

Altmann Oliver Associates, LLC

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AOA

Environmental
Planning &
Landscape
Architecture



June 2, 2025

AOA-7615

Mark Cummings
slaterhomescorp@hotmail.com

**SUBJECT: Critical Areas Alteration Exception (CAEX) for
Parcel 372830-0385, King County, WA**

Dear Mark,

On November 6, 2024, AOA conducted a wetland and stream delineation throughout the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. The purpose of the initial review was to re-establish the on-site critical area boundaries that were previously approved as part of CADS23-0299 in preparation for surveying. An additional review occurred on January 21, 2025 to map on-site vegetation.

1.0 EXISTING CRITICAL AREAS

One wetland (Wetland A) with associated Type F aquatic area was identified and delineated along the eastern portion of the parcel. The wetland and stream delineation has been surveyed, and the unit boundaries and ratings were approved as part of CADS23-0299.

1.2 Wetland A

Wetland A is a Riverine Hydrogeomorphic classed wetland associated with Kimble Creek in the northeast portion of the site. Vegetation within the wetland consisted of Pacific willow (*Salix lucida*), Douglas spirea (*Spiraea douglasii*), red-osier dogwood (*Cornus sericea*), Himalayan blackberry (*Rubus armeniacus*), slough sedge (*Carex obnupta*), skunk cabbage (*Lysichiton americanus*), reed canarygrass (*Phalaris arundinacea*), and English ivy (*Hedera helix*).

Wetland A has been previously approved as a Category II wetland with 6 Habitat Points. Category II wetlands with 6 Habitat Points require a standard 150-foot buffer and 15-foot building setback from the wetland edge within the urban areas of King County. Due to the small size of the parcel, the entirety of the site is encumbered in buffer, resulting in the need for a Critical Areas Alteration Exception.

1.2 Kimble Creek and Associated Type F Aquatic Areas

Kimble creek flows northwest in the northeast portion of the site. The Ordinary High-water (OHW) of the creek generally co-aligns with that of Wetland A. Another Type F stream enters the site in the southern corner via a culvert and flows northeast before conjoining with Kimble Creek.

Both streams are classified as Type F Aquatic Areas and require a standard 115-foot buffer plus 15-foot building setback from the delineated Ordinary High Water (OHW).

2.0 WETLAND BUFFER IMPACTS (Alternatives Analysis)

The proposed project consists of the development of the site with a single-family residence utilizing the Critical Areas Alteration Exception (CAAE) process. The proposed single-family residence would be constructed in the western portion of the site to avoid all direct impacts to wetlands and streams on the property.

Since the site is 28,294 s.f. in size, the maximum site alteration area is limited to 5,000 s.f. The proposed site alteration area (not including the driveway and dispersion trenches) is 4,744 s.f. and is below the maximum threshold. The total permanent standard wetland buffer impact is 5,320 s.f. with 632 s.f. of temporary buffer impacts.

The site alteration and buffer impact area consist primarily of a red alder (*Alnus rubra*), bitter cherry (*Prunus emarginata*), and ornamental tree forest with a sparse understory.

Since the impacted on-site buffer does not currently receive stormwater discharges, the primary function of the impacted buffer is as a habitat component of the overall open space associated with the site and adjacent undeveloped areas.

The proposed site alteration area has been designed to avoid direct critical area impacts and to be below the 5,000 s.f. maximum site alteration disturbance area. To limit pedestrian intrusion into the wetland buffer post-construction a split-rail fence will be installed along the outer edge of the site alteration area.

All temporary on-site and off-site buffer impacts associated with the driveway and dispersion trench will be fully restored with native plantings or re-seeded per plan following installation.

3.0 WILDLIFE HABITAT ASSESSMENT

The Washington Department of Fish and Wildlife Priority Habitats and Species database (PHS) does not indicate the presence of any federal or state listed endangered, threatened, sensitive, or candidate species on or adjacent to the site, nor were any identified during the field investigations. In addition, no active breeding sites for species listed in KCC 21A.24.382.B through J were observed during the field investigations.

All existing significant trees located outside of the currently proposed clearing limits should be retained or snagged as indicated on the tree plan. If any other trees on the

site are deemed hazardous and must be removed for safety concerns, then it is my recommendation that a snag be created from that tree at the tallest appropriate point. Furthermore, any trees within the preserved portions of the site that naturally become snags should remain in place and not be removed unless they become a safety concern.

3.1 Wildlife Habitat Recommendations for Lighting

To minimize the project's potential to impact wildlife from light and glare the following measures should be implemented:

- Exterior lighting on the back of the residence should be on a timer that automatically shuts off within 15 minutes after use.
- Only low-wattage directional lighting with narrow angles of illumination for lighting should be utilized.
- Metal hoods should be added to all exterior lights to direct lighting down and not out from fixtures.

4.0 CRITICAL AREA ALTERATION EXCEPTION APPROVAL CRITERIA

Any approval of a CAAE must meet the criteria of KCC 21A.24.070.A.3:

- a. there is no feasible alternative to the development proposal with less adverse impact on the critical area;*

The proposed residence has been designed to avoid all direct impacts to critical areas and to minimize critical area buffer impacts. The proposed house location is at the furthest extend possible from on-site critical areas and poses the least impact for the allocated footprint.

- b. the alteration is the minimum necessary to accommodate the development proposal;*

The proposed site alteration area is below the maximum site alteration area threshold. In addition, the project has been designed to be located as far as possible from the critical areas buffers.

- c. the approval does not require the modification of a critical area development standard established by this chapter, except as set forth in subsection A.2.i. of this section;*

No critical area development standards will be modified by the proposal.

- d. the development proposal does not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest;*

The proposed single-family residence is consistent with adjacent land uses and does not pose a threat to public health, safety, or welfare on or off the development site.

- e. *for dwelling units, no more than five thousand square feet or ten percent of the site, whichever is greater, may be disturbed by structures, building setbacks or other land alteration, including grading, utility installations and landscaping, but not including the area used for a driveway or for an on-site sewage disposal system;*

Since the parcel is 28,294 s.f. in size and 10% of the parcel is only 2,829 s.f., the site alteration area cannot exceed 5,000 s.f. The proposed site alteration area under this threshold (4,744 s.f.).

