



**Exemption from Shoreline Management  
Substantial Development Permit Requirement**

Kenny Booth  
The Watershed Co.  
750 Sixth Street South  
Kirkland WA, 98033

**Re: 2537 103<sup>rd</sup> Ave. SE**

**File Number: 09-105229-LO**

**SEPA Determination:** Exempt



This proposal is exempt under WAC 197-11-800 (1) *Minor New Construction-Flexible Thresholds*



A DNS was issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Appeal period ends on \_\_\_\_\_.



A DNS was issued under WAC 197-11-340(2) and is subject to a 14-day comment from \_\_\_\_\_.

The proposal to undertake the following development:

- **Restoration planting of the shoreline for the construction of walkway access under Reasonable Accommodation allowance in LUC 20.30T.**

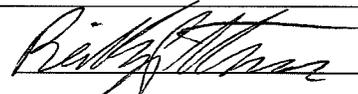
Within **Lake Washington** and/or its associated wetlands;

Is exempt from the requirement of a substantial development permit because:

- **Work is appurtenance of single-family residence (LUC 20.25E.050.G)**

Inconsistent	Consistent	
	<b>X</b>	Policies of the State Shoreline Management Act (RCW 90.58)
	<b>X</b>	The Bellevue Shoreline Master Program and Comprehensive Plan

Date: 7/16/09

Signed: 

**Note:** This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: DOE, Dave Radabaugh, 3190 160<sup>th</sup> Avenue SE, Bellevue, WA 98008-5452  
Dept. of Fish and Wildlife, Attn: Alisa Bieber, 1775 12th Ave. NW Suite 201, Issaquah, WA 98027

# Lohrer/DeLuca Residence Shoreline Mitigation Vicinity Map





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

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**Proposal Name:** Lohrer-DeLuca Residence Shoreline Mitigation

**Proposal Address:** 2537 103<sup>rd</sup> Avenue SE

**Proposal Description:** Land Use approval of a Critical Area Land Use Permit to install restoration planting to mitigate for placement of 261 square feet of additional impervious surfaces within the 25-foot Lake Washington shoreline critical area buffer. The applicant has been granted a request for Reasonable Accommodation for access as provided by LUC 20.30T.

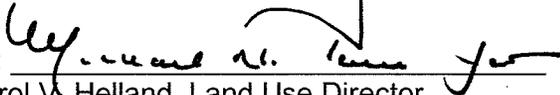
**File Number:** 09-105229-LO

**Applicant:** Dale Lohrer and Stewart DeLuca,  
Property Owners

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

**Planner:** Reilly Pittman, Planner

**State Environmental Policy Act  
Threshold Determination:** Exempt  
  
Carol V. Helland, Environmental Coordinator  
Development Services Department

**Director's Decision:** **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department  
By:   
Carol V. Helland, Land Use Director

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**Application Date:** July 2, 2008  
**Notice of Application Publication Date:** April 9, 2009  
**Decision Publication Date:** July 16, 2009  
**Project/SEPA Appeal Deadline:** July 30, 2009

