

# Sammamish Reduced Shoreline Setback

SMC 25.06.020 (11)

# Shoreline Restoration regulations

Reductions are cumulative, but in no case can the setback be less than 20 feet

Of the 9 reductions you must utilize #1 and then #s 2 or 3 if a bulkhead is present.

The applicant can then utilize # 4 reduction of active use area and then #5 for near shore restoration

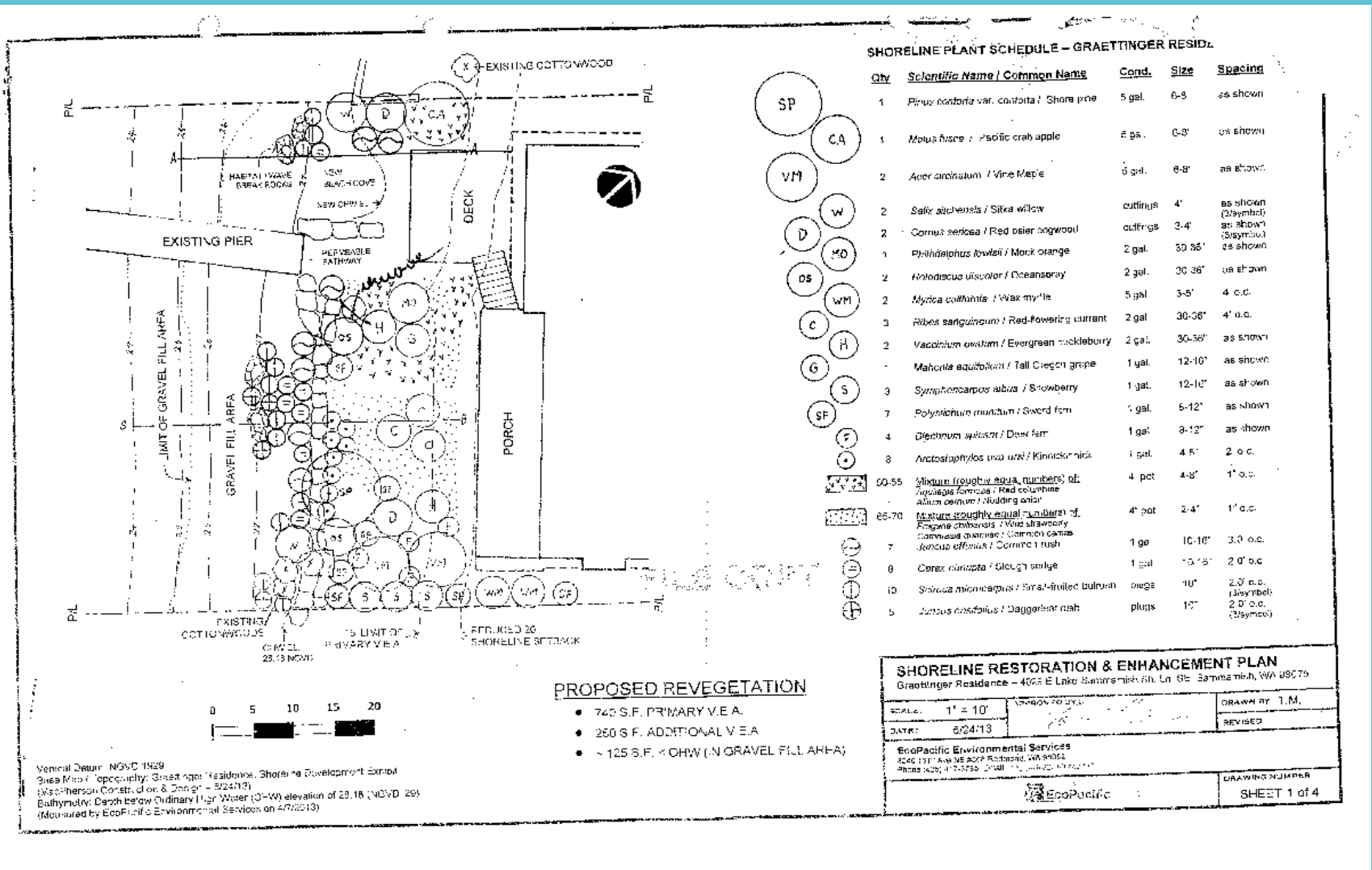
The applicant can utilize #s 6-8 after that if necessary to reach 20 feet.

