



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. 14-133564-LO

Project Name/Address: Ming Residence CALUP

Planner: David Wong

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

Minimum Comment Period: July 17, 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



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.

ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: CHAN MING+CECILIA NGAN

Proponent: Chad Kulper

Contact Person: Lafe Hermansen

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

Address: 14711 NE 20th Place, Suite 101, Bellevue 98007

Phone: 425-885-7877

Proposal Title: Chan Property Critical Land Use Permit

Proposal Location: 9900 NE 34th Street, intersection of 99th Ave NE
(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: 1 new residence on existing vacant lot
2. Acreage of site: 13,558 sf
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 4900 sf
7. Quantity of earth movement (in cubic yards): 400 cuyd
8. Proposed land use: Single Family
9. Design features, including building height, number of stories and proposed exterior materials:
Buildings will meet R-2.5 zoning Standards and building code. Building materials will be consistent with homes in the area.
10. Other

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

Project will be completed within 2015

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

None to our knowledge.

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

Geotechnical Study by Earth Solutions Northwest, 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 to our knowledge

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.

SEPA Determination, Critical Land Use Permit Approval, Grading Permit, Final Approval, Residential Building Permit.

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)?
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.
fractured silt with moderate plasticity (ML & MH) and Clay (CH)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None to our knowledge
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The purpose of grading is to construct the proposed residence to City standards by providing a building pad for the single family residence. The grading is intended to be balanced onsite, with all cut and fill material originating from the site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, however, the use of BMPs is expected to mitigate any modes erosive situations.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 2,220 sf will be covered by impervious surface. This may be increased but will not expand over the allowed area by Bellevue code.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: siltation fence, siltation ponds and other measures which may be used in accordance with the requirements of the City. Erosion Control Regulated By BCC 23.76

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.
During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other typical of a residential neighborhood.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Off-site sources of emissions are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington. The site has been included in a "No Burn Zone" by the Puget Sound Air Pollution Control Agency which went into effect on September 1, 1992. No land clearing or residential yard debris fires would be permitted on-site, nor in the surrounding neighborhood in accordance with the regulation.

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.

none to our knowledge

- (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.

no

- (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.

none

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

Not applicable

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

no

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

No, a public sanitary sewer system connection will be installed.

b. Ground

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

No groundwater will be withdrawn. Public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

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

Not applicable. The site will be served by sanitary sewers.

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.

Stormwater runoff from impervious surfaces will be collected and routed to 4 pop-up emitter dispersed to flow downstream along vegetative paths.

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

This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard and garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons.

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. This system will include (4) yard drain sumps with a pop-up drainage emitter to flow downstream along vegetative paths. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers:

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- 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 brambles

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

Selected trees will be retained and placed in a NGPA to satisfy the City of Bellevue Tree Retention requirements. Clearing will be limited to the envelope of the structure and utilities installation.

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

No threatened or endangered plants are known to exist on the site.

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

Proposed landscaping will be per the vegetation mitigation 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:

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 species known to be on or near the site.

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

Not to our knowledge

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

Per Bellevue Code, the site will retain the required percentage of existing trees.

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.

Electricity and/or natural gas will be the primary source of energy used to provide heating and cooling.

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

No

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

The requirements of the Uniform Building Code and the State Energy Code will be incorporated.

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.

This project will not generate any environmental health hazards.

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

None to our knowledge.

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

There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.

- b. Noise

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

The main source of off-site noise in this area originates from the vehicular traffic present on SR 520.

- (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.

Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by City Code. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential areas.

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

Building construction will be done during the hours prescribed by the City of Bellevue. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.

Noise Regulated By: BCC 9.18

8. Land and Shoreline Use

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

Vacant and Single Family Homes

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

Not to our knowledge

- c. Describe any structures on the site.

There are no structures on the site.

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

no

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

R-2.5

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

SF-M, Medium Density

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

Not applicable.

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

Yes, steep slopes encompass the majority of the site.

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

Approximately 3 people (1 x 2.5 persons per dwelling unit).

