



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: TD Home Partners, LLC

LOCATION OF PROPOSAL: 3665 163rd Avenue SE

NAME & DESCRIPTION OF PROPOSAL: Parkwood Lane Lot 4

Construction of a new single-family residence and improvements located in a toe-of-slope setback and steep slope critical area on a vacant property.

FILE NUMBER: 12-115995-LO

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 9/6/2012.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

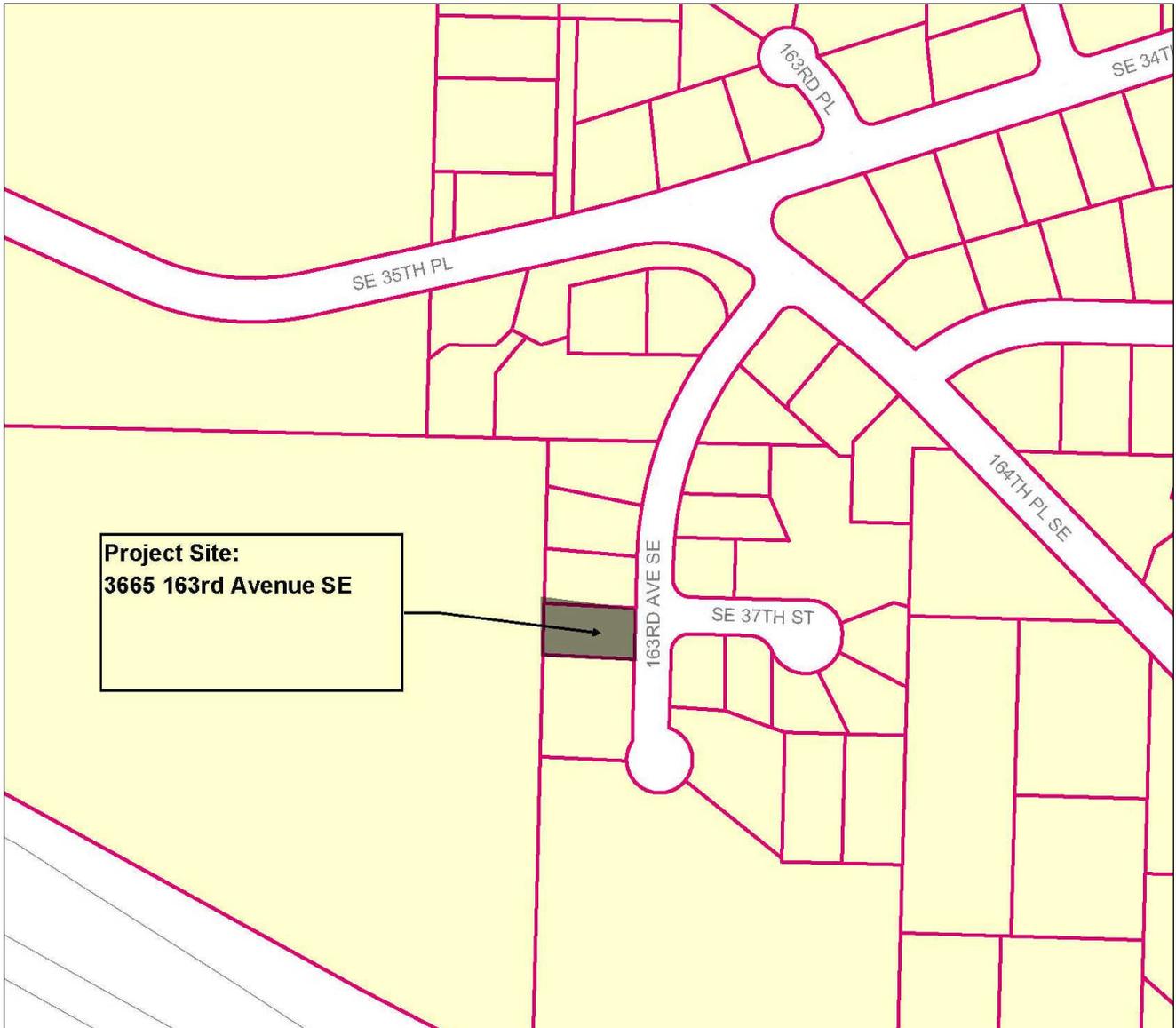

 Environmental Coordinator

8/23/2012
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

Parkwood Lane Lot 4
File Number: 12-115995-LO





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

Proposal Name: Parkwood Lane Lot 4

Proposal Address: 3665 163rd Avenue SE

Proposal Description: Land Use approval of a reasonable use exception to construct a new single-family residence and improvements located in a toe-of-slope setback and steep slope critical area on a vacant property.

File Number: 12-115995-LO

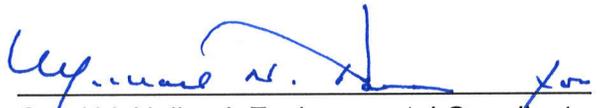
Applicant: Troy Schmeil, TD Home Partners

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

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: 

Carol V. Helland, Land Use Director

Application Date: June 4, 2012
Notice of Application Date: June 14, 2012
Decision Publication Date: August 23, 2012
Project Appeal Deadline: September 6, 2012

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.

CONTENTS

I.	Proposal Description.....	Pg 3
II.	Site Description, Zoning & Land Use Context.....	Pg 3-5
III.	Consistency with Land Use Code Requirements.....	Pg 5-10
IV.	Public Notice & Comment.....	Pg 10
V.	Summary of Technical Review.....	Pg 10
VI.	State Environmental Policy Act (SEPA).....	Pg 10-11
VII.	Changes to Proposal Due to Staff Review.....	Pg 11
VIII.	Decision Criteria.....	Pg 11-12
IX.	Conclusion and Decision.....	Pg 12
X.	Conditions of Approval.....	Pg 12-15

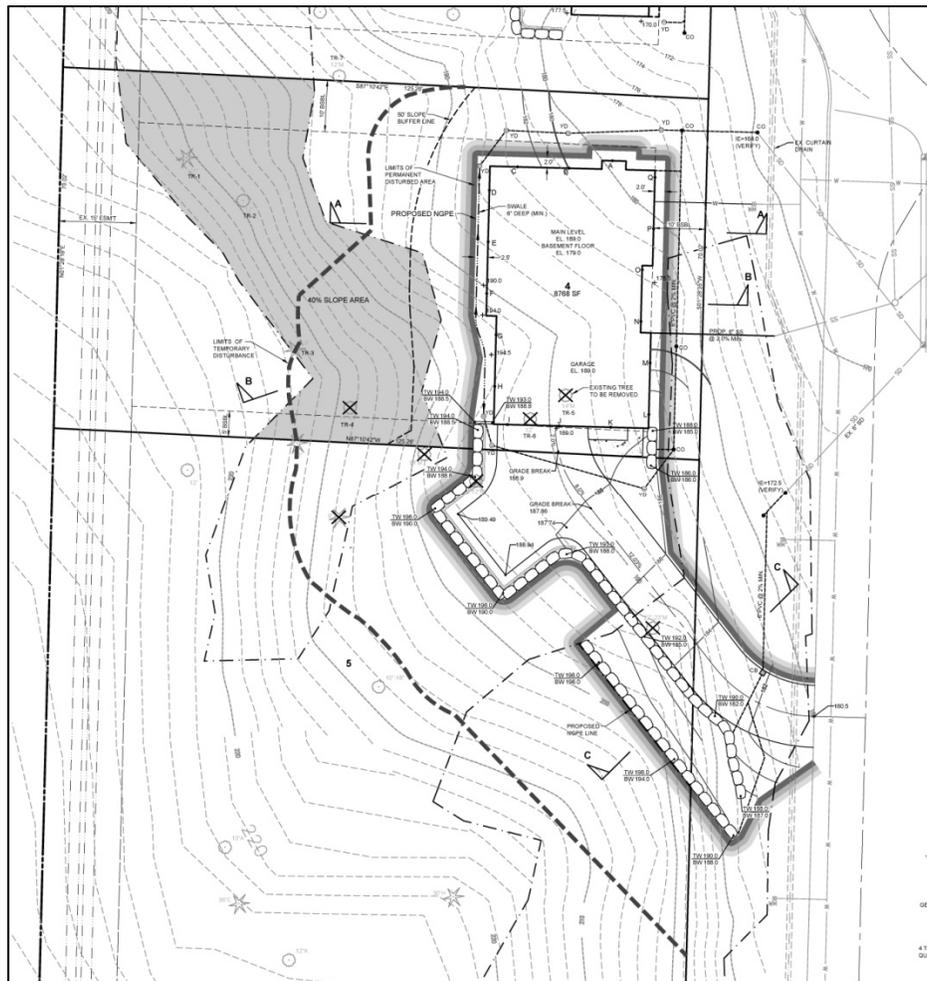
Attachments

1. Site Plan – Enclosed
2. Geotech Response Letter prepared South Fork Geosciences – Enclosed
3. Mitigation Planting, Maintenance, and Monitoring Plan – Enclosed
4. Geotech Report, Survey, Sections, Forms, Application Materials – In File

I. Proposal Description

The applicant proposes to construct a new single-family residence on a vacant lot. Development on this lot is subject to the reasonable use exception in chapter X of LUC 20.25H which allows reasonable development on sites that are fully constrained by critical areas and buffer. The site has significant steep slope and buffer which occupy most of the property and make development on this property only possible through a reasonable use exception. Approval of this Critical Areas Land Use Permit will allow 2,160 square feet of disturbance on the property to establish the residence and all associated improvements and usable areas. The remainder of the property will be placed into a Native Growth Protection Easement that restricts future development on the property outside of the established 2,160 square feet. Due to the steep slopes on the property vehicle access is provided across the adjacent property to the south in order to have a driveway that does not exceed the maximum allowed driveway slope. See Figure 1 below for a site plan.

