City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Suryavanshi Single-Family Residence
Proposal Address:	1094 W Lake Sammamish Pkwy NE
Proposal Description:	Application of a Critical Areas Land Use Permit to demolish the existing single-family residence and construct a new three-story, approximately 7,000 square-foot single-family residence. The proposal is located within the critical areas steep slope and structure setback and proposes modification of both.
File Number:	22-102871-LO
Applicant:	Sanjeev Sharma, Design Lyric LLC
Decisions Included:	Critical Areas Land Use Permit Process II LUC 20.30P
Planner:	Leticia Wallgren, Associate Planner
State Environmental Policy Act Threshold Determination:	**Exempt**
Director's Decision:	**Approval with Conditions** Rebecca Horner, Director Development Services By: ***Reilly Pittman Planning Manager*** for Elizabeth Stead, Land Use Director Development Services

Application Date:	March 3, 2022
Notice of Application Date:	June 16, 2022
Decision Publication Date:	June 29, 2023
Project Appeal Deadline:	July 13, 2023

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.

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Documents Referenced in Report

1. Site Plan, Attached
2. Mitigation Plan, Attached
3. Critical Areas Report, In File
4. Geotech Report, In File
5. Geotechnical Addendum In File
6. Arborist Report, In File

I. Proposal Description

The applicant has requested a Critical Areas Land Use Permit to construct an approximately 6,040 square-foot single-family residential structure within a regulated steep slope critical area and steep slope structure setback. The existing home will be demolished, and the proposed improvements have been organized on site to utilize much of the existing developed and disturbed area given multiple encumbrances on the lot; the proposal also requires expansion outside of the footprint of the existing structure (proposed for demolition). This proposal also includes approximately 6,564 square feet of native restoration, enhancement, and mitigation planting within the Shoreline Vegetation conservation Area (VCA) steep slope, steep slope buffer, steep slope structure and setback. See **Figure 1** below for an enlarged site layout; see **attachment 2** for mitigation plan.

Land Use Code (LUC) 20.25H.120.B prescribes a 75-foot structure setback from the surveyed toe-of-slope. The request is to permanently modify a portion of the steep slope critical area and eliminate the structure setbacks of the two on-site slopes to construct a single-family residence and described appurtenances. LUC 20.25H allows for the modification of a critical area and critical area structure setback through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal.

The proposed modified structure setback and steep slope critical area is supported by a Critical Areas Report, prepared by Eastside Environmental Pros, Inc (dated April 2023) and a Geotechnical Assessment prepared by Cobalt Geosciences (dated February 2022; addendum dated January 2023).

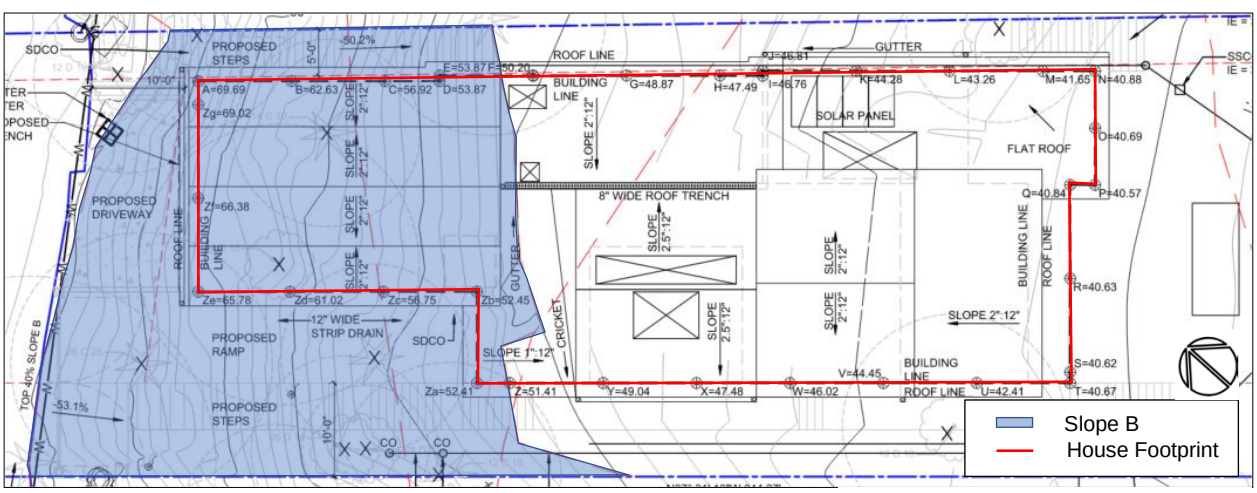


Figure 1. Enlarged Site Layout

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

A. Site Description

The site is located at 1094 West Lake Sammamish Parkway NE and consists of one rectangular shaped parcel (AFN # 7430500335) with a total area of 16,840 square feet. The southeast-central portion of the site is developed with a single-family residence and concrete stairs/walkway which lead to the residence from the paved surface that serves as the access point. Vehicular access takes place via access easement from N Rosemont Beach Rd. which bisects the lot. The site slopes downward from northwest to southeast with the steepest slopes located in the uppermost (northwestern) portion of the property (Slope A); this area is undeveloped and densely populated with vegetation such as ivy, blackberries, ferns and trees. Slope B is in the southeast-central portion of the lot with the existing residence at the toe of slope B.

Figure 2. Existing Conditions

The remainder of the site, waterward of the existing residence, is undeveloped and contains mowed lawn and perimeter vegetation. This area also contains the following regulated critical areas: the Shoreline Vegetation Conservation Area (VCA) defined as the 50-feet measured landward from the ordinary high-water mark (OHWM), a floodplain with a survey verified base flood elevation (BFE) of 36', and a Category III fringe wetland along the Shoreline. The proposal takes place wholly outside of the VCA, the floodplain, and the wetland, although enhancement planting is proposed within the VCA. Pursuant to LUC 20.25H.095.D.1.c, Category III lake-fringe wetlands that are adjacent to a shoreline, less than 2,500 square-feet in area, and have habitat scores of less than 5 are exempt from a wetland buffer (though, shoreline vegetation standards do apply, where applicable). No modifications or disturbances are proposed with respect to the floodplain or wetland. See **figure 2** for site conditions; **figure 3** for on-site critical areas.

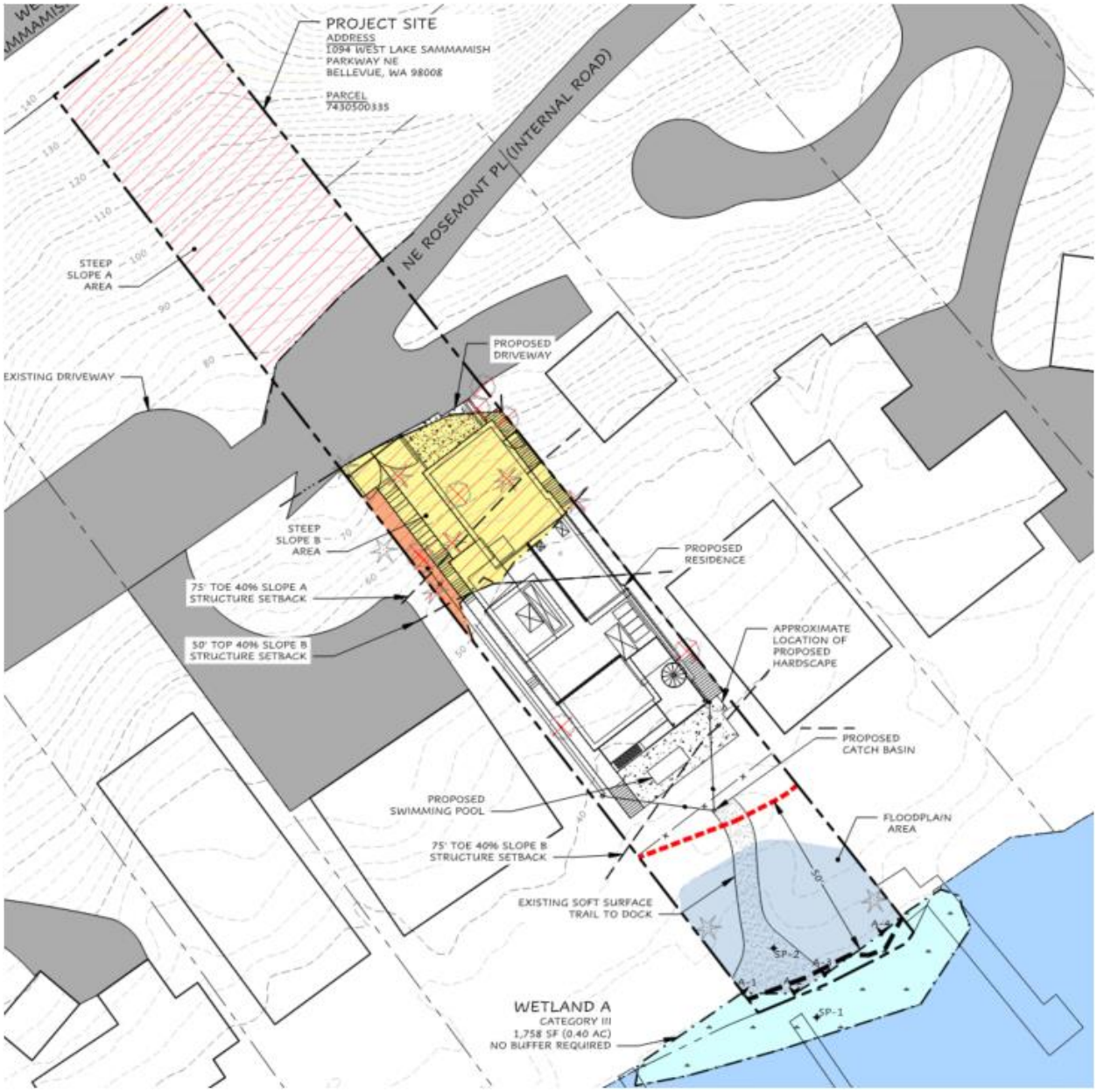


Figure 3. Critical Areas

B. Zoning

The site has a zoning designation of R-2.5; a single-family residential zone.

C. Land Use Context

The site has a Comprehensive Plan Land Use Designation of SF-M (Single-Family Medium Density). The site is bordered to the northwest by Lake Sammamish Pkwy NE, a minor arterial, to the southeast is Lake Sammamish and to the east & west is single-family residential development.

D. Critical Areas

i. 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 provide 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. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements

The site is located in the R-2.5 zoning district. Development of a single-family residence is consistent with the allowed development of this zoning district. The plans submitted generally demonstrate conformance with zoning dimensional standards as indicated in **Table 1** below that are applicable to placement of the house and site coverage. Conformance with all dimensional standards will be confirmed at time of Building Permit review and includes those standards applicable to house design, such as height and floor area. **See Section IX for condition of approval associated with LUC 20.20.010 compliance.**

Table 1

R-2.5	Allowed	Proposed	Complies
Front Setback	20 feet	10 feet	Yes*
Rear Setback	25 feet	104-feet	Yes
Side Setback	5 feet (min)	10-feet/5-feet	Yes
Combined Side	15 feet	15 feet	Yes
Lot Coverage	35%	34.99%	Yes
Impervious Surface	50%	46.91%	Yes

**Pursuant to LUC 20.20.010, footnote 17, if a setback abuts an access easement, the minimum setback dimension is 10-feet.*

B. Tree Retention/Replacement

This proposal includes the removal of 13 significant trees. Six of the 13 significant trees are designated as viable by the project arborist and will be replaced as part of the mitigation plan. In total, 21 trees will be replaced including 16 throughout Slope A and five (5) in the VCA. The retention requirement is met at nearly 49%. See Arborist's Report **attachment 6**, in file.

C. Consistency with Shoreline Master Plan Requirements

Single-family development and necessary appurtenances within the shoreline overlay area are exempt from shoreline substantial development. No structure or hardscape improvements are proposed within the 50-foot structure setback/shoreline VCA under this permit. Approximately 1,200 square feet of shoreline enhancement is proposed and meets the minimum requirements of LUC 20.25E.065.F.8.e Tree removal, hazard or otherwise, within the VCA is not proposed. For a discussion of the Shoreline Enhancement proposal, see page 7 of the Critical Areas Report, **attachment 3**, in file. A separate shoreline exemption has been obtained by the applicant under file # 23-111312-WD.

D. Consistency with Land Use Code Critical Areas Requirements

i. Consistency with 20.25H.125

Development within a landslide hazard, steep slope critical area, or the critical area buffers of such hazards shall incorporate the following additional 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.

1. **Structures and Improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

   In general, the proposed building will be constructed to fit the current topography with benches and new concrete retaining walls. Cuts are necessary for the proposed project but will be benched as required to maintain temporary stability. The residence will utilize several finish floor elevations to step up the slope. The foundation walls proposed to support these cuts will be engineered for the appropriate lateral earth pressures.

2. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

   Structures and improvements have been located over degraded portions of the steep slope critical area, buffer and structure setback to avoid impacts to the VCA, shoreline structure setback, and 100-year floodplain. The configuration of the new single-family home and improvements minimizes the non-hazard tree removal to seven (7) trees; 16 trees are proposed to be replaced within slope A and five will be planted within the VCA. Disturbance to vegetation will be minimized during construction and any areas temporarily disturbed beyond the

footprint of the proposed structure will be revegetated. **See Section IX for condition of approval associated with non-hazardous tree removal.**

3. **The proposed development shall not result in great risk or a need for increased buffers on neighboring properties;**
   The geotechnical review of the project found the project, as designed, to have "no net increase in risk to critical areas or adjacent properties. Increased buffers are not warranted..." (attachment 4, pg. 7).
   See Section IX for conditions of approval associated with geotechnical documentation and inspections required for construction permit approval.

4. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining walls;**
   Foundation walls have been recommended within the geotechnical assessment to retain existing contours or the steep slope outside of the footprint to the maximum extent possible.

5. **Development shall be designated to minimize impervious surfaces within the critical area and critical area buffer.**
   Stormwater collected from existing and future impervious surfaces will be collected and discharged downslope of the steep slope area, reducing potential surficial erosion and instability. It is anticipated that runoff will be infiltrated or dispersed in low magnitude slopes near Lake Sammamish.

6. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regarding should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**
   The building/foundation will be supported on driven pipe piles embedded to refusal in dense native soils and will be constructed to fit the topography. Fills associated with structural support and wall backfill are necessary.

7. **Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundations.**
   Foundation walls have been utilized to the greatest extent in this design to provide greater safety and stability to the existing steep slope.

8. **On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered**

to conform to the existing topography and to minimize topographic modification;
In general, the proposed building will be constructed to generally fit the current topography with benches and new concrete retaining walls. Cuts are necessary for the proposed project but will be benched as required to maintain temporary stability. The residence will utilize several finish floor elevations to step up the slope. The foundation walls proposed to support these cuts should be engineered for the appropriate lateral earth pressures.

9. **On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**
The proposal utilizes a garage incorporated into the main structure and supported using recommended foundation walls. No fill-based construction is proposed.

10. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**
A mitigation and restoration plan (attachment 2) containing 6,564 square feet of native planting and meeting the requirements of LUC 20.25H.210 has been submitted within this request. **See Section IX for condition of approval associated with temporary restoration and mitigation plans required for construction permit approval.**

ii. Consistency with 20.25H.230

The applicant supplied a complete critical areas report (attachment 3, in file) prepared by Eastside Environmental Pros, Inc., a qualified professional. The report met the minimum requirements in LUC 20.25H.250. The report demonstrates that the existing ecological function of the critical areas on-site has been degraded and that they the function can be improved as a result of the proposed mitigation.

iii. Consistency with 20.25H.140 and 20.25.H.145

The proposals requires a critical areas report as part of the application for a Critical Area Land Use Permit. The applicant has obtained the services of a qualified geotechnical engineering company to study the site and document the observed conditions. Staff has reviewed the following documents:

Geotechnical Review and Additional Recommendations (February 23, 2022) prepared by Phil Haberman, PE, LG, LEG Principal (attachment 4, in file)

The geotechnical analysis documented existing site conditions and documents "*…the proposed development will not increase the threat of geologic hazards (erosion and steep slopes) on the property or adjacent properties provided the work is performed during the dry grading season, TESC plans are implemented, and geotechnical oversight is performed during construction..." (*page 10*)* **See Section**

IX for conditions of approval, and for information on requirements for geotechnical monitoring.

iv. Consistency with 20.25H.215

The location of Slope B (within the central portion of the lot) combined with various encumbrances on the lot including a paved access road (including a 10-foot easement), and critical areas (as discussed in section II of this report (see **Figure 3**) leaves limited opportunity re-development. Some impacts to the steep slopes are necessary for the development of the lot. The proposed residence is situated in a centralized location where the disturbance of Slope B appears to be the minimum necessary to avoid other critical areas on site. The Critical Areas Report submitted by Eastside Environmental Pros Inc contains a mitigation sequencing discussion, critical areas impacts, functional assessment, and mitigation. The report meets the minimum standards set forth for mitigation sequencing and mitigation/restoration requirements.

