



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. 14-108970-LO

Project Name/Address: Shin Residence 5521 142nd Ave SE

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

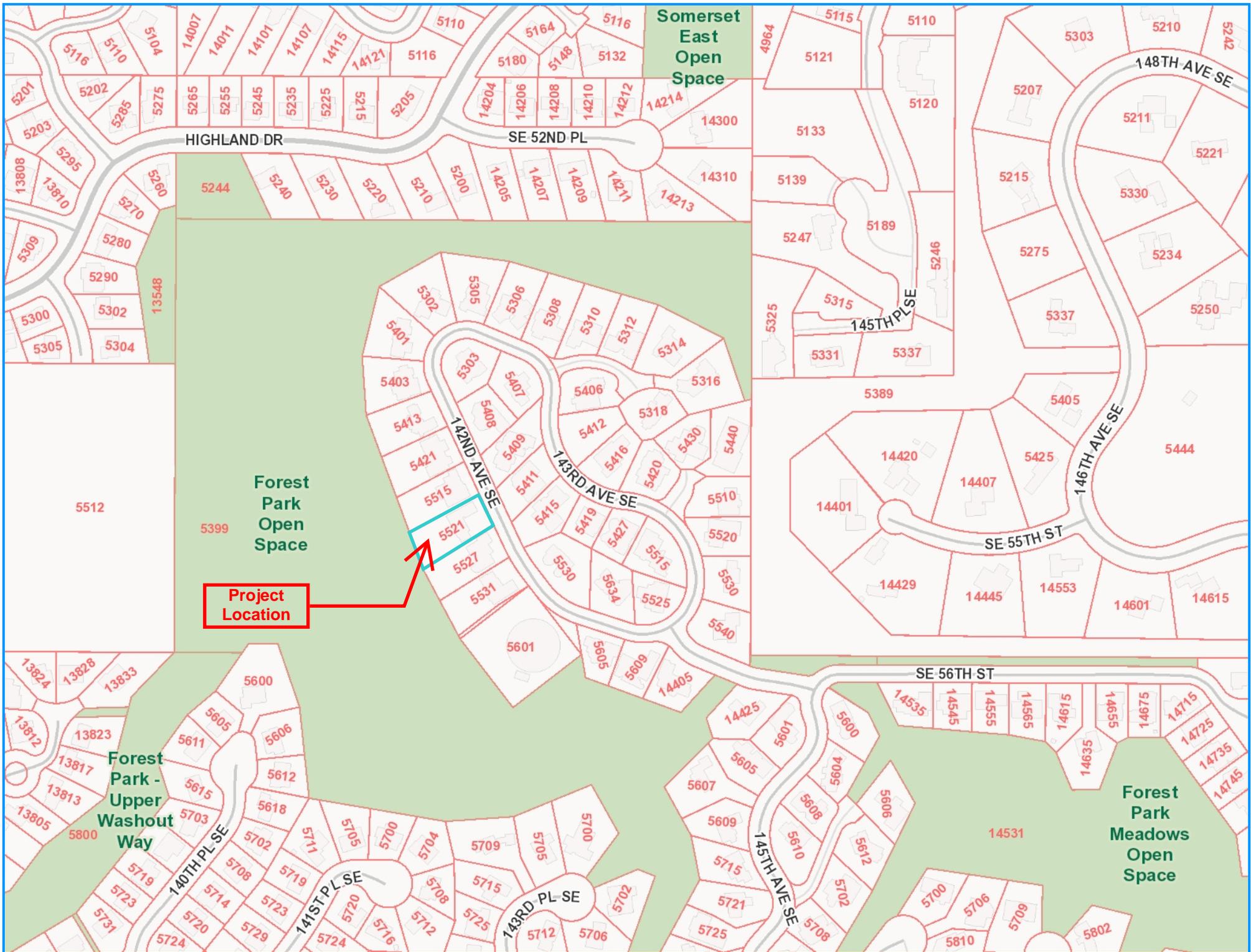
Minimum Comment Period: 03/06/2014

Materials included in this Notice:

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

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



Regarding: Vegetation Management Plan
Shin Residence
5521 142nd Ave. SE., Bellevue, WA 98004
Forest Park Meadows Division 1. Plat Lot: 51



Madtes Design
Landscape Architecture

anitam@madtesdesign.com
(206) 853-4668

Project site

Address: 5521 142nd Ave. SE., Bellevue, WA 98004
King County tax parcel number 2597450510
Legal description: Forest Park Meadows division 1. Plat Lot: 51, Volume 114 of
Plats, page 100-2103 – King County WA

The project site is an irregularly shaped 0.36 acre residentially zoned parcel located south west of 140th Ave., Southeast which is in the Forest Park Meadows neighborhood of Bellevue, Washington. The site is located in the South East quarter of Section 22, Township 24, Range 5 East. The site as street frontage on 142nd Ave., Southeast along the properties north east property line.

The site itself and adjoining parcels are developed and residential and nature. The site consists of a large single-family residence, driveway, and formal landscaped areas on the north eastern half of the site. The western half of the site is protected by its Southwest property line by Forest Park open-space area NO. 2. The site is currently zoned R-2.5 (single-family residential; 2.5 dwelling units per acre).

CRITICAL AREAS

A request for voluntary compliance (RBC) was issued by the city of Bellevue on August 7, 2013 under case number 13-121-8784 the "removal of many trees on the Eastside of the parcel without required permits...".

Geological hazards regulated by the city of Bellevue as "critical areas" under Bellevue LUC chapter 20.25H (Critical Areas Overlay District). LUC chapter 20.25H.V11 establishes the standards and procedures that apply to development on any site that contains in whole or in part any portion of a geologic hazard.

MANAGEMENT AREA OVERVIEW

Management area for the proposed restoration is limited to 7000 ft.² on the back half of the property where steep slopes occur. Shown on sheet1.00 of the restoration plan. The proposed vegetation management activities allow for only the replanting a specific native trees and shrubs as well as the maintenance of installed native plantings

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JAN 10 2014
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The on-site ECA does not contain streams and/or wetlands and does not provide habitat unique to the project site and or the local vicinity. Due to the clearing on the site no avian nesting and or roost sites are present.

Species of Local Importance

While the site exists within known ranges of Priority Habitats and Species (PHS) the individual properties are not mapped. Although the project is located in regions covered by the LUC 20.205H.150 'species of local importance', the likelihood that the project site provide habitat potential for opportunities for the species slow due to the general habitat conditions that exist on site, the lack of streams wetlands within and or adjacent to the project site, and the distance from the project site to large freshwater lakes and or Marine shorelines. Based on these criteria's the species with highest potential for habitat use is the Pileated Woodpecker. Its potential use for the project site is low and its expected use is as a migratory corridor or limited foraging.

The Pileated Woodpecker (*Dryocopus pileatus*) is one of the largest woodpeckers found in North America and is commonly referred to as "Keystone habitat modifier" because it creates nesting cavities Use by Other Force Public Species. Preferential Habitat for Pileated Woodpeckers Includes Old-Growth Conifer Forests or sagging growth conifer forest with large snags the pine trees. Nest tree characteristics can be variable, but generally include large diameter hard conifer snags with intact bark and broken tops and/or live conifer trees with the tops. Roost trees are typically characterized by hollow trees or trees having vacated this cavities. Pray species include carpenter attach ants, beetle larva, termites, and other insects associated with large diameter dead or decaying wood. Because of lack of large diameter snags decaying wood potential use of the project site and pileated woodpeckers is low and, if present, would be limited to use as a migratory corridor or for limited foraging

In addition to the species listed Western big-eared bat (*Plecotus townsendii*), Keen's myotis (*Myotis keenii*), long-legged myotes (*Myotis volans*), and long-eared myotis (*Myotis evotis*) distribution is thought to range from limited to widespread throughout Western United States. In any case, distribution is not thought to be abundant and little is known regarding the specific habitat requirements for the species. Because of the uncertainty regarding distribution and habitat requirements in the local area, it's hard projects utilization of the project site by the species. As such, the probable use is assumed to be low or nonexistent based on the general suitability of the on-site habitat types.

for the period of three (3) years. No tree removal is proposed or will be allowed by the management plan. Any existing fallen limbs and branches will remain on site provide wildlife habitat as course Woody debris.

The site is devoid of any large woody plants and only stumps of the previously existing trees remain. The exposed soil is in a Geologic Hazard Steep Slope Area and should be covered by vegetation as quickly as possible.

New emergent vegetation is showing on the lower portion of the slope. These include Butterfly Bush (*buddleia* sp), Salal (*Gaultheria shallon*), Oregon grape (*Mahonia nervosa*), Western sword Fern (*Polystichum munitum*), and asserted weed species.

Topography within the site has steep slopes in areas exceeding 40%. Soils within and adjacent to the management area are mapped as both site gravelly Sandy loam, 15 to 30% slopes. Soils were formed on the glacial deposits and made of well-drained soils that are underlain by sandstone at a depth of 20 to 43 inches. On-site soils were generally very dark Brown Sandy to gravelly Sandy loam to depth of 20 inches below soil surface.¹

After surveying remaining stumps on-site account of 13 trees were cut down in the ECA area.

Qty	Species	Diameter
8	<i>Alnus rubra</i> (Red Alder)	Between 2-6 choose in.
3	<i>Acer macrophyllum</i> (Bigleaf maple)	Between 6-14 in.
Total trees removed: 11		

Figure 1. Photographs of existing site conditions



Function Value

The primary function of vegetation in an Environmentally Critical Area (ECA) is to help stabilize soil, to reduce erosion and provide habitat. Without the stabilizing influence of vegetation the likelihood of erosion and in worst cases scenario, slope failure, can be greatly mitigated by a strong rooted trees and shrubs providing good canopy protection for soils.

The presence of parkland to the south west corner of the property boundary provides a small opportunity to expand and provide habitat and stability for this mitigation project. By tying in to the existing parkland area this project will create a larger footprint for habitat protection and slope stabilization. Reuse of woody debris remaining from the clearing actions will be retained and used provide opportunities for foraging and cover for the small mammals and birds populations, as well as providing stability for newly planted vegetation.

Vegetation Management Plan Components

The primary purpose of the proposed vegetation management is to be plant areas impacted by the recent tree removal. A detailed restoration plan as well as three (3) years of maintenance and monitoring is proposed to ensure the restaurant vegetation is successfully established. Specific goals, objectives, and performance standards for the restoration plan are described in detail on sheets one and two of the plan and outlined below:

Short-term objectives:

- Increase native plant density and mitigate the temporal loss of tree cover by installing native plants within the management area per approved planting plan.
- Reduce the presence of and minimize the opportunity for noxious weed species expansions within the management plan area by removing limiting the amount Himalayan BlackBerry located in the South Western corner of the management area.
- Maintain existing habitat characteristics within the management area by leaving in existing tree piles and limbs

Long-Term Objectives:

Successfully established installed native plant species and minimize noxious weed species to help maintain slope stability and existing wildlife habitat functions. The long-term objectives will be considered achieved when the following has occurred:

- 80% survival by installed plants after the third year following installation
- Less than 10% coverage within the management area by Himalayan blackberry.

The reports restoration plan includes site-specific application of the following restoration design standards outlined by the City of Seattle's Critical Areas handbook:

- Installation of plant species consistent with those outlined in the "Geological Hazards Planting Templates". To ensure successful establishment, all opposed plant species are recommended for use in geological hazard areas and or are present within the management area or on adjoining contiguous portions of the ECA.
- Use of appropriate size and form for installed plants stock. Two (2) gallon containerized nursery gunstock is proposed for use. The specified form and size have larger root systems than 1 gallon plants of the same species and are less

prone to transplant shock than bare root or five (5) gallon plants at the same species.

-
- Use of appropriate plant spacing. Proposed tree spacing is 9 feet on center for trees, 6 feet on center for shrubs, 4 feet on center for ground covers (specific distances listed in attach planting plan. To provide horizontal separation between trees and developed portions of the site, dense shrubs and ground covers will be installed in the north eastern portion of the ECA.
- Removal of invasive species. Although not widespread on-site, Himalayan blackberry will be controlled.
- Use of appropriate notes and details to guide plan implementation.

A detailed maintenance, monitoring and contingency plan as described on sheet one of the restoration plan. Maintenance is proposed for a period of three years and includes weeding and pruning of the installed plants to ensure successful establishment and vigorous growth. Monitoring is proposed for a period of three years and includes annual vegetation assessments and reporting to the City of Bellevue. The contingency plan finds the Landover to work with the city of Bellevue to ensure that the proposed restoration is a success.

Cost Estimates

Sheet L2.03 has a breakdown of installation costs.

Estimated costs for maintenance and monitoring are \$400 for years one through three for labor and maintenance. Cost for monitoring for years one through three is estimated at \$2100.

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the 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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject 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.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

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ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: Tammy Shin and Juno Choe

Proponent:

Contact Person: Anita Madtes

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: PMB 42 227 Bellevue Way NE, Bellevue WA 98004

Phone: 206-853-4668

Proposal Title: Voluntary compliance case #13-121878, to restore site impacts of existing steep slope clearing.

Proposal Location: 5521 142nd Ave SE, Bellevue WA 98006 (intersection 142nd Ave SE and 145th Ave SE)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Restoration for impacts to steep slope ECA area from recent un-permitted tree removal.
2. Acreage of site: 0.36 acres
3. Number of dwelling units/buildings to be demolished: Does not apply
4. Number of dwelling units/buildings to be constructed: Does not apply
5. Square footage of buildings to be demolished: Does not apply
6. Square footage of buildings to be constructed: Does not apply
7. Quantity of earth movement (in cubic yards): Does not apply
8. Proposed land use: Does not apply
9. Design features, including building height, number of stories and proposed exterior materials:
Project includes installation of 78 native trees, shrubs, and ground covers and non-native noxious weed control within the steep slope area. Three (3) years of maintenance and monitoring is included.

10. Other

Does not apply

Estimated date of completion of the proposal or timing of phasing:

the proposed restoration plan will be implemented immediately upon approval by the City of Bellevue. Once restoration plantings have been installed, plantings will be maintained and monitored for period of three (3) years.

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

No future plans.

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

Vegetation management plan, dated 1/9/2014 – prepared by Madtes Design LLC

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None Known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Critical Areas Land Use Permit– City of Bellevue.
Clearing and Grading Permit – City of Bellevue.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

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

Slopes within the site are locally greater than 40%.

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

soils within and adjacent to the on-site steep slopes are mapped as Beausite gravelly sandy loam, 15 to 40

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None are known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
No filling and/or grading is proposed. Approximately 4 yd.³ of mulch will be imported and placed within the site at the base of installed plants. Mulch obtained from city of Bellevue approved sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is possible with existing cleared site conditions. Immediate replanting is advised for stability.

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

Does not apply. Change to existing impervious surfacing is not proposed.

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

Erosion Control per
BCC 23.76

All temporary erosion and sediment control will be per City of Bellevue's clearing and grading code, related clearing and grading permits conditions, and all other applicable codes, ordinances, and standards. ground surface disturbance will be extremely limited and dispersed within the exposed area. Revegetation will aid in protection slope from erosion.

