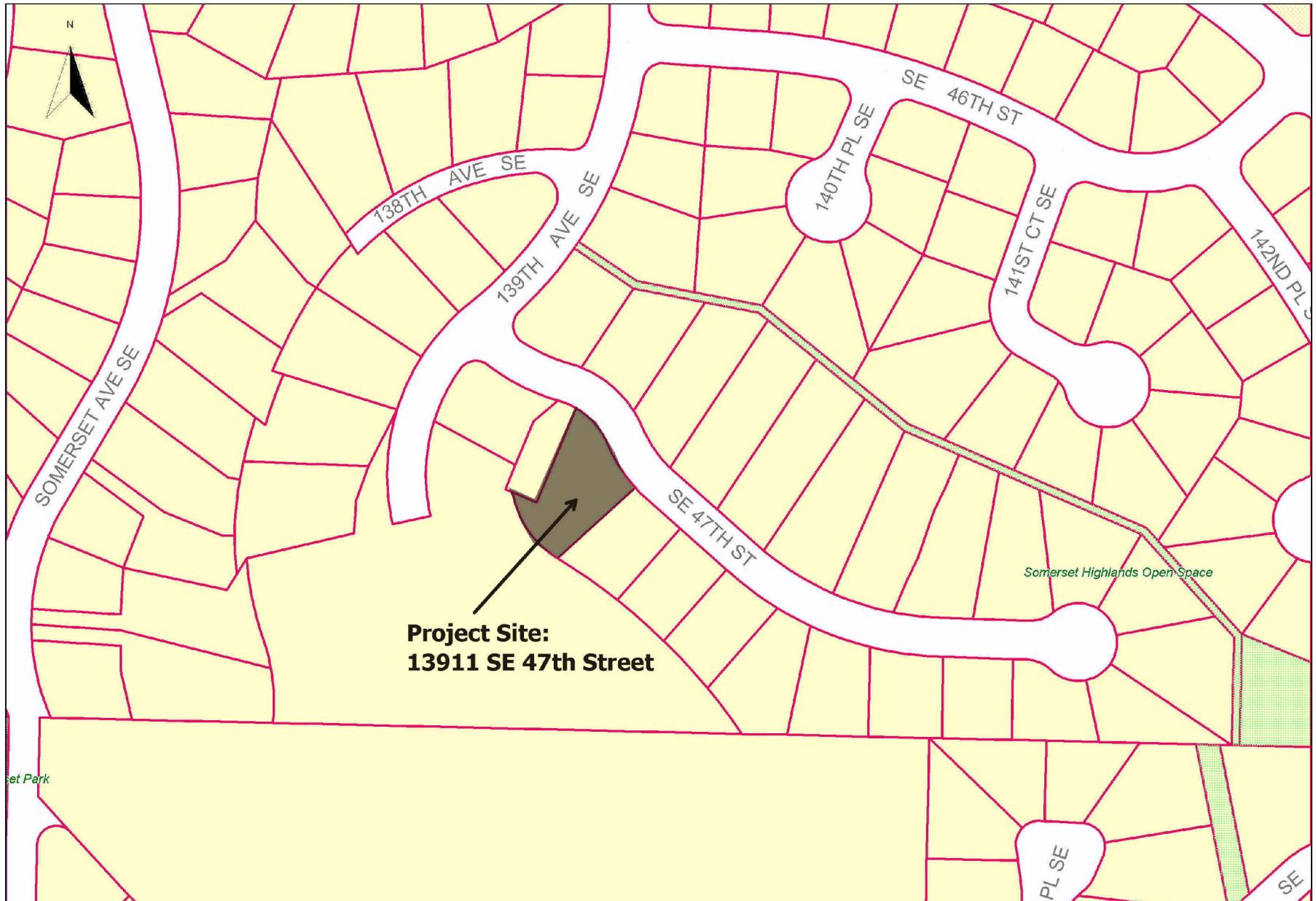
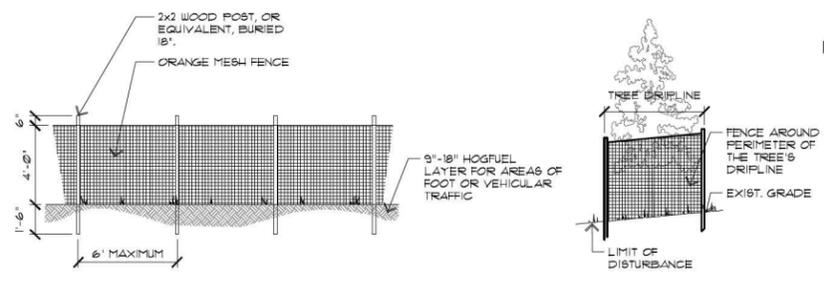


Latchague-Irvine Landscaping Improvements

File Number: 11-114961-LO





TREE PROTECTION DETAIL
SCALE: NTS

GENERAL NOTES:

- CONTRACTOR AND/OR OWNER RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ALL REQUIRED INSPECTIONS.
- ALL WORK INCLUDING BUT NOT LIMITED TO ITEMS SUCH AS TRENCH EXCAVATION AND BACKFILL, PIPE BENDING, PIPE INSTALLATION, CLEANING AND TESTING, ROADWAY REPAIR, ETC. SHALL CONFORM TO MUNICIPAL REQUIREMENTS AND STANDARD SPECIFICATIONS. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROCESS.
- BEFORE CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE MUNICIPALITY, ARCHITECT, AND OWNER WITH NOTIFICATION OF TIME AND LOCATION.
- THE CONTRACTOR SHALL NOTIFY MUNICIPALITY, ARCHITECT, AND OWNER TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREIN WHICH MAY BE EFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- CONTRACTOR SHALL CONTACT AN UNDERGROUND LOCATING SERVICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION (800-424-5555) AND LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
- UTILITY SERVICE CONNECTIONS ARE TO BE MAINTAINED PRIVATELY, NOT BY THE MUNICIPALITY. THE CONTRACTOR SHALL PROVIDE FOR ALL TESTS REQUIRED BY THE STREET USE INSPECTOR.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WITH WATER WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE MUNICIPALITY WITH JURISDICTION.
- ALL WORK REQUIRED TO BE PERFORMED AS A MUNICIPAL SERVICE CONCERNING THE REMOVAL OR RELOCATION OF UTILITIES SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO MAKE SURE DRAIN LINES AND INFILTRATION TRENCHES DO NOT CONFLICT WITH THE FOOTINGS FOR STRUCTURES. ALL FOOTINGS SHALL BE MARKED AND STAKED FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TAKE EXTRA CARE NOT TO DISTURB OR INCONVENIENCE SURROUNDING NEIGHBORHOOD DURING CONSTRUCTION.

TREE PROTECTION NOTES:

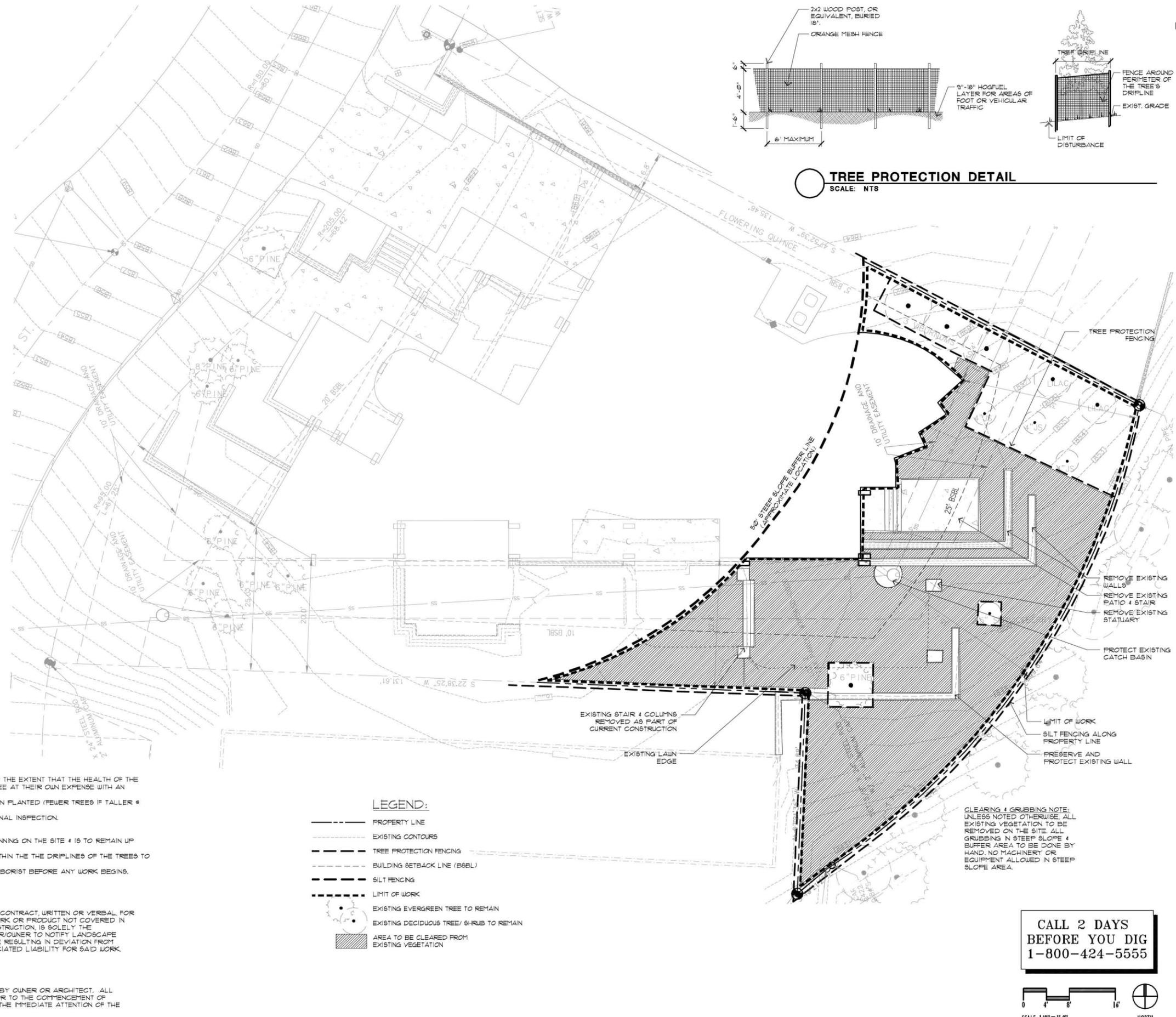
- IF ANY TREES SHOWN AS SAVED ARE DESTROYED OR DAMAGED TO THE EXTENT THAT THE HEALTH OF THE TREE IS QUESTIONABLE, THE CONTRACTOR SHALL REPLACE THE TREE AT THEIR OWN EXPENSE WITH AN APPROVED SPECIMEN, PER WRITTEN SPECIFICATION.
- REPLACEMENT CONIFER TREES MUST BE 12 OR MORE FEET TALL WHEN PLANTED (FEWER TREES IF TALLER & INSTALLATION & APPROVED BY ARBORIST).
- REPLACEMENT TREES MUST BE PLANTED & APPROVED PRIOR TO FINAL INSPECTION.
- REPLACEMENT TREES MUST BE MAINTAINED FOR ONE YEAR.
- CHECK SITE PLAN FOR MITIGATION TREE INSTALLATION LOCATIONS.
- TREE PROTECTION FENCING IS TO GO UP PRIOR TO ANY WORK BEGINNING ON THE SITE & IS TO REMAIN UP UNTIL THE END OF THE PROJECT.
- NO DRIVING ALLOWED WITHIN THE TREE PROTECTION FENCING OR WITHIN THE THE DRIPLINES OF THE TREES TO BE PROTECTED.
- TREE PROTECTION INSPECTION REQUIRED BY CITY OR PROJECT ARBORIST BEFORE ANY WORK BEGINS.