Figure 1



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

A. Site Description

The project site is located at 3665 163rd Avenue SE in the Eastgate subarea of the City and is lot 4 of the Parkwood Lane subdivision. This property and the properties to the north and

south are located on the western side of 163rd Avenue SE and are being built out with single-family residences. Other single-family zoned and developed properties are located to the east on the other side of the street. The property to the west is zoned multi-family and is developed with a multi-family development. A large portion of the property to the west is undeveloped, heavily vegetated, and has steep topography change. The steep slope critical areas on the property are found generally on the western portion of the lot. In addition to steep slopes, the Seattle Fault Zone is in the vicinity of this project site. See figure 2 for existing site condition.

Figure 2



B. Zoning

The property is zoned R-5, single-family residential which allows the proposed single-family development.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-H (Single Family High Density). Construction of a home is consistent with this residential land use.

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.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-5 zoning dimensional requirements found in LUC 20.20.010 apply to the proposed home construction. The plans submitted generally demonstrate conformance with zoning dimensional standards, however conformance will be verified during building permit review.

The proposed rockery walls exceed 30 inches in height within the required building setbacks which is normally not allowed by code. LUC 20.20.025.D allows walls within a setback if there is no other feasible alternative to wall location or height. The proposed house is required to be located as close to the front property line as possible to avoid critical areas. The rockery walls are to establish the driveway to the house and are necessary to obtain access. Establishing the garage on a lower level of the house was found to not be feasible and result in further slope disturbance. The proposed walls have been terraced in their highest locations to limit the total wall height which was proposed initially. The proposed rockeries shown on the plan are allowed at their proposed height within the setback. A portion of the walls are within the public right-of-way and will need to be approved by the Transportation Department. If Transportation Department approval is not granted the proposed access may change would could require additional critical areas permitting if the project design must change. **See Conditions of Approval in Section X of this report.**

A front setback of 10 feet is proposed which is allowed under LUC 20.25H.040 in order to move the house away from critical areas. The proposed house is using this provision to locate the house as close to the public right-of-way as allowed. This will result in a more consolidated site and less intrusion into the steep slopes and structure setback. **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 critical area, critical area buffer or structure setback from a critical area or buffer. The project is subject to the performance standards found below.

i. Consistency with LUC 20.25H.125

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

1. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

The house construction requires temporary alteration of existing grade in order to safely construct the home. Temporary excavation is noted on the plans and does disturb steep slope critical areas and the 75-foot setback. The proposed house is not located in any steep slope critical areas. The proposed driveway and rockery walls must cross through the steep slopes in order to provide access to the house. The proposed house foundation is tiered as the house steps up the slope. Excavated areas are proposed to be restored and replanted.

2. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The proposed development on the property is located outside of steep slope critical areas as much as possible and retains vegetation in the steep slope. The proposed house has a reduced front setback of 10 feet under LUC 20.25H.040 in order to locate the house closer to the street and reduce the amount of disturbance necessary.

3. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

The project geotechnical engineer found that the “proposed development does not increase risk or create need for increased buffers on neighboring properties” (Geotech Response Letter, Pg. 3).

4. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

The proposed rockeries meet this requirement to maintain existing natural slope. The rockery is adjacent to the driveway to provide access.

5. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

The site is a reasonable use exception and disturbance to critical areas, buffer, and setbacks is limited to 2,160 square feet on Lot 4, which the project complies with. The proposed driveway does create additional impervious surface but is required for access to the house.

6. Where change in grade outside the building footprint is necessary, the site

retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Temporary excavation will occur outside the building footprint. Site retention will be achieved through the use of rockery walls to provide for driveway access. Small rockeries or other retention may be provided within the 2,160 square feet if found necessary during construction. The proposed house foundation is incorporated into the topography. No yard area is proposed, access around the house is provided to allow for some maintenance.

- 7. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

Freestanding rockery walls are only proposed to allow for driveway access.

- 8. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

No structure is proposed in slopes of 40 percent.

- 9. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

No structure is proposed in slopes of 40 percent.

- 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.**

The project will create approximately 15,373 square feet of total disturbance, most of which is temporary disturbance for excavation that will be restored. 3,915 square feet of permanent disturbance on Lots 4 and 5 will be created for the house and driveway. The project will provide at least 11,458 square feet of restoration planting in order to restore the entire temporary disturbance and mitigate for the permanent impacts as found on Attachment 3. The planting proposed will install many trees and a superior amount of shrubs to cover the slope and is consistent with the City's planting templates for steep slope areas. The remainder of the Lot 4 outside of the 2,160 square feet is required to be placed into a Native Growth Protection Area which will protect the plants being installed as well as those existing. The planting is required to be maintained and monitored for a period of at least five years per the monitoring and maintenance plans found in attachment 3. The following goals will be achieved:

- Provide mitigation through the restoration of the steep slope and steep slope buffer area temporarily impacted for development. Plant the area with native tree, shrub, and groundcover species.

The following performance standards will be used to evaluate the mitigation:

- Restore 11,458 square feet of steep slope and steep slope buffer area with native plantings in areas that are temporarily impacted by development.
- Provide 80 percent survival of all installed trees and shrubs by the end of the 5 years of monitoring.
- Maintain less than 10 percent non-native, invasive plant cover in planted areas by the end of 5 years of monitoring.

In addition to those above, the following standards are required to be added to the plan in order to measure success over the course of the 5-year monitoring and shall be evaluated in the appropriate year:

- 100% survival of all plants installed by the end of year 1.
- 90% survival of all plants of installed plants and 35% native vegetation coverage by the end of year 3.
- 50% and 70% native vegetation coverage by years 4 and 5 respectively.

A maintenance surety will be required based on a submitted cost estimate. The surety will be released after the five-year monitoring, assuming restoration has been successful. Annual monitoring reports documenting the performance standards including photos are required for each monitoring year.

Given the planting area is large and in steep topography the proposed irrigation option for hand watering is impractical. A temporary irrigation system is required at least for the first summer after installation or until a biologist or landscaping architect determines the planting is sufficiently established to remove the irrigation system.

See Conditions of Approval in Section X of this report.

ii. Consistency with LUC 20.25H.205

Where disturbance of a critical area or critical area buffer is allowed under this section, development is subject to the following performance standards. Additional performance standards apply to development in streams (LUC 20.25H.080), wetlands (LUC 20.25H.100), geologic hazard areas (LUC 20.25H.125), and areas of special flood hazard (LUC 20.25H.180). Where a conflict exists with the performance standards of this section, the provisions providing the most protection to critical area functions and values apply.

- A. The structure shall be located on the site in order to minimize the impact on the critical area or critical area buffer, including modifying the non-critical area setbacks to the maximum extent allowed under LUC 20.25H.040;**

The proposed house has modified the 20-foot front setback to 10 feet per LUC 20.25H.040, which is the maximum possible modification.

- B. Ground floor access points on portions of the structure adjacent to undisturbed critical area or critical area buffer shall be limited to the minimum necessary to comply with the requirements of the International Building Code and International Fire Code, as adopted and amended by the City of Bellevue;**

The access points are limited to the front door near the garage door and a side door.

- C. Associated development, including access driveways and utility infrastructure shall be located outside of the critical area or critical area buffer to the maximum extent technically feasible;**

The access driveway has been located as much as possible outside of any steep slopes. However to obtain access the driveway must cross through a steep slope critical area which separates the property from the road. This slope is mostly fill material pushed when the road was first built.

- D. Areas of disturbance for associated development, including access and utility infrastructure shall be consolidated to the maximum extent technically feasible;**

The development is consolidated on the eastern portion of the site, near the road, which is the best location furthest away from the steep slopes.

