



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

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Cary Falk

**LOCATION OF PROPOSAL:** 6539 170<sup>th</sup> PI SE

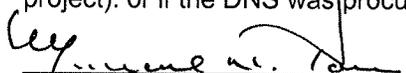
**DESCRIPTION OF PROPOSAL:** The applicant requests a Critical Areas Land Use Permit for Vegetation Management within an NGPA associated with a steep slope critical area and slope buffer area. The proposal includes the removal of four (4) trees within the NGPA, the removal of eighteen (18) previously topped trees within the steep slope buffer, and mitigation landscaping. The project is associated with enforcement action #13-104136-EA.

**FILE NUMBERS:** 14-134207-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 **1/5/2015**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

  
 Environmental Coordinator

1/5/2015  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

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



City of Bellevue  
Development Services Department  
Land Use Staff Report

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**Proposal Name:** Falk Vegetation Management

**Proposal Address:** 6539 170<sup>th</sup> PI SE

**Proposal Description:** The applicant requests a Critical Areas Land Use Permit for Vegetation Management within an NGPA associated with a steep slope critical area and slope buffer area. The proposal includes the removal of four (4) trees within the NGPA, the removal of eighteen (18) previously topped trees within the steep slope buffer, and mitigation landscaping. The project is associated with enforcement action #13-104136-EA.

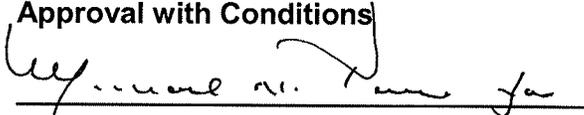
**File Number:** 14-134207-LO

**Applicant:** Cary Falk

**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

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Application Date: June 14, 2014  
Notice of Application Publication Date: July 3, 2014  
Decision Publication Date: December 18, 2014  
Project/SEPA Appeal Deadline: January 5, 2015

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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.

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## **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 three (3) big leaf maples (*Acer macrophyllum*) trees and one (1) western redcedar (*Thuja plicata*) tree from an NGPA associated with a steep slope critical area; removal of 18 previous red alder (*Alnus rubra*) trees within the steep slope critical area buffer; and approximately 3,355 square feet of restoration landscaping.

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

## II. Consistency with Land Use Code Requirements:

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

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

Yes  or No

##### Describe:

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

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

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

Yes  or No

**Describe:** The NGPA and steep slope buffers have been degraded over several years of non-permitted vegetation removal but still contains nine (9) large trees. New emergent species including salal (*Gaultheria shallon*), Oregon grape (*Mahonia nervosa*), and western sword fern (*Polystichum munitum*) have begun to inhabit the area of the NGPA affected by the non-permitted vegetation removal.

##### (2) A site history;

Yes  or No

**Describe:** The total lot size is 0.76 acre and is zoned R-3.5 (single family residential). The project site was developed with a large single-family residence, driveway, and formal landscaping in 2001. Development was part of the Highlands at Bellevue plat finalized in 1999.

**(3) A discussion of the plan objectives;**

Yes  or No

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

Goals	Objectives
To restore on-site portions of the critical area steep slope and the associated buffers recently impacted by tree topping.	To install and successfully establish 230 plantings within a 3,355 square-foot area
To minimize the general presence of noxious weed species within on-site portions of the steep slopes and their associate buffers	To remove and control noxious weed species coverage within the 3,355 square foot area
To mitigate the temporal loss of canopy coverage and habitat structure loss	To provide habitat opportunity and the value that would not exist with full removal of felled trees and remaining limb and branch debris

**(4) A description of all sensitive features;**

Yes  or No

**Describe:** The site contains a geologic hazard steep slopes and its associated buffer.

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

Yes  or No

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

The site contains a fragmented stand of trees with various cleared areas due to past non-permitted vegetation removal. Emergent vegetation such as butterfly bush (*Buddleia spp.*), salal (*Gaultheria shallon*), Oregon grape (*Mahonia nervosa*), and western sword fern (*Polystichum munitum*) have begun to inhabit the lower portion of the slope that was disturbed.

The management plan discusses the potential for habitat associated with species of local importance. Because of the uncertainty regarding distribution and habitat requirement in the local area, probably use is assumed to be low to non-existent based on the general suitability of the on-site habitat types.

**(6) Allowed work windows;**

Yes  or No

**Describe:** The owner plans to conduct vegetation management operations in late April/early May, depending the issued date of the city's permit. Mitigation planting will be watered regularly and evaluated the following fall for successful establishment.

