



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-117903-LO
Project Name/Address: Woodland Commons Pond Maintenance
13600 NE 11th Street
Planner: Reilly Pittman
Phone Number: 425-452-4350

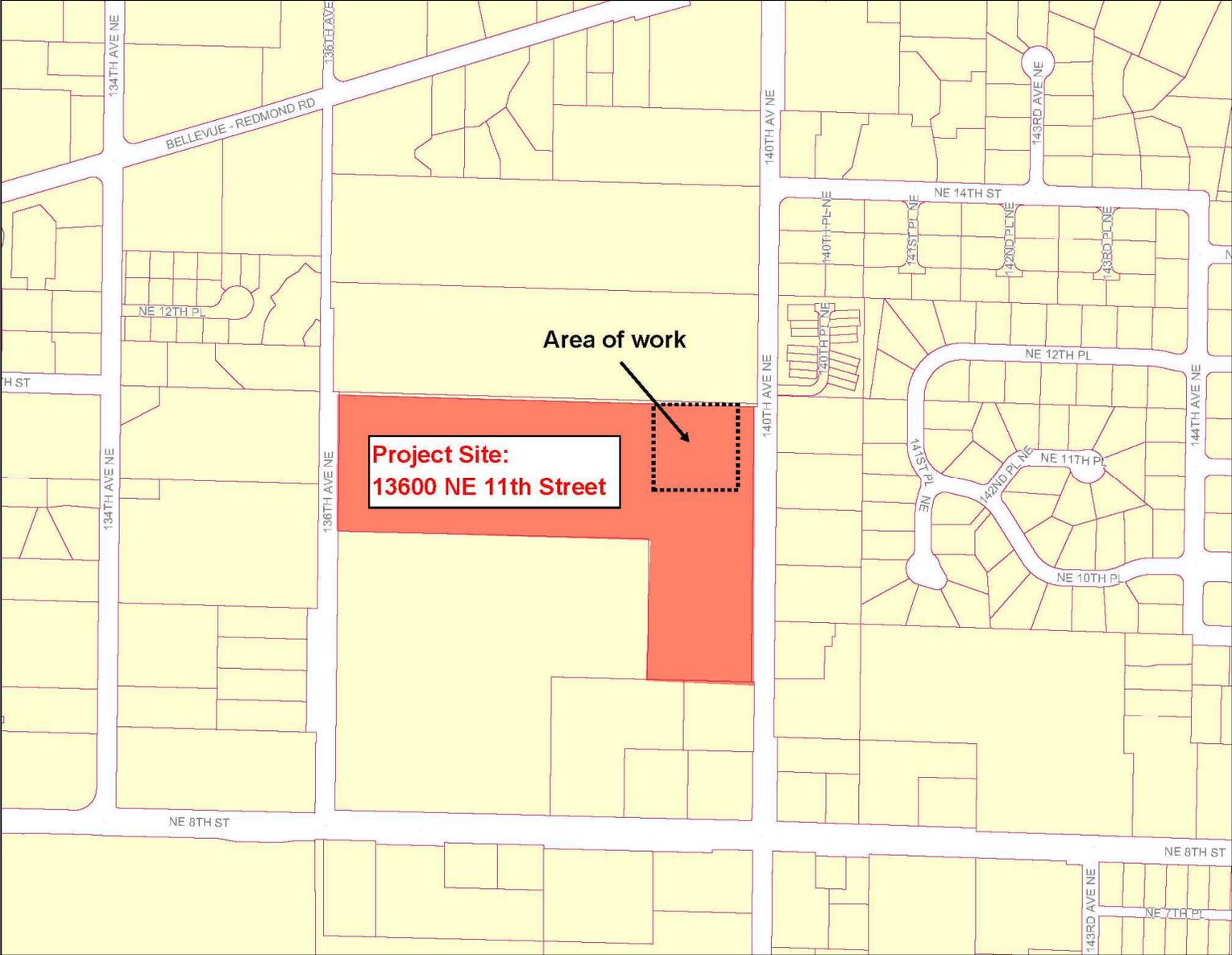
Minimum Comment Period: August 16, 2012

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

Woodland Commons Pond Maintenance

File Number: 12-117903-LO



WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete part D, the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use part D for project actions)

