



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Morgan Residence

Proposal Address: 1314 183rd Ave NE

Proposal Description: The applicant requests a Critical Areas Land Use Permit to construct a single-family addition, deck, and patio within a top-of-slope buffer from a steep slope. The applicant has provided a geotechnical report and a critical area report as support for the proposal.

File Number: 16-129663-LO

Applicant: Michael & Melinda Morgan

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

Planner: David Wong, Planner

**State Environmental Policy Act
Threshold Determination:** Exempt

Director's Decision: Approval with Conditions

Carol V. Helland, Land Use Director
Development Services Department

Application Date:	March 14, 2016
Notice of Application Publication Date:	April 14, 2016
Decision Publication Date:	August 18, 2016
Project/SEPA Appeal Deadline:	September 1, 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 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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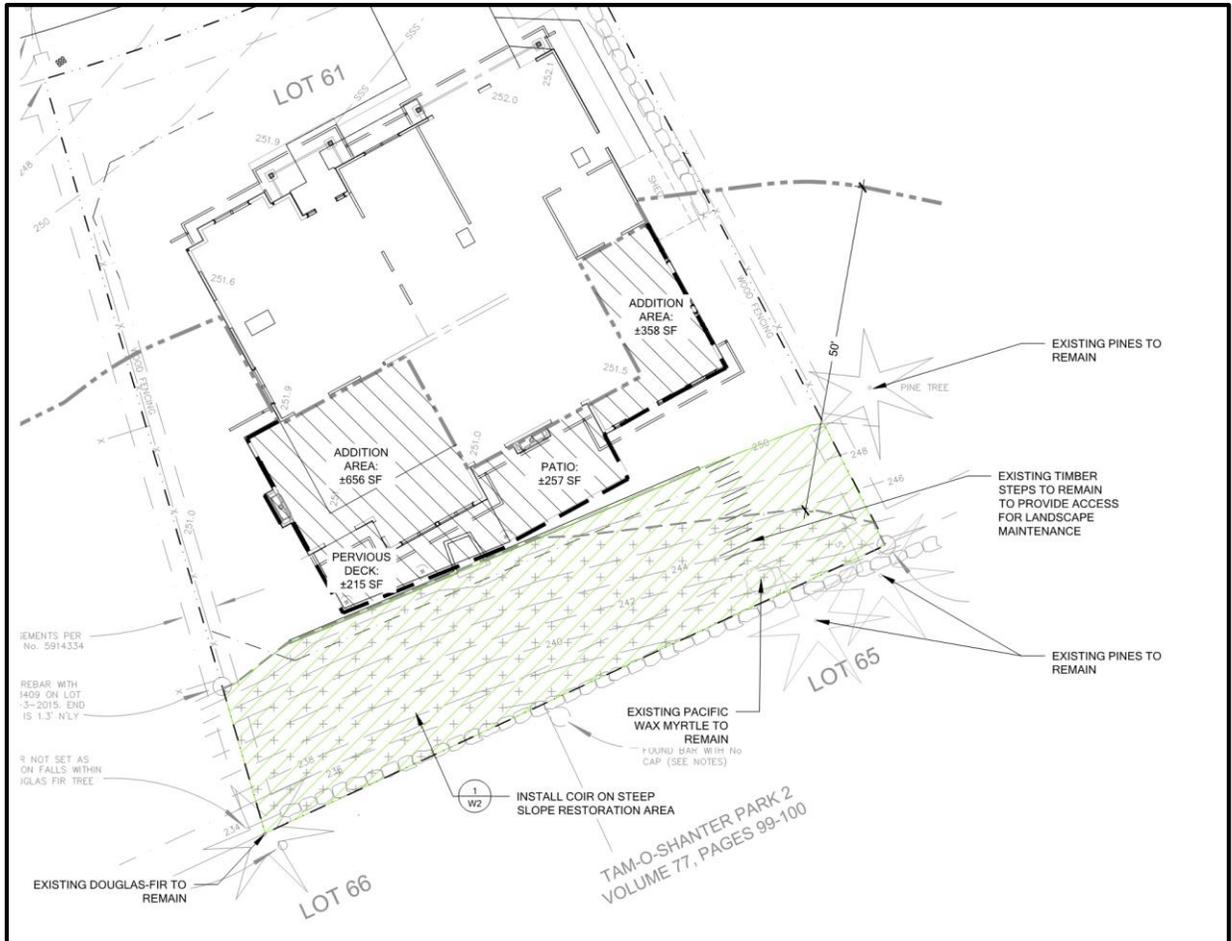
Attachments

1. Environmental Checklist (in file)
2. Geotechnical Report (in file)
3. Site Plan
4. Critical Areas Report (in file)

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit approval in order to reduce the prescribed 50-foot top-of-slope buffer from a steep slope to construct a single-family residential addition (approx. 1,014 sqft.), deck (approx. 215 sqft), and patio (approximately 257 sqft.) on the property. In addition to the improvements associated with the single-family development, the proposal includes the restoration of approximately 2,387 square feet of disturbed steep slope area on-site. See Figure 1 for Site Plan.

