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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Marv Hertzberg

LOCATION OF PROPOSAL: 16421 SE 17th St

DESCRIPTION OF PROPOSAL: Restore native vegetation and mulch within a wetland, wetland buffer and 100-year floodplain.

FILE NUMBERS: 19-109858-LO **PLANNER:** Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **11/14/2019**

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

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

_____ **10/31/2019**_____
Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Hertzberg Landscaping
Proposal Address:	16421 SE 17th St
Proposal Description:	The applicant requests a Critical Areas Land Use Permit for Vegetation Management to restore native vegetation within a wetland, wetland buffer, and floodplain to address unpermitted placement of woodchips intended to control invasive species.
File Number:	19-109858-LO
Applicant:	Marv Hertzberg, Property Owner
Decisions Included	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance**

Elizabeth Stead, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: _____
Elizabeth Stead, Land Use Director

Application Date:	April 5, 2019
Notice of Application Date:	May 23, 2019
Decision Publication Date:	October 31, 2019
Project Appeal Deadline:	November 14, 2019

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Critical Areas Land Use Permit decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

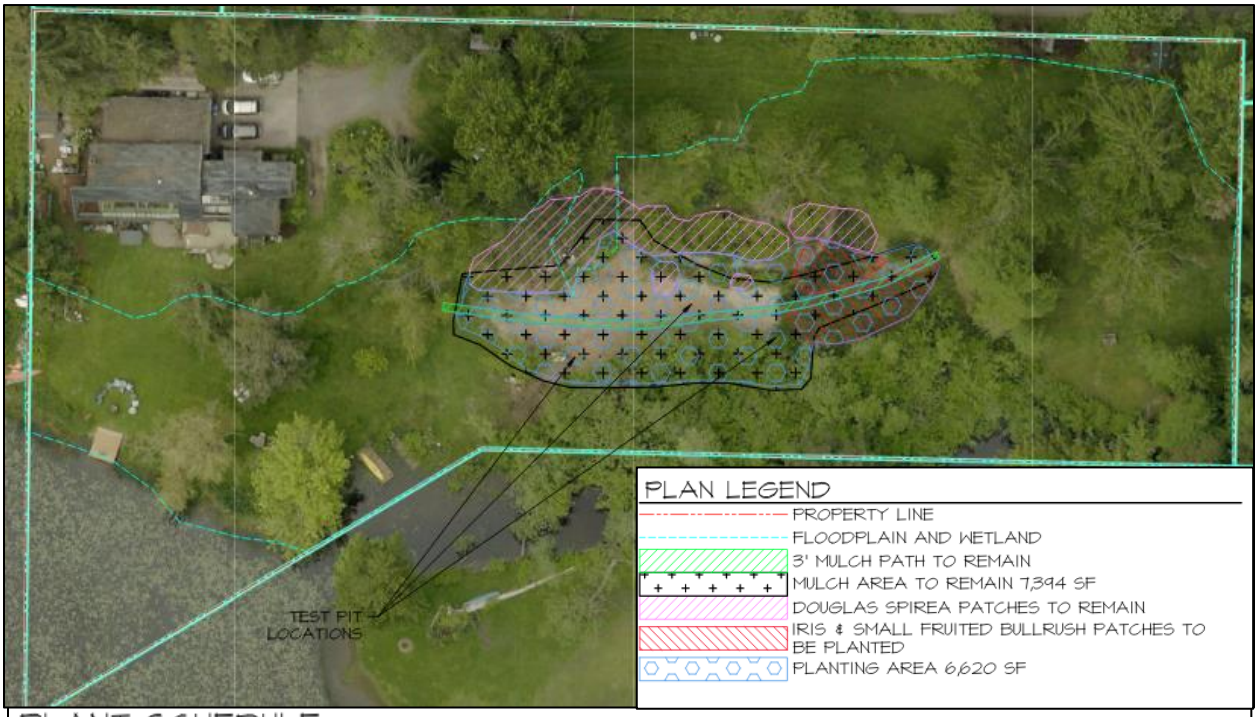
Attachments

1. Vegetation Management Plan with Maintenance and Monitoring – Enclosed
2. Application Forms, Materials – In File

I. Proposal Description

The applicant is requesting a Critical Areas Land Use Permit to install native vegetation to restore approximately 8,365 square feet of wetland and wetland buffer located within the 100-year floodplain of Phantom Lake. This proposal is to address unpermitted disturbance of these critical areas resulting from placement of wood chip mulch originally installed with the objective of managing invasive vegetation in the area. Any disturbance within a critical area or buffer requires approval of a Critical Areas Land Use Permit and the proposed activity is classified as vegetation management, an allowed use per LUC 20.25H.055. See figure 1 below and the plan attached to this report for the work area and proposed restoration.

