



**King County**  
Department of Permitting  
and Environmental Review

**Residential Site Plan Template**

Ref: **KCC 21a.12.030**

Max. Impervious Surface Allowed \_\_\_\_\_

Max. Bldg. Height Allowed \_\_\_\_\_

Ref: **KCC 21a.12.170**

Min. Blg. Setback From Street \_\_\_\_\_

Min. Garage Setback From Street \_\_\_\_\_

Min. Blg. Setback From Interior \_\_\_\_\_

Permit Center validation:

- Zoning
- Site Review Not Applicable

Validated Signature \_\_\_\_\_

Login Initials \_\_\_\_\_ Date: \_\_\_\_\_

**Engineering / Drainage Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Critical Areas Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Clearing / Grading Approval**

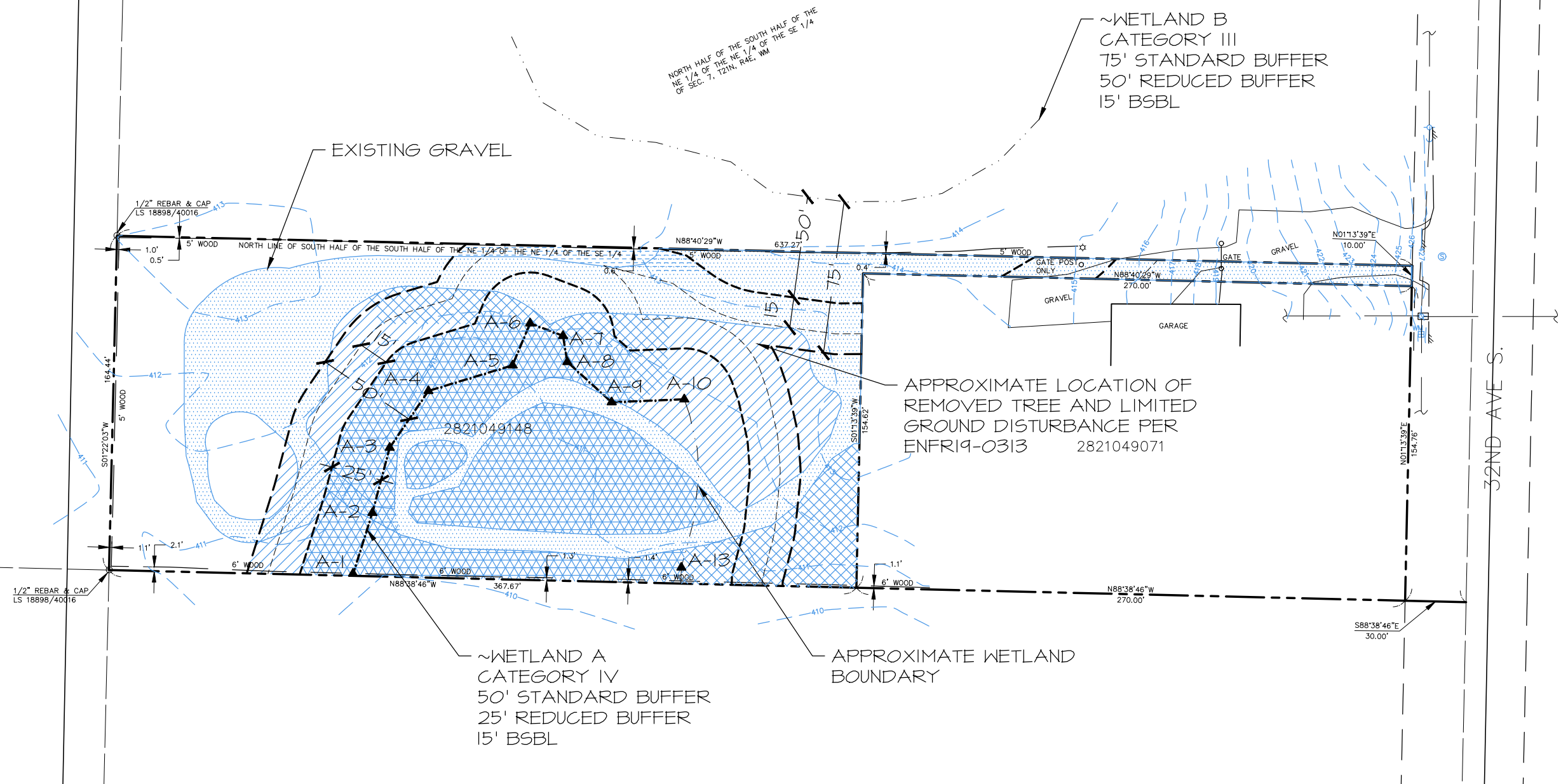
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Fire Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