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

zero (0)

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

None, as the current owners are proponents of the project.

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

The project will comply with the current zoning of the site, and the home will be of similar size and style to the surrounding homes.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
1 new single family residence. The new home is anticipated to be in the upper middle-income price range.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
0
- c. Proposed measures to reduce or control housing impacts, if any:
None, as the current owners are proponents of the project.

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?
30'. The exterior building materials may include: wood, hardwood, masonry, cedar shakes, asphalt shingles
- b. What views in the immediate vicinity would be altered or obstructed?
Possible view to Lake Washington to the north.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The project will comply with the current zoning of the site and will be similar in style to surrounding homes.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Building lighting and exterior lighting and vehicles using the site. Before dawn and evenings.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not to our knowledge.
- c. What existing off-site sources of light or glare may affect your proposal?
Sources from vehicles and street lighting from the adjacent streets and neighborhoods.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Spring Hills Property is .4 miles to the southeast.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
none proposed. This one single family residence that has been platted and the City has already accounted for in recreation planning.

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.
No
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None
- c. Proposed measures to reduce or control impacts, if any:
None, there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.

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.
NE 34th Street, 99th Avenue NE
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, 4/10th of a mile.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
4, The spaces will be located in garages and on the driveways. There are no parking spaces eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Approximately 10
- g. Proposed measures to reduce or control transportation impacts, if any:
None at this time unless the City requires it during review.

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.
The need for public service such as fire, health, and police protection will be typical of single family development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services. The impact to the schools, parks and traffic will be mitigated through the payment of impact fees.

16. Utilities

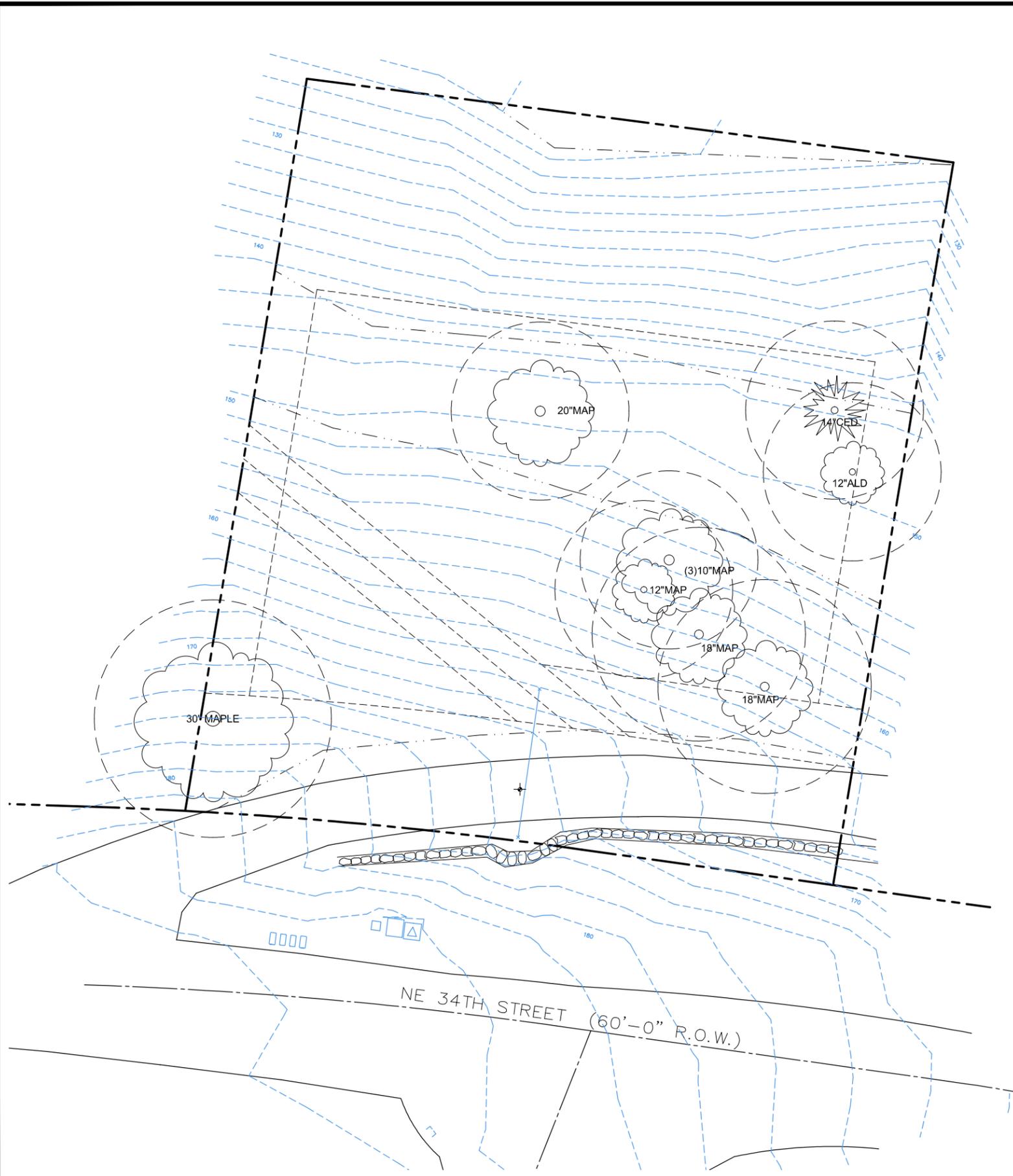
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Electricity & Natural gas - Puget Sound Energy. Water/Sewer - City of Bellevue. Refuse - Republic Services. Telephone - Century Link. Cable TV- Comcast.

