

NOT A PART OF CAD
 PORTION OF PARCEL OUTSIDE OF THE EVALUATION
 AREA (THIS AREA IS TOTALLY ENCUMBERED BY TYPE
 F AQUATIC AREAS OR THEIR 165' BUFFERS)

CAD - EVALUATED AREA

TYPE F AQUATIC AREA
 165' BUFFER
 15' BSBL

CAD AREA

SEE FIGURE 2 FOR
 ENLARGEMENT

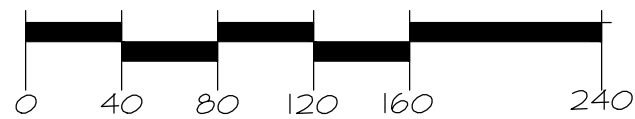
PLAN LEGEND

- PROPERTY LINE
- TYPE F AQUATIC AREA
- +--- OFF-SITE WETLAND
- STREAM/WETLAND BUFFER
- 15' BSBL
- RESTORED TYPE F AQUATIC
 AREA BOUNDARY

APPROXIMATE OFF-SITE CATEGORY II
 WETLAND
 75' BUFFER
 15' BSBL

OFF-SITE TYPE F
 AQUATIC AREA
 165' BUFFER
 15' BSBL

GRAPHIC SCALE
 (IN FEET)



SCALE: 1:80



NOTES

1. SITE PLAN PROVIDED BY ENCOMPASS, 165 JUNIPER ST., SUITE 201, ISSAQUAH, WA 98027, (425) 392-0250.
2. RESTORED WETLAND BOUNDARY, TOP OF BANK AND CONTOURS FROM TOPOGRAPHIC SURVEY BY TARGET SURVEYORS, INC. - ISSAQUAH, WA - 05-18-1990

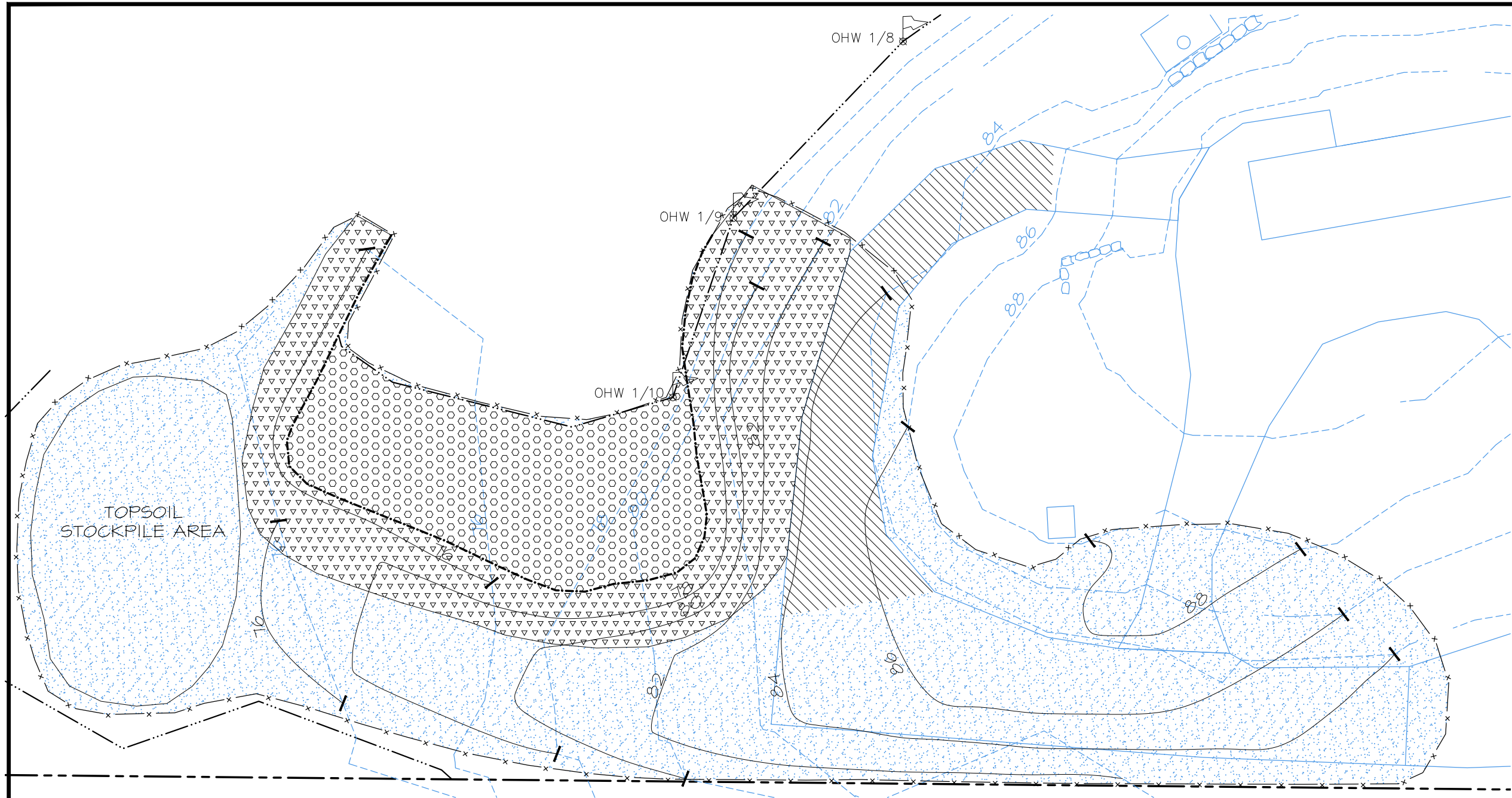
PROJECT	5580
DRAWN	SO
SCALE	AS NOTED
DATE	06-04-19
REVISED	02-10-21

