



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. 15-103843-LO

Project Name/Address: Oden Vegetation Management Plan/1011 W Lake
 Sammamish Pkwy NE

Planner: David Wong

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

Minimum Comment Period: 02/26/2015

Materials included in this Notice:

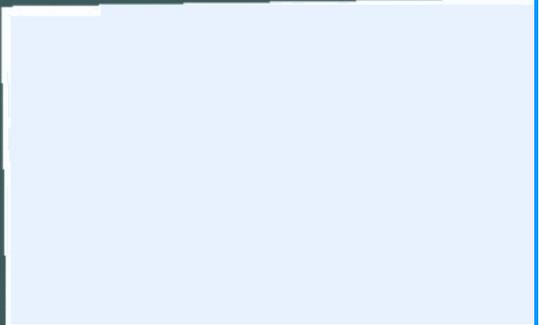
- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

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



Project Location



City of Bellevue Submittal Requirements	27
ENVIRONMENTAL CHECKLIST	
12/21/00	
<i>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 the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.</i>	
INTRODUCTION	
Purpose of the Checklist:	
<p>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.</p>	
Instructions for Applicants:	
<p>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." Complete answers to the questions now may avoid unnecessary delays later.</p>	
<p>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 references to any reports or 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.</p>	
Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i>	
<p>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.</p>	
<p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p>	
Attach an 8½" x 11" vicinity map which accurately locates the proposed site.	

ENVIRONMENTAL CHECKLIST

12/21/00

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BACKGROUND INFORMATION

Property Owner: **Price Oden**

Proponent: **Price Oden**
1014 185th Avenue NE
Bellevue, WA 98008
(425) 985-9946

Contact Person: **Kenny Booth, The Watershed Company**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **750 Sixth Street South, Kirkland, WA 98033**

Phone: **(425) 822-5242**

Proposal Title: **Oden Property Vegetation Management Plan**

Proposal Location (Street address and nearest cross street or intersection) Provide a legal description if available:

Street Address:
1011 West Lake Sammamish Parkway Ne
Bellevue, WA 98008

Nearest intersection:
179th Place NE/ NE 10th Street

Parcel:
7431500338

Please attach an 8½" X 11" vicinity map that accurately locates the proposal site. **See last page.**

Give an accurate, brief description of the proposal's scope and nature:

1. General description: **Revegetation to bring the property into compliance with the City of Bellevue after non-permitted tree snagging was conducted in a steep slope area. Approximately 7,500 square feet of area will be planted, including areas of wetland and steep slope buffer. The proposal involves the planting of 15 trees, 147 shrubs, and significant perennials/groundcover on the northern portion of the steep slope area. All proposed plantings are native species.**
2. Acreage of site: **The entire parcel is .43 acres (18,900 square feet). The area covered by this revegetation proposal is approximately .16 acres.**
3. Number of dwelling units/buildings to be demolished: **None.**

- 4. Number of dwelling units/buildings to be constructed: **None.**
- 5. Square footage of buildings to be demolished: **Does not apply.**
- 6. Square footage of buildings to be constructed: **Does not apply.**
- 7. Quantity of earth movement (in cubic yards): **No cut is proposed. Approximately 142 CY of compost and mulch will be placed.**
- 8. Proposed land use: **No changes are proposed to the existing land use.**
- 9. Design features, including building height, number of stories, and proposed exterior materials: **The proposal involves the planting of 15 trees, 147 shrubs, and significant perennials/groundcover on the property.**
- 10. Other

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

Site preparation is expected to take place in late spring or summer 2015 and should take approximately one week to complete. Plantings will be installed in fall 2015. Vegetation management activities will continue for three years from project initiation.

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

None at this time.

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

Oden Vegetation Management Plan, prepared by The Watershed Company (January 2015).

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.

No other applications are pending for government approvals of other proposals directly affecting the Erickson property.

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.

- 1. Critical Areas Land Use Permit (City of Bellevue) – submitted concurrently with this SEPA Checklist**
- 2. Clearing and Grading Permit (City of Bellevue) – not yet applied**

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 (circle one): Flat Rolling Hilly Steep slopes Mountains Other:
- b. What is the steepest slope on the site (approximate percent slope)?

Slopes on site are estimated at 60%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to Natural Resources Conservation Service (NRCS) soil maps, the vegetation management area contains Alderwood and Kitsap soils (AkF) that are very steep. Soil textures present in typical profiles for these soil types include gravelly sandy loam and ashy silt loam, respectively. These are moderately well-drained soil types. Non-wetland soils observed on-site are generally characterized as gravelly sandy loam.

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

There are no visible indications of unstable soils in the immediate vicinity. However, the hillside is extremely steep and overgrown with vegetation.

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

	FILL	CUT
Quantity and Type	142 CY of compost and mulch	0 CY
Fill Source	Compost and mulch would come from commercial sources	

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

Erosion could occur if exposed soils are mobilized by rainfall. Short-term erosion may occur in areas cleared of vegetation. However, any impacts would be short-term and the measures described below would help minimize erosion.

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

The parcel is currently entirely undeveloped and free of impervious surfaces. 255 square feet of access stairs and pathway will added to the vegetation management area. The stairs and pathway will both be made of crushed rock. The improvements are intended to allow for safe access for regular maintenance of the area.

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

All clearing and grading construction would be in accordance with City of Bellevue Clearing & Grading Code (Chapter 23.76), permit conditions, and all other applicable codes, ordinances, and standards. As needed, the applicant will install temporary erosion and sedimentation control measures such as silt fencing. A silt fence would be installed around

As stated, Erosion Control regulated by BCC 23.76

exposed soils as necessary to prevent any silt-laden water from leaving the site during rainfall events.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal emissions from vehicle trips would occur during site construction and monitoring. After project completion, no further emissions to the air would occur.

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

No off-site sources of emissions or odor would affect the proposal.

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

Vehicles would be kept in good working order.

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.

A small Category IV wetland is located along a small bench near the top of the steep slope area. No other surface water body was observed in the immediate vicinity of the site.

- 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.

The on-site wetland is currently vegetated with reed canarygrass. It is proposed that all canarygrass be removed and the wetland be restored with native vegetation.

- 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 filling will occur within the wetland.

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

The proposal would not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

- 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.

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and approximate quantities if known.

No withdrawal of ground water or discharge of water to ground water would occur as part of this project.

- 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 waste material from septic tanks or other sources would be discharged into the ground as part of this project.

c. Water runoff (including stormwater):

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.

Storm water runoff is not expected to be altered as a result of the project.

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

Waste materials would not enter ground or surface waters.

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

The erosion control measures described under question 1h would be implemented as necessary.

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
- shrub
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

For a detailed list of vegetation found on the site, please see the Oden Vegetation Management Plan prepared by The Watershed Company (January 2015).

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

One fir tree will be snagged and invasive vegetation would be removed. Invasive species to be removed include Himalayan blackberry and reed canarygrass. Debris piles that resulted from tree snagging activities would be left in place as they provide valuable habitat.

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

No threatened or endangered plant species are known to be on or near the site.

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

The proposal involves the planting of 15 trees, 147 shrubs, and significant perennials/groundcover on the northern side of the property. Approximately 7,500 square feet of area will be planted. All proposed plantings are native species.

5. ANIMALS

- a. 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: woodpecker

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered animal species are known to be on or near the site.

Given on-site conditions and landscape position, the study area and adjacent forest has the potential to provide perching and foraging habitat for the following species of local importance: pileated woodpecker, red-tailed hawk, osprey, and bald eagle.

