



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-126226-LO

Project Name/Address: Leguizamon Restoration 855 134th Ave NE

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 12/05/2019

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



Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

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. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Leguizamon Restoration
2. Name of applicant Dean Williams
3. Contact person Dean Williams Phone 425-467-9967
4. Contact person address 11201 SE 8th St. #120, Bellevue, WA 98004
5. Date this checklist was prepared 10/3/2019
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Project should occur between November 1st and March 15th, with plantings between December 1st and March 15th.

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

No.

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

Kelsey Creek flows from north to south through the west-central portion of the site and a Category III wetland occupies much of the northwest portion of the site. A wetland delineation has been prepared.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

11. List any government approvals or permits that will be needed for your proposal, if known.

Critical Areas Land use Permit and Clearing/Grading Permit.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Removal of invasive species and restoration of native species along Kelsey Creek and surrounding a Category III wetland, covering a total of about 10,000 square feet.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

855 – 134th Ave. NE, Bellevue, WA 98005 (Parcel 067210-0071).

Environmental Elements

Earth

1. General description of the site:

☒ Flat

☐ Rolling

☒ Hilly

☐ Steep Slopes

☐ Mountainous

☒ Other Project location is relatively flat, entire site slopes towards project location.

2. What is the steepest slope on the site (approximate percent slope)? Unknown, maybe 10%.

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Clay

Everett gravelly sandy loam (EvB)

Alderwood gravelly sandy loam (AgC)

Everett-Alderwood gravelly sandy loam (EwC)

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

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No excavation or grading is proposed aside from the removal of invasive species across an area of approximately 10,000 square feet and restoration of native species.

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

No. The area along Kelsey Creek is made up of stable soils that will not likely erode during the months December through March when plants will be removed and restored.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Unknown, possibly 20%.

No change from current impervious surface amounts proposed w/this project.

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

Erosion control bags along Kelsey Creek during land disturbance activity.

Erosion control regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Maybe emissions from gas powered tools, if use is permitted.

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

No.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None.

Water

1. Surface Water

- a. 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.

Kelsey Creek and Category III wetland. Kelsey Creek is a Type F stream containing salmon habitat.

- b. 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.

Yes. Work will be performed abutting the creek and within the wetland.

- c. 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 the fill material.

None.

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

No.

- e. Does the proposal lie within a 100-year floodplain? No.
If so, note the location on the site plan. **Yes, floodplain is located on-site and within the project area.**

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No.

3. Water Runoff (including stormwater)

- a. 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 applicable. All storm water will flow as naturally permitted.

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

No.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Erosion control bags along Kelsey Creek during land disturbance activity. These bags can also control sediment runoff into Kelsey Creek.

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other _____
- ☒ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other Willow
- ☒ water plants: water lily eelgrass, milfoil, other knotweed (for other)
- ☒ other types of vegetation Spruce, Cottonwood, Red Cedar, Himalyan/Evergreen Blackberry, Ivy

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

PRIOR TO INSTALLATION OF PLANT MATERIAL ALL HIMALAYAN AND EVERGREEN BLACKBERRY, ENGLISH IVY, ENGLISH HOLLY, JAPANESE KNOTWEED, REED CANARYGRASS, YELLOW-FLAG IRIS, THISTLE, TANSY CHERRY LAUREL, LAWN, ANY NON-ORGANIC DEBRIS AND ANY OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED. ALL ROOTS EXPORTED OFFSITE.

3. List any threatened and endangered species known to be on or near the site.

None

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

Installation of Pacific Willow, Scouler Willow, Sitka Willow, Sitka Spruce, Black Cottonwood, Western Red Cedar

5. List all noxious weeds and invasive species known to be on or near the site.

HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, ☒other Pileated woodpecker

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☒other salmon w/in Kelsey Creek

2. List any threatened and endangered species known to be on or near the site.

None

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

N/A

salmon w/in Kelsey Creek

4. Proposed measures to preserve or enhance wildlife, if any.

N/A

5. List any invasive animal species known to be on or near the site.

N/A

Energy and Natural Resources

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

Possible gasoline.

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

No.

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

None.

Environmental Health

1. 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.

None.

- a. Describe any known or possible contamination at the site from present or past uses.

None.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

- d. Describe special emergency services that might be required.

None.

- e. Proposed measures to reduce or control environmental health hazards, if any.

None.

2. Noise

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

None.

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

Short term use of gas-powered cutting equipment to get through larger roots of vegetation to be removed, i.e. Himalayan Blackberry.

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

None.

Noise regulated by BCC 9.18

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Sing Family Residential. No.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

Single Family Home and two accessory buildings.

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

No.

5. What is the current zoning classification of the site? R 2.5

6. What is the current comprehensive plan designation of the site? Single Family Residential

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

None

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, wetland and stream buffer.