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FIGURE 1: EXISTING CONDITIONS
 LAYMAN PROPERTY - CRITICAL AREA RESTORATION PLAN
 KING COUNTY, WASHINGTON
 PARCEL #272507-9035

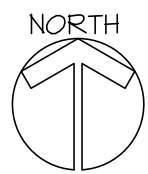


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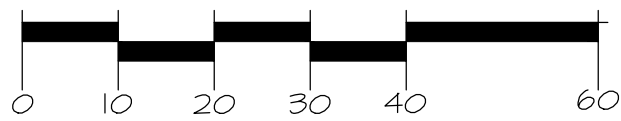


PLAN LEGEND

-----	PROPERTY LINE	
.....	TYPE F AQUATIC AREA	
.....	OFF-SITE WETLAND	
-----	STREAM/WETLAND BUFFER	
-----	15' BSBL	
-x-x-x-	CLEARING LIMITS	
-----	RESTORED TYPE F AQUATIC AREA BOUNDARY	
[Hatched Box]	RESTORED TYPE F AQUATIC AREA	1,897 SF
[Dotted Box]	RESTORED TYPE F AQUATIC AREA BUFFER	2,745 SF
[Diagonal Hatched Box]	MITIGATION AREA PER BUILDING PERMIT PLAN SET	1,312 SF
[Stippled Box]	EXISTING LAWN TO BE RESEEDDED WITH ECO-LAWN	9,431 SF
---88---	EXISTING CONTOUR	
___80___	PROPOSED CONTOUR	



GRAPHIC SCALE
(IN FEET)



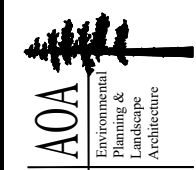
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NOTES