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

The habitat provided by the Oden property is likely used by very mobile species (birds) that are tolerant of urban areas. Other types of wildlife that could be expected to use the site would also be common in urban areas and include small mammals such as voles and mice, raccoons, opossums, and possibly deer.

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

The proposed project will enhance wildlife habitat through the removal of invasive species and the planting of native species within the project area.

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 needs? Describe whether it will be used for heating, manufacturing, etc.

No energy would be necessary after the project is completed.

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

The project would not affect the potential use of solar energy by adjacent properties.

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

No energy would be necessary after the project is completed.

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.

Hazards typical in landscape construction work would be associated with the proposed project.

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

Emergency services are not anticipated to be required at the site. In the unlikely event of an accident, local emergency response services might be required. The full range of safety and accident response supplies would be on-site to treat any emergency during construction.

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

Standard precautions would be taken to ensure the safety of the work crew.

- b. Noise

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

The type of noise in the area is that typical of a single-family neighborhood, and would not affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise associated with the proposed project would consist of noises associated with landscape construction work that only involves hand tools. Construction noise would be limited to normal daytime hours as dictated by the City of Bellevue's noise policy. There would be no long-term noise associated with the proposed project. Noise regulated by BCC 9.18

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

As mentioned above, noise would be limited to daylight weekday hours. No other noise-control measures are necessary.

8. LAND AND SHORELINE USE

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

The subject parcel is undeveloped. Adjacent properties are developed with single-family residences.

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

The site has not been used for agriculture.

c. Describe any structures on the site.

There are no structures on the subject parcel.

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

No structures are proposed for demolition.

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

The current zoning classification is R-1.8 (Single-Family Residential).

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

The current comprehensive plan designation is SF-L (Single Family, Low Density).

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

Does not apply.

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

Steep slopes on the property have been classified as environmentally critical areas.

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

No people would reside or work in the completed project.

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

No people would be displaced as a result of this project.

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

Does not apply.

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

The proposal is to bring the property into compliance with the City of Bellevue after non-permitted tree snagging was conducted in a steep slope area.

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:

Does not apply.

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?

No structures are proposed as part of this project.

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

Several large fir trees were snagged on the property. One additional moderately sized fir will also be snagged.

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

No such measures are necessary.

11. LIGHT AND GLARE

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

No light or glare would be produced by the proposed project.

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

Does not apply.

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

No existing off-site sources of light or glare would affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No such measures are necessary.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

No recreational opportunities are in the immediate vicinity of the proposed project.

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

The proposed project would not displace any existing recreational uses.

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

No such measures are necessary.

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 such places or objects are known to be on or next to the site.

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

No such landmarks or evidence is known to be on or next to the site.

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

Should historic, archeological, scientific or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the appropriate agencies are notified.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is currently accessed via 185th Avenue NE (Rosemont Blvd). Site access would not be changed as a result of the proposed project.

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

The nearest King County Metro transit stop is located at the corner of West Lake Sammamish Parkway NE and NE 15th Place, approximately 0.3 mile away.

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

This project would neither create nor eliminate parking spaces.

- 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).

The proposal would not require any new roads or streets, or improvements to existing roads or streets.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project would not use or occur in the immediate vicinity of water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The proposed project would not generate vehicular trips when completed.

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

No such measures are necessary.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No increase in public service needs would result from this project.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No such measures are necessary.

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.

No new utilities are proposed as part of the project.

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

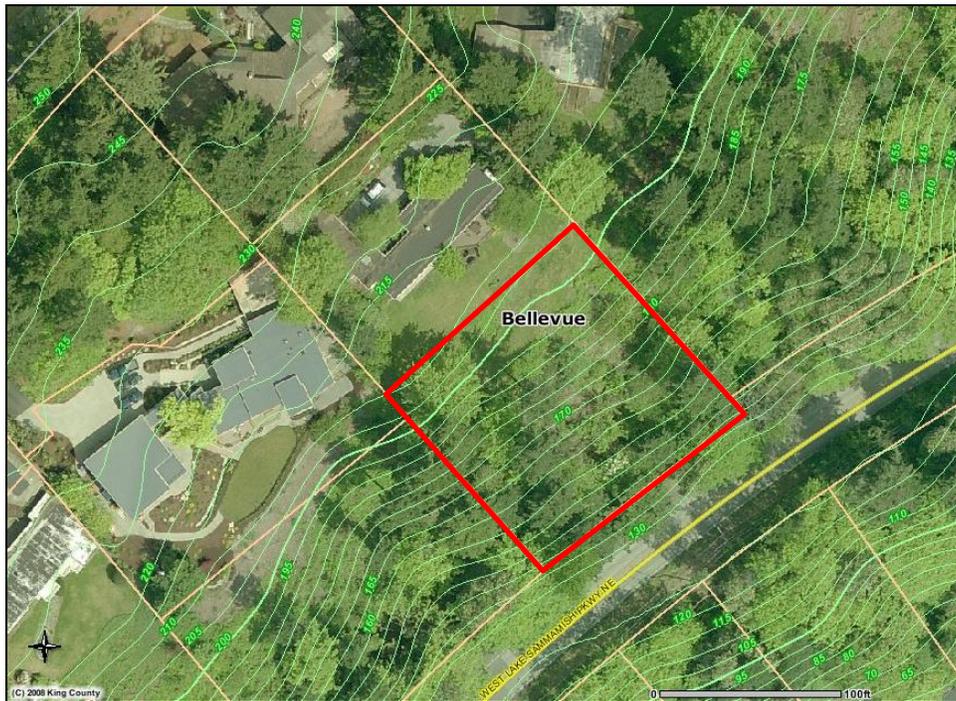
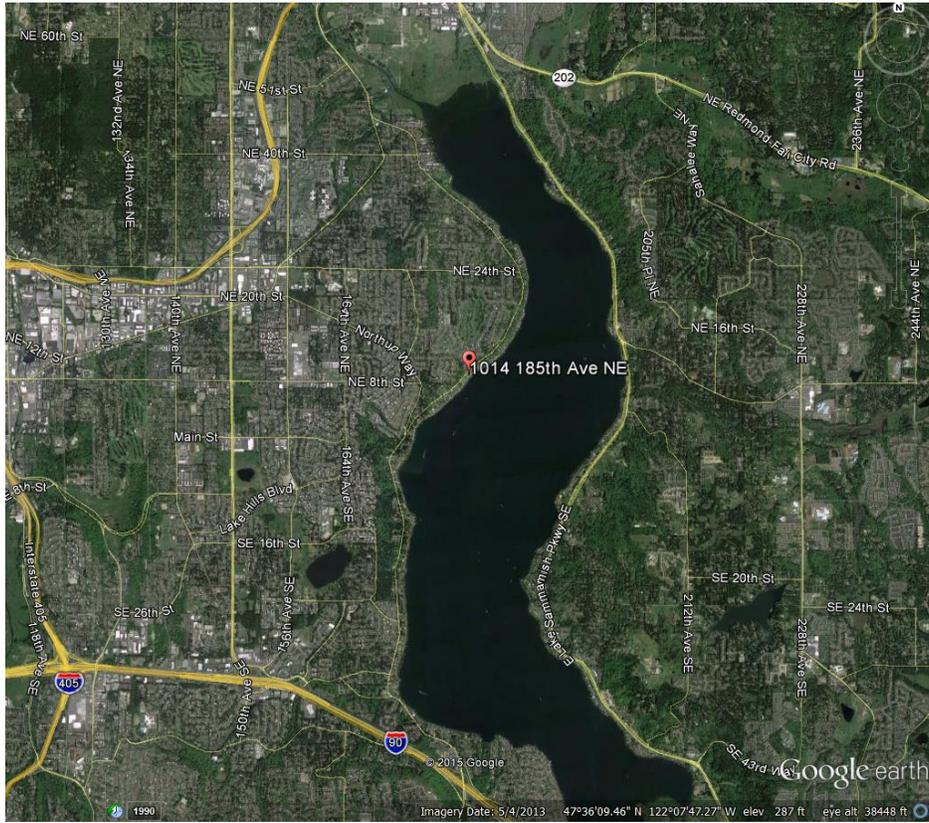