**(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 1.

**(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 1 for the proposed planting and monitoring plan. These replacement trees, shrubs, and groundcovers will provide erosion control function to stabilize the steep slope and buffers. It will also be beneficial for wildlife habitat functions.

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

Yes  or No

**Describe:** No. Trees proposed for removal and tree topping done under 13-104136-EA are 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: June 13, 2014  
Public Notice (500 feet): July 3, 2014  
Minimum Comment Period: July 17, 2014

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on July 3, 2014. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

### IV. State Environmental Policy Act (SEPA)

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

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

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

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

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

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

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

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

Yes  or No

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

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

Yes  or No

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

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

Yes  or No

**Describe:** The proposal does include a mitigation plan. The proposal also includes monitoring of the new plantings for a period of five (5) years.

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

Yes  or No

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

## **VI. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **Approve with Conditions** the vegetation management plan within the steep slope critical area/buffer at 6539 170<sup>th</sup> PI 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 20 percent of the total cost for five (5) years of maintenance. 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. Monitoring Surety:** A monitoring surety, based on the cost estimate above is required 100 percent of the total cost for five (5) years of monitoring. The monitoring surety is required prior to clearing and grading permit issuance.

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

**5. Land Use Inspection:** Inspection of mitigation planting is required to be completed by the Land Use Planner as part of the clearing and grading permit inspection process.

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

**6. 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 mitigation 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

**7. 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.

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- 10% coverage of invasive plants in planting area

Year 2 (from date of plant installation)

- At least 90% survival of all installed material
- Less than 10% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 3, 4, & 5 (from date of plant installation)

- At least 80% survival of all installed material
- Less than 10% coverage by invasive species or non-native/ornamental vegetation

The reports can be sent to David Wong at [dwong@bellevuewa.gov](mailto: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

**8. 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.

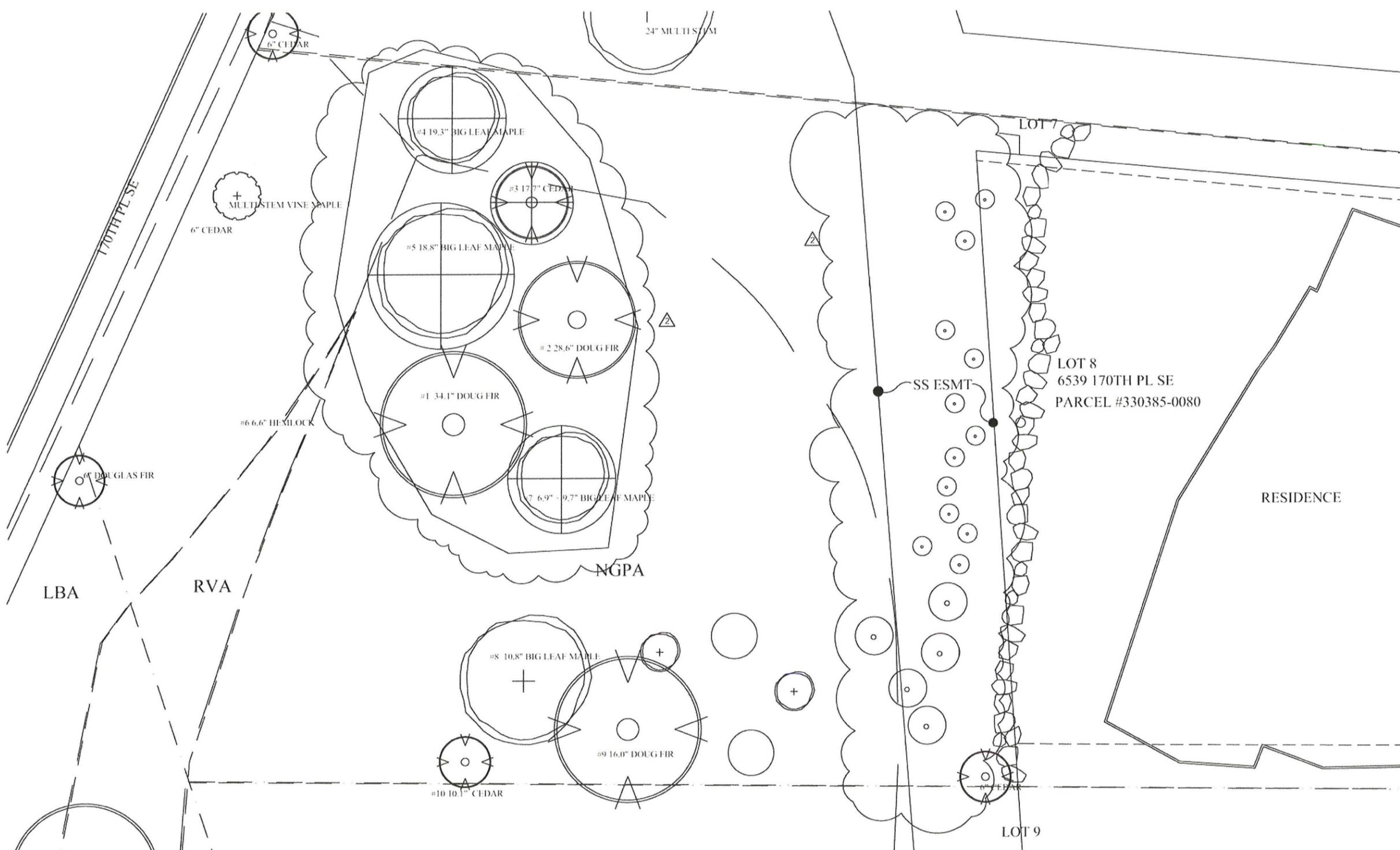
Authority: Bellevue City Code 23.76.093.A,  
Reviewer: Janney Gwo, Clearing and Grading

