# MITIGATION CALCULATIONS:

| | |
|---|---|
| ADDITIONAL SHORELINE PERMANENT DISTURBANCE TOTAL: | 0 FT² |
| ADDITIONAL STEEP SLOPE PERMANENT DISTURBANCE TOTAL: | 1,057 FT² |
| **TOTAL NET ADDITIONAL PERMANENT DISTURBANCE TOTAL:** | **1,057 FT²** |
| **PROPOSED ADDITIONAL LANDSCAPE MITIGATION:** | **1,061 FT² (100%)** |

# STEEP SLOPE IMPACT CALCULATIONS:

*RE: MITIGATION CALCULATIONS, CA.2, FOR RESTORATION / MITIGATION AREAS*

| | |
|---|---|
| **STEEP SLOPE CRITICAL AREA (SSCA)** | |
| REDUCED PERMANENT STRUCTURE DISTURBANCE (APPROVED STRUCTURES FROM 17-126194-LO NOT CONSTRUCTED): | (294 FT²) |
| PROPOSED TERRACED LANDSCAPE WALL DISTURBANCE: | 622 FT² |
| PROPOSED PATH DISTURBANCE: | 396 FT² |
| **TOTAL ADDITIONAL PERMANENT DISTURBANCE IN SSCA:** | **724 FT²** |
| **STEEP SLOPE CRITICAL AREA 50'-0" BUFFER** | |
| NO REDUCTION IN BUFFER DISTURBANCE FROM 17-126194-LO | 0 FT² |
| PROPOSED TERRACED LANDSCAPE WALL DISTURBANCE: | 23 FT² |
| PROPOSED PATH DISTURBANCE: | 121 FT² |
| **TOTAL ADDITIONAL PERMANENT DISTURBANCE IN SSCA BUFFER:** | **144 FT²** |
| **STEEP SLOPE CRITICAL AREA 75'-0" STRUCTURE SETBACK** | |
| REDUCED PERMANENT STRUCTURE DISTURBANCE: | (306 FT²) |
| PROPOSED TERRACED LANDSCAPE WALL / PATH DISTURBANCE: | 495 FT² |
| **TOTAL ADDITIONAL PERMANENT DISTURBANCE IN SSCA SETBACK:** | **189 FT²** |
| **TOTAL NET ADDITIONAL DISTURBANCE FROM 17-126194-LO:** | **1,057 FT²** |

# SHORELINE IMPACT CALCULATIONS:

*RE: MITIGATION CALCULATIONS, CA.2, FOR RESTORATION / MITIGATION AREAS*

| | |
|---|---|
| **SHORELINE CRITICAL AREA 25'-0" BUFFER** | **2,986 FT²** |
| PROPOSED PERMANENT STRUCTURE DISTURBANCE: | 0 FT² |
| PROPOSED PERMANENT LANDSCAPE DISTURBANCE: (INCLUDES ALL ORNAMENTAL LANDSCAPE + HARDSCAPE AREAS) | 0 FT² |
| **PROPOSED SHORELINE PERMANENT DISTURBANCE TOTAL:** | **0 FT² (0%)** |

