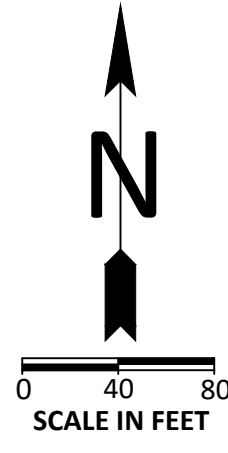
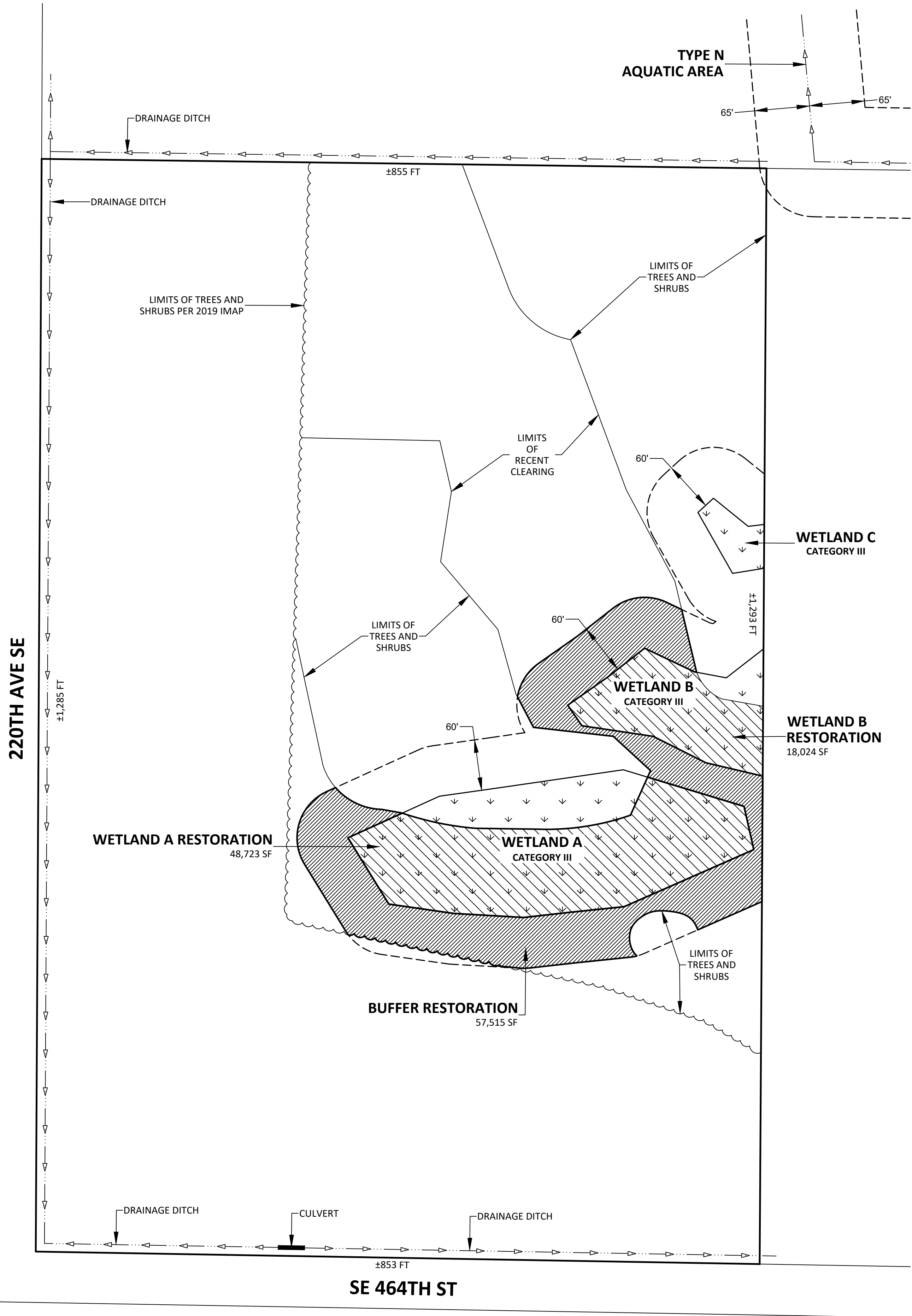
