



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

Proposal Name: Severson Dock

Proposal Address: 1600 West Lake Sammamish Parkway NE

Proposal Description: The applicant requests Shoreline Substantial Development Permit for the removal of an existing concrete pier and construction of a new dock with boatlift and jet-ski lift.

File Number: 11-104082-WG

Applicant: Sammfront, LLC

Decisions Included: Shoreline Substantial Development Permit
(Process II. LUC 20.30P)

Planner: Kevin LeClair, Planner

**State Environmental Policy Act
Threshold Determination:**

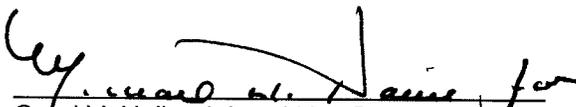
Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions



Carol V. Helland, Land Use Director
Development Services Department

Application Date: February 10, 2011
Notice of Application Publication Date: February 24, 2011
Decision Publication Date: March 31, 2011
Project/SEPA Appeal Deadline: April 21, 2011

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 made to the Washington State Shoreline Hearings Board by 5 PM on the date noted for appeal of the decision.



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Sammfront, LLC for Elliot Severson

LOCATION OF PROPOSAL: 1600 West Lake Sammamish Parkway NE

DESCRIPTION OF PROPOSAL: Applicant is requesting a Shoreline Substantial Development Permit for the removal of an existing pier and the construction of a 401 square foot dock consisting of a 64 feet long by 4 feet wide walkway supported by eight 4-inch steel piles and two ells (1.5 feet by 11 feet and 6 feet by 11 feet) supported by an additional five 6-inch steel piles. The applicant is also proposing to install approximately 450 square feet of native plantings in the shoreline critical area buffer as mitigation for the new moorage facility.

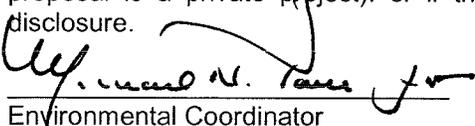
File Number: 11-104082-WG

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- This DNS is issued after using the optional DNS process in WAC 197-11-355. The public and agency comment period was provided with the notice of application.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on April 14, 2011.

Appeals of the environmental determination and/or Shoreline Substantial Development Permit can be made to the Shoreline Hearings Board. The Shoreline Hearings Board must receive written appeals within twenty-one (21) days of the date of filing of the permit with the State Department of Ecology. For information on how to appeal a proposal, contact the Shoreline Hearings Board at 360-459-6327, or visit the City of Bellevue Permit Center at City Hall or call 425-452-6800.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

March 31, 2011
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Mukleshoot Indian Tribe



City of Bellevue
 Development Services Department
 P.O. Box 90012, Bellevue, WA 98009-9012
 (425) 452-6800 Fax (425) 452-5225

**Shoreline Management Act of 1971
 Permit for Shoreline Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 11-104082 WG

Date Received 2/10/2011

Approved / Date 3/31/2011
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: Elliot Severson

to undertake the following development:

Removal of an existing pier and construction of a new 401 square foot dock on steel piles with boatlift and jet-ski lift.

upon the following property: 1600 West Lake Sammamish Parkway NE

within Lake Sammamish

and/or its associated wetlands. The project will be located within Shorelines of Statewide Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities:
- LUC Section 20.25E.080 (N) Moorage Regulations; LUC Section 20.30R.155 Shoreline Substantial Development Permit

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

1. Mitigation Planting: Shoreline mitigation planting at 1600 West Lake Sammamish Parkway NE shall be undertaken within the 25 foot shoreline critical area buffer to mitigate for the impacts associated with the installation of the boat lift. The mitigation planting shall cover a minimum of 450 square feet and contain the following plants and quantities:

Paper birch	Quantity: 1	Size: 5 gallon
Western red cedar	Quantity: 1	Size: 5 gallon
Pacific willow	Quantity: 1	Size: 1 gallon
Yellowtwig dogwood	Quantity: 11	Size: 2 gallon
Redtwig dogwood	Quantity: 10	Size: 2 gallon
Ninebark	Quantity: 3	Size: 2 gallon
Red currant	Quantity: 3	Size: 2 gallon
Evergreen huckleberry	Quantity: 6	Size: 2 gallon
Lady fern	Quantity: 11	Size: 1 gallon
Kinnikinnick	Quantity: 48	Size: 3" pots
Common rush	Quantity: 36	Size: plugs
Daggerleaf bulrush	Quantity: 36	Size: plugs
<u>Hardstem bulrush</u>	<u>Quantity: 36</u>	<u>Size: plugs</u>
Total:		203

Authority: Land Use Code 20.25E.080.N.1.b.vi(3)
 Reviewer: Kevin LeClair, Land Use

2. Mitigation Monitoring: To ensure successful establishment of shoreline mitigation plantings, the applicant shall submit a mitigation monitoring plan for review and approval prior to issuance of the required building permit. At a minimum the monitoring plan shall contain the following performance standards and reporting requirements:

A. Survival: Achieve 100% survival of all installed plants including emergent vegetation by the end of year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.

