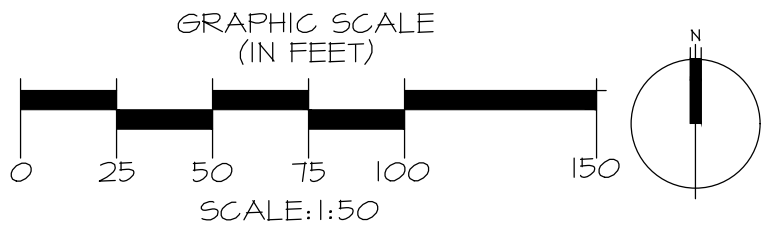


PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM
- STANDARD WETLAND / STREAM BUFFER
- 15' BUILDING SETBACK
- EXISTING TREES



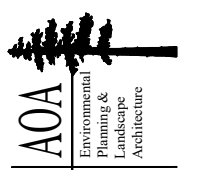
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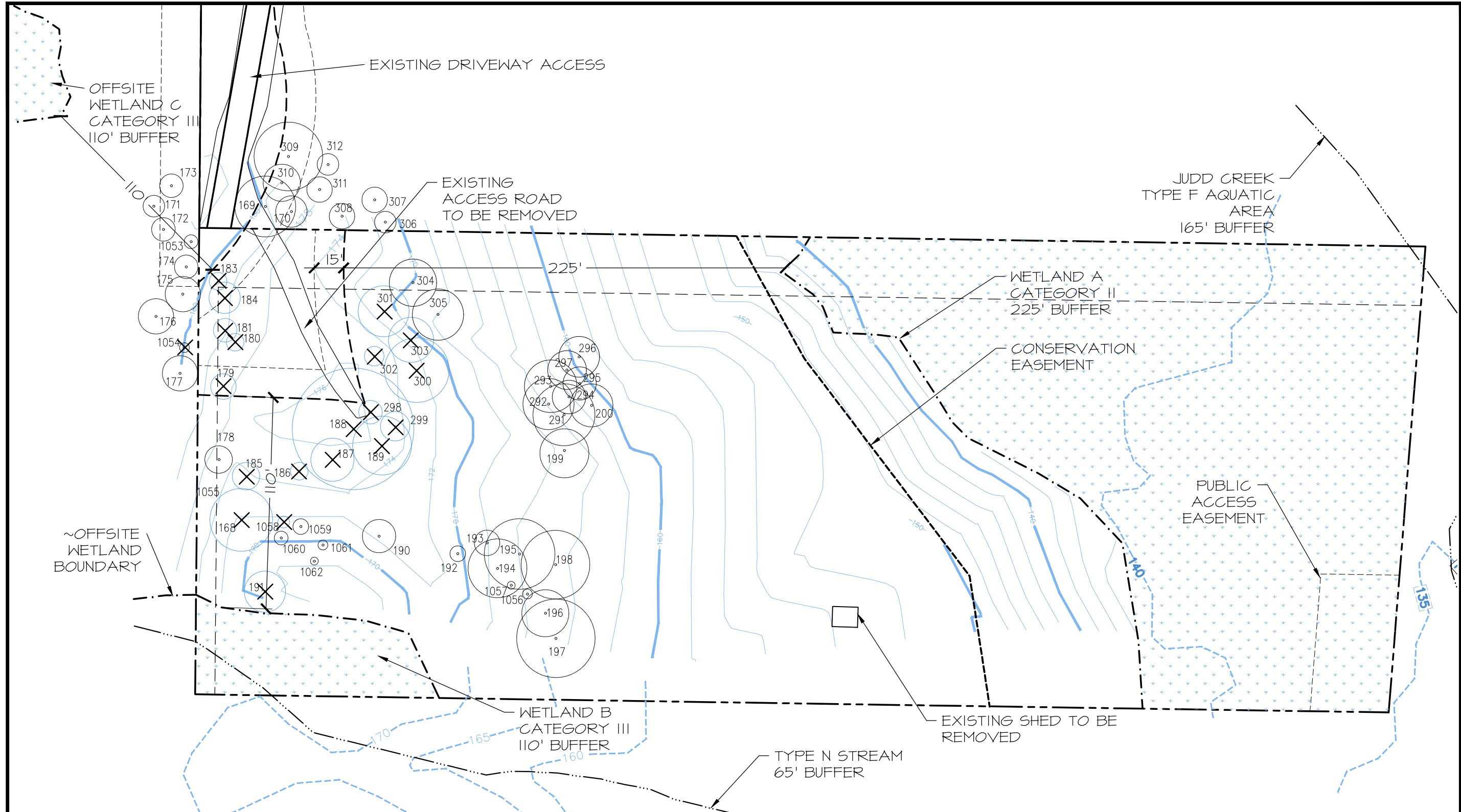
DATE: _____

PROJECT	6320
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SCALE	AS NOTED
DATE	8-03-22
REVISION	1/11
	10/23/24

FIGURE 1: EXISTING CONDITIONS
 WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
 11337 SW 204TH ST.
 VASHON, WA 98070
 PARCEL 0622039052

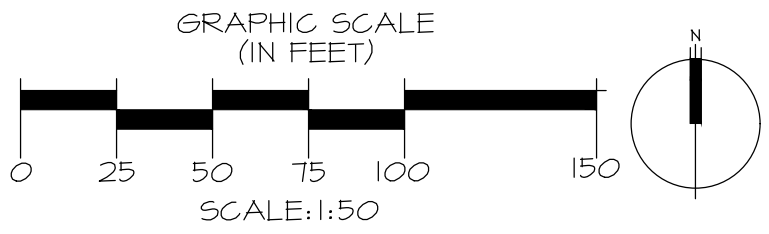


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PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM
- STANDARD WETLAND / STREAM BUFFER
- 15' BUILDING SETBACK
- EXISTING TREES
- EXISTING TREES TO BE REMOVED