**9. 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

**10. 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



TRESSES FOR REMOVAL

WRITTEN DIMENSIONS TAKE PRECEDENCE



# FALK Residence

Owners:  
Cary Falk And Quynh Vuong

6539 170th PLACE SE  
BELLEVUE WA 98006



PMB 42  
227 BELLEVUE WAY NE  
BELLEVUE WA 98004  
206.693.4668  
anitam@madtesdesign.com



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
ANITA L. MADTES  
LICENSE NO. 1318  
EXPIRES ON 08/26/2014

RESIDENCE

LOT 8  
6539 170TH PL SE  
PARCEL #330385-0080

11.15.13  
12.01.13 TOPO UPDATES  
11.21.14 TREE REMOVAL REVISIONS

**Received**  
NOV 26 2014  
**Permit Processing**  
TREE REMOVAL PLAN

L1.01



**Drawing Notes:**

No work shall occur beyond the designated management area limits (Planting Limits).

No tree or tree crown removal is permitted except as shown on this plan. All existing felled trees and related limb/branch debris shall remain in place.

All work shown shall conform to any and all applicable permits and/or approved construction drawings.

Contractor shall have a copy of this plan readily available at the job site.

Plant locations shown are approximate. Adjust plant locations to accommodate site condition, existing/remaining native vegetation, and/or per plan designer at the time of installation.

Plant material, quality and locations shall be inspected by plan designer prior to installation.

Refer to sheet L2.02 for plant installation details and plant schedule. Refer to sheets for plant installation specification.

Protect and accommodate existing native vegetation within planting area during and after plant installation.

Following plant installation, place mulch at the base of each installed plant to a minimum of 6 inches. See details L2.02.