Figure 1



The applicant is requesting a Critical Areas Land Use Permit in order to reduce the prescribed 50-foot critical area buffer from a steep slope critical area to minimum of 0 feet in order to construct a single-family residential addition on the property.

Land Use Code (LUC) 20.25H.120.B prescribes a 50-foot critical area buffer from the surveyed top-of-slope. The request is to reduce the prescribed buffer to a minimum distance of 0 feet. LUC 20.25H.095.C.2 allows for the modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal.

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. The steep slope critical area and buffer on the property are degraded in function and value because they lack the vegetative structural diversity found in higher-quality steep slope critical areas. Therefore, the steep slope critical area and buffer are currently not fully performing their water quality, erosion control and wildlife habitat functions.

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

A. Site Description

The site is approximately 9,396 square feet in size and located directly south of Tam O'Shanter Golf & Country Club along 183rd Ave NE. Approximately 2,043 square feet of steep slope critical area is located on the south side of the lot. Vegetation on the site mainly features ornamental grasses and other non-native species, with the exception of one pacific wax myrtle (*Myrica californica*).

B. Zoning

The property is zoned R-5 and is located in the Northeast Bellevue subarea.

C. Land Use Context

The comprehensive plan designation for this site is SF-H (Single-Family High Density) and is bordered to the south and east with SF-M (Single-Family Medium Density) comprehensive plan areas.

D. Critical Areas Functions and Values

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-5 zoning district. The plans demonstrate conformance with zoning dimensional standards, however conformance will be verified during construction permit review.

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 proposed single-family dwelling, deck, and patio modify the 50-foot top-of-slope buffer. The project is subject to the performance standards found in LUC 20.25H.125 which are reviewed below.

i. Consistency with Steep Slope Performance Standards (LUC 20.25H.125)

Development within a landslide hazard, steep slope critical area, or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

The improvements are not proposed within a steep slope critical area. Alterations will be limited to the top-of-slope buffer and will be limited to approximately 1,014 square feet. Surveyed elevation of the buffer is between 250-251 feet ASL requiring minimal alteration to existing grade within the buffer area (See Attachment 3 for site plan).

2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The improvements have been located within the buffer outside of the steep slope critical area in order to avoid impacts to the steep slope. Vegetation impacts will be limited to ornamental grasses and other non-native, ornamental plantings. The buffer area above the slope was previously graded to elevations 250-251 feet ASL during construction of the existing house.

3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

The project geotechnical engineer (Aspect Consulting) reviewed the proposal and provided recommendations. The geotechnical engineer reported findings that portions of the top-of-slope buffer and steep slope contained weak fill soil (Section

1.3 – Geotechnical Report), and provided recommendations for construction that “*will not decrease the stability of the slope on the subject and adjacent properties.*” (Section 3.4 – Geotechnical Report) Geotechnical Report, including construction recommendations, is included as Attachment 2. The applicant is required to follow the recommendations included in the project geotechnical report, which shall be verified by an inspection made by a qualified geotechnical engineer. See Conditions of Approval in Section VIII of this report.

4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;
No retaining walls or alterations to existing slope contours are proposed.

5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
The single-family addition is designed to utilize an existing patio primarily made of impervious surface materials and located in the rear of the house.

6. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;
No grade changes outside of the building footprint are proposed. The existing buffer area was previously graded to an elevation of 250-251 feet ASL during construction of the existing home.

7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;
The proposal does not include freestanding retaining walls as part of the development. The proposed expansion will be constructed on pin piles.

8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;
No development is proposed on slopes in excess of 40%. Due to findings reported by the project geotechnical engineer, pin pile construction will be utilized for safe construction. The proposal shall incorporate the construction techniques recommended by the project geotechnical engineer. See Section VIII for condition of approval.

9. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

No new parking facilities or garages are proposed.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

Approximately 2,387 square feet of native vegetation will be installed as restoration for degraded conditions that have been documented within the steep slope. Disturbance is limited to areas defined for construction of a single-family dwelling addition, deck, and patio within the buffer.

C. Consistency with Critical Areas Report LUC 20.25.250.

The applicant supplied a complete critical areas report prepared by The Watershed Company, a qualified professional. The report met the minimum requirements in LUC 20.25H.250 and LUC 20.25H.140.

D. Consistency with Critical Areas Report LUC 20.25H.140 & 20.25H.145

Modification of a steep slope buffer requires a critical areas report as part of the application for a Critical Area Land Use Permit. The applicant has obtained the services of a qualified geotechnical engineering company to study the site and document the observed conditions. Staff has reviewed the following documents:

- Geotechnical Report – Morgan Residence Addition
Prepared by: Erik O. Andersen (PE) & Jesse Favia (LG)

The geotechnical analysis found that the site contained existing fill that is “*relatively weak and highly compressible*” (Geotechnical Report - Section 3.1) and that the fill is “*susceptible to long-term secondary settlement due to biodegradation.*” Due to the reported findings, two-dimensional limit equilibrium methods were modeled and recommendations were made for elements of the addition to be supported by pin pile construction. The analysis found that the recommendations “*will not reduce the stability of the slope*” (Section 3.2). See Section VIII for conditions of approval.