2. AIR

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

Standard emissions may be temporarily present during the proposed restoration work due to vehicle trips to and from the site during implementation and future monitoring. The type quantities of emissions will depend on the specific equipment used, but may include standard emissions such as gasoline and diesel exhaust fumes, carbon dioxide (CO₂), and carbon monoxide (CO). Emissions are expected to be minor, short-term.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known odors or omissions that may affect the proposal.

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

Vehicles will utilize standard emission control devices required by law.

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.

No surface water body is located on or in the immediate vicinity of the site.

- (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.

Does not apply.

- (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.

Does not apply.

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

The proposal does not require surface water withdrawals or diversions.

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

This site is not within a 100-year floodplain.

- (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.

This project does not involve discharge of waste materials to surface waters.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No groundwater will be withdrawn. No water will just charge to ground water.

- (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.

Does not apply.

c. Water Runoff (Including storm water)

- (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.

Existing site runoff characteristics will not be monitored or altered by proposed project.

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

Does not apply.

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

Does not apply.

4. Plants

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

- deciduous tree: alder, maple, aspen, other Indian plum
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation See Vegetation Management Plan for complete listing.

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

No native or invasive plants exist on-site. Any re-emerging natives will be retained.

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

No threatened or endangered plant species are known to be on or near the site.

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

A total of 18 trees, 60 shrubs and 98 ft.² of ground covers will be installed as shown on proposed planting plan.

5. ANIMALS

- a. Check or 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:

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

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

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

No threatened or endangered animal species are known to be on or near the site.

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

May be a migratory corridor for small mammals, passerine birds, and pileated woodpeckers when restored.

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

This project enhances wildlife by the restoration of habitat with installation of native plant species.

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 need? Describe whether it will be used for heating, manufacturing, etc.

No energy will be required for the completed project.

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

The project would not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of the 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.

Any potential risks from hazards associated with vehicles or plant installation will be minimal. Any spills of machine fuel, risk of fire or explosion, and other similar or normal hazards are possible during installation. After construction, environmental health hazards will not be present.

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

In the event of a construction related emergency local fire, eight, or rescue services personnel may be required.

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

Safe construction techniques, equipment maintenance, and best management practices will be enforced during all construction phases.

- b. Noise

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

Noises in the local area will not pose any impact on the project.

BCC 9.18
Noise Code

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

There will be no short- or long-term noise increases as a result of this project

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

Construction will occur only during our established by the City of Bellevue. Hours of 7 AM to 6 PM Monday through Friday and 9 AM to 6 PM on Saturdays.

8. Land and Shoreline Use

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

The site and adjacent properties are all residential.

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

No, site is not an agricultural property.

- c. Describe any structures on the site.

Two-story Single-family residence.

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

No.

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

R-2.5 (Single-family Residential; 2.5 dwelling units per acre).

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

SM-M (single-family, medium density)

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

Does not apply

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

This site contains steep slope geologic hazards.

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

This project will be environmental restoration with no residential or work space.

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

None.

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

Not applicable.

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

A vegetation management plan has been prepared to address these issues with the City of Bellevue critical area performance standards with the goal of bringing this project into full compliance with City Standards.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Not applicable.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Not applicable.
- c. Proposed measures to reduce or control housing impacts, if any:
Not applicable.

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?
Not applicable.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be impacted rather, enhanced by this restoration.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No light or glare of any type will result from this project.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not as part of this plan.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
No formal or informal activities are designated for this area.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable.

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.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No evidence of any of the above on the site.
- 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.
No changes or impacts on any public street or highway will be proposed.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No nearest public transit is on Cougar Mountain Road.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Not applicable.
- 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).
Not applicable.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not applicable.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
No increase in trips anticipated.
- g. Proposed measures to reduce or control transportation impacts, if any:
None proposed.

15. Public Services

a. Would the project result in an increased need for the 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.

No.

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.

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.....

Date Submitted January 9, 2014.....

COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

PURPOSE AND NEED FOR PLAN

THE PURPOSE OF THIS RESTORATION PLAN IS TO ADDRESS CITY OF BELLEVUE RESTORATION REQUIREMENTS. CITY OF BELLEVUE REQUEST FOR VOLUNTARY COMPLIANCE CASE #13-121878.

CRITICAL AREAS PRESENT

STEEP SLOPE HAZARD LOCATED WITHIN THE PROPERTY. NO RVA OR NGPA AREAS ON SITE.

RESTORATION PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

THE GENERAL OBJECTIVE OF THIS PLAN IS TO RESTORE VEGETATION COVERAGE, HABITAT FUNCTIONS AND VALUES IMPACTED BY RECENT UNPERMITTED TREE REMOVAL. SPECIFIC RESTORATION PLAN GOALS, OBJECTIVES, AND SUCCESS STANDARDS ARE OUTLINED IN SECTION 1 BELOW. THE GOALS AND OBJECTIVES OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE COMPLETED.

COMPLIANCE MONITORING PLAN

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE WORK COMPLETED. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED RESTORATION WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED RESTORATION PLAN. IN ADDITION, A MINIMUM OF TWO (2) PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN THE PLANTING AREA. THE AS BUILT AND BASELINE PHOTOGRAPHS SHALL BE SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL COMPLIANCE MONITORING

FOLLOWING ACCEPTANCE OF THE AS BUILT BY THE CITY OF BELLEVUE, ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED FOR THE PERIOD OF THREE (3) YEARS. ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO THE CITY OF BELLEVUE BY NOVEMBER 30 OF EACH MONITORING YEAR.

MONITORING SHALL COMPRISE A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN THE PLANTING AREA FOR PURPOSES OF EVALUATING THE CURRENT YEAR'S SUCCESS STANDARDS. AT THE TIME OF EACH MONITORING, THE FOLLOWING INFORMATION SHALL BE COLLECTED WITHIN THE PLANTING AREA AND ASSESSED RELATIVE TO SUCCESS STANDARDS ESTABLISHED FOR THIS PROJECT:

- THE CONDITION OF INSTALLED PLANT STOCK INCLUDING SURVIVORSHIP, HEALTH, AND VIGOR. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED
- THE SPECIES COMPOSITION OF AND AERIAL COVERAGE PROVIDED BY NOXIOUS WEED SPECIES.

A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANT STOCK SHALL BE USED TO EVALUATE PLANT STOCK CONDITIONS. SPECIES COMPOSITION AND AERIAL COVERAGE BY NOXIOUS WEEDS SHALL BE ASSESSED USING SAMPLE PLOTS OR TRANSECTS.

IN ADDITION TO FIELD DATA COLLECTION, PHOTOGRAPHS OF THE PLANTING AREA SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS BUILT.

THE RESULTS OF EACH COMPLIANCE MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN NOVEMBER 30 OF THE RESPECTIVE MONITORING YEAR.

SECTION 1

GOAL 1: TO RESTORE ON-SITE PORTIONS OF THE ECA RECENTLY IMPACTED BY TREE AND SHRUB REMOVAL ACTIONS.

OBJECTIVE: TO INSTALL AND SUCCESSFULLY REESTABLISH NATIVE PLANTINGS WITHIN THE APPROVED SITE PLAN.

PERFORMANCE STANDARDS: 100% SURVIVAL OF INSTALLED PLANTS STOCK AFTER THE FIRST GROWING SEASON.

GOAL 2: TO MINIMIZE THE GENERAL PRESENCE OF NOXIOUS WEED SPECIES WITHIN ON-SITE PORTIONS OF THE ECA RECENTLY IMPACTED BY TREE AND SHRUB REMOVAL ACTIONS.

OBJECTIVE: TO REMOVE AND CONTROL NOXIOUS WEED SPECIES COVERAGE WITHIN THE SQUARE FOOTAGE OF THE RESTORED ECA.

PERFORMANCE STANDARDS: LESS THAN 10% COVERAGE BY ALL CLASS "A", "B", AND "C", NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOT WEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), AND CUTLEAF (EVERGREEN) BLACKBERRY (R. LACINIATUS).

GOAL 3: TO MITIGATE THE TEMPORAL LOSS OF CANOPY COVERAGE AND HABITAT STRUCTURE LOSS.

OBJECTIVE: TO PROVIDE HABITAT OPPORTUNITY AND THE VALUE THAT WOULD NOT EXIST WITH FULL REMOVAL OF FELLED TREES AND REMAINING LIMB OR BRANCH DEBRIS.

PERFORMANCE STANDARDS: DO NOT REMOVED ANY REMAINING FELLED TREES, OR ANY OTHER TREE DEBRIS.

CONTINGENCY PLAN

SHOULD ANY COMPLIANCE MONITORING ASSESSMENT REVEAL THAT THE SUCCESS STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF BELLEVUE TO DEVELOP CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

- ADDITIONAL PLANT INSTALLATIONS;
- HERBIVORY PROTECTION;
- MODIFICATION TO ANY IRRIGATION REGIME; AND/OR
- PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION

SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO THE CITY OF BELLEVUE BY JANUARY 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF BELLEVUE, ACTION SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF BELLEVUE MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE RESTORATION WORK.

MAINTENANCE PLAN

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO ENSURE AND SUCCESS STANDARDS ESTABLISHED FOR THIS RESTORATION PLAN ARE SATISFIED.

NOXIOUS WEED CONTROL

FOLLOWING PLANT INSTALLATION AND AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD, NOXIOUS WEED CONTROL SHALL OCCUR ON A SPOT TREATMENT BASIS WITHIN THE PLANTING AREA.

TARGET NOXIOUS WEED SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOTWEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), AND CUT LEAF (EVERGREEN AND) BLACKBERRY (R. LACINIATUS).

NOXIOUS WEED CONTROL WORK SHALL CONSIST OF THE CUTTING AND REMOVAL FROM THE SITE OF ALL NOXIOUS WEED SPECIES, STEMS, CANES, RUNNERS, SHOOTS, SEEDPODS, FRUITING BODIES, AND LEAVES PER THE FOLLOWING METHODS:

- HAND PULLING
- MANUALLY CUTTING USING MACHETES, LOPPERS, AND/OR CLIPPERS.

DURING ALL NOXIOUS WEED CONTROL DAMAGE WORK, EXISTING OR PLANTED NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE.

GENERAL MAINTENANCE

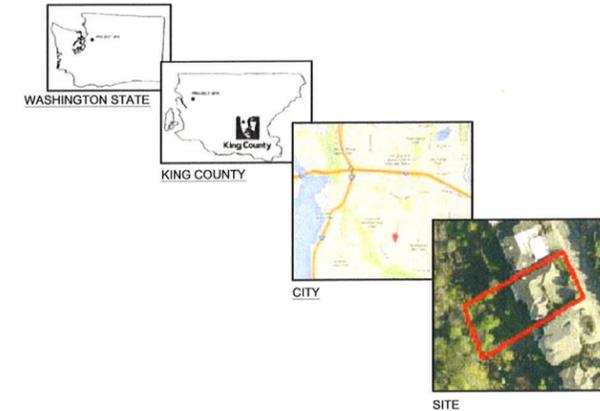
INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS STOCK.

GENERAL MAINTENANCE SHALL INCLUDE:

- WEEDING THE BASE OF EACH INSTALLED PLANT,
- RE-APPLYING BARK MULCH TO MAINTAIN A 6 INCH MINIMUM APPLIED THICKNESS.
- THE PRUNING OF INSTALLED PLANTS TO REMOVE DEADWOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
- THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
- THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

CONSTRUCTION SEQUENCE

- REQUEST AND ATTEND PRE-CONSTRUCTION MEETING WITH OWNER AND CITY OF BELLEVUE INSPECTOR(S).
- CLEARLY MARK THE OUTER LIMITS OF THE PLANTING AREA.
- AS NECESSARY, INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PER CITY OF BELLEVUE REQUIREMENTS (SEE CITY OF BELLEVUE GRADING PERMIT).
- CONTROL BLACKBERRY AND REMOVE BLACKBERRY CUTTINGS FROM SITE.
- INSTALL NATIVE PLANTS (SEE SHEETS L2.00 THROUGH L2.04)
- PLACE MULCH AND BASE OF INSTALLED PLANTS (SEE SHEET L2.04).
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- CLEANUP AND DEMOBILIZE FROM SITES.
- REQUEST AND ATTEND FINAL INSPECTION.
- OWNER TO COMPLETE AS-BUILT AND SUBMIT TO CITY OF BELLEVUE WITHIN 30 DAYS FROM THE DATE OF THE RESTORATION WORK COMPLETION.
- OWNER TO COMPLETE THREE (3) YEARS OF COMPLIANCE MONITORING AND MAINTENANCE.
- OWNER ACKNOWLEDGES THE RESTORED AREAS ARE TO REMAIN IN THAT RESTORED CONDITION IN PERPETUITY.



SITE INFORMATION

ADDRESS: 5521 142ND AVE. SE, BELLEVUE WA 98006

PARCEL NO: 2597450510

LEGAL DESCRIPTION: FOREST PARK MEADOWS DIV 1. PLAT LOT: 51

LAND SQ FT: 15,831 SQUARE FEET

ACREAGE: 0.36

NEIGHBORHOOD: FOREST PARK MEADOWS DIV 1

ZONING: R-2.5 (SINGLE-FAMILY RESIDENTIAL; 2.5 DWELLING UNITS PER ACRE)

SET BACKS: FRONT YARD - 20 FEET
2 SIDE YARDS - 5 FEET
REAR YARD - 75 FEET (ECA TOE OF SLOPE SETBACK)

CRITICAL AREAS: STEEP SLOPE HAZARDS, EROSION HAZARDS

NGPA/RVA: NONE PRESENT

OTHER: ADJACENT TO GREENBELT (PARKS)

DIRECTIONS TO SITE:

FROM BELLEVUE CITY HALL (450 110TH AVENUE NE, BELLEVUE WASHINGTON 98004 TAKE NORTHEAST STREET. MERGE ONTO INTERSTATE 405 SOUTH TOWARD RENTON. CONTINUE SOUTH FOR APPROXIMATELY 3 MILES. TURN LEFT ON TO COAL CREEK PARKWAY. CONTINUE SOUTHEAST FOR APPROXIMATELY 2.1 MILES. TURN LEFT ONTO FOREST DRIVE CONTINUE FOR APPROXIMATELY 1 MILE. TURN LEFT ON SE 81ST ST, KEEP LEFT ON 145TH AVE SE, LEFT ON 142ND AVE SE. PROPERTY IS ON THE LEFT SIDE OF THE STREET.