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Maintenance of existing pond

2. Name of applicant:

Essex Property Trust

3. Address and phone number of applicant and contact person:

Essex Property Trust
11911 NE 1st Street #B212
Bellevue, WA 98005
Attn: Thomas Kachman 425-457-1592

4. Date checklist prepared:

7-17-12

5. Agency requesting checklist:

City of Bellevue and Washington State Department of Fish and Wildlife

Received
JUL 17 2012
Permit Processing

RP

6. Proposed timing or schedule (including phasing, if applicable):

Construction is estimated to occur in August or September 2012

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

This pond maintenance may require an HPA.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Maintenance and repair is needed for an existing stormwater pond. The City of Bellevue stormwater inspector discovered that the outlet pipe for this pond is plugged. This may be a result of accumulated sediment plugging the inlet end of this pipe. The project will pump the existing pond low enough to expose the pipe and repair the inlet and outlet of this pipe to original conditions. This could include removal of accumulated sediment to expose the existing pipe inlet. The plugged pipe has led to erosion of the outlet berm. This is an existing earthen bank that will be restored by re-grading with gravel and placing rock riprap. When the project is complete, the pond water surface level will return to the original level, which is estimated to be 3 feet lower than the current flooded level (as a result of the plugged pipe).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This project is located at 13600 NE 11th Street in Bellevue Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one). Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

Slopes on the site are generally less than 5%; however, the eroded outfall berm is near vertical slope approximately 4 feet high.



- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, or muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

No soils investigations have been completed, but it is assumed that the onsite material is primarily imported fill (gravel in most areas, topsoil in other areas).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No detailed investigation has been completed. The soils are stable and have withstood the erosive forces at the outlet berm with only minor erosion.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

There will be minor filling and grading near outlet berm to restore grades to original conditions. There will also be removal of sediment from the bottom of the pond. Any imported material will come from nearby commercial pits and quarries. Any exported material will go only to approved sites.

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

No, the outlet berm is being restored and resurfaced with rock riprap to guard against erosion.

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

There will be no change in the amount of impervious surface.

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

Rock riprap will be used to protect against future erosion near the outlet of the pond.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

A few truckloads of rock and gravel fill will be delivered to the site and placed. Minor amounts of exhaust fumes would result.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This pond drains into existing stormwater conveyance pipes that extend for several hundred feet downstream eventually reaching Kelsey Creek. Kelsey Creek is tributary to Mercer Slough and Lake Washington.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

See attached project plan. The project will drain the existing pond to repair the pond outlet pipe. It is suspected that the pipe has been buried in accumulated sediment, so some sediment removal around the inlet of the pipe could be necessary. The outlet berm will be graded and restored. Rock riprap will be installed to protect the outlet from erosion.

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

About 5 cubic yards of fill material (gravel and rock riprap) will be placed on the down stream side of the existing berm to restore the outlet berm grades. This fill will not be placed in the water. The amount of sediment over outlet pipe is not known, but it is assumed that less than 4 cubic yards of sediment will need to be removed from the area around the pipe to restore the pipe.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

A pump will be used to drain the existing pond. The volume of water to be drained is no more than 0.3 acre-feet. A pump with a 1CFS outflow rate would drain this volume in about 4 hours. This water will be pumped around the outlet berm and pipe, but discharged to the existing pipe downstream of the berm. This pipe is the existing pond outfall location.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Once constructed, this project does not change the flow regime of stormwater runoff. The project will repair the outlet structure of an existing pond to original conditions. When the project is complete, the amount of inflow and outflow from this pond will not be changed.

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

No.

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

Erosion will be controlled by installing rock riprap for energy dissipation.

4. Plants

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

_____ deciduous tree: alder, maple, aspen, other (poplar, cottonwood)

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Some grasses and shrubs will be removed to restore the berm. Mulch and grass seed or shrubs will be used to restore that area.

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

Chinook salmon use Kelsey Creek. This pond site is a tributary of Kelsey Creek. The pond is connected to stormwater conveyance pipes that eventually flow to the creek.

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

Very few plants will be removed. Replanting will be completed with native plants as shown on the proposed planting plan.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: ducks

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

No listed animals known.