Figure 1



PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
FRAXINUS LATIFOLIA	OREGON ASH	10' O.C.	38	1 GAL.	1/2" DIA. MIN., BARK INTACT
MALUS FUSCA	WESTERN CRABAPPLE	10' O.C.	38	1 GAL.	1/2" DIA. MIN., BARK INTACT

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
CORNUS SERICEA	RED-OSIER DOGWOOD	3' O.C.	212	4' CUTTING	1/2" DIA. MIN., BARK INTACT
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	3' O.C.	211	4' CUTTING	1/2" DIA. MIN., BARK INTACT
SALIX LASIANDRA	PACIFIC WILLOW	3' O.C.	212	4' CUTTING	1/2" DIA. MIN., BARK INTACT
SALIX STICHENSIS	SITKA WILLOW	3' O.C.	212	4' CUTTING	1/2" DIA. MIN., BARK INTACT

EMERGENTS

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE MIN.)	NOTES
CAREX OBNUPTA	SLOUGH SEDGE	30" O.C.	1225	4" POTS	FULL & BUSHY

II. Vegetation Management Plan Performance Standards

LUC 20.25H.055.C.3.v.i

A. Is the Vegetation Management Plan prepared by a qualified professional?

Finding: The plan was prepared by Altman Oliver Associates which is a qualified biologist.

B. Does the Vegetation Management Plan include the following?

1. **A description of existing site conditions, including existing critical area functions and values;**

   Finding: The existing wetland is adjacent to Phantom Lake and is forested with native willow and emergent vegetation including invasive yellow iris that was intended to be managed by the placement of mulch covering 7,394 square feet with a depth of up to two feet, eight inches in some locations. The plan will leave the mulch in place and spread it out to cover an 8,365 square-foot area with a depth of three to ten inches thick, depending on the planting in vicinity. Plants to be installed will primarily be woody cuttings installed through the mulch, except where potted trees and emergent plants are installed which will require clearing of the mulch to install plants in the soil. The area is also within the 100-year floodplain of Phantom Lake and primarily provides stormwater quality functions and habitat functions. The biologist found that native hydric soils exist below the mulch and that the mulch will degrade overtime, providing plant nutrients, and will not alter the floodplain. Removal of noxious weeds and replacement with native vegetation is allowed within a floodplain and while the area is impacted the impact is beneficial. No endangered species are noted and the proposal may affect but is not likely to adversely critical habitat.

2. **A site history;**

   Finding: The site has an existing single family house built in the 1980s and the majority of the property is wetland and floodplain. The property is improved with a house, detached structures, lawn, landscaping, and impervious areas.

3. **A discussion of the plan objectives;**

   Finding: The objectives are to install native vegetation in the disturbed area impacted by the wood mulch and to improve overall wildlife habitat and stormwater quality functions.

4. **A description of all sensitive features;**

   Finding: The impacted area is a category II wetland, wetland buffer, and 100-year floodplain associated with Phantom Lake.

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

   Finding: Impacted vegetation consisted of yellow-flag iris and small fruited bulrush growing in native hydric soils. Native willow is found in the remainder of the wetland that was not impacted by the mulch. No species of local importance have been identified.

6. **Allowed work windows;**
   Finding: Late November to late March or later if temporary irrigation is provided. **See Conditions of Approval related to the final mitigation plan in Section IX of this report.**

7. **A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and**
   Finding: See plan attached which shows the work area.

8. **Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.**
   Finding: Performance standards and long term maintenance goals are included in the submitted plan which is attached to this report. Limiting invasive species and ensuring plant survival through watering and weed control are necessary for long term success.

C. Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?
Finding: No tree removal is proposed.

D. Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.
Finding: No covenants exists.

III. Public Notice and Comment

Application Date:	April 5, 2019
Public Notice (500 feet):	May 23, 2019
Minimum Comment Period:	June 6, 2019

The Notice of Application for this project was published the City of Bellevue weekly permit bulletin and Seattle Times on May 23, 2019. It was mailed to property owners within 500 feet of the project site. No comments were received.

IV. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and

standards. The Clearing and Grading staff approved the application.

B. Utility Review

The Utility Review Division of the Development Services Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

V. State Environmental Policy Act (SEPA)

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

A. Earth and Water

A temporary erosion and sedimentation control measures plan will be required and will be reviewed by the Clearing and Grading Department as part of the future clearing and grading permit. Erosion and sediment control best management practices include the installation of silt fencing around the work area, covering exposed soils, limitation on working in wet conditions and the use of hand operated equipment.

B. Plants and Animals

The project site restores native vegetation to the wetland and buffer that was impacted by the mulch placement. Provided the restoration is done as proposed and given time, the resulting site will have significantly improved function and value, reduced invasive species, and increase native vegetation coverage for a variety of wildlife.

VI. Changes to Proposal Due to Staff Review

Verification from the biologist was requested to confirm the extent and depth of mulch placement and to confirm that the wetland remained, despite mulch placement. The mulch was not deep enough to remove the wetland and will be spread around and used as part of the planting to assist control of the invasive plants.

VII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

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

1. **The proposal obtains all other permits required by the Land Use Code;**
   The applicant must obtain a clearing and grading permit to implement the required vegetation management plan. **See Conditions of Approval in Section IX of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
   The proposal will remove invasive vegetation and restore the area with native wetland vegetation. The mulch that was installed will be used to amend the planting area and aid in the native plant establishment.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
   The performance standards related to wetlands are being met by this proposal as described in Section III above.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
   The proposed activity does not impact public facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   The plan establishes maintenance and monitoring of the planting consistent with the code. **See Conditions of Approval related to the final mitigation plan in Section IX of this report.**

6. **The proposal complies with other applicable requirements of this code.**
   The proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the required restoration of the wetland, wetland buffer, and floodplain resulting from placement of mulch. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clear and grade permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a clearing and grading permit or other necessary development permits within one year of the effective date of the approval.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utility Code BCC 24	Jeremy Rosenlund, 425-452-7683
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. **Clearing and Grading Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. Application for a clearing and grading permit must be submitted and approved. Plans submitted as part of the permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

2. **Restoration and Mitigation Planting and Monitoring Plans:** Plans submitted for the clearing and grading permit must show the proposed mitigation planting and monitoring plans as approved with this application.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Development Services Department

3. **Allowed work windows:** Work shall be performed in late November or March. If plants will be installed in outside of these times, then temporary irrigation shall be provided.

   Authority: Land Use Code 20.25H.255
   Reviewer: Reilly Pittman, Development Services Department

4. **Maintenance and Monitoring:** Maintenance and monitoring is required to be carried out as detailed in the submitted plan. The annual reports can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

   Environmental Planning Manager
   Development Services Department
   City of Bellevue
   PO Box 90012
   Bellevue, WA 98009-9012

   Authority: Land Use Code 20.25H.220.D
   Reviewer: Reilly Pittman, Development Services Department

5. **Installation and Maintenance Sureties and 5-Year Monitoring**
   Separate installation and maintenance sureties are required for the mitigation planting and based on cost estimates which includes all costs associated with plant installation and

maintenance and monitoring for 5 years respectively. The cost estimate is required to be submitted as part of the clearing and grading permit application and the installation surety is required prior to permit issuance. The maintenance surety is required prior to clearing and grading final inspection. The maintenance surety will be released upon successful completion of the 5-year maintenance and monitoring period and inspection by Land Use.

