

SCALE THIS DRAWING, IN FEET

BUILDING HEIGHT CALCS

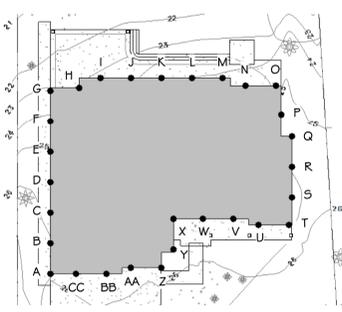
MAX BLDG HT (PER CCR'S): 30' ABOVE HIGHEST POINT OF TOPO IN CONTACT WITH STRUCTURE 26' - 0"

HIGHEST POINT OF TOPO: 56'-0"

ALLOWABLE MAX BLDG. HT: 54'-10"

ACTUAL MAX BLDG. HT:
*SEE A4.1, SECTION 1

BUILDING HEIGHT KEY PLAN



SCALE: 1" = 30'-0"

BUILDING HEIGHT TABULATION

POINT	ELEVATION	COUNT
A	25.7'	
B	26.2'	
C	26.0'	
D	25.7'	
E	25.2'	
F	24.2'	
G	23.2'	
H	23.3'	
I	23.2'	
J	23.4'	
K	23.7'	
L	23.8'	
M	24.1'	
N	24.4'	
O	24.9'	
P	25.1'	
Q	25.2'	
R	25.4'	
S	25.4'	
T	25.6'	
U	25.8'	
V	25.8'	
W	25.7'	
X	25.6'	
Y	25.9'	
Z	25.7'	
AA	25.7'	
BB	25.7'	
CC	25.7'	

725.7' / 29 25.0' = AVG. EXISTING GRADE

MAX BUILDING HEIGHT

AVERAGE EXISTING GRADE = 25.0'

MAIN FLOOR ELEVATION = 25.0'

RIDGE ELEVATION = 54.8'

ALLOWABLE BUILDING HEIGHT = 25.0' + 30' = 60.0'

54.8' IS LESS THAN 60.0' = OK
(SEE ELEVATIONS FOR COMPLIANCE DIAGRAM)

LOT ZONING

(BELLEVUE LUC 20.20.010)

LOT ZONING: R-2.5

TOTAL LOT SIZE: 21,848 sf

WATER AREA: 7,944 sf

NET LOT AREA: 13,904 sf

SETBACKS

FRONT YARD: 20' MIN (PER CITY) - 25' MIN (PER CCR'S)

REAR YARD: 25' MIN (PER CITY / CCR'S)

SIDE YARDS: 5' MIN, 15' COMBINED (PER CITY) - 10' MIN (PER CCR'S)

NOTE: EAVES AND MINOR BUILDING ELEMENTS CAN ENCROACH UP TO 18" (LUC 20.20.025.C)

LOT COVERAGE

EXIST. LOT COVERAGE 4,191 sf

MAX LOT COVERAGE BY NEW STRUCTURES (35%): 4,866 sf

BUILDING FOOTPRINT 4,151 sf

COVERED PORCHES & BALCONIES 680 sf

TOTAL STRUCTURAL AREA: 4,831 sf

STRUCTURAL LOT COVERAGE: 34% (OK)

IMPERVIOUS

EXISTING IMPERVIOUS: 5,254 sf

MAX. IMPERVIOUS SURFACE AREA (50%): 6,952 sf

ROOF AREA OF NEW RESIDENCE: 5,192 sf

(drnline including balconies)

PATIOS & WALKS: 749 sf

DRIVEWAY: 918 sf

TOTAL PROPOSED IMPERVIOUS: 6,859 sf

IMPERVIOUS SURFACE COVERAGE: 49% (OK)