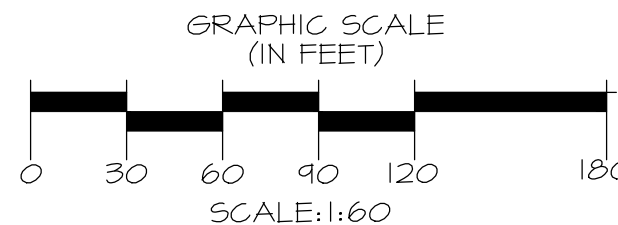
**EXISTING CONDITIONS LEGEND**

- PROPERTY LINE
- WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY
- STANDARD 50/75' WETLAND BUFFER
- REDUCED 25/50' BUFFER
- 15' BSBL
- ▲ A-# WETLAND FLAG LOCATION
- [Hatched] 50% HIMALAYAN BLACKBERRY, 50% OPEN ~ 9,397 SF
- [Cross-hatched] 100% JAPANESE KNOTWEED ~ 5,630
- [Dotted] 70% IVY, 30% OPEN ~ 945 SF
- [Diagonal lines] 40% NATIVE, 15% INVASIVE, 45% OPEN ~ 16,336 SF
- [Stippled] EXISTING GRAVEL AREAS

\*NOTE: INVASIVES OUTSIDE ENHANCEMENT AREAS TO BE REMOVED PRIOR TO COMPLETION OF MITIGATION PLAN IMPLEMENTATION

**NOTES**

1. BASE INFORMATION PROVIDED BY C.E.S. WA INC., CIVIL ENGINEERING & SURVEYING, 429 29TH ST NE SUITE D, PUYALLUP, WA 98372 (253) 848-4282.