Authority: Land Use Code 20.25H.255
Reviewer: Reilly Pittman, Development Services Department

6. **Land Use Inspection:** Following installation of planting, the applicant shall contact Land Use staff to inspect the planting area prior to clearing and grading inspection. A final inspection by Land Use staff is required to release the maintenance surety after the 5 year

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

Altmann Oliver Associates, LLC

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

AOA Environmental Planning & Landscape Architecture

August 15, 2019

AOA-5879

Reilly Pittman, Senior Planner
City of Bellevue – Development Services Department
rpittman@bellevuewa.gov

SUBJECT: Hertzberg Restoration Plan – 16421 SE 17th St. Bellevue 98008 – Parcel 012405-9020
Vegetation Management Plan & Maintenance & Monitoring Plan

Dear Reilly:

This plan is a supplement to the restoration plan revised 8/5/19 for the above- referenced property (see attached Figures 1 and 2).

1.0 RESTORATION PLAN

A critical areas violation was issued on the property due to the owner controlling yellow-flag iris in a disturbed, emergent wetland located on the site by suffocating the iris with mulch. The remaining wetland, which is forested, was not disturbed. It was not the intention of the owner to disturb onsite critical areas. The project involves spreading out the mulch and replanting with native woody vegetation to restore the critical area.

The disturbance area consisted of yellow-flag iris and small-fruited bulrush growing in native, hydric soils. A portable carport was placed in the area and has since been removed. The portion of the wetland that was filled with up to 2'8" of mulch is 7,394 sf. Portions of this area have regrown with Douglas spirea where other portions, where the mulch was not as deep, the iris and small-fruited bulrush have grown up through the mulch. The remaining wetland is forested with native willow. The surrounding buffer is landscaped with lawn and ornamental vegetation.

No other material was placed in the wetland with the exception of the mulch. Native hydric soils exist below the mulch. Through implementation of the restoration plan, the wetland functions that have been temporarily impacted due to loss of herbaceous cover, will be replaced and enhanced through planting of native woody and emergent vegetation.

The proposal includes spreading out the mulch to the other, iris-dominated areas prior to installation of a variety of native plants. Most of the plants will be cuttings, which will be installed through the mulch. A few of the plants are one gallon, which will need to be planted directly into the native soil located under the mulch. The restoration plan includes a planting detail to specify how this will need to be done. Slough sedge will be planted in the mulch throughout the planting areas.

The restoration plan will need to be implemented between late November and late March if cuttings are utilized. If 1-gallon potted willow are used instead of cuttings, they need to be installed through the mulch layer and can be installed through mid-June or between mid-September and late November. Supplemental hand watering will be required to ensure survival during the dry season.

2.0 LONG-TERM MONITORING PLAN

Upon implementation of the restoration work, the monitoring and maintenance program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue. Plantings will be counted to determine survival rates and invasive cover will be visually assessed. 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 restoration area. Review of the photos over time will provide a visual representation of success of the restoration plan.

2.1 Goal, Objectives and Performance Standards for Monitoring

The primary goal of the restoration plan is to replace the habitat functions lost due to clearing. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A

Limit the amount of invasive and exotic species within the restoration area.

Performance Standard for Objective A

After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 10% total cover within all planted areas. These species include, but are not limited to, Scot's broom, Himalayan and evergreen blackberry, reed canarygrass, morning glory, Japanese knotweed, English ivy, thistle, and creeping nightshade.

Objective B

Ensure plant survival throughout the monitoring period.

Performance Standard for Objective B

There will be 100% survival of all woody planted species throughout the restoration area at the end of the first year of planting. Following Year 1, success will be based on an 85% survival rate. Areal coverage of plantings or native re-colonized species will be at least 15% at Year 1, 20% at Year 2, 30% at Year 3.

3.0 LONG-TERM MAINTENANCE PLAN

Maintenance will be conducted on a routine year-round basis. Additional maintenance needs will be identified and addressed following the annual monitoring review. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the biologist or the owner.

3.1 Weed Control

Routine removal and control of non-native and other invasive plants (e.g., Scot's broom, reed canarygrass, Himalayan and evergreen blackberry, Japanese knotweed, English ivy, morning glory, thistle and creeping nightshade) shall be performed by manual means whenever possible.

3.2 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the restoration plan. Plant material shall meet the same specifications as originally installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the biologist, City of Bellevue, or the owner.

We hope this adequately addresses the City's concerns. If you have any questions, please contact me at (425) 333-4535 or email me at simone@altoliver.com.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

Simone Oliver, Principal
Landscape Architect

Attachments – Figures 1-2

cc: Marv Hertzberg

NOTES:
1. BASE INFORMATION PROVIDED BY MARKED UP AERIAL FROM THE CITY OF BELLEVUE.
2. MULCH AREA WAS FIELD-VERIFIED BY AOA.