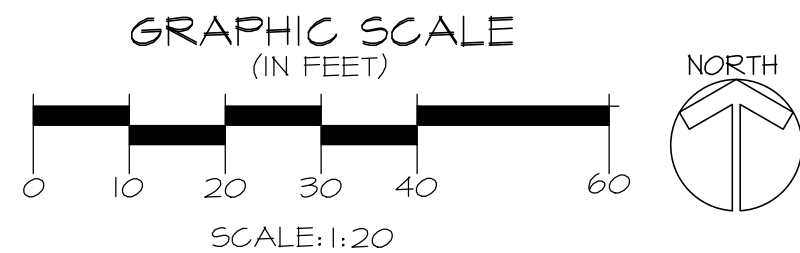
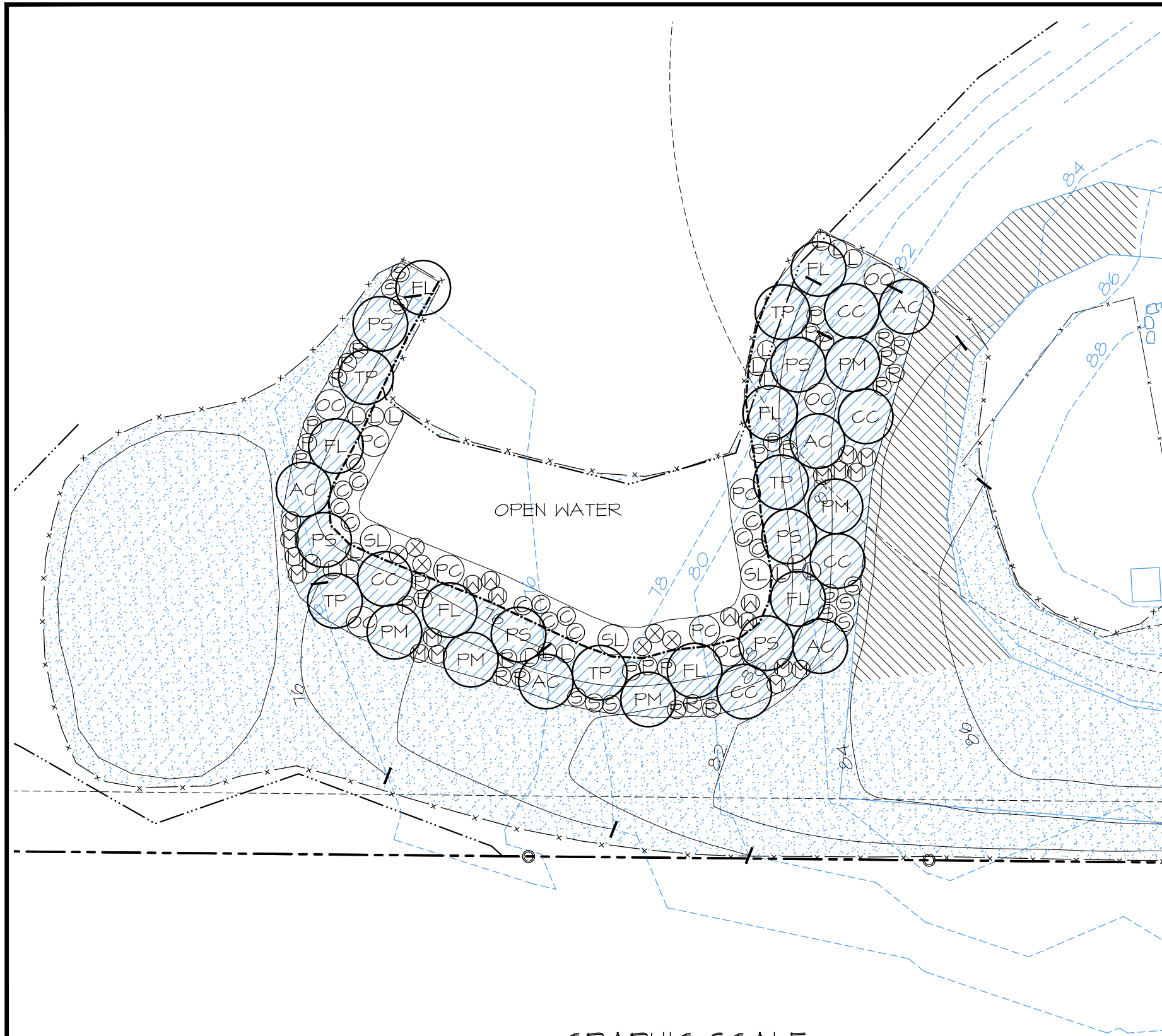
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2. RESTORED WETLAND BOUNDARY, TOP OF BANK AND CONTOURS FROM TOPOGRAPHIC SURVEY BY TARGET SURVEYORS, INC. - ISSAQUAH, WA - 05-18-1990

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REVISED	02-10-21

FIGURE 2: BUFFER IMPACTS & MITIGATION
LAYMAN PROPERTY - CRITICAL AREA RESTORATION PLAN
KING COUNTY, WASHINGTON
PARCEL #272507-9035



