City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Bryant Landscape Walls
Proposal Address:	701 Shoreland Drive SE.
Proposal Description:	Application for a Critical Areas Land Use Permit to address unpermitted construction of walls and changes made to a new single-family residence under prior Land Use approval 17-126194-LO. Walls were constructed up-slope of the house and created separation between the house and the toe-of-slope rather than the house foundation retaining the steep slope as approved. In addition, rockery walls were constructed between the house and Lake Washington on a steep slope critical area that was to be retained and planted with mitigation planting. Additional changes to hardscape and patios around the detached cabana structure and walkways in between.
File Number:	20-105263-LO
Applicant:	Jim Dearth, Ripple Design Studio
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	Exempt
Director's Decision:	**Approval with Conditions**

By: *Heidi Bedwell, Planning Manager* for
Michael A. Brennan, Director
Development Services Department

Application Date:	March 25, 2020
Notice of Application Date:	April 30, 2020
Decision Publication Date:	December 31, 2020
Project Appeal Deadline:	January 14, 2020

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Appeal of the Critical Areas Land Use Permit decision must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above as the appeal deadline.

CONTENTS

Documents Referenced in File

1. Mitigation Plan and Project Plans, Attached
2. Staff Report for 17-126194-LO, In File
3. Geotechnical Report Update Letters, In File
4. Critical Areas Report Addendum, In File
5. Arborist Tree Reassessment, In File

All other documents and materials found in project file for 17-126194-LO or 20-105263-LO

I. Proposal Description

Approval to construct a new single-family residence and associated improvements on this property was issued in 2017 under application 17-126194-LO. During construction several walls and rockeries were built that were not part of the approved plans and resulted in additional impacts to the steep slopes and buffers on the site that were proposed to be avoided. This unpermitted work was subject to an enforcement action and resulted in a Voluntary Correction Agreement between the property owners and the City to obtain the required permit approval which is the reason for this new Critical Areas Land Use Permit. This application proposes the following improvements which amend the prior 2017 approval:

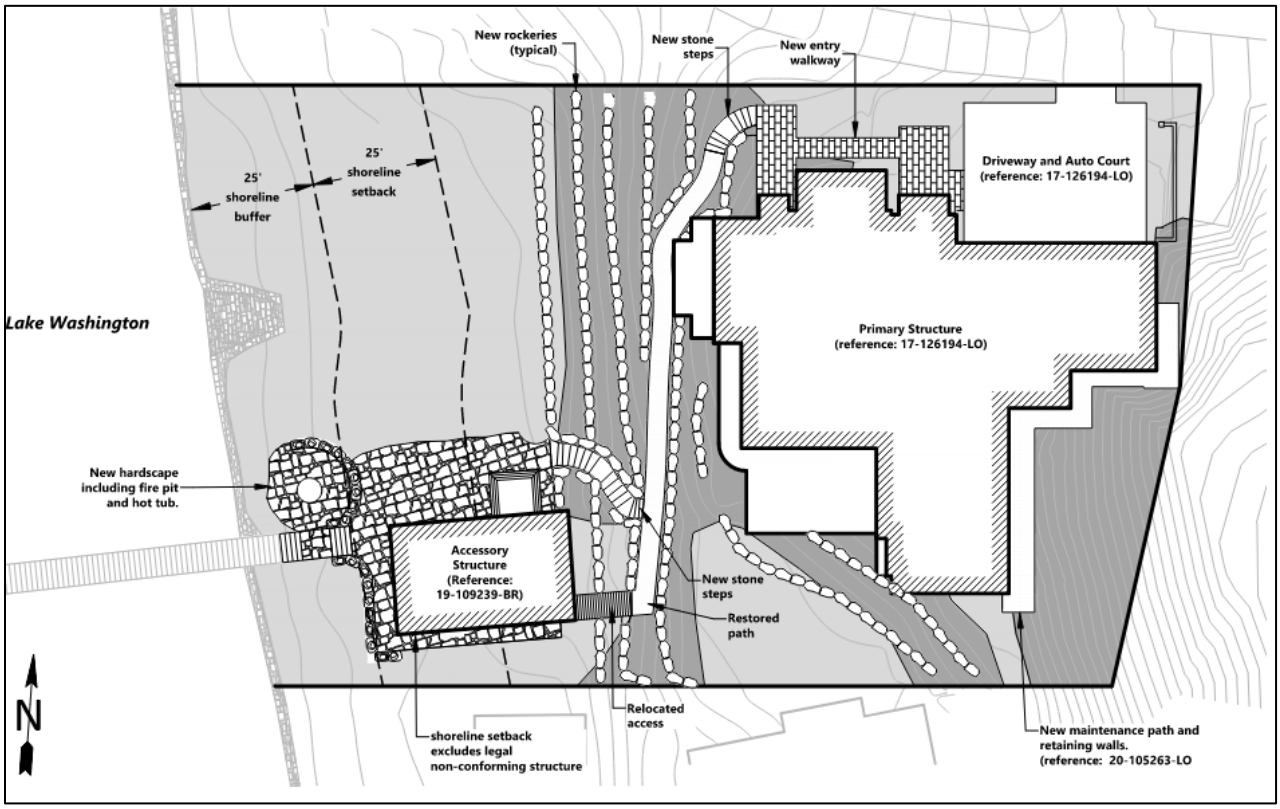
- Construction of walls upslope of the house that modified the toe-of-slope and removed one tree required to be retained under the prior approval
- Construction of rockeries on the steep slope below the house
- New patio and hardscape around the detached cabana structure
- Construction and replacement of stairs, paths, and other hardscape on the property