IV. Public Notice and Comment

Application Date:	April 19, 2016
Public Notice (500 feet):	May 5, 2016
Minimum Comment Period:	May 19, 2016

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 14, 2016. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

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

VI. Decision Criteria

A. Critical Areas Report Decision Criteria- General Criteria LUC 20.25H.255

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

1. **The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

Finding: As described in the Critical Areas Report authored by The Watershed Company, the proposed development has been located outside of the steep slope into an area that has documented disturbance by utilizing architectural design and a reduced top-of-slope buffer. Restoration planting within the slope will alter an area identified to contain non-natives species in order to increase habitat value and water quality functions. The proposal represents an increase in ecological value to the property from that which exist currently

2. **Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

Finding: The proposal has included a maintenance and monitoring plan and will be required to provide financial surety as a guarantee.

3. **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**

Finding: Restoration of the disturbance area within the slope provide greater protection to the adjacent lot to the southeast. No additional buffers or setbacks from the critical area will need to be provided.

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

Finding: Proposed addition will not change the existing use of the site. Existing use is compatible with adjacent uses.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: A single-family building permit will be required to be obtained.

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;

Finding: The proposal utilizes existing impervious surface areas and architectural design to avoid permanent impacts to the steep slope critical area. In addition, the proposal include restoration of the steep slope that has been degraded by the presence invasive species and historical impacts. Pin pile supports have been recommended by the geotechnical engineer to maintain existing level of safety for the site and surrounding sites. Refer to geotechnical report and condition of approval requiring recommendations to be incorporated...

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III, the proposal incorporates and adheres to the performance standards of LUC 20.25H.125.

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

Finding: The proposal is currently 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

Finding: A restoration plan for 2,387 square feet of native planting has been included and meets the requirements of LUC 20.25H.210.

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

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

VII. 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 proposal to construct a single-family residential addition within the steep slope critical area buffer.

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 Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

VIII. 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	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282

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

1. Restoration and Enhancement Plan: A mitigation plan for all areas of permanent new disturbance is required to be submitted for review and approval by the City of Bellevue prior to issuance of a Building Permit and/or Clearing and Grading Permit. The plan shall document the restoration area and quantity & size of plant material used and shall be in conformance with the restoration plan in Attachment 4.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

2. Planting Cost Estimate: A restoration plan estimate for the cost of plant materials, labor, and maintenance & monitoring activities shall be provided with the Building Permit application.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

3. Maintenance & Monitoring: Maintenance & Monitoring of the project shall meet the stated performance standards outlined in Section 7 of the Critical Areas Report authored by The Watershed Company, dated April 2016, Attachment 2. These standards include:

Year 1

- 100% survival of all trees and shrubs within the restoration area
- No greater than 10% non-native vegetative cover within the restoration and enhancement area

Year 2

- 90% survival rate of all trees and shrubs within the restoration area
- No greater than 10% non-native vegetative cover within the restoration and enhancement area

Year 3

- 80% survival rate of all trees and shrubs within the restoration area
- 60% cover of native trees and shrubs by year three
- No greater than 10% non-native vegetative cover within the restoration and enhancement area

Year 4

- 80% survival rate of all trees and shrubs within the restoration area
- 70% cover of native trees and shrubs by year four
- No greater than 10% non-native vegetative cover within the restoration and enhancement area

Year 5

- 80% survival rate of all trees and shrubs within the restoration area
- 80% cover of native trees and shrubs by year five
- Establish at least four native shrub species by year five
- No greater than 10% non-native vegetative cover within the restoration and enhancement area

Reporting shall be submitted no later than the end of each growing season or by October 31st, and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be submitted to David Wong or Heidi Bedwell by the above listed date and can be emailed to dwong@bellevuewa.gov or mailed directly to:

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

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

4. Geotechnical Recommendations: The project shall abide by all recommendations included in the Geotechnical Report submitted by Aspect Consulting dated March 10, 2016, which include but are not limited to the installation of the pin piles, site drainage and temporary construction erosion and sediment control, and oversight of recommendations by an on-site geotechnical engineer.

Authority: Land Use Code 20.25H.145
Reviewer: David Wong, Land Use

5. Surety: Financial surety equal to 100% of the cost of plant materials and labor, or 20% of the cost of the maintenance contract for five (5) years of maintenance shall be provided with the Building Permit application.

Authority: Land Use Code 20.30P.160
Reviewer: David Wong, Land Use

6. Land Use Inspection: Following installation of planting the applicant shall contact Land Use staff to inspect the planting area. At the end of five (5) years inspection by Land Use staff is required to release the maintenance surety. Staff will need to find that the plants are in a healthy and growing condition and the mitigation plan is successful per the established performance standards in the monitoring plan. Throughout the monitoring period Land Use staff has the right to enter the property to inspect the planting.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

7. Hold Harmless Agreement: The applicant shall provide a signed, notarized, and recorded copy of the City's Hold Harmless Agreement under the Building Permit application prior to approval and issuance of the Building Permit.