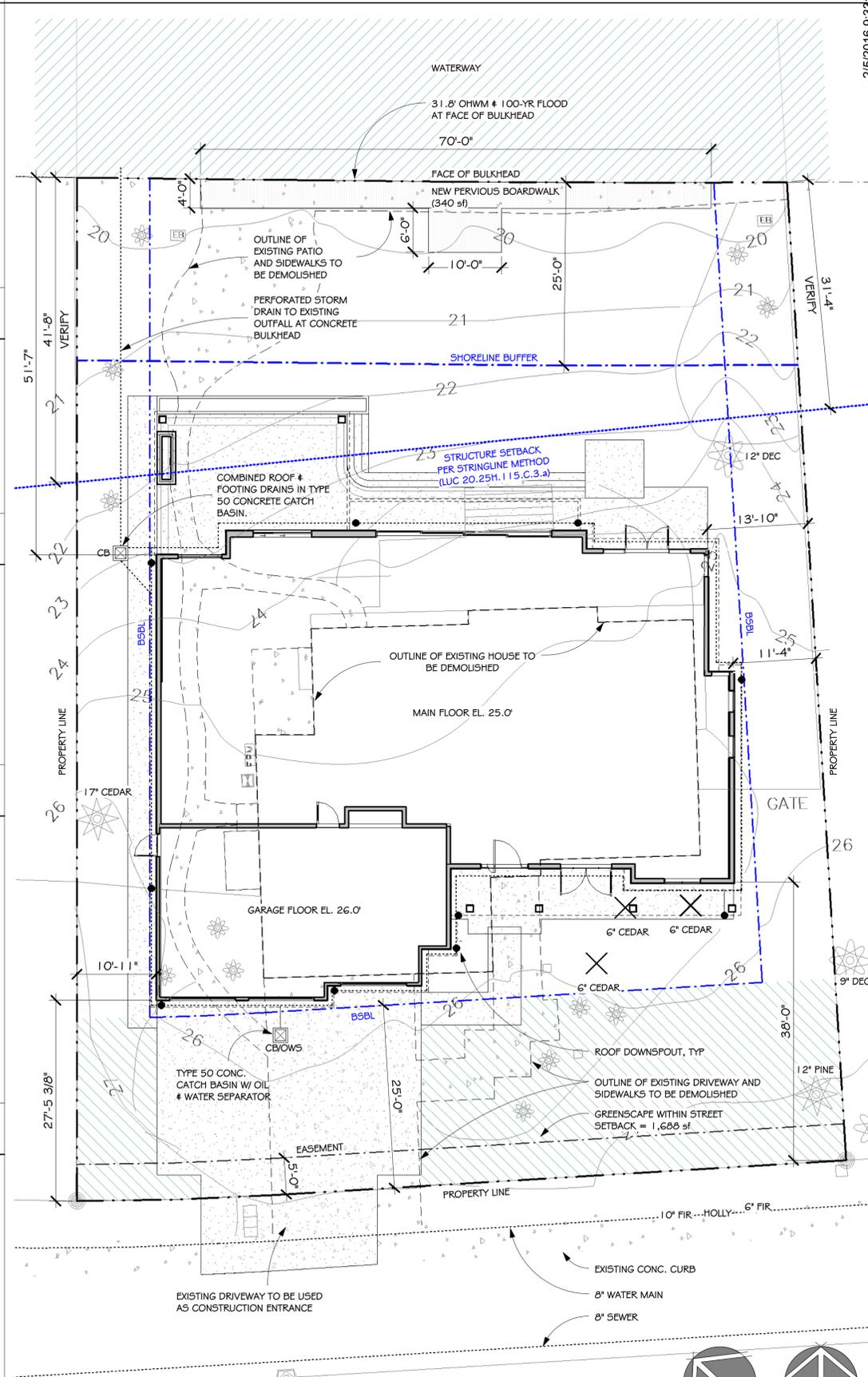
GENERAL NOTES

1. ALL ROOF DRAINS AND FOOTING DRAINS SHALL BE SEPARATED. TIGHTLINE EACH TO STORM DRAINAGE SYSTEM AS REQUIRED. SEE DRAINAGE NOTES.
2. ALL EXCAVATED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND HAULED TO AN APPROVED DUMP SITE.
3. SEE DRAWINGS AO.0 & AO.1 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND TESC MEASURES.
4. DISCONNECT AND PROTECT EXISTING SANITARY SEWER STUB. RECONNECT TO EXISTING STUB.
5. DISCONNECT ALL OTHER UTILITIES, PROTECT FROM DAMAGE DURING CONSTRUCTION. RECONNECT TO EXISTING UTILITIES.
6. ALL ROCK RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE ENGINEERED BY THE INSTALLER IN ACCORDANCE WITH LOCAL CODES.
7. ALL SITE AND FOUNDATION WORK SHALL BE REVIEWED AND MONITORED BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE DESIGN CRITERIA.

