



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Cash M. Carr

LOCATION OF PROPOSAL: 3820 130th Ln SE

DESCRIPTION OF PROPOSAL: A Critical Areas Land Use Permit for Vegetation Management within a steep slope critical area and steep slope buffer area to remove and replace 24 European black pine trees (*Pinus nigra*) with native landscaping.

FILE NUMBERS: 14-133744-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 **12/26/2014**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

[Signature]
 Environmental Coordinator

12/11/2014
 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: Sterling Heights Tree Replacement

Proposal Address: 3820 130th LN SE

Proposal Description: A Critical Areas Land Use Permit for Vegetation Management within a steep slope critical area and steep slope buffer area to remove and replace 24 European black pine trees (*Pinus nigra*) with native landscaping.

File Number: 14-133744-LO

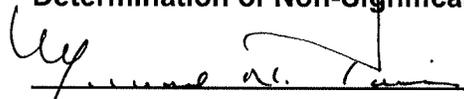
Applicant: Cash M. Carr

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

Planner: David Wong, Planner

**State Environmental Policy Act
Threshold Determination:**

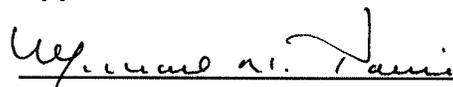
Determination of Non-Significance



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: June 5, 2014
Notice of Application Publication Date: August 21, 2014
Decision Publication Date: December 4, 2014
Project/SEPA Appeal Deadline: December 18, 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 remove and replace twenty-four (24) European black pine trees (*Pinus nigra*) with approximately 8,325 square feet of native landscaping. The proposal includes the removal of English ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*) located within the steep slope critical area and steep slope buffer.

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: Cash M. Carr
Company: Cash M. Carr Technical Services
Address: 9873 244th PI NE, Redmond, WA 98053
Phone: 360-301-5671
Email: cashcarr@gmail.com
Statement of Qualifications: Registered Professional Engineer #50570

(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 due to invasive species infiltration. The steep slope critical area and buffers have shown "no indications of soil movement" (Geotechnical Report pg.5). Some native vegetation exists on-site and includes a limited number of mature douglas-firs (*Pseudotsuga menziesii*) and western redcedars (*Thuja plicata*).

(2) A site history;

Yes or No

Describe: The total lot size is 6.06 acres and is zoned R-20 (multi-family residential). The project site was developed in 1988 with eleven (11) multi-family structures and landscape improvements. The subject pines were also planted at this time at approximately 3-5 feet from the multi-family structures.

(3) A discussion of the plan objectives;

Yes or No

Describe: The general objectives of the plan is to facilitate building maintenance and to restore the functions of the steep slopes and their associated buffers impacted by the invasive species infiltration. 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 impacted by tree removal.	To install and successfully establish approximately 8,325 square feet of native landscaping.
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 8.325 square-foot area
To mitigate the temporal loss of canopy coverage.	To replant with native cedars, dogwoods, and other native groundcovers.

(4) A description of all sensitive features;

Yes or No

Describe: The site contains geologic hazard steep slopes and their associated buffers.

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

Yes or No

Describe: Test pits obtained by Earth Consultants Inc. (City of Bellevue Document 7091), located 295' North East of the Sterling Heights development, show that subsurface soils are generally underlain by recessional sand overlying glacial till. The recessional soils consist of fine to coarse sand with some silt to silty sand with gravel. Very dense glacial till of silty sand with gravel was encountered five feet below the ground surface. Surface observation at the Stirling Heights development indicates a similar soil composition, with observed silt, sand, and gravel directly on the surface of embankments in some locations.

The geologic map of King County, Washington by V.E. Livingston, Jr. (1970) indicates that the native soil underlying the site is Vashon outwash (Qo). Vashon outwash is advance, recessional outwash, stratified drift, and associated deposits. According to this information, the soil consists of primarily silt, sand, and gravel. Earth Consultants report (City of Bellevue Document 7091) is consistent with this.

Because of the uncertainty regarding distribution and habitat requirement in the local area, 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 conduct tree removal work between May 1st and September 30th, depending on the issued date of the City's permit. Replacement trees and plants will be installed during fall. 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.

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

Yes or No

Describe: Tree removal 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. One (1) comment has been received from the public as of the writing of this staff report.

Comment: *The potential for erosion between 2nd and 3^d tier buildings should be addressed in the vegetation management plan.*

Response: The vegetation management plan proposes install 8,325 square feet of native landscaping in areas that have been covered by invasive species and over areas that are currently bare soil. In addition, the allowed work window will be limited to a time between May 1st and September 30th, during which time temporary sediment and erosion control BMPs will be required on-site.

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 and buffer at 3820 130th LN 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 to three (3) years 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

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.
PROPOAL NAME: Sterling Heights Tree Removal
APPLICANT: Cash M. Carr PE.