LEGAL NOTE:

CONTRACTOR/OWNER SOLELY LIABLE FOR ALL WORK NOT COVERED IN CONTRACT, WRITTEN OR VERBAL, FOR WHICH THE LANDSCAPE ARCHITECT WAS RETAINED. FAILURE OF ANY WORK OR PRODUCT NOT COVERED IN CONTRACT, OR APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR/OWNER. FAILURE OF CONTRACTOR/OWNER TO NOTIFY LANDSCAPE ARCHITECT OF CHANGES MADE TO PLANS OR DETAILS, OR ANY CHANGE RESULTING IN DEVIATION FROM INDUSTRY STANDARDS, RELEASES LANDSCAPE ARCHITECT FROM ASSOCIATED LIABILITY FOR SAID WORK.

SURVEY NOTE:

ALL SITE INFORMATION IS BASED ON SURVEY INFORMATION PROVIDED BY OWNER OR ARCHITECT. ALL EXISTING CONDITIONS AND LAYOUT ARE TO BE VERIFIED IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.



LATCHAGUE-IRVINE RESIDENCE
13911 SE 47TH ST.
BELLEVUE, WA 98006



PERMIT DRAWINGS.

THIS DOCUMENT SUPERSEDES AND MAKES VOID ALL PREVIOUS ITERATIONS ISSUED PRIOR TO 06/03/2011.

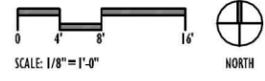
DESIGNED BY: KP, SH
DRAWN BY: SH

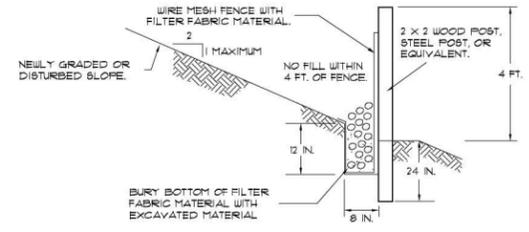
Date Issue
06/03/11 PERMIT SUBMITTAL

Sheet Title
DEMOLITION AND TREE/SHRUB PROTECTION PLAN

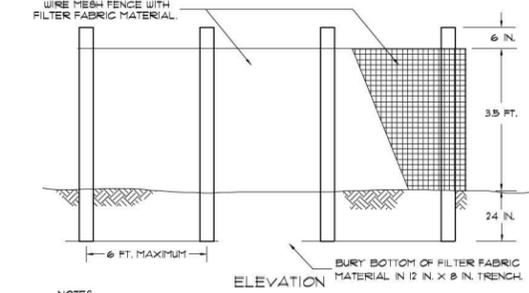
Sheet Number
L-1.0

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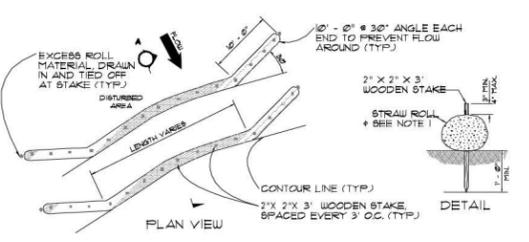
TYPICAL CROSS SECTION



ELEVATION

- NOTES:
- FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
 - JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6" INCHES AT POST.
 - USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH TO WIRE FENCE.
 - REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

SILT FENCE
 SCALE: NTS



- STRAW ROLL SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
- ALWAYS INSTALL STRAW ROLL PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
- REMOVE SEDIMENT FROM THE UP-SLOPE SIDE OF THE STRAW ROLL WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE STRAW ROLL.
- MAY BE USED IN PLACE OF FILTER FENCE FOR PERIMETER CONTROL.

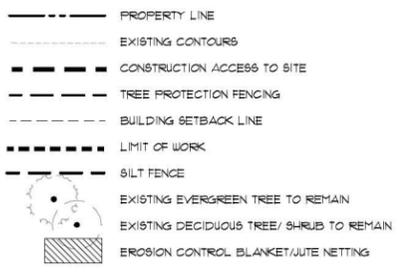
STRAW ROLL DETAIL
 SCALE: NTS

T.E.S.C. NOTES:

- NON-COMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEAR LIMIT VIOLATIONS MAY RESULT IN THE REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORFEITURES.
- PRIOR TO ANY WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF BELLEVUE/OWNER ARCHITECT TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- PRIOR TO ANY SITE CONSTRUCTION (WHICH INCLUDES CLEARING, GRUBBING OR GRADING ON THE SITE) CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AS REQUIRED.
- THE T.E.S.C. FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED.
- ALL SITE WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE INTERNATIONAL BUILDING CODE. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE STANDARDS AND SPECIFICATIONS WHICH APPLY.
- ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF SEATTLE'S BEST MANAGEMENT PRACTICES (BMP).
- STOCKPILES ARE TO BE LOCATED ONLY IN SAFE AREAS DESIGNATED AND ADEQUATELY PROTECTED BY PLASTIC SHEETING AND SILT FENCE.
- THE T.E.S.C. FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE EXISTING DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
- THE T.E.S.C. FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE T.E.S.C. FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM OR SITE CONDITIONS AND AS IDENTIFIED BY CITY INSPECTOR.

- THE T.E.S.C. FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
- ANY AREA STRIPPED OF VEGETATION (INCLUDING ROADWAY EMBANKMENTS) WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 15 DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED T.E.S.C. METHODS (I.E. SEEDING, MULCHING, EROSION BLANKETS, JUTE, ETC.).
- ALL T.E.S.C. FACILITIES SHALL CONFORM TO THE CITY OF SEATTLE CONSTRUCTION BEST MANAGEMENT PRACTICES MANUAL. THE CONTRACTOR SHALL BE FAMILIAR WITH AND SHALL HAVE A COPY OF THIS DOCUMENT ON-SITE DURING CONSTRUCTION. ALL T.E.S.C. STRUCTURES ARE REFERENCED IN THIS MANUAL UNLESS OTHERWISE NOTED.
- DISTURBED SOILS THAT ARE EXPOSED TO SURFACE RUNOFF SHALL BE STABILIZED WITH STRAW OR HYDROSEEDING AS DIRECTED BY SOILS ENGINEER/GEOTECH.
- APPROVAL BY DCLU OF THE DRAINAGE AND TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN DOES NOT INCLUDE APPROVAL OF THE GRADING ACTIVITIES SHOWN HEREIN. GRADING ACTIVITIES WITHIN THE RIGHT-OF-WAY REQUIRES A STREET USE PERMIT FROM SEATTLE DEPARTMENT OF TRANSPORTATION. ANY GRADING ON ADJACENT PROPERTIES REQUIRES WRITTEN APPROVAL FROM PROPERTY OWNER.
- CATCH BASINS AND DRAINAGE DITCHES IN THE ADJACENT STREETS SHALL BE INSPECTED BY THE CONTRACTOR DAILY. WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCKS SHALL BE CLEAN AND FREE OF SEDIMENT. THE CONTRACTOR SHALL CLEAN ALL CITY CATCH BASINS AND IMPLEMENT EXTRA SEDIMENTATION CONTROL METHODS IF NECESSARY AND AS DIRECTED BY THE SEATTLE ENGINEERING DEPARTMENT STREET USE INSPECTOR.
- PROVIDE CATCH BASIN SEDIMENT INSERT FILTERS AND NEW CATCH BASIN PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS.
- ALL GRADING MUST BE STABILIZED BY OCTOBER 31ST. NO EXCAVATION TO BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST WITHOUT AN APPROVED DRY SEASON GRADING EXTENSION LETTER FROM DCLU.

LEGEND:



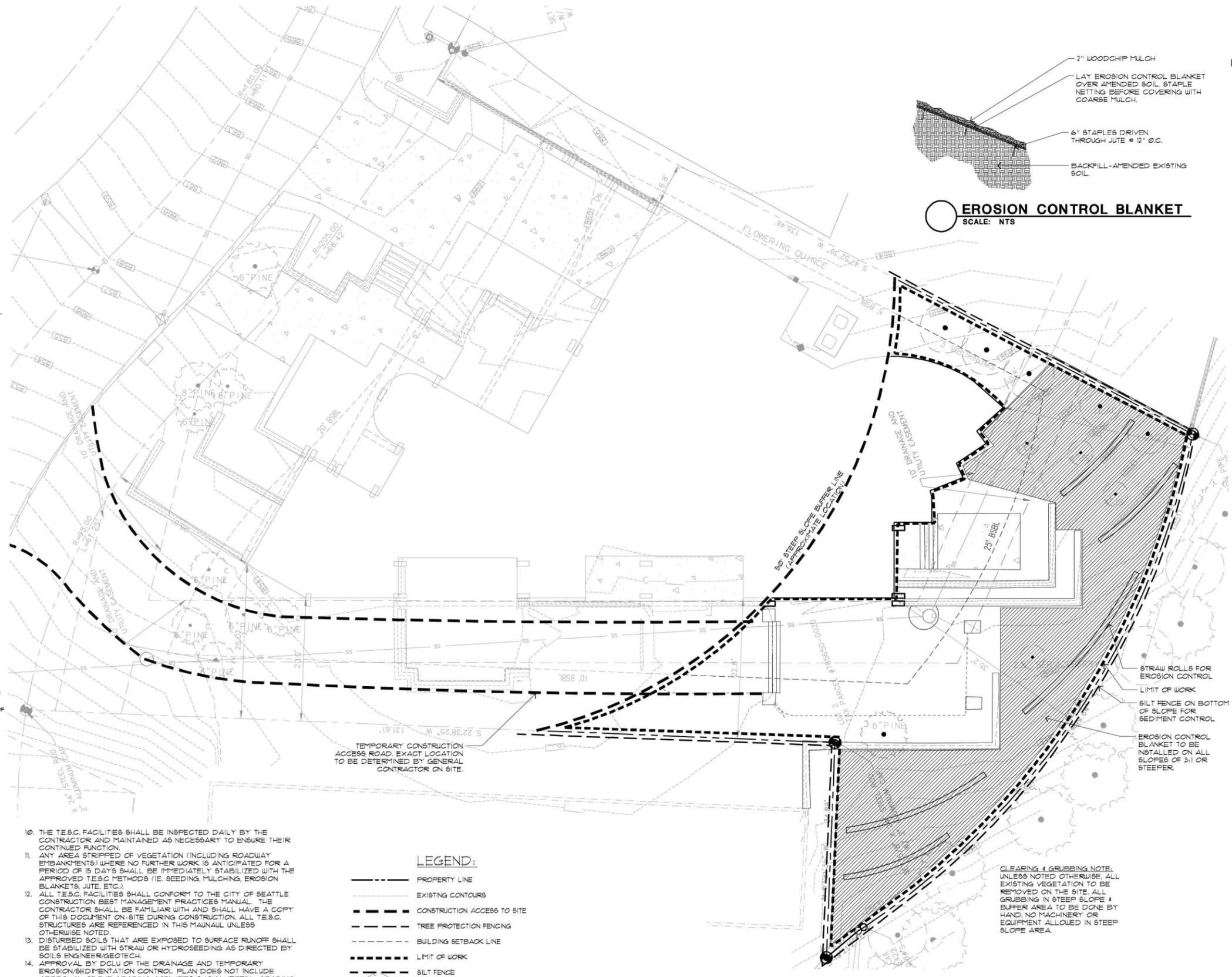
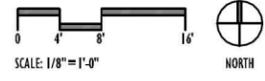
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CALL 2 DAYS BEFORE YOU DIG
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EROSION CONTROL BLANKET
 SCALE: NTS

