



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

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

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

File No. 16-129663-LO

Project Name/Address: Morgan Residence 1314 183rd Ave NE

Planner: David Wong

Phone Number: 425-452-4282

**Minimum Comment Period:** 5/19/2016

Materials included in this Notice:

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

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

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

City of Bellevue Submittal Requirements	<b>27</b>
<b>ENVIRONMENTAL CHECKLIST</b>	
4/18/02	
<i>Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</i>	
<b>INTRODUCTION</b>	
<b>Purpose of the Checklist:</b>	
<p>The State Environmental Policy Act (SEPA), chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.</p>	
<b>Instructions for Applicants:</b>	
<p>This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.</p>	
<p>Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include references to any reports or studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.</p>	
<b>Use of a Checklist for Nonproject Proposals:</b> <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i>	
<p>For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.</p>	
<p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p>	
<b>Attach an 8½" x 11" vicinity map which accurately locates the proposed site.</b>	

City of Bellevue Submittal Requirements	<b>27a</b>
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<b>ENVIRONMENTAL CHECKLIST</b>	12/21/00
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<b>BACKGROUND INFORMATION</b>
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Property Owner: **Michael and Melinda Morgan**

Proponent: **Same as owner**

Contact Person: **The Watershed Company, Attn. Andy Noone**  
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **750 Sixth Street South, Kirkland, WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Morgan Residence**

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:

**1314 183<sup>rd</sup> Avenue NE, Bellevue, WA 98008. Parcel 8563010610. Legal descriptions are as follows:  
 LOT 61, TAM-O-SHANTER PARK 2, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 77 OF  
 PLATS, PAGES 99 AND 100, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF  
 KING, STATE OF WASHINGTON.**

Please attach an 8½" X 11" vicinity map that accurately locates the proposal site.

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

1. General description:

**The proposed project involves renovation and expansions of an existing single-family residence. The proposed project includes adding a bedroom, an office area, and a deck as well as expanding and modernizing other parts of the house. In order to provide adequate space for the expansion, the steep slope buffer would be reduced.**

**The proposed project would involve reducing the steep slope buffer from the current minimum of 12-feet to a minimum width of zero feet; with a maximum width of 14-feet. The proposed project also includes 46 square feet of impacts to the steep slope critical area. A restoration and monitoring plan is proposed to mitigate for the modifications to the steep slope and steep slope buffer.**

2. Acreage of site: **0.22 acre**

3. Number of dwelling units/buildings to be demolished: **Zero.**

4. Number of dwelling units/buildings to be constructed: **No new dwellings will be constructed. The existing structure will be expanded.**

5. Square footage of buildings to be demolished: **Not applicable.**

6. Square footage of buildings to be constructed: **1,537 square feet of new structure and deck/patio area will be added to the existing residence.**

7. Quantity of earth movement (in cubic yards): **Filling and grading would be conducted as necessary to construct the proposed expansion of the single-family residence. Some minor import of structural fill may occur; otherwise, the project will seek a balance of on-site grading. The proposed expansions will be constructed using pin piles as recommended by the Geotechnical Report.**

8. Proposed land use: **A single-family residence.**

9. Design features, including building height, number of stories, and proposed exterior materials: **The residence will be a one-story structure and will not exceed 25 feet in height. Exterior materials will be similar to the existing structure.**

10. Other

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

**The proposed renovations and expansions would likely take one year to complete, and would begin as soon as all designs are finalized and permits have been obtained.**

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

**None at this time.**

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

**Aspect Consulting. March 10, 2016. Geotechnical Report – Morgan Residence Addition, 1314 183<sup>rd</sup> Avenue Northeast, Bellevue, Washington.**

**The Watershed Company. April 2016. Critical Areas Report – Morgan Residence, Bellevue, Washington.**

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

**The applicant does not have any other proposals in government review for the subject parcel.**

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

**City of Bellevue SEPA Review  
City of Bellevue Critical Areas Land Use Permit  
City of Bellevue Building Permit**

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

- Land Use Reclassification (rezone)  
Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development  
Preliminary plat map
- Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. EARTH

- a. General description of the site (circle one): Flat Rolling Hilly **Steep slopes** Mountains **Other**:

**The middle portion of the property is relatively flat. The north side of the property slopes gently to the west and the south side of the property is a steep slope down away from the house. The house sits on a slight ridge. The steepest on-site slopes exceed 40%.**