SITE INFORMATION

ADDRESS: 3820 130th Lane SE, Bellevue, WA 98007
PARCE NO: 8000950000
LEGAL DESCRIPTON:
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 bellow. 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 rational 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.

Cash M. Carr



TITLE:

NOTES 2

SIZE

11x17

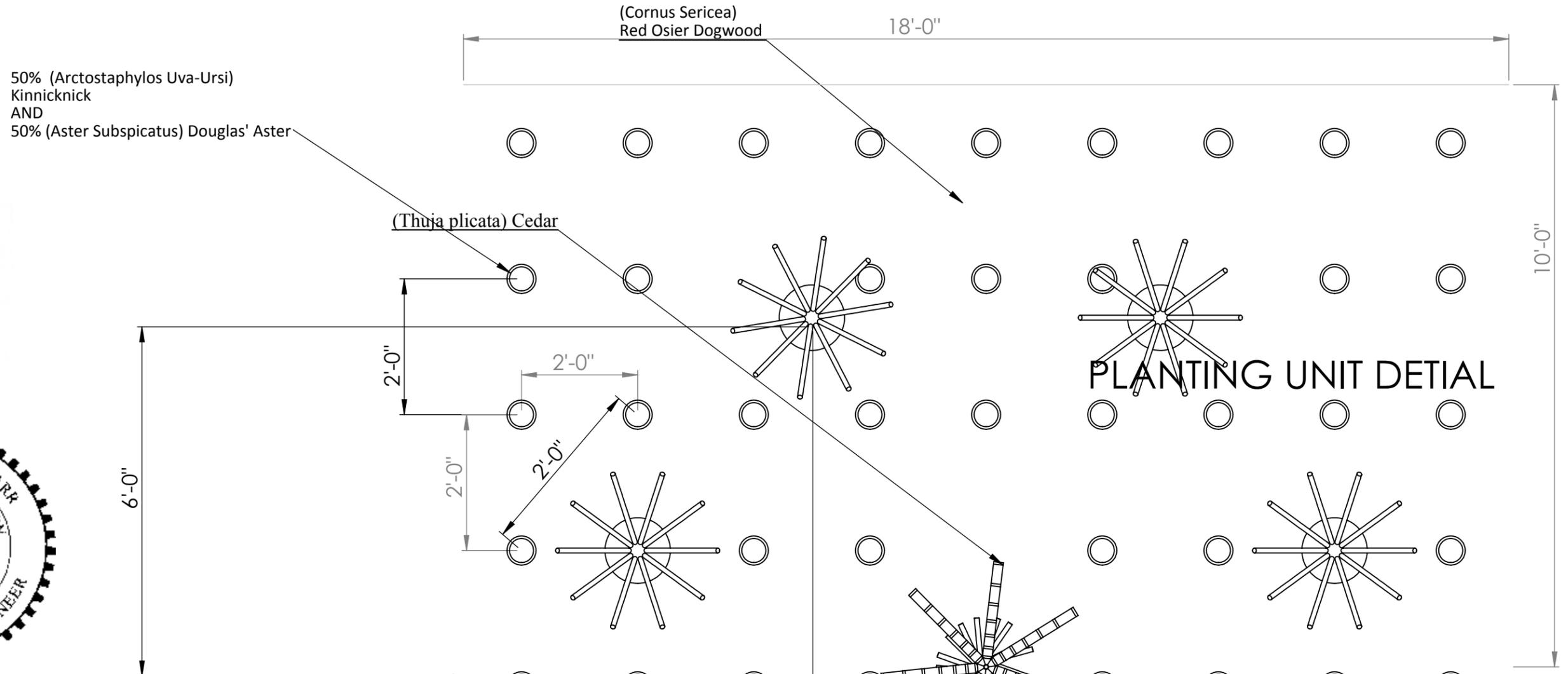
DWG. NO.

AT WORK 02

REV

1

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



Cash M. Carr



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 requirements (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 11x17	DWG. NO. AT WORK 02	REV 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