# CRITICAL AREA CALCULATIONS:

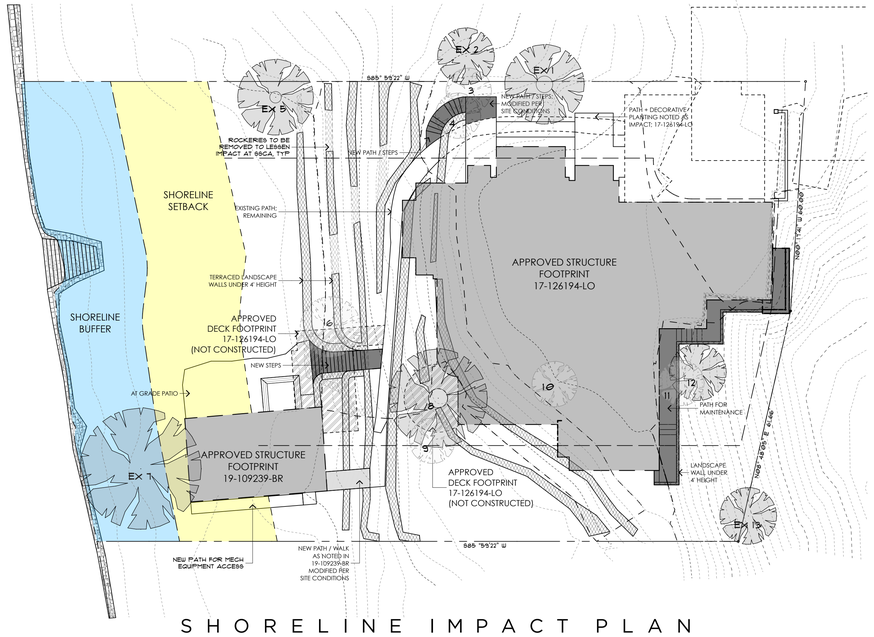
| | |
|---|---|
| LOT AREA: | 22,890 FT² |
| EXISTING RESIDENCE: | 2,085 FT² |
| EXISTING ACCESSORY STRUCTURE: | 719 FT² |
| SHORELINE CRITICAL AREA 25'-0" BUFFER: | 2,986 FT² |
| SHORELINE CRITICAL AREA 25'-0" STRUCTURE SETBACK: | 2,662 FT² |
| STEEP SLOPE CRITICAL AREA ONE: | 3,694 FT² |
| STEEP SLOPE CRITICAL AREA ONE 50'-0" TOP-OF-SLOPE BUFFER: | 3,504 FT² |
| STEEP SLOPE CRITICAL AREA ONE 75'-0" TOE-OF-SLOPE STRUCTURE SETBACK: | 4,130 FT² |
| STEEP SLOPE CRITICAL AREA TWO: | 1,760 FT² |
| STEEP SLOPE CRITICAL AREA TWO 75'-0" TOE-OF-SLOPE STRUCTURE SETBACK: | 1,350 FT² |
| **TOTAL ENCUMBERED PROPERTY AREA:** | **20,086 FT² (88%)** |

# LEGEND:

- EXISTING STRUCTURE
- STEEP SLOPE CRITICAL AREA
- STEEP SLOPE CRITICAL AREA + SHORELINE BUFFER
- STEEP SLOPE CRITICAL AREA + SHORELINE STRUCTURE SETBACK
- ADDITIONAL LANDSCAPE IMPACT AREA
- ADDITIONAL TERRACED LANDSCAPE WALLS
- ADDITIONAL MITIGATION AREA