Floodplain

9. Approximately how many people would reside or work in the completed project? 6

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

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

None

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

None

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

None

Housing

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

0

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

0

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

0

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

0, none

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

None

3. Proposed measures to reduce or control aesthetic impacts, if any

None

Light and Glare

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

None

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

No

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

None

4. Proposed measures to reduce or control light and glare impacts, if any.

None

Recreation

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

None

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

None

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

None

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

None

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

134TH AVE NE

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

None

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

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

None

Public Service

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

No

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

None

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☐ natural gas
- ☒ water
- ☐ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. 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.

None

Signature

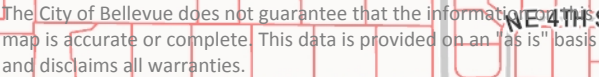
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

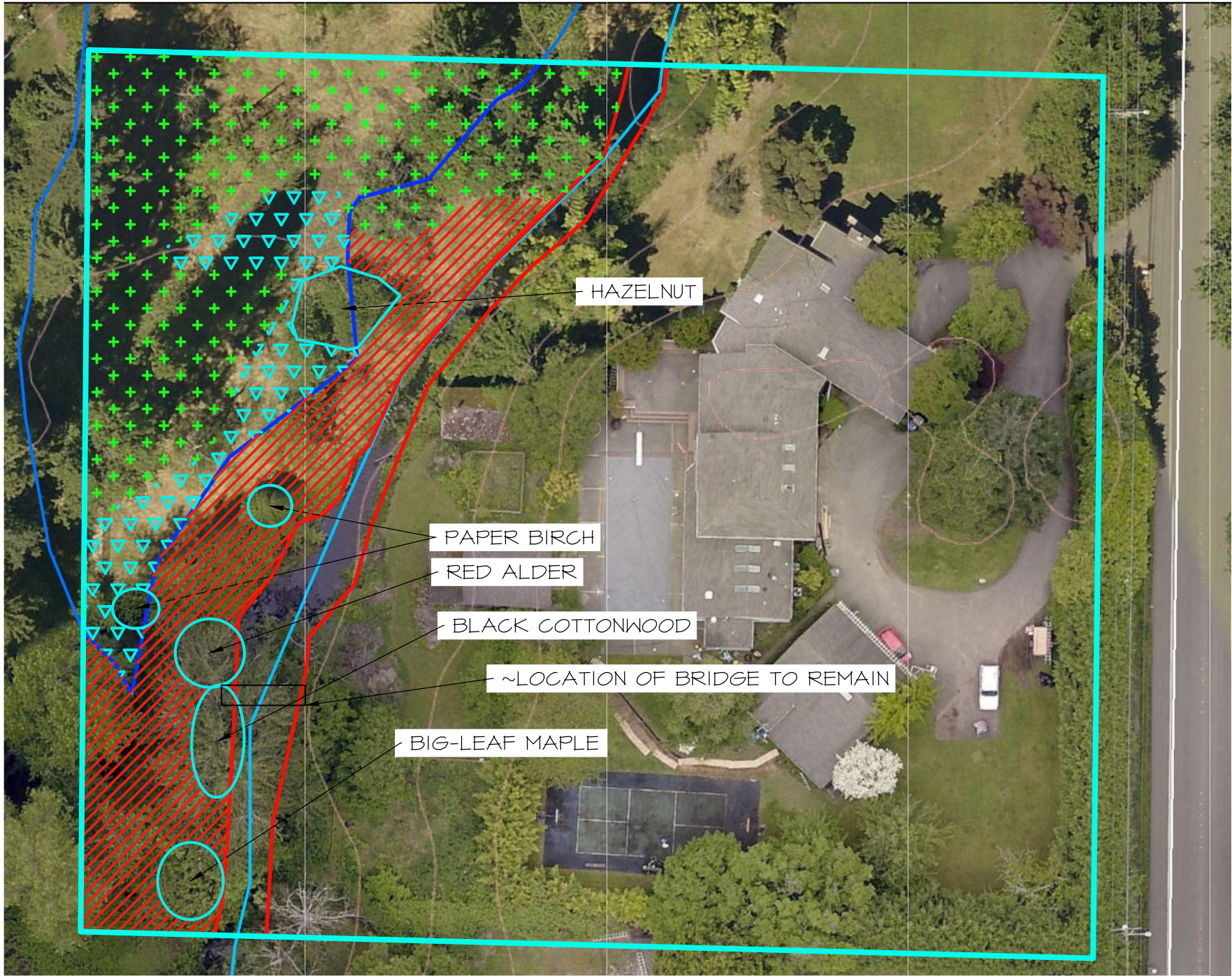
Signature 

Name of signee Dean Williams

Position and Agency/Organization Attorney, SMMR

Date Submitted 10-3-19





PLAN LEGEND

- PROPERTY LINE
- APPROXIMATE WETLAND A
- APPROXIMATE OHWL OF KELSEY CREEK

MITIGATION LEGEND

- AREA WAS NOT CLEARED OR RE-GREW WITH NATIVE WOODY PLANTS ~ 10,616 SF
- WETLAND RESTORATION ~ 2,955 SF
- BUFFER RESTORATION ~ 7,884 SF