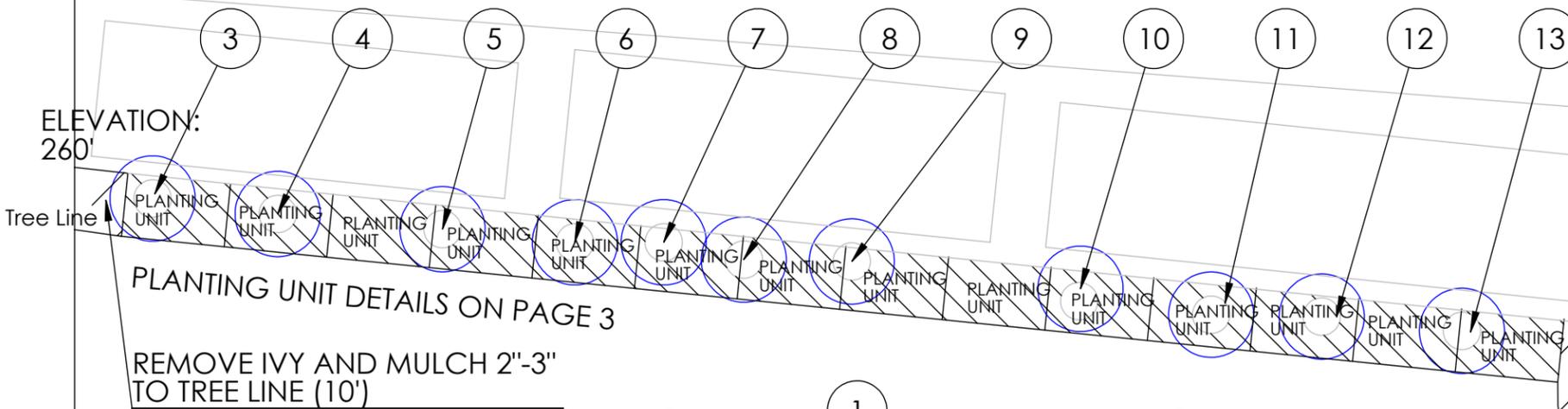
PLANTING UNIT INSTALATION DETIAL



Cash M. Carr

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

TRIM 30% ON LOW SIDE
TO BALLANCE TREE

Slope 55%

ELEVATION:
225'

NO-CUT
(FIR)

NO-CUT
(CEDAR)

NO-CUT
(CEDAR)

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

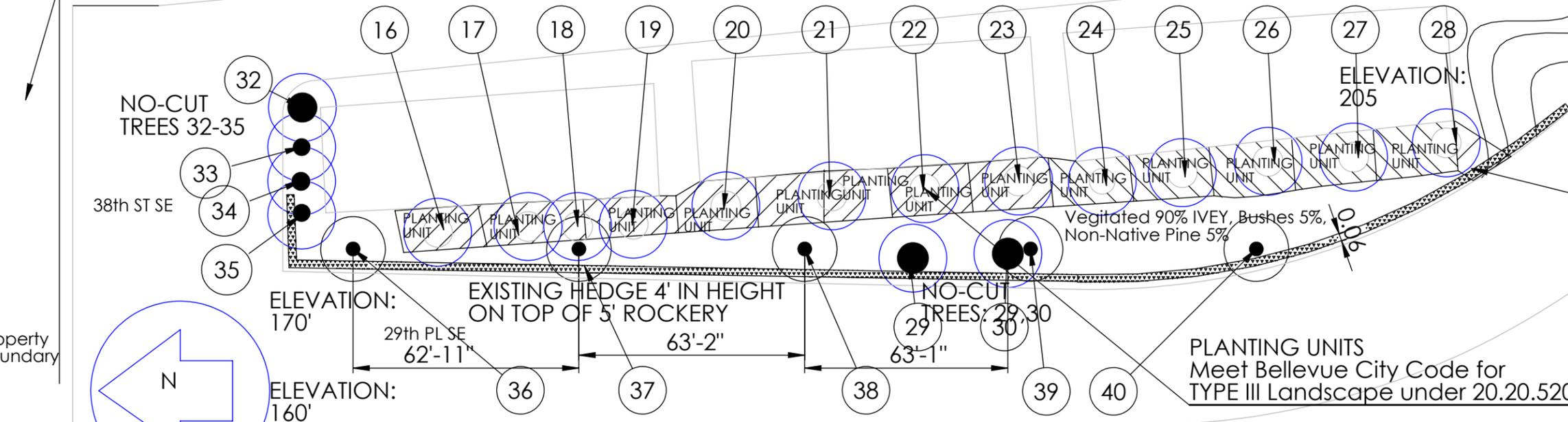
ELEVATION:
195'

Tree Line
Property
Boundary

Property
Boundary



CUT TREES 16-28



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

REMOVE IVY AND MULCH FOR
WEED CONTROL

ELEVATION:
185'

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

NO-CUT
TREES: 29, 30

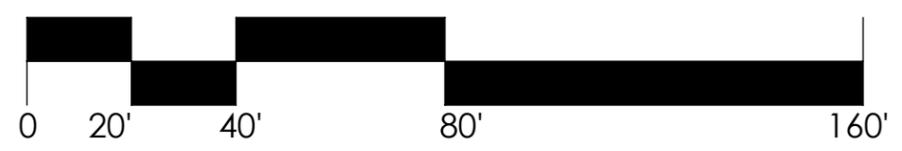
PLANTING UNITS
Meet Bellevue City Code for
TYPE III Landscape under 20.20.520

ELEVATION:
170'

EXISTING HEDGE 4' IN HEIGHT
ON TOP OF 5' ROCKERY

ELEVATION:
160'

NOTE: NO-CUT TREES 36-40



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		

No longer proposed for removal

Cash M. Carr



TITLE:		
TREE SERVAY TABLE		
SIZE	DWG. NO.	REV
11x17	AT WORK 02	1