Authority: Land Use Code 20.30P.170
Reviewer: David Wong, Land Use

8. Rainy Season restrictions: Due to the proximity to steep slope critical area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A
Reviewer: Tom McFarlane, Clearing and Grading

9. 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.220.H
Reviewer: David Wong, Land Use

10. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: David Wong, Land Use

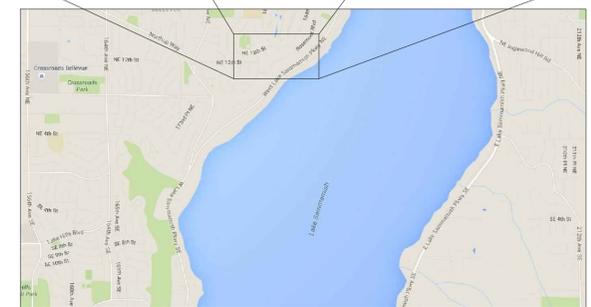
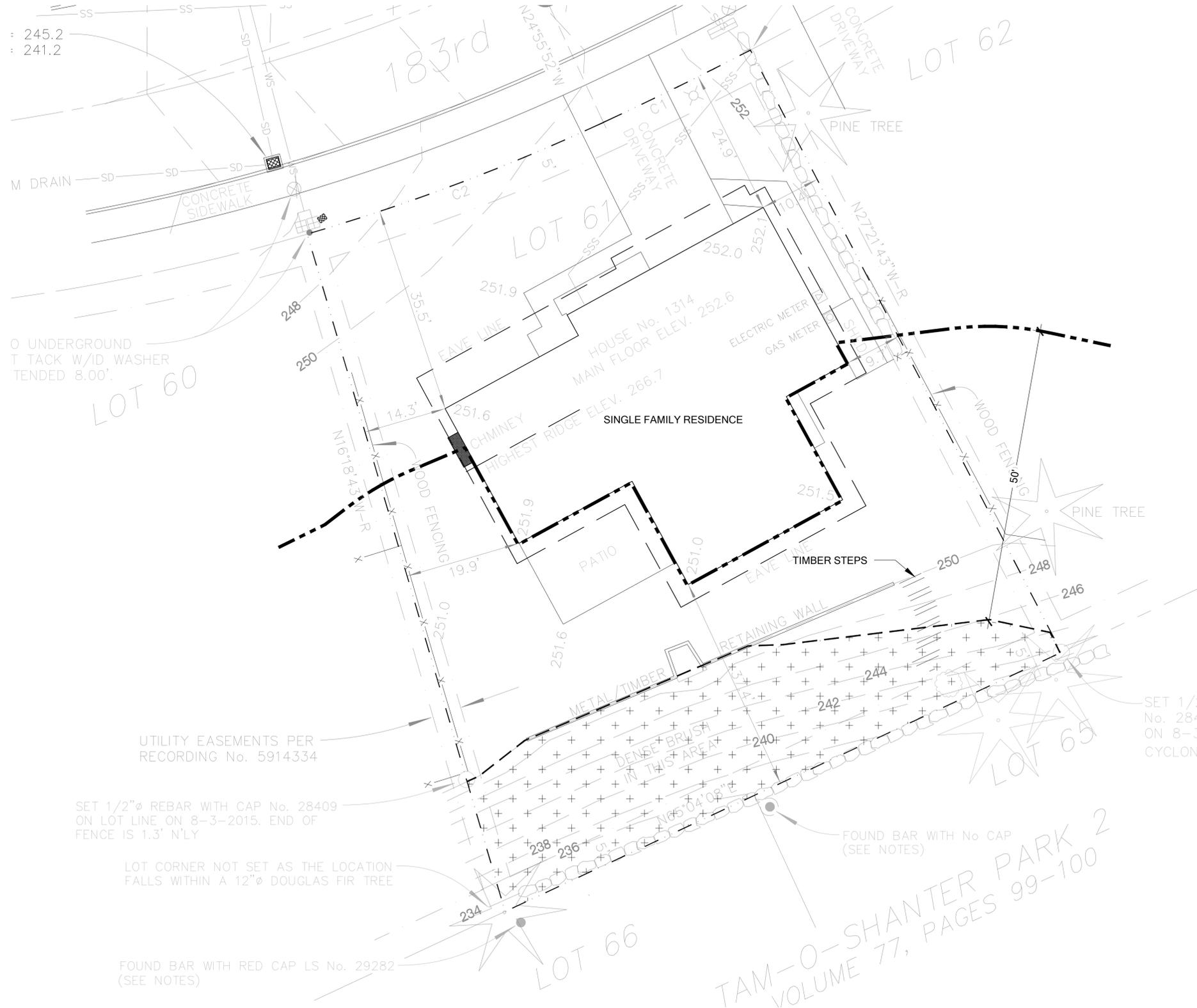
MORGAN RESIDENCE



