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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No. 16-130980-LO

Project Name/Address: Reddy Residence / 13406 SE 26th St

Planner: Drew Folsom

Phone Number: (425) 452-4441

Minimum Comment Period: August 25, 2016

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ ☐☐☐Plans
☒ ☐☐☐Other: Environmental Documents

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

ENVIRONMENTAL CHECKLIST

10/9/2009

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 Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

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.

Instructions for Applicants:

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." Giving complete answers to the questions now may avoid unnecessary delays later.

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 reference to any reports on 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.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

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.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
JUL 19 2016
Permit Processing
DJ. 8/5/16

BACKGROUND INFORMATION

Property Owner: **Land Plus Group**

Proponent: **Vishwa Prasad**

Contact Person: **Priyanka Patel**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **15809 Suit #410 Bear creek pkwy Redmond**

Phone: **(717) 743-9331**

Proposal Title: **SE 26th SFR**

Proposal Location: **16400 SE 26th Street, Parcel# 545330-0010**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: **Construct single family residence on existing property using Reasonable Use Code**
2. Acreage of site: **3.74 Acres**
3. Number of dwelling units/buildings to be demolished: **0**
4. Number of dwelling units/buildings to be constructed: **1**
5. Square footage of buildings to be demolished: **N/A**
6. Square footage of buildings to be constructed: **Approx. 2,500 sf**
7. Quantity of earth movement (in cubic yards): **Approx. 75 CY**
8. Proposed land use: **Single Family Residence**
9. Design features, including building height, number of stories and proposed exterior materials:
   Max building height of 35 feet per zoning code, 3 stories with basement, exterior materials to be wood type siding and trim
10. Other

Estimated date of completion of the proposal or timing of phasing:
Construction of site improvements and single family residence after permits can be obtained, likely Spring/Summer 2017.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

D.J 8/5/14

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

Critical areas report by Ed Sewall. Wetland impact and mitigation plans by Ed Sewall.

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.

None known.

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.

Reasonable Use, Residential Building Permit, Clearing and Grading

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

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☑ Flat ☑ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? Approx. 4%

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

Till Soils, Loose Silty Sands and Gravels.

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

None known.

DT. 8/5/14

e. Describe the purpose, ty, and approximate quantities of any filling c ading proposed. Indicate source of fill.

Grading and clearing for proposed residence. Limited area of disturbance allowed per Reasonable Use code, approximately 2,231 square feet max.

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

Potentially. Erosion controls will be implemented to prevent sediment laden soils from exiting project site.

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

Approximately 2,000 square feet of impervious area including roof and driveway.

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

Erosion control measures will be implemented.

2. AIR

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

Exhaust emissions during construction and after completion. Quantities unknown but typical for that of single family residence.

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

None known.

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

No measures proposed.

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.

Richards Creek is located approximately 540 feet to the west of the project site. A tributary to Richards Creek is located approximately 220 feet to the west.

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

No.

D.T. 8/5/10

(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 existing project site is nearly 100% encumbered by wetlands. New residence construction to be permitted using Reasonable Use Code for 2,231 square feet of disturbance. Amount of material to be removed will be limited. It is likely the home will be placed on pin piles for support which will have a low impact to wetland functions.

(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.

No.

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

No.

b. Ground

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

Not known. Unlikely.

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

None. house will be connected to City sewer System in SE 26th.

c. Water Runoff (Including storm water)

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

Source of runoff will be rainfall on roof and driveway. The runoff will be dispersed back into the wetland.

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

No.

D.J. 8/5/16

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

None proposed.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [x] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

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

Approximately 2,231 square feet of disturbance will take place.

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

None known.

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

Landscaping in front of residence.

5. ANIMALS

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

- [x] Birds: hawk, heron, eagle, songbirds, other:
- [x] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

D. 7 8/5/10

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

None known.

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

Not known.

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

None proposed.

6. Energy and Natural Resources

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

Electric and natural gas if available.

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed.

7. Environmental Health

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

No.

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

Additional EMT, Fire and Police.

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

Follow building code which does not allow the use of harmful materials.

DM 8/5/16

b. Noise

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

Equipment noise during construction and traffic after completion.

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

Construction on a temporary basis and normal residence traffic after completion. Construction will be during normal working hours as allowed by City of Bellevue.

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

None proposed other than working hours during construction.

8. Land and Shoreline Use

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

Residential to the east, critical areas to the north and west, and SE 26th and commercial properties to the south.

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

No.

c. Describe any structures on the site.

N/A. No structures.

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

No.

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

R-4 Zoning

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

Resdiential

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

Not known.

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

Yes, nearly 100% of the site is wetland or wetland buffer.

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

Approximately 3 residents.

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

None.

DJ 8/5/11

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

None proposed.

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

None proposed. Project meets the existing and projected land uses and plan.

9. Housing

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

Middle income housing.

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

None eliminated.

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

None proposed.

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?

Maximum building height of 35 feet.

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

None. Proposed residence will be constructed with surrounding woods and vegetation. The residence would be visible from SE 26th Street

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

Landscaping in front of new home along SE 26th Street.

D.T. 8/5/4

11. Light and Glare

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

Headlights from vehicles and home light during night time hours.

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?

Existing street lights along SE 26th Street

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

None proposed.

12. Recreation

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

Pedestrian trails along and near Richards Creek. Accessible by existing sidewalk fronting property on SE 26th Street.

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

No.

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

None proposed.

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.

None known.

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

None known.

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

None proposed.

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.

SE 26th Street a City Road provides direct access to the property.

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

Yes. King County Metro Bus 240 stop is located approximately 1/4 mile to the west along SE 26th Street.

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

Total of 4 to 5 parking spaces porposed. 2-3 in garage and 2 in driveway. None will be 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).

No.

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.

Approximately 10 ADT.

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

Pay traffic mitigation fee and property and local taxes.

15. Public Services

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

Yes, for one new single family residence.

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

Pay mitigation fees and property and local taxes.

16. Utilities

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

Electricity, natural gas, water, refuse, telephone, sanitary sewer, cable.

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.

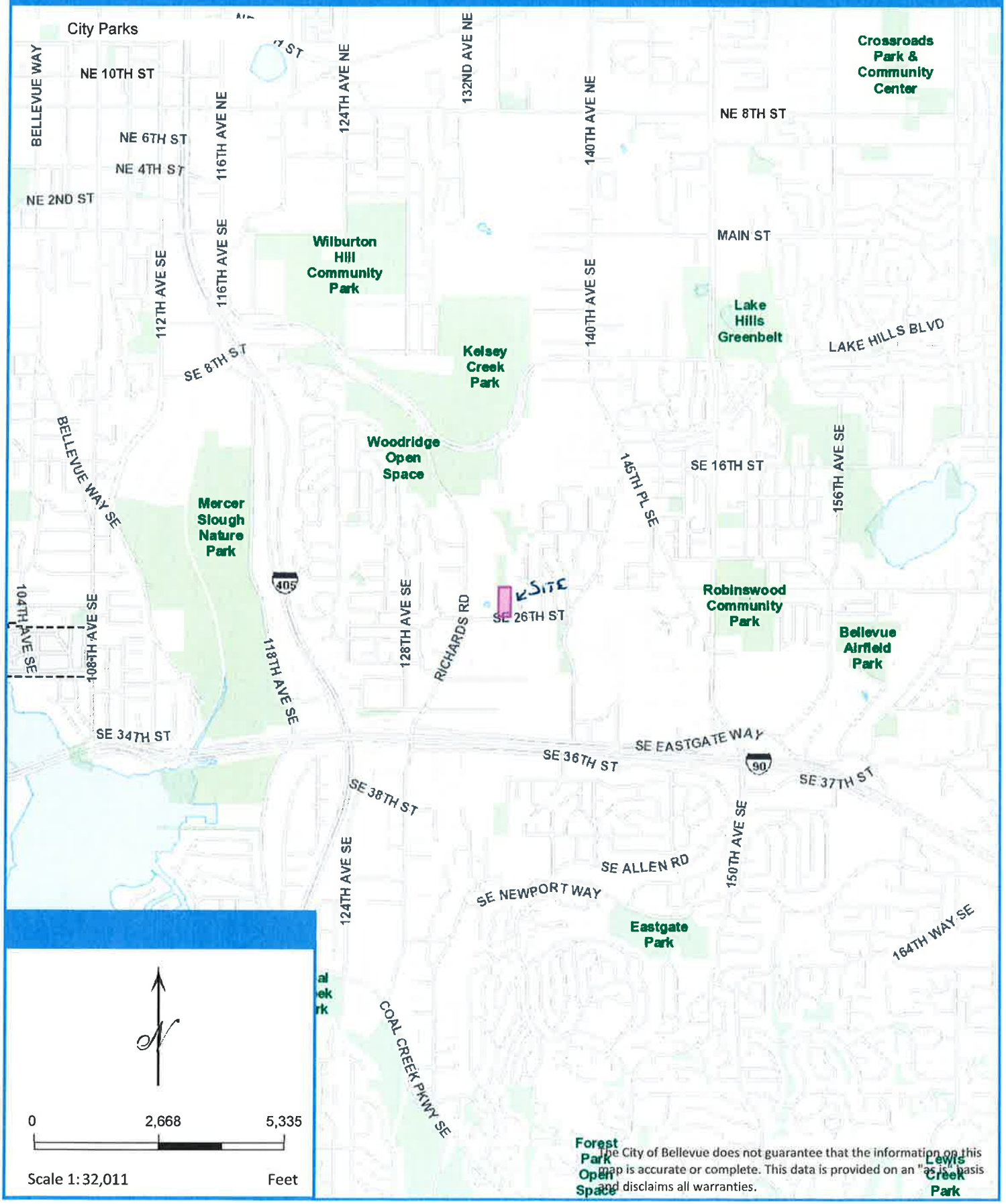
Utilities services as required for new single family residence which are available to the site.

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 7/18/16

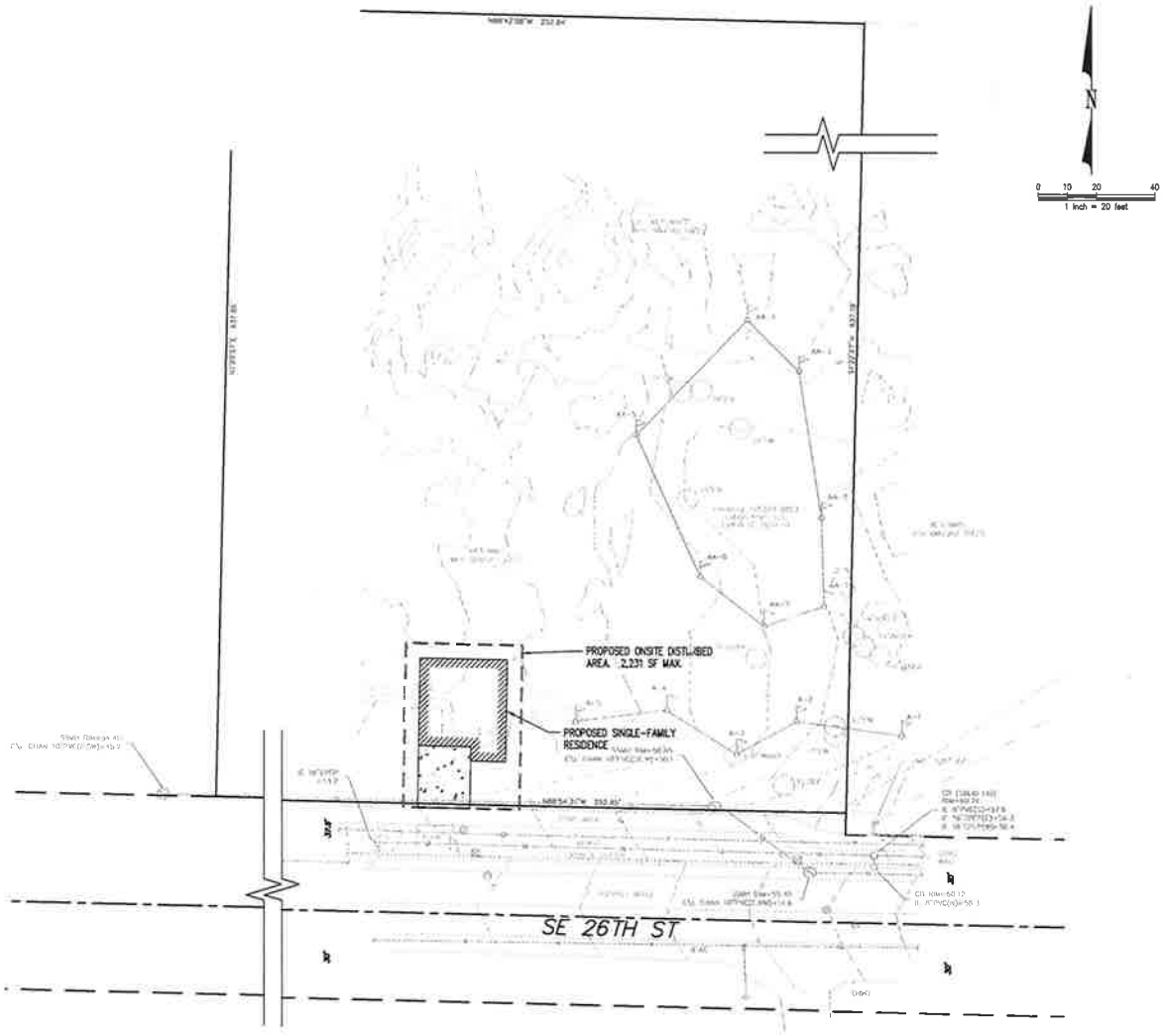
Vicinity Map

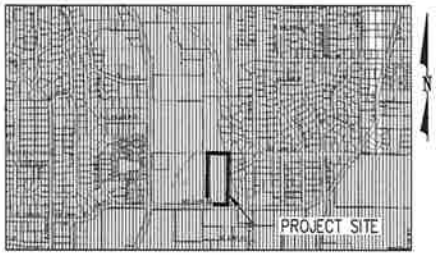


The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Map Generated on: 08/10/2016

PORTION OF: NW 1/4, NW 1/4, SECTION 10, T. 24 N., R. 5 E., W.M.