These reductions are presented as plan sets both as part of single family building permit or as a separate grading permit if for restoration only.

# Shoreline Restoration regulations

Process:

1. Applicant applies for either a single family building permit (most common) or a clear and grade for shoreline restoration only.
2. The site plan and planting plans are reviewed by the City's Senior Environmental Planner/wetland biologist.
3. Once the plans are approved the applicant submits a bond quantity worksheet which is approved by the Sr. Planner and submits a bond.
4. After installation the site is inspected by the Sr. Planner/Wetland biologist and an M and D bond is submitted and left in place over the 5 year monitoring period.



**SHORELINE PLANT SCHEDULE - GRAETINGER RESID.**

Qty	Scientific Name / Common Name	Cont.	Size	Spacing
1	<i>Pinus contorta</i> var. <i>contorta</i> / Shore pine	5 gal.	6-8'	as shown
1	<i>Malus fusca</i> / Pacific crab apple	2 gal.	6-8'	as shown
2	<i>Acer arincatum</i> / Vine Maple	5 gal.	6-8'	as shown
2	<i>Salix alba</i> var. <i>alba</i> / Sitka willow	cuttings	4'	as shown (3x2x1)
2	<i>Cornus sericea</i> / Red osier dogwood	cuttings	3-4'	as shown (3x2x1)
1	<i>Philadelphus lewisii</i> / Mock orange	2 gal.	30-36"	as shown
2	<i>Holodiscus ulmifolius</i> / Oceanspray	2 gal.	30-36"	as shown
2	<i>Myrica californica</i> / Wax myrtle	5 gal.	3-5'	4' o.c.
3	<i>Ribes sanguinum</i> / Red-flowering currant	2 gal.	30-36"	4' o.c.
2	<i>Vaccinium ovatum</i> / Evergreen huckleberry	2 gal.	30-36"	as shown
1	<i>Malvula aquifolium</i> / Tall Oregon grape	1 gal.	12-10"	as shown
3	<i>Symphoricarpos albus</i> / Snowberry	1 gal.	12-10"	as shown
7	<i>Polystichum nudum</i> / Sword fern	1 gal.	5-12"	as shown
4	<i>Dicentra spicata</i> / Deer fern	1 gal.	3-12"	as shown
8	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick	1 gal.	4-5"	2' o.c.
50-55	Mixture (roughly equal numbers) of: <i>Asplenium platyneuron</i> / Red columbine <i>Allium acuminatum</i> / Nodding onion	4" pot	4-8"	1' o.c.
65-70	Mixture (roughly equal numbers) of: <i>Fragaria chiloensis</i> / Wild strawberry <i>Camissonia maritima</i> / Common camas <i>Juncus effusus</i> / Common reed	4" pot	3-4"	1' o.c.
7	<i>Juncus effusus</i> / Common reed	1 gal.	10-16"	3.0' o.c.
8	<i>Carex lasiocarpa</i> / Slough sedge	1 gal.	10-16"	2.0' o.c.
10	<i>Salix microcarpa</i> / Fruit-fruited bulrush	bags	10"	2.0' o.c. (3x2x1)
5	<i>Juncus roemerianus</i> / Daggerleaf rush	plants	10"	2.0' o.c. (3x2x1)

**SHORELINE RESTORATION & ENHANCEMENT PLAN**  
 Graettinger Residence - 4055 E Lake Sammamish Blvd. Ln. SE, Sammamish, WA 98075

SCALE: 1" = 10'	APPROVED BY: [Signature]	DRAWN BY: T.M.
DATE: 6/24/13		REVISED:

EcoPacific Environmental Services  
 3240 131st Ave NE 200P Redmond, WA 98052  
 Phone: 425.751.2222 Fax: 425.751.2223

**EcoPacific**

DRAWING NUMBER: SHEET 1 of 4

Planting Plan



# Shoreline Restoration regulations outcomes

Some projects merely recreate rock bulkhead with timber and vegetation utilizing option number 3 rather than number 2.

The most successful are those where the owner of the property becomes actively involved in monitoring the survival of the vegetation rather than a hired consultant.

Monitoring is the most hit or miss. Property owners often do not submit monitoring reports and the City has to remind them to do so through recording a notice on title and also in utilizing our code compliance officer.