Permit Number: ENFR19-0313

Parcel Number: 282104-9148

Applicant Name: AFICHUK

Site Address: TBD

Engineering Scale: 1" = 60

Sheet 1 of 5



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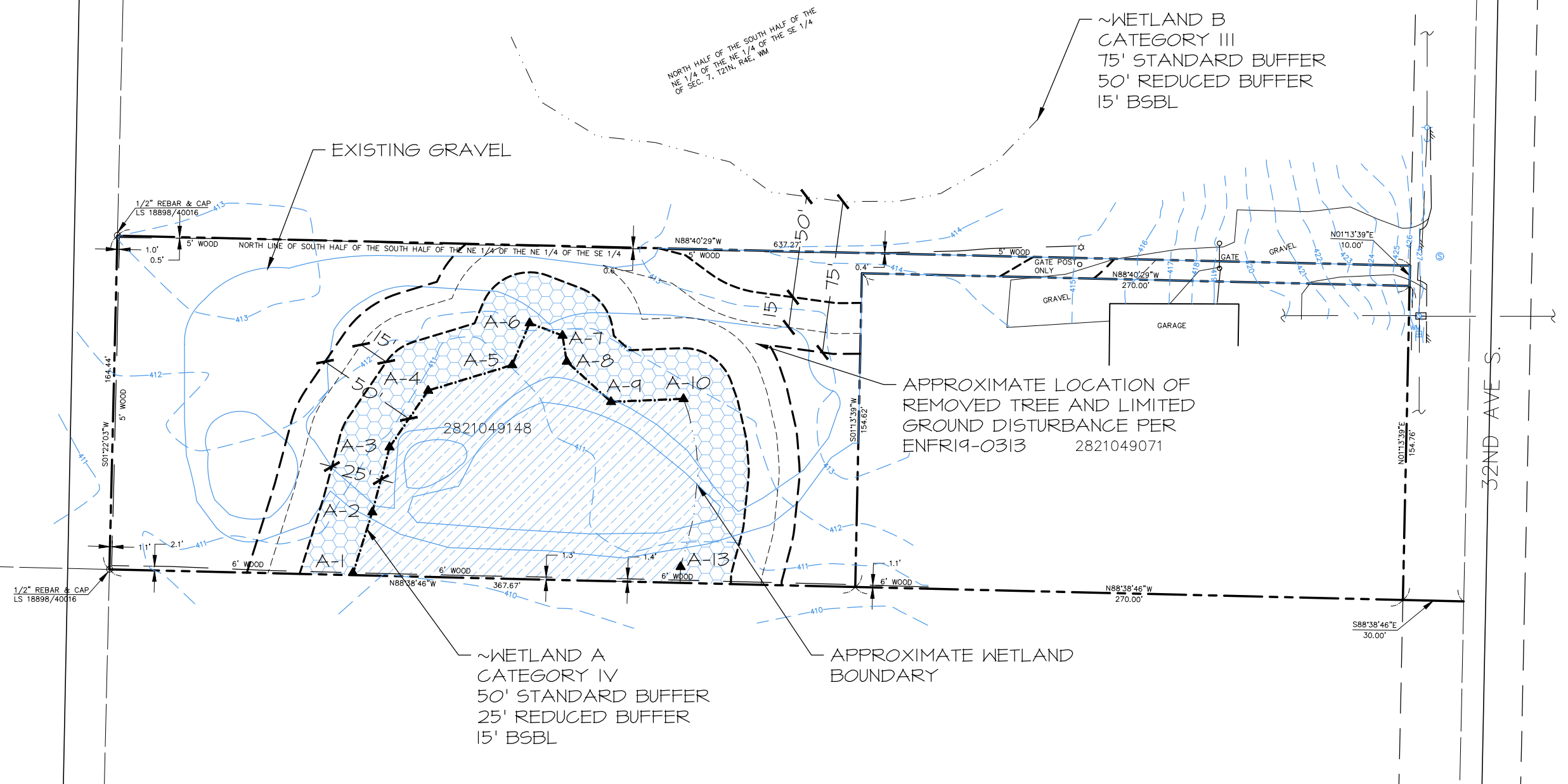
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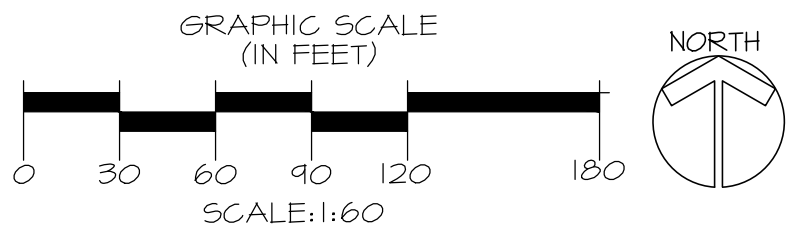


**MITIGATION LEGEND**

- PROPERTY LINE
- WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY
- STANDARD WETLAND BUFFER
- REDUCED BUFFER
- 15' BSBL
- ▲ A-# WETLAND FLAG LOCATION
- WETLAND ENHANCEMENT 15,028 SF
- BUFFER ENHANCEMENT 9,771 SF

