of turn around movements the lights from cars will not shine toward the critical areas. Therefore, the majority of noise-generating activities will occur on the opposite side of the property, away from the critical areas. Given the developed and urban nature of the area, ambient noise levels are high.

4. Toxic runoff from new impervious area shall be routed away from the stream.

Drainage from new impervious surfaces will be routed per the drainage plan submitted under the building permit. No drainage systems or other utilities are allowed outside of the developed area created by this proposal. No systems or improvements are allowed within the NGPE area.

5. Treated water may be allowed to enter the stream critical area buffer.

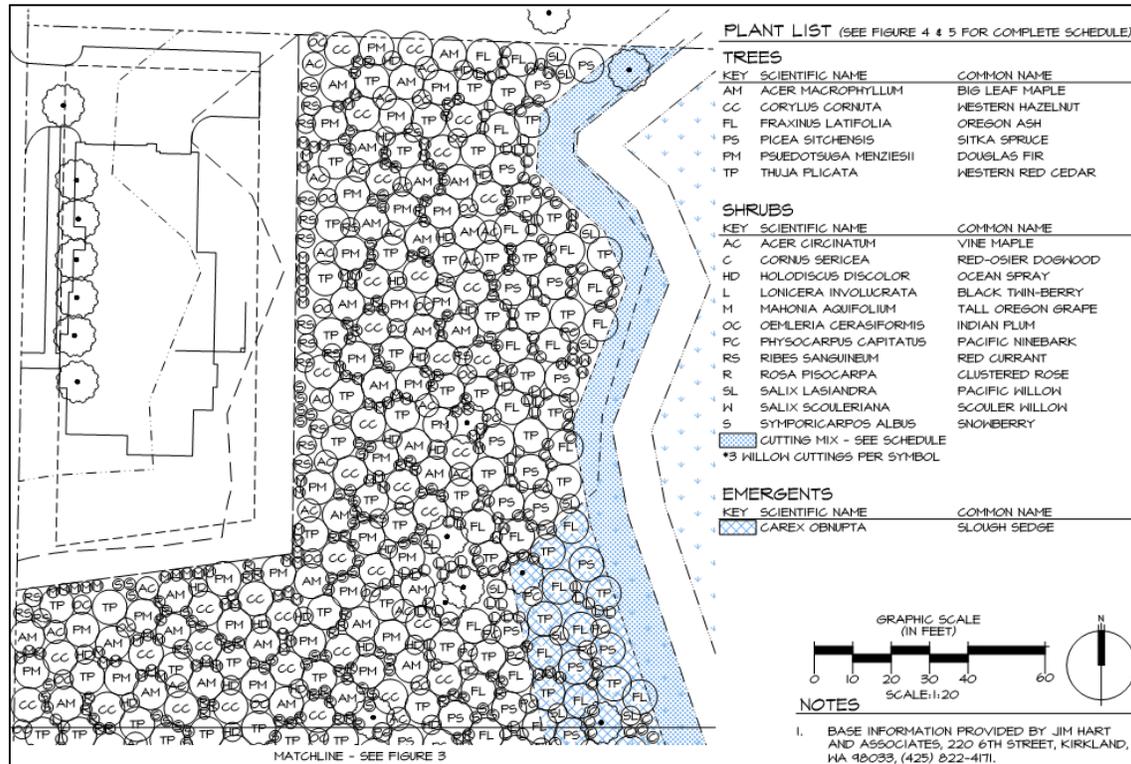
The drainage will be treated before it enters the wetland and stream and will need to meet any requirements of the Utilities Department.

6. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.

The planting plan submitted with this project establishes planting on the entire western half of the property, west of the stream. 19,752 square feet of restoration planting is proposed to restore the area that was cleared. 13,029 square feet of mitigation planting is proposed as mitigation for the reduction of the structure setback and stream/wetland buffer. The remaining portion of the property outside of the established area for development is required to be placed into a Native Growth Protection Area Easement as discussed in this report. This NGPA is delineated with

fencing and signage to demark the boundary of the usable area. The combined planting and fencing will limit and restrict use of the area. See Figure 4 below for planting around the house and Attachment 1 for full planting plans. **See Conditions of Approval in Section X of this report.**

Figure 4



7. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue’s “Environmental Best Management Practices”, now or as hereafter amended.

The project biologist states that the proposed plants are native species and should not require the use of these products. Use of pesticides, insecticides, or fertilizers is not proposed and if used shall meet the City of Bellevue standards. **See Conditions of Approval in Section X of this report.**

IV. Public Notice and Comment

Application Date: September 1, 2015
 Public Notice (500 feet): October 1, 2015
 Minimum Comment Period: October 15, 2015

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on October 1, 2015. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff approved the application.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

A temporary erosion and sedimentation control measures will be required. Erosion and sedimentation control requirements and BMPs will be reviewed by the Clearing and Grading Department as part of the future building permit. Erosion and sediment control best management practices include the installation of silt fencing around the work area, covering exposed soils, not working in wet conditions and other measures to prevent sediment entering the stream and wetland.