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

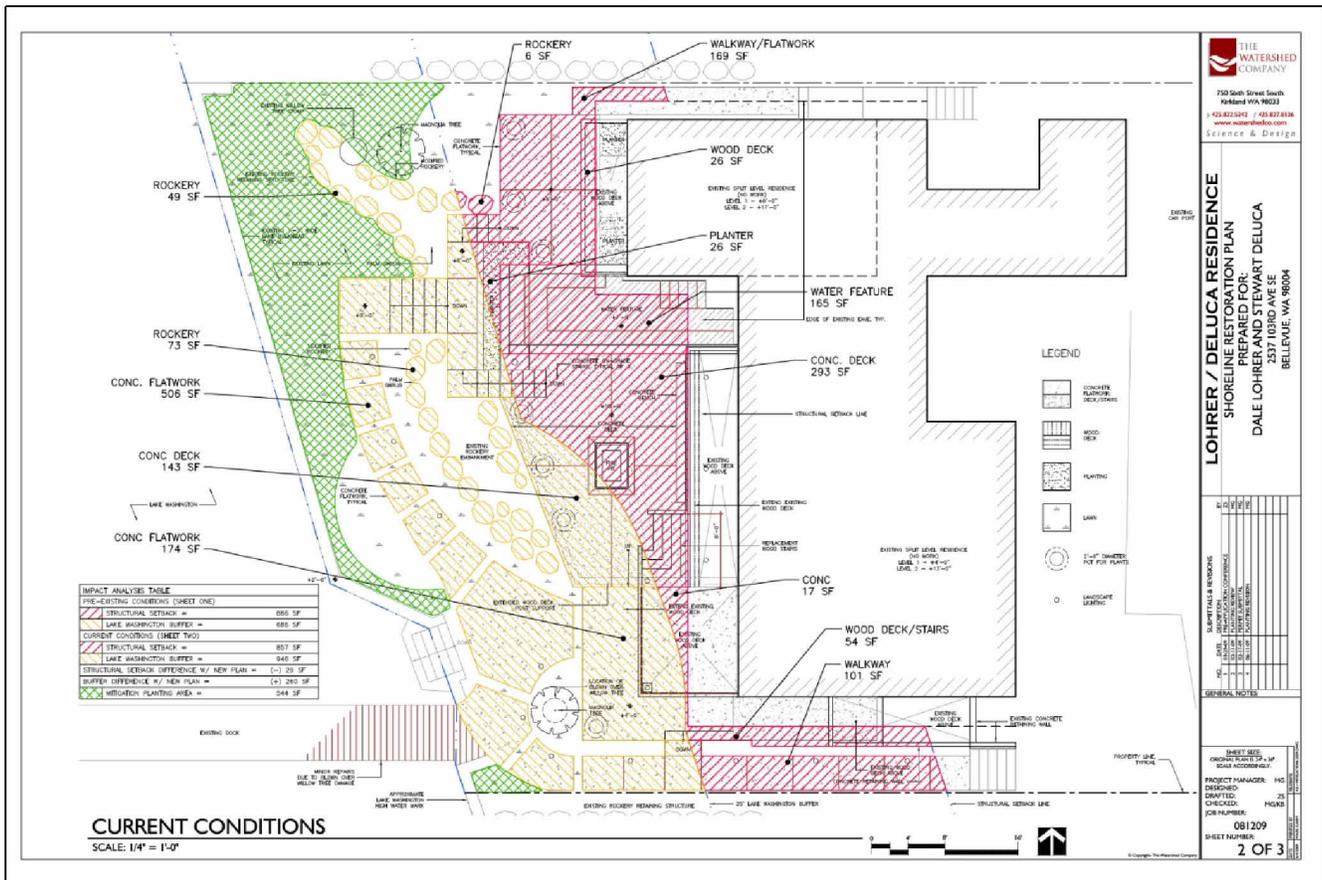
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**I. Proposal Description**

The proposed work is intended to address the unpermitted removal of existing trees and vegetation and increased impervious surface area resulting from a new concrete walkway within the 25-foot shoreline buffer and 25-foot structure setback of Lake Washington (code enforcement action 08-134840-EA). Subsequent to these actions a request for Reasonable Accommodation under LUC 20.30T was approved on January 30, 2009, allowing the new concrete walkway to remain to facilitate access for the property owners. However, mitigation is required to restore the shoreline and mitigate the impacts resulting from the new walkway. This mitigation is an allowed use in a critical area or buffer under a vegetation management plan and therefore no modification of the actual buffer or structure setback boundaries is proposed or being approved as part of this decision. See Figure 1 below for a plan showing the existing conditions on-site.

**Figure 1**



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

**A. Site Description**

The project site is located at 2537 103<sup>rd</sup> Avenue SE and is located in the NW quadrant of Section 8, Township 24 North, Range 5 East in Bellevue's Enatai Neighborhood. The property is zoned single-family residential, but is split zoned between R-1.8 and R-3.5; the work area is within the R-1.8 zone. There is one

single-family residence currently existing on-site with a detached accessory structure. The site has shoreline frontage along Lake Washington to the west and is located within the City of Bellevue Shoreline Overlay District. The site is surrounded to the north and south by other single-family zoned properties and to the east by public right-of-way. Generally the site slopes from the east to west toward Lake Washington. The project area in question is along the Lake Washington shoreline and within the 25' shoreline buffer and 25' structure setback from the buffer.

With the exception of two pre-existing willow trees (removed without permit) the pre-existing condition of the project area prior to unpermitted work was in poor condition when compared to an intact highly functional shoreline reference site. A walkway previously existed in the location of the new expanded walkway and the shoreline buffer was historically maintained as a landscaped yard and open space between the shoreline and the house. See Figure 2 below for an aerial oblique photograph of the shoreline prior to the unpermitted activity and Figure 3 for site photos showing the current condition with the new expanded walkway installed.