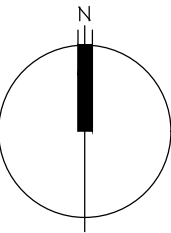
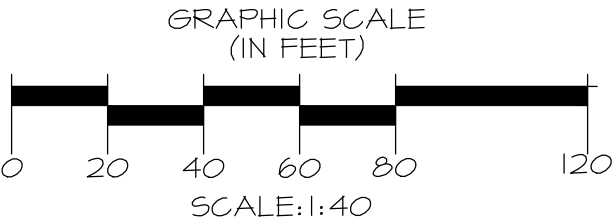
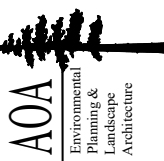


FIGURE 1: SITE PLAN IMPACTS & MITIGATION RESTORATION PLAN
LEGUIZAMON PROPERTY
855 134TH AVE. NE BELLEVUE, WA 98005
PARCEL #067210-0071



Altmann Oliver Associates, LLC
PO Box 578 Corvallis, WA 98014
Office (425) 333-4333 Fax (425) 333-4599

DRAWN	SO	SCALE	AS NOTED	DATE	08-27-19	REVISED
PROJECT	6022					

WETLAND RESTORATION PLANT LIST

SHRUBS					
SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
SALIX LASIANDRA	PACIFIC WILLOW	5' O.C.	45	4' CUTTING	1/2" DIA., BARK INTACT
SALIX SCOULERIANA	SCOULER WILLOW	5' O.C.	46	4' CUTTING	1/2" DIA., BARK INTACT
SALIX STICHENSIS	SITKA WILLOW	5' O.C.	45	4' CUTTING	1/2" DIA., BARK INTACT

BUFFER RESTORATION PLANT LIST

TREES					
SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
PICEA SITCHENSIS	SITKA SPRUCE	10' O.C.	30	2 GAL.	FULL & BUSHY
POPULUS BALSAMIFERA	BLACK COTTONWOOD	10' O.C.	30	4' CUTTING	1/2" DIA., BARK INTACT
THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	31	2 GAL.	FULL & BUSHY

SPECIFICATIONS

1. CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
2. CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
3. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
4. INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.

SPECIFICATIONS (CONTINUED)

5. PRIOR TO INSTALLATION OF PLANT MATERIAL ALL HIMALAYAN AND EVERGREEN BLACKBERRY, ENGLISH IVY, ENGLISH HOLLY, JAPANESE KNOTWEED, REED CANARYGRASS, YELLOW-FLAG IRIS, THISTLE, TANSY CHERRY LAUREL, LAWN, ANY NON-ORGANIC DEBRIS AND ANY OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED. ALL ROOTS AND EXPORTED OFFSITE. CARE SHALL BE TAKEN TO AVOID DISTURBANCE TO NATIVE WOODY VEGETATION LOCATION AMONGST NON-NATIVE VEGETATION. ALL NON-ORGANIC DEBRIS SHALL BE REMOVED FROM THE BUFFER AREA AND EXPORTED FROM THE SITE.
6. AOA TO REVIEW DEBRIS REMOVAL, INVASIVE PLANT REMOVAL, COMPOST PLACEMENT AND PLANT LAYOUT PRIOR TO PLANTING.
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 3" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS, COMPOSTED HOG-FUEL OR COURSE BARK IN A 24" RING AROUND EACH NEW PLANT, EXCEPT CUTTINGS.
8. ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN 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. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
10. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
11. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
12. MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
13. WEEDS SHALL BE MAINTAINED WITHIN A 2' RADIUS OF EACH PLANT.
14. AN IRRIGATION SYSTEM SHALL BE DESIGN/BUILT BY THE LANDSCAPE CONTRACTOR CONSISTING OF MP-3 ROTARY HEADS PROVIDING FULL COVERAGE TO ALL PLANTING AREAS.
15. IRRIGATION FOR THE MITIGATION PLANTING AREAS SHALL BE SET TO PROVIDE 1/2" OF FLOW 2-3 TIMES WEEKLY FROM JUNE 15 - SEPTEMBER 30 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1-2 TIMES WEEKLY JULY 1- SEPTEMBER 15, THE SECOND YEAR AFTER PLANTING AND ONCE WEEKLY THE YEAR 3. NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR. IRRIGATION SYSTEM SHALL BE WINTERIZED BY OCTOBER 31.
16. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE ON THE NEXT PAGE.

