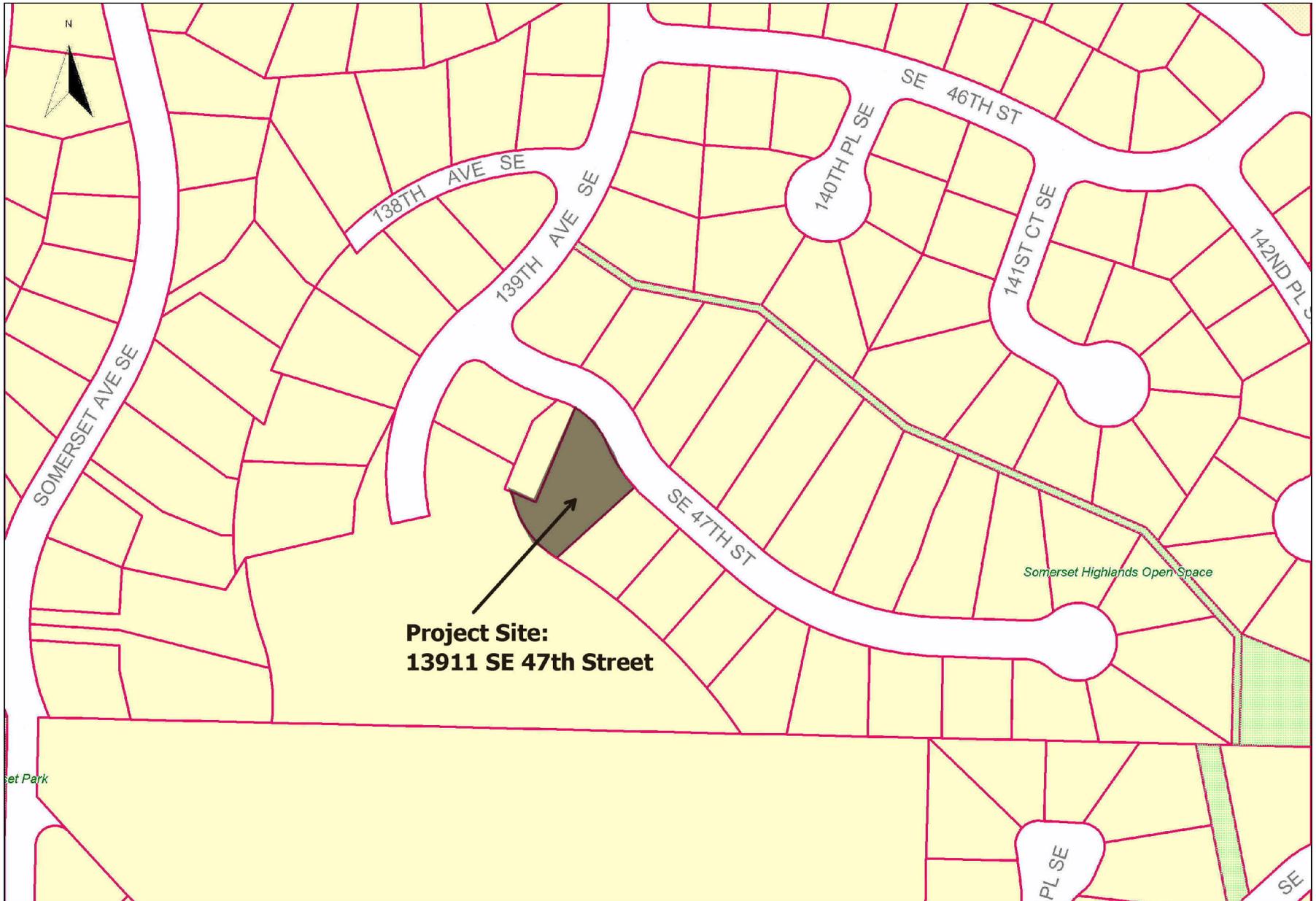


Latchague-Irvine Landscaping Improvements
File Number: 11-114961-LO





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

Proposal Name: Latchague-Irvine Landscaping Improvements

Proposal Address: 13911 SE 47th Street

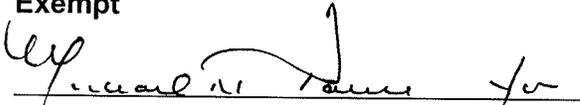
Proposal Description: Land Use review of a Critical Areas Land Use Permit for landscaping changes in the 50-foot buffer from the top of a steep slope critical area. Improvements include replacement of existing stairs, walls, patio, ornamental and invasive vegetation, and installation of a path. The buffer area will be replanted with native plants.

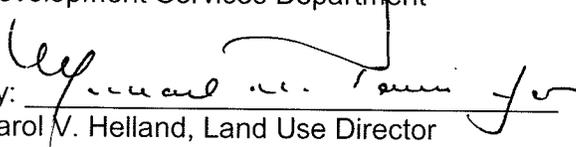
File Number: 11-114961-LO

Applicant: Natalie Latchague and Bruno Irvine, Property Owners

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

Planner: Reilly Pittman, Land Use Planner

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

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland, Land Use Director

Application Date: June 6, 2011
Notice of Application Date: June 23, 2011
Decision Publication Date: July 21, 2011
Project/SEPA Appeal Deadline: August 4, 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 received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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X.	Conditions of Approval.....	Pg 11-13

Attachments

1. Site Plans - Enclosed
2. Restoration Planting Plan – Enclosed
3. Restoration and Monitoring Report - Enclosed
4. Geotech Report. – In File
5. SEPA Checklist, Application Forms, and Materials – In File

of a larger site improvement, however only the improvements located on the western and southern facades are located in the 50-foot buffer. The existing improvements consist of a series of concrete stairs and lawn landing, retaining walls and a patio surrounded by vegetation. See Figure 2 and 3 for existing site condition.

Figure 2



Figure 3



B. Zoning

The property is zoned R-3.5, single-family residential and is located in the Critical Areas Overlay District. All properties in the vicinity are also zoned R-3.5. The proposed work is allowed in the R-3.5 zone.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-M (Single Family Medium Density).

D. Critical Areas On-Site and Regulations

i. Geologic Hazard Areas

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

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

ii. Critical Areas Overlay District/Critical Areas Land Use Permit

Stabilization is an allowed use in LUC 20.25H.055, provided certain performance standards are met and a Critical Areas Land Use Permit is approved.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal generally meets the R-3.5 zoning dimensional requirements found in LUC 20.20.010. The proposed replacement of existing improvements is reducing the amount of existing impervious surface on the site and lot coverage is not changing. The existing retaining walls are being replaced in the same location as they currently exist. These walls are partially located in the required 25-foot rear yard setback and have a height which exceeds 30 inches. The proposed wall heights are allowed in order to keep the walls in their existing locations to limit disturbance within the slope buffer to areas already improved. If wall heights exceed 48 inches a building permit will be required to construct the walls. See Conditions of Approval in Section X of this report.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as steep slope critical area. LUC 20.25H.055 establishes certain uses which are allowed in critical areas. The proposed path is an allowed use, provided certain requirements are met. The project is subject to the performance standards found in LUC 20.25H as specified in the table below

Critical Area	Geologic Hazard- Steep Slopes
Performance Standards	20.25H.055.C.2 20.25H.055.C.3.g 20.25H.125

Staff has reviewed the following documents:

- Geotechnical Engineering Report and Critical Areas Report dated June 2, 2011 prepared by Geotech Consultants Inc. (Attachment 4)

i. Consistency with Land Use Code 20.25H.055.C.2.a

New or expanded facilities and systems are allowed within the critical area or critical area buffer only where no technically feasible alternative with less impact on the critical area or critical area buffer exists. A determination of technically feasible alternatives will consider:

1. The location of existing infrastructure.

The proposed improvements are replacing existing improvements in the same location in order to limit disturbance within the buffer. The proposed path connects existing improvements.