IV. Public Notice and Comment

Application Date:	March 3, 2022
Public Notice (500 feet):	June 16, 2022
Minimum Comment Period:	June 30, 2022

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 16, 2022. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

A variance permit (LS) associated with this project was submitted in January 2023. The variance request (permit #23-100017-LS) proposed to exceed the maximum allowed lot coverage; in this zone, the maximum allowed lot coverage is 35% and the applicant proposed lot coverage of approximately 46%. Public notice was issued on the variance application on February 16, 2023, and four public comments were received. The City issued comments to the applicant with respect to their variance application on May 9, 2023. The applicant withdrew their application for the variance on May 24, 2023. This approval does not constitute approval of a variance to exceed lot coverage as the applicant, has since, revised their site design to be consistent with the general dimensional requirements set forth in LUC 20.20.010.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. A Building Permit with Clearing and Grading review is required, and the application must contain a letter from the project geotechnical engineer verifying the construction plans meet the recommendations contained within this report. The project will require geotechnical inspection and is subject to Clearing & Grading rainy season restrictions. **See Section IX for conditions of approval associated with Building Permit requirements, inspection requirements, and rainy season restrictions.**

Utilities:

The Utilities Division of the Development Services Department has reviewed the proposed development for compliance with Utilities codes and standards. The Utilities staff found no issues with the proposed development.

VI. State Environmental Policy Act

The proposal is exempt from SEPA review, per WAC 197-11-800 and BCC 22.01.032. Construction of a single-family residence, even when located in a critical area, is a categorical exemption.

VII. Decision Criteria

A. LUC 20.25H.255A Critical Areas Report Decision Criteria- Proposals to Modify Regulated Critical Area Structure Setback

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. **The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;**

   Finding: The proposed mitigation/restoration/enhancement plan will result in overall net gain in critical area and critical area buffer functions to the ecosystem by removing invasive species; increasing native species diversity; and improving native species habitat for the steep slope, steep slope buffer, floodplain, and VCA.

2. **Adequate resources to ensure completion of any required mitigation and monitoring efforts;**

   Finding: The mitigation planting plan shall include a five-year monitoring program to ensure successful installation. A cost estimate is required to be submitted under the

building permit for the cost of installation and five years of maintenance and monitoring. A maintenance surety will be required at 100 percent of the cost of plants, materials, and labor. **See Mitigation and Monitoring Related Condition of Approval in Section X of this report.**

3. **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**

   Finding: The requested modification has been mitigated by the enhancement of Slope A, mitigation planting within the degraded steep slope (Slope B), steep slope buffer, steep slope structure setback, floodplain and VCA on-site with approximately 6,564 square feet of native trees, shrubs, and groundcovers, including tree mitigation for proposed removal of seven (7) non-hazardous trees. Installation of native vegetation will rehabilitate the degraded conditions of the steep slope, steep slope buffer, and floodplain and SVCA, and assist in mitigating stormwater runoff created by this project

4. **The resulting development is compatible with other uses and development in the same land use district.**

   Finding: The proposed house and associated structures and improvements are allowed uses in the R-2.5 single-family residential zone.

B. LUC 20.25H.255B Critical Areas Report Decision Criteria- Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255B

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;**

Finding: The proposal includes plans for restoration of a degraded steep slope, steep slope buffer, steep slope structure setback, and Shoreline VCA. In addition to the permanent modifications to the critical areas, buffers and structure setbacks, mitigation for seven (7) non-hazardous trees will be required. Restoration activities will result in overall net gain in critical area and critical area buffer functions by increasing slope stability and preventing erosion in the steep slope critical area and steep slope critical area buffer. Enhancement planting in both slope A and B and removal of invasive, non-native planting species will also increase the stability and ecological function of the critical area(s). The improvements will also provide future opportunity for habitat in steep slope, steep slope buffer, floodplain, and shoreline vegetation conservation area (SVCA).

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;

Finding: The proposed restoration plan will result in overall net gain in critical area and critical area buffer functions to the ecosystem by removing invasive species; increasing native species diversity; and improving native species habitat for the steep slope, steep slope buffer, floodplain, and Shoreline VCA.

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;

Finding: The proposal includes approximately 6,564 square feet of native vegetation within the steep slope, steep slope buffer, steep slope structure setback, and VCA. This is anticipated to provide stormwater quality improvements of natural water drainage towards Lake Sammamish.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Finding: This is a proposal to impact a steep slope critical area and to reduce a steep slope structure setback. The applicant is proposing mitigation proportional to the anticipated impact and has included a mitigation and restoration plan with the proposal. To ensure installation and appropriate maintenance of the proposed and required mitigation the applicant is required to submit a financial security device meeting the requirements of LUC 20.40.490. Mitigation measures must be installed before occupancy is granted and maintenance of required plantings is required for a period of five years. **See Section IX for condition of approval associated with assurance device requirements**.

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

Finding: The proposed single-family residence has been designed to utilize the existing single-family footprint to avoid further expansion than necessary into the Critical Areas. While expansion outside of the existing footprint is proposed, the proposal has considered the complexities of the on-site critical areas and has concluded that disturbing slope B is the minimum necessary to avoid all other critical areas on-site. The requested modification (not including exempted footprint of existing primary structure) has been mitigated by restoring the degraded steep slope, steep slope buffer, steep slope structure setback, floodplain and SVCA on-site with approximately 6,564 square feet of native trees, shrubs,

and groundcovers, including tree mitigation for proposed removal of seven (7) non-hazardous trees. Installation of native vegetation will rehabilitate the degraded conditions of the steep slope, steep slope buffer, and VCA, and assist in mitigating stormwater runoff created by this project.

6. The resulting development is compatible with other uses and development in the same land use district.

Finding: The proposal to construct a new single-family residence maintains consistency with the surrounding residential land use district.

C. LUC 20.30P Critical Areas Land Use Permit Decision Criteria

The Director may approve or approve with modifications an application for a critical areas land use permit if:

7. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant must obtain required development permits. A construction permit is required. **See Section IX for condition of approval associated with required permitting.**

8. 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;

Finding: The single-family residential structure, foundation wall, and native landscaping utilize the best available construction, design, and development techniques. Degraded steep slope, steep slope buffer, steep slope structure setback, floodplain, and SVCA conditions have been documented, and will be addressed through the mitigation and restoration landscaping to increase the level of function of the steep slope critical area, steep slope buffer, and floodplain.

9. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III of this report, the applicable performance standards of LUC Section 20.25H are being met.

10. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The proposed activity will not impact public facilities and adequate services are available to serve the proposed project.

11. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal seeks modification for the steep slope and steep slope structure setback to facilitate construction of a single-family residential structure. Included with this proposal is a mitigation plan which provides approximately 6,564 square feet of native plantings. The applicant is required to follow the recommendation included in the project geotechnical report, which shall be verified by an inspection made by a qualified engineer. See **Section IX for conditions of approval associated with temporary restoration and mitigation plan requirements.**

12. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to modify the steep slope critical area and steep slope structure setback at 1094 W Lake Sammamish Pkwy NE.

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

IX. Conditions of Approval

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

Applicable Ordinances	Contact Person
Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code - BCC 24	Jeremy Rosenlund, 425-452-7851
Land Use Code - BCC 20.25H	Leticia Wallgren, 425-452-2044

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

1. **Building Permit:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Building Permit for the single-family residential

structure and appurtenances is required. All dimensional standards will be confirmed at the time of building permit review. Building Permit must include Clearing and Grading review.

Authority: Land Use Code 20.30P.140
Reviewer: Leticia Wallgren, Land Use

2. Shoreline Exemption: Approval of this Critical Areas Land Use Permit does not constitute an approval of a Shoreline permit. A Shoreline Exemption for the single-family residential structure and appurtenances is required. Issuance of a Shoreline Exemption must occur at the same time or prior to Building Permit approval and the application shall include designs compliant with the required standards in LUC 20.25E.065 and other applicable codes and policies within the city's Shoreline Master Program.

Authority: Land Use Code 20.25E.170
Reviewer: Leticia Wallgren, Land Use

3. Approved Modifications: The steep slope critical area and steep slope structure setback modifications approved are for the construction of the single-family residential structure only as depicted in the project site plan (Attachment 1), and does not authorize additional site changes outside of this project scope. The modifications do not allow future structures or improvements to be located in the critical areas, buffers, or structure setbacks without approval of a Critical Areas Land Use Permit and geotechnical evaluation.

Authority: Land Use Code 20.30P.140
Reviewer: Leticia Wallgren, Land Use

4. Geotechnical Recommendations: The project shall be constructed per the recommended procedures and practices in the geotechnical report dated February 23, 2022 (attachment 4). A letter of record from the geotechnical engineer shall be provided prior to issuance of the Building Permit verifying the construction plans are in conformance with the recommendations provided in the above geotechnical report.

Authority: Land Use Code 20.30P.140, Clearing & Grading Code 23.76.050
Reviewer: Leticia Wallgren, Land Use; Savina Uzunow, Clearing & Grading

5. Mitigation and Restoration Planting: Plans submitted for the building permit must provide 6,564 square feet of restoration/enhancement/mitigation planting that adheres to the minimum standards found in the City of Bellevue's Critical Areas Handbook. In

addition, seven (7) native trees shall be planted as mitigation of seven (7) non-hazard trees within the steep slope or the buffers associated with the slope.

Authority: Land Use Code, 20.30P.140
Reviewer: Leticia Wallgren, Land Use

6. Rainy Season restrictions: Due to the proximity to steep slope critical area and Lake Sammamish, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing and Grading

7. Maintenance and Monitoring: The mitigation and restoration areas shall be maintained and monitored for five (5) years. Annual monitoring reports are to be submitted to Land Use each of the five years at the end of each growing season or December 31st. Photos from selected points, determined by the City during the pre-construction inspection, will be included in the monitoring reports to document the planting. The following schedule and performance standards apply and are evaluated in the report each year:

Year 1 (from date of plant installation)
100% survival of all install plants or replanting in following dormant season to reestablish 100%
15% minimum woody vegetative coverage
10% maximum coverage of invasive plants in planting area

Year 2 (from date of plant installation)
85% survival of all install plants and 100% of all trees or replanting in the following dormant season to reestablish 100%
20% minimum woody vegetative coverage
10% maximum coverage of invasive plants in planting area
Year 3-5 (from date of plant installation)
85% survival of all install plants and 100% of all trees or replanting in the following dormant season to reestablish 100%
25% (yr. 3) and 40% (yr. 5) minimum woody vegetative coverage
10% maximum coverage of invasive plants in planting area

The reports along with a copy of the planting plan can be sent to Leticia Wallgren at lwallgren@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: Leticia Wallgren, Land Use

8. Planting Cost Estimate: A cost estimate for the proposed mitigation and restoration plant installation must be submitted prior to Building Permit issuance.

Authority: Land Use Code 20.30P.160
Reviewer: Leticia Wallgren, Land Use

9. Land Use Inspection Required: Inspection of mitigation planting must be completed by the Land Use Planner or assigned delegate as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

Authority: Land Use Code 20.25H.210
Reviewer: Leticia Wallgren, Land Use

10. Maintenance Surety: A maintenance surety, based on the cost estimate above is required and shall equal 20 percent of the cost of the plants, materials, and installation, or

100% of the cost of maintenance contract. The maintenance surety is required prior to Building Permit issuance.

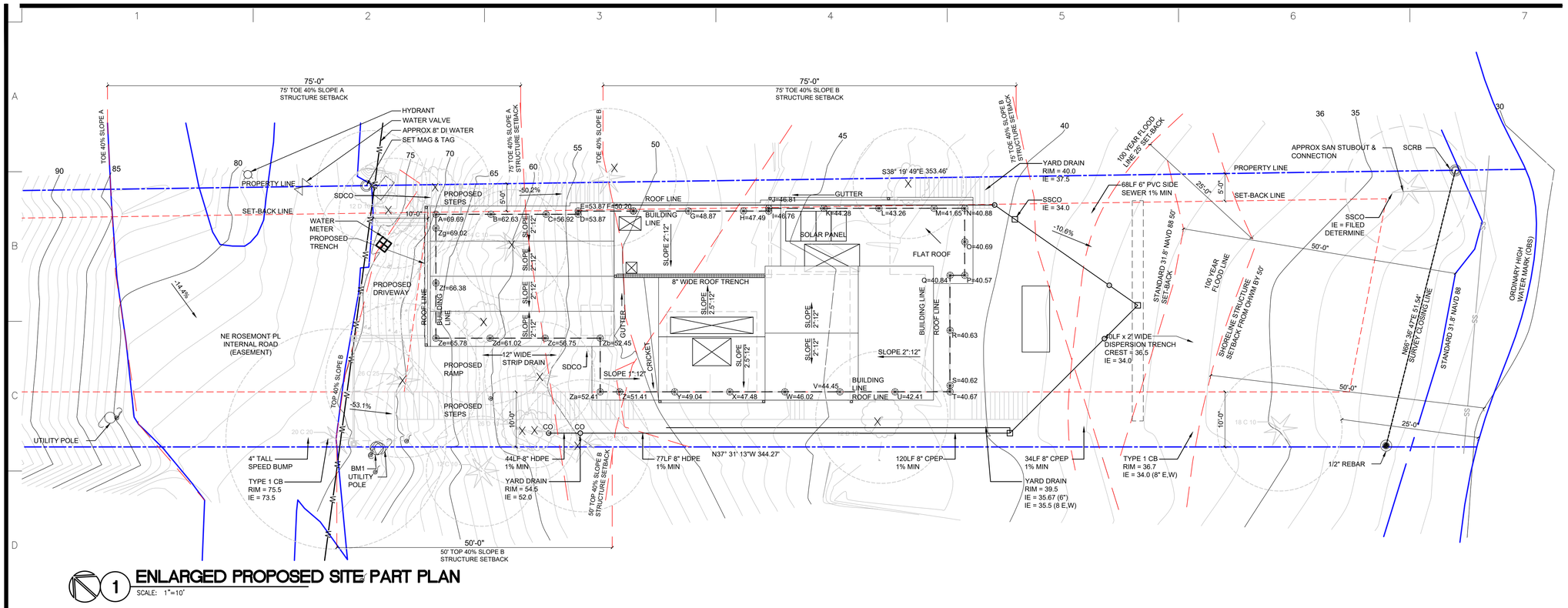
Authority: Land Use Code 20.30P.140
Reviewer: Leticia Wallgren, Land Use

11. Clearing Limits and Temporary Erosion & Sedimentation Control: Prior to the initiation of any clearing or grading activities, clearing limits and the location of all temporary erosion and sedimentation control measure shall be field staked for approval by the on-site clearing and grading inspector.

Authority: Clearing & Grading Code 23.76.060 & 23.76.090
Reviewer: Savina Uzunow, Clearing & Grading

12. Geotechnical Monitoring and Inspection: The project geotechnical engineer of record or his representative must be on site during critical earthwork operations. The geotechnical engineer must monitor and test soil cuts and fills, subgrades for footings and retaining walls, utility trench backfill, and any unusual seepage, slope, or subgrade conditions. The project geotechnical engineer must review the final plans, including all foundation, retaining wall, shoring, and vault designs. A letter from the geotechnical 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, Clearing & Grading



1 ENLARGED PROPOSED SITE PART PLAN

SCALE: 1"=10'

PROJECT ADDRESS:

PROJECT NAME:	SURYAVANSHI RESIDENCE
PROJECT ADDRESS:	1094 W LAKE SAMMAMISH, PKWY NE BELLEVUE, WA 98008
TAX ID#	--
PARCEL NO:	7430500335
LEGAL DESCRIPTION:	ROSEMONT BEACH ADD **6039.56**
PROJECT DESCRIPTION:	NEW CONSTRUCTION OF MR. SURYAVANSHI OF 6039.56 SQ.FT. OF 3 STOREY SINGLE FAMILY DWELLING UNIT WITH NEW DRIVEWAY, PARKING GARAGE FOR 2 CARS.