B. Native cover:

1) Achieve 40% coverage by native shrubs by year 2. Native volunteer species may count toward this standard.

2) Achieve 60% coverage by native shrubs by year 3. Native volunteer species may count toward this standard.

3) Achieve 80% coverage by native shrubs by year 5. Native volunteer species may count toward this standard.

C. Species diversity: Establish at least three native shrub species by year 5. Native volunteer species may count toward this standard.

D. Invasive cover: Aerial cover for all non-native, invasive and noxious weeds will not exceed 10% at any year during the monitoring period.

To ensure compliance with these standards, the applicant shall submit monitoring reports pursuant to the standards at the end of the growing season at the end of each of the 5 years.

Authority: Land Use Code 20.25E.080.N.1.b.vi(3)

Reviewer: Kevin LeClair, Land Use

3. In-Water Work Window: To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16th through December 31st, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and Shoreline Master Program Policies SH-13

Reviewer: Kevin LeClair, Land Use

4. Pesticides, Insecticides, and Fertilizers: Any use of pesticides, insecticides, and fertilizers shall be in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H

Reviewer: Kevin LeClair, Land Use

5. 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: Kevin LeClair, Land Use

6. Artificial Dock Lighting: To ensure no negative impacts to migrating juvenile salmon, any future lighting must be the minimum necessary to illuminate the walking surface only and be designed and installed to prevent light intrusion onto or into the water below.

Authority: Bellevue City Code 22.02.140

Reviewer: Kevin LeClair, Land Use

7. Obtain All Other Applicable State and/or Federal Permits: Before work can be allowed to proceed, all required federal and state permits and approvals must be received by the applicant prior to the commencement of any work. A copy of the approved Section 10 permit issued by the Army Corps of Engineer and the approved Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife shall be submitted to the City of Bellevue, prior to construction.

Authority: Land Use Code 20.25E.080.B.1
Reviewer: Kevin LeClair, Land Use

8. Protection of Lake Sewer Line: To ensure public infrastructure is protected from damage during construction, a Bellevue Utilities Wastewater Operations and Maintenance representative will need to be on site when pilings near the 8" lake line are installed. The applicant shall call 48 hours before work is to begin at (425) 452-4359 or (425) 452-7840. New pilings or columns must be 5' away from the sewer main and outside of the easement. At no time shall the barge be placed over the sewer main. Additional, all anchors shall be kept well away from sewer main and side sewer.

Authority: Bellevue City Code 24.04
Reviewer: Mark Frazier, Utilities

9. Turbidity Monitoring Plan: Turbidity Monitoring Plan shall be approved by the Clearing and Grading Division prior to commencement of construction activities The Turbidity Monitoring Plan shall be included with the Building Permit.

Authority: Clearing and Grading Code BCC 23.76
Reviewer: Savina Uzunow, Clear and Grade

10. Silt curtain: To ensure suspended sediment in the water column generated from the installation of the proposed piles does not migrate out of the work area, the applicant must install a silt containment boom.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Land Use

11. Land Use Inspection: To ensure mitigation planting has been performed in accordance with approved plans the applicant must call for and obtain an inspection for a Land Use Planner from the City of Bellevue, following installation of said revegetation measures.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Land Use

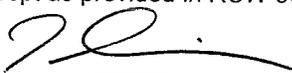
This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

March 31, 2011

Date


City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
DOE, Dave Radabaugh, 3190 160th Avenue SE, Bellevue, WA 98008-5452

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Attachments

1. Environmental Checklist
2. Development Plan

I. Proposal Description

Applicant is requesting a Shoreline Substantial Development Permit for the removal of an existing pier and the construction of a 401 square foot dock consisting of a 64 feet long by 4 feet wide walkway supported by eight 4-inch steel piles and two ells (1.5 feet by 11 feet and 6 feet by 11 feet) supported by an additional five 6-inch steel piles.

The applicant is also proposing to install approximately 450 square feet of native plantings in the shoreline critical area buffer as mitigation for the new moorage facility.

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

A. Site Description

The property is located at 1600 West Lake Sammamish Parkway NE. The property is approximately 50 feet wide by 255 feet deep. The property is accessed via long, single-lane shared driveway. The property slopes steeply down to the east with the house situated to the east of the driveway between the driveway and the lake shoreline. See Figure 1 below.



Figure 1: Property aerial

B. Zoning

The property is zoned R-2.5. It is also located within the Shoreline Overlay District and the Critical Areas Overlay District.

C. Land Use Context

The property is in the North Rosemont neighborhood and the Northeast Bellevue Neighborhood Enhancement Areas and planning subarea. The Rosemont neighborhood was developed in the 1930's and 40's. The houses are generally situated at the bottom of a steep slope within 35 to 40 feet of the water's edge.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The property is located in the R-2.5 zoning district. The single-family primary structure appears to be non-conforming relative to the side yard setback on the north property line. However, no changes are proposed to the single-family primary structure. There is no requirement to bring the structure into compliance at this time.

