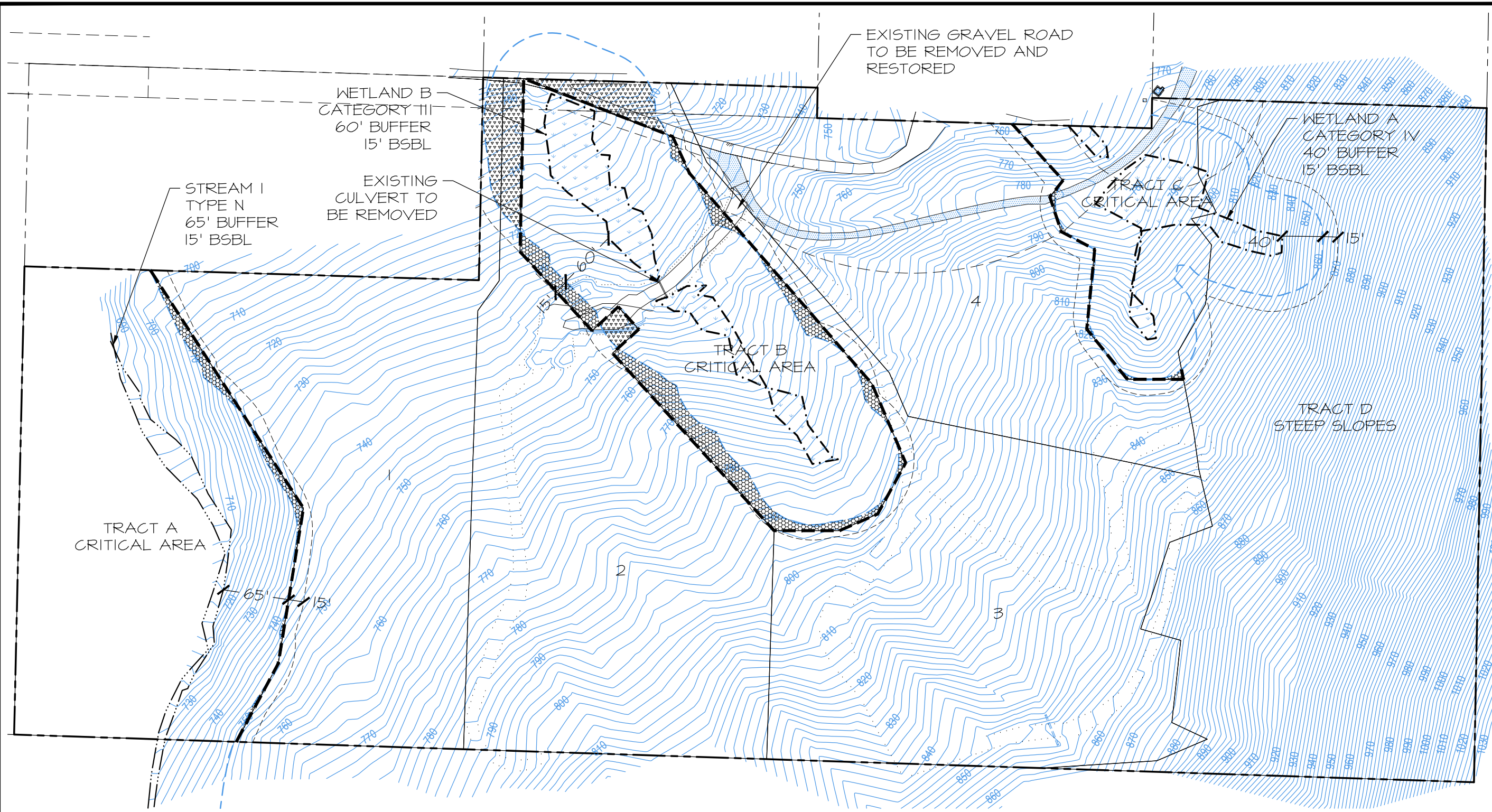
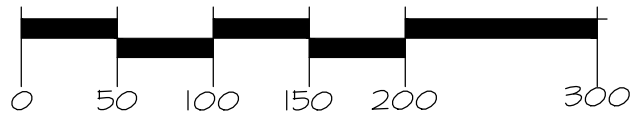




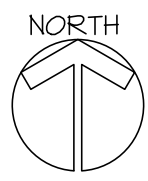
PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM
- STANDARD BUFFER
- STANDARD 15' BSBL
- PROPOSED BUFFER
- BUFFER REDUCTION - 8,481 SF
- BUFFER REPLACEMENT - 11,281 SF

GRAPHIC SCALE
(IN FEET)

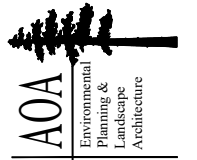


SCALE: 1:100



NOTES

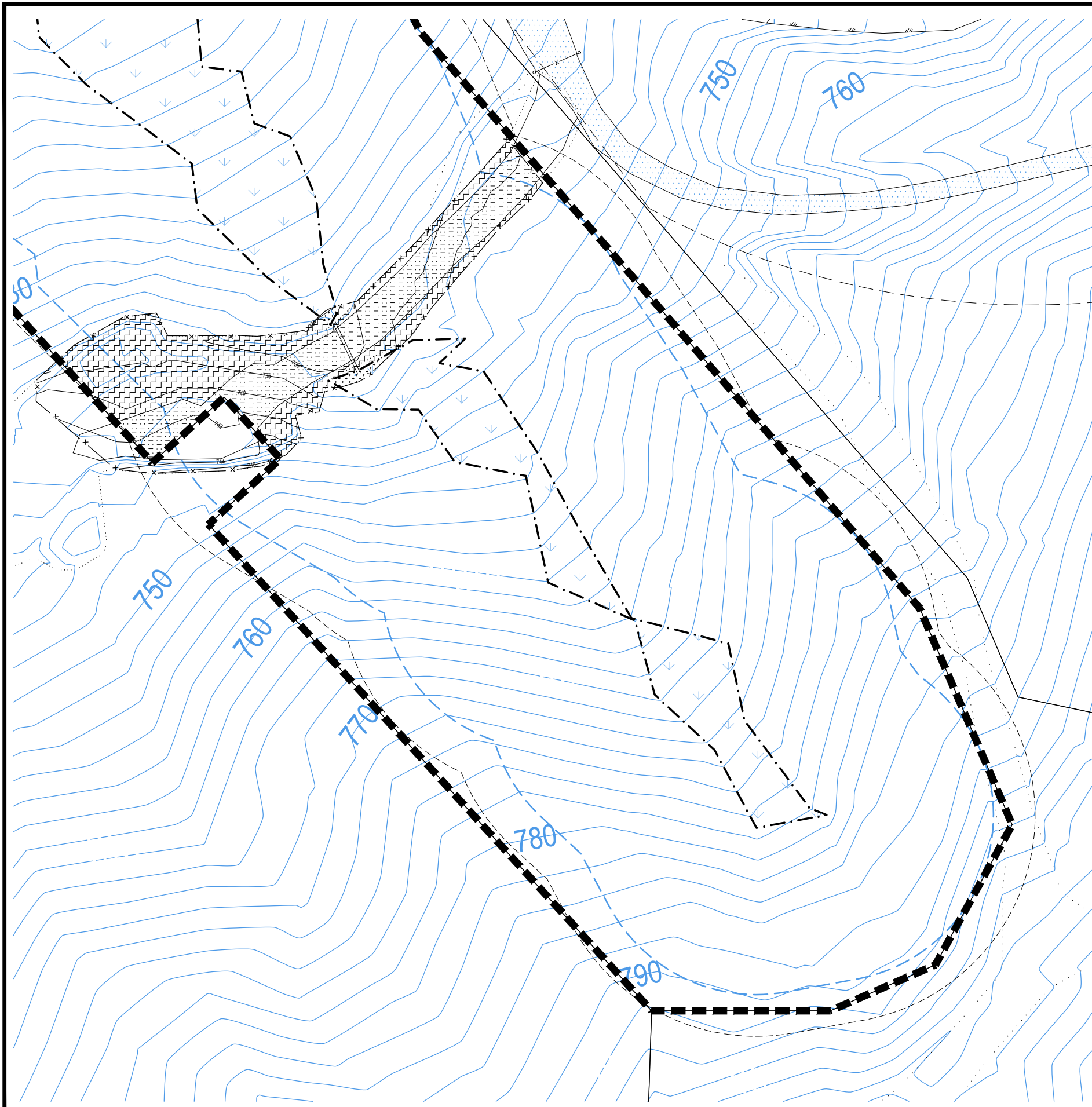
- SITE PLAN PROVIDED BY D.R. STRONG, 620 - 7TH AVE., KIRKLAND, WA 98033, (425) 827-3063.



Almann Oliver Associates, LLC
Environmental
Planning &
Landscape
Architecture
PO Box 578
Carnation, WA 98014
Office (425) 333-4533 Fax (425) 333-4599

FIGURE 1: SITE PLAN
SEUBERT PROPERTY
PARCEL 242406-9040
KING COUNTY, WASHINGTON

DRAWN	SO	SCALE	AS NOTED
PROJECT	5144	DATE	10-02-19
		REVISED	1/4



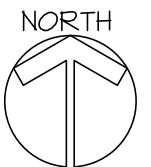
PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM
- STANDARD BUFFER
- STANDARD 15' BSBL
- PROPOSED BUFFER
- CLEARING LIMITS
- EXISTING GRAVEL ROAD TO BE REMOVED AND RESTORED - 2,334 SF
- TEMPORARY WETLAND IMPACT TO BE RESTORED - 92 SF
- TEMPORARY BUFFER IMPACT TO BE RESTORED - 2,876 SF

GRAPHIC SCALE (IN FEET)

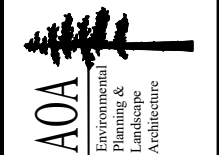


SCALE: 1:40



NOTES

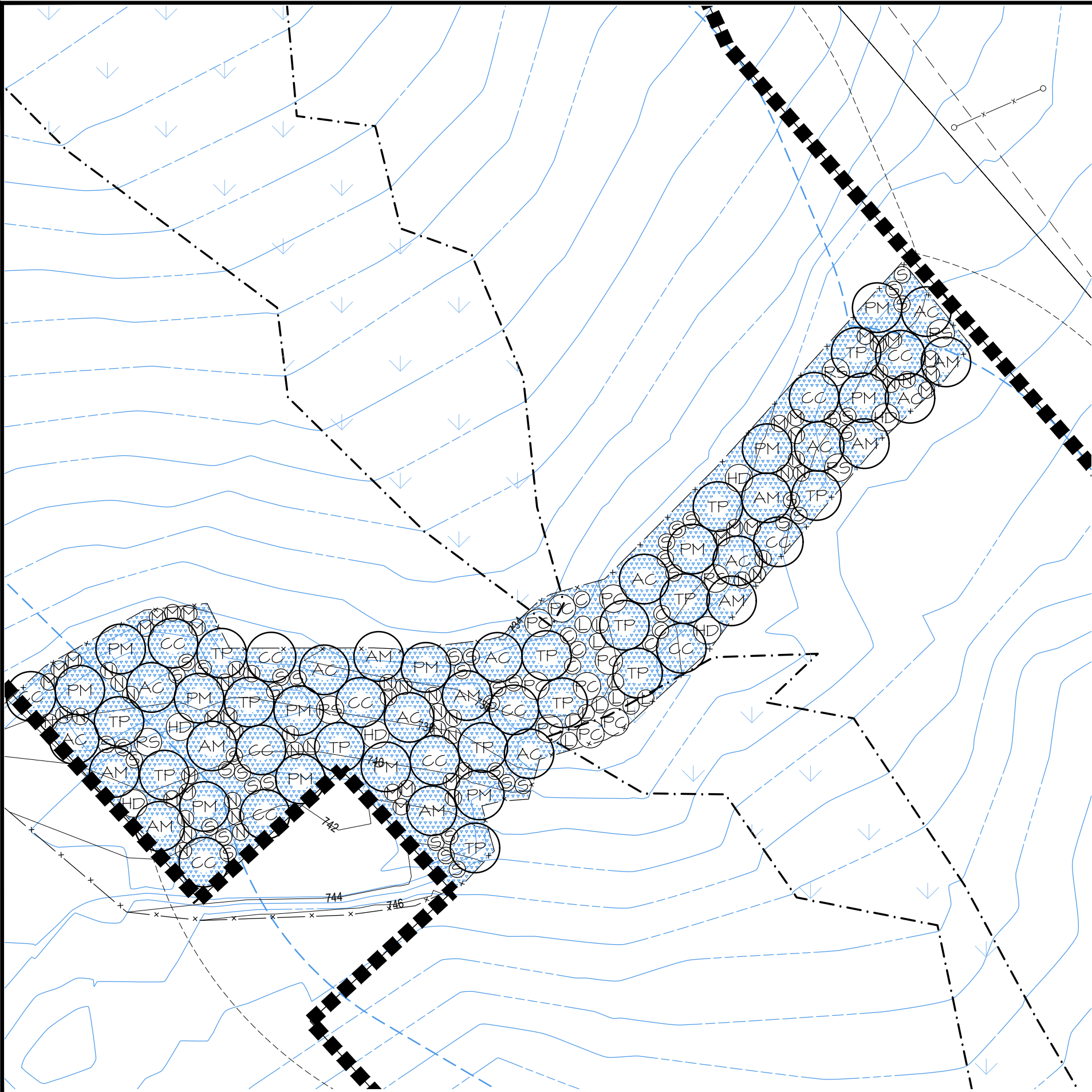
- SITE PLAN PROVIDED BY D.R. STRONG, 620 - 7TH AVE., KIRKLAND, WA 98033, (425) 827-3063.



Almann Oliver Associates, LLC
PO Box 578 Corvallis, WA 98014
Office (425) 333-4537 Fax (425) 333-4599

FIGURE 2: BUFFER IMPACTS & MITIGATION
SEUBERT PROPERTY
PARCEL 242406-9040
KING COUNTY, WASHINGTON

DRAWN	SO	SCALE	AS NOTED	DATE	REVISION
PROJECT	5144			10-02-19	2/4

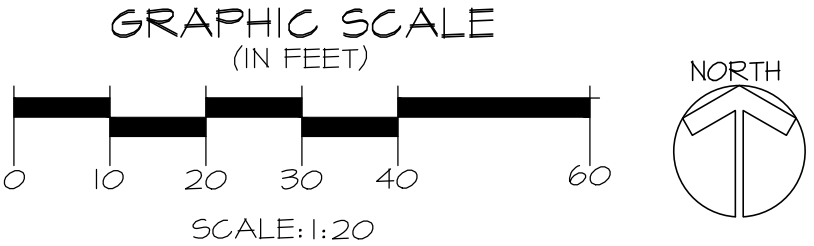