- c. Is the site part of a migration route? If so, explain.

Not known

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

During construction, gasoline and diesel fuel will be used to power in the construction equipment.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 1) Describe special emergency services that might be required.

None

- 2) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

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

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical construction noises from heavy machinery will occur during construction. Construction will occur during normal daytime working hours.

Noise Regulated by BCC 9.18

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction will be limited to normal daytime working hours.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Residential apartments.

- b. Has the site been used for agriculture? If so, describe.

Not in the last few decades.

- c. Describe any structures on the site.

Adjacent apartment buildings

- d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?

R-20 and R-30

- f. What is the current comprehensive plan designation of the site?

MF-M and MF-H

- g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

This project, when complete, will not change the number of residents or workers in the area.

- j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable

9. Housing

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

None

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

None

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

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

When complete, the restored berm will be approximately 1 to 2 feet above the water level.

b. What views in the immediate vicinity would be altered or obstructed?

None

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

None

11. Light and glare

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

None

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

No

c. What existing off-site sources of light or glare may affect your proposal?

None

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

None

12. Recreation

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

Typical park type recreation. The site is similar to a park like setting, as grass and shade trees are in the area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The site will be restored to original condition with a pond, grass, and shrubs replaced nearly identical to the way it appears today. It is not expected that any trees will be removed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No known evidence.

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

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is via NE 11th Street or NE 12th street. Either of these streets can be used to reach 140th Avenue NE which connects to either NE 8th Street or Bel-Red Road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not Applicable

c. How many parking spaces would the completed project have? How many would the project eliminate?

This project will not change the # of parking spaces.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, only street transportation will be used.

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

The completed project will not change the # of trips pre day.

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

None

15. Public services

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

No.

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

None.

16. Utilities

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

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

None

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

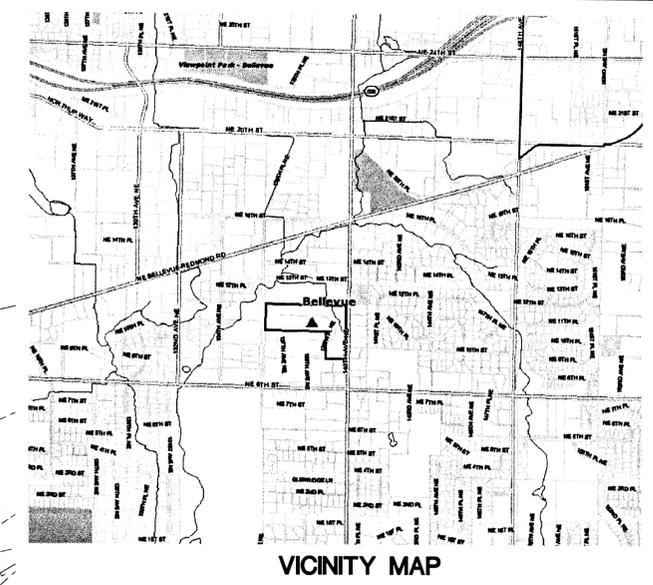
Signature: *John L. Christensen*

Date Submitted: 7-17-12

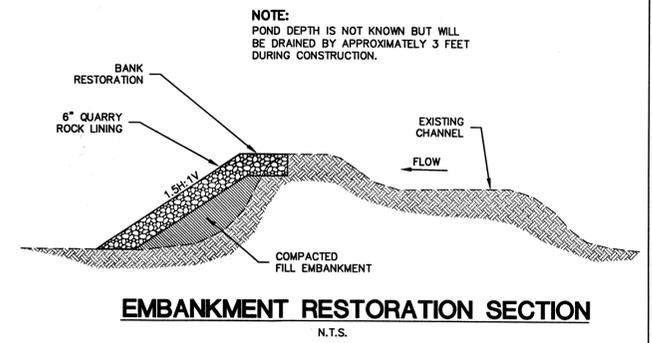


WOODLAND COMMONS STREAM REPAIR - SITE PLAN B

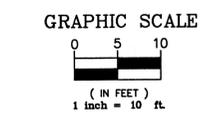
CRITICAL AREAS LAND USE PERMIT 12-XXXXXX-LO



SHEET 1 of 2 STREAM REPAIR PLAN
SHEET 2 of 2 REPLANTING PLAN



EMBANKMENT RESTORATION SECTION
N.T.S.