This proposal is associated with the prior Critical Areas Land Use Permit and critical areas report. It largely relies upon the environmental reports, and other information submitted in support of the 2017 permit but also includes updated environmental information for:

- Geotechnical evaluation of the walls and additional construction that occurred
- Critical Areas Report to provide discuss the additional impacts, functions analysis, and additional mitigation
- Arborist assessment of eagle perch tree protected under prior approval

This staff report is an addendum to the staff report that was issued previously. The prior approval allowed 5,623 square feet of impact to overlapping steep slopes, 50-foot top-of-slope buffer, and 75-foot toe-of-slope setback. The approved mitigation was for 5,763 square feet of planting in addition to restoration of temporary disturbance from construction. This proposal will increase the total impacted area to have a total of 7,212 square feet of impacted area and 6,559 square feet of mitigation planting. The submitted information finds that this additional increase does not result in a loss of ecological function to the site and that the slopes are stable per the evaluation of the project geotechnical engineer. **See Figure 1 below for project plan. See reference document 1 for project plans. See reference document 2 for prior staff report and conditions of approval.**

Figure 1



II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project site is located at 701 Shoreland Drive SE in the Southwest Bellevue Subarea. The site is adjacent to Lake Washington to the west and is surrounded by other residential properties on all other sides. The property obtains access from an access easement that crosses the properties to the south and connects with SE 15th Street that is within the city-owned Chism Beach Park. There is a new single-family residence on-site that was approved under the 2017 permit and a detached accessory structure adjacent to the lake. **See Figure 2 below for project location and current site condition.**

Figure 2

The improvements under this application include rockery walls that impacted the steep slope critical areas between the house and the lake and retaining above the house along the eastern façade and toe-of-slope. A new patio and hardscape are proposed around the cabana structure which is located in the toe-of-slope setback and overlapping shoreline setback and buffer, and replacement of paths and stair are proposed which are located in steep slopes, buffer, and setback.

B. Zoning

The property is zoned R-2.5, single-family residential and the proposed house and improvements are allowed in this zoning district

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-M (Single Family Medium Density). Construction of a home and improvements is consistent with this land use.

D. Critical Areas – Functions and Values

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment

delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding,

colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements

The proposed walls and rockeries are less than 30 inches measured from existing grade and therefore are exempt from setbacks. Impervious surfaces proposed are below the maximum impervious surface coverage of 50 percent. Conformance with zoning requirements will be verified as part of the review of the required clearing and grading permit for this work. **See Conditions of Approval in Section X of this report.**

B. Noise Code Requirements BCC 9.18

All noise generated, including construction noise, is regulated by BCC 9.18. Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

C. Tree Retention

Several large trees were required to be retained under the prior approval. This application included an arborist assessment to ensure that the unpermitted improvements did not damage the large retained Douglas fir that provided verified eagle perching habitat functions. The prior approval also required post-construction verification by an arborist that the retained trees were protected and were viable. If trees were not considered safe or viable additional mitigation was to be required. The condition for post-construction arborist review and subsequent mitigation is applied to this approval. **See Conditions of Approval in Section X of this report.**

D. Critical Areas Requirements LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer.

The staff report for the Sunset/Heathfield project addressed requirements for expansion of utility systems and facilities. This current proposal is to expand the mitigation provided by the

project and is subject to the performance standards found in LUC 20.25H.055.C below.

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area, critical area buffer or structure setback from a critical area or buffer. The project area is within a steep slope critical area, 50-foot top-of-slope buffer, the 75-foot toe-of-slope setback, and is subject to the performance standards found below:

i. Consistency with LUC 20.25H.125

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards is required to incorporate these performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function. The proposal does not alter the prior geotechnical evaluation of the site or soils but does impact steep slope areas that were previously avoided. The geotechnical engineer reviewed the unpermitted work and found that the rockeries and walls are now necessary due to the poor conditions of existing walls and soils found during construction. Removal of these improvements would further impact the slopes and vegetation surrounding the area. While avoidance of terracing and use of the house foundation as site retention is the preferred standard the use of walls allows for existing topography to be maintained rather than regraded slopes and the retaining wall up-slope of the house will allow access around the house that wasn't previously included as well as provided additional slope stability.

ii. Consistency with LUC 20.25H.145

The applicant provided the analysis of a qualified geotechnical engineer in a geotechnical report dated October 18, 2017 prepared by PanGeo. The geotechnical engineer updated their report to address this work submittals dated July 8 and October 12, 2020 which are reference document 3 of this staff report. The engineer found that the improvements will not increase the threat of the geological hazard to adjacent properties, impact other critical areas, and is designed to mitigate any hazard to a level equal to or less than the existing condition of the site. The engineer also finds that the geological hazards that exist are mitigated to a level that is equal to or less than the condition that existed prior to this work.