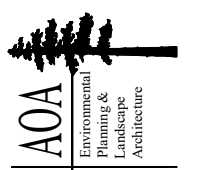
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BY: _____
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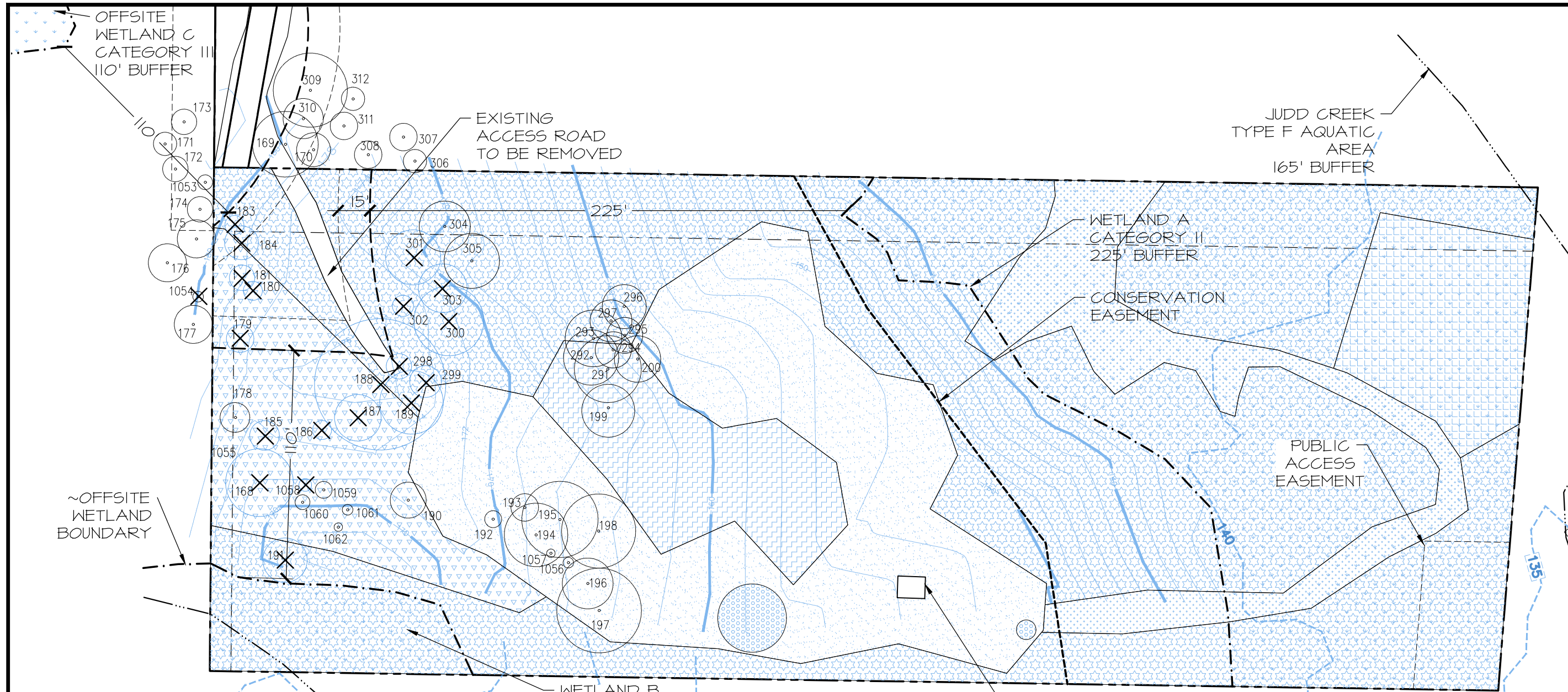
DATE: _____

DRAWN	SO	PROJECT	6320
SCALE	AS NOTED	DATE	8-03-22
DATE	2/11	REVISED	10/23/24

FIGURE 2: TREE REMOVAL AND RETENTION MAP
 WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
 11337 SW 204TH ST.
 VASHON, WA 98070
 PARCEL 0622039052

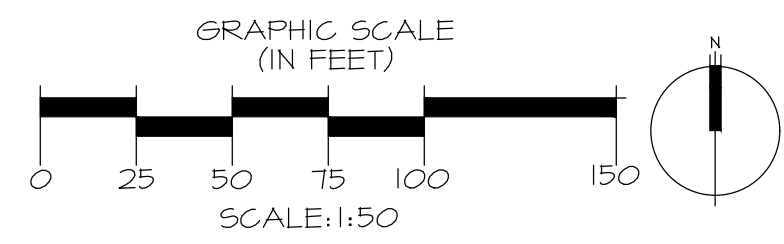


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PLAN LEGEND

- PROPERTY LINE
- - - WETLAND BOUNDARY
- STREAM
- - - STANDARD WETLAND / STREAM BUFFER
- - - 15' BUILDING SETBACK
- EXISTING TREES
- [Hatched Box] LAWN - 27,685 SF
- [Hatched Box] 100% DOUGLAS FIR, SWORD FERN, TRAILING BLACKBERRY - 8,312 SF
- [Hatched Box] HOLLY - 7,467 SF
- [Hatched Box] 100% CANOPY, OPEN UNDERSTORY - 11,838 SF
- [Hatched Box] BAMBOO - 888 SF
- [Hatched Box] APPROXIMATE CLEARED PATH - 10,246 SF
- [Hatched Box] NATIVE FOREST - 78,839 SF



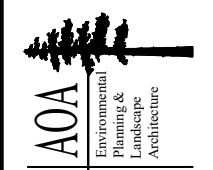
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SCALE	AS NOTED
DATE	8-03-22
REVISED	10/23/24

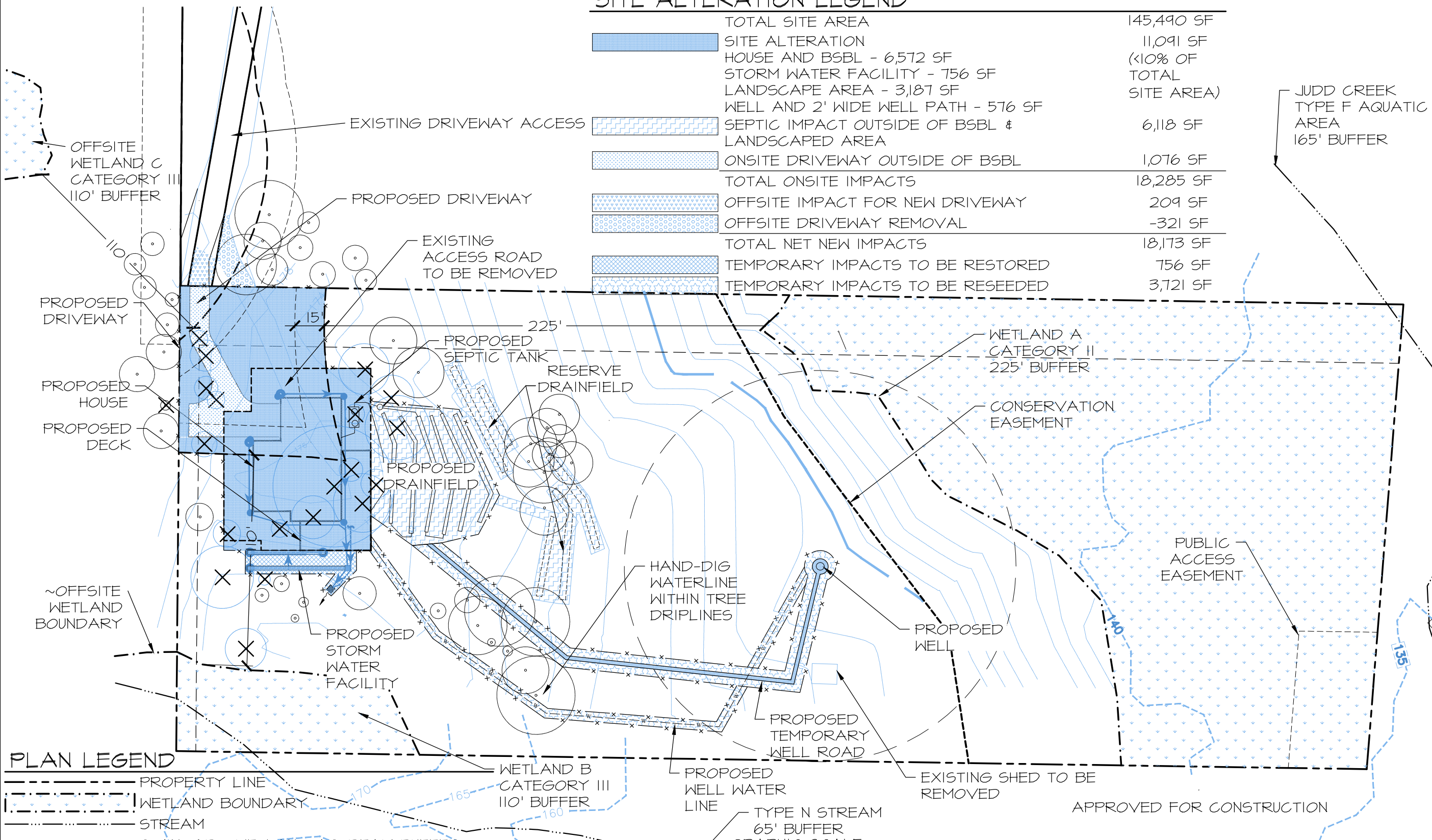
FIGURE 3: EXISTING VEGETATION
 WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
 1337 SW 204TH ST.
 VASHON, WA 98070
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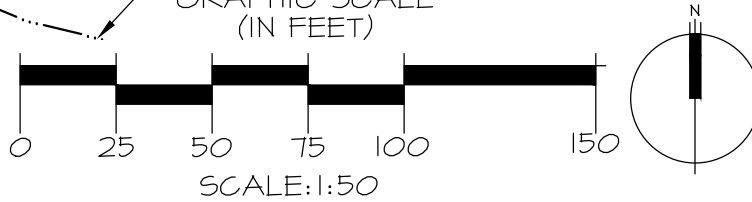
SITE ALTERATION LEGEND