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.

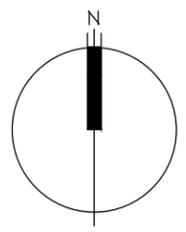
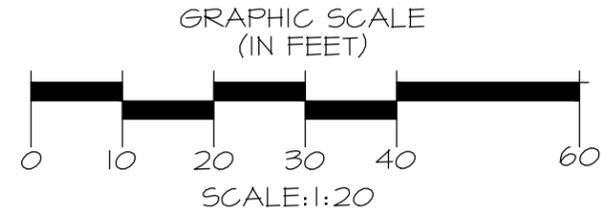
Signature 

Date Submitted 6.2.19



PLAN LEGEND

- PROPERTY LINE
- TOP OF SLOPE



NOTES

- I. BASE INFORMATION PROVIDED BY CORE DESIGN, INC., 14711 NE 29TH PLACE, SUITE 101, BELLEVUE, WA 98007, (425) 885-7877.

DRAWN	PROJECT
SO	4614
SCALE	AS NOTED
DATE	05-27-14
REVISION	1/5

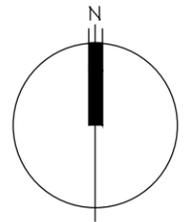
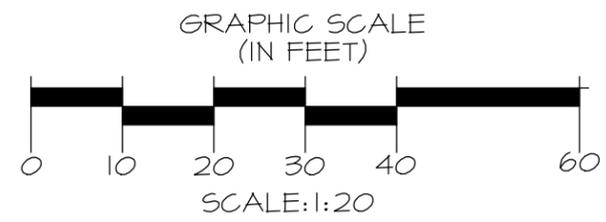
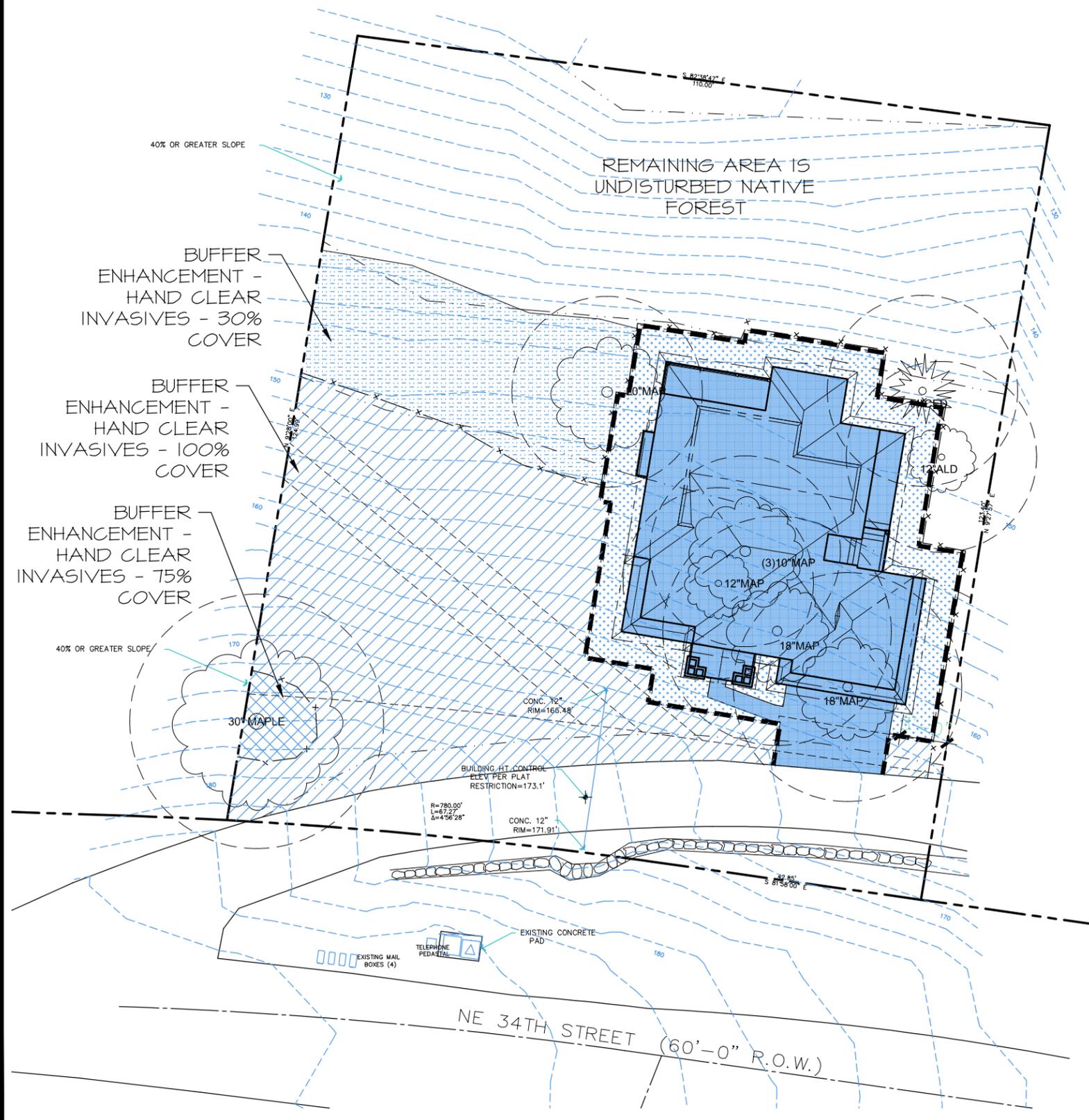
FIGURE 1: EXISTING CONDITIONS PLAN
 BUFFER MITIGATION PLAN
 BUCHAN HOMES
 9900 NE 34TH ST., BELLEVUE, WA 98004
 PARCEL #4122700130



Altmann Oliver Associates, LLC
 AOA
 Environmental
 Planning &
 Landscape
 Architecture
 PO Box 578
 Camas, WA 98014
 Office (425) 333-4535 Fax (425) 333-4509

