



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Tammy Shin

LOCATION OF PROPOSAL: 5521 142nd Ave SE

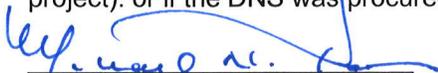
DESCRIPTION OF PROPOSAL: The applicant requests a Critical Areas Land Use Permit for Vegetation Management within a steep slope critical area and slope buffer area including the removal of 8 red alder trees, 3 big leaf maple trees, and native plant restoration of the cleared area. Trees were removed without permission, and are associated with enforcement action #13-121878-EA

FILE NUMBERS: 14-108970-LO **PLANNER:** David Wong

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **6/19/2014**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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


 Environmental Coordinator

6/5/2014
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.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



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

Proposal Name: **Shin Residence**

Proposal Address: **5521 142nd Ave SE**

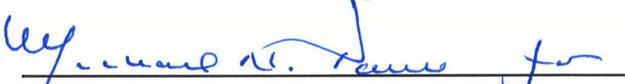
Proposal Description: The applicant requests a Critical Areas Land Use Permit for Vegetation Management within a steep slope critical area and slope buffer area including the removal of 8 red alder trees, 3 big leaf maple trees, and native plant restoration of the cleared area. Trees were removed without permission, and are associated with enforcement action #13-121878-EA.

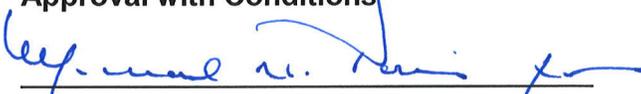
File Number: **14-108970-LO**

Applicant: **Tammy Shin**

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

Planner: **David Wong, Planner**

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**

Carol V. Helland, Land Use Director
Development Services Department

Application Date: January 10, 2014
Notice of Application Publication Date: February 20, 2014
Decision Publication Date: June 5, 2014
Project/SEPA Appeal Deadline: June 19, 2014

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

Contents

I.	Proposal Description	Pg 3
II.	Consistency with Land Use Code Requirements	Pg 3
III.	Public Notice & Comment	Pg 6
IV.	State Environmental Policy Act (SEPA)	Pg 6
V.	Decision Criteria	Pg 6
VI.	Conclusion and Decision	Pg 7
VII.	Conditions of Approval	Pg 8

Attachments

1. Vegetation Management Plan - Enclosed
2. SEPA Checklist, Application Forms, and Materials – In File

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit approval to restore vegetation removed from two steep slope critical areas and their associated buffers without permit. The proposal includes the installation of native plants and management of recently emergent invasive weed species.

A permit is required because any vegetation removal within a geologic hazard critical area requires a Vegetation Management Plan approved through a Critical Areas Land Use Permit per LUC 20.25H.055.C.3.i.vi.

II. Consistency with Land Use Code Requirements:

Vegetation Management Plan Performance Standards LUC 20.25H.055.C.3.v.i

(A) Is the Vegetation Management Plan prepared by a qualified professional?

Yes or No

Describe:

Plan Preparer's Name: Anita Madtes
Company: Madtes Design
Address: PMB 42, 227 Bellevue Way NE, Bellevue, WA 98004
Phone: 206-853-4668
Email: anitam@madtesdesign.com
Statement of Qualifications: ASLA Landscape Architect

(B) Does the Vegetation Management Plan include the following?

(1) A description of existing site conditions, including existing critical area functions and values;

Yes or No

Describe: The existing slopes and buffers have been degraded over several years of non-permitted vegetation removal, and is adjacent to Forest Park Open Space. New emergent species including butterfly bush (*Buddleia spp.*), salal (*Gaultheria shallon*), Oregon grape (*Mahonia nervosa*), and western sword fern (*Polystichum munitum*) have begun to inhabit the lower portion of the slope adjacent to Forest Park Open Space.

(2) A site history;

Yes or No

Describe: The total lot size is 0.36 acre and is zoned R-2.5 (single family residential). The project site was developed with a large single-family residence, driveway, and formal landscaping in 1989. Development was part of the Forest Park Meadows plat finalized in 1980.

The management plan discusses the potential for habitat associated with species of local importance. Because of the uncertainty regarding distribution and habitat requirement in the

local area, probably use is assumed to be low to non-existent based on the general suitability of the on-site habitat types.

(3) A discussion of the plan objectives;

Yes or No

Describe: The general objective of the plan is to restore the functions of the steep slopes and their associated buffers impacted by the unpermitted tree removal. The management plan also includes the following specific goals and objectives:

Goals	Objectives
To restore on-site portions of the critical area steep slope and the associated buffers recently impacted by tree and shrub removal	To install and successfully establish 576 plantings within a 7,000 square foot area
To minimize the general presence of noxious weed species within on-site portions of the steep slopes and their associate buffers	To remove and control noxious weed species coverage within the 7,000 square foot area
To mitigate the temporal loss of canopy coverage and habitat structure loss	To provide habitat opportunity and the value that would not exist with full removal of felled trees and remaining limb and branch debris

(4) A description of all sensitive features;

Yes or No

Describe: The site contains geologic hazard steep slopes and their associated buffers. Forest Park Open Space lies adjacent to the southwesterly lot boundary.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

Yes or No

Describe: Soils within and adjacent to the management area are mapped as Beausite gravelly sandy loam, 15 to 30% slopes. Beausite series soils are formed on glacial deposits and are made up of well-drained soils that are underlain by sandstone at a depth of 20 to 40 inches. On-site soils were generally a very dark brown sandy to gravelly sandy loam to a depth of 20 inches below the soil surface.

The site is devoid of any large woody plants due to past non-permitted vegetation removal. Emergent vegetation such as butterfly bush (*Buddleia spp.*), salal (*Gaultheria shallon*), Oregon grape (*Mahonia nervosa*), and western sword fern (*Polystichum munitum*) have begun to inhabit the lower portion of the slope adjacent to Forest Park Open Space.

The management plan discusses the potential for habitat associated with species of local importance. Because of the uncertainty regarding distribution and habitat requirement in the

local area, probably use is assumed to be low to non-existent based on the general suitability of the on-site habitat types.

(6) Allowed work windows;

Yes or No

Describe: The owner plans to plant replacement trees and plants during fall, depending the issued date of the city's permit. This meets the recommended installation timing to ensure successful establishment of plant material.

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

Yes or No

Describe: See Attachment B.

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

Yes or No

Describe: See Attachment B for the proposed planting and monitoring plan. These replacement trees, shrubs, and groundcovers will provide erosion control function to stabilize the steep slope and buffers. It will also be beneficial for wildlife habitat functions.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes or No

Describe: No additional tree removal is proposed. Tree removal done under 13-121878-EA is not expected to have an impact to habitat associated with species of local importance.

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?

Yes or No

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes or No

III. Public Notice and Comment

Application Date: January 10, 2014
Public Notice (500 feet): February 4, 2014
Minimum Comment Period: March 6, 2014

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on February 4, 2014. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

IV. State Environmental Policy Act (SEPA)

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

V. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140

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

- A. The proposal obtains all other permits required by the Land Use Code; and**
Yes or No

Describe: The proposal is required to obtain a clearing and grading in critical areas (GJ) permit prior to commencing work under this proposal.

- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and**
Yes or No

Describe: The best available design and development technique resulting in the least impact to the critical area is to replace the lost trees with new, native trees, shrubs, and groundcovers.

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

Yes or No

Describe: As discussed in Section II, the proposal has demonstrated compliance with the performance standards for vegetation management within a critical area.

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

Yes or No

Describe: The site is currently served by adequate public facilities. The proposal will not increase the need for public facilities on the site.

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

Yes or No

Describe: The proposal does included a restoration plan. The proposal also includes monitoring of the new plantings for a period of 3 years.

F. The proposal complies with other applicable requirements of this code.

Yes or No

Describe: Demonstration of compliance with the other applicable requirements of the Bellevue City Code will be completed under the review of the required clearing and grading permit

VI. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **Approve with Conditions** the vegetation management plan within the steep slope critical area/buffer at 5521 142nd Ave SE.

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.

VII. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Noise Control- BCC 9.18	David Wong, 425-452-4282

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

1. Clearing and Grading Permit Required: Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Clearing and Grading Permit must be approved, and plans submitted as part of this permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

2. Planting Cost Estimate: A cost estimate for the proposed plant installation and five (5) years of maintenance and monitoring must be submitted prior to clearing and grading permit issuance.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

3. Maintenance Surety: A maintenance surety, based on the cost estimate above is required 100 percent of the total cost for five (5) years of maintenance and monitoring or the cost of the plants. The maintenance surety is required prior to clearing and grading permit issuance.

Authority: Land Use Code 20.30P.140
Reviewer: David Wong, Land Use

4. Temporary Irrigation Required: Unless otherwise noted in the plan, temporary irrigation shall be provided to guarantee the establishment of restoration planting over the first two growing summers following installation. The restoration area shall be mulched to ensure water retention and reduce invasive growth

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

5. Monitoring and Reporting Required: To ensure establishment occurs and long-term viability is assured, a yearly monitoring report demonstrating compliance with performance standards in the plan shall be submitted to the Development Services Department for a period of five years. This monitoring effort may be shortened at the discretion of the City based on early performance data and evidence that the installation is accordance with the approved vegetation management plan or as amended by the Development Services Department.

The reports can be sent to David Wong at dwong@bellevuewa.gov or the address below:

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

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

6. Rainy Season restrictions: Due to the proximity to steep slope critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 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: Janney Gwo, Clearing and Grading

7. 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: David Wong, Land Use

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

Authority: Bellevue City Code 9.18

Reviewer: David Wong, Land Use

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

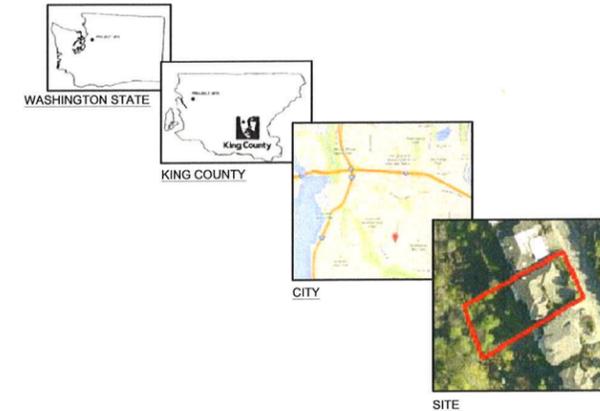
INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE COMPLIANCE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS STOCK.

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



MADTES DESIGN
LANDSCAPE ARCHITECTURE

PM3-02
227 BELLEVUE WAY NE
BELLEVUE WA 98004
206.853.4889
art@madtesdesign.com



ANITA MADTES
LICENSED
LANDSCAPE ARCHITECT

LICENSE NO. 1016
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

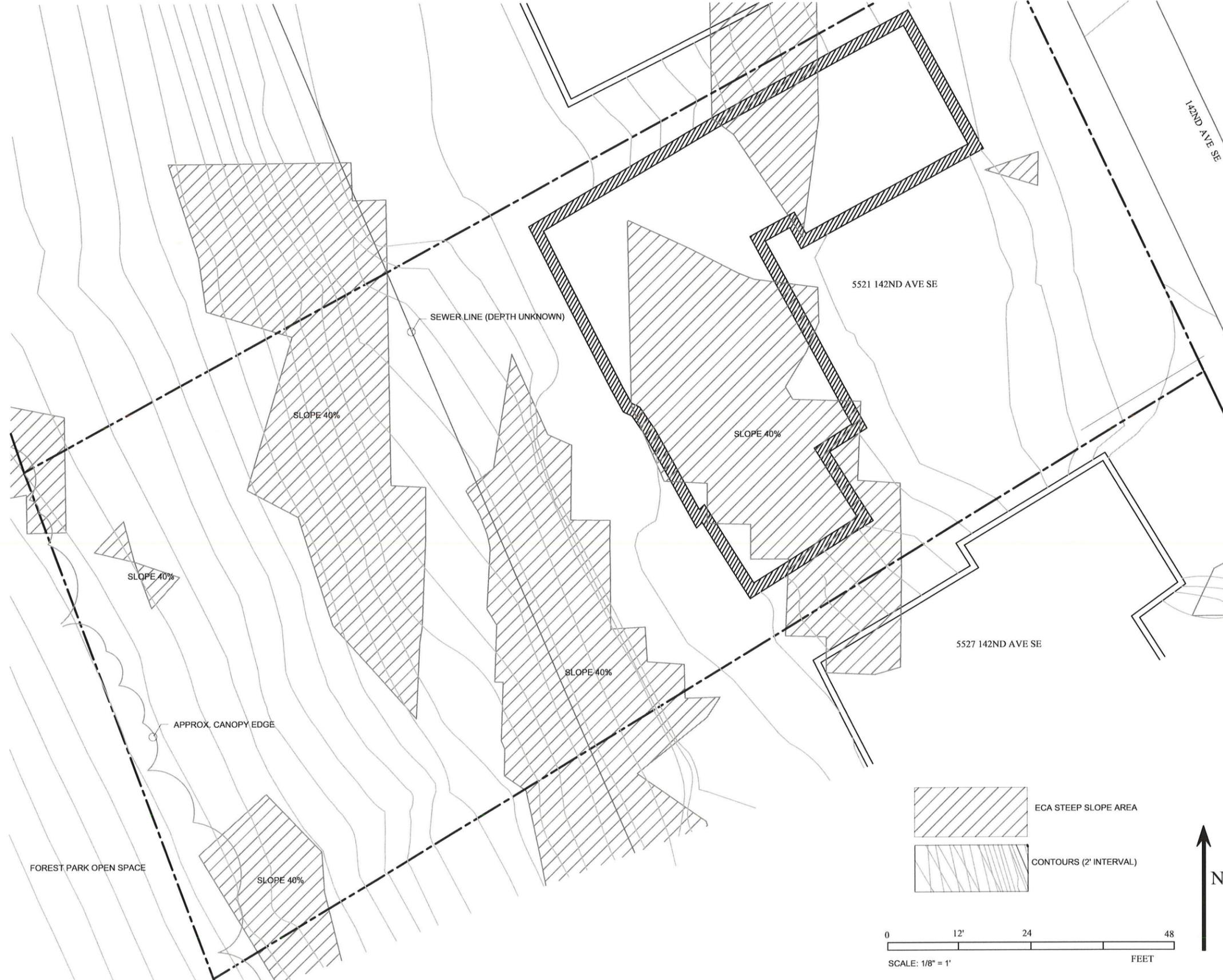
Project Number

©MADTES DESIGN, 2010

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

Received
JAN 10 2014
Permit Processing
City of Bellevue

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



MADTES DESIGN
LANDSCAPE ARCHITECTURE

PM 03 42
227 BELLEVUE WAY NE
BELLEVUE, WA 98004
206.853.4668
shin@madtesdesign.com



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

ANITA L. MADTES
LICENSE NO. 1016
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
EXISTING SITE CONDITIONS

Sheet Number
L1.00

Project Number

©MADTES DESIGN, 2010

Received
JAN 10 2014
Permit Processing
City of Bellevue

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

COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878

Location
Shin Residence

Owners
 Tammy Shin and Juno Choe

Location
 5521 142nd Ave SE
 Bellevue WA 98006



MADTES DESIGN
 LANDSCAPE ARCHITECTURE

PMO 42
 227 BELLEVUE WAY NE
 BELLEVUE WA 98004
 206.853.4688
 anitam@madtesdesign.com



STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT

ANITA L. MADTES
 LICENSE NO. 1016
 EXPIRES ON 08/26/2014

PLANTING LEGEND SEE SHEET L1.03

SPECIAL DRAWING NOTES:

STEEP SLOPE ECA AREA PER PLAT MAP

DEDICATION ENVIRONMENTALY CRITICAL AREAS (ECA) PROTECTION AREAS ESTABLISHES, 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 DISEASE OR DYING VEGETATION, WHICH PREVENTS A HAZARD OR IMPLEMENTATION OF AND IN CANCER PLAN REQUIRED OR APPROVED BY CITY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASE, 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 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.

RECEIVED
 JAN 10 2014
 Permit Processing
 City of Bellevue

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

Issue Date	13.11.20
Revisions	
13.12.20	COB REV
14.01.09	PERMIT SET

Drawn/Checked

Sheet Title

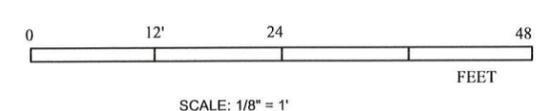
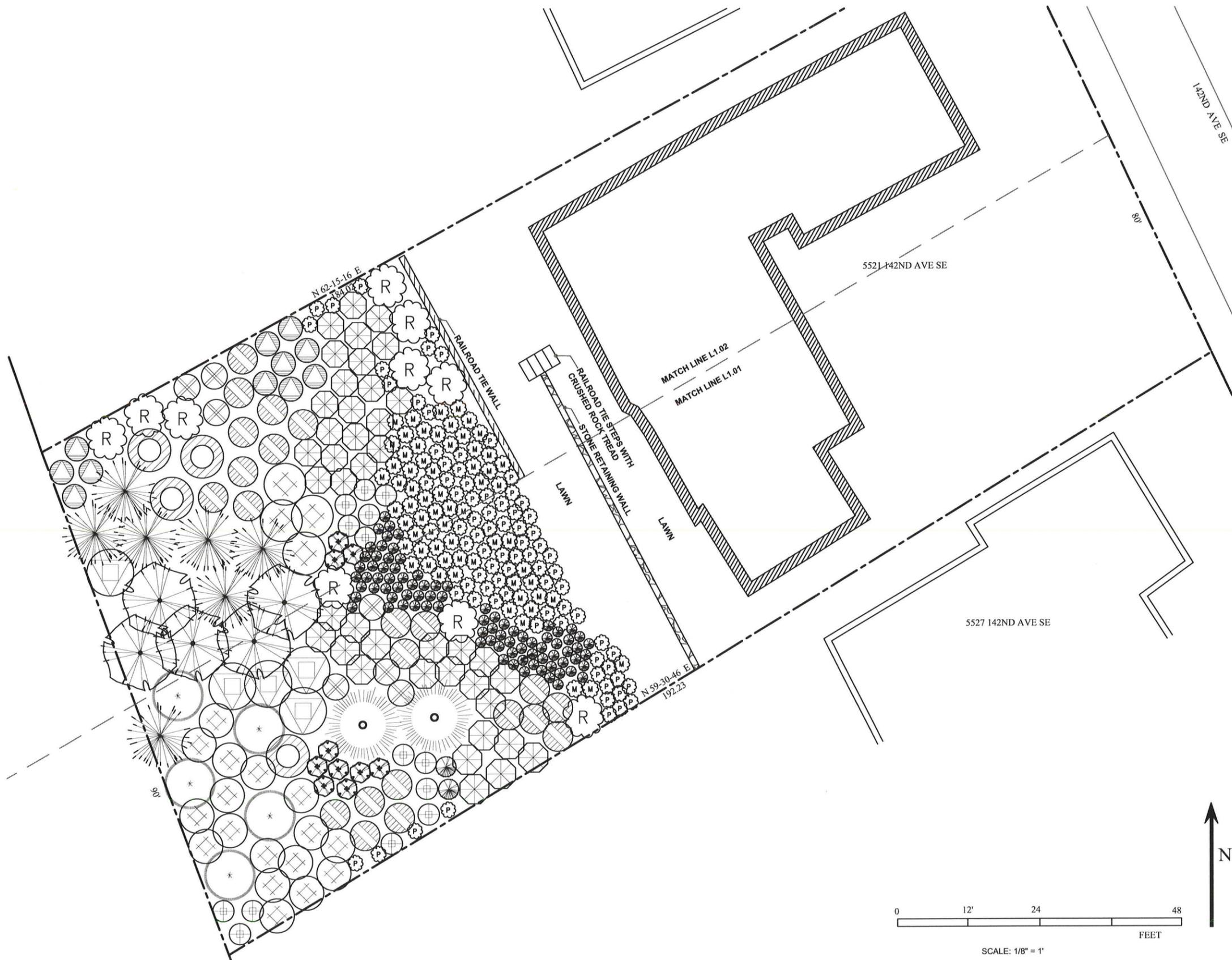
PLANTING PLAN

Sheet Number

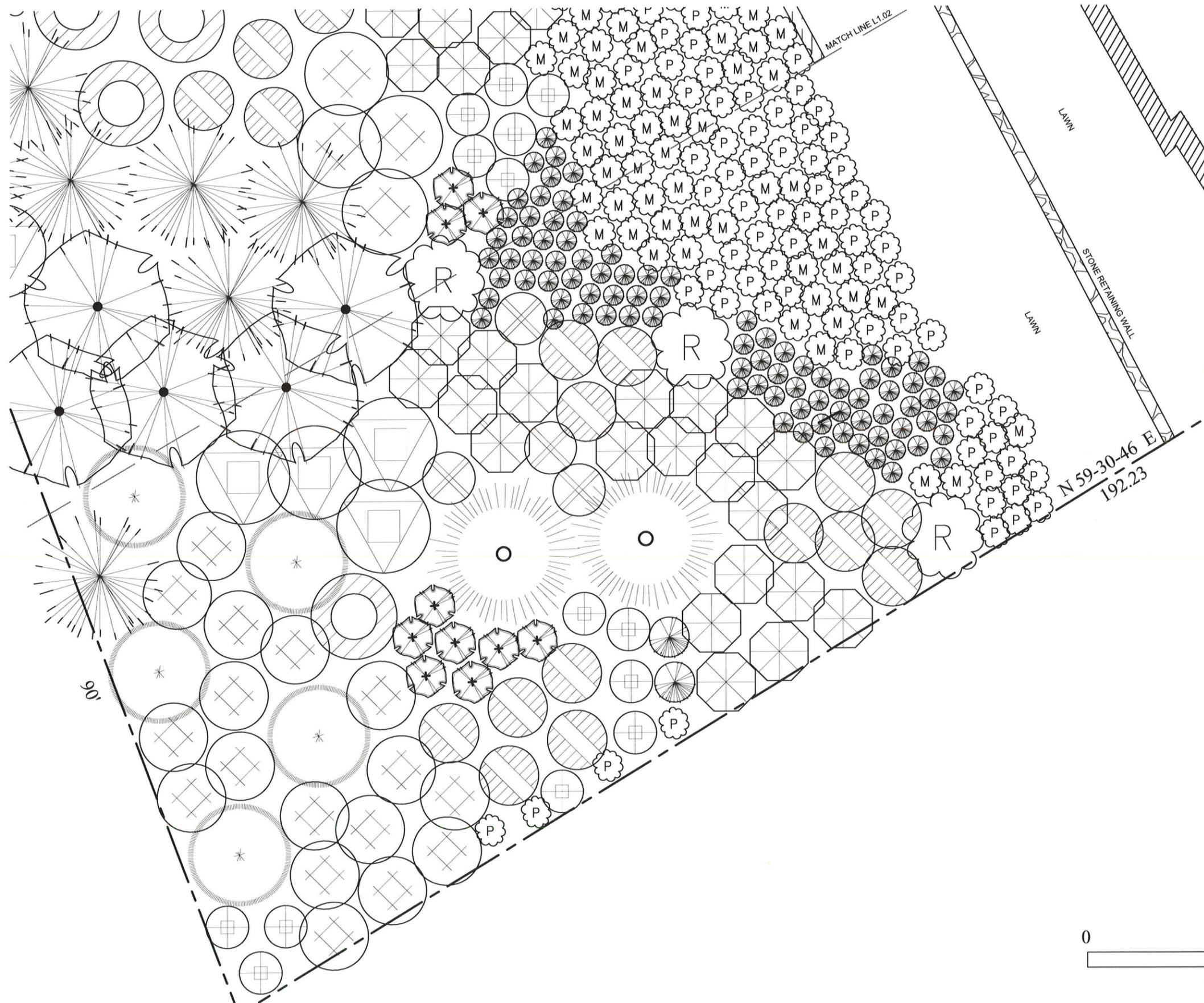
L2.00

Project Number

©MADTES DESIGN, 2010



COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878



MATCH LINE L1.02

LAWN

STONE RETAINING WALL

LAWN

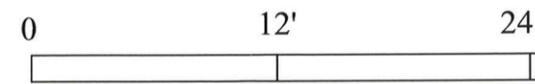
N 59-30-46 E
192.23

90'

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
Shin Residence

Owners
Tammy Shin and Juno Choe

Location
5521 142nd Ave SE
Bellevue WA 98006



PROJ #0
227 BELLEVUE WAY NE
BELLEVUE WA 98004
206.532.4658
amshin@madtesdesign.com



STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

ANITA L. MADTES
LICENSE NO. 1016
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
PLANTING PLAN L2.01

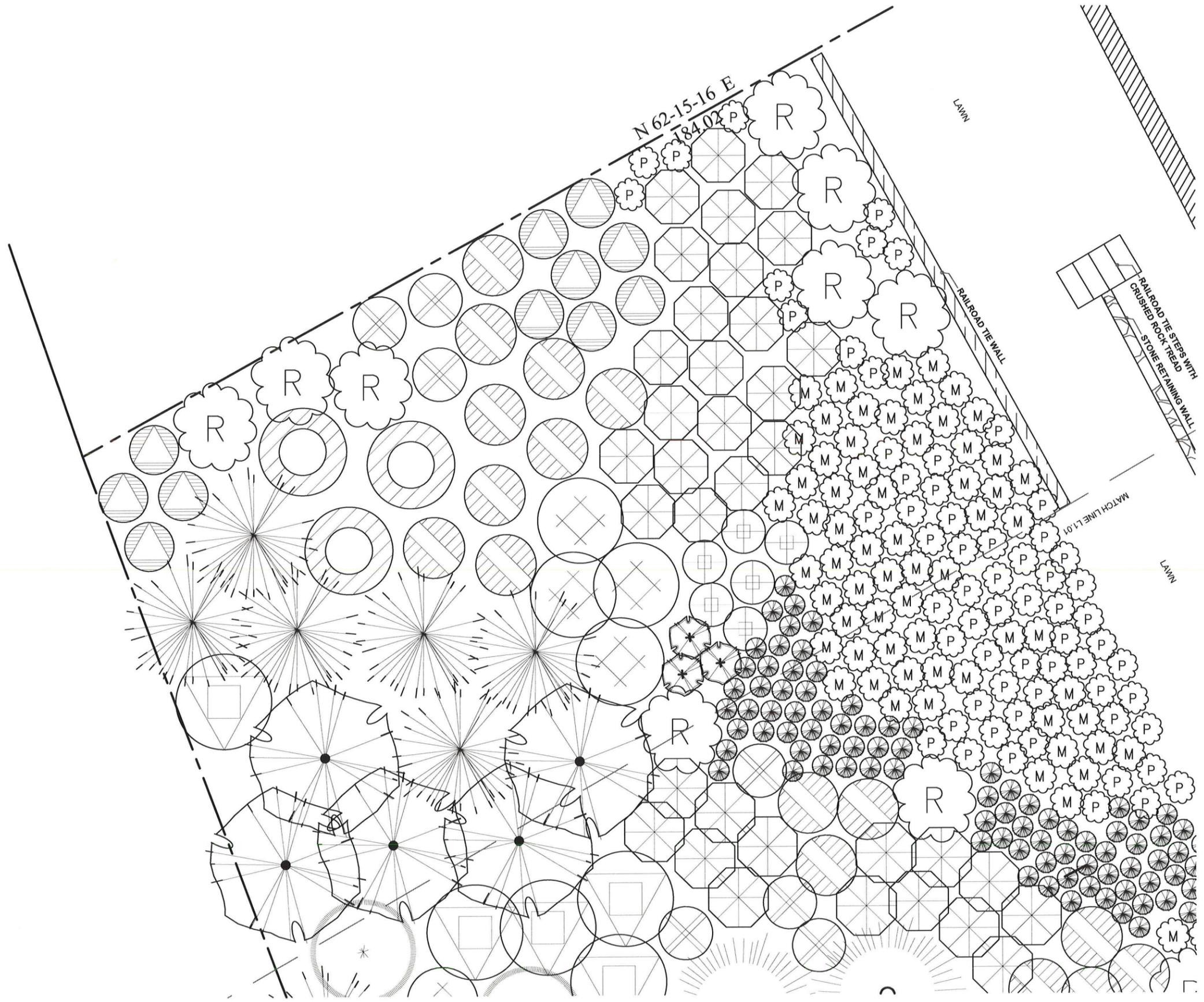
Received
JAN 10 2014
Permit Processing
City of Bellevue

L2.01

Project Number

©MADTES DESIGN, 2010

COMPLIANCE MONITORING AND MAINTENANCE PLAN FOR CASE #13-121878



SEE SHEET L1.03 FOR PLANT LEGEND

TREE / LIMB NOTES

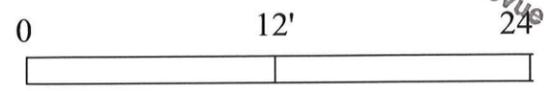
- NO TREES REMAIN ON SITE. STUMPS TO REMAIN INTACT.
- LOGS FROM TREE REMOVAL AND LIMBS/BRANCHES FROM CLEARING WILL REMAIN ON SITE, INTACT, OR AS CHIPPED MULCH.

Location
Shin Residence
 Owners:
 Tammy Shin and Juno Choe
 Location:
 5521 142nd Ave SE
 Bellevue WA 98006

PNW 42
 227 BELLEVUE WAY NE
 BELLEVUE, WA 98004
 206.853.4668
 antam@madtesdesign.com

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
Drawn/Checked	
Sheet Title	PLANTING PLAN L2.02
Sheet Number	L2.02
Project Number	



SCALE: 1/4" = 1'

Received
 JAN 18 2014
 Permit Processing
 City of Bellevue

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



MADTES DESIGN
 LANDSCAPE ARCHITECTURE

PNW 42
 227 BELLEVUE WAY NE
 BELLEVUE WA 98004
 206.853.4668
 arisa@madiesdesign.com

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

Drawn/Checked

Sheet Title

PLANT LIST

Sheet Number

L2.03

Project Number

©MADTES DESIGN, 2010

Received
 JAN 10 2014
 Permit Processing
 City of Bellevue

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

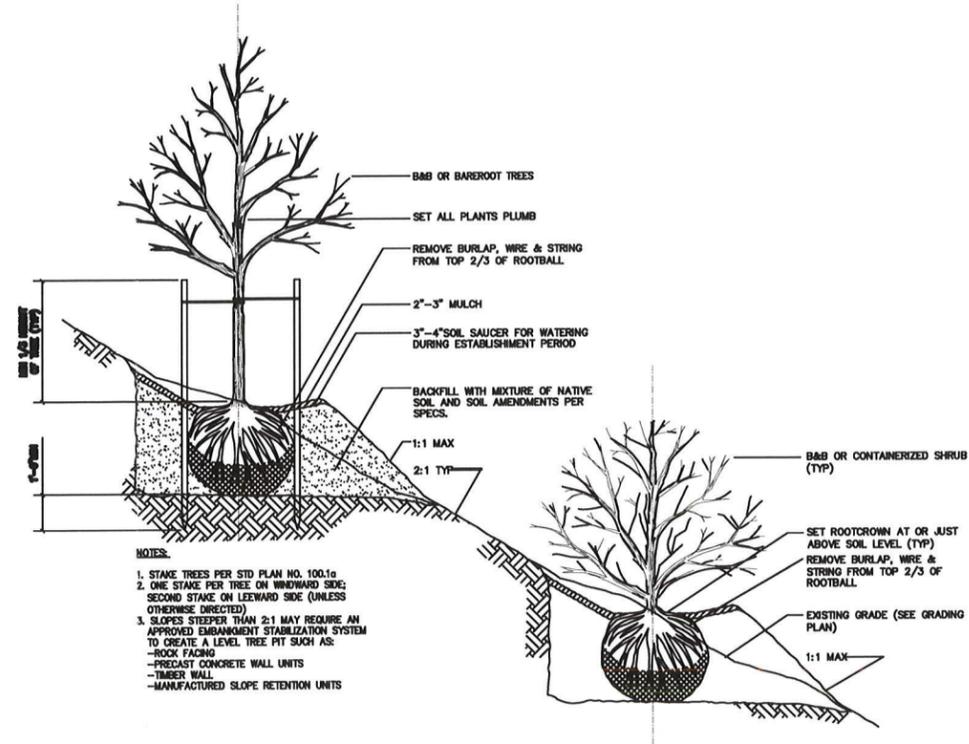


FMO 42
 227 BELLEVUE WAY NE
 BELLEVUE, WA 98004
 206.853.4668
 anita@madtesdesign.com

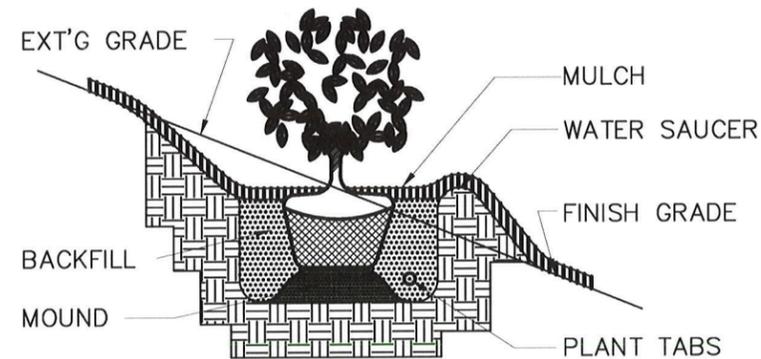


STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT

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

Issue Date	13.11.20
Revisions	
13.12.20	COB REV
14.01.09	PERMIT SET

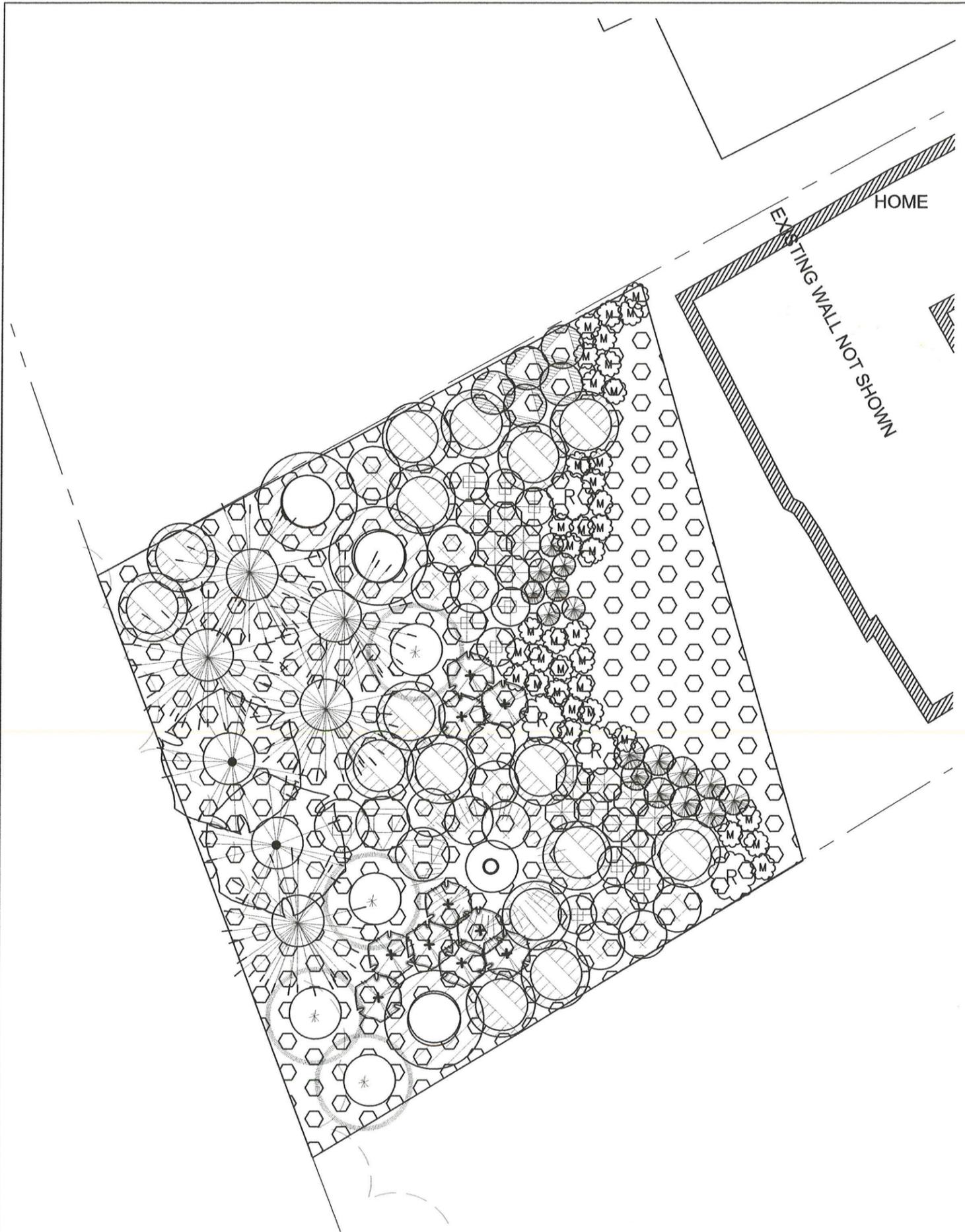
Drawn/Checked

Sheet Title
**PLANTING
 DETAILS**

Sheet Number
L2.04

Project Number

Received
 JAN 10 2014
 Permit Processing
 City of Bellevue



Trees

Symbol	Scientific Name	Common Name	Spacing	Qty.	Size
	<i>Acer macrophyllum</i>	Big-leaf Maple	9' o.c.	2	5 Gal. or as available B&B
	<i>Picea sitchensis</i>	Sitka Spruce	9' o.c.	1	5 Gal. or as available B&B
	<i>Prunus emarginata</i>	Bitter Cherry	9' o.c.	3	2 Gal. or as available B&B
	<i>Pseudotsuga menziesii</i>	Douglas Fir	15' o.c.	4	5 Gal. or as available B&B
	<i>Thuja plicata</i>	Western Red Cedar	9' o.c.	5	2 Gal. or as available B&B

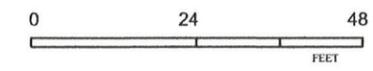
Shrubs

	<i>Acer circinatum</i>	Vine Maple	5' o.c.	16	2 Gal. or as available B&B
	<i>Amelanchier alniflora</i>	Serviceberry	6' o.c.	1	5 Gal. or as available B&B
	<i>Cornus sericea</i>	Red-osier dogwood	4' o.c.	13	1 Gal.
	<i>Gaultheria shallon</i>	Salal	3' o.c.	17	1 Gal.
	<i>Mahonia nervosa</i>	Dull Oregon-Grape	3' o.c.	37	1 Gal.
	<i>Rhododendron macro.</i> (alt. <i>R. augustinii</i>)	Pacific Rhododendron	12' o.c.	4	5 Gal. or as available B&B
	<i>Rubus parviflorus</i>	Thimbleberry	4' o.c.	10	2 Gal. or as available B&B
	<i>Philadelphus lewisii</i>	Mock orange	4.5' o.c.	12	2 Gal. or as available B&B
	<i>Sambucus racemosa</i>	Red Elderberry	4.5' o.c.	3	2 Gal. or as available B&B
	<i>Rosa gymnocarpa</i>	Bald-hip Rose	4.5' o.c.	5	1 or 2 Gal.
	<i>Ribes sanguineum</i>	Red Currant	4.5' o.c.	5	1 or 2 Gal.
	<i>Rubus spectabilis</i>	Salmonberry	4' o.c.	10	2 Gal.

Polystichum munitum Western Sword Fern 36" o.c. 3893 sf. 1 Gal. 428 plants total

Existing to remain, protect during installation
Logs and stumps to remain to help sedimentation and slow runoff

NOTES:
 -AS-BUILT PLAN WILL BE DOCUMENTED DURING INVASIVE REMOVAL, EXISTING PLANTING WILL BE INCORPORATED INTO THIS PLAN.
 -ON SITE STONES 1' AND LARGER AS WELL AS LOGS WILL BE INCORPORATED INTO THE PLAN AS PART OF THE HABITAT ENHANCEMENT AND FOR ASSISTING IN RUNOFF CONTROL.
 -MONITORING PLAN FOR INVASIVES, PLANT HEALTH ARE DETAILED ON L0.01



SHIN Residence
 Owners Name: Juno Choe & Tammy Shin

Location
 5521 142ND AVE SE
 BELLEVUE WA, 98006



PMB 42
 227 BELLEVUE WAY NE
 BELLEVUE WA 98004
 206.853.4668
 antlam@madtesdesign.com



Issue Date
 10.15.13
 Revisions
 10.15.13 REVISIONS
 04.14.14 REVISIONS

Drawn/Checked
 10.20.13 AM

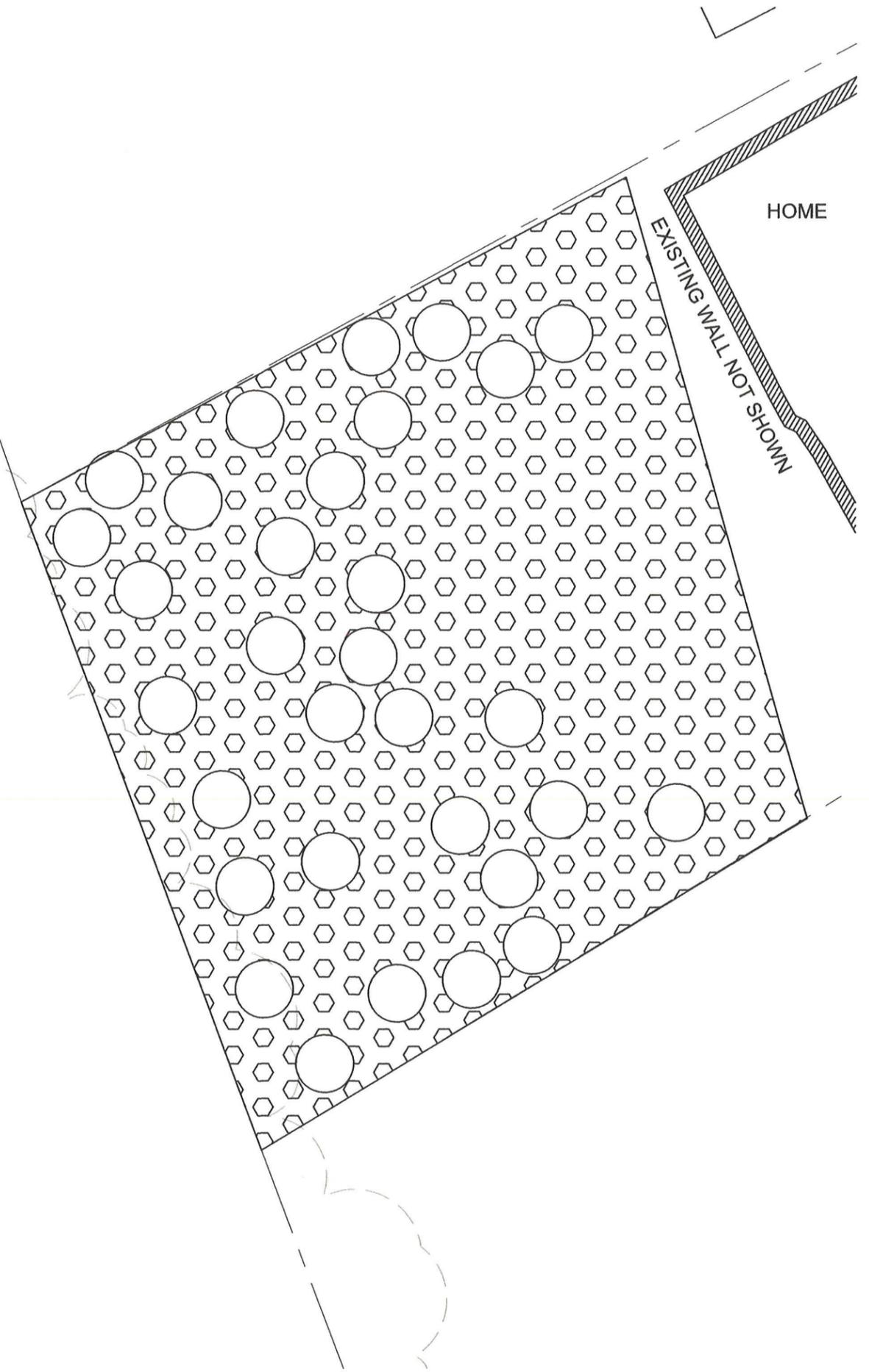
Sheet Title
ECA REVEGETATION PLAN

Sheet Number
L2.00

Received
 APR 16 2014
 Permit Processing
 City of Bellevue



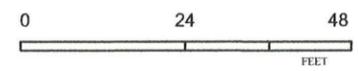
Project Number



Trees		Qty.	Size
	Acer macrophyllum Big-leaf Maple	9' o.c. 2	5 Gal. or as available B&B
	Picea sitchensis Sitka Spruce	9' o.c. 1	5 Gal. or as available B&B
	Prunus emarginata Bitter Cherry	9' o.c. 3	2 Gal. or as available B&B
	Pseudotsuga menziesii Douglas Fir	15' o.c. 4	5 Gal. or as available B&B
	Thuja plicata Western Red Cedar	9' o.c. 5	2 Gal. or as available B&B
Shrubs		Qty.	Size
	Acer circinatum Vine Maple	5' o.c. 16	2 Gal. or as available B&B
	Amelanchier alniflora Serviceberry	6' o.c. 1	5 Gal. or as available B&B
	Cornus sericea Red-osier dogwood	4' o.c. 13	1 Gal.
	Gaultheria shallon Salal	3' o.c. 17	1 Gal.
	Mahonia nervosa Dull Oregon-Grape	3' o.c. 37	1 Gal.
	Rhododendron macro. (alt. R. augustinii) Pacific Rhododendron	12' o.c. 4	5 Gal. or as available B&B
	Rubus parviflorus Thimbleberry	4' o.c. 10	2 Gal. or as available B&B
	Philadelphus lewisii Mock orange	4.5' o.c. 12	2 Gal. or as available B&B
	Sambucus racemosa Red Elderberry	4.5' o.c. 3	2 Gal. or as available B&B
Not shown	Rosa gymnocarpa Bald-hip Rose	4.5' o.c. 5	1 or 2 Gal.
	Ribes sanguineum Red Currant	4.5' o.c. 5	1 or 2 Gal.
	Rubus spectabilis Salmonberry	4' o.c. 10	2 Gal.
	Polystichum munitum Western Sword Fern	36" o.c. 3893 sf.	1 Gal. 428 plants total

Existing to remain, protect during installation
 Logs and stumps to remain to help sedimentation and slow runoff

NOTES:
 -AS-BUILT PLAN WILL BE DOCUMENTED DURING INVASIVE REMOVAL, EXISTING PLANTINGS WILL BE INCORPORATED INTO THIS PLAN.
 -ON SITE STONES 1' AND LARGER AS WELL AS LOGS WILL BE INCORPORATED INTO THE PLAN AS PART OF THE HABITAT ENHANCEMENT AND FOR ASSISTING IN RUNOFF CONTROL.
 -MONITORING PLAN FOR INVASIVES, PLANT HEALTH ARE DETAILED ON L0.01



Received
 APR 16 2014
 Permit Processing
 City of Bellevue

SHIN Residence
 Owners Name: Juno Choe & Tammy Shin

Location
 5521 142ND AVE SE
 BELLEVUE WA, 98006



PMB 42
 227 BELLEVUE WAY NE
 BELLEVUE WA 98004
 206.853.4668
 arltam@madtesdesign.com



Issue Date
 10.15.13
 Revisions
 10.15.13 REVISIONS
 04.14.14 REVISIONS

Drawn/Checked
 10.20.13 AM

Sheet Title
ECA GROUND COVER REVEGETATION PLAN

Sheet Number
L2.01

Project Number
 ©MADTES DESIGN, 2010