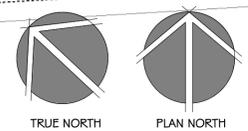
DEMOLITION NOTES

1. INSTALL SILT FENCING AND TREE PROTECTION STRUCTURES BEFORE BEGINNING ANY WORK ON SITE.
2. DISCONNECT AND CAP ALL EXISTING UTILITIES AS REQUIRED BY THE SERVING UTILITY AND CITY.
3. COMPLETE RODENT CONTROL PROGRAM.
4. COMPLETE ASBESTOS ABATEMENT PROGRAM.
5. DEMOLISH EXISTING SINGLE FAMILY DWELLING COMPLETELY. SEE SURVEY DRAWING FOR SCOPE OF STRUCTURE DEMOLITION.
6. REMOVE ALL LANDSCAPE STRUCTURES TO THE EXTENT POSSIBLE WHILE PROTECTING THE SIGNIFICANT TREES TO REMAIN.
7. REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE OFF-SITE IN A LEGAL MANNER.
8. SEE DRAWINGS AO.0 & AO.1 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND TESC MEASURES.

SITE PLAN



SCALE: 1" = 10'-0" @ 22x34

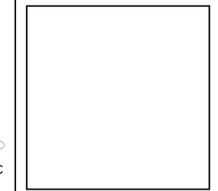


DATE	REV.	BY	DESCRIPTION
02/05/16		DAN	PERMIT SUBMITTAL

WEBER RESIDENCE

15 CRESCENT KEY
BELLEVUE, WA 98006
Parcel #: 606530-0490

SITE PLAN



MACPHERSON
CONSTRUCTION & DESIGN

21626 SE 28th ST. SAWMAMISH, WA 98075-7125
PH. 425.391.3333 FAX 425.557.2841

DRAWING NUMBER:
A1.0

2/5/2016 9:33:55 AM

CRITICAL AREAS REPORT

**WEBER RESIDENCE
REDEVELOPMENT**

**15 Crescent Key
Bellevue Washington 98006
(Parcel #606530-0490)**

Prepared by:

Cedarock Consultants, Inc.
19609 244th Avenue NE
Woodinville, Washington 98077

Prepared for:

MacPherson Construction & Design
21626 SE 28th Street
Washington Washington 98075

February 3, 2016

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1.0 INTRODUCTION

1.1 Project Description

An existing home located at 15 Crescent Key on Lake Washington will be razed and replaced with an all new structure (Figure 1). The work will include minor changes within the shoreline buffer and structure setback area. No part of the new structure will be located in the buffer. A small (314 sf) extension of the house into the setback area is proposed. The house extension will displace lawn and concrete patio currently within the setback area so no clearing or grading is necessary. As mitigation, the applicant will remove most of an existing concrete walkway from the buffer and setback area, and add new native plantings to the buffer.

1.2 Purpose of this Report

This report was prepared to evaluate environmental effects of the proposed project action on critical areas as required for a Structure Setback Modification (LUC 20.25H.115.C.3.b). Mitigation is proposed to enhance critical area functions and values.

1.3 Report Author

This report was prepared by Carl Hadley, a professional biologist with over 25 years of experience in western Washington.

2.0 EXISTING CONDITIONS

This section provides a description of critical areas on and within 100-feet of the proposed redevelopment area under existing conditions. Critical areas within 100-feet of the work area include the Lake Washington Shoreline Management Area, the FEMA floodplain, and habitat associated with species of local, state, and federal importance. Adjoining properties include similar critical areas.

2.1 Lake Washington

The Weber property abuts a manmade canal tributary to Lake Washington. Lake Washington is a shoreline of the state (classified as a Type S water under the Bellevue land use code LUC 20.25H.075.B.1). The canal in this area is approximately 100-feet wide and has been dredged to provide navigation for small personal vessels. The entire shoreline has been armored with a concrete bulkhead that delineates both ordinary high water (OHW) and the FEMA floodplain limits.



Figure 1. Weber property on Lake Washington (2013) showing approximate shoreline critical area limits. The three 6-inch dbh cedar trees to be removed are also shown.

