



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. 20-121814-LO

Project Name/Address: Fox Deck Remodel 3400 W Lake Sammamish Pkwy SE

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 01/14/21

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 Fox Deck Remodel
2. Name of applicant Pauline and Will Fox
3. Contact person Pauline Fox Phone 425.466.8275
4. Contact person address 3400 W Lake Sammamish Pkwy SE, Bellevue, WA 98008
5. Date this checklist was prepared 11/10/2020
6. Agency requesting the checklist City of Bellevue

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

February-March 2021 or upon completion of permits

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.

Critical Area report prepared by Altmann Oliver Associates

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.

Shoreline exemption for dock repair and relocating of boat lift

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

Residential Addition Building Permit
Critical Area Land Use Permit
Shoreline Exemption

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.)

Tear down and rebuild deck on primary residence to be used for personal recreational purposes. The deck square footage will be expanded from its current size however the concrete footprint and pillar supports will remain the same as current.

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.

3400 W Lake Sammamish Pkwy SE, Bellevue, WA 98008

Environmental Elements

Earth

1. General description of the site:

☒ Flat

☐ Rolling

☐ Hilly

☐ Steep Slopes

☐ Mountainous

☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? 5 degrees

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.

Loam

Everett gravelly sandy loam (EvC)

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 grading needed. Will remove existing cracked concrete slab and re-pour concrete slab in same location to replace it.

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

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No new impervious surfaces

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

None

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.

None

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.

N/A

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.

Yes, Lake Sammamish and small stream from uphill runoff waters empties to Lake Sammamish

Vasa Creek (Type-F Stream)

- 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. Current deck is within 100 feet of stream and within 200 feet of lake. Rebuilding deck with expansion will not impact the stream or lake. Critical Areas Land Use mitigation plan is being submitted in good faith even though stream and lake will be unaffected.

- 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.

N/A

- 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.

- 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.

None

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.

No change in storm water runoff since this is a rebuild of an existing residential deck..

- 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.

N/A

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 _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

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

Additional native plants will be added in stream buffer zone as part of Critical Areas mitigation plan.

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.

Additional native plants will be added in stream buffer zone as part of Critical Areas mitigation plan.

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

None

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 _____

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☒other racoon, rabbit _____

Fish: ☒bass, ☒salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

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

None

Salmon species in Lake Sammamish

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

No

Salmon species in Lake Sammamish

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.

Rabbits, racoon (not sure if they are officially categorized as invasive, but we don't want them around)

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.

Solar and electric. Used for saws, lighting, power washing, and other tools needed when building a deck.

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.

We have a solar installation on our roof which will supply the majority of electricity for workmanship.

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.

N/A

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

N/A

- 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.

N/A

- 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.

N/A

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

N/A

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

N/A

2. Noise

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

N/A

- 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, 1-2 weeks: Deck building (hammering, saw)
All noise would occur between 8am and 5pm

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

N/A

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.

Residential. This project will not change the land use of the parcel or surrounding properties.

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.

Primary residence with deck
Small equipment shed nearby

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

Remove and replace existing damaged deck and concrete slab

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

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

Single-family high density (SF-H)

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

Shoreline residential

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

Yes, within 50 feet of Rated F stream

~~Shoreline/Lake Sammamish~~

Floodplain

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

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.

None

Aesthetics

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

Replacement deck will be 92" tall with steel frame and Timbertech composite decking material.

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?

Water-related activities

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

No

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.

None

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.

W Lake Sammamish Pkwy SE

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?

Not relevant to this project since work will take place at rear of residence.

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).

No

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

SEPA Checklist

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.