**Figure 2**



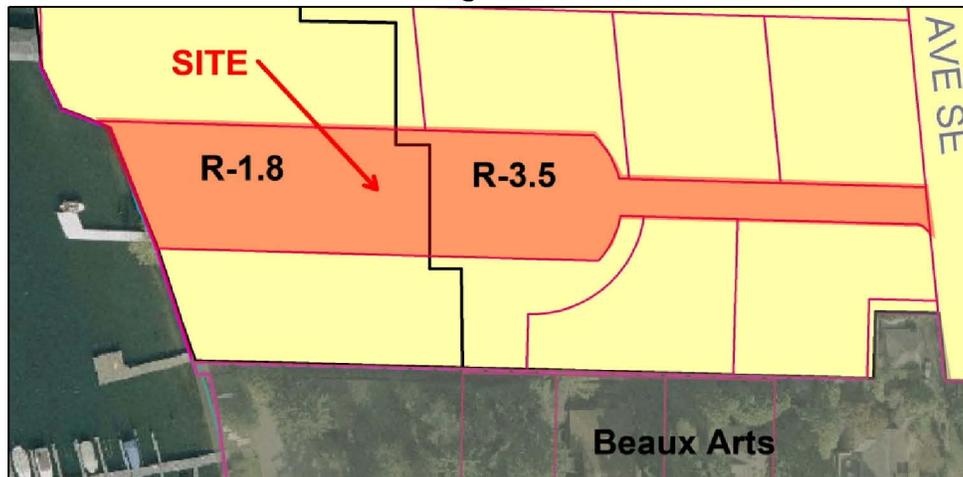
Figure 3



### B. Zoning

The property is split zoned R-1.8 and R-3.5, single-family residential. The project area is within the R-1.8 zone, the Shoreline Overlay District, and the Critical Areas Overlay District. See Figure 4 below for zoning.

Figure 4



### C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density) and SF-M (Single-Family Medium Density). The proposed activity is consistent with single-family development and is allowed in the single-family comprehensive plan land use designation. The subject site is surrounded by single-family uses to the north, south, and east. The property obtains vehicular access from 103<sup>rd</sup> Avenue SE to the east. The proposed activity in the shoreline buffer and structure setback is associated with the removal of unpermitted fill material and the construction of an addition to the existing residence. The City of Beaux Arts is in the vicinity to the south.

### D. Critical Areas Function and Value, Regulations

#### i. Lake Washington Shoreline

The project area is adjacent to the shoreline of Lake Washington. Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion,

sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values. The discussion presented herein emphasizes this ecosystem approach.

**ii. Shoreline Overlay District/Shoreline Substantial Development Permit**

The Shoreline Overlay District regulations (LUC 20.25E.050.G) exempt the construction of single-family residences and related appurtenances necessary for the use and enjoyment of the residence. The expansion of the walkway is intended to allow the property owners access to the residence under Reasonable Accommodation allowances. The walkway and the associated mitigation planting are exempt from a Shoreline Substantial Development Permit as they are appurtenances related to the existing residence. The proposed activity meets the performance standards identified in LUC 20.25E.080.B and 20.25E.080.G as required.

**iii. Shoreline Critical Areas**

The proposed work is subject to the Shoreline Critical Areas regulations outlined in LUC 20.25H. Disturbance of vegetation within a shoreline buffer and structure setback is only allowed through a vegetation management plan as part of a Critical Area Land Use Permit. Approval of a vegetation management plan is contingent upon meeting the performance standards in LUC 20.25H.055.C.3.i(v. and vi.) and demonstrating that replacement of existing vegetation will not significantly diminish the functions and values of the critical area, buffer, and structure setback over time. The Critical Areas Land Use Permit is addressed in greater detail in section III of this report.

**III. Consistency with Land Use Code Requirements:**

**A. Zoning District Dimensional Requirements:**

The area of work on the site is located in portion of the property within the R-1.8 zoning district. No structures are proposed as part of this application. The walkway which has already been constructed was allowed to remain under a request for Reasonable Accommodation to enable the property owners to access the residence and shoreline. The walkway construction increased the impervious surface coverage within the shoreline buffer by 260 square feet above what previously existing coverage. The R-1.8 zone allows a maximum impervious surface coverage of 50 percent. The lot is approximately 29,579 square feet in area (per King Co. Assessor) which allows an impervious surface coverage of

14,790 square feet. Per staff evaluation the current impervious surface coverage on-site, accounting for the new expanded walkway is at or below the maximum coverage of 50 percent. Any future development will require survey verification of impervious surface coverage. See related conditions of approval in Section IX of this report.