- E. All areas of temporary disturbance associated with utility installation, construction staging and other development shall be determined by the Director and delineated in the field prior to construction and temporary disturbance shall be restored pursuant to a restoration plan meeting the requirements of LUC 20.25H.210;**

Disturbance limits are a required element on the building permit plans and are delineated in the field as standard practice. Restoration of the disturbed areas is provided by the proposed restoration and mitigation plan.

- F. Areas of permanent disturbance shall be mitigated to the maximum extent feasible on-site pursuant to a mitigation plan meeting the requirements of LUC 20.25H.210; and**

The area impacted by permanent disturbance is included in the mitigation planting proposed. In addition the portion of the site that is outside of the allowed 2,160 square feet is required to be placed into a Native Growth Protection Easement that restricts future use of the area. **See Conditions of Approval in Section X of this report.**

- G. Fencing, signage and/or additional buffer plantings should be incorporated into the site development in order to prevent long-term disturbance within the critical area or critical area buffer.**

The proposed planting is located around the disturbed area and will provide a clear boundary once established.

IV. Public Notice and Comment

Application Date:	June 4, 2012
Public Notice (500 feet):	June 14, 2012
Minimum Comment Period:	June 28, 2012

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin on June 14, 2012. 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 and approved the application.

VI. State Environmental Policy Act (SEPA)

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

A. Earth, Air, and Water

Temporary excavation is proposed that will extend into the steep slope critical area. In addition the driveway construction will cross through the steep slopes between the road and the property. The project was reviewed by a geotechnical engineer who found the project to "adequately mitigate the landslide potential" that could impact the proposed house. However the site is historically prone to instability and the Seattle fault is in the vicinity and there are "inherent and incalculable risks" associated with building near a potentially active fault (pg. 6). The project will have erosion and sedimentation control requirements and BMPs reviewed by the Clearing and Grading Department as part of a clearing and grading permit. The project is required to follow the recommendations of the geotechnical engineer. **See Conditions of Approval in Section X of this report.**

B. Plants and Animals

No significant or important species were identified on the site or where the structures are proposed. Some significant trees will be removed by the structures. Mitigation planting is required to include trees and shrubs to provide vegetation cover on the slopes. The area

outside of the allowed disturbance area will be placed into a Native Growth Protection Easement that will protect remaining and installed vegetation on the rest of the property.

C. Noise

Any noise generated is regulated by Chapter 9.18 BCC. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

Staff required changes to the house foundation to avoid the use of a rockery wall.

VIII. Decision Criteria

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

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

- 1. The proposal obtains all other permits required by the Land Use Code;**
The applicant must obtain a building permit and utility permits. **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 proposed home is not located in a steep slope critical area and modifies the slope setback to the minimum necessary by reducing the front setback to 10 feet. The mitigation planting proposed will improve vegetation coverage and restore the area disturbed by temporary excavation.
- 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 be served by adequate public facilities.
- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
The mitigation planting is proposed to be consistent with the City's planting templates for steep slopes. The planting and conditions in this staff report make the project consistent with LUC 20.25H.210.
- 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. The access proposed crosses Lot 5 which will

be under separate ownership in the future. An easement granting access to Lot 4 from Lot 5 will be required as part of the Transportation Department review of the building permit.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** a reasonable use exception to disturb 2,160 square feet of the property for construction of a new single-family residence and associated improvements as shown on the plans. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit, clear and grade permit, and/or utility 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	Savina Uzunow, 425-452-7860
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. Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a building permit or other required permits 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. Disturbance Area:** 2,160 square feet of disturbance area is allowed on Lot 4. The driveway on Lot 5 will count as permanent disturbance if Lot 5 is so constrained by critical areas that it must be developed under a reasonable use exception.

Authority: Land Use Code 20.25H.200
Reviewer: Reilly Pittman, Development Services Department

- 3. Rockery Walls:** The proposed rockery walls adjacent to the driveway are allowed to exceed 30 inches within required building setbacks as they are necessary to provide access to the house. Transportation Department approval of the driveway and walls within the public right-of-way of 163rd Avenue SE will be required.

Authority: Land Use Code 20.20.025
Reviewer: Reilly Pittman, Development Services Department

- 4. Front Setback:** The front setback is reduced to 10 feet as allowed under LUC 20.25H.040 in order to reduce the modification of the slope setback

Authority: Land Use Code 20.20.040
Reviewer: Reilly Pittman, Development Services Department

- 5. Monitoring Performance Standards:** A final maintenance and monitoring plan shall be submitted with the building permit application that includes all of the performance standards below. The maintenance and monitoring plan as attachment 3 is required for the mitigation planting associated with this approval. Monitoring is required for 5 years per the schedule specified. Monitoring reports should be mailed to:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Goal:

- Provide mitigation through the restoration of the steep slope and steep slope buffer area temporarily impacted for development. Plant the area with native tree, shrub, and groundcover species.

Performance Standards

- Restore 11,458 square feet of steep slope and steep slope buffer area with native plantings in areas that are temporarily impacted by development.
- Provide 80 percent survival of all installed trees and shrubs by the end of the 5 years of monitoring.
- Maintain less than 10 percent non-native, invasive plant cover in planted areas by the end of 5 years of monitoring.

In addition to those above, the following standards are required in order to measure success over the course of the 5-year monitoring and shall be evaluated in the appropriate year:

- 100% survival of all plants installed by the end of year 1.

- 90% survival of all plants of installed plants and 35% native vegetation coverage by the end of year 3.
- 50% and 70% native vegetation coverage by years 4 and 5 respectively.

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

- 6. Native Growth Protection Easement:** A native growth protection easement shall be recorded prior to building permit issuance on a form provided by the City along with a surveyed site plan. The easement area shall contain the remaining portion of the property which is not located in the allowed 2,160 square-foot disturbance area. The NGPE is only required on Lot 4. At least 2 signs provided by the City that denote the easement area are required.

Authority: Land Use Code 20.25H.030
Reviewer: Reilly Pittman, Development Services Department

- 7. Temporary Irrigation System:** A temporary irrigation system is required for at least the first summer after plant installation to ensure plant survival. Following the first summer the irrigation system can be removed provided the qualified professional responsible for monitoring finds the planting is established and no longer needs active irrigation.

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

- 8. Planting Cost Estimate:** A cost estimate for the labor and materials to install the restoration planting and carry out 5 years of monitoring must be submitted prior to building permit issuance.

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

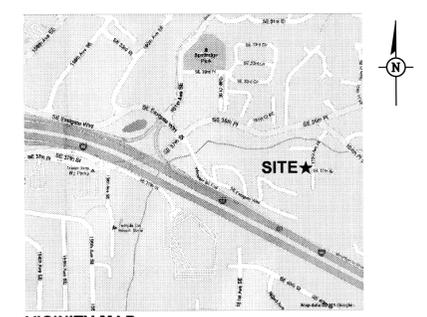
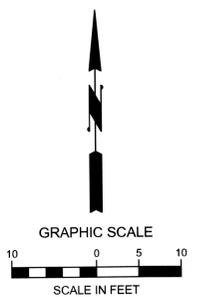
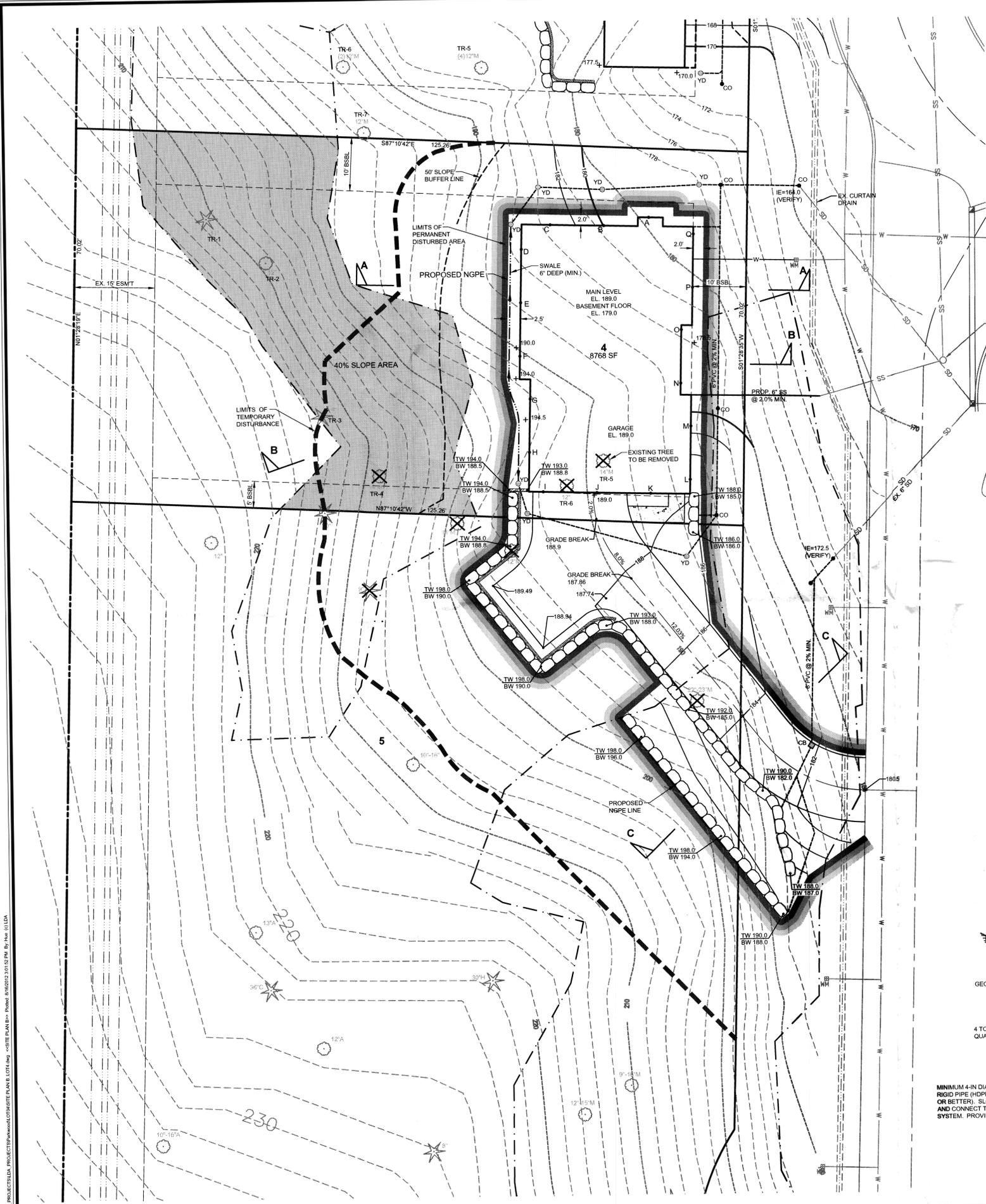
- 9. Maintenance Assurance Device:** A maintenance assurance device in an amount equal to 100% of the cost of labor and materials for the maintenance and monitoring shall be held for a period of three years from installation. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the performance standards stated in condition of approval #3 above. Land Use inspection of the planting after 3-years is required to release the surety.