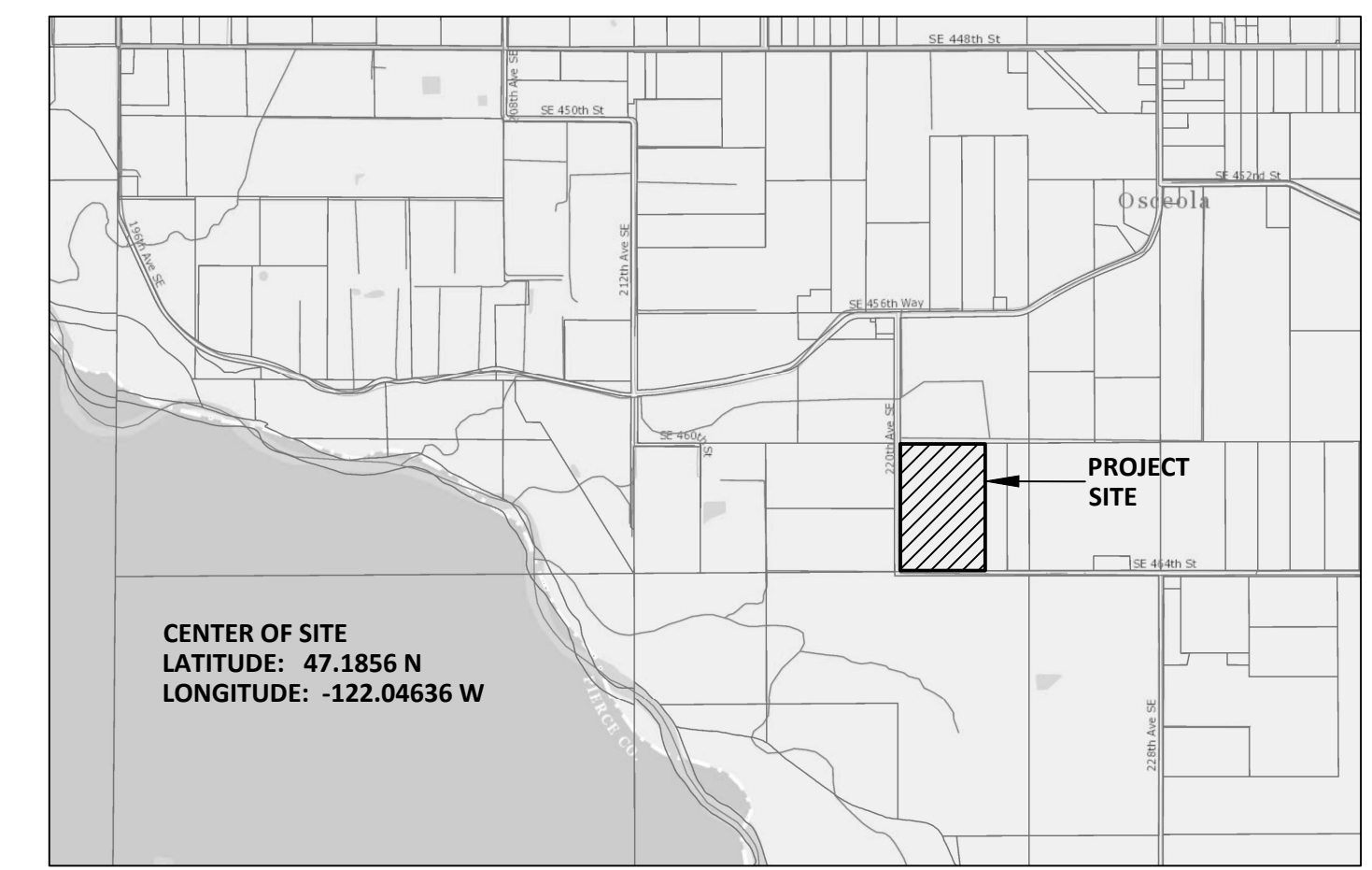