VICINITY MAP:

LEGEND

	PROPERTY LINE	WM	WATER METER
	SETBACK LINE		TREES TO REMOVE
	ABE RECTANGLE POINTS	DS	DOWNSPOUT
	ABE RECTANGLE	CO	CLEANOUT
W — W	WATER LINE	CB	CATCH BASIN
SS — SS	SEWER LINE		TRENCHES
	PROPOSED DRIVEWAY		

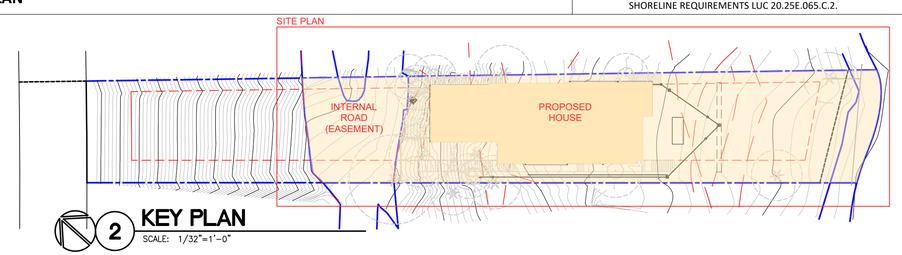
PROJECT TEAM:

OWNER	ASHISH KUMAR SURYAVANSHI & PUJA KUMAR 16912 NE 122ND CT REDMOND WA - 98052 CONTACT: ASHISH SURYAVANSHI PH: 425-615-0230 EMAIL: ASHISHKS15@OUTLOOK.COM	ECOLOGIST	EASTSIDE ENVIRONMENTAL PROS, INC 14221 NE 181ST PLACE, SUITE P304 WOODINVILLE, WASHINGTON 98072 PH: 425-949-6659 Email: KMALONEY@EASTSIDEENVIRONMENTALPROS.COM
ARCHITECT	DESIGN LYRIC, LLC 9824 223rd PL NE, REDMOND WA 98053 CONTACT: SANJEEV SHARMA PH: 206-853-9874 SEATTLEARCHITECT@GMAIL.COM	CIVIL ENGINEER	MARK RIGOS, P.E. 440 SE DARST STREET ISSAQUAH, WA 98027 PH: 425-652-6013 Email: MARKRIGOS@HOTMAIL.COM
SURVEYOR	CHARLES T. CAMP PLS CAMP LAND SURVEYORS, 1137 NAVAL AVE BREMERTON WA 98312 D 701-859-3532 M 701-339-1508	GEO TECH	COBALT GEOSCIENCES, LLC P.O BOX 82243 KENMORE, WA 98028 PH: 206-331-1097 EMAIL: COBALTGEO@GMAIL.COM
STRUCTURAL ENGINEER	WAYPOINT ENGINEERING 601 MAIN STREET #400 VANCOUVER, WA 98660 DESIGNER: TYLER SCACCO PH: 360-635-6611 Email: INFO@WAYPOINTWA.COM Web site: HTTP://WAYPOINTWA.COM		
ARBORIST	LONNSON ARBOR CARE 2616 169TH STREET SE BOTHELL, WA 98012 PH: 425-891-1741 EMAIL: LONNSON@JUNO.COM		

ZONING INFORMATION

1	ZONE	R-2.5	
2	TOTAL AREA OF LOT:	16,840	SFT
		(0.386 ACRES)	
3	SETBACK REQUIREMENTS:		
	FRONT	20	FT
	REAR	25	FT
	SIDES	5 & 10	FT
	FROM INTERNAL ROAD EDGE (EASEMENT)	10	FT

KEY PLAN



2 KEY PLAN

SCALE: 1/32"=1'-0"

LOT COVERAGE:

A	GROSS LOT AREA :	16840.00	SFT
1	STEEP SLOPE AREA A + B (TOTAL CRITICAL AREA) :	6689.77	SFT
2	FLOODPLAIN AREA (AREA BELOW LAKE SAMMAMISH OHWM):	1942.00	SFT
B	TOTAL DEDUCTION FROM LOT AREA (1 + 2)	8631.77	SFT
	TOTAL NET LOT AREA (A - B)	8208.23	SFT
	ALLOWABLE NET LOT COVERAGE ON 8208.23 SFT (35 %)	**2872.88**	SFT
3	MAIN FL. FOOT PRINT (INCLUDING GARAGE)	2602.46	SFT
4	DECKS & PATIO	270.08	SFT
	TOTAL PROPOSED LOT COVERAGE (3 + 4)	**2872.54**	**SFT**
	TOTAL PROPOSED LOT COVERAGE PERCENTAGE	**34.99**	**%**

IMPERVIOUS SURFACE

A	GROSS LOT AREA	16840.00	SFT
B	FLOODPLAIN AREA (AREA BELOW LAKE SAMMAMISH OHWM):	1942.00	SFT
	TOTAL NET LOT AREA (A - B)	14898.00	SFT
	TOTAL ALLOWABLE IMPERVIOUS AREA ON 14898.00 SFT (50%)	**7449.00**	**SFT**
1	PRIVATE ROAD (EASEMENT)	2058.00	SFT
2	HOUSE ROOF + GARAGE ROOF	3114.27	SFT
3	DECK, PATIO AND SIDE SETBACK STEPS	1102.39	SFT
4	PROPOSED DRIVEWAY AND ENTRANCE PATHWAY	656.21	SFT
5	SWIMMING POOL	60.00	SFT
	TOTAL PROPOSED IMPERVIOUS SURFACE (1 + 2 + 3 + 4 + 5)	**6988.01**	**SFT**
	TOTAL PROPOSED IMPERVIOUS SURFACE PERCENTAGE	**46.91**	**%**

NOTE: IMPERVIOUS CALCULATIONS COMPLIANCE WITH RESIDENTIAL SHORELINE REQUIREMENTS LUC 20.25E.065.C.2.

BUILDING AREAS:

1	PROPOSED MAIN FLOOR	1844.02	SFT
2	PROPOSED LOWER FLOOR - FINISHED	2019.06	SFT
	PROPOSED LOWER FLOOR - UNFISHED	507.00	SFT
3	PROPOSED BASEMENT FLOOR	2176.48	SFT
	TOTAL PROPOSED BUILDING AREA	6546.56	SFT
	TOTAL PROPOSED FINISHED BUILDING AREA	**6039.56**	**SFT**
4	PROPOSED GARAGE+MECHANICAL AREA	581.25	SFT
5	PROPOSED ENTRANCE PORCH	9.75	SFT
6	PROPOSED MAIN FLOOR PATIO-COVERED	202.33	SFT
7	PROPOSED MAIN FLOOR PATIO-UNCOVERED	58.00	SFT
8	PROPOSED LOWER FLOOR PATIO-COVERED	162.50	SFT
9	PROPOSED BASEMENT PATIO COVERED	127.78	SFT
10	DRIVEWAY	268.60	SFT

FAR CALCULATION:

A	GROSS LOT AREA	16840.00	SFT
B	FLOODPLAIN AREA (AREA BELOW LAKE SAMMAMISH OHWM):	1942.00	SFT
	TOTAL NET LOT AREA (A - B)	14898.00	SFT
	TOTAL ALLOWABLE FAR ON 14898.00 SFT (50%)	**7449.00**	**SFT**
C	**FLOOR AREAS:**		
	MAIN FLOOR	2249.60	SFT
	(EXCLUDING DOUBLE HT. AREA - STAIR & ELEVATOR)		
	LOWER FLOOR	1913.78	SFT
	(EXCLUDING DOUBLE HT. AREA - STAIR & ELEVATOR)		
	BASEMENT	1897.78	SFT
	(EXCLUDING STAIR & ELEVATOR)		
	TOTAL C:	6061.16	SFT
D	**DOUBLE HEIGHT AREA:**		
	MAIN FLOOR (STAIR, ELEVATOR)	177.20	SFT
	LOWER FLOOR (STAIR, ELEVATOR)	177.20	SFT
	TOTAL D:	354.40	SFT
E	**TOTAL C + D**	**6415.56**	**SFT**
F	**EXEMPTION**	**100.00**	**SFT**
	TOTAL PROPOSED FAR (E - F)	**6315.56**	**SFT**
	TOTAL PROPOSED FAR PERCENTAGE	**43.06**	**%**

NOTE: SQUARE FOOTAGE IS MEASURED TO THE INSIDE FACE OF WALLS. OPEN TO BELOW SPACES ARE INCLUDED IN CALCULATIONS.

AVERAGE GRADE CALCULATION:

A = 69.69'	B = 62.63'	C = 56.92'	D = 53.87'	E = 53.87'	F = 50.20'	G = 48.87'
H = 47.49'	I = 46.76'	J = 46.81'	K = 44.28'	L = 43.26'	M = 41.65'	N = 40.88'
O = 40.69'	P = 40.57'	Q = 40.83'	R = 40.63'	S = 40.62'	T = 40.67'	U = 42.41'
V = 44.45'	W = 46.02'	X = 47.48'	Y = 49.04'	Z = 51.41'	Za = 52.41'	Zb = 52.45'
Zc = 56.75'	Zd = 61.02'	Ze = 65.78'	Zf = 66.38'	Zg = 69.02'		

ABE = (A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q+R+S+T+U+V+W+X+Y+Z+Za+Zb+Zc+Zd+Ze+Zf+Zg+Zh) / (TOTAL NO. OF POINTS)

= (69.69+62.63+56.92+53.87+53.87+50.20+48.87+47.49+46.76+46.81+44.28+43.26+41.65+40.88+40.69+40.57+40.83+40.63+40.62+40.67+42.41+44.45+46.02+47.48+49.04+51.41+52.41+52.45+56.75+61.02+65.78+66.38+69.02) / 33

= 1655.82 / 33

= 50.18

AVERAGE GRADE = 50.18'

MAXIMUM ALLOWABLE HEIGHT = 85.18' (35'-0")

PROPOSED HEIGHT = 85.18' (35'-0")

TREE INDEX

NO.	TREE NO.	RETENTION INFO	NO.	TREE NO.	RETENTION INFO
1	#6401	RETAINED	10	#6410	RETAINED
2	#6402	RETAINED	11	#6411	NOT RETAINED
3	#6403	NOT RETAINED	12	#6412	NOT RETAINED
4	#6404	NOT RETAINED	13	#6413	NOT RETAINED
5	#6405	NOT RETAINED	14	#6414	NOT RETAINED
6	#6406	NOT RETAINED	15	#6415	NOT RETAINED
7	#6407	NOT RETAINED	16	#6416	NOT RETAINED
8	#6408	NOT RETAINED	17	#6417	RETAINED
9	#6409	NOT RETAINED			

NOTE: PROPOSAL RETAINED AT LEAST 30% OF CUMULATIVE SITE TREE DIAMETER COMPLIANCE WITH LUC 20.20.900.
FOR DETAILED TREE INDEX PLEASE REFER TO THE TREE RETENTION PLAN SHEET A1.06

DESIGN LYRIC
9824 223RD PL NE
REDMOND WA 98053
PH: 206-853-9874

REVISIONS:

1 2/21/22 – COMMENTS FROM CITY
2 6/02/23 – COMMENTS FROM CITY

APPROVALS:

DESIGNED SS / RE
DRAWN PM
CHECKED RE
DATE 12-06-2021
SCALE AS NOTED

SEAL:

PROJECT ADDRESS:
1094 W LAKE SAMMAMISH PKWY NE BELLEVUE WA 98008

PROJECT CLIENT:
ASHISH SURYAVANSHI

PROJECT :
SURYAVANSHI RESIDENCE

SHEET TITLE :
ENLARGED PROPOSED SITE PART PLAN

PR #: 5242021
A1.02 2

PERMIT DRAWINGS

SW ¼ SECT. 30, TWNSP. 25N, RANGE 06E, W.M.

VICINITY MAP

NTS

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 04/12/2023)

N

CONTACTS

APPLICANT/OWNER
NAME: ASHISH & POOJA SURYAVANSHI
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EMAIL: ASISHKS15@OUTLOOK.COM

ARCHITECT
NAME: DESIGN LYRIC, LLC
ADDRESS: 9824 223RD PL NE REDMOND WA 98053
PHONE: 206-853-9874
CONTACT: SANJEEV SHARMA

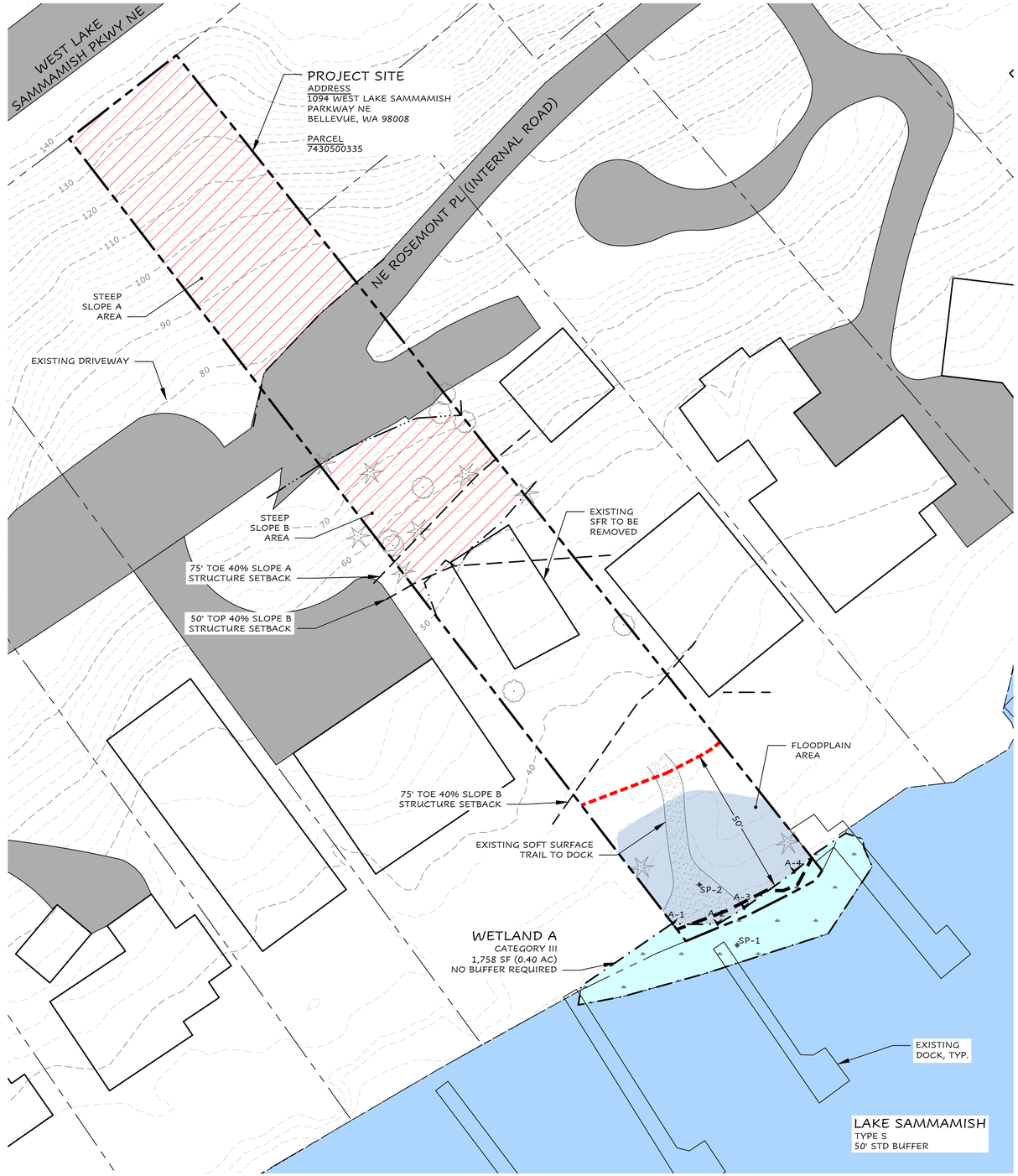
SURVEYOR
NAME: CAMP LAND SURVERYORS
ADDRESS: 1137 NAVAL AVE, BEMERTON, WA 98312
PHONE: (D) 701-859-3532 (M) 701-339-1508
CONTACT: CHARLES T. CAMP PLS

STRUCTURAL ENGINEER
NAME: WAYPOINT ENGINEERING
ADDRESS: 601 MAIN STREET #400 VANCOUVER, WA 98660
PHONE: 360-635-6611
CONTACT: TYLER SCACCO

ENVIRONMENTAL CONSULTANT
NAME: EASTSIDE ENVIRONMENTAL PROS, INC.
ADDRESS: 18500 156TH AVE NE, SUITE 203 WOODINVILLE, WA 98072
PHONE: (425) 949-6659
CONTACT: KELLEN MALONEY, SENIOR WETLAND ECOLOGIST

SHEET INDEX

SHEET NUMBER	SHEET TITLE
CA1.0	EXISTING CONDITIONS MAP
CA2.0	PROPOSED SITE PLAN & CRITICAL AREAS IMPACTS
CA3.0	MITIGATION OVERVIEW & CLEARING AND GRUBBING SPECIFICATIONS
CA3.1	SHORELINE ENHANCEMENT PLANTING PLAN & PLANT SCHEDULE
CA3.2	STEEP SLOPE A ENHANCEMENT PLANTING PLAN & PLANT SCHEDULE
CA3.3	PLANTING SPECIFICATIONS



EXISTING CONDITIONS PLAN

GRAPHIC SCALE
0 10' 20' 40'
GRAPHIC SCALE 1"=20'
(IN FEET)

N

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- A-# WETLAND FLAG LOCATION
- SP-# SOIL TEST PIT LOCATION
- OHWM DETERMINED BY CITY OF BELLEVUE (ELEV. 31.8 NAVD88)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOODPLAIN AREA
- TOP 40% OF SLOPE
- TOE 40% OF SLOPE
- STEEP SLOPE AREAS
- STEEP SLOPE STRUCTURE SETBACKS
- 100 EXISTING CONTOUR
- 50-FT STRUCTURE SETBACK
- DECIDUOUS / CONIFEROUS EXISTING TREES TO REMAIN

811 Know what's below. Call before you dig.

NOTES

1. SURVEY PROVIDED BY CAMP LAND SURVEYORS, 1137 NAVAL AVE, BREMERTON WA 98312, (701) 859-3532.
2. SITE PLAN PROVIDED BY DESIGN LYRIC, LLC, 9824 223RD PL NE, REDMOND, WA 98053, (206)853-9874.
3. SOURCE DRAWING WAS MODIFIED BY EASTSIDE ENVIRONMENTAL PROS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY EASTSIDE ENVIRONMENTAL PROS IN APRIL, 2023.