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 1,850 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	04-06-2016	REVIEW CONCEPT	LV
2	04-15-2016	PERMIT SET	LV
3	05-10-2016	PERMIT SET REV.	AR
4	08-03-2016	PERMIT SET REV.	AR

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

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

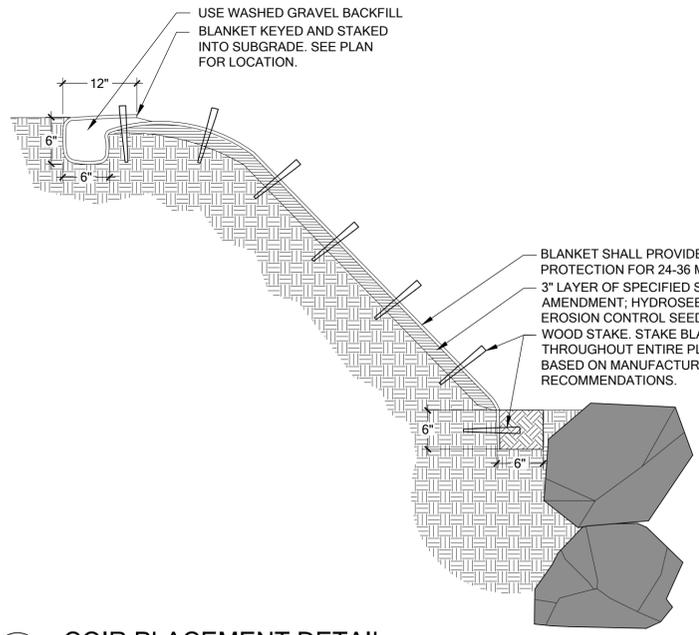
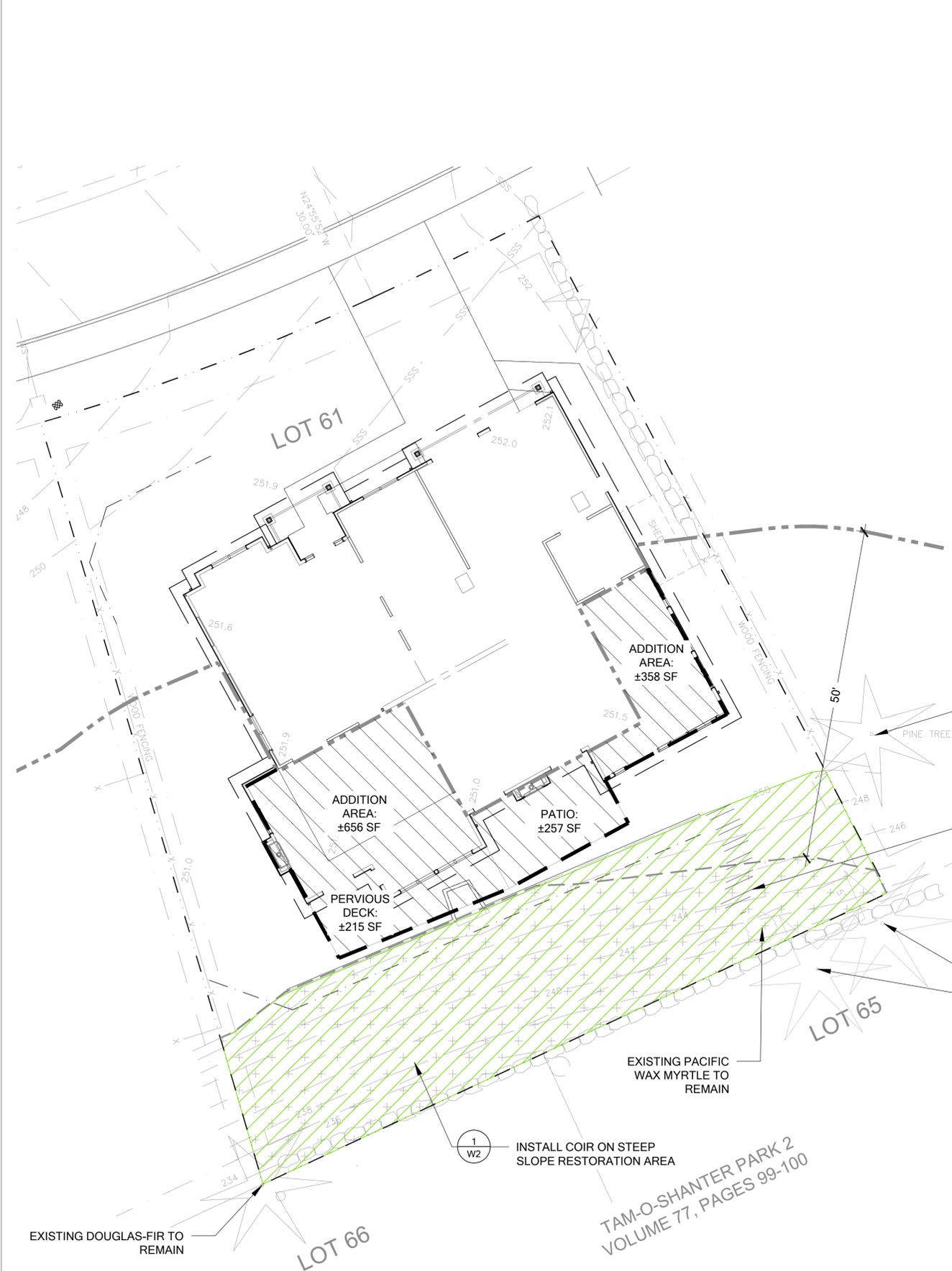
JOB NUMBER:
160327