- f. *to the maximum extent practical, access is located to have the least adverse impact on the critical area and critical area buffer;*

Access to the residence will be via a driveway in the far west corner and has been designed to minimize impacts to the extent practical.

- g. *the critical area is not used as a salmonid spawning area;*

The impacted critical area buffer is not used as a salmonid spawning area.

5.0 BUFFER MITIGATION

Mitigation for the buffer impacts on the site will occur through the enhancement of degraded buffer areas on the property. Enhancement will consist of removal of invasive species and the planting of a variety of native trees and shrubs to increase the plant species and structural diversity of the buffer areas.

These plantings should increase the habitat quality of the site over current conditions. In addition, the proposed plantings would also provide an increased physical and visual screen to the wetlands from the proposed residence.

5.1 Goal, Objectives, and Performance Standards for Enhancement Area

The primary goal of the enhancement plan is to increase the habitat functions of the enhanced buffer. To meet this goal, the following objectives and performance standards will be incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the enhancement areas.

Performance Standard 1: *Year 1 – there will be 100% survival of all native woody species. Following Years 2-3 there will be an 80% survival rate of all planted species or equivalent replacement of a combination of planted and re-colonized native woody species.*

Performance Standard 2: *Following the first year after planting, a combination of native or naturalized woody vegetation will cover at least 15% of the enhancement*

area. Areal coverage will increase to at least 20% following the second year and 40% following the third year after planting.

Objective B: Limit the amount of invasive and exotic species within the enhancement areas.

Performance Standard 3: *After construction and following every monitoring event for a period of at least three years, WA State noxious Class A-C weeds will be maintained at levels below 10% total cover in all planted areas.*

5.2 Construction Management

Prior to commencement of any work in the enhancement area, all existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor, consultant, and/or owner.

Any necessary significant modifications to the design that occur because of unforeseen site conditions will be jointly approved by King County and the consultant prior to their implementation.

5.3 Monitoring Methodology

The monitoring program will be conducted for a period of three years, with annual reports submitted to King County. Vegetation will be recorded based on relative percent cover of the dominant species within the vegetative strata.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement area. Review of the photos over time will provide a visual representation of the success of the plan.

5.4 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally installed material. Replanting will not occur until after the reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, King County, or the owner.

5.5 As-built Plan

Following completion of construction activities, an as-built plan for the enhancement area will be provided to King County. The plan will identify and describe any changes in relation to the original approved plan.

Mark Cummings

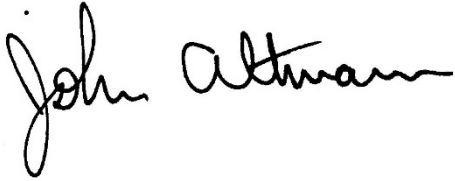
June 2, 2025

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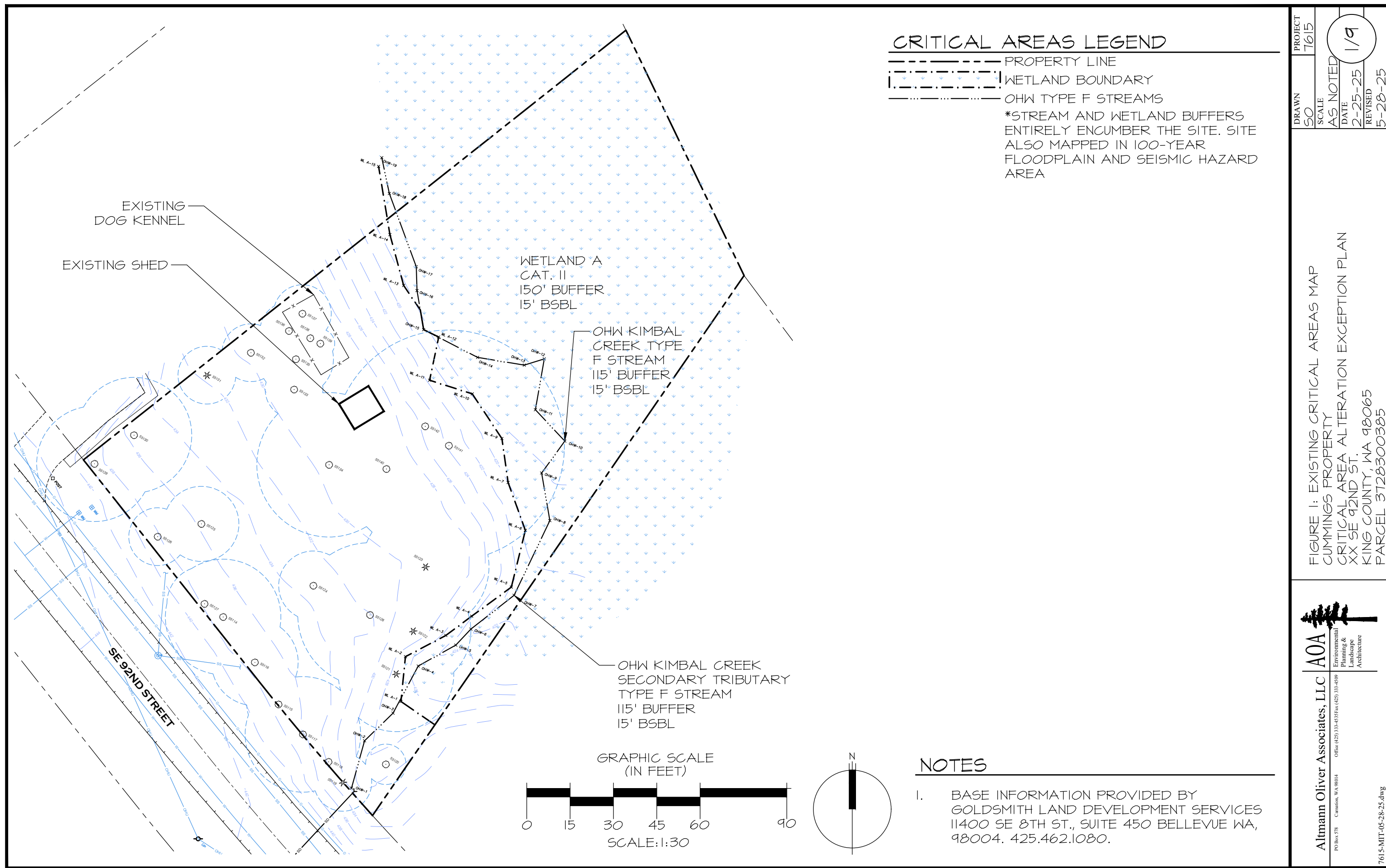
If you have any questions regarding the buffer impacts or proposed enhancement plan, please give me a call.