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

**The steepest slopes on the parcel exceed 40% and are located along the southern boundary of the parcel.**

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

**According to the USDA Natural Resource Conservation Service (NRCS) Web Soil Survey maps, the soils across the site are mapped as Alderwood gravelly sandy loam (AgC).**

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

**According to the Geotechnical Report from Aspect Consulting, there is evidence of old landslide deposits below the fill. The report also determines that the fill on site is relatively weak and highly compressible. The proposed additions could destabilize the slope if they are supported by the existing grade. The proposed additions will be supported using pin piles as recommended by the report, which will not decrease slope stability.**

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

**Filling and grading would be conducted as necessary to construct the proposed single-family residences. Some minor import of structural fill may occur; otherwise, the project will seek a balance of on-site grading. The additions will be constructed on pin piles, which will minimize the need for grading.**

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

**Erosion could occur if exposed soils are mobilized by rainfall. The measures described below would help minimize erosion.**

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

**Proposed impervious surfaces are approximated at 5,100 square feet. This includes the existing footprint of the residence, patio, concrete walkways and driveway as well as 1,400 square feet of new impervious surface from the additions. Approximately 50-55% of the parcel will be covered with impervious surface after the project. The project would therefore comply with the LUC 20.20.010, which allows a maximum of 55% impervious coverage in the R-5 zone.**

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

**All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code, Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23), Development Standards, Land Use Code, permit conditions, and all other applicable codes, ordinances, and standards. All material would be stockpiled on site outside of the steep slope and reduced buffer area.**

## **2. AIR**

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

**Any air quality impacts from construction vehicle emissions and dust generation would be temporary and rapidly dissipated. After project completion, no further impacts to air would occur.**

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

**There are no off-site sources of emissions that will affect the project.**

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

**Standard methods of reducing impacts to air would be utilized, and include keeping all heavy equipment in good operating condition and managing disturbed soils as described above under 1h.**

## **3. WATER**

- a. Surface:

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

**No.**

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

**Not applicable.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**The project does not propose filling or dredging of surface waters or wetlands.**

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

**No.**

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

**The project site does not lie within the limits of a 100-year floodplain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No intentional discharges of waste materials would occur during project construction.**

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

**There will be no withdrawal of or discharge to ground water associated with this project.**

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

**There will be no waste material from septic tanks or other sources discharged into the ground as part of this project.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Runoff from new impervious surfaces will be directed away from the residences, likely to drainage swales and/or directed to the roadway storm drainage system.**

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

**No.**

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

**The erosion control measures described under question 1h would help control impacts to surface and runoff water. In addition, equipment would be in good working order with no known leaks. Erosion Control regulated by BCC 23.76**

#### 4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other: Cherry, Asian Pear
- evergreen tree: fir, cedar, pine, other: Shore Pine
- shrubs: Himalayan blackberry, flowering quince, English holly, rhododendron, juniper, Asian shore pine, gale, hypericum, laurel
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other:
- water plants: water lily, eelgrass, milfoil, other:

other types of vegetation: **lawn grasses**

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

**Several small trees and shrubs will be removed in order to enhance the steep slope and portions of the buffer. In addition, invasive and non-native species (Himalayan blackberry, English ivy) are proposed to be removed from within the steep slope.**

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

**No threatened or endangered plant species are known to be on or near the site.**

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

**The steep slope, and a portion of the steep slope buffer totaling 2,345 square feet will be restored and enhanced by removing and/or controlling non-native weeds, improving soil conditions, and revegetating with native plant species. A combination of trees, shrubs, groundcover is proposed. Native species include Pacific madrone, Pacific dogwood, serviceberry, Pacific rhododendron, Pacific wax myrtle, red-flowering currant, Nootka rose, red elderberry, oval-leaved blueberry, evergreen huckleberry, snowberry and native groundcovers.**

**A detailed mitigation area planting plan showing the location of these plantings has been prepared for the project. The proposed plantings will help to improve the values and functions of the existing buffer.**

## 5. ANIMALS

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

birds: **hawk, heron, eagle, songbirds**, other:

mammals: deer, bear, elk, beaver, other: **raccoon, opossum, small mammals such as voles and shrews**

fish: bass, salmon, trout, herring, shellfish, other:

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

**No threatened or endangered animal species are known to be on or near the site.**

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

**No.**

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

**The proposed project will enhance wildlife habitat through the planting of native species within the on-site steep slope and steep slope buffer. This proposed enhancement would add habitat complexity and help improve the functions of the steep slope and steep slope buffer.**

