



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

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**Proposal Name:** Scott Buffer Reduction

**Proposal Address:** 13125 NE 33<sup>rd</sup> Street

**Proposal Description:** The applicant requests a Critical Areas Land Use permit to modify a Category III 60-foot wetland buffer. The applicant proposes to demolish all existing structures and construct a new single family-residence with a 20 foot buffer and a 15-foot structure setback.

**File Number:** 12-128486-LO

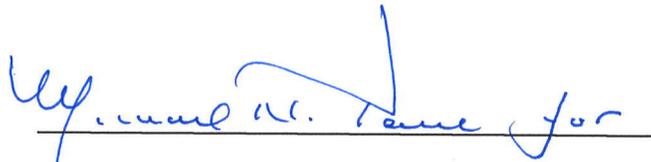
**Applicant:** Kevin Scott

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

**Planner:** Heidi Bedwell, Senior Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** SEPA Exempt per RCW 197-11-800

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

  
By: Carol V. Helland, Land Use Director

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Application Date: November 16, 2011  
Notice of Application Publication Date: December 27, 2013  
Decision Publication Date: August 29, 2013  
Project/SEPA Appeal Deadline: September 12, 2013

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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**I. Proposal Description**

The applicant is requesting a Critical Areas Land Use Permit in order to reduce the prescribed 60-foot critical area buffer from a category III wetland to minimum of 20 feet in order to construct a single-family residence on the property.

Land Use Code (LUC) 20.25H.095.C.1 prescribes a 60-foot critical area buffer from the edge of category III wetlands with a habitat score of less than 20 points. The request is to reduce the prescribed buffer to a minimum distance of 20 feet. LUC 20.25H.095.C.2 allows for the modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal.

The critical areas report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions. The small category III wetland and buffer on the property are degraded in function and value because they lack the vegetative structural diversity found in higher-quality wetlands. Therefore, the wetlands and buffer are currently not fully performing their water quality, flood control and wildlife habitat functions.

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

**A. Site Description**

The property is located at 13125 NE 33<sup>rd</sup> Street. It is bordered on all sides by single-family residential property. The property is a polygon with a north-south axis of approximately 160 feet and the east-west axis approximately 100 feet with a total site area of approximately 15,504 square feet or 0.35 acres. The property was developed with a single family residence that occupied a portion of the lot and extended to the west onto the adjacent lot. Currently, a disturbed area exists where the former structure was previously demolished. Access to the property is via NE 33<sup>rd</sup> Street, a public right of way.

The property contains a category III wetland located south of the previous and proposed home site that also continues off site to the south of the property. The wetland area on the subject site is approximately 3,050 square feet in size. The property generally flat and the wetland is a depressionnal wetland with palustrine forested and emergent vegetation communities. The primary vegetation in the wetland includes Pacific willow, red alder, western red cedar, salmonberry, Douglas-spirea, creeping buttercup, and skunk cabbage. The off-site portions of the wetland to the south are more sparsely vegetatated that the on-site portions during the presence of horse in the wetland. No other wetlands or streams were noted in the vicinity of the property. See Attachment 2 for the Critical Areas Report and more detail on the site conditions.

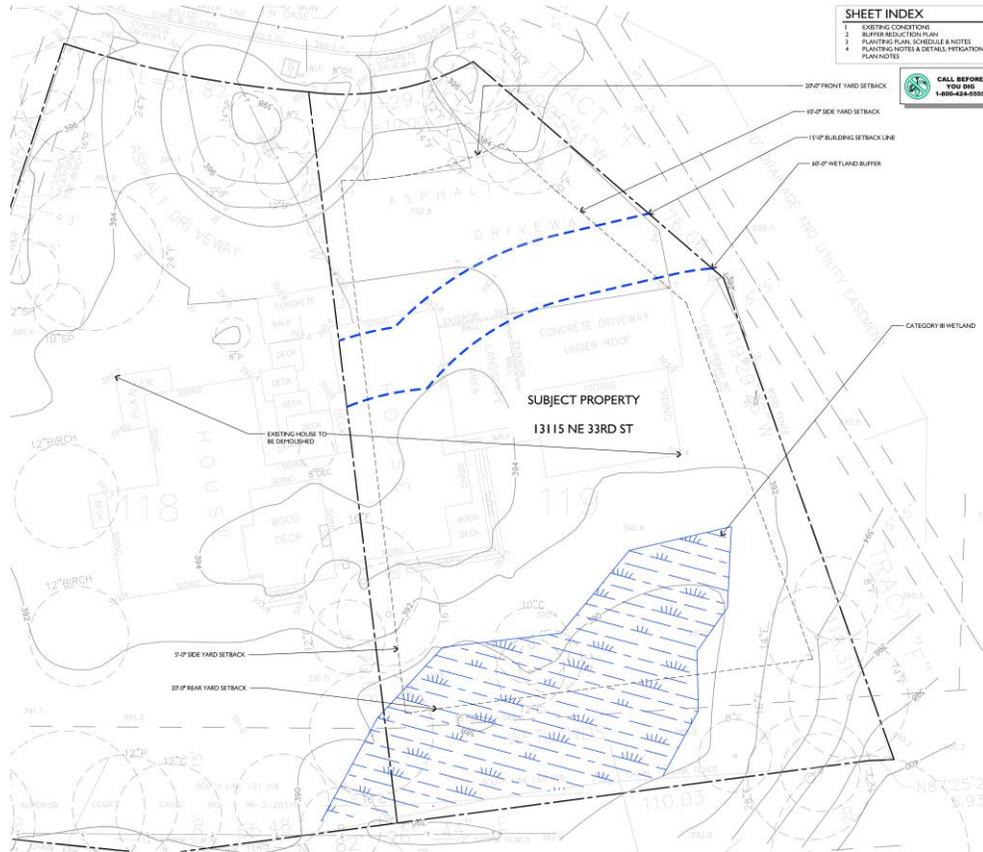


Figure 1: Site Plan with Critical Area and Standard 60' Buffer

**B. Zoning**

The property is in the R-2.5 land use zoning district and the Critical Areas Overlay District.



**C. Land Use Context**

The property is in a medium density single-family residential comprehensive planning district and is surrounded by similar single-family residential properties.

**D. Critical Areas Functions and Values**

**1. Wetlands** - Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These functions and values to the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

The wetland on the site was rated in 2011, and resulted in a wetland score of 20 points, a habitat score of 9 points, and hydrologic score of 14 points. Category III wetlands with a habitat score of less than 20 points require a 60-foot buffer and a 15-foot structure setback. The applicant has proposed to modify the buffer to 20 feet and the structure setback to 15 feet through this critical areas land use permit and critical area report.

**III. Consistency with Land Use Code Requirements:**

**A. Zoning District Dimensional Requirements:**

The site is located in the R-2.5 land use zoning district. The following general dimensional requirements from LUC 20.20 for development in this district will be met by any single-family residential development on the property:

Front yard setback:	20 feet
Rear yard setback:	25 feet
Side yard setback:	5 feet
Two side yards combined:	15 feet
Maximum lot coverage by structures:	35%
Maximum coverage by impervious surface:	50%
Significant tree retention:	30% of diameter inches

**B. Critical Areas Requirements LUC 20.25H**

**1. Consideration of administrative approval of structure and/or buffer setbacks LUC 20.25H.040.**

As discussed above, the minimum critical area buffer for the category III wetlands on the property is 60 feet. The minimum structure setback is 15 feet.