B. Plants and Animals

The project site restores vegetation to the wetland and stream buffers that was cleared without a permit and provides mitigation in the remaining buffer area that was not cleared. The area proposed for buffer reduction was historically developed with structures and lawn. The critical areas report provides a site description of the wetland and stream on-site. Vegetation in the area that was cleared consisted of black cottonwood, willow, red alder, salmonberry, and coverage by blackberry, reed canary grass and other invasive plants. Remaining existing trees are proposed to remain. Goff Creek is a Type-F stream which have documented use by Cutthroat trout and Sockeye salmon. Provided the restoration is installed and maintained per the proposed restoration and mitigation plan, the resulting site will have significantly improved function and value.

C. Noise

The only noise anticipated as a result of this work will be from construction equipment. Any noise is regulated by Chapter 9.18 BCC. **See Condition of Approval in Section X of this report.**

VII. Changes to Proposal Due to Staff Review

Additional mitigation was required to address the proposed buffer reductions for the house.

VIII. Decision Criteria

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

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

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

As documented in the submitted critical areas report (Attachment 2), the existing buffers are “dominated by invasive non-native species”. The proposed mitigation planting will significantly increase the habitat and protection functions of the riparian corridor over the existing conditions.

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

The mitigation planting will improve the “natural shade, cover, and detritus input into the aquatic area” by providing a dense buffer planting. The proposed vegetation will provide a physical and visual screen to the stream and wetlands. The biologist expects recruitment of woody debris to increase over time as a result of this plan. The plan will substantially improve critical area functions and values with a net gain from increased plant species and structural diversity. Habitat function will be most improved by the planting while the vegetation will also improve stormwater function.

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

As outlined in the critical areas report, mitigation for the proposed wetland and stream buffer reductions will take place on-site in the form of critical area buffer planting. The enhancement will involve the removal of invasive and non-native species and the planting of dense native vegetation. The existing on-site wetland buffer areas consist of bare ground, and some native and non-native scrub-shrub species. The lack of dense emergent vegetation, known to help filter pollutants from storm water and sub-surface groundwater, prevents the buffer area from acting as a biofilter for runoff towards the wetland.

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

The restoration and mitigation planting is required to be maintained and monitored for five years as described in the buffer enhancement plans. This plan will ensure that proposed enhancement plantings will be maintained, monitored and successfully

established within the first five years following implementation. A maintenance and monitoring assurance device is required prior to building permit issuance. The amount of the surety is based on the cost estimated to carry out maintenance and monitoring which is required to be submitted with the building permit application. The maintenance surety will be released after five years, assuming restoration and mitigation has been successful per the submitted maintenance and monitoring provisions. **See Conditions of Approval in Section X of this report.**

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

The modification proposed to the remove the structure setback and reduce the buffer is in an area that is historically disturbed from development and use. The proposed mitigation planting of 13,029 square feet is a substantial improvement to the wetland and stream buffer. This improvement would not be achieved by avoidance of the buffer by the house. This proposal is not detrimental to the functions and values of the wetland and stream. The mitigation will enhance and protect the functions and values of the wetland and stream. The restoration and mitigation planting will be protected by a Native Growth Protection Area easement that is required to be established to protect the remaining buffer.

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

The proposal is compatible with the residential uses in this land use district and allows a new house to be built.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

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

- 1. The proposal obtains all other permits required by the Land Use Code;**
The applicant must obtain a building permit and any associated permits. **See Conditions of Approval in Section X of this report.**
- 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
The critical area is avoided and the house and improvements are located on the site in order to have the least impact.
- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
The performance standards related to wetlands are being met by this proposal as described in Section III above.

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

The proposed activity will be served by adequate public facilities.

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

The mitigation planting is comparable with the City’s planting templates for wetlands and meets requirements in LUC 20.25H.210.

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

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

IX. 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 required restoration of unpermitted clearing in a wetland and stream buffer and reduction of the 20-foot structure setback from wetland and stream buffers and reduction of the 75-foot wetland and 100-foot stream buffer (as shown on the project plans which are Attachment 1) to allow construction of a house and associated improvements. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

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

X. 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	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

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

- 1. Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required

permits must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 2. Native Growth Protection Area Easement, Fencing, and Signage:** The remainder of the property, outside of the area delineated on the submitted plans for the house, is required to be placed into a Native Growth Protection Area Easement as shown on the project plans. The easement agreement will be provided by the City to the applicant and is required to be recorded with King County prior to Land Use inspection approval of the building permit. The site plan submitted as part of the future permits shall depict split rail or other fencing on the perimeter of the NGPA easement. One sign denoting the area is protected is required to be placed at least every 100 feet along the fence line. Signage is provided by the City. Signage and fencing will be verified during Land Use inspection of the landscaping and mitigation planting.

Authority: Land Use Code 20.25H.030
Reviewer: Reilly Pittman, Development Services Department

- 3. Floodplain Elevation:** The survey required to be submitted with the building permit shall verify the 100-year floodplain elevation and show it on the survey.

Authority: Land Use Code 20.25H.180
Reviewer: Reilly Pittman, Development Services Department

- 4. Restoration Planting:** The 19,752 square feet of restoration planting is required to be installed to address the code enforcement on the property. Final inspection approval for any future house will not be granted until the restoration planting is installed.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 5. Lighting:** Lighting in the rear yard and side yards shall be limited to the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part. Lighting tear sheets or photos of fixtures must be submitted to Development Services with building permit application for preliminary approval and shall be confirmed by inspection in the field after installation.