Kenny Booth, AICP

Date Submitted:

1/29/2015

Vicinity Map from Google Earth (top) iMAP (bottom)



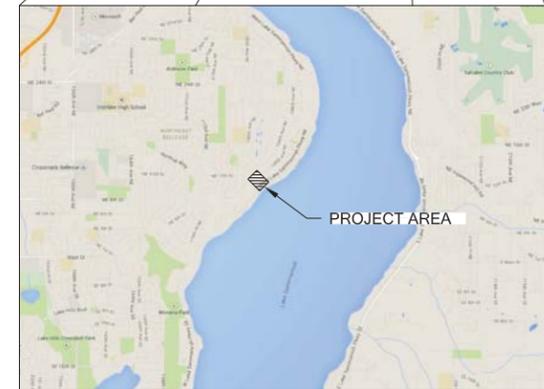
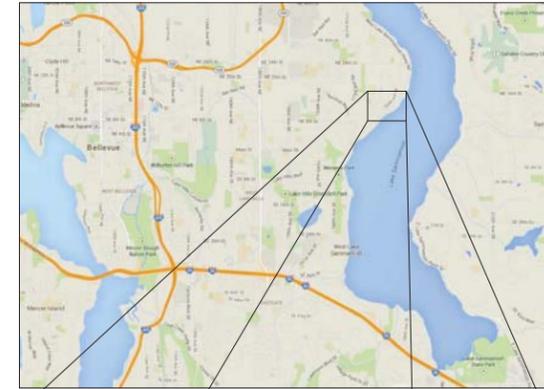
ODEN RESIDENCE



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design



VICINITY MAPS

ODEN RESIDENCE
VEGETATION MANAGEMENT PLAN
 PREPARED FOR: PRICE ODEN
 PARCELS: 7431500338 & 7431500340
 SITE ADDRESS: 1011 W LAKE SAMMAMISH PKWY NE
 BELLEVUE, WA 98008

PROJECT INFORMATION:

CLIENT: PRICE ODEN
 ADDRESS: 1014 185TH AVE NE
 BELLEVUE, WA 98008
 CLIENT: PRICEO123@HOTMAIL.COM

PROJECT CONSULTANT:

THE WATERSHED COMPANY
 ADDRESS: 750 6TH ST SOUTH
 KIRKLAND, WA 98033
 CONTACT: KENNY BOOTH, AICP
 PARCEL: (425) 822-5242

SHEET INDEX

- W1 EXISTING CONDITIONS
- W2 TESC AND DEMOLITION PLAN
- W3 PLANTING AND MITIGATION PLAN
- W4 PLANT INSTALLATION DETAILS, NOTES, AND SPECIFICATIONS
- W5 DETAILS AND MITIGATION AND MONITORING NOTES

NOTES

1. WETLAND AND OTHER FEATURES LOCATIONS ARE APPROXIMATE. FEATURES HAVE NOT BEEN SURVEYED.
2. AERIAL PHOTO, STEEP SLOPE AREA, AND 2' CONTOURS ARE FROM GEOSPATIAL DATA BY CITY OF BELLEVUE.

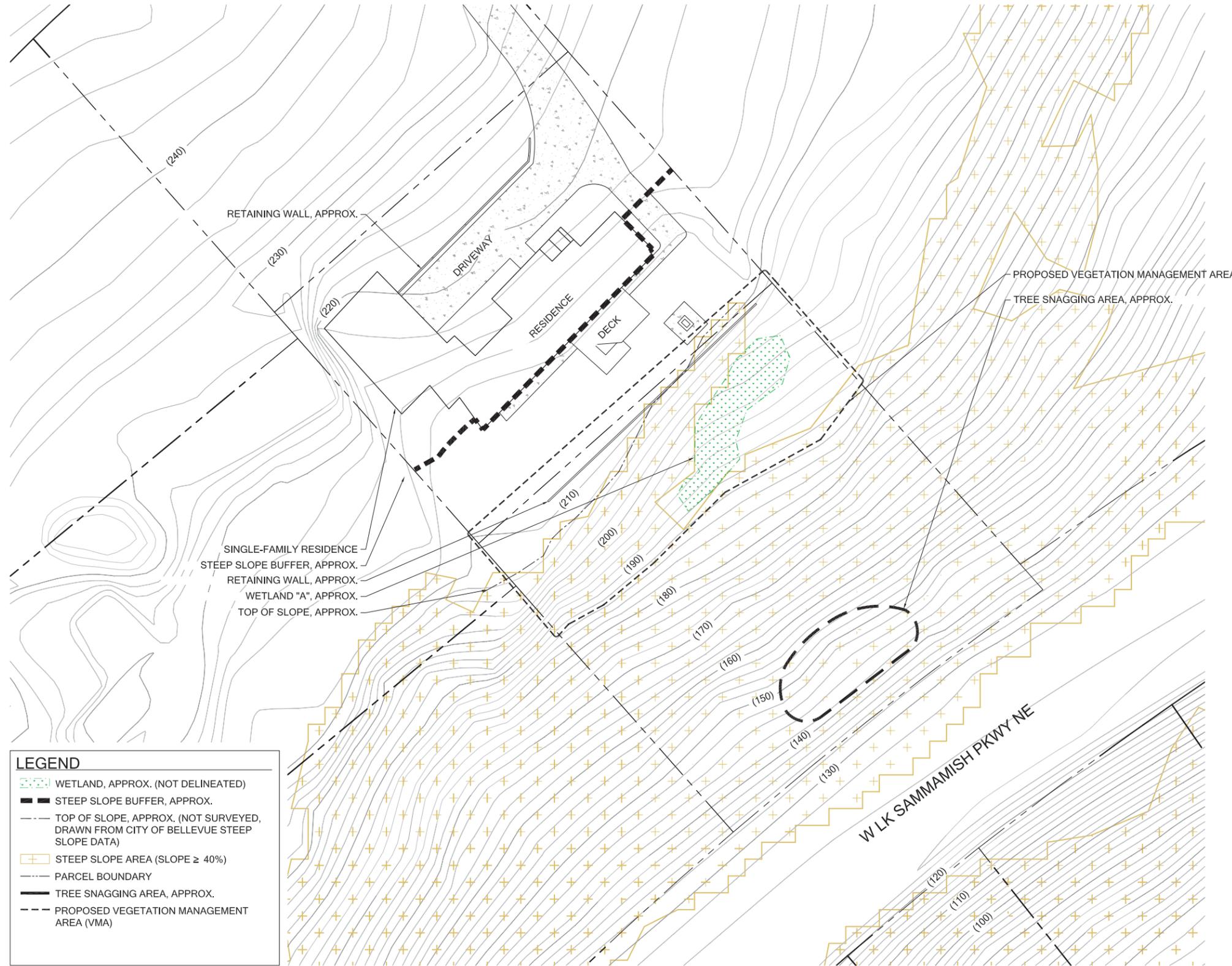
SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	PERMIT SUBMITTAL

SHEET SIZE:
 ORIGINAL PLAN IS 22" x 34".
 SCALE ACCORDINGLY.