VICINITY MAP
N.T.S.

PROPERTY INFORMATION

ADDRESS:	13400 SE 26TH STREET BELLEVUE, WA 98004
PARCEL #:	545330-0010
ZONING:	R-4
PARCEL AREA:	163,061 SF (3.74 AC)

PROJECT SUMMARY

THE PROJECT SITE IS CONSTRAINED BY NEARLY 100% CRITICAL AREA AND CRITICAL AREA BUFFER.

PROJECT IS SEEKING REASONABLE USE OF PROPERTY TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE PER BELLEVUE CITY LAND USE CODE (LUC) 20.25H.190 – REASONABLE USE EXCEPTION.

PER LUC 20.25H.220, THE PROJECT SIDE IS R-4 ZONING AND THE AREA ALLOWED FOR DEVELOPMENT IS 2,231 SQUARE FEET.

THE REMAINDER OF THE PROJECT SITE WILL BE PLACED IN A CRITICAL AREA EASEMENT FOR PRESERVATION.

PER LUC 20.25H.225, PERFORMANCE STANDARDS AS FOLLOWS:

A. THE STRUCTURE SHALL BE LOCATED ON THE SITE IN ORDER TO MINIMIZE THE IMPACT ON THE CRITICAL AREA OR CRITICAL AREA BUFFER, INCLUDING MODIFYING THE NON-CRITICAL AREA SETBACKS TO THE MAXIMUM EXTENT ALLOWED UNDER LUC 20.25H.040;

B. GROUND FLOOR ACCESS POINTS ON PORTIONS OF THE STRUCTURE ADJACENT TO UNDISTURBED CRITICAL AREA OR CRITICAL AREA BUFFER SHALL BE LIMITED TO THE MINIMUM NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL FIRE CODE, AS ADOPTED AND AMENDED BY THE CITY OF BELLEVUE;

C. ASSOCIATED DEVELOPMENT, INCLUDING ACCESS DRIVEWAYS AND UTILITY INFRASTRUCTURE SHALL BE LOCATED OUTSIDE OF THE CRITICAL AREA OR CRITICAL AREA BUFFER TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE;

D. AREAS OF DISTURBANCE FOR ASSOCIATED DEVELOPMENT, INCLUDING ACCESS AND UTILITY INFRASTRUCTURE SHALL BE CONSOLIDATED TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE;

E. ALL AREAS OF TEMPORARY DISTURBANCE ASSOCIATED WITH UTILITY INSTALLATION, CONSTRUCTION STAGING AND OTHER DEVELOPMENT SHALL BE DETERMINED BY THE DIRECTOR AND DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION AND TEMPORARY DISTURBANCE SHALL BE RESTORED PURSUANT TO A RESTORATION PLAN MEETING THE REQUIREMENTS OF LUC 20.25H.210;

F. AREAS OF PERMANENT DISTURBANCE SHALL BE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE ON-SITE PURSUANT TO A MITIGATION PLAN MEETING THE REQUIREMENTS OF LUC 20.25H.210; AND

G. FENCING, SIGNAGE AND/OR ADDITIONAL BUFFER PLANTINGS SHOULD BE INCORPORATED INTO THE SITE DEVELOPMENT IN ORDER TO PREVENT LONG-TERM DISTURBANCE WITHIN THE CRITICAL AREA OR CRITICAL AREA BUFFER.

REV	REVISION	DATE

PRELIMINARY

SE 26TH STREET
SINGLE FAMILY RESIDENCE
13400 SE 26TH STREET
BELLEVUE, WA 98005
PARCEL # 545330-0010

NOT FOR CONSTRUCTION

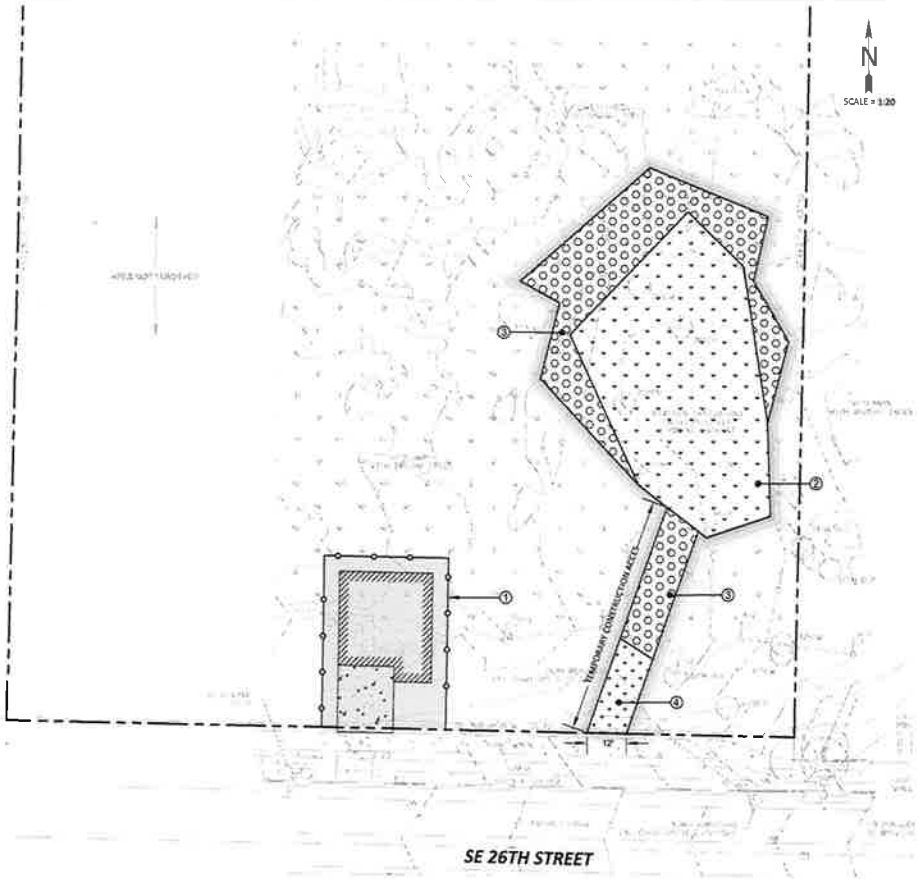
REASONABLE USE – SFR

SITE PLAN

PERMIT# _____ - _____

SCALE: AS SHOWN	DATE: 11/10/15
DESIGNED BY: JLS	CHECKED BY: JLS
JOB NUMBER 15-13	
DWG NAME: SE26-SP	
SHEET 1 OF 2	

FILE PATH: C:\USERS\JEREMY\DESKTOP\SE 26TH BELLEVUE\CAD\SE26-SP.DWG



SITE PLAN REFERENCES:

1. THE SURVEY USED TO PREPARE THIS DRAWING WAS PREPARED BY BENCHMARK SURVEYING LLC (11915 44TH DRIVE SE - EVERETT, WASHINGTON 98208). DATE OF SURVEY: 10/25/2015. SOURCE DRAWINGS HAVE BEEN MODIFIED FOR VISUAL ENHANCEMENT.
2. THE SITE PLAN USED TO PREPARE THIS DRAWING WAS PREPARED BY JEREMY SATHER. SOURCE DRAWINGS HAVE BEEN MODIFIED FOR VISUAL ENHANCEMENT.

SITE PLAN LEGEND:

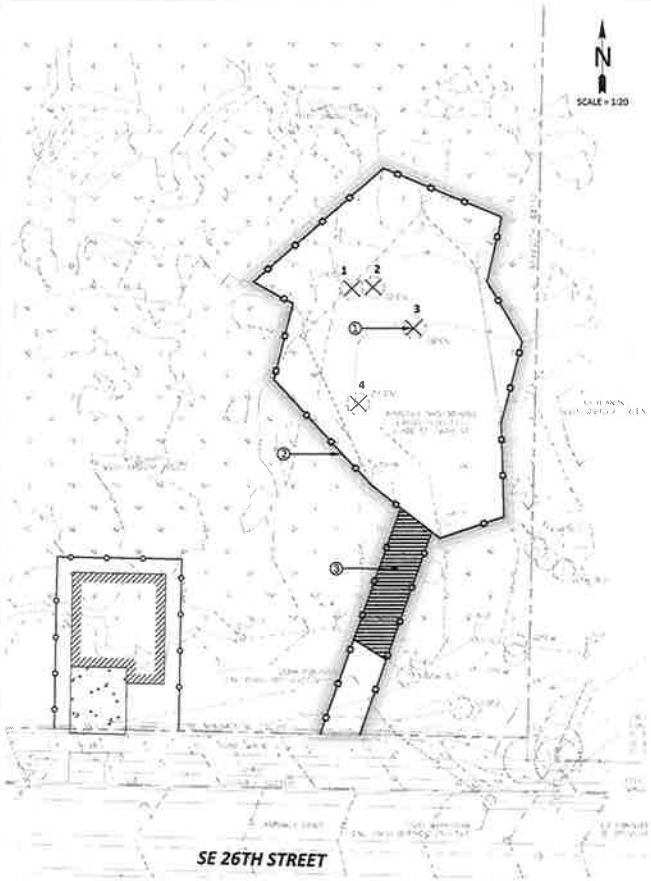
- EXISTING WETLAND
- PROPOSED ON-SITE DISTURBANCE (2,231 SF)
- WETLAND CREATION (4,270 SF)
- WETLAND RESTORATION (2,788 SF)
- WETLAND BUFFER RESTORATION (346 SF)
- CRITICAL AREA FENCE (150 LF)

SITE PLAN NOTES:

1. CRITICAL AREA FENCE - INSTALL CRITICAL AREA FENCE AT APPROVED SITE DEVELOPMENT LIMITS.
2. WETLAND CREATION AREA - EXCAVATE/GRADE TO CREATE 4,270 SF OF NEW WETLAND; DECOMPACT AMEND SOILS; INSTALL NATIVE PLANTS; INSTALL TEMPORARY IRRIGATION SYSTEM.
3. WETLAND RESTORATION - INSTALL WETLAND SOIL PROTECTION MEASURES; DECOMPACT/AMEND SOILS; INSTALL NATIVE PLANTS; INSTALL TEMPORARY IRRIGATION.
4. BUFFER RESTORATION - DECOMPACT/AMEND SOILS; INSTALL NATIVE PLANTS; INSTALL TEMPORARY IRRIGATION.

1/1 SITE PLAN

BASIS OF BEARINGS: NAD 83/2011 PER CITY OF BELLEVUE CONTROL POINTS; VERTICAL DATUM: NAVD88



TESC PLAN LEGEND:

- EXISTING WETLAND
- SILT FENCE (465 LF)
- WETLAND SOIL PROTECTION MEASURES
- 1 EXISTING TREE TO BE REMOVED; SALVAGE LOGS FOR LWD PLACEMENT IN CREATED WETLAND.

TESC PLAN NOTES:

1. TREE REMOVAL - REMOVE EXISTING TREES; SALVAGE LOGS AND ROOT BALLS FOR LWD PLACEMENT WITHIN CREATED WETLAND.
2. SILT FENCE - INSTALL SILT FENCE AT LIMITS OF CONSTRUCTION.
3. WETLAND SOIL PROTECTION - INSTALL STEEL SHEETS, WOOD MATS, OR APPROVED EQUAL TO MINIMIZE COMPACTION OF EXISTING WETLAND SOILS.

2/1 TESC PLAN

BASIS OF BEARINGS: NAD 83/2011 PER CITY OF BELLEVUE CONTROL POINTS; VERTICAL DATUM: NAVD88

CITY OF BELLEVUE STANDARD NOTES FOR EROSION CONTROL:

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF BELLEVUE CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF BELLEVUE, THE OWNER, AND THE PLAN DESIGNER.
3. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL CITY OF BELLEVUE STANDARDS
5. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.

CONSTRUCTION SEQUENCE:

1. FLAG WORK AREA LIMITS.
2. REQUEST AND ATTEND PRE-CONSTRUCTION MEETING WITH CITY OF BELLEVUE, THE OWNER, AND PLAN DESIGNER.
3. INSTALL TESC MEASURES AND WETLAND SOIL PROTECTION (SEE DETAIL 2).
4. REMOVE TREES AND SALVAGE LOGS (SEE DETAIL 2).
5. EXCAVATE AND REMOVE SOIL FROM WETLAND CREATION AREA (SEE DETAIL 2-1).
6. DECOMPACT AND AMEND SOILS (SEE DETAIL 2-1).
7. INSTALL NATIVE PLANTS AND MULCH (SEE DETAIL 2-2).
8. INSTALL CRITICAL AREA FENCING (SEE DETAIL 1 AND DETAIL 3-1).
9. INSTALL IRRIGATION SYSTEM (SEE SPECIFICATIONS IN DETAIL 2-2).
10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES.
12. CLEAN-UP AND DEMOBILIZE FROM SITE.
13. CONTRACTOR TO PROVIDE 1 YEAR OF MAINTENANCE UNDER DIRECTION OF OWNER.
14. OWNER TO COMPLETE 5 YEARS OF MONITORING AND REPORTING.