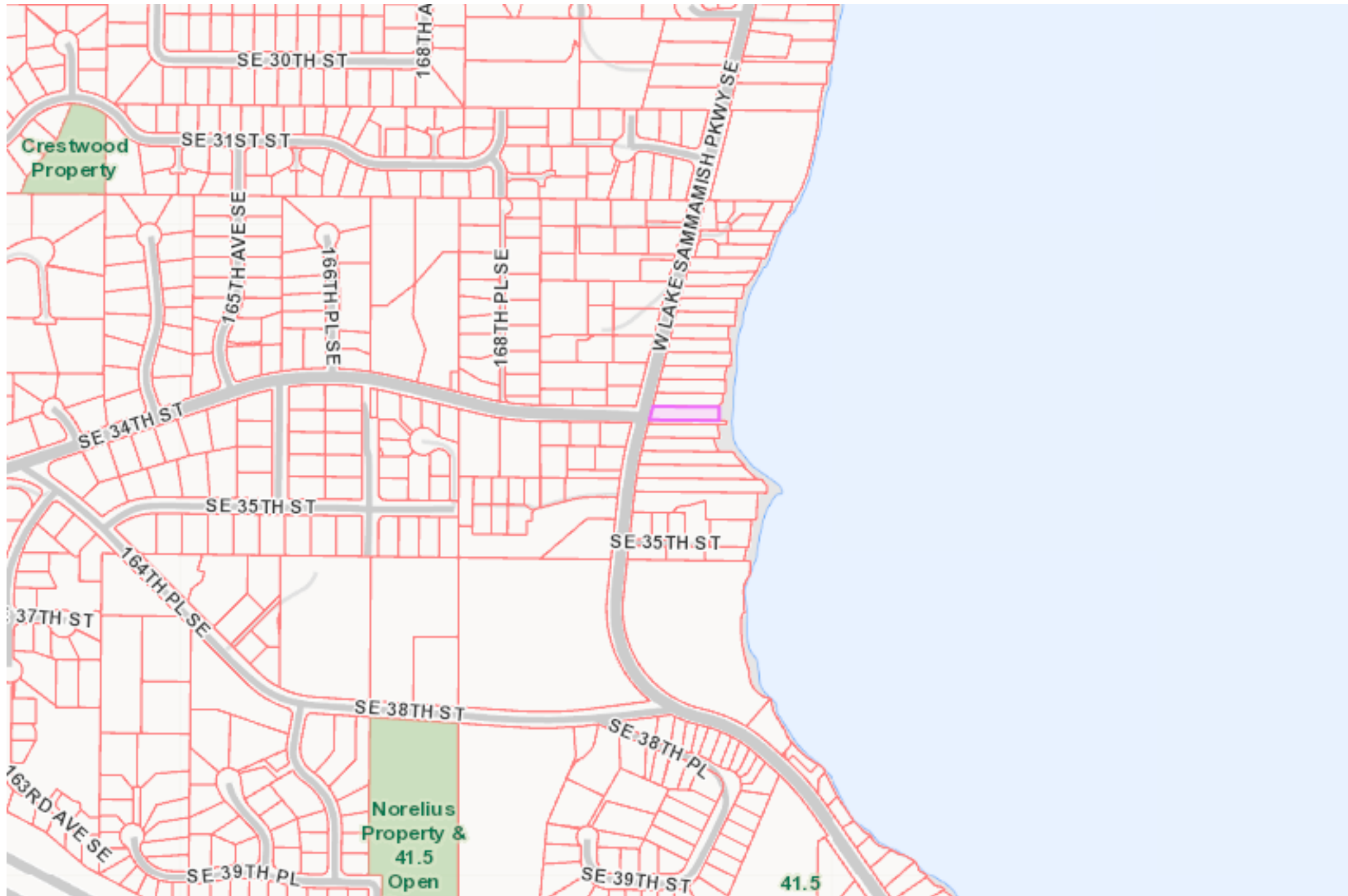
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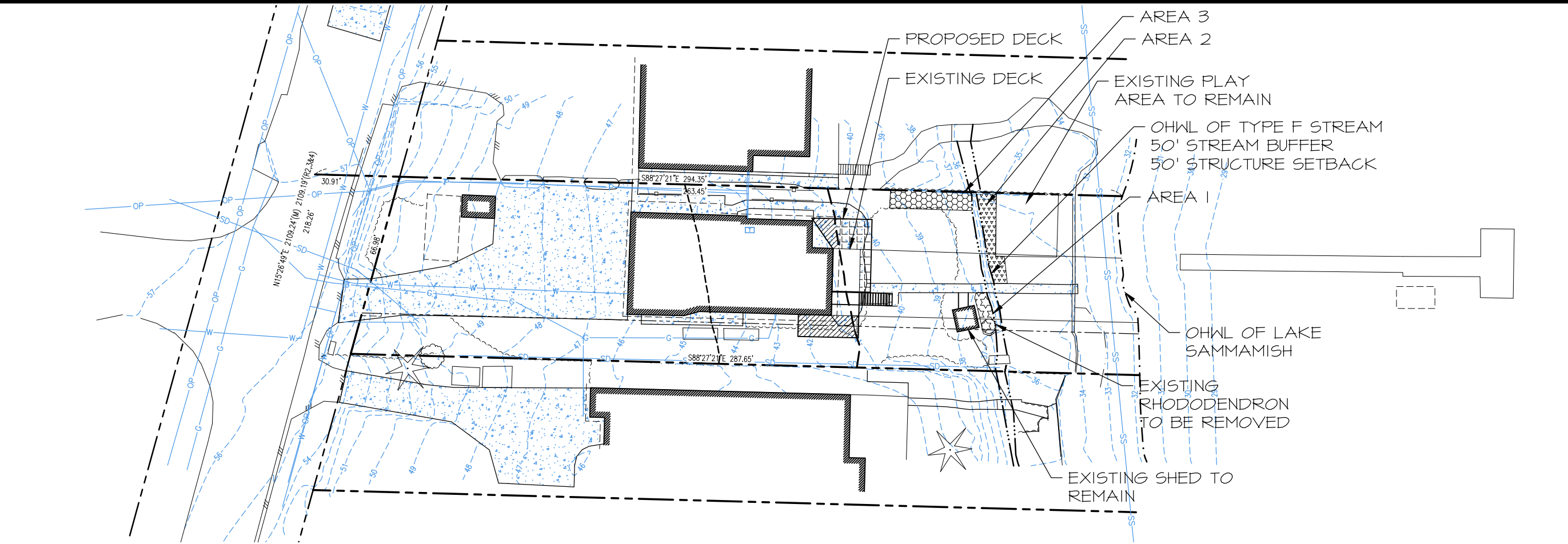
Name of signee Pauline Fox