EASTSIDE ENVIRONMENTAL PROS, INC.
14221 NE 181ST PLACE, SUITE P304
Woodinville, Washington 98072
Bus (425) 949-6659

MITIGATION PLAN
EXISTING CONDITIONS MAP
ASISH REDEVELOPMENT
BELLEVUE, WASHINGTON

Date 04-27-2023
Scale AS SHOWN

Drawn AS

EE-182

Sheet # CA1.0

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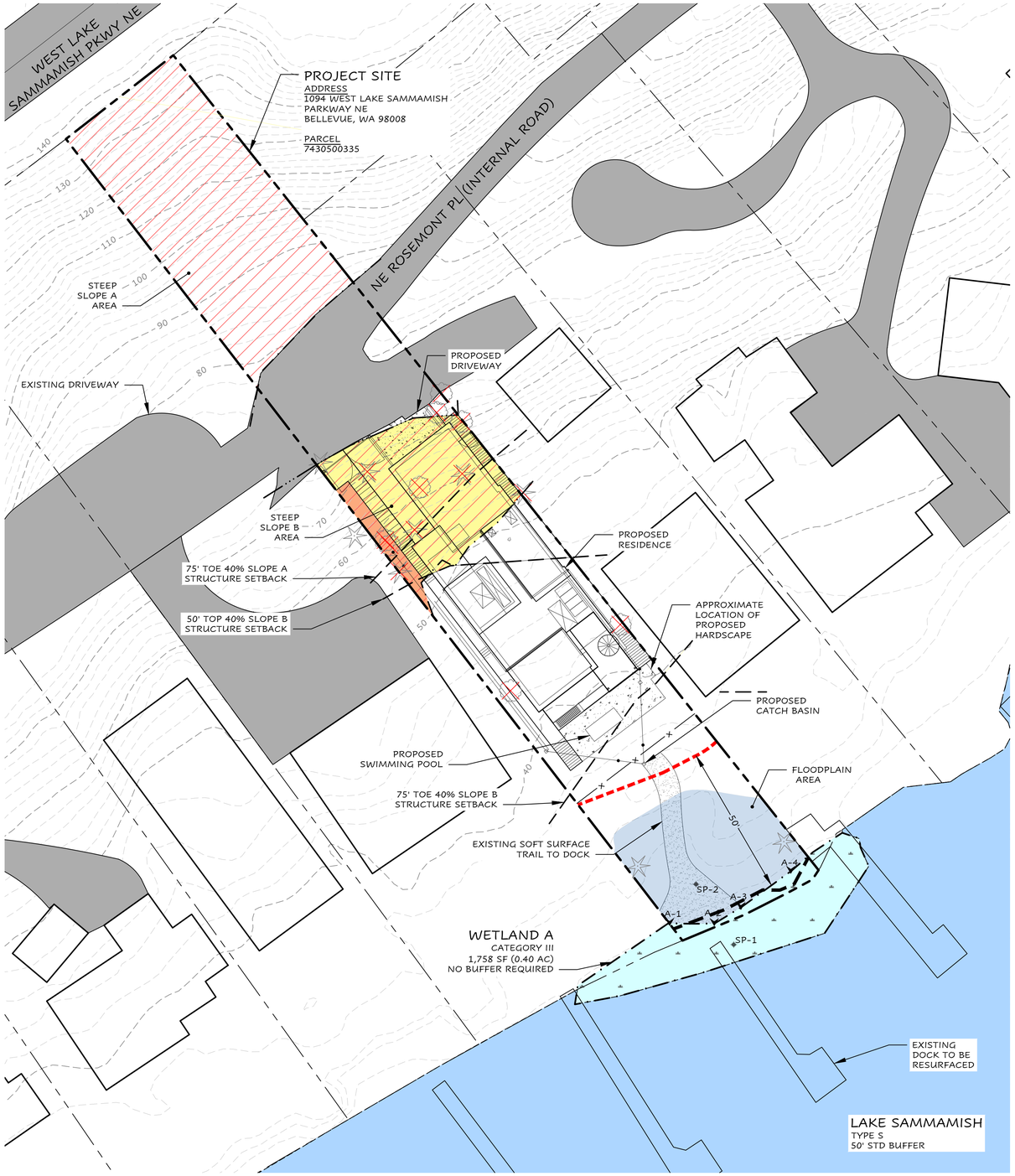
SW ¼ SECT. 30, TWNSP. 25N, RANGE 06E, W.M.



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
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- STREAM ORDINARY HIGH WATER MARK (OHWM)
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- TOP 40% OF SLOPE
- TOE 40% OF SLOPE
- STEEP SLOPE AREAS
- STEEP SLOPE STRUCTURE SETBACKS
- 100 EXISTING CONTOUR
- 50-FT STRUCTURE SETBACK
- DECIDUOUS / CONIFEROUS EXISTING TREES TO REMAIN

IMPACT LEGEND

	PERMANENT IMPACT TO STEEP SLOPE		2,036 SF
	TEMPORARY IMPACT TO STEEP SLOPE		229 SF
DECIDUOUS / CONIFEROUS	EXISTING TREES TO BE REMOVED *	MITIGATION PLAN INCLUDES TREE REPLACEMENT PER CITY OF BELLEVUE REQUIREMENTS	
—×—×—	TEMPORARY IMPACTS	INSTALL SILT FENCE FOR EROSION AND SEDIMENT CONTROL	49 LF

* NOTE: SEE ARBORIST PLAN FOR ADDITIONAL DETAILS.

PROPOSED SITE PLAN & CRITICAL AREA IMPACTS

GRAPHIC SCALE
0 10' 20' 40'
GRAPHIC SCALE 1"=20'
(IN FEET)

N

811 Know what's below. Call before you dig.

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EASTSIDE ENVIRONMENTAL PROS, INC.
14221 NE 181ST PLACE, SUITE P304
Woodinville, Washington 98072
Bus (425) 949-8659

MITIGATION PLAN
PROPOSED SITE PLAN & CRITICAL AREA IMPACTS
ASISH REDEVELOPMENT
BELLEVUE, WASHINGTON

Date 04-27-2023
Scale AS SHOWN

Drawn AS

EE-182

Sheet # CA2.0

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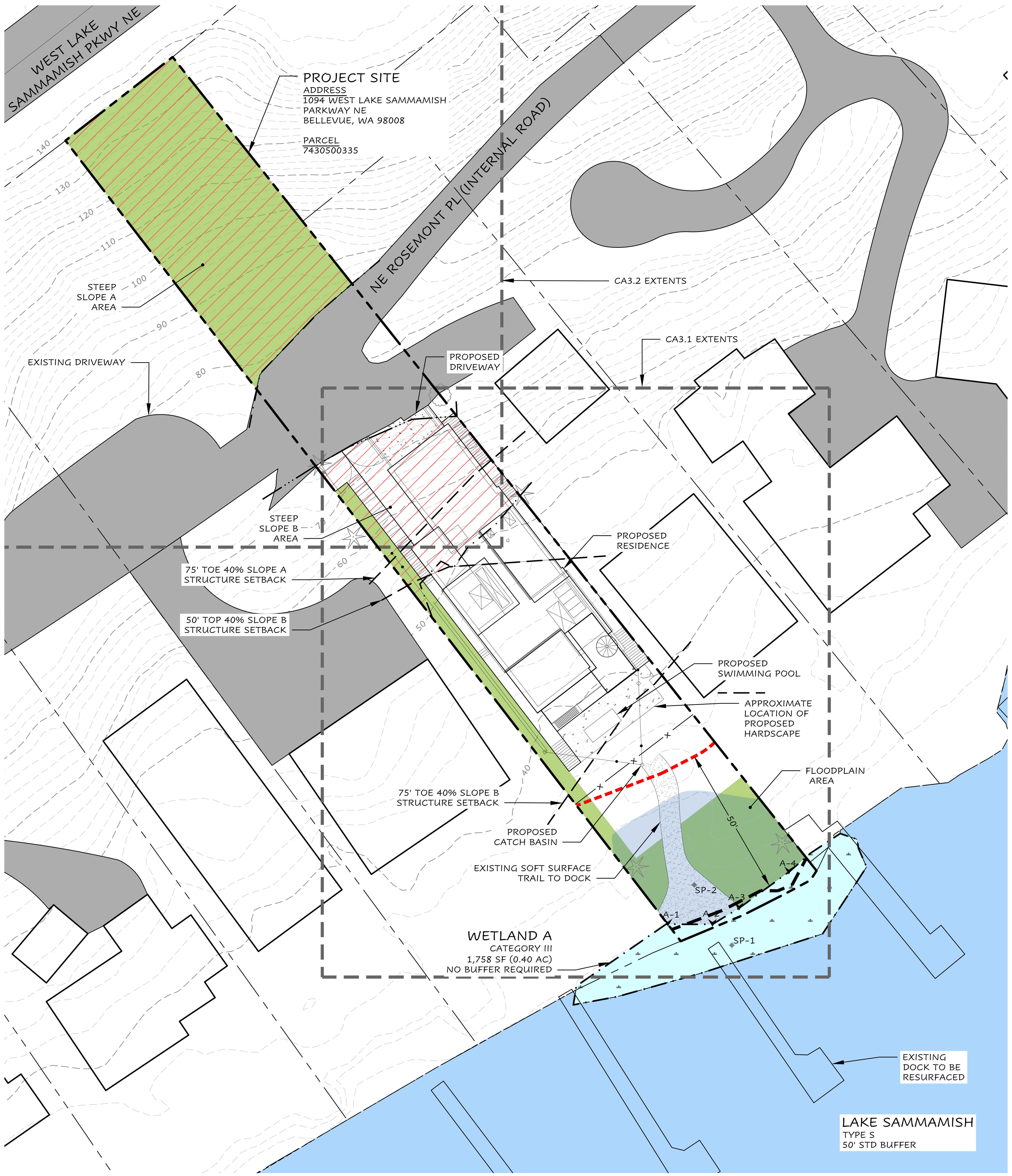
SW 1/4 SECT. 30, TWNSP. 25N, RANGE 06E, W.M.



MITIGATION OVERVIEW

GRAPHIC SCALE

0 10' 20' 40'

GRAPHIC SCALE 1"=20'
(IN FEET)

N

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
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- 50-FT STRUCTURE SETBACK
- DECIDUOUS / CONIFEROUS — EXISTING TREES TO REMAIN

MITIGATION LEGEND

(green area)	ENHANCEMENT AREAS TO BE CLEARED AND GRUBBED OF INVASIVE PLANT SPECIES, THEN REPLANTED WITH NATIVE SPECIES IN ACCORDANCE WITH EXISTING VEGETATION.	SHORELINE: 1,998 SF SLOPE A: 4,564 SF
—×——×—	TEMPORARY SILT FENCE	49 LF

NOTES FOR CLEARING, GRUBBING, AND HABITAT FEATURE INSTALLATION

PART 1: GENERAL

1.1 SEQUENCING

A. GENERAL CONSTRUCTION:
1. CONTRACTOR SHALL GIVE EEP A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
2. NO CONSTRUCTION WORK SHALL COMMENCE UNTIL THERE IS A MEETING BETWEEN THE CLIENT, EEP, GENERAL, CLEARING, AND/OR EARTHWORK CONTRACTORS, AND THE LANDSCAPE CONTRACTOR. THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REVIEWED TO ENSURE THAT ALL PARTIES INVOLVED UNDERSTAND THE INTENT AND THE SPECIFIC DETAILS RELATED TO THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONSTRAINTS.
3. LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO: (1) INDEPENDENTLY VERIFY THE ACCURACY OF UTILITY LOCATIONS AND (2) DISCOVER AND AVOID ANY UTILITIES WITHIN THE MITIGATION PLAN AREA(S) THAT ARE NOT SHOWN, BUT WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THE PLAN. SUCH AREA(S) ARE TO BE CLEARLY MARKED IN THE FIELD. EEP SHALL REVIEW ANY CONFLICTS WITH THE APPROVED MITIGATION PLAN PRIOR TO START OF CONSTRUCTION.
4. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS, AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.
5. CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL AGENCY STANDARDS, RULES, CODES, PERMIT CONDITIONS, AND/OR OTHER APPLICABLE ORDINANCES AND POLICIES.
6. THE PROJECT OWNER/APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. A QUALIFIED ECOLOGIST SHALL BE ON SITE, AS NECESSARY, TO MONITOR MITIGATION CONSTRUCTION AND APPROVE MINOR REVISIONS TO THE PLAN.
8. DURING CONSTRUCTION, THE CONTRACTOR MUST USE MATERIALS AND CONSTRUCTION METHODS THAT PREVENT TOXIC SUBSTANCES AND OTHER POLLUTANTS FROM ENTERING MITIGATION AREAS OR OTHER NATURAL WATERS OF THE STATE.
9. PREVENTATIVE MEASURES SHALL BE USED TO PROTECT EXISTING STORM DRAINAGE SYSTEMS, EXISTING UTILITIES, AND ROADS.
10. THE CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROLS AROUND THE PROJECT AREA PRIOR TO SOIL DISTURBANCE FROM CONSTRUCTION ACTIVITY.

B. MITIGATION CONSTRUCTION: THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THIS MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.
1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, EEP, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS.
2. SURVEY CLEARING LIMITS.
3. INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPS NECESSARY FOR WORK IN THE MITIGATION AREAS.
4. CLEAR AND GRUB NON-NATIVE/INVASIVE VEGETATION FROM BUFFER
5. AMEND SOIL.
6. COMPLETE SITE CLEANUP AND INSTALL PLANT MATERIAL AS INDICATED ON THE BUFFER MITIGATION PLANTING PLAN.

1.2 PROJECT CONDITIONS

A. PROTECTION AND MAINTENANCE OF OFF-SITE AREAS: CONTRACTOR SHALL ENSURE THAT CONSTRUCTION RELATED ACTIVITIES DO NOT DAMAGE OFF-SITE FEATURES OR ADJACENT VEGETATION. EEP SHALL BE NOTIFIED IMMEDIATELY IF ACCIDENTAL DAMAGE OCCURS. CONTRACTOR SHALL ENSURE THAT ADJACENT ROADS ARE MAINTAINED AND KEPT CLEAR OF SOIL AND/OR OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH THE GOVERNING JURISDICTION'S CODES REGARDING STREET MAINTENANCE/CLEANING DURING CONSTRUCTION.

B. PLAN CHANGES AND MODIFICATIONS: ANY CHANGES OR MODIFICATIONS TO THE MITIGATION PLANS OR SPECIFICATIONS MUST RECEIVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, EEP, AND APPLICABLE AGENCIES.

1.3 WARRANTY

A. WARRANTY TERMS AND CONDITIONS: A CONTRACTOR-PROVIDED WARRANTY SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PHYSICAL COMPLETION. PHYSICAL COMPLETION FOR THE WORK OF THIS SECTION IS THE DATE WHEN ALL CLEARING/GRUBBING, HABITAT FEATURE PLACEMENT, PLANTING, IRRIGATION, AND RELATED PHASES OF SUCH WORK HAVE BEEN COMPLETED AND ARE ACCEPTED BY THE OWNER'S REPRESENTATIVE, EEP, AND APPLICABLE AGENCIES.

PART 2: PRODUCTS AND MATERIALS

2.1 TOPSOIL

A. TOPSOIL: TOPSOIL THAT HAS BEEN STOCKPILED ON-SITE FOR REUSE IN PROJECT AREA(S) OR IMPORTED FROM OFF-SITE SOURCES SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STUMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

B. ORGANIC CONTENT: IMPORTED TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS AMENDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194.

2.2 MULCH

A. BARK OR WOODCHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO ANIMAL, PLANT LIFE OR WATER QUALITY. SAWDUST SHALL NOT BE USED AS MULCH.

B. MULCH SHALL BE MEDIUM-COARSE GROUND WITH AN APPROXIMATELY 3-INCH MINUS PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30%, BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE.