Authority: Land Use Code 20.25H.080 and LUC 20.25H.100
Reviewer: Reilly Pittman, Development Services Department

- 6. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading 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 20.25H.080 and LUC 20.25H.100
Reviewer: Reilly Pittman, Development Services Department

- 7. Restoration and Mitigation Planting and Monitoring Plans:** Plans submitted for the building permit must show the proposed mitigation planting and monitoring plans found as Attachments 1 and 2.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 8. Maintenance and Monitoring:** Maintenance and monitoring is required to be carried out as detailed in the critical areas report and submitted plans. The annual reports can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.25H.220.D
Reviewer: Reilly Pittman, Development Services Department

- 9. Maintenance Sureties and 5-Year Monitoring:** A maintenance surety is required for the mitigation planting based on a cost estimate of maintenance and monitoring for 5 years. The cost estimate is required to be submitted as part of the building permit application and the maintenance surety is required prior to permit issuance. The maintenance surety will be released upon successful completion of the 5-year maintenance and monitoring period and inspection by Land Use.

Authority: Land Use Code 20.25H.255
Reviewer: Reilly Pittman, Development Services Department

- 10. Land Use Inspection:** Following installation of restoration and mitigation planting, the applicant shall contact Land Use staff to inspect the planting area prior to final building inspection.

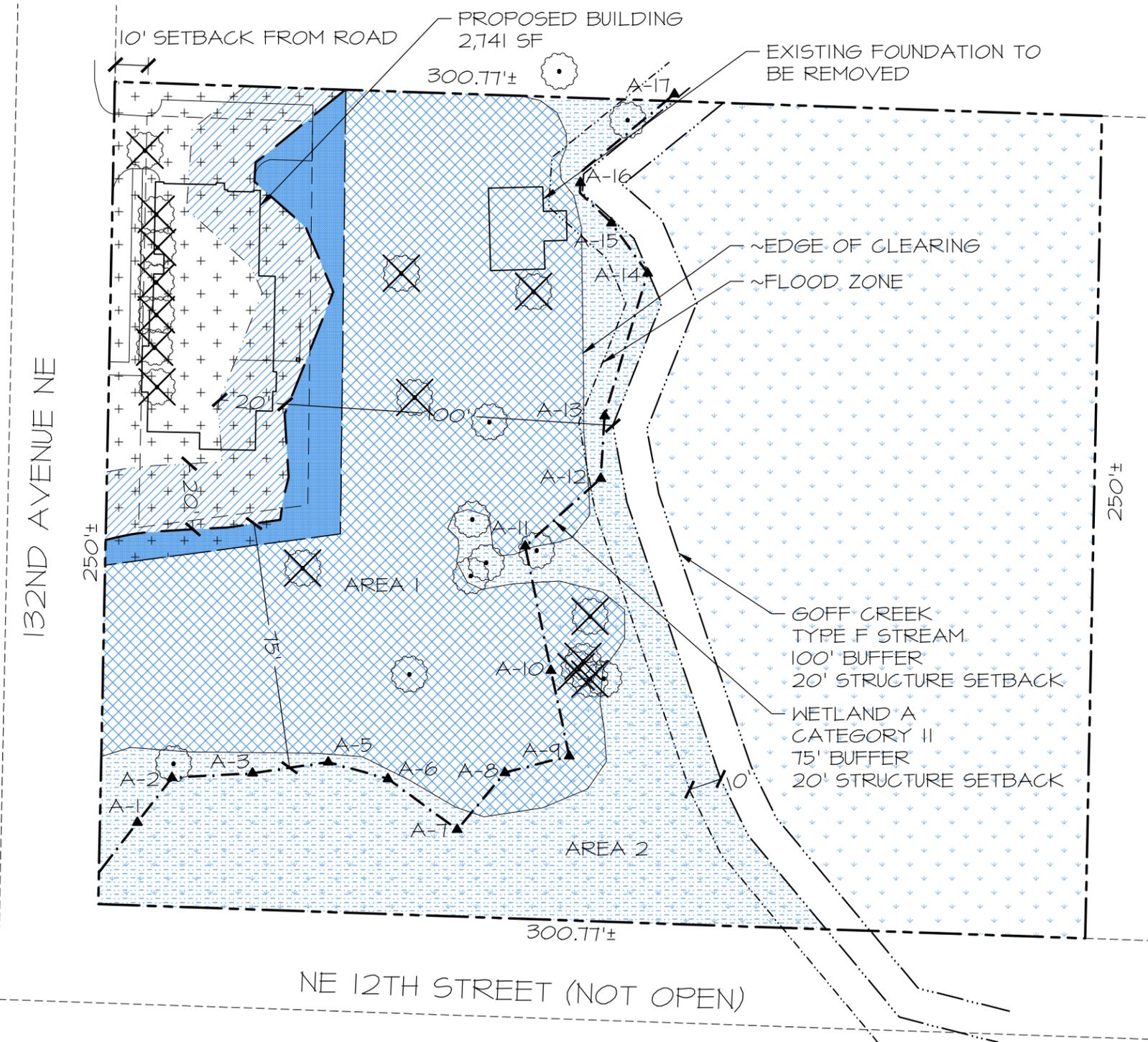
Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 11. 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: Reilly Pittman, Development Services Department