Position and Agency/Organization






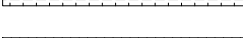




Date Submitted 11/12/2020

Vicinity Map

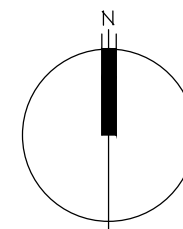




PLAN LEGEND

- | | |
|---|--|
|  | PROPERTY LINE |
|  | OHWL OF LAKE SAMMAMISH |
|  | OHWL OF TYPE F STREAM |
|  | 50' STREAM BUFFER |
|  | 50' STRUCTURE SETBACK |
|  | BUFFER IMPACT FOR PROPOSED DECK AND STAIRS
EXTENSION - 228 SF |
|  | IMPACT FOR PROPOSED DECK IN STRUCTURE SETBACK
- 221 SF |
|  | CANDIDATE MITIGATION AREA 1 - 76 SF |
|  | CANDIDATE MITIGATION AREA 2 - 176 SF |
|  | CANDIDATE MITIGATION AREA 3 - 197 SF |

GRAPHIC SCALE
(IN FEET)



NOTES

- I. BASE INFORMATION PROVIDED BY
SALISH GEO, TACOMA, WA,
WWW.SALISHGEO.COM.

FIGURE 1: IMPACTS & MITIGATION PLAN
STREAM BUFFER & SHORELINE MITIGATION PLAN
FOX PROPERTY
3400 W. LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
PARCEL 1949700060 & 1949700055

AOA
Environmental
Planning &
Landscape
Architecture

Altmann Oliver Associates, LLC
PO Box 578 Carnation, WA 98014 Office (425) 333-4535/Fax (425) 333-4509

