DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

ONAL 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. 16-141706-LO

Project Name/Address: Cougar Ridge West

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 11/28/2016

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

SEPA Checklist Review By:
David Wong on 11/2/2016

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
SEP 13 2016
Permit Processi-

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BACKGROUND INFORMATION

Property Owner: Cougar Ridge HOA

Proponent:

Contact Person: Jarod Emerson
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 8407 Maltby rd. Snohomish WA 98072

Phone:

Proposal Title:

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

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Remove invasive plants, seed, install plants, mulch
2. Acreage of site: 1/10 Acre
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: wetland Non-buildable Tract; No Change
9. Design features, including building height, number of stories and proposed exterior materials: N/A
10. Other

Estimated date of completion of the proposal or timing of phasing: October 2016

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

N/A

DW

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

Vegetation Mgmt. plan

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

N/A

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.

Condu se COB Permit 14-125562-GJ

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ **Land Use Reclassification (rezone) Map of existing and proposed zoning**

☐ **Preliminary Plat or Planned Unit Development**
Preliminary plat map

☒ **Clearing & Grading Permit**
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ **Shoreline Management Permit**
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. **General description of the site:** ☐ **Flat** ☐ **Rolling** ☐ **Hilly** ☐ **Steep slopes** ☐ **Mountains** ☒ **Other**

b. What is the steepest slope on the site (approximate percent slope)?

15"

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

clay

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

N/A

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

N/A

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

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

N/A

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

N/A Erosion Control regulated by BCC 23.76

2. AIR

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

N/A

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

N/A

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

N/A

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

wetlands Seasonal stream feeding Coal Creek

(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.

N/A Yes, work is proposed to include restoration of degraded conditions associated with invasive species and previously removed Cottonwood

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(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.

N/A

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

N/A

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

N/A

(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.

N/A

b. Ground

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

N/A

(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.

N/A

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not affected

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

No

DW

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

N/A

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [x] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

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

Invasive weeds

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

N/A

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

install of sitka spruce, twinberry, ninebark, willow & Red fescue

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- [ ] Birds: hawk, heron, eagle, songbirds, other:
- [ ] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

DW

b. List any threatened or endangered species known to be on or near the site. N/A

c. Is the site part of a migration route? If so, explain. N/A

d. Proposed measures to preserve or enhance wildlife, if any: additional planting for habitat Restoration

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc. N/A

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

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

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.

N/A

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

N/A

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

N/A

DW

b. Noise

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

Light traffic

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

2 cycle equipment, small Landscape equipment

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

N/A Noise regulated by BCC 9.18

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Residential HOA (adjacent)

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

c. Describe any structures on the site.

N/A

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

e. What is the current zoning classification of the site? R-10

f. What is the current comprehensive plan designation of the site? wetland Multifamily Low Density (MF-L)

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

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

i. Approximately how many people would reside or work in the completed project? 0

j. Approximately how many people would the completed project displace? 0

DW

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

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

N\A

9. Housing

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

N\A

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

N\A

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

N\A

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? N\A

b. What views in the immediate vicinity would be altered or obstructed? N\A

c. Proposed measures to reduce or control aesthetic impacts, if any: N\A

DW

11. Light and Glare

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

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

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

d. Proposed measures to reduce or control light or glare impacts, if any: N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? None

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

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

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. N/A

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

c. Proposed measures to reduce or control impacts, if any: N/A

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. N/A

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

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

DW

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). N/A

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

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. 2 - 7AM / 330pm

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

15. Public Services

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

b. Proposed measures to reduce or control direct impacts on public services, if any: N/A