PROJECT MANAGER: KB
 DESIGNED: AR/KC
 DRAFTED: AR
 CHECKED: KB

JOB NUMBER:
 141229

SHEET NUMBER:
W1 OF 5

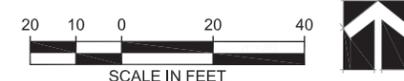


LEGEND

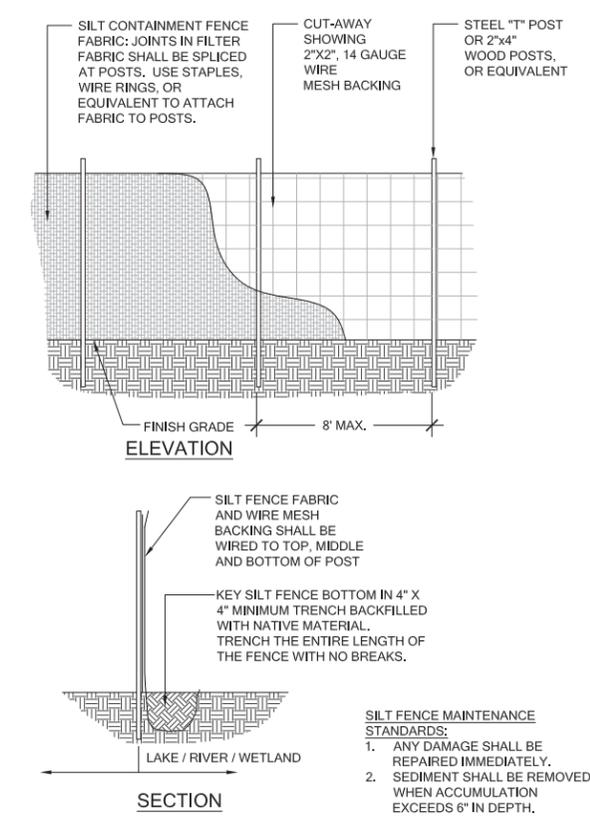
- WETLAND, APPROX. (NOT DELINEATED)
- STEEP SLOPE BUFFER, APPROX.
- TOP OF SLOPE, APPROX. (NOT SURVEYED, DRAWN FROM CITY OF BELLEVUE STEEP SLOPE DATA)
- STEEP SLOPE AREA (SLOPE ≥ 40%)
- PARCEL BOUNDARY
- TREE SNAGGING AREA, APPROX.
- PROPOSED VEGETATION MANAGEMENT AREA (VMA)

EXISTING CONDITIONS

SCALE 1"=20'



ODEN RESIDENCE
VEGETATION MANAGEMENT PLAN
PREPARED FOR: PRICE ODEN
PARCELS: 7431500338 & 7431500340
SITE ADDRESS: 1011 W LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008



NOTES

- DUE TO THE ON-SITE STEEP SLOPES, SITE PREPARATION SHALL ONLY OCCUR BETWEEN MAY 1 AND SEPTEMBER 30.
- TEMPORARY EROSION SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING GROUND DISTURBING ACTIVITIES.
- DO NOT LEAVE AREAS OF BARE SOIL AFTER REMOVAL OF INVASIVE VEGETATION. IF PLANTING IS MORE THAN TWO WEEKS OUT, HYDROSEED WITH SPECIFIED SEED MIX (SEE PLANTING PLAN, SHEET W3).

LEGEND

- LIMIT OF WORK BOUNDARY (PROPOSED VEGETATION MANAGEMENT AREA)
- - - SILT FENCE (1/W2)
- REMOVE/DEMO LANDSCAPE FEATURE
- TREE SNAGGING AREA, APPROX.
- WETLAND, APPROX. (NOT DELINEATED)
- STEEP SLOPE BUFFER, APPROX.
- TOP OF SLOPE, APPROX. (NOT SURVEYED)
- EXISTING DENSE SHRUB VEGETATION, APPROX.

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY	AR
1	01-28-2015	PERMIT SUBMITTAL		

TESC AND DEMOLITION PLAN
SCALE 1"=10'



SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: AR/KC
DRAFTED: AR
CHECKED: KB
JOB NUMBER: 141229
SHEET NUMBER: W2 OF 5

ODEN RESIDENCE
VEGETATION MANAGEMENT PLAN
PREPARED FOR: PRICE ODEN
PARCELS: 7431500338 & 7431500340
SITE ADDRESS: 1011 W LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008

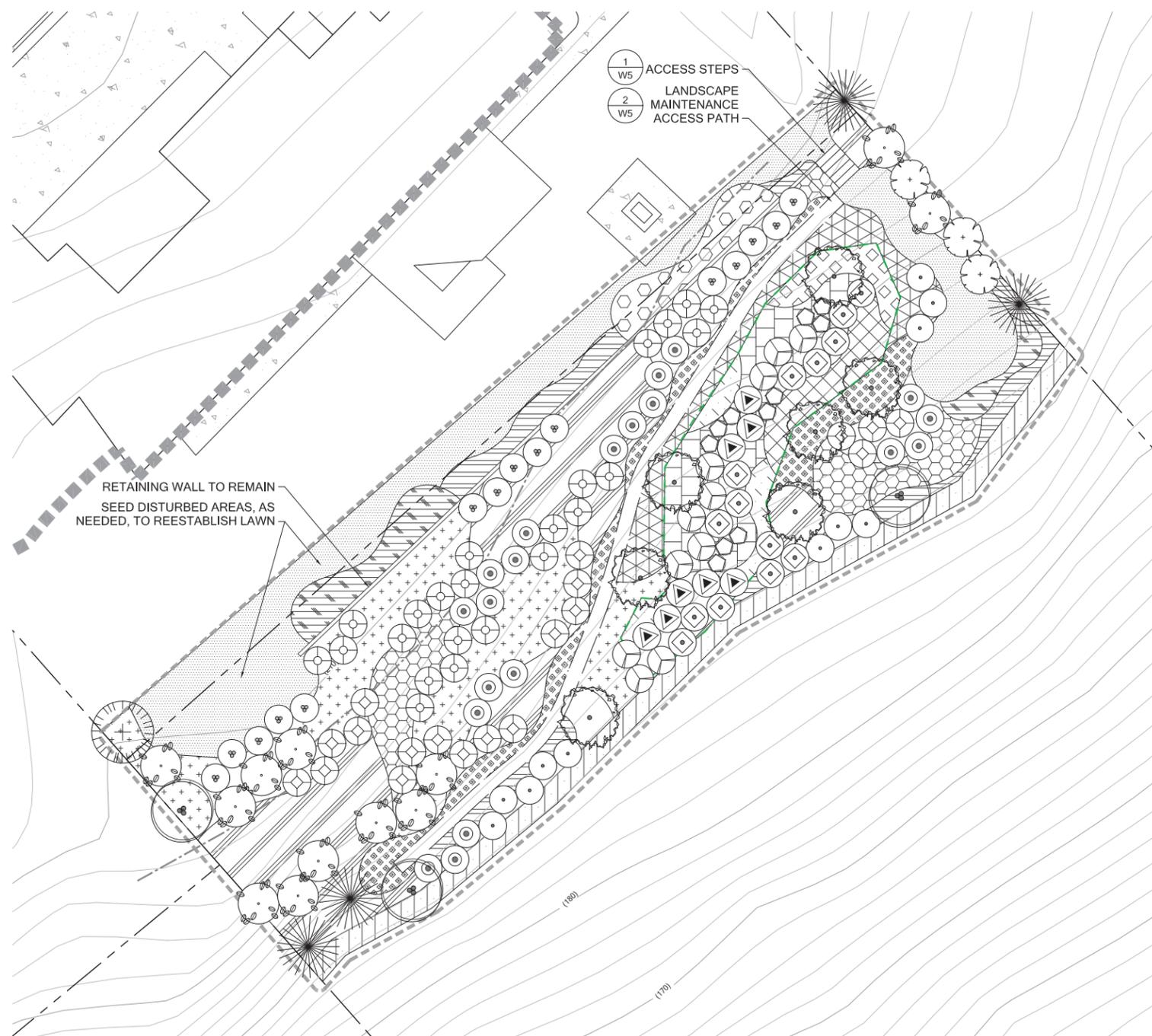
NO.	DATE	DESCRIPTION	BY	AR
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SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: AR/KC
DRAFTED: AR
CHECKED: KB