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PLANT LIST (SEE FIGURE 4 FOR SCHEDULE)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER CIRCINATUM	VINE MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
FL	FRAXINUS LATIFOLIA	OREGON ASH
PS	PICEA SITCHENSIS	SITKA SPRUCE
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
TP	THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
C	CORNUS SERICEA	RED-OSIER DOGWOOD
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK
R	ROSA NUTKANA	NOOTKA ROSE
P	ROSA PISOCARPA	CLUSTERED ROSE
SL	SALIX LASIANDRA	PACIFIC WILLOW
X	SALIX SCOULERIANA	SCOULER WILLOW
W	SALIX SITCHENSIS	SITKA WILLOW
S	SYMPHORICARPOS ALBUS	SNOWBERRY

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME
	GAULTHERIA SHALLON	SALAL
	POLYSTICHUM MUNITUM	SWORD FERN
	ECO-LAWN	

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PROJECT 5580	DRAWN SO	SCALE AS NOTED	DATE 06-04-19	REVISIONS 3/6	REVISED 02-10-21
<p>FIGURE 3: PLANTING PLAN LAYMAN PROPERTY - CRITICAL AREA RESTORATION PLAN KING COUNTY, WASHINGTON PARCEL #272507-9035</p>					
<p>Altmann Oliver Associates, LLC Environmental Planning & Landscape Architecture</p> <p>PO Box 578 Corvallis, WA 97331 Office (425) 333-4533 Fax (425) 333-4599</p>					
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PLANT SCHEDULE

TREES




KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	5	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	5	2 GAL.	MULTI-STEM (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	7	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	6	2 GAL.	FULL & BUSHY
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	5	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	5	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED-OSIER DOGWOOD	3' O.C.	13	1 GAL.	MULTI-STEM (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	3' O.C.	18	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	16	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	5' O.C.	5	1 GAL.	MULTI-STEM (3 MIN.)
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5' O.C.	4	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	14	1 GAL.	MULTI-STEM (3 MIN.)
P	ROSA PISOCARPA	CLUSTERED ROSE	3' O.C.	15	1 GAL.	MULTI-STEM (3 MIN.)
SL	SALIX LASIANDRA	PACIFIC WILLOW	5' O.C.	*9	4' CUTTING	1/2" DIA. MIN., BARK INTACT
X	SALIX SCOULERIANA	SCOULER WILLOW	3' O.C.	*18	4' CUTTING	1/2" DIA. MIN., BARK INTACT
W	SALIX SITCHENSIS	SITKA WILLOW	3' O.C.	*18	4' CUTTING	1/2" DIA. MIN., BARK INTACT
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)

*3 CUTTINGS PER SYMBOL

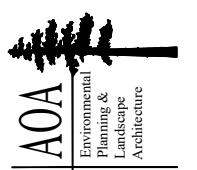
GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
	GAULTHERIA SHALLON	SALAL	3' O.C.	104	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	104	1 GAL.	FULL & BUSHY
	ECO-LAWN					

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FIGURE 4: PLANT SCHEDULE
LAYMAN PROPERTY - CRITICAL AREA RESTORATION PLAN
KING COUNTY, WASHINGTON
PARCEL #272507-9035



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SPECIFICATIONS

1. PRIOR TO ANY WORK WITHIN THE ENHANCEMENT AREA, THE PROPOSED GRADES IN THE RESTORATION AREAS SHALL BE STAKED AND REVIEWED BY AOA.
2. WORK SHALL BE DONE DURING THE DRY SEASON (AUGUST), WHEN THE POND IS AT ITS LOWEST LEVEL.
3. THERE WILL BE A PRE-CONSTRUCTION MEETING WITH AOA, THE CONTRACTOR AND THE COUNTY PRIOR TO GRADING.
4. CONTRACTOR SHALL TILL THE RESTORATION AREA TO BREAK UP LAWN, THEN STOCKPILE TOPSOIL IN THE AREA DESIGNATED ON THE PLAN. THEN GRADE TO 6" BELOW FINISHED CONTOURS AND REPLACE WITH STOCKPILED TOPSOIL TO FINISHED GRADE. AOA TO REVIEW SUBGRADE PRIOR TO TOPSOIL PLACEMENT AND AGAIN AFTER TOPSOIL PLACEMENT.
5. UPON AOA'S REVIEW OF GRADING, ALL BARE AREAS SHALL BE MULCHED WITH 3" HOG-FUEL OR WOODCHIP MULCH.
6. PRIOR TO PLANTING WITHIN THE ENHANCEMENT AREA, ALL GRAVEL SHALL BE REMOVED - THE AREA SHALL BE DECONSOLIDATED TO A DEPTH OF 12" AND AMENDED WITH 4" OF CEDAR GROVE BOOSTER BLEND.
7. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL WATERING IS PROVIDED IMMEDIATELY FOLLOWING PLANT INSTALLATION.
8. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PULL MULCH AWAY FROM PLANTING HOLE PRIOR TO PLANTING. PLANTS SHALL BE INSTALLED 3" HIGH AND MULCH REPLACED AFTER PLANTING TO A MINIMUM DEPTH OF 3" PLACED THROUGHOUT THE WOODY PLANTING AREAS.
9. 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.
10. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
11. PLANTINGS SHALL BE HAND-WATERED OR WATERED VIA A TEMPORARY IRRIGATION SYSTEM CAPABLE OF PROVIDING 1/2" OF FLOW TO EACH PLANT AT LEAST 2 TIMES PER WEEK FROM JUNE 15 - OCTOBER 15 FOR THE FIRST TWO YEARS AFTER PLANTING.
12. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.