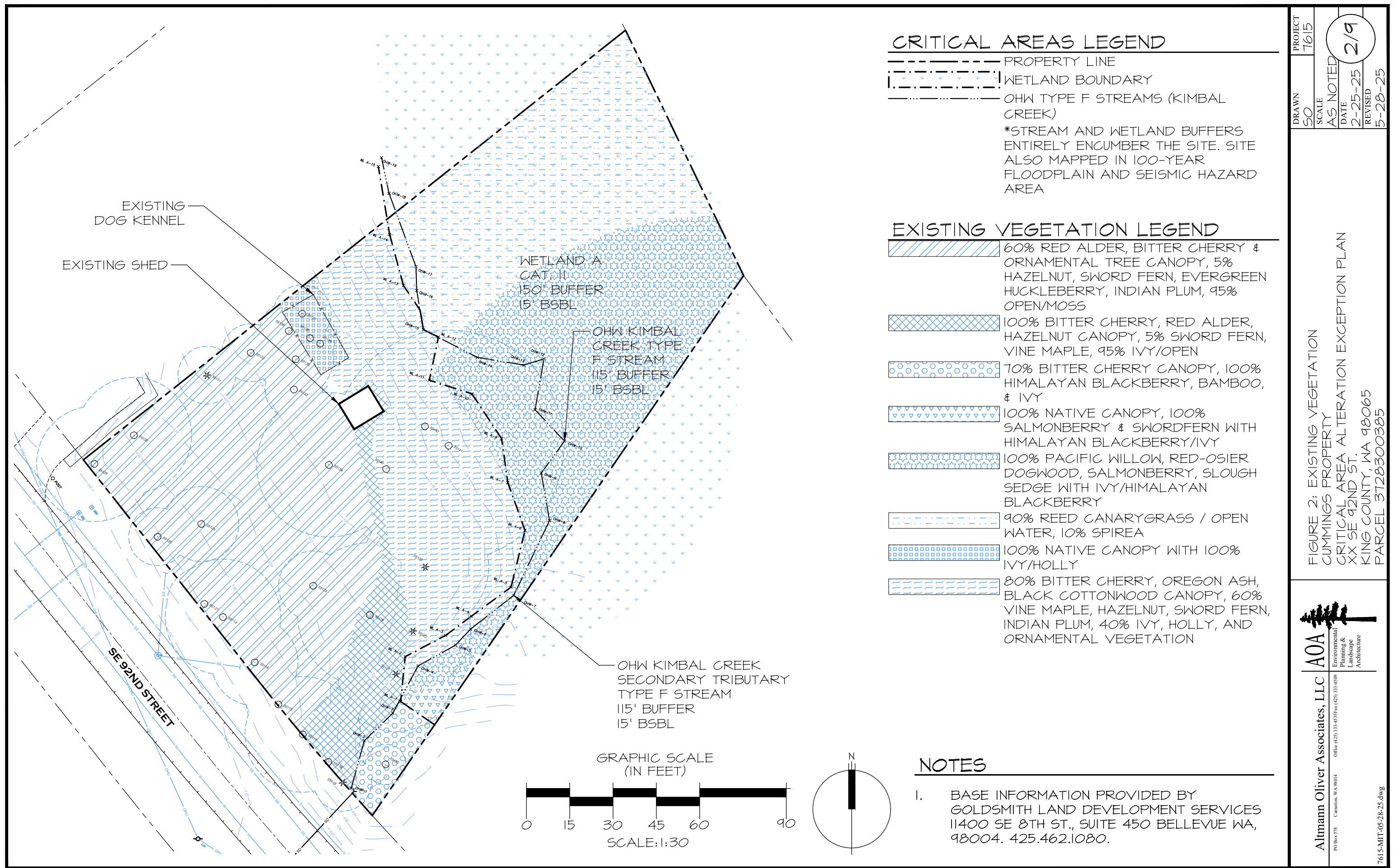
Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive style with a large, looped "J" and a long, sweeping underline.

John Altmann
Ecologist





CRITICAL AREAS LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- OHW TYPE F STREAMS (KIMBAL CREEK)
- *STREAM AND WETLAND BUFFERS ENTIRELY ENCUMBER THE SITE. SITE ALSO MAPPED IN 100-YEAR FLOODPLAIN AND SEISMIC HAZARD AREA

EXISTING VEGETATION LEGEND

- 60% RED ALDER, BITTER CHERRY & ORNAMENTAL TREE CANOPY, 5% HAZELNUT, SWORD FERN, EVERGREEN HUCKLEBERRY, INDIAN PLUM, 95% OPEN/MOSS
- 100% BITTER CHERRY, RED ALDER, HAZELNUT CANOPY, 5% SWORD FERN, VINE MAPLE, 95% IVY/OPEN
- 70% BITTER CHERRY CANOPY, 100% HIMALAYAN BLACKBERRY, BAMBOO, & IVY
- 100% NATIVE CANOPY, 100% SALMONBERRY & SWORDFERN WITH HIMALAYAN BLACKBERRY/IVY
- 100% PACIFIC WILLOW, RED-OSIER DOGWOOD, SALMONBERRY, SLOUGH SEDGE WITH IVY/HIMALAYAN BLACKBERRY
- 90% REED CANARYGRASS / OPEN WATER, 10% SPIREA
- 100% NATIVE CANOPY WITH 100% IVY/HOLLY
- 80% BITTER CHERRY, OREGON ASH, BLACK COTTONWOOD CANOPY, 60% VINE MAPLE, HAZELNUT, SWORD FERN, INDIAN PLUM, 40% IVY, HOLLY, AND ORNAMENTAL VEGETATION

NOTES

- BASE INFORMATION PROVIDED BY GOLDSMITH LAND DEVELOPMENT SERVICES 11400 SE 8TH ST., SUITE 450 BELLEVUE WA, 98004. 425.462.1080.