TAX PARCEL
272505-9307

TAX PARCEL
272505-9175

TAX PARCEL
272505-9196

SDMH
RIM=94.49
IE 8" CMP (W)=88.04
IE 8" CMP (E)=88.09
IE 8" CMP (S)=88.09

CONC. PAD
15" DI
(VERTICAL)
W/BIRDGAGE
RIM=84.69

SDMH
RIM=87.73
IE 24" CONC (S)=80.53

REMOVE EXISTING MANHOLE
INLET/LID & REPLACE RISER.
INSTALL 48" DEBRIS CAGE PER
C.O.B. STD. DETAIL D-39.

15" CPEP
(VERTICAL)
SOLID LID

15" CPEP
(VERTICAL)
IE E/W PIPE BELOW
=83.66

BOARD FENCE

12" CMP CULVERT
(E)=89.40

RESTORE BANK TO
1.5:1 SLOPE WITH RIP-
RAP BANK PROTECTION.
SEE SECTION, THIS SHEET

ROCK RIP-RAP
ENERGY DISSIPATOR
(SLOPE FROM ELEV.
89.3 TO 87.3)

PLACE MULCH AND
GRASS SEED TO
EXPOSED AREAS
UPON COMPLETION

ADJUST PUMP LOCATION
DURING PROJECT AS NEEDED

DRAIN POND TO EXPOSE
OUTLET PIPE

POND
WATER SURFACE EL=92.7
POND AREA=5,316 SF

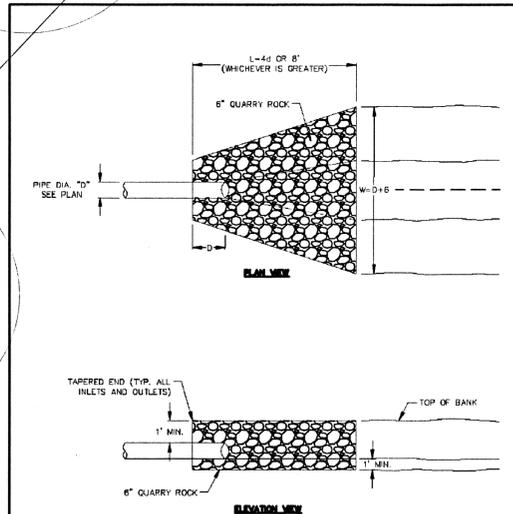
EXISTING PIPE INLET
LOCATION UNKNOWN

EXPOSE, INVESTIGATE, AND REPAIR
EXISTING PIPE INLET AND REMOVE
ACCUMULATED SEDIMENTS

RESTORE BANK TO
1.5:1 SLOPE WITH RIP-
RAP BANK PROTECTION.
SEE SECTION, THIS SHEET

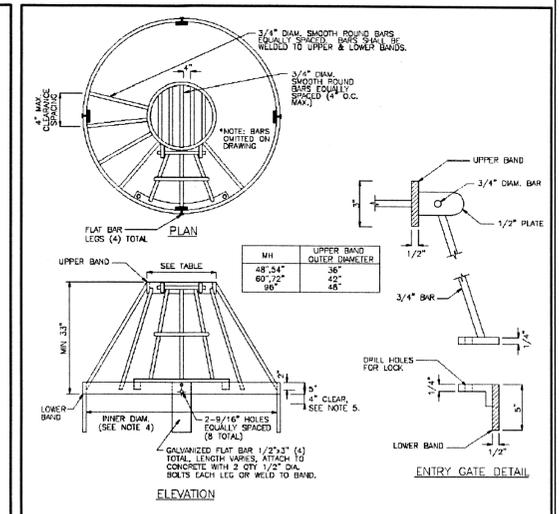
ROCK RIP-RAP
ENERGY DISSIPATOR
(SLOPE FROM ELEV.
89.3 TO 87.3)