PORTION OF SW 1/4 OF SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 6 EAST, W.M.



**VICINITY MAP:**



**RECOMMENDED CONSTRUCTION SEQUENCE:**

1. FLAG WORK AREA LIMITS.
2. REQUEST AND ATTEND A PRE-CONSTRUCTION MEETING WITH OWNER.
3. INSTALL NATIVE PLANTS (124,626 SF).
4. INSTALL MULCH.
5. INSTALL TEMPORARY IRRIGATION SYSTEM (124,262 SF).
6. CLEAN-UP AND DEMOBILIZE FROM SITE.
7. REQUEST FROM AND ATTEND INSPECTION WITH OWNER.
8. CONTRACTOR TO PROVIDE 1 YEAR OF MAINTENANCE UNDER DIRECTION OF OWNER.
9. OWNER TO COMPLETE 3 YEARS OF MONITORING.

**GENERAL CONSTRUCTION NOTES:**

1. CONSTRUCTION SHALL CONFORM TO ALL KING COUNTY CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN KING COUNTY, THE OWNER, AND THE PLAN DESIGNER.
3. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. THE CONSTRUCTION CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.
5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL KING COUNTY STANDARDS.
6. THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES SHOWN ON THESE DRAWINGS, IF ANY, ARE THE MINIMUM REQUIRED. ADJUST, AMEND, AND/OR ADD TO THE TESC MEASURES SHOWN TO ACCOMMODATE SITE AND WEATHER CONDITIONS AND/OR AS OTHERWISE DIRECTED BY OWNER OR PER KING COUNTY.

**DRAWING REFERENCES:**

1. RECORD OF SURVEY FOR JAMES L TREAT PREPARED BY HOLMVIK, WASELL AND ASSOCIATES, DATED 12/92, RECORDING NUMBER 199303039013.
2. "SE 464TH STREET - EXISTING CONDITIONS MAP" SOUNDVIEW CONSULTANTS, LLC DATED 6/23/2020.

**Sewall Wetland Consulting, Inc.**  
Phone: 253-859-0515

PO Box 880 - Fall City, Washington 98024

**CRITICAL AREA RESTORATION PLAN - SCHMIDT RESTORATION -**

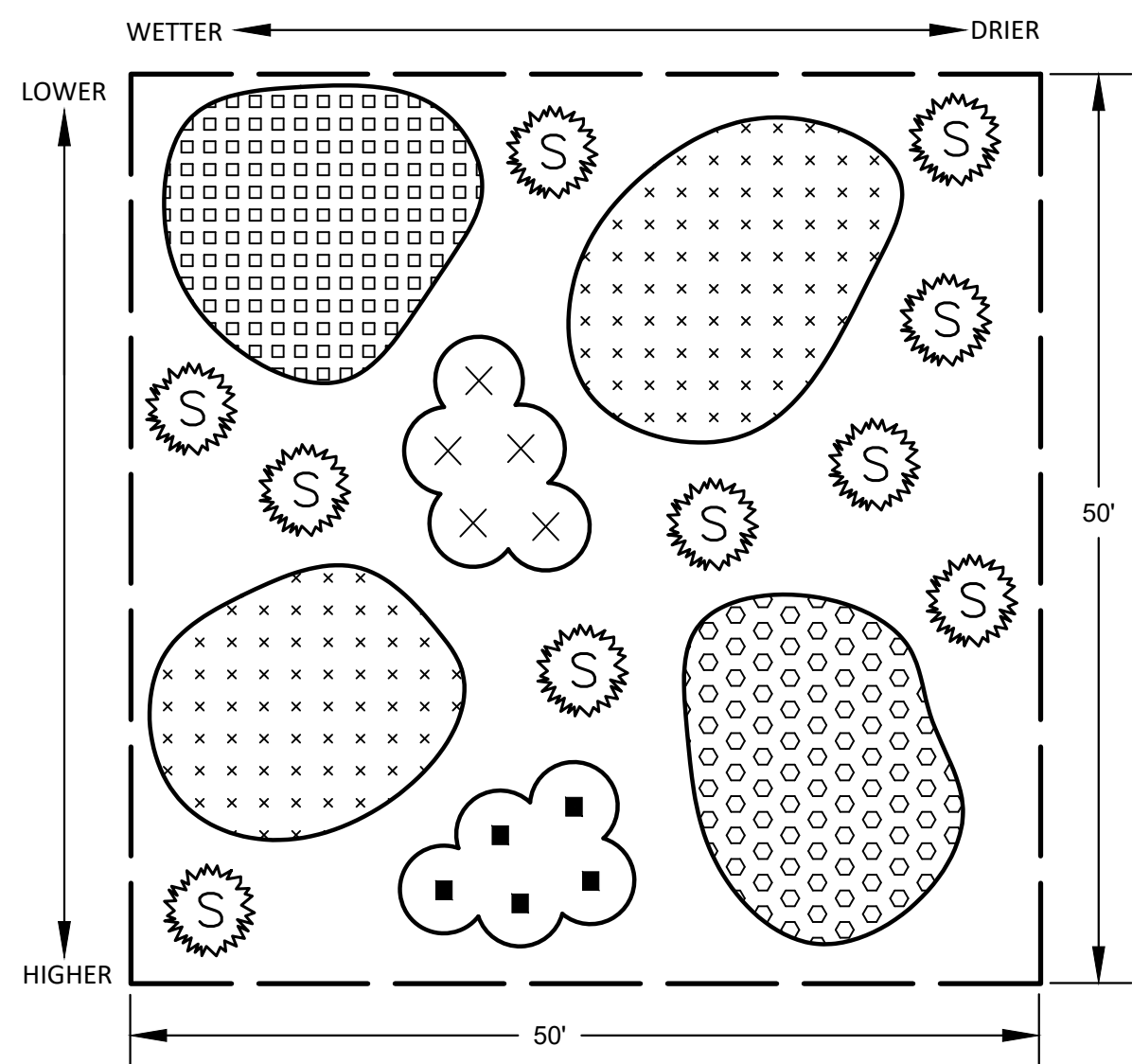
**811**  
Know what's below.  
Call before you dig.