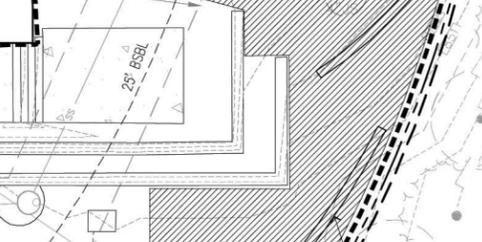


TYPICAL CROSS SECTION



- NOTES:
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STRAW ROLL DETAIL
 SCALE: NTS

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LEGEND:



LEGAL NOTE:

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SURVEY NOTE:

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CALL 2 DAYS BEFORE YOU DIG
 1-800-424-5555



**LATCHAGUE-IRVINE
 RESIDENCE**
 13911 SE 47TH STREET
 BELLEVUE, WA 98006



PERMIT DRAWINGS.

THIS DOCUMENT SUPERSEDES AND MAKES VOID ALL PREVIOUS ITERATIONS ISSUED PRIOR TO 04/03/2011.

DESIGNED BY: KP, SH
 DRAWN BY: SH

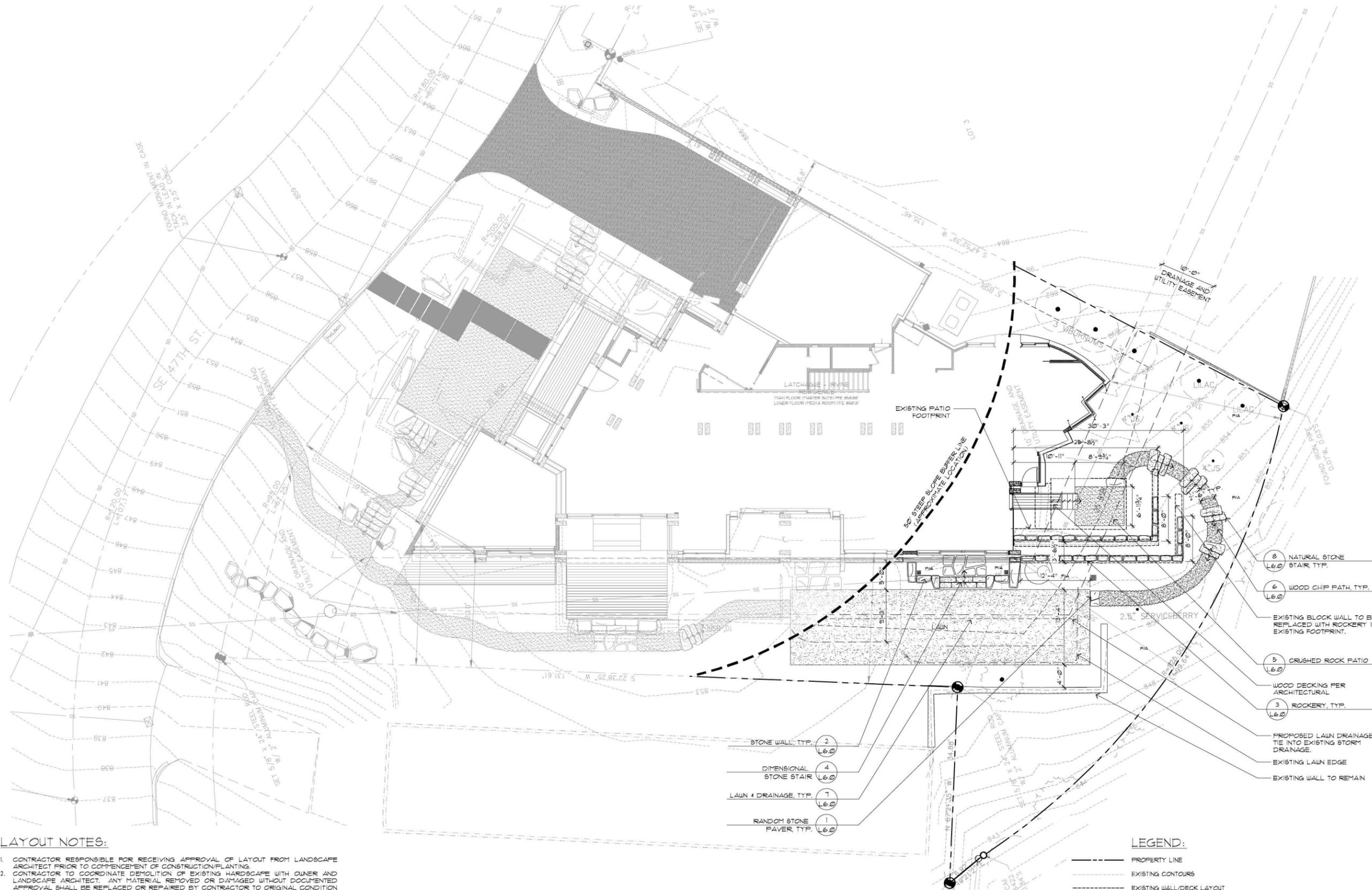
Date: 06/3/11
 Issue: PERMIT SUBMITTAL

Sheet Title

LAYOUT PLAN

Sheet Number

L-3.0



LAYOUT NOTES:

1. CONTRACTOR RESPONSIBLE FOR RECEIVING APPROVAL OF LAYOUT FROM LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION/PLANTING.
2. CONTRACTOR TO COORDINATE DEMOLITION OF EXISTING HARDSCAPE WITH OWNER AND LANDSCAPE ARCHITECT. ANY MATERIAL REMOVED OR DAMAGED WITHOUT DOCUMENTED APPROVAL SHALL BE REPLACED OR REPAIRED BY CONTRACTOR TO ORIGINAL CONDITION AT NO COST TO OWNER.
3. ALL MATERIALS TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT UPON DELIVERY AND PRIOR TO INSTALLATION. MATERIAL MUST BE STORED IN A CLEAN DRY AREA. NO MATERIALS MAY BE STORED WITHIN THE DRIP-LINE OF TREES TO REMAIN.
4. CONTRACTOR IS TO NOTIFY AND RECEIVE APPROVAL FROM OWNER/LANDSCAPE ARCHITECT CONCERNING ANY CHANGES OR DEVIATIONS MADE TO LAYOUT, DETAILS, OR INDUSTRY STANDARDS PRIOR TO CONSTRUCTION.
5. RELOCATION, PRUNING OR REMOVAL OF ANY EXISTING PLANT MATERIAL MUST BE APPROVED BY OWNER/LANDSCAPE ARCHITECT.
6. CONTRACTOR MUST RECEIVE APPROVAL WHEN SUBSTITUTING ANY MATERIAL SPECIFIED. CHANGES TO ANY PRE-SELECTED MATERIAL MUST ALSO BE DOCUMENTED AND APPROVED BY CONTRACTOR & OWNER/LANDSCAPE ARCHITECT.
7. ON-SITE MEETINGS SCHEDULED BY CONTRACTOR SHALL BE HELD LIABLE BY THE CONTRACTOR. FAILURE TO HAVE SPECIFIED PERSONNEL ON SITE AT SCHEDULED MEETING TIMES, OR FAILURE TO PERFORM WORK FOR WHICH THE MEETING WAS SCHEDULED, WILL RESULT IN CONTRACTOR BEING BILLED FOR LANDSCAPE ARCHITECTS TIME AT NO COST TO OWNER.

SURVEY NOTE:

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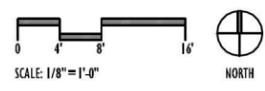
- STONE WALL, TYP. (2) L6.0
- DIMENSIONAL STONE STAIR (4) L6.0
- LAWN & DRAINAGE, TYP. (7) L6.0
- RANDOM STONE PAVER, TYP. (1) L6.0

- (8) NATURAL STONE STAIR, TYP. L6.0
- (6) WOOD CHIP PATH, TYP. L6.0
- EXISTING BLOCK WALL TO BE REPLACED WITH ROCKERY IN EXISTING FOOTPRINT.
- (5) CRUSHED ROCK PATIO L6.0
- WOOD DECKING PER ARCHITECTURAL
- (3) ROCKERY, TYP. L6.0
- PROPOSED LAWN DRAINAGE. TIE INTO EXISTING STORM DRAINAGE.
- EXISTING LAWN EDGE
- EXISTING WALL TO REMAIN

LEGEND:

- PROPERTY LINE
- - - EXISTING CONTOURS
- - - EXISTING WALL/DECK LAYOUT
- [Symbol] NATURAL STONE STAIR
- [Symbol] LAWN
- [Symbol] WOOD CHIP PATH
- [Symbol] DIMENSIONAL DRY STACK STONE STAIR
- [Symbol] ROCKERY
- [Symbol] AREA DRAIN

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**LATCHAGUE-IRVINE
RESIDENCE**
13911 SE 47TH STREET
BELLEVUE, WA 98006



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Kenneth R. Philp
KENNETH R. PHILP
CERTIFICATE NO. 546

PERMIT DRAWINGS.

THIS DOCUMENT SUPERSEDES AND MAKES VOID ALL PREVIOUS ITERATIONS ISSUED PRIOR TO 06/03/2011.