PLAN LEGEND

- PROPERTY LINE
- - - - - WETLAND BOUNDARY
- OHWL OF TYPE F STREAM
- APPROXIMATE FLOOD ZONE
- ▲ A-# WETLAND FLAG LOCATION
- - - - - CRITICAL AREA BUFFER
- STRUCTURE SETBACK
- 10' BSBL
- SPLIT-RAIL FENCE ALONG EDGE OF 10,000 SF FOOTPRINT
- EXISTING TREES
- ⊗ REMOVED TREES
- + + + + + NET LOT AREA OUTSIDE OF THE STREAM BUFFER - 8,095 SF
- + + + + + AREA OF BUILDING WITHIN THE NET LOT AREA OUTSIDE OF THE STREAM BUFFER - 2,721 SF (33.6%)

IMPACT LEGEND

	BUFFER IMPACT	2,291 SF
	STRUCTURE SETBACK IMPACT	3,790 SF

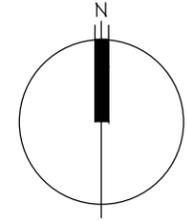
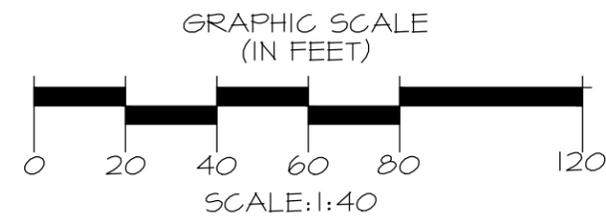
MITIGATION LEGEND

	AREA 1 - WETLAND AND BUFFER RESTORATION FOR CLEARING VIOLATION	19,752 SF
	AREA 2 - WETLAND AND BUFFER ENHANCEMENT FOR BUFFER AND FUTURE STRUCTURE SETBACK IMPACTS - ~60% BLACKBERRY TO BE REMOVED AND REPLANTED AT 60% DENSITY	13,029 SF

NOTE: 1) ALL EXISTING WOODY PLANT MATERIAL IN THE CLEARED AREA SHALL BE REDISTRIBUTED THROUGHOUT THE RESTORATION AREA PRIOR TO PLANTING. 2) PRIOR TO PLANTING, ALL INVASIVE PLANT MATERIAL SHALL BE REMOVED, OLD CONCRETE FOUNDATION SHALL BE REMOVED AND FILLED WITH TOPSOIL, SOILS SHALL BE AMENDED AND TILLED.

NOTES

- I. BASE INFORMATION PROVIDED BY JIM HART AND ASSOCIATES, 220 6TH STREET, KIRKLAND, WA 98033, (425) 822-4171.