SITE INFORMATION:

ADDRESS: 13XXX SE 26TH STREET - BELLEVUE, WA
TAX PARCEL NUMBER: 545330-0010
LEGAL DESCRIPTION: PARCEL 2 OF BELLVUE BLA 88-8218, RECORDING NO. 8903019004.
S/T/R: PORTION OF NW ¼, NW ¼, SECTION 10, T 24 N, R 05 E, WM
TOTAL SITE AREA: ±163,061 SF (±3.74 ACRES)

TREE REMOVAL SUMMARY:

TREE NO.	SPECIES	SIZE	RETAINED
1	CW	24" D/A	NO
2	CW	20" D/A	NO
3	CW	28" D/A	NO
4	CW	24" D/A	NO

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	SITE PLAN, TESC PLAN, & NOTES
2	GRADING PLAN, PLANTING PLAN, & NOTES
3	MONITORING/MAINTENANCE PLAN, DETAILS

811 Know what's below. Call before you dig.

UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT:

WETLAND MITIGATION PLAN - LAND PLUS 26TH ST -

SITE ADDRESS:
13XXX SE 26TH STREET
BELLEVUE, WASHINGTON
PARCEL NO. 545330-0010

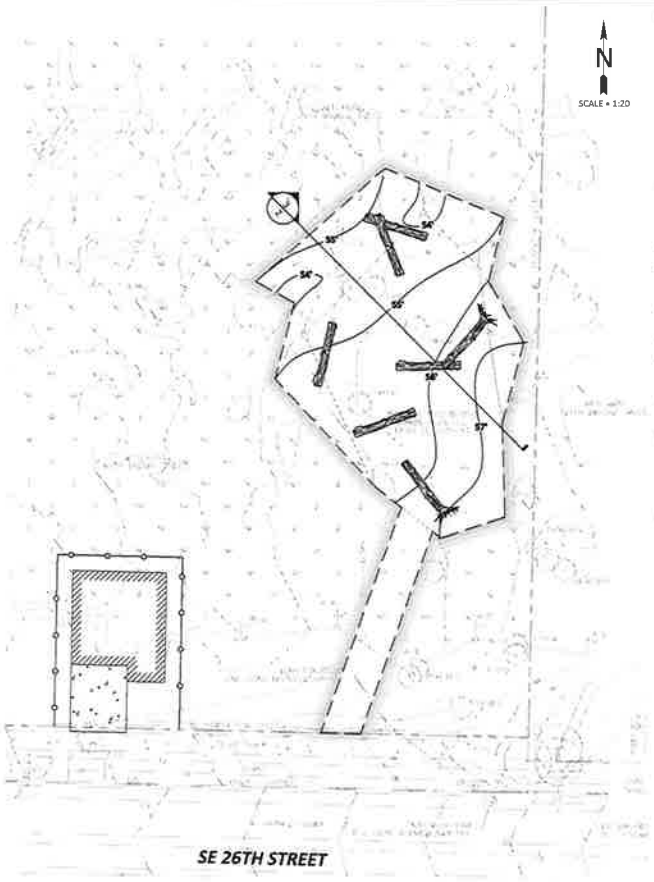
CLIENT:
VINAY REDDY & SHIVA BANNERJEE
PEOPLE TECH GROUP
15809 BEAR CREEK PARKWAY - REDMOND, WASHINGTON 98052

NO.	DATE	NOTES

DATE: 03/09/2016
JOB NUMBER: 15-179
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

Site Plan, TESC Plan, & Notes

SHEET: 1 OF 3



WETLAND CREATION CONSTRUCTION SEQUENCE:

1. FLAG WORK AREA LIMITS AND INSTALL TESC MEASURES
2. EXCAVATE AND REMOVE EXISTING SOIL TO THE DEPTH SHOWN ON THESE PLANS.
3. PROVIDE A SMOOTH TRANSITION TO, FROM, AND WITHIN EXISTING WETLAND AREAS.
4. DISPOSE OF EXCESS SOIL AT A LEGAL OFF-SITE DISPOSAL SITE.
5. DECOMPACT AND AMEND ALL GRADED SOILS PER THE SPECIFICATIONS INCLUDED BELOW.
6. RAKE/GRADE ALL FINAL SURFACES TO PROVIDE A UNIFORM APPEARANCE.
7. INSTALL LWD.
8. APPLY MULCH TO ALL WORK AREAS. MULCH DEPTH = 6 INCHES MINIMUM.

SOIL DECOMPACTION/AMENDMENT NOTES:

FOLLOWING GRADING AND PRIOR TO PLANT INSTALLATION, DECOMPACT AND AMEND SOILS WITHIN ALL GRADED AREAS PER THE FOLLOWING SPECIFICATIONS:

- MECHANICALLY DECOMPACT SOIL TO A MINIMUM DEPTH OF 12 INCHES
- APPLY 4 INCHES OF ORGANIC COMPOST COMPRISING CEDAR GROVE COMPOSTING "BUILDERS BLEND" (WWW.CEDAR-GROVE.COM; 1-877-SOILS4U) OR APPROVED EQUAL TO THE GRADED AREA
- UNIFORMLY TILL IN COMPOST TO ACHIEVE A UNIFORM MIXTURE OF EXISTING SOIL AND COMPOST WITHIN THE UPPER 6 INCHES OF THE DECOMPACTED SOIL
- RAKE/GRADE FINAL SURFACE TO PROVIDE A UNIFORM APPEARANCE
- APPLY 6 INCHES OF MULCH TO ALL DECOMPACTED AND AMENDED SOIL.

MULCH SPECIFICATIONS:

MULCH SHALL BE COMMERCIALLY AVAILABLE "DOT WOODCHIP MULCH" (WWW.PACIFICTOPSOILS.COM; 425-337-2700), ARBORIST CHIPS, OR APPROVED EQUAL. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE. SUBJECT TO REVIEW BY THE PLAN DESIGNER, LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES MAY BE ALTERNATIVE ACCEPTABLE MATERIAL SOURCES (WWW.DROPCHIP.IN).

WETLAND CREATION GRADING PLAN NOTES:

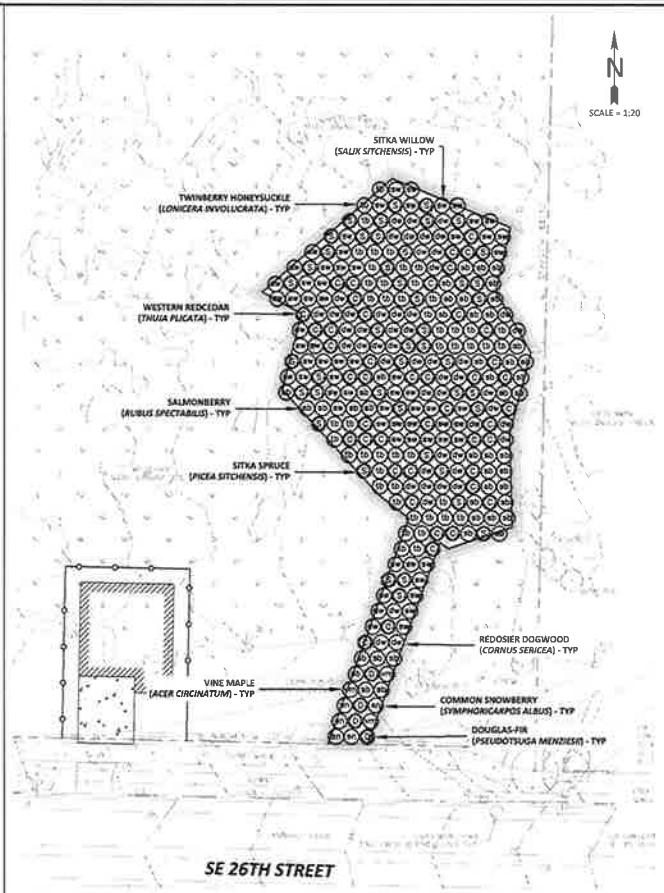
1. PLAN DESIGNER MUST BE ON-SITE DURING ALL CLEARING AND GRADING WORK.
2. SOIL EXCAVATION, GRADING, AND SOIL AMENDMENT SHALL NOT OCCUR DURING FREEZING WEATHER OR WHEN SOIL IS FROZEN OR EXCESSIVELY WET.
3. THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY AND APPROVED BY OWNER PRIOR TO THE START OF ANY WORK. SITE CLEARING AND GRADING WORK SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED "GRADING LIMITS" AS SHOWN ON THIS DRAWING.

WETLAND CREATION GRADING PLAN LEGEND:

- EXISTING WETLAND
- EXISTING CONTOUR
- GRADING LIMITS
- 57' PROPOSED CONTOUR
- LWD

1/2 WETLAND CREATION GRADING PLAN

BASIS OF BEARINGS: NAD 83/2011 PER CITY OF BELLEVUE CONTROL POINTS; VERTICAL DATUM: NAVD88



PLANT MATERIAL SOURCE AND SPECIFICATIONS:

PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS, HAVING BEEN CONSISTENTLY CULTIVATED AND GROWN UNDER SIMILAR CONDITIONS. ACCEPTABLE PLANT SUPPLIERS INCLUDE STORM LAKE GROWERS (WWW.SLGROWERS.COM), SOUND NATIVE PLANTS (WWW.SOUNDNATIVEPLANTS.COM), PLANTS NORTHWEST, INC (WWW.PLANTSNORTHWEST.NET), OR APPROVED EQUAL.

PLANTS SHALL BE NATIVE TO THE PACIFIC NORTHWEST, PREFERABLY THE PUGET SOUND REGION OF WASHINGTON STATE. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK; NO CULTIVARS OR HORTICULTURAL VARIETIES ARE ALLOWED. SALVAGED PLANTS ARE NOT ACCEPTABLE.

PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.

CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.

PLANT INSTALLATION TIMING:

PLANT INSTALLATION SHALL OCCUR BETWEEN NOVEMBER 15 AND JANUARY 15, UNLESS OTHERWISE APPROVED BY THE PLAN DESIGNER AND THE CITY OF BELLEVUE.

TEMPORARY IRRIGATION SPECIFICATIONS:

IRRIGATION SHALL BE PROVIDED FOR 2 GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL BE PROVIDED BY AN ABOVE GROUND AUTOMATIC SPRINKLER OR AUTOMATIC DRIP SYSTEM THAT PROVIDES A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

PLANTING PLAN NOTES:

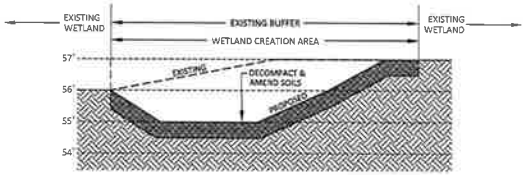
1. TOTAL PLANTED AREA = 7,404 SF.
2. PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WITHIN ALL PLANTING AREAS.
3. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER PRIOR TO INSTALLATION.
4. PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.

PLANT SCHEDULE:

	COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QTY	SPACING
D	DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	2 GALLON CONTAINERIZED	4	AS-SHOWN
S	SITKA SPRUCE	PICEA SITCHENSIS	2 GALLON CONTAINERIZED	45	AS-SHOWN
C	WESTERN REDCEDAR	THUJA PLICATA	2 GALLON CONTAINERIZED	44	AS-SHOWN
VM	VINE MAPLE	ACER CIRCINATUM	2 GALLON CONTAINERIZED	3	AS-SHOWN
DW	REDOSIER DOGWOOD	CORNUS SERICEA	2 GALLON CONTAINERIZED	64	AS-SHOWN
TH	TWINBERRY HONEYSUCKLE	LONICERA INVOLUCRATA	2 GALLON CONTAINERIZED	47	AS-SHOWN
RS	SALMONBERRY	RUBUS SPECTABILIS	2 GALLON CONTAINERIZED	46	AS-SHOWN
SW	SITKA WILLOW	SALIX SITCHENSIS	2 GALLON CONTAINERIZED	64	AS-SHOWN
SH	COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	2 GALLON CONTAINERIZED	5	AS-SHOWN
			TOTAL =	322	

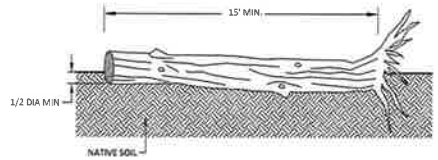
2/2 PLANTING PLAN

BASIS OF BEARINGS: NAD 83/2011 PER CITY OF BELLEVUE CONTROL POINTS; VERTICAL DATUM: NAVD88



3/2 WETLAND CREATION PROFILE

SCALE - 1:20 (H), 1:2 (V)



4/2 LWD INSTALLATION DETAIL

NO SCALE

LOG/SNAG SPECIFICATIONS:

1. LOGS SHALL BE SALVAGED FROM TREES REMOVED DURING CLEARING AND GRADING.
2. LWD QUANTITY:

TYPE	QUANTITY
LOG	5
LOG W/ ROOTWAD	2

Know what's below. Call before you dig.