2. The function or objective of the proposed new or expanded facility or system.

The proposed path maintains the existing function and objective which is to facilitate access around the house.

3. Demonstration that no alternative location or configuration outside of the critical area or critical area buffer achieves the stated function or objective, including construction of new or expanded facilities or systems outside of the critical area.

The purpose of the path is to facilitate access around the house which cannot be achieved in a location outside of the buffer. The path is not resulting in the removal of significant vegetation and is made of non-permanent materials.

4. Whether the cost of avoiding disturbance is substantially disproportionate as compared to the environmental impact of proposed disturbance.

Trails and paths associated with single-family residences are allowed uses within buffers as their impacts are limited. The cost to avoid a path would be more than

the actual path and require some sort of stair or other more direct access across the buffer. Stairs will also require more grading and impact within the buffer than the proposed trail which is bark with some stone steps.

5. The ability of both permanent and temporary disturbance to be mitigated.

The trail construction will cause minimal temporary disturbance within the buffer which is already disturbed by improvements. The impacts are minimal however the planting proposed removes invasive vegetation and ornamental plants and restores the buffer with mostly natural planting. Mature ornamental planting is to remain along with some new ornamental planting installed as the buffer is an ornamental landscape.

ii. Consistency with Land Use code 20.25H.055.C.2.b

If the applicant demonstrates that no technically feasible alternative with less impact on the critical area or critical area buffer exists, then the applicant shall comply with the following:

1. Location and design shall result in the least impacts on the critical area or critical area buffer.

The path proposed is located in the buffer and is in an area which is already disturbed by maintained landscaping. The path is not located in a critical area and is constructed of non-permanent materials.

2. Disturbance of the critical area and critical area buffer, including disturbance of vegetation and soils, shall be minimized.

The path will not require disturbance of the soils except where stone stairs are installed. However the path and other improvements are either replacing existing improvements in place or are in areas already disturbed by improvements. Vegetation proposed for removal is Himalayan blackberry and overgrown ornamental landscaping.

3. Disturbance shall not occur in habitat used for salmonid rearing or spawning or by any species of local importance unless no other technically feasible location exists.

The site does not provide habitat for salmon and is in a developed location with minimal tree cover providing habitat to other important species.

4. Any crossing over of a wetland or stream shall be designed to minimize critical area and critical area buffer coverage and critical area and critical area buffer disturbance, for example by use of bridge, boring, or open cut and perpendicular crossings, and shall be the minimum width necessary to accommodate the intended function or objective; provided, that the Director may require that the facility be designed to accommodate additional facilities where the likelihood of additional facilities exists, and one consolidated corridor would result in fewer impacts to the critical area or critical area buffer than multiple intrusions into the critical area or

critical area buffer.

No stream or wetlands exist on the site however improvements are located in already disturbed locations.

- 2. All work shall be consistent with applicable City of Bellevue codes and standards.**

All proposed improvements are consistent with City codes and standards.

- 3. The facility or system shall not have a significant adverse impact on overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod.**

The proposed improvements are reducing impervious coverage and adding addition vegetation which will improve the stormwater functions of the site.

- 4. Associated parking and other support functions, including, for example, mechanical equipment and maintenance sheds, must be located outside critical area or critical area buffer except where no feasible alternative exists.**

Improvements are being replaced in their existing locations or are located in already disturbed areas of the buffer.

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

As found in Attachment 3 the proposed planting is being maintained and monitored for three years and meets requirements in LUC 20.25H.210.

iii. Consistency with Land Use Code 20.25H.055.C.3.f

Trails. New nonmotorized trails within the critical area or critical area buffer must meet following standards:

- 1. Trail location and design shall result in the least impacts on the critical area or critical area buffer.**

The path is located in areas of the buffer which are already disturbed by improvements. The trail is composed of wood chips and stone stairs and is not constructed of impervious and permanent materials.

- 2. Trails shall be designed to complement and enhance the environmental, educational, and social functions and values of the critical area with trail design and construction focused on managing and controlling public access and limiting uncontrolled access.**

The proposed path facilitates access around the house to limit access into the rest of the slope buffer.

- 3. Trails shall be designed to avoid disturbance of significant trees and to limit disturbance of native understory vegetation.**

The path is not removing significant trees. Vegetation being removed is either ornamental or invasive species.

4. **Trails shall be designed to avoid disturbance of habitat used for salmonid rearing or spawning or by any species of local importance.**

No such habitat exists on site.

5. **The trail shall be the minimum width necessary to accommodate the intended function or objective.**

The path is three feet in width to allow access around the house.

6. **All work shall be consistent with the City of Bellevue's "Environmental Best Management Practices" and all applicable City of Bellevue codes and standards, now or as hereafter amended.**

The proposed path is consisted with BMPs and City codes.

7. **The facility shall not significantly change or diminish overall aquatic area flow peaks, duration or volume or flood storage capacity, or hydroperiod.**

The proposed improvements are reducing impervious coverage and adding addition vegetation which will improve the stormwater functions of the site.

8. **Where feasible and consistent with any accessibility requirements, any trail shall be constructed of pervious materials.**

The path is proposed to be constructed of wood chips and will have some stone stairs.

9. **Crossings over and penetrations into wetlands and streams shall be generally perpendicular to the critical area, and shall be accomplished by bridging or other technique designed to minimize critical area disturbance considering the entire trail segment and function.**

No wetlands or stream are present on the site.

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

As found in Attachment 3 the proposed planting is being maintained and monitored for three years and meets requirements in LUC 20.25H.210.

iv. Consistency With LUC 20.25H.125

The performance standards found in LUC 20.25H.125 are being met as:

- The proposed improvements do not alter the natural contours, steep slopes, and vegetation.
- The proposed retaining walls and other improvements are located in already improved areas and are not expanding disturbance in the buffer.
- The proposed improvements do "will not adversely impact slope stability or soil

erosion potential on the site or on adjacent properties” (Geotech Report, Pg. 5).

- The removal of existing patio and stairs and replacement with deck and crushed rock is reducing the amount of impervious surface which currently exists within the slope buffer.
- No structures other than the retaining walls are proposed and are not located in the steep slope critical area.
- Restoration of temporary disturbance is proposed which will be located in the buffer as proposed on the planting plan as Attachment 2.

IV. Public Notice and Comment

Application Date:	June 6, 2011
Public Notice (500 feet):	June 23, 2011
Minimum Comment Period:	July 7, 2011

The Notice of Application for this project was published the City of Bellevue Weekly Permit Bulletin on June 23, 2011. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

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

VI. State Environmental Policy Act (SEPA)

The proposed project is exempt from SEPA review as it is outside of any critical areas and does not exceed any of the Categorical Exemptions in WAC 197-11-800.