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DATE
2-25-25

REVISION
5-28-25

FIGURE 2: EXISTING VEGETATION
CUMMINGS PROPERTY
CRITICAL AREA ALTERATION EXCEPTION PLAN
XX SE 92ND ST.
KING COUNTY, WA 98065
PARCEL 3728300385

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TREE INVENTORY

TREE NO.	SPECIES	DBH "	CONDITION	COMMENTS	RETAIN	REMOVE
55114	RED MAPLE ACER RUBURM	15	GOOD		X	
55115	LITTLELEAF LINDEN TILLIA CORDATA	14	GOOD	BASAL SUCKERS	X	
55116	NORWAY MAPLE ABIES PLATANOIDES	10, 11	GOOD	TRUNK FORKS AT 2'	X	
55117	RED MAPLE ACER RUBURM	17	GOOD	TRUNK FORKS AT 7' AND 12'	X	
55118	LOMBARDY POPLAR POPULUS NIGRA	28	GOOD	IVY ON TRUNK	X	
55119	NOBLE FIR ABIES PROCERA	17	FAIR	TOP IS BROKEN OFF AT 30'	X	
55120	BIG-LEAF MAPLE ACER MACROPHYLLUM	25	GOOD	TRUNK FORKS AT 18"	X	
55121	LELAND CYPRESS CUPRESSOCYPARIS LEYLANDII	24	GOOD	SELF-CORRECTED LEAN SOUTH - TOWARDS CREEK	X	
55122	DOUGLAS FIR PESUDOTSUGA MENZIESII	15	GOOD		X	
55123	DOUGLAS FIR PESUDOTSUGA MENZIESII	13	GOOD		X	
55124	LITTLELEAF LINDEN TILLIA CORDATA	9	GOOD			X
55125	RED MAPLE ACER RUBURM	9	GOOD			X
55126	LITTLELEAF LINDEN TILLIA CORDATA	17	GOOD	TRUNK FORKS AT 6', DIAMETER TAKEN AT 3' - BELOW SWELLING	X	
55127	LITTLELEAF LINDEN TILLIA CORDATA	6	GOOD	CROWDED BY #5514	X	
55128	JAPNESE FLOWEING CHERRY PRUNUS SERULATA 'KWANZAN'	8	GOOD	UNEVEN CROWN, SHADED	X	
55129	RED MAPLE ACER RUBURM	21	POOR	DIAMETER TAKEN ABOVE 15" BRANCH, LARGE WOUND AT 44" TO 74" HOLLOW - 7" X 4.5" AT 56" 7" DEEP, CALLUS FORMING ON BOTH		X
55130	KATUSURA CERCIDIPHYLLUM JAPONICUM	10, 10, 11	GOOD	3' BARK INCLUSION FROM BASE		X
55131	WESTERN RED CEDAR THUJA PLICATA	9	GOOD			X
55132	CHERRY PRUNUS AVIUM	9,9	GOOD	BASAL FORK		X
55133	LITTLELEAF LINDEN TILLIA CORDATA	9	GOOD			X
55134	JAPANESE FLOWERING CHERRY PRUNUS SERULATA	9, 12	GOOD	TRUNK FORKS AT 3'		X
55135	CHERRY PRUNUS AVIUM	9	GOOD			X
55136	CHERRY PRUNUS AVIUM	10	GOOD	SELF-CORRECTED LEAN TO THE NORTH		X
55137	CHERRY PRUNUS AVIUM	10	GOOD	LOW LCR, IVY ON TRUNK	X	
55138	CHERRY PRUNUS AVIUM	10	GOOD	LOW LCR, IVY ON TRUNK	X	
55139	CHERRY PRUNUS AVIUM	10	GOOD	LOW LCR, IVY ON TRUNK - THICK	X	
55140	CHERRY PRUNUS AVIUM	17	FAIR	SMALL DECAY POCKETS AT OLD PRUNING WOUNDS	X	
55141	BLACK COTTONWOOD POPULUS TRICHOCARPA	60+	GOOD	TRUNK FORKS AT 12'	X	
55142	CHERRY PRUNUS AVIUM	21	FAIR	SMALL DECAY POCKETS AT PRUNING WOUNDS, UNEVEN CROWN	X	
1-CC	BITTER CHERRY CLUSTER PRUNUS EMARGINATA	6, 7, 7, 7, 8, 9	GOOD	LOCATED 6-10' SOUTH OF #55123	X	
2-CC	CHERRY CLUSTER PRUNUS AVIUM	5, 5, 8, 11, 12	GOOD	BY FENCE, NORTH OF #55136	X	



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FIGURE 4: TREE RETENTION PLAN
CUMMINGS PROPERTY
CRITICAL AREA ALTERATION EXCEPTION PLAN
XX SE 92ND ST.
KING COUNTY, WA 98065
PARCEL 3728300385