PART 3: EXECUTION

A. SURVEY/STAKE/FLAG LIMITS OF CLEARING:
1. PRIOR TO ANY CONSTRUCTION, A LICENSED SURVEYOR SHALL SURVEY, STAKE, AND FLAG CLEARING LIMITS. CLEARING LIMITS ARE DEPICTED ON THE MITIGATION PLANS. EEP SHALL REVIEW AND APPROVE FLAGGING OF CLEARING LIMITS PRIOR TO ANY VEGETATION REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATIONS OF VEGETATION TO BE SAVED AND REQUEST THAT EEP MODIFY THE MITIGATION PLAN AS NECESSARY TO AVOID ALL SIGNIFICANT NATIVE VEGETATION.

B. FLAG AND PROTECT EXISTING VEGETATION TO REMAIN:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING DISTURBANCE TO EXISTING VEGETATION LOCATED OUTSIDE THE CLEARING LIMITS. NO REMOVAL OF ANY VEGETATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY EEP.
2. EEP SHALL FLAG EXISTING VEGETATION TO REMAIN LOCATED WITHIN THE MITIGATION AREA. FLAGGED VEGETATION SHALL NOT BE DISTURBED, UNLESS APPROVED IN WRITING BY EEP.
3. CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY TO THE TRUNK, ROOTS, AND BRANCHES OF TREES AND SHRUBS TO REMAIN. ANY WOODY PLANT TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE TREATED IMMEDIATELY AFTER DAMAGE OCCURS, AND EEP SHALL BE NOTIFIED OF INCIDENT. DAMAGE TREATMENT SHALL INCLUDE EVENLY CUTTING BROKEN BRANCHES, BROKEN ROOTS, AND DAMAGED TREE BARK. INJURED PLANTS SHALL BE THOROUGHLY WATERED AND ADDITIONAL MEASURES SHALL BE TAKEN, AS APPROPRIATE, TO AID IN PLANT SURVIVAL.

C. PLACE EROSION CONTROL MEASURES:
1. CONTRACTOR SHALL INSTALL SILT FENCING WHERE SHOWN ON THE MITIGATION PLANS PRIOR TO ANY MITIGATION CONSTRUCTION ACTIVITY. OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY OR AS REQUIRED. EEP SHALL VERIFY AND APPROVE LOCATIONS OF EROSION CONTROL MEASURES WITHIN MITIGATION AREAS PRIOR TO COMMENCING MITIGATION CONSTRUCTION. EROSION CONTROL MEASURES FOR MITIGATION WORK SHALL BE COORDINATED WITH EROSION CONTROL FOR CIVIL SITE WORK AS NECESSARY.
2. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT. THESE MEASURES SHALL REMAIN IN PLACE UNTIL AUTHORIZATION IS GIVEN BY EEP FOR REMOVAL OR LOCATION ADJUSTMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EROSION CONTROL MEASURES WITHIN AND/OR ADJACENT TO SENSITIVE AREAS WHEN AUTHORIZED BY EEP.
3. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY EEP TO ENSURE CONTINUED EROSION/SEDIMENTATION CONTROL.
4. WHERE POSSIBLE, NATURAL GROUND COVER VEGETATION SHALL BE MAINTAINED FOR EROSION CONTROL.

D. INVASIVE/NON-NATIVE VEGETATION REMOVAL FROM MITIGATION AREAS:
1. CONTRACTOR SHALL GRUB OUT ALL NON-NATIVE AND INVASIVE VEGETATION WITHIN BUFFER MITIGATION AREAS AS SHOWN ON THE MITIGATION PLANS, WITH THE EXCEPTION OF FLAGGED EXISTING VEGETATION TO REMAIN. IN AREAS OF EXISTING VEGETATION, CONTRACTOR SHALL REMOVE INVASIVE SPECIES INCLUDING, BUT ARE NOT LIMITED TO: SCOT'S BROOM, ENGLISH IVY, HIMALAYAN AND EVERGREEN BLACKBERRY, PURPLE LOOSESTRIFE, HEDGE BINDWEED (MORNING GLORY), JAPANESE KNOTWEED, CANADA THISTLE, AND CREEPING NIGHTSHADE. INVASIVE/NON-NATIVE VEGETATION SHALL BE REMOVED BY HAND WITH MINIMAL DISTURBANCE TO THE EXISTING NATIVE VEGETATION TO REMAIN. ALL ROOTS SHALL BE REMOVED TO THE MAXIMUM EXTENT PRACTICABLE.
2. JAPANESE KNOTWEED CONTROL: KNOTWEED CANES WILL BE CUT DOWN AND DUG OUT. EXTRA CARE TO PREVENT KNOTWEEDS FROM ENTERING THE LAKE. PUT CUT CANES INTO PLASTIC BAGS AND EXPORT OFFSITE TO AN APPROVED FACILITY. ONE YEAR AFTER INITIAL GRUBBING, NEW GROWTH OF KNOTWEED SHALL BE INJECTED THROUGH ITS STEM WITH AN AQUATIC-SAFE HERBICIDE TREATMENT SUCH AS IMAZAPYR.
3. REED CANARYGRASS CONTROL: REED CANARYGRASS SHALL BE MOWED CLOSE AND TREATED WITH AN HERBICIDE APPROVED FOR USE IN AQUATIC AREAS (E.G., RODEO, OR EQUAL). HERBICIDE TREATMENT SHALL BE APPLIED THREE (3) TIMES PRIOR TO PLANTING.
4. ALL GRUBBED VEGETATION SHALL BE EXPORTED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER FOLLOWING ALL APPLICABLE LOCAL/STATE/FEDERAL REGULATIONS.
5. EEP SHALL DESIGNATE ANY ADDITIONAL PLANT SPECIES TO BE REMOVED DURING MITIGATION CONSTRUCTION.

E. TOPSOIL
1. IN ALL CLEARED AND GRUBBED BUFFER MITIGATION AREAS, EXISTING SOIL SHALL BE AMENDED (OR TOPSOIL IMPORTED) TO PROVIDE A 9-INCH MINIMUM DEPTH OF TOPSOIL. NOTE: PRIOR TO PLACING TOPSOIL, SUBGRADE SHALL BE DECOMPACTED OR SCARIFIED TO A MINIMUM DEPTH OF 12" IN AREAS WHERE EXISTING PAVING AND/OR BUILDINGS WERE REMOVED.

F. MULCH CLEARED/GRUBBED BUFFER AREAS: EEP SHALL BE PROVIDED A MULCH SAMPLE PRIOR TO IT BEING DELIVERED TO THE SITE. NO BUFFER AREAS SHALL BE SEEDED.
7. CONTRACTOR SHALL SPREAD MULCH OVER ALL GRADED BUFFER AREAS TO ACHIEVE A UNIFORM DEPTH OF 3 INCHES. NOTE: 3-INCH DEPTH IS THE MINIMUM AFTER SETTLING. IF MULCH IS INSTALLED BY BLOWER TRUCK IT SHALL BE INSTALLED AT A 4-INCH DEPTH TO PROVIDE A MINIMUM 3-INCH DEPTH AFTER SETTLING.

J. INSPECTIONS: PRIOR TO PLANT INSTALLATION, EEP SHALL APPROVE ALL CLEARING/GRUBBING WORK AND HABITAT FEATURE PLACEMENT. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED BY EEP AND SUBMITTED TO THE CONTRACTOR FOR COMPLETION. AFTER PUNCH LIST ITEMS HAVE BEEN COMPLETED, EEP SHALL REVIEW THE PROJECT FOR FINAL ACCEPTANCE OF PUNCH LIST ITEMS, AND PLANTING MAY THEN PROCEED.

K. SOIL STABILIZATION: IF THERE IS A DELAY IN CONSTRUCTION FOR ANY REASON, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES, DRAINAGE, AND TEMPORARY IRRIGATION DURING CONSTRUCTION DELAY PERIOD, UNLESS OTHERWISE STATED IN WRITING.

Know what's below. Call before you dig.

NOTES

1. SURVEY PROVIDED BY CAMP LAND SURVEYORS, 1137 NAVAL AVE, BREMERTON WA 98312, (701) 859-3532.
2. SITE PLAN PROVIDED BY DESIGN LYRIC, LLC, 9824 223RD PL NE, REDMOND, WA 98053, (206)853-9874.
3. SOURCE DRAWING WAS MODIFIED BY EASTSIDE ENVIRONMENTAL PROS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY EASTSIDE ENVIRONMENTAL PROS IN APRIL, 2023.

EASTSIDE ENVIRONMENTAL PROS, INC.
14221 NE 181ST PLACE, SUITE P304
Woodinville, Washington 98072
Bus (425) 949-6659

MITIGATION PLAN
PROPOSED SITE PLAN & CRITICAL AREA IMPACTS
ASISH REDEVELOPMENT
BELLEVUE, WASHINGTON

Date 04-27-2023
Scale AS SHOWN
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EE-182

Sheet # CA3.0

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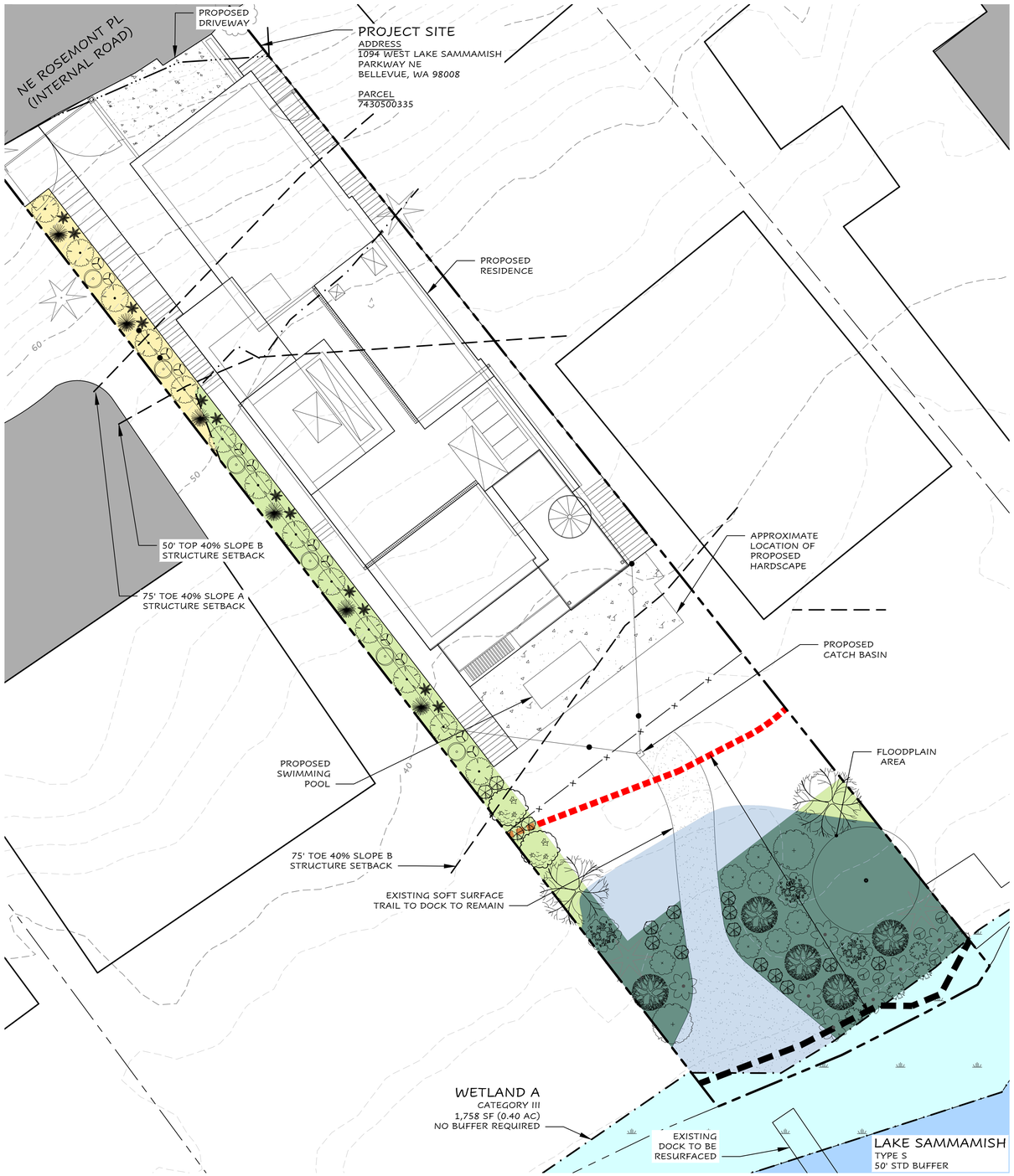
SW ¼ SECT. 30, TWNSP. 25N, RANGE 06E, W.M.



SHORELINE ENHANCEMENT PLANTING PLAN

GRAPHIC SCALE
0 5' 10' 20'
GRAPHIC SCALE 1"=10'
(IN FEET)
N

PLANT SCHEDULE

ENHANCED STEEP SLOPE B - ZONE 1: SHRUB & HERBACEOUS PLANTING (229 SF)

SHRUBS

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5	FACU	4' O.C.	18" HT.	MULTI-CANE (3 MIN.)
GAULTHERIA SHALLON	SALAL	2	FACU	4' O.C.	18" HT.	FULL & BUSHY
BLECHNUM SPICANT	DEER FERN	4	FAC	3' O.C.	18" HT.	FULL & BUSHY

GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
ARUNCUS DIOICUS	GOAT'S BEARD	3	FACU	18" O.C.	4" POT	FULL & BUSHY
CORNUS CANADENSIS	BUNCHBERRY	4	FAC	18" O.C.	4" POT	FULL & BUSHY

ENHANCED UPLAND - ZONE 2: TREE AND SHRUB PLANTING (558 SF)

TREES

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
ACER CIRCINATUM	VINE MAPLE	2	FAC	10' O.C.	4' HT.	MULTI-CANE (3 MIN.), WELL-BRANCHED

SHRUBS

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
RUBUS SPECTABILIS	SALMONBERRY	2	FAC	5' O.C.	18" HT.	MULTI-CANE (3 MIN.)
SMPHORICARPOS ALBUS	SNOWBERRY	13	FACU	4' O.C.	18" HT.	MULTI-CANE (3 MIN.)
GAULTHERIA SHALLON	SALAL	4	FACU	4' O.C.	18" HT.	FULL & BUSHY
BLECHNUM SPICANT	DEER FERN	8	FAC	3' O.C.	18" HT.	FULL & BUSHY
DESCHAMPSIA CEPITOSA	TUFTED HAIRGRASS	4	FACW	24" O.C.	PLUG	FULL & BUSHY

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
ARUNCUS DIOICUS	GOAT'S BEARD	3	FACU	18" O.C.	4" POT	FULL & BUSHY
CORNUS CANADENSIS	BUNCHBERRY	8	FAC	18" O.C.	4" POT	FULL & BUSHY

ENHANCED SHORELINE - ZONE 3: TREE, SHRUB, AND EMERGENT PLANTING (1,211 SF)

TREES

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
SALIX LUCIDA	PACIFIC WILLOW	1	FACW	10' O.C.	2-3' HT.	WELL BRANCHING
AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	2	FACU	5' O.C.	2-3' HT.	SINGLE LEADER, WELL BRANCHING

SHRUBS

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
OEMLERIA CERASIFORMIS	INDIAN PLUM	3	FACU	5' O.C.	24" HT.	MULTI-CANE (3 MIN.)
CORNUS SERICEA	RED-TWIG DOGWOOD	5	FACW	5' O.C.	18" HT.	MULTI-CANE (3 MIN.)
ROSA GYMNOCARPA	WOOD ROSE	7	FACU	5' O.C.	18" HT.	MULTI-CANE (3 MIN.)
SPIREA DOUGLASII	WESTERN SPIREA	7	FACW	5' O.C.	18" HT.	MULTI-CANE (3 MIN.)
DESCHAMPSIA CEPITOSA	TUFTED HAIRGRASS	12	OBL	24" O.C.	PLUG	FULL & BUSHY

EMERGENTS

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
CAREX OBNUPTA	SLOUGH SEDGE	6	OBL	18" O.C.	PLUG	FULL & BUSHY
SCHOENOPLECTUS ACUTUS	HARDSTEM BULRUSH	5	OBL	18" O.C.	PLUG	FULL & BUSHY

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- OHWM DETERMINED BY CITY OF BELLEVUE (ELEV. 31.8 NAVD88)
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOODPLAIN AREA
- TOP 40% OF SLOPE
- TOE 40% OF SLOPE
- STEEP SLOPE STRUCTURE SETBACKS
- 100 EXISTING CONTOUR
- 50-FT STRUCTURE SETBACK
- DECIDUOUS / CONIFEROUS EXISTING TREES TO REMAIN

811 Know what's below. Call before you dig.

NOTES

1. SURVEY PROVIDED BY CAMP LAND SURVEYORS, 1137 NAVAL AVE, BREMERTON WA 98312, (701) 859-3532.
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EASTSIDE ENVIRONMENTAL PROS, INC.
14221 NE 181ST PLACE, SUITE P304
Woodinville, Washington 98072
Bus (425) 949-8639