2.2 Streams

No watercourses are mapped on any City of Bellevue¹, County, or state databases within more than 200-feet from the proposed work area. Coal Creek is the nearest stream and is located approximately 2,000-feet to the northwest. Coal Creek is a fish-bearing stream with known use by salmon and resident trout².

¹ City of Bellevue Critical Areas, South Washington Basin. July 2009.

² Washington Department of Fish and Wildlife. 2016. Priority habitat and species database.

2.3 Wetlands

A cursory examination of the property and a review of public records found no evidence of wetlands on the site. No seeps or wetland plants were noted. No evidence of shallow groundwater has been observed at the site.

2.4 Geologic Hazard Areas

This area of the shoreline is almost flat with only very gentle grades. No steep slopes or other geologic hazards have been mapped within more than 1,000 feet of the site.

2.5 Species of Local Importance

The wildlife habitat review consisted of a site-specific survey and consultation with the Washington Department of Fish and Wildlife database³. The site and surrounding lands have been developed mostly as moderate-density single-unit residential housing (Figure 1). The only wildlife habitat suitable for terrestrial and avian species found in the area is provided by older landscaping trees and various small patches of landscaping shrubbery. However, overall wildlife habitat quality is significantly affected by fragmentation and introduction of non-native landscaping species (e.g. English ivy, English holly, Himalayan blackberry, and turf grasses). Newcastle Beach Park located approximately 900-feet to the south contains the nearest large blocks of good quality wildlife habitat. Pre-development conditions in the area where work will occur within the shoreline setback are shown in Figure 2.



Figure 2. Habitat conditions in January 2016 looking east from the northwest corner of the property. Approximate buffer and setback limits area shown.

³ WDFW. 2016. Ibid.

Species that may be expected to be found intermittently on this site are deer, raccoon, possum, coyote, Douglas and eastern grey squirrels, other assorted rodent species, and song birds, including species of local importance listed by the City of Bellevue (LUC 20.25H.150.A). There are a few large deciduous trees suitable for eagle, hawk, and owl perching on and near the site but no nesting activity by sensitive species is known to have occurred in the recent past (WDFW 2016).

Chinook, coho, and sockeye salmon; steelhead; and resident trout are found in Lake Washington and Coal Creek.

2.6 Flood Hazard Areas

Land subject to one-hundred-year flooding is present on the property but is located waterward of the existing concrete bulkhead (Figure 1).

3.0 PROJECT EFFECTS ON CRITICAL AREAS

Critical areas are defined in the City of Bellevue under BCC LUC 20.25H.025. They include streams, wetlands, shorelines, geologic hazards, habitat and species of local importance, flood hazard areas, and buffers. Existing conditions of each critical area on or near the site are described in Section 2.0 of this report. This section describes any changes that will be made to the critical areas, and any expected changes to the functions or values that will occur. Critical Area functions and values for fish and wildlife species are based on WDFW guidelines⁴ and other best available science⁵.

3.1 Streams and Lakes

No work is proposed within any waterbody or within more than 1,000-feet of any stream. No work other than reconfiguring the existing concrete walkway and proposed compensatory mitigation is proposed within the 25-foot buffer of Lake Washington. The work area does not drain via surface channels to any waterbody. No riparian vegetation other than turf grass will be removed from the buffer and setback area. Compensatory mitigation will enhance approximately 100 square feet (sf) of the shoreline buffer with new native shrubs. The project is not expected to have any adverse effect on the functions or values of streams, lakes, or buffers.

3.2 Wetlands

No wetlands, seeps or springs or buffers are in the area. The project is not expected to have any adverse effect on wetlands.

⁴ Ibid.

⁵ For example, see Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas. 2002. Washington State Office of Community Development, Olympia, WA. and City of Bellevue's 2005 Best Available Science (BAS) Review (Herrera 2005).

3.3 Shorelines

The proposed action will replace an existing single residence located in a highly developed area of the Shoreline Management Area. The new house will be located for the most part over the previous house and lawn footprint. No riparian vegetation other than turf grass will be removed from within 50-feet of Lake Washington. A total of three 6-inch cedars located more than 100-feet from Lake Washington and on the far side of the house will be removed. None of the larger trees will be affected. Proposed work within the shoreline buffer will eliminate some impervious area and increase the number of native plants. Work within the shoreline setback area will increase the structure footprint at the loss of some existing lawn. The area of setback to be disturbed has no direct or protective function or value as habitat. The project is not expected to have any adverse effects on the Shoreline Management Area.