The proposal was assessed to determine if allowed modifications to the general dimensional chart (LUC 20.20.010) to the minimum distance allowed would be feasible and result in greater protection of the wetland functions. Because of the shape of the lot (ie narrow at the street frontage) and the presences of mature trees near the access point of NE 33rd, it was determined that a modification of the general dimensional standards would degrade the site more than processing a critical areas report (LUC 20.25H.230) to reduce the critical area buffer to a minimum distance of 20 feet.

**2. Consistency With Land Use Code Critical Areas Performance Standards LUC 20.25H.100.**

The following performance standards, when applicable, shall be incorporated in the design of development on sites with wetlands and wetland critical area buffers. Their incorporation is required to be documented prior to building permit approval for the subsequent single-family residence. See Section X for related conditions of approval.

**a. Lights shall be directed away from the wetland.**

The front of the house will face north, away from the wetland therefore, any lights associated with the driveway, garage, or front door of the residence will be directed away from the wetland. Lighting at the rea of the residence will be limited to that necessary to provide adequate access and security. Such lighting at the rear of the residence will be shielded to prevent light from reaching the areas of the wetland.

**b. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away for the wetland or any noise shall be minimized through use of design and insulation techniques.**

The proposed residence will be situated in the northern portion of the lot approximately 45 feet from the edge of the wetland. The driveway, garage, and front door of the residence will face north, away from the wetland. The majority of noise-generating activities will occur on the northern side of the residence, in excess of 90 feet from the wetland.

**c. Toxic runoff from new impervious area shall be routed away from the wetlands.**

Runoff from new impervious surfaces will be directed via sheet flow into two proposed rain gardens located within the reduced wetland buffer. The rain gardens will treat the runoff by removing stormwater pollutants before overflowing into the wetland buffer.

**d. Treated water may be allowed to enter the wetland critical area buffer.**

As indicated in the prior response, on-site stormwater runoff will be treated in rain gardens located within the outer edge of the buffer, before flowing into the interior of the wetland buffer and finally into the wetland. The rain garden will retain and treat the storm water runoff from the new impervious surface up to the equivalent of a 100-year storm event. See attachment 3 for a description of the method used to determine the size of the rain garden feature.

**e. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.**

A wetland buffer enhancement plan has been prepared that details the areas proposed for enhancement. Specifically, dense, native vegetation will be planted within the proposed buffer, with higher densities along the outer edge of the buffer. Species proposed for planting along the buffer edge include sword and lady fern, low Oregon grape, Pacific ninebark, red-osier dogwood, Nootka rose, and other emergent groundcovers. See Attachment 2 for the restoration plan required as part of this project approval.

**f. Use of pesticides, insecticides and fertilizers within 150 of the edge of the wetland buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now and hereafter amended.**

The proposed maintenance of the wetland buffer enhancement is consistent with the practices in the City of Bellevue's "Environmental Best Management Practices."

**3. Consistency with Critical Areas Report LUC 20.25.230.**

The applicant supplied a complete critical areas report prepared by The Watershed Company, a qualified professional. The report met the minimum requirements in LUC 20.25H.250.

**4. Consistency with Critical Areas Report – Additional provisions LUC 20.25H.110.**

In addition to the general requirements of LUC [20.25H.230](#), a critical areas report for wetlands shall include a written assessment and accompanying maps of the wetlands and buffers within 300 feet of the project area, including the following information at a minimum:

1. A discussion of measures, including avoidance, minimization, and mitigation, proposed to preserve existing wetlands and restore any wetlands that were degraded prior to the current proposed land use activity.
2. A habitat and native vegetation conservation strategy that addresses methods to protect and enhance on-site habitat and wetland functions.

3. Functional evaluation for the wetland and adjacent buffer using a local or state agency staff-recognized method and including the reference of the method and all data sheets.

The report prepared by the Watershed Company includes these additional provisions. See Attachment 2 for more detail.

#### **IV. Public Notice and Comment**

Application Date:	November 16, 2012
Public Notice (500 feet):	December 27, 2012
Minimum Comment Period:	January 10, 2013

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on December 27, 2012. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the publication of this decision.

#### **V. Summary of Technical Reviews**

##### **Clearing and Grading Division:**

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

##### **Utilities Department:**

The Utilities Department has conditionally approved the project for the stormwater system, rain garden design.

#### **VI. State Environmental Policy Act (SEPA)**

The proposal is for the reduction of a wetland critical area buffer with associated enhancement of the critical area buffer for the purposes of constructing a single-family residence on the property. The proposed work is entirely outside of the areas defined as "Critical Areas" by BCC 22.02.045. Furthermore, pursuant to BCC 22.02.032 and WAC 197-11-800, the construction or location of a one single-family primary structure is "categorically exempt" from SEPA environmental review.

#### **VII. Changes to proposal as a result of City review**

The initial proposal submitted by the applicant included a stormwater infiltration trench in the buffer. The applicant has modified to the plans replace the trench with a vegetated rain gardens at the edge of the wetland critical area buffer to treat and retain stormwater runoff from the proposed additional impervious surface on the property.

**VIII. Decision Criteria**

**A. Critical Areas Report Decision Criteria-Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255.**

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

**1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

**Finding:** A wetland buffer enhancement plan has been prepared (see Attachment 2) that details the areas proposed for enhancement as a result of the requested buffer modification. This plan mitigates for the proposed reduction of the standard 60-foot critical area buffer. A plan that details the areas proposed for restoration and enhancement as a result of the wetland buffer reduction has been prepared. Restoration will involve the planting of native vegetation (trees, shrubs, and groundcover) within the wetland buffer. Wetland enhancement will consist of the removal of weeds and gravel from within the wetland and the planting of native shrubs and groundcover. The overall planting layout incorporates a diversity of native plant species.

Proposed native plantings will increase species diversity, providing a variety of foraging resources for wildlife. An increase in structural diversity over existing conditions will also result, providing more suitable year-round cover conditions for wildlife, particularly songbirds. The proposed native plantings will also increase stormwater functions within the buffer, allowing improved filtration of stormwater adjacent to the wetland and by helping to remove pollutants from stormwater. Overall, the restoration plan will provide for substantially improved critical area and buffer functions and values relative to the existing condition. The monitoring and maintenance plan will ensure long-term success of the mitigation.

**2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

**Finding:** A wetland buffer enhancement plan has been prepared (see Attachment 2) that details the areas proposed for enhancement as a result of the requested buffer modification. This plan mitigates impacts for the proposed reduction of the standard 60-foot critical area buffer. Mitigation will involve the removal of invasive and non-native species and the planting of 4,277 square

feet of native trees, shrubs, and groundcover within the reduced critical area buffer. Wetland enhancement will consist of the removal of weeds and gravel from within the wetland and the planting of 600 square feet of native shrubs and groundcover. The planting layout incorporates a diversity of native plant species configured in a naturalistic fashion.

The most important critical area functions provided by the on-site wetland are stormwater treatment and wildlife habitat value. The proposed restoration and enhancement will help improve the quality of water flowing into the wetland, with the addition of dense emergent and scrub-shrub vegetation in the buffer and within the wetland. The little habitat value the wetland currently offers will be increased by the addition of native plants. Therefore, the restoration and enhancement plan will provide for substantially improved critical area functions and values. A net gain in critical area functions is proposed.

**3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**

**Finding:** As outlined in the wetland buffer enhancement plan (see Attachment 2), mitigation for the proposed wetland buffer reductions will take place on-site in the form of critical area buffer enhancement. Buffer restoration will involve the removal of invasive and non-native species and the planting of dense native vegetation. Wetland enhancement will involve the removal of weeds and gravel from within the wetland and the planting of native shrubs and groundcover. The existing on-site wetland and wetland buffer areas consist of lawn, and some native and non-native trees and scrub-shrub species. The lack of dense emergent vegetation, known to help filter pollutants from stormwater and sub-surface groundwater, prevents the buffer and wetland area from acting as a biofilter for runoff.