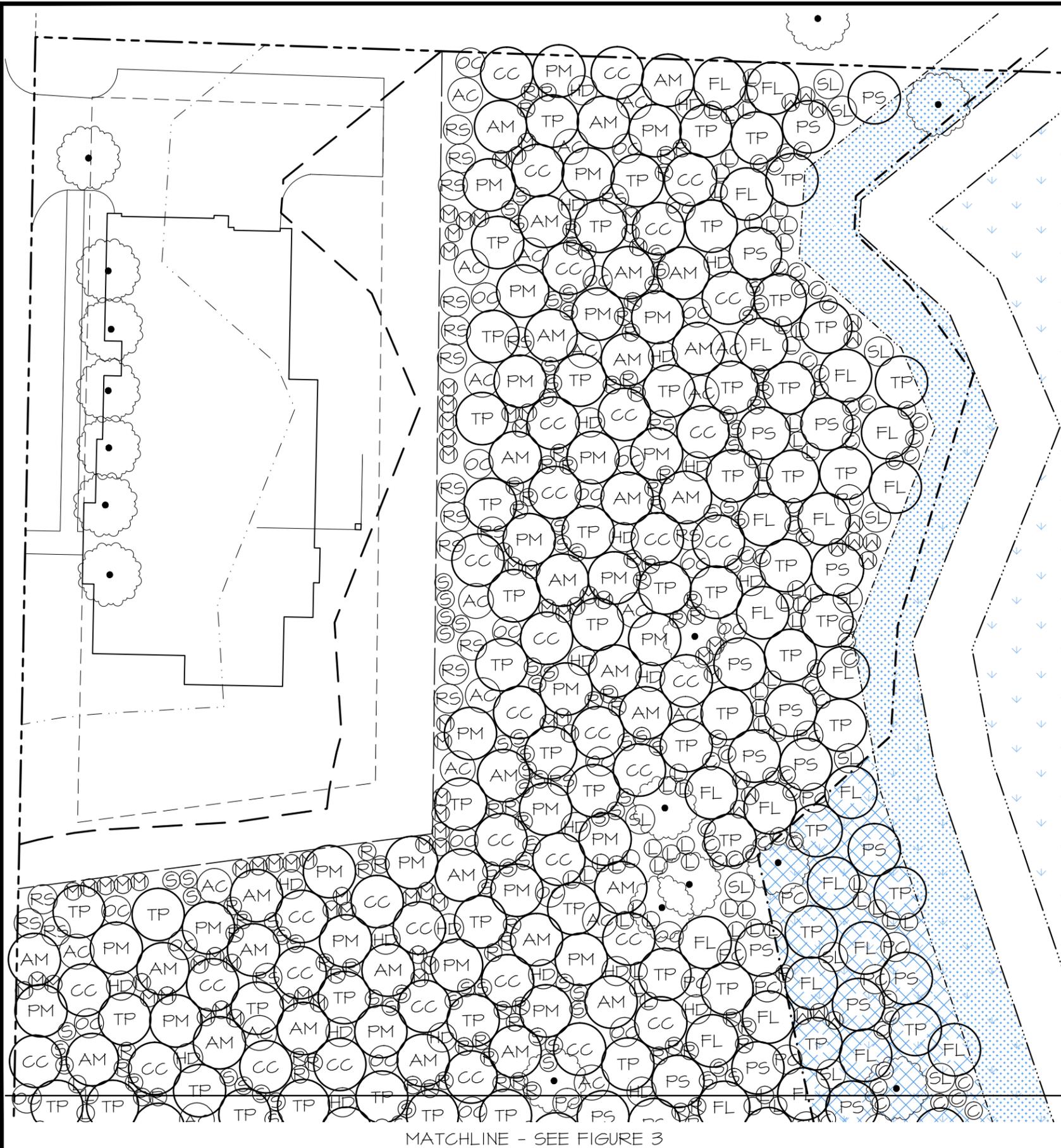


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FIGURE 1: SITE PLAN IMPACTS & MITIGATION
 FINAL MITIGATION PLAN
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MATCHLINE - SEE FIGURE 3

PLANT LIST (SEE FIGURE 4 & 5 FOR COMPLETE SCHEDULE)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
FL	FRAXINUS LATIFOLIA	OREGON ASH
PS	PICEA SITCHENSIS	SITKA SPRUCE
PM	PSUEDOTSUGA MENZIESII	DOUGLAS FIR
TP	THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

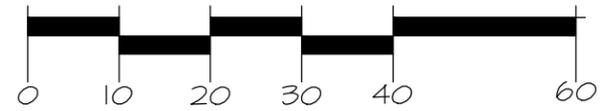
KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER CIRCINATUM	VINE MAPLE
C	CORNUS SERICEA	RED-OSIER DOGWOOD
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK
RS	RIBES SANGUINEUM	RED CURRANT
R	ROSA PISOCARPA	CLUSTERED ROSE
SL	SALIX LASIANDRA	PACIFIC WILLOW
W	SALIX SCOULERIANA	SCOULER WILLOW
S	SYMPORICARPOS ALBUS	SNOWBERRY

CUTTING MIX - SEE SCHEDULE
 *3 WILLOW CUTTINGS PER SYMBOL

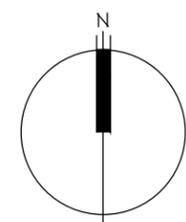
EMERGENTS

KEY	SCIENTIFIC NAME	COMMON NAME
	CAREX OBNUPTA	SLOUGH SEDGE

GRAPHIC SCALE
(IN FEET)



SCALE: 1:20



NOTES

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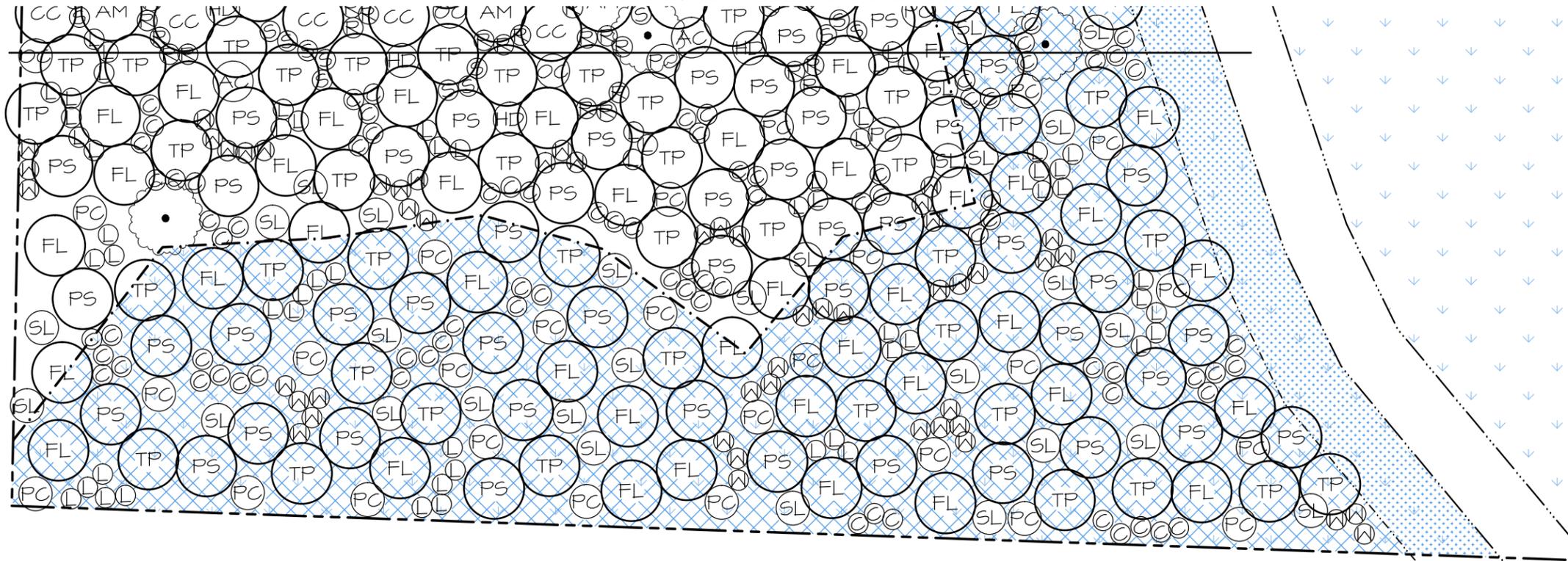
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FIGURE 2: PLANTING PLAN
 FINAL MITIGATION PLAN
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MATCHLINE - SEE FIGURE 2