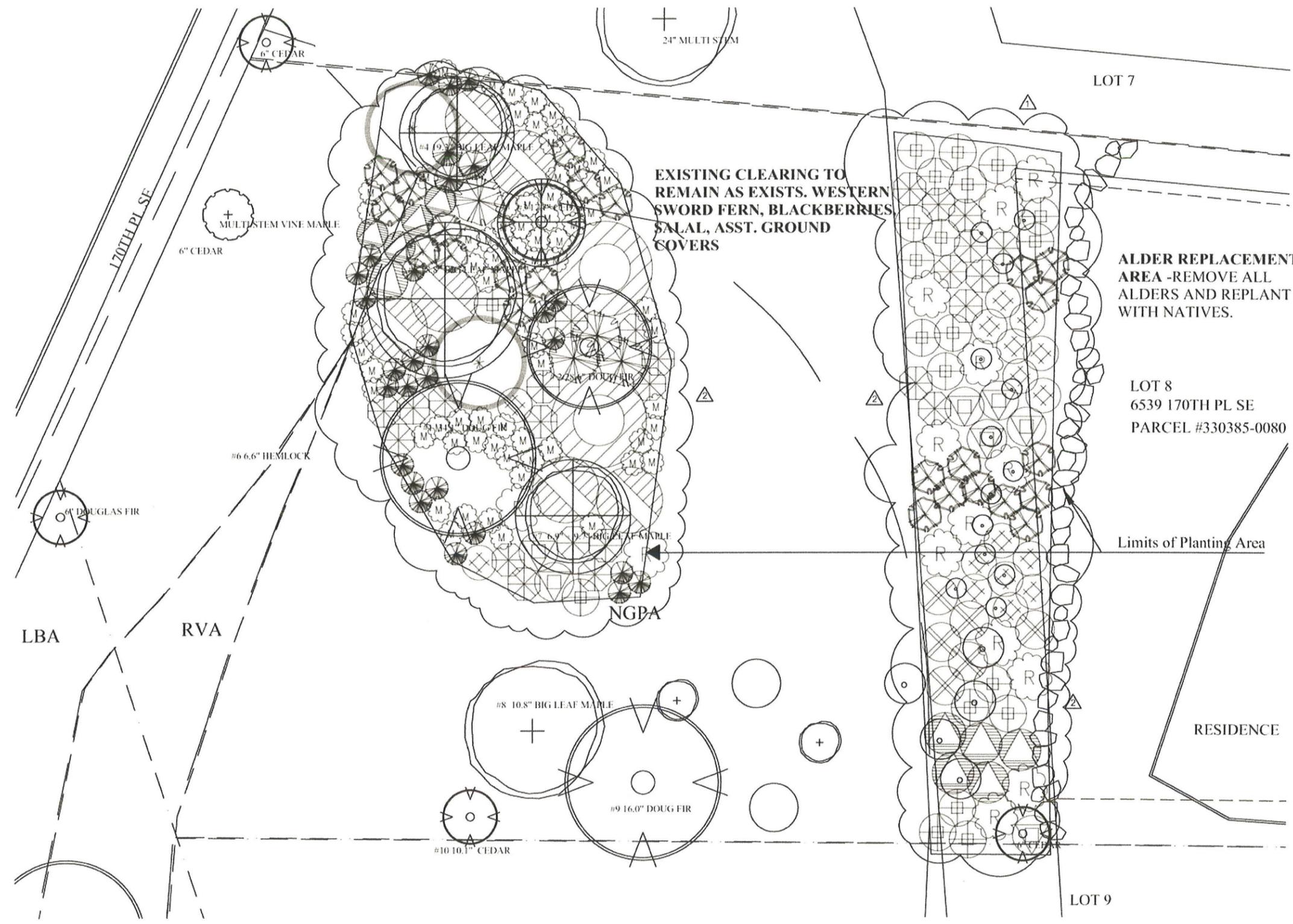
SELECTIVE THINNING OF THE ALDER THICKETS AND REPLANTING WITH SWORD FERNS OR SALAL. SEE PLANT LEGEND FOR DENSITIES.

Issue Date	11.15.13
Revisions	12.01.13 TOPO UPDATES
	03.08.14 NOTES UPDATE
	08.18.14 AMENDMENTS
	11.21.14 AMENDMENTS

**Received**  
**NOV 26 2013**  
**Permit Processing**

**COMPLETE REVEGETATION PLAN**

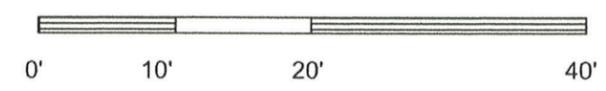
**L2.00**

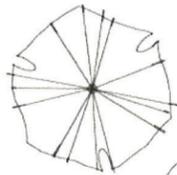
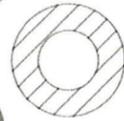


Utility location and characteristics shown on the drawing, if any, are based on the field location of the apparent surface evidence of existing structures. The underground routing and condition of buried utilities has not been verified or confirmed. Additional utility location and mapping may be required. Field locate, verify depth of, and adequately protect all utilities prior to the start of work.

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

WRITTEN DIMENSIONS TAKE PRECEDENCE



Trees			Qty.	Size
	Malus fusca	Pacific Crab Apple	As shown 4	5 Gal. or as available B&B
	Prunus emarginata	Bitter Cherry	As shown 2	2 Gal. or as available B&B
	Tsuga heterophylla	Western Hemlock	As shown 2	5 Gal. or as available B&B
Shrubs				
	Acer circinatum	Vine Maple	5' o.c. 6	2 Gal. or as available B&B
	Amelanchier alniflora	Serviceberry	6' o.c. 1	5 Gal. or as available B&B
	Philadelphus lewisii	Mock orange	4.5' o.c. 15	2 Gal. or as available B&B
	Rhododendron macro. (alt. R. augustinii)	Pacific Rhododendron	12' o.c. 14	5 Gal. or as available B&B
	Ribes sanguineum	Red Currant	4.5' o.c. 10	1 or 2 Gal.
	Rubus parviflorus	Thimbleberry	4' o.c. 24	2 Gal. or as available B&B
	Rubus spectabilis	Salmonberry	4' o.c. 22	2 Gal.
	Sambucus racemosa	Red Elderberry	4.5' o.c. 7	2 Gal. or as available B&B
Ground Covers				
	Cornus sericea	Red-osier dogwood	4' o.c. 25	1 Gal.
	Gaultheria shallon	Salal	3' o.c. 28	1 Gal.
	Mahonia nervosa	Dull Oregon-Grape	3' o.c. 70	1 Gal.
	Polystichum munitum	Western Sword Fern	12" o.c. 1	1 Gal.