TOTAL SITE AREA	145,490 SF
SITE ALTERATION	11,091 SF
HOUSE AND BSBL - 6,572 SF	(10% OF TOTAL SITE AREA)
STORM WATER FACILITY - 756 SF	
LANDSCAPE AREA - 3,187 SF	
WELL AND 2' WIDE WELL PATH - 576 SF	
SEPTIC IMPACT OUTSIDE OF BSBL & LANDSCAPED AREA	6,118 SF
ONSITE DRIVEWAY OUTSIDE OF BSBL	1,076 SF
TOTAL ONSITE IMPACTS	18,285 SF
OFFSITE IMPACT FOR NEW DRIVEWAY	209 SF
OFFSITE DRIVEWAY REMOVAL	-321 SF
TOTAL NET NEW IMPACTS	18,173 SF
TEMPORARY IMPACTS TO BE RESTORED	756 SF
TEMPORARY IMPACTS TO BE RESEEDDED	3,721 SF



PLAN LEGEND

- PROPERTY LINE
- - - - WETLAND BOUNDARY
- STREAM
- - - - STANDARD WETLAND / STREAM BUFFER
- - - - 15' BUILDING SETBACK
- - - - PROPOSED 15' BUILDING SETBACK
- x-x-x-x CLEARING LIMITS / SILT FENCE
- ⊗ EXISTING TREES TO BE REMOVED - QTY. 20 - SEE PLANTING PLAN ON FIGURES 7-8



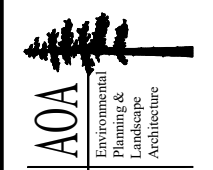
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BY: KING COUNTY DEPARTMENT OF LOCAL SERVICES

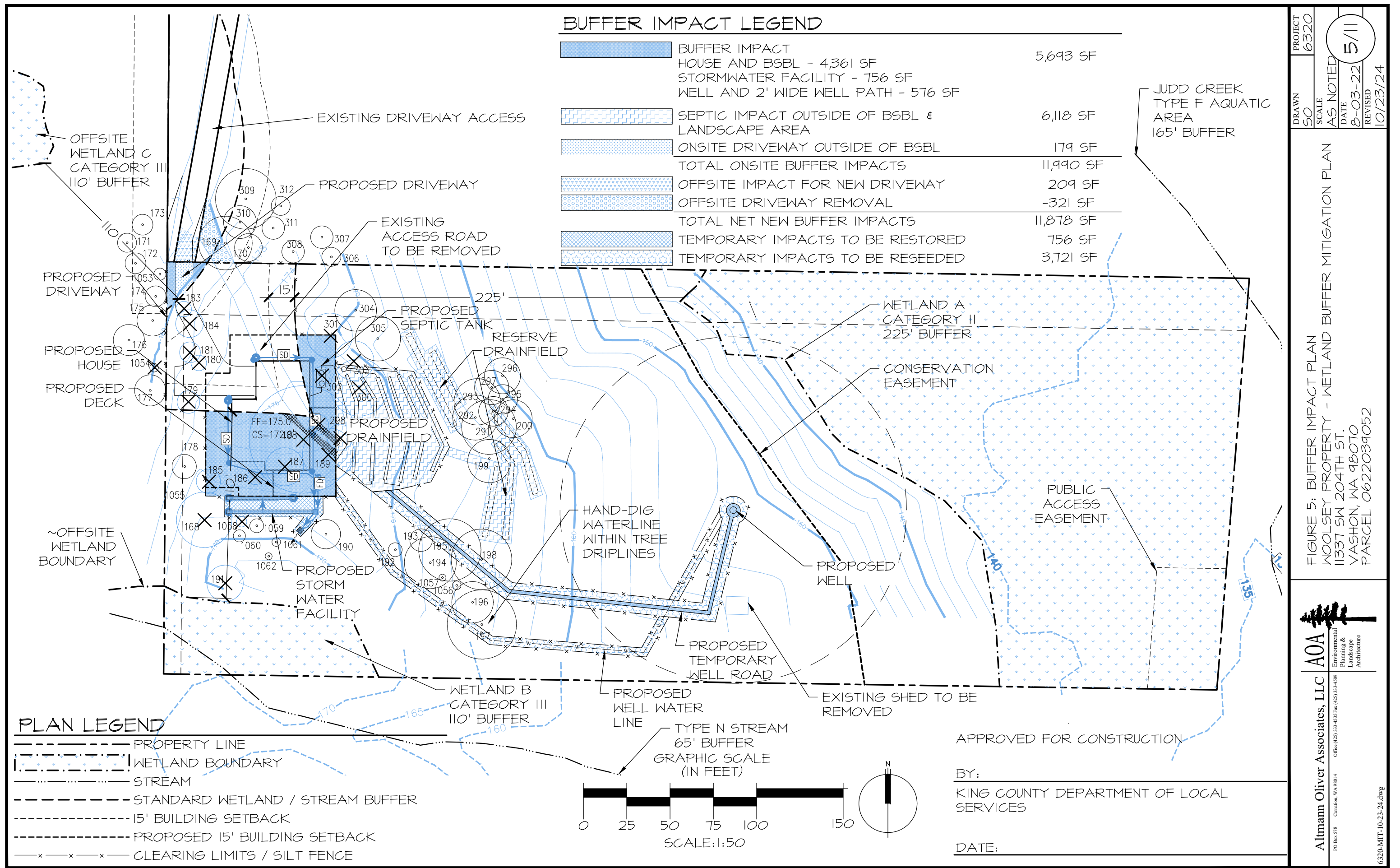
DATE:

PROJECT	6320
DRAWN	SO
SCALE	AS NOTED
DATE	8-03-22
REVISION	10/23/24

FIGURE 4: SITE ALTERATION PLAN
 WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
 11337 SW 204TH ST.
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BUFFER IMPACT LEGEND

	BUFFER IMPACT HOUSE AND BSBL - 4,361 SF STORMWATER FACILITY - 756 SF WELL AND 2' WIDE WELL PATH - 576 SF	5,693 SF
	SEPTIC IMPACT OUTSIDE OF BSBL & LANDSCAPE AREA	6,118 SF
	ONSITE DRIVEWAY OUTSIDE OF BSBL	179 SF
TOTAL ONSITE BUFFER IMPACTS		11,990 SF
	OFFSITE IMPACT FOR NEW DRIVEWAY	209 SF
	OFFSITE DRIVEWAY REMOVAL	-321 SF
TOTAL NET NEW BUFFER IMPACTS		11,878 SF
	TEMPORARY IMPACTS TO BE RESTORED	756 SF
	TEMPORARY IMPACTS TO BE RESEEDDED	3,721 SF

JUDD CREEK
TYPE F AQUATIC
AREA
165' BUFFER

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM
- STANDARD WETLAND / STREAM BUFFER
- 15' BUILDING SETBACK
- PROPOSED 15' BUILDING SETBACK
- CLEARING LIMITS / SILT FENCE



APPROVED FOR CONSTRUCTION

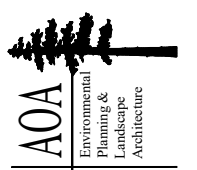
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DATE:

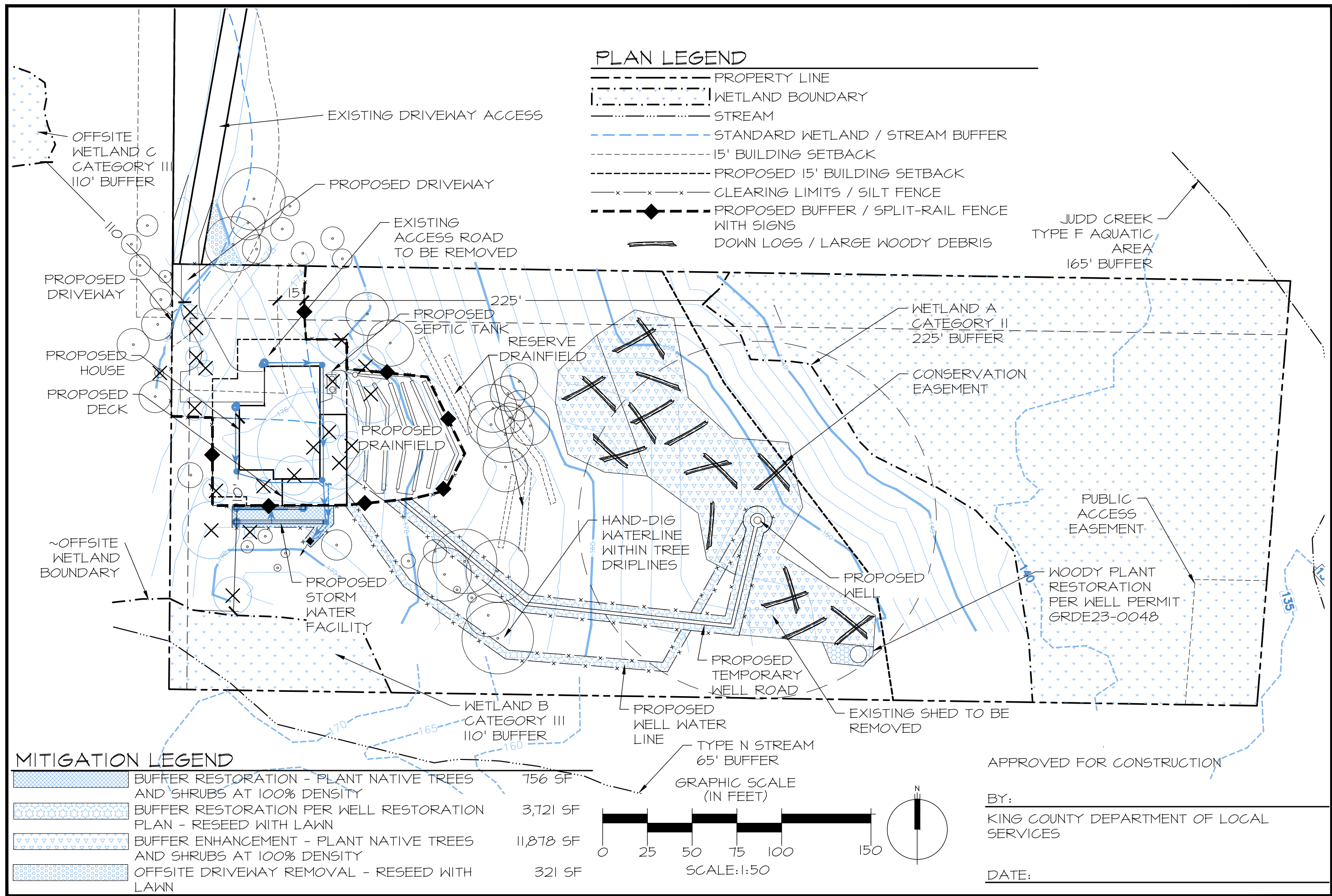
PROJECT	6320
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SCALE	AS NOTED
DATE	8-03-22
REVISION	10/23/24

5/11

FIGURE 5: BUFFER IMPACT PLAN
WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
11337 SW 204TH ST.
VASHON, WA 98070
PARCEL 0622039052



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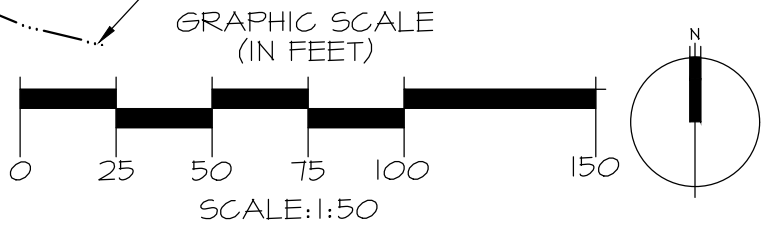