**6. ENERGY AND NATURAL RESOURCES**

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

**The proposed residences will utilize electricity and natural gas for typical uses such as heating, lighting, powering electronic devices and household appliances, etc.**

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

**No.**

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

**Typical conservation measures associated with new residential development will likely be implemented.**

**7. ENVIRONMENTAL HEALTH**

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

**Typical hazards related to heavy equipment fuels are associated with construction of the proposed project.**

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

**The need for emergency services is not anticipated at the site. In the unlikely event that an accident (spill, fire, other exposure) occurs involving toxic chemicals or hazardous wastes, the local Fire Department's Hazardous Materials Team would respond. If necessary, local medical services might also be required. The full range of safety and accident response supplies would be on-site to treat any emergency.**

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

**Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.**

- b. Noise

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

**There is no noise in the area that would affect this project.**

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

**Noise associated with the proposed project would be restricted to the use of construction-related equipment. Construction noise would be limited to normal daytime working hours, in compliance with LUC 9.18. There would be no long-term noise associated with the proposed project.**

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

**As mentioned above, noise would be limited to daylight weekday hours. All heavy equipment would be equipped with effective mufflers in good repair. No other noise-control measures are necessary. Noise regulated by BCC 9.18**

## **8. LAND AND SHORELINE USE**

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

**The parcel is currently developed with a single-family residence. Parcels to the south, east and west are also developed with single-family residences. The area to the north is developed with the Tam O' Shanter Golf and Country Club.**

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

**No.**

- c. Describe any structures on the site.

**The parcel contains a single-family residence.**

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

**No. The existing structure will remain. Some of the existing structure will be renovated.**

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

**Single Family (R-5).**

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

**SF- H (Single-family - high density).**

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

**N/A.**

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

**Yes, the southern portion of the parcel has been designated as a steep slope critical area.**

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

**A typical sized family would reside in the proposed renovated residence.**

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

**No person will be displaced as a result of this project.**

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

**Not applicable.**

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

**The residences are proposed in a single-family residential neighborhood zoned R-5. The City's future land use map does not indicate a different use for the area.**

## 9. HOUSING

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

**The project includes a single-family residence that would fall into the high-income category.**

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

**No units will be eliminated as part of the proposed project.**

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

**No measures are necessary.**

## 10. AESTHETICS

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

**The tallest portion of the new residences will be no taller than 25 feet.**

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

**Views from 183<sup>rd</sup> Avenue NE may be altered slightly from the proposed raised roof.**

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

**No measures are necessary.**

## 11. LIGHT AND GLARE

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

**The proposed residence will include typical residential outdoor lighting, likely at all entryways and outdoor living spaces and flanking the garage.**

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

**No.**

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

**None.**

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

**No measures are necessary.**

## 12. RECREATION

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

**Tam O' Shanter Golf and Country Club is across the street from the subject parcel.**

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

**No.**

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

**No measures are necessary.**

## 13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No places or objects of this type are known to exist in the immediate vicinity.**

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

**There are no landmarks or evidence of such in the immediate vicinity.**

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

**Should historic, archeological, scientific or cultural significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.**

## 14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**The proposed renovated residence will take access from 183<sup>rd</sup> Avenue NE. No changes to existing roadways are necessary.**

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

**The nearest King County Metro transit stop is located approximately 0.8 mile north of the project site at the intersection of 182<sup>nd</sup> Avenue NE and NE 24<sup>th</sup> Street.**

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

**No parking spaces will be created or eliminated.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**This project will not affect public roads in any way.**

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

**No.**

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

**The proposed project includes additions and renovations to an existing single family home, so no new vehicular trips will be generated by the completed project. The number of trips resulting from the residence per day would be typical of most single-family residences.**

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

**None.**

## 15. PUBLIC SERVICES

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

**The proposed project will not result in an increase in the need for public services.**

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

**None.**

## 16. UTILITIES

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

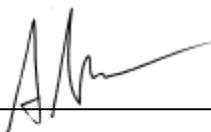
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**The proposed residence will be served by existing utilities within 183<sup>rd</sup> Avenue NE.**