DESIGNED BY: KP, SH
DRAWN BY: SH

Date Issue
06/03/11 PERMIT SUBMITTAL

Sheet Title

GRADING PLAN

Sheet Number

L-4.0



GRADING NOTES:

- NO GRADING SHALL OCCUR OR HEAVY EQUIPMENT WILL BE ALLOWED IN THE DRIPLINE OF EXISTING TREES NOTED FOR PRESERVATION.
- REFER TO PLAN FOR LIMITS OF PROTECTIVE FENCING. PROTECTIVE FENCING TO REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES. UPON APPROVAL BY LANDSCAPE ARCHITECT, FENCING MAY BE REMOVED FOR LANDSCAPE INSTALLATION WORK. REFER TO LANDSCAPE PROJECT INSTALLATION SPECIFICATIONS FOR TREE PROTECTION NOTES THAT APPLY DURING LANDSCAPE INSTALLATION.
- IN ALL AREAS WHERE LIMITED ACCESS OVER EXISTING TREE ROOTS IS UNAVOIDABLE, AN 18" DEPTH OF LOG FUEL OR AN APPROVED SUBSTITUTE TEMPORARY SURFACING MATERIAL WILL BE REQUIRED. ADDITIONAL MEASURES SUCH AS FLANKING AND SCHEDULING OF SITE ACCESS DURING DRY WEATHER MAY BE REQUIRED. PROJECT ARBORIST/LANDSCAPE ARCHITECT TO GIVE DIRECTION TO CONTRACTOR REGARDING FINAL MEASURES AND LIMITS OF PROTECTIVE FENCING.
- THERE SHALL BE NO STORAGE OR STOCKPILING OF ANY MATERIALS WHATSOEVER WITHIN THE DRIPLINE OF TREES TO BE PROTECTED, AND WITHIN THE LIMITS OF PROTECTIVE FENCING NO DISPOSAL OF CHEMICALS (INCLUDING PAINT) OR CLEANING OF IMPLEMENTS WITH CHEMICALS SHALL OCCUR ON THE GROUNDS AND SPECIFICALLY WITHIN THE DRIPLINE OF TREES TO BE PROTECTED AND WITHIN THE LIMITS OF PROTECTIVE FENCING.
- CONTRACTOR SHALL NOTIFY PROJECT LANDSCAPE ARCHITECT/ARBORIST IMMEDIATELY OF ANY DAMAGE OR SIGNS OF OBVIOUS STRESS TO PROTECTED TREES.
- SEASONAL WATERING AND MAINTENANCE OF PROTECTED PLANT MATERIALS WILL BE REQUIRED. GENERAL CONTRACTOR TO COORDINATE THIS WORK WITH PROJECT LANDSCAPE ARCHITECT/ARBORIST AND PROJECT LANDSCAPE MAINTENANCE COMPANY.

SURVEY NOTE:

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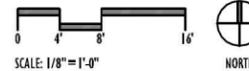
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LEGEND:

- PROPERTY LINE
- 851 --- PROPOSED CONTOUR
- EXISTING CONTOURS
- EXISTING WALL/DECK LAYOUT
- NATURAL STONE STAIR
- LAWN
- WOOD CHIP PATH
- DIMENSIONAL DRY STACK STONE STAIR
- ROCKERY
- AREA DRAIN

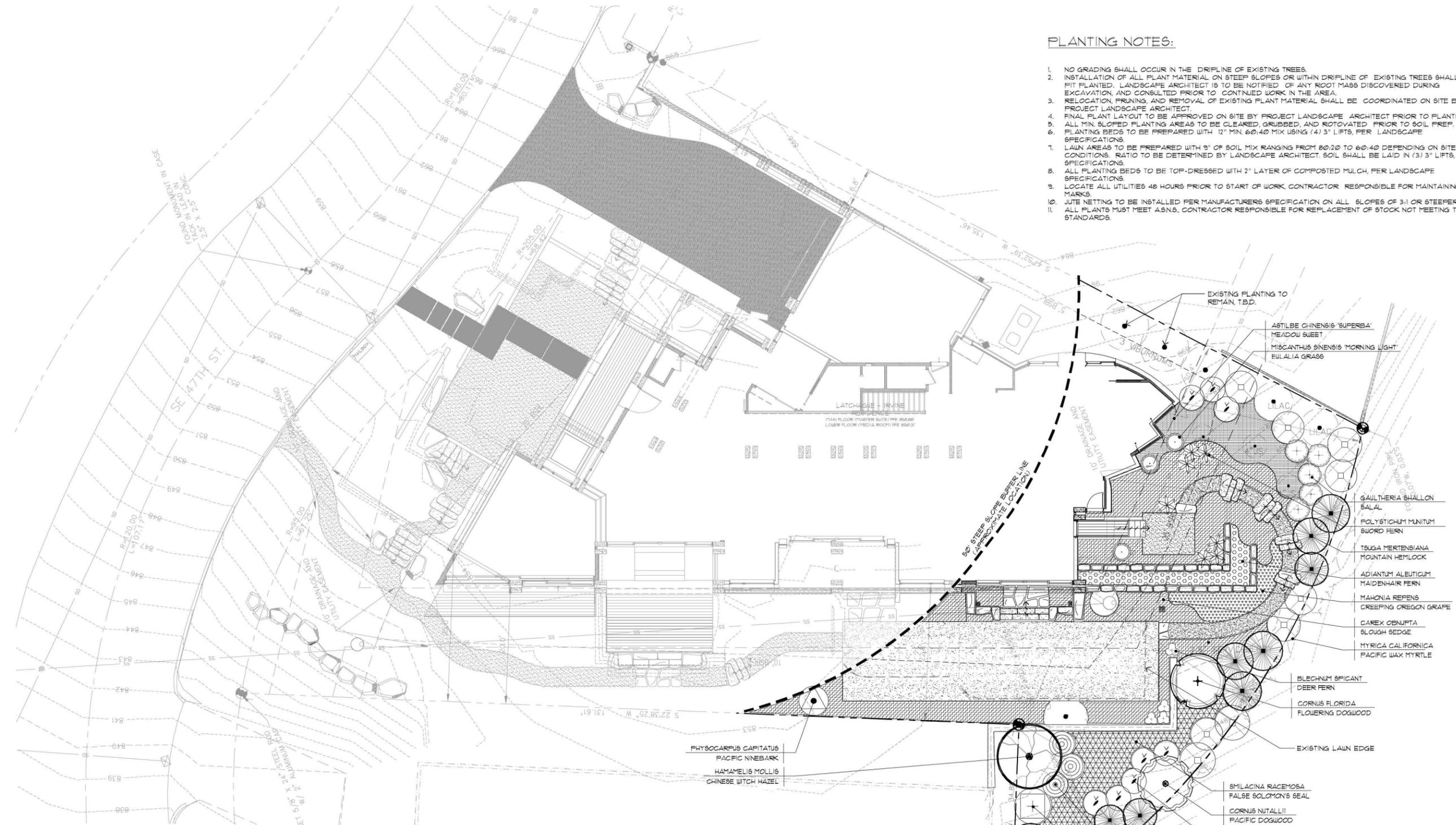
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PLANTING NOTES:

- NO GRADING SHALL OCCUR IN THE DRIFLINE OF EXISTING TREES.
- INSTALLATION OF ALL PLANT MATERIAL ON STEEP SLOPES OR WITHIN DRIFLINE OF EXISTING TREES SHALL BE PIT PLANTED. LANDSCAPE ARCHITECT IS TO BE NOTIFIED OF ANY ROOT MASS DISCOVERED DURING EXCAVATION, AND CONSULTED PRIOR TO CONTINUED WORK IN THE AREA.
- RELOCATION, PRUNING, AND REMOVAL OF EXISTING PLANT MATERIAL SHALL BE COORDINATED ON SITE BY PROJECT LANDSCAPE ARCHITECT.
- FINAL PLANT LAYOUT TO BE APPROVED ON SITE BY PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL MIN. SLOPED PLANTING AREAS TO BE CLEARED, GRUBBED, AND ROTOVATED PRIOR TO SOIL PREP.
- PLANTING BEDS TO BE PREPARED WITH 12" MIN. 60:40 MIX USING (4) 3" LIFTS, PER LANDSCAPE SPECIFICATIONS.
- LAWN AREAS TO BE PREPARED WITH 3" OF SOIL MIX RANGING FROM 80:20 TO 60:40 DEPENDING ON SITE CONDITIONS. RATIO TO BE DETERMINED BY LANDSCAPE ARCHITECT. SOIL SHALL BE LAID IN (3) 3" LIFTS, PER SPECIFICATIONS.
- ALL PLANTING BEDS TO BE TOP-DRESSED WITH 2" LAYER OF COMPOSTED MULCH, PER LANDSCAPE SPECIFICATIONS.
- LOCATE ALL UTILITIES 48 HOURS PRIOR TO START OF WORK, CONTRACTOR RESPONSIBLE FOR MAINTAINING MARKS.
- JUTE NETTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATION ON ALL SLOPES OF 3:1 OR STEEPER. ALL PLANTS MUST MEET A.S.S. CONTRACTOR RESPONSIBLE FOR REPLACEMENT OF STOCK NOT MEETING THESE STANDARDS.

LATCHAGUE-IRVINE RESIDENCE
13911 SE 47TH STREET
BELLEVUE, WA 98006



- PHYSOCARPUS CAPITATUS
PACIFIC NINEBARK
- HAMAMELIS MOLLIS
CHINESE WITCH HAZEL

- EXISTING PLANTING TO REMAIN, T.B.D.
- ASTILBE CHINENSIS 'SUPERBA'
- MEADOW SWEET
- MISCANTHUS SINENSIS 'MORNING LIGHT'
- EULALIA GRASS

- GAULTHERIA SHALLOX
SALAL
- POLYSTICHUM MINUTUM
SWORD FERN
- TSUGA MERTENSIANA
MOUNTAIN HEMLOCK
- ADIANTUM ALEUTICUM
MAIDENHAIR FERN
- MAHONIA REPENS
CREEPING OREGON GRAPE
- CAREX OBNUPTA
BLOUGH SEDGE
- MYRICA CALIFORNICA
PACIFIC WAX MYRTLE

- BLECHNUM SPICANT
DEER FERN
- CORNUS FLORIDA
FLOWERING DOGWOOD

- SMILACINA RACEMOSA
FALSE SOLOMON'S SEAL
- CORNUS NUTTALLII
PACIFIC DOGWOOD
- PIERIS JAPONICA 'VARIEGATA'
JAPANESE PIERIS

- SPIRAEA DOUGLASSII
STEEPLEBUSH
- PHILADELPHUS LEWISII
MOCK ORANGE
- AMELANCHIER ALNIFOLIA
SASKATOON SERVICEBERRY
- CORNUS NUTTALLII
PACIFIC DOGWOOD

PLANTING ON STEEP SLOPES:

- GRADES ARE TO BE LEFT CLEAN AND EVEN AT 2" BELOW FINISH GRADE FOR PLACEMENT OF JUTE NETTING AND 2" OF MULCH.
- JUTE NETTING SHALL BE USED ON ALL SLOPES 3:1 OR GREATER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANTS ON STEEP SLOPES SHALL BE PIT PLANTED. NO IMPORTED SOIL SHALL BE ADDED TO HILLSIDE.
- COVER ALL PLANTING AREAS ON STEEP SLOPES WITH A UNIFORM 2" LAYER OF CEDAR GROVE COURSE WOODCHIP MULCH, PER SPECIFICATIONS.
- IF USING TEMPORARY IRRIGATION, INSTALL ON TOP OF JUTE NETTING, PRIOR TO INSTALLATION OF MULCH LAYER.