SHEET INDEX

L0.00 COVER SHEET / RESTORATION MANAGEMENT PLAN

L1.00 EXISTING SITE CONDITIONS

L2.00 ECA REVEGETATION PLAN

L2.01 SOUTHERN PLANT AREA PLAN

L2.02 NORTHERN PLANT AREA PLAN

L2.03 PLANT LEGEND / COSTS

L2.04 PLANTING DETAILS

ABBREVIATIONS:

B&B BALL AND BURLAP
ECA ENVIRONMENTALLY CRITICAL AREA
Gal. GALLON
NGPA NATIVE GROWTH PROTECTION AREA
o.c. ON CENTER
QTY QUANTITY
RVA RETAINED VEGETATION AREA
s.f. SQUARE FOOT

Shin
Residence

Owner:
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
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Revisions
13.12.20 COB REV
14.01.09 PERMIT SET

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Sheet Title
COVER SHEET

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L0.00

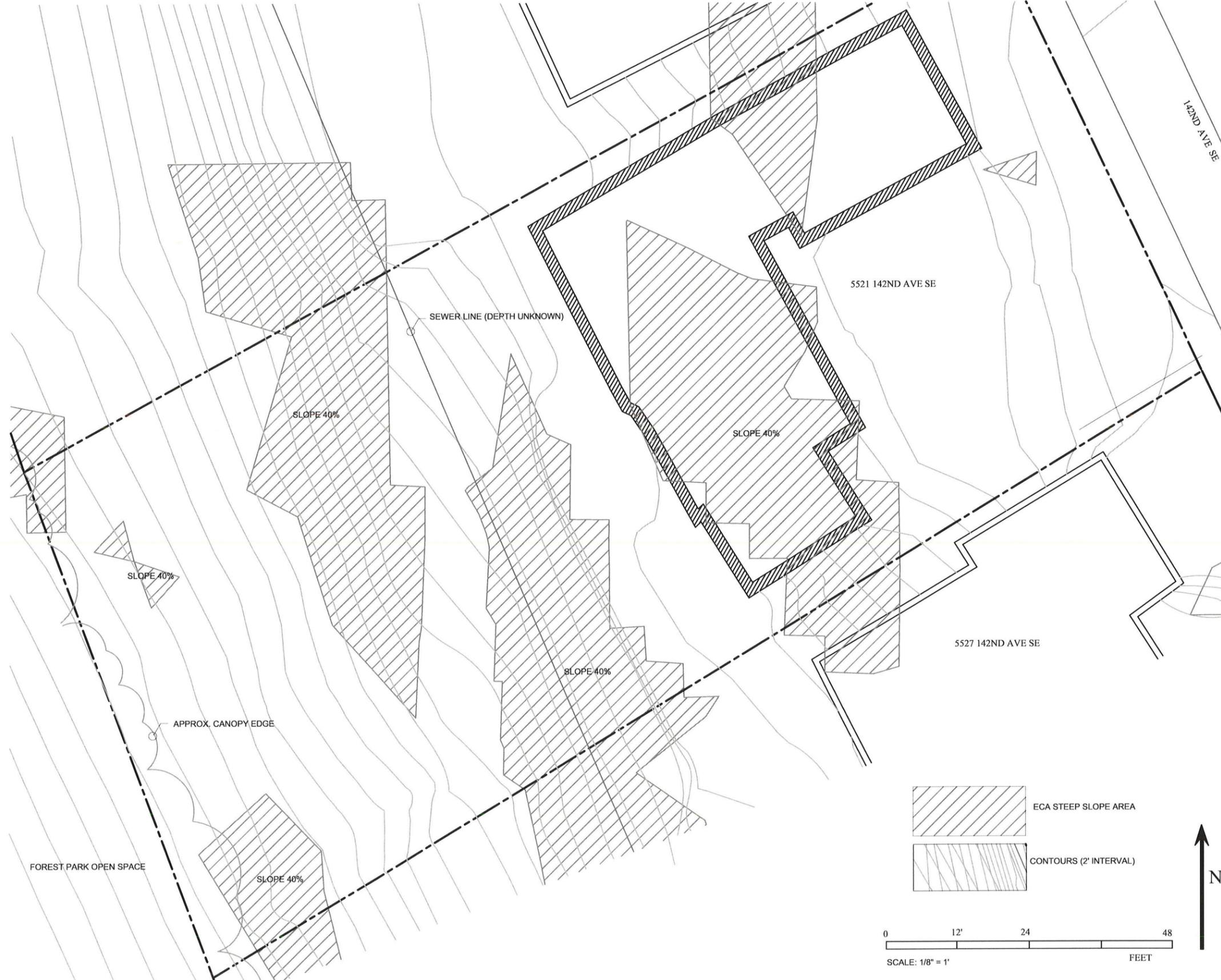
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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878



SPECIAL DRAWING NOTES:

STEEP SLOPE ECA AREA PER PLAT MAP

DEDICATED ENVIRONMENTALLY CRITICAL AREAS (ECA) PROTECTION AREAS ESTABLISH, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE ECA AREA, FOR THE PURPOSE OF PREVENTING HARM TO THE 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, EXCEPT FOR REMOVAL OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY MEANS AVAILABLE UNDER LAW. THE OBLIGATION IS TO ENSURE THAT ALL TERMS OF THE ECA ARE MET IS THE RESPONSIBILITY OF THE UNDERLYING LANDOWNER.

1. THE INFORMATION SHOWN ON THIS DRAWING REPRESENTS THE RESULTS OF WORK COMPLETED ON OCTOBER 17, 2013 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL EXISTING CONDITIONS AT THAT TIME.

2. CAUTION: UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THESE DRAWINGS, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATIONS AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

3. CAUTION: THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN.

4. CAUTION, THIS DRAWING DEPICTS FEATURES PRESENT WITHIN OR THAT MAY OTHERWISE AFFECT THE PROPERTY SITE USING INFORMATION COMPILED FROM MULTIPLE SOURCES. ALTHOUGH THE INFORMATION USED TO PREPARE THIS DRAWING IS BELIEVED TO BE RELIABLE, IN SOME CASES THE ACCURACY OF THE INFORMATION USED COULD NOT BE CONFIRMED.

Location
Shin Residence

Owner:
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
Bellevue WA 98006



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13.12.20 COB REV
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EXISTING SITE CONDITIONS

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L1.00

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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

Location
Shin Residence
 Owners:
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Location
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PLANTING LEGEND SEE SHEET L1.03

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STEEP SLOPE ECA AREA PER PLAT MAP

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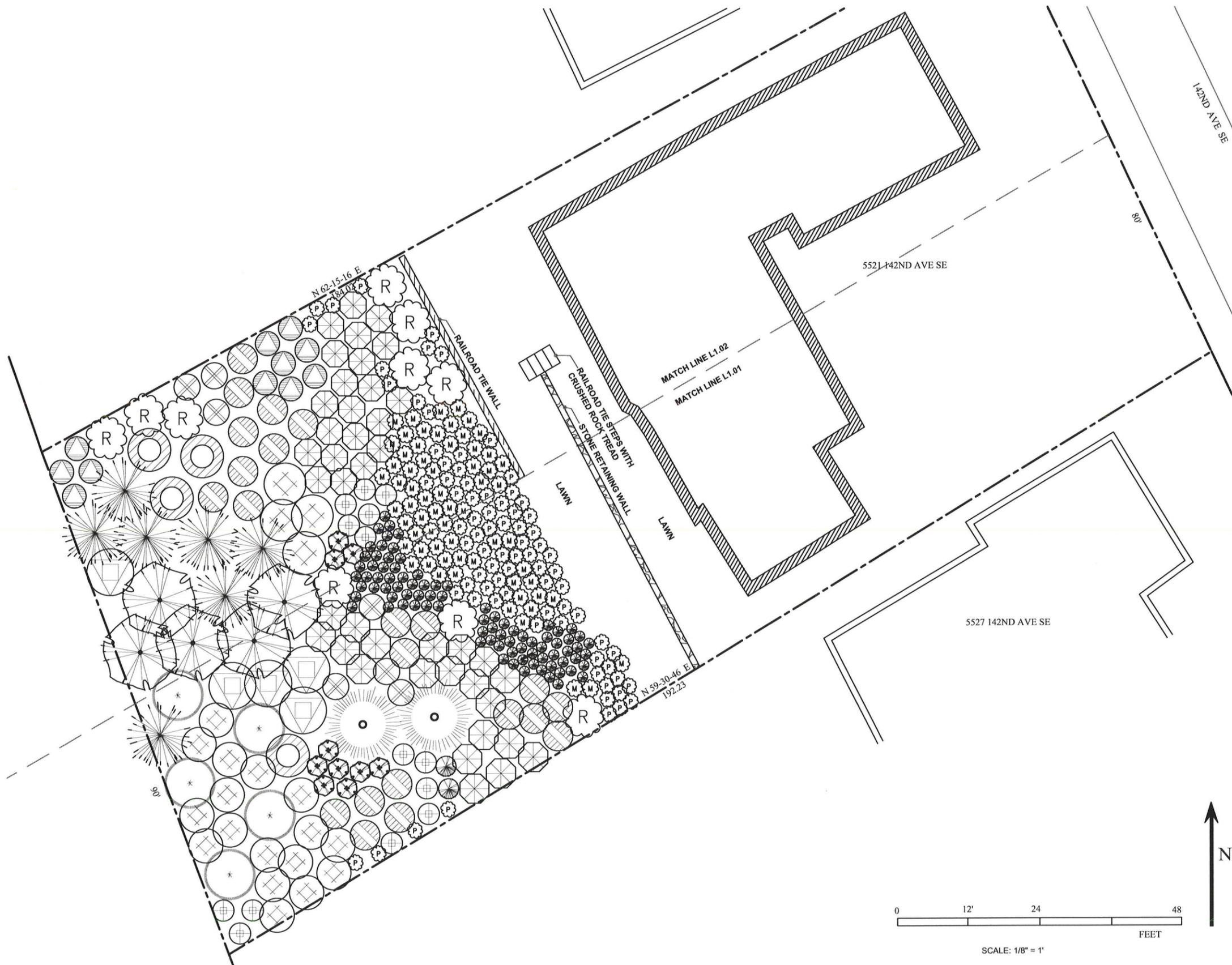
PLANTING PLAN

Sheet Number

L2.00

Project Number

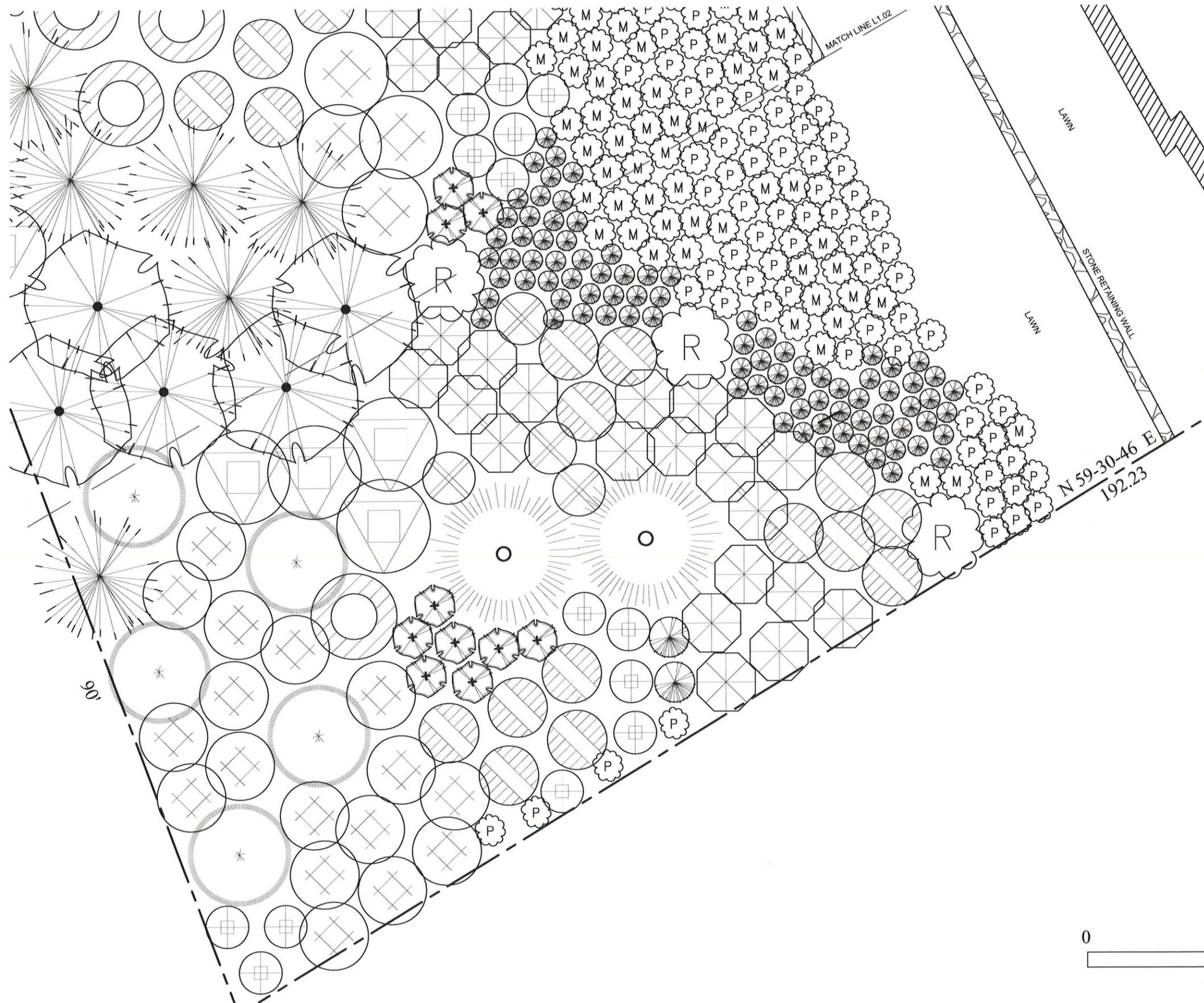
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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878



SEE SHEET L1.03 FOR PLANT LEGEND

TREE/LIMB NOTES

- NO TREES REMAIN ON SITE. STUMPS TO REMAIN INTACT.
- LOGS FROM TREE REMOVAL AND LIMBS/BRANCHES FROM CLEARING WILL REMAIN ON SITE, INTACT, OR AS CHIPPED MULCH.