MITIGATION PLAN
SHORELINE ENHANCEMENT PLANTING PLAN & PLANT SCHEDULE
ASISH REDEVELOPMENT
BELLEVUE, WASHINGTON

Date 04-27-2023
Scale AS SHOWN
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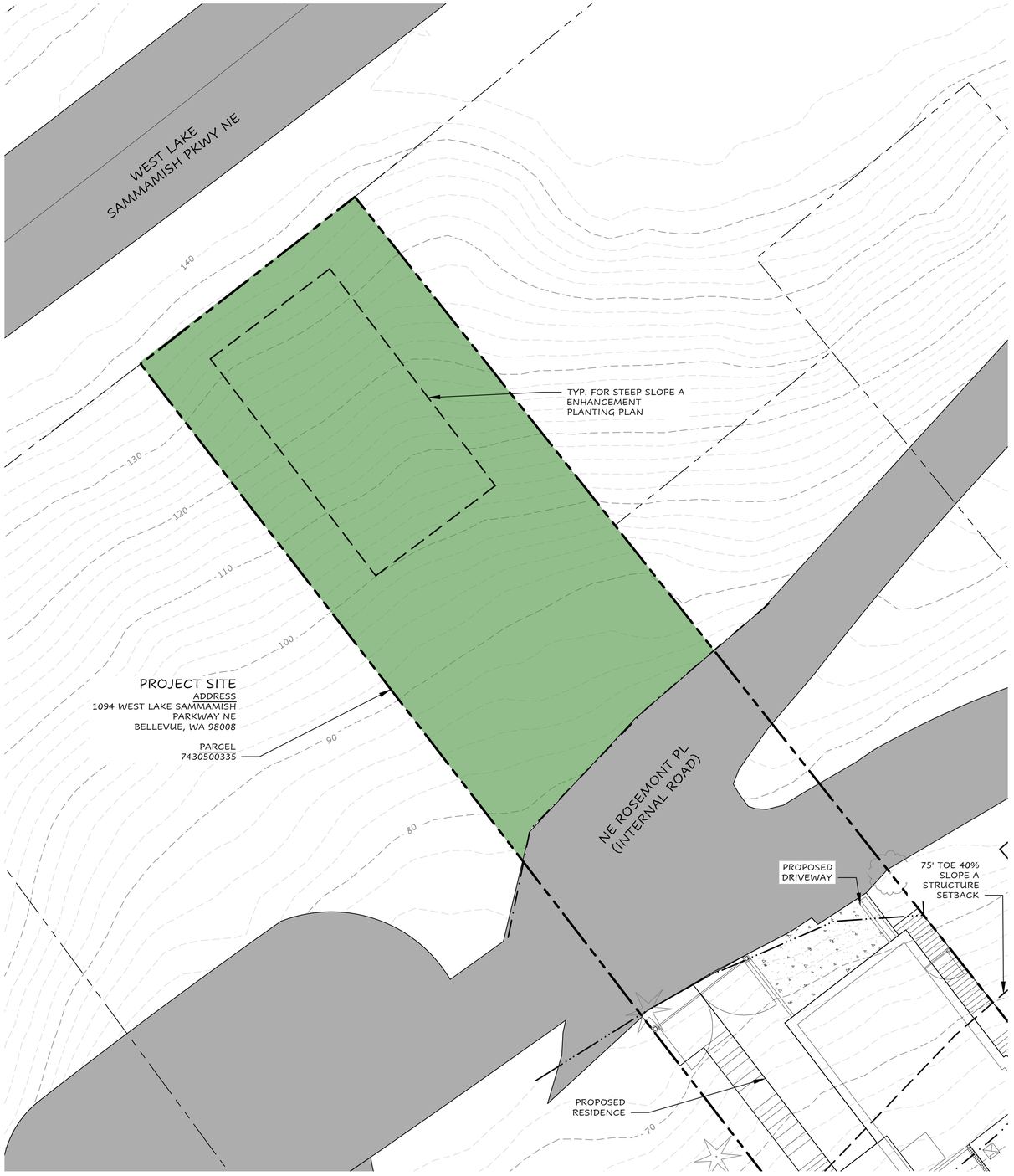
SW ¼ SECT. 30, TWNSP. 25N, RANGE 06E, W.M.



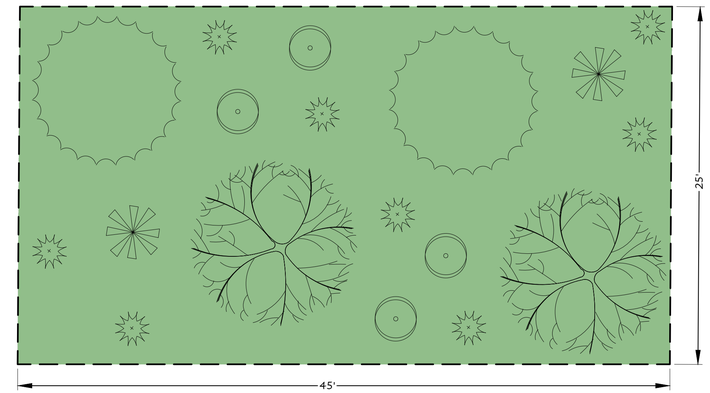
STEEP SLOPE A ENHANCEMENT PLANTING PLAN

GRAPHIC SCALE
0 10' 20' 40'
GRAPHIC SCALE 1"=20'
(IN FEET)

N

PLAN LEGEND

- PROPERTY LINE
- TOP 40% OF SLOPE
- TOE 40% OF SLOPE
- STEEP SLOPE STRUCTURE SETBACKS
- 100 EXISTING CONTOUR
- DECIDUOUS / CONIFEROUS EXISTING TREES TO REMAIN



PLANT TYPICAL FOR ENHANCED STEEP SLOPE A

PLANT SCHEDULE

ENHANCED STEEP SLOPE A - ZONE 4: (4,564 SF)

TREES

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
TAXUS BREVIFOLIA	WESTERN YEW	8	FACU	10' O.C.	4' HT.	SINGLE LEADER, WELL BRANCHING
ACER CIRCINATUM	VINE MAPLE	8	FAC	10 O.C.	4' HT.	MULTI-CANE (3 MIN.), WELL-BRANCHED

SHRUBS

SCIENTIFIC NAME	COMMON NAME	QTY.	WL STATUS	AVERAGE SPACING	SIZE (MIN.)	NOTES
MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	8	FACU	5' O.C.	18" HT.	MULTI-CANE (3 MIN.)
GAULTHERIA SHALLON	SALAL	16	FACU	5' O.C.	18" HT.	FULL & BUSHY
POLYSTICHUM MUNITUM	SWORD FERN	32	FACU	5' O.C.	18" HT.	FULL & BUSHY

Know what's **below.** **Call** before you dig.

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14221 NE 181ST PLACE, SUITE P304
Woodinville, Washington 98072
Bus (425) 949-8639

MITIGATION PLAN
STEEP SLOPE A ENHANCEMENT PLANTING PLAN & PLANT SCHEDULE
ASISH REDEVELOPMENT
BELLEVUE, WASHINGTON

Date 04-27-2023
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PLANTING SPECIFICATIONS

PART 1: GENERAL

1.1 SEQUENCING

A. GENERAL CONSTRUCTION

1. CONTRACTOR SHALL GIVE THE PROJECT BIOLOGIST OR ECOLOGIST A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO COMMENCING CONSTRUCTION.
2. NO CONSTRUCTION WORK SHALL COMMENCE UNTIL THERE IS A MEETING BETWEEN THE CLIENT, THE PROJECT BIOLOGIST OR ECOLOGIST, THE GENERAL, CLEARING, AND/OR EARTHWORK CONTRACTORS, AND THE LANDSCAPE CONTRACTOR. THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REVIEWED TO ENSURE THAT ALL PARTIES INVOLVED UNDERSTAND THE INTENT AND THE SPECIFIC DETAILS RELATED TO THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONSTRAINTS.
3. LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO: (1) INDEPENDENTLY VERIFY THE ACCURACY OF UTILITY LOCATIONS, AND (2) DISCOVER AND AVOID ANY UTILITIES WITHIN THE MITIGATION AREA(S) THAT ARE NOT SHOWN, BUT WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THE PLAN. SUCH AREA(S) ARE TO BE CLEARLY MARKED IN THE FIELD. THE PROJECT BIOLOGIST OR ECOLOGIST SHALL RESOLVE ANY CONFLICTS WITH THE APPROVED GRADING PLAN PRIOR TO START OF CONSTRUCTION.
4. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS, AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.
5. CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL AGENCY STANDARDS, RULES, CODES, PERMIT CONDITIONS, AND/OR OTHER APPLICABLE ORDINANCES AND POLICIES.
6. THE PROJECT OWNER/APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. A QUALIFIED WETLAND CONSULTANT SHALL BE ON SITE, AS NECESSARY, TO MONITOR CONSTRUCTION AND APPROVE MINOR REVISIONS TO THE PLAN.
8. DURING CONSTRUCTION, THE CONTRACTOR MUST USE MATERIALS AND CONSTRUCTION METHODS THAT PREVENT TOXIC SUBSTANCES AND OTHER POLLUTANTS FROM ENTERING MITIGATION AREAS OR OTHER NATURAL WATERS OF THE STATE.
9. PREVENTATIVE MEASURES SHALL BE USED TO PROTECT EXISTING STORM DRAINAGE SYSTEMS, EXISTING UTILITIES, AND ROADS.
10. PROVIDE SEDIMENT AND EROSION CONTROLS AROUND THE PROJECT AREA PRIOR TO SOIL DISTURBANCE FROM CONSTRUCTION ACTIVITY.

B. MITIGATION CONSTRUCTION: THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THE PLANTING PORTION OF THE MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, THE PROJECT BIOLOGIST OR ECOLOGIST, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS, STAGING/STOCKPILE AREAS, AND MATERIAL DISPOSAL AREAS.
2. PLANT TREES AND SHRUBS AS INDICATED ON MITIGATION PLANS.
3. PLANT WETLAND EMERGENTS AND STAKES (CUTTINGS).
4. MULCH PLANTS INSTALLED IN NON-GRADED BUFFER AREAS.
5. INSTALL TEMPORARY IRRIGATION SYSTEM AND PROGRAM FOR 0.5 INCHES OF WATER EVERY 3 DAYS.

1.2 SUBMITTALS

A. PRODUCT DATA: FURNISH THE FOLLOWING WITH EACH PLANT MATERIAL DELIVERY:

1. INVOICES INDICATING SIZES AND VARIETY OF PLANT MATERIAL.
2. CERTIFICATES OF INSPECTION REQUIRED BY STATE AND FEDERAL AGENCIES.

B. QUALITY CONTROL SUBMITTALS:

1. PRIOR TO DELIVERY OF MATERIALS, CERTIFICATES OF COMPLIANCE ATTESTING THAT MATERIALS MEET THE SPECIFIED REQUIREMENTS SHALL BE FURNISHED FOR THE FOLLOWING: PLANTS, TOPSOIL, FERTILIZER, AND ORGANIC MULCH. CERTIFIED COPIES OF THE MATERIAL CERTIFICATES SHALL INCLUDE THE FOLLOWING:
   a. PLANT MATERIALS: BOTANICAL NAME, COMMON NAME, SIZE, QUANTITY BY SPECIES, AND LOCATION WHERE GROWN.
   b. IMPORTED TOPSOIL: PARTICLE SIZE, PH, ORGANIC MATTER CONTENT, TEXTURAL CLASS, SOLUBLE SALTS, CHEMICAL AND MECHANICAL ANALYSES.
   c. FERTILIZER: CHEMICAL ANALYSIS AND PERCENT COMPOSITION.
   d. IMPORTED MULCH: COMPOSITION AND SOURCE.

1.3 REFERENCES

A. SIZE AND GRADING STANDARDS: SHALL CONFORM TO THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

1.4 QUALITY ASSURANCE

A. WORKER'S QUALIFICATIONS: THE PERSONS PERFORMING THE PLANTING AND THEIR SUPERVISOR(S) SHALL BE PERSONALLY EXPERIENCED WITH PLANTING AND CARING FOR PLANT MATERIAL, AND SHALL HAVE BEEN REGULARLY EMPLOYED BY A COMPANY ENGAGED IN PLANTING AND CARING FOR PLANT MATERIAL FOR A MINIMUM OF 2 YEARS.

B. PLANT MATERIAL: ALL PLANT MATERIALS SHALL BE LOCALLY GROWN OR REGIONALLY ACCLIMATIZED TO THE PACIFIC NORTHWEST.

1.5 DELIVERY, INSPECTION, STORAGE AND HANDLING

A. DELIVERY: A DELIVERY SCHEDULE SHALL BE PROVIDED AT LEAST 10 CALENDAR DAYS PRIOR TO THE FIRST DAY OF DELIVERY. PLANT MATERIALS SHALL BE DELIVERED TO THE JOB SITE NOT MORE THAN 7 WORKING DAYS PRIOR TO THEIR RESPECTIVE PLANTING DATES.

B. PROTECTION DURING DELIVERY: PLANT MATERIAL SHALL BE PROTECTED DURING DELIVERY TO PREVENT DESICCATION AND DAMAGE TO THE BRANCHES, TRUNK, ROOT SYSTEM, OR EARTH BALL. BRANCHES SHALL BE PROTECTED BY TYING-IN. EXPOSED BRANCHES SHALL BE COVERED DURING TRANSPORT.

C. FERTILIZER: FERTILIZER SHALL BE DELIVERED IN MANUFACTURER'S STANDARD SIZED BAGS SHOWING WEIGHT, ANALYSIS, AND MANUFACTURER'S NAME. STORE UNDER A WATERPROOF COVER OR IN A DRY PLACE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.

D. INSPECTION: ALL PLANT MATERIALS SHALL BE INSPECTED UPON ARRIVAL AT THE JOB SITE BY THE OWNER'S REPRESENTATIVE FOR CONFORMITY TO TYPE AND QUANTITY WITH REGARD TO THEIR RESPECTIVE SPECIFICATIONS.

E. MULCH: A MULCH SAMPLE SHALL BE INSPECTED BY THE PROJECT BIOLOGIST OR ECOLOGIST PRIOR TO THE MULCH BEING DELIVERED TO THE SITE.

F. STORAGE:

1. PLANT MATERIAL NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE SHALL BE STORED AND PROTECTED IN DESIGNATED AREAS. PLANTS STORED ON THE PROJECT SITE SHALL BE PROTECTED FROM EXTREME WEATHER CONDITIONS BY INSULATING THE ROOTS, ROOT BALLS OR CONTAINERS WITH SAWDUST, SOIL, COMPOST, BARK OR WOODCHIPS. PLANT MATERIAL SHALL BE PROTECTED FROM DIRECT EXPOSURE TO WIND AND SUN. BARE-ROOT PLANT MATERIAL SHALL BE HEELED-IN. CUTTINGS AND EMERGENT PLANTS MUST BE PROTECTED FROM DRYING AT ALL TIMES AND SHALL BE HEELED-IN WITH MOIST SOIL OR OTHER INSULATING MATERIAL. ALL PLANT MATERIAL STORED ON-SITE SHALL BE WATERED DAILY UNTIL INSTALLED.
2. STORAGE OF OTHER MATERIALS SHALL BE IN DESIGNATED AREAS.

1.6 SCHEDULING

A. PLANTING SEASON: INSTALL WOODY PLANTS BETWEEN OCTOBER 1 AND FEBRUARY 15 WHENEVER THE TEMPERATURE IS ABOVE 32 DEGREES F AND THE SOIL IS IN A WORKABLE CONDITION, UNLESS OTHERWISE APPROVED IN WRITING. CUTTINGS SHALL ONLY BE USED IF PLANTING OCCURS BETWEEN DECEMBER 1ST AND APRIL 1ST.

B. PLANT INSTALLATION: EXCEPT FOR CONTAINER-GROWN PLANT MATERIAL, THE MAXIMUM TIME BETWEEN THE DIGGING AND INSTALLATION OF PLANT MATERIAL SHALL BE 21 DAYS. THE MAXIMUM TIME BETWEEN PLANT INSTALLATION AND MULCH PLACEMENT SHALL BE 72 HOURS.

1.7 WARRANTY

A. WARRANTY PERIOD: THE CONTRACTOR-PROVIDED WARRANTY SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PHYSICAL COMPLETION. PHYSICAL COMPLETION FOR THE WORK OF THIS SECTION IS THE DATE WHEN ALL GRADING, PLANTING, IRRIGATION, AND RELATED WORK HAS BEEN COMPLETED AND IS ACCEPTED BY THE OWNER'S REPRESENTATIVE, THE PROJECT BIOLOGIST OR ECOLOGIST, AND APPLICABLE AGENCIES.