3.4 Geologic Hazard Areas

Under the proposed action no disturbance is proposed within a geologic hazard area or buffer.

3.5 Species of Local Importance

With the exception of turf grass and three medium (less than 20-feet tall) cedar trees, no vegetation will be disturbed to redevelop the property. No new human activities will be introduced to the area. Overall, there will some short term disturbance during construction, but no significant long term adverse effects on upland wildlife habitat.

Sensitive fish species are found in Lake Washington. The project will not change the quantity or quality of water being delivered to any waterbody, will not affect physical condition below OHW, and will not affect the functions and values of riparian buffers near either waterbody. The project will have no effect on fisheries resources.

3.6 Flood Hazard Areas

No work is proposed within any flood hazard area. The project will have no effect on flood storage volume.

3.7 Critical Areas Effects Summary

The proposed action will not directly alter any critical area. Some grading and removal of turf grass and concrete is proposed within the shoreline buffer and setback area, and the house will be extended into the setback area, but the overall habitat quality and functional value will not change. The work will take place within an area that contains a few larger habitat trees, but will avoid the need to remove any of the significant habitat trees. No significant long term adverse effects on upland wildlife habitat and no adverse effects on any other critical areas are expected. Minor impacts are being mitigated by enhancing 100 sf of land within 25-feet of OHW, and eliminating a net total of 69 sf of development within 50-feet of OHW. The modification request with proposed mitigation will lead to equivalent or better protection of

critical area functions and values than would result from the application of the standard requirements (see Section 5).

Table 1. Critical Area Impacts

Location of Impact	Area of Permanent Disturbance		
	Existing	Future	Change
Streams and Buffers	0	0	0
Wetland and Buffers	0	0	0
Lake Washington Buffer (within 25 feet of OHWM)	667 sf	340 sf	-327 sf
Building setback (25-50 feet from OHWM)	56 sf	314 sf	258 sf
Steep Slope and Buffers	0	0	0
Flood Hazard Area	0	0	0
Net Change in Permanent Disturbance -			-69 sf

4.0 MITIGATION

The primary means of mitigation for redevelopment of this lot has been avoidance of critical areas. Only the shoreline setback area will be disturbed with the addition of 314 sf of new house; however, the setback intrusion consists only of lawn and concrete under existing conditions. Compensatory mitigation in the form of shoreline habitat improvements is proposed to help offset any adverse impacts.

4.1 Impact Avoidance

The following actions are proposed to avoid impacts to critical areas:

- No development is proposed within any critical areas or critical area buffers.
- None of the dominant (> 6-inch) trees on the site will be disturbed.

4.2 Impact Minimization

The following actions are proposed to minimize impacts:

- The pre-existing house footprint and lawn will be reused for the most part to develop the new house.
- Impacts to native vegetation will be limited to the area greater than 100-feet from Lake Washington and will consist solely of young to moderate aged landscaping species.
- Work within the shoreline buffer area will be limited to enhancement actions.

4.3 Compensatory Mitigation

Compensatory mitigation is proposed with the goal of enhancement of critical area functions associated with the shoreline buffer (Figure 3). The following actions are proposed to mitigate for impacts:

- A total of 723 sf of concrete pavement (walkway) located within the shoreline buffer and setback area will be removed and replaced with 340 sf of pervious boardwalk.
- A 100+ sf area immediately adjacent to Lake Washington will be enhanced with new native species.

Figure 3. Shoreline impacts and mitigation.

Table 2. Impact and Mitigation Area (w/in 50-feet of Lake Washington)

Impact (sf)	Mitigation (sf)	Description
314		Construction of new Single Family Residence (SFR) in building setback area
340		New pervious boardwalk in buffer (to partially replace existing concrete walkway)
	723	Concrete walkway removal from buffer and setback area
	100	Addition of new native plantings to buffer
654	823	Conclusion: Mitigation area exceeds impact area by 26%

5.0 SETBACK MODIFICATION REQUEST

The proposed work involves reconfiguration of a small area of shoreline setback area that currently consists of concrete walkway and lawn. Decision criteria are described in LUC 20.25H.255.A and listed below with an analysis of how the project meets the criteria. Mitigation measures are described above in Section 4.

