



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. 14-133744-LO

Project Name/Address: Sterling Heights Tree Replacement

Planner: David Wong

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

Minimum Comment Period: September 4, 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:

Proponent: *Cash M. Carr Technical Services*

Contact Person: *Cash M. Carr PE*
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *3820 130th Lane SE, Bellevue, WA 98007*Phone: *360-301-5671*

Proposal Title: *Tree Replacement Serv* Sterling Heights Tree Replacement

Proposal Location: *3820 130th Lane SE, Bellevue, WA 98007*
 (Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" 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: *Removal and replacement of 25 trees and trimming of ~~two~~ additional trees*
2. Acreage of site: *6 ACRES*
3. Number of dwelling units/buildings to be demolished: *0*
4. Number of dwelling units/buildings to be constructed: *0*
5. Square footage of buildings to be demolished: *0*
6. Square footage of buildings to be constructed: *0*
7. Quantity of earth movement (in cubic yards): *0*
8. Proposed land use: *Same as existing. Multi-family residential*
9. Design features, including building height, number of stories and proposed exterior materials:
N/A
10. Other

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

5 sep, 2015

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. no

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

Geotechnical Report
Vegetation Management Plan

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.

N/A 14-130177-GB

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.

-Geotechnical report Also Included
-Clearing and Grading permit 14-130177-GB

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)?
33%

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.

Drain road
Sandy Gravel
4" of top soil

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

~~There appears to~~
No signs of soil movement are apparent.

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

No fill or grading

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

Clearing will not result in erosion provided stumps remain and trees are replaced.

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

0 additional

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

100% vegetated, no additional measures required

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.

none.

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

no.

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

N/A

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.

- (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.

No.

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

No.

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

No.

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

No.

b. Ground

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

No.

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

No.

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.

N/A

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

no

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

N/A

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

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

20 Non-native Pines, 1 ~~Douglas~~ Douglas fir, trimming of 2 N-native Pines

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

none

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

Planting of native cedar for each tree removed

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.

none

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

no

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

N/A

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.

N/A

- 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:

NA

7. Environmental Health

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

no

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

none

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

N/A

- b. Noise

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

Residential Environment: slow moving cars.

- (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.

low noise during completion #

Noise Regulated by BCC 9.18

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

reasonable hours of work

8. Land and Shoreline Use

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

Multi-family residences

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

no

- c. Describe any structures on the site.

Multi-family residences, Cabana/Office

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

no

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

Multi-family

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

MF-M

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

N/A

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

no

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

none

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

none

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

N/A

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

N/A

9. Housing

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

none

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

none

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

NA

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?

NA

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

Improvements to view for adjacent units

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

NA

11. Light and Glare

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

none

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

no

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

no

- 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?

None

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

None

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

None

13. Historic and Cultural Preservation

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

no

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

N/A

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.

29th PL SE, SE 38th ST

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

N/A

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

N/A

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.

N/A

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

N/A

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.

N/A

16. Utilities

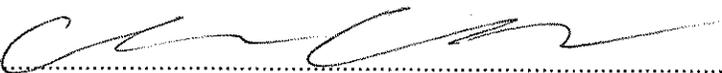
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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

None additional

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 6/6/2014

BACKGROUND

PROPOSER: Cash M. Carr PE agent of At Work! agent of Sterling Heights HOA
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 26 pine trees, 1 Douglas fir, and the trimming of 2 pine trees. This is followed by native plant restoration of the cleared area.
PROPOSAL NAME: Sterling Heights Tree Removal
APPLICANT: Cash M. Carr PE.

SITE INFORMATION

ADDRESS: 3820 130th Lane SE, Bellevue, WA 98007
PARCE NO: 8000950000
LEGAL DESCRIPTION:
LAND SQ. FT: 263774
ACREAGE: 6.02
NEIGHBORHOOD: Sterling Heights
ZONING: Multi-Family R-20
CRITICAL AREAS: Steep slope hazards.
NGPA/RVA: None Present
OTHER: Site consists of slopes above and below 130th LN SE.