**B. Critical Area Land Use Permit - Vegetation Management Plan - LUC 20.25H.055:**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

The disturbance to the site to remove and replant vegetation can be classified as vegetation management work located within the 25-foot shoreline buffer and 25-foot shoreline structure setback. The expanded walkway is also disturbance within the buffer, but has been allowed under Reasonable Accommodation allowances. The performance standards identified in the table below apply to vegetation management plans:

Critical Area	Performance Standards
Shorelines	20.25H.055.C.3.i

**i. Consistency With Land Use Code Vegetation Management Performance Standards LUC 20.25H.C.3.i:**

Vegetation management is an allowed use in a critical area or critical area buffer provided a Critical Area Land Use Permit is approved. Vegetation management plans are typically for public uses, but can also be approved on private site such as residential properties where management of vegetation is frequently needed. Vegetation management plans for uses other than public may be approved subject to the following:

**1. A description of existing site conditions, including existing critical area functions and values;**

See above site description in section II of this report. The site is currently used as a single-family residence with associated uses. There is a concrete bulkhead along the entire shoreline frontage of Lake Washington. Existing vegetation within the shoreline buffer is ornamental and there is no vegetation adjacent to the shoreline other than lawn. The shoreline buffer in this location has minimal function or as a shoreline buffer and provides limited habitat value.

**2. A site history;**

The site has had a single-family residence since the 1960s. The area

between the shoreline and the house has been maintained primarily as ornamental landscaping and yard.

**3. A discussion of the plan objectives;**

The objective the vegetation management on this site is to provide replacement vegetation to mitigate for the expansion of the walkway. Overtime the proposed vegetation will significantly restore and improve the function and value of the shoreline buffer at this location beyond what existed on the site prior to disturbance.

**4. A description of all sensitive features;**

The only sensitive features on this site are the shoreline and shoreline buffer.

**5. Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;**

Existing vegetation consists of primarily lawn, ornamental landscaping. There is no vegetation adjacent to the shoreline other than lawn. There were willow trees have been removed. The proposed landscaping and restoration will provide native plants and restore the shoreline buffer.

**6. Allowed work windows;**

No work is occurring in Lake Washington and will not be subject to spawning work windows.

**7. A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and**

See attachment 1 for proposed planting restoration.

**8. Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.**

The shoreline buffer will be replanted with native plants per the submitted restoration plan. The site will be maintained and monitored

for a period of three years as stated on the submitted planting plan. The proposed planting will improve habitat value of the shoreline buffer and will be superior to the pre-existing conditions of the site and mitigate for the increase walkway. See related Conditions of Approval in Section IX of this report.

#### IV. Public Notice and Comment

Application Date: July 2, 2008  
Public Notice (500 feet): April 9, 2009  
Minimum Comment Period: April 23, 2009

The notice of application for the proposal was published in the City of Bellevue Weekly Permit Bulletin on April 9, 2009. It was mailed to property owners within 500 feet of the project site. No comments were received.

#### V. Summary of Technical Reviews

##### **Clearing and Grading:**

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

#### VI. Changes to proposal as a result of City review

The applicant created the restoration/replanting to address the new and expanded walkway. The applicant revised the planting plan to include additional willow species in order to replace the significant willow trees which were removed. Due to staff comments the submitted planting cost estimate will be slightly different. A new cost estimate will required at time of clear and grade permit. See related Conditions of Approval in Section IX of this report.

#### VII. Decision Criteria

##### **A. Critical Areas Land Use Permit Decision Criteria LUC 20.30P**

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

**Finding:** A clearing and grading permit is required. See related conditions of approval in Section IX of this report.

**2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

**Finding:** Placement and size of the walkway was necessary for access and approved under Reasonable Accommodation allowances. The proposed mitigation will restore the shoreline buffer to a condition that is superior to the condition prior to the unpermitted work. See related conditions of approval in Section IX of this report.

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

**Finding:** The proposed activity meets the performance standards in LUC 20.25E.080.B, LUC 20.25E.080.G, and in LUC 20.25H.055.C.3.

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

**Finding:** The proposed project will not change the amount of public facilities demand for the site.

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

**Finding:** A mitigation and restoration plan has been prepared as required by LUC 20.25H.220.H. See related conditions of approval in Section IX of this report.

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

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

## **VIII. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Development Services Director does hereby **approve with conditions** this vegetation management proposal to restore the shoreline buffer of Lake Washington at the subject site with native plants as mitigation for the new walkway access.

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to

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

**IX. Conditions of Approval**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

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

**1. Survey for Future Development:** At time of future development a survey of the property will be required to determine the extent of impervious surface coverage on the site is below the 50 percent maximum coverage required in LUC 20.20.010.