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

- 10. 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



REASONABLE USE CRITERIA:
 LOT AREA: 8768 SF
 AREA IN CRITICAL AREAS & BUFFERS: 8071 SF
 BUILDABLE AREA: 697 SF
 % BUILDABLE: 8%

LOT COVERAGE:
 LOT AREA: 8768 SF
 HOUSE/GARAGE AREA: 1498 SF
 TOTAL AREA: 1498 SF
 (1498 / 8768) 17.08%

IMPERVIOUS AREA:
 LOT AREA: 8768 SF
 BUILDING ROOF OVERHANG: 1715 SF
 DRIVEWAY/WALK: 130 SF
 TOTAL AREA: 1845 SF
 21.04%

RETAINED TREE CALCULATIONS

NUMBER	CALIPER (INCHES)	CREDIT
TR-1	11	11
TR-2	12	12
TR-3	9	9
TR-4	14	0
TR-5	14	0
TR-6	12	0
TOTAL	72	32
PERCENT TREES TO REMAIN		44%

NOTE: MINIMUM 30% OF TOTAL TREES TO REMAIN

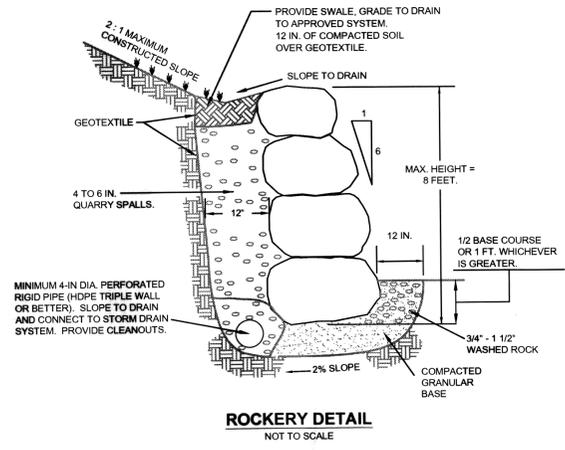
MAXIMUM BUILDING HEIGHT CALCULATION

POINT	ELEVATION	POINT	ELEVATION
A	179.8	I	191.8
B	181.8	J	189.5
C	183.8	K	187.0
D	185.8	L	185.0
E	187.8	M	184.5
F	190.1	N	185.0
G	192.2	O	183.5
H	193.0	P	181.0
		Q	179.0
TOTAL			3160.6

AVG. EX. GRADE = TOTAL ELEVATION / TOTAL POINTS
 3163.4 / 17 = 186.08
 + 35.00
 MAX. ALLOWABLE RIDGE ELEV. 221.08
 PROPOSED RIDGE ELEV. 206.00

AREA OF DISTURBANCE:
 AREA PERMANENTLY DISTURBED: 2079 SF
 AREA TEMPORARILY DISTURBED: 4992 SF

GREENSCAPE CALC.
 70' OF FRONTAGE
 100% ALONG 163RD AVE SE



VICINITY MAP
 NOT TO SCALE

PROJECT INFO:

OWNER: TD HOME PARTNERS, LLC
 16838 SE 43RD STREET
 ISSAQUAH, WA 98034
 PHONE: 425-818-8829
 CONTACT: TROY SCHMEL

ENGINEER: LAND DEVELOPMENT ADVISORS, LLC
 12865 SE 47TH PLACE
 BELLEVUE, WA 98006
 PHONE: 425-466-5203
 CONTACT: JON W. NELSON, P.E.

LANDSCAPE ARCHITECT: GHA LANDSCAPE ARCHITECTS
 1417 NE 80TH STREET
 SEATTLE, WA 98115
 PHONE: 206-522-2334
 CONTACT: NEIL BUCHANAN

GEOTECHNICAL ENGINEER: SOUTH FORK GEOSCIENCES
 P.O. BOX 1275
 NORTH BEND, WA 98045
 PHONE: 425-831-2023
 CONTACT: ANDY GLANDON

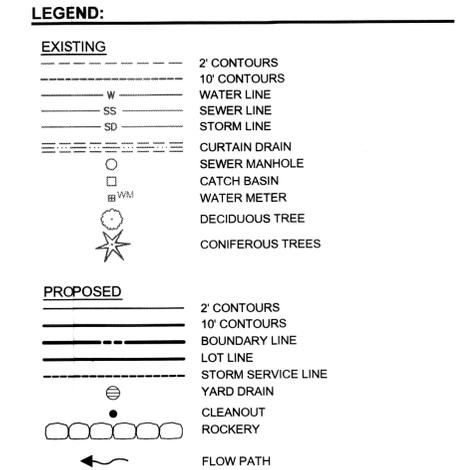
SURVEYOR: CENTRE POINTE CONSULTANTS, INC.
 206 RAILROAD AVENUE N.
 KENT, WA 98032
 PHONE: 253-813-1901
 CONTACT: NORM LARSON, PLS

SITE ADDRESS: 3665 - 163RD AVENUE SE
 BELLEVUE, WA

ZONING: R-5

LEGAL DESCRIPTION:
 LOT 4 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER LW-01-106944 (PARKWOOD LANE), RECORDED UNDER RECORDING NUMBER 20021105900008, IN KING COUNTY, WASHINGTON.

REFERENCE:
 GEOTECHNICAL REPORTS PREPARED BY SOUTH FORK GEOSCIENCES, DATED 9-22-11 & 01-20-12.



- NOTES:**
- CALL FOR CLEAR AND GRADE INSPECTION PRIOR TO BASE COURSE BEING PLACED. VERIFICATION OF ROCKERY HEIGHT, FOUNDATION MATERIAL, AND ROCK SIZE BY CITY CLEARING AND GRADING INSPECTOR IS REQUIRED.
 - QUARRY SPALLS AND CRUSHED ROCK SHALL BE PLACED DIRECTLY FROM TRUCK OR OTHER SUITABLE CONTAINER IN ORDER TO MAINTAIN CLEAN BACKFILL.
 - ALL ROCKERIES OVER 38-IN IN HEIGHT ARE CONSIDERED A STRUCTURE PER THE LAND USE CODE AND MUST BE LOCATED OUTSIDE OF ALL STRUCTURE SETBACK LINES.
 - OPENINGS SHALL BE CHINKED WITH QUARRY SPALLS.
 - ROCKERIES CONSTRUCTED IN THE RIGHT-OF-WAY ARE SUBJECT TO TRANSPORTATION DEPARTMENT DEVELOPMENT STANDARDS.