PLAN LEGEND

- PROPERTY LINE
- - - - - WETLAND BOUNDARY
- STREAM
- - - - - STANDARD WETLAND / STREAM BUFFER
- - - - - 15' BUILDING SETBACK
- - - - - PROPOSED 15' BUILDING SETBACK
- x - x - x - CLEARING LIMITS / SILT FENCE
- ◆ - - - - PROPOSED BUFFER / SPLIT-RAIL FENCE WITH SIGNS
- DOWN LOGS / LARGE WOODY DEBRIS

MITIGATION LEGEND

- BUFFER RESTORATION - PLANT NATIVE TREES AND SHRUBS AT 100% DENSITY 756 SF
- BUFFER RESTORATION PER WELL RESTORATION PLAN - RESEED WITH LAWN 3,721 SF
- BUFFER ENHANCEMENT - PLANT NATIVE TREES AND SHRUBS AT 100% DENSITY 11,878 SF
- OFFSITE DRIVEWAY REMOVAL - RESEED WITH LAWN 321 SF



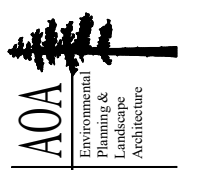
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KING COUNTY DEPARTMENT OF LOCAL SERVICES

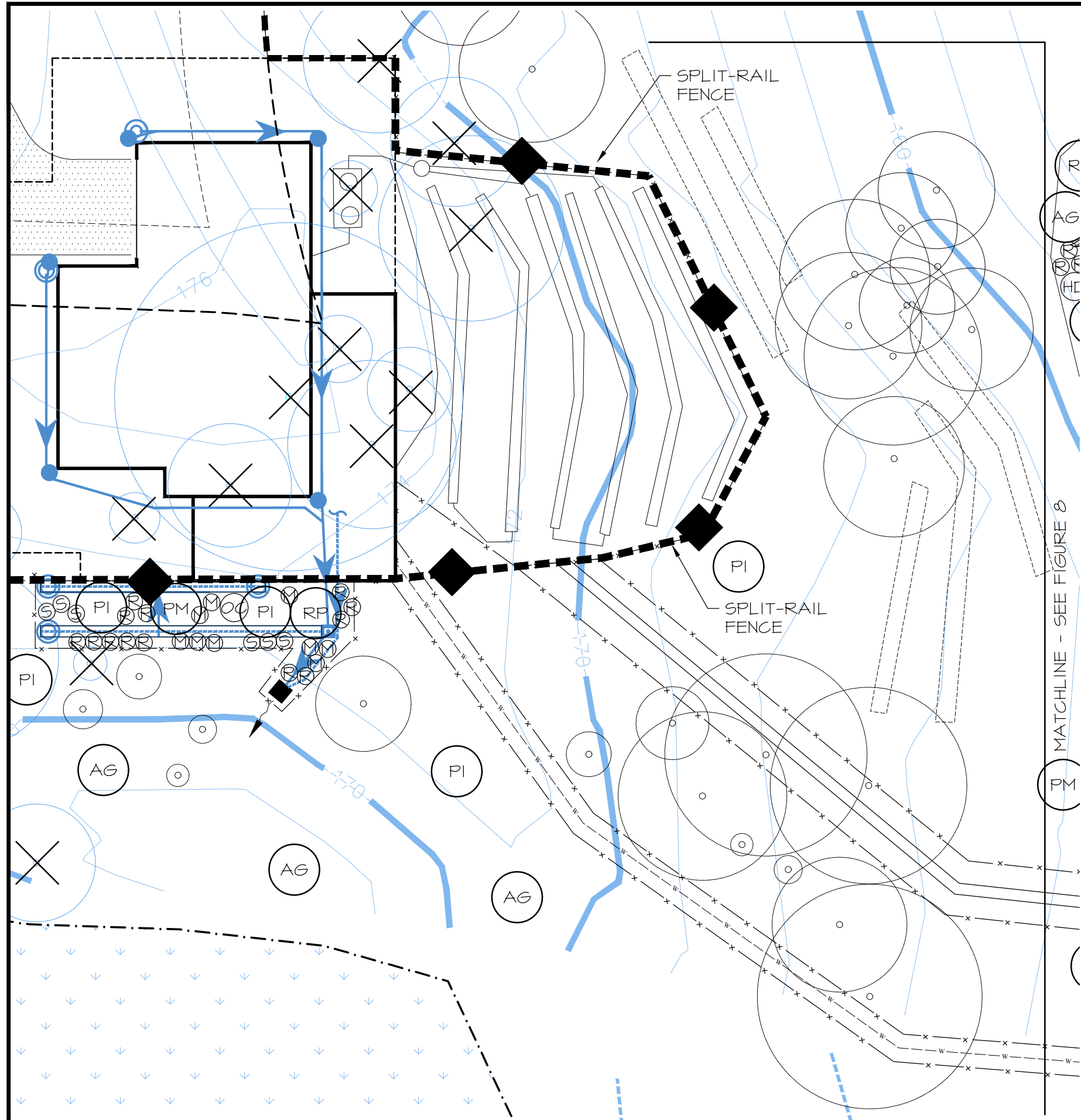
DATE:

PROJECT	6320
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SCALE	AS NOTED
DATE	8-03-22
REVISION	10/23/24

FIGURE 6: MITIGATION PLAN
WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
11337 SW 204TH ST.
VASHON, WA 98070
PARCEL 0622039052



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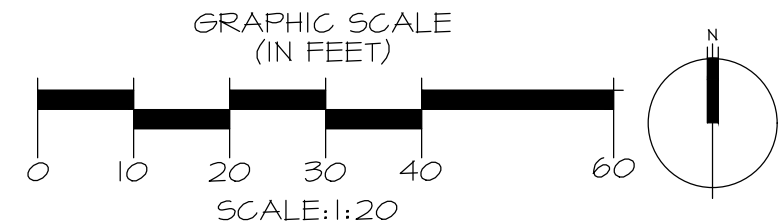
PLANT LIST (SEE FIGURE 8 FOR SCHEDULE)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AG	ABIES GRANDIS	GRAND FIR
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE
PI	PINUS MONTICOLA	WESTERN WHITE PINE
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
QG	QUERCUS GARRYANA	GARRY OAK
RP	RHAMNUS PURSHIANA	CASCARA

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	OSOBERRY
RS	RIBES SANGUINEUM	RED FLOWERING CURRANT
R	ROSA NUTKANA	NOOTKA ROSE
S	SYMPHORICARPOS ALBUS	SNOWBERRY