**4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

**Finding:** A wetland buffer enhancement plan has been prepared (see Attachment 2) that details the areas proposed for enhancement as a result of the requested buffer modification. This plan ensures that an overall net gain in critical area functions will result from the proposed project. Additionally, a comprehensive five-year maintenance and monitoring plan, including detailed information on specific plant types and planting plans is included in this report. This plan will ensure that proposed enhancement plantings will be maintained, monitored and successfully established within the first five years following implementation. Furthermore, to ensure that the proposed plantings are

installed and that the five-year maintenance and monitoring plan is implemented, the applicant will post an Installation Assurance Device and a Maintenance Assurance Device prior to permit issuance.

**5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Finding:** The on-site wetland extends off-site to the west and south. Restoration of significant portions of the on-site wetland buffer will provide improved water quality and habitat functions, as the native trees and shrubs included in the restoration plan will provide a more complex variety of vegetation, increasing the overall habitat function of the area, thereby improving habitat functions on adjacent properties.

**6. The resulting development is compatible with other uses and development in the same land use district.**

**Finding:** The proposed wetland buffer modification and resulting single-family development will be compatible with adjacent properties and surrounding development within the same land use district (R-2.5). Adjacent properties contain single-family land uses. Reductions in yard setbacks are not being requested. Therefore, the proposed home will not be located any closer to adjacent properties as was envisioned through application of the dimensional requirements of the R-2.5 zone.

**B. Critical Areas Land Use Permit Decision Criteria 20.30P**

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

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

**Finding:** The project applicant has applied for a Critical Areas Land Use Permit to reduce the onsite wetland buffer. No other City of Bellevue permits will be required of the project at this time. A Clear and Grade Permit and all applicable Building Permits will be applied for after approval of the proposed buffer reduction.

**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;**

**Finding:** The proposed project involves the reduction of an on-site wetland buffer. A standard 60-foot buffer for Category III wetlands is proposed to be reduced to a minimum of 20 feet. The proposed 20-foot buffer will be enhanced with the removal of existing invasive and non-native species and the addition of dense native plantings. A future residence is proposed to be situated approximately 45 feet from the edge of the nearest on-site wetland.

As mitigation for reduction of the standard wetland buffer, the existing degraded wetland buffer will be restored. The proposed site design results in the minimum necessary reduction of the buffer by minimizing the total size of the residence and associated yard; thereby maximizing the distance of improvements from the wetland. These development techniques, coupled with the planting of native vegetation, will result in the least possible impact on the critical area and critical area buffer.

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

**Finding:** The proposal incorporates the applicable performance standards of Part 20.25H. See discussion above in Section III.

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

**Finding:** The proposed project will be served by adequate public facilities. No new streets will be needed to serve the site. Additionally, fire and police protection are currently available at the site.

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

**Finding:** A mitigation and restoration plan has been prepared in accordance with the requirements of LUC 20.25H.210.

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

**Finding:** As discussed in Section IV & V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

**IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Development Services Director does hereby **approve with conditions** the proposal to reduce the prescribed category III wetland buffer to a distance of no

less than 20 feet.

**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 Clearing and Grading 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 20.25H	Heidi M. Bedwell, 425-452-4862
Utilities Code	Mark Frazier, 425-452-2022

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

**1. Clearing Limits for Permanent and Temporary Disturbance:** Prior to commencement of construction, clearing limits based on the area outside of the proposed critical area, critical area buffer and critical area structure setback are to be surveyed and marked in the field and steel construction fence erected to limit disturbance outside those limits. Proposed clearing limits must be delineated in preparation for preconstruction inspection by clearing and grading and land use staff and certified in the field to be in conformity with this approval.

Authority: Bellevue City Code 23.76.160  
Reviewer: Savina Uzunow, Development Services Department

**2. Restoration, Maintenance, and Monitoring Plan for Reduced Critical Area Buffer:** To mitigate for the allowed permanent disturbance on the site and reduction of the critical area buffer, the restoration plan detailed in Attachment 2 shall be submitted as part of the Building Permit approval and implemented as described (including performance standards and maintenance) prior to building occupancy.

Authority: Land Use Code 20.25H.210  
Reviewer: Heidi M. Bedwell, Development Services Department

**3. Rainy Season restrictions:** Due to the proximity to two category III wetland critical areas, no clearing and grading activity may occur during the rainy season, which is defined as November 1 through April 30 without written authorization of the

Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,  
Reviewer: Savina Uzunow, Development Services Department

**4. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices" .

Authority: Land Use Code 20.25H.220.H  
Reviewer: Heidi M. Bedwell, Development Services Department

**5. Noise Control:** The proposal will be subject to normal construction 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. Upon written request to PCD, work hours may be extended to 10 pm if the criteria for extension of work hours as stated in BCC 9.18 can be met.

Authority: Bellevue City Code 9.18  
Reviewer: Heidi M. Bedwell, Development Services Department

**6. Wetland Critical Area Performance Standards:** The following performance standards will be reviewed for compliance at the subsequent single-family primary structure development phase. These performance must be met prior to approval of the subsequent building permit.

- A. Lights shall be directed away from the wetland.
- B. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.
- C. Toxic runoff from new impervious area shall be routed away from the wetlands.
- D. Treated water may be allowed to enter the wetland critical area buffer.
- E. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.
- F. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

Authority: Land Use Code 20.25H.100  
Reviewer: Heidi M. Bedwell, Development Services Department

**7. Native Growth Protection Area Easement:** Prior to approval of the subsequent building permit for the development of a single family primary structure on the property the critical area and critical buffer shall be placed in a Native Growth Protection Area Easement. The Easement shall contain, at a minimum, the following:

1. An assurance that the NGPA or NGPE will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, and new or expanded City parks pursuant to LUC 20.25H.055; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat;
2. The right of the City of Bellevue to enter the property to investigate the condition of the NGPA or NGPE upon reasonable notice;
3. The right of the City of Bellevue to enforce the terms of the restriction; and A management plan for the NGPA or NGPE designating future management responsibility.