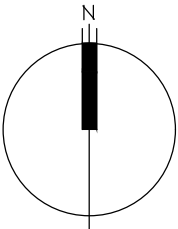
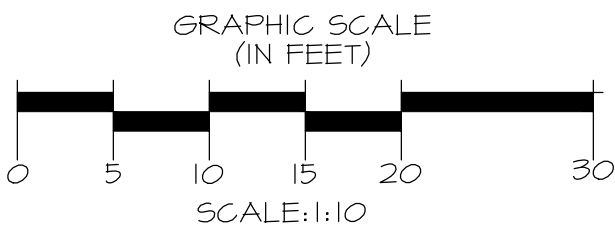
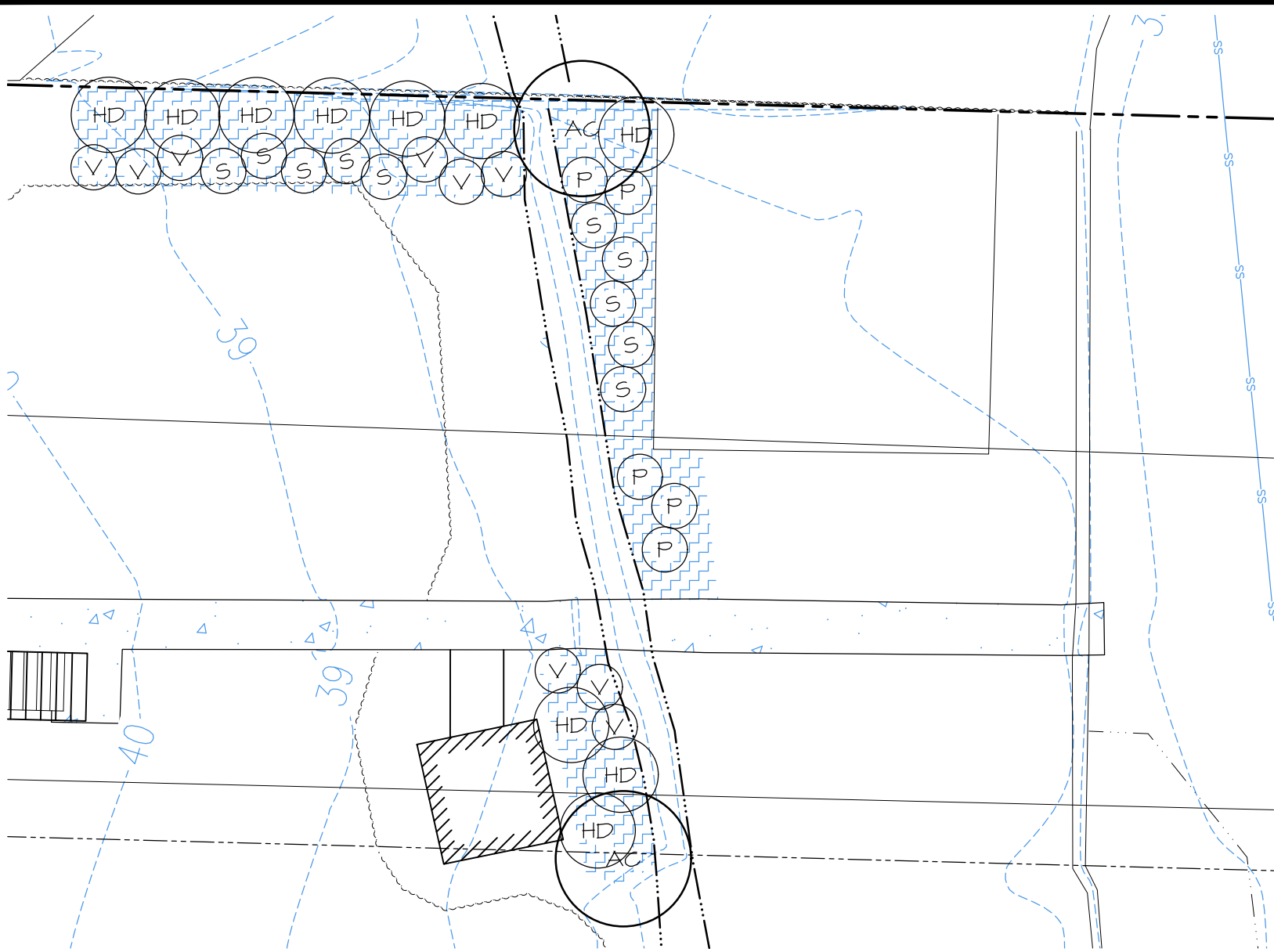
DRAWN	PROJECT
50	6199

SCALE	00	6199
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AS NOTED

DATE	0-01-20	1/3
REVISED		

6199-MIT-10-01-20.dwg



PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	AS SHOWN	2	2 GAL.	MULTI-STEM (3 MIN.)