16. Utilities

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

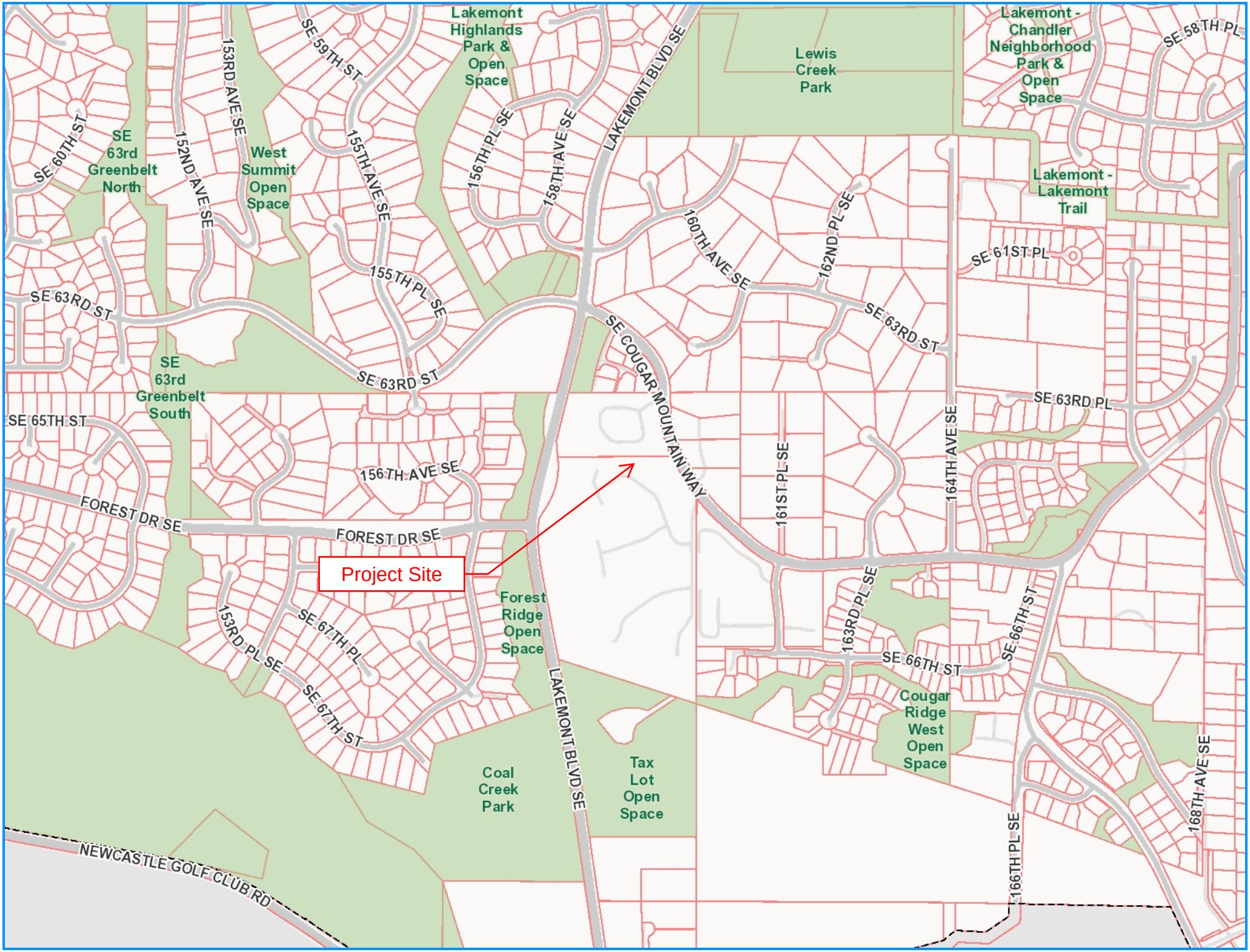
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. N/A

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature ..... Date Submitted 9/12/16