Authority: Land Use Code 20.20.010  
Reviewer: Reilly Pittman, Development Services Department

**2. Clearing and Grading Permit Required:** Approval of this critical areas land use permit does not constitute an approval of a clearing and grading permit. Application for a clearing and grading permit must be submitted and approved prior in order for the planting to be inspected and the code enforcement action removed. Plans submitted as part of the clearing and grading permit application must be consistent with the activity permitted under this critical areas land use permit.

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

**3. Buffer Restoration and Maintenance Plan Cost Estimate:** A cost estimate was submitted for plant installation and materials proposed under the restoration plan. The planting plan was revised based on staff comments and the cost estimate was not updated. A revised cost estimate shall be submitted with the clear and grade permit application. This cost estimate will determine the amount required for the Maintenance Assurance Device in condition 4 below.

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

**4. Installation and Maintenance Assurance Devices:** To ensure the proposed plantings are installed and that the three-year maintenance and monitoring plan is implemented, the applicant shall post a Maintenance Assurance Device (based on cost estimate in condition 3 above) prior to clear and grade permit issuance. Release of this assurance device is contingent upon successful completion of the maintenance and monitoring period outlined on the submitted planting plan submitted on June 5, 2009 by the Watershed Co. An inspection of the mitigation area by Land Use staff will be required to release the assurance device.

Authority: Land Use Code 20.25H.255.B.4

Reviewer: Reilly Pittman, Development Services Department

**5. Maintenance and Monitoring:** Monitoring shall be carried out as detailed in the mitigation notes section of the planting plan created by The Watershed Co. submitted June 5, 2009.

Authority: Land Use Code 20.25H.255.B.4

Reviewer: Reilly Pittman, Development Services Department

**6. Special Inspection Required:** Special inspection of the shoreline restoration following installation must be completed by the Land Use Planner. The applicant shall contact Land Use staff to schedule an inspection of the shoreline restoration when it is completed.

Authority: Land Use Code 20.25H.210

Reviewer: Reilly Pittman, Development Services Department

**7. Rainy Season Restrictions:** Due to the proximity to Lake Washington, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology may be required prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A

Reviewer: Reilly Pittman, Development Services Department

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

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

**Attachments**

1. Planting Plan - Enclosed
2. Project Plans and Information – In File

# MITIGATION NOTES

## MONITORING METHODS

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document.

An as-built plan will be prepared by the restoration professional (Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects) prior to the beginning of the monitoring period. The as-built plan shall be a mark-up of the planting plans included in this plan set. The as-built plan will document any departures in plant placement or other components from the proposed plan.

The monitoring area will be visually assessed and noted as to how it is meeting the performance standards.

Monitoring shall take place once annually for three years. The annual monitoring visit will take place in the late summer or early fall. The late-season formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue:

- Counts of live and dead plants by species.
- Estimate of native shrub cover using the cover class method site-wide.
- Estimate of non-native, invasive weed cover using the cover class method site-wide.
- Tabulation of established native species, including both planted and volunteer species.
- Photographic documentation from four fixed reference points.
- Any intrusions into or clearing of the planting areas, vandalism or other actions that impair the intended functions of the mitigation area.
- Recommendations for maintenance or repair of any portion of the mitigation area.

## Construction Notes and Specifications

Note: specifications for items in bold can be found below under "Material Specifications and Definitions."

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, shall monitor:

- All site preparation
  - Soil preparation.
  - Mulch placement.
- Plant material inspection
  - Plant material delivery inspection.
  - 100% plant installation inspection.

## General Work Sequence

- All plant installation is to take place during the dormant season (October 15th - March 30th), for best survival.
- Prepare a planting pit for each plant and install per the planting details.
- Mulch each plant with a circular wood chip mulch ring (5 cubic yards needed), four inches thick and extending to a distance of 9 inches from the plant stem (18 inches in diameter).
- Install a temporary, above ground irrigation system to provide full coverage to all plants within the restoration area.

# HABITAT ASSESSMENT

## EXISTING CONDITIONS

The study area is located on a single-family parcel located at 2537 103rd Avenue SE in Bellevue, WA. It presently has a single-family home, driveway, and out-structures. The study area itself is the west edge of the parcel, which is bordered by the Lake Washington shoreline.

The shoreline on the property is entirely concrete bulkhead. Landward of the bulkhead is a strip of vegetation with a concrete aggregate walkway running lengthwise through it, and landward of that is a rockery and the lot's building pad.