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	10	1 GAL.	MULTI-STEM (3 MIN.)
P	POTENTILLA PLUSTRIS	MARSH CINQUEFOIL	3' O.C.	5	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	10	1 GAL.	MULTI-STEM (3 MIN.)
V	VACINIUM OVATUM	EVERGREEN HUCKLEBERRY	3' O.C.	9	1 GAL.	FULL & BUSHY

GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	18" O.C.	172	1 GAL.	FULL & BUSHY

NOTES

1. BASE INFORMATION PROVIDED BY SALISH GEO, TACOMA, WA, WWW.SALISHGEO.COM.

PROJECT
6199

DRAWN
SO

SCALE
AS NOTED

DATE
10-01-20

REVISED
2/3

FIGURE 2: PLANTING PLAN
STREAM BUFFER & SHORELINE MITIGATION PLAN
FOX PROPERTY
3400 W. LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
PARCEL 1949700060 & 1949700055

Almann Oliver Associates, LLC

AOA

Environmental
Planning &
Landscape
Architecture

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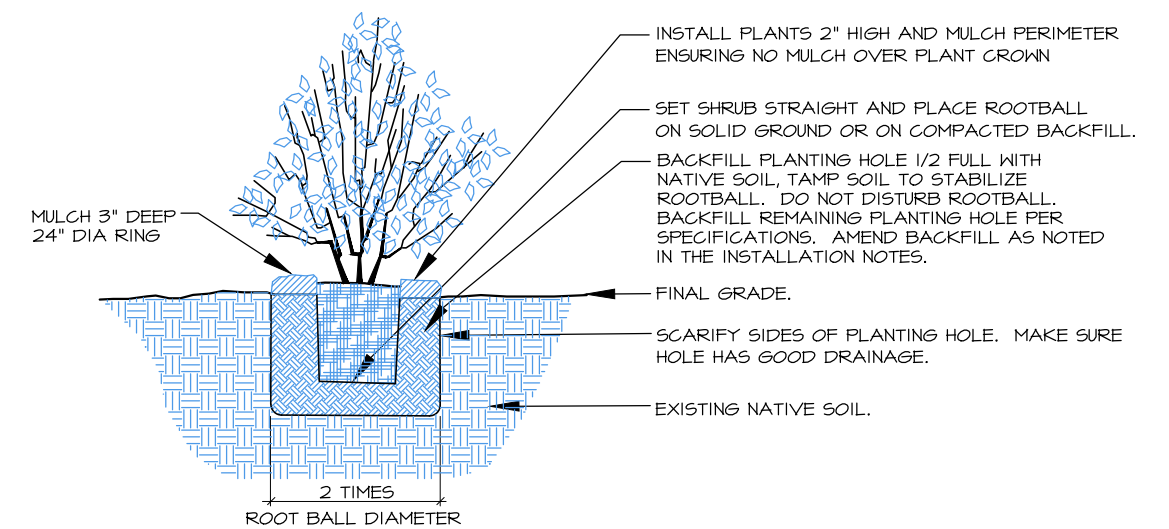
SPECIFICATIONS