B. Shoreline Overlay Development Standards

i. Moorage Regulations LUC 20.25E.080.N

a. Moorage shall only be permitted within lots created prior to the effective date of the ordinance codified in LUC 20.25E. The existing shoreline overlay district rules became effective on August 1, 2006.

The lot at 1600 West Lake Sammamish Parkway NE was created 1937, prior to the effective date of the current shoreline overlay district ordinance. Proposal complies.

b. The only structures permitted in the first 30 feet waterward of the ordinary high water mark are piers and ramps. All floats and ells must be at least 30 feet waterward of the OHWM.

The piers extends 64 feet before the ell begins. Proposal complies.

c. No skirting is allowed on any structure.

No skirting proposed. Proposal complies.

d. Moorage facilities serving only one residential waterfront lot shall not exceed 480 square feet.

The proposed pier is contains 401 square feet of overwater coverage. Proposal complies.

e. Piers shall not exceed four feet wide and shall be fully grated.

Pier is 4 feet wide and fully grated. Proposal complies.

f. Ramps shall not exceed three feet wide and shall be fully grated.

No ramp proposed.

g. Ells are allowed only over water with depths of nine feet or greater at the landward end of the ell.

First landward pile of ell is in 9 feet of water. Proposal complies.

h. Ells may be up to six feet wide by 26 feet long with grating over the entire ell.

Two ells are proposed. The first is 1.5 feet wide by 11 feet long. The second is 6 feet wide by 11 feet long. Both are fully grated. Proposal complies.

- i. Floats are allowed only over water with depths of 10 feet or greater at the landward end of the float.

No floats are proposed.

- j. Floats may be up to six feet wide by 20 feet long, with a two-foot-wide strip of grating down the center.

No floats are proposed.

- k. In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark.

Facility is 76 feet in length waterward of OHWM. Proposal complies.

- l. The first (nearest shore) piling shall be steel, four-inch piling and at least 18 feet waterward of the ordinary high water mark. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA pilings are proposed, the applicant will meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Steel piles will be installed using approved sound attenuation measures.

The first pile set is 18 feet waterward of OHWM, and the second and third pile sets are spaced 18 feet apart. The piles supporting the ells are closer than eighteen feet apart but are the minimum necessary to support the proposed configuration. The first, second, third, and fourth piles sets are 4-inch diameter steel (8 total), and the remaining six piles under the ell are 6-inch steel. The pile spacing and material comply with the standards. The piles will be installed with approved sound attenuation measures.

- m. Existing habitat features shall be retained and new or expanded moorage facilities placed to avoid disturbance of such features.

There are no existing habitat features to retain or avoid.

- n. Invasive weeds (e.g., milfoil) may be removed with nonchemical means only.

No invasive weeds are proposed for removal.)

- o. The applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of ordinary high water mark. Planting shall consist of native shrubs and trees and, when possible, emergent vegetation. At least five native trees will be included in a planting plan containing one or more evergreen trees and two or more trees that like wet roots (e.g., willow species). Such planting shall be monitored for a period of five years consistent with a monitoring plan approved pursuant to LUC [20.25H.210](#). This subsection is not intended to prevent reasonable access through the shoreline critical area buffer to the shoreline, or to prevent beach use of the shoreline critical area.

Based on the 50-foot width of the property the planting area should measure approximately 500 square feet. To allow for reasonable access and use of the beach, the proposed planting area measures 450 square

feet. The planting plan includes 1 evergreen tree, 1 birch, 1 willow, 21 redtwig and yellowtwig dogwoods, 3 ninebarks, 3 red-flowering currants, and 6 evergreen huckleberry. The planting plan also calls for 59 groundcovers and 108 emgents. A 5-year monitoring plan was included. Proposal complies.

- p.** No private moorage or other structure waterward of the ordinary high water mark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line. Except boat lifts or portions of boat lifts which do not exceed 30 inches in height measured from ordinary high water mark.

No portion of the pier, ell or attached jet-ski lift is closer than 12 feet to the property line. The proposed boat lift is closer than 12 feet to the property line, but not over the property line. Proposal complies.

- q.** Installation, repair, maintenance, replacement or retention of one ground-based or floating watercraft lift without a canopy, per adjacent upland property and the placement of no more than two cubic yards of fill to anchor the lift is permitted.

The applicant is proposing to install a free-standing boatlift and an attached jet-ski lift on the south side of the dock. Since the jet-ski lift is not ground based or floating, it is allowed in addition to the ground-based boat lift. The proposal complies.

- r.** Installation of a translucent canopy on a new or existing watercraft lift is allowed in accordance with:

- i. In fresh waters, the canopy and structure should be located waterward of the nine-foot depth elevation as established by the OHWM.
- ii. The lowest edge of the canopy must be at least eight feet above the plane of OHWM.
- iii. Only one canopy can be installed per single or joint use residential overwater structure.
- iv. The watercraft lift with the canopy must be oriented with the length in the north-south direction to the maximum extent practicable.