QUALIFIED PROFESSIONAL

Plan Preparer's Name: Cash M. Carr PE.
Company: Cash M. Carr Technical Services
Address: 9873 244th PL NE, Redmond, WA 98053
Phone: 360-301-5671
Email: cashcarr@gmail.com
Statement of Qualifications: Professional Engineer State of WA

DESCRIPTION OF EXISTING SITE CONDITIONS, INCLUDING EXISTING CRITICAL AREA FUNCTIONS AND VALUES

The slopes have exhibited no signs of movement or instability. The slopes are fully vegetated and in full sun. Slope vegetation also includes bushes ivy and blackberry species. The trees in question are located at the top of the slopes approximately 5 ft. from the multi-family residences. There are several native trees downslope. The slope adjacent to the multifamily residences sponsoring this project and is partially adjacent to the greenbelt of the same community and 129th PL SE.

SITE HISTORY:

The total lot size is 6 acres and is zoned Multi-Family R-20. The current structures were constructed in 1988 at which time the landscape trees were planted. No known critical or endangered species are known to reside in the area. No streams or wetlands exist on or near the site.

PURPOSE AND NEED FOR PLAN

A Critical Areas Land Use Permit approval is requested to replace overgrown landscape pine trees and replace with native vegetation. Trimming of trees to repair snow damage and removal of a Douglas fir due to limited space are also requested. The proposal includes the installation of native cedars, bushes, and shrubs per critical areas planting requirements. Thus, a Critical Areas Land Use Permit is requested because the presence of a geologic hazard area makes this a required step in the clearing and grading permit application (vegetation management only) as per LUC 20.25H.055.C.3.i.vi.

CRITICAL AREAS PRESENT

For the purpose of this application we are considering all slopes to be critical so as to forgo a topographic survey.

RESTORATION PLAN GOALS, OBJECTIVES AND PERFORMANCE STANDARD

The general objective of this plan is to replace overgrown landscape trees with native cedars and apply the appropriate critical area planting criteria including the native cedars, bushes, and shrubs. This will improve habitat and slope stability functions of vegetation. 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 complicated 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 repetitive 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 evaluation 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:

1. The condition of installed plant stock including survivorship, health, and vigor. The rationale for poor conditions, if present, will be determined.
2. 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 of 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.



TITLE: NOTES 1		
SIZE 11x17	DWG. NO. AT WORK 02	REV 1
		SHEET 1 OF 6

SECTION 1

Goal 1: To restore on-site portions of the geologic critical area to be impacted by the proposed clearing and grading (vegetation removal) action.

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 replanted area.

Objective: to remove and control noxious weeds species coverage within the square footage of the restored area.

Performance standards: Less than 10% coverage by all class "A", "B", and "C", noxious weeds identified on the latest King Count 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 armeniagus), and cutleaf (evergreen) blackberry (R. Laciniatus).

Goal 3: To mitigate the temporal loss of canopy coverage and habitat structure loss.

Objective: To replant with native cedars.

Performance Standards: 100% survival of reestablished trees after one year.

CONTINGENCEY PLAN

Should and compliance monitoring assessment reveal that the success standars for the respective year are not satisfied, the permittee shall work with the city of vellevue 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.

MAINTENANCE PLAN

This section provides a general overview of the maintenance program necessary to ensure the 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: English ivy (hedera Helix), English holly (Ilex aquifolium), knot weed (polygonum spp), Himalayan blackberry (rubus armeniagus), and cutleaf (evergreen) 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 inspectors(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 noxious weed species in reestablish area and in such adjacent areas as is expedient to maintenance.
5. Install native plants (see planting diagram)
6. Place mulch at base of installed plants.
7. Remove temporary erosion and sediment control measures.
8. Cleanup and demobilize form 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.