VII. Changes to Proposal Due to Staff Review

No changes were requested.

VIII. Decision Criteria

A. 20.30P.140 Critical Areas Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Areas Land Use Permit if:

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

The applicant must obtain a clearing and grading permit. Plans submitted for the permit must reflect all work proposed. See Conditions of Approval in Section X of this report.

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

The proposal is consistent with required performance standards for projects in steep slope critical areas and trails.

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

As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

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

The proposed activity will not affect public services or facilities.

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

Restoration will be per the submitted plan found as Attachment 2 of this report. Maintenance and monitoring is required for a period of 3 years and Land Use inspection of the planting, once installed, is required. See Conditions of Approval in Section X of this report.

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

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

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 the Development Services Department does hereby **approve with conditions** the replacement of existing landscaping improvements and creation of a path within a 50-foot top-of-slope buffer from a steep slope. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clearing and grading permit or other development permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

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	Janney Gwo, 425-452-6190
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-2973

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

- 1. Clearing and Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a clearing and grading permit must be submitted and approved. Plans submitted as part of either permit application shall be consistent with the activity permitted under this approval.

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

- 2. Retaining Wall Height:** If total height of retaining walls is 48 inches or greater a building permit will be required. The proposed walls are allowed within the 25-foot rear setback per review in Section III of this report.

Authority: Land Use Code 20.20.010; Bellevue City Code 23.05.090
Reviewer: Reilly Pittman, Development Services Department

- 3. Restoration of Disturbance:** The proposed restoration planting shall be consistent with the plan submitted June 6, 2011 which is Attachment 2 of this report. The restoration plan shall be revised to include the following notes:

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

- 4. Land Use Inspection:** Following installation of planting the applicant shall contact Land Use staff to inspect the planting area.

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

- 5. Maintenance and Monitoring Plan:** Maintenance and monitoring of the planting is required for 3 years from the date of the Land Use inspection. After the 3-year monitoring period is complete a report of the planting is required to be submitted to Land Use with photos showing the planting and a description of the maintenance activities needed and how the planting has achieved the goals and objectives established in the monitoring plan which is Attachment 3.

Authority: Land Use Code 20.25H.220

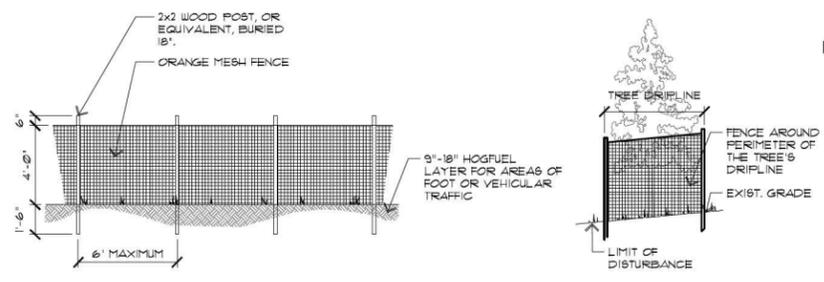
Reviewer: Reilly Pittman, Development Services Department

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

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

**Attachment 1
Site Plans**



TREE PROTECTION DETAIL
SCALE: NTS

GENERAL NOTES:

1. CONTRACTOR AND/OR OWNER RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ALL REQUIRED INSPECTIONS.
2. 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.
3. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROCESS.
4. PRIOR TO CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE MUNICIPALITY, ARCHITECT, AND OWNER WITH NOTIFICATION OF TIME AND LOCATION.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. CONTRACTOR SHALL TAKE EXTRA CARE NOT TO DISTURB OR INCONVENIENCE SURROUNDING NEIGHBORHOOD DURING CONSTRUCTION.

TREE PROTECTION NOTES:

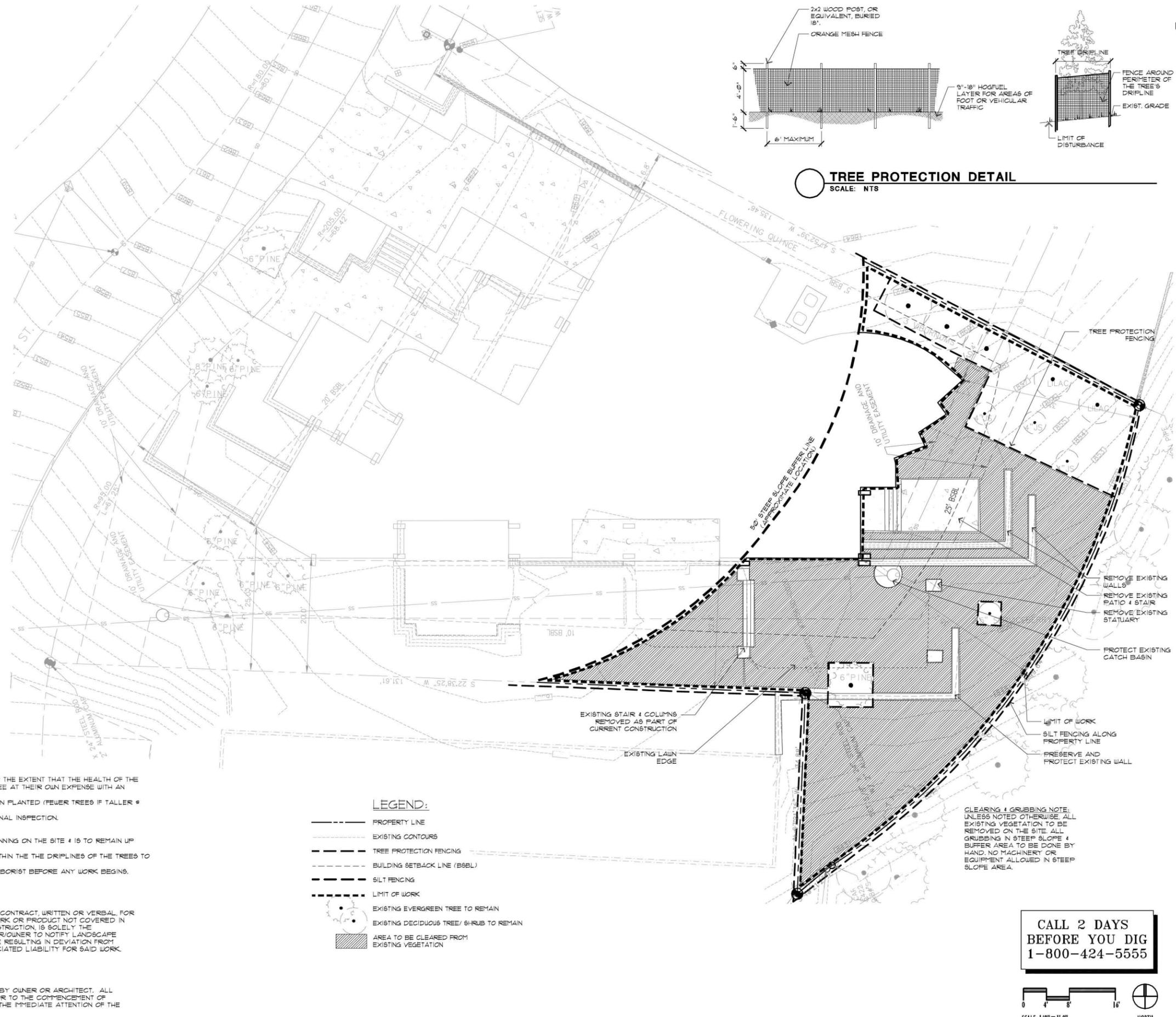
1. IF ANY TREES SHOWN AS SAVED ARE DESTROYED OR DAMAGED TO THE EXTENT THAT THE HEALTH OF THE TREE IS QUESTIONABLE, THE CONTRACTOR SHALL REPLACE THE TREE AT THEIR OWN EXPENSE WITH AN APPROVED SPECIMEN, PER WRITTEN SPECIFICATION.
2. REPLACEMENT CONIFER TREES MUST BE 12 OR MORE FEET TALL WHEN PLANTED (FEWER TREES IF TALLER & INSTALLATION & APPROVED BY ARBORIST).
3. REPLACEMENT TREES MUST BE PLANTED & APPROVED PRIOR TO FINAL INSPECTION.
4. REPLACEMENT TREES MUST BE MAINTAINED FOR ONE YEAR.
5. CHECK SITE PLAN FOR MITIGATION TREE INSTALLATION LOCATIONS.
6. 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.
7. NO DRIVING ALLOWED WITHIN THE TREE PROTECTION FENCING OR WITHIN THE THE DRIPLINES OF THE TREES TO BE PROTECTED.
8. 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:

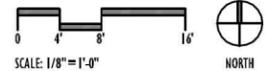
ALL SITE INFORMATION IS BASED ON SURVEY INFORMATION PROVIDED BY OWNER OR ARCHITECT. ALL EXISTING CONDITIONS AND LAYOUT ARE TO BE VERIFIED IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT BEFORE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



LEGEND:

- PROPERTY LINE
- EXISTING CONTOURS
- - - TREE PROTECTION FENCING
- - - BUILDING SETBACK LINE (BSBL)
- - - SILT FENCING
- - - LIMIT OF WORK
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE/ SHRUB TO REMAIN
- AREA TO BE CLEARED FROM EXISTING VEGETATION

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



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

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KENNETH R. PHILP
CERTIFICATE NO. 545

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

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



PERMIT DRAWINGS.

THIS DOCUMENT SUPERSEDES AND MAKES VOID ALL PREVIOUS ITERATIONS ISSUED PRIOR TO 06/03/11.

DESIGNED BY: KP, SH
 DRAWN BY: SH

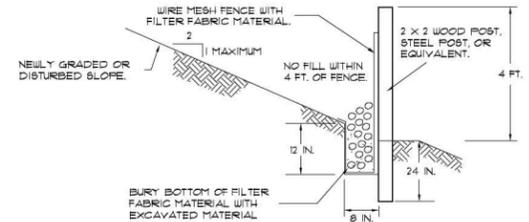
Date Issue
 06/03/11 PERMIT SUBMITTAL

Sheet Title

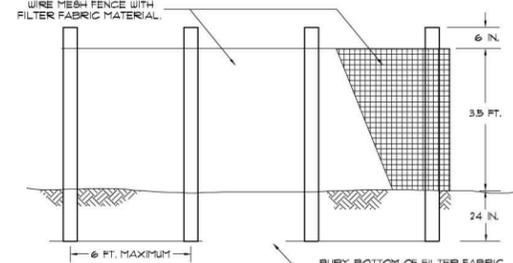
T.E.S.C. PLAN

Sheet Number

L-2.0

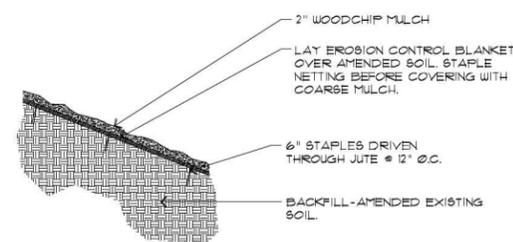


TYPICAL CROSS SECTION



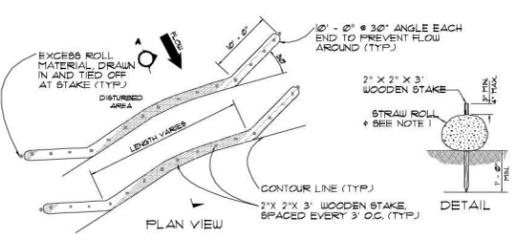
ELEVATION

- 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.



EROSION CONTROL BLANKET
 SCALE: NTS

SILT FENCE
 SCALE: NTS



- STRAW ROLL SHALL BE A MINIMUM OF 18" 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:

- PROPERTY LINE
- EXISTING CONTOURS
- CONSTRUCTION ACCESS TO SITE
- TREE PROTECTION FENCING
- BUILDING SETBACK LINE
- LIMIT OF WORK
- SILT FENCE
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE/SHRUB TO REMAIN
- EROSION CONTROL BLANKET/JUTE NETTING

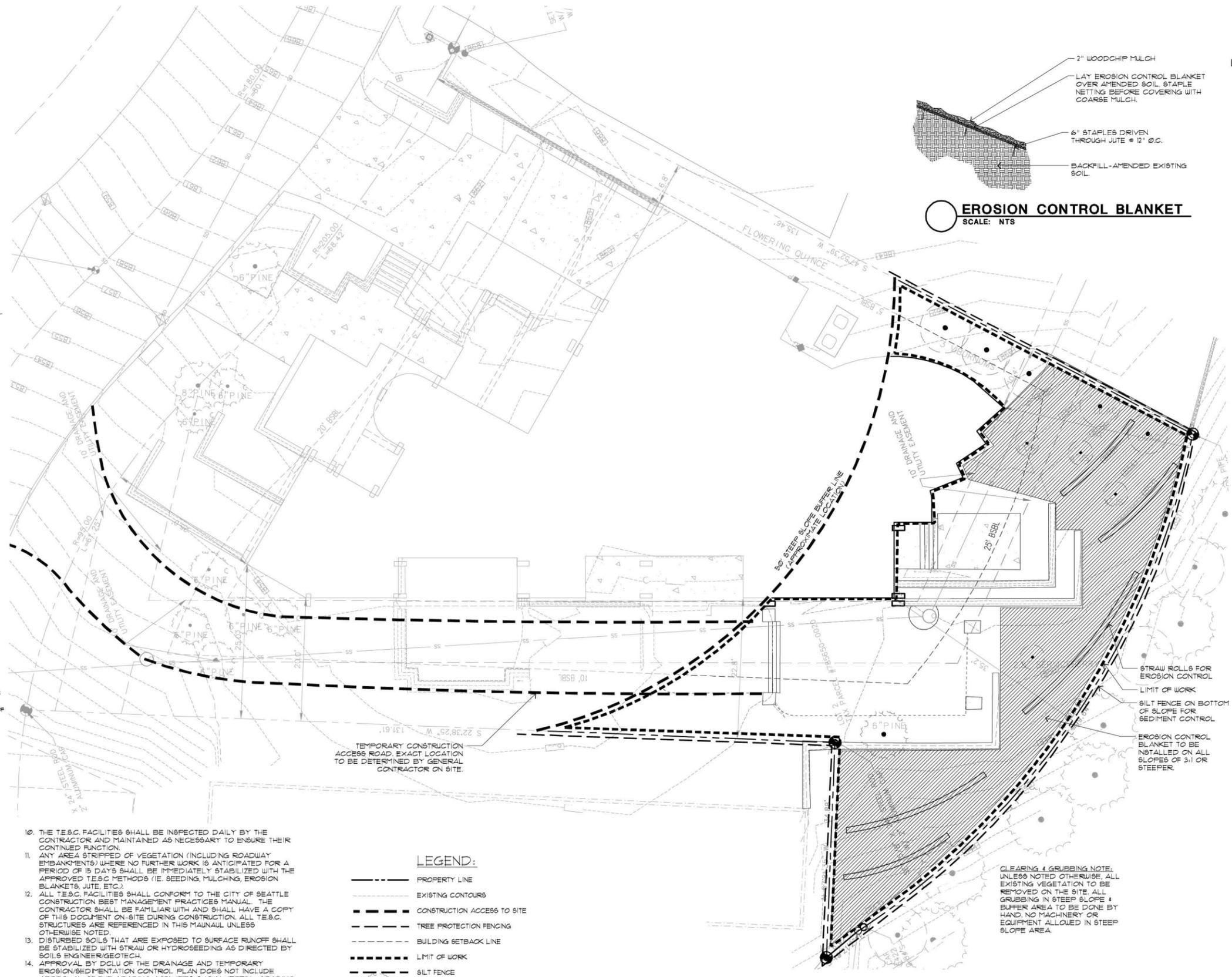
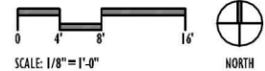
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SURVEY NOTE:

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CLEARING & GRUBBING NOTE:
 UNLESS NOTED OTHERWISE, ALL EXISTING VEGETATION TO BE REMOVED ON THE SITE. ALL GRUBBING IN STEEP SLOPE & BUFFER AREA TO BE DONE BY HAND. NO MACHINERY OR EQUIPMENT ALLOWED IN STEEP SLOPE AREA.

**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

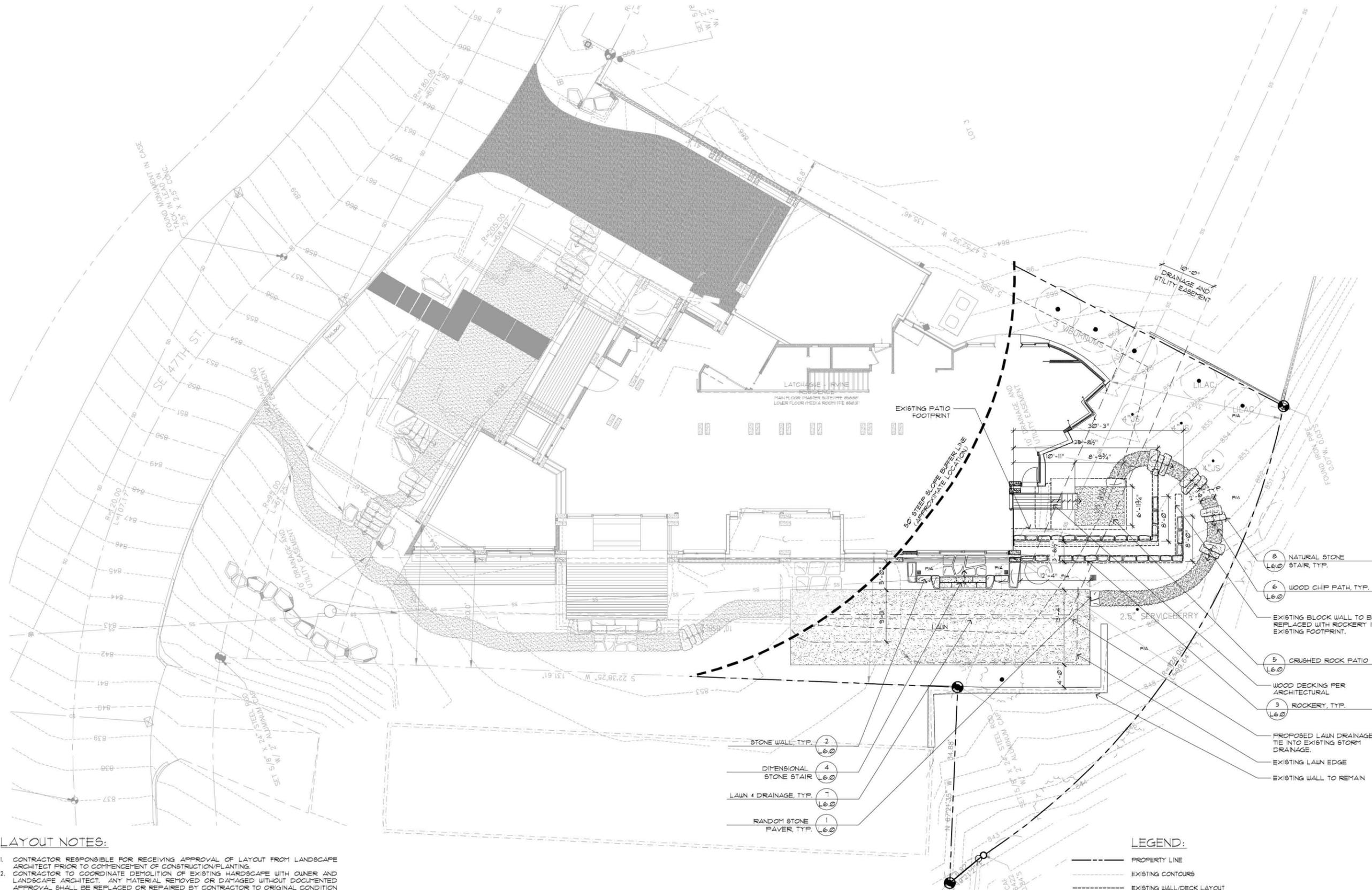
Date Issue
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Sheet Title

**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.

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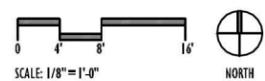
- STONE WALL, TYP. (2) L6.0
- DIMENSIONAL STONE STAIR (4) L6.0
- LAWN & DRAINAGE, TYP. (7) L6.0
- RANDOM STONE PAVER, TYP. (1) L6.0

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

PERMIT DRAWINGS.