Location
Shin Residence

Owners
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
Bellevue WA 98006



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13.11.20

Revisions
13.12.20 COB REV
14.01.09 PERMIT SET

Drawn/Checked

Sheet Title
PLANTING PLAN L2.01

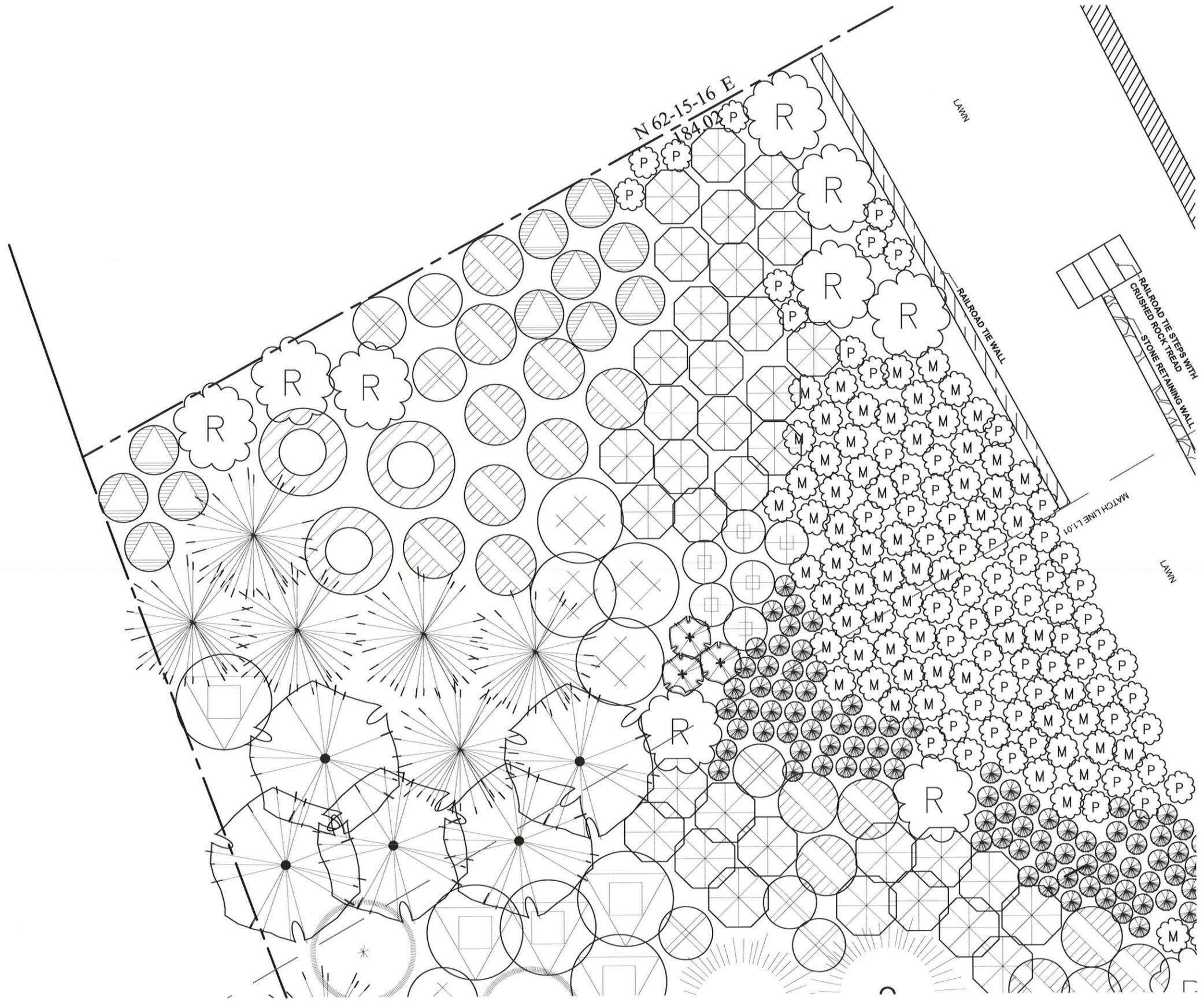
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SEE SHEET L1.03 FOR PLANT LEGEND

TREE / LIMB NOTES

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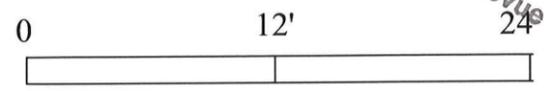
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Issue Date	13.11.20
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14.01.09	PERMIT SET
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SCALE: 1/4" = 1'

COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

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 Owner:
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INSTALLATION BREAKDOWN (PER LANDSCAPE PROFESSIONALS ESTIMATE)

PLANTS PER SPEC. \$4244.65
 INCLUDES: SOIL, MULCH, DISTRIBUTION OF MATERIAL, PLANTS

TEMP. IRRIGATION \$1350.00
 INCLUDES ALL MATERIALS, BIDDER DESIGN TEMPORARY SYSTEM

LABOR - \$14,000.00

Trees			Qty.	Size
	Acer macrophyllum	Big-leaf Maple	9' o.c. 5	4-6' 1.5" CAL
	Picea sitchensis	Sitka Spruce	9' o.c. 2	5 Gal.
	Prunus emarginata	Bitter Cherry	9' o.c. 4	5 Gal.
	Pseudotsuga menziesii	Douglas Fir	15' o.c. 5	5 Gal.
	Thuja plicata	Western Red Cedar	9' o.c. 7	4-6' 1.5 CAL
Shrubs / Ground Covers				
	Acer circinatum	Vine Maple	6' o.c. 22	4-6', 1.5" cal.
	Amelanchier alniflora	Serviceberry	4.5' o.c. 7	5 Gal.
	Cornus sericea	Red-osier dogwood	4' o.c. 41	1 Gal.
	Gaultheria shallon	Salal	24" o.c. 90	1 Gal.
	Mahonia nervosa	Dull Oregon-Grape	3' o.c. 66	1 Gal.
	Rhododendron macro. (alt. R. augustinii)	Pacific Rhododendron	12' o.c. 10	5 Gal.
	Rubus parviflorus	Thimbleberry	3.5' o.c. 10	2 Gal.
	Philadelphus lewisii	Mock orange	4.5' o.c. 21	2 Gal.
	Sambucus racemosa	Red Elderberry	4.5' o.c. 5	2 Gal.
Not shown	Rosa gymnocarpa	Bald-hip Rose	4.5' o.c. 5	1 or 2 Gal.
	Ribes sanguineum	Red Currant	4.5' o.c. 11	5 Gal.
	Rubus spectabilis	Salmonberry	4' o.c. 14	2 Gal.
	Polystichum munitum	Western Sword Fern	24 o.c. 80	30% 1 Gal. / 70% 4"
Underplanting in tree and shrub area:				
Not shown	Polystichum munitum	Western Sword Fern	24 o.c. 2000 sf.	30% 1 Gal. / 70% 4"

SPACING PER CITY OF BELLEVUE CRITICAL AREA RECOMMENDATIONS
 Existing to remain, protect during installation
 Logs and stumps to remain to help sedimentation and slow runoff



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Location
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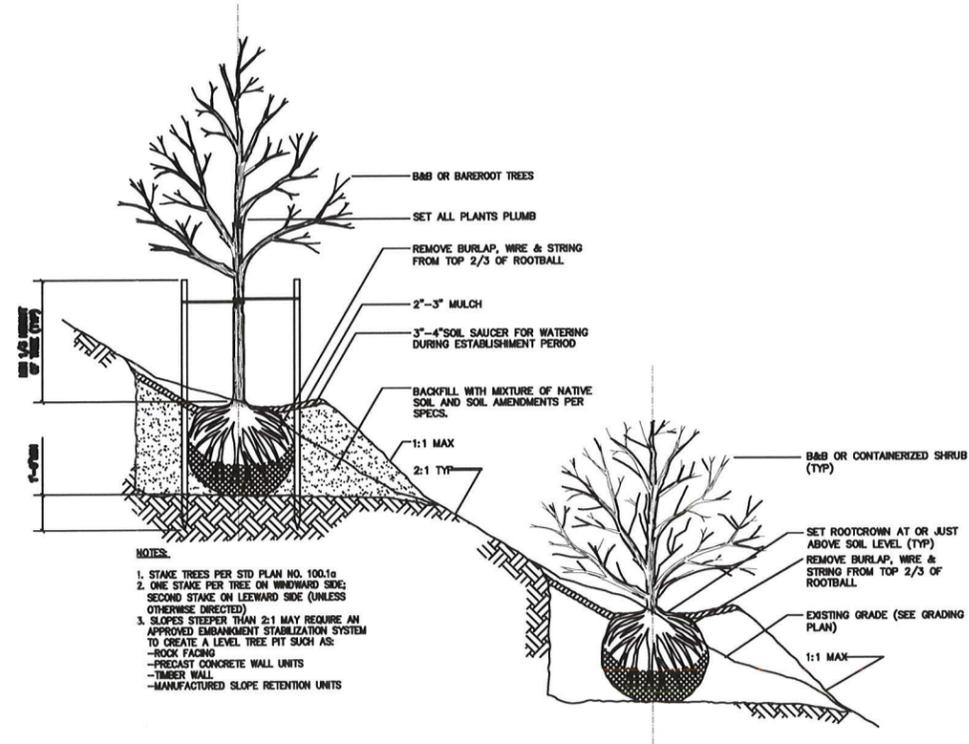


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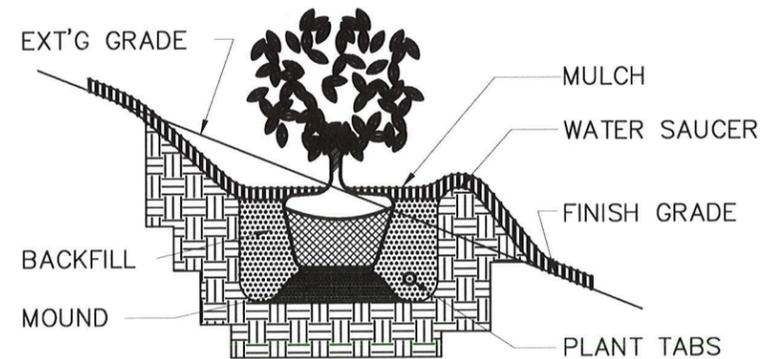


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ANITA L. MADTES
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- NOTES:**
1. STAKE TREES PER STD PLAN NO. 100.1a
 2. ONE STAKE PER TREE ON WINDWARD SIDE
 SECOND STAKE ON LEeward SIDE (UNLESS OTHERWISE DIRECTED)
 3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
 -ROCK FACING
 -PRECAST CONCRETE WALL UNITS
 -TIMBER WALL
 -MANUFACTURED SLOPE RETENTION UNITS



NOTE:
 DETAIL APPLIES TO TREES, SHRUBS AND
 GROUNDCOVER PLANTINGS ON SLOPES

Issue Date	13.11.20
Revisions	
13.12.20	COB REV
14.01.09	PERMIT SET

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Sheet Title
**PLANTING
 DETAILS**

Sheet Number
L2.04

Project Number

Received
 JAN 10 2014
 Permit Processing
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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

PURPOSE AND NEED FOR PLAN

THE PURPOSE OF THIS RESTORATION PLAN IS TO ADDRESS CITY OF BELLEVUE RESTORATION REQUIREMENTS. CITY OF BELLEVUE REQUEST FOR VOLUNTARY COMPLIANCE CASE #13-121878.

CRITICAL AREAS PRESENT

STEEP SLOPE HAZARD LOCATED WITHIN THE PROPERTY. NO RVA OR NGPA AREAS ON SITE.

RESTORATION PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

THE GENERAL OBJECTIVE OF THIS PLAN IS TO RESTORE VEGETATION COVERAGE, HABITAT FUNCTIONS AND VALUES IMPACTED BY RECENT UNPERMITTED TREE REMOVAL. SPECIFIC RESTORATION PLAN GOALS, OBJECTIVES, AND SUCCESS STANDARDS ARE OUTLINED IN SECTION 1 BELOW. THE GOALS AND OBJECTIVES OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE COMPLETED.

COMPLIANCE MONITORING PLAN

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE WORK COMPLETED. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED RESTORATION WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED RESTORATION PLAN. IN ADDITION, A MINIMUM OF TWO (2) PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN THE PLANTING AREA. THE AS BUILT AND BASELINE PHOTOGRAPHS SHALL BE SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL COMPLIANCE MONITORING

FOLLOWING ACCEPTANCE OF THE AS BUILT BY THE CITY OF BELLEVUE, ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED FOR THE PERIOD OF THREE (3) YEARS. ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO THE CITY OF BELLEVUE BY NOVEMBER 30 OF EACH MONITORING YEAR.

MONITORING SHALL COMPRISE A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN THE PLANTING AREA FOR PURPOSES OF EVALUATING THE CURRENT YEAR'S SUCCESS STANDARDS. AT THE TIME OF EACH MONITORING, THE FOLLOWING INFORMATION SHALL BE COLLECTED WITHIN THE PLANTING AREA AND ASSESSED RELATIVE TO SUCCESS STANDARDS ESTABLISHED FOR THIS PROJECT:

- THE CONDITION OF INSTALLED PLANT STOCK INCLUDING SURVIVORSHIP, HEALTH, AND VIGOR. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED
- THE SPECIES COMPOSITION OF AND AERIAL COVERAGE PROVIDED BY NOXIOUS WEED SPECIES.

A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANT STOCK SHALL BE USED TO EVALUATE PLANT STOCK CONDITIONS. SPECIES COMPOSITION AND AERIAL COVERAGE BY NOXIOUS WEEDS SHALL BE ASSESSED USING SAMPLE PLOTS OR TRANSECTS.

IN ADDITION TO FIELD DATA COLLECTION, PHOTOGRAPHS OF THE PLANTING AREA SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS BUILT.

THE RESULTS OF EACH COMPLIANCE MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN NOVEMBER 30 OF THE RESPECTIVE MONITORING YEAR.

SECTION 1

GOAL 1: TO RESTORE ON-SITE PORTIONS OF THE ECA RECENTLY IMPACTED BY TREE AND SHRUB REMOVAL ACTIONS.

OBJECTIVE: TO INSTALL AND SUCCESSFULLY REESTABLISH NATIVE PLANTINGS WITHIN THE APPROVED SITE PLAN.

PERFORMANCE STANDARDS: 100% SURVIVAL OF INSTALLED PLANTS STOCK AFTER THE FIRST GROWING SEASON.

GOAL 2: TO MINIMIZE THE GENERAL PRESENCE OF NOXIOUS WEED SPECIES WITHIN ON-SITE PORTIONS OF THE ECA RECENTLY IMPACTED BY TREE AND SHRUB REMOVAL ACTIONS.

OBJECTIVE: TO REMOVE AND CONTROL NOXIOUS WEED SPECIES COVERAGE WITHIN THE SQUARE FOOTAGE OF THE RESTORED ECA.

PERFORMANCE STANDARDS: LESS THAN 10% COVERAGE BY ALL CLASS "A", "B", AND "C", NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOT WEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), AND CUTLEAF (EVERGREEN) BLACKBERRY (R. LACINIATUS).

GOAL 3: TO MITIGATE THE TEMPORAL LOSS OF CANOPY COVERAGE AND HABITAT STRUCTURE LOSS.

OBJECTIVE: TO PROVIDE HABITAT OPPORTUNITY AND THE VALUE THAT WOULD NOT EXIST WITH FULL REMOVAL OF FELLED TREES AND REMAINING LIMB OR BRANCH DEBRIS.

PERFORMANCE STANDARDS: DO NOT REMOVED ANY REMAINING FELLED TREES, OR ANY OTHER TREE DEBRIS.

CONTINGENCY PLAN

SHOULD ANY COMPLIANCE MONITORING ASSESSMENT REVEAL THAT THE SUCCESS STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF BELLEVUE TO DEVELOP CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

- ADDITIONAL PLANT INSTALLATIONS;
- HERBIVORY PROTECTION;
- MODIFICATION TO ANY IRRIGATION REGIME; AND/OR
- PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION

SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO THE CITY OF BELLEVUE BY JANUARY 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF BELLEVUE, ACTION SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF BELLEVUE MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE RESTORATION WORK.

MAINTENANCE PLAN

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO ENSURE AND SUCCESS STANDARDS ESTABLISHED FOR THIS RESTORATION PLAN ARE SATISFIED.

NOXIOUS WEED CONTROL

FOLLOWING PLANT INSTALLATION AND AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD, NOXIOUS WEED CONTROL SHALL OCCUR ON A SPOT TREATMENT BASIS WITHIN THE PLANTING AREA.