**Signature**

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

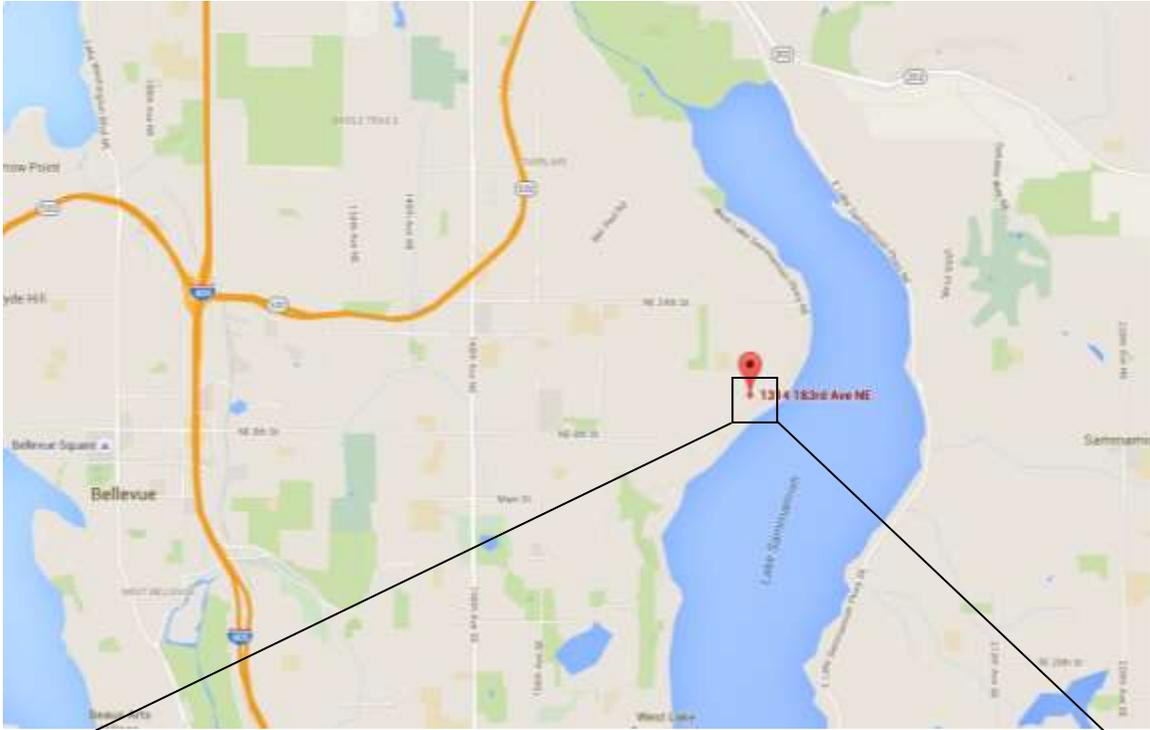
Signature



\_\_\_\_\_

Date Submitted:

4/15/2016



**Vicinity Map** from Google Maps

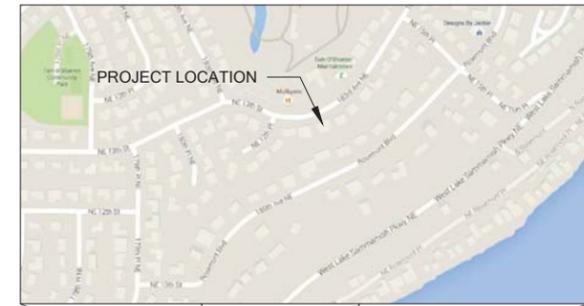
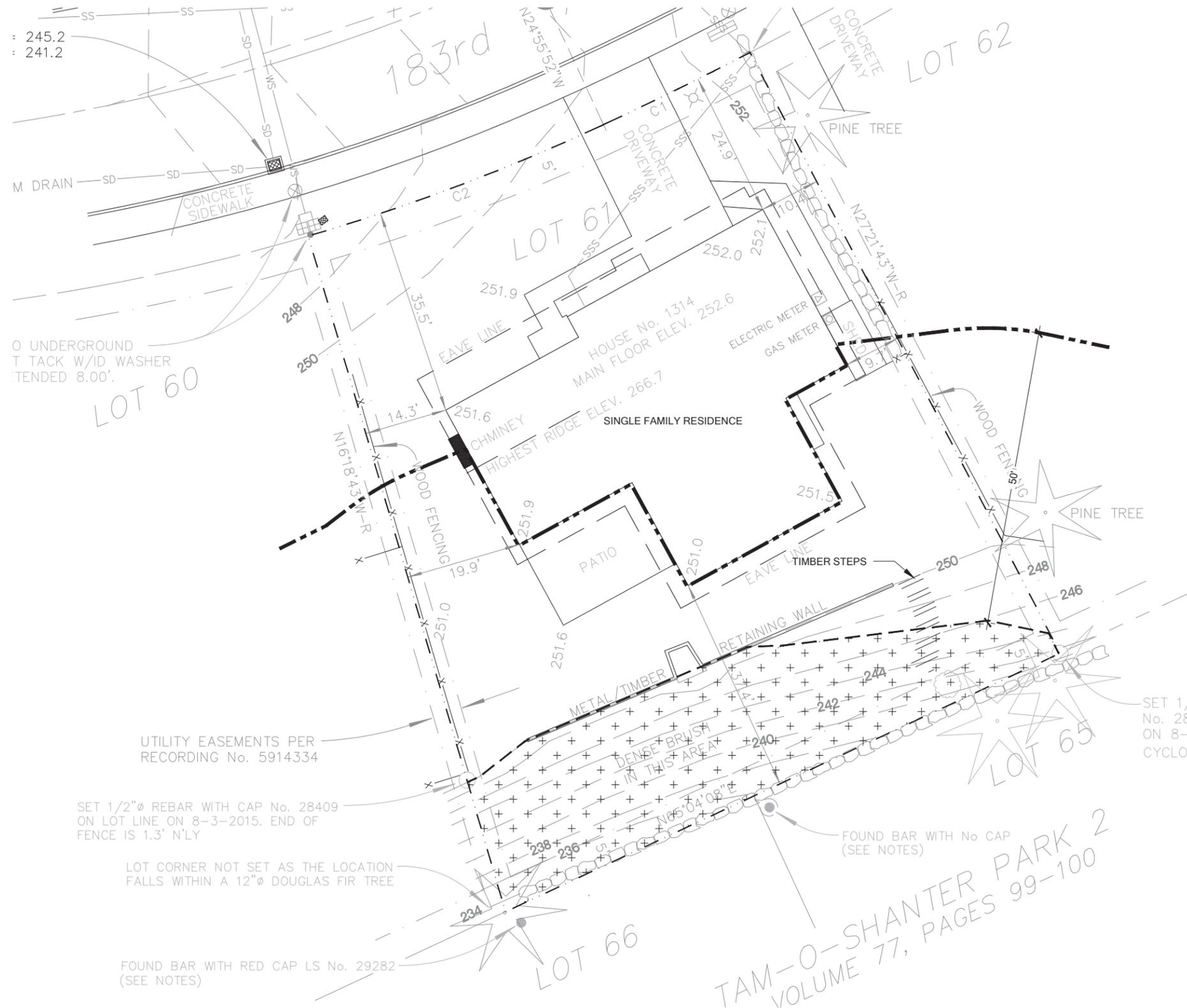
# MORGAN RESIDENCE



750 Sixth Street South  
Kirkland WA 98033

p 425.822.5242  
www.watershedco.com

Science & Design



VICINITY MAPS

### LEGEND

- EXISTING FEATURES**
- STEEP SLOPE CRITICAL AREA (STEEPER THAN 40%, TOTAL RELIEF GREATER THAN 10'. TOTAL AREA 2,043 SF)
  - TOP OF STEEP SLOPE
  - STANDARD STEEP SLOPE BUFFER (50')
  - PROPERTY LINE

### SHEET INDEX

- W1 EXISTING CONDITIONS
- W2 IMPACTS AND MITIGATION PLAN
- W3 MITIGATION PLAN NOTES
- W4 PLANTING PLAN
- W5 PLANT INSTALLATION DETAILS AND NOTES

### NOTES

1. GEO-TECHNICAL REPORT PREPARED BY ASPECT CONSULTING ON MARCH 10, 2016
2. STEEP SLOPE BOUNDARY DERIVED FROM SURVEY BY ARAMAKI, BORDEN, AND ASSOCIATES, INC.