FIGURE 4: PLANT SCHEDULE & SPECIFICATIONS
RESTORATION PLAN
LEGIZAMON PROPERTY
855 134TH AVE. NE BELLEVUE, WA 98005
PARCEL #067210-0071



Almann Oliver Associates, LLC
PO Box 578 Corvallis, WA 98304
Office (425) 333-4339/Fax (425) 333-4599

PROJECT
6022

DRAWN
SO

SCALE
AS NOTED

DATE
08-27-19

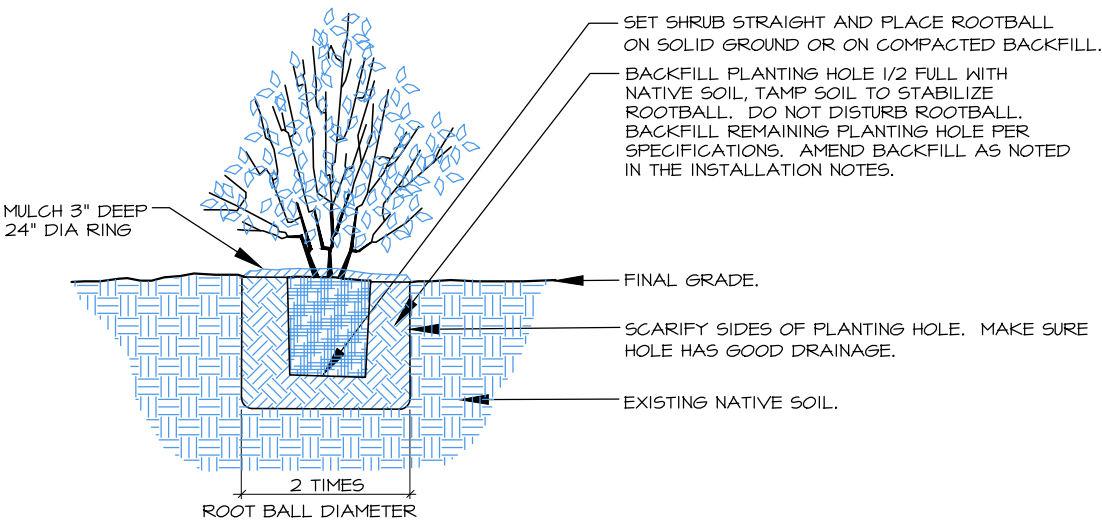
2/3

REVISED

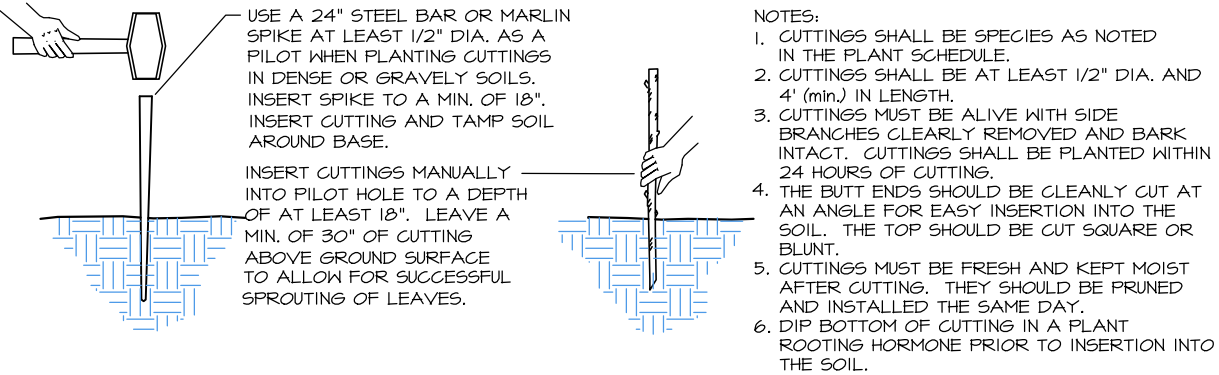
ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			I		I	I	I	I	I	I		
GENERAL MAINT.			I		I	I	I	I	I	I		
WATERING - YEAR 1						4-6	8-12	8-12	8-12			
WATERING - YEAR 2							4-8	4-8	2-4			
WATERING - YEAR 3							4	4	2			

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



1 CONTAINER PLANTING DETAIL (TYP.)
SCALE: NTS



2 CUTTING INSTALLATION (TYP.)
SCALE: NTS

PROJECT	6022
DRAWN	SO
SCALE	AS NOTED
DATE	08-27-19
REVISED	3/3

FIGURE 3: MAINTENANCE SCHEDULE & PLANTING DETAILS
RESTORATION PLAN
LEGUIZAMON PROPERTY
855 134TH AVE. NE BELLEVUE, WA 98005
PARCEL #067210-0071