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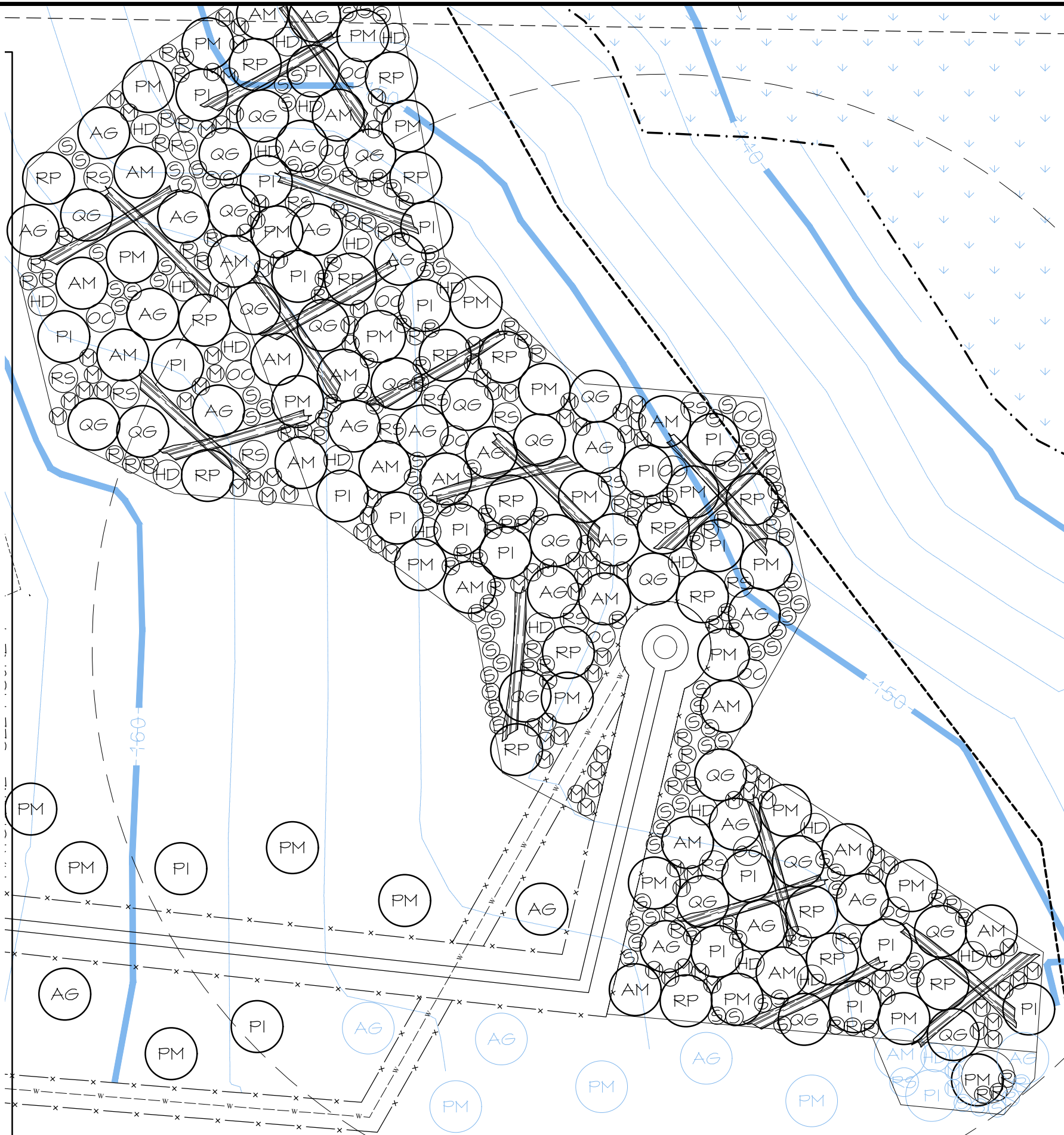
BY:
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DATE	8-03-22
REVISED	10/23/24

FIGURE 7: PLANTING PLAN
 WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
 11337 SW 204TH ST.
 VASHON, WA 98070
 PARCEL 0622039052

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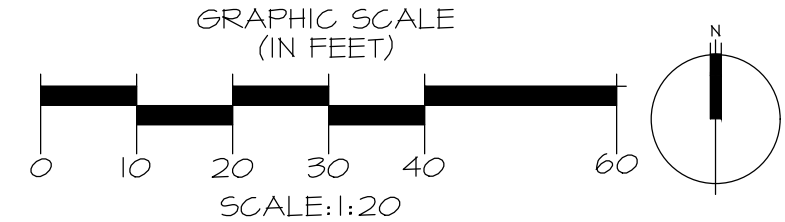
PLANT LIST (SEE FIGURE 9 FOR SCHEDULE)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AG	ABIES GRANDIS	GRAND FIR
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE
PI	PINUS MONTICOLA	WESTERN WHITE PINE
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
QG	QUERCUS GARRYANA	GARRY OAK
RP	RHAMNUS PURSHIANA	CASCARA

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	OSOBERRY
RS	RIBES SANGUINEUM	RED FLOWERING CURRANT
R	ROSA NUTKANA	NOOTKA ROSE
S	SYMPHORICARPOS ALBUS	SNOWBERRY



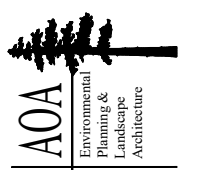
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SCALE	AS NOTED
DATE	8-03-22
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FIGURE 8: PLANTING PLAN
WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
11337 SW 204TH ST.
VASHON, WA 98070
PARCEL 0622039052



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MITIGATION PLANT SCHEDULE

TREES

* REFLECTS TREE MITIGATION AT 3:1 FOR TREES 303, 168, 191, 1054, & 1058 (15 TOTAL)

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
AG	ABIES GRANDIS	GRAND FIR	9' O.C.	20/5*	2 GAL.	FULL & BUSHY
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	20	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PI	PINUS MONTICOLA	WESTERN WHITE PINE	9' O.C.	22/5*	2 GAL.	FULL & BUSHY
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	23/5*	2 GAL.	FULL & BUSHY
QG	QUERCUS GARRYANA	GARRY OAK	9' O.C.	22	2 GAL.	SINGLE TRUNK, WELL BRANCHED
RP	RHAMNUS PURSHIANA	CASCARA	9' O.C.	20	2 GAL.	SINGLE TRUNK, WELL BRANCHED

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	20	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	115	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	OSOBERRY	5' O.C.	13	1 GAL.	MULTI-STEM (3 MIN.)
RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	5' O.C.	17	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	109	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	90	1 GAL.	MULTI-STEM (3 MIN.)