**MORGAN RESIDENCE**  
**RESTORATION PLAN**  
**PREPARED FOR MICHAEL AND MELINDA MORGAN**

SITE ADDRESS: 1314 183RD AVENUE NE  
 BELLEVUE, WA 98008

SUBMITTALS & REVISIONS

NO	DATE	DESCRIPTION	BY
1	04-08-16	REVIEW CONCEPT	LV
2	04-15-16	PERMIT SET	LV

**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34".  
SCALE ACCORDINGLY.

PROJECT MANAGER: KB  
DESIGNED: LV  
DRAFTED: LV  
CHECKED: AR/KB

JOB NUMBER:  
160327

SHEET NUMBER:  
**W1 OF 5**

PERMIT  
SET

## EXISTING CONDITIONS







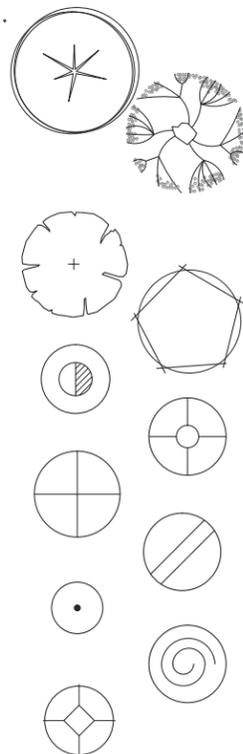


EXISTING PACIFIC WAX MYRTLE

FIELD PLACE AMONG EXISTING WOOD TIMBERS

UNDERPLANT THIS AREA WITH BEACH STRAWBERRY

**PLANT SCHEDULE**



TREES	QTY	SPACING	SIZE
ARBUS MENZIESII / PACIFIC MADRONE	3	ALL TREES TO BE SPACED PER PLAN	5 GAL.
CORNUS NUTTALLII / PACIFIC DOGWOOD	3		5 GAL.
SHRUBS			
AMELANCHIER ALNIFOLIA / SERVICEBERRY	1	ALL SHRUBS TO BE SPACED PER PLAN	1 GAL.
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	3		1 GAL.
RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON	3		1 GAL.
RIBES SANGUINEUM / RED-FLOWERING CURRANT	10		1 GAL.
ROSA NUTKANA / NOOTKA ROSE	7		1 GAL.
SAMBUCUS RACEMOSA / RED ELDERBERRY	3		1 GAL.
SYMPHORICARPOS ALBUS / SNOWBERRY	15		1 GAL.
VACCINIUM OVALIFOLIUM / OVAL-LEAVED BLUEBERRY	5		1 GAL.
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	11		1 GAL.

GROUNDCOVER AND PERENNIALS\*  
\*ALL SPECIES TO BE SPACED TRIANGULARLY

ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	263	18" O.C.	4" POT.
AQUILEGIA FORMOSA / WESTERN COLUMBINE	28	15" O.C.	4" POT.
OXALIS OREGANA / REDWOOD SORREL	28	15" O.C.	4" POT.
DICENTRA FORMOSA / PACIFIC BLEEDING HEART	15	15" O.C.	4" POT.
OXALIS OREGANA / REDWOOD SORREL	15	15" O.C.	4" POT.
FRAGARIA CHILOENSIS / BEACH STRAWBERRY	187	24" O.C.	4" POT.
GAULTHERIA SHALLON / SALAL	50	24" O.C.	1 GAL.
MAHONIA NERVOSA / DULL OREGON GRAPE	73	24" O.C.	1 GAL.
POLYSTICHUM MUNITUM / SWORD FERN	60	24" O.C.	1 GAL.
NATIVE SEED MIX SEED AVAILABLE THROUGH INSIDE PASSAGE SEED (OR EQUIVALENT TO BE APPROVED BY HOMEOWNER)			
ACHILLEA MILLEFOLIUM / YARROW	1 O.Z.	SEED	SEED
ALLIUM CERNUUM / NODDING ONION	1 O.Z.	SEED	SEED
CAMASSIA QUAMASH / BLUE CAMAS	1 O.Z.	SEED	SEED
ERIOPHYLLUM LANATUM / WOOLLY SUNFLOWER	1 O.Z.	SEED	SEED
GEUM TRIFLORUM / OLD MAN'S WHISKERS	1 O.Z.	SEED	SEED
[STEEP SLOPE AREA] EROSION CONTROL SEED MIX: "PT470 NATIVE DRY AREA MIX" BY PRO TIME LAWN SEED (OR EQUIVALENT TO BE APPROVED BY HOMEOWNER)	2.3 LB	SEED	1 LB PER 1,000 SF

**NOTES**

1. DUE TO THE ON-SITE STEEP SLOPE, SITE PREPARATION SHALL ONLY OCCUR BETWEEN MAY 1 AND SEPTEMBER 30.
2. PLANT INSTALLATION SHALL OCCUR BETWEEN OCTOBER 1 AND MARCH 30.