The proposed canopy is not located over water that is 9 feet or more in depth. Therefore, a canopy is not allowed over the boat lift.

IV. Public Notice and Comment

Application Date:	February 10, 2011
Public Notice (500 feet):	February 24, 2011
Minimum Comment Period:	March 28, 2011

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and mailed to property owners within 500 feet of the project site. One comment was received as of the writing of this staff report.

The single comment was submitted by Karen Walter with the Muckleshoot Indian Tribe Fisheries Division. The comment asked for additional information that was not posted electronically with the SEPA checklist and asked about the installation of lighting on the proposed dock.

The city responded with scanned images of the proposal, along with assurance that a condition will be applied to the approval that limits any artificial lighting to the minimum necessary to illuminate the walkway and that it shall be designed and installed to avoid light intrusion onto or into the area below the dock.

No further 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 development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review stated that is a sewer line in the lake and imposed a condition that the line be located in the field and avoided when installing the pile supports. They found no other issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

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

A. Earth and Water

The proposed project is to occur on land entirely covered by the water of Lake Sammamish. The installation of the dock and boatlift is expected to cause some temporary disturbance of the lake bed sediments. These sediments will be contained

by a sediment curtain around the project area and will settle back to the bottom within a very short time following the development. The applicant will disturb some surface soil associated with the installation of native plantings both above and below the ordinary high water mark. The applicant is required adhere to City of Bellevue Environmental Best Management Practices regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X for a related condition of approval.

B. Animals

The project site is on lands wholly covered by the water of Lake Sammamish. The lake is known habitat for numerous fish species, including Chinook (*Oncorhynchus tshawytscha*) and Coho (*O. kisutch*) salmon.

Docks, boat lifts and moored boats provide shade, cover, and focal points for exotic predators of juvenile chinook and Coho salmon such as smallmouth bass (*Micropterus dolomieu*) and largemouth bass (*M. salmoides*). Shading from moored boats may reduce the abundance of prey organisms available to juvenile chinook and coho salmon, and to forage fish of bull trout (*Salvelinus confluentus*) by reducing aquatic vegetation and phytoplankton abundance. Any reduction in aquatic vegetation may also reduce complex refuge habitat. The temporary turbidity associated with construction may reduce water quality to the detriment of chinook and coho salmon, bull trout, and forage fish of bull trout.

C. Plants

The proposed project is not expected to remove or modify any vegetation. The applicant is required to mitigate for the installation of the boat lift by planting native plant species to the beach area. See Section X for related conditions of approval.

D. Noise

There will be noise generated during the development of the dock and boatlift. The temporary impact of sound from pile driving will be minimized through the use of sound attenuation equipment. The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

VII. Changes to proposal as a result of City review

The initial proposal from the applicant included an ell that measured 12 feet by 16 feet, which exceeded the allowed dimensions. This was revised to be two ells, with the first being 1.5 feet wide by 11 feet long and the second being 6 feet wide by 11 feet long.

Another change that was made as a result of city review was the addition of approximately 150 square feet of native planting and a five-year maintenance and monitoring plan to the planting plan. The plant species was also diversified to include additional trees and shrubs, along with additional emergents.

The final change made to the proposal was the removal of the covered moorage from

the proposal, because it did not comply with the development standards for covered moorage.

VIII. Shoreline Substantial Development Permit Decision Criteria LUC 20.30R

The Director of Planning and Community Development may approve or approve with modifications if:

- A. The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications; and**

Finding: Section II of this report contains a review of how the applicant has complied with the applicable performance standards for new, private residential moorage. Based on this review, the applicant has satisfactorily demonstrated that the applicant merits approval with conditions.

- B. The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code; and**

Finding: Section II of this report contains a review of how the applicant has complied with the applicable performance standards for new, private residential moorage. Based on this review, the applicant has satisfactorily demonstrated that the proposal complies with the applicable decision criteria. The proposal will undergo further construction review under the required Building Permit.

- C. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter [173-14 WAC](#) and the Master Program.**

Finding: The applicant has successfully demonstrated that the proposal is consistent with one or more of the elements of Bellevue's Shoreline Master Program. In particular, POLICY SH-1 states, "Plan for reasonable and appropriate shoreline uses." In the context of the residential zoning and use of the property, a new residential pier is considered a reasonable and appropriate use for the property.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **approve with conditions** the proposal to construct a pier with boat lift and jet-ski lift within Lake Sammamish at 1600 West Lake Sammamish Parkway NE.