DW


Lakemont Highlands Park & Open Space
Lewis Creek Park
Lakemont - Chandler Neighborhood Park & Open Space
SE 58TH PL
SE 59TH ST
153RD AVE SE
LAKEMONT BLVD SE
SE 60TH ST
SE 63rd Greenbelt North
152ND AVE SE
West Summit Open Space
155TH AVE SE
156TH PL SE
158TH AVE SE
Lakemont - Lakemont Trail
160TH AVE SE
162ND PL SE
SE 61ST PL
155TH PL SE
SE 63RD ST
SE COUGAR MOUNTAIN WAY
SE 63RD ST
SE 63rd Greenbelt South
SE 63RD ST
SE 63RD PL
SE 65TH ST
156TH AVE SE
161ST PL SE
164TH AVE SE
FOREST DR SE
FOREST DR SE
Project Site
Forest Ridge Open Space
153RD PL SE
SE 67TH PL
SE 67TH ST
163RD PL SE
SE 66TH ST
SE 66TH ST
LAKEMONT BLVD SE
Cougar Ridge West Open Space
Coal Creek Park
Tax Lot Open Space
168TH AVE SE
166TH PL SE
NEWCASTLE GOLF CLUB RD

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA

Environmental Planning & Landscape Architecture

April 8, 2016

AOA-4676

David Wong, Associate Land Use Planner
City of Bellevue
Sent via email: dwong@bellevuewa.gov

SUBJECT: Cougar Ridge West - #14-125562-GJ – Parcel 20010103000665 Vegetation Management Plan

Dear David:

This report is required as part of the wetland restoration within Tract A at the above-referenced plat. In 2014 two large cottonwoods were cut down after another two fell in a wind storm within the NGPA at the plat. The City of Bellevue issued a violation for cutting of the two trees and restoration was required per LUC 20.25H.095. This report fulfills requirements of the vegetation management plan for the project. Please refer to the attached *Figures 1-4 Wetland Enhancement Plan* for restoration planting, construction specifications and maintenance and monitoring requirements.

1.0 EXISTING CONDITIONS

Enhancement of 3421 sf of wetland within Tract a NGPA will occur as mitigation for cutting two large black cottonwoods (50" dbh and 15" dbh) within the wetland area in 2014. The two trees were cut after two other large cottonwoods (24" dbh and twin 40" dbh) fell during a windstorm. The owners of homes abutting the NGPA were concerned that the large trees might fall on their homes, as they were in hitting distance of the trees.

The trees were located within the existing wetland along a stream that is culverted at the south end of the wetland, See *Figure 1/4.* The trees provided habitat for a variety of song birds but were not known to provide any raptor nests or serve as the primary habitat for any species of local importance due to their location within a developed plat. The tree trunks, from all four cottonwoods are in the wetland and should remain as large woody material.

Received
SEP 13 2016
Permit Processing

The existing wetland and buffer area is forested along SE Cougar Mountain Way consisting of red alder, Pacific willow, bitter cherry, black twinberry, Pacific ninebark, vine maple, salmonberry, red-osier dogwood, red elderberry, sword and lady fern, snowberry with a few Himalayan blackberry. A small stream runs through the wetland from a culvert under 163rd Place SE. As the wetland continues west it turn south into a more open area. This is where the enhancement area will begin, see Figure 1/4.

Vegetation in this area of the buffer and wetland is more open. Vegetation consists of red alder, a few Douglas fir, big-leaf maple, Indian plum, ornamental hawthorn, tall Oregon-grape, red-osier dogwood, Pacific blackberry with approximately 60% Himalayan and evergreen blackberry. Here are some photos of the wetland and buffer taken on 4/1/16.

View looking west over wetland area from 163rd Place SE

View looking south from SE Cougar Mountain Way

View looking north from atop the cut 50" cottonwood stump

2.0 WETLAND ENHANCEMENT PLAN

As part of the enhancement, the non-native blackberry will be removed in the wetland area and a variety of native tree and shrub species would be planted per Figure 2/4. The large cottonwood logs and stumps should remain intact. The supplemental plantings should increase the plant species and structural diversity of the wetland, thereby increasing the area's value to wildlife overtime and thus increasing the functions and values within the wetland area.