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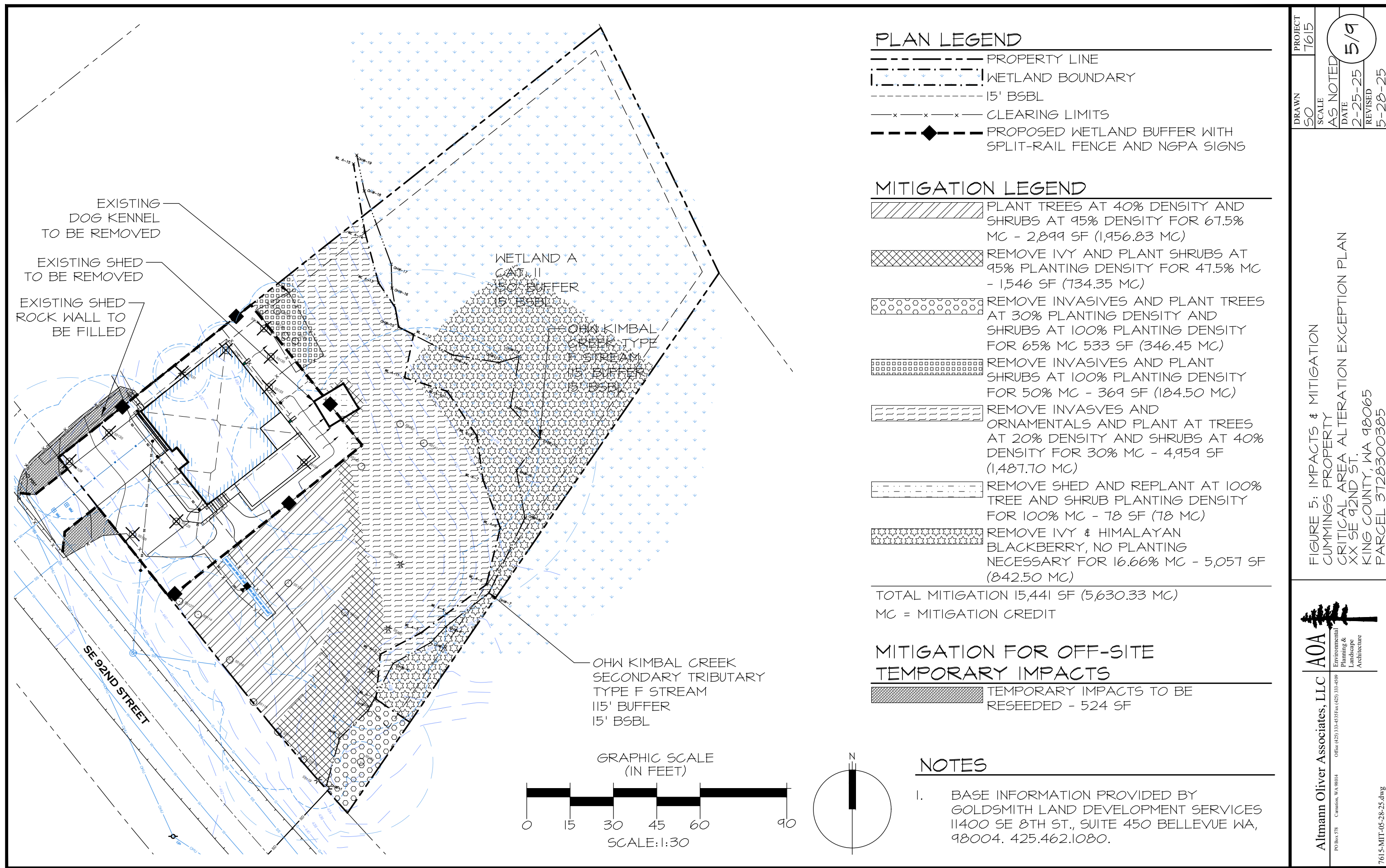
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5-28-25

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PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- 15' BSBL
- CLEARING LIMITS
- PROPOSED WETLAND BUFFER WITH SPLIT-RAIL FENCE AND NGPA SIGNS

MITIGATION LEGEND

- PLANT TREES AT 40% DENSITY AND SHRUBS AT 95% DENSITY FOR 67.5% MC - 2,899 SF (1,956.83 MC)
- REMOVE IVY AND PLANT SHRUBS AT 95% PLANTING DENSITY FOR 47.5% MC - 1,546 SF (734.35 MC)
- REMOVE INVASIVES AND PLANT TREES AT 30% PLANTING DENSITY AND SHRUBS AT 100% PLANTING DENSITY FOR 65% MC 533 SF (346.45 MC)
- REMOVE INVASIVES AND PLANT SHRUBS AT 100% PLANTING DENSITY FOR 50% MC - 369 SF (184.50 MC)
- REMOVE INVASIVES AND ORNAMENTALS AND PLANT AT TREES AT 20% DENSITY AND SHRUBS AT 40% DENSITY FOR 30% MC - 4,959 SF (1,487.70 MC)
- REMOVE SHED AND REPLANT AT 100% TREE AND SHRUB PLANTING DENSITY FOR 100% MC - 78 SF (78 MC)
- REMOVE IVY & HIMALAYAN BLACKBERRY, NO PLANTING NECESSARY FOR 16.66% MC - 5,057 SF (842.50 MC)

TOTAL MITIGATION 15,441 SF (5,630.33 MC)
MC = MITIGATION CREDIT

MITIGATION FOR OFF-SITE TEMPORARY IMPACTS

- TEMPORARY IMPACTS TO BE RESEED - 524 SF

NOTES

- BASE INFORMATION PROVIDED BY GOLDSMITH LAND DEVELOPMENT SERVICES 11400 SE 8TH ST., SUITE 450 BELLEVUE WA, 98004. 425.462.1080.

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FIGURE 5: IMPACTS & MITIGATION
CUMMINGS PROPERTY
CRITICAL AREA ALTERATION EXCEPTION PLAN
XX SE 92ND ST.
KING COUNTY, WA 98065
PARCEL 3728300385