GRAPHIC SCALE
(IN FEET)

0 25 50 75 100 150

SCALE: 1:50

NORTH

PLAN LEGEND

- PROPERTY LINE
- FLOODPLAIN AND WETLAND
- 3' MULCH PATH TO REMAIN
- MULCH AREA TO REMAIN 7,394 SF
- DOUGLAS SPIREA PATCHES TO REMAIN
- IRIS & SMALL FRUITED BULLRUSH PATCHES TO BE PLANTED
- PLANTING AREA 6,620 SF

PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
FRAXINUS LATIFOLIA	OREGON ASH	10' O.C.	38	1 GAL.	1/2" DIA. MIN., BARK INTACT
MALUS FUSCA	WESTERN CRABAPPLE	10' O.C.	38	1 GAL.	1/2" DIA. MIN., BARK INTACT

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
CORNUS SERICEA	RED-OSIER DOGWOOD	3' O.C.	212	4' CUTTING	1/2" DIA. MIN., BARK INTACT
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	3' O.C.	211	4' CUTTING	1/2" DIA. MIN., BARK INTACT
SALIX LASIANDRA	PACIFIC WILLOW	3' O.C.	212	4' CUTTING	1/2" DIA. MIN., BARK INTACT
SALIX STICHENSIS	SITKA WILLOW	3' O.C.	212	4' CUTTING	1/2" DIA. MIN., BARK INTACT

EMERGENTS

SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE MIN.)	NOTES
CAREX OBNUPTA	SLOUGH SEDGE	30" O.C.	1225	4" POTS	FULL & BUSHY

DRAWN SO | PROJECT 5879
SCALE AS NOTED | 1/2
DATE 03-13-19
REVISED 08-05-19

FIGURE 1: RESTORATION & PLANTING PLAN
HERTZBERG PROPERTY
16421 SE 17TH ST. BELLEVUE, WA 98008
PARCEL 0124059020

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

5879 MIT-08-05-19.dwg

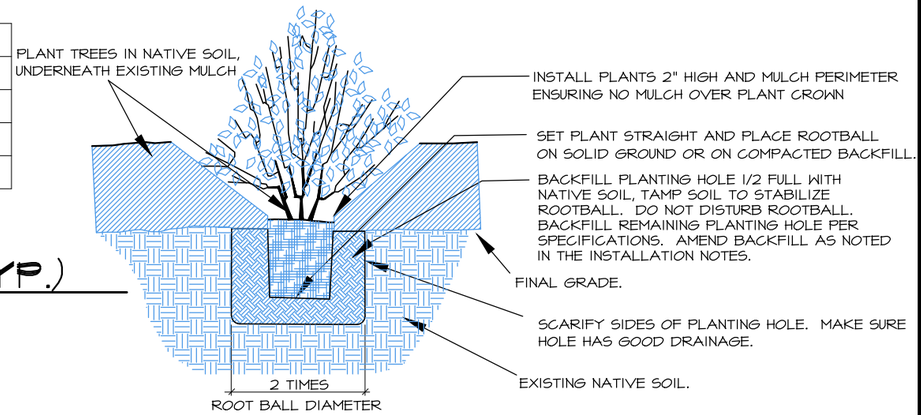
ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1	1	1	1	1	1		
GENERAL MAINT.			1		1	1	1	1	1	1		
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2							4	4	4			

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

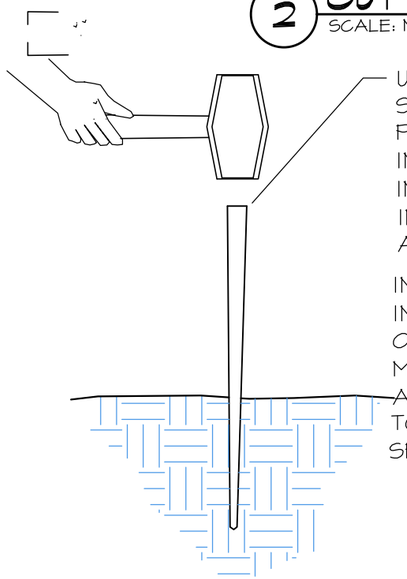
1 CONTAINER SHRUB PLANTING (TYP.)