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Sewall Wetland Consulting, Inc.
PO Box 680 - Fall City, Washington 98024 - Phone: 253-858-0515

PROJECT:

WETLAND MITIGATION PLAN - LAND PLUS 26TH ST -

SITE ADDRESS:
13XXX SE 26TH STREET
BELLEVUE, WASHINGTON
PARCEL NO. 5453300010

CLIENT:
VINAY REDDY & SHIVA BANNERHALLI
PEOPLE TECH GROUP
15800 BEAR CREEK PARKWAY - REDMOND, WASHINGTON 98052

NO.	DATE	NOTES

DATE: 03/09/2016
JOB NUMBER: 15-179
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

Grading plan, Planing Plan, Details, & Notes

SHEET: 2 OF 3

MONITORING & MAINTENANCE PLAN

PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS:

PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS ARE OUTLINED IN THE TABLE BELOW. THE GOALS AND OBJECTIVES OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

MONITORING PLAN:

AS-BUILT

SCHEDULE: **IMMEDIATELY FOLLOWING CONSTRUCTION**

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN.

IN ADDITION TO THE AS-BUILT, BASELINE MONITORING DATA SHALL BE COLLECTED AND PERMANENT PHOTO POINTS SHALL BE ESTABLISHED. BASELINE MONITORING DATA AND PHOTOGRAPHS SHALL BE CONSISTENT WITH THAT DESCRIBED FOR "ANNUAL MONITORING" (SEE BELOW).

THE AS-BUILT AND BASELINE MONITORING DATA SHALL BE SUBMITTED TO THE **CITY OF BELLEVUE** NO LATER THAN **30 DAYS** FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL MONITORING

SCHEDULE: **ANNUALLY FOR 5 YEARS.**

FOLLOWING ACCEPTANCE OF THE AS-BUILT, ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF **FIVE (5) YEARS**. ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE DETAILED SITE ASSESSMENTS AND REPORTING PER THE FOLLOWING SCHEDULE:

- IN AUGUST OR SEPTEMBER OF THE FIRST THROUGH FIFTH YEARS (YEAR 1 THROUGH YEAR 5) FOLLOWING INITIAL PLANT INSTALLATION.

EACH DETAILED SITE ASSESSMENT SHALL EVALUATE SITE CONDITIONS PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE PERFORMANCE STANDARDS ESTABLISHED FOR THE PROJECT:

- **THE PERCENT SURVIVAL OF INSTALLED PLANT STOCK (YEAR 1 THROUGH YEAR 2 ONLY). A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS SHALL BE USED TO EVALUATE PERCENT SURVIVAL.** THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE EXTENT FEASIBLE.
- **THE PERCENT COVERAGE PROVIDED BY INSTALLED PLANT SPECIES (ALL YEARS). INSTALLED PLANT STOCK PERCENT COVERAGE SHALL BE ASSESSED USING APPROPRIATELY SIZED SAMPLE PLOTS OR LINE** INTERCEPT TRANSECTS.
- THE SPECIES COMPOSITION OF AND PERCENT COVERAGE PROVIDED BY NOXIOUS WEED SPECIES (**ALL YEARS**). SPECIES COMPOSITION AND PERCENT COVERAGE BY NOXIOUS WEEDS SHALL BE ASSESSED USING SAMPLE PLOTS OR LINE INTERCEPT TRANSECTS.

IN ADDITION TO THE DATA COLLECTION AND ANALYSIS REGARDING PLANT COMMUNITY CONDITIONS, PHOTOGRAPHS OF EACH WORK AREA SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT.

QUARTERLY MONITORING REPORTS SHALL BE SUBMITTED TO THE **CITY OF BELLEVUE** NO LATER THAN **30 DAYS** FOLLOWING EACH MONITORING ASSESSMENT.

ANNUAL MONITORING REPORTS SHALL BE SUBMITTED TO THE **CITY OF BELLEVUE** NO LATER THAN **OCTOBER 31** OF THE RESPECTIVE MONITORING YEAR.

CONTINGENCY PLAN:

SHOULD ANY COMPLIANCE MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE **CITY OF BELLEVUE** TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

1. ADDITIONAL PLANT INSTALLATION;
2. EROSION CONTROL;
3. HERBIVORY PROTECTION;
4. MODIFICATION TO THE IRRIGATION REGIME; AND/OR
5. PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO THE **CITY OF BELLEVUE** BY JANUARY 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE **CITY OF BELLEVUE**, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE **CITY OF BELLEVUE** MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE WORK SHOWN ON THESE DRAWINGS.

MAINTENANCE PLAN:

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO ENSURE THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN ARE ACHIEVED.

NOXIOUS WEED CONTROL

FOLLOWING PLANT INSTALLATION AND AT REGULAR INTERVALS DURING THE MONITORING PERIOD, NOXIOUS WEED CONTROL SHALL OCCUR ON A SPOT TREATMENT BASIS WITHIN EACH WORK AREA.

TARGET NOXIOUS WEED SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS (INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS) IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST.

NOXIOUS WEED CONTROL WORK SHALL CONSIST OF THE CUTTING AND REMOVAL FROM THE SITE OF ALL NOXIOUS WEED SPECIES STEMS, CANES, RUNNERS, SHOOTS, SEED PODS, FRUITING BODIES, AND LEAVES PER THE FOLLOWING METHODS:

1. **HAND PULLING**
2. MANUALLY CUTTING USING MACHETES, LOPPERS, AND/OR CLIPPERS

SPOT TREATMENT SHALL OCCUR MONTHLY AND/OR AT A GREATER FREQUENCY, IF NECESSARY, TO CONTROL NOXIOUS WEED SPECIES TO A MAXIMUM OF **10%** OR LESS COVERAGE

DURING ALL NOXIOUS WEED CONTROL WORK, EXISTING OR PLANTING NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE

GENERAL MAINTENANCE

EACH WORK AREA SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK.

GENERAL MAINTENANCE SHALL INCLUDE:

1. **WEEDING THE BASE OF INSTALLED PLANTS.**
2. RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - **YEAR 1 ONLY**.
3. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
4. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
5. THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

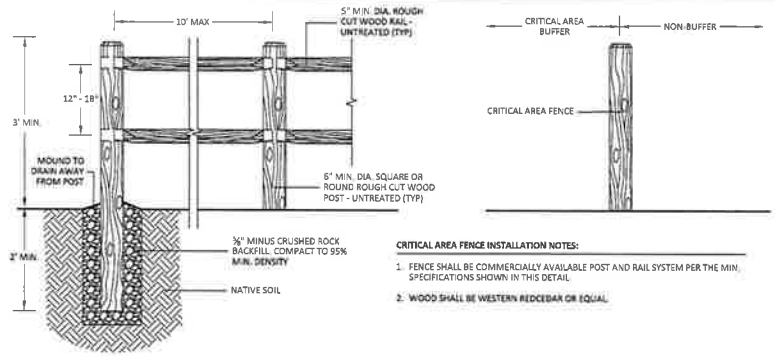
GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS AND/OR THE CONTROL OF NOXIOUS WEEDS.

TEMPORARY IRRIGATION

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL BE APPLIED PER THE SPECIFICATIONS DESCRIBED IN DETAIL 2-2.

GOALS, OBJECTIVES, MONITORING SCHEDULE, & PERFORMANCE STANDARDS

GOAL	OBJECTIVE	SCHEDULE	PERFORMANCE STANDARDS
TO SUCCESSFULLY ESTABLISH A DENSE NATIVE PLANT COMMUNITY WITHIN ON-SITE WETLAND AND WETLAND BUFFER.	TO INSTALL AND SUCCESSFULLY ESTABLISH NATIVE PLANTINGS (TREES AND SHRUBS) WITHIN **7,404 SF** OF COMBINED WETLAND AND WETLAND BUFFER.	YEARS 1, 2, 3, 4, & 5: LATE SUMMER	• **100% SURVIVAL** BY INSTALLED PLANTS AFTER THE FIRST GROWING SEASON. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR REPLANTING, AS NECESSARY, TO ACHIEVE THE REQUIRED PLANT NUMBERS. • **85% SURVIVAL** BY INSTALLED PLANTS AFTER THE SECOND GROWING SEASONS. • **60% AVERAGE COVERAGE** BY NATIVE WOODY PLANT SPECIES AFTER THE FIFTH GROWING SEASON.
TO SUCCESSFULLY ESTABLISH WETLAND HYDROLOGY WITHIN CREATED WETLAND AREA.	TO GRADE ON-SITE AREAS AS NECESSARY TO EXPAND WETLAND HYDROLOGY PRESENCE BY **4,270 SF**.	YEARS 1 & 2 HYDROLOGY ONLY YEAR 5 WETLAND DELINEATION	• SOILS WITHIN CREATED WETLAND AREAS SHALL BE SATURATED TO THE SOIL SURFACE, HAVE SHALLOW GROUNDWATER PRESENT WITHIN 12 INCHES OF THE SOIL SURFACE, AND/OR HAVE SURFACE PONDING PRESENT FOR AT LEAST FOUR (4) CONSECUTIVE WEEKS DURING THE GROWING SEASON WHEN RAINFALL IS LESS THAN OR EQUAL TO THE MEAN FOR THE PERIOD OF AVAILABLE RECORD. • CONDUCT WETLAND DELINEATION AT THE END OF THE FIFTH GROWING SEASON TO CONFIRM ON-SITE WETLAND AREA PERFORMANCE STANDARD IS SATISFIED IF TOTAL WETLAND CREATION AREA IS EQUAL TO OR GREATER THAN 4,207 SF
TO LIMIT NOXIOUS WEED SPECIES WITHIN MTIITGATION AREAS.	TO PROVIDE FULL INITIAL CONTROL OF NOXIOUS WEED SPECIES AND THEN TO MINIMIZE HE GENERAL PRESENCE OF NOXIOUS WEED SPECIES.	YEARS 1, 2, 3, 4, & 5: LATE SUMMER	• LESS THAN **10%** COVERAGE BY ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS (INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS) IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST.



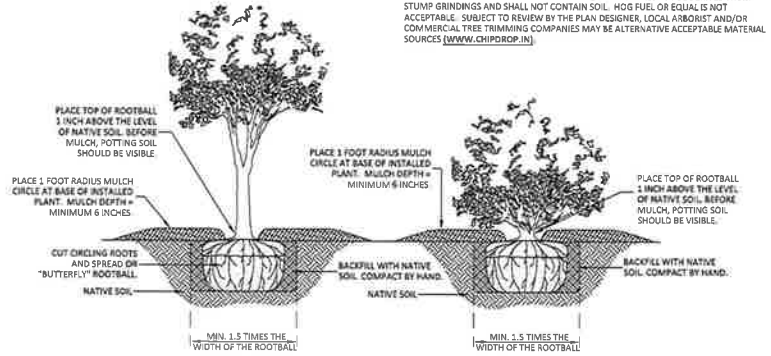
CRITICAL AREA FENCE INSTALLATION NOTES:

1. FENCE SHALL BE COMMERCIALLY AVAILABLE POST AND RAIL SYSTEM PER THE MIN. SPECIFICATIONS SHOWN IN THIS DETAIL.
2. WOOD SHALL BE WESTERN REDCEDAR OR EQUAL.

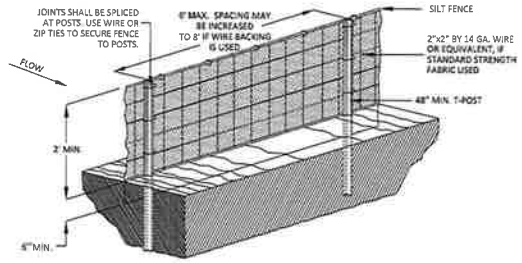
1/3 **CRITICAL AREA FENCE INSTALLATION DETAIL**
NO SCALE

MULCH SPECIFICATION:

MULCH SHALL BE COMMERCIALLY AVAILABLE **"DOT WOOD CHIP MULCH" (WWW.PACIFICTOPSOILS.COM: 425-337-2700), ARBORIST CHIPS, OR APPROVED EQUAL.** MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE. SUBJECT TO REVIEW BY THE PLAN DESIGNER, LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES MAY BE ALTERNATIVE ACCEPTABLE MATERIAL SOURCES (**WWW.CHIPDROP.IN**).



2/3 **TREE AND SHRUB INSTALLATION DETAILS**
NO SCALE



NOTES:

1. SILT FENCING SHALL BE INSTALLED BEFORE GROUND COVER IS REMOVED AND SHALL BE INSTALLED ALONG A TOPOGRAPHIC CONTOUR WHENEVER POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
2. SILT FENCING SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE FABIRC. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSTREAM, 2) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 3) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 4) OTHER EROSION/RUNOFF CONTROL MEASURES SHALL BE IMPLEMENTED.