**NOTES**

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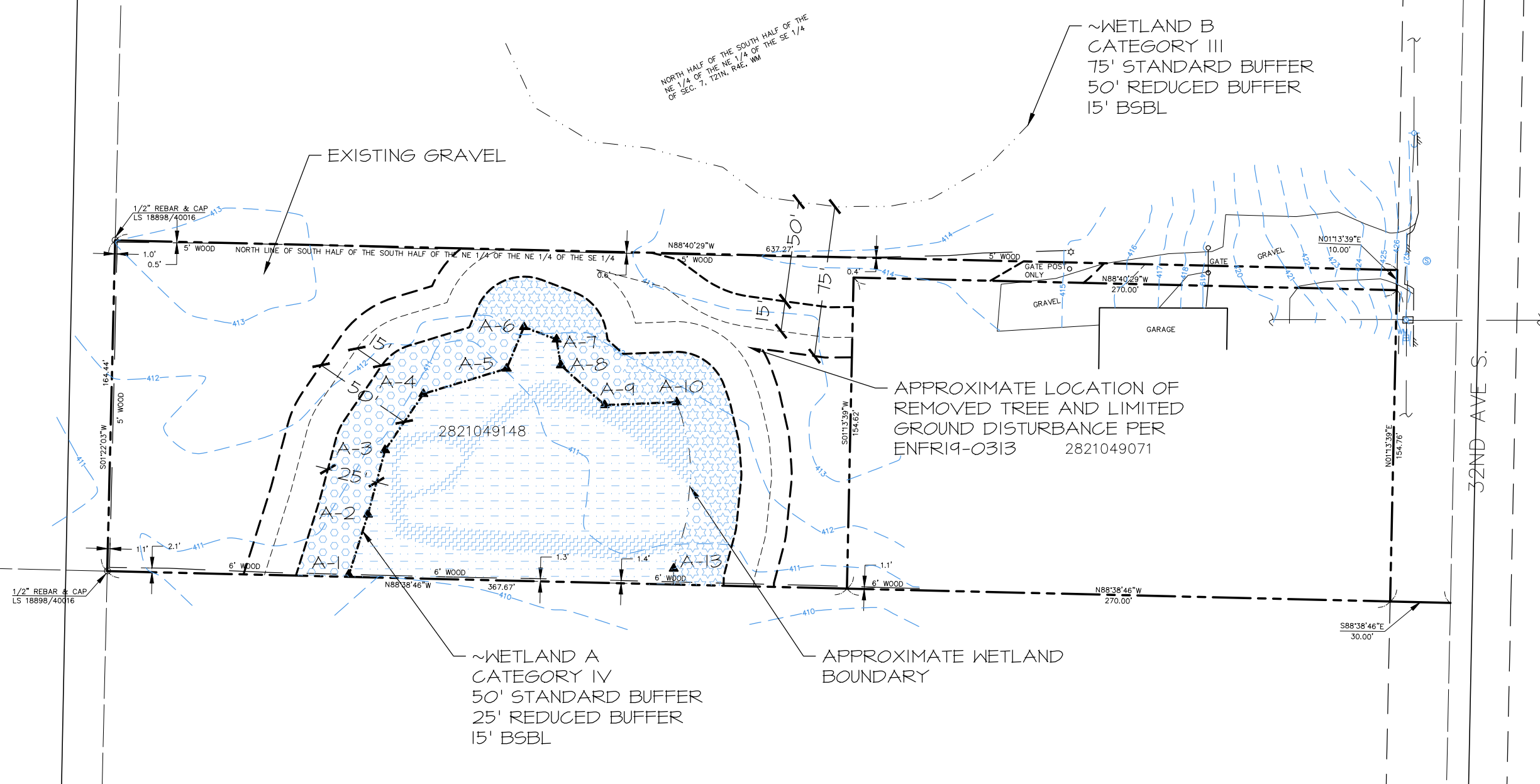
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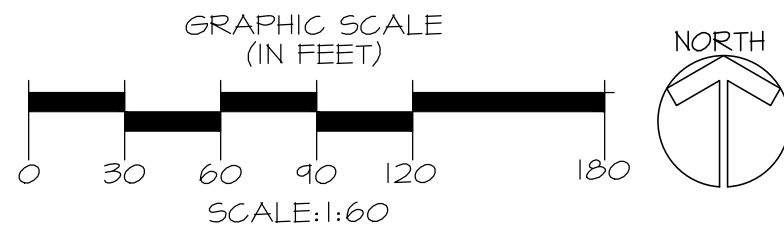


**PLAN LEGEND**

- PROPERTY LINE
- - - - - WETLAND BOUNDARY
- · - · - · - APPROXIMATE WETLAND BOUNDARY
- STANDARD 50/75' WETLAND BUFFER
- REDUCED 25/50' BUFFER
- 15' BSBL
- ▲ A-# WETLAND FLAG LOCATION
- [Pattern] AREA 1 WETLAND PLANTING AT 70% DENSITY ~ 11,268 SF
- [Pattern] AREA 2 WETLAND PLANTING AT 100% DENSITY ~ 3,761 SF
- [Pattern] AREA 3 BUFFER PLANTING AT 70% DENSITY ~ 5,044
- [Pattern] AREA 4 BUFFER PLANTING AT 100% DENSITY ~ 4,730 SF

**NOTES**

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Permit Number: ENFRI9-0313

Parcel Number: 282104-9148

Applicant Name: AFICHUK

Site Address: TBD

Engineering Scale: 1" = 60'