Note- Expiration of Approval: In accordance with LUC 20.30R.175, a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

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

1. Mitigation Planting: Shoreline mitigation planting at 1600 West Lake Sammamish Parkway NE shall be undertaken within the 25 foot shoreline critical area buffer to mitigate for the impacts associated with the installation of the boat lift. The mitigation planting shall cover a minimum of 450 square feet and contain the following plants and quantities:

Paper birch	Quantity: 1	Size: 5 gallon
Western red cedar	Quantity: 1	Size: 5 gallon
Pacific willow	Quantity: 1	Size: 1 gallon
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Authority: Land Use Code 20.25E.080.N.1.b.vi(3)
 Reviewer: Kevin LeClair, Land Use

2. Mitigation Monitoring: To ensure successful establishment of shoreline mitigation plantings, the applicant shall submit a mitigation monitoring plan for review and approval prior to issuance of the required building permit. At a minimum the monitoring plan shall contain the following performance standards and reporting requirements:

A. Survival: Achieve 100% survival of all installed plants including emergent vegetation by the end of year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.

B. Native cover:

1) Achieve 40% coverage by native shrubs by year 2. Native volunteer species may count toward this standard.

2) Achieve 60% coverage by native shrubs by year 3. Native volunteer species may count toward this standard.

3) Achieve 80% coverage by native shrubs by year 5. Native volunteer species may count toward this standard.

C. Species diversity: Establish at least three native shrub species by year 5. Native volunteer species may count toward this standard.

D. Invasive cover: Aerial cover for all non-native, invasive and noxious weeds will not exceed 10% at any year during the monitoring period.

To ensure compliance with these standards, the applicant shall submit monitoring reports pursuant to the standards at the end of the growing season at the end of each of the 5 years.

Authority: Land Use Code 20.25E.080.N.1.b.vi(3)
Reviewer: Kevin LeClair, Land Use

3. In-Water Work Window: To mitigate adverse impacts to the fisheries resources, in-water construction shall occur during the period of July 16th through December 31st, unless otherwise determined by the Hydraulics Project Approval issued by the Washington State Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160, Comprehensive Plan Policy EN-26 and Shoreline Master Program Policies SH-13
Reviewer: Kevin LeClair, Land Use

4. Pesticides, Insecticides, and Fertilizers: Any use of pesticides, insecticides, and fertilizers shall be in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

5. 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: Kevin LeClair, Land Use

6. Artificial Dock Lighting: To ensure no negative impacts to migrating juvenile salmon, any future lighting must be the minimum necessary to illuminate the walking surface only and be designed and installed to prevent light intrusion onto or into the water below.

Authority: Bellevue City Code 22.02.140
Reviewer: Kevin LeClair, Land Use

7. Obtain All Other Applicable State and/or Federal Permits: Before work can be allowed to proceed, all required federal and state permits and approvals must be received by the applicant prior to the commencement of any work. A copy of the approved Section 10 permit issued by the Army Corps of Engineer and the approved Hydraulic Project Approval (HPA) issued by the Washington State Department of Fish and Wildlife shall be submitted to the City of Bellevue, prior to construction.

Authority: Land Use Code 20.25E.080.B.1
Reviewer: Kevin LeClair, Land Use

8. Protection of Lake Sewer Line: To ensure public infrastructure is protected from damage during construction, a Bellevue Utilities Wastewater Operations and Maintenance representative will need to be on site when pilings near the 8" lake line are installed. The applicant shall call 48 hours before work is to begin at (425) 452-4359 or (425) 452-7840. New pilings or columns must be 5' away from the sewer main and outside of the easement. At no time shall the barge be placed over the sewer main. Additional, all anchors shall be kept well away from sewer main and side sewer.

Authority: Bellevue City Code 24.04
Reviewer: Mark Frazier, Utilities

9. Turbidity Monitoring Plan: Turbidity Monitoring Plan shall be approved by the Clearing and Grading Division prior to commencement of construction activities The Turbidity Monitoring Plan shall be included with the Building Permit.

Authority: Clearing and Grading Code BCC 23.76
Reviewer: Savina Uzunow, Clear and Grade

10. Silt curtain: To ensure suspended sediment in the water column generated from the installation of the proposed piles does not migrate out of the work area, the applicant must install a silt containment boom.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Land Use

11. Land Use Inspection: To ensure mitigation planting has been performed in accordance with approved plans the applicant must call for and obtain an inspection for a Land Use Planner from the City of Bellevue, following installation of said revegetation measures.

Authority: Land Use Code 20.25E.080.B
Reviewer: Kevin LeClair, Land Use

BACKGROUND INFORMATION

Property Owner: SAMP FRONT LLC

*Reviewed by Kevin LeClair
on 2-17-2011*

Proponent: Elliott Severson

Contact Person: Elliott Severson

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5150 Village Park Dr. SE, Suite 107 Bellevue, WA 98006

Phone: Office: (425) 289-1640 or Cell: (206) 595-5746

Proposal Title: Severson Dock and Lift

Proposal Location: 1600 W. Lk. Samm. Pkwy. NE Bellevue, WA

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

Please attach an 8 1/2" 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: Remove a portion of existing concrete dock and pilings. Drive new piles and construct new dock with boat lift, canopy & jetski Lift

2. Acreage of site: 13,500 SF

- New dock is proposed to be 444 ft² of overwater coverage.