Plant Western Sword Ferns at a rate of one (1) 1-Gal. as fill to allow for 20% disturbed space

Notes:

- 1-Trees to be removed, will remain on site, with roots left intact.
- 2-Alders to be removed and replaced as shown on upper 3000sf of slope.
- 3-Native shrubs and ground covers in the newly disturbed area shall be retained where ever possible.
- 4-New plants should be located between retained tree roots, shift as needed to prevent damage to remaining trees.
- 5-Protect remaining trees, shrubs and ground covers to remain.
- 6-Logs and stumps to remain to help sedimentation and slow runoff.
- 7-Logs and stumps not used intact will be chipped for use around newly installed plants.

FALK Residence

Owners:  
Cary Falk And Quynh Vuong

6539 170th PLACE SE  
BELLEVUE WA 98006



MADTES DESIGN  
LANDSCAPE ARCHITECTURE

PMB 42  
227 BELLEVUE WAY NE  
BELLEVUE WA 98004  
206.833.1468  
andcary@mattedesign.com



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT

ANITA MADTES  
LICENSE NO. 1216  
EXPIRES ON 08/26/2014

Issue Date  
11.15.13

Revisions  
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03.08.14 NOTES UPDATES  
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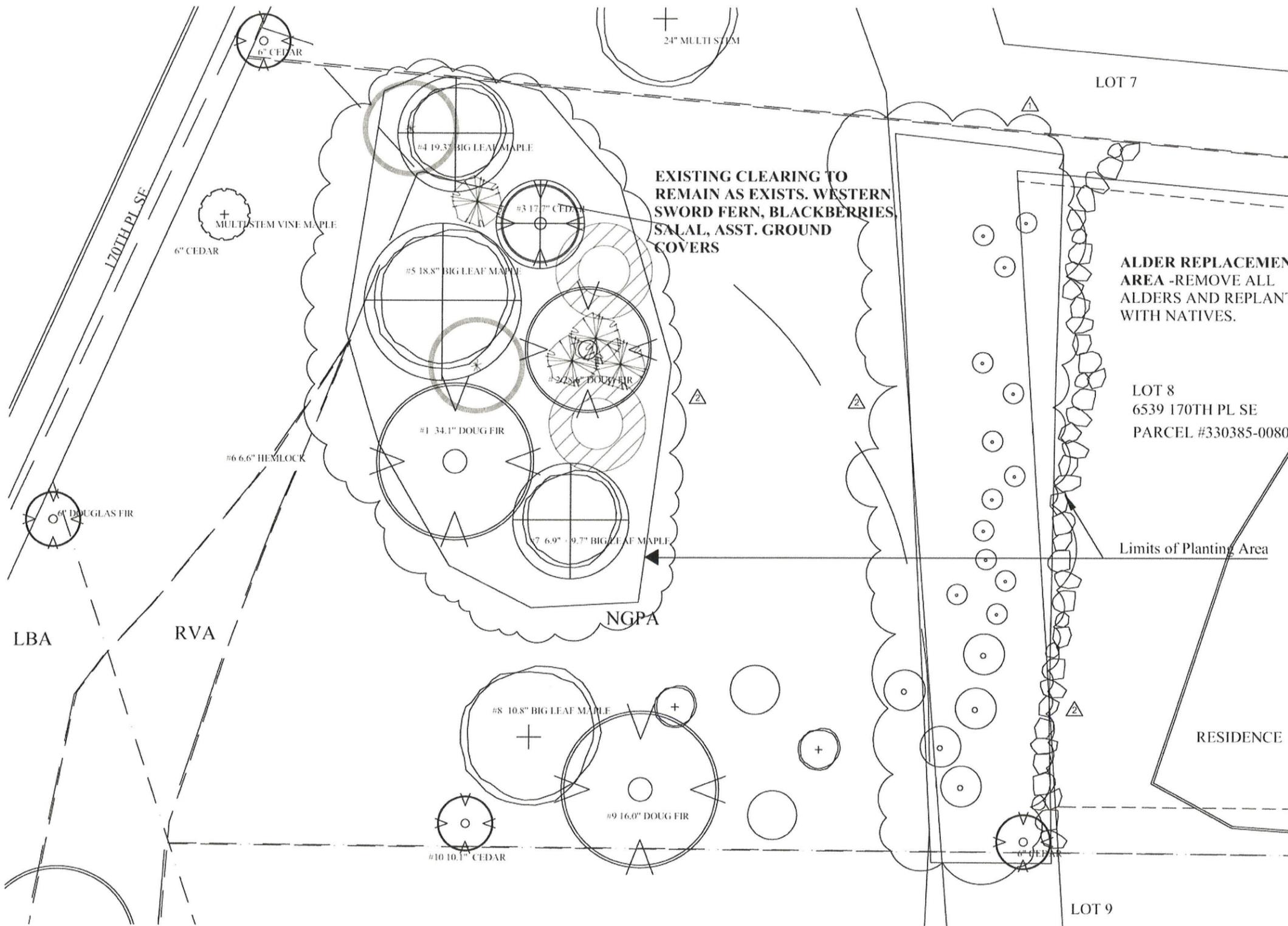
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NOV 26 2014  
REVEGETATION  
PLANT LIST  
Permit Processing