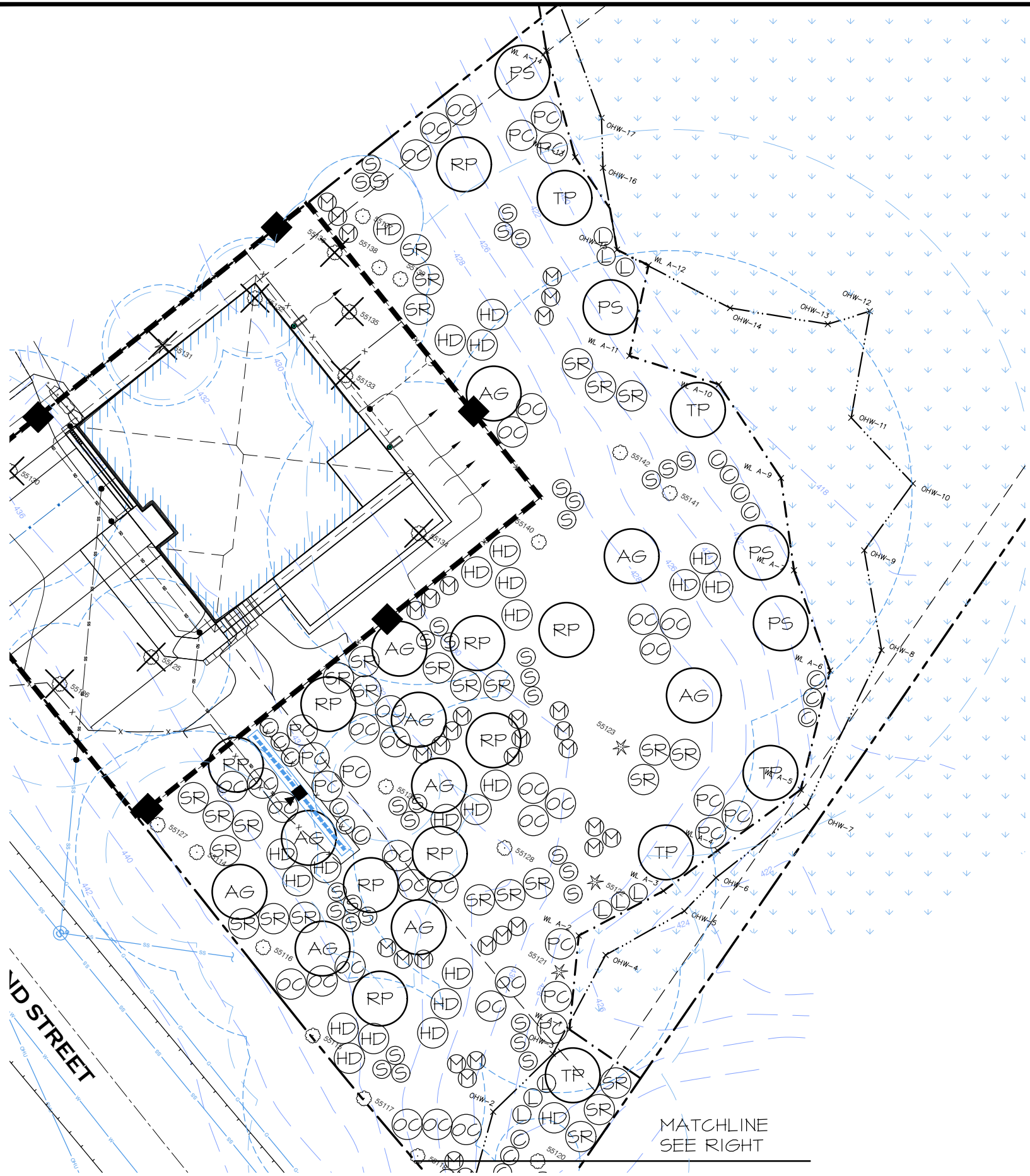
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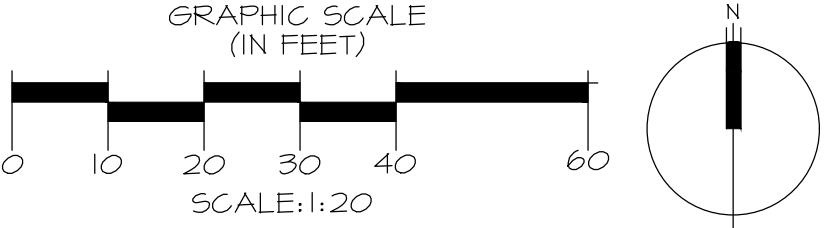
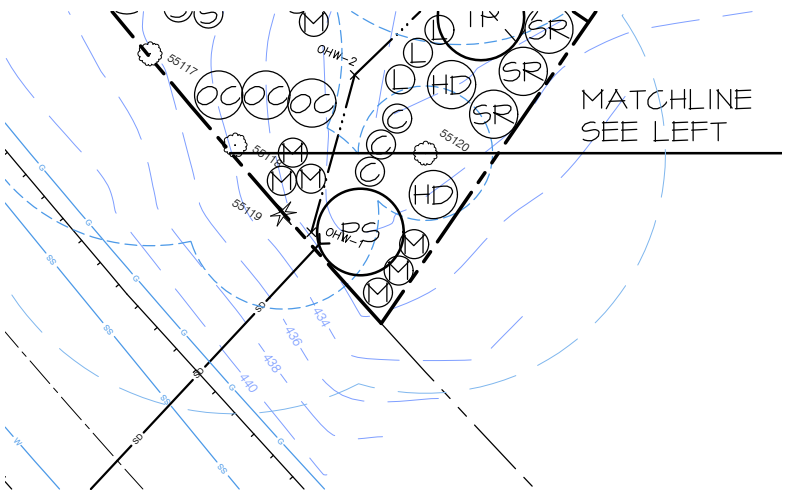
PLANT LIST (SEE FIGURE 7 FOR SCHEDULE)

LARGE TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AG	ABIES GRANDIS	GRAND FIR
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
PS	PICEA SITCHENSIS	SITKA SPRUCE
RP	RHAMNUS PURSHIANA	CASCARA
TP	THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
C	CORNUS SERICEA	RED-OSIER DOGWOOD
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY
S	SYMPHORICARPOS ALBUS	SNOWBERRY



NOTES

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GOLDSMITH LAND DEVELOPMENT SERVICES
11400 SE 8TH ST., SUITE 450 BELLEVUE WA,
98004. 425.462.1080.

PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AG	ABIES GRANDIS	GRAND FIR	9' O.C.	10	2 GAL.	FULL & BUSHY
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	5	2 GAL.	FULL & BUSHY
RP	RHAMNUS PURSHIANA	CASCARA	9' O.C.	9	2 GAL.	SINGLE TRUNK, WELL BRANCHED
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	5	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.C.	16	1 GAL.	MULTI-STEM (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	6' O.C.	25	1 GAL.	MULTI-STEM (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	6' O.C.	9	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	6' O.C.	37	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	6' O.C.	28	1 GAL.	MULTI-STEM (3 MIN.)
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	6' O.C.	13	1 GAL.	MULTI-STEM (3 MIN.)
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	6' O.C.	28	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.	35	1 GAL.	MULTI-STEM (3 MIN.)

MONITORING & MAINTENANCE PLAN

PERFORMANCE STANDARDS FOR MONITORING INCLUDE:

1) YEAR 1 - THERE WILL BE 100% SURVIVAL OF ALL NATIVE WOODY SPECIES. FOLLOWING YEARS 2-3 THERE WILL BE AN 80% SURVIVAL RATE OF ALL PLANTED SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE WOODY SPECIES.