Authority: Land Use Code 20.25H.030

Reviewer: Heidi M. Bedwell, Development Services Department

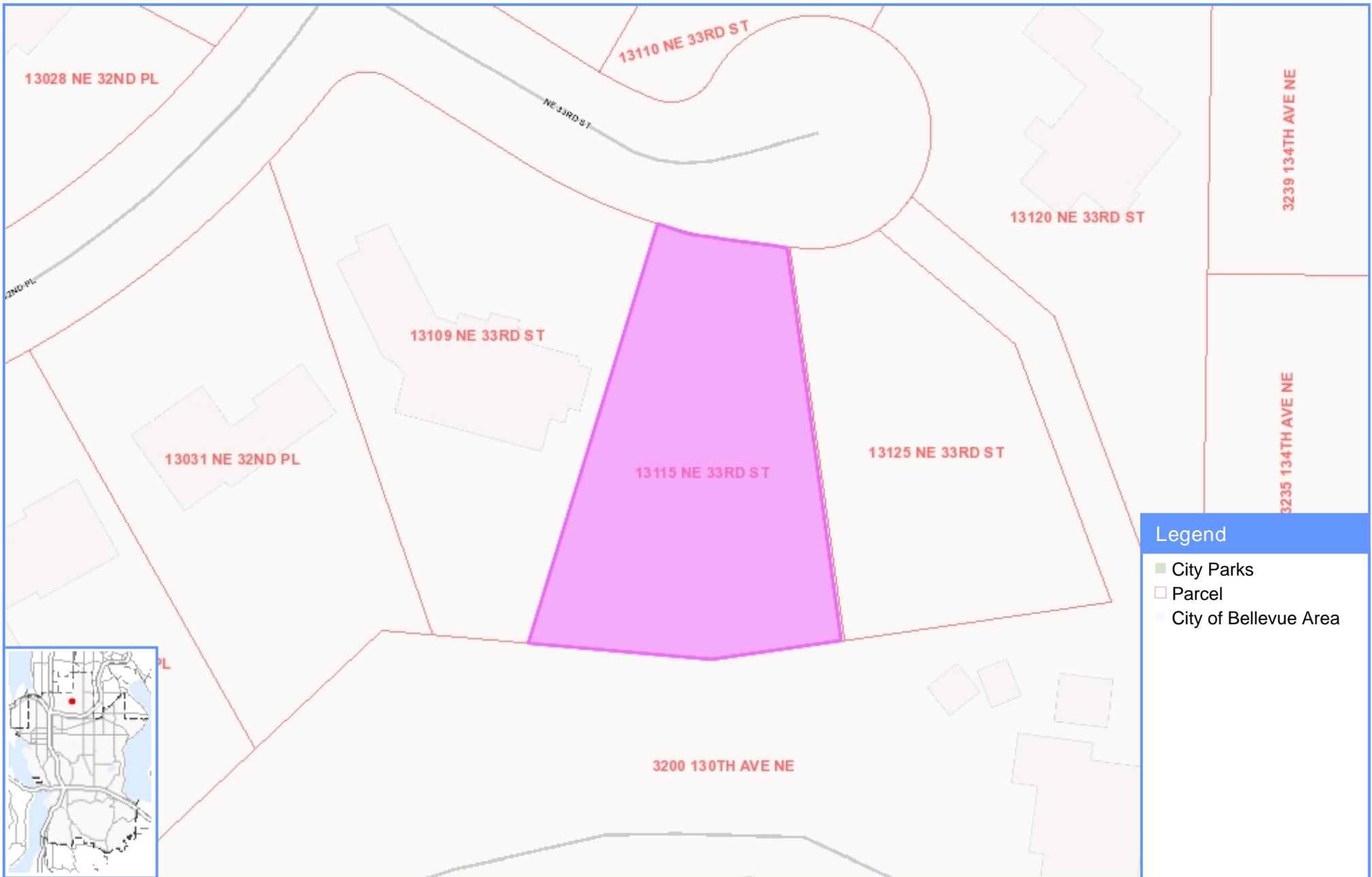
**9. Installation and Maintenance Assurance Devices:** To ensure the proposed plantings are installed and that the five-year maintenance and monitoring plan is implemented, the applicant shall post an Installation Assurance Device and a Maintenance Assurance Device prior to the Building Permit issuance. These devices will be released when the applicant demonstrates that the five-year maintenance and monitoring plan has been implemented and the restoration successfully established and at the end of five years following implementation.

Authority: Land Use Code 20.25H.255.B.4

Reviewer: Heidi M. Bedwell, Development Services Department

### **Attachments**

1. Vicinity Map
2. Site Plan and Restoration Plan
3. Critical Areas Report (see file)



Legend

- City Parks
- Parcel
- City of Bellevue Area

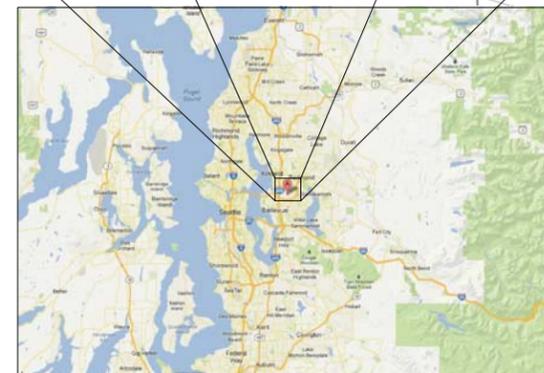
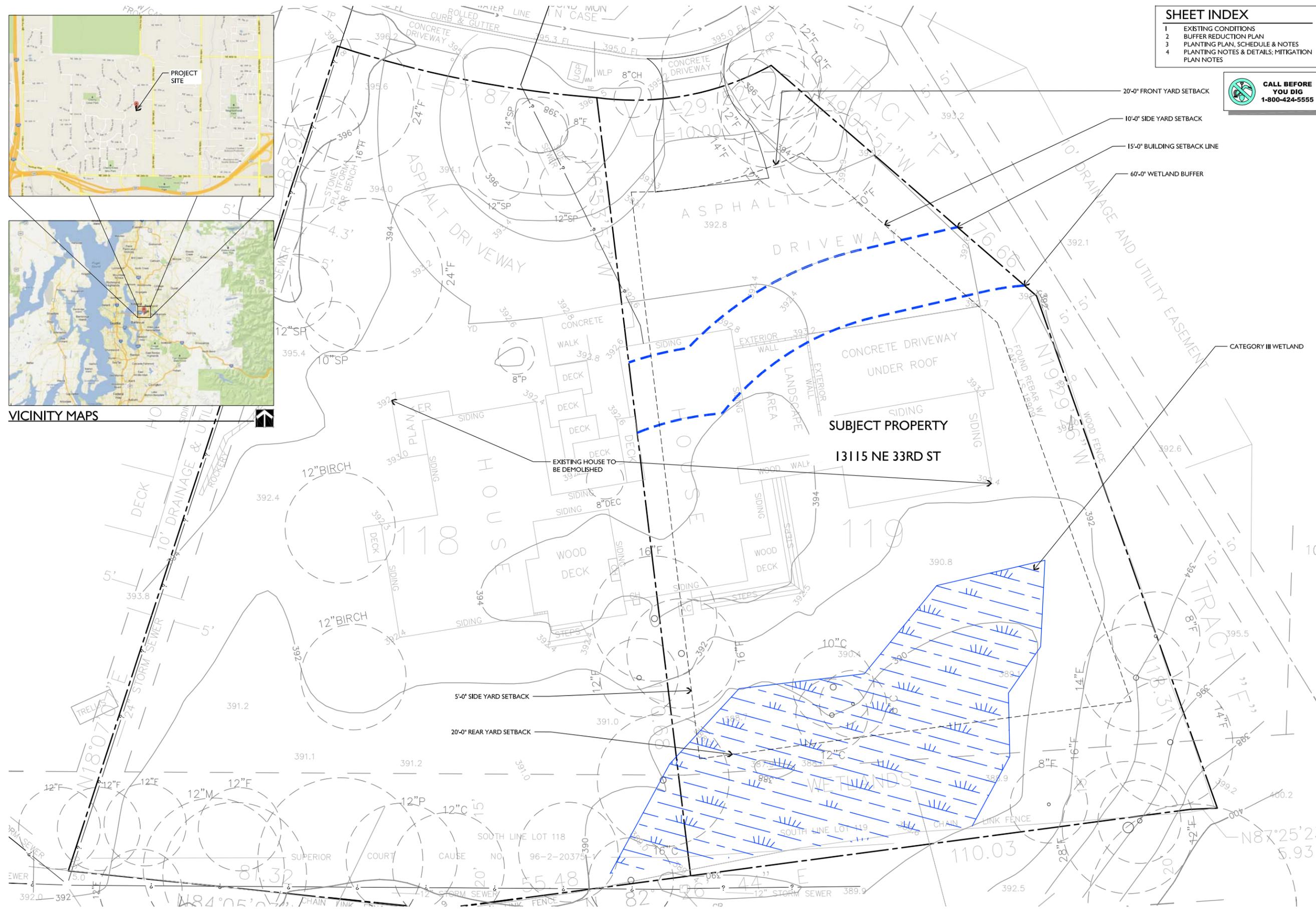