MAINTENANCE & MONITORING PLAN

1. PERFORMANCE STANDARDS INCLUDE:
 - 1) YEAR 1 - THERE WILL BE 100% SURVIVAL OF ALL PLANTED SPECIES. FOLLOWING YEARS 5, THERE WILL BE 80% SURVIVAL RATE OF ALL PLANTED SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES.
 - 2) FOLLOWING THE FIRST YEAR AFTER PLANTING, A COMBINATION OF NATIVE OR NATURALIZED WOODY VEGETATION WILL COVER AT LEAST 10% OF THE RESTORATION AREAS. THE AREAL COVERAGE WILL INCREASE TO AT LEAST 20% FOLLOWING THE SECOND YEAR AFTER PLANTING, 30% FOLLOWING THE THIRD YEAR AFTER PLANTING, 40% FOLLOWING THE FOURTH YEAR AFTER PLANTING AND 50% FOLLOWING THE FIFTH YEAR AFTER PLANTING.
 - 3) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST 5 YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVERAGE IN ALL PLANTED AREAS. THESE SPECIES INCLUDE BUT ARE NOT LIMITED TO; HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, ENGLISH IVY, JAPANESE KNOTWEED, HEDGE BINDWEED, YELLOW FLAG IRIS, PURPLE AND YELLOW LOOSESTRIPE, THISTLE, NIGHTSHADE, POISON HEMLOCK, CHERRY LAUREL, ENGLISH HOLLY AND SCOT'S BROOM.
2. ANNUAL MONITORING REPORTS WILL BE PREPARED AND SUBMITTED TO KING COUNTY IN THE FALL OF EACH OF THE 5 YEARS OF THE 5-YEAR MONITORING PERIOD. THE REPORTS WILL DETAIL IF THE SITE IS MEETING THE PERFORMANCE STANDARDS AND PROVIDE PHOTOS FROM ESTABLISHED PHOTO POINTS.
3. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
4. MAINTENANCE SHALL BE IMPLEMENTED IN MARCH, MAY, JULY AND OCTOBER FOR THE DURATION OF THE MONITORING PERIOD ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