TITLE:

NOTES 2

SIZE

11x17

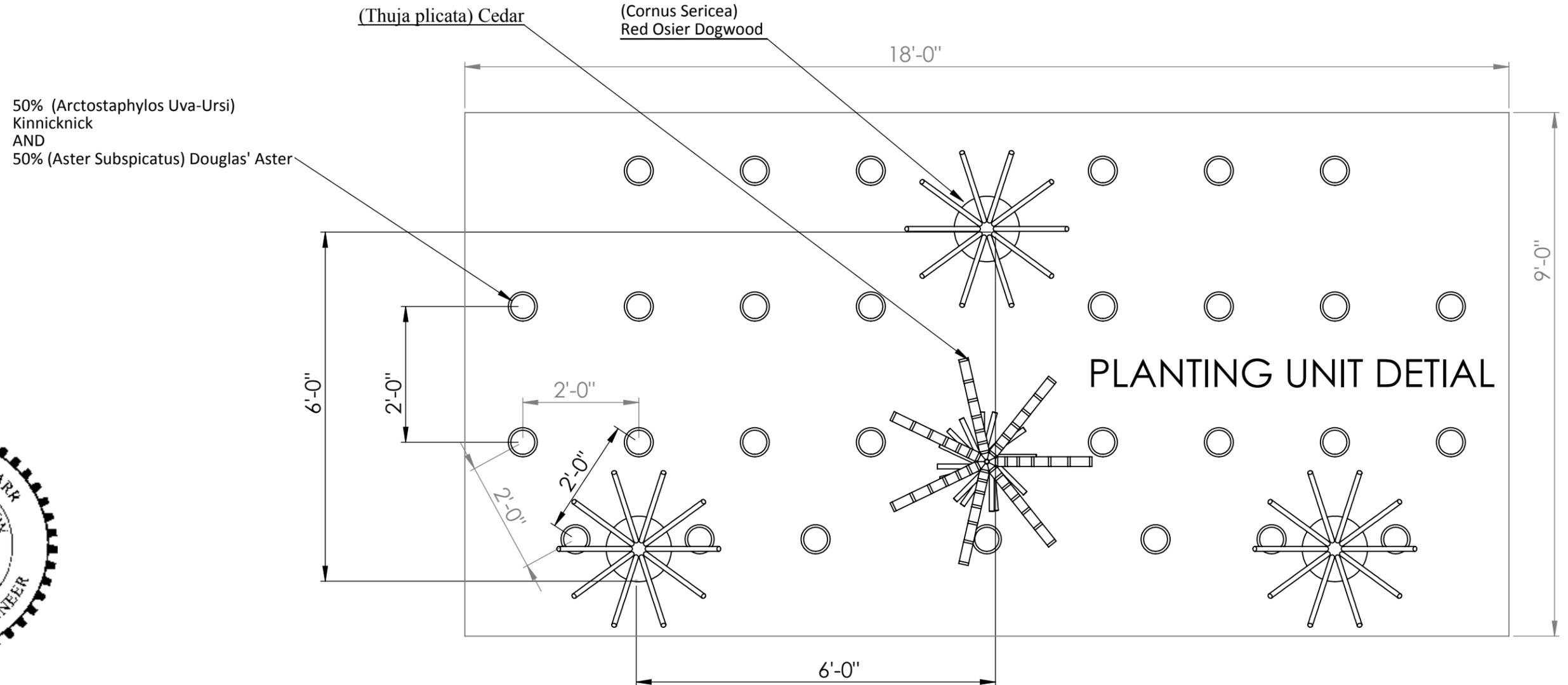
DWG. NO.

AT WORK 02

REV

1

NOTE: PLANTING UNIT REPEATS 17x FOR ENTIRE SITE. SEE PLANTING PLAN.



PLANTING UNIT DETIAL

NOTE: MULCH ENTIRE PLANTING UNIT WITH 2"-3" OF WOOD BASED MULCH AND/OR CHIPED SITE VEGETATION



Replanting Plan	Replanting per 1000 ft^2	Planting On-Center Spacing	Plants Required	Plants to be planted (includes plants noted individually on	Plant Species	Number of plants that exceed requierments (allowable loss)	Tree Height	Transplant Soil Volume
Trees	8	12	17	23	(Thuja plicata) Cedar	4	6 ft min.	15 gal.
Shrubs	30	6	64	64	(Cornus Sericea) Red Osier Dogwood	0	N/A	1 gal.
Ground Covers	285	2	603	609	50% (Arctostaphylos Uva-Ursi) Kinnicknick 50% (Aster Subspicatus) Douglas' Aster	6	N/A	N/A