Sheet Number

L2.00A

Project Number



**Drawing Notes**

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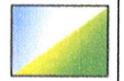
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Owners: Cary Falk And Quynh Vuong

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ANITA MADTES  
STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT

ANITA MADTES  
LICENSE NO. 1216  
EXPIRES ON 08/26/2014

Issue Date	11.15.13
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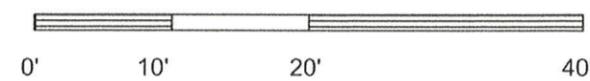
Drawn by: ALM  
Checked by: ALM

**Received**  
**NOV 26 2014**  
**THREE REVEGETATION PLANNING**  
**Permit Processing**

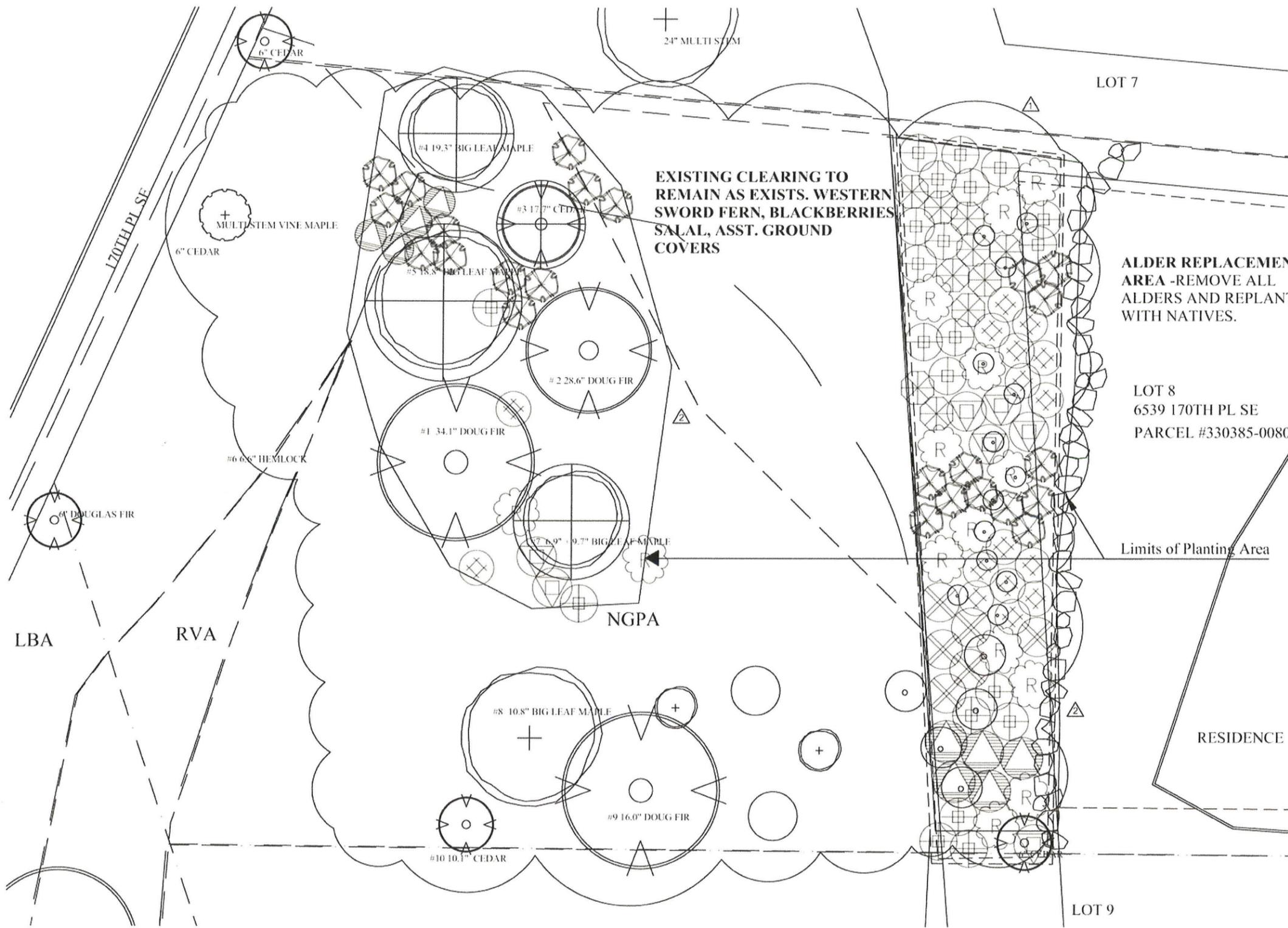
Utility location and characteristics shown on the drawing, if any, are based on the field location of the apparent surface evidence of existing structures. The underground routing and condition of buried utilities has not been verified or confirmed. Additional utility location and mapping may be required. Field locate, verify depth of, and adequately protect all utilities prior to the start of work.