IV. Public Notice and Comment

Application Date:	March 25, 2020
Public Notice (500 feet):	April 30, 2020
Minimum Comment Period:	May 14, 2020

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and Seattle Times on March 25, 2020. It was mailed to property owners within 500

feet of the project site. Questions from an adjacent property owner about the scope of the proposal were received by email but no request to be a party of record was received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department reviewed the proposal for compliance with Clearing and Grading codes and standards and has approved the application. A clearing and grading permit is required and any plans submitted must be consistent with this approval. The project geotechnical engineer is required to review the final plans and provide a letter to confirm that the plans conform with their recommendations. The geotechnical engineer is also required to inspect the work during construction and after to ensure slope conditions are unchanged. The site is subject to rainy season restrictions.

B. Utilities

The Utilities Review section of Development Services Department reviewed the proposal for compliance with Utility codes and standards and has approved the application.

VI. State Environmental Policy Act (SEPA)

Per BCC 22.02.032 and WAC 197-11-800 construction and associated grading of one single-family residence and improvements located in critical areas is exempt from SEPA review.

VII. Changes to Proposal Due to Staff Review

The applicant provided updated geotechnical engineer analysis and mitigation to ensure the site is stable and that impacts resulting from the additional improvements are mitigated. Additional arborist assessment of the protected eagle perch tree was also required to ensure the tree was not damaged by construction and that there is no increased threat or hazard.

VIII. Decision Criteria

A. 20.25H.255.B Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

   The updated mitigation plan proposes 7,212 square feet of planting with native vegetation across the site. The site will achieve the expected net improvement in water quality, slope stability, habitat potential and structural complexity that was approved under the prior review. The proposal adds 796 square feet of planting area that is in addition to the mitigation planting already required. The site was extremely degraded and these additional improvements can be proposed with sufficient opportunity to demonstrate an ecological improvement.

2. **The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**
   Restoration of a large portion of the property to a more natural condition will improve stormwater quality, increase the area of shallow habitat available, provide some shade to aquatic habitat, and the opportunity for additional organic material input to the lake. The site contains both invasive and non-native plant coverage resulting in a lack of species diversity within the critical area. The proposed mitigation will remove improvements and invasive and non-native vegetation and provide amended soils replanted with native species that will contribute to species and structure diversity. **See Conditions of Approval in Section X of this report.**

3. **The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;**
   The proposed increase of vegetation cover and amended soils will improve stormwater quality on the property. Increased coverage by native vegetation will improve stormwater filtering and overall water quality.

4. **Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**
   Mitigation planting is required and found in attachment 1. The proposal is subject to the same maintenance and monitoring plan of the prior approval which is a period of at least five years. A maintenance surety will be required based on a submitted cost estimate prior to grading permit issuance. The surety will be released after five years assuming restoration has been successful. A final revised maintenance and monitoring plan is required to be submitted with the grading permit application which incorporates this additional planting and provides an updated cost estimate. **See Conditions of Approval in Section X of this report.**

5. **The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**
   The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline or steep slope critical area (see Section III for additional discuss above).

6. **The resulting development is compatible with other uses and development in the same land use district.**
   The project will construct improvements associated with a residence which are compatible with the surrounding uses which are also single-family homes.

B. 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 before beginning any work. **See Conditions of Approval in Section X 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 does not change the prior approval. While these improvements were not approved and are not ideal, they do not change the result that the site will have improvement ecological functions than existed prior to development.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
   As discussed in Section III of this report, the performance standards of LUC 20.25H are being met or exceeded.

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

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   A mitigation planting plan has been submitted. The proposed planting will restore the steep slope with native plants. A maintenance surety will be required to ensure plant survival over the 5-year monitoring period. **See Conditions of Approval in Section X of this report.**

6. **The proposal complies with other applicable requirements of this code.**
   As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit to construct walls, rockeries, hardscape improvements, and mitigation planting in the 75-foot toe-of-slope setback, steep slope critical areas, 25-foot shoreline buffer, and 25-foot shoreline setback on the property. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A clearing and grading permit is**

required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.

Note - Expiration of Critical Area Permit 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 permit or other necessary development permits within one year of the effective date of the approval.

X. 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, 425-452-5207
Utilities Code – BCC Title 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 as referenced. This proposal is subject the conditions of approval found in the staff report of 17-126194-LO which are updated as necessary below.