SHEET NUMBER:
W1 OF 5

PERMIT SET

EXISTING CONDITIONS





1 COIR PLACEMENT DETAIL

- NOTES:**
1. BIODEGRADABLE EROSION CONTROL BLANKET SHALL BE COIR MATTING 900 BY BROTHERS COIR MILLS PVT. LTD. OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE.
 2. BLANKET SHALL BE CUT LARGER THAN PLANTING AREA IN ORDER TO EXTEND BEYOND THE EDGE OF THE STEEP SLOPE AREA AND KEY INTO SUBGRADE AS SHOWN.
 3. PREPARE SITE.
 4. APPLY A 3 INCH DEPTH OF SPECIFIED SOIL AMENDMENT TO PLANTING AREA. PAT INTO PLACE WITHOUT COMPACTING SOIL. IF PLANTING WILL NOT OCCUR IMMEDIATELY, HYDROSEED ENTIRE AREA WITH SPECIFIED EROSION CONTROL SEED MIX.
 5. BURY THE TOP END OF THE MAT/BLANKET IN A TRENCH 6 INCHES DEEP AND 6 INCHES WIDE, OR PER MANUFACTURER'S RECOMMENDATIONS, WITH APPROX. 12" OF FABRIC EXTENDING BEYOND UPSLOPE PORTION OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER SECURING.
 9. ROLL THE BLANKET DOWN OR ACROSS SLOPE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE MAXIMUM SOIL CONTACT TO PREVENT EROSION BENEATH THE MAT/BLANKET.
 11. THE EDGES OF ALL HORIZONTAL AND VERTICAL SEAMS MUST BE SECURED WITH 4" MIN. OF OVERLAP.
 13. POSITION BLANKET TO AVOID EXISTING TIMBER STEP PATH. DO NOT COVER TIMBER STEPS.
 14. KEY BLANKET INTO SUBGRADE AT BOTTOM OF SLOPE IN A 6" X 6" ANCHOR TRENCH. BACKFILL AND COMPACT TRENCH AFTER SECURING WITH STAKES. SPACE STAKES PER THE MANUFACTURER'S RECOMMENDATIONS.
 15. INSTALL PLANTS PER PLANTING PLAN.

LEGEND

- EXISTING FEATURES**
- STEEP SLOPE CRITICAL AREA (STEEPER THAN 40%, TOTAL RELIEF GREATER THAN 10')
 - TOP OF STEEP SLOPE
 - STANDARD STEEP SLOPE BUFFER
 - PROPERTY LINE
- PROPOSED BUFFER IMPACTS**
- STEEP SLOPE BUFFER, REDUCED
 - STANDARD STEEP SLOPE BUFFER LOSS (1,486 SF)
- MITIGATION**
- SLOPE RESTORATION AREA (2,387 SF)

SLOPE RESTORATION AREA NOTES

1. TREE PROTECTION - HAND PULL AROUND ROOTS OF TREES TO REMAIN. DO NOT COMPACT SOIL WITHIN DRIPLINE OF TREES.
2. CLEAR INVASIVE AND ORNAMENTAL VEGETATION FROM SLOPE RESTORATION AREA, AS DESCRIBED BELOW:
 - a. FLUSH CUT ORNAMENTAL WOODY VEGETATION (I.E. JUNIPER, APPLE) AND TREAT STEM (DAUBING OR PAINTING) WITH APPROVED HERBICIDES LISTED IN THE BELLEVUE EBMP&DC (BELLEVUE 2012). DO NOT REMOVE SUBSURFACE ROOTS.
 - b. CLEAR ORNAMENTAL HERBACEOUS VEGETATION (I.E. ST. JOHN'S WORT) BY HAND VIA RAKING AND PULLING.
 - c. REMOVE INVASIVE SPECIES (I.E. HIMALAYAN BLACKBERRY, ENGLISH IVY) IN ACCORDANCE WITH KING COUNTY NOXIOUS WEED BEST MANAGEMENT PRACTICES. FOR MORE INFORMATION: (WWW.KINGCOUNTY.GOV/ENVIRONMENT/ANIMALS-AND-PLANTS/NOXIOUS-WEEDS/WEED-CONTROL-PRACTICES/BMP.ASPX)
3. DO NOT LEAVE AREAS OF BARE SOIL AFTER REMOVAL OF INVASIVE VEGETATION. IF PLANTING IS MORE THAN TWO WEEKS OUT, HYDROSEED WITH SPECIFIED EROSION CONTROL SEED MIX FOR STEEP SLOPE AREA. (SEE PLANTING PLAN, SHEET W4).
4. INSTALL COIR ON STEEP SLOPE RESTORATION AREA PER PLAN DETAIL.