## EXISTING HABITAT ASSESSMENT

The study site is within urban mixed environs (Johnson and O'Neil 2001). The project area offers little to no habitat value. The vegetated portion is low grass with no compositional or structural diversity. It provides no woody component, overhanging vegetation, or valuable forage species. No woody debris or other habitat features are located along the shoreline. Several small, ornamental trees and shrubs on the rockery and building pad are isolated from one another and provide only poor potential for perching by small birds. The shorelines on the immediately neighboring properties are very similar to that on the subject property.

## ASSESSMENT OF PROPOSED MITIGATION

The mitigation adds 15 native trees and 17 native shrubs to the area between the rockery and the bulkhead, excluding the concrete pathway. All areas not planted with trees and shrubs will be planted to native groundcovers. Structure and compositional diversity will increase immensely, providing vegetation dense enough for perching and roosting by songbirds. The selected plant species will also provide excellent forage opportunities for songbirds. Some continuity with vegetation on the adjacent property to the north will result from the mitigation. Although the neighboring properties are poorly vegetated, the addition of native vegetation on the subject property will allow for improved travel along the shoreline for highly mobile species such as birds.

Considering the year-round water source along the edge of the mitigation area, as well as the improvements listed above, habitat on the site will improve greatly for songbirds in particular. At the landscape level, the mitigation adds a small amount of ground- and mid-level vegetation in an area that presently lacks substantial cover in those strata. Although the mitigation area is not within a stand of trees, and therefore does not directly improve forest habitat structural value, it does create a new area of forage opportunities for species not presently well supported in the existing landscape. In addition, connectivity is slightly improved between properties, although the overall landscape is highly fragmented by houses, lawns, and roads.

# Attachment 1

## Material Specifications and Definitions

- Fertilizer: **Slow release, granular PHOSPHOROUS-FREE fertilizer.** Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years two, and three but not in the first year.
- Irrigation system: Automated system capable of delivering at least two inches of water per week from June 1 through September 30 for the first two years following installation.
- Restoration Professional: Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
- Wood chip mulch: Arborist chips" (chipped woody material) approximately 1 to 3 inches in maximum dimension (not sawdust or coarse hog fuel). This material is commonly available in large quantities from arborists or tree-pruning companies. This material is sold as "Animal Friendly Hog Fuel" at Pacific Topsoils [(800) 884-7645]. Mulch shall not contain appreciable quantities of garbage, plastic, metal, soil, and dimensional lumber or construction/demolition debris. Quantity required: 3 cubic yards.

## Contingencies

If there is a significant problem with the restoration areas meeting performance standards, a contingency plan will be developed and implemented. Contingency plans can include, but are not limited to: soil amendment; additional plant installation; and plant substitutions of type, size, quantity, and location.