3. Number of dwelling units/buildings to be demolished: None

4. Number of dwelling units/buildings to be constructed: None

5. Square footage of buildings to be demolished: 0

6. Square footage of buildings to be constructed: 0

7. Quantity of earth movement (in cubic yards): 0

8. Proposed land use:

9. Design features, including building height, number of stories and proposed exterior materials:

10. Other

Estimated date of completion of the proposal or timing of phasing: Summer 2011

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

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None

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

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.

Single Family Addition Building Permit
Shoreline Substantial Development Permit - Single Family

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)? 90% (Access Ally)
- 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.
Sand and gravel. No farm land known
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source
None

of fill.

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

No - turbidity will occur with removal of old dock and installation of new piles.

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

No Change

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

None

Erosion and Sedimentation Control will be achieved per BCC 23.76 Clearing + Grading Codes.

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.

Emission from Pile Driver for a very short period of time.

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:

None

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.

Yes Lake Sammamish

(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.

Yes. Remove existing pilings and a portion of existing concrete dock. Drive new pilings, construct new dock on pilings install boat lift and canopy.

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

None

- (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.

Yes

- (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.

No

- (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

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.

None

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

No

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

None

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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?

None

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

None

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

See Proposed planting plan

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:

Birds: hawk, heron, eagle, songbirds, other: Crows

Mammals: deer, bear, elk, beaver, other: None

Fish: bass, salmon, trout, eerring, shellfish, other: BASS

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

None Known unless some fish in the lake

*WDFW Notes the following
priority species in
Lake Sammamish.*

c. Is the site part of a migration route? If so, explain. None Known

*Chinook, coho, sockeye, and
Kokanee Salmon, bull trout, steel*

d. Proposed measures to preserve or enhance wildlife, if any: See proposed planting plan

*and
resident
cutthroat
trout.*

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: for dock lights / Solar: for Boat Lift

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:

Solar for boat lift and possibly for dock lights

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.

None

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

None

b. Noise

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

None

(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.

Pile Driving 1 to 2 days during normal
business hours

KL 2-17-11

- (3) Proposed measures to reduce or control noise impacts, if any:
None

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Single Family residence
- b. Has the site been used for agriculture? If so, describe.
No
- c. Describe any structures on the site.
Single Family house with decks
- d. Will any structures be demolished? If so, what? No
- e. What is the current zoning classification of the site? R 2.5
- f. What is the current comprehensive plan designation of the site?
Shoreline overlay
- g. If applicable, what is the current shoreline master program designation of the site?
Shoreline overlay
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Uphill Bank
- i. Approximately how many people would reside or work in the completed project?
None
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Built per code

9. Housing

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

None

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

None

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

None

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? 24" above water level flow thru decking

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

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

None

11. Light and Glare

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

None

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

No

c. What existing off-site sources of light or glare may affect your proposal?
None

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

None

12. Recreation

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

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

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No

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

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. West Lake Sammamish Parkway

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No

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

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.
Dock is on Lake Sammamish

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

None

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

None

15. Public Services

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

No

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

None

16. Utilities

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

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

Possible Electricity for Dock Lights

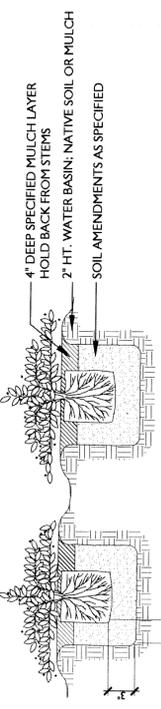
Signature

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 2/2/2011

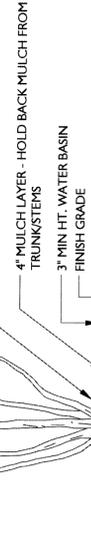
- NOTES:**
1. PLANT GROUNDCOVER AT SPECIFIED DISTANCE ON-CENTER (O.C.) USING TRIANGULAR SPACING, TYP.
 2. LOOSEN SIDES AND BOTTOM OF PLANTING PIT AND REMOVE DEBRIS
 3. SOAK PIT BEFORE PLANTING PLANTS BEFORE INSTALLING
 4. SOAK PIT BEFORE AND AFTER INSTALLING PLANT



A GROUNDCOVER & PERENNIAL PLANTING DETAIL
NTS

- NOTES:**
1. PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL.
 2. LOOSEN SIDES AND BOTTOMS OF PLANTING PIT
 3. SOAK PLANTING PIT AFTER PLANTING

REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. UNTANGLE AND STRAIGHTEN CIRCLING ROOTS - PRUNE IF NECESSARY. IF PLANT IS EXCEPTIONALLY ROOT-BOUND, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE



B TREE & SHRUB PLANTING DETAIL
NTS

Maintenance and Monitoring Plan

Goals

- 1) Within the proposed restoration area of the shoreline buffer, establish dense native vegetation that is appropriate to the eco-region and site.
- 2) Where indicated on the plan, areas within the shoreline buffer will remain substantially vegetated with a preponderance of native plants and will contain little invasive or noxious weed cover.
- 3) Increase habitat cover and refuge for amphibians, small mammals, and invertebrates.