3/3 **SILT FENCE INSTALLATION DETAIL**
NO SCALE

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT:

WETLAND MITIGATION PLAN - LAND PLUS 26TH ST -

SITE ADDRESS:
11800 SE 26TH STREET
BELLEVUE, WASHINGTON
PARCEL NO. 5453900010

CLIENT:
VINAY REDDY & SHIVA BANNENHALLI
PEOPLE TECH GROUP
15809 BEAR CREEK PARKWAY - REDMOND, WASHINGTON 98052

NO.	DATE	NOTES

DATE: 03/09/2016
JOB NUMBER: 15-179
DESIGN BY: ES
DRAWN BY: EARC
CHECK BY: ES

Monitoring & Maintenance Plan, Details

SHEET: 3 OF 3

Sewall Wetland Consulting, Inc.
PO Box 880
Fall City, WA 98024
Phone: 253-859-0515

December 9, 2015

Vinay Reddy & Shiva Bannehalli
People Tech Group
15809 Bear creek pkwy
Redmond, WA 98052

RE: Parcel #5453300010 - Critical Area Report
City of Bellevue, Washington
SWC Job #15-179

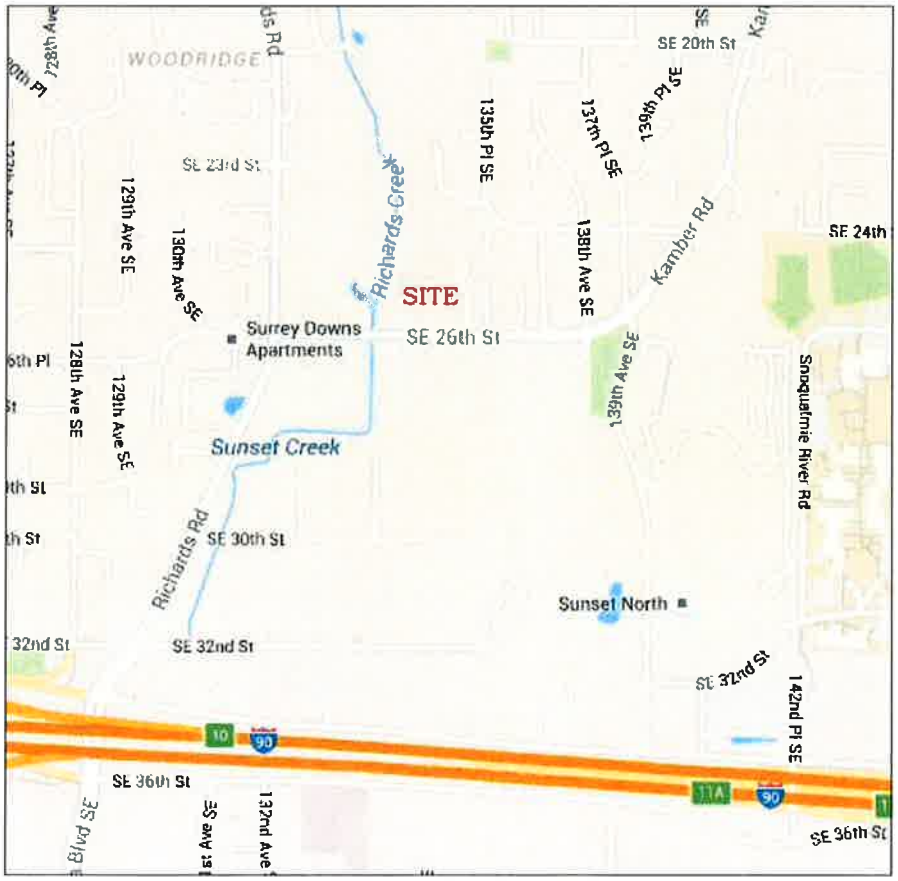
Dear Vinay & Shiva,

This report describes our observations of jurisdictional wetlands, streams and/or buffers on or within 225' of Parcel #5453300010, located off SE 26th Street in the City of Bellevue, Washington.

The site consists of a rectangular shaped undeveloped parcel with a total area of 3.7 acres and located within the NW ¼ of Section 10, Township 24 North, Range 5 East of the W.M.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on October 15, 2015. The site was reviewed using methodology described in the *Washington State Wetlands Identification Manual* (WADOE, March 1997). This is the methodology currently recognized by the City of Covington and the State of Washington for wetland determinations and delineations. The site was also inspected using the methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), and the *Western Mountains, Valleys and Coast region Supplement* (Version 2.0) dated June 24, 2010, as required by the US Army Corps of Engineers. Soil colors were identified using the 1990 Edited and Revised Edition of the Munsell Soil Color Charts (Kollmorgen Instruments Corp. 1990).



Above: Vicinity Map of site

OBSERVATIONS

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the National Wetland Inventory Map, the NRCS Soil Survey online mapping, and WADNR Fpars water type mapping website.

Soil Survey

According to the NRCS Soil Mapper website, eastern side of the site is mapped as Alderwood gravelly loam. Alderwood soils are moderately well drained soils formed in glacial till. The western 2/3rds of the site is ampped as Seattle Muck. Seattle Muck soils are very poorly drained organic soils. Seattle soils are considered a wetland or hydric soils according to the publication Hydric Soils of the United States (USDA NTCHS Pub No.1491, 1991).

Above: NRCS Soil map of the study area.

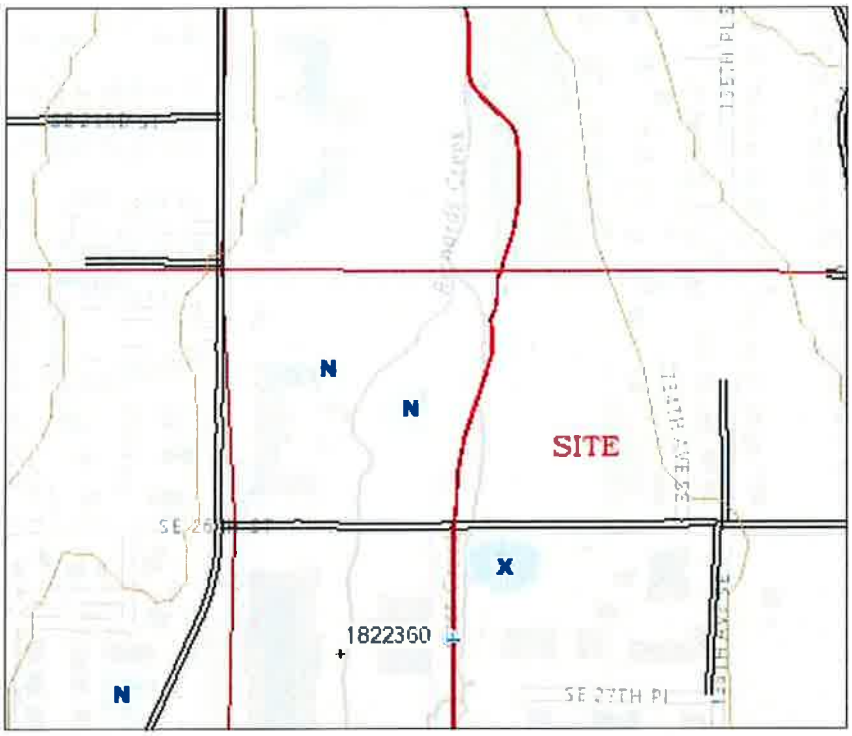
National Wetlands Inventory (NWI)

The NWI map depicts a large forested wetland extending onto the site.

Above: NWI Map of the study area

WADNE Fpars Stream Mapping

The Washington Department of Natural Resources Fpars stream type mapping website depicts a Type F water to the west of the site. This stream is known as Richards Creek.



Above WDNR Fpars stream mapping

Field Observations

The site is an undeveloped forested parcel, primarily wetland, vegetated with a mix of red alder, black cottonwood and western red cedar overstory with red-osier dogwood, salmonberry, skunk cabbage and lady fern in the understory. The site contains a small rise near the south end which is upland which is covered with Himalayan blackberry, cottonwood, and sword fern. This may be old fill material as it has a mounded appearance.

The south edge of the wetland was flagged with flags A1-A7. The upland island on the site was flagged with flags AA1-AA7.

Soil pits excavated in the upland portion of the site on the east were generally found to have dry, gravelly loam soils with soil colors of 10YR 3/2-3/3. Soils were found to be dry within the upper 16" during our site observations.

Soil pits excavated within the wetland portion of the site revealed black (10YR 2/1) mineral soils as well as portions with a histic epipedon. Soils within the wetland were saturated near the surface.

Using the US Fish and Wildlife Wetland Classification Method (Cowardin et al. 1979), this wetland contains areas that would be classified as PFO1C.

Using the WADOE Wetland Rating system and rating the wetland as a lake fringe wetland, this wetland scored a total of 56 points with 18 for habitat. This indicates a Category II wetland. According to City of Bellevue Municipal Code (BMC) Chapter 20.25.095.C,, Category II wetlands with a low habitat score have a 75' buffer measured from the wetland edge.

Category	Wetland Characteristic	Buffer
I	Natural heritage wetlands	190 feet
	Bogs	190 feet
	Forested	Based on score for habitat or water quality functions
	Habitat score of 29 to 36	225 feet
	Habitat score of 20 to 28	110 feet
	Water quality score of 24 to 32 and habitat score of less than 20	75 feet
	Not meeting any of the above	75 feet
II	Habitat score of 29 to 36	225 feet
	Habitat score of 20 to 28	110 feet
	Water quality score of 24 to 32 and habitat score of less than 20	75 feet
	Not meeting any of the above	75 feet
III	Habitat score of 20 to 28 points	110 feet
	Not meeting any of the above	60 feet
IV over 2,500 square feet	Score for functions less than 30 points	40

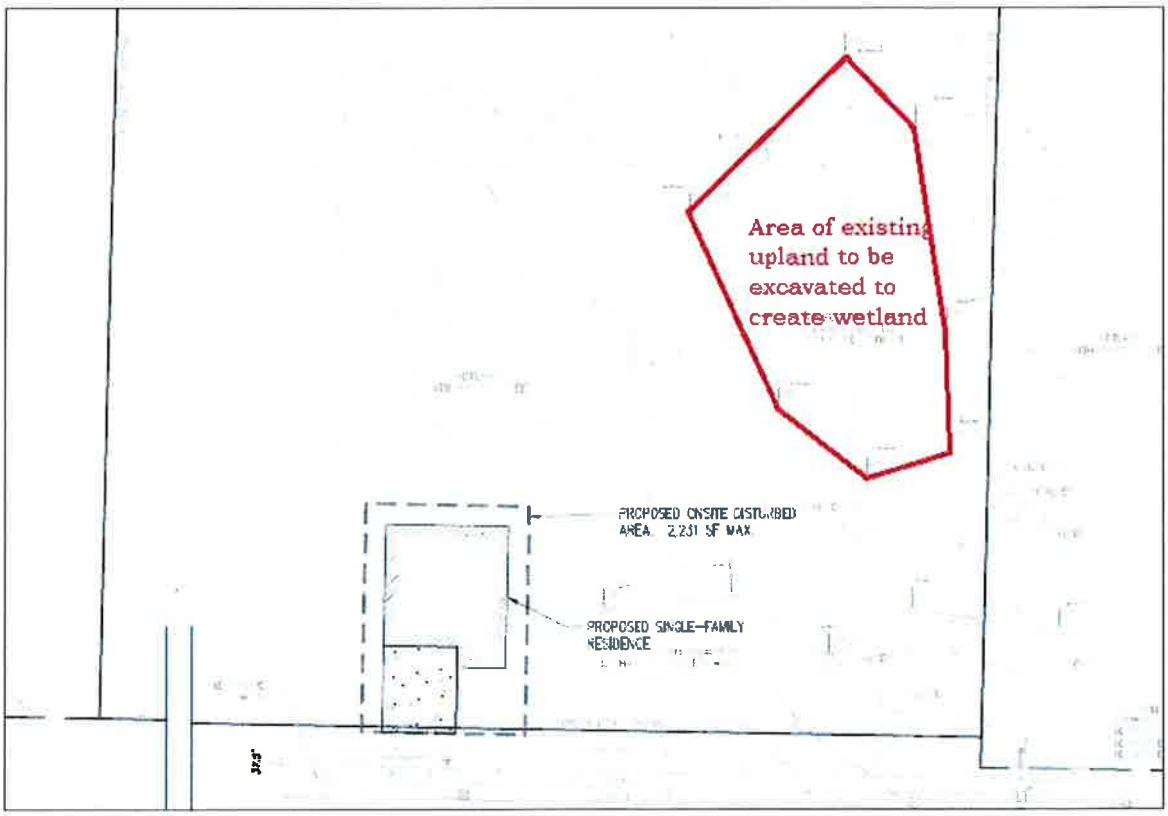
Proposed Project & Conceptual Mitigation

The proposed project is the construction of a single family home along the south edge of the site by SE 26th. Since the entire site is either

wetland or buffer, it is impossible to build on the site without impacting both.

The proposed home has a total impact area 2,231sf, of which approximately 1,150sf is Category II wetland. As detailed in BMC 20.25H.105.C, impacts to Category II wetlands must be mitigated at a 3:1 ratio.

The proposed mitigation for the impacts of 1,150sf of Category II wetland will be mitigated by creating at a 3:1 ratio, 3,450sf of wetland by removing most of the upland island. This area would be graded down to an elevation 12" below that of the abutting wetland. The area would then be brought to the final grade by adding 12" of topsoil and planting with a mix of native tree and shrub species.