# File #12-128486-LO Scott

Scale 1:989 Feet

**SHEET INDEX**

- 1 EXISTING CONDITIONS
- 2 BUFFER REDUCTION PLAN
- 3 PLANTING PLAN, SCHEDULE & NOTES
- 4 PLANTING NOTES & DETAILS; MITIGATION PLAN NOTES



VICINITY MAPS

**COMPTON GREEN PROPERTY**  
WETLAND BUFFER REDUCTION PLAN  
C/O KEVIN SCOTT  
WINDERMERE REAL ESTATE  
SITE ADDRESS: 13115 NE 33RD STREET  
BELLEVUE, WA 98005

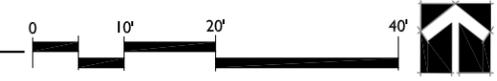
**SUBMITTALS & REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	10-31-12	REVIEW SET	MG
2	11-24-12	PERMIT SET	MD
3	01-03-13	REVISION	MG
4	03-25-13	REVISION	CL
5	07-19-13	REVISION	MD

**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34"  
SCALE ACCORDINGLY.

**PROJECT MANAGER:** KB  
**DESIGNED:** MG  
**DRAFTED:** MG  
**CHECKED:** KB  
**JOB NUMBER:** 061211  
**SHEET NUMBER:** 1 OF 4

**EXISTING CONDITIONS**  
SCALE: 10'-0"=1'-0"



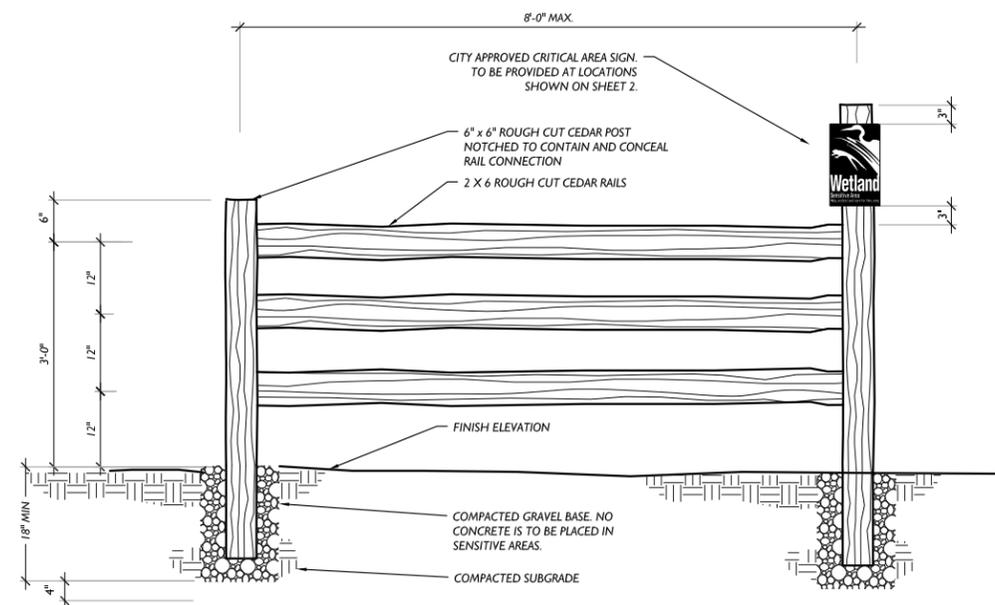
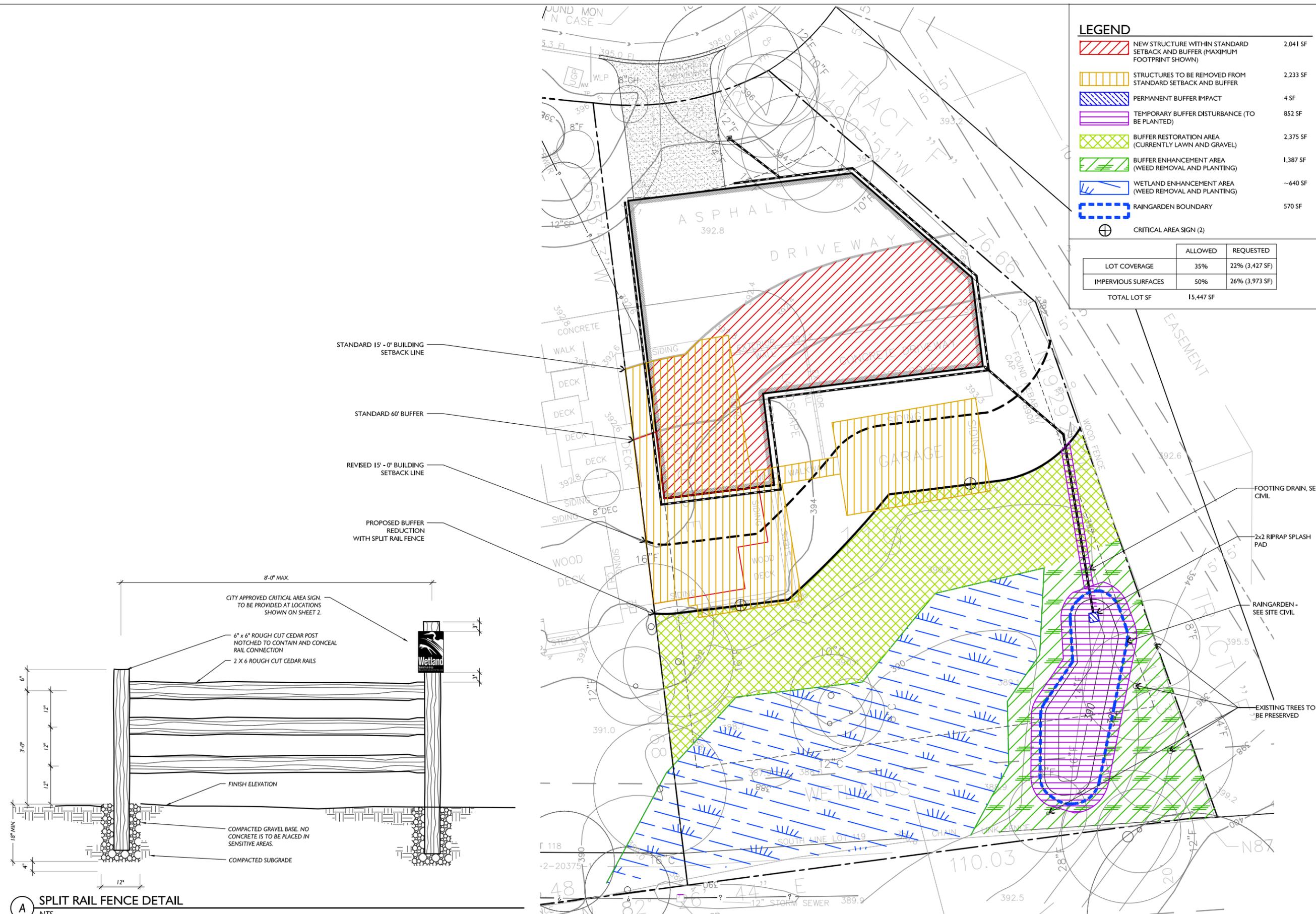
**COMPTON GREEN PROPERTY**  
WETLAND BUFFER REDUCTION PLAN  
C/O KEVIN SCOTT  
WINDERMERE REAL ESTATE  
SITE ADDRESS: 13115 NE 33RD STREET  
BELLEVUE, WA 98005