PLACE MULCH AND
GRASS SEED TO
EXPOSED AREAS
UPON COMPLETION



- NOTES:**
- DISCHARGE VELOCITY IS 2.6 FT/SEC (100 YR STORM EVENT) THEREFORE A RIP RAP PAD IS REQUIRED.
 - RIP RAP SHALL BE IN ACCORDANCE W/ SECTION 9-1.1 OF THE STANDARD SPECIFICATIONS. RIP RAP SHALL BE REASONABLY WELL GRADED W/ THE FOLLOWING GRADATION:
- | MAX STONE SIZE | PERCENT PASSING |
|----------------|-----------------|
| 8" | 100% |
| 6" | 40% - 60% |
| 2" | 0% - 10% |

City of Bellevue STORM AND SURFACE WATER UTILITY
TITLE: ROCK PROTECTION OUTFALL
NO. D-39



- NOTES:**
- ALL STEEL IN PLATES, BARS AND BANDS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
 - STEEL DEBRIS CAGE SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 (ASTM A111).
 - ALUMINUM IS AN OPTIONAL CAGE MATERIAL AND MUST BE BOLTED TO THE CONCRETE STRUCTURE.
 - LOWER BAND DIMENSIONS TO MATCH STRUCTURE.
 - PROVIDE 4" CLEARANCE BETWEEN LOWER BAND AND THE TOP OF THE CONCRETE STRUCTURE.

City of Bellevue STORM AND SURFACE WATER UTILITY
TITLE: DEBRIS CAGE
NO. D-39

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

PROJECT #	PROJECT NAME	FILE NAME (CREATED BY)	PLOT DATE & TIME	LY STRIP	PLOT NEW	PLOT SCALE
2004	ESSEX PROPERTY TRUST	P:\DATA\2004\ENGINEERING\DWG\CONTRIBUTING (CMM)	JUL 17, 2012 12:52:38 PM			
DRES	AMHEND, W041712					



DATE	INITIAL SUBMITAL	NOTES
7-16-12		

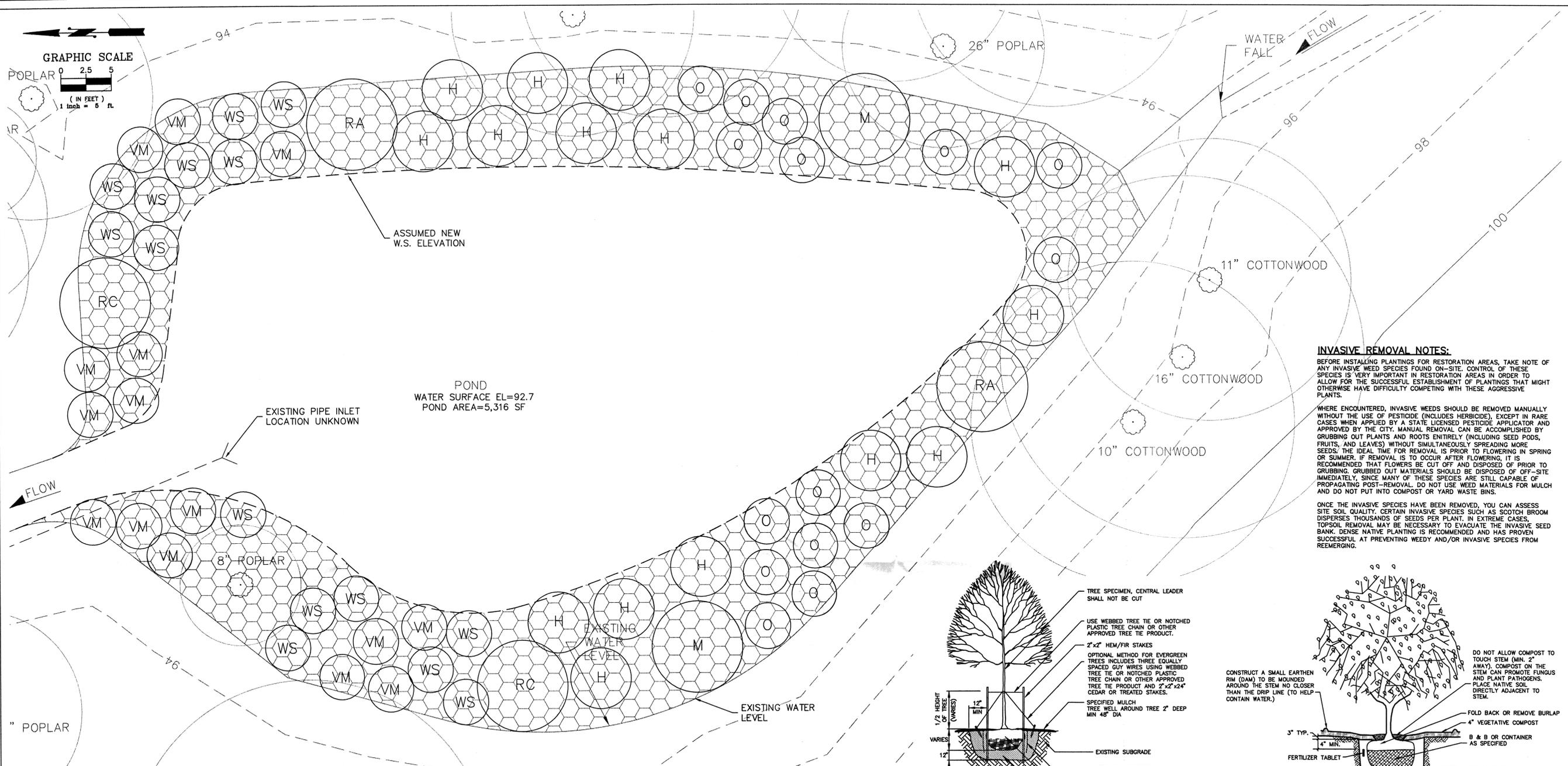
CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108