- 1. PRIOR TO PLANTING, ALL INVASIVE NON-NATIVE SPECIES (TOPS AND ROOTS) SHALL BE HAND-REMOVED FROM THE BUFFER AREAS.
- 2. IF POSSIBLE, ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- 3. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 2" WITH MEDIUM-COURSE BARK MULCH PLACED CONTINUOUSLY THROUGHOUT THE ENHANCEMENT AREAS.
- 4. ALL TREES SHALL BE 3' HT, 2 GALLON SIZE. ALL SHRUBS SHALL BE THE SIZE SPECIFIED ON THE PLANTING SCHEDULE.
- 5. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
- 6. WEED REMOVAL SHALL BE REVIEWED BY AOA PRIOR TO PLANTING.
- 7. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
- 8. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
- 9. NGPA SIGNS SHALL BE INSTALLED ALONG THE SPLIT-RAIL FENCE AT 50' SPACING.
- 10. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF SAMMAMISH WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- 11. ALL PLANTS SHALL BE WATERED VIA A TEMPORARY DRIP IRRIGATION SYSTEM. WATERING SHOULD OCCUR TWICE-WEEKLY JUNE 15-OCTOBER 31 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-OCTOBER 1 THE SECOND YEAR AFTER PLANTING. FLOW SHOULD OCCUR AT A RATE OF 1/2" OF WATER DURING EACH WATERING EVENT, ENSURING COMPLETE SATURATION OF THE ROOT ZONE.
- 12. MAINTENANCE AND MONITORING SHALL BE PERFORMED UPON CONSTRUCTION COMPLETION FOR A PERIOD OF AT LEAST 5 YEARS (UNLESS EARLY SIGN-OFF IS GRANTED BY THE CITY).
- 13. PERFORMANCE STANDARDS INCLUDE: 1) FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, THE OVERALL ENHANCEMENT AREA WILL CONTAIN AT LEAST 4 NATIVE PLANT SPECIES. FOLLOWING YEAR 1, THERE WILL BE 100% SURVIVAL RATE OF ALL PLANTED NATIVE SPECIES. FOLLOWING YEARS 2-5, THE SURVIVAL RATE FOR ALL PLANTED NATIVE SPECIES WILL BE AT LEAST 80%. 2) 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 IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO; HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIPE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, AND CREEPING NIGHTSHADE. 3) FOLLOWING YEAR 1, NATIVE WOODY COVER WILL BE 15%, FOLLOWING YEAR 2 20%, FOLLOWING YEAR 3 30% AND FOLLOWING YEAR 5 50%.
- 14. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.
- 15. AN AS-BUILT PLAN MUST BE SUBMITTED FOR CITY REVIEW AND ACCEPTANCE PRIOR TO PERFORMANCE BOND RELEASE AND COMMENCEMENT OF THE REQUIRED 5 YEAR MAINTENANCE AND MONITORING PERIOD.

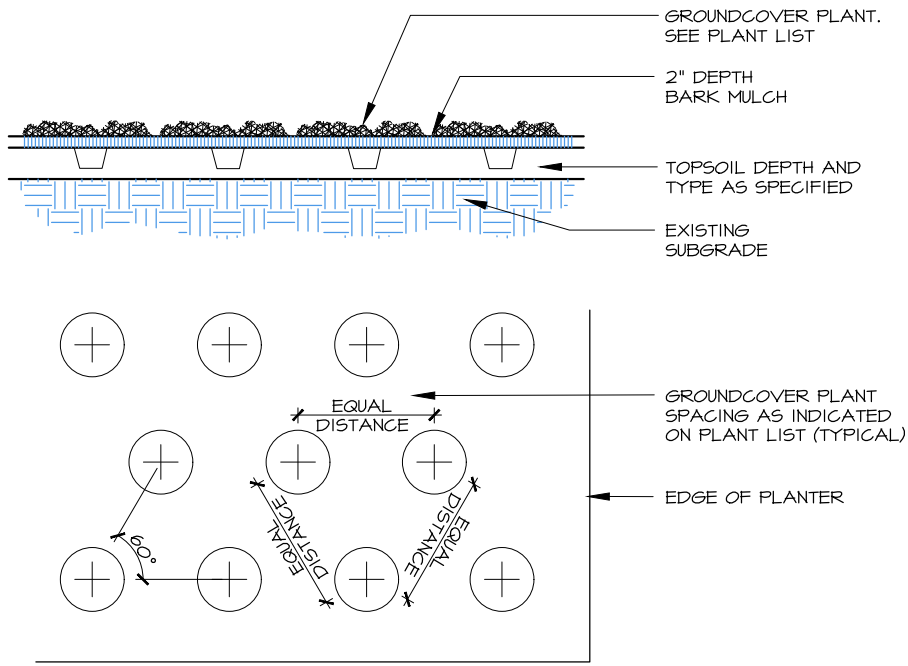
ANNUAL MAINTENANCE SCHEDULE

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

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



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



2 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

FIGURE 3: SPECIFICATIONS & DETAILS
STREAM BUFFER & SHORELINE MITIGATION PLAN
FOX PROPERTY
3400 W. LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
PARCEL 1949700060 & 1949700055



Almann Oliver Associates, LLC
Environmental
Planning &
Landscape
Architecture
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Carnation, WA 98014
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PROJECT
6199
DRAWN
SO
SCALE
AS NOTED
DATE
10-01-20
REVISED
3/3