JOB NUMBER:
141229
SHEET NUMBER:
W3 OF 5

PRINTED BY: AMBER HAYNSFORD
DATE: 1/27/2015
FILENAME: 141229_ODEN_VMP_2015-01-30.DWG



PLANTING SCHEDULE

	QTY	SPACING	SIZE
TREES			
MALUS FUSCA / PACIFIC CRABAPPLE	7	ALL TREES TO BE SPACED PER PLAN	2 GAL.
PSEUDOTSUGA MENZIESII / DOUGLAS-FIR	4		2 GAL.
RHAMNUS PURSHIANA / CASCARA	3		2 GAL.
THUJA PLICATA / WESTERN REDCEDAR	1		2 GAL.
SHRUBS		ALL SHRUBS TO BE SPACED PER PLAN	
ACER CIRCINATUM / VINE MAPLE	12		1 GAL.
AMELANCHIER ALNIFOLIA / SERVICEBERRY	3		1 GAL.
CORNUS SERICEA / REDTWIG DOGWOOD	11		1 GAL.
CORYLUS CORNUTA / BEAKED HAZELNUT	20		1 GAL.
PHYSOCARPOS CAPITATUS / PACIFIC NINEBARK	8		1 GAL.
MYRICA GALE / BOG MYRTLE	11		1 GAL.
RIBES SANGUINEUM / RED-FLOWERING CURRANT	23		1 GAL.
ROSA PISOCARPA / SWAMP ROSE	14		1 GAL.
RUBUS PARVIFLORUS / THIMBLEBERRY	15		1 GAL.
SYMPHORICARPOS ALBUS / SNOWBERRY	11		1 GAL.
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	19		1 GAL.
GROUNDCOVER AND PERENNIALS*			
*ALL SPECIES TO BE SPACED TRIANGULARLY			
ARCTOSTAPHYLOS UVA-URSI / KINNIKINNIK	56	30" O.C.	1 GAL.
CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS	40	24" O.C.	4" POT
AQUILEGIA FORMOSA / WESTERN COLUMBINE	25	30" O.C.	4" POT
DICENTRA FORMOSA / BLEEDING HEART	40	24" O.C.	1 QT.
ECHINACEA PURPUREA / CONEFLOWER	69	30" O.C.	1 GAL.
FRAGARIA CHILOENSIS / SAND STRAWBERRY	40	24" O.C.	1 QT.
AQUILEGIA FORMOSA / WESTERN COLUMBINE	25	30" O.C.	4" POT
GAULTHERIA SHALLON / SALAL	122	36" O.C.	1 GAL.
JUNCUS ENSIFOLIUS / DAGGER-LEAF RUSH	88	30" O.C.	1 GAL.
CAMASSIA QUAMASH / COMMON CAMAS	60	36" O.C.	BULB
OXALIS OREGANA / WOOD SORREL	75	24" O.C.	4" POT
POLYSTICHUM MUNITUM / SWORD FERN	160	36" O.C.	1 GAL.
SAGITTARIA LATIFOLIA / BROADLEAF ARROWHEAD	25	24" O.C.	4" POT
SCIRPUS MICROCARPUS / SMALL-FRUITED BULRUSH	24	30" O.C.	1 GAL.
VANCOUVERIA HEXANDRA / INSIDE-OUT FLOWER	60	24" O.C.	1 QT.
SEED AND LIVE STAKES			
"PT 440 NATIVE BIOFILTER MIX" BY PRO TIME LAWN SEED (OR EQUIVALENT TO BE APPROVED BY HOMEOWNER)	1.25 LB	SEED	1 LB PER 1,000 SF
"PT 406 NATIVE MIX FOR WET AREAS" BY PRO TIME LAWN SEED (OR EQUIVALENT TO BE APPROVED BY HOMEOWNER)	1.00 LB	SEED	1 LB PER 1,000 SF
ONICERA INVOLUCRATA / TWINBERRY	75	24" O.C.	LIVE STAKES
SALIX SCOULERIANA / SCOULER'S WILLOW	75	24" O.C.	LIVE STAKES

NOTES

- DUE TO THE ON-SITE STEEP SLOPES, SITE PREPARATION SHALL ONLY OCCUR BETWEEN MAY 1 AND SEPTEMBER 30.
- PLANT INSTALLATION SHALL OCCUR BETWEEN OCTOBER 1 AND MARCH 30.

- GENERAL PLANTING SEQUENCE:**
- NATIVE PLANT INSTALLATION SHALL OCCUR DURING FROST-FREE PERIODS ONLY. PREFERRED MONTHS FOR INSTALLATION ARE BETWEEN OCTOBER 1 AND MARCH 30, PRIOR TO HOT, DRY WEATHER.
 - PROCURE PLANTS LISTED IN THE "PLANTING SCHEDULE" AND ENSURE THAT MATERIAL MEETS THE MINIMUM REQUIREMENTS OUTLINED IN THE PLANT LEGEND AND PLANTING DETAILS.
 - LOCATE ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK.
 - REMOVE ALL INVASIVE WEEDS WITHIN THE PROJECT AREA, PARTICULARLY ENGLISH IVY, HIMALAYAN BLACKBERRY, AND REED CANARYGRASS. FOLLOW MITIGATION AND MONITORING NOTES FOR INVASIVE REMOVAL.
 - APPLY A 3" LAYER OF COMPOST AND TILL UNTIL THOROUGHLY MIXED. SOIL AMENDMENT SHOULD NOT BE PLACED IN THE WETLAND, AS FEASIBLE, CARE SHOULD BE TAKEN TO LEAVE WETLAND SOILS INTACT AND MAINTAIN THE EXISTING GRADE.
 - ENSURE THAT NO ADVERSE DRAINAGE CONDITIONS EXIST THAT MAY AFFECT PROPER PLANT GROWTH AND ESTABLISHMENT.
 - LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE LANDSCAPE ARCHITECT. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL.
 - INSTALL PLANTS PER PLANTING DETAILS.
 - WATER EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
 - INSTALL A 4" DEEP, COARSE WOOD-CHIP MULCH RING THROUGHOUT PROJECT AREA, OUTSIDE OF THE WETLAND.
 - WITHIN THE WETLAND, SEED ALL BARE SOIL AROUND AND UNDERNEATH NEW PLANTING USING A WETLAND-SPECIFIC NATIVE SEED MIX.
 - IRRIGATE BY HAND OR INSTALL A TEMPORARY OR PERMANENT IRRIGATION SYSTEM CAPABLE OF DELIVERING 2" OF WATER PER WEEK TO THE ENTIRE PLANTED AREA. MAINTAIN IRRIGATION SYSTEM IN WORKING CONDITION FOR TWO (2-3) SUMMERS (JUNE 1 - SEPTEMBER 30) AFTER INITIAL PLANT INSTALLATION.
- THE APPLICANT SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL INSPECTION AND APPROVAL AS SET FORTH IN THE PERMIT CONDITIONS. IF THE OWNER OR APPLICANT CHOOSES TO HIRE A LANDSCAPE CONTRACTOR, THEN THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS AND WORKMANSHIP FOR ONE YEAR FOLLOWING FINAL OWNER ACCEPTANCE.