**LEGEND**

	NEW STRUCTURE WITHIN STANDARD SETBACK AND BUFFER (MAXIMUM FOOTPRINT SHOWN)	2,041 SF
	STRUCTURES TO BE REMOVED FROM STANDARD SETBACK AND BUFFER	2,233 SF
	PERMANENT BUFFER IMPACT	4 SF
	TEMPORARY BUFFER DISTURBANCE (TO BE PLANTED)	852 SF
	BUFFER RESTORATION AREA (CURRENTLY LAWN AND GRAVEL)	2,375 SF
	BUFFER ENHANCEMENT AREA (WEED REMOVAL AND PLANTING)	1,387 SF
	WETLAND ENHANCEMENT AREA (WEED REMOVAL AND PLANTING)	~640 SF
	RAINGARDEN BOUNDARY	570 SF
	CRITICAL AREA SIGN (2)	

	ALLOWED	REQUESTED
LOT COVERAGE	35%	22% (3,427 SF)
IMPERVIOUS SURFACES	50%	26% (3,973 SF)
<b>TOTAL LOT SF</b>	<b>15,447 SF</b>	



**A SPLIT RAIL FENCE DETAIL**  
NTS  
**BUFFER REDUCTION PLAN**  
SCALE: 10'-0"=1'-0"

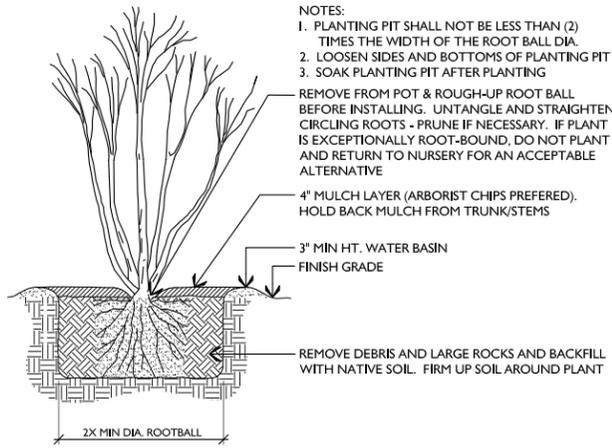
**SUBMITTALS & REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	10-31-12	REVIEW SET	MG
2	11-2-12	PERMIT SET	MG
3	01-03-13	REVISION	CL
4	03-25-13	REVISION	MD
5	07-19-13	REVISION	MD

**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34".  
SCALE ACCORDINGLY.

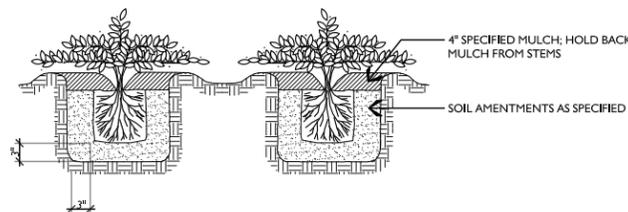
**PROJECT MANAGER:** KB  
**DESIGNED:** MG  
**DRAFTED:** MG  
**CHECKED:** KB  
**JOB NUMBER:** 061211  
**SHEET NUMBER:** 2 OF 4





**B SHRUB & TREE PLANTING DETAIL**  
NTS

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



**C GROUNDCOVER & PERENNIAL PLANTING DETAIL**  
NTS

**PLANTING NOTES**

1. NATIVE PLANT INSTALLATION SHALL OCCUR DURING FROST-FREE PERIODS ONLY.
2. LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
3. REMOVE ANY AND ALL INVASIVE WEEDS AND THEIR ROOTS FROM THE PLANTING AREA INCLUDING: ENGLISH IVY, LAUREL, BLACKBERRY, KNOTWEED, ENGLISH HOLLY, AND PERIWINKLE.
4. SOIL WITHIN THE MITIGATION AREAS SHALL BE AMENDED AS FOLLOWS:
  - A) EXISTING LAWN AND GRAVEL AREA: REMOVE LAWN AND GRAVEL. ROTOTILL/SCARIFY TO A DEPTH OF 6". ALL LARGE ROCKS AND OTHER DEBRIS IS TO BE REMOVED. 4" DEPTH OF COMPOST IS TO BE INCORPORATED INTO THE SUBGRADE. LIGHTLY COMPACT AND USE REMAINING COMPOST TO ACHIEVE FINISH GRADE.
  - B) EXISTING WETLAND BUFFER AREA - AFTER COMPLETELY REMOVING ALL INVASIVE WEEDS AND THEIR ROOTS, INCORPORATE 4" OF COMPOST IN AREAS WHERE PLANTING IS OCCURRING.
  - C) EXISTING WETLAND AREA - REMOVE WEEDS. DO NOT INCORPORATE COMPOST OR APPLY WOOD CHIP MULCH.
5. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE LANDSCAPE ARCHITECT. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
6. INSTALL PLANTS PER PLANTING DETAILS.
7. WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
8. INSTALL A 4" DEPTH, COARSE WOOD-CHIP MULCH RING AROUND EACH PLANT (EXCEPT IN THE WETLAND).
9. INSTALL A TEMPORARY IRRIGATION SYSTEM CAPABLE OF DELIVERING 2" OF WATER PER WEEK TO THE ENTIRE PLANTED AREA. MAINTAIN IRRIGATION SYSTEM IN WORKING CONDITION FOR TWO (2) SUMMERS AFTER INITIAL PLANT INSTALLATION.
10. ONE YEAR AFTER INITIAL PLANT INSTALLATION, APPLY ORGANIC, SLOW-RELEASE FERTILIZER SUCH AS OSMOCOTE OR PERFECT BLEND 4-4-4 TO EACH PLANT.
11. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL PLANTINGS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.



**PLANT SCHEDULE**

EXISTING VEGETATION TO REMAIN		QTY	SIZE / REMARKS
<b>TREES - ALL TREES TO BE HEALTHY &amp; WELL BRANCHED</b>			
	ACER MACROPHYLLUM / BIG LEAF MAPLE	1	5 GAL
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	2	5 GAL
	THUJA PLICATA / WESTERN RED CEDAR	3	5 GAL
<b>SHRUBS - ALL SHRUBS TO BE HEALTHY, FULL &amp; VIGOROUS</b>			
	ACER CIRCINATUM / VINE MAPLE	9	2 GAL
	CORNUS SERICEA / RED TWIG DOGWOOD	18	2 GAL
	RIBES SANGUINEUM / RED FLOWERING CURRANT	10	1 GAL
	RUBUS SPECTABILIS / SALMONBERRY	55	1 GAL
	SAMBUCUS RACEMOSA / RED ELDERBERRY	5	1 GAL
	SYMPHORICARPOS ALBUS / SNOWBERRY	46	1 GAL
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	14	1 GAL
<b>PERENNIALS / GROUNDCOVERS</b>			
	ATHYRIUM FILIX-FEMINA / LADY FERN	11	4" POT / 24" O.C.
	CAREX DEWEYANA / DEWEY'S SEDGE	220	PLUGS
	CAREX OBNUPTA / SLOUGH SEDGE	321	PLUGS
	FRAGARIA CHILOENSIS / SAND STRAWBERRY	228	2"-3" POT, 18" O.C.
	OXALIS OREGANA / REDWOOD SORREL	162	2"-3" POT, 18" O.C.
	POLYSTICHUM MUNITUM / SWORD FERN	96	4" POT / 24" O.C.
	SCIRPUS MICROCARPUS / SMALL-FRUITED BULRUSH	27	PLUGS