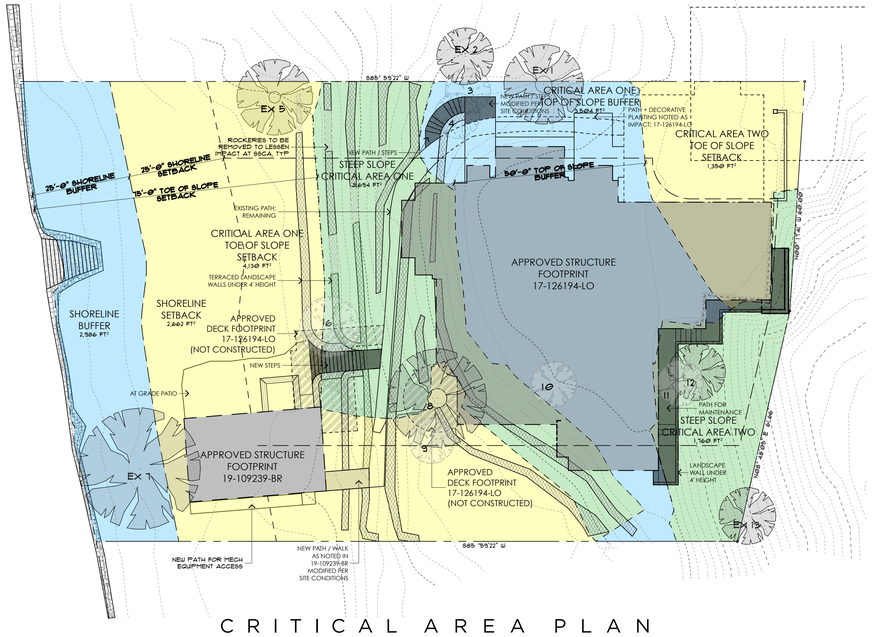

RIPPLE
DESIGN STUDIO
206.913.2333
4303 STONE WAY N
SEATTLE, WA 98103


9790 REGISTERED ARCHITECT
JAMES M DEARTH
STATE OF WASHINGTON



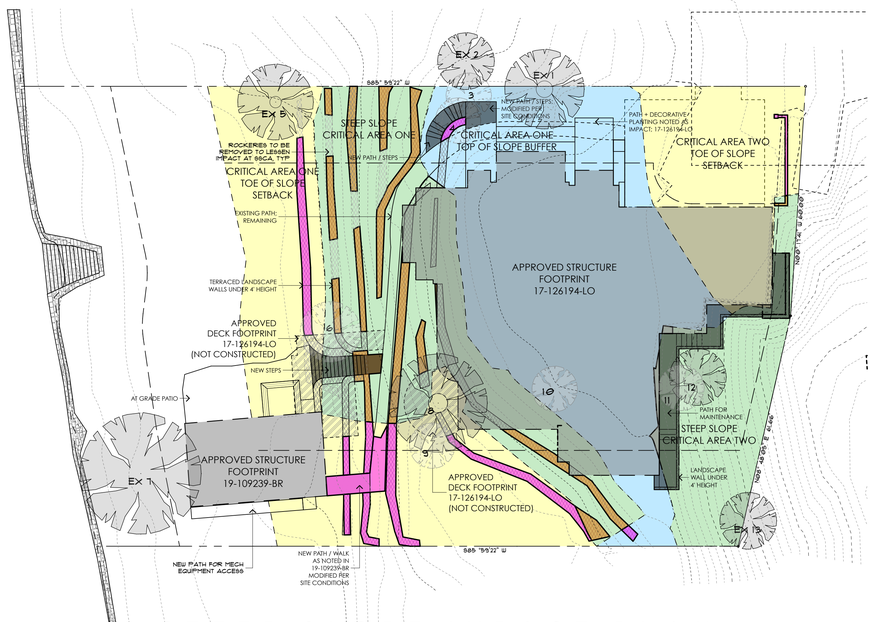

SHORELINE IMPACT PLAN

SCALE: 1/16" = 1'-0"



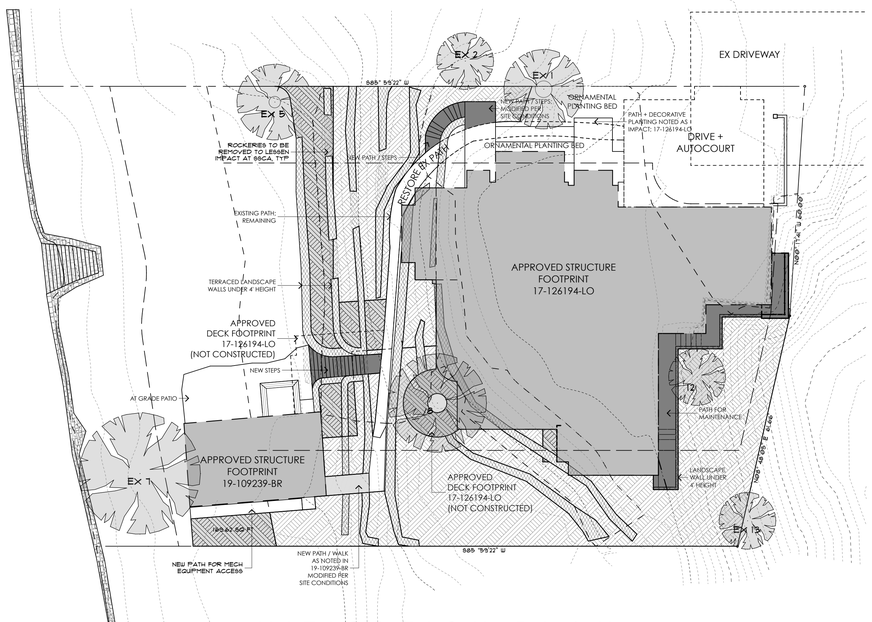

CRITICAL AREA PLAN

SCALE: 1/16" = 1'-0"




STEEP SLOPE IMPACT PLAN

SCALE: 1/16" = 1'-0"




MITIGATION PLAN

SCALE: 1/16" = 1'-0"