TITLE: **PLANTING UNIT DETAIL**

SIZE	DWG. NO.	REV
11x17	AT WORK 02	1

SCALE: 1/2" = 1' SHEET 3 OF 6

REMOVE BURLAP WIRE AND STRING FROM TOP 2/3 OF ROOT BALL

SET ROOT CROWN AT OR JUST ABOVE SOIL LEVEL

SET ALL PLANTS PLUMB

SUPPORT TREES UNTILL ESTABLISHMENT WITH 2X STAKES 7"-8" BELOW DESTERBED SOIL

3"-4" SOIL SAUCER FOR WATERING DURING ESTABLISHMET PERIOD

2"-3" MULCH

BACKFILL WITH MIXTURE OF NATIVE SOIL AND SOIL AMENDMENTS PER SPECIES

6' Min

3.00

1:1 MAX

EXISTING GRADE

1:1 MAX

MULCH

WATER SAUCER

EXISTING GRADE

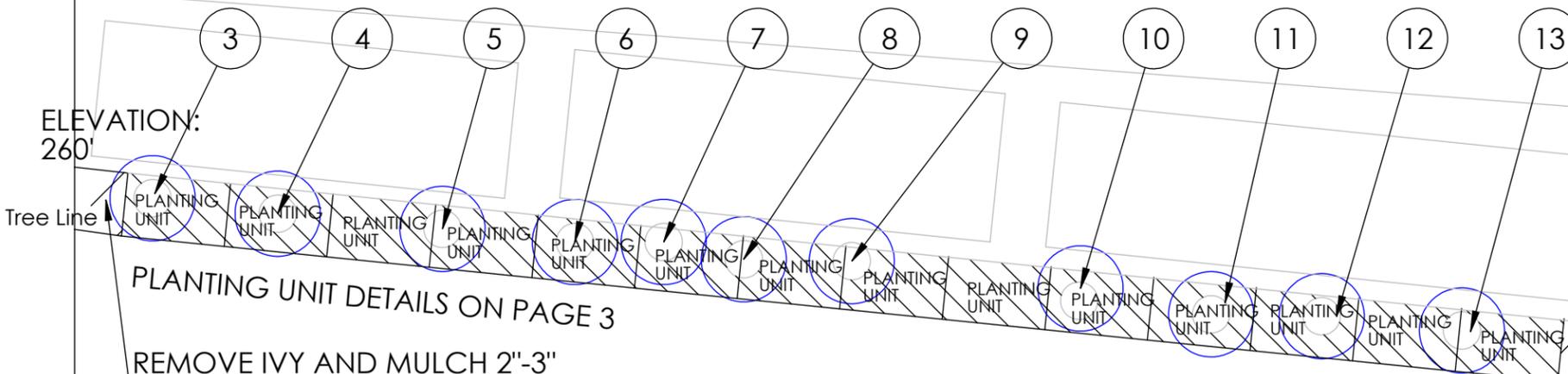
BACKFILL WITH NATIVE SOIL AND SOIL AMENDMENTS PER SPECIES

PLANTING UNIT INSTALATION DETIAL



TITLE:		
PLANTING DETAIL		
SIZE	DWG. NO.	REV
11x17	AT WORK 02	1
SCALE: 1/2" = 1'		SHEET 4 OF 6

CUT TREES 3-13



TREE SERVAY NOTE:
SEE TREE SERVAY TABLE
FOR DIAMETER, SPECIES
INFORMATION, AND
LEAVE, TRIM, CUT
INFORMATION.

LEGAL DISCRPTION:
STR 092405 TAXLOT 109
E 1/2 OF S 3/4 OF S 1/2
OF SE 1/4 OF SE 1/4

REMOVE IVY AND MULCH 2"-3"
SHADE AREA, NO PLANTINGS

PLANTING UNIT DETAILS ON PAGE 3

REMOVE IVY AND MULCH 2"-3"
TO TREE LINE (10')

ELEVATION:
240'

TRIM 30% ON LOW SIDE
TO BALLANCE TREE

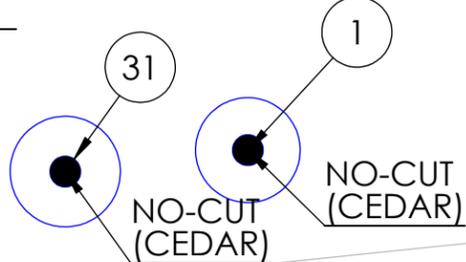
CSWPPP if aplicable:
Preparation: Cash Carr 360-301-5671
Maintenance: John Song 425-274-4000
or Cash Carr 360-301-5671