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

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

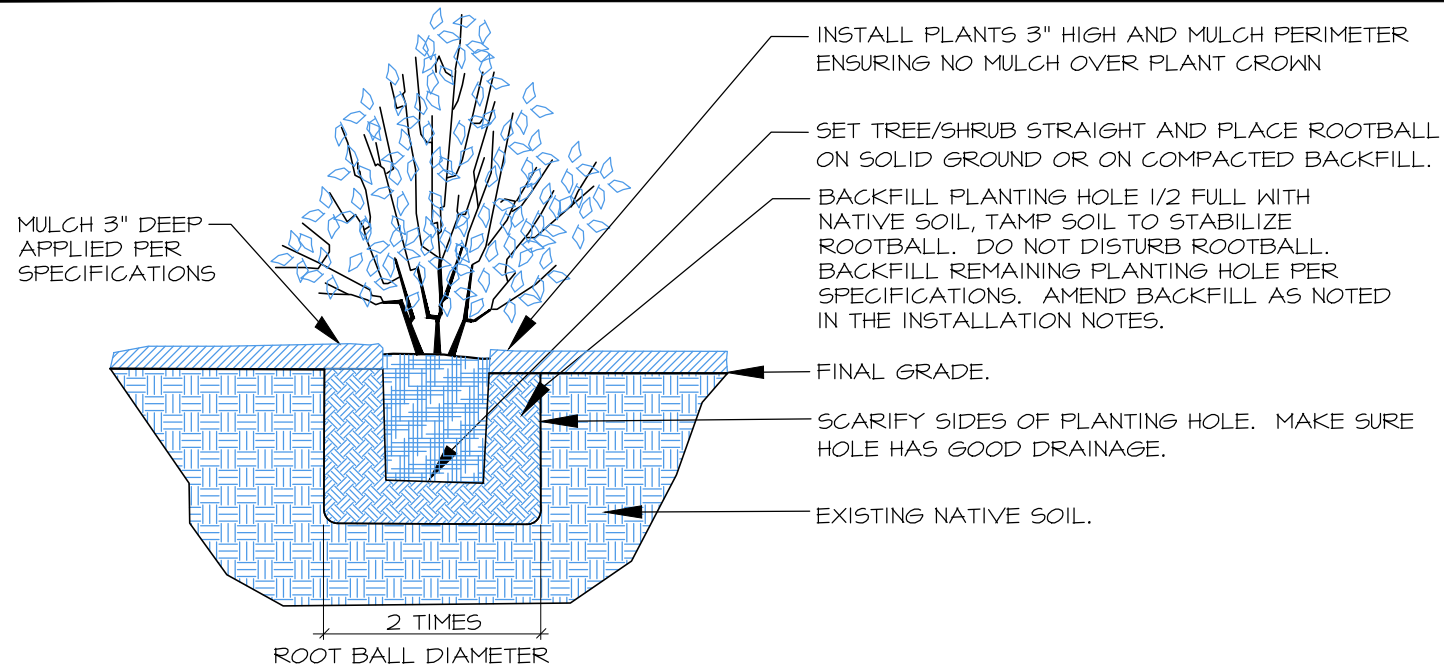
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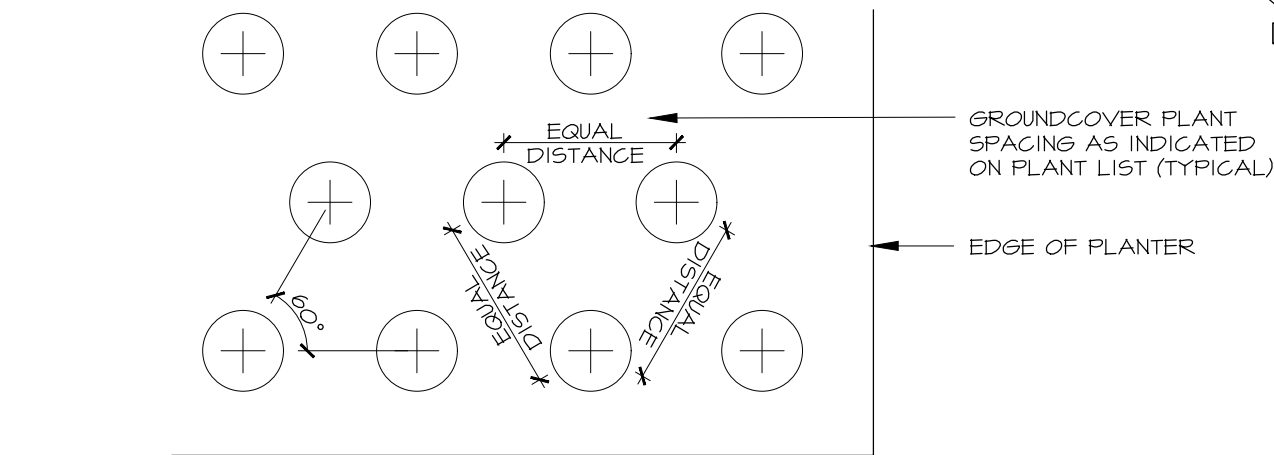
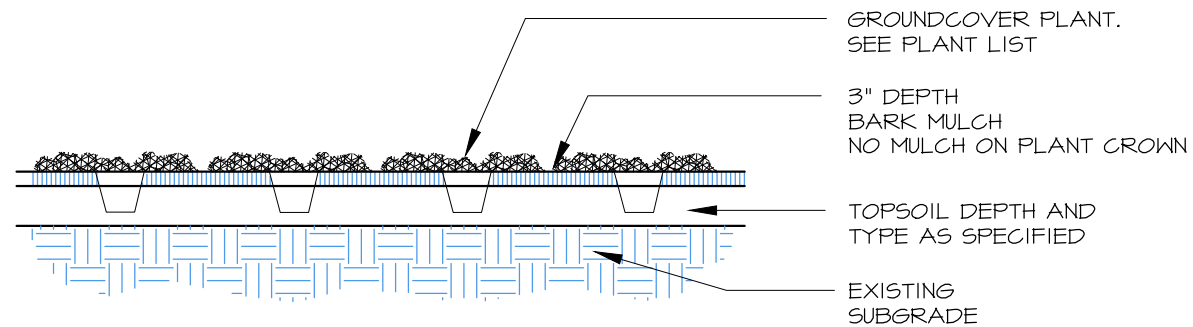
FIGURE 5: SPECIFICATIONS, MAINTENANCE & MONITORING LAYMAN PROPERTY - CRITICAL AREA RESTORATION PLAN KING COUNTY, WASHINGTON PARCEL #272507-9035