TARGET NOXIOUS WEED SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOTWEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), AND CUT LEAF (EVERGREEN AND) BLACKBERRY (R. LACINIATUS).

NOXIOUS WEED CONTROL WORK SHALL CONSIST OF THE CUTTING AND REMOVAL FROM THE SITE OF ALL NOXIOUS WEED SPECIES, STEMS, CANES, RUNNERS, SHOOTS, SEEDPODS, FRUITING BODIES, AND LEAVES PER THE FOLLOWING METHODS:

1. HAND PULLING
2. MANUALLY CUTTING USING MACHETES, LOPPERS, AND/OR CLIPPERS.

DURING ALL NOXIOUS WEED CONTROL DAMAGE WORK, EXISTING OR PLANTED NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE.

GENERAL MAINTENANCE

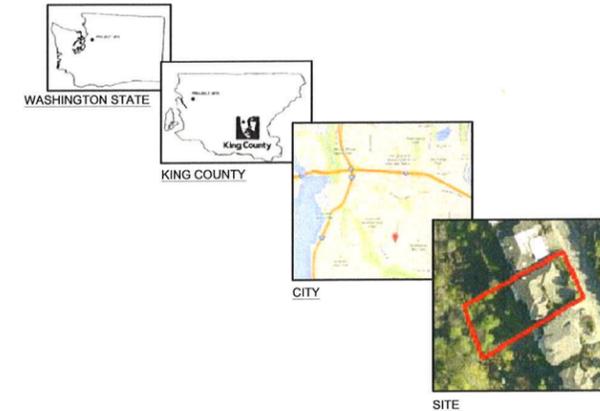
INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS STOCK.

GENERAL MAINTENANCE SHALL INCLUDE:

1. WEEDING THE BASE OF EACH INSTALLED PLANT,
2. RE-APPLYING BARK MULCH TO MAINTAIN A 6 INCH MINIMUM APPLIED THICKNESS.
3. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEADWOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
4. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
5. THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

CONSTRUCTION SEQUENCE

1. REQUEST AND ATTEND PRE-CONSTRUCTION MEETING WITH OWNER AND CITY OF BELLEVUE INSPECTOR(S).
2. CLEARLY MARK THE OUTER LIMITS OF THE PLANTING AREA.
3. AS NECESSARY, INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PER CITY OF BELLEVUE REQUIREMENTS (SEE CITY OF BELLEVUE GRADING PERMIT).
4. CONTROL BLACKBERRY AND REMOVE BLACKBERRY CUTTINGS FROM SITE.
5. INSTALL NATIVE PLANTS (SEE SHEETS L2.00 THROUGH L2.04)
6. PLACE MULCH AND BASE OF INSTALLED PLANTS (SEE SHEET L2.04).
7. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
8. CLEANUP AND DEMOBILIZE FROM SITES.
9. REQUEST AND ATTEND FINAL INSPECTION.
10. OWNER TO COMPLETE AS-BUILT AND SUBMIT TO CITY OF BELLEVUE WITHIN 30 DAYS FROM THE DATE OF THE RESTORATION WORK COMPLETION.
11. OWNER TO COMPLETE THREE (3) YEARS OF COMPLIANCE MONITORING AND MAINTENANCE.
12. OWNER ACKNOWLEDGES THE RESTORED AREAS ARE TO REMAIN IN THAT RESTORED CONDITION IN PERPETUITY.



SITE INFORMATION

ADDRESS: 5521 142ND AVE. SE, BELLEVUE WA 98006

PARCEL NO: 2597450510

LEGAL DESCRIPTION: FOREST PARK MEADOWS DIV 1. PLAT LOT: 51

LAND SQ FT: 15,831 SQUARE FEET

ACREAGE: 0.36

NEIGHBORHOOD: FOREST PARK MEADOWS DIV 1

ZONING: R-2.5 (SINGLE-FAMILY RESIDENTIAL; 2.5 DWELLING UNITS PER ACRE)

SET BACKS: FRONT YARD - 20 FEET
2 SIDE YARDS - 5 FEET
REAR YARD - 75 FEET (ECA TOE OF SLOPE SETBACK)

CRITICAL AREAS: STEEP SLOPE HAZARDS, EROSION HAZARDS

NGPA/RVA: NONE PRESENT

OTHER: ADJACENT TO GREENBELT (PARKS)

DIRECTIONS TO SITE:

FROM BELLEVUE CITY HALL (450 110TH AVENUE NE, BELLEVUE WASHINGTON 98004 TAKE NORTHEAST STREET. MERGE ONTO INTERSTATE 405 SOUTH TOWARD RENTON. CONTINUE SOUTH FOR APPROXIMATELY 3 MILES. TURN LEFT ON TO COAL CREEK PARKWAY. CONTINUE SOUTHEAST FOR APPROXIMATELY 2.1 MILES. TURN LEFT ONTO FOREST DRIVE CONTINUE FOR APPROXIMATELY 1 MILE. TURN LEFT ON SE 81ST ST, KEEP LEFT ON 145TH AVE SE, LEFT ON 142ND AVE SE. PROPERTY IS ON THE LEFT SIDE OF THE STREET.

SHEET INDEX

L0.00 COVER SHEET / RESTORATION MANAGEMENT PLAN

L1.00 EXISTING SITE CONDITIONS

L2.00 ECA REVEGETATION PLAN

L2.01 SOUTHERN PLANT AREA PLAN

L2.02 NORTHERN PLANT AREA PLAN

L2.03 PLANT LEGEND / COSTS

L2.04 PLANTING DETAILS

ABBREVIATIONS:

B&B BALL AND BURLAP
ECA ENVIRONMENTALLY CRITICAL AREA
Gal. GALLON
NGPA NATIVE GROWTH PROTECTION AREA
o.c. ON CENTER
QTY QUANTITY
RVA RETAINED VEGETATION AREA
s.f. SQUARE FOOT

Shin
Residence

Owner:
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
Bellevue WA 98006



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EXPIRES ON 08/28/2014

Issue Date
13.11.20

Revisions
13.12.20 COB REV
14.01.09 PERMIT SET

Drawn/Checked

Sheet Title
COVER
SHEET

Sheet Number

L0.00

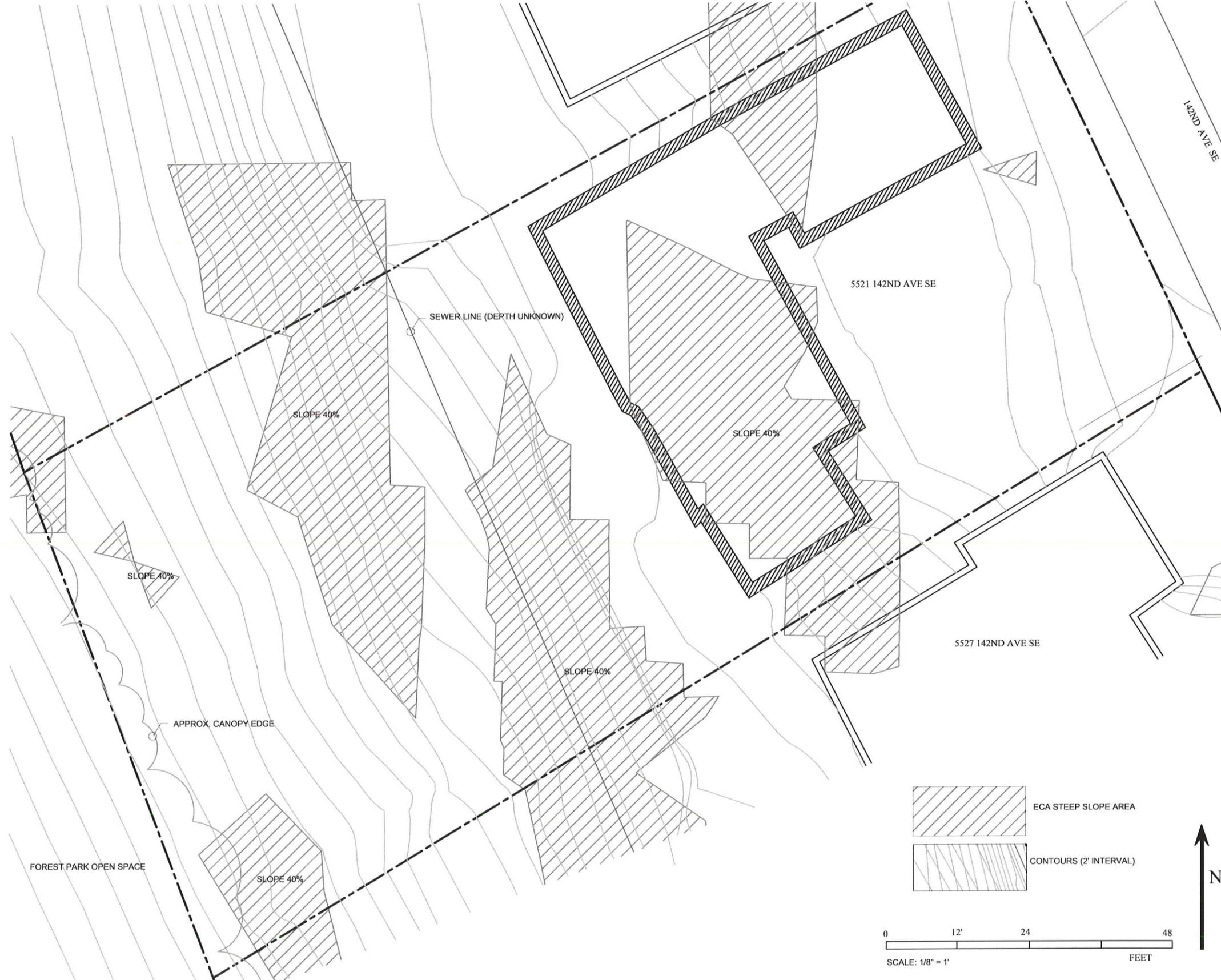
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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878



SPECIAL DRAWING NOTES:

STEEP SLOPE ECA AREA PER PLAT MAP

DEDICATED ENVIRONMENTALLY CRITICAL AREAS (ECA) PROTECTION AREAS ESTABLISH, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE ECA AREA, FOR THE PURPOSE OF PREVENTING HARM TO THE 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, EXCEPT FOR REMOVAL OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY MEANS AVAILABLE UNDER LAW. THE OBLIGATION IS TO ENSURE THAT ALL TERMS OF THE ECA ARE MET IS THE RESPONSIBILITY OF THE UNDERLYING LANDOWNER.

1. THE INFORMATION SHOWN ON THIS DRAWING REPRESENTS THE RESULTS OF WORK COMPLETED ON OCTOBER 17, 2013 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL EXISTING CONDITIONS AT THAT TIME.

2. CAUTION: UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THESE DRAWINGS, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATIONS AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

3. CAUTION: THESE DRAWINGS WERE PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN.

4. CAUTION, THIS DRAWING DEPICTS FEATURES PRESENT WITHIN OR THAT MAY OTHERWISE AFFECT THE PROPERTY SITE USING INFORMATION COMPILED FROM MULTIPLE SOURCES. ALTHOUGH THE INFORMATION USED TO PREPARE THIS DRAWING IS BELIEVED TO BE RELIABLE, IN SOME CASES THE ACCURACY OF THE INFORMATION USED COULD NOT BE CONFIRMED.

Location
Shin Residence

Owner:
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
Bellevue WA 98006



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Issue Date
13.11.20

Revisions
13.12.20 COB REV
14.01.09 PERMIT SET

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Sheet Title
EXISTING SITE CONDITIONS

Sheet Number
L1.00

Project Number

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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

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 Owners:
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PLANTING LEGEND SEE SHEET L1.03

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STEEP SLOPE ECA AREA PER PLAT MAP

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Sheet Title

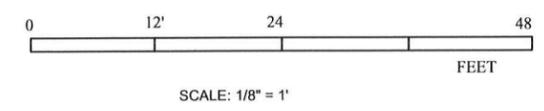
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Sheet Number

L2.00

Project Number

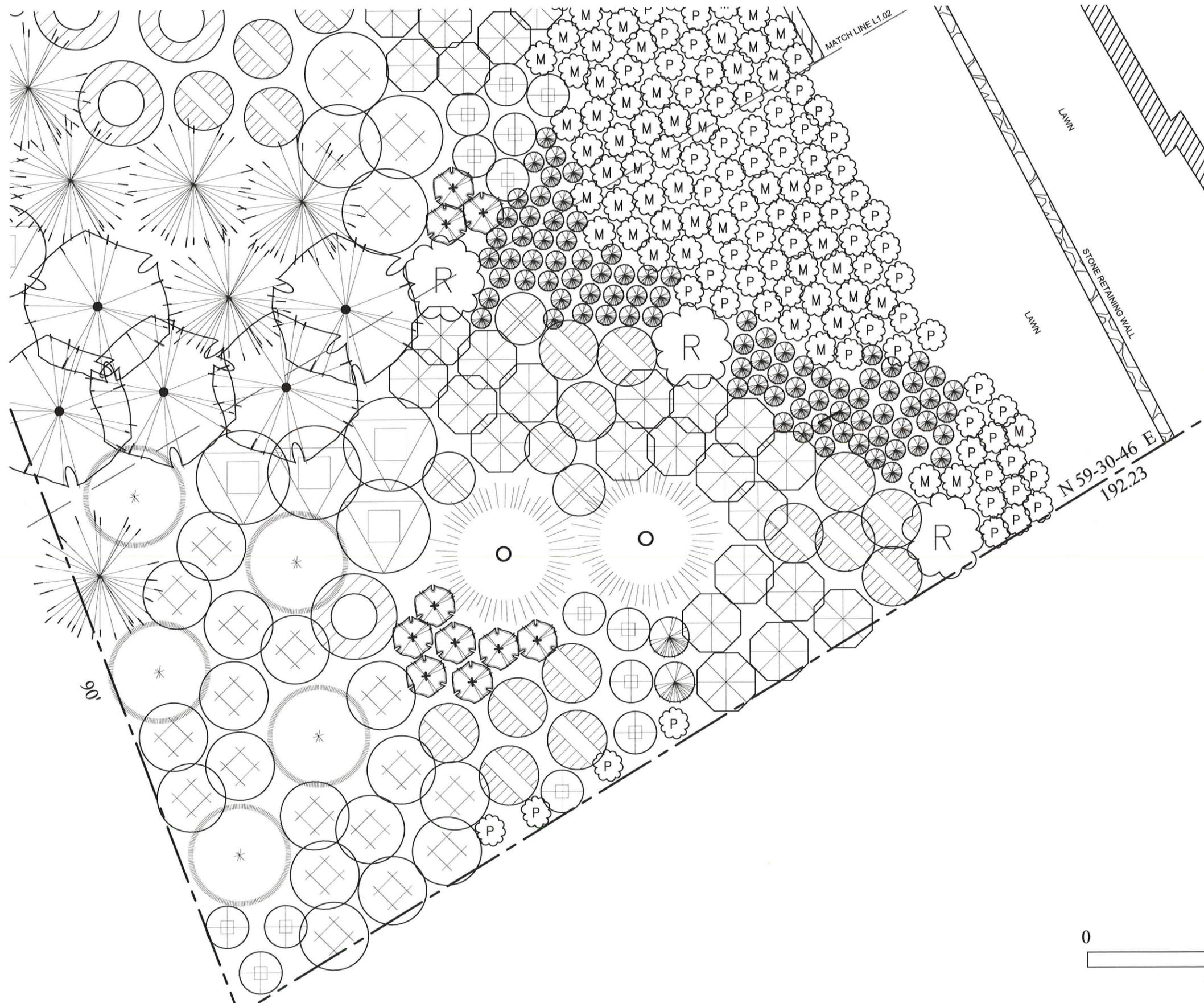
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SEE SHEET L1.03 FOR PLANT LEGEND

TREE/LIMB NOTES

- NO TREES REMAIN ON SITE. STUMPS TO REMAIN INTACT.
- LOGS FROM TREE REMOVAL AND LIMBS/BRANCHES FROM CLEARING WILL REMAIN ON SITE, INTACT, OR AS CHIPPED MULCH.