ELEVATION:
225'

TRIM 30% ON LOW SIDE
TO BALLANCE TREE

Slope 33%

Vegitated 75% IVEY, Grass 5%,
Small Trees 5%, Bushes 5%,
Non-Native Pine 5%, Other 5%



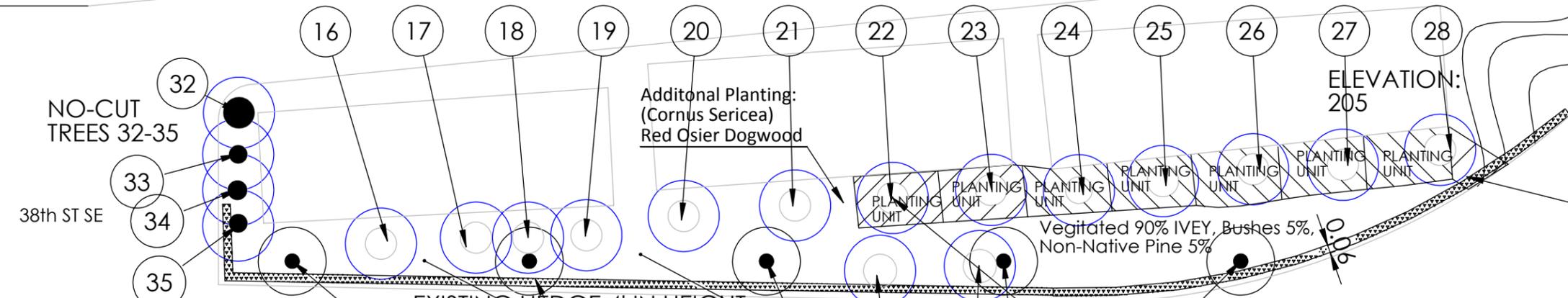
ELEVATION:
195'

Tree Line
Property Boundary

Property Boundary



CUT TREES 16-30



NOTE:
ELEVATIONS ARE APROXIMATE
FROM IMAP DATA
ALL SLOPES CONSIDERED CRITICAL
TO AVOID SITE SERVAY

REMOVE IVY AND MULCH FOR
WEED CONTROL

ELEVATION:
205

Vegitated 90% IVEY, Bushes 5%,
Non-Native Pine 5%

ELEVATION:
185'

NO-CUT
TREES 32-35

38th ST SE

ELEVATION:
170'

29th PL SE

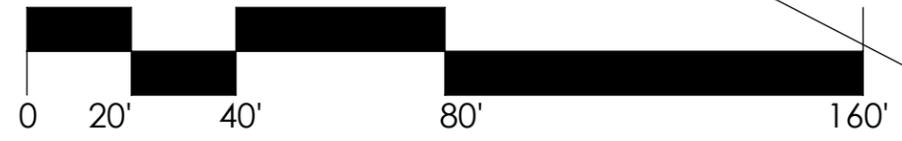
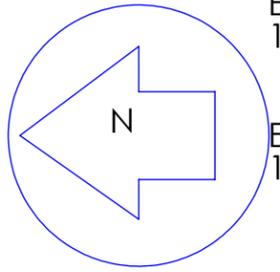
ELEVATION:
160'

NOTE: NO-CUT TREES 36-40

PLANTING UNITS
Meet Bellevue City Code for
TYPE III Landscape under 20.20.520

6' Min Height Landscape Tree
(Thuja plicata) Cedar
Meets Bellevue City Code for
TYPE III Landscape under 20.20.520

6' Min Height Landscape Tree
(Thuja plicata) Cedar
Meets Bellevue City Code for
TYPE III Landscape under 20.20.520