SCALE: NTS



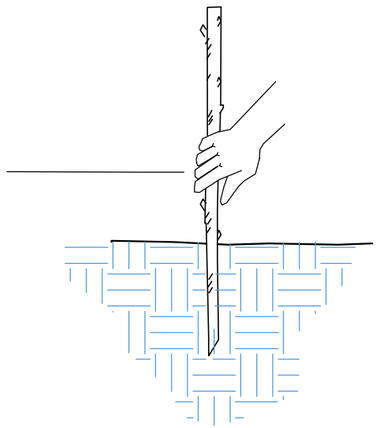
2 CUTTING DETAIL

SCALE: NTS



USE A 24" STEEL BAR OR MARLIN SPIKE AT LEAST 1/2" DIA. AS A PILOT WHEN PLANTING CUTTINGS IN DENSE OR GRAVELY SOILS. INSERT SPIKE TO A MIN. OF 18". INSERT CUTTING AND TAMP SOIL AROUND BASE.

INSERT CUTTINGS MANUALLY INTO PILOT HOLE TO A DEPTH OF AT LEAST 18". LEAVE A MIN. OF 30" OF CUTTING ABOVE GROUND SURFACE TO ALLOW FOR SUCCESSFUL SPROUTING OF LEAVES.



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 EASY 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.
6. DIP BOTTOM OF CUTTING IN A PLANT ROOTING HORMONE PRIOR TO INSERTION INTO THE SOIL.

SPECIFICATIONS

1. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
2. CUTTINGS SHALL HAVE ALL SIDE BRANCHES REMOVED AND BE 0.5" IN DIAMETER MINIMUM, 4' IN LENGTH TRUE TO SPECIES. CUTTINGS SHALL BE HARVESTED WITHIN 2 DAYS OF INSTALLATION WITH ANGLE CUT ENDS IMMEDIATELY BEFORE INSERTION INTO THE GROUND. PLANT TO A DEPTH OF 2' MINIMUM. USE A STEEL BAR TO CREATE A PILOT HOLE PRIOR TO INSERTION OF THE CUTTINGS.
3. ALL CUTTINGS SHALL BE PLANTED DIRECTLY THROUGH THE MULCH/IRIS AREA TO A DEPTH OF 2' MIN.
4. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
5. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE ABOVE.
6. PERFORMANCE STANDARDS INCLUDE: 1) YEAR 1 - THERE WILL BE 100% SURVIVAL OF ALL PLANTED SPECIES. FOLLOWING YEARS 2-3, THERE WILL BE 80% SURVIVAL RATE OF ALL PLANTED SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES. 2) FOLLOWING THE FIRST YEAR AFTER PLANTING, A COMBINATION OF NATIVE OR NATURALIZED WOODY VEGETATION WILL COVER AT LEAST 15% OF THE MITIGATION AREA. THE AREAL COVERAGE WILL INCREASE TO AT LEAST 20% FOLLOWING THE SECOND YEAR AFTER PLANTING,AND 30% FOLLOWING THE THIRD YEAR AFTER PLANTING. 3) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST 5 YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVERAGE IN ALL PLANTED AREAS. THESE SPECIES INCLUDE BUT ARE NOT LIMITED TO; HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARY GRASS, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, AND CREEPING NIGHTSHADE.
7. ANNUAL MONITORING REPORTS WILL BE PREPARED AND SUBMITTED TO THE CITY OF BELLEVUE IN THE FALL OF EACH OF THE 5 YEARS OF THE 5-YEAR MONITORING PERIOD. THE REPORTS WILL DETAIL IF THE SITE IS MEETING THE PERFORMANCE STANDARDS AND PROVIDE PHOTOS FROM ESTABLISHED PHOTO POINTS.

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FIGURE 2: PLANTING DETAILS & SPECIFICATIONS
HERTZBERG PROPERTY
16421 SE 17TH ST. BELLEVUE, WA 98008
PARCEL 0124059020

Altmann Oliver Associates, LLC
AOA Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

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