(1) The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Proposed modifications involve reconfiguration of a small area of the shoreline setback area that currently consists of concrete and lawn. The area to be modified contains minimal critical area functions and values. Under standard LUC rules, the setback would remain unmodified, and the existing non-functional conditions would remain. Under the proposed action, with compensatory mitigation, the buffer and setback area will have a net gain in native vegetation

and pervious surface. A net increase in shoreline functions and values is expected. The modification request with proposed mitigation will lead to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements.

(2) Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Costs to complete the proposed mitigation will be undertaken as part of the redevelopment action with only minimal additional costs (Section 6.3). Monitoring will be completed by the homeowner.

(3) The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Proposed modifications involve reconfiguration of a small area of existing lawn, removal of some concrete walkway, and planting of some native shrubs. These changes will have no effect off-site.

(4) The resulting development is compatible with other uses and development in the same land use district.

The proposed house and landscaping will be similar in size, quality, and vegetation with other residences in the area. No conflicts are expected.

6.0 MAINTENANCE, MONITORING, AND BONDING

6.1 Maintenance

Controlling any non-native species and re-establishing native vegetation are the primary goals of this maintenance plan. Activities required to maintain new plantings include initial watering of the new plants, and periodic removal of non-native vegetation (weeding) within the buffer area.

New plantings shall be watered from May through mid-October during the first season. A temporary irrigation system is allowed. A potable water source is available for this use.

Due to the aggressively invasive habit of non-native species and the existence of nearby seed sources, control efforts shall be completed for five years following initial plant installation. Establishment of native plantings over the five year time period will create a well established native habitat lessening the chance for non-native vegetation invasion. The control of invasive weeds (competing grasses and herbs) shall be mechanically provided at the base of each plant at a minimum of twice per year, or more, should additional weeding be deemed necessary. The optimal season for weed control occurs in April thru September. The use of herbicides and

pesticides after new planting operations is strictly prohibited unless given written permission by the City of Bellevue. All work shall be performed by hand with the lightest possible equipment.

6.2 Monitoring

Due to the small size and lack of critical areas being impacted, the planting area shall be self-maintained and self-monitored by the homeowner for five years. Vegetation monitoring shall consist of plant inspection to determine the health and vigor of each plant. All planted material in the buffer shall be inspected once a year for five years to determine the health of each specimen. Dead or dying material shall be replaced the following fall unless plant crowding is believed to be a problem. Plant species substitutions may be made if site conditions are believed responsible for plant mortality. Replacement species must be approved by the City.

Annual monitoring reports shall be submitted to the City of Bellevue, Attn: Environmental Planning Manager in each of the five years by October 31st. Photos of the mitigation planting will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)

- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100% of original plantings
- Less than 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 85% survival of all installed material
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively.
- Less than 10% coverage by invasive species or non-native/ornamental vegetation.

6.3 Bonding

Bonding costs (Table 3) were derived from the 2015 King County Critical Areas Mitigation Bond Quantity Worksheet. They assume planting conditions are already suitable based on the existing landscaping, an existing irrigation system is available, and the homeowner will be responsible for all maintenance and monitoring.