STREAM REPAIR PLAN
FOR THE WOODLAND COMMONS
CRITICAL AREAS LAND USE PERMIT
12-XXXXXX-LO
ESSEX PROPERTY TRUST
119 W. 12TH ST. SUITE #212
BELLEVUE, WA 98005
(425) 457-1592

RECEIVED
JUL 17 2012
Permit Processing

SHEET
1 of 2



INVASIVE REMOVAL NOTES:

BEFORE INSTALLING PLANTINGS FOR RESTORATION AREAS, TAKE NOTE OF ANY INVASIVE WEED SPECIES FOUND ON-SITE. CONTROL OF THESE SPECIES IS VERY IMPORTANT IN RESTORATION AREAS IN ORDER TO ALLOW FOR THE SUCCESSFUL ESTABLISHMENT OF PLANTINGS THAT MIGHT OTHERWISE HAVE DIFFICULTY COMPETING WITH THESE AGGRESSIVE PLANTS.

WHERE ENCOUNTERED, INVASIVE WEEDS SHOULD BE REMOVED MANUALLY WITHOUT THE USE OF PESTICIDE (INCLUDES HERBICIDE), EXCEPT IN RARE CASES WHEN APPLIED BY A STATE LICENSED PESTICIDE APPLICATOR AND APPROVED BY THE CITY. MANUAL REMOVAL CAN BE ACCOMPLISHED BY GRUBBING OUT PLANTS AND ROOTS ENTIRELY (INCLUDING SEED PODS, FRUITS, AND LEAVES) WITHOUT SIMULTANEOUSLY SPREADING MORE SEEDS. THE IDEAL TIME FOR REMOVAL IS PRIOR TO FLOWERING IN SPRING OR SUMMER. IF REMOVAL IS TO OCCUR AFTER FLOWERING, IT IS RECOMMENDED THAT FLOWERS BE CUT OFF AND DISPOSED OF PRIOR TO GRUBBING. GRUBBED OUT MATERIALS SHOULD BE DISPOSED OF OFF-SITE IMMEDIATELY, SINCE MANY OF THESE SPECIES ARE STILL CAPABLE OF PROPAGATING POST-REMOVAL. DO NOT USE WEED MATERIALS FOR MULCH AND DO NOT PUT INTO COMPOST OR YARD WASTE BINS.