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPROPRIATE SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD CHECK, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO.	DATE	NOTES

DATE: 01/19/2021  
JOB NUMBER: 20-163

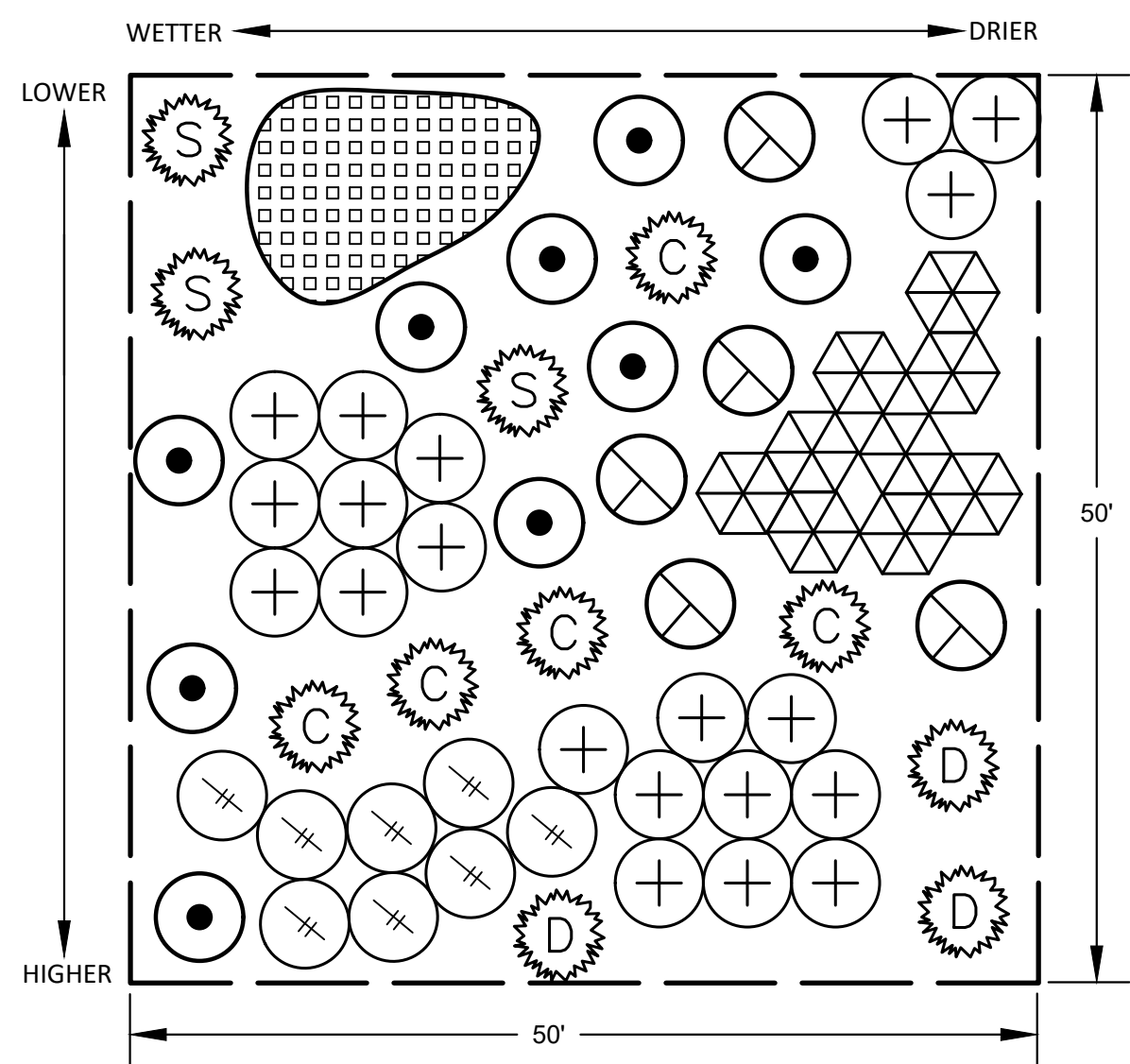
**SITE PLAN**



- LEGEND:**
- OREGON ASH (*FRAXINUS LATIFOLIA*)  
SPACING: AS SHOWN
  - SITKA SPRUCE (*PICEA SITCHENSIS*)  
SPACING: AS SHOWN
  - BLACK COTTONWOOD (*POPULUS BALSAMIFERA*)  
SPACING: AS SHOWN
  - REDOSIER DOGWOOD (*CORNUS SERICEA*)  
SPACING: 5 FT ON-CENTER TRIANGULAR
  - PACIFIC WILLOW (*SALIX LUCIDA*)  
SPACING: 5 FT ON-CENTER TRIANGULAR
  - SITKA WILLOW (*SALIX SITCHENSIS*)  
SPACING: 5 FT ON-CENTER TRIANGULAR