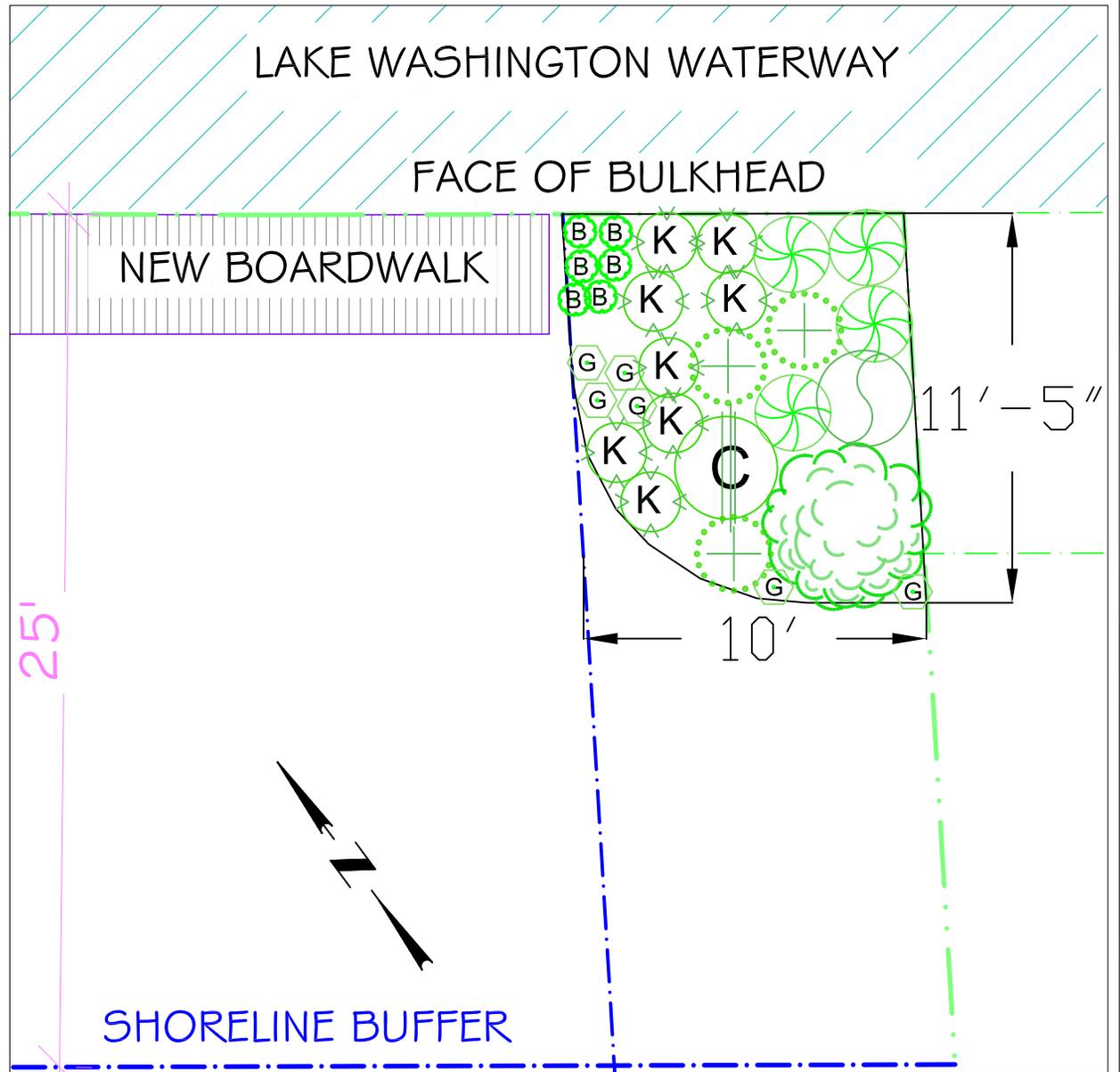
Table 3. Bonding Costs

Plant Materials				
Type	Unit Price	Unit	Quantity	Cost
Plants - 4" pots	\$5.00	ea	12	\$60
Plants – 1 gal pots	\$11.50	ea	15	\$172
Plants – 2 gal pots	\$20.00	ea	2	\$40
Total plant material -				\$272
Installation Costs				
Compost	\$40	cy	1	\$40
Labor – general landscaping	\$40	hr	4	\$160
Total installation -				\$200
Installation contingency (30%) -				\$142
Annual maintenance (5 yrs) -				\$540
GRAND TOTAL -				\$1,154

PLANT NAME AND SPECIES

PLANT NAME AND SPECIES	SIZE	#
K KINNIKINNIK (<i>Arctostaphylos uva-ursi</i>)	1-GAL	8
B PACIFIC BLEEDING HEART (<i>Dicentra formosa</i>)	4"	6
G WILD GINGER (<i>Asarum caudatum</i>)	4"	6
+ SWORD FERN (<i>Polystichum munitum</i>)	1-GAL	3
S PACIFIC RHODODENDRON (<i>R. macrophyllum</i>)	2-GAL	1
W SALAL (<i>Gaultheria shallon</i>)	1-GAL	4
C RED FLOWERING CURRANT (<i>Ribes sanguineum</i>)	2 -GAL	1
○ EXISTING SHRUB TO REMAIN		

PLANT 100 SQUARE FEET OF LAND IN THE NORTHEAST CORNER OF THE PROPERTY ADJACENT TO THE LAKE WASHINGTON WATERWAY. PRESERVE AND UNDERPLANT EXISTING SHRUBBERY.