0' 2' 4' 8'



PERMIT SET

**MORGAN RESIDENCE RESTORATION PLAN**  
PREPARED FOR MICHAEL AND MELINDA MORGAN

SITE ADDRESS: 1314 183RD AVENUE NE  
BELLEVUE, WA 98008

SUBMITTALS & REVISIONS		BY	DATE	DESCRIPTION
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W4 OF 5

**MITIGATION PLANTING PLAN**

# PLANT INSTALLATION SPECIFICATIONS

## GENERAL NOTES

### QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
- NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

### DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC...; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

### SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

### INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

### MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

## SUBMITTALS

### PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

### PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

### DELIVERY, HANDLING, & STORAGE

NOTIFICATION  
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

### PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

### WARRANTY

#### PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

### REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

### PLANT MATERIAL

#### GENERAL

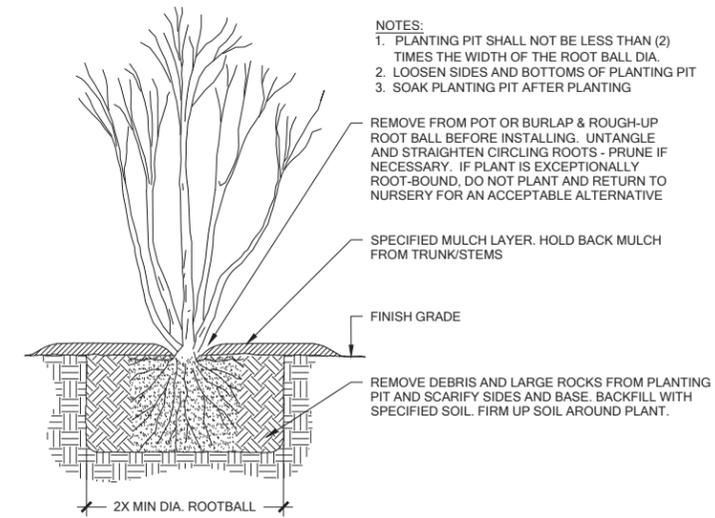
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

### QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

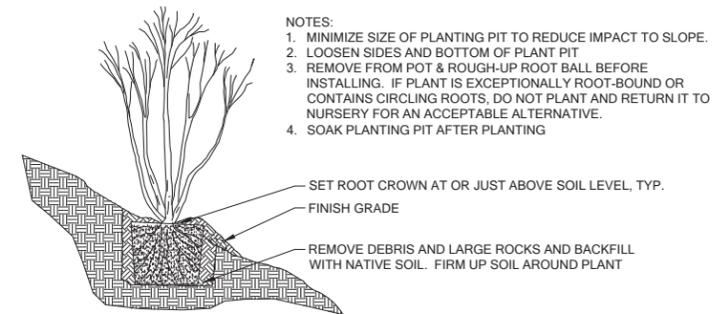
### ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



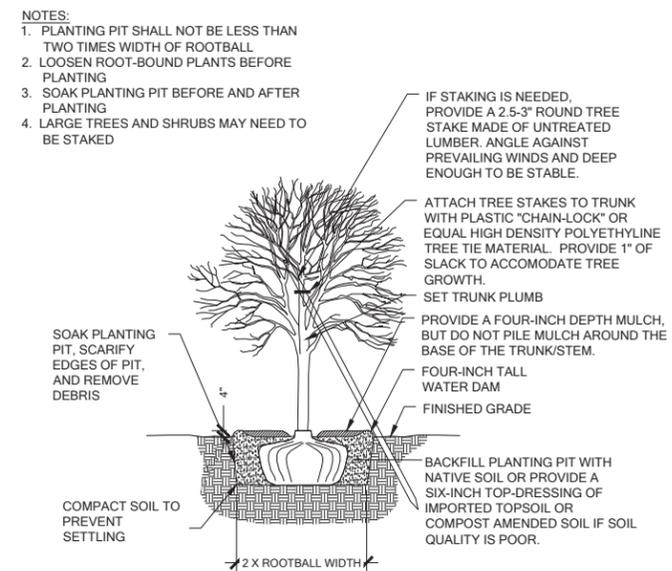
## 1 SHRUB PLANTING

Scale: NTS



## 2 SLOPE PLANTING

Scale: NTS



## 3 TREE PLANTING

Scale: NTS

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