B. WARRANTY TERMS: CONTRACTOR'S WARRANTY SHALL INCLUDE REPLACEMENT OF PLANTS DUE TO MORTALITY (SAME SIZE AND SPECIES SHOWN ON THE DRAWINGS). PLANTS REPLACED UNDER THIS WARRANTY SHALL BE WARRANTED FOR AN ADDITIONAL YEAR AFTER REPLACEMENT.

C. EXCEPTIONS: LOSS DUE TO EXCESSIVELY SEVERE CLIMATOLOGICAL CONDITIONS (SUBSTANTIATED BY 10-YEAR RECORDED WEATHER CHARTS), OR CASES OF NEGLECT BY OWNER, OR CASES OF ABUSE/DAMAGE BY OTHERS.

PART 2: PRODUCTS AND MATERIALS

2.1 PLANTS

A. GENERAL: ALL PLANT MATERIAL WILL CONFORM TO THE VARIETIES SPECIFIED OR SHOWN IN THE PLANT LIST(S) INDICATED ON THE MITIGATION PLANS AND BE TRUE TO BOTANICAL NAME AS LISTED IN: HITCHCOCK, C.L., AND A. CRONQUIST. 1973. FLORA OF THE PACIFIC NORTHWEST. UNIVERSITY OF WASHINGTON PRESS.

B. SHRUBS AND TREES:

1. THE PROJECT BIOLOGIST OR ECOLOGIST SHALL EXAMINE PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL NOT MEETING THE REQUIRED SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH LIKE MATERIAL THAT MEETS THE REQUIRED STANDARDS. PLANT MATERIAL SHALL MEET THE REQUIREMENTS OF STATE AND FEDERAL LAWS WITH RESPECT TO PLANT DISEASE AND INFESTATIONS. INSPECTION CERTIFICATES, REQUIRED BY LAW, SHALL ACCOMPANY EACH AND EVERY SHIPMENT AND SHALL BE SUBMITTED TO THE PROJECT BIOLOGIST OR ECOLOGIST UPON CONTRACTOR'S RECEIPT OF PLANT MATERIAL.
2. PLANT MATERIALS SHALL BE LOCALLY GROWN (WESTERN WASHINGTON, WESTERN OREGON, OR WESTERN BC), HEALTHY, BUSHY, IN VIGOROUS GROWING CONDITION, AND GUARANTEED TO BE TRUE TO SIZE, NAME, AND VARIETY. IF REPLACEMENT OF PLANT MATERIAL IS NECESSARY DUE TO CONSTRUCTION DAMAGE OR PLANT FAILURE WITHIN ONE YEAR OF INSTALLATION, THE SIZES, SPECIES, AND QUANTITIES SHALL BE EQUAL TO SPECIFIED PLANTS, AS INDICATED ON THE PLANS.
3. PLANTS SHALL BE NURSERY GROWN, WELL-ROOTED, OF NORMAL GROWTH AND CHARACTER, AND FREE FROM DISEASE OR INFESTATION. THE PROJECT BIOLOGIST OR ECOLOGIST RESERVES THE RIGHT TO REQUIRE REPLACEMENT OR SUBSTITUTION OF ANY PLANTS DEEMED UNSUITABLE.
4. TREES SHALL HAVE UNIFORM BRANCHING, SINGLE STRAIGHT TRUNKS (UNLESS SPECIFIED AS MULTI-STEM, MULTI-CANE, OR MULTI-TRUNK), AND AN INTACT AND UNDAMAGED CENTRAL LEADER. CONTAINER STOCK SHALL HAVE BEEN GROWN IN A CONTAINER FOR AT LEAST ONE FULL GROWING SEASON AND SHALL HAVE A WELL DEVELOPED ROOT SYSTEM. PLANT MATERIAL THAT IS ROOT-BOUND OR HAS DAMAGED ROOT ZONES OR BROKEN ROOT BALLS WILL NOT BE ACCEPTED.
5. CONIFEROUS TREES SHALL BE NURSERY GROWN, FULL AND BUSHY, WITH UNIFORM BRANCHING AND A NATURAL, NON-SHEARED FORM. ORIGINAL CENTRAL LEADER MUST BE HEALTHY AND UNDAMAGED. MAXIMUM GAP BETWEEN BRANCHING SHALL NOT EXCEED 9 INCHES, AND LENGTH OF TOP LEADER SHALL NOT EXCEED 12 INCHES.
6. SHRUBS SHALL HAVE A MINIMUM OF THREE STEMS AND SHALL BE A MINIMUM HEIGHT OF 18 INCHES.
7. TREES AND SHRUBS SHALL HAVE DEVELOPED ROOT AND BRANCH SYSTEMS. DO NOT PRUNE BRANCHES BEFORE DELIVERY.
8. NATIVE PLANT CUTTINGS SHALL BE GROWN AND COLLECTED IN THE MARITIME PACIFIC NORTHWEST. CUTTINGS SHALL BE OF ONE TO TWO-YEAR-OLD WOOD, ½ INCH DIAMETER MINIMUM. CUTTINGS SHALL BE A MINIMUM OF 4 FEET IN LENGTH WITH 4 LATERAL BUDS EXPOSED ABOVE GROUND AFTER PLANTING. THE TOP OF EACH CUTTING SHALL BE A MINIMUM OF 1 INCH ABOVE A LEAF BUD, THE BOTTOM CUT 2 INCHES BELOW A BUD. THE BASAL ENDS OF THE CUTTINGS SHALL BE CUT AT A 45 DEGREE ANGLE AND MARKED CLEARLY SO THAT THE ROOTING END IS PLANTED IN THE SOIL. CUTTINGS MUST BE KEPT COVERED AND MOIST DURING STORAGE AND TRANSPORT, AND NO CUTTINGS SHALL BE STORED MORE THAN THREE DAYS FROM DATE OF CUTTING. CUTTINGS SHALL ONLY BE USED IF PLANTING OCCURS BETWEEN DECEMBER 1ST AND APRIL 1ST. FOR PLANTING BETWEEN APRIL 1ST AND DECEMBER 1ST, CONTAINER PLANTS SHALL BE USED.
9. PLANTS SHALL BE FREE OF SPLITS AND CHECKS, BARK ABRASIONS, AND DISFIGURING KNOTS.
10. FOR DECIDUOUS PLANTS, BUDS SHALL BE INTACT AND REASONABLY CLOSED AT TIME OF PLANTING, IF DORMANT.
11. PLANTS SHALL CONFORM TO SIZES INDICATED ON THE PLANT SCHEDULE. PLANTS MAY BE LARGER THAN THE MINIMUM SIZES SPECIFIED.

C. WETLAND EMERGENT PLANTS:

1. SPECIES OF EMERGENT PLANTS SHALL BE PROVIDED AS DESCRIBED ON THE MITIGATION PLANS.
2. HERBACEOUS PLANTS SPECIFIED AS CLUMP DIVISIONS SHALL BE WELL-ROOTED PORTIONS OF MATURE PLANTS WITH A MINIMUM HEIGHT OF 6 INCHES OF VIGOROUS, VEGETATIVE GROWTH ABOVE THE GROUND SURFACE. OTHER HERBACEOUS PLANTS, OTHER THAN CLUMP DIVISIONS, SHALL BE DORMANT PROPAGULES SUCH AS RHIZOMES, TUBERS, CORMS, AND BULBS. PROPAGULE SHOOTS SHALL EXHIBIT TURGOR AND BE LIGHT IN COLOR, AND PROPAGULE BODIES SHALL BE RIGID TO THE TOUCH. IF THE BODIES OF THE PROPAGULES ARE SOFT AND MUSHY AND THE SHOOTS LACK TURGOR AND ARE DARK IN COLOR, THE PLANT MATERIALS SHALL BE REJECTED.
3. RHIZOMES, TUBERS, CORMS, AND BULBS SHALL HAVE A MINIMUM DIAMETER OF 1½ INCHES.

D. NOXIOUS SPECIES: ALL PLANT STOCK AND OTHER RE-VEGETATION MATERIALS SHALL BE FREE FROM THE SEED OR OTHER PLANT COMPONENTS OF ANY NOXIOUS OR INVASIVE SPECIES, AS IDENTIFIED BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD.

E. SUBSTITUTIONS: SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT A WRITTEN REQUEST AND APPROVAL FROM THE OWNER'S REPRESENTATIVE, THE PROJECT BIOLOGIST OR ECOLOGIST, AND APPLICABLE AGENCIES.

2.2 PLANTING SOIL

A. TOPSOIL: IF SUITABLE STOCKPILED NATIVE TOPSOIL IS NOT AVAILABLE FOR MITIGATION PLANTINGS, TOPSOIL SHALL BE OBTAINED FROM OUTSIDE SOURCES. STOCKPILED OR IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STUMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

B. ORGANIC CONTENT: IMPORTED TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS AMENDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194.

C. COMPOST: COMPOST SHALL MEET THE DEFINITION FOR COMPOSTED MATERIALS AS DEFINED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

D. SOIL AMENDMENTS (BUFFER AREAS ONLY):

D.A. FERTILIZER: WOODY PLANTINGS SHALL BE FERTILIZED WITH A SLOW-RELEASE GENERAL GRANULAR FERTILIZER (16-16-16), WITH APPLICATION RATES AS SPECIFIED BY MANUFACTURER. FERTILIZER SHALL BE APPLIED AFTER PLANTING PIT IS BACKFILLED, AND PRIOR TO APPLICATION OF MULCH. FERTILIZER SHALL NOT BE APPLIED BETWEEN NOVEMBER AND MARCH. NO FERTILIZER SHALL BE APPLIED WITHIN WETLAND AREAS.

D.B. SOIL MOISTURE RETENTION AGENT: A SOIL MOISTURE RETENTION AGENT, SUCH AS "SOILMOIST" OR EQUAL, SHALL BE INCORPORATED INTO THE BACKFILL OF EACH PLANTING PIT, PER MANUFACTURER'S INSTRUCTIONS. NO MOISTURE RETENTION AGENT SHALL BE APPLIED WITHIN WETLAND AREAS.

2.3 MULCH

A. BARK OR WOODCHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO ANIMAL, PLANT LIFE, OR WATER QUALITY. SAWDUST SHALL NOT BE USED AS MULCH.

B. MULCH SHALL BE MEDIUM-COARSE GROUND WITH AN APPROXIMATELY 3-INCH MINUS PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30%, BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE.

2.4 MISCELLANEOUS MATERIALS

A. STAKES, DEADMEN AND GUY STAKES: SOUND, DURABLE, WESTERN RED CEDAR, OR OTHER APPROVED WOOD, FREE OF INSECT OR FUNGUS INFESTATION.

PART 3: EXECUTION

3.1 SOIL PREPARATION

A. PLANTING AREA CONDITIONS: CONTRACTOR SHALL VERIFY THAT PLANT INSTALLATION CONDITIONS ARE SUITABLE WITHIN THE PROJECT AREA(S). ANY UNSATISFACTORY CONDITIONS SHALL BE CORRECTED PRIOR TO START OF WORK. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR DRAINAGE, COMPACTED SOILS, SIGNIFICANT EXISTING OR INVASIVE VEGETATION, OR OTHER OBSTRUCTIONS, CONTRACTOR SHALL NOTIFY THE PROJECT BIOLOGIST OR ECOLOGIST PRIOR TO PLANTING. THE BEGINNING OF WORK BY THE CONTRACTOR CONSTITUTES ACCEPTANCE OF CONDITIONS AS SATISFACTORY.

B. PLANTING IN UNDISTURBED, NON-GRADED AREAS: PLANTS INSTALLED IN UNDISTURBED AREAS SHALL BE INTEGRATED WITH EXISTING NATIVE VEGETATION AND PLANTED IN A RANDOM, NATURALISTIC PATTERN. PRIOR TO INSTALLATION OF PLANTINGS, ALL CONSTRUCTION DEBRIS, TRASH, AND NON-NATIVE INVASIVE PLANT MATERIAL SHALL BE REMOVED FROM THE PROJECT AREA. IN NON-GRADED AREAS, TREES AND SHRUBS SHALL BE PIT PLANTED AS SHOWN IN TYPICAL PLANTING DETAILS. PLANTING PITS SHALL BE BACKFILLED WITH A 50/50 MIXTURE OF IMPORTED, WEED-FREE TOPSOIL AND THE SOIL FROM THE PLANTING PIT.

C. PLANTING IN GRADED AREAS: IN GRADED PLANTING AREAS PLANTS SHALL BE INSTALLED IN NEWLY PLACED TOPSOIL.

D. SOIL DECOMPACTION/SCARIFICATION: SOILS IN GRADED/DISTURBED AREAS THAT ARE COMPACTED AND UNSUITABLE FOR PROPER PLANT GROWTH SHALL BE DECOMPACTED AND/OR SCARIFIED TO A MINIMUM DEPTH OF 6" PRIOR TO TOPSOIL INSTALLATION.

3.2 PLANTING

A. PLANT LAYOUT: PROPOSED LOCATIONS OF TREES AND SHRUBS SHALL BE STAKED AND IDENTIFIED WITH AN APPROVED CODING SYSTEM OR BY PLACEMENT OF THE ACTUAL PLANT MATERIAL. FOR LARGE GROUPINGS OF A SINGLE SPECIES OF SHRUB, LANDSCAPE CONTRACTOR MAY STAKE THE PLANTING BOUNDARIES.

B. OBTAIN LAYOUT APPROVAL FROM THE PROJECT BIOLOGIST OR ECOLOGIST PRIOR TO EXCAVATION OF PLANTING PITS.

C. PLANTING PIT DIMENSIONS:

1. PIT DEPTH: NOT TO EXCEED THE ROOT BALL OR CONTAINER DEPTH.
2. PIT WIDTH: MEASURED AT THE GROUND SURFACE, 2 TIMES THE WIDTH OF THE ROOT BALL OR CONTAINER, AS INDICATED IN TYPICAL PLANTING DETAILS.
   a. BARE-ROOT PLANTS: DIAMETER EQUAL TO THE WIDTH OF THE ROOT SPREAD.

D. SETTING PLANTS:

1. BALLED PLANTS: SET PLANTS IN POSITION AND BACKFILL 1/2 DEPTH OF BALL. COMPLETELY REMOVE CAGE AND TWINE FROM PLANT AND PULL BURLAP DOWN AS FAR AS POSSIBLE. COMPLETE BACKFILL AND SETTLE WITH WATER. ROOT COLLAR SHALL REMAIN 1 INCH ABOVE ADJACENT GRADE.
2. BARE-ROOT PLANTS: PRUNE BRUISED OR BROKEN ROOTS. SET PLANT IN POSITION AND PLACE WETLAND PLANTING SOIL AROUND ROOTS. USE CARE TO AVOID BRUISING OR BREAKING ROOTS WHEN FIRMING SOIL. SETTLE WITH WATER.
3. SHRUB/TREE PLANTING: SHRUB AND TREE STOCK SHALL BE PLANTED IN HAND-DUG HOLES ACCORDING TO PLANTING DETAILS SHOWN ON THE MITIGATION PLANS. SHRUB AND TREE ROOT BALLS SHALL BE SET SO THAT ROOT COLLARS ARE 1 INCH ABOVE ADJACENT GRADE. ALL BACKFILL SHALL BE GENTLY TAMPED IN PLACE.
4. SURFACE FINISH: FORM A SAUCER AS INDICATED ON TYPICAL PLANTING DETAILS, OR AS DIRECTED. GRADE SOIL TO FORM A BASIN ON THE LOWER SIDE OF SLOPE PLANTINGS TO CATCH AND RETAIN WATER.
5. IN FORESTED AREAS, CONTRACTOR SHALL LOOSELY TIE A 2 FOOT PIECE OF BIODEGRADABLE FLAGGING TO THE TOP PORTION OF ALL PLANTED VEGETATION, BUT NOT ON A CENTRAL LEADER, TO FACILITATE POST-CONSTRUCTION PERFORMANCE AND MAINTENANCE REVIEW BY THE PROJECT BIOLOGIST OR ECOLOGIST AND REGULATORY AGENCIES.
6. ACTUAL PLANT SYMBOL QUANTITIES SHOWN ON THE PLANS SHALL PREVAIL OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE IN THE EVENT OF A DISCREPANCY.

E. MULCHING:

1. GRADED BUFFER AREAS: ARE MULCHED PRIOR TO PLANT INSTALLATION AS DIRECTED IN THE GRADING SPECIFICATIONS.
2. NON-GRADED BUFFER AREAS: PROVIDE A 36-INCH DIAMETER, 3-INCH DEEP MULCH RING AROUND THE BASE OF EACH TREE, AND A 24-INCH DIAMETER, 3-INCH DEEP MULCH RING AROUND THE BASE OF EACH SHRUB.
3. WATER PLANTS THOROUGHLY AFTER MULCHING.