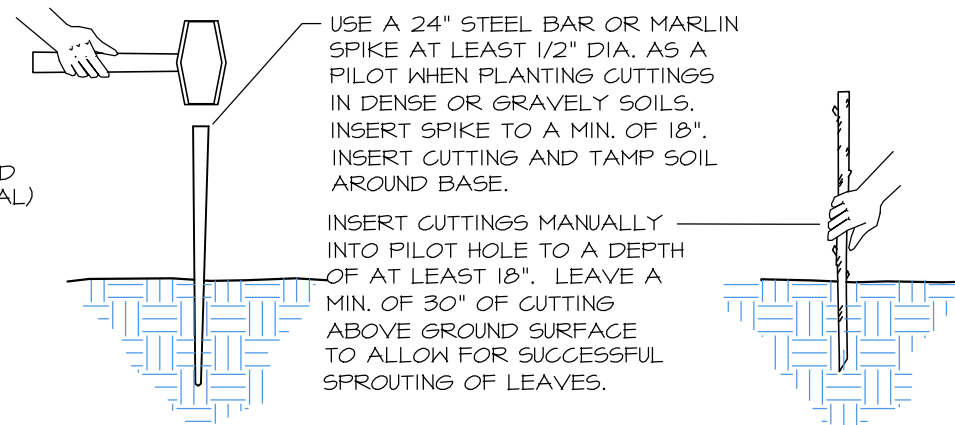
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1 CONTAINER TREE/SHRUB PLANTING (TYP.)
SCALE: NTS



2 GROUNDCOVER PLANTING (TYP.)
SCALE: NTS

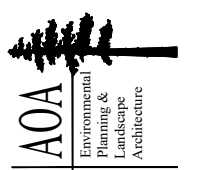


- NOTES:
1. CUTTINGS SHALL BE SPECIES AS NOTED IN THE PLANT SCHEDULE.
 2. CUTTINGS SHALL BE AT LEAST 1/2" DIA. AND 4' (min.) IN LENGTH.
 3. CUTTINGS MUST BE ALIVE WITH SIDE BRANCHES CLEARLY REMOVED AND BARK INTACT. CUTTINGS SHALL BE PLANTED WITHIN 24 HOURS OF CUTTING.
 4. THE BUTT ENDS SHOULD BE CLEANLY CUT AT AN ANGLE FOR EASY INSERTION INTO THE SOIL. THE TOP SHOULD BE CUT SQUARE OR BLUNT.
 5. CUTTINGS MUST BE FRESH AND KEPT MOIST AFTER CUTTING. THEY SHOULD BE PRUNED AND INSTALLED THE SAME DAY.
 6. DIP BOTTOM OF CUTTING IN A PLANT ROOTING HORMONE PRIOR TO INSERTION INTO THE SOIL.

3 CUTTING INSTALLATION (TYP.)
SCALE: NTS

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FIGURE 6: PLANTING DETAILS
LAYMAN PROPERTY - CRITICAL AREA RESTORATION PLAN
KING COUNTY, WASHINGTON
PARCEL #272507-9035



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