PLANTING AND MITIGATION PLAN
SCALE 1"=10'



PLANT INSTALLATION NOTES, SPECIFICATIONS, AND MATERIALS SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
- NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE STREAM RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.

- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE STREAM RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE STREAM RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.

- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED.

PLANT MATERIAL

GENERAL

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

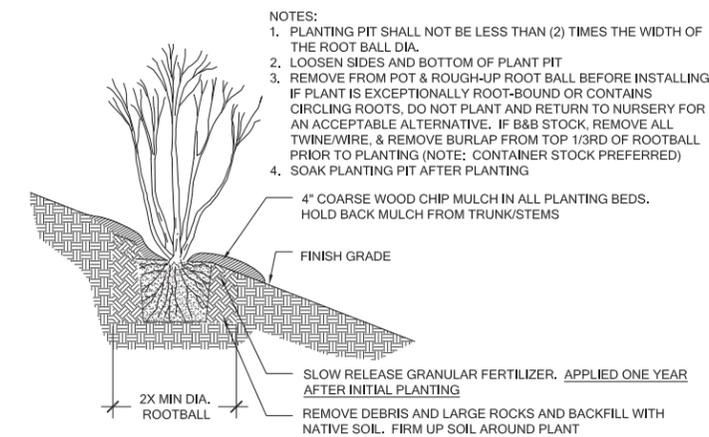
- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

MATERIALS SPECIFICATIONS:

- COMPOST:** COMPOST SHALL MEET WSDOT SPECIFICATIONS FOR FINE COMPOST 9.14(8). COMPOST SHALL BE 100% COMMERCIALY PRODUCED. COMPOST SHALL NOT CONSIST OF BIOSOLIDS, MANURE, SAWDUST, OR STREET SWEEPINGS. COMPOST MUST NOT CONTAIN ANY VISIBLE REFUSE OR OTHER PHYSICAL CONTAMINANTS, SUBSTANCES TOXIC TO PLANTS, OR OVER 5% SAN, SILT, CLAY OR ROCK MATERIAL BY DRY WEIGHT. THE COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL. COMPOST PRODUCTION AND QUALITY SHALL COMPLY WITH WAC 173-350 AND FOR BIOSOLIDS COMPOSTS, WAC 173-308.
- "PT 440 NATIVE BIOFILTER MIX" BY PRO TIME LAWN SEED OR EQUIVALENT:** SEED MIX SHALL CONSIST OF 100% PERCENT NATIVE GRASS SPECIES, APPLIED AT A RATE OF 1 LB PER 1000 SQUARE FEET. COMPOSITION SHALL BE:

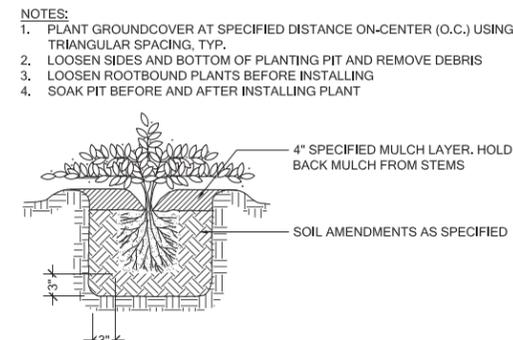
MEADOW BARLEY / HORDEUM BRACHYANTHERUM	40%
BLUE WILDRIE / ELYMUS GLAUCUS	35%
TUFTED HAIRGRASS / DESCHAMPSIA CAESPITOSA	10%
AMERICAN SLOUGHGRASS / BECKMANNIA SYZIGACHNE	10%
WESTERN MANNAGRASS / GLYCERIA OCCIDENTALIS	5%
- "PT 406 NATIVE MIX FOR WET AREAS" BY PRO TIME LAWN SEED OR EQUIVALENT:** SEED MIX SHALL CONSIST OF 100% PERCENT NATIVE GRASS SPECIES, APPLIED AT A RATE OF 1 LB PER 1000 SQUARE FEET. COMPOSITION SHALL BE:

AMERICAN SLOUGHGRASS / BECKMANNIA SYZIGACHNE	45%
WESTERN MANNAGRASS / GLYCERIA OCCIDENTALIS	45%
SPREADING RUSH / JUNCUS PATENS	5%
SLOUGH SEDGE / CAREX OBNUPTA	5%
- IRRIGATION:** IRRIGATION CAN BE BY HAND OR OTHER MEANS, SUCH AS DRIP-IRRIGATION. IRRIGATION SHALL PROVIDE APPROPRIATE WATER AMOUNTS (MINIMUM 2" PER WEEK), FROM JUNE 1 THROUGH SEPTEMBER 30, AND SHALL COMPLY WITH ALL APPLICABLE CODES. WATER SUPPLY SHALL BE CLEAN, FREE OF SUSPENDED PARTICLES, ALGAE, OR CHEMICALS THAT MAY FORM INSOLUBLE PRECIPITATES IN THE EQUIPMENT OR MAY BE DETRIMENTAL TO PLANTINGS.
- WOOD CHIP MULCH:** "ARBORIST CHIPS" (CHIPPED WOODY MATERIAL, NOT SHREDDED) APPROXIMATELY 1/2 INCH MINIMUM TO 3 INCHES IN MAXIMUM DIMENSION (NOT SAWDUST OR HOG FUEL). SHREDDED BARK, LEAVES, SAWDUST OR STRAW IS NOT ACCEPTABLE. MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. MULCH SHALL NOT CONTAIN RESIN, TANNINS, OR APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS. WOOD CHIP MULCH SHALL BE FREE OF NON-NATIVE, INVASIVE WEED MATERIAL, INCLUDING BUT NOT LIMITED TO ENGLISH IVY, BLACK LOCUST, HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED, AND REED CANARY GRASS.
- FERTILIZER:** SLOW-RELEASE, PHOSPHOROUS-FREE GRANULAR FERTILIZER SUCH AS OSMOCOTE OR PERFECT BLEND 4-4-4. MOST COMMERCIAL NURSERIES CARRY THIS PRODUCT. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE. KEEP FERTILIZER IN WEATHER-TIGHT CONTAINER WHILE ON SITE. FERTILIZER IS ONLY TO BE APPLIED IN ALL YEARS, EXCEPT FOR YEAR ONE.
- RESTORATION SPECIALIST:** THE WATERSHED COMPANY PERSONNEL [(425) 822-5242] OR OTHER QUALIFIED PROFESSIONAL ABLE TO EVALUATE AND MONITOR THE CONSTRUCTION OF ENVIRONMENTAL RESTORATION PROJECTS.