GENERAL NOTES

1. FOR TESC AND DEMO, SEE CONSTRUCTION PLANS (TG ARCHITECT).
2. FOR SLOPE INFORMATION, SEE GEOTECHNICAL REPORT (ASPECT ENGINEERING).

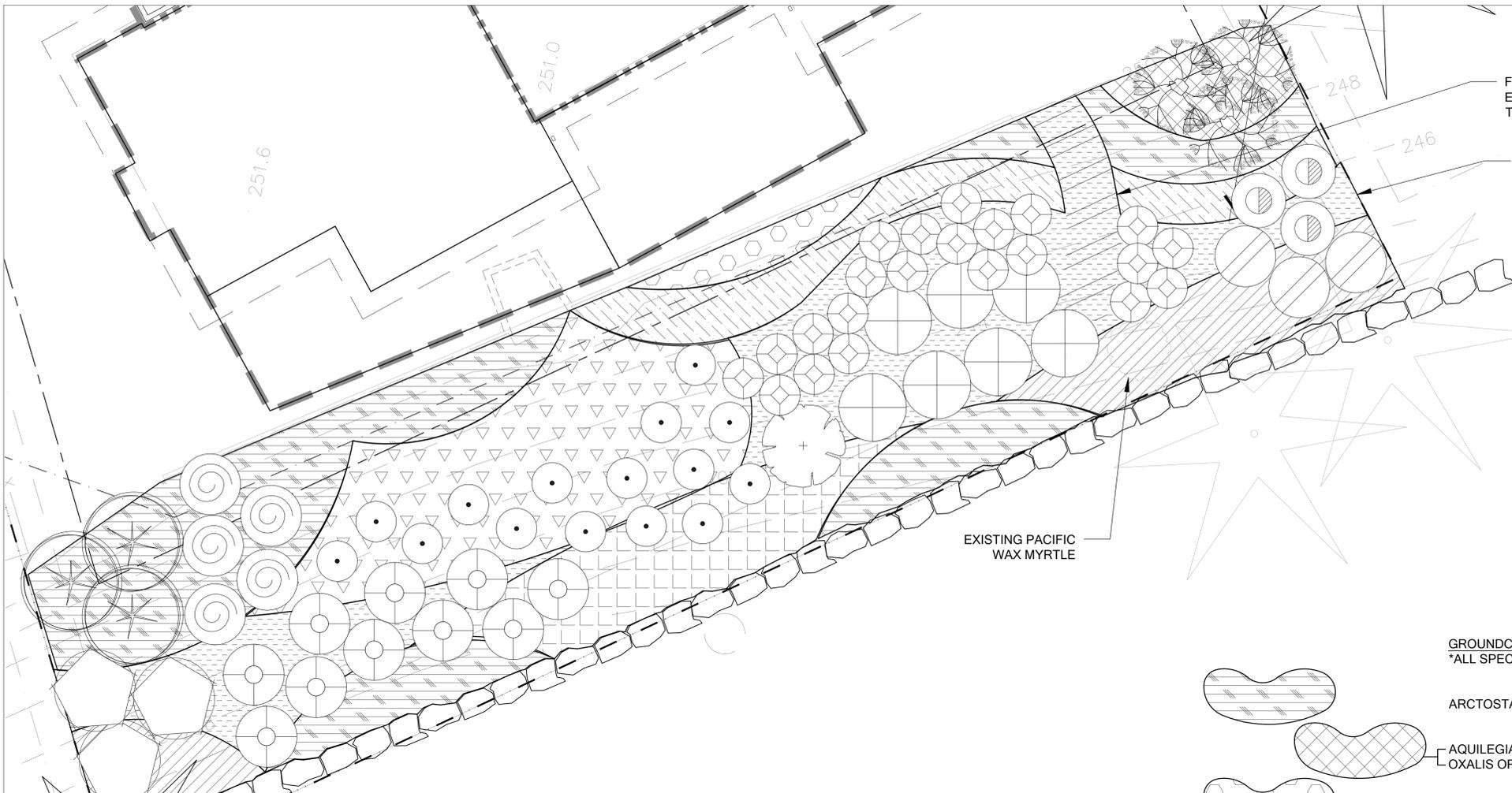
PERMIT SET

SUBMITTALS & REVISIONS

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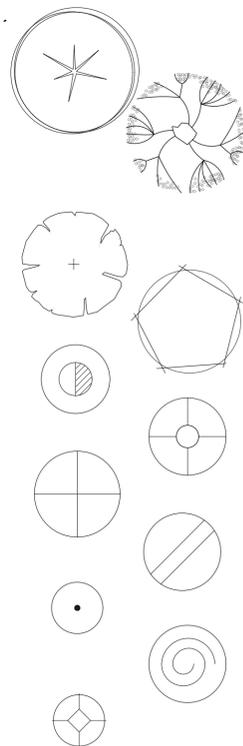


EXISTING PACIFIC WAX MYRTLE

FIELD PLACE AMONG EXISTING WOOD TIMBERS

UNDERPLANT THIS AREA WITH BEACH STRAWBERRY

PLANT SCHEDULE



TREES	QTY	SPACING	SIZE
ARBUTUS 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	22		1 GAL.