RESTORATION PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
AG	ABIES GRANDIS	GRAND FIR	9' O.C.	1	2 GAL.	FULL & BUSHY
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	1	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PI	PINUS MONTICOLA	WESTERN WHITE PINE	9' O.C.	1	2 GAL.	FULL & BUSHY

REPLACEMENT TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
AG	ABIES GRANDIS	GRAND FIR	9' O.C.	3	2 GAL.	FULL & BUSHY
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	3	2 GAL.	FILL & BUSHY

SHRUBS

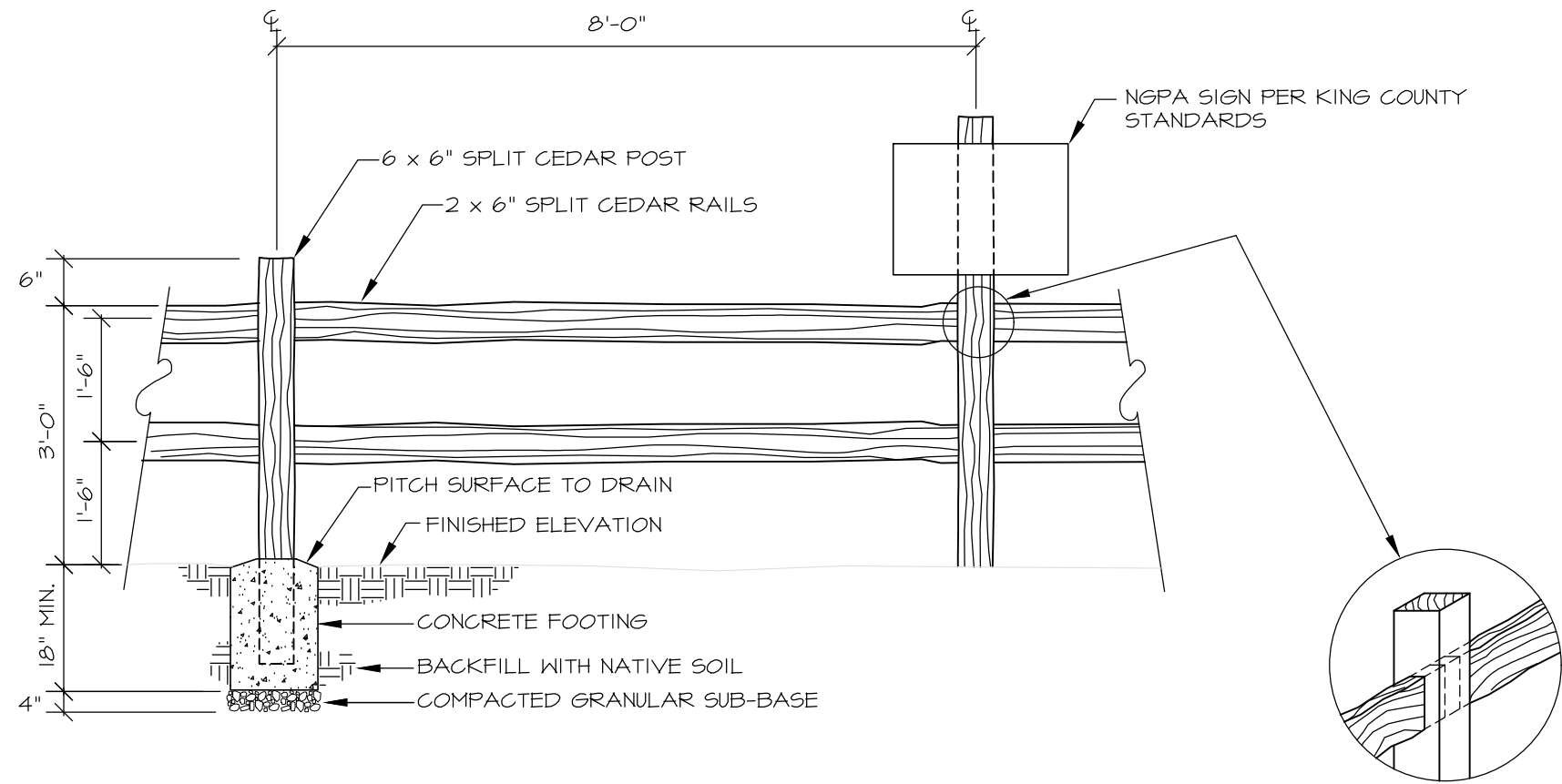
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	1	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	3	1 GAL.	FULL & BUSHY
RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	5' O.C.	1	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	2	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	3	1 GAL.	MULTI-STEM (3 MIN.)

PROJECT	6320
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DATE	8-03-22
REVISION	10/23/24

FIGURE 9: PLANT SCHEDULE
 WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
 11337 SW 204TH ST.
 VASHON, WA 98070
 PARCEL 0622039052

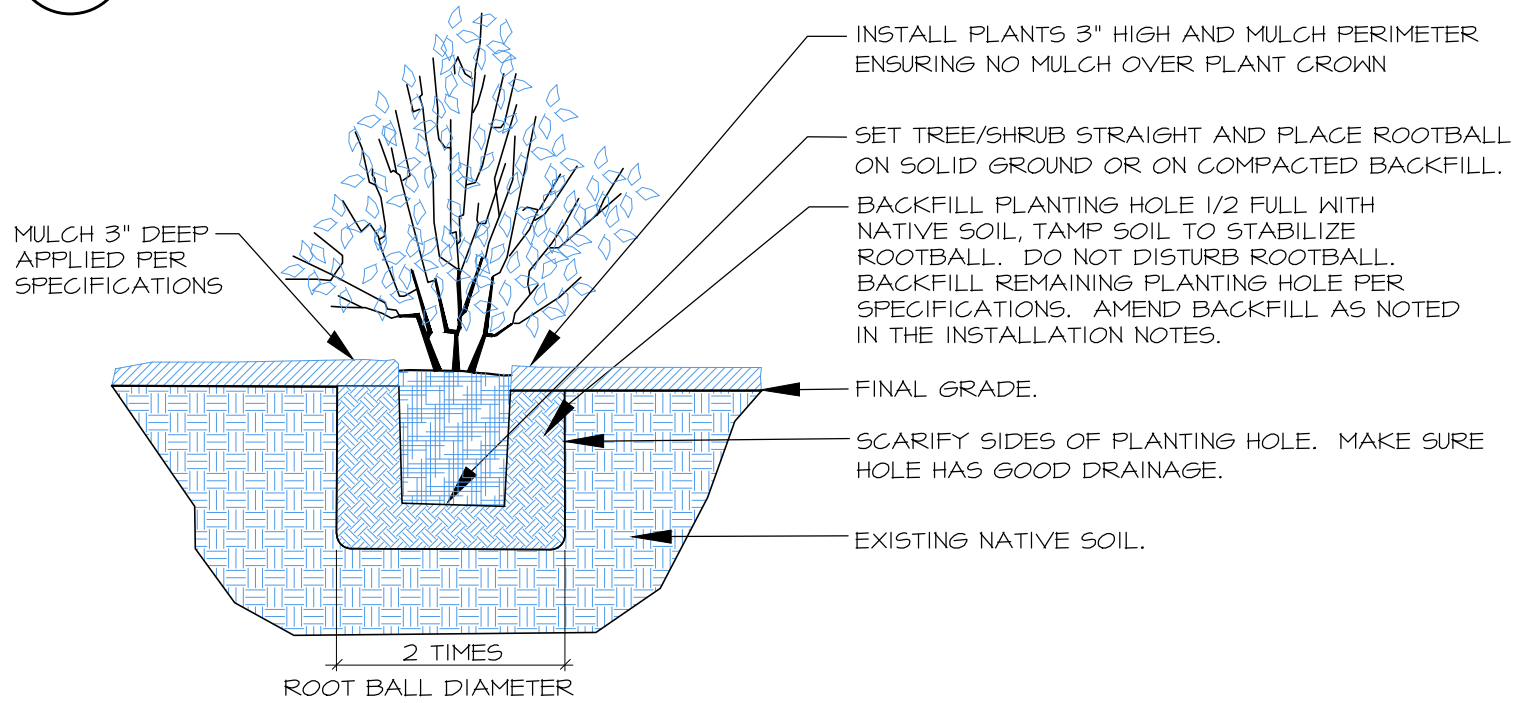


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POST CONNECTION

1 SPLIT-RAIL FENCE WITH NGPA SIGNS
SCALE: NTS



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

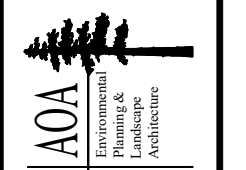
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DATE	8-03-22
REVISION	10/11
	10/23/24