This area would then be monitored for a period of 5 years as required by the City. Once this conceptual plan is reviewed and approved, a detailed Final Mitigation Plan will be prepared for review and approval by the City.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetlands Ecologist

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

National Technical Committee for Hydric Soils. 1991. Hydric Soils of the United States. USDA Misc. Publ. No. 1491.

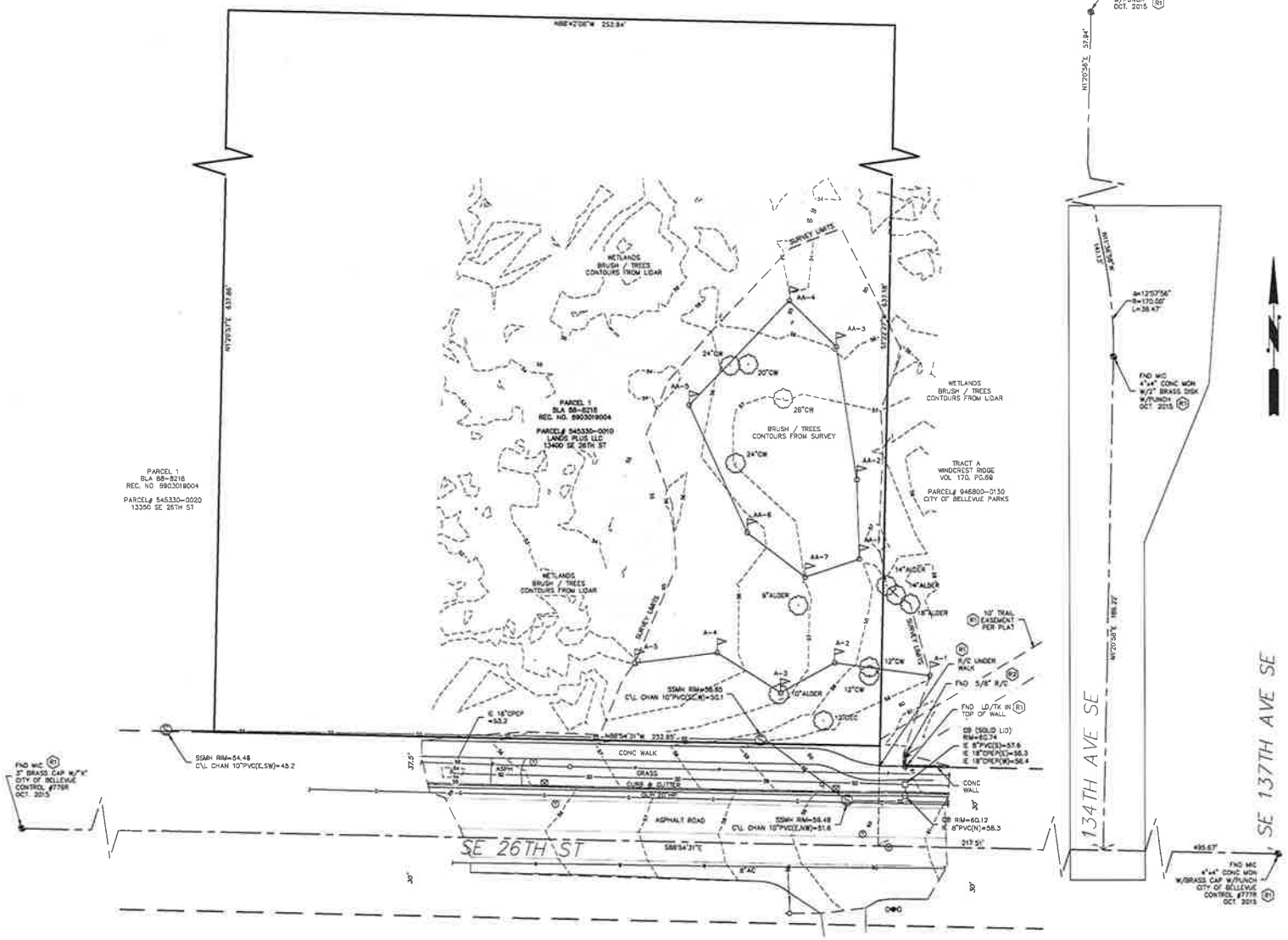
Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

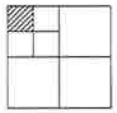
USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1

Washington State Wetland Rating System for Western Washington, Washington State Department of Ecology Publication No. 14-06-029, published October 2014

PORTION OF: NW 1/4, NW 1/4, SECTION 10, T. 24 N., R. 05 E., W.M.



10-24N-05E



LEGEND

- WATER VALVE WITH TREE DIAMETER PER C.O.K.
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- LUMINAIRE
- SPOT ELEVATION
- SIGN
- DECIDUOUS TREE

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- OVERHEAD UTILITY LINES

- FOUND 5/8" IRON REBAR W/ PLASTIC CAP AS NOTED UNLESS OTHERWISE STATED.
- MONUMENTS AS NOTED
- FOUND TACK IN LEAD PLUG AS NOTED, UNLESS OTHERWISE STATED.

NOTES:

BASIS OF BEARING: NAD 83/2011 PER CITY OF BELLEVUE CONTROL POINTS

VERTICAL DATUM: NAVD88 PER CITY OF BELLEVUE BENCHMARK #10A, BRASS CAP IN SIGNAL POLE BASE, LOCATED AT THE SOUTHEAST CORNER OF RICHARDS RD AND SE 26TH ST

PROPERTY ADDRESS: 13400 SE 26TH ST, BELLEVUE, WA 98005

TAX ACCOUNT NUMBER: 545330-0010

NO TITLE REPORT PROVIDED. EASEMENTS, IF ANY, ARE NOT SHOWN.

REFERENCE SURVEYS:
(R1) RECORD OF SURVEY IN BOOK 170 AT PAGE 69 RECORDING NUMBER 9410212070.
(R2) RECORD OF SURVEY IN BOOK 85 AT PAGE 2 RECORDING NUMBER 8903019004

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN OCTOBER 23, 2015, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) LEICA TCA1103 ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C 332-130-090.

THIS SURVEY DRAWING PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND BENCHMARK SURVEYING LLC DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THE ACCURACY OR COMPLETENESS.

CONTRACTOR/ENGINEERS/OWNERS/ARCHITECTS AND ALL OTHERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.

CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-424-5555

LEGAL DESCRIPTION:

TRACT 2, MERCER SLOUGH GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 91, IN KING COUNTY WASHINGTON; EXCEPT THE WEST 65.95 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT 2;
EXCEPT THE SOUTH 7.5 FEET THEREOF CONVEYED TO KING COUNTY FOR VINE STREET (NOW SOUTHEAST 26TH STREET) BY DEED RECORDED OCTOBER 2, 1918 UNDER KING COUNTY RECORD.

(AKA PARCEL 2 OF BELLEVUE BLA 88-8218, RECORDING NO. 8903019004)

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PRELIMINARY

CAD/CALC JD	X	X	
DRAWN BD			
XXX	REVISION	DATE	BY

Benchmark Surveying LLC
11915 44th Drive SE
Everett, WA 98208
Everett p 206 396 6252 Kirkland p 206 396 3199

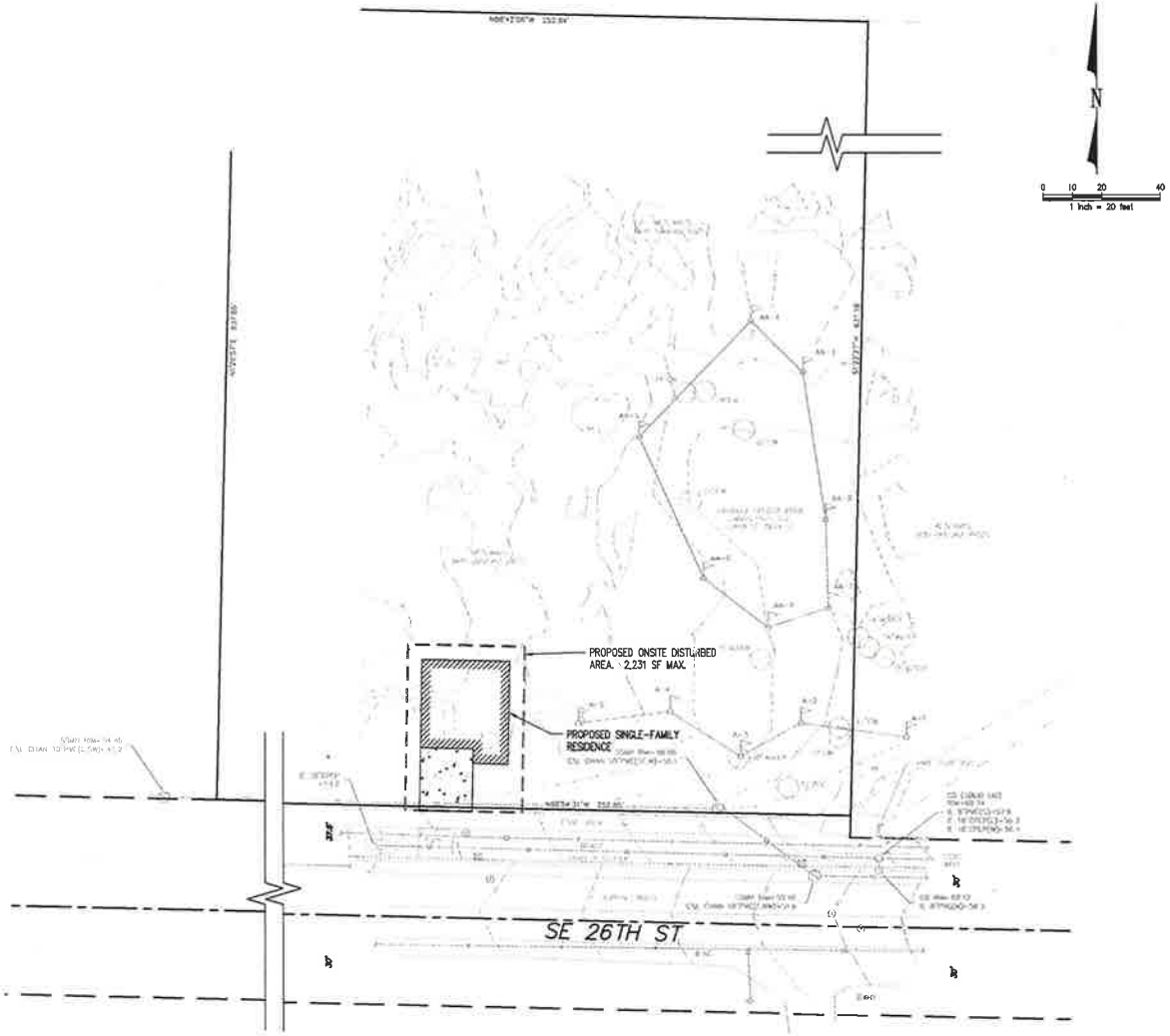
Site Address
13400 SE 26TH ST
BELLEVUE, WA 98005

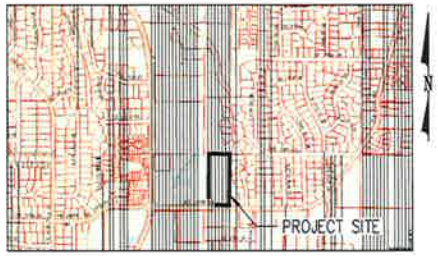
DATE	10/26/2015
SCALE	1" = 20'
SURVEY TEAM	JD/BD
FIELD BOOK	RR
DWG FILE	VILE

Topographic Survey
for
People Infra LLC
PORTION OF: NW 1/4, NW 1/4, SECTION 10, T. 24 N., R. 05 E., W.M.

PROJECT NO. Infra-2015
SHEET 1 OF 1

PORTION OF: NW 1/4, NW 1/4, SECTION 10, T. 24 N., R. 5 E., W.M.





VICINITY MAP
N.T.S.

PROPERTY INFORMATION

ADDRESS:	13400 SE 26TH STREET BELLEVUE, WA 98004
PARCEL #:	545330-0010
ZONING:	R-4
PARCEL AREA:	163,061 SF (3.74 AC)

PROJECT SUMMARY

THE PROJECT SITE IS CONSTRAINED BY NEARLY 100% CRITICAL AREA AND CRITICAL AREA BUFFER.

PROJECT IS SEEKING REASONABLE USE OF PROPERTY TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE PER BELLEVUE CITY LAND USE CODE (LUC) 20.25H.190 – REASONABLE USE EXCEPTION.

PER LUC 20.25H.220, THE PROJECT SIDE IS R-4 ZONING AND THE AREA ALLOWED FOR DEVELOPMENT IS 2,231 SQUARE FEET.

THE REMAINDER OF THE PROJECT SITE WILL BE PLACED IN A CRITICAL AREA EASEMENT FOR PRESERVATION.