BY CK AND JWW

NO. DATE REVISION PER CITY COMMENTS

DESIGN GROUP: JON W. NELSON, P.E.
 PROJECT MANAGER: JWW
 DESIGNED: HDO
 CAD: JWW
 CHECKED: JWW
 DATE: JUNE 2012
 FILE NAME: SITE PLAN B LOT4

SITE PLAN B
PARKWOOD - LOT 4

TD HOME PARTNERS, LLC
PARKWOOD LANE
 SITE ADDRESS: 3665 - 163RD AVENUE SE
 BELLEVUE, WA 98006

CITY OF BELLEVUE
 WASHINGTON

DA Planning, Engineering, Project Management
 Land Development Advisors, LLC
 12865 SE 47th Place
 Bellevue, WA 98006
 425-466-5203

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **CALX-004**

SHEET NUMBER **1 OF 2**

8/16/12

D:\DCS\PROJECTS\163RD\LOT4\LOT4.PLT DATE: 8/16/12 TIME: 10:14:00 AM BY: JWW (DLA)

PARKWOOD LANE LOT 4
NARRATIVE DESCRIPTION

Existing Conditions

The property is located at 3665 163rd Avenue SE. Site topography slopes down from the southwest corner to the northeast corner and varies from over 40% to 29%. The grade difference across the lot is approximately 52' which yields an average slope of approximately 24%. Adjacent single family lots on the north and south are vacant although a building permit has been issued for lot 3 and construction will start this month. An apartment complex abuts the site on the west.

Vegetation on the lot is generally undisturbed except for the area adjacent to 163rd and along the westerly property line where an interceptor swale was installed with the subdivision infrastructure. The vegetation consists of Douglas Fir, Western Red Cedar, alder, maple trees, blackberry vines, salal and ferns. The trees appear to be straight and there are no observed signs of recent soil creep, mass wasting or significant erosion.

Two separate steep slope critical areas exist on the lot. The easterly area is a man-made slope that resulted from the construction of 163rd Avenue SE fronting the lot. A natural steep slope area occupies the westerly 1/3 to 1/2 of the property and extends southerly onto lot 5.

Consistency with LUC 20.30P.140

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

The applicant will obtain other permits as required.

B. 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; and

The home design originally contemplated for this lot was a standard, front-load garage facing 163rd Avenue SE. As the design progressed, it became apparent that this approach resulted in a finished floor elevation so low that nearly the entire westerly steep slope was disturbed. Design work was refocused to develop an home that could be accessed from the "side" with a driveway that originated from 163rd Avenue at a much higher elevation. This design allows the second floor of the home to be much closer to the existing grade at the rear of the home and greatly reduced the disturbance to the steep slope compared to the original design.

Home construction will utilize stepped foundations so that the rear of the home is nearly at the existing grade of the lot. Building walls will function as retaining walls so permanent grade changes will be confined to be within 10' of the structure on the side facing the critical area. Although temporary disturbance is somewhat greater (see plan), permanent disturbance of the

westerly critical area will be confined to a small 20 square foot area. A portion of the easterly, man-made slope will be disturbed to allow construction of the driveway serving the home.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

See consistency with LUC 20.25H.125 below.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

All services and facilities are adequate and in-place to serve the lot.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

A mitigation and restoration plan is included in the project submittal.

F. The proposal complies with other applicable requirements of this code. (Ord. 5683, 6-26-06, § 27)

The proposal is in compliance.

Consistency with LUC 20.25H.205 (Reasonable Use)

A. The structure shall be located on the site in order to minimize the impact on the critical area or critical area buffer, including modifying the non-critical area setbacks to the maximum extent allowed under LUC 20.25H.040;

The home design originally contemplated for this lot was a standard, front-load garage facing 163rd Avenue SE. As the design progressed, it became apparent that this approach resulted in a finished floor elevation so low that nearly the entire westerly steep slope was disturbed. Design work was refocused to develop an home that could be accessed from the "side" with a driveway that originated from 163rd Avenue at a much higher elevation. This design allows the second floor of the home to be much closer to the existing grade at the rear of the home and greatly reduced the disturbance to the steep slope compared to the original design.

Home construction will utilize stepped foundations so that the rear of the home is nearly at the existing grade of the lot. Building walls will function as retaining walls so permanent grade changes will be confined to be within 10' of the structure on the side facing the critical area. Although temporary disturbance is somewhat greater (see plan), permanent disturbance of the westerly critical area will be confined to a small 20 square foot area. A portion of the easterly, man-made slope will be disturbed to allow construction of the driveway serving the home.

B. Ground floor access points on portions of the structure adjacent to undisturbed critical area or critical area buffer shall be limited to the minimum necessary to comply with the requirements of the International Building Code and International Fire Code, as adopted and amended by the City of Bellevue;

There is a single access point (rear exit) adjacent to the westerly critical area as required by code.

C. Associated development, including access driveways and utility infrastructure shall be located outside of the critical area or critical area buffer to the maximum extent technically feasible;

The access driveway intrudes into the man-made steep slope area only as necessary to provide reasonable access to the home. The driveway is located so that disturbance to the natural steep slope area on the west side of the home is minimized. Utility infrastructure was installed with the original plat construction.

D. Areas of disturbance for associated development, including access and utility infrastructure shall be consolidated to the maximum extent technically feasible;

The existing utility stubs are located north of the easterly steep slope adjacent to 163rd Ave. SE. Connections from the new home will be consolidated into a 15' wide corridor to the extent feasible.

E. All areas of temporary disturbance associated with utility installation, construction staging and other development shall be determined by the Director and delineated in the field prior to construction and temporary disturbance shall be restored pursuant to a restoration plan meeting the requirements of LUC 20.25H.210;

The areas of temporary disturbance with associated clearing limits are shown on the project plans. The clearing limits are noted to be flagged in the field prior to construction. A restoration plan is included with the submittal.

F. Areas of permanent disturbance shall be mitigated to the maximum extent feasible on-site pursuant to a mitigation plan meeting the requirements of LUC 20.25H.210; and

A mitigation plan is included with the submittal.

G. Fencing, signage and/or additional buffer plantings should be incorporated into the site development in order to prevent long-term disturbance within the critical area or critical area buffer. (Ord. 5680, 6-26-06, § 3)

Additional plant material has been provided as well as information signage for the westerly steep slope area.

Consistency with LUC 20.25H.125

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

The house construction requires temporary alterations to existing grade in order to comply with State safety regulations. Temporary and permanent grading is shown on the site plan. Permanent disturbance of the westerly critical area will be confined to a small 20 square foot

area. A portion of the easterly, man-made slope will be disturbed to allow construction of the driveway serving the home.. Foundation walls that also function as retaining walls help confine the permanent grade changes on the sides and rear of the house to within 10' of the building foundation.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The home and disturbed areas are tucked into the southeast corner of the lot as tight to the property lines as setbacks will allow. A 10' front yard setback is utilized so that the disturbed area can be as far from the critical area as possible.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

The geotechnical engineer has found that the proposal will not increase any risks for adjacent properties (January XXX, 2012 South Fork Geosciences ("SFG") letter). In addition, SFG also analyzed the site for possible impacts due to the proximity of the Seattle Fault which crosses through Bellevue in the vicinity of I-90. They found the risk of ground rupture low to moderate and should be mitigated by a connected, continuous spread footing in a grid pattern without isolated pier or pad footings (September 22, 2011 SFG letter, page 6).

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Retaining walls are used to minimize grade changes and disturbance.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

The access driveway intrudes into the man-made steep slope area only as necessary to provide reasonable access to the home. The driveway is located so that disturbance to the natural steep slope area on the west side of the home is minimized. The proposed home is located as far from the steep slope as possible while maintaining conformance with setbacks and other zoning dimensional standards.

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Grading outside the building foundation will be confined with retaining walls as part of the foundation as well as outside the building to minimize changes to existing topography.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

The northerly, southerly and westerly foundation walls function as a retaining wall to minimize grade changes. A rockery is provided at the edge of the minimal rear yard allow a second exit from the structure. Additional rockeries are necessary adjacent to the driveway to minimize disturbance to the site and cannot be combined with the structure walls.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

No building construction is proposed on the 40% slope.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

No building construction is proposed on the 40% slope.

J. 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. (Ord. 5680, 6-26-06, § 3)

A mitigation and restoration plan has been provided as part of the application. The City's planting template for steep slope critical area restoration has been utilized. The vegetation will be monitored and maintained for 5 years after planting. A performance security will be required to cover the maintenance and monitoring.