PLANT LIST (SEE FIGURES 4 & 5 FOR COMPLETE SCHEDULE)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
FL	FRAXINUS LATIFOLIA	OREGON ASH
PS	PICEA SITCHENSIS	SITKA SPRUCE
PM	PSUEDOTSUGA MENZIESII	DOUGLAS FIR
TP	THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER CIRCINATUM	VINE MAPLE
C	CORNUS SERICEA	RED-OSIER DOGWOOD
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK
RS	RIBES SANGUINEUM	RED CURRANT
R	ROSA PISOCARPA	CLUSTERED ROSE
SL	SALIX LASIANDRA	PACIFIC WILLOW
W	SALIX SCOULERIANA	SCOULER WILLOW
S	SYMPORICARPOS ALBUS	SNOWBERRY

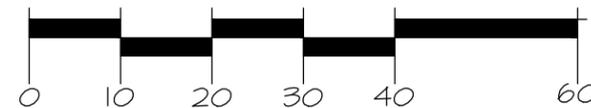
 CUTTING MIX - SEE SCHEDULE

*3 WILLOW CUTTINGS PER SYMBOL

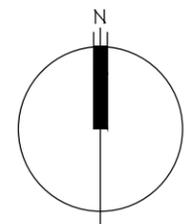
EMERGENTS

KEY	SCIENTIFIC NAME	COMMON NAME
	CAREX OBNUPTA	SLOUGH SEDGE

GRAPHIC SCALE
(IN FEET)



SCALE: 1:20



NOTES

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FIGURE 3: PLANTING PLAN
FINAL MITIGATION PLAN
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PLANT SCHEDULE FOR AREA I (FOR WETLAND & BUFFER RESTORATION)

NOTE: TREES TO BE PLANTED 10' O.C. DENSITY AND SHRUBS TO BE PLANTED 4' O.C. DENSITY PER CITY REQUIREMENTS

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	30	2 GAL.	SINGLE TRUNK, WELL BRANCHED
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	37	2 GAL.	MULTI-STEM (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	35	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	33	2 GAL.	FULL & BUSHY
PM	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	29	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	71	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	6' O.C.	20	1 GAL.	MULTI-STEM (3 MIN.)
C	CORNUS SERICEA	RED-OSIER DOGWOOD	3' O.C.	82	1 GAL.	MULTI-STEM (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	25	1 GAL.	MULTI-STEM (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	3' O.C.	78	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	74	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	23	1 GAL.	MULTI-STEM (3 MIN.)
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5' O.C.	15	1 GAL.	MULTI-STEM (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRANT	5' O.C.	22	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA PISOCARPA	CLUSTERED ROSE	3' O.C.	84	1 GAL.	MULTI-STEM (3 MIN.)
SL	SALIX LASIANDRA	PACIFIC WILLOW	5' O.C.	*30	4' CUTTING	1/2" DIA. MIN., BARK INTACT
W	SALIX SCOULERIANA	SCOULER WILLOW	3' O.C.	*120	4' CUTTING	1/2" DIA. MIN., BARK INTACT
S	SYMPORICARPOS ALBUS	SNOWBERRY	3' O.C.	81	1 GAL.	MULTI-STEM (3 MIN.)

*3 WILLOW CUTTINGS PER SYMBOL

CUTTINGS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
	CORNUS SERICEA	RED-OSIER DOGWOOD	4' O.C.	2	4' CUTTING	1/2" DIA. MIN., BARK INTACT
	SALIX LASIANDRA	PACIFIC WILLOW	4' O.C.	2	4' CUTTING	1/2" DIA. MIN., BARK INTACT
	SALIX SCOULERIANA	SCOULER WILLOW	4' O.C.	2	4' CUTTING	1/2" DIA. MIN., BARK INTACT
	SALIX SITCHENSIS	SITKA WILLOW	4' O.C.	2	4' CUTTING	1/2" DIA. MIN., BARK INTACT

EMERGENTS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
	CAREX OBNUPTA	SLOUGH SEDGE	18" O.C.	425	CLUMP DIVISION	FULL & BUSHY

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FIGURE 4: PLANT SCHEDULE FOR RESTORATION
 FINAL MITIGATION PLAN
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PLANT SCHEDULE FOR AREA 2 (FOR WETLAND & BUFFER ENHANCEMENT)

NOTE: THERE IS ~40% EXISTING NATIVE COVER IN THIS AREA

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	28	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	28	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	21	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED-OSIER DOGWOOD	3' O.C.	50	1 GAL.	MULTI-STEM (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	3' O.C.	44	1 GAL.	MULTI-STEM (3 MIN.)
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5' O.C.	23	1 GAL.	MULTI-STEM (3 MIN.)
SL	SALIX LASIANDRA	PACIFIC WILLOW	5' O.C.	*84	4' CUTTING	1/2" DIA. MIN., BARK INTACT
W	SALIX SCOULERIANA	SCOULER WILLOW	3' O.C.	*78	4' CUTTING	1/2" DIA. MIN., BARK INTACT