PER LUC 20.25H.225, PERFORMANCE STANDARDS AS FOLLOWS:

A. THE STRUCTURE SHALL BE LOCATED ON THE SITE IN ORDER TO MINIMIZE THE IMPACT ON THE CRITICAL AREA OR CRITICAL AREA BUFFER, INCLUDING MODIFYING THE NON-CRITICAL AREA SETBACKS TO THE MAXIMUM EXTENT ALLOWED UNDER LUC 20.25H.040;

B. GROUND FLOOR ACCESS POINTS ON PORTIONS OF THE STRUCTURE ADJACENT TO UNDISTURBED CRITICAL AREA OR CRITICAL AREA BUFFER SHALL BE LIMITED TO THE MINIMUM NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL FIRE CODE, AS ADOPTED AND AMENDED BY THE CITY OF BELLEVUE;

C. ASSOCIATED DEVELOPMENT, INCLUDING ACCESS DRIVEWAYS AND UTILITY INFRASTRUCTURE SHALL BE LOCATED OUTSIDE OF THE CRITICAL AREA OR CRITICAL AREA BUFFER TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE;

D. AREAS OF DISTURBANCE FOR ASSOCIATED DEVELOPMENT, INCLUDING ACCESS AND UTILITY INFRASTRUCTURE SHALL BE CONSOLIDATED TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE;

E. ALL AREAS OF TEMPORARY DISTURBANCE ASSOCIATED WITH UTILITY INSTALLATION, CONSTRUCTION STAGING AND OTHER DEVELOPMENT SHALL BE DETERMINED BY THE DIRECTOR AND DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION AND TEMPORARY DISTURBANCE SHALL BE RESTORED PURSUANT TO A RESTORATION PLAN MEETING THE REQUIREMENTS OF LUC 20.25H.210;

F. AREAS OF PERMANENT DISTURBANCE SHALL BE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE ON-SITE PURSUANT TO A MITIGATION PLAN MEETING THE REQUIREMENTS OF LUC 20.25H.210; AND

G. FENCING, SIGNAGE AND/OR ADDITIONAL BUFFER PLANTINGS SHOULD BE INCORPORATED INTO THE SITE DEVELOPMENT IN ORDER TO PREVENT LONG-TERM DISTURBANCE WITHIN THE CRITICAL AREA OR CRITICAL AREA BUFFER.

NO.	REVISION	DATE

PRELIMINARY

SE 26TH STREET
SINGLE FAMILY RESIDENCE
13400 SE 26TH STREET
BELLEVUE, WA 98005
PARCEL# 545330-0010

REASONABLE USE – SFR

SITE PLAN

PERMIT# ____-____

NOT FOR CONSTRUCTION

SCALE: AS SHOWN	DATE: 11/10/15
DESIGNED BY: JLS	CHECKED BY: JLS
JOB NUMBER 15-13	
DWG NAME: SE26-SP	
SHEET 1 OF 2	

FILE PATH: C:\USERS\JEREMY\DESKTOP\SE 26TH BELLEVUE\CAD\SE26-SP.DWG

Wetland A

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: People Tech City/County: Bellevue Sampling Date: 10-15-15

Applicant/Owner: State: WA Sampling Point: DP#1

Investigator(s): Ed Sewell Section, Township, Range:

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):

Subregion (LRR): Lat: Long: Datum:

Soil Map Unit Name: NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ___ (If no, explain in Remarks.)

Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ✓ No ___

Hydric Soil Present? Yes ___ No ✓

Wetland Hydrology Present? Yes ___ No ___

Is the Sampled Area within a Wetland? Yes ✓ No ___

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ___)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus balsamifera	80		FAC
2.			
3.			
4.			
= Total Cover			
Sapling/Shrub Stratum (Plot size: ___)			
1. Rubus spectabilis	75		FAC
2.			
3.			
4.			
5.			
= Total Cover			
Herb Stratum (Plot size: ___)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
= Total Cover			
Woody Vine Stratum (Plot size: ___)			
1.			
2.			
= Total Cover			

% Bare Ground in Herb Stratum ___

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ___	x 1 = ___
FACW species ___	x 2 = ___
FAC species ___	x 3 = ___
FACU species ___	x 4 = ___
UPL species ___	x 5 = ___
Column Totals: ___ (A)	___ (B)

Prevalence Index = B/A = ___

Hydrophytic Vegetation Indicators:

✓ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ___

Remarks:

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0	10YR2/1						Sapric muck	
16	10YR2/1						gsL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
✓ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 0"

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

upland island

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: People Tech City/County: Bellevue Sampling Date: 10-15-15
Applicant/Owner: State: WA Sampling Point: DP#2
Investigator(s): Ed Sewell Section, Township, Range:
Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%):
Subregion (LRR): Lat: Long: Datum:
Soil Map Unit Name: NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ___ (If no, explain in Remarks.)
Are Vegetation ___, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ___
Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ___ No ✓
Hydric Soil Present? Yes ___ No ✓
Wetland Hydrology Present? Yes ___ No ✓

Is the Sampled Area within a Wetland? Yes ___ No ✓

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus balsamifera	30		FAC
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. Rubus discolor	80		FACU
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size:)			
1. Polystichum munitum	30		FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ___

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ___	x 1 = ___
FACW species ___	x 2 = ___
FAC species ___	x 3 = ___
FACU species ___	x 4 = ___
UPL species ___	x 5 = ___
Column Totals: ___ (A)	___ (B)

Prevalence Index = B/A = ___

Hydrophytic Vegetation Indicators:
___ Dominance Test is >50%
___ Prevalence Index is ≤3.0[1]
___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No ✓

Remarks:

SOIL

Sampling Point: DP#2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
16	10YR 3/3						SiL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)
___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1) (except MLRA 1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:
___ 2 cm Muck (A10)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
Type: ___
Depth (inches): ___

Hydric Soil Present? Yes ___ No ✓

Remarks:
No indicators

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)
___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
___ Salt Crust (B11)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Stunted or Stressed Plants (D1) (LRR A)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)
___ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Saturation Visible on Aerial Imagery (C9)
___ Geomorphic Position (D2)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)
___ Raised Ant Mounds (D6) (LRR A)
___ Frost-Heave Hummocks (D7)

Field Observations:
Surface Water Present? Yes ___ No ✓ Depth (inches): ___
Water Table Present? Yes ___ No ✓ Depth (inches): ___
Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
no indicators

Wetland name or number A

WETLAND RATING FORM – WESTERN WASHINGTON

Version 2 - Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct 2008 with the new WDFW definitions for priority habitats

Name of wetland (if known): People Tech Date of site visit: 10-15-15

Rated by SL Sewell Trained by Ecology? Yes__No___ Date of training_____

SEC: 10 TWNSHP: 24 RNGE: 5 Is S/T/R in Appendix D? Yes___ No___

Map of wetland unit: Figure ____ Estimated size 3-5ac

SUMMARY OF RATING

Category based on FUNCTIONS provided by wetland

I___ II✓ III___ IV___

Category I = Score >=70
Category II = Score 51-69
Category III = Score 30-50
Category IV = Score < 30

Score for Water Quality Functions	24
Score for Hydrologic Functions	14
Score for Habitat Functions	18
TOTAL score for Functions	56

Category based on SPECIAL CHARACTERISTICS of wetland

I___ II___ Does not Apply ✓

Final Category (choose the "highest" category from above) II

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine		Depressional	✓
Natural Heritage Wetland		Riverine	
Bog		Lake-fringe	
Mature Forest		Slope	
Old Growth Forest		Flats	
Coastal Lagoon		Freshwater Tidal	
Interdunal			
None of the above	✓	Check if unit has multiple HGM classes present	☐

Wetland name or number A

Does the wetland unit being rated meet any of the criteria below?

If you answer YES to any of the questions below you will need to protect the wetland according to the regulations regarding the special characteristics found in the wetland.

Check List for Wetlands That May Need Additional Protection (in addition to the protection recommended for its category)	YES	NO
SP1. *Has the wetland unit been documented as a habitat for any Federally listed Threatened or Endangered animal or plant species (T/E species)?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state or federal database.		✓
SP2. *Has the wetland unit been documented as habitat for any State listed Threatened or Endangered animal species?* For the purposes of this rating system, "documented" means the wetland is on the appropriate state database. Note: Wetlands with State listed plant species are categorized as Category I Natural Heritage Wetlands (see p. 19 of data form).		✓
SP3. *Does the wetland unit contain individuals of Priority species listed by the WDFW for the state?*		✓
SP4. *Does the wetland unit have a local significance in addition to its functions?* For example, the wetland has been identified in the Shoreline Master Program, the Critical Areas Ordinance, or in a local management plan as having special significance.		✓

To complete the next part of the data sheet you will need to determine the Hydrogeomorphic Class of the wetland being rated.

The hydrogeomorphic classification groups wetlands into those that function in similar ways. This simplifies the questions needed to answer how well the wetland functions. The Hydrogeomorphic Class of a wetland can be determined using the key below. See p. 24 for more detailed instructions on classifying wetlands.

Wetland name or number A

Classification of Wetland Units in Western Washington

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides (i.e. except during floods)?
   NO – go to 2 YES – the wetland class is **Tidal Fringe**
   If yes, is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)? **YES – Freshwater Tidal Fringe NO – Saltwater Tidal Fringe (Estuarine)**
   If your wetland can be classified as a Freshwater Tidal Fringe use the forms for Riverine wetlands. If it is Saltwater Tidal Fringe it is rated as an Estuarine wetland. Wetlands that were called estuarine in the first and second editions of the rating system are called Salt Water Tidal Fringe in the Hydrogeomorphic Classification. Estuarine wetlands were categorized separately in the earlier editions, and this separation is being kept in this revision. To maintain consistency between editions, the term "Estuarine" wetland is kept. Please note, however, that the characteristics that define Category I and II estuarine wetlands have changed (see p.).

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.
   NO – go to 3 YES – The wetland class is **Flats**
   If your wetland can be classified as a "Flats" wetland, use the form for **Depressional** wetlands.

3. Does the entire wetland unit meet **both** of the following criteria?
   ___The vegetated part of the wetland is on the shores of a body of permanent open water (without any vegetation on the surface) at least 20 acres (8 ha) in size;
   ___At least 30% of the open water area is deeper than 6.6 ft (2 m)?
   NO – go to 4 YES – The wetland class is **Lake-fringe (Lacustrine Fringe)**

4. Does the entire wetland unit meet **all** of the following criteria?
   ___The wetland is on a slope (*slope can be very gradual*),
   ___The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
   ___The water leaves the wetland **without being impounded**?
   NOTE: *Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3ft diameter and less than 1 foot deep).*
   NO - go to 5 YES – The wetland class is **Slope**

Wetland name or number A

5. Does the entire wetland unit meet **all** of the following criteria?
   ___The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river
   ___The overbank flooding occurs at least once every two years.
   NOTE: The riverine unit can contain depressions that are filled with water when the river is not flooding.
   NO - go to 6 YES – The wetland class is **Riverine**

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year. *This means that any outlet, if present, is higher than the interior of the wetland.*
   NO – go to 7 YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding. The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.
   NO – go to 8 YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM clases. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within your wetland. NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the class listed in column 2 is less than 10% of the unit, classify the wetland using the class that represents more than 90% of the total area.

HGM Classes within the wetland unit being rated	HGM Class to use in Rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake-fringe	Lake-fringe
Depressional + Riverine along stream within boundary	Depressional
Depressional + Lake-fringe	Depressional
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE under wetlands with special characteristics

If you are unable still to determine which of the above criteria apply to your wetland, or if you have more than 2 HGM classes within a wetland boundary, classify the wetland as **Depressional** for the rating.

Wetland name or number A

D	Depressional and Flats Wetlands WATER QUALITY FUNCTIONS - Indicators that the wetland unit functions to improve water quality	Points (circle one)
D	**D 1. Does the wetland unit have the potential to improve water quality?**	*(see p.38)*
D	D 1.1 Characteristics of surface water flows out of the wetland: Unit is a depression with no surface water leaving it (no outlet) points = 3 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 Unit has an unconstricted, or slightly constricted, surface outlet *(permanently flowing)* points = 1 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch points = 1 *(If ditch is not permanently flowing treat unit as "intermittently flowing")* Provide photo or drawing	Figure ___ 1
D	S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic *(use NRCS definitions)* YES points = 4 NO points = 0	4
D	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class) Wetland has persistent, ungrazed, vegetation > = 95% of area points = 5 Wetland has persistent, ungrazed, vegetation > = 1/2 of area points = 3 Wetland has persistent, ungrazed vegetation > = 1/10 of area points = 1 Wetland has persistent, ungrazed vegetation <1/10 of area points = 0 Map of Cowardin vegetation classes	Figure ___ 5
D	D1.4 Characteristics of seasonal ponding or inundation. *This is the area of the wetland unit that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 yrs.* Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0 Map of Hydroperiods	Figure ___ 2
D	**Total for D 1** *Add the points in the boxes above*	12
D	**D 2. Does the wetland unit have the opportunity to improve water quality?** Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland. *Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity.* — Grazing in the wetland or within 150 ft — Untreated stormwater discharges to wetland — Tilled fields or orchards within 150 ft of wetland — A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging — Residential, urban areas, golf courses are within 150 ft of wetland — Wetland is fed by groundwater high in phosphorus or nitrogen — Other ___ YES multiplier is 2 NO multiplier is 1	*(see p. 44)* multiplier 2
D	**TOTAL - Water Quality Functions** Multiply the score from D1 by D2 *Add score to table on p. 1*	24

Wetland name or number A

D	Depressional and Flats Wetlands HYDROLOGIC FUNCTIONS - Indicators that the wetland unit functions to reduce flooding and stream degradation	Points (circle one)
	D 3. Does the wetland unit have the potential to reduce flooding and erosion?	*(see p.40)*
D	D 3.1 Characteristics of surface water flows out of the wetland unit Unit is a depression with no surface water leaving it (no outlet) points = 4 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = 2 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch points = 1 *(If ditch is not permanently flowing treat unit as "intermittently flowing")* Unit has an unconstricted, or slightly constricted, surface outlet *(permanently flowing)* points = 0	1
D	D 3.2 Depth of storage during wet periods *Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry).* Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 The wetland is a "headwater" wetland points = 5 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft points = 0	3
D	D 3.3 Contribution of wetland unit to storage in the watershed *Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.* The area of the basin is less than 10 times the area of unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 Entire unit is in the FLATS class points = 5	3
D	**Total for D 3** *Add the points in the boxes above*	7
D	**D 4. Does the wetland unit have the opportunity to reduce flooding and erosion?** Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. *Note which of the following indicators of opportunity apply.* — Wetland is in a headwater of a river or stream that has flooding problems — Wetland drains to a river or stream that has flooding problems — Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems — Other ___ YES multiplier is 2 NO multiplier is 1	*(see p. 49)* multiplier 7
D	**TOTAL - Hydrologic Functions** Multiply the score from D 3 by D 4 *Add score to table on p. 1*	14

Wetland name or number A

These questions apply to wetlands of all HGM classes. **Points**

HABITAT FUNCTIONS - Indicators that unit functions to provide important habitat

H 1. Does the wetland unit have the potential to provide habitat for many species?