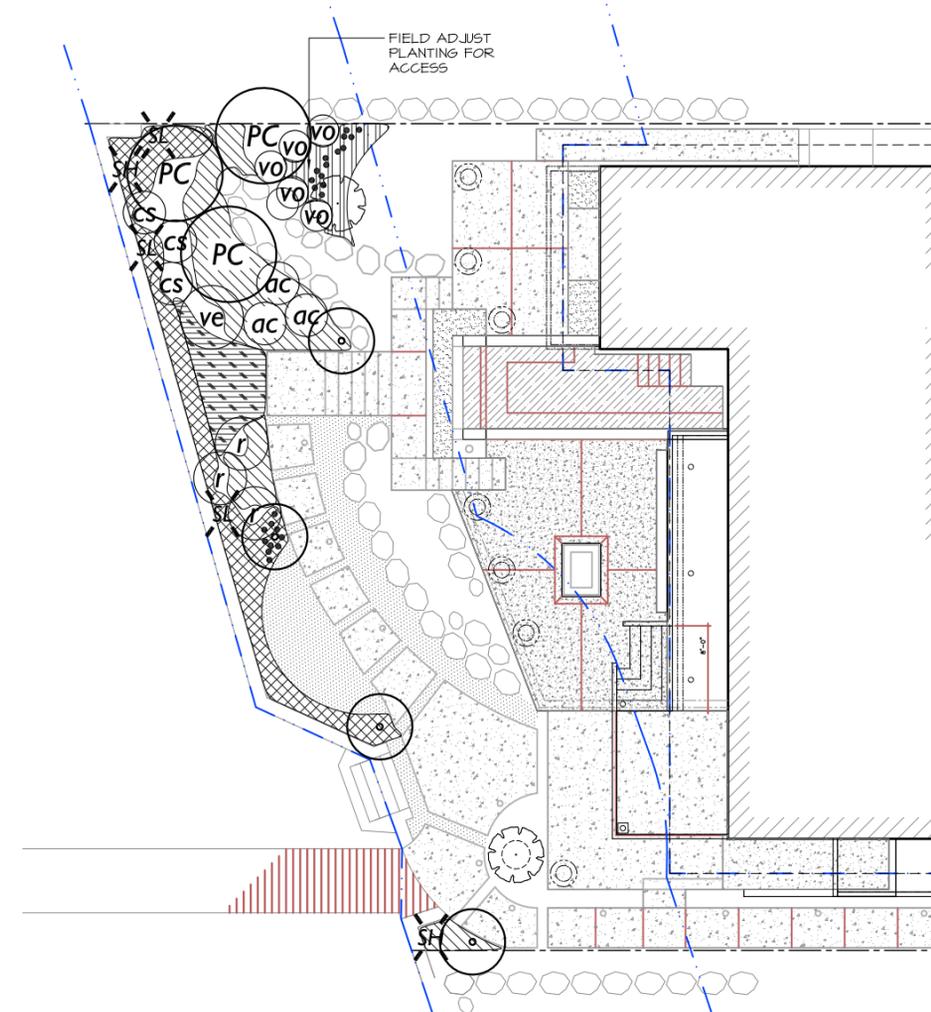
## Maintenance

The site will be maintained for three years following completion of the construction. Operate the temporary irrigation system during June through September of Years 1 and 2. The system should be set to provide at least 2 inches of water per week to all plants during June, July, August and September. Less water is needed during March, April, May and October. Replace each plant found dead at monitoring visits during the upcoming fall dormant season (October 15 to March 30).

- Follow the recommendations noted in the previous monitoring site visit.
- General weeding for all planted areas:
  - At least twice yearly, remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality, lower plant replacement costs and will increase the likelihood that the plan meets performance standards by Year Three.
  - More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
  - Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
- Apply slow release granular fertilizer to each installed plant annually in the spring (by June 1) of Years two and three.
- Replace mulch as necessary to maintain a 4-inch-thick layer, retain soil moisture and limit weeds.
- The homeowner shall ensure that water is provided for the entire planted area with a minimum of 2 inches of water provided per week from June 1 through September 30 for the first two years following installation through the operation of a temporary irrigation system.

# PLANTING LEGEND

SCIENTIFIC / COMMON NAME	QTY.	SIZE / NOTES
<b>TREES</b>		
ARBUTUS MENZIESII PACIFIC MADRONE	4	2 GAL
PINUS CONTORTA var. CONTORTA SHORE PINE	3	10 GAL FULL & BUSHY
EXISTING MAGNOLIA TO REMAIN		
<b>SHRUBS - ALL SHRUBS TO BE HEALTHY &amp; VIGOROUS</b>		
ACER CIRCINATUM VINE MAPLE	3	5 GAL
CORNUS SERICEA REDTWIN DOGWOOD	3	1 GAL
RIBES SANGUINEUM RED FLOWERING CURRANT	3	2 GAL
SALIX HOOKERIANA HOOKER'S WILLOW	2	1 GAL
SALIX LUCIDA PACIFIC WILLOW	3	1 GAL
VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5	1 GAL
VIBURNUM EDULE HIGHBUSH CRANBERRY	1	5 GAL
<b>GROUNDCOVER &amp; BULBS</b>		
ARCTOSTAPHYLOS UVA-URSI KINKINICK	108	4" POTS @ 18" OC
ASARUM CAUDATUM WILD GINGER	36	4" POTS @ 18" OC
FRAGARIA CHILOENSIS SAND STRAWBERRY	72	4" POTS @ 18" OC
LILIUM COLUMBIANUM TIGER LILY	24	BULBS (not subject to survival standards)
MAHONIA NERVOSA LOW OREGON GRAPE	60	4" POTS @ 12" OC
SEEDED LAWN AREA TO REMAIN		



# REVEGETATION PLAN

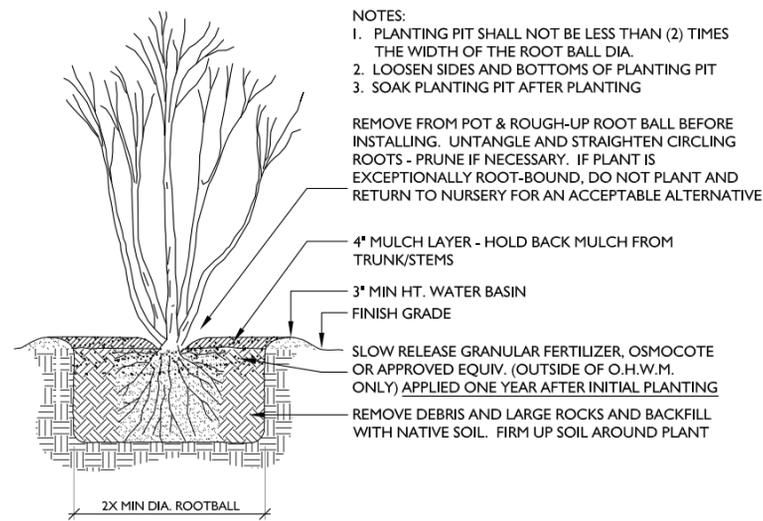
SCALE: 1/8" = 1'-0"