BRYANT RESIDENCE
701 SHORELAND DR SE BELLEVUE, WA

IMPACT + MITIGATION PLANS

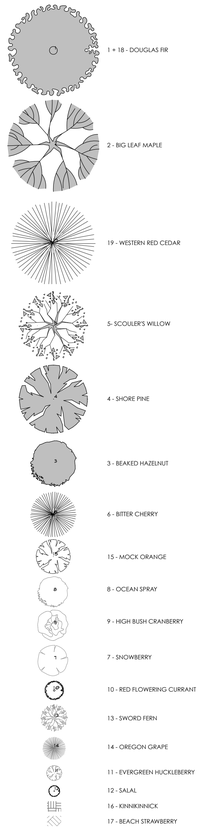

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS + SHALL REMAIN THE SOLE PROPERTY OF RIPPLE DESIGN STUDIO + SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY MANNER WITHOUT PROPER AUTHORIZATION. COPYRIGHT © 2017 BY RIPPLE DESIGN STUDIO


RELEASE
25 MAR 2020
CALUP
SUBMITTAL

CA.2

BRYANT

# LANDSCAPE MITIGATION LEGEND:




# 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 - MOIST |
| 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 03 | BEAKED HAZELNUT | CORYLUS CORNUTA | 2 GA, MIN. | 6'-0" O.C. | 8 | PART SHADE - SHADE, DRY - MOIST |
| PLANTING TYPE 04 | SHOREPINE | PINUS CONTORSA | 5 GA, 4'-6' BALLED BURLAP OR SIM. | 9'-0" O.C. | 3 | 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. | 4 | SUN - PART SHADE, MOIST - WET |
| PLANTING TYPE 06 | BITTER CHERRY | PRUNUS EMARGINATA | 5 GA, 4'-6' BALLED BURLAP OR SIM. | 9'-0" O.C. | 20 | SUN - PART SHADE, DRY - MOIST |
| PLANTING TYPE 07 | SNOWBERRY | SYMPHORICARPOS ALBUS | 2 GA, MIN. | 4'-6' O.C. | 23 | SUN - SHADE, DRY - MOIST |
| PLANTING TYPE 08 | OCEANSPRAY | HOLODISCUS DISCOLOR | 2 GA, MIN. | 4'-6' O.C. | 19 | PART SHADE, DRY |
| PLANTING TYPE 09 | HIGH BUSH CRANBERRY | VIBURNAM EDULE | 2 GA, MIN. | 4'-6' O.C. | 14 | SUN - PART SHADE, MOIST |
| PLANTING TYPE 10 | RED FLOWERING CURRANT | RIBES SANGUINEUM | 2 GA, MIN. | 4'-6' O.C. | 72 | SUN - PART SHADE, DRY - MOIST |
| PLANTING TYPE 11 | EVERGREEN HUCKLEBERRY | VACCINIUM OVATUM | 2 GA, MIN. | 24" O.C. | 89 | PART SHDE -SHADE, DRY - MOIST |
| PLANTING TYPE 12 | SALAL | GAULTHERIA SHALLON | 1 GA, MIN. | 24" O.C. | 83 | PART-SHADE - SHADE, DRY - MOIST |
| PLANTING TYPE 13 | SWORD FERN | POLYSTICHUM MUNITIUM | 1 GA | 24" O.C. | 20 | PART SHADE - SHADE, DRY - MOIST |
| PLANTING TYPE 14 | OREGON GRAPE | MAHONIA NERVOSA | 1 GA | 3'-0" O.C. | 28 | DRY - MOIST |
| PLANTING TYPE 15 | MOCK ORANGE | PHILADELPHUS LEWISII | 2 GA, MIN. | 4'-6' O.C. | 12 | 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 CHILOENSIS | 4" POT | 24" O.C. | 359 SF | PART-SHADE - SUN, DRY |
| PLANTING TYPE 18 | DOUGLAS FIR | PSEUDOTSUGA MENZIESII | 2 GA, 3' BALLED BURLAP OR SIM. | 5'-0" O.C. | 5 | 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. | 6 | PART SHADE - SUN, DRY - MIOST |

## LANDSCAPE MITIGATION

SCALE: 1/8" = 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

LANDSCAPE MITIGATION PLANS


THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS + SHALL REMAIN THE SOLE PROPERTY OF RIPPLE DESIGN STUDIO + SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY MANNER WITHOUT PROPER AUTHORIZATION. COPYRIGHT © 2017 BY RIPPLE DESIGN STUDIO


RELEASE
25 MAR 2020
CALUP
SUBMITTAL

CA.3