H 1.1 Vegetation structure *(see p. 72)* — Figure ___

Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is ¼ acre or more than 10% of the area if unit is smaller than 2.5 acres.

___Aquatic bed
___Emergent plants
✓ Scrub/shrub (areas where shrubs have >30% cover)
✓ Forested (areas where trees have >30% cover)

If the unit has a forested class check if:
✓ The forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon

Add the number of vegetation structures that qualify. If you have:

	4 structures or more	points = 4
Map of Cowardin vegetation classes	3 structures	points = 2
	2 structures	points = 1
	1 structure	points = 0

2

H 1.2. Hydroperiods *(see p. 73)* — Figure ___

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ acre to count. (see text for descriptions of hydroperiods)

___Permanently flooded or inundated	4 or more types present	points = 3
✓ Seasonally flooded or inundated	3 types present	points = 2
___Occasionally flooded or inundated	2 types present	point = 1
✓ Saturated only	1 type present	points = 0

✓ Permanently flowing stream or river in, or adjacent to, the wetland
___ Seasonally flowing stream in, or adjacent to, the wetland
___ *Lake-fringe wetland* = 2 points
___ *Freshwater tidal wetland* = 2 points

Map of hydroperiods

2

H 1.3. Richness of Plant Species *(see p. 75)*

Count the number of plant species in the wetland that cover at least 10 ft^2. *(different patches of the same species can be combined to meet the size threshold)*

You do not have to name the species.

Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle

If you counted:	> 19 species	points = 2
List species below if you want to:	5 - 19 species	points = 1
	< 5 species	points = 0

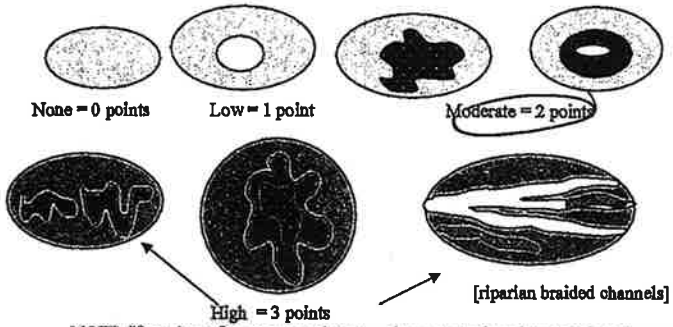
1

Total for page 5

Wetland name or number A

H 1.4. Interspersion of habitats *(see p. 76)* — Figure ___

Decide from the diagrams below whether interspersion between Cowardin vegetation classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.



NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes

2

H 1.5. Special Habitat Features: *(see p. 77)*

Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.

✓ Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long).
✓ Standing snags (diameter at the bottom > 4 inches) in the wetland
___Undercut banks are present for at least 6.6 ft (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m)
___Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30degree slope) OR signs of recent beaver activity are present *(cut shrubs or trees that have not yet turned grey/brown)*
___At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated. *(structures for egg-laying by amphibians)*
___Invasive plants cover less than 25% of the wetland area in each stratum of plants

NOTE: The 20% stated in early printings of the manual on page 78 is an error.

2

H 1. TOTAL Score - potential for providing habitat
Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5 9

Comments

Wetland name or number A

H 2. Does the wetland unit have the opportunity to provide habitat for many species?	
H 2.1 Buffers *(see p. 80)* *Choose the description that best represents condition of buffer of wetland unit. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed."* — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer. (relatively undisturbed also means no-grazing, no landscaping, no daily human use) Points = 5 — 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% circumference. Points = 4 — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. Points = 4 — 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% circumference, . Points = 3 — 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. Points = 3 **If buffer does not meet any of the criteria above** — No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. Points = 2 — No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing, or lawns are OK. Points = 2 — Heavy grazing in buffer. Points = 1 — Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland Points = 0. — Buffer does not meet any of the criteria above. Points = 1 Aerial photo showing buffers	Figure ___ 2
H 2.2 Corridors and Connections *(see p. 81)* H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? *(dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor).* YES = 4 points *(go to H 2.3)* NO = go to H 2.2.2 H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? OR a Lake-fringe wetland, if it does not have an undisturbed corridor as in the question above? YES = 2 points *(go to H 2.3)* NO = H 2.2.3 H 2.2.3 Is the wetland: within 5 mi (8km) of a brackish or salt water estuary OR within 3 mi of a large field or pasture (>40 acres) OR within 1 mi of a lake greater than 20 acres? YES = 1 point NO = 0 points	1

Total for page 3

Wetland name or number A

H 2.3 Near or adjacent to other priority habitats listed by WDFW *(see new and complete descriptions of WDFW priority habitats, and the counties in which they can be found, in the PHS report http://wdfw.wa.gov/hab/phslist.htm)* Which of the following priority habitats are within 330ft (100m) of the wetland unit? *NOTE: the connections do not have to be relatively undisturbed.* ___ **Aspen Stands:** Pure or mixed stands of aspen greater than 0.4 ha (1 acre). ___ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife *(full descriptions in WDFW PHS report p. 152)*. ___ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock. ___ **Old-growth/Mature forests:** (Old-growth west of Cascade crest) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age. (Mature forests) Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less that 100%; crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest. ___ **Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important *(full descriptions in WDFW PHS report p. 158)*. ✓ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other. ___ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie *(full descriptions in WDFW PHS report p. 161)*. ___ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources. ___ **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. *(full descriptions of habitats and the definition of relatively undisturbed are in WDFW report: pp. 167-169 and glossary in Appendix A).* ___ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human. ___ **Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft. ___ **Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs. ✓ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 ft) long. If wetland has 3 or more priority habitats = 4 points If wetland has 2 priority habitats = 3 points If wetland has 1 priority habitat = 1 point No habitats = 0 points *Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)*	3

Wetland name or number A

H 2.4 Wetland Landscape *(choose the one description of the landscape around the wetland that best fits) (see p. 84)* There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5 The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5 There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3 The wetland is Lake-fringe on a lake with disturbance and there are 3 other lake-fringe wetland within ½ mile points = 3 There is at least 1 wetland within ½ mile. points = 2 There are no wetlands within ½ mile. points = 0	6 3
H 2. TOTAL Score - opportunity for providing habitat *Add the scores from H2.1,H2.2, H2.3, H2.4*	9
TOTAL for H 1 from page 14	9
Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1	18

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Please determine if the wetland meets the attributes described below and circle the appropriate answers and Category.

Wetland Type *Check off any criteria that apply to the wetland. Circle the Category when the appropriate criteria are met.*	Category
SC 1.0 Estuarine wetlands *(see p. 86)* Does the wetland unit meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt. YES = Go to SC 1.1 NO ✓	
SC 1.1 Is the wetland unit within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? YES = Category I NO go to SC 1.2	**Cat. I**
SC 1.2 Is the wetland unit at least 1 acre in size and meets at least two of the following three conditions? YES = Category I NO = Category II — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. If the non-native *Spartina* spp. are the only species that cover more than 10% of the wetland, then the wetland should be given a dual rating (I/II). The area of Spartina would be rated a Category II while the relatively undisturbed upper marsh with native species would be a Category I. Do not, however, exclude the area of Spartina in determining the size threshold of 1 acre. — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland has at least 2 of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands.	**Cat. I** **Cat. II** **Dual rating I/II**

Wetland name or number A

SC 2.0 Natural Heritage Wetlands *(see p. 87)* — **Cat. I**

Natural Heritage wetlands have been identified by the Washington Natural Heritage Program/DNR as either high quality undisturbed wetlands or wetlands that support state Threatened, Endangered, or Sensitive plant species.

SC 2.1 Is the wetland unit being rated in a Section/Township/Range that contains a Natural Heritage wetland? *(this question is used to screen out most sites before you need to contact WNHP/DNR)*

S/T/R information from Appendix D ___ or accessed from WNHP/DNR web site ___

YES____ – contact WNHP/DNR (see p. 79) and go to SC 2.2 NO ✓

SC 2.2 Has DNR identified the wetland as a high quality undisturbed wetland or as or as a site with state threatened or endangered plant species?

YES = Category I NO ____not a Heritage Wetland

SC 3.0 Bogs *(see p. 87)*

Does the wetland unit (or any part of the unit) meet both the criteria for soils and vegetation in bogs? *Use the key below to identify if the wetland is a bog. If you answer yes you will still need to rate the wetland based on its functions.*

1. Does the unit have organic soil horizons (i.e. layers of organic soil), either peats or mucks, that compose 16 inches or more of the first 32 inches of the soil profile? (See Appendix B for a field key to identify organic soils)? Yes - go to Q. 3 No - go to Q. 2
2. Does the unit have organic soils, either peats or mucks that are less than 16 inches deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on a lake or pond?

   Yes - go to Q. 3 No - Is not a bog for purpose of rating
3. Does the unit have more than 70% cover of mosses at ground level, AND other plants, if present, consist of the "bog" species listed in Table 3 as a significant component of the vegetation (more than 30% of the total shrub and herbaceous cover consists of species in Table 3)?

   Yes – Is a bog for purpose of rating No - go to Q. 4

   NOTE: If you are uncertain about the extent of mosses in the understory you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16" deep. If the pH is less than 5.0 and the "bog" plant species in Table 3 are present, the wetland is a bog.

1. Is the unit forested (>30% cover) with sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Englemann's spruce, or western white pine, WITH any of the species (or combination of species) on the bog species plant list in Table 3 as a significant component of the ground cover *(> 30% coverage of the total shrub/herbaceous cover)?*

2. YES = Category I No ✓ Is not a bog for purpose of rating — **Cat. I**

Wetland name or number A

SC 4.0 Forested Wetlands *(see p. 90)*

Does the wetland unit have at least 1 acre of forest that meet one of these criteria for the Department of Fish and Wildlife's forests as priority habitats? *If you answer yes you will still need to rate the wetland based on its functions.*

— **Old-growth forests:** (west of Cascade crest) Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/acre (20 trees/hectare) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 inches (81 cm) or more.

NOTE: The criterion for dbh is based on measurements for upland forests. Two-hundred year old trees in wetlands will often have a smaller dbh because their growth rates are often slower. The DFW criterion is and "OR" so old-growth forests do not necessarily have to have trees of this diameter.

— **Mature forests:** (west of the Cascade Crest) Stands where the largest trees are 80 – 200 years old OR have average diameters (dbh) exceeding 21 inches (53cm); crown cover may be less that 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth.

YES = Category I NO ✓ not a forested wetland with special characteristics — **Cat. I**

SC 5.0 Wetlands in Coastal Lagoons *(see p. 91)*

Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?

— The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks

— The lagoon in which the wetland is located contains surface water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)*

YES = Go to SC 5.1 NO ✓ not a wetland in a coastal lagoon

SC 5.1 Does the wetland meets all of the following three conditions?

— The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of invasive plant species (see list of invasive species on p. 74).

— At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — **Cat. I**

— The wetland is larger than 1/10 acre (4350 square feet)

YES = Category I NO = Category II — **Cat. II**

Wetland name or number A

SC 6.0 Interdunal Wetlands *(see p. 93)* Is the wetland unit west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? YES - go to SC 6.1 NO ✓ not an interdunal wetland for rating ***If you answer yes you will still need to rate the wetland based on its functions.*** In practical terms that means the following geographic areas: • Long Beach Peninsula- lands west of SR 103 • Grayland-Westport- lands west of SR 105 • Ocean Shores-Copalis- lands west of SR 115 and SR 109 SC 6.1 Is the wetland one acre or larger, or is it in a mosaic of wetlands that is once acre or larger? YES = Category II NO – go to SC 6.2 SC 6.2 Is the unit between 0.1 and 1 acre, or is it in a mosaic of wetlands that is between 0.1 and 1 acre? YES = Category III	Cat. II Cat. III
Category of wetland based on Special Characteristics *Choose the "highest" rating if wetland falls into several categories, and record on p. 1* If you answered NO for all types enter "Not Applicable" on p 1	NA