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

WRITTEN DIMENSIONS TAKE PRECEDENCE



**L2.02**



**FALK Residence**  
 Owners: Cary Falk And Quynh Vuong

6539 170th PLACE SE  
 BELLEVUE WA 98006



**Drawing Notes**

No work shall occur beyond the designated management area limits (Planting Limits).

No tree or tree crown removal is permitted by this plan. All existing felled trees and related limb/branch debris shall remain in place.

All work shown shall conform to any and all applicable permits and/or approved construction drawings.

Contractor shall have a copy of this plan readily available at the job site.

Plant locations shown are approximate. Adjust plant locations to accommodate site condition, existing/remaining native vegetation, and/or per plan designer at the time of installation.

Plant material, quality and locations shall be inspected by plan designer prior to installation.

Refer to sheet L2.02 for plant installation details and plant schedule. Refer to sheets for plant installation specification.

Protect and accommodate existing native vegetation within planting area during and after plant installation.

Following plant installation, place mulch at the base of each installed plant to a minimum of 6 inches. See details L2.02.

SELECTIVE THINNING OF THE ALDER THICKETS AND REPLANTING WITH SWORD FERNS OR SALAL. SEE PLANT LEGEND FOR DENSITIES.

Issue Date	11.15.13
Revisions	12.01.13 TOPO UPDATES
	03.08.14 NOTES UPDATE
	08.18.14 AMENDMENTS
	11.21.14 AMENDMENTS

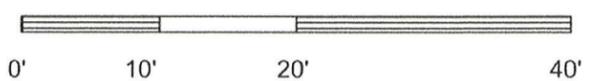
**Received**  
 NOV 26 2014  
**Permit Processing**

**L2.03**

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WRITTEN DIMENSIONS TAKE PRECEDENCE



**FALK Residence**

Owners:  
Cary Falk And Quynh Vuong

6539 170th PLACE SE  
BELLEVUE WA 98006



MADTES DESIGN  
LANDSCAPE ARCHITECTURE

PHB 42  
227 BELLEVUE WAY NE  
BELLEVUE WA 98004  
206 853 4668  
am@madtesdesign.com



STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT

ANTAL MADTES  
LICENSE NO. 1016  
EXPIRES ON 06/26/2014

**Drawing Notes**

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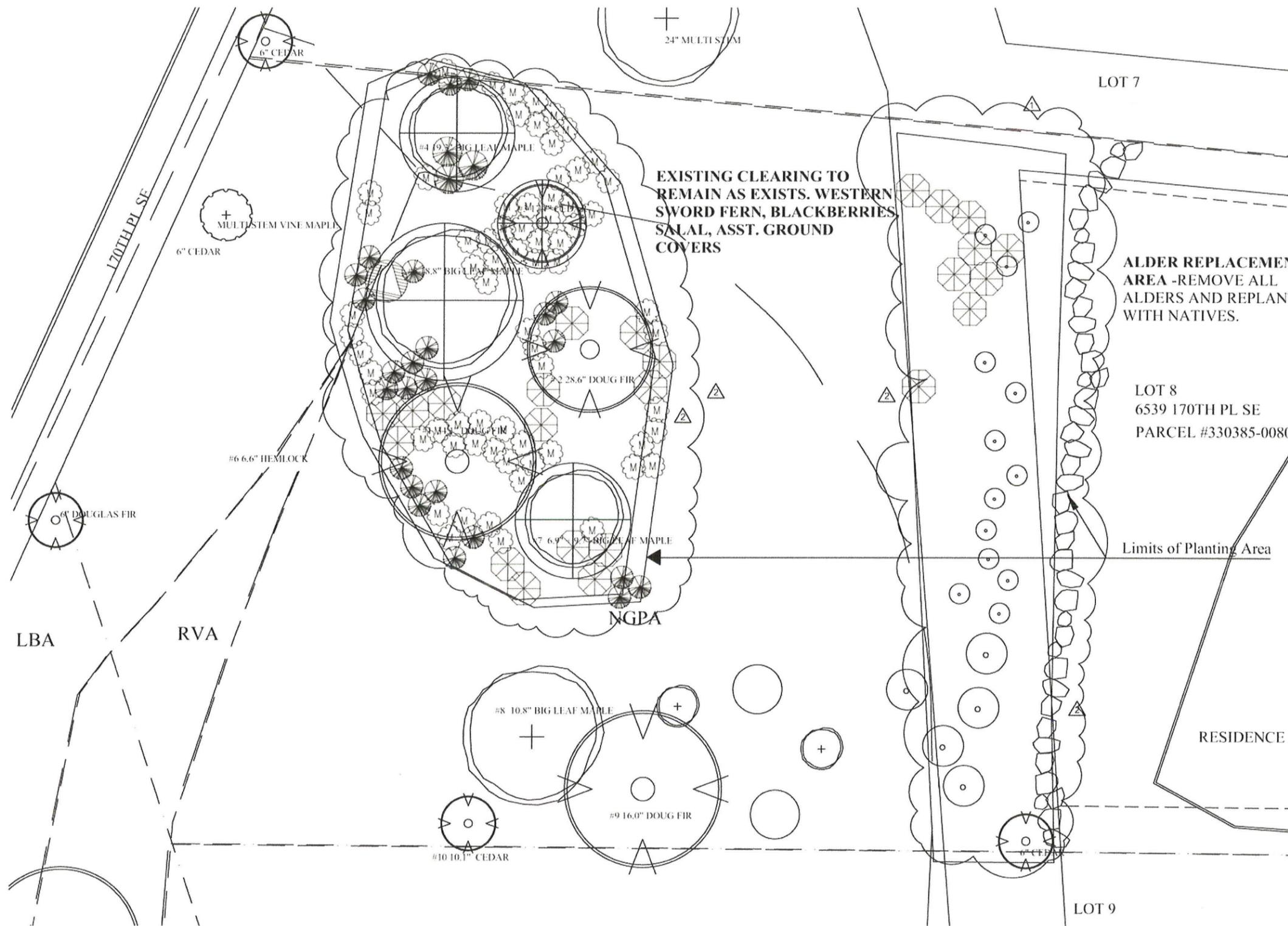
Issue Date	11.15.13
Revisions	12.01.13 TOPO UPDATES 03.08.14 NOTES UPDATES 08.18.14 AMENDMENTS 11.21.14 AMENDMENTS

Drawn/Checked  
11.23.13 ALM

Scale 1/8" = 1'-0"  
GROUND COVER  
VEGETATION  
PLAN

Permit Process

**L2.04**



**EXISTING CLEARING TO REMAIN AS EXISTS. WESTERN SWORD FERN, BLACKBERRIES, SALAL, ASST. GROUND COVERS**

**ALDER REPLACEMENT AREA - REMOVE ALL ALDERS AND REPLANT WITH NATIVES.**

LOT 8  
6539 170TH PL SE  
PARCEL #330385-0080

Limits of Planting Area

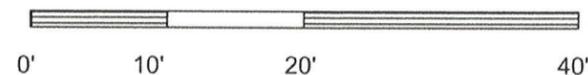
RESIDENCE

LOT 9

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Project Number