**1**  
**2**  
**PLANTING SCHEMATIC - WETLAND**

SCALE - 1:10



- LEGEND:**
- RED ALDER (*ALNUS RUBRA*)  
SPACING: AS SHOWN
  - BIGEAF MAPLE (*ACER MACROPHYLLUM*)  
SPACING: AS SHOWN
  - SITKA SPRUCE (*PICEA SITCHENSIS*)  
SPACING: AS SHOWN
  - WESTERN REDCEDAR (*THUJA PLICATA*)  
SPACING: AS SHOWN
  - REDOSIER DOGWOOD (*CORNUS SERICEA*)  
SPACING: 5 FT ON-CENTER TRIANGULAR
  - TWINBERRY HONEYSUCKLE (*LONICERA INVOLUCRATA*)  
SPACING: AS SHOWN
  - NOOTKA ROSE (*ROSA NUTKANA*)  
SPACING: AS SHOWN
  - SALMONBERRY (*RUBUS SPECTABILIS*)  
SPACING: AS SHOWN

**2**  
**2**  
**PLANTING SCHEMATIC WETLAND BUFFER**

SCALE - 1:10

**RECOMMENDED CONSTRUCTION SEQUENCE:**

1. FLAG WORK AREA LIMITS.
2. REQUEST AND ATTEND A PRE-CONSTRUCTION MEETING WITH OWNER.
3. INSTALL NATIVE PLANTS.
4. INSTALL MULCH.
5. INSTALL TEMPORARY IRRIGATION SYSTEM.
6. CLEAN-UP AND DEMOBILIZE FROM SITE.
7. REQUEST FROM AND ATTEND INSPECTION WITH OWNER.
8. CONTRACTOR TO PROVIDE 1 YEAR OF MAINTENANCE UNDER DIRECTION OF OWNER.
9. OWNER TO COMPLETE 3 YEARS OF MONITORING.

**GENERAL CONSTRUCTION NOTES:**

1. CONSTRUCTION SHALL CONFORM TO ALL KING COUNTY CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN KING COUNTY, THE OWNER, AND THE PLAN DESIGNER.
3. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. THE CONSTRUCTION CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS.
5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL KING COUNTY STANDARDS.
6. THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES SHOWN ON THESE DRAWINGS, IF ANY, ARE THE MINIMUM REQUIRED. ADJUST, AMEND, AND/OR ADD TO THE TESC MEASURES SHOWN TO ACCOMMODATE SITE AND WEATHER CONDITIONS AND/OR AS OTHERWISE DIRECTED BY OWNER OR PER KING COUNTY.

**PLANT MATERIAL SPECIFICATIONS:**

1. PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS.
2. PLANTS SHALL BE NATIVE TO THE PACIFIC NORTHWEST, PREFERABLY THE PUGET SOUND REGION OF WASHINGTON STATE. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS ARE ACCEPTABLE.
3. SEE FOLLOWING WEBSITE FOR NATIVE PLANT SUPPLIERS:  
[HTTPS://KINGCOUNTY.GOV/SERVICES/ENVIRONMENT/STEWARDSHIP/NW-YARD-AND-GARDEN/NATIVE-PLANT-NURSERIES-WASHINGTON.ASPX](https://kingcounty.gov/services/environment/stewardship/nw-yard-and-garden/native-plant-nurseries-washington.aspx)
4. PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.
5. CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.

**PLANT INSTALLATION NOTES:**

1. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
2. PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
3. FOLLOWING PLANT INSTALLATION, PLACE MULCH THROUGHOUT PLANTING AREA.