*3 WILLOW CUTTINGS PER SYMBOL

CUTTINGS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
	CORNUS SERICEA	RED-OSIER DOGWOOD	4' O.C.	49	4' CUTTING	1/2" DIA. MIN., BARK INTACT
	SALIX LASIANDRA	PACIFIC WILLOW	4' O.C.	49	4' CUTTING	1/2" DIA. MIN., BARK INTACT
	SALIX SCOULERIANA	SCOULER WILLOW	4' O.C.	49	4' CUTTING	1/2" DIA. MIN., BARK INTACT
	SALIX SITCHENSIS	SITKA WILLOW	4' O.C.	49	4' CUTTING	1/2" DIA. MIN., BARK INTACT

EMERGENTS

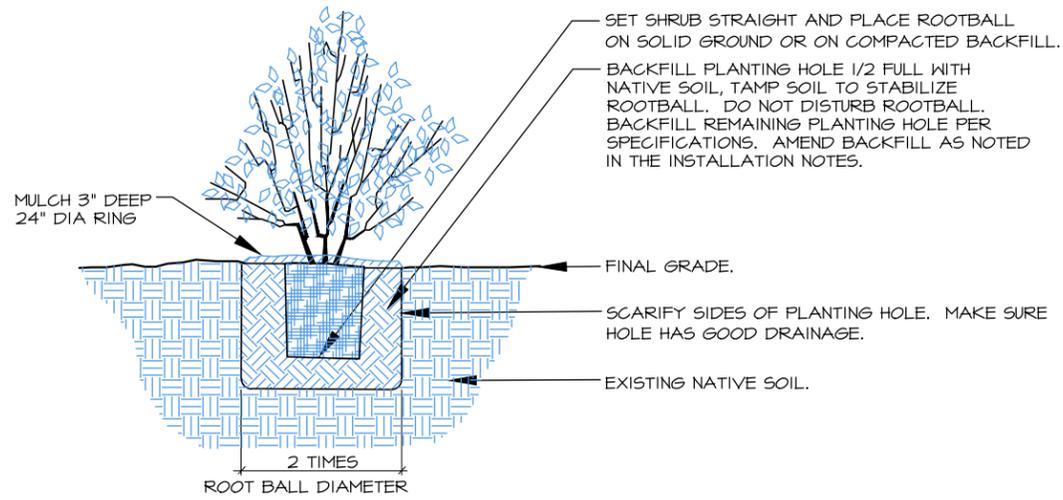
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
	CAREX OBNUPTA	SLOUGH SEDGE	18" O.C.	2,914	CLUMP DIVISION	FULL & BUSHY

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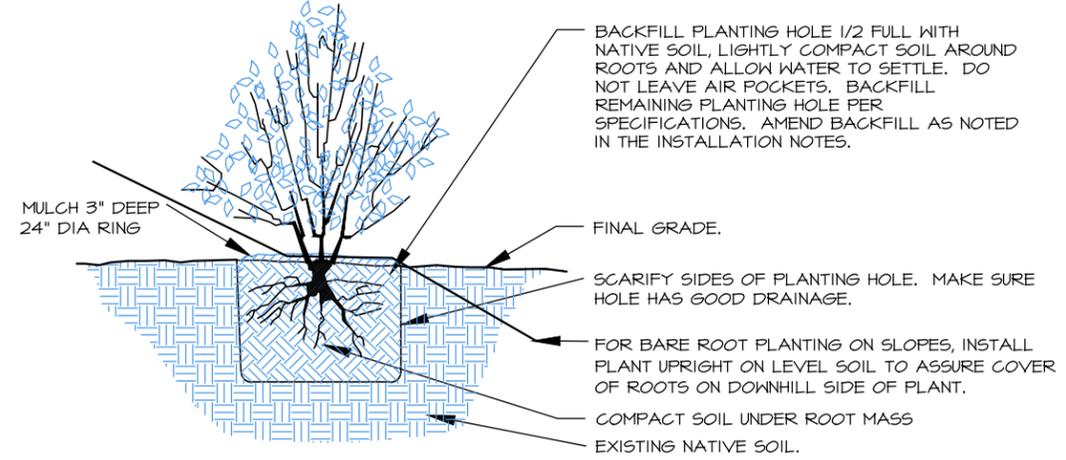
FIGURE 5: PLANT SCHEDULE FOR ENHANCEMENT
 FINAL MITIGATION PLAN
 KHAN PROPERTY - 15-122538-LO
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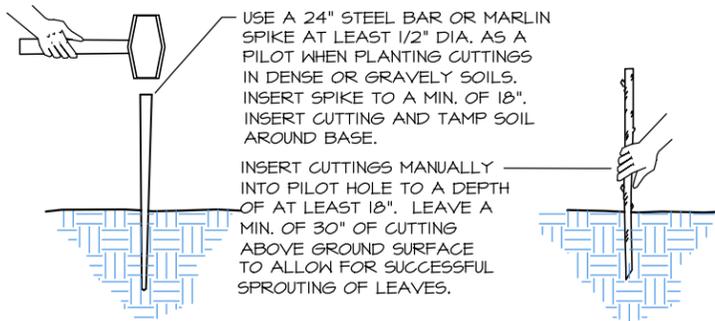
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1 CONTAINER PLANTING DETAIL (TYP.)
SCALE: NTS