**PLANTING PLAN, SCHEDULE, AND NOTES**

SCALE: 10'-0"=1'-0"



**THE WATERSHED COMPANY**  
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www.watershedco.com  
Science & Design

**COMPTON GREEN PROPERTY**  
WETLAND BUFFER REDUCTION PLAN  
C/O KEVIN SCOTT  
WINDERMERE REAL ESTATE  
SITE ADDRESS: 13115 NE 33RD STREET  
BELLEVUE, WA 98005

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JOB NUMBER: 061211  
SHEET NUMBER: 3 OF 4

DATE: 7/19/13  
FILENAME: 2012\_LITERMAN\_EAST\_PANEL3.DWG  
PRINTED BY: [unintelligible]

## RESTORATION PLAN

### I.1 OVERVIEW

THE PROPOSED RESTORATION PLAN FULFILLS THE REQUIREMENTS OF LUC 20.25H.220(B). IN ORDER TO ACCOMMODATE THE PROPOSED RESTORATION, IT IS NECESSARY TO REDUCE MUCH OF THE STANDARD 60-FOOT WETLAND BUFFER. THE CURRENT BUFFER IS HIGHLY DEGRADED AND OFFERS LITTLE PROTECTION FOR THE FUNCTIONS OF THE ON-SITE WETLAND. THE BUFFER IS PRESENTLY COMPOSED OF A MIX OF MOWED LAWN AND EXISTING RESIDENTIAL STRUCTURES. SUCH A COMPOSITION PROVIDES VERY LITTLE TO NO WILDLIFE HABITAT, FILTERING OF SEDIMENTS AND TOXINS, AND REDUCTION OF STORMWATER VELOCITIES.

INCLUDED IN THE PROPOSED PROJECT, THE PLAN PROPOSES REMOVING APPROXIMATELY 2,233 SQUARE FEET OF EXISTING STRUCTURES AND IMPERVIOUS SURFACES FROM THE STANDARD BUFFER. THE REMAINING 2,375 SQUARE FEET OF REDUCED BUFFER BETWEEN THE PROPOSED RESTORATION AND THE ON-SITE WETLAND WILL BE CONVERTED FROM A MIX OF MOWED LAWN AND GRAVEL TO A DIVERSE NATIVE TREE, SHRUB, AND GROUND COVER COMMUNITY. AN ADDITIONAL 1,387 SQUARE FEET OF EXISTING, DEGRADED BUFFER EAST OF THE ON-SITE WETLAND WILL BE ENHANCED THROUGH THE REMOVAL OF INVASIVE SPECIES (HIMALAYAN BLACKBERRY) AND THE INSTALLATION OF A DENSE, NATIVE PLANT COMMUNITY. FINALLY, APPROXIMATELY 640 SQUARE FEET OF THE ON-SITE WETLAND WILL BE ENHANCED THROUGH INVASIVE SPECIES REMOVAL AND THE INSTALLATION OF NATIVE SHRUB AND EMERGENT SPECIES.

THE REDUCED BUFFER, ALTHOUGH SMALLER IN AREA, WILL PROVIDE SUBSTANTIALLY GREATER PROTECTION OF WETLAND FUNCTIONS. MOST OF THE BUFFER AREA THAT IS PROPOSED FOR REDUCTION IS CURRENTLY COMPOSED OF BUILDINGS AND OTHER IMPERVIOUS AREAS, EFFECTIVELY ELIMINATING NORMAL BUFFER FUNCTION. THE AREA THAT IS CURRENTLY MOWED LAWN PROVIDES ONLY MINIMAL BUFFER FUNCTION. THE HABITAT FUNCTION, AS WELL AS THE ABILITY OF FILTER SEDIMENTS AND POLLUTANTS FROM ENTERING THE WETLAND WILL BE SUBSTANTIALLY INCREASED THROUGH THE PROPOSED RESTORATION PLAN. FURTHER, THE VERTICAL STRUCTURE OF THE SHRUB AND GROUND COVER PLANTINGS WILL REDUCE STORMWATER VELOCITIES ENTERING THE WETLAND FROM NEARBY IMPERVIOUS AREA.

### I.2 MAINTENANCE AND MONITORING PLAN

APPENDIX A INCLUDES DETAILS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN, ALSO DETAILED BELOW.

#### I.2.1 GOALS

- WITHIN THE PROPOSED RESTORATION AREA, ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECO-REGION AND SITE.
- WHERE INDICATED ON THE PLAN, AREAS WITHIN THE RESTORATION AREA WILL REMAIN SUBSTANTIALLY VEGETATED WITH A PREPONDERANCE OF NATIVE PLANTS AND WILL CONTAIN LITTLE INVASIVE OR NOXIOUS WEED COVER.

#### I.2.2 PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF BELLEVUE.

- WETLAND BUFFER AND RAIN GARDEN SIDE-SLOPES
  - SURVIVAL: ACHIEVE 100% SURVIVAL OF INSTALLED TREE AND SHRUB PLANTINGS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS. INDIVIDUAL GROUND COVER PLANTINGS CANNOT BE FEASIBLY COUNTED. THEREFORE, GROUND COVERS SHALL BE MONITORED FOR AREAS OF OBVIOUS MORTALITY AND APPROPRIATE REPLACEMENT QUANTITIES RECOMMENDED BY THE **RESTORATION PROFESSIONAL** TO ENSURE SATISFACTION OF THE NATIVE COVER STANDARD (BELOW).
  - NATIVE COVER
    - ACHIEVE 60% UNDERSTORY COVER OF NATIVE SHRUBS AND GROUND COVERS BY YEAR 3. NATIVE VOLUNTEER SPECIES (BUT NOT GRASSES) MAY COUNT TOWARDS THIS COVER STANDARD.
    - ACHIEVE 80% UNDERSTORY COVER OF NATIVE SHRUBS AND GROUND COVERS BY YEAR 5. NATIVE VOLUNTEER SPECIES (BUT NOT GRASSES) MAY COUNT TOWARDS THIS COVER STANDARD.
    - SPECIES DIVERSITY: ESTABLISH AT LEAST FOUR NATIVE SHRUB SPECIES AND THREE NATIVE GROUND COVER SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES (BUT NOT NATURALIZED GRASSES) MAY COUNT TOWARDS THIS STANDARD.
- WETLAND:
  - SHRUB SPECIES:
    - DUE TO THE INFILL NATURE OF THE SHRUB SPECIES IN THE WETLAND AREA, A COVER STANDARD IS NOT APPLICABLE. THEREFORE THE SHRUB SPECIES (SALMONBERRY) SHALL ACHIEVE 100% SURVIVAL BY THE END OF YEAR 1, 80% BY THE END OF YEAR 3, AND 60% BY THE END OF YEAR 5.
  - EMERGENT AREAS:
 

ESTABLISH A MINIMUM OF TWO EMERGENT PATCHES MEASURING APPROXIMATELY 150 SQUARE FEET EACH. EMERGENT PATCHES SHALL BE DOMINATED BY SLOUGH SEDGE (*CAREX OBNUPTA*) AND SHALL ACHIEVE AT LEAST 80% COVER IN EACH PATCH BY YEAR 5.

- RAIN GARDEN: ACHIEVE AT LEAST 80% COVER BY NATIVE EMERGENT SPECIES WITHIN THE RAIN GARDEN BOTTOM.
- INVASIVE COVER FOR ALL AREAS OF THE MITIGATION PLAN: AERIAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WITHIN THE PLANTING AREAS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS INCLUDE IVY SPECIES (*HEDERA* spp.), HIMALAYAN BLACKBERRY (*RUBUS ARMEINIACUS*), CUT LEAF BLACKBERRY (*RUBUS LACINIATUS*) AND ENGLISH HOLLY (*ILEX AQUIFOLIUM*). INVASIVE PLANTS ARE DEFINED AS THOSE LISTED BY THE WASHINGTON STATE NOXIOUS WEED CONTROL BOARD AS CLASS A, B, OR C.