Sheet 3 of 5



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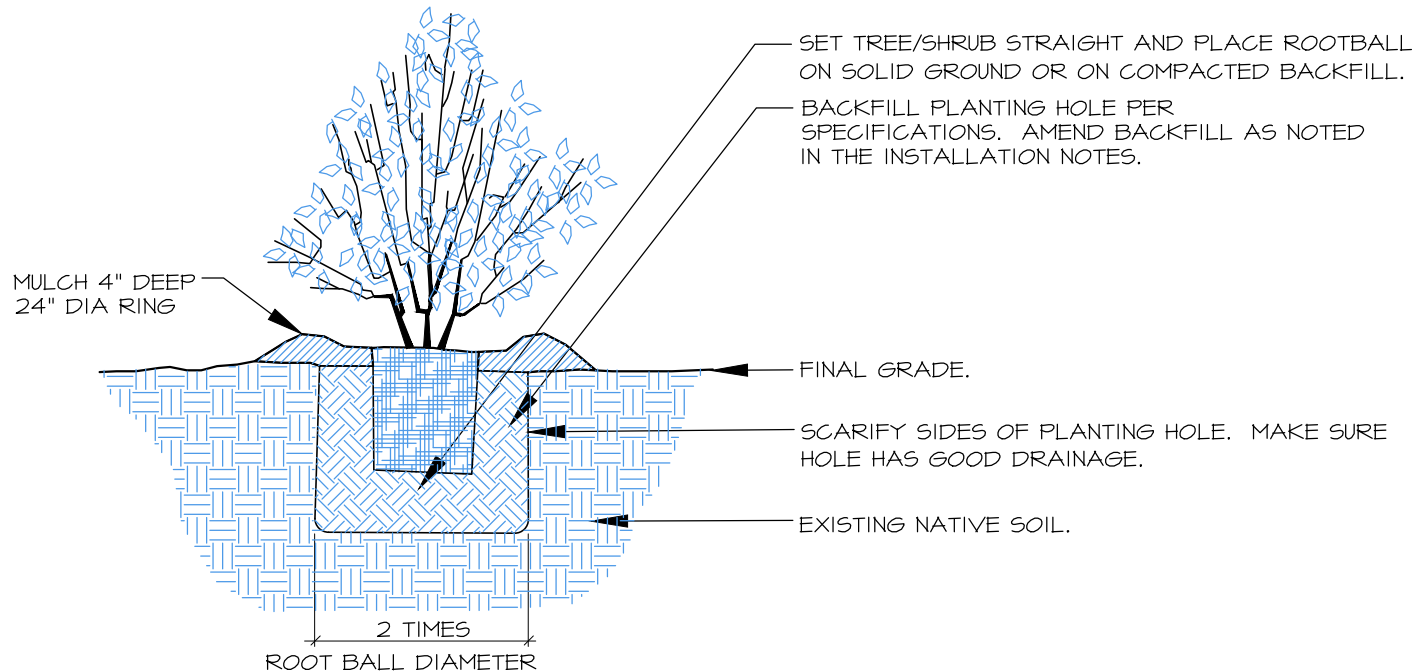
**PLANT SCHEDULE**

**TREES**

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	AREA 1 QTY.	AREA 2 QTY.	AREA 3 QTY.	AREA 4 QTY.	SIZE (MIN.)	NOTES
AM	ACER MACROPHYLLUM	BIGLEAF MAPLE	9' O.C.			6	8	2 GAL.	SINGLE TRUNK, WELL BRANCHED
AR	ALNUS RUBRA	RED ALDER	9' O.C.	31	15	6	8	2 GAL.	SINGLE TRUNK, WELL BRANCHED
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9" O.C.			6	8	2 GAL.	MUTI-STEM (3 MIN.)
CD	CRATAEGUS DOUGLASII	BLACK HAWTHORN	9' O.C.			6	8	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	32	15	6	8	2 GAL.	FULL & BUSHY
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.			6	8	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	32	15	6	8	2 GAL.	FULL & BUSHY

**SHRUBS**

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	AREA 1 QTY.	AREA 2 QTY.	AREA 3 QTY.	AREA 4 QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	6' O.C.			12	16	1 GAL.	MULTI-CANE (3 MIN.)
C	CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.C.	74	35			1 GAL.	MULTI-CANE (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	6' O.C.			12	16	1 GAL.	MULTI-CANE (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	6' O.C.	74	35	12	17	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	6' O.C.			13	17	1 GAL.	FULL & BUSHY
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	6' O.C.	73	35	12	16	1 GAL.	MULTI-CANE (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRENT	6' O.C.			12	16	1 GAL.	MULTI-CANE (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	6' O.C.			13	17	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.			13	17	1 GAL.	MULTI-CANE (3 MIN.)