Construction specifications are detailed on Figure 3/4 of the attached plan set and maintenance, monitoring and contingency measures are detailed on Figure 4/4.

If you have any questions regarding these plans, please give me a call at 425.333.4535.

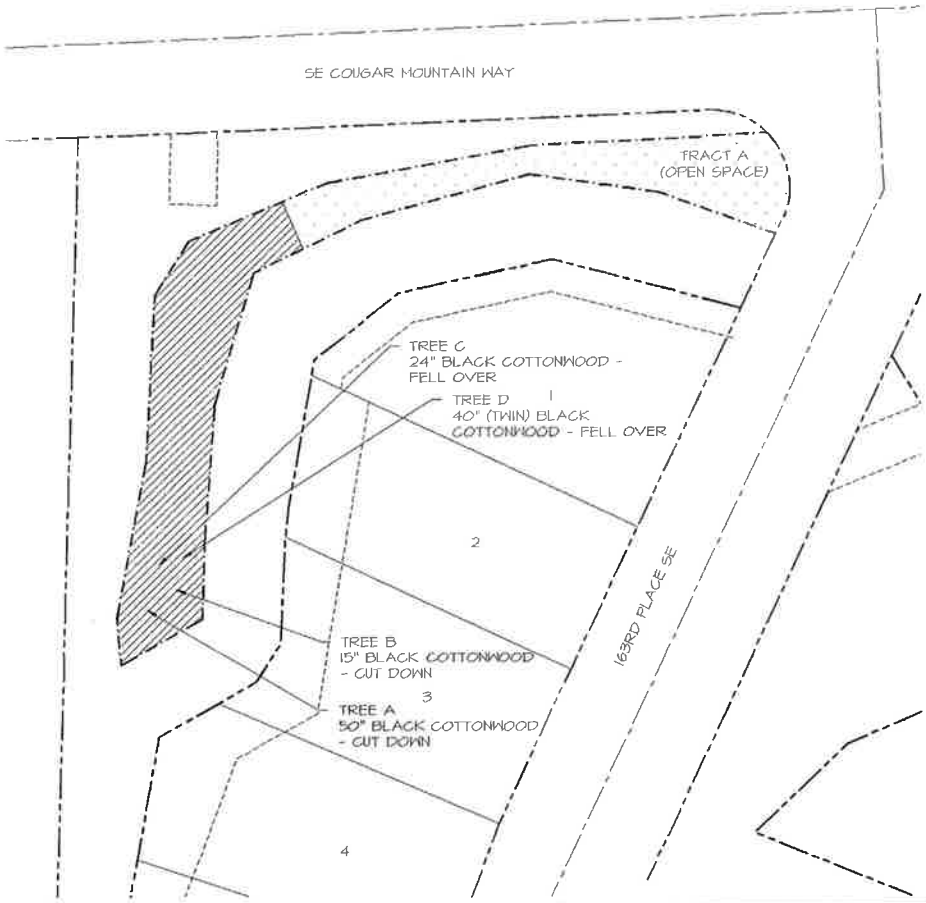
Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

Simone Oliver, Principal
Landscape Architect

Attachments: Figures 1-4. Wetland Enhancement Plan dated 8/14/14

cc via email: Lisa Beauchamp, City of Bellevue
Melissa Musser & Stephanie Brencic, Trestle Community Management



PLAN LEGEND

- PROPERTY LINE
- WETLAND
- BSBL
- EXISTING TREES THAT WERE REMOVED
- WETLAND ENHANCEMENT AREA - 3,421 SF

GRAPHIC SCALE
(IN FEET)