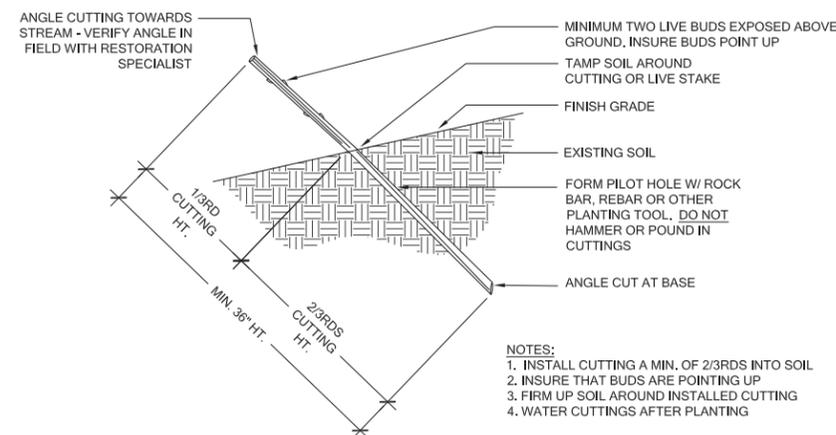
1 TREE AND SHRUB PLANTING

Scale: NTS



2 GROUNDCOVER PLANTING

Scale: NTS



3 LIVE STAKE PLANTING

Scale: NTS

PLANT INSTALLATION DETAILS, NOTES, AND SPECIFICATIONS



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

ODEN RESIDENCE
VEGETATION MANAGEMENT PLAN
PREPARED FOR: PRICE ODEN
PARCELS: 7431500338 & 7431500340
SITE ADDRESS: 1011 W LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008

NO.	DATE	DESCRIPTION	BY	AR
1	01-28-2015	PERMIT SUBMITTAL		

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: AR/KC
DRAFTED: AR
CHECKED: KB

JOB NUMBER:
141229

SHEET NUMBER:
W4 OF 5

ODEN RESIDENCE
VEGETATION MANAGEMENT PLAN
PREPARED FOR: PRICE ODEN
PARCELS: 7431500338 & 7431500340
SITE ADDRESS: 1011 W LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008

SUBMITTALS & REVISIONS		NO.	DATE	DESCRIPTION	BY	AR
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 141229
SHEET NUMBER:
 W5 OF 5

MITIGATION AND MONITORING NOTES

1. Vegetation Management Plan

The objective of the proposed vegetation management plan is to replace functions and values provided by the snagged trees and establish dense native plants with low invasive plant cover. Five trees were snagged outside of the proposed vegetation management area; these included two multi-stemmed big-leaf maple and three Douglas-fir.

The VMP will apply to those areas within the vegetation management area, as shown on the VMP plan set. The plan calls for the removal of existing invasive vegetation within the management area as well as removal of a raised garden bed located at the edge of Wetland A. Material resulting from the deconstruction of the raised bed will be disposed of off-site; the existing grade of the wetland will not be altered.

Implementation of the proposed planting plan will include approximately 7,500 square feet of new native trees, shrubs, and ground cover plantings. In addition to the plantings, access to the area will be improved. Specifically, an existing retaining wall is located along the upper portion of the vegetation management area. The wall separates the improved lawn/yard area of the residence from the upper bench area of the steep slope area. In order to safely access the vegetation management area for routine maintenance activities, it is proposed that a set of wood steps and small pathway be constructed as part of the restoration plan. The pathway is to be located outside of the wetland and be approximately 18" in width. These minor access improvements will improve the ability to routinely enter the area to carry out the management objectives outlined in this plan.

Implementation of the VMP will not involve grading; ground disturbance will be limited to the removal of invasive roots and planting pits for new trees and shrubs. Therefore, impacts to the stability of the steep slope are not expected to occur. Additionally, all site-prep work will occur between May 1 and September 30 to minimize risk to the slope to the greatest extent feasible; plant installation will occur between October 1 and March 30.

1.1 View Corridor

In addition to compensating for the snagging of the 5 on-site trees, this proposed VMP is also intended to allow for additional vegetation removal to account for a view corridor. Specifically, a moderately mature Douglas-fir, located on the lower slope, nearest the other trees that were snagged, will also be snagged. The tree is now leaning significantly as a result of a recent storm (middle right of Photo 4 and right frame of Photo 5). The two snagged multi-stemmed bigleaf maples will be cut to a lower height to allow for some regrowth without significant impacts to the view corridor. Even with additional cutting, the big-leaf maples are expected to survive. Additional undesirable native species (bigleaf maple-, black cottonwood-, and red alder-saplings) located within the center of the vegetation management area will be removed. This vegetation is limited in quantity and consists entirely of saplings. It is the intention of this plan to remove this vegetation before it reaches a height that would restrict views. Additional saplings located outside of the vegetation management area are not proposed for removal. Areas of sapling removal will be replaced with lower-growing native shrubs and small trees capable of providing equivalent ecological functions.

1.2 Proposed Vegetation

To replace the functions and values of the snagged trees, 5 conifer trees and 10 deciduous trees will be planted in the understory of the designated vegetation management area, generally located near the property boundaries to preserve a view corridor. A diverse assemblage of native shrubs and groundcovers will be planted throughout the vegetation management area.

1.3 Ecological Functions

Functions lost as a result of the unpermitted tree snagging generally include a loss of habitat for wildlife species that may have used the trees for perching and foraging. However, by leaving the snags standing and woody debris on-site, new habitat is provided to wildlife species that may nest in cavities in snags and use woody debris for cover. In addition, the live trees provided hydrologic functions to the area, including interception of precipitation and transpiration. The tree root systems also provide slope stability. Since the ground and root systems of the trees were not disturbed, a significant change of the stability of the slope is not anticipated.

An overall improvement to critical area functions is proposed by the plan which will compensate for any functions lost as a result of the unpermitted tree snagging. Improvements to steep slope, wetland, and buffer area functions are described below.

1.3.1 Steep slopes

Steep slopes and critical area buffers in the vegetation management area, currently dominated by Himalayan blackberry, will be improved with the installation of native trees, shrubs, and groundcovers. Increasing vegetative species richness, vegetative structure, and habitat interspersions will improve the habitat functions of this area. Native species will provide valuable food and cover opportunities for wildlife. The installation of native trees, shrubs, and herbaceous plants will improve hydrologic functions of the management area through canopy interception and transpiration. In addition, the native plants included in the plan have been selected to improve slope stability based on recommendations from the Department of Ecology's Slope Stabilization - Plant Selection Table (<http://www.ecy.wa.gov/programs/sea/pubs/93-30/table3.html>) and the City of Bellevue's Critical Areas Handbook.

1.3.2 Wetland

A net increase in wetland functions is expected as a result of the vegetation management plan. The potential for Wetland A to improve water quality is not expected to change substantially as the Wetland already performs this function moderately well. Hydrologic functions will improve with the installation of dense, rigid shrubs and herbaceous vegetation that can withstand surface flows. Habitat functions will also improve in the wetland through the same mechanisms mentioned previously - reduction of invasive species, increase in richness of native plant species, increase in vegetative structure, and increase in habitat interspersions.

1.4 Short-term Objectives

- Allow for removal of leaning Douglas-fir and cut already-snagged big-leaf maples to improve view corridor.
- The leaning Douglas-fir will be removed in Year-1; big-leaf maples will be re-cut in Year-3.
- Reduce invasive weed cover, specifically remove or reduce the presence of non-native Himalayan blackberry and reed canarygrass from the vegetation management area.
- Increase native plant density per the planting plan (see W3).
- Maintain existing habitat features, specifically leave in place debris piles that resulted from the tree snagging, outside of the vegetation management area, as they are providing valuable habitat.
- Properly mulch and irrigate installed plants located outside of Wetland A to help them become established (see W3-W4).