GHA Landscape Architects
 1417 NE 80th St.
 Seattle, WA 98115
 TEL: 206.522.2334 FAX: 206.526.5667

DRAWING TITLE
STEEP SLOPE MITIGATION AREA PLAN
 PARKWOOD LANE LOT #4 - TD HOME PARTNERS, LLC
 3665 - 163rd Ave SE, BELLEVUE, WA

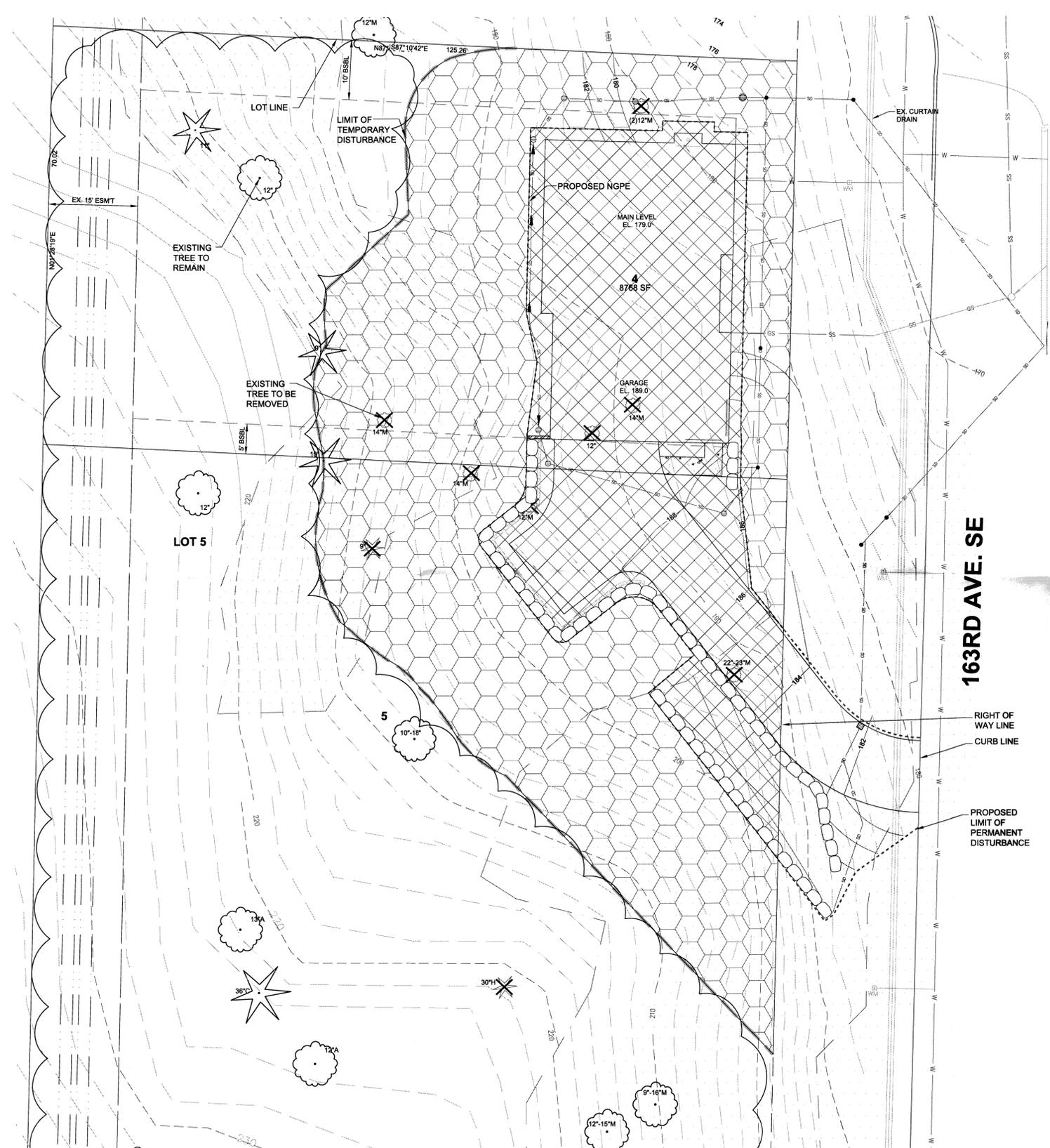
DATE 6-4-12
 DRAWN BY N.B.
 CHECKED BY
 REVISIONS
 8-17-12

L1.0
 Sheet 1 of 3

LEGEND

- 
STEEP SLOPE AND STEEP SLOPE BUFFER PERMANENT IMPACT
 - 
STEEP SLOPE AND STEEP SLOPE BUFFER TEMPORARY IMPACT, TO BE REVEGETATED AS PART OF STEEP SLOPE AND STEEP SLOPE BUFFER PERMANENT IMPACT MITIGATION
 - 
EXISTING STEEP SLOPE AREA, (OVER 40% SLOPE)
 - 
SIGNIFICANT TREE TO BE RETAINED PER CIVIL DRAWING
 - 
SIGNIFICANT TREE TO BE REMOVED PER CIVIL DRAWINGS
 - ALL ELEVATIONAL INFORMATION SHALL BE VERIFIED WITH CIVIL DRAWINGS
 - 
PROPOSED CONTOUR
 - 
EXISTING CONTOUR
 - 
EXISTING NATIVE PLANTING TO REMAIN
- NOTE: THIS PLAN IS DESIGNED TO BE IN CONFORMANCE WITH CITY OF BELLEVUE CRITICAL AREAS HANDBOOK

LOT #	LOT #5	TOTAL
2,079 SF	1,527 SF	3,606 SF
2,913 SF	3,103 SF	6,016 SF



1 OVERALL LANDSCAPE PLAN
 1" = 10'-0"
 0 5 10 20

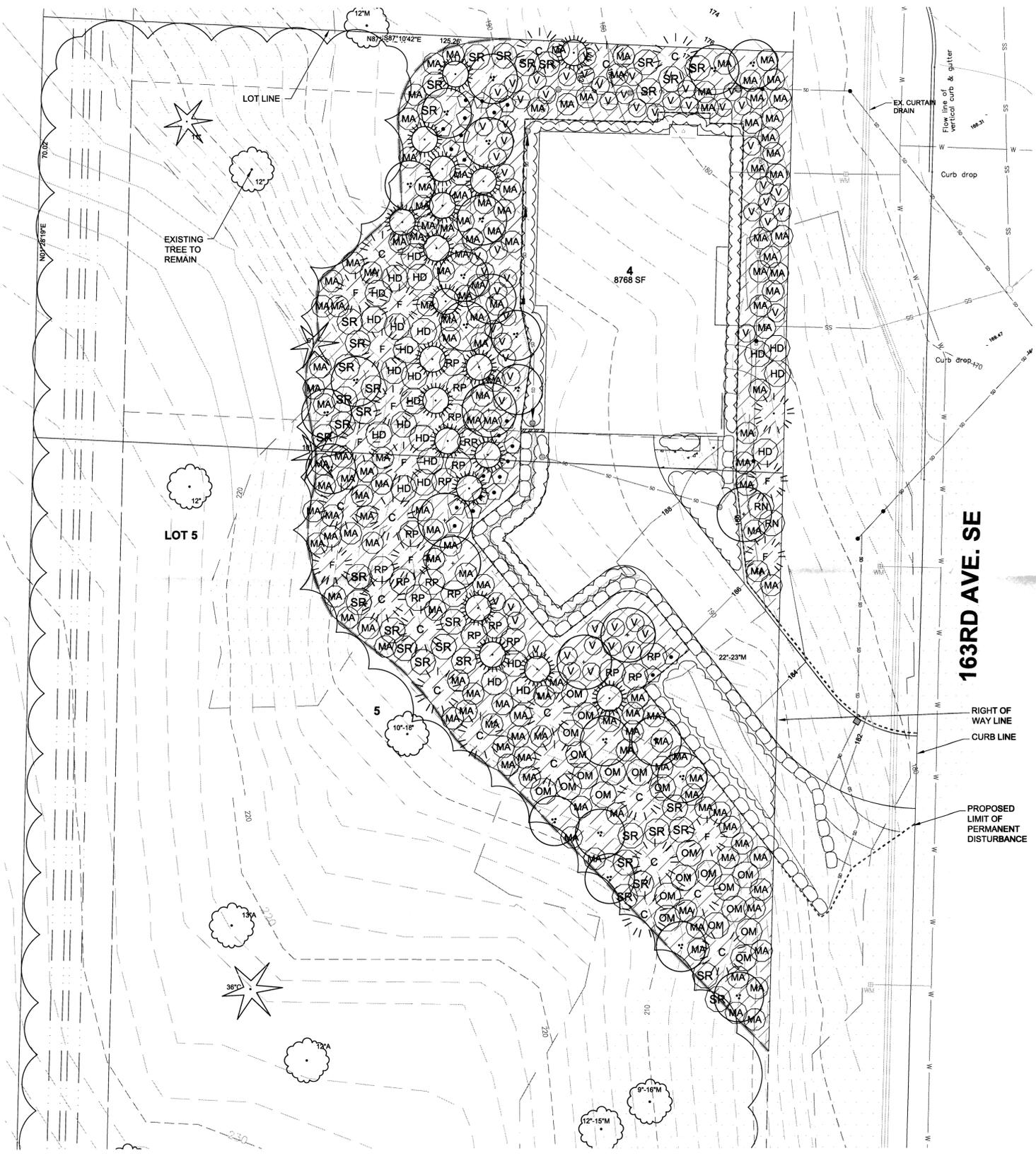
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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE No. 513



GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TEL 206.522.2334 FAX 206.526.5667



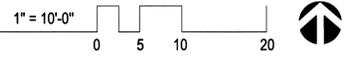
PLANT SCHEDULE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
23	ACER CIRCINATUM	VINE MAPLE MULTI-STEM	4'	4.5' O.C.
6	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY MULTI-STEM	4'	9' O.C.
1	PINUS CONTORTA	SHORE PINE	4-5'	9' O.C.
11	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4-5'	9' O.C.
17	THUJA PLICATA	WESTERN RED CEDAR	4-5'	9' O.C.
22	THUJA PLICATA 'EXCELSA'	EXCELSA WESTERN RED CEDAR	4-5'	
SHRUBS				
150	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK MASSACHUSETTS	1 GAL	30" O.C.
250	GAULTHERIA SHALLON	SALAL	1 GAL	30" O.C.
24	HOLODISCUS DISCOLOR	OCEAN SPRAY	24"	4.5' O.C.
152	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL	3.5' O.C.
150	MAHONIA NERVOSA	LOW OREGON GRAPE	1 GAL	30" O.C.
22	OEMLERIA CERASIFORMIS	INDIAN PLUM	24"	4.5' O.C.
250	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	30" O.C.
2	ROSA NUTKANA	NOOTKA ROSE	24"	4.5' O.C.
22	RUBUS PARVIFLORUS	THIMBLE BERRY	24"	4.5' O.C.
35	SAMBUCUS RACEMOSA	RED ELDERBERRY	24"	4.5' O.C.
32	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL	3.5' O.C.
60	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL	3.5' O.C.

GROUNDCOVERS TO BE PLANTED IN DRIFTS OF SAME SPECIES AS DIRECTED BY LANDSCAPE ARCHITECT OR PROJECT ECOLOGIST.
GROUNDCOVERS TO BE INTERPLANTED AMONG ALL PROPOSED SHRUBS AND TREES.
PLANT GROUNDCOVERS 30" MINIMUM FROM TREES, AND 24" MINIMUM FROM SHRUBS
TREES SHALL BE 5 GALLON PLANTS OR LARGER.
TREES SHALL BE PLANTED A MINIMUM 5' HORIZONTALLY FROM UNDERGROUND UTILITY LINES.

- SHRUBS NOTED BY HEIGHT SHOULD HAVE A MINIMUM OF 3 CANES
- EXISTING NATIVE PLANTING TO REMAIN
- PROVIDE QUANTITY OF PLANTS AS LISTED IN THE SCHEDULE OR AS SHOWN ON THE PLAN WHICHEVER IS GREATER.
PLANT LIST AND SPACING IS BASED ON CITY OF BELLEVUE CRITICAL AREAS HANDBOOK
- ORNAMENTAL PLANTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION IN COORDINATION WITH OWNER AND LANDSCAPE ARCHITECT. NOTE, AREA IS OUTSIDE OF THE NGPA AND IS NOT PART OF MITIGATION PLAN.

1 PLANTING PLAN



DRAWING TITLE
STEEP SLOPE MITIGATION AREA PLAN
PARKWOOD LANE LOT #4 - TD HOME PARTNERS, LLC
3665 - 163rd Ave SE, BELLEVUE, WA

DATE 6-4-12
DRAWN BY N.B.
CHECKED BY
REVISIONS
8-17-12

MITIGATION / MONITORING / SPECIFICATIONS / MAINTENANCE

STEEP SLOPE BUFFER AND STEEP SLOPE IMPACT MITIGATION PROJECT

The single family residence proposed for lot #4 will require development/construction on lot #4 (and part of lot #5) This lot is part of the Parkwood Lane subdivision. As part of this development there will be permanent and temporary disturbance of steep slope areas and steep slope buffer. The mitigation for this impact will be to provide restoration plantings of native vegetation in the temporary impact area on site.

Impacts and Mitigation are as follows:

Impacts:

Steep Slope and Steep Slope Buffer	=	3,606 SF
Permanent Impact	=	6,016 SF
Temporary Impact	=	6,016 SF

Mitigation:

Temporary Impact area restoration	=	6,016 SF
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Proposed mitigation at a 1.66:1 ratio or greater for these impacts is accomplished by restoration of the temporarily impacted steep slope and steep slope buffer area which will be temporarily cleared during construction of the residence. This area to be planted with new native trees, shrubs, groundcovers.

Currently found in the impacted areas are the following native plants. Western Red Cedar, Big Leaf Maple, Vine Maple and Douglas Fir trees. Shrubs include Salmonberry, Oregon Grape, and Ocean Spray. Ground covers include Low Oregon Grape, and Sword Fern.

MITIGATION PLAN GOALS

- Provide mitigation through the restoration of the steep slope and steep slope buffer area temporarily impacted for development. Plant the area with native tree, shrub, and groundcover species.

PERFORMANCE STANDARDS

- Restore 6,016 square feet of steep slope and steep slope buffer area with native plantings in areas that are temporarily impacted by development.
- Provide 80 percent survival of all installed trees and shrubs by the end of the 5 years of monitoring in the enhancement and restoration areas.
- Maintain less than 10 percent non-native, invasive plant cover in planted areas by the end of 5 years of monitoring.

Project Timing

All work required in the mitigation plan shall be completed prior to final inspection or issuance of a temporary certificate of occupancy or certificate of occupancy, as applicable, for the project. The mitigation plan shall be implemented as soon as possible after the proposed on site construction of the retaining wall and the restoration of the grades behind it. Installation of plants is preferably between October 1st and March 15th, except not during freezing weather. Temporary erosion control will be installed by General Contractor.

Pre-Construction Meeting

A pre-construction meeting will be held on-site with appropriate parties, including the landscape architect, landscape contractor, and project Owner. During this meeting, the site conditions and Mitigation Plan will be reviewed so that all participants understand the goals, specifications, planting schedule and extent of preparation and planting. If necessary, plant substitutions will be approved at this time.

Construction Observation

Landscape Architect will provide construction observation on the project. Contractor is obligated to perform work per Plans, Details, Notes and Specifications.

Compliance Monitoring

The landscape contractor will notify the project landscape architect and project Owner when planting has been completed. At that time, the landscape architect will complete a review of the Plan and completed mitigation areas to assess compliance. A report of compliance, including any deficiencies and resolutions, will be prepared for the City.

MONITORING PROGRAM

The Landscape Architect will monitor the mitigation area following installation, for 5 years. Observations will be at the end of the growing season (9/1 to 9/30) for each year.

At the end of the growing season during the month of September, monitoring will be as follows:

- Count all installed trees, shrubs, and groundcovers in the mitigation area for mortality/survival.
- Identify significant invasive weeds and require maintenance or removal in order to promote the growth and survival of all installed plants.
- Photograph the mitigation areas from at least five locations. The location and direction of each photograph shall be consistent among monitoring periods, be representative of restored and enhanced areas, and be represented on a map (i.e., properly located and labeled).

Submit the results of monitoring annually to the City of Bellevue within 30 days following field monitoring.

CONTINGENCY PLAN

Should the desired mitigation goals and performance standards not be achieved, a determination will be made by a City representative, the Landscape Architect, and the project Owner to implement a contingency plan. The Landscape Architect will evaluate reasons for repeated failure and make recommendations to the City if the Performance Standards are not achieved.

Potential contingency is primarily two-fold: (1) to replace plants that have not survived at acceptable performance standards during the 5-year monitoring period, and (2) to determine and rectify the cause of significant mortality (50 percent or greater) of mitigation plantings.

SPECIFICATIONS

Site Preparation

A pre-construction meeting will be held with participating contractors and Landscape Architect before work commences in the mitigation areas. The approved Plan will be reviewed so that all participants understand the goals, specifications, and the extent of clearing and planting. Because of the slopes involved in this project consultation with the Landscape Architect as well as a Geotechnical Engineer will be required. Existing vegetation to remain and save will be flagged prior to clearing.

The Landscape Contractor will be responsible for avoiding disturbance to existing vegetation to remain.

- Flag Vegetation To Remain

Flag boundary of all existing native trees, shrubs and groundcovers to remain.

- Erosion Control Measures

Coordinate temporary erosion control measures with General Contractor and Geotechnical Engineer.

The landscape contractor is responsible for providing erosion control measures in areas of clearing and grubbing as specified in **Soil Preparation**.

Areas to be replanted shall be smoothed to a relatively even grade, i.e. no large clumps of soil, depressions or mounds.

Soil Preparation

Landscape Contractor shall completely review and understand the project work including underground utilities prior to construction.