1. **Clearing and Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of any construction permit. A clearing and grading permit must be approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140, Clearing & Grading Code 23.76.035
   Reviewer: Savina Uzunow, Development Services Department

2. **Impervious Surface Coverage:** The site plan submitted with the clearing and grading permit shall confirm that site impervious surface coverage is less than 50 percent of the gross site area.

   Authority: Land Use Code 20.20.010
   Reviewer: Reilly Pittman, Development Services Department

3. **Arborist Post-Construction Verification:** The arborist is required to prepare a memo at the completion of construction to be submitted as a post-issuance revision to the grading permit that describes the condition of retained trees on-site and any further recommendations. This memo is required prior to final inspection approval. Additional mitigation planting will be required if trees required for retention and protection are found to be in need of removal.

   Authority: Land Use Code 20.25H.220, LUC 20.20.900

Reviewer: Reilly Pittman, Development Services Department

4. **Mitigation Planting:** The proposed revised mitigation planting shown on the submitted planting plan included in attachment 1 is required to be installed. The planting plan is required to be submitted and approved prior to grading permit issuance. All permanent and temporary disturbance is required to be mitigated and/or restored. If any protected trees are found to be damaged and in need of removal additional mitigation will be required as part of this plan prior to grading permit issuance.

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

5. **Maintenance Surety:** In order to ensure the restoration successfully establishes, a maintenance assurance device for an amount equal the estimated cost of maintenance shall be held for a period of five years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards described in the submitted critical areas report as attachment 2.

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

6. **Monitoring:** The planting area shall be maintained and monitored for 5 years as detailed in the monitoring plan, goals, and performance standards found in the submitted critical areas report as attachment 2.

   Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, 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 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Development Services Department

7. **Land Use Inspection Required:** Inspection of mitigation planting must be completed by the Land Use Planner as part of the grading permit inspection process. A Land Use inspection will be added to the grading permit.

Authority: Land Use Code 20.25H.210
Reviewer: Reilly Pittman, Development Services Department

8. **Geotechnical Review and Letter:** The project geotechnical engineer must review the final construction plans, including all foundation and walls designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

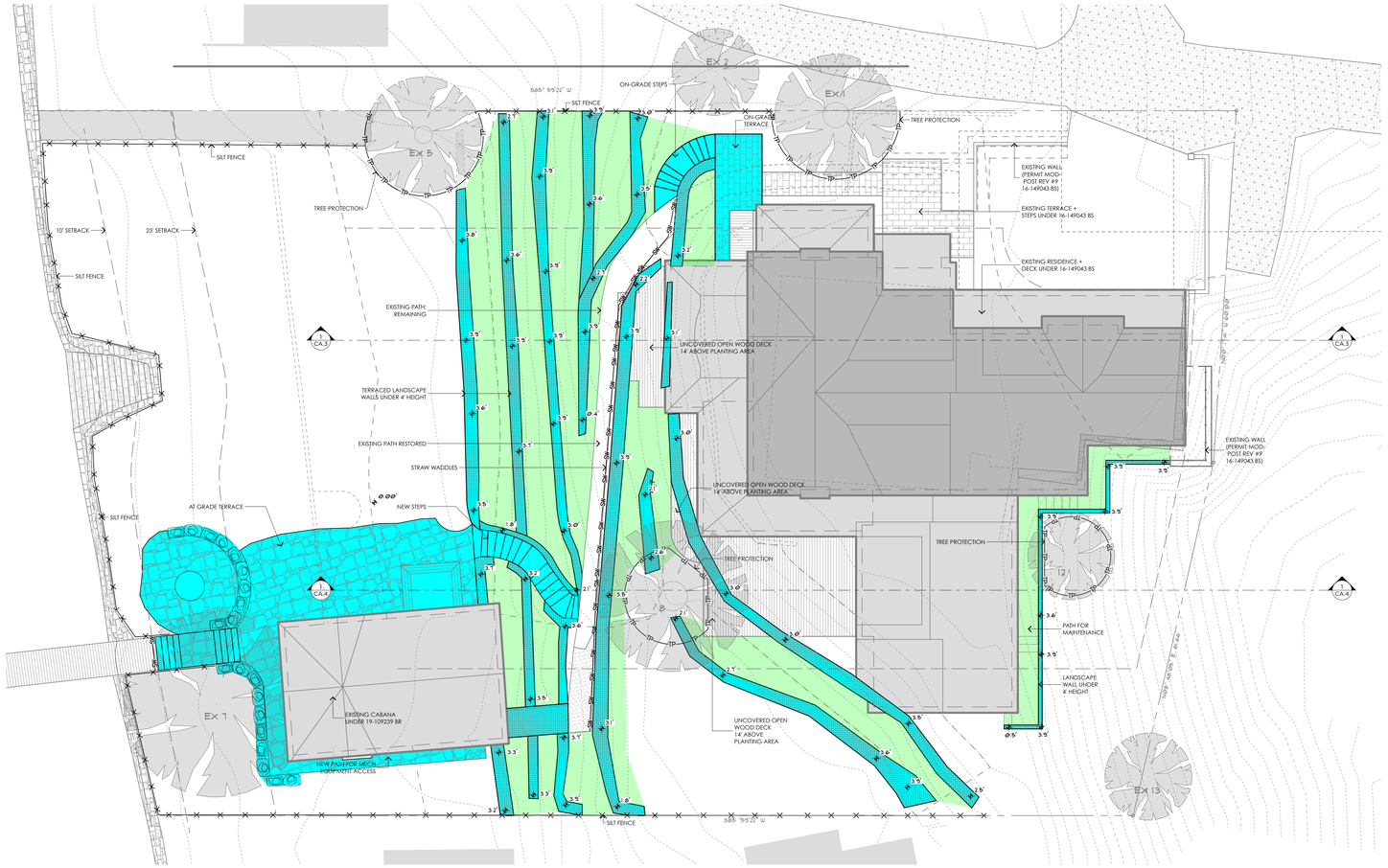
   Authority: Clearing & Grading Code 23.76.050
   Reviewer: Savina Uzunow, Development Services Department