0 15 30 45 60 90

SCALE: 1:30

N

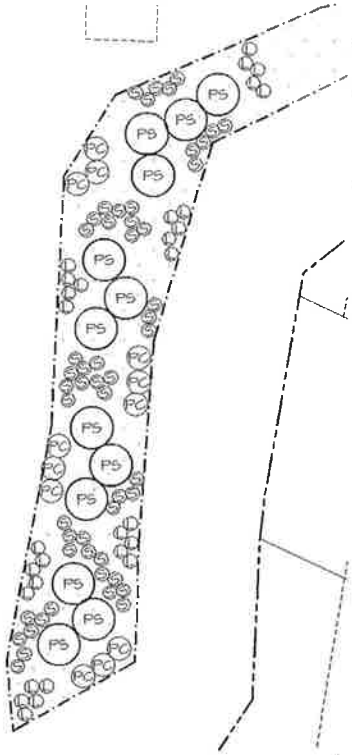
NOTES

1. BASE INFORMATION PROVIDED BY TRIAD ASSOCIATES, 11814 115TH AVE. NE, KIRKLAND, WA 98034, (425) 821-8448.

FIGURE 1: WETLAND ENHANCEMENT PLAN
COUGAR RIDGE WEST
16275 SE COUGAR MOUNTAIN WAY
BELLEVUE, WASHINGTON
CITY OF BELLEVUE PROJECT #14-125562-GJ
TAX PARCEL #2000101030000665

PROJECT 4676
DRAWN SO
SCALE AS NOTED
DATE 09-14-14
REVISED
1/4

Altmann Oliver Associates, LLC | AOA
Planning & Landscape Architecture



PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	13	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	6' O.C.	30	1 GAL.	MULTI-STEM (3 MIN.)
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	6' O.C.	12	1 GAL.	MULTI-STEM (3 MIN.)
S*	SALIX SCOULERIANA	SCOULER WILLOW	6' O.C.	162	4' CUTTING	1/2" DIA., BARK INTACT

* (3) WILLOW CUTTINGS PER SYMBOL

GRAPHIC SCALE
(IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

NOTES

1. BASE INFORMATION PROVIDED BY TRIAD ASSOCIATES, 11814 115TH AVE. NE, KIRKLAND, WA 98034, (425) 821-8448.

DRAWN SO
SCALE AS NOTED
DATE 08-14-14
REVISED
PROJECT 4676
2/4

FIGURE 2: PLANTING PLAN
COUGAR RIDGE WEST
16275 SE COUGAR MOUNTAIN WAY
BELLEVUE, WASHINGTON
CITY OF BELLEVUE PROJECT #14-125562-GJ
TAX PARCEL #20010103000665