The planting beds will be weed and debris free prior to soil preparation. In restoration planting areas, add (blow in) 3" of topsoil consisting of yard waste compost, Pacific Topsoils. Spread to an even depth and compact to 80 % to prevent erosion. Mix into top 6" of existing soil at each planting location. Avoid disturbing major roots of existing trees. Notify owner if existing soil conditions will prove detrimental to plant health, even after soil prep, such as excessive clay soil, hardpan soil, poor drainage, or excessive gravel.

After soil preparation provide jute matting, Geocoir 900, Beltron Industries, in cleared areas with slopes of 2:1 or greater. Stake mesh in place with biodegradable stakes at manufacturer's recommended spacing.

Plant Standards

All plants and planting activities shall conform to normal landscape industry standards. Only sound, healthy, vigorous plants free of defects, disease, and infestations shall be used. Plant materials will be native to the Pacific Northwest, preferably from the Puget Sound Region and locally grown, containerized unless otherwise specified. Plant materials will be healthy, in vigorous growing condition, free from disease infestation, and correct size, name, and variety. Ball and burlap (B & B) trees are acceptable. The landscape architect reserves the right to require replacement or substitution of any unsuitable plants.

All plants shall conform to American Standard for Nursery Stock, ANLA and shall be good quality or better plants per industry standards.

Trees will have uniform branching with the central leader intact and undamaged.

Container stock will be fully rooted but not root-bound. Ball and burlap stock will have been root-pruned. Plant material with damaged root zones or broken root balls will not be accepted.

Plant Installation

Handle all plants with care to ensure protection from injury. Store plants in a manner so as to not allow the roots to dry out. Keep plants moist and shaded until the actual time of installation. Before and after planting saturate the soil in the planting area to prevent capillary stress.

Plant trees and shrubs per detail #1. Gently loosen roots of container stock that is rootbound prior to planting. Fertilize with Best-Paks fertilizer, avail. Horizon 425.828.4554. One packet per 1 gallon, 2 per 2 gal, 3 per 5 gal, 14 per tree. Evenly space packs around rootball 6-8" from soil surface. Backfill with native soil as amended above. Mulch an 18" diameter area each newly installed plant with 2" of fine bark or arborist's chips. Mulch to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth. Keep mulch 2" away from stem of plant.

Contractor is responsible for watering until final acceptance of their work. Provide one-year warranty starting from date of final approval.

Irrigation

Owner will be responsible for watering the new plantings for the first two full growing seasons, either by an irrigation system, temporary irrigation system or by hand watering.

The irrigation will provide 1/2" of precipitation 2 times per week between June 1st and July 15th and 1" of precipitation 2 times per week between July 15th and October 1st. Provide irrigation for the first two full growing seasons. Irrigation schedule will take into account natural precipitation so as to not over water the project area.

MAINTENANCE

Maintenance will be conducted on a routine, yearly basis for 5 years following installation. A qualified professional will determine the need for project maintenance. The Monitoring Program's schedule will assure maintenance and success criteria are accomplished prior to or at the end of the mitigation period. Contingency or remedial measures will be implemented on an as-needed basis at the direction of the Landscape Architect. Maintenance of the enhancement and restoration areas includes the following:

- Provide for watering of plants as covered in "Irrigation" section above.
- Remove weeds from new planting areas for 5 years after installation. Weeds may include non-native vegetation such as Himalayan blackberry (*Rubus discolor*), reed canarygrass (*Phalaris arundinacea*), evergreen blackberry (*Rubus laciniatus*), Scot's broom (*Cytisus scoparius*), English ivy (*Hedera helix*), morning glory (*Convolvulus arvensis*), Japanese knotweed (*Polygonum cuspidatum*) etc. Remove weeds four times per year, twice in spring, once in the summer and once in fall.
- Replace tree, shrubs, and groundcovers that die within 5 years after installation on a yearly basis in the enhancement and restoration areas.

Tree stakes will be removed at the end of the first year maintenance period.

SITE EVALUATION WORKSHEET

This worksheet is designed to record site information. Using your existing site plan as a guide, record site conditions according to your observations and keep an account of all seasonal and daily changes that you have noticed.

STEP 1: Complete Table 1 below by checking the boxes that best describe the conditions on your site.

TABLE 1. SITE ASSESSMENT TABLE

HYDROLOGY	<input checked="" type="checkbox"/> Dry	<input type="checkbox"/> Wet	
LIGHT	<input type="checkbox"/> Sun	<input checked="" type="checkbox"/> Shade	
TOPOGRAPHY	<input type="checkbox"/> Flat	<input checked="" type="checkbox"/> Slope	<input checked="" type="checkbox"/> Steep Slope
ASPECT	<input type="checkbox"/> South-facing	<input checked="" type="checkbox"/> North-facing	<input checked="" type="checkbox"/> East-facing
EXISTING VEGETATION	<input checked="" type="checkbox"/> None (bare ground)	<input type="checkbox"/> Lawn	<input type="checkbox"/> Ornamental/formal landscape
	<input type="checkbox"/> Invasive weeds*	<input type="checkbox"/> Existing native plants	

* Refer to Chapter 2: Existing Vegetation for more information

STEP 2: Fill out the project information below.

Using the check boxes above, circle your **Site Conditions** and **Critical Area**. If you are restoring more than one site, use a separate worksheet for each site. Larger sites may need more than one assessment. You may select more than one condition and/or critical area type below.

Then, combine your answer in **Critical Area** and **Site Conditions** - this is your **Overall Site Assessment**. Now you know which planting template best fits your site! Refer to the Table of Templates on the reverse side of this worksheet.

Project Contact: Troy Schmeil, TD Home Partners Phone number: 425-816-8829

Project Location: 3665 - 163rd Ave SE Bellevue, Lot #4

Permit Number (if any): _____ Date: 5-31-12

Critical Area Type (circle): Geological Hazard (Steep Slope) Shoreline / Wetland and Wetland Buffer / Stream Buffer

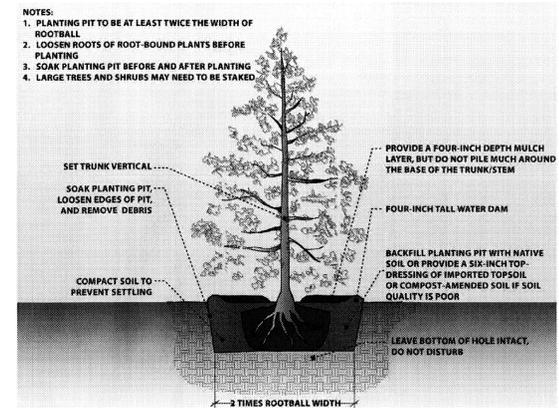
Site Conditions (circle all that apply): Sun Shade Invasives on a wet site/ Invasives on a dry site

Overall Site Assessment: Steep Slope (Critical Area Type) + Shade on dry site (Site Conditions)

SE-1

SITE EVALUATION WORKSHEET IS SPECIFIC TO THE PROPOSED MITIGATION AREA. THE AREA NOTED ON THE PLAN AS TEMPORARY DISTURBANCE AREA, WILL BE BARE GROUND AT THE TIME OF IMPLEMENTATION OF THIS MITIGATION PLAN.

TREE AND SHRUB PLANTING DETAIL



TREE AND SHRUB PLANTING SEQUENCE

- Evaluate the soil conditions. If the soil is too compacted to easily dig, consider options for decompacting and amending the soil with **compost**. Amend the entire restoration area when possible.
- Lay out plants or use flags to mark the location of each plant.
- Dig a pit for each plant that is twice the size of the rootball or plant container.
- Remove large rocks and other debris from the pit.
- Soak the pit with water by filling it at least half-way. Allow the water to drain before installing plant. Note that some pits may not fill if the soil is very sandy.
- "Rough up" the roots of the plants, pruning or straightening circling roots. Roots that circle the bottom and sides of the rootball can later girdle the tree as the trunk attempts to grow outward.
- Install the plant in the pit, backfilling as necessary such that soil surface matches the surrounding ground level. Make sure stem of the plant is at the same ground level that it was in the nursery pot.
- Form a basin to hold water around the plant using remaining soil.
- Mulch each plant with 4 inches of coarse wood chip mulch (preferred) or raked leaves. Do not bury the stem in mulch - mulch should be kept a few inches away from the stem.
- Water the plant again, filling up the small basin formed in step 8.



GHA Landscape Architects
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 SEATTLE, WA 98115
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DRAWING TITLE
 MITIGATION NOTES AND DETAILS
 PARKWOOD LANE LOT #4 - TD HOME PARTNERS, LLC
 3665 - 163rd Ave SE, BELLEVUE, WA

DATE 6-4-12
 DRAWN BY N.B.
 CHECKED BY
 REVISIONS
 8-17-12