LEGEND:

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE/SHRUB TO REMAIN

NOTE: SEE PLANT SCHEDULE FOR PROPOSED PLANTS ON PAGE L-5.1

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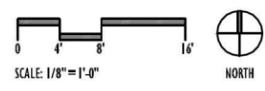
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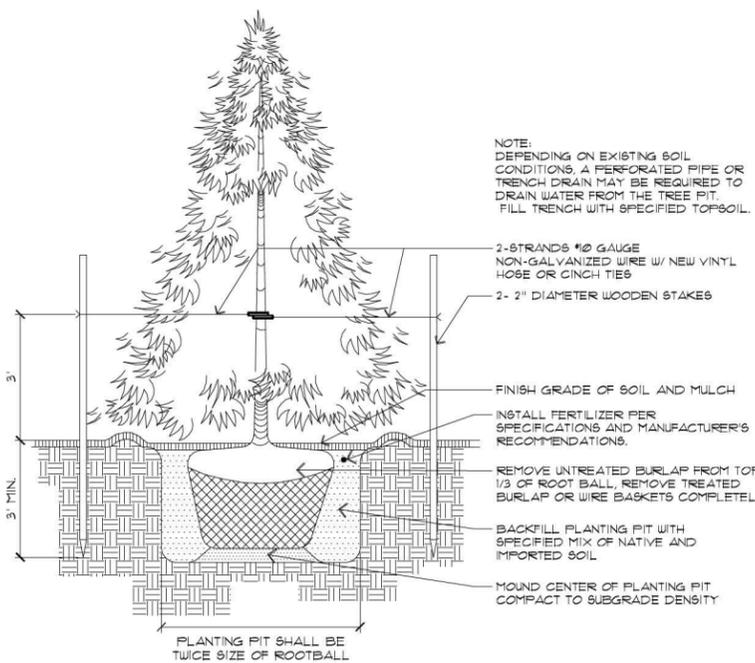
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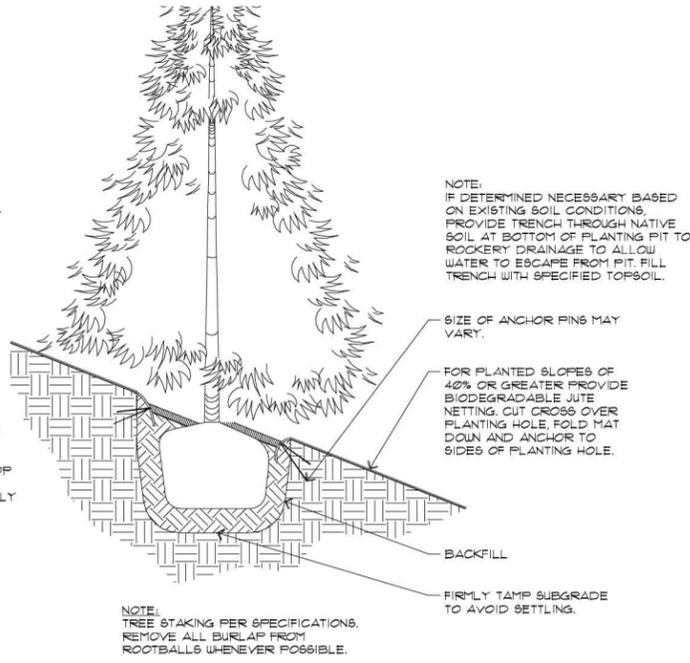
RESTORATION/
MITIGATION
PLANTING PLAN

Sheet Number

L-5.0



NOTE:
 DEPENDING ON EXISTING SOIL
 CONDITIONS, A PERFORATED PIPE OR
 TRENCH DRAIN MAY BE REQUIRED TO
 DRAIN WATER FROM THE TREE PIT.
 FILL TRENCH WITH SPECIFIED TOPSOIL.



NOTE:
 IF DETERMINED NECESSARY BASED
 ON EXISTING SOIL CONDITIONS,
 PROVIDE TRENCH THROUGH NATIVE
 SOIL AT BOTTOM OF PLANTING PIT TO
 ROCKERY DRAINAGE TO ALLOW
 WATER TO ESCAPE FROM PIT. FILL
 TRENCH WITH SPECIFIED TOPSOIL.

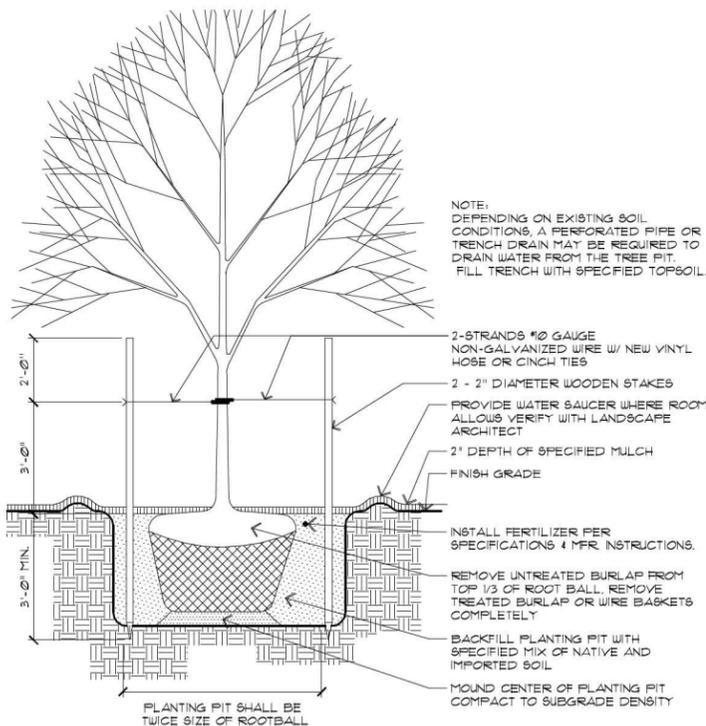
NOTE:
 TREE STAKING PER SPECIFICATIONS.
 REMOVE ALL BURLAP FROM
 ROOTBALLS WHENEVER POSSIBLE.

PLANT SCHEDULE

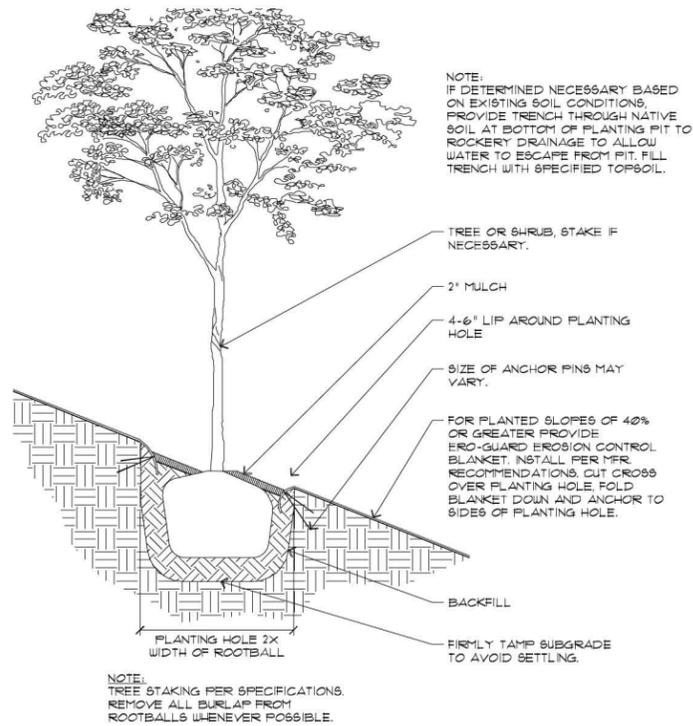
Qty.	Botanical Name	Common Name	Size	Notes
Trees				
2	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	6'-8' ht.	Specimen, multistem
1	<i>Hamamelis mollis</i>	Chinese Witch Hazel	1 1/2" Cal.	Specimen, full 4 balanced
1	<i>Cornus Florida</i>	Flowering Dogwood	1 1/2" Cal.	Specimen, full 4 balanced
2	<i>Cornus nuttallii</i>	Pacific Dogwood	1 1/2" Cal.	Specimen, full 4 balanced
3	<i>Tsuga mertensiana</i>	Mountain Hemlock	6'-8' ht.	Specimen, full
Shrubs				
5	<i>Gaultheria shallon</i>	Salal	1 Gal.	Full and well rooted
9	<i>Myrica californica</i>	Pacific Wax Myrtle	1 Gal.	Full and well rooted
3	<i>Spiraea douglasii</i>	Steeplebush	1 Gal.	Full and well rooted
1	<i>Philadelphus lewisii</i>	Mock Orange	1 Gal.	Full and well rooted
1	<i>Physocarpus capitatus</i>	Pacific Ninebark	1 Gal.	Full and well rooted
8	<i>Pieris japonica 'Variegata'</i>	Japanese Pieris	1 Gal.	Full and well rooted
Grasses/Groundcovers/Perennials				
84	<i>Adiantum aleuticum</i>	Maidenhair Fern	1 Gal.	12" o.c., full and well rooted
46	<i>Astilbe chinensis 'Superba'</i>	Meadow Sweet	1 Gal.	24" o.c., full and well rooted
4	<i>Blechnum spicant</i>	Deer Fern	1 Gal.	Full and well rooted
187	<i>Carex obnupta</i>	Slough Sedge	Plugs	24" o.c., full and well rooted
20	<i>Mahonia repens</i>	Creeeping Oregon Grape	1 Gal.	24" o.c., full and well rooted
3	<i>Miscanthus sinensis 'Morning Light'</i>	Eulalia Grass	1 Gal.	Full and well rooted
1	<i>Polystichum munitum</i>	Western Swordfern	1 Gal.	Full and well rooted
49	<i>Smilacina racemosa</i>	False Solomon's Seal	1 Gal.	24" o.c., full and well rooted

CONIFEROUS TREE PLANTING
 SCALE: 1/2"=1'-0"

CONIFEROUS TREE PLANTING/SLOPE
 SCALE: 1/2"=1'-0"

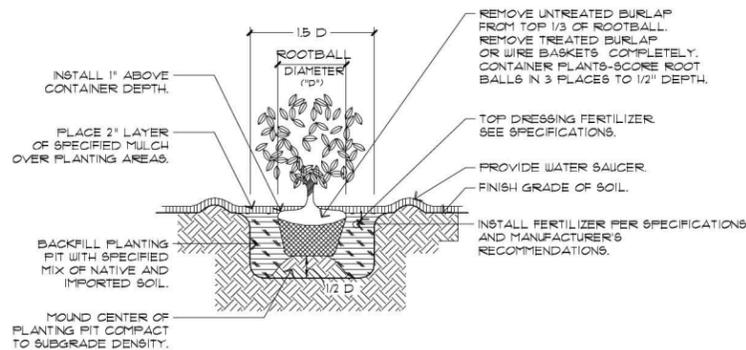


NOTE:
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 FILL TRENCH WITH SPECIFIED TOPSOIL.