9. **Geotechnical Inspection:** The project geotechnical engineer must provide geotechnical inspection during project construction, including subgrades for foundations and footings, and any unusual seepage, slope, or subgrade conditions

   Authority: Bellevue City Code 23.76.050
   Reviewer: Savina Uzunow, Development Services Department

SITE LEGEND:

- EXISTING STRUCTURE
- EXISTING DECK
- EXISTING TERRACE / STEPS
- LANDSCAPE WALLS ADDED
- ADDED TERRACE / STEPS
- TERRACED EARTHWORK (DISTURBANCE)



SITE DIAGRAM 1

SCALE: 1" = 10'

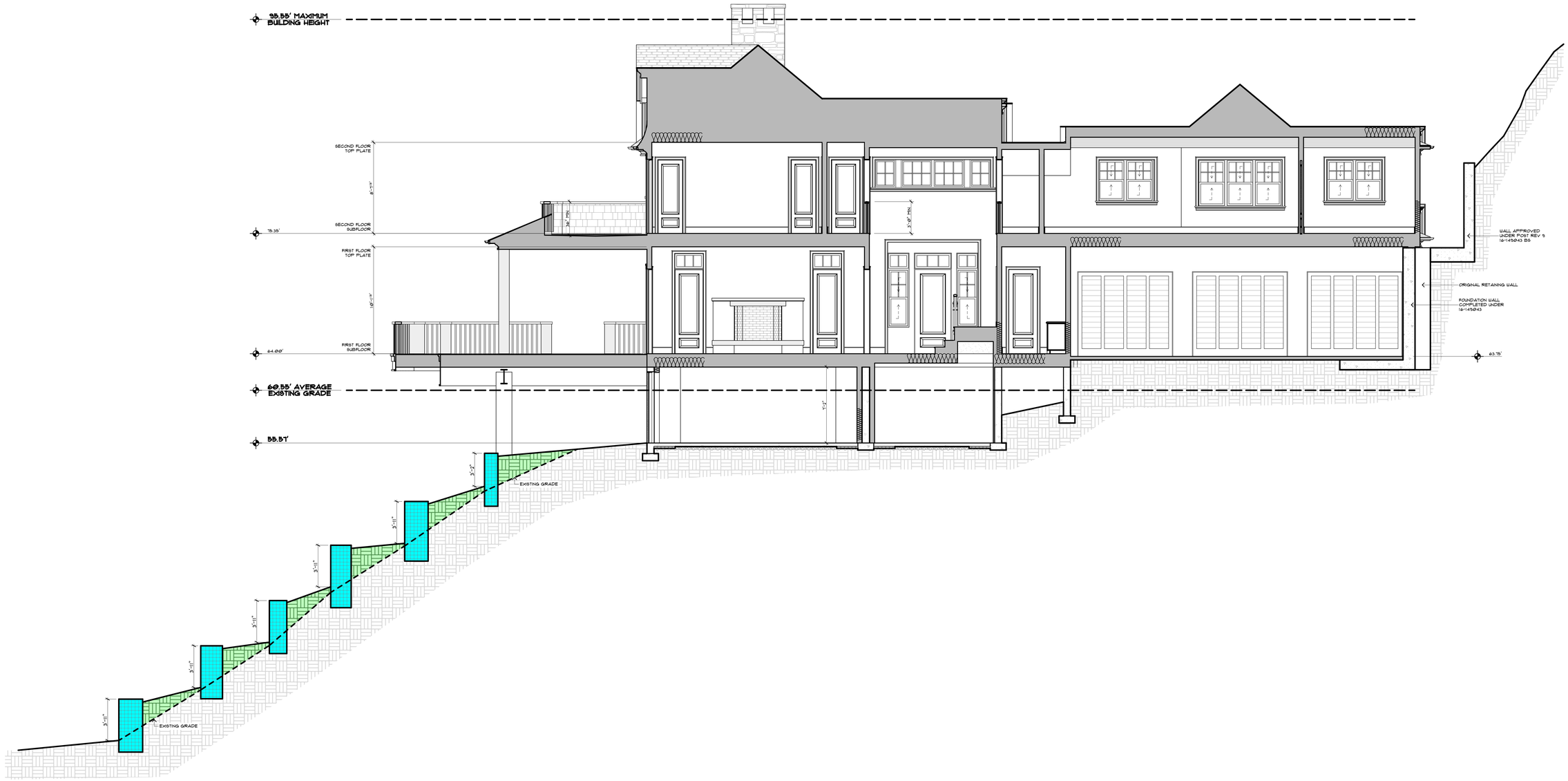
RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790 REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON

BRYANT RESIDENCE
701 SHORELAND DR SE BELLEVUE, WA

SITE DIAGRAM

RELEASE
12 OCTOBER 2020
PERMIT CORRECTION



SITE SECTION A-A 1

SCALE: 1/4" = 1'-0"

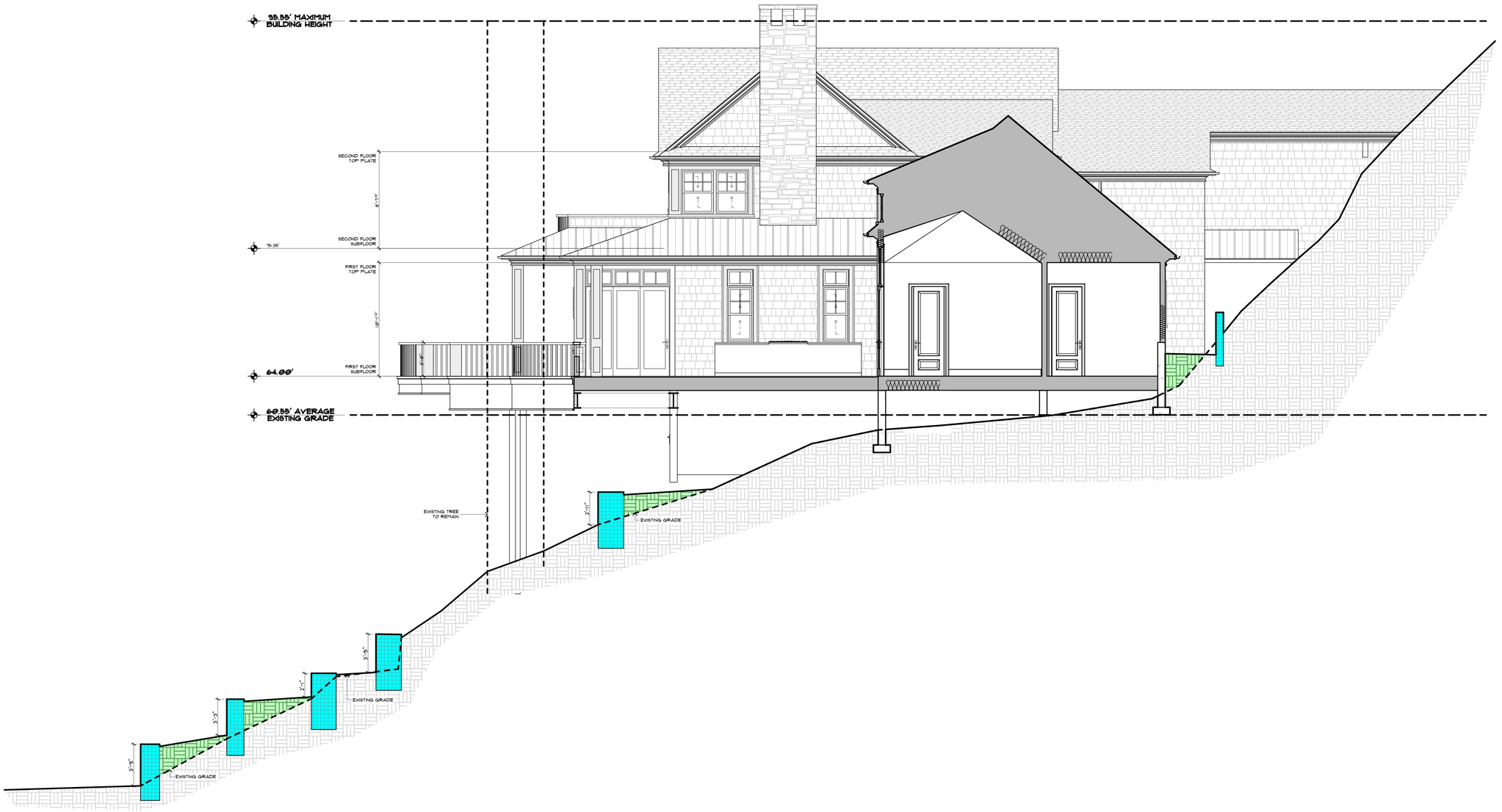
RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790 REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON

BRYANT RESIDENCE
701 SHORELAND DR SE BELLEVUE, WA

SITE SECTION A-A

RELEASE
12 OCTOBER 2020
PERMIT CORRECTION



SECTION C-C

SCALE: 1/4" = 1'-0"

1

RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103

9790
REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON

BRYANT RESIDENCE
701 SHORELAND DR SE BELLEVUE, WA

SITE SECTION B-B

RELEASE
12 OCTOBER 2020
PERMIT CORRECTION

CA.4

LANDSCAPE MITIGATION LEGEND:

1 + 18 - DOUGLAS FIR

2 - BIG LEAF MAPLE
2B - VINE MAPLE

19 - WESTERN RED CEDAR

5- SCOULER'S WILLOW

4 - SHORE PINE

3 - BEAKED HAZELNUT

6 - WESTERN CRABAPPLE

15 - MOCK ORANGE

8 - RED OSIER DOGWOOD

9 - HIGH BUSH CRANBERRY

7 - SNOWBERRY

10 - RED FLOWERING CURRANT

13 - SWORD FERN

14 - OREGON GRAPE

11 - EVERGREEN HUCKLEBERRY

12 - OREGON IRIS/DOUGLAS' ASTER/WESTERN COLUMBINE

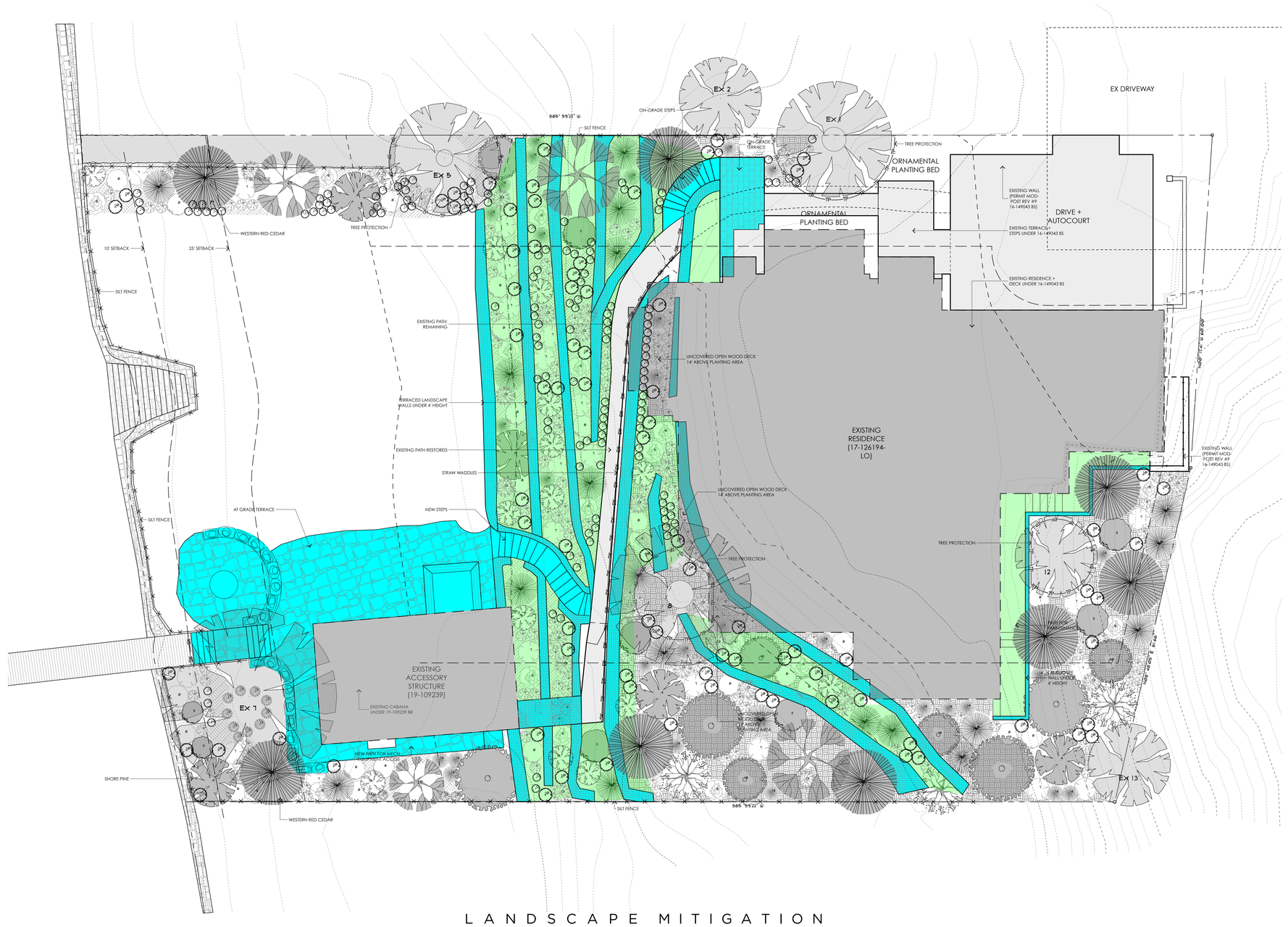
16 - KINNIKINNICK

17 - BEACH STRAWBERRY

PLANTING SCHEDULE:

RE: MITIGATION PLAN FOR SPECIFICATIONS, NOTES + DETAILS

PLANTING TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	PLANTING NOTES
PLANTING TYPE 01	DOUGLAS FIR	PSUEDOTSUGA MENZIESII	5 GA, 4'-6' BALLED BURLAP OR SIM.	9'-0" O.C.	4	PART SHADE - SUN, DRY - MIOST
PLANTING TYPE 02	BIG LEAF MAPLE	ACER MACROPHYLLUM	5 GA, 4'-6' BALLED BURLAP OR SIM.	9'-0" O.C.	2	SUN - SHADE, DRY - MIOST
PLANTING TYPE 02B	VINE MAPLE	ACER CIRCINATUM	5 GA, 4'-6' BALLED BURLAP OR SIM.	9'-0" O.C.	2	SUN - SHADE, DRY - MIOST
PLANTING TYPE 03	BEAKED HAZELNUT	CORYLUS CORNUTA	2 GA, MIN.	6'-0" O.C.	8	PART SHADE - SHADE, DRY - MOIST
PLANTING TYPE 04	SHORE PINE	PINUS CONTORTA	5 GA, 4'-6' BALLED BURLAP OR SIM.	9'-0" O.C.	5	SUN - PART SHADE, DRY - MOIST
PLANTING TYPE 05	SCOULER'S WILLOW	SALIX SCOULERIANA	5 GA, 4'-6' BALLED BURLAP OR SIM.	9'-0" O.C.	3	SUN - PART SHADE, MOIST - WET
PLANTING TYPE 06	WESTERN CRABAPPLE	MALUS FUSCA	5 GA, 4'-6' BALLED BURLAP OR SIM.	9'-0" O.C.	19	SUN - PART SHADE, DRY - MOIST
PLANTING TYPE 07	SNOWBERRY	SYMPHORICARPOS ALBUS	2 GA, MIN.	4'-6' O.C.	26	SUN - SHADE, DRY - MOIST
PLANTING TYPE 08	RED OSIER DOGWOOD	CORNUS SERICEA	2 GA, MIN.	4'-6' O.C.	25	PART SHADE, DRY
PLANTING TYPE 09	HIGH BUSH CRANBERRY	VIBURNAM EDULE	2 GA, MIN.	4'-6' O.C.	18	SUN - PART SHADE, MOIST
PLANTING TYPE 10	RED FLOWERING CURRANT	RIBES SANGUINEUM	2 GA, MIN.	4'-6' O.C.	82	SUN - PART SHADE, DRY - MOIST
PLANTING TYPE 11	EVERGREEN HUCKLEBERRY	VACCINUM OVATUM	2 GA, MIN.	24" O.C.	138	PART SHDE -SHADE, DRY - MOIST
PLANTING TYPE 12	OREGON IRIS/DOUGLAS' ASTER/ W. COLUMBINE	IRIS TENAX/ASTER SUBSPICATUS/ AQUILEGIA FORMOSA	1 GA, MIN.	24" O.C.	135	PART-SHADE - SHADE, DRY - MOIST
PLANTING TYPE 13	SWORD FERN	POLYSTICHUM MUNITUM	1 GA	24" O.C.	38	PART SHADE - SHADE, DRY - MOIST
PLANTING TYPE 14	OREGON GRAPE	MAHONIA NERVOSA	1 GA	3'-0" O.C.	30	DRY - MOIST
PLANTING TYPE 15	MOCK ORANGE	PHILADELPHUS LEWISII	2 GA, MIN.	4'-6' O.C.	15	SUN - PART SHADE, DRY - MOIST
PLANTING TYPE 16	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	1 GA	24" O.C.	937 SF	SUN, DRY
PLANTING TYPE 17	COASTAL STRAWBERRY	FRAGARIA CHLOENSIS	4" POT	24" O.C.	586 SF	PART-SHADE - SUN, DRY
PLANTING TYPE 18	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	2 GA, 3' BALLED BURLAP OR SIM.	5'-0" O.C.	12	PART SHADE - SUN, DRY - MOIST
PLANTING TYPE 19	WESTERN RED CEDAR	THUJA PLICATA	5 GA, 4'-6' BALLED BURLAP OR SIM.	9'-0" O.C.	8	PART SHADE - SUN, DRY - MOIST



LANDSCAPE MITIGATION

SCALE: 1/8" = 1'-0"

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9790
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BRYANT RESIDENCE
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MITIGATION PLANTING PLAN

RELEASE

25 MAR 2020
CALUP SUBMITTAL

31 JULY 2020
CALUP CORRECTIONS

17 NOV 2020
MITIGATION UPDATES

CA.1