ONCE THE INVASIVE SPECIES HAVE BEEN REMOVED, YOU CAN ASSESS SITE SOIL QUALITY. CERTAIN INVASIVE SPECIES SUCH AS SCOTCH BROOM DISPERSES THOUSANDS OF SEEDS PER PLANT, IN EXTREME CASES, TOPSOIL REMOVAL MAY BE NECESSARY TO EVACUATE THE INVASIVE SEED BANK. DENSE NATIVE PLANTING IS RECOMMENDED AND HAS PROVEN SUCCESSFUL AT PREVENTING WEEDY AND/OR INVASIVE SPECIES FROM REEMERGING.

PLANT MATERIALS FOR SLOPE RESTORATION AREA

SYMBOL	COMMON NAME	SIZE	STRATUM	SPACING ON CENTER	TOTAL PLANTS	SITE LOCATION
(M)	BIG LEAF MAPLE	5 GAL	TREE	9'	2	SUNNIER/SHADIER AREA
(RA)	RED ALDER	5 GAL	TREE	9'	2	SUNNIER/SHADIER AREA
(RC)	WESTERN RED CEDAR	5 GAL	TREE	9'	2	SHADIER AREA
(VM)	VINE MAPLE	1 GAL	SHRUB	4.5'	15	SHADIER AREA
(H)	BEAKED HAZELNUT	1 GAL	SHRUB	6'	15	SUNNIER/SHADIER AREA
(WS)	WESTERN SERVICEBERRY	1 GAL	SHRUB	4.5'	15	SHADIER AREA
(O)	OSOBERRY	1 GAL	SHRUB	4.5'	15	SUNNIER/SHADIER AREA
(Hatched)	KINNIKINICK	4" POT	HERB	2"	49	SHADIER AREA
(Dotted)	WILD GINGER	4" POT	HERB	2"	49	SHADIER AREA
(Cross-hatched)	SWORD FERN	4" POT	HERB	2"	50	SHADIER AREA

* INDICATES PLANTS ARE TO BE TRIANGULARLY SPACED FOR THE AREA SHOWN. NUMBER OF PLANTS WERE DETERMINED FOR AN AREA OF 2,345 SQUARE FEET USING BELLEVUE AND KING COUNTY MITIGATION GUIDELINES.

(Hatched) = SHADIER ZONE (2,345 S.F.) → NO. OF SHRUBS = (0.028)(2,345) = 66 SHRUBS & TREES; 7 SPECIES PROPOSED
NO. OF HERBS = (0.063)(2,345) = 148 HERBS; 3 SPECIES PROPOSED

PERFORMANCE STANDARDS:

*SEE MOST RECENT EDITION OF CITY OF BELLEVUE'S CRITICAL AREAS HANDBOOK FOR SPECIFIC INFORMATION REGARDING SITE EVALUATION AND PREPARATION, PROJECT PLANTING INSTALLATIONS, AND MAINTENANCE AND MONITORING REQUIREMENTS.