2) FOLLOWING THE FIRST YEAR AFTER PLANTING, A COMBINATION OF NATIVE OR NATURALIZED WOODY VEGETATION WILL COVER AT LEAST 15% OF THE ENHANCEMENT AREA. AREAL COVERAGE WILL INCREASE TO AT LEAST 20% FOLLOWING THE SECOND YEAR AND 40% FOLLOWING THE THIRD YEAR AFTER PLANTING.

3) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST THREE YEARS, WA STATE NOXIOUS CLASS A-C WEEDS, WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVERAGE IN ALL PLANTED AREAS.

ANNUAL MONITORING REPORTS WILL BE PREPARED AND SUBMITTED TO KING COUNTY EACH OF THE THREE YEARS OF THE 3-YEAR MONITORING PERIOD. THE REPORTS WILL DETAIL IF THE SITE IS MEETING THE PERFORMANCE STANDARDS AND PROVIDE PHOTOS FROM ESTABLISHED PHOTO POINTS.



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FIGURE 7: PLANT SCHEDULE & MONITORING PLAN
CUMMINGS PROPERTY
CRITICAL AREA ALTERATION EXCEPTION PLAN
XX SE 92ND ST.
KING COUNTY, WA 98065
PARCEL 3728300385

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5-28-25

SPECIFICATIONS

- 1. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND INVASIVE PLANT SPECIES (ROOTS AND TOPS) SHALL BE HAND-REMOVED FROM THE MITIGATION AREAS AND EXISTING SHED SHALL BE REMOVED. AREA SHALL BE DECOMPACTED TO A DEPTH OF 9" PRIOR TO TOPSOILING. IMPORTED CARPINITO BROTHERS PREMIUM 3-WAY TOPSOIL SHALL BE PLACED TO PRE-CLEARING GRADES.
- 2. 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 SHALL ALSO BE INSTALLED PER CIVIL PLAN SET TO ENSURE THAT NO SEDIMENT OR SEDIMENT-LADEN WATER ENTERS THE CRITICAL AREA.
- 3. 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.
- 4. 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. WITHIN DRIPLINE OF EXISTING TREES TO REMAIN, TREES TO BE REMOVED SHALL BE CUT AND STUMP GROUND RATHER THAN PULLED TO AVOID DISTURBANCE TO SAVED TREES.
- 5. PRIOR TO SITE DISTURBANCE, AFTER CLEARING LIMITS AND TREE PROTECTION ZONES HAVE BEEN MARKED, A PRE-CONSTRUCTION CONFERENCE (INSPECTION) SHALL BE SCHEDULED WITH KING COUNTY, THE CONTRACTOR AND AOA.
- 6. TREES REMOVED FROM WITHIN THE CLEARING LIMITS SHALL BE STATICALLY PLACED AS LARGE WOODY DEBRIS WITHIN THE BUFFER IN AREAS DEVOID OF WOODY DEBRIS. AOA TO DESIGNATE FINAL LOCATIONS AND REFLECT THEM ON THE AS-BUILT PLAN.
- 7. IT IS A CONDITION OF THE BUILDING PERMIT THAT NO HERBICIDES OR PESTICIDES BE USED ON THIS SITE IN PERPETUITY.
- 8. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
- 9. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PLANTS SHALL BE INSTALLED 2" HIGH, BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL AND SURFACED MULCHED TO A DEPTH OF 3" WITH MEDIUM-COURSE BARK MULCH OR WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT PLANTING IN THE MITIGATION AREA AND PLACED WITHIN A 24" DIAMETER RING AROUND PLANTINGS LOCATED AMONGST NATIVE VEGETATION.
- 10. 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.
- 11. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
- 12. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- 13. ALL PLANTS WITHIN THE MITIGATION AREA SHALL BE WATERED VIA A TEMPORARY IRRIGATION SYSTEM. WATERING SHOULD OCCUR TWICE-WEEKLY JUNE 15-OCTOBER 31 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-OCTOBER 1 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.
- 14. 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			I		I		I			I		
GENERAL MAINT.			I		I		I			I		
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.

PROJECT
7615

DRAWN
SO

SCALE
AS NOTED

DATE
2-25-25

REVISED
5-28-25

8/9

FIGURE 8: SPECIFICATIONS
CUMMINGS PROPERTY
CRITICAL AREA ALTERATION EXCEPTION PLAN
XX SE 92ND ST.
KING COUNTY, WA 98065
PARCEL 3728300385