#### I.2.3 MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED IN THE PRECEDING SECTION.

AN AS-BUILT PLAN WILL BE PREPARED BY THE **RESTORATION PROFESSIONAL** (WATERSHED COMPANY [(425) 822-5242], OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS) PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

MONITORING WILL TAKE PLACE TWICE ANNUALLY FOR FIVE YEARS, INCLUDING A SPRING MAINTENANCE INSPECTION AND A FORMAL MONITORING INSPECTION TO OCCUR IN THE LATE SUMMER OR EARLY FALL. YEAR 1 MONITORING WILL COMMENCE IN THE FIRST FALL SUBSEQUENT TO INSTALLATION.

THE SPRING MAINTENANCE INSPECTION SHALL INCLUDE THE FOLLOWING, REPORTED IN A BRIEF MEMO SUBMITTED TO THE PROPERTY OWNER AND/OR MAINTENANCE CREWS:

- CONDUCT A WEED AND MAINTENANCE INSPECTION IN THE SPRING TO IDENTIFY ANY MAINTENANCE NEEDS NECESSARY TO PREPARE THE SITE FOR THE UPCOMING GROWING SEASON.

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF BELLEVUE:

- SUMMARY OF THE SPRING MAINTENANCE VISIT RECOMMENDATIONS.
- VISUAL ASSESSMENT OF THE OVERALL SITE.
- YEAR 1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES (WETLAND AND BUFFER). ANNUAL COUNTS OF SALMONBERRY INFILL PLANTINGS (WETLAND AREA ONLY).
- COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
- VISUAL ESTIMATE OF NATIVE SHRUB COVER.
- VISUAL ESTIMATE OF NATIVE GROUND COVER.
- ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER WITHIN PLANTING AREAS.
- TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
- PHOTOGRAPHIC DOCUMENTATION FROM AT LEAST THREE FIXED REFERENCE POINTS.
- ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
- RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

#### I.2.4 CONSTRUCTION NOTES AND SPECIFICATIONS

NOTE: SPECIFICATIONS FOR ITEMS IN **BOLD** CAN BE FOUND BELOW UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

NOTE: THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS, WILL MONITOR:

- ALL SITE PREPARATION
  - SOIL PREPARATION.
  - MULCH PLACEMENT.
- PLANT MATERIAL INSPECTION
  - PLANT MATERIAL DELIVERY INSPECTION.
  - 100% PLANT INSTALLATION INSPECTION.

#### I.2.5 GENERAL WORK SEQUENCE

- PREPARE THE PLANTING AREAS: A) REMOVE GRAVEL, GARBAGE, AND DEBRIS; B) CLEAR ALL HIMALAYAN BLACKBERRY FROM THE PLANTING AREA, MAKING SURE TO REMOVE THE ROOTS; C) INCORPORATE COMPOST INTO THE TOPSOIL (WITHIN THE BUFFER ONLY); D) ROTO-TILL TO DE-COMPACT SOIL AND INCORPORATE FOUR INCHES OF **COMPOST** INTO THE GRAVEL-REMOVAL AREA.
- ALL PLANT INSTALLATION IS TO TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH - MARCH 1ST), FOR BEST SURVIVAL.
- PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
- MULCH THE ENTIRE PLANTED AREA WITH **WOOD CHIP MULCH**, FOUR INCHES THICK (WITHIN THE BUFFER ONLY).
- INSTALL A TEMPORARY, ABOVE GROUND **IRRIGATION SYSTEM** TO PROVIDE FULL COVERAGE TO ALL PLANTS WITHIN THE RESTORATION AREA.

#### I.2.6 MAINTENANCE

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION.

- FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT AND THE SPRING MAINTENANCE MEMO.
- GENERAL WEEDING FOR ALL PLANTED AREAS:
  - AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY, LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
  - MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
  - DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
- APPLY FLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
- REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS.
- REPLACE DEAD PLANTS FOUND IN THE SUMMER MONITORING VISITS DURING THE UPCOMING FALL/WINTER DORMANT SEASON (OCTOBER 15 TO MARCH 1) OR AT THE DIRECTION OF THE **RESTORATION PROFESSIONAL**.
- THE HOMEOWNER WILL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 2 INCHES OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR AT LEAST THE FIRST TWO YEARS FOLLOWING INSTALLATION THROUGH THE OPERATION OF A TEMPORARY IRRIGATION SYSTEM. LESS WATER IS NEEDED DURING MARCH, APRIL, MAY AND OCTOBER.

#### I.2.7 MATERIAL SPECIFICATIONS AND DEFINITIONS

- COMPOST**: CEDAR GROVE COMPOST OR EQUIVALENT PRODUCT, 100% VEGETABLE COMPOST WITH NO APPRECIABLE QUANTITIES OF SAND, GRAVEL, SAWDUST, OR OTHER NON-ORGANIC MATERIALS.
- FERTILIZER**: SLOW RELEASE, GRANULAR PHOSPHOROUS-FREE FERTILIZER. FOLLOW MANUFACTURERS' INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS 2 THROUGH 5 AND **NOT** IN THE FIRST YEAR.
- IRRIGATION SYSTEM**: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST TWO INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
- RESTORATION PROFESSIONAL**: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
- WOOD CHIP MULCH**: ARBORIST CHIPS (CHIPPED WOODY MATERIAL) APPROXIMATELY 1 TO 3 INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR COARSE HOG FUEL). THIS MATERIAL IS COMMONLY AVAILABLE IN LARGE QUANTITIES FROM ARBORISTS OR TREE-PRUNING COMPANIES. THIS MATERIAL IS SOLD AS "ANIMAL FRIENDLY HOG FUEL" AT PACIFIC TOPSOILS (800) 884-7645). MULCH MUST NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS.

#### I.2.8 CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT; ADDITIONAL PLANT INSTALLATION; AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

## PLANT INSTALLATION SPECIFICATIONS

### GENERAL NOTES

#### QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUNSCALD WILL BE REJECTED.

#### DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

#### SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT / CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

#### INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

#### MEASUREMENTS OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

#### SUBMITTALS

##### PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

##### PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDORS OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

##### DELIVERY, HANDLING, & STORAGE

##### NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

##### PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK

OR STEM.

- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

### WARRANTY

#### PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

#### REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

### PLANT MATERIAL

#### GENERAL

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

#### QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS.

#### ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



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Science & Design

**COMPTON GREEN PROPERTY**

WETLAND BUFFER REDUCTION PLAN

C/O KEVIN SCOTT

WINDERMERE REAL ESTATE

SITE ADDRESS: 13115 NE 33RD STREET

BELLEVUE, WA 98005

SUBMITTALS & REVISIONS		BY	DATE	DESCRIPTION
NO.	DATE	DESCRIPTION	MG	MD
1	10-31-12	REVIEW SET	MG	MD
2	11-24-12	PERMIT SET	MG	MD
3	01-09-13	REVISION	CL	MD
4	03-25-13	REVISION	CL	MD
5	07-19-13	REVISION	MD	

**SHEET SIZE:**  
ORIGINAL PLAN IS 22" x 34"  
SCALE ACCORDINGLY.

PROJECT MANAGER: KB  
DESIGNED: MG  
DRAFTED: MG  
CHECKED: KB

JOB NUMBER:

061211

SHEET NUMBER:

4 OF 4