RESTORATION MONITORING PERIOD = 3 YEARS

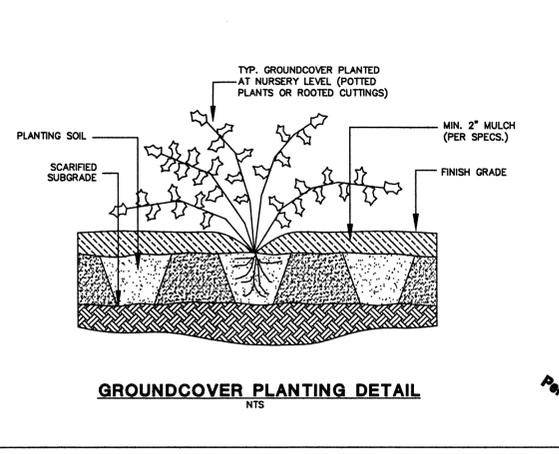
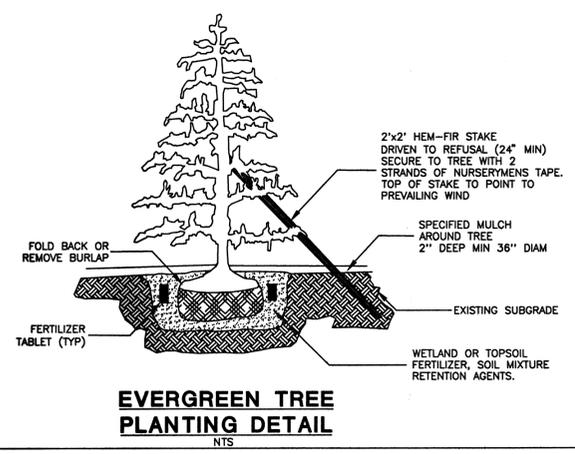
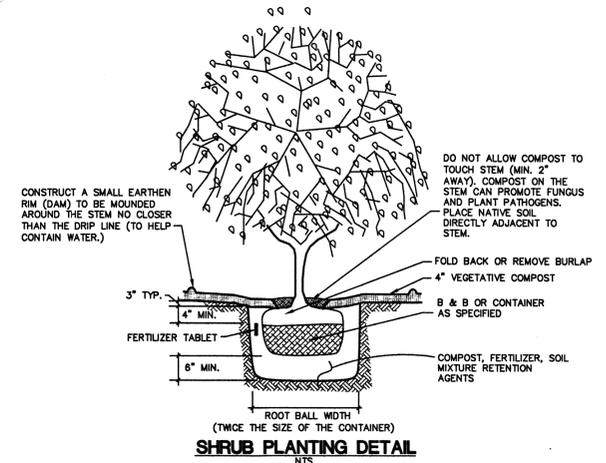
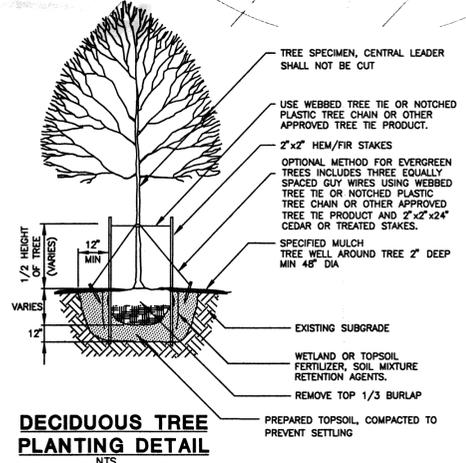
SURVIVAL: 80% PLANT SURVIVAL RATE THROUGHOUT THE LIFE OF THE MONITORING PERIOD. TREES: 6 TO SURVIVE. SHRUBS: 48 TO SURVIVE.

PERCENT COVER: COVER FOR WOODY VEGETATION (TREES AND SHRUBS) SHOULD BE AT LEAST 60 PERCENT BY YEAR 3.

NATIVE PLANT DIVERSITY: IMPLEMENTATION OF THIS PLAN WILL RESULT IN A HIGHLY DIVERSE NATIVE PLANT DIVERSITY AND MEET THE INTENT OF THESE PERFORMANCE STANDARDS. DEVIATIONS TO THIS PLAN MAY RESULT IN LESS DIVERSITY OVER 3 YEARS AND WILL NEED TO BE APPROVED BY THE CITY.

RESTORATION NOTES:

- REMOVE INVASIVE PLANTS (ENGLISH IVY AND HIMALAYAN BLACKBERRY) IN NGPA AND NGPE. IN ABSENCE OF IVY AND BLACKBERRY AND OTHER EXPOSED SOILS, PLANT TREES, SHRUBS, AND HERBS AS SPECIFIED AND DETAILED BELOW.
- ALL HEALTHY NATIVE VEGETATION IN RESTORATION AREA (SALAL, INDIAN PLUM, HAZELNUT, BRACKEN FERN, SWORD FERN, ETC.) IS TO BE LEFT UNDISTURBED AS MUCH AS POSSIBLE.
- ALL TREES WITH 2" DIAMETER OR GREATER WITHIN THE RESTORATION AREA ARE TO REMAIN WHERE POSSIBLE.



Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)



DATE	INITIAL SUBMITTAL	NOTES
7-16-12		

CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108



REPLANTING PLAN FOR THE WOODLAND COMMONS CRITICAL AREAS LAND USE PERMIT 12-XXXXXX-LO

119 1ST STREET, SUITE 212
BELLEVUE, WA 98005
(425) 457-1592

Revised JUL 17 2012
Permit Processing SHEET 2 of 2