**1** CONTAINER PLANTING (TYP.)  
SCALE: NTS





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**Clearing / Grading Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Fire Approval**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**SPECIFICATIONS**

1. PRIOR TO INVASIVE REMOVAL, INJECT KNOTWEED ON THE WHOLE SITE PER KING COUNTY STANDARDS. AFTER FULL KILL, REMOVE REMAINING PLANT MATERIAL FROM THE SITE THROUGH GRUBBING. ADD CEDAR GROVE COMPOST OR DEJONG'S FERTIL-MULCH TO PRE-CLEARING GRADES IN ALL WEED REMOVAL AREAS.
2. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE VEGETATION SHALL BE REMOVED AND EXPORTED OFF-SITE.
3. EXISTING GRAVEL AREAS AND OTHER COMPACTED AREAS WITHIN THE ENHANCEMENT AREAS SHALL BE DE-CONSOLIDATED AND AMENDED WITH 4" OF CEDAR GROVE COMPOST OR DEJONG'S FERTIL-MULCH PRIOR TO PLANTING.
4. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND APRIL 30TH.
5. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO COMPOST TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS OR COMPOSTED CLEAN HOG-FUEL PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED IN AREAS 2 AND 4 AND WITHIN A 24" DIAMETER AROUND EACH PLANT IN AREAS 1 AND 3.
6. ALL TREES SHALL BE 2-GALLON MIN. ALL SHRUBS SHALL BE 1-GALLON MIN.
7. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
8. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
9. ALL PLANTINGS SHALL BE IRRIGATED WITH AN ABOVE-GROUND, TEMPORARY IRRIGATION SYSTEM AT A RATE OF 1/2" OF FLOW 2 TIMES WEEKLY, FROM JUNE 15-OCT 31 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE 1/2" OF FLOW 1 TIMES WEEKLY FROM JULY 1ST - SEPTEMBER 30TH. THE SYSTEM CAN BE REMOVED AT THE END OF THE 3-YEAR MONITORING PERIOD.
10. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
11. PERFORMANCE STANDARDS INCLUDE: 1) FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST THREE YEARS, THE OVERALL RESTORATION AREA WILL CONTAIN AT LEAST 12 NATIVE PLANT SPECIES. FOLLOWING EACH MONITORING EVENT, THERE WILL BE 100% NATIVE WOODY PLANT SURVIVAL AT YEAR 1. SURVIVAL WILL BE A MINIMUM OF 80% FOR YEARS 2-3 OF ALL PLANTED TREE AND SHRUB SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES. 2)NATIVE WOODY COVER (PLANTED OR RECOLONIZED NATIVE SPECIES) SHALL BE 15% AT YEAR 1, 20% AT YEAR 2, AND 30% AT YEAR 3. 3) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST THREE YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO; HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIPE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, SCOT'S BROOM, THISTLE AND CREEPING NIGHTSHADE.
12. MONITORING WILL OCCUR ON A TWICE YEARLY BASIS WITH REPORTS SUBMITTED TO KING COUNTY AT THE ANNIVERSARY OF CONSTRUCTION APPROVAL. REPORT WILL INCLUDE A SUMMARY OF SUCCESS OF THE RESTORATION AREA IN RELATION TO THE APPROVED PERFORMANCE STANDARDS. REPORTS WILL ALSO INCLUDE PHOTOS TAKEN FROM VARIOUS POINTS AT CONSTRUCTION COMPLETION.
13. A PERFORMANCE BOND WILL BE POSTED, PRIOR TO PLAN APPROVAL - SEE KING COUNTY BOND WORKSHEET.
14. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASES ACCORDING TO THE SCHEDULE BELOW.
15. UPON COMPLETION OF THE LAST MONITORING REPORT, IF PERFORMANCE STANDARDS ARE MET, AOA WILL PROVIDE A FINAL REPORT TO THE COUNTY REQUESTING BOND RELEASE. UPON FINAL APPROVAL BY THE COUNTY, THE BOND WILL BE RELEASED AND THE PROJECT WILL BE COMPLETE.

ANNUAL MAINTENANCE SCHEDULE

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

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

MAINTENANCE WILL INCLUDE:

1. REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
2. CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
3. REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID, AS DETAILED BY AOA IN THE MONITORING REPORT.
4. REPLACEMENT OF PLANTS, AS DIRECTED BY AOA, IF MORTALITY EXCEEDS 20%.
5. THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.
6. ANY ADDITIONAL ITEMS IDENTIFIED BY AOA DURING THE THREE-YEAR MONITORING PERIOD.

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Sheet 5 of 5