GRAPHIC SCALE 1"=5'



PLANTING PLAN - DETAILS

APPLICANT: WEBER

15 Crescent Key
Bellevue Washington 98006

February 3, 2016

PAGE 1 OF 2

PLANTING DETAILS

PLANT INSTALLATION

1. Plant materials shall be nursery grown or collected in the Puget Sound area. Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected.
2. If selected species are not available or desirable, then similar species may be substituted with approval from owner and City of Bellevue.
3. Planting shall occur during the cool season (September 15 through March 15).
4. Landscaper shall examine soils in the area to determine suitability for selected plants. New topsoil or compost amendment shall be added to a depth of 12" where necessary to support plants.
5. Plant all groundcover plants approximately 18-inches on center.
6. Immediately after planting, plants shall be watered to saturation.
7. Planting locations shown on the plan are approximate. Actual planting locations shall be field determined at time of planting by landscape architect or biologist. If significant changes are made, an as-built plan shall be prepared and submitted to the City of Bellevue. A minimum of 100 sf of new plantings shall be installed and maintained.
8. Provide good quality landscape mulch around all shrubs.

LANDSCAPING MAINTENANCE

1. Controlling any non-native species and re-establishing native vegetation are the primary goals of this maintenance plan. Activities required to maintain new plantings include initial watering of the new plants, and periodic removal of non-native vegetation (weeding) within the planting area.
2. New plantings shall be watered from May through mid-October during the first season. A temporary irrigation system is allowed. A potable water source is available for this use.
3. Due to the aggressively invasive habit of many non-native species around Lake Washington, and the existence of nearby seed sources, control efforts shall be completed for five years following initial plant installation. Establishment of native plantings over the five year time period will create a well established native habitat lessening the chance for non-native vegetation invasion.
4. The control of invasive weeds (competing grasses and herbs) shall be mechanically provided throughout the planting area at a minimum of twice per year, or more should additional weeding be deemed necessary. The optimal season for weed control occurs in April thru September. The use of herbicides and pesticides after new planting operations is strictly prohibited unless given written permission by the City of Bellevue. All work shall be performed by hand with the lightest possible equipment.

MONITORING

- 1) Compliance monitoring consists of evaluating the plants and shoreline planting area immediately after plant installation. The objective is to verify that all design features, as agreed to in the plans, have been correctly and fully implemented, and that any changes made in the field are consistent with the intent of the design. Evaluation of the planting areas after restoration will be done by the homeowner. A brief compliance report will be prepared describing final plant counts and noting any substitutions or movement of plants when compared to the design. Rationale for changes shall be provided. Three photo points will be established giving complete coverage of the buffer area.
- 2) Long Term Monitoring – New plantings will be monitored in the summer once a year for a five year period. Monitoring will be conducted by the homeowner to quantify the survival, relative health and growth of plant material. An annual monitoring report submitted to the City following each years monitoring visit will describe and quantify the status of the mitigation and provide the three photos from the same locations as the compliance report.

Vegetation monitoring will consist of plant inspection to determine the health and vigor of the installation. All planted material in the buffer will be inspected during each monitoring visit to determine the level of survival of the installation. Each shrub and tree will be rated either as dead, dying, or healthy. Dead or dying material will be replaced the following fall unless plant crowding is believed to be a problem. Plant species substitutions may be made if site conditions are believed responsible for plant mortality. Replacement plants must be approved by the City. Volunteer native, non-invasive species will be included as acceptable components of the mitigation project. Ground covers will be rated as percent ground coverage for each of the major areas covered with these species.

At least three photo points will be established giving complete coverage of the buffer area. Photos will be taken at each point during every monitoring visit and submitted as part of the annual monitoring report.

PERFORMANCE STANDARDS

Year 1 (from date of plant installation)

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

Year 2 (from date of plant installation)

- At least 90% survival of all installed material (100% of any trees)
- 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 85% survival of all installed material (100% of any trees)
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively.
- Less than 10% coverage by invasive species or non-native/ornamental vegetation.

PLANTING PLAN - DETAILS

APPLICANT: WEBER

15 Crescent Key

Bellevue Washington 98006

February 3, 2016

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