Almann Oliver Associates, LLC

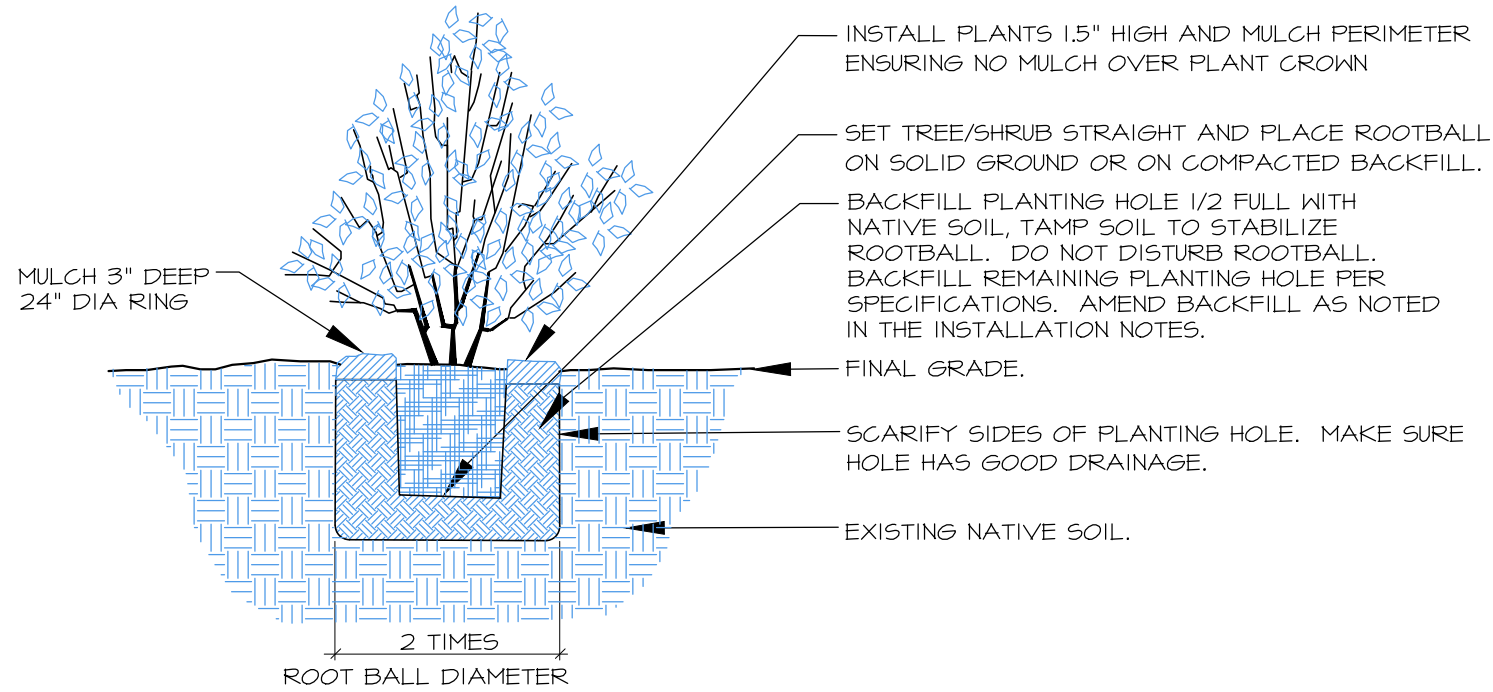
PO Box 578
Carnation, WA 98014

AOA

Environmental
Planning &
Landscape
Architecture

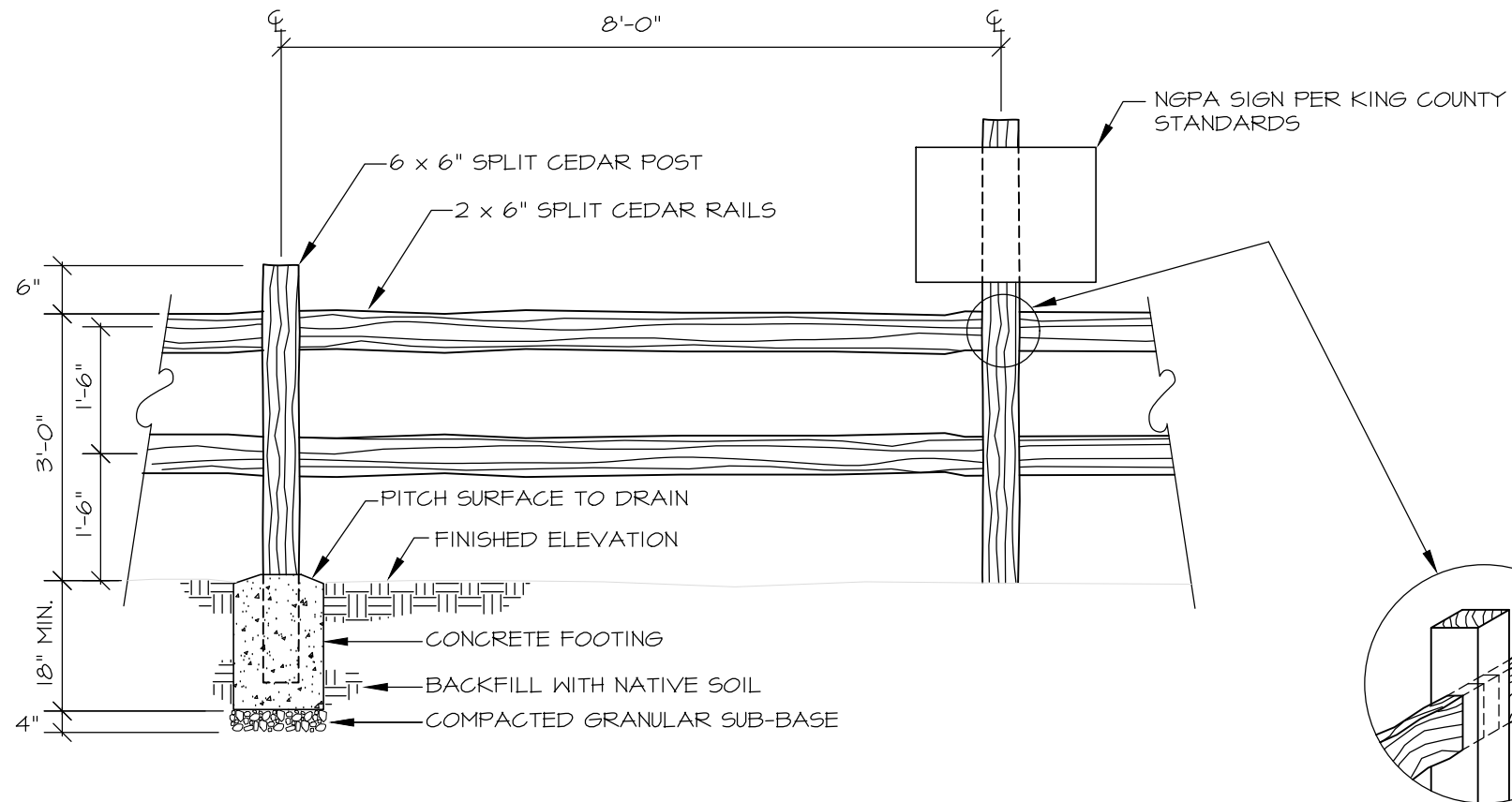
Office (425) 333-4339 Fax (425) 333-4599

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1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS



POST CONNECTION

2 SPLIT-RAIL FENCE W/NGPA SIGN DETAIL

SCALE: NTS

FIGURE 9: DETAIL CUMMINGS PROPERTY CRITICAL AREA ALTERATION EXCEPTION PLAN XX SE 92ND ST. KING COUNTY, WA 98065 PARCEL 3728300385	DRAWN	PROJECT
	SO	7615
	SCALE	AS NOTED
	DATE	9/9
	REVIS	DATE
	5-28-25	2-25-25

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