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DRAWN BY: SH

Date Issue
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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 RAIL 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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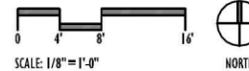
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LEGEND:

- 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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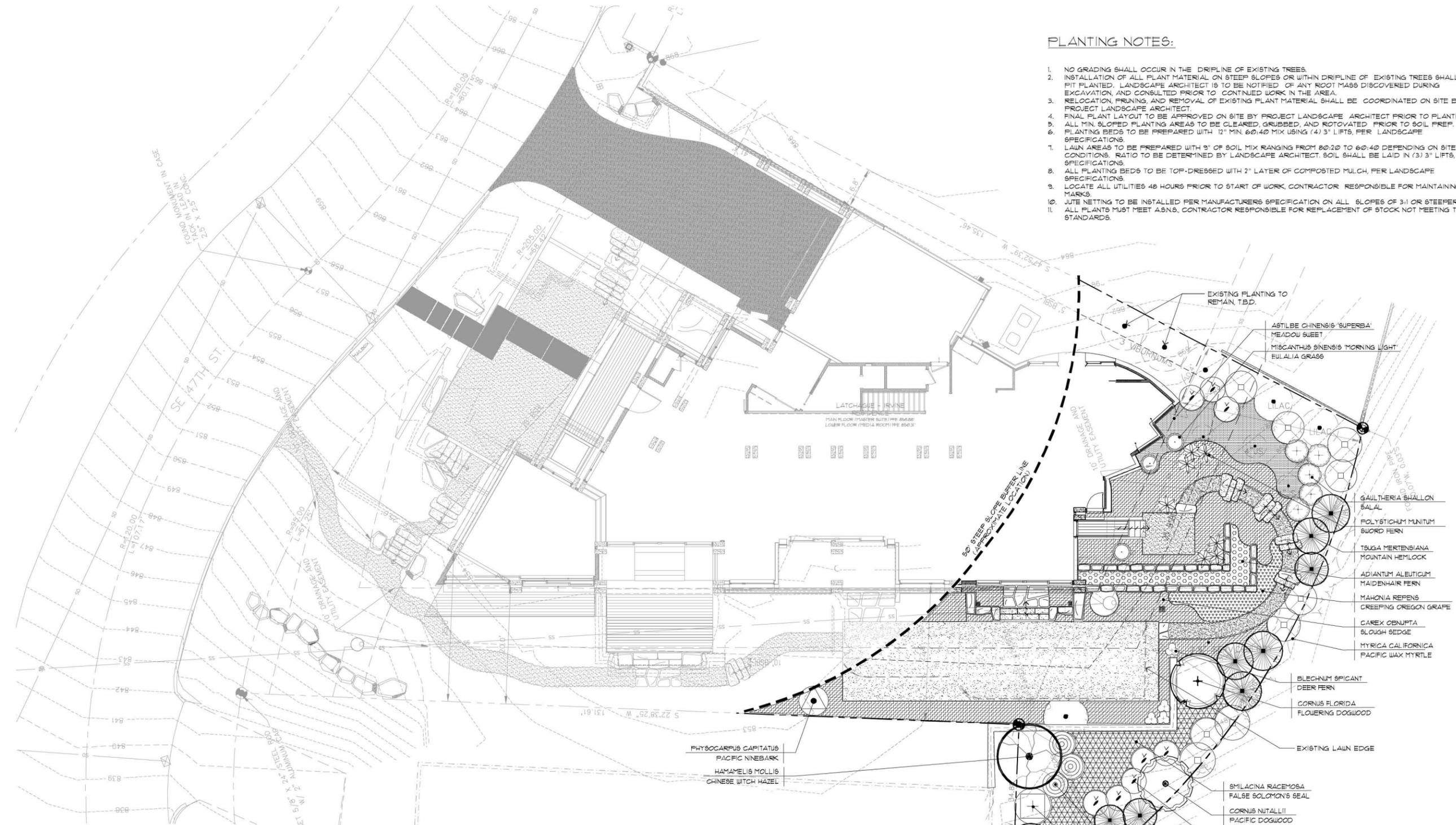


Attachment 2
Restoration Planting Plan

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.

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BELLEVUE, WA 98006



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

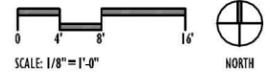
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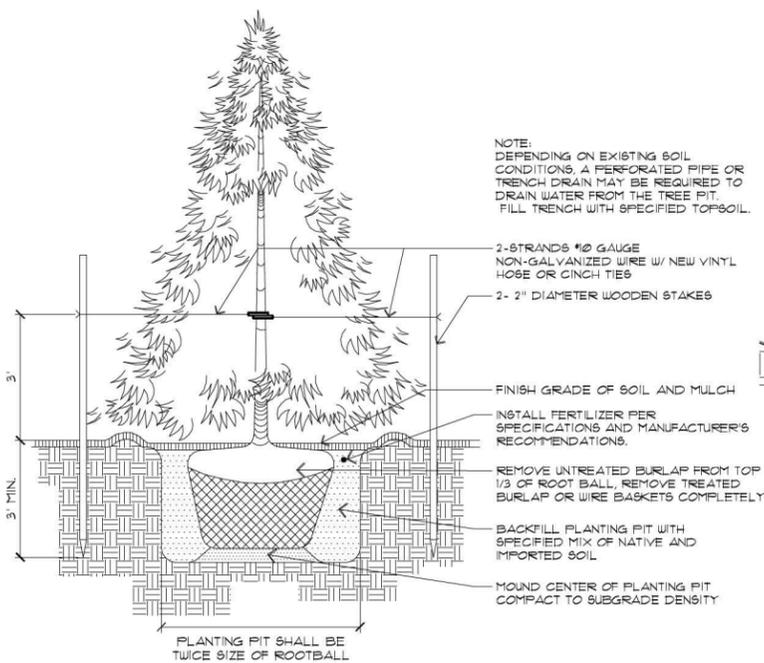
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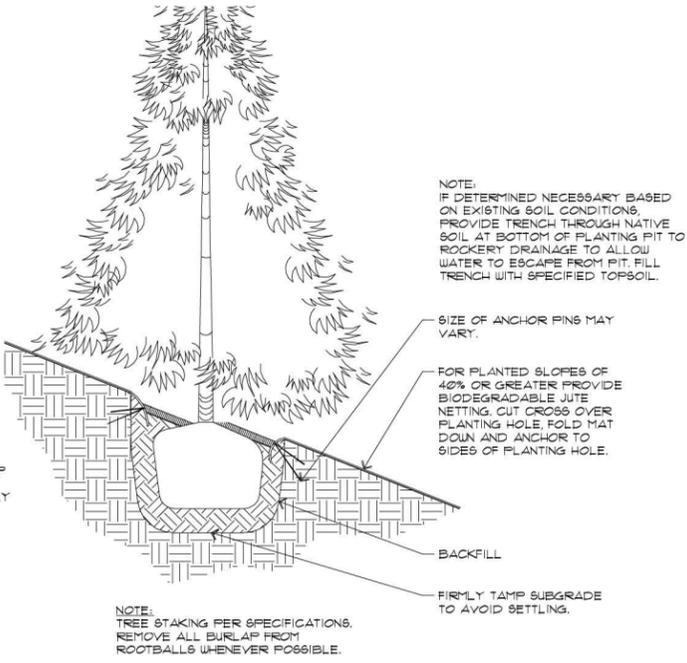
RESTORATION/
MITIGATION
PLANTING PLAN

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.