GROUNDCOVER AND PERENNIALS*
*ALL SPECIES TO BE SPACED TRIANGULARLY

ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	307	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.

MORGAN RESIDENCE RESTORATION PLAN
PREPARED FOR MICHAEL AND MELINDA MORGAN

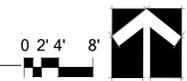
SITE ADDRESS: 1314 183RD AVENUE NE
BELLEVUE, WA 98008

SUBMITTALS & REVISIONS	
NO.	DATE
1	04-06-2016
2	04-15-2016
3	05-10-2016
4	08-03-2016

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

PROJECT MANAGER: KB
DESIGNED: AR/LV
DRAFTED: LV
CHECKED: AR/KB
JOB NUMBER: 160327
SHEET NUMBER: 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

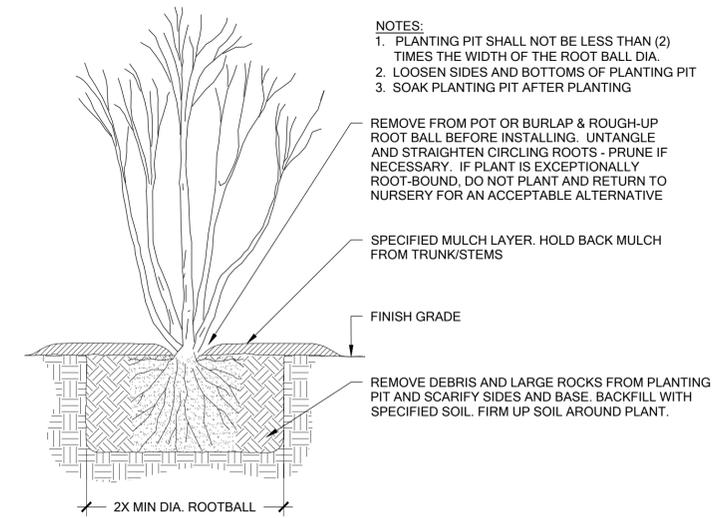
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

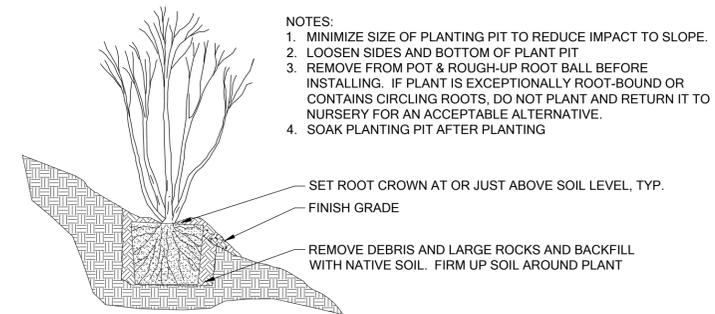
ROOT TREATMENT

- 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.



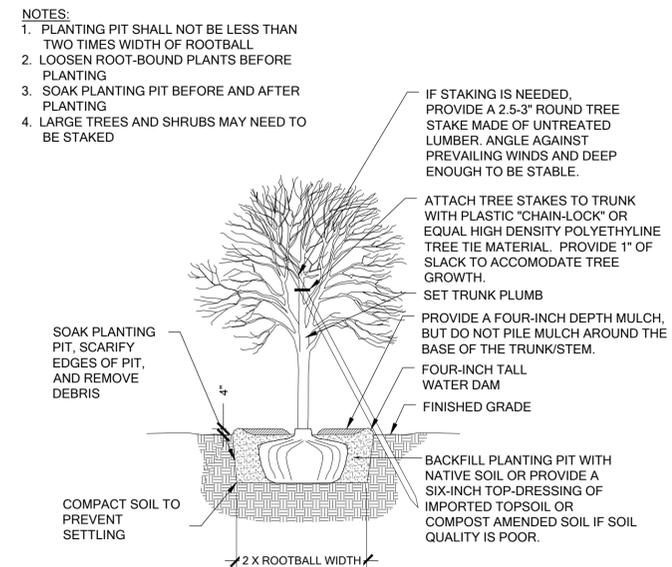
1 SHRUB PLANTING

Scale: NTS



2 SLOPE PLANTING

Scale: NTS



3 TREE PLANTING

Scale: NTS

SUBMITTALS & REVISIONS		NO.	DATE	DESCRIPTION	BY
1	04-06-2016	REVIEW CONCEPT	LV		
2	04-15-2016	PERMIT SET	LV		
3	05-10-2016	PERMIT SET REV.	AR		
4	08-03-2016	PERMIT SET REV.	AR		

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PERMIT SET