Performance Standards

The standards listed below will be used to judge the success of the installation over time. If performance standards are met at the end of Year 5, the site will then be deemed successful and the performance security bond will be eligible for release by the City of Bellevue.

- 1) Survival: Achieve 100% survival of all installed plants including emergent vegetation by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
- 2) Native cover:
 - a. Achieve 40% understory cover of native shrubs by Year 2. Native volunteer species may count towards this cover standard.
 - b. Achieve 60% understory cover of native shrubs by Year 3. Native volunteer species may count towards this cover standard.
 - c. Achieve 80% understory cover of native shrubs by Year 5. Native volunteer species may count towards this cover standard.
- 3) Species diversity: Establish at least three native shrub species by Year 5. Native volunteer species may count towards this standard.
- 4) Invasive cover: Aerial cover for all non-native, invasive and noxious weeds will not exceed 10% at any year during the monitoring period. Invasive plants include Himalayan blackberry (*Rubus armeniacus*), cut leaf blackberry (*Rubus laciniatus*), reed canarygrass (*Phalaris arundinacea*), cherry (hegge) laurel (*Prunus laurocerasus*), English holly (*Ilex aquifolium*), and ivy species (*Hedera* spp.).

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 in the preceding section.

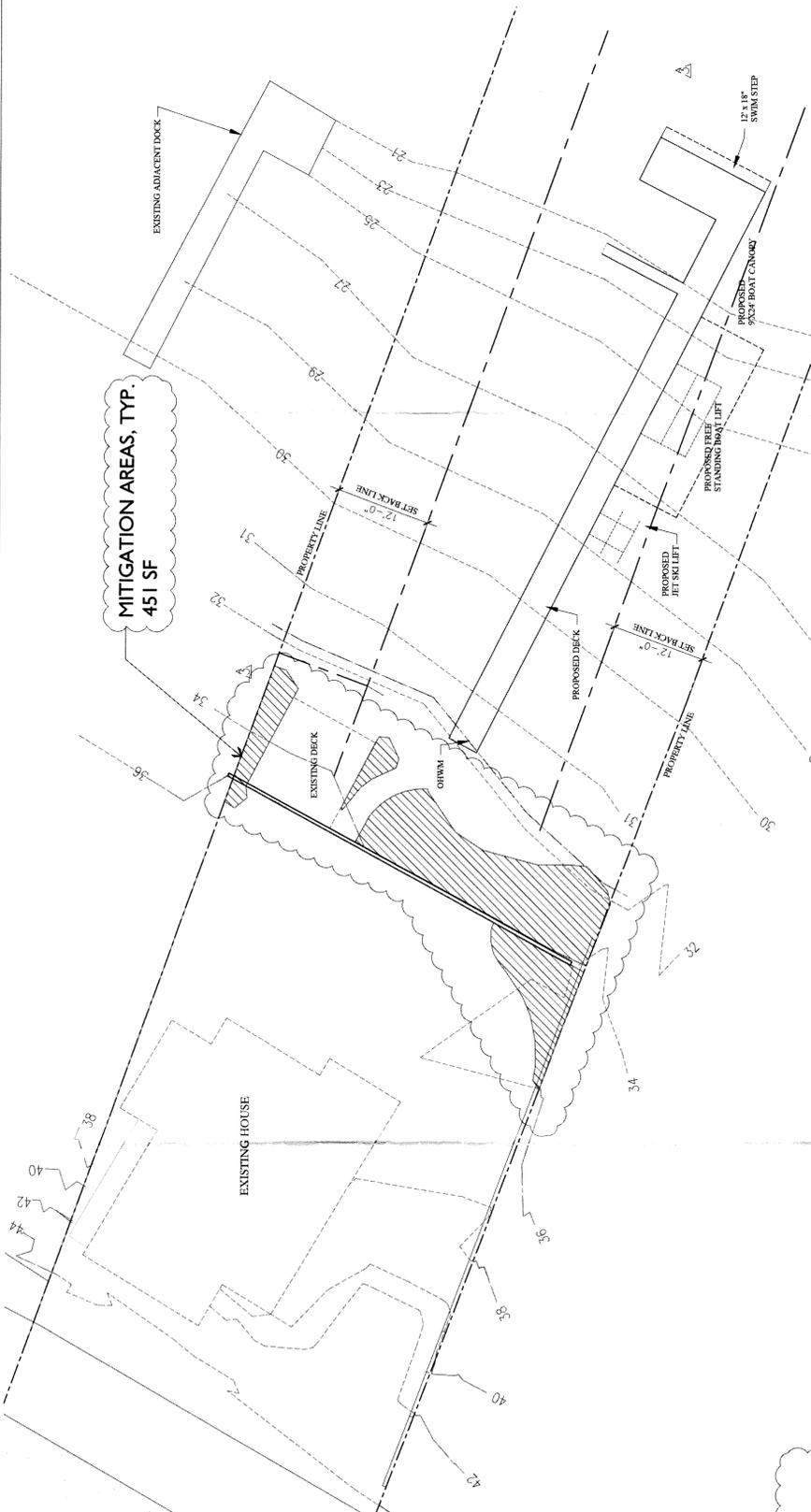
An as-built plan will be prepared by the **restoration professional** (Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects) prior to the beginning of the monitoring period. The as-built plan will be a mark-up of the planting plans included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