Location
Shin Residence

Owners
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
Bellevue WA 98006



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Issue Date
13.11.20

Revisions
13.12.20 COB REV
14.01.09 PERMIT SET

Drawn/Checked

Sheet Title
PLANTING PLAN L2.01

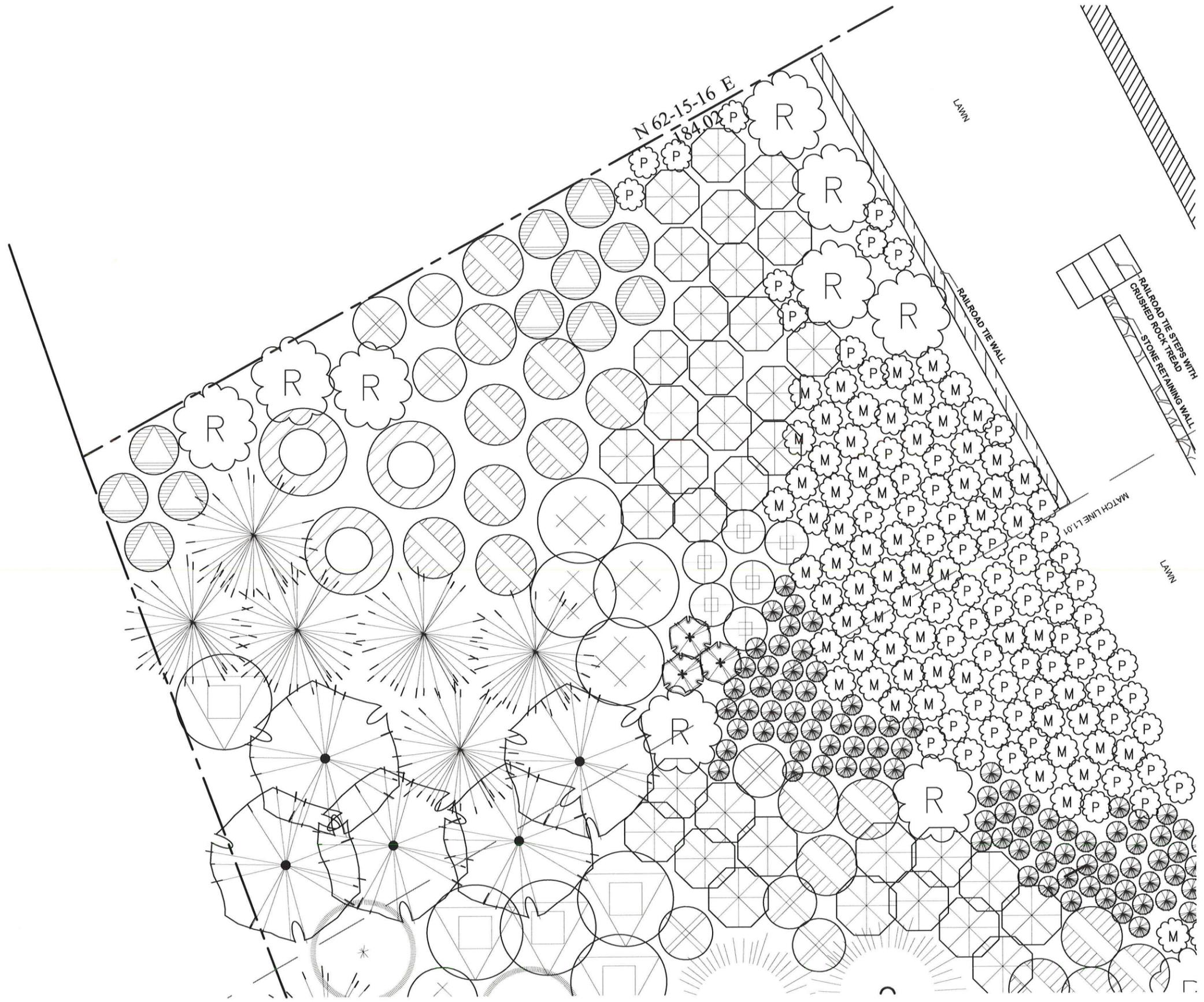
Received
JAN 10 2014
Permit Processing
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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878



SEE SHEET L1.03 FOR PLANT LEGEND

TREE / LIMB NOTES

- NO TREES REMAIN ON SITE. STUMPS TO REMAIN INTACT.
- LOGS FROM TREE REMOVAL AND LIMBS/BRANCHES FROM CLEARING WILL REMAIN ON SITE, INTACT, OR AS CHIPPED MULCH.

Location
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 Owners:
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 Location:
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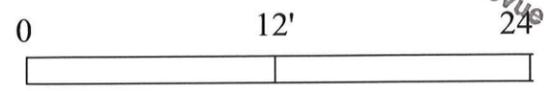
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Issue Date	13.11.20
Revisions	
13.12.20	COB REV
14.01.09	PERMIT SET
Drawn/Checked	
Sheet Title	PLANTING PLAN L2.02
Sheet Number	L2.02
Project Number	

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SCALE: 1/4" = 1'

COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

Location
Shin Residence

Owner:
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INSTALLATION BREAKDOWN (PER LANDSCAPE PROFESSIONALS ESTIMATE)

PLANTS PER SPEC. \$4244.65
INCLUDES: SOIL, MULCH, DISTRIBUTION OF MATERIAL, PLANTS

TEMP. IRRIGATION \$1350.00
INCLUDES ALL MATERIALS, BIDDER DESIGN TEMPORARY SYSTEM

LABOR - \$14,000.00

Trees			Qty.	Size
	Acer macrophyllum	Big-leaf Maple	9' o.c. 5	4-6' 1.5" CAL
	Picea sitchensis	Sitka Spruce	9' o.c. 2	5 Gal.
	Prunus emarginata	Bitter Cherry	9' o.c. 4	5 Gal.
	Pseudotsuga menziesii	Douglas Fir	15' o.c. 5	5 Gal.
	Thuja plicata	Western Red Cedar	9' o.c. 7	4-6' 1.5 CAL
Shrubs / Ground Covers				
	Acer circinatum	Vine Maple	6' o.c. 22	4-6', 1.5" cal.
	Amelanchier alniflora	Serviceberry	4.5' o.c. 7	5 Gal.
	Cornus sericea	Red-osier dogwood	4' o.c. 41	1 Gal.
	Gaultheria shallon	Salal	24" o.c. 90	1 Gal.
	Mahonia nervosa	Dull Oregon-Grape	3' o.c. 66	1 Gal.
	Rhododendron macro. (alt. R. augustinii)	Pacific Rhododendron	12' o.c. 10	5 Gal.
	Rubus parviflorus	Thimbleberry	3.5' o.c. 10	2 Gal.
	Philadelphus lewisii	Mock orange	4.5' o.c. 21	2 Gal.
	Sambucus racemosa	Red Elderberry	4.5' o.c. 5	2 Gal.
Not shown	Rosa gymnocarpa	Bald-hip Rose	4.5' o.c. 5	1 or 2 Gal.
	Ribes sanguineum	Red Currant	4.5' o.c. 11	5 Gal.
	Rubus spectabilis	Salmonberry	4' o.c. 14	2 Gal.
	Polystichum munitum	Western Sword Fern	24 o.c. 80	30% 1 Gal. / 70% 4"

Underplanting in tree and shrub area:
Not shown—Polystichum munitum Western Sword Fern 24 o.c. 2000 sf. 30% 1 Gal. / 70% 4"

SPACING PER CITY OF BELLEVUE CRITICAL AREA RECOMMENDATIONS
Existing to remain, protect during installation
Logs and stumps to remain to help sedimentation and slow runoff

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Sheet Number	L2.03
Project Number	

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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

Location
Shin Residence

Owner:
 Tammy Shin and Juno Choe

Location
 5521 142nd Ave SE
 Bellevue WA 98006

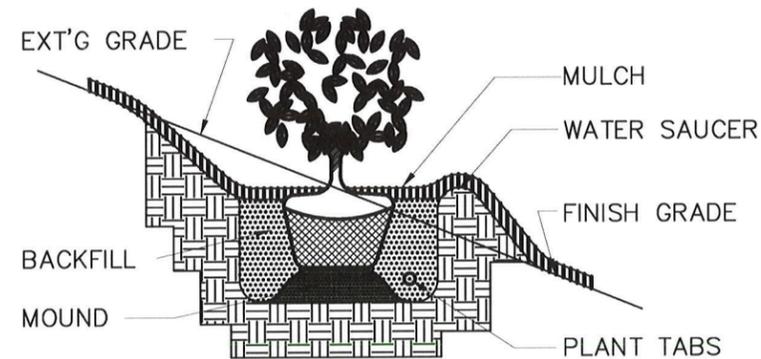
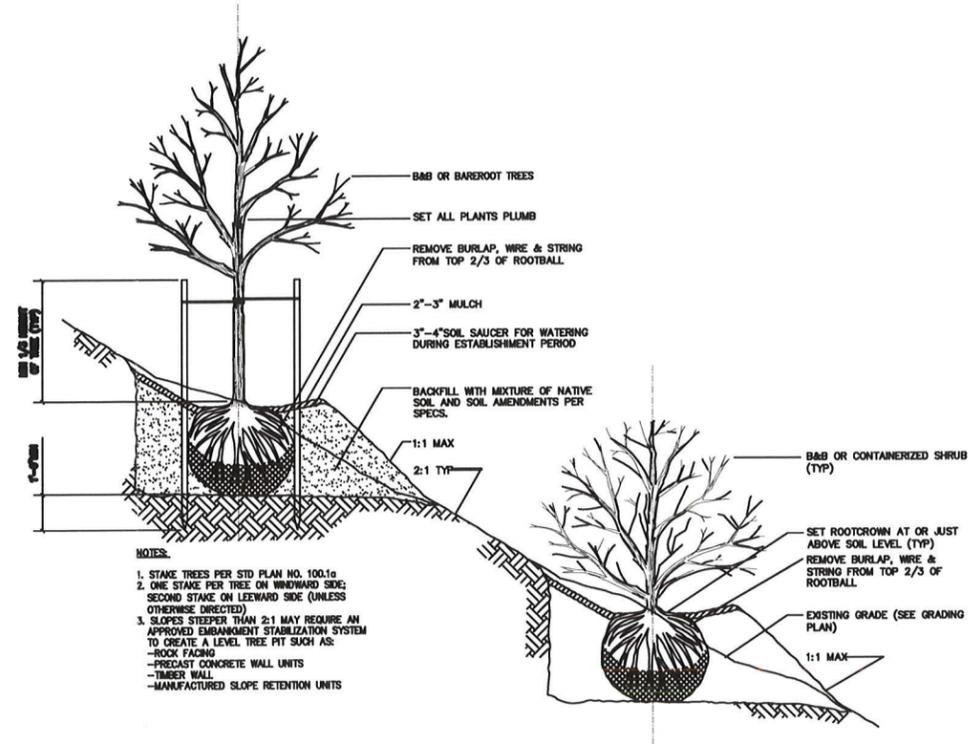


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ANITA L. MADTES
 LICENSE NO. 1016
 EXPIRES ON 08/28/2014



NOTE:
 DETAIL APPLIES TO TREES, SHRUBS AND
 GROUNDCOVER PLANTINGS ON SLOPES

Issue Date	13.11.20
Revisions	
13.12.20	COB REV
14.01.09	PERMIT SET

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Sheet Title
**PLANTING
 DETAILS**

Sheet Number
L2.04

Project Number

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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

PURPOSE AND NEED FOR PLAN

THE PURPOSE OF THIS RESTORATION PLAN IS TO ADDRESS CITY OF BELLEVUE RESTORATION REQUIREMENTS. CITY OF BELLEVUE REQUEST FOR VOLUNTARY COMPLIANCE CASE #13-121878.

CRITICAL AREAS PRESENT

STEEP SLOPE HAZARD LOCATED WITHIN THE PROPERTY. NO RVA OR NGPA AREAS ON SITE.

RESTORATION PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

THE GENERAL OBJECTIVE OF THIS PLAN IS TO RESTORE VEGETATION COVERAGE, HABITAT FUNCTIONS AND VALUES IMPACTED BY RECENT UNPERMITTED TREE REMOVAL. SPECIFIC RESTORATION PLAN GOALS, OBJECTIVES, AND SUCCESS STANDARDS ARE OUTLINED IN SECTION 1 BELOW. THE GOALS AND OBJECTIVES OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE COMPLETED.

COMPLIANCE MONITORING PLAN

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE WORK COMPLETED. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED RESTORATION WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED RESTORATION PLAN. IN ADDITION, A MINIMUM OF TWO (2) PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN THE PLANTING AREA. THE AS BUILT AND BASELINE PHOTOGRAPHS SHALL BE SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL COMPLIANCE MONITORING

FOLLOWING ACCEPTANCE OF THE AS BUILT BY THE CITY OF BELLEVUE, ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED FOR THE PERIOD OF THREE (3) YEARS. ANNUAL COMPLIANCE MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO THE CITY OF BELLEVUE BY NOVEMBER 30 OF EACH MONITORING YEAR.

MONITORING SHALL COMPRISE A QUANTITATIVE ASSESSMENT OF CONDITIONS WITHIN THE PLANTING AREA FOR PURPOSES OF EVALUATING THE CURRENT YEAR'S SUCCESS STANDARDS. AT THE TIME OF EACH MONITORING, THE FOLLOWING INFORMATION SHALL BE COLLECTED WITHIN THE PLANTING AREA AND ASSESSED RELATIVE TO SUCCESS STANDARDS ESTABLISHED FOR THIS PROJECT:

- THE CONDITION OF INSTALLED PLANT STOCK INCLUDING SURVIVORSHIP, HEALTH, AND VIGOR. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED
- THE SPECIES COMPOSITION OF AND AERIAL COVERAGE PROVIDED BY NOXIOUS WEED SPECIES.

A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANT STOCK SHALL BE USED TO EVALUATE PLANT STOCK CONDITIONS. SPECIES COMPOSITION AND AERIAL COVERAGE BY NOXIOUS WEEDS SHALL BE ASSESSED USING SAMPLE PLOTS OR TRANSECTS.

IN ADDITION TO FIELD DATA COLLECTION, PHOTOGRAPHS OF THE PLANTING AREA SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS BUILT.

THE RESULTS OF EACH COMPLIANCE MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO THE CITY OF BELLEVUE NO LATER THAN NOVEMBER 30 OF THE RESPECTIVE MONITORING YEAR.

SECTION 1

GOAL 1: TO RESTORE ON-SITE PORTIONS OF THE ECA RECENTLY IMPACTED BY TREE AND SHRUB REMOVAL ACTIONS.

OBJECTIVE: TO INSTALL AND SUCCESSFULLY REESTABLISH NATIVE PLANTINGS WITHIN THE APPROVED SITE PLAN.

PERFORMANCE STANDARDS: 100% SURVIVAL OF INSTALLED PLANTS STOCK AFTER THE FIRST GROWING SEASON.

GOAL 2: TO MINIMIZE THE GENERAL PRESENCE OF NOXIOUS WEED SPECIES WITHIN ON-SITE PORTIONS OF THE ECA RECENTLY IMPACTED BY TREE AND SHRUB REMOVAL ACTIONS.

OBJECTIVE: TO REMOVE AND CONTROL NOXIOUS WEED SPECIES COVERAGE WITHIN THE SQUARE FOOTAGE OF THE RESTORED ECA.

PERFORMANCE STANDARDS: LESS THAN 10% COVERAGE BY ALL CLASS "A", "B", AND "C", NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOT WEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), AND CUTLEAF (EVERGREEN) BLACKBERRY (R. LACINIATUS).

GOAL 3: TO MITIGATE THE TEMPORAL LOSS OF CANOPY COVERAGE AND HABITAT STRUCTURE LOSS.

OBJECTIVE: TO PROVIDE HABITAT OPPORTUNITY AND THE VALUE THAT WOULD NOT EXIST WITH FULL REMOVAL OF FELLED TREES AND REMAINING LIMB OR BRANCH DEBRIS.

PERFORMANCE STANDARDS: DO NOT REMOVED ANY REMAINING FELLED TREES, OR ANY OTHER TREE DEBRIS.

CONTINGENCY PLAN

SHOULD ANY COMPLIANCE MONITORING ASSESSMENT REVEAL THAT THE SUCCESS STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF BELLEVUE TO DEVELOP CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS:

- ADDITIONAL PLANT INSTALLATIONS;
- HERBIVORY PROTECTION;
- MODIFICATION TO ANY IRRIGATION REGIME; AND/OR
- PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION

SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO THE CITY OF BELLEVUE BY JANUARY 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF BELLEVUE, ACTION SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF BELLEVUE MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE RESTORATION WORK.

MAINTENANCE PLAN

THIS SECTION PROVIDES A GENERAL OVERVIEW OF THE MAINTENANCE PROGRAM NECESSARY TO ENSURE AND SUCCESS STANDARDS ESTABLISHED FOR THIS RESTORATION PLAN ARE SATISFIED.

NOXIOUS WEED CONTROL

FOLLOWING PLANT INSTALLATION AND AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD, NOXIOUS WEED CONTROL SHALL OCCUR ON A SPOT TREATMENT BASIS WITHIN THE PLANTING AREA.

TARGET NOXIOUS WEED SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST AS WELL AS THE FOLLOWING ADDITIONAL SPECIES: ENGLISH IVY (HEDERA HELIX), ENGLISH HOLLY (ILEX AQUIFOLIUM), KNOTWEED (POLYGONUM SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), AND CUT LEAF (EVERGREEN AND) BLACKBERRY (R. LACINIATUS).

NOXIOUS WEED CONTROL WORK SHALL CONSIST OF THE CUTTING AND REMOVAL FROM THE SITE OF ALL NOXIOUS WEED SPECIES, STEMS, CANES, RUNNERS, SHOOTS, SEEDPODS, FRUITING BODIES, AND LEAVES PER THE FOLLOWING METHODS:

1. HAND PULLING
2. MANUALLY CUTTING USING MACHETES, LOPPERS, AND/OR CLIPPERS.

DURING ALL NOXIOUS WEED CONTROL DAMAGE WORK, EXISTING OR PLANTED NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE.

GENERAL MAINTENANCE

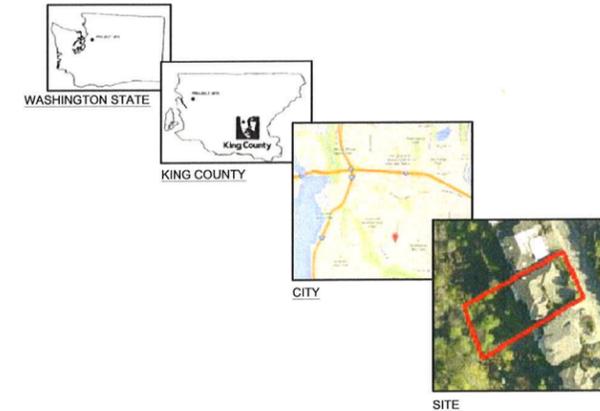
INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS STOCK.

GENERAL MAINTENANCE SHALL INCLUDE:

1. WEEDING THE BASE OF EACH INSTALLED PLANT,
2. RE-APPLYING BARK MULCH TO MAINTAIN A 6 INCH MINIMUM APPLIED THICKNESS.
3. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEADWOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
4. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
5. THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

CONSTRUCTION SEQUENCE

1. REQUEST AND ATTEND PRE-CONSTRUCTION MEETING WITH OWNER AND CITY OF BELLEVUE INSPECTOR(S).
2. CLEARLY MARK THE OUTER LIMITS OF THE PLANTING AREA.
3. AS NECESSARY, INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PER CITY OF BELLEVUE REQUIREMENTS (SEE CITY OF BELLEVUE GRADING PERMIT).
4. CONTROL BLACKBERRY AND REMOVE BLACKBERRY CUTTINGS FROM SITE.
5. INSTALL NATIVE PLANTS (SEE SHEETS L2.00 THROUGH L2.04)
6. PLACE MULCH AND BASE OF INSTALLED PLANTS (SEE SHEET L2.04).
7. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
8. CLEANUP AND DEMOBILIZE FROM SITES.
9. REQUEST AND ATTEND FINAL INSPECTION.
10. OWNER TO COMPLETE AS-BUILT AND SUBMIT TO CITY OF BELLEVUE WITHIN 30 DAYS FROM THE DATE OF THE RESTORATION WORK COMPLETION.
11. OWNER TO COMPLETE THREE (3) YEARS OF COMPLIANCE MONITORING AND MAINTENANCE.
12. OWNER ACKNOWLEDGES THE RESTORED AREAS ARE TO REMAIN IN THAT RESTORED CONDITION IN PERPETUITY.



SITE INFORMATION

ADDRESS: 5521 142ND AVE. SE, BELLEVUE WA 98006

PARCEL NO: 2597450510

LEGAL DESCRIPTION: FOREST PARK MEADOWS DIV 1. PLAT LOT: 51

LAND SQ FT: 15,831 SQUARE FEET

ACREAGE: 0.36

NEIGHBORHOOD: FOREST PARK MEADOWS DIV 1

ZONING: R-2.5 (SINGLE-FAMILY RESIDENTIAL; 2.5 DWELLING UNITS PER ACRE)

SET BACKS: FRONT YARD - 20 FEET
2 SIDE YARDS - 5 FEET
REAR YARD - 75 FEET (ECA TOE OF SLOPE SETBACK)

CRITICAL AREAS: STEEP SLOPE HAZARDS, EROSION HAZARDS

NGPA/RVA: NONE PRESENT

OTHER: ADJACENT TO GREENBELT (PARKS)

DIRECTIONS TO SITE:

FROM BELLEVUE CITY HALL (450 110TH AVENUE NE, BELLEVUE WASHINGTON 98004 TAKE NORTHEAST STREET. MERGE ONTO INTERSTATE 405 SOUTH TOWARD RENTON. CONTINUE SOUTH FOR APPROXIMATELY 3 MILES. TURN LEFT ON TO COAL CREEK PARKWAY. CONTINUE SOUTHEAST FOR APPROXIMATELY 2.1 MILES. TURN LEFT ONTO FOREST DRIVE CONTINUE FOR APPROXIMATELY 1 MILE. TURN LEFT ON SE 81ST ST, KEEP LEFT ON 145TH AVE SE, LEFT ON 142ND AVE SE. PROPERTY IS ON THE LEFT SIDE OF THE STREET.

SHEET INDEX

L0.00 COVER SHEET / RESTORATION MANAGEMENT PLAN

L1.00 EXISTING SITE CONDITIONS

L2.00 ECA REVEGETATION PLAN

L2.01 SOUTHERN PLANT AREA PLAN

L2.02 NORTHERN PLANT AREA PLAN

L2.03 PLANT LEGEND / COSTS

L2.04 PLANTING DETAILS

ABBREVIATIONS:

B&B BALL AND BURLAP
ECA ENVIRONMENTALLY CRITICAL AREA
Gal. GALLON
NGPA NATIVE GROWTH PROTECTION AREA
o.c. ON CENTER
QTY QUANTITY
RVA RETAINED VEGETATION AREA
s.f. SQUARE FOOT

Shin
Residence

Owner:
Tammy Shin and Juno Choe

Location
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Bellevue WA 98006



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Issue Date
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Revisions
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14.01.09 PERMIT SET

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Sheet Title
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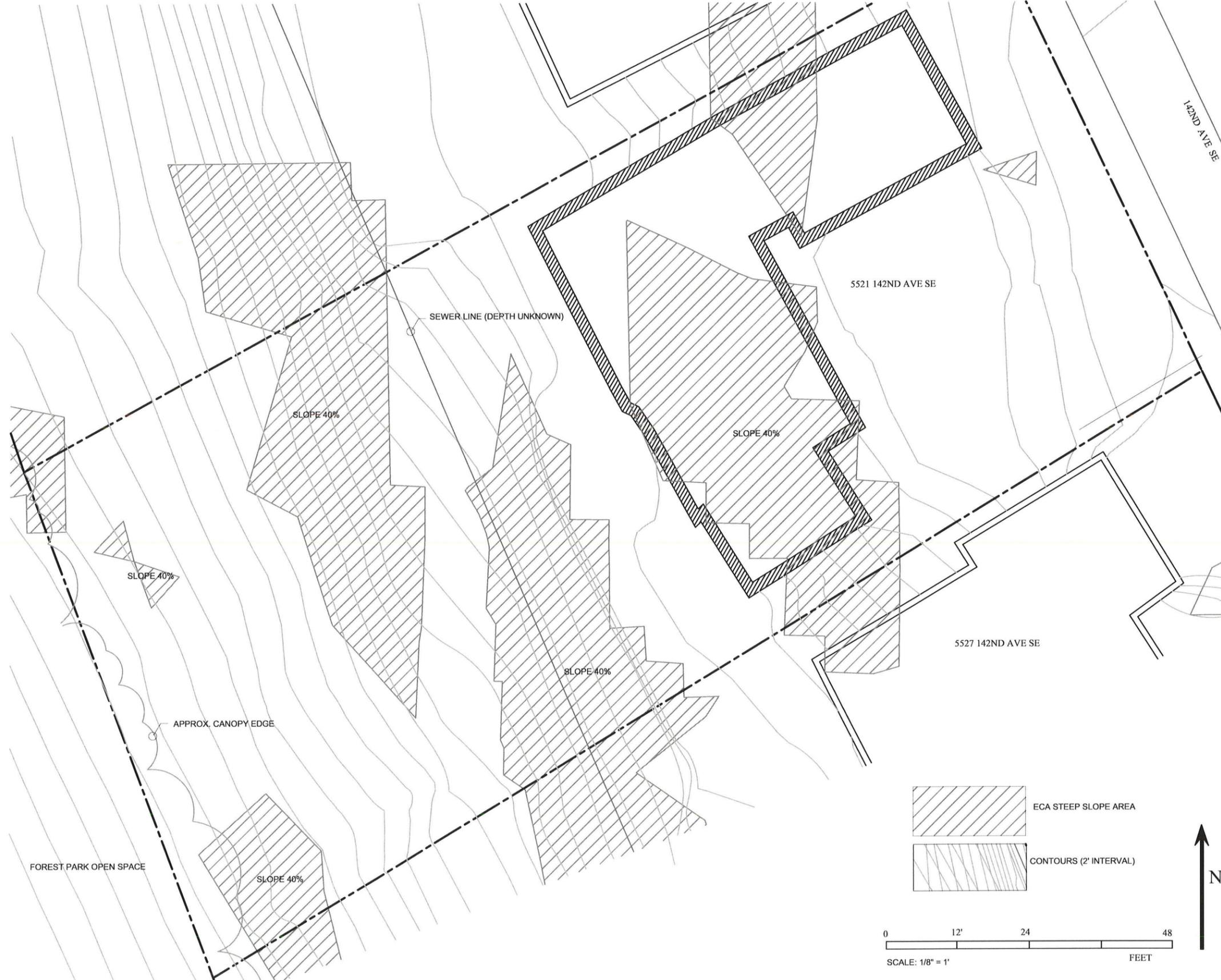
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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878



SPECIAL DRAWING NOTES:

STEEP SLOPE ECA AREA PER PLAT MAP

DEDICATED ENVIRONMENTALLY CRITICAL AREAS (ECA) PROTECTION AREAS ESTABLISH, ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE LAND, AN OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE ECA AREA, FOR THE PURPOSE OF PREVENTING HARM TO THE 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, EXCEPT FOR REMOVAL OF DISEASED OR DYING VEGETATION WHICH PRESENTS A HAZARD OR IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO PERMIT REQUIREMENTS OF THE CITY OF BELLEVUE CODES. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY MEANS AVAILABLE UNDER LAW. THE OBLIGATION IS TO ENSURE THAT ALL TERMS OF THE ECA ARE MET IS THE RESPONSIBILITY OF THE UNDERLYING LANDOWNER.

1. THE INFORMATION SHOWN ON THIS DRAWING REPRESENTS THE RESULTS OF WORK COMPLETED ON OCTOBER 17, 2013 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL EXISTING CONDITIONS AT THAT TIME.

2. CAUTION: UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THESE DRAWINGS, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATIONS AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

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4. CAUTION, THIS DRAWING DEPICTS FEATURES PRESENT WITHIN OR THAT MAY OTHERWISE AFFECT THE PROPERTY SITE USING INFORMATION COMPILED FROM MULTIPLE SOURCES. ALTHOUGH THE INFORMATION USED TO PREPARE THIS DRAWING IS BELIEVED TO BE RELIABLE, IN SOME CASES THE ACCURACY OF THE INFORMATION USED COULD NOT BE CONFIRMED.

Location
Shin Residence

Owner:
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
Bellevue WA 98006



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PLANTING LEGEND SEE SHEET L1.03

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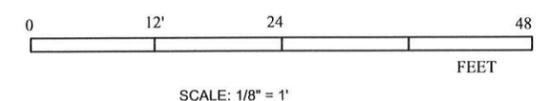
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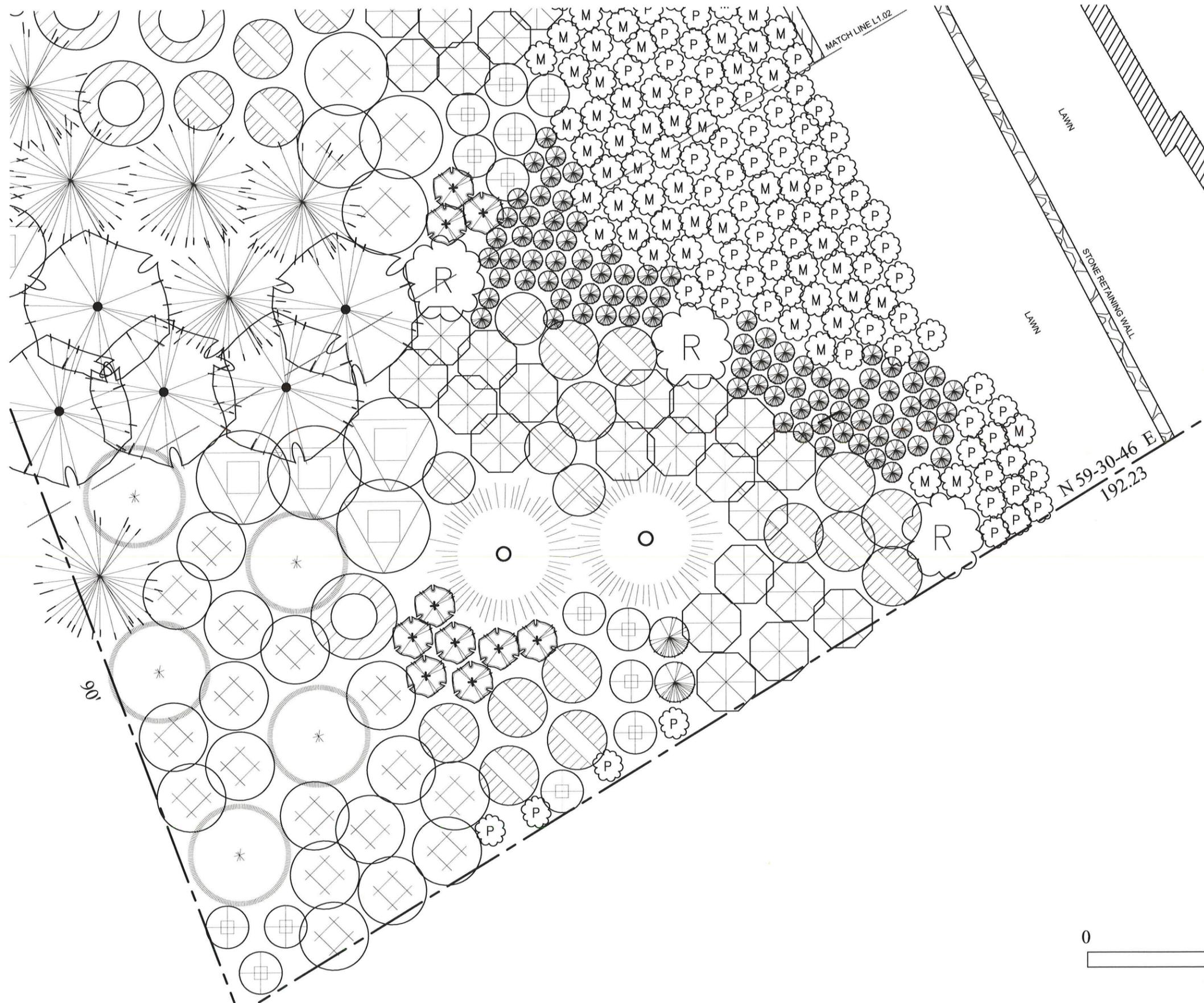
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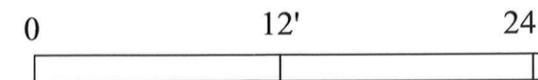
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SEE SHEET L1.03 FOR PLANT LEGEND

TREE/LIMB NOTES

- NO TREES REMAIN ON SITE. STUMPS TO REMAIN INTACT.
- LOGS FROM TREE REMOVAL AND LIMBS/BRANCHES FROM CLEARING WILL REMAIN ON SITE, INTACT, OR AS CHIPPED MULCH.



SCALE: 1/4" = 1'



Location
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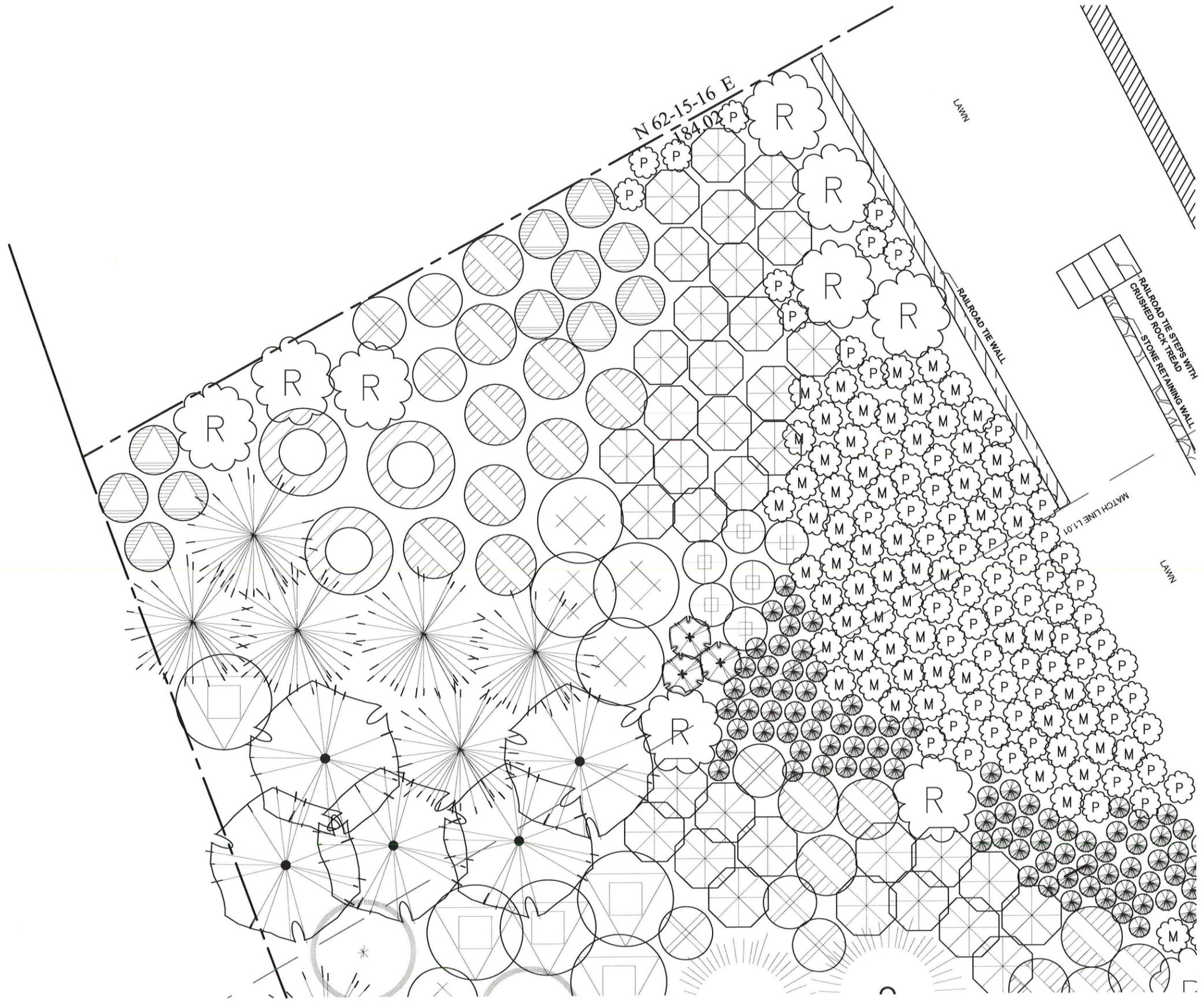
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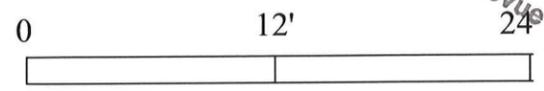


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INSTALLATION BREAKDOWN (PER LANDSCAPE PROFESSIONALS ESTIMATE)

PLANTS PER SPEC. \$4244.65
INCLUDES: SOIL, MULCH, DISTRIBUTION OF MATERIAL, PLANTS

TEMP. IRRIGATION \$1350.00
INCLUDES ALL MATERIALS, BIDDER DESIGN TEMPORARY SYSTEM

LABOR - \$14,000.00

Trees			Qty.	Size
	Acer macrophyllum	Big-leaf Maple	9' o.c. 5	4-6' 1.5" CAL
	Picea sitchensis	Sitka Spruce	9' o.c. 2	5 Gal.
	Prunus emarginata	Bitter Cherry	9' o.c. 4	5 Gal.
	Pseudotsuga menziesii	Douglas Fir	15' o.c. 5	5 Gal.
	Thuja plicata	Western Red Cedar	9' o.c. 7	4-6' 1.5 CAL
Shrubs / Ground Covers				
	Acer circinatum	Vine Maple	6' o.c. 22	4-6', 1.5" cal.
	Amelanchier alniflora	Serviceberry	4.5' o.c. 7	5 Gal.
	Cornus sericea	Red-osier dogwood	4' o.c. 41	1 Gal.
	Gaultheria shallon	Salal	24" o.c. 90	1 Gal.
	Mahonia nervosa	Dull Oregon-Grape	3' o.c. 66	1 Gal.
	Rhododendron macro. (alt. R. augustinii)	Pacific Rhododendron	12' o.c. 10	5 Gal.
	Rubus parviflorus	Thimbleberry	3.5' o.c. 10	2 Gal.
	Philadelphus lewisii	Mock orange	4.5' o.c. 21	2 Gal.
	Sambucus racemosa	Red Elderberry	4.5' o.c. 5	2 Gal.
Not shown	Rosa gymnocarpa	Bald-hip Rose	4.5' o.c. 5	1 or 2 Gal.
	Ribes sanguineum	Red Currant	4.5' o.c. 11	5 Gal.
	Rubus spectabilis	Salmonberry	4' o.c. 14	2 Gal.
	Polystichum munitum	Western Sword Fern	24 o.c. 80	30% 1 Gal. / 70% 4"

Underplanting in tree and shrub area:
Not shown—Polystichum munitum Western Sword Fern 24 o.c. 2000 sf. 30% 1 Gal. / 70% 4"

SPACING PER CITY OF BELLEVUE CRITICAL AREA RECOMMENDATIONS
Existing to remain, protect during installation
Logs and stumps to remain to help sedimentation and slow runoff



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
ANITA L. MADTES
LICENSE NO. 1016
EXPIRES ON 08/26/2014

Issue Date	13.11.20
Revisions	13.12.20 COB REV 14.01.09 PERMIT SET
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Sheet Title	PLANT LIST
Sheet Number	L2.03
Project Number	

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JAN 10 2014
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COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

Location
Shin Residence

Owner:
 Tammy Shin and Juno Choe

Location
 5521 142nd Ave SE
 Bellevue WA 98006

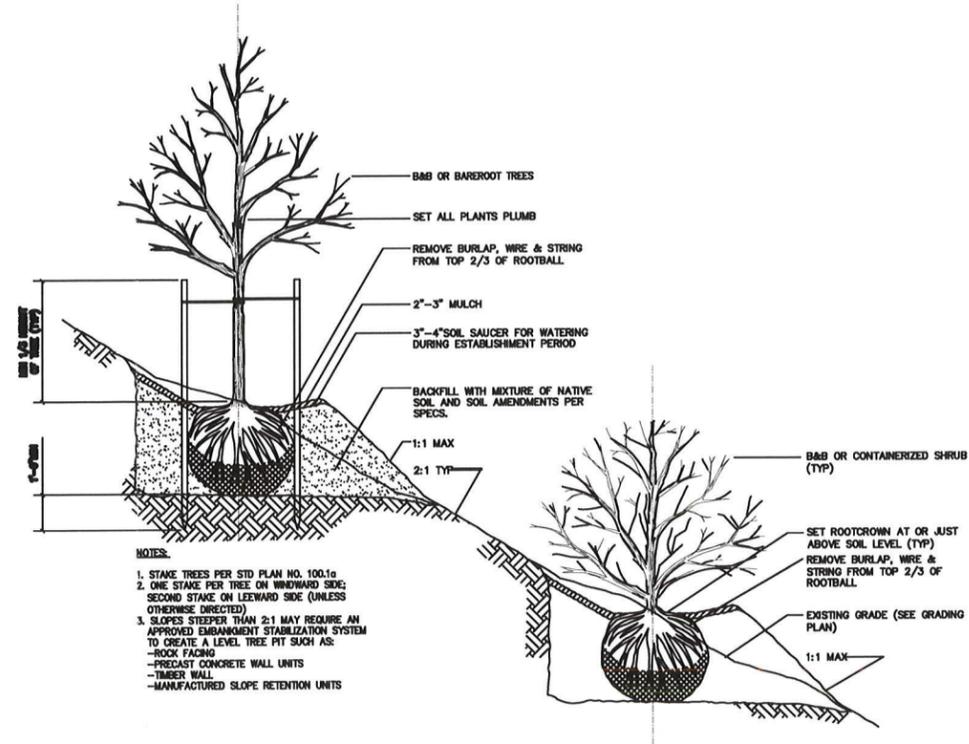


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 anita@mattesdesign.com

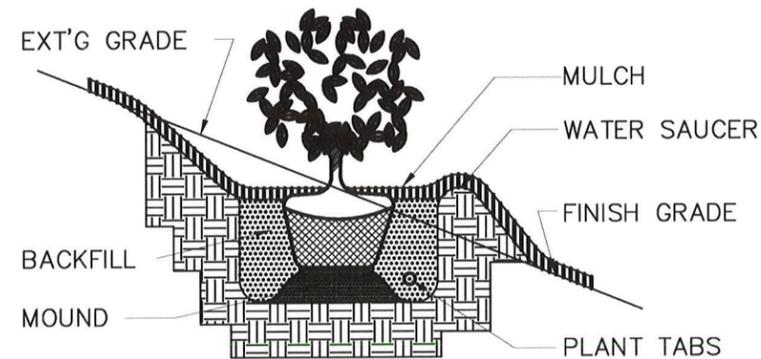


STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT

ANITA L. MADTES
 LICENSE NO. 1016
 EXPIRES ON 08/28/2014



- NOTES:**
1. STAKE TREES PER STD PLAN NO. 100.1a
 2. ONE STAKE PER TREE ON WINDWARD SIDE
 SECOND STAKE ON LEeward SIDE (UNLESS OTHERWISE DIRECTED)
 3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS:
 -ROCK FACING
 -PRECAST CONCRETE WALL UNITS
 -TIMBER WALL
 -MANUFACTURED SLOPE RETENTION UNITS



NOTE:
 DETAIL APPLIES TO TREES, SHRUBS AND
 GROUNDCOVER PLANTINGS ON SLOPES

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Sheet Title
**PLANTING
 DETAILS**

Sheet Number
L2.04

Project Number

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