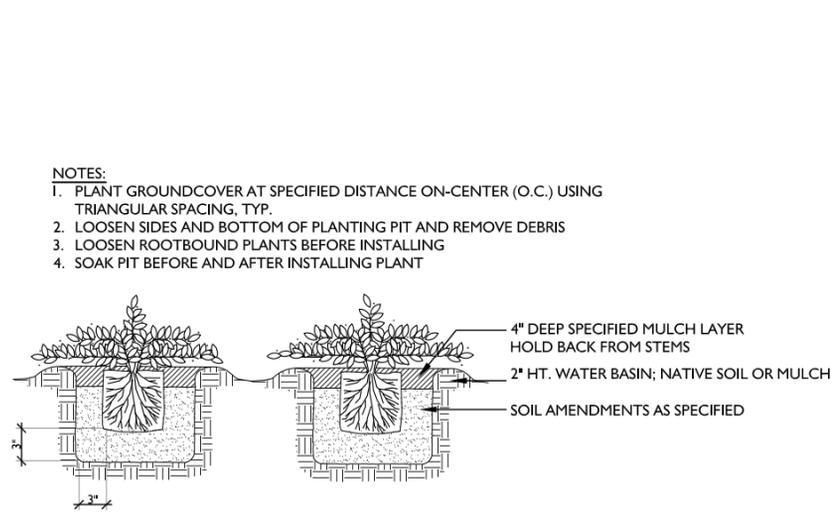
# GENERAL PLANTING NOTES

- Native plant installation shall occur between October 15th and March 30th unless the project site is fully irrigated. Planting shall not be allowed during freezing weather.
- Amend soils as needed - to be field verified by Landscape Architect or Biologist.
- Note: The contractor is responsible for any adverse drainage conditions that may affect proper plant growth and establishment. Notify owner of any poor drainage conditions prior to construction.
- Locate all existing utilities within the limit of work. The contractor is responsible for any utility damage as a result of the landscape construction.
- Layout plant material per plan for inspection by the Landscape Architect or Biologist. Plant substitutions will NOT be allowed without the approval of the Landscape Architect or Biologist.
- Install plants per planting details.
- Water each plant thoroughly to remove air pockets.
- Install a 4" depth, coarse wood-chip mulch ring throughout entire project area, outside of Lake Washington OHWM mark only. At the owner's request, compost can be substituted for wood chip mulch.
- Install a temporary or permanent irrigation system capable of delivering 2" of water per week to the entire planted area. Maintain irrigation system in working condition for two (2) summers after initial plant installation.
- Apply organic, slow-release fertilizer such as Osmocote or Perfect Blend 4-4-4 to each plant outside of Lake Washington OHWM mark only.

The landscape contractor shall maintain all plant material until final inspection and approval by the Landscape Architect or Biologist. All plantings and workmanship shall be guaranteed for one year following final owner acceptance.



**A** TREE & SHRUB PLANTING DETAIL



**B** GROUNDCOVER & PERENNIAL PLANTING DETAIL

**THE WATERSHED COMPANY**  
750 Sixth Street South  
Kirkland WA 98033  
p 425.822.5242 f 425.827.8136  
www.watershedco.com  
Science & Design

**LOHRER / DELUCA RESIDENCE**  
SHORELINE RESTORATION PLAN  
PREPARED FOR:  
**DALE LOHRER AND STEWART DELUCA**  
2537 103RD AVE SE  
BELLEVUE, WA 98004

SUBMITTALS & REVISIONS	
NO.	DATE
1	01-29-09
2	02-11-09
3	02-17-09
4	06-11-09

GENERAL NOTES:

SHEET SIZE: ORIGINAL PLAN IS 24" x 36". SCALE ACCORDINGLY.

PROJECT MANAGER: MG  
DESIGNED: MG  
DRAFTED: ZS  
CHECKED: MG/KB  
JOB NUMBER: 081209  
SHEET NUMBER: 3 OF 3