Monitoring will take place once annually in the fall for five years. Year-1 monitoring will commence in the first fall subsequent to installation.

The formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue:

- 1) Visual assessment of the overall site.
- 2) Year-1 counts of live and dead plants by species.
- 3) Counts of dead plants where mortality is significant in any monitoring year.
- 4) Estimate of native shrub cover.
- 5) Estimate of emergent cover.
- 6) Estimate of non-native, invasive weed cover.
- 7) Tabulation of established native species, including both planted and volunteer species.
- 8) Photographic documentation from at least three fixed reference points.

SITE PLAN



PLANTING PLAN

SCIENTIFIC / COMMON NAME	QTY	SIZE
TREES - ALL TREES TO BE HEALTHY & WELL BRANCHED		
BETULA PAPERBERA	1	5 GAL
PAPER BIRCH		
THUJA PLICATA	1	5 GAL
WESTERN RED CEDAR		
SALIX LASIANDRA	1	1 GAL
PACIFIC WILLOW		
SHRUBS - ALL SHRUBS TO BE HEALTHY, FULL & VIGOROUS		
CORNUS FLAVIRAEA	11	2 GAL
YELLOW TWIG DOGWOOD		
CORNUS SERICEA	10	1 GAL
RED TWIG DOGWOOD		
PRINOSPIRIS CAPITATUS	3	2 GAL
NINEBARK		
PERENNIALS/GROUNDCOVER - ALL TO BE HEALTHY & VIGOROUS		
ATRIPLUM FLUXIFERNA	11	1 GAL
LADY FERN		
ARCTOSTAPHYLOS UVA URSI	48	2" OR 3" POTS
KININICK		
EMERGENTS - ALL TO BE HEALTHY & VIGOROUS		
JUNCUS EFFRUSUS	36	10 CLIP POTS OR PLUGS
COMMON RUSH		
JUNCUS EFFRUSUS	36	APPROXIMATELY 12" OC. GROUPS OF 5-7 PLANTS
DIAGLEAF BULRUSH		
SCHOENOPLECTUS ACUTUS	36	PLANTS
HARDSTEN BULRUSH		

GENERAL PLANTING SEQUENCE:

1. NATIVE PLANT INSTALLATION SHALL OCCUR DURING FROST-FREE PERIODS ONLY. PREFERRED MONTHS FOR INSTALLATION ARE BETWEEN SEPTEMBER 15TH AND APRIL 15. PRIOR TO HOT, DRY WEATHER, PLANTS MAY ONLY BE INSTALLED DURING HOT WEATHER IF THE APPLICANT AGREES TO IRRIGATE THE ENTIRE PLANTING AREA, DELIVERING AT LEAST 2" OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 15TH.
2. PROCURE PLANTS IN LEGEND AND INSURE THAT MATERIAL MEETS THE MINIMUM REQUIREMENTS OUTLINED IN THE PLANT LEGEND AND PLANTING DETAILS.
3. LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK.
4. REMOVE ALL INVASIVE WEEDS WITHIN THE PROJECT AREA, PARTICULARLY ENGLISH IVY. AMEND SOILS WITH COMPOST IF NEEDED.
5. INSURE THAT NO ADVERSE DRAINAGE CONDITIONS EXIST THAT MAY AFFECT PROPER PLANT GROWTH AND ESTABLISHMENT.
6. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE LANDSCAPE ARCHITECT. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT AGENCY APPROVAL.
7. INSTALL EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
8. INSTALL A 4" DEPTH, COARSE WOOD-CHIP MULCH RING THROUGHOUT ENTIRE PROJECT AREA.
9. 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.

THE APPLICANT SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL AS SET FORTH IN THE PERMIT CONDITIONS. IF THE OWNER OR APPLICANT CHOOSES TO HIRE A LANDSCAPE CONTRACTOR, THEN ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.

GENERAL NOTES:

NO	DATE	DESCRIPTION	BY
1	01-28-11	REVISION SET	MG
2	02-02-11	REVISION	MG
3	02-08-11	REVISION	MG
4	03-11-11	REVISION SET	MG
5	03-14-11	PERMIT REVISION	MG