**PLANT SCHEDULE - WETLAND PLANTING SCHEMATIC:**

COMMON NAME	SCIENTIFIC NAME	SIZE/Form	QTY
OREGON ASH	<i>FRAXINUS LATIFOLIA</i>	2 GALLON	160
SITKA SPRUCE	<i>PICEA SITCHENSIS</i>	2 GALLON	230
BLACK COTONWOOD	<i>POPULUS BALSAMIFERA</i>	2 GALLON	160
REDOSIER DOGWOOD	<i>CORNUS SERICEA</i>	4' LIVE STAKE	230
PACIFIC WILLOW	<i>SALIX LUCIDA</i>	4' LIVE STAKE	414
SITKA WILLOW	<i>SALIX SITCHENSIS</i>	4' LIVE STAKE	230
			<b>TOTAL = 1,424</b>

**PLANT SCHEDULE - BUFFER PLANTING SCHEMATIC:**

COMMON NAME	SCIENTIFIC NAME	SIZE/Form	QTY
RED ALDER	<i>ALNUS RUBRA</i>	2 GALLON	241
BIGEAF MAPLE	<i>ACER MACROPHYLLUM</i>	2 GALLON	134
SITKA SPRUCE	<i>PICEA SITCHENSIS</i>	2 GALLON	81
DOUGLAS FIR	<i>PSEUDOTSUGA MENZIESII</i>	2 GALLON	81
WESTERN REDCEDAR	<i>THUJA PLICATA</i>	2 GALLON	134
REDOSIER DOGWOOD	<i>CORNUS SERICEA</i>	4' LIVE STAKE	161
TWINBERRY HONEYSUCKLE	<i>LONICERA INVOLUCRATA</i>	2 GALLON	241
NOOTKA ROSE	<i>ROSA NUTKANA</i>	2 GALLON	214
SALMONBERRY	<i>RUBUS SPECTABILIS</i>	2 GALLON	534
			<b>TOTAL = 1,821</b>

**MULCH SPECIFICATION:**

MULCH SHALL BE COMMERCIALY AVAILABLE "MEDIUM MULCH" ([WWW.PACIFICTOPSOILS.COM](http://WWW.PACIFICTOPSOILS.COM); 425-337-2700), ARBORIST CHIPS, OR APPROVED EQUAL. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE. SUBJECT TO REVIEW BY THE PLAN DESIGNER, LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES MAY BE ALTERNATIVE ACCEPTABLE MATERIAL SOURCES.

**TEMPORARY IRRIGATION:**

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

**MONITORING PLAN:**

THE 3 YEAR MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET. THE LOT OWNER IS RESPONSIBLE FOR SUCCESSFUL COMPLETION OF THE WORK DESCRIBED ON THIS PLAN. IF THE PROPERTY IS SOLD OR PROPERTY OWNERSHIP IS OTHERWISE TRANSFERRED, RESPONSIBILITY FOR ANY REMAINING WORK SHALL BE TRANSFERRED TO THE NEW OWNER AND RECORDED WITH KING COUNTY.

**PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS**

MITIGATION PLAN GOALS, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE GOALS OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

**GOAL #1 - RESTORE TEMPORARY BUFFER IMPACTS PER KING COUNTY STANDARDS**  
**OBJECTIVE #1 - INSTALL NATIVE PLANTINGS WITHIN THE BUFFER RESTORATION AREAS SHOWN ON THIS DRAWING**

PERFORMANCE STANDARD #1 - PLANT SURVIVAL  
YEAR 1 - 100% SURVIVAL  
YEAR 2 THROUGH YEAR 3 - 80% SURVIVAL  
THIS STANDARD CAN BE ACHIEVED THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT.

**GOAL #2 - MAINTAIN LIMITED NOXIOUS WEED COVERAGE WITHIN PLANTING AREAS.**  
**OBJECTIVE #2 - MINIMIZE NOXIOUS WEED COVERAGE WITHIN BUFFER RESTORATION AREAS DURING THE MONITORING PERIOD.**

PERFORMANCE STANDARD #2 - NOXIOUS WEED COVERAGE  
ALL YEARS - LESS THAN 10% COVERAGE BY CLASS "A", "B", AND "C" NOXIOUS WEEDS INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS AND "WEEDS OF CONCERN".

**AS-BUILT**

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN. IN ADDITION TO THE AS-BUILT, BASELINE MONITORING DATA SHALL BE COLLECTED AND PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN THE PLANTING AREAS SHOWN ON THIS DRAWING. BASELINE MONITORING DATA COLLECTED AND REPORTED AS PART OF THE AS-BUILT SHALL BE CONSISTENT WITH THAT DESCRIBED FOR "ANNUAL MONITORING" (SEE BELOW). THE AS-BUILT AND BASELINE MONITORING DATA SHALL BE SUBMITTED TO KING COUNTY NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

**ANNUAL MONITORING (3 YEARS)**

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF THREE (3) YEARS. UNLESS OTHERWISE ALLOWED BY KING COUNTY, ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO KING COUNTY NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING. THE PURPOSE OF THE SITE INVESTIGATION IS TO EVALUATE CONDITIONS WITHIN THE PLANTING AREAS PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE PERFORMANCE STANDARDS ESTABLISHED FOR THE PROJECT:

- **THE PERCENT SURVIVAL.** A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS SHALL BE USED TO EVALUATE PERCENT SURVIVAL. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE EXTENT FEASIBLE.
- **THE PERCENT COVERAGE.** NOXIOUS WEED PERCENT COVERAGE SHALL BE ASSESSED USING APPROPRIATELY SIZED SAMPLE PLOTS OR LINE INTERCEPT TRANSECTS.