TITLE: SITE PLAN		
SIZE 11x17	DWG. NO. AT WORK 02	REV 1
SCALE 1" = 33'		SHEET 5 OF 6

Tree Survey Table								
Location	Species	Diameter (Inches)	Radi of Dripline (Ft.)	Percent of Coverage	Percent of Tree Canopy over Buildings Average Distance from Buiding of 5'	Disturbed Area		
1	(Juniperus virginiana) Cedar	6	4	95%	0%	0	Note: Not Cut	
2	(Pseudotsuga menziesii) Douglas Fir	18	17	80%	0%	181.492		
3	(Pinus Nigra) Pine Tree	13	13	60%	20%	63.6792		
4	(Pinus Nigra) Pine Tree	12	12	55%	20%	49.7376		
5	(Pinus Nigra) Pine Tree	14	10	60%	20%	37.68		
6	(Pinus Nigra) Pine Tree	10	10	60%	20%	37.68		
7	(Pinus Nigra) Pine Tree	10	12	60%	20%	54.2592		
8	(Pinus Nigra) Pine Tree	13	14	55%	20%	67.6984		
9	(Pinus Nigra) Pine Tree	14	15	60%	20%	84.78		
10	(Pinus Nigra) Pine Tree	14	15	50%	20%	70.65		
11	(Pinus Nigra) Pine Tree	16	14	65%	20%	80.0072		
12	(Pinus Nigra) Pine Tree	14	15	65%	20%	91.845		
13	(Pinus Nigra) Pine Tree	12	8	60%	20%	24.1152		
14	(Pinus Nigra) Pine Tree	14	11	70%	0%	19.94685	Note: Trim Only	
15	(Pinus Nigra) Pine Tree	10	11	70%	0%	19.94685	Note: Trim Only	
16	(Pinus Nigra) Pine Tree	15	17	60%	20%	108.8952		
17	(Pinus Nigra) Pine Tree	15	15	65%	20%	91.845		
18	(Pinus Nigra) Pine Tree	13	21	60%	20%	166.1688		
19	(Pinus Nigra) Pine Tree	12	13	65%	20%	68.9858		
20	(Pinus Nigra) Pine Tree	14	15	65%	20%	91.845		
21	(Pinus Nigra) Pine Tree	14	15	60%	20%	84.78		
22	(Pinus Nigra) Pine Tree	17	19	60%	20%	136.0248		
23	(Pinus Nigra) Pine Tree	19	15	55%	20%	77.715		
24	(Pinus Nigra) Pine Tree	13	13	60%	20%	63.6792		
25	(Pinus Nigra) Pine Tree	15	12	65%	20%	58.7808		
26	(Pinus Nigra) Pine Tree	18	11	65%	20%	49.3922		
27	(Pinus Nigra) Pine Tree	13	12	60%	20%	54.2592		
28	(Pinus Nigra) Pine Tree	12	11	64%	20%	48.63232		
29	(Pinus Nigra) Pine Tree	11	13	65%	20%	68.9858		
30	(Pinus Nigra) Pine Tree	13	12	65%	20%	58.7808		
31	(Juniperus virginiana) Cedar	11	9	95%	0%	0	Note: Not Cut	
32	(Pinus Nigra) Pine Tree	5	12	85%	0%	0	Note: Not Cut	
33	(Platanus Occidentalis) Sycamore Tree	5	13	50%	0%	0	Note: Not Cut	
34	(Platanus Occidentalis) Sycamore Tree	10	15	50%	0%	0	Note: Not Cut	
35	(Platanus Occidentalis) Sycamore Tree	7	13	50%	0%	0	Note: Not Cut	
36	(Platanus Occidentalis) Sycamore Tree	15	23	50%	0%	0	Note: Not Cut	
37	(Platanus Occidentalis) Sycamore Tree	5	22	50%	0%	0	Note: Not Cut	
38	(Platanus Occidentalis) Sycamore Tree	5	24	50%	0%	0	Note: Not Cut	
39	(Platanus Occidentalis) Sycamore Tree	8	21	50%	0%	0	Note: Not Cut	
40	(Platanus Occidentalis) Sycamore Tree	7	18	50%	0%	0	Note: Not Cut	
Total Disterbed Area in Ft^2						2112.28742		



TITLE:
TREE SERVAY TABLE

SIZE	DWG. NO.	REV
11x17	AT WORK 02	1