PLAN LEGEND

---	PROPERTY LINE	
---	TOP OF SLOPE	
---	5' BSBL	
-x-x-x-	CLEARING LIMITS	
---	PROPOSED BUFFER	
[Solid Blue]	BUFFER IMPACT	2,148 SF
[Dotted Blue]	TEMPORARY BUFFER IMPACTS AND RESTORATION	978 SF
[Cross-hatched Blue]	BUFFER ENHANCEMENT - HAND CLEAR INVASIVES - 30% COVER	1,131 SF
[Diagonal Hatched Blue]	BUFFER ENHANCEMENT - HAND CLEAR INVASIVES - 75% COVER	131 SF
[Horizontal Hatched Blue]	BUFFER ENHANCEMENT - HAND CLEAR INVASIVES - 100% COVER	3,186 SF



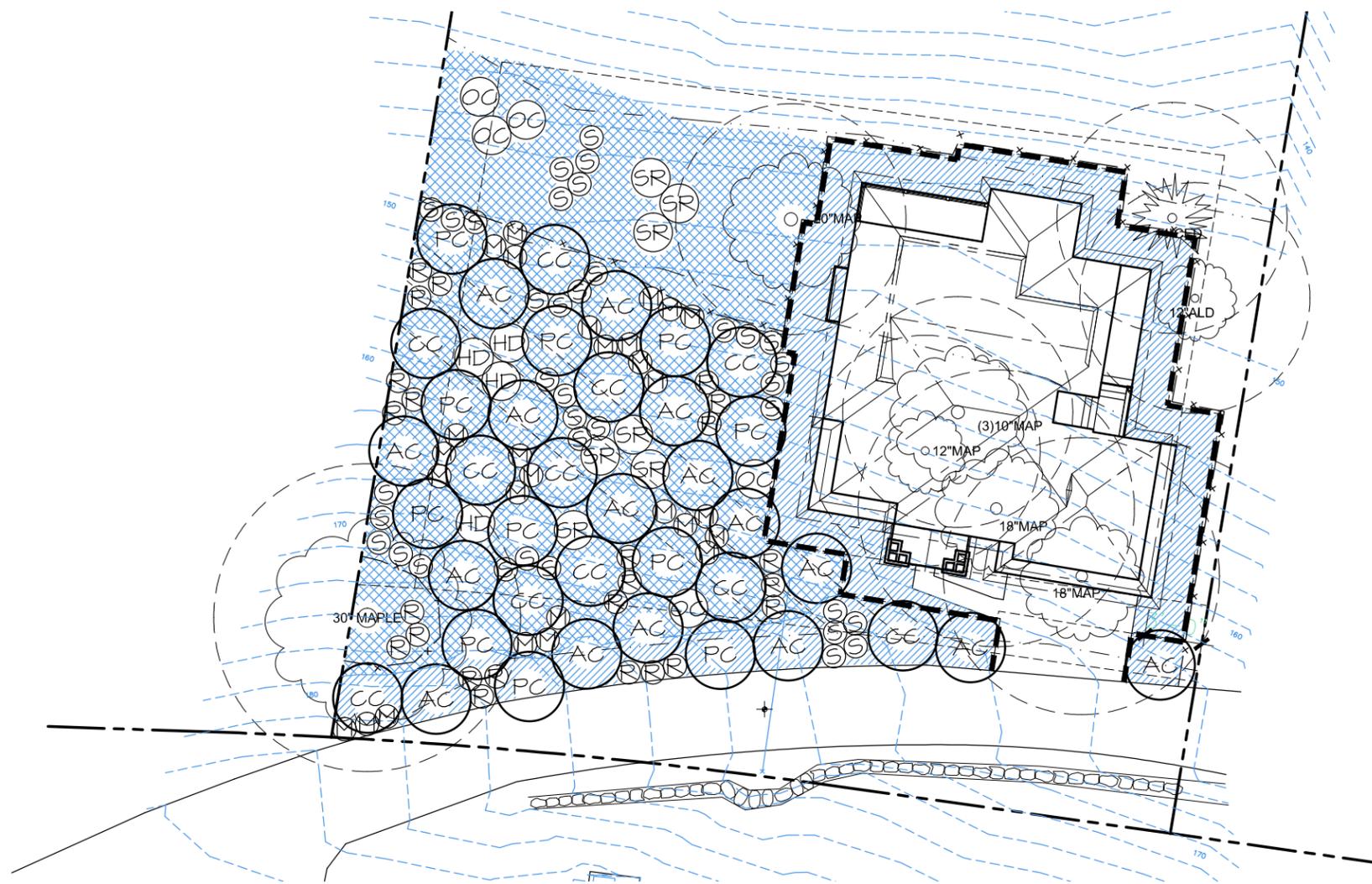
NOTES

1. BASE INFORMATION PROVIDED BY CORE DESIGN, INC., 14711 NE 29TH PLACE, SUITE 101, BELLEVUE, WA 98007, (425) 885-7877.

FIGURE 2: BUFFER IMPACTS & MITIGATION
 BUFFER MITIGATION PLAN
 BUCHAN HOMES
 9900 NE 34TH ST., BELLEVUE, WA 98004
 PARCEL #4122700130



Altmann Oliver Associates, LLC
 Environmental Planning & Landscape Architecture
 PO Box 578 Camas, WA 98014
 Office (425) 333-4535 Fax (425) 333-4509



PLANT SCHEDULE

TREES