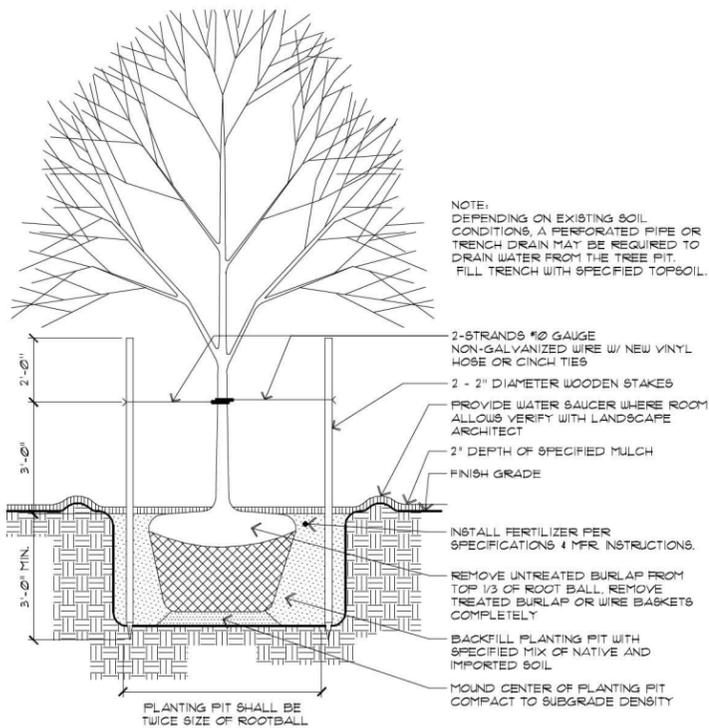
NOTE:
 TREE STAKING PER SPECIFICATIONS.
 REMOVE ALL BURLAP FROM
 ROOTBALLS WHENEVER POSSIBLE.

PLANT SCHEDULE

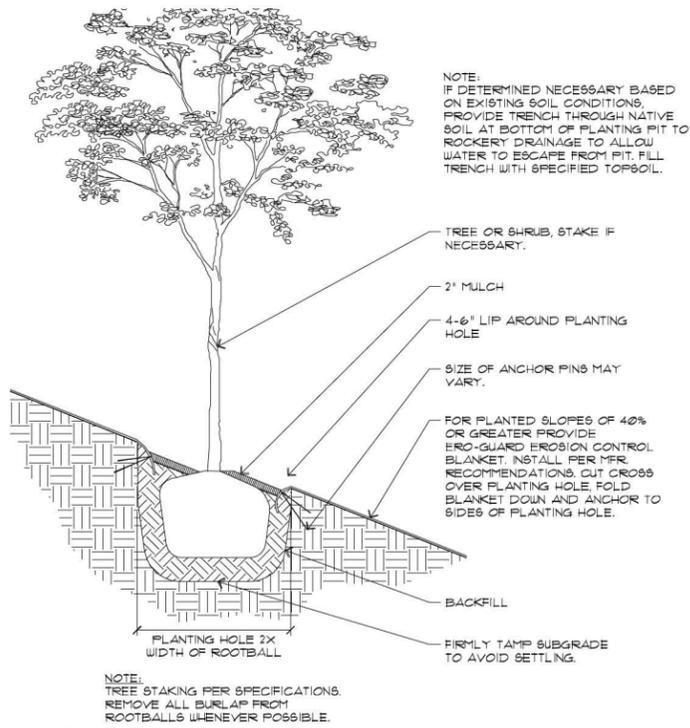
Qty.	Botanical Name	Common Name	Size	Notes
Trees				
2	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	6'-8' ht.	Specimen, multistem
1	<i>Hamamelis mollis</i>	Chinese Witch Hazel	1 1/2" Cal.	Specimen, full 4 balanced
1	<i>Cornus Florida</i>	Flowering Dogwood	1 1/2" Cal.	Specimen, full 4 balanced
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"

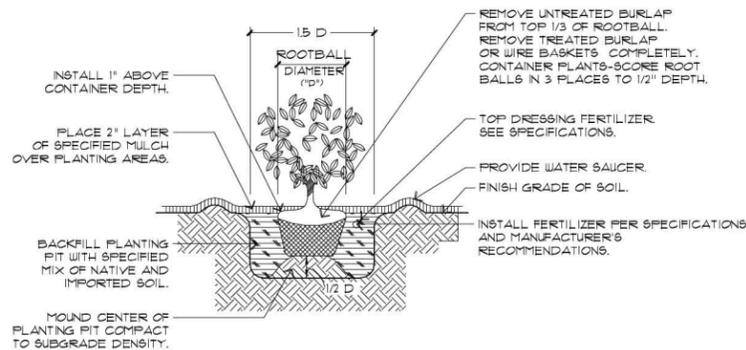


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 FILL TRENCH WITH SPECIFIED TOPSOIL.



NOTE:
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 PROVIDE TRENCH THROUGH NATIVE
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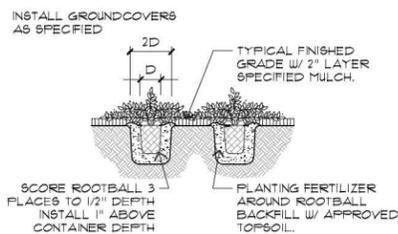
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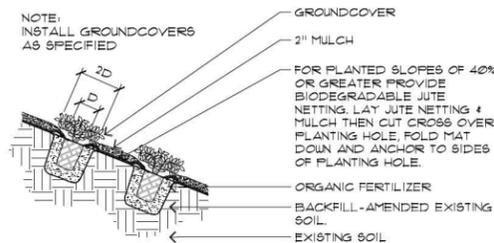
SHRUB PLANTING
 SCALE: 1/2"=1'-0"

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

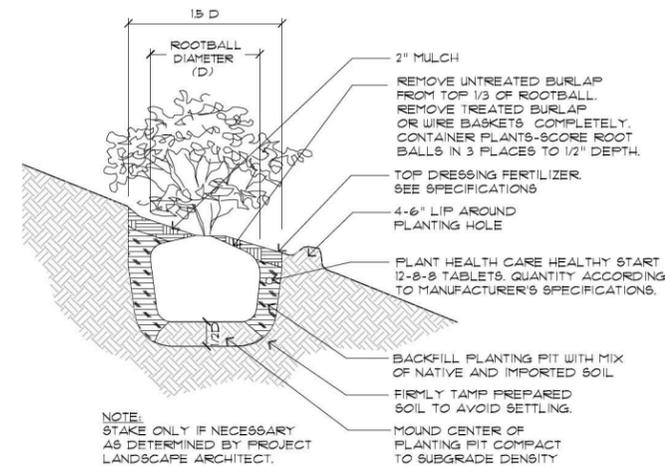
DECIDUOUS TREE PLANTING/SLOPE
 SCALE: 1/2"=1'-0"



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"

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 RESIDENCE**
 13911 SE 47TH STREET
 BELLEVUE, WA 98006



PERMIT DRAWINGS.