1.5 Long-term Objectives

Establish native trees and shrubs along the upper portions of the steep slope to help maintain stability and enhance degraded critical areas. Long-term, the planting plan and general maintenance practices are intended to improve the ecologic services provided by the management area.

The long-term objectives should be substantially achieved when the following performance standards are met:

- At least 85 percent survival of installed trees and shrub by year three.
- Invasive weed cover outside of Wetland A does not exceed 10 percent.
- Invasive weed cover in Wetland A does not exceed 20 percent.
- Due to the presence of a reed canarygrass (RCG) monoculture, the wetland restoration area has a higher 20 percent threshold for invasive plant cover. As documented in the Ecology publication number 0606-011a, *Wetland Mitigation in Washington State - Part 1: Agency Policies and Guidance*, the 10 percent cover threshold is generally not practical at sites dominated by RCG and does not align with the intent of the invasive species cover standard.

2. Three Year Management Program

2.1 Project Initiation

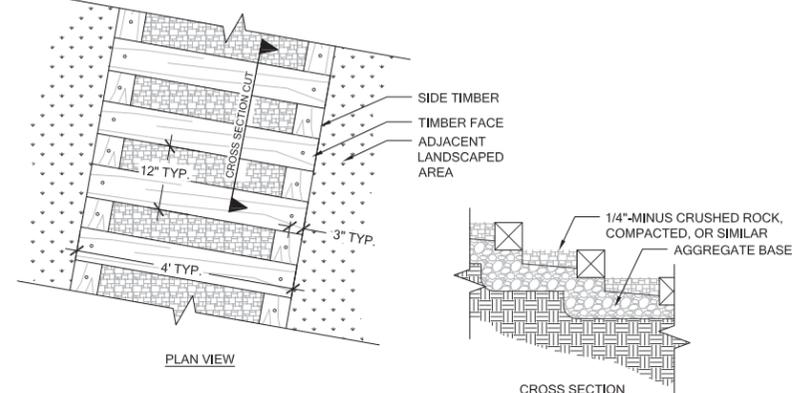
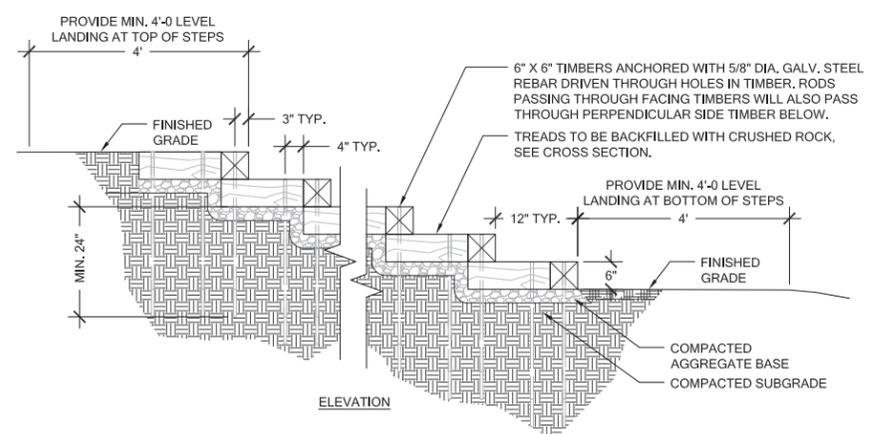
- Remove invasive weeds and raised garden bed within the designated vegetation management area. Cut Himalayan blackberry vines back and grub out the roots by hand.
- Treat reed canarygrass in early spring (May 1 to May 30), before seed dispersion. Reed canarygrass can sprout from seed or loose rhizome fragments; therefore, all vegetative material and trimmings must be removed and disposed of off-site. First, remove the seed heads by mowing to approximately 4 inches. Remove the rhizome mat by hand or, if feasible, using a sod cutter; then, grub out remaining roots by hand. As feasible, care shall be taken to leave wetland soils intact and maintain the existing grade. Apply shade material, such as weed mat, shade plastic, or overlapping cardboard, over the entire area, and leave in place until planting.
- Remove undesirable native species (bigleaf maple-, black cottonwood-, and red alder-saplings) within the designated vegetation management area.
- Prepare the site for planting and install the planting plan per the planting notes, including mulch and irrigation (see Appendix B). Due to the on-site steep slopes, site preparation shall only occur between May 1 and September 30; plant installation shall occur between October 1 and March 30.
- Soil amendment or mulch placement is not to be provided within the wetland. After planting, all exposed soil around and beneath new plantings shall be seeded with a wetland-specific native seed.
- Provide as-built documentation to the City of Bellevue.

2.2 Year One

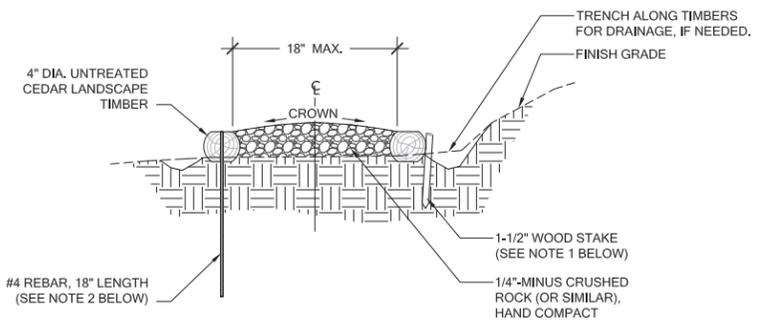
- Irrigate by hand or other means regularly throughout the dry season (June 1 to September 30). If using automatic irrigation, check the irrigation system in the late spring to ensure proper operation over the dry season.
- Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
- If necessary, in late summer to late fall (September 1 to November 30), treat any new reed canarygrass growth with a glyphosate-formula herbicide that is certified for wetland use. Apply herbicide according to manufacturer instructions.
- Conduct a survival plant count in the late summer/early fall and replace any dead plants to achieve 100 percent survival.
- Replenish wood chip mulch as needed avoid placing wood chip mulch in the wetland.
- Snag leaning Douglas-fir tree.

2.3 Years Two and Three

- Irrigate by hand or other means regularly throughout the dry season (June 1 to September 30). If using automatic irrigation, check the irrigation system in the late spring to ensure proper operation over the dry season.
- Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
- If necessary, in late summer to late fall (September 1 to November 30), treat any new reed canarygrass growth with a glyphosate-formula herbicide that is certified for wetland use. Apply herbicide according to manufacturer instructions.
- Apply a slow-release granular fertilizer to the drip-line of plants.
- Conduct a survival plant count in the late summer/early fall to ensure that the management area is on-track to achieve a minimum of 85 percent survival by year three. Replace dead plants as needed.
- Replenish wood chip mulch as needed; avoid placing wood chip mulch in the wetland.
- Re-cut two multi-stemmed big-leaf maple trees in Year 3.



1 ACCESS STEPS Scale: NTS



NOTE:
SHORE EDGE TIMBERS USING EITHER:
1. 1-1/2" DIA. WOOD STAKES (MIN.), POUNDED INTO SUBGRADE TO RETAIN TIMBER. SINK STAKES MIN. 12" INTO GRADE. INSTALL STAKES AT LEAST EVERY 24" O.C. ALONG OUTSIDE EDGE OF TIMBER, ALONG BOTH SIDES OF TRAIL. OR:
2. INSTALL #4 REBAR THROUGH PRE-DRILLED HOLES, 2 PER TIMBER, APPROX. ONE NEAR EACH END.

2 LANDSCAPE MAINTENANCE ACCESS PATH Scale: NTS

DETAILS AND MITIGATION AND MONITORING NOTES