NOTE:
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 ON EXISTING SOIL CONDITIONS,
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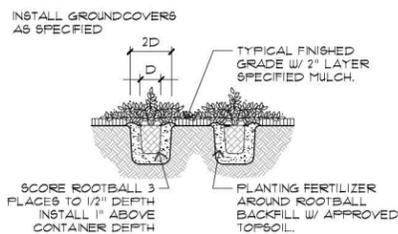
NOTE:
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 REMOVE ALL BURLAP FROM
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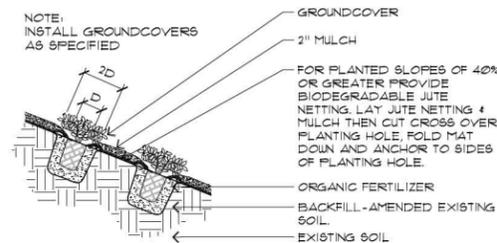
SHRUB PLANTING
 SCALE: 1/2"=1'-0"

DECIDUOUS TREE PLANTING
 SCALE: 1/2"=1'-0"

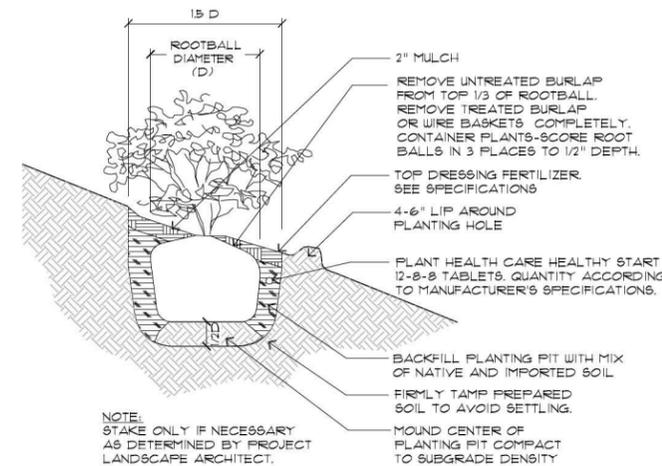
DECIDUOUS TREE PLANTING/SLOPE
 SCALE: 1/2"=1'-0"



GROUNDCOVER PLANTING
 SCALE: 1/2"=1'-0"



GROUNDCOVER PLANTING/SLOPE
 SCALE: 1/2"=1'-0"



NOTE:
 STAKE ONLY IF NECESSARY
 AS DETERMINED BY PROJECT
 LANDSCAPE ARCHITECT.

SHRUB PLANTING/SLOPE
 SCALE: 1/2"=1'-0"

**LATCHAGUE-IRVINE
 RESIDENCE**
 13911 SE 47TH STREET
 BELLEVUE, WA 98006

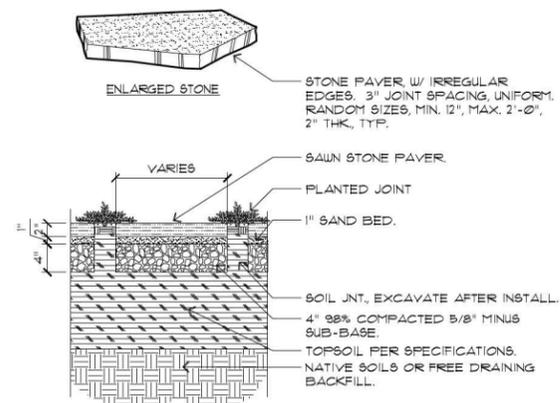
STATE OF
 WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 KENNETH R. PHILP
 CERTIFICATE NO. 546

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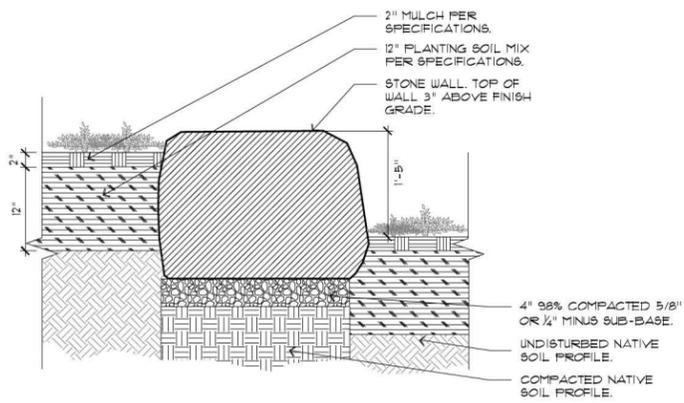
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**PLANTING SCHEDULE
 & DETAILS**

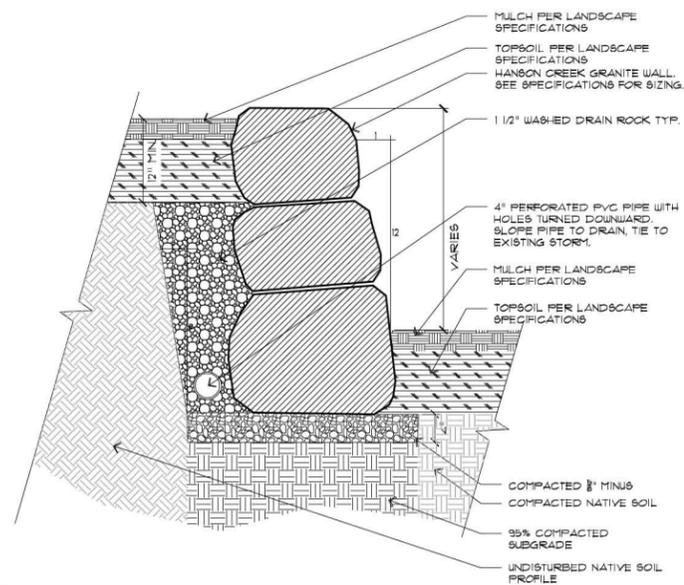
Sheet Title
 Sheet Number
L-5.1



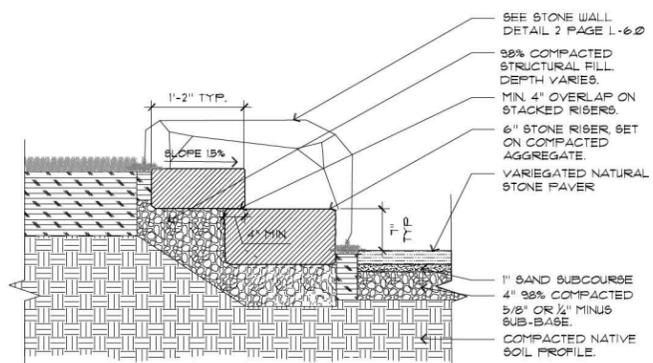
1 RANDOM STONE PAVER, TYP.
L-3.0 SCALE: 1"=1'-0"



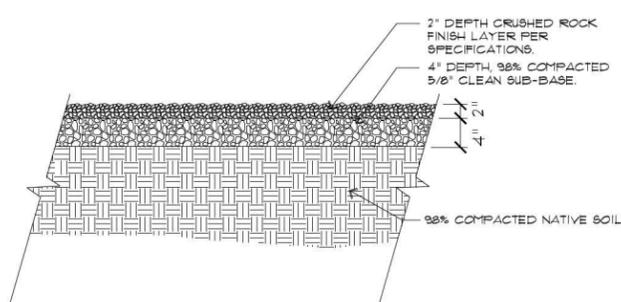
2 STONE WALL, TYP.
L-3.0 SCALE: 1"=1'-0"



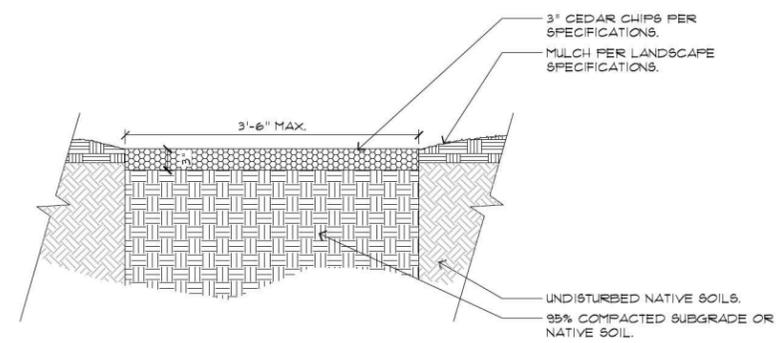
3 ROCKERY, TYP.
L-3.0 SCALE: 1"=1'-0"



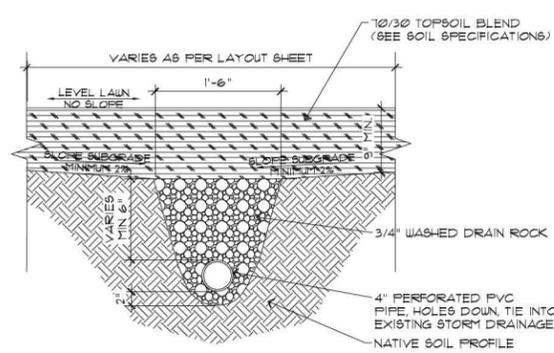
4 DIMENSIONAL STONE STAIR, TYP.
L-3.0 SCALE: 1"=1'-0"



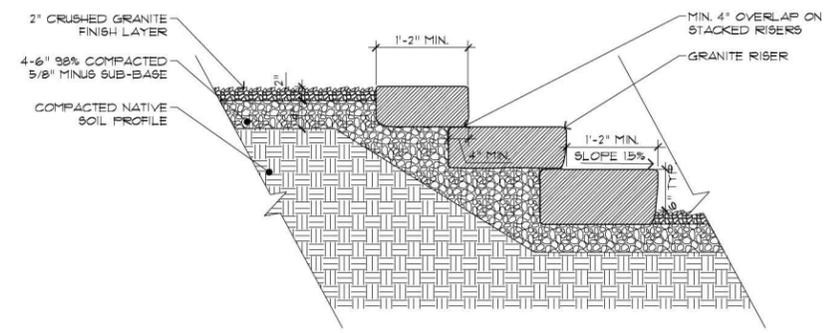
5 CRUSHED ROCK PATIO
L-3.0 SCALE: 1"=1'-0"



6 WOOD CHIP PATH, TYP.
L-3.0 SCALE: 1"=1'-0"



7 LAWN AND DRAINAGE, TYP.
L-3.0 SCALE: 1"=1'-0"



8 NATURAL STONE STAIR, TYP.
L-3.0 SCALE: 1"=1'-0"



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
KENNETH R. PHILP
CERTIFICATE No. 546

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Sheet Title

DETAILS

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Sheet Number

L-6.0

06/03/2011

RE: Restoration and Mitigation Report

Latchague-Irvine Residence
13911 SE 47th Street
Bellevue, WA 98006

Project Description:

Critical slope area with a 50-foot buffer is situated on the South end of the property located at 13911 SE 47th Street, Bellevue, WA 98006. The approximate area of the critical slope and its buffer on the above mentioned property is 4,308 sf. The slope drops towards the neighboring property to South and Southwest.