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DESIGNED BY: KP, SH
 DRAWN BY: SH, MO

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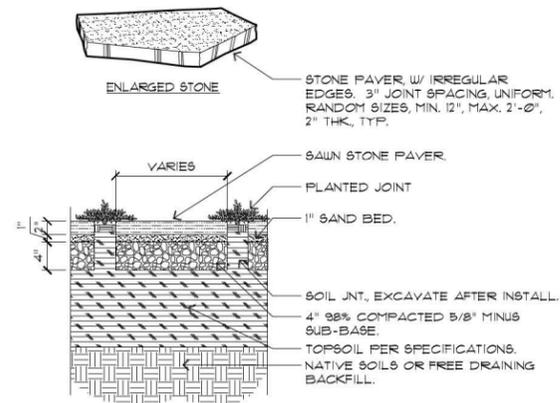
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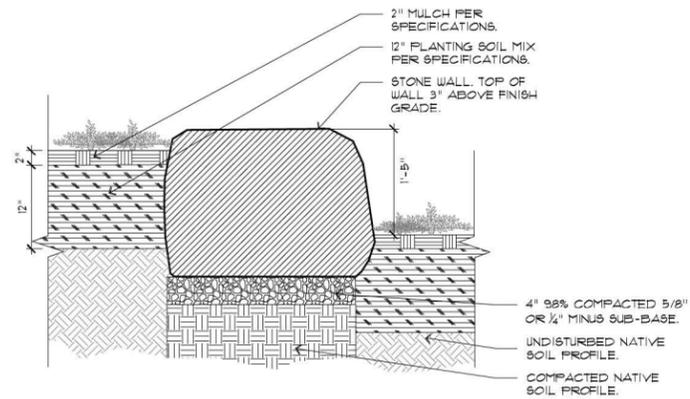
**PLANTING SCHEDULE
 & DETAILS**

Sheet Number

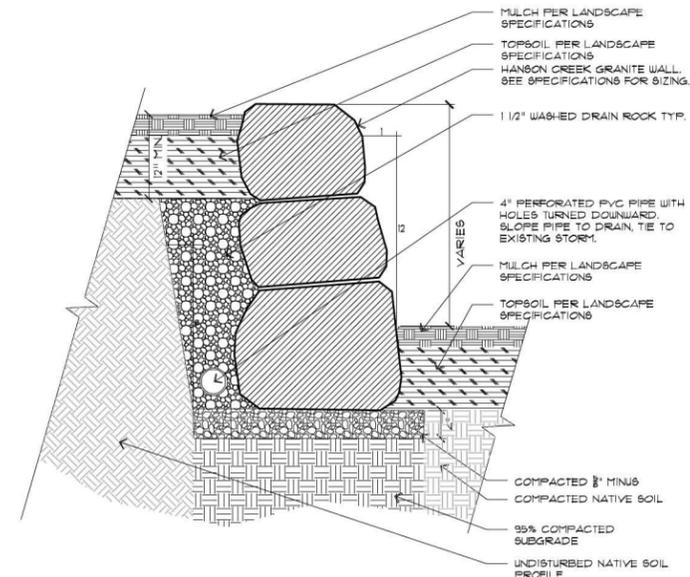
L-5.1



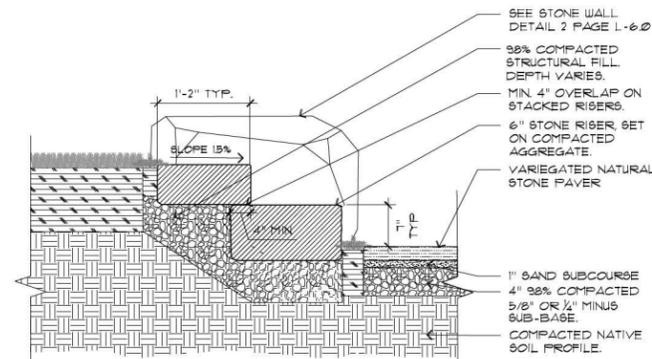
1 RANDOM STONE PAVER, TYP.
L-3.0 SCALE: 1"=1'-0"



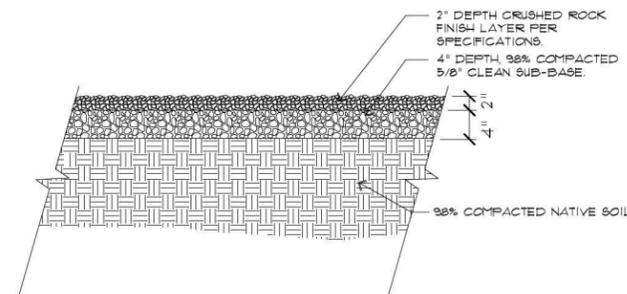
2 STONE WALL, TYP.
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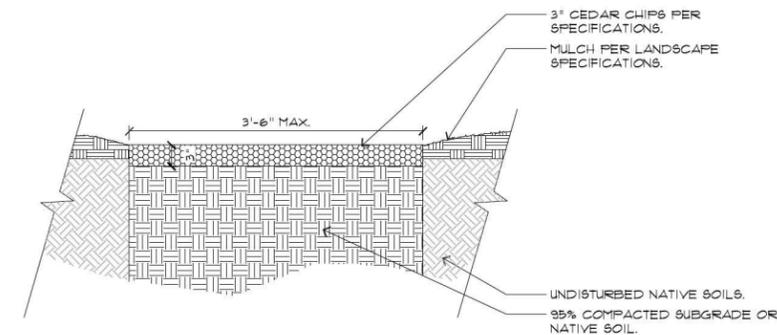
3 ROCKERY, TYP.
L-3.0 SCALE: 1"=1'-0"



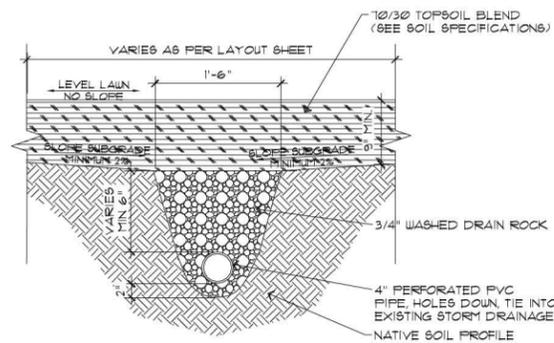
4 DIMENSIONAL STONE STAIR, TYP.
L-3.0 SCALE: 1"=1'-0"



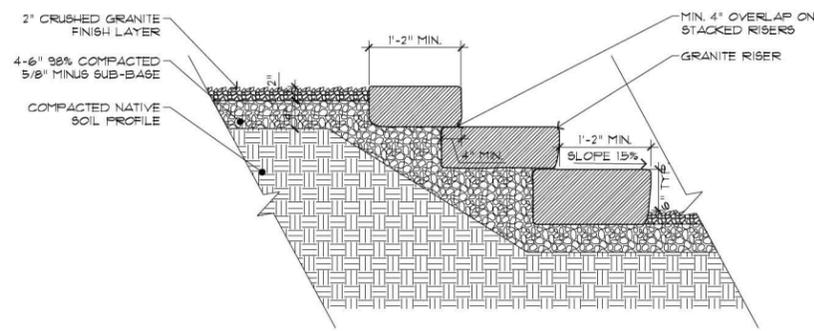
5 CRUSHED ROCK PATIO
L-3.0 SCALE: 1"=1'-0"



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

PERMIT DRAWINGS.

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L-6.0

Attachment 3
Restoration and Monitoring Plan

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.