Altmann Oliver Associates, LLC
AOA

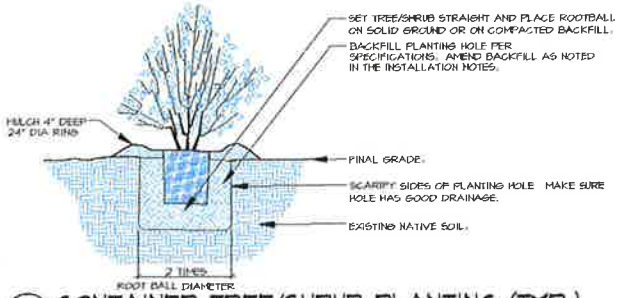
SPECIFICATIONS

1. PRIOR TO ANY SITE WORK, THERE SHALL BE A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, LANDSCAPE CONTRACTOR, AND AOA.
2. ALL DOWN LOGS SHALL REMAIN IN PLACE
3. PRIOR TO PLANTING, ALL INVASIVE PLANTS SHALL BE GRUBBED (ALL PLANTS WITH ROOTS) AND EXPORTED FROM THE SITE. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIFE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, HOLLY THISTLE, PERIWINKLE, BIRDSFOOT TREFOIL, POISON HEMLOCK AND CREEPING NIGHTSHADE.
4. SEED ALL EXPOSED GROUND WITH RED FESCUE AT A RATE OF 10#/1,000 SF AND MULCH WITH STRAW TO A DEPTH OF 1 INCH.
5. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED IMMEDIATELY FOLLOWING PLANT INSTALLATION.
6. PRIOR TO PLANTING, AOA SHALL REVIEW PLANT LAYOUT IN ALL PLANTING AREAS.
7. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH MEDIUM-COURSE BARK MULCH OR COMPOSTED HOG-FUEL PLACED WITHIN A 24" DIAMETER FOR ALL TREES AND SHRUBS.
8. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
9. AOA SHALL REVIEW DURING INVASIVE REMOVAL, PLANT LAYOUT AND AFTER PLANTING.
10. UPON COMPLETION OF PLANTING, ALL PLANTS AND SEEDED GROUND SHALL BE THOROUGHLY WATERED.
11. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
12. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

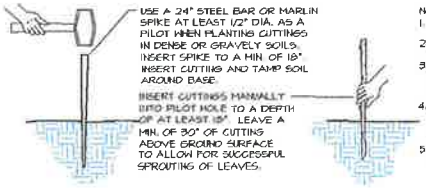
ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1		1			1		
GENERAL MAINT.			1		1		1			1		

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.



1 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



NOTES:
1. CUTTINGS SHALL BE SPECIES AS NOTED IN THE PLANT SCHEDULE.
2. CUTTINGS SHALL BE AT LEAST 1/2" DIA. AND 4' (min.) IN LENGTH.
3. CUTTINGS MUST BE ALIVE WITH SIDE BRANCHES CLEARLY REMOVED AND BARK INTACT. CUTTINGS SHALL BE PLANTED WITHIN 24 HOURS OF CUTTING.
4. THE BUTT ENDS SHOULD BE CLEANLY CUT AT AN ANGLE FOR EAST INSERTION INTO THE SOIL. THE TOP SHOULD BE CUT SQUARE OR BLUNT.
5. CUTTINGS MUST BE FRESH AND KEPT MOIST AFTER CUTTING. THEY SHOULD BE PRUNED AND INSTALLED THE SAME DAY.

2 CUTTING INSTALLATION (TYP.)
SCALE: NTS

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SCALE AS NOTED
DATE 08-14-14
REVISED
PROJECT 4676
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FIGURE 3: SPECIFICATIONS & PLANTING DETAILS
COUGAR RIDGE WEST
16275 SE COUGAR MOUNTAIN WAY
BELLEVUE, WASHINGTON
CITY OF BELLEVUE PROJECT #14-125562-GJ
TAX PARCEL #2001010300665

Altmann Oliver Associates, LLC
AOA

MAINTENANCE, MONITORING & CONTINGENCY PLAN NOTES

CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner.
2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the enhancement plan are met.
3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.
2. Vegetation establishment within the enhancement areas will be monitored during each field visit with a record kept of all plant species found.
3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a semi-quantitative representation of success of the enhancement plan.

PERFORMANCE STANDARDS

1. Success of plant establishment within the enhancement areas will be evaluated on the basis of percent survival of planted species.
2. For woody planted species, success will be based on at least an 80% survival rate of all planted trees and 80% survival rate for all shrubs for a growth rate of at least five years.
3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

MAINTENANCE (M) & CONTINGENCY (C)

1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the enhancement project.
2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.
3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).

- replace dead plants with the same species or a substitute species that meet the goal of the enhancement plan (C)
- re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)
- irrigate following plant installation for five years (M)

PERFORMANCE BOND

1. A performance bond or other surety device will be posted with the City of Bellevue by the applicant to cover the costs of enhancment plan implementation (including labor, materials, maintenance, and monitoring).
2. The bond or assignment may be released in partial amounts in proportion to work successfully completed over the five year monitoring period, as the applicant demonstrates performance and corrective measures.

FIGURE 4: MAINTENANCE, MONITORING & CONTINGENCY PLAN
COUGAR RIDGE WEST
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