F. PRUNING: PRUNE IMMEDIATELY AFTER PLANTING ONLY AS DIRECTED BY THE PROJECT BIOLOGIST OR ECOLOGIST.

G. TREE STAKES AND TIES: STAKE DECIDUOUS AND EVERGREEN TREES 4 FEET OR OVER IN HEIGHT WITH ONE (1) STAKE PER TREE. STAKE TREES IMMEDIATELY AFTER PLANTING. PLACE STAKE AT THE OUTER EDGE OF THE ROOTS OR BALL, IN LINE WITH THE PREVAILING WIND, AND AT A 10 DEGREE ANGLE FROM THE TREE TRUNK. LOOSELY ATTACH STAKE TO TREE USING CHAIN-LOCK TIES; TREE SHOULD BE ABLE TO SWAY.

H. INSTALLING TEMPORARY IRRIGATION

1. GENERAL REQUIREMENTS: CONTRACTOR SHALL PROVIDE AN ABOVE-GROUND TEMPORARY IRRIGATION SYSTEM CAPABLE OF FULL HEAD-TO-HEAD COVERAGE OF STEEP SLOPE B AND SHORELINE PLANTED PROJECT AREAS. THE TEMPORARY IRRIGATION SYSTEM SHALL EITHER UTILIZE CONTROLLER AND POINT OF CONNECTION (POC) FROM THE SITE IRRIGATION SYSTEM OR SHALL INCLUDE A SEPARATE POC AND CONTROLLER WITH A BACKFLOW PREVENTION DEVICE PER WATER JURISDICTION INSPECTION AND APPROVAL. THE SYSTEM SHALL BE ZONED TO PROVIDE OPTIMAL PRESSURE AND UNIFORMITY OF COVERAGE, AS WELL AS SEPARATION BETWEEN AREAS OF FULL SUN AND SHADE AND FOR SLOPES IN EXCESS OF 5 PERCENT. THE SYSTEM SHALL BE OPERATIONAL FOR A MINIMUM OF THE FIRST TWO GROWING SEASONS AFTER PLANTING (THE FIRST TWO YEARS OF THE PERFORMANCE MONITORING PERIOD), OR LONGER IF REQUIRED TO ENSURE PROPER PLANT ESTABLISHMENT. THE SYSTEM SHALL BE REMOVED UPON FINAL APPROVAL OF THE MITIGATION PROJECT AT THE END OF THE PERFORMANCE MONITORING PERIOD.
2. SYSTEM DESIGN AND MATERIALS: ELECTRONIC VALVES SHALL BE THE SAME MANUFACTURER AS THOSE USED FOR THE SITE IRRIGATION SYSTEM, OR SHALL BE RAIN BIRD PEB SERIES OR EQUAL IF SYSTEM IS NOT CONTIGUOUS WITH THE SITE SYSTEM. VALVES SHALL BE SIZED TO ACCOMMODATE PRESSURE AND ZONE CONSUMPTION REQUIREMENTS OF THE SYSTEM AND SHALL BE INSTALLED BELOW GRADE IN CARSON (OR EQUAL) VALVE BOXES. WIRING SHALL BE INSULATED MULTI-STRAND, TAPED TO THE MAIN AT 6-INCH INTERVALS WITH DUCT TAPE WRAPS. ON-GRADE MAIN AND LATERAL LINES SHALL BE CLASS 200 PVC BELL PIPE WITH SOLVENT WELDED FITTINGS, SECURED IN-PLACE WITH WIRE STAPLES WHERE NECESSARY ON SLOPED AREAS. LINES SHALL BE PLACED 12 INCHES BELOW GRADE IN 4 INCH PCV SLEEVES WHERE VEHICULAR OR MAINTENANCE ACCESS IS NEEDED ACROSS LINES TO THE PROJECT AREA(S). MAXIMUM MAIN LINE SIZE SHALL BE 1½ INCHES AND MAY BE LOOPED BACK TO THE POC TO REDUCE PRESSURE LOSS. LATERAL LINES SHALL BE SIZED IN DECREASING DOWNSTREAM ORDER PER RAIN BIRD DESIGN STANDARDS; THE MINIMUM LATERAL SIZE SHALL BE ¾ INCH. HEADS SHALL BE ROTOR OR IMPACT TYPE INSTALLED 4 FEET ABOVE FINISHED GRADE ON 2-INCH DIAMETER WOOD TREE STAKES. STAKES SHALL BE SECURE IN THE GROUND, EMBEDDED TO A MINIMUM DEPTH OF 24 INCHES. HEADS AND ¾ INCH PVC RISERS SHALL BE SECURED TO STAKES WITH CONSTRICTING HOSE CLAMPS; NO FUNNY PIPE SHALL BE USED. HEADS AND NOZZLES SHALL PROVIDE MATCHED PRECIPITATION RATES FOR EACH ZONE.
3. PROGRAMMING: IRRIGATION SYSTEM SHALL BE PROGRAMMED TO PROVIDE APPROXIMATELY 1/2 INCH OF WATER EVERY THREE DAYS DURING THE DRY SEASON (APPROXIMATELY JUNE 15TH TO OCTOBER 15TH). IRRIGATION AMOUNTS IN ZONES LOCATED IN THE SHADE OR ON STEEP SLOPES MAY BE REDUCED IF APPROVED BY THE PROJECT BIOLOGIST OR ECOLOGIST OR THE PROJECT ECOLOGIST/BIOLOGIST.
4. WATER AND POWER SUPPLY FOR SYSTEM: THE OWNER SHALL PROVIDE WATER AND ELECTRICITY FOR THE SYSTEM.
5. AS-BUILT DRAWING: A CHART DESCRIBING THE LOCATION OF ALL INSTALLED OR OPEN ZONES AND CORRESPONDING CONTROLLER NUMBERS SHALL BE PROVIDED BY THE CONTRACTOR AND PLACED INSIDE THE CONTROLLER AND GIVEN TO THE OWNER'S REPRESENTATIVE.
6. WARRANTY: THE IRRIGATION SYSTEM SHALL INCLUDE A ONE-YEAR WARRANTY AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FROM THE DATE OF FINAL PROJECT ACCEPTANCE. THE WARRANTY SHALL INCLUDE SYSTEM ACTIVATION AND WINTERIZATION FOR THE FIRST YEAR AND IMMEDIATE REPAIR OF THE SYSTEM IF IT IS OBSERVED TO BE MALFUNCTIONING.

J. RESTORE EXISTING NATURAL OR LANDSCAPED AREAS:

1. EXISTING NATURAL OR LANDSCAPED AREAS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, UNLESS IMPROVEMENTS OR MODIFICATIONS ARE SPECIFIED FOR THOSE AREAS.
2. CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY TO THE TRUNK, ROOTS, OR BRANCHES OF ANY TREES OR SHRUBS THAT ARE TO REMAIN. ANY LIVING, WOODY PLANT THAT IS DAMAGED DURING CONSTRUCTION SHALL BE TREATED WITHIN 24 HOURS OF OCCURRENCE, AND THE PROJECT BIOLOGIST OR ECOLOGIST SHALL BE NOTIFIED IMMEDIATELY OF THE INCIDENT. DAMAGE TREATMENT SHALL INCLUDE EVENLY CUTTING BROKEN BRANCHES, BROKEN ROOTS, AND DAMAGED TREE BARK. INJURED PLANTS SHALL BE THOROUGHLY WATERED AND ADDITIONAL MEASURES SHALL BE TAKEN, AS APPROPRIATE, TO AID IN PLANT SURVIVAL.

L. FINAL INSPECTION AND APPROVAL: THE CONTRACTOR SHALL NOTIFY THE PROJECT BIOLOGIST OR ECOLOGIST IN WRITING AT LEAST TEN DAYS PRIOR TO THE REQUESTED DATE OF A PROJECT COMPLETION INSPECTION. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED BY THE PROJECT BIOLOGIST OR ECOLOGIST AND SUBMITTED TO THE CONTRACTOR FOR COMPLETION. AFTER PUNCH LIST ITEMS HAVE BEEN COMPLETED, THE PROJECT BIOLOGIST OR ECOLOGIST SHALL REVIEW THE PROJECT AGAIN FOR FINAL ACCEPTANCE OF PLAN IMPLEMENTATION. IF PUNCH LIST ITEMS REQUIRE PLANT REPLACEMENT, AND THE INSPECTION OCCURS OUTSIDE OF A SUITABLE PLANTING SEASON, PLANTS SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.

M. AS-BUILT PLAN: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT LOCATIONS AND QUANTITIES ON THE PLANT SCHEDULE WITH THOSE REPRESENTED AS SYMBOLS ON THE MITIGATION PLANS. CONTRACTOR SHALL KEEP A COMPLETE SET OF PRINTS AT THE JOB SITE DURING CONSTRUCTION FOR THE PURPOSE OF RECORDING IN-THE-FIELD CHANGES OR MODIFICATIONS TO THE APPROVED PLANS. THIS INFORMATION SHALL BE UPDATED ON A DAILY BASIS AS NECESSARY.

PART 4: ONE YEAR CONTRACTOR WARRANTY

NOTE: THESE MAINTENANCE SPECIFICATIONS APPLY TO THE ONE-YEAR CONTRACTOR WARRANTY PERIOD ONLY. IF THIS MITIGATION PROJECT REQUIRES LONG-TERM PERFORMANCE MONITORING, AS DETERMINED BY THE GOVERNING JURISDICTION, THE MAINTENANCE SPECIFICATIONS AND GUIDELINES ASSOCIATED WITH THE PERFORMANCE MONITORING STANDARDS ARE INCLUDED IN THE MITIGATION REPORT ASSOCIATED WITH THIS PLAN SET, AND MAY ALSO BE INCLUDED ON A SEPARATE PLAN SHEET IF REQUIRED.

A. REVIEW OF MAINTENANCE REQUIREMENTS: CONTRACTOR SHALL REVIEW LANDSCAPE MAINTENANCE RECOMMENDATIONS WITH A QUALIFIED WETLAND BIOLOGIST FROM THE PROJECT BIOLOGIST OR ECOLOGIST WHO IS FAMILIAR WITH THE STATED GOALS AND OBJECTIVES OF THE PROJECT PLAN.

B. MAINTENANCE ACTIVITIES: CONTRACTOR SHALL MAINTAIN TREES AND SHRUBS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE IN ORDER TO MAINTAIN HEALTHY GROWTH AND HABITAT DIVERSITY. MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO: (A) REPLACING PLANTS DUE TO MORTALITY, (B) TIGHTENING AND REPAIRING TREE STAKES, (C) RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITIONS, AND (D) CORRECTING DRAINAGE PROBLEMS AS REQUIRED.

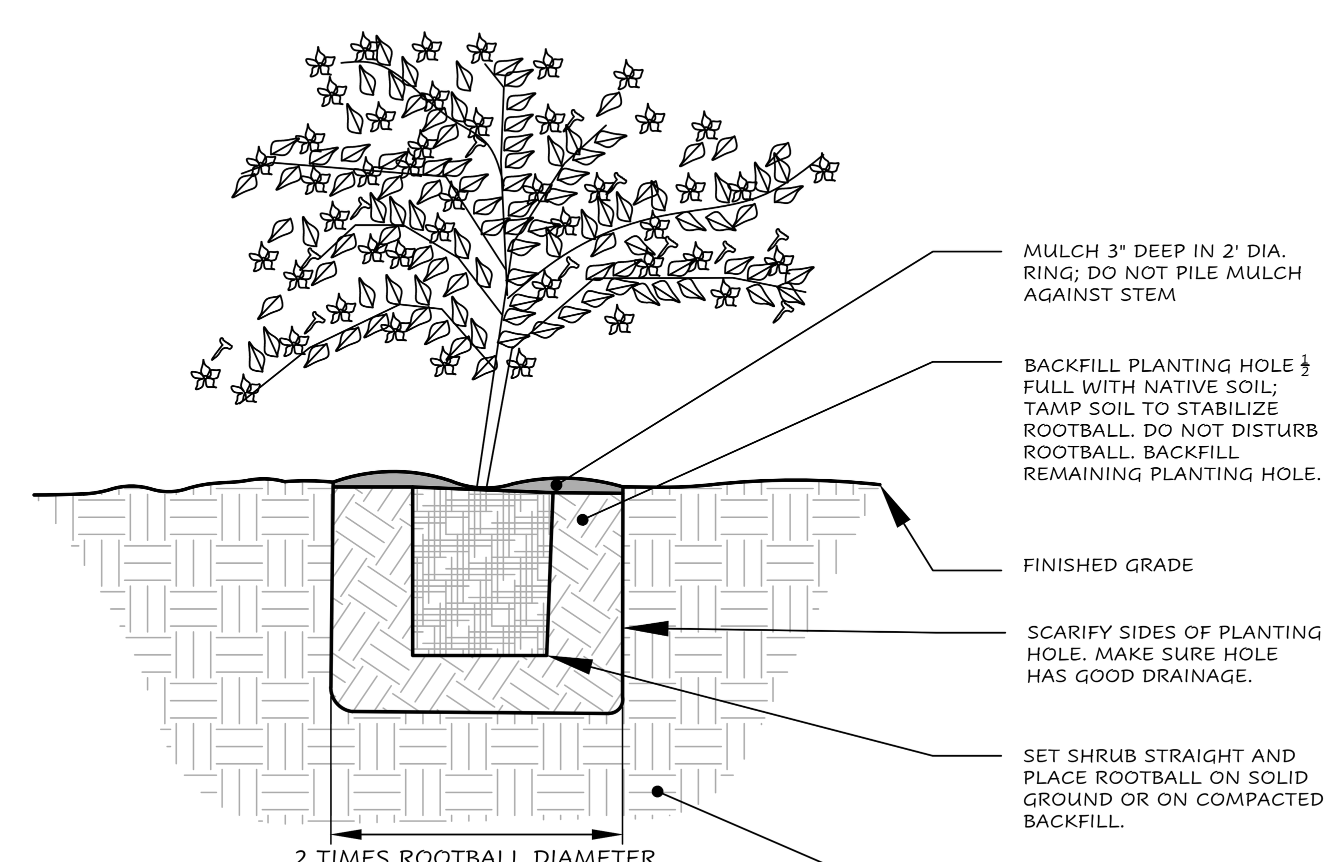
C. IRRIGATION:

1. SYSTEM MAINTENANCE AND REPAIR: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTIVATING, WINTERIZING, MAINTAINING, AND CONTINUALLY VERIFYING THE ADEQUATE OPERATION OF THE TEMPORARY IRRIGATION SYSTEM FOR THE FIRST GROWING SEASON FOLLOWING INSTALLATION. SYSTEM FUNCTION (INCLUDING ELECTRONIC VALVE AND CONTROLLER FUNCTION) SHALL BE INSPECTED FOR OPERATION AND FULL COVERAGE OF ALL PLANTED AREAS DURING EACH MAINTENANCE VISIT. THE SYSTEM SHALL BE REPAIRED IMMEDIATELY IF FOUND TO BE DAMAGED OR MALFUNCTIONING. SYSTEM SHALL BE PROGRAMMED AND MAINTAINED TO PROVIDE APPROXIMATELY ½ INCH OF WATER EVERY THREE DAYS.

D. EROSION AND DRAINAGE: CONTRACTOR SHALL CORRECT EROSION AND DRAINAGE PROBLEMS AS REQUIRED.

E. IRRIGATION SYSTEM REMOVAL: CONTRACTOR SHALL REMOVE IRRIGATION SYSTEM APPROXIMATELY 2 YEARS AFTER PLANTING, OR AS APPROVED BY THE PROJECT BIOLOGIST OR ECOLOGIST.

F. FINAL MAINTENANCE INSPECTION AND APPROVAL: UPON COMPLETION OF THE ONE-YEAR MAINTENANCE PERIOD, AN INSPECTION BY THE PROJECT BIOLOGIST OR ECOLOGIST SHALL BE CONDUCTED TO CONFIRM THAT THE PROJECT AREA WAS PROPERLY MAINTAINED. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED AND SUBMITTED TO THE CONTRACTOR FOR CORRECTION. UPON CORRECTION OF THE PUNCH LIST ITEMS, THE PROJECT SHALL BE REVIEWED BY THE PROJECT BIOLOGIST OR ECOLOGIST FOR FINAL CLOSEOUT OF PLAN IMPLEMENTATION.



(1) CONTAINER SHRUB PLANTING DETAIL

N.T.S

Know what's below. Call before you dig.

NOTES

1. SURVEY PROVIDED BY CAMP LAND SURVEYORS, 1137 NAVAL AVE, BREMERTON WA 98312, (701) 859-3532.
2. SITE PLAN PROVIDED BY DESIGN LYRIC, LLC, 9824 223RD PL NE, REDMOND, WA 98053, (206)853-9874.
3. SOURCE DRAWING WAS MODIFIED BY EASTSIDE ENVIRONMENTAL PROS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY EASTSIDE ENVIRONMENTAL PROS IN APRIL, 2023.

EASTSIDE ENVIRONMENTAL PROS, INC.
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MITIGATION PLAN
PLANTING SPECIFICATIONS
ASISH REDEVELOPMENT
BELLEVUE, WASHINGTON

Date 04-27-2023
Scale AS SHOWN
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