FIGURE 10: CONSTRUCTION DETAIL
WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
11337 SW 204TH ST.
VASHON, WA 98070
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SPECIFICATIONS

1. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE SITE. SOD SHALL BE STRIPPED AND COMPACTED AREAS DE-CONSOLIDATED TO A DEPTH OF 12 INCHES. IMPORTED 3-WAY TOPSOIL SHALL BE PLACED TO PRE-CLEARING GRADES AND 4" IN GRADED AREAS.
2. HAND-DIG OR USE AND AIR SPACE TO INSTALL THE WATERLINE WITHIN DRIPLINES OF EXISTING TREES TO BE SAVED. ANY TREES REMOVED AS HAZARDS, OUTSIDE THE DEVELOPED AREAS SHALL BE CUT AT 15'-20' HT TO REMAIN AS SNAGS PER CAR.
3. PRIOR TO THE INITIATION OF ANY SITE WORK, THE DISTURBED AREA LIMITS SHALL BE SURVEYED AND FLAGGED IN A HIGHLY VISIBLE MANNER. FLAGGING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THESE FIELD MARKERS WILL BE INSPECTED AND FIELD VERIFIED BY A KC PERMITTING SITE INSPECTOR OR ENVIRONMENTAL SCIENTIST. A SILT FENCE OR COIR WATTLE SHALL ALSO BE INSTALLED ALONG THE EDGE OF THE SITE CLEARING WHERE IT IS WITHIN THE CRITICAL AREA BUFFER TO ASSURE THAT NO SEDIMENT OR SEDIMENT-LADEN WATER ENTERS THE CRITICAL AREA.
4. ALL EXTERIOR LIGHTING SHALL BE DOWNCAST WITH METAL HOODS. EXTERIOR LIGHTING ON THE BACK OF THE HOME SHALL BE ON A 15-MINUTE TIMER. ONLY LOW-WATTAGE DIRECTIONAL LIGHTING WITH NARROW ANGLES OF ILLUMINATION SHALL BE USED. AOA TO REVIEW LIGHTING BEFORE AND AFTER PLACEMENT AND LIGHTS SHALL BE REFLECTED ON THE AS-BUILT PLAN.
5. PRIOR TO ANY SITE DISTURBANCE, TREES TO BE RETAINED ADJACENT TO THE CLEARING LIMITS SHALL BE CLEARLY MARKED WITH HIGHLY VISIBLE CONSTRUCTION FENCING THAT INCLUDES A TREE PROTECTION ZONE AROUND EACH RETAINED TREE. INSTALL ALL RECOMMENDED TREE PROTECTION MEASURES OUTLINED IN THE ARBORIST REPORT SUBMITTED WITH THE BUILDING PERMIT.
6. TREES REMOVED FROM WITHIN THE CLEARING LIMITS SHALL BE STATICALLY PLACED AS LARGE WOODY DEBRIS ALONG THE PROPOSED BUFFER BOUNDARY. AOA TO DESIGNATE FINAL LOCATIONS AND REFLECT THEM ON THE AS-BUILT PLAN.
7. IF ANY EMPLOYEE, CONTRACTOR, SUBCONTRACTOR, ETC. BELIEVES A CULTURAL RESOURCE AND/OR HUMAN REMAINS HAVE BEEN UNCOVERED AT ANY POINT IN THE PROJECT, ALL WORK IN THE AREA MUST STOP AND LOCATION SECURED (RCW 27.44). THE APPROPRIATE AGENCIES AND AUTHORITIES (I.E. ARCHAEOLOGICAL CONSULTANT, WA STATE DEPT. OF ARCHEOLOGY AND HISTORIC PRESERVATION, KC MEDICAL EXAMINER, KC SHERIFF) MUST BE CONSULTED. WORK MAY NOT RESUME UNTIL ALL AGENCIES INVOLVED HAVE REVIEWED, MADE FINAL DETERMINATIONS, DOCUMENTATION, ETC.
8. IT IS A CONDITION OF THE BUILDING PERMIT THAT NO HERBICIDES OR PESTICIDES BE USED ON THIS SITE IN PERPETUITY.
9. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE SITE. IMPORTED 3-WAY TOPSOIL SHALL BE PLACED TO PRE-CLEARING GRADES (3" MIN.).
10. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
11. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT AND BACKFILLED WITH A 30 /70 MIX OF STEERCO TO TOPSOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH HOG-FUEL OR WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT PLANTING.
12. 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.
13. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
14. UPON COMPLETION OF PLANTING, BARE AREAS WITHIN THE SITE DISTURBANCE AREA AND ROW SHALL BE COMPOSTED WITH 3" OF CEDAR GROVE COMPOST AND MULCHED WITH 3" MEDIUM-COURSE BARK MULCH OR WOOD CHIPS OR SEEDED WITH NATIVE RED FESCUE. ALL PLANTS AND SEEDED GROUND SHALL BE THOROUGHLY WATERED.
15. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
16. ALL PLANTS SHALL BE WATERED VIA A TEMPORARY IRRIGATION SYSTEM. WATERING SHOULD OCCUR TWICE-WEEKLY JUNE 15-OCTOBER 15 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-OCTOBER 15 THE SECOND YEAR AFTER PLANTING. FLOW SHOULD OCCUR AT A RATE OF 1/2" OF WATER DURING EACH WATERING EVENT, ENSURING COMPLETE SATURATION OF THE ROOT ZONE.
17. AN AS-BUILT DRAWING OF THE CRITICAL AREAS MITIGATION SHALL BE PROVIDED TO KC PERMITTING FOLLOWING COMPLETION OF THE ENTIRE PROJECT AND IMPLEMENTATION OF THE MITIGATION PLAN.

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	2		

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

APPROVED FOR CONSTRUCTION

BY:

KING COUNTY DEPARTMENT OF LOCAL SERVICES

DATE:

PROJECT	6320
DRAWN	SO
SCALE	AS NOTED
DATE	8-03-22
REVISION	11/11
	10/23/24

FIGURE II: SPECIFICATIONS
 WOOLSEY PROPERTY - WETLAND BUFFER MITIGATION PLAN
 11337 SW 204TH ST.
 VASHON, WA 98070
 PARCEL 0622039052



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