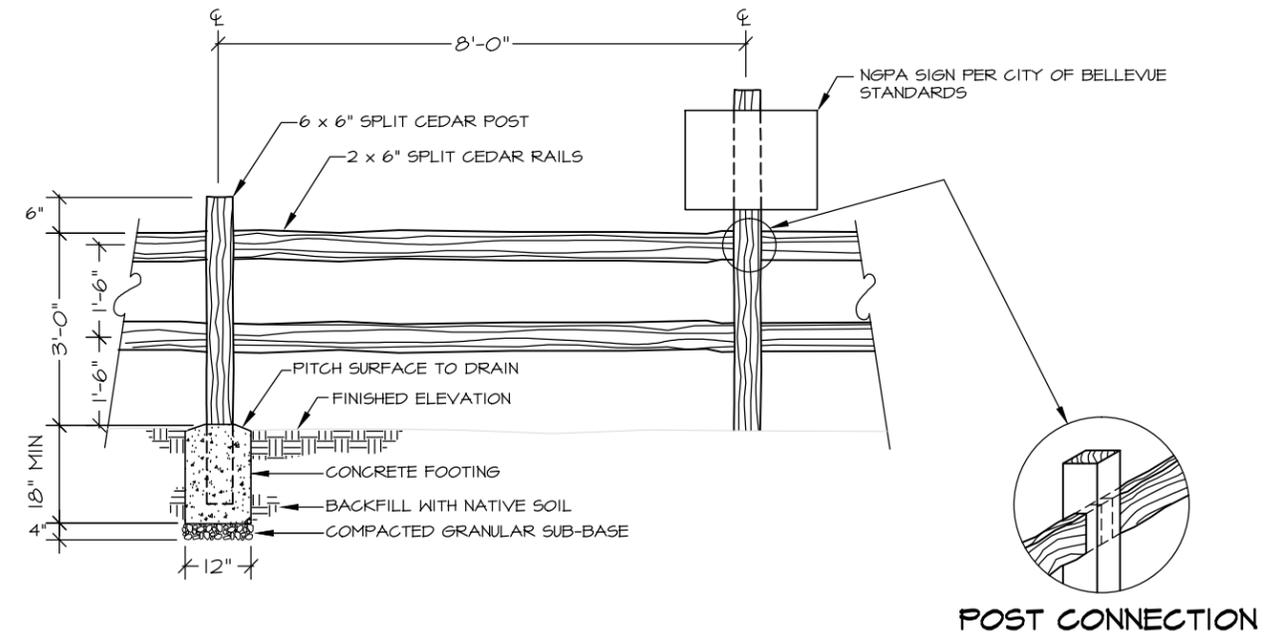


2 BARE-ROOT PLANTING DETAIL (TYP.)
SCALE: NTS



- 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.

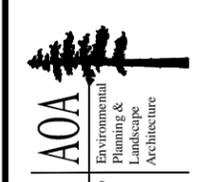
3 CUTTING INSTALLATION (TYP.)
SCALE: NTS



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

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FIGURE 6: CONSTRUCTION DETAILS
FINAL MITIGATION PLAN
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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 REQUIRED 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, REED CANARYGRASS, NIGHTSHADE, THISTLE, POISON HEMLOCK, KNOTWEED, ROCK, 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, 4" DEJONG'S FERTIL-MULCH SHALL BE TILLED INTO THE TOP 12" OF NATIVE SOIL AFTER WEED REMOVAL AND REVIEW BY AOA IS COMPLETE. DO NOT TILL WITHIN ROOTZONE OF EXISTING VEGETATION TO REMAIN, JUST KEEP FERTIL-MULCH ON SURFACE AND MIX WITHIN PLANTING PIT DURING PLANTING.
6. AOA TO REVIEW DEBRIS REMOVAL, INVASIVE PLANT REMOVAL, FERTIL-MULCH 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 NEWLY TILLED MULCH/SOIL MIX. 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, THE PROPOSED BUFFER BOUNDARY SHALL BE STAKED BY A SURVEYOR AND THE SPLIT-RAIL FENCE WITH SIGNS AT 48' SPACING SHALL BE INSTALLED ALONG THE STAKED BOUNDARY. ONE 4' GAP ON THE SOUTH BUFFER AND ONE ON THE EAST BUFFER SHALL REMAIN OPEN FOR MAINTENANCE ACCESS INTO THE MITIGATION AREA. AOA TO REVIEW STAKING PRIOR TO FENCE INSTALLATION.
11. UPON APPROVAL OF PLAN IMPLEMENTATION 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.
13. 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.
14. IRRIGATION FOR THE MITIGATION PLANTING AREAS SHALL BE SET TO PROVIDE 1/2" OF FLOW 2 TIMES WEEKLY FROM JUNE 15 - OCTOBER 15 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1 TIME WEEKLY THE SECOND YEAR AFTER PLANTING FROM JULY 15 - SEPTEMBER 15 AND ONCE WEEKLY THE THIRD YEAR FROM JULY 15 - SEPTEMBER 15 (IF NECESSARY). NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR.
15. 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	4			
WATERING - YEAR 2							2	4	2			
WATERING - YEARS 3							2	4	2			

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

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FIGURE 7: SPECIFICATIONS
 FINAL MITIGATION PLAN
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