Traces of a few pedestrian paths going through the steep slope area can be found. Most probably these are used by local residents for taking shortcuts. Deciding by the appearance of these natural undeveloped paths the area is not actively used.

Assessed impact:

Planned activity in the critical slope area is clearing it from existing invasive plants and overgrown ornamental plants (shrubs and groundcovers). No trees are proposed for removal. After the removal of existing plant material, erosion control netting will be secured over all disturbed areas and new native plants will be planted. Pocket planting (or pit planting) method through the erosion control blanket will be used. No trenching will happen in the critical slope area and therefore the native soil profile will remain undisturbed. As a result of establishing new and denser planting, the slope stability will be improved and increase in biological diversity will occur.

Code Sections:

The paragraphs to follow are compiled in response to LUC 20.25H.220 sections B1, B2, B3 and D & E.

Environmental goals and objectives:

- 1) Limit proposed disturbance within critical slope and its buffer areas to the removal of existing undergrowth and re-planting using native species;
- 2) Minimize disturbance of existing soil profile;
- 3) Eradicate & limit the future spread of invasive species such as Himalayan Blackberry (*Rubus discolor*), Evergreen Blackberry (*Rubus laciniatus*) and English Ivy (*Hedera helix*);
- 4) Re-establish native planting in steep slope/buffer areas to provide more stability and increase biodiversity;
- 5) Establishment of drought tolerant low maintenance native landscape.
- 6) Develop maintenance recommendations for the owner to keep a healthy and diverse vegetation balance;

Restoration

All invasive and existing plants proposed for removal should be verified on site and clearly marked on plans as well as on site. Remove all marked plant material causing minimal disturbance to existing soil profile. No heavy machinery is allowed in the steep slope area, use light weight equipment for clearing and grubbing critical slope buffer area. Backfill all root or stump voids with satisfactory native soils or topsoil.

Temporary erosion and sediment control blanket rolls (Ero-Guard EG-2 S/C Erosion Control Blanket by Layfield, www.layfieldgroup.com, contact Karl Herman 425-254-1075) should be installed prior plant layout running vertically down slope. Rocks and other debris should be removed providing a continuous contact between erosion control netting and existing soil as required. All blankets must be properly stapled in ground with frequency at 3' horizontal and 1.5' vertical spacing (for 3:1 slope). Follow manufacturer's recommendations and specifications. Roll ends need to be anchored properly and it is important to verify that water moves over the top of the blanket down the slope.

Mitigation

All new plant material will be planted using pocket (pit) planting method. Appropriate size planting hole is dug through erosion control blanket. When pit planting within driplines of existing trees, spade to be inserted into soil perpendicular to trunk of tree. Then soil to be loosened and removed without damaging root structure.

No topsoil should be added within driplines of existing trees or in steep slope areas. Add 2" of Cedar Grove Northwest Garden Mulch to areas within driplines of existing trees and in all steep slope areas.

Soil for planting and lawn in buffer area should be well mixed, free of weeds, deleterious materials, rocks, and debris, and free of materials that will not pass through a ¾" screen.

Fertilizer shall be organic and contain Mycorrhizal spore inoculants. Fertilizer shall be TURFGRO 8-2-4 Organic (with Mycorrhizal spore inoculant), available from Horizon (425) 828.4554 www.horizononline.com

Temporary irrigation

Temporary surface irrigation will be laid out after removal of existing plant material and preparation of planting areas. Lateral lines run above surface of native soils below mulch and erosion control blanket. Pop-up spray heads are used with raised stanchions to cover a larger area. No trenching will be necessary for the establishment of temporary irrigation.

Monitoring & plant mortality

According to LUC 20.25H.220 section D, the required monitoring period for a restoration project is minimum of three years. After all new plant material has been planted, monitoring the establishment of new vegetation is crucial. Frequent site visits are recommended (minimum once a month) during active growth season to note changes in plant establishment and do routine post-planting maintenance.

Planting area maintenance work includes checking irrigation operation, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and other operations necessary to the proper care of the landscape work.

Landscape maintenance is provided by project landscaping crew until 90 days after final completion of project. After that time, the owner will become responsible for correct maintenance practices through the three year guarantee period (LUC 20.25.220 section D).

A simple way to determine success of the restoration project is to evaluate the new plant material adjustment and viability after planned activity. A number of plants planted on site and viable plants on site at the moment can be compared to get an idea of the mortality rate. The smaller the difference in two numbers compared the more successful the restoration project was.

Plant health

Plant health after planting depends on many factors. For instance, was the plant from a local nursery and was it planted on a proper planting season or condition of soils, etc.

Plant health can be determined largely by the appearance of the plant. Strong and viable specimen is well adjusted to the change of environment and there are clear marks of new growth and development. The plant is typically in a better shape than it was at the moment of planting.

If a plant is suffering from a disease or living in unsatisfactory conditions, usually visual signs are present on leaves, roots or other parts of the plant. The plant is clearly less viable and not doing well, quite often smaller in size.

By a simple visual evaluation of plant health on site after completion of the project it can be determined if the project goals have been achieved.

Plant replacement

Plants after planting should be monitored and plants found in unsatisfactory condition (dying, sick, damaged, etc.), as determined by the Landscape Architect or landscape maintenance company, shall be removed from the site. All removed plants shall be replaced as soon as weather conditions permit within the normal planting season.

Replacement Materials: All replacement plants shall be of the same variety, size and root condition as existing adjacent plant materials and shall include new growth that may have occurred since planting, such that replacement plants match existing plants of the same variety.

The number of plants replaced on site gives a good overview of plant mortality rates on site and allows evaluating success of the current restoration project.

Adjustment to irrigation

After the new plant material has established to new conditions and site, temporary surface irrigation can be decommissioned and removed. Temporary lateral lines and spray heads can be easily removed without causing any further disturbance.

No permanent irrigation is planned for the steep slope area. Planting and lawn areas within the steep slope buffer are to be covered with permanent irrigation system which includes trenching to bury irrigation lines in ground.

All irrigated planting areas should be monitored after establishing permanent irrigation system to make sure all areas are getting sufficient amount of water and to avoid over watering and irrigation system leakage.

T.E.S.C. Replacement and repair

The condition of temporary erosion control blanket should be monitored every week and after every storm event until adequate vegetation is established. If the blanket has been damaged or erosion has occurred under the netting, source or cause shall be mitigated, damaged blanket should be removed and area of erosion should be filled with topsoil. After filling in all voids in the ground caused by erosion new piece of blanket can be installed and covered with mulch.

To remove or replace damaged part of the erosion control blanket, cut damaged patch loose from the rest of the blanket and remove carefully without damaging vegetation. When applying the replacement piece make sure the edges overlap approximately four inches and ends overlap approximately six inches. Also, upslope section of material should always be on top and downstream blanket underneath. Use extra stakes to fasten replacement patch.

The Extended Term Ero-Guard erosion control blanket used for this project is biodegradable and will not require any removal, other than fixing or repair, once installed.

June 2, 2011

JN 11071

Bruno Latchague and Nathalie Irvine
4734 – 133rd Avenue S.E.
Bellevue, Washington 98006-2142

Subject: **Geotechnical Engineering Report and Critical Areas Report**
Proposed Rear Yard Landscaping and Rockery Reconstruction
Latchague/Irvine Residence
13911 Southeast 47th Street
Bellevue, Washington
Bellevue File No. 10-121901-DB

Dear Mr. Latchague and Ms. Irvine:

This combined Geotechnical Engineering Report and Critical Areas Report is intended to be submitted to the City of Bellevue along with your application for a Critical Areas Land Use Permit.

GEOTECHNICAL ENGINEERING REPORT

1.0 INTRODUCTION

1.1 Overview: Proposed Rear Yard Landscaping and Rockery Reconstruction
Latchague/Irvine Residence
13911 Southeast 47th Street
Bellevue, Washington
Bellevue File No. 10-121910-DB

Geotech Consultants, Inc. previously provided geotechnical observation and consulting services during the excavation of foundations for the new basement space beneath the residence. During this work, we were able to observe the native soil/rock conditions and the existing surface conditions in the area of the proposed landscaping to the south and west of the house.

1.2 Background: At the time of this report, work related to remodeling the interior of the residence and creating a new basement space is continuing. Other than the creation of a temporary access road along the west face of the house for removal of excavation spoils, no substantial disturbance has occurred outside the footprint of the house.

A landscape plan for the remodel project has now been prepared by Kenneth Philp Landscape Architects. We were provided with a copy of the March 10, 2011 drawings (sheets L-3.0 and L-4.0) that have been developed. Based on these plans, and our discussions with Scott Holsapple of Kenneth Philp, we understand that the proposed landscaping around the house would consist largely of replacing existing unkempt or invasive vegetation and features such as modular block walls and concrete pavers. New lawn would be planted to replace the existing sparse grass and weeds on the level area west and southwest of the house. Invasive species, such as blackberry vines and ivy, would be removed and be replaced with native plants in the steep slope and buffer areas to the south and southwest of the house. We expect that this work would be accomplished by hand on the steep slope areas themselves. Existing trees are to remain. The

existing modular block wall that ties into the concrete walls of the Bellevue reservoir in the southwestern corner of the property would remain in place. The short modular walls that retain the existing patio area to the south of the house would be replaced with rockeries. Other than installing subsurface drainage for the reworked yard areas, and probably importing some topsoil and mulch for the yard and planting areas, no grading is expected as a part of this work. The existing patio will be removed, and be replaced with a more pervious combination of low wood decking and gravel. A wood chip footpath will be created around the southern end of the reconstructed rockeries, ensuring that foot traffic follows one path and does not stray closer to the steep slope.