IN ADDITION TO THE ABOVE INFORMATION, PHOTOGRAPHS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT.

**MAINTENANCE PLAN:**

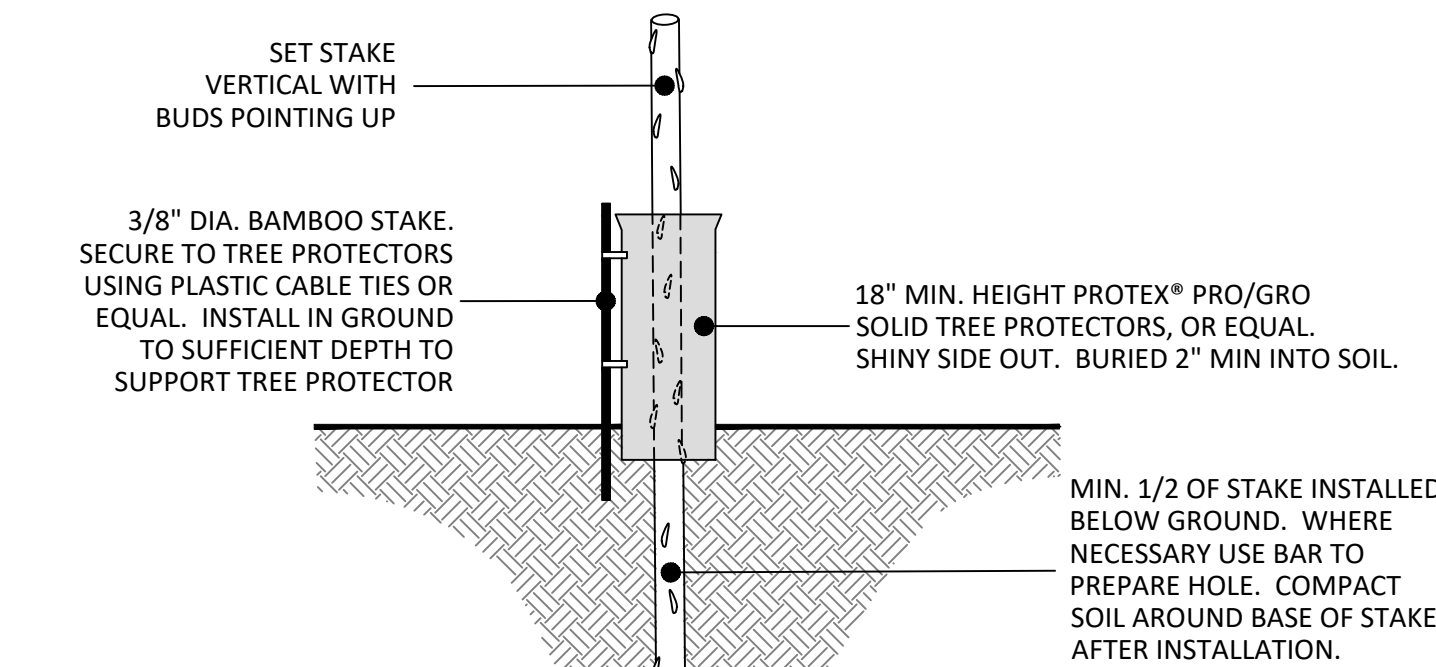
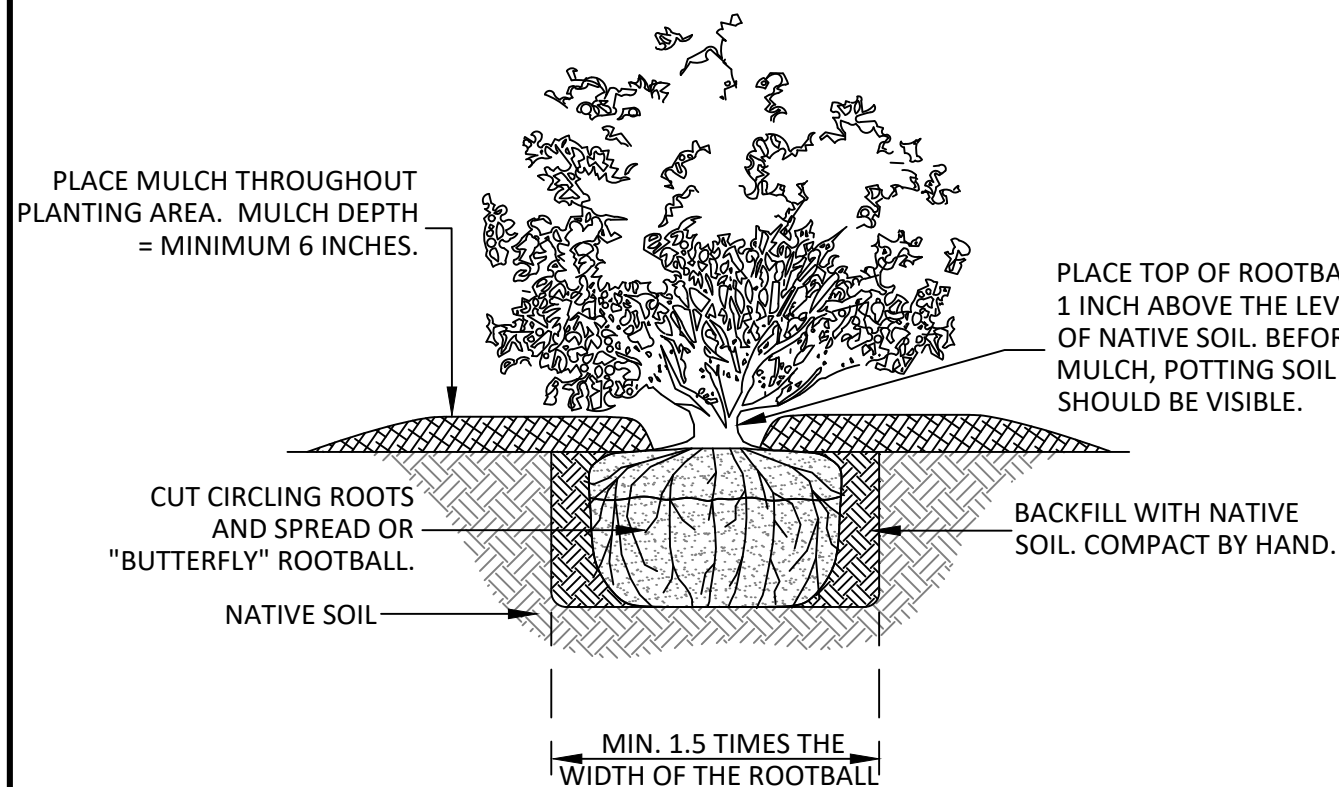
INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK. GENERAL MAINTENANCE SHALL INCLUDE:

1. RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY.
3. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
4. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
5. THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

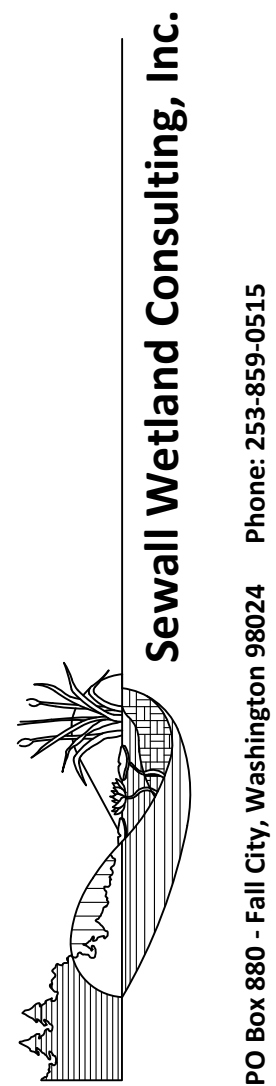
GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANTS.

**CONTINGENCY PLAN:**

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH KING COUNTY TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS: 1) ADDITIONAL PLANT INSTALLATION; 2) EROSION CONTROL; 3) HERBIVORY PROTECTION; 4) MODIFICATION TO THE IRRIGATION REGIME; AND/OR 5) PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION. SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO KING COUNTY WITHIN 30 DAYS OF WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY KING COUNTY, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, KING COUNTY MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.



**3**  
**2**  
**PLANT INSTALLATION DETAILS**



Phone: 253-859-0515  
PO Box 880 - Fall City, Washington 98024

**PROJECT:**  
**CRITICAL AREA RESTORATION PLAN**  
**- SCHMIDT RESTORATION -**

SITE ADDRESS:  
KING COUNTY TAX PARCEL NUMBER 282006-9034



UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITIONS OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD CHECK VERY CAREFULLY AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO. DATE NOTES

DATE: 01/19/2021  
JOB NUMBER: 20-163

**PLANTING NOTES & DETAILS**

SHEET:

**2** OF **2**