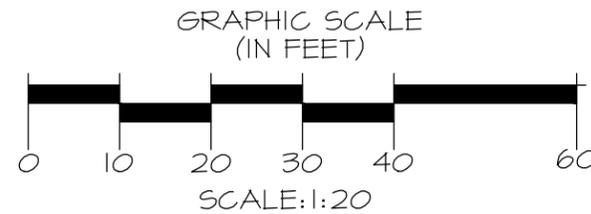
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	16	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	11	2 GAL.	SINGLE TRUNK
PC	PINUS CONTORTA	SHORE PINE	9' O.C.	11	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	6' O.C.	4	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	6' O.C.	28	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	6' O.C.	5	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	6' O.C.	24	1 GAL.	MULTI-STEM (3 MIN.)
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	6' O.C.	7	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.	36	1 GAL.	MULTI-STEM (3 MIN.)

GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	2' O.C.	371	1 GAL.	FULL & BUSHY
	POLYSICHUM MUNITUM	SWORD FERN	3' O.C.	307	1 GAL.	FULL & BUSHY



NOTES

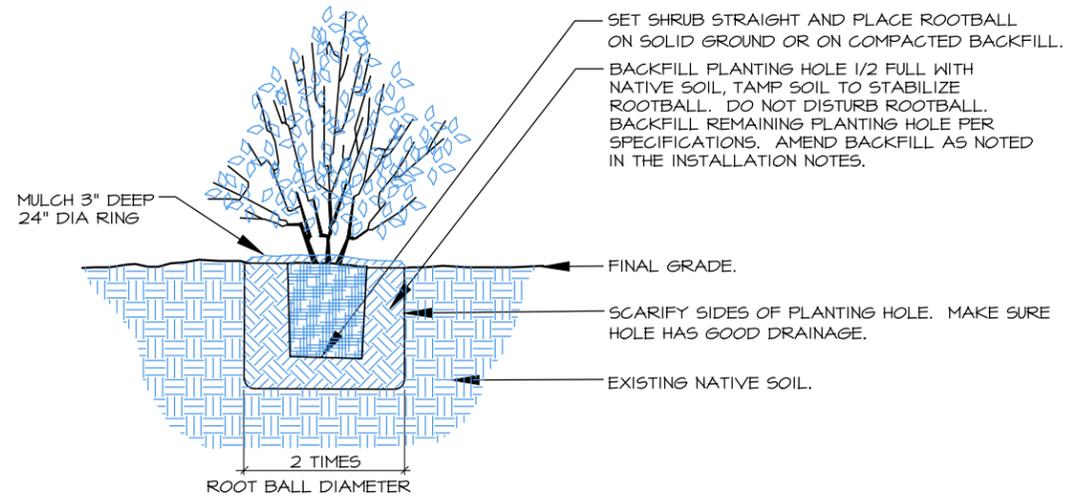
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PROJECT	4614
DRAWN	SO
SCALE	AS NOTED
DATE	05-27-14
REVISED	3/5