1.3 Purpose and Scope of Services: We previously observed excavation for the foundations needed to create the new basement underneath the original home. In order to prepare this current report, we revisited the site on May 23, 2011 to observe the existing conditions around the house in the area of the planned landscaping.

1.4 Investigations Summary: During our visits to the site we have been able to assess the near-surface soil conditions in the area of the residence. We are also familiar with the general geology of the area from the previous work on other residential properties in the vicinity, and review of available geologic maps. The subsurface conditions of the site are discussed below in sub-sections 2.3 and 2.4.

1.5 Report Overview: This report presents geotechnical considerations for revegetation and landscaping of the area outside of the residence and reconstruction of the existing modular block walls located to the south of the house.

2.0 SITE CONDITIONS

2.1 Location and Surface Conditions: The Latchague/Irvine property is located on the south side of Southeast 47th Street in the Somerset residential subdivision of Bellevue. The existing residence was underlain by a tall, west-facing crawl space. Recently, this crawl space has been enlarged and deepened to create a basement area. The ground surface over the lot generally slopes gently to moderately down toward the west and south across the lot. This is typical for the topography in the surrounding area. The house was originally constructed by excavating into the sloping ground. The western yard area is essentially flat, and extends westward over the lid of a concrete water reservoir for the City of Bellevue. Off the southern side of the house is a patio area with two stepped modular block walls extending southward off the southwest corner of the house to retain the fill for the patio. There is also a short modular block wall that extends across the southwestern corner of the property from the southeast corner of the water reservoir.

To the south and southwest of the property, the ground slopes steeply down toward the adjacent properties. This slope has an estimated height of 20 to 25 feet, and extends down to a parking lot to the south and a residential lot to the southwest. This slope is covered with low brush and small to moderate sized trees. We saw no indications of recent instability or erosion on the slope during our visits to the property. Due to the height and inclination of the slope, it meets the City of Bellevue's criteria (LUC 20.25H.120) as a steep slope hazard area.

2.2 Geologic Setting: Available geologic maps for the area indicate that the site is underlain by sedimentary rock consisting of sandstone and siltstone. We have encountered this competent native material on other projects that we have been associated with in the area. The intact bedrock is typically overlain with several feet of highly-weathered silt or silty sand.

Shallow groundwater can be found perched on top of, and within, the bedrock. This groundwater is typically localized and varies with recent precipitation and the condition of the upgradient land relative to recharge through infiltration.

2.3 Subsurface Soil Conditions: The native conditions observed in the basement excavation are consistent with those expected from our previous knowledge of the local geology. The excavation for the new basement foundations exposed intact bedrock that became harder and less fractured with increasing depth.

We anticipate that fill soils are present behind the various retaining walls to the south and southwest of the house. It is also possible that some fill was originally placed at the top of the steep slope areas, during the original site grading for the home's construction.

2.4 Groundwater Conditions: No groundwater seepage was apparent on the steep slopes. We did observe a small amount of seepage coming from jointed bedrock in the basement excavation.

2.5 Subsurface Contamination: Not Applicable to this project.

3.0 DISCUSSION AND CONCLUSIONS

3.1 Slope Stability: The bedrock that underlies the site and the surrounding area is not susceptible to instability during static or seismic loading conditions. To our knowledge, no landslides extending into the competent rock have occurred in the area. Shallow instability in the looser, near-surface soils can occur periodically on steep slopes, most likely during periods of extended wet weather. As discussed above, no indications of instability have been observed in the steep slopes south of the site.

3.2 Seismic Considerations: In accordance with Table 1613.5.2 of the International Building Code (IBC), the site soil profile within 100 feet of the ground surface is best represented by Site Class Type B (Rock).

3.3 Site Work: The site work anticipated for this project involves reconstruction of the pre-existing modular block walls and replacement of invasive plants with native vegetation. The steep slope itself will not be disturbed.

3.4 Retaining Structures: The only retaining walls expected are the rockeries that will replace the existing modular block walls to the south of the house.

3.5 Rockeries: The project includes reconstruction of the pre-existing modular block walls with new rockeries and associated drainage measures.

3.6 Foundation Support: No new foundations are planned as part of the project.

4.0 RECOMMENDATIONS

4.1 Site Grading and Earthwork: The amount of grading, including filling, expected for this project is negligible. The only fill to be placed will be limited to the facing rocks and drainage rock for the rockeries, drainage material and topsoil for the yard areas, crushed rock for the southern patio, and wood chips for the footpath.

4.2 Temporary Shoring and Retaining Walls: Temporary excavation shoring will not be needed for this project. The short temporary sloped cuts for completion of the rockery reconstruction will be possible without the use of shoring.

4.3 Rockeries: As a part of the planned landscaping, the existing modular block walls will be replaced with rockeries. The new rockeries will have a maximum height of approximately 3 to 3.5 feet. Adequately-sized rocks and free-draining rock fill will be used to construct rockeries appropriate for permanent structures. Due to the short heights of the rockeries, and their relatively limited extents, a perforated drain is not needed at the base of the rockeries. A minimum width of approximately 12 inches of free-draining crushed rock must be placed behind the facing rocks.

4.4 Reinforced Soil Structures: Not Applicable to expected project scope.

4.5 Structure and Foundations: Not Applicable to expected project scope.

4.6 Floors: Not applicable to expected project scope.

4.7 Pavements: Not Applicable to expected scope of project.

4.8 Utilities: Not Applicable to expected scope of project.

4.10 Hazards and Mitigation: The proposed landscaping and rockery reconstruction will not decrease the stability of the steep slopes. The area that will be disturbed by the proposed work is currently grass yard and overgrown vegetation that will be replaced with new grass and native vegetation. No new impervious area will be created. In order to prevent the project from increasing the landslide potential on the western slope, we recommend the following mitigation measures:

- Complete all vegetation removal and replanting on the steep slopes by hand only.
- Provide permanent planting and landscaping in the buffer area between the house and the steep slope that will prevent soil erosion.

Considering the competent nature of the underlying rock, the limited scope of the proposed project, and the fact that the new work will not encroach closer to the steep slope than the existing walls and landscaping already do, we support a modification to Bellevue Land Use Code (LUC) 20.25H.120, which requires a 50-foot buffer from steep slopes. The planned rockery reconstruction and new landscaping will not adversely affect the stability of the steep slope, provided the recommendations of this report are followed. This planned work will not cause additional degradation of the buffer area, nor will it adversely impact stability of the slope. The planned replacement of invasive vegetation with native species will improve the function of the buffer.

Beyond the above recommended measures, no mitigation, such as planting additional vegetation, is necessary for the project to encroach into the minimum 50-foot buffer area required by the City of Bellevue. This buffer reduction will not adversely impact the stability of the steep slope to the south and southwest of the site.

CRITICAL AREA REPORT

Below are our responses to specific items in the Bellevue Land Use Code (LUC 20.25H.125, 20.25H.140, 20.25H.145, and 20.25H.255) related to steep slope performance standards and Critical Areas Report requirements.

LUC 20.25H.125:

- A. The reconstruction of the modular block walls and replacement of existing invasive plants will not significantly alter the pre-existing ground contours. The reconstructed rockeries will follow the same alignment as the current walls. The proposed work will not decrease the buffer further, or encroach into the steep slope below, and will not change the pre-existing grades on the steep slope.
- B. The reconstructed rockeries will be in the same location as the existing modular block walls, preventing any further encroachment into the buffer or the steep slope.
- C. Reconstruction of the walls with rockeries in the same alignment will not adversely impact slope stability or soil erosion potential on the site or the adjacent properties. The vegetation on the steep slope will remain in its current configuration.
- D. The same topographic break will be maintained by the proposed work. This limits the amount of ground disturbance.
- E. The only impervious area anticipated is the facing rocks of the reconstructed rockeries itself. The removal of the existing patio and replacement with crushed rock will actually reduce the amount of impervious area between the house and the steep slope. The grades that exist currently between the house and steep slope will not be changed by the proposed work.
- F. The rockery reconstruction and landscape work are independent of the existing home, and occur in an area that was previously disturbed by grading for the house and landscaping.
- G. Other than reconstruction of the modular block walls with rockeries, no structures would be built as a part of the planned work. Item G does not apply to the proposed scope of work.
- H. No decks, parking pads or garages are proposed for the work. Item H does not apply.
- I. A *Layout Plan* (sheet L-3.0) and *Grading Plan* (sheet L-4.0) have been prepared by Kenneth Philp Landscape Architects. These plans illustrate the areas to be disturbed by the rockery reconstruction and new landscaping. No additional mitigation is necessary. As expected, no work on the steep slope areas is indicated. The existing vegetation on the steep slope has been functioning properly for permanent erosion control and does not need to be supplemented or modified.

LUC 20.25H.140:

- B.1. A copy of the plans showing the proposed scope of the work have already been submitted as part of the Critical Areas Land Use Permit application.
- B.2. Our assessment of the geological characteristics of the site is addressed in section 2 of the *Geotechnical Engineering Report* above.
- B.3. A hazards analysis and description of the project are contained in sections 4 and 1.2, respectively, of the *Geotechnical Engineering Report*.
- B.4. Section 4.10 of the *Geotechnical Engineering Report* discusses our buffer recommendations.

LUC 20.25H.145:

- A. As discussed above, the proposed work does not increase the geological hazard to either the surrounding properties, or the site itself, including the existing steep slope.
- B. The proposed work will not adversely impact other critical areas.
- C. The proposed project does not increase the potential hazard beyond what existed previously.
- D. The reconstructed rockeries and revegetation are appropriate for the anticipated conditions.
- E. We have prepared a *Geotechnical Engineering Report*, and it is provided above in this document. This report follows the guidelines of the City of Bellevue submittal requirements for geotechnical reports.
- F. The planned reconstruction of the modular block walls with rockeries is appropriate, and would comply with our recommendations.
- G. We would expect that the planned work would not adversely impact habitat, as the work will not occur beyond the previously-disturbed area or extend onto the steep slope.

LUC 20.25H.255:

- B.1. The proposed work will not reduce the function of the buffer or overall critical area, which were previously degraded by the grading that occurred when the house was constructed. A net gain could be derived from the replacement of invasive plants with native species.
- B.2. Refer to the response above to item B.1.
- B.3. The restoration of the yard, and replacement of invasive plants should result in a net improvement for downstream stormwater function.
- B.4. The restoration will be completed as integral part of the remodel project on the house.
- B.5. As discussed previously, the function of the buffer for the steep slope was previously degraded by the grading and landscaping that occurred when the house was originally constructed. The proposed rockery reconstruction and landscaping will not be more detrimental to the critical area and buffer, and will have some limited positive impacts, as discussed above.
- B.6. Many of the nearby homes have previously completed similar landscaping projects that occurred on, or close to, steep slopes.

If you have any questions, or if we may be of further service, please do not hesitate to contact us.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

Marc R. McGinnis, P.E.
Principal

cc: **Kenneth Philp Landscape Architects** – Scott Holsapple
via email

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