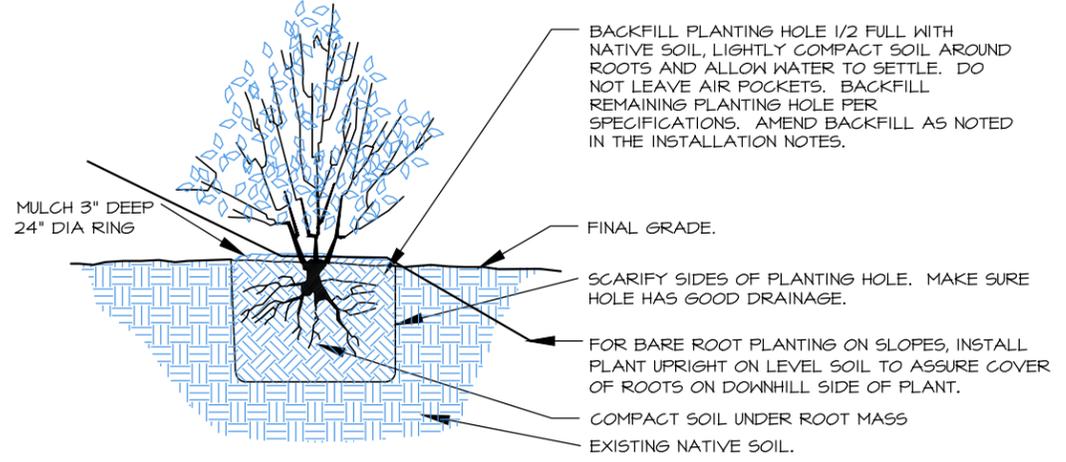
FIGURE 3: PLANTING PLAN
 BUFFER MITIGATION PLAN
 BUCHAN HOMES
 9900 NE 34TH ST., BELLEVUE, WA 98004
 PARCEL #4122700130



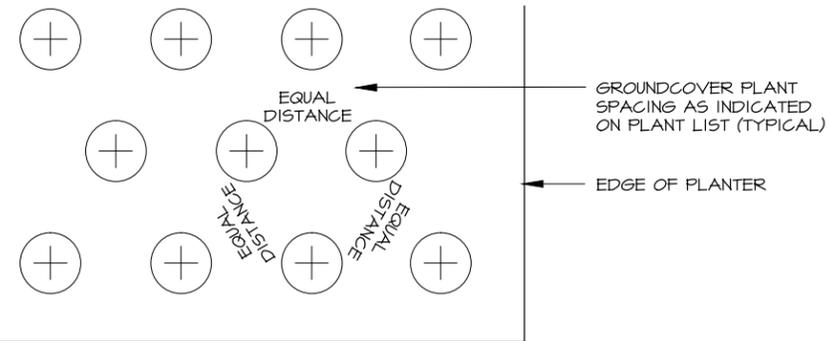
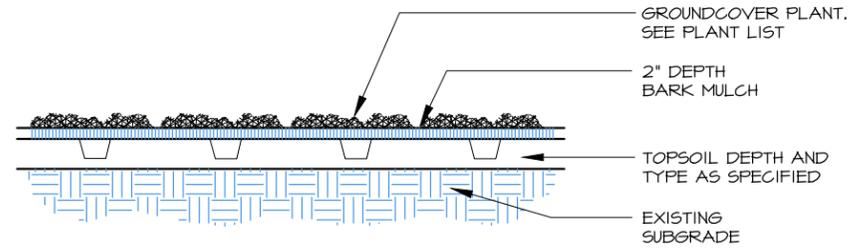
Altmann Oliver Associates, LLC
 Environmental Planning & Landscape Architecture
 PO Box 578 Camas, WA 98014 Office (425) 333-4535 Fax (425) 333-4509



1 CONTAINER PLANTING DETAIL (TYP.)
SCALE: NTS



2 BARE-ROOT PLANTING DETAIL (TYP.)
SCALE: NTS



3 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

PROJECT	4614
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SCALE	AS NOTED
DATE	05-27-14
REVISED	4/5

FIGURE 4: PLANTING DETAILS
 BUFFER MITIGATION PLAN
 BUCHAN HOMES
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SPECIFICATIONS

1. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
2. CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
3. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL IRRIGATION IS IN PLACE PRIOR TO PLANTING.
4. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
5. PRIOR TO INSTALLATION OF PLANT MATERIAL ALL HIMALAYAN BLACKBERRY, ENGLISH IVY, ENGLISH HOLLY, CHERRY AND PORTUGAL LAUREL AND ANY OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND GRUBBING ALL ROOTS AND EXPORTED OFFSITE. CARE SHALL BE TAKEN TO AVOID DISTURBANCE TO NATIVE WOODY VEGETATION LOCATION AMONGST NON-NATIVE VEGETATION. ALL NON-ORGANIC DEBRIS SHALL BE REMOVED FROM THE ENHANCEMENT AREA AND EXPORTED FROM THE SITE. LA TO REVIEW INVASIVE CLEARING PRIOR TO PLANTING. IN CLEARED PLANTING AREAS, 3" OF DEJONG'S FERTIL-MULCH SHALL BE TILLED INTO THE TOP 6" OF NATIVE SOIL.
6. AOA TO REVIEW DEBRIS REMOVAL, IMPERVIOUS REMOVAL,, DEJONG'S FERTIL-MULCH PLACEMENT, INVASIVE PLANT REMOVAL, AND PLANT LAYOUT PRIOR TO PLANTING.
7. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF DEJONG'S FERTIL-MULCH TO NATIVE SOIL.
8. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH DEJONG'S MEDIUM-FINE BARK MULCH PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
9. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
10. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING. EITHER PRIOR TO PLANTING OR AFTER PLANTING, PRIOR TO MULCHING, 1/2" JUTE NETTING SHALL BE INSTALLED OVER ALL BARE AREAS AND STAPLED PER MANUFACTURER'S SPECIFICATIONS FOR SLOPE STABILIZATION. AOA TO REVIEW JUTE PLACEMENT.
11. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
12. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
13. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
14. A TEMPORARY DRIP IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 1/2" OF FLOW 2-3 TIMES WEEKLY FROM JULY 1 . OCTOBER 31 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1-2 TIMES WEEKLY THE SECOND YEAR AFTER PLANTING AND ONCE WEEKLY YEARS 3-5 AS DEEMED NECESSARY BY AOA.
15. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL												
GENERAL MAINT.												
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2						4	8	8	8			
WATERING - YEARS 3-5						4	4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE & MONITORING PLAN

CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner.
2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the enhancement plan are met.
3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.
2. Vegetation establishment within the enhancement areas will be monitored during each field visit with a record kept of all plant species found.
3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a semi-quantitative representation of success of the enhancement plan.

PERFORMANCE STANDARDS

1. Success of plant establishment within the enhancement areas will be evaluated on the basis of percent survival of planted species.
2. For woody planted species, success will be based on at least an 85% survival rate of all planted trees and shrubs by the end of the five-year monitoring period.
3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

MAINTENANCE (M) & CONTINGENCY (C)

1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the enhancement project.
2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.
3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).

- replace dead plants with the same species or a substitute species that meet the goal of the enhancement plan (C)

- re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)

- irrigate following plant installation for two years (M)

PERFORMANCE BOND

1. A performance bond or other surety device will be posted with the City of Bellevue by the applicant to cover the costs of enhancement plan implementation (including labor, materials, maintenance, and monitoring).
2. The bond or assignment may be released in partial amounts in proportion to work successfully completed over the five year monitoring period, as the applicant demonstrates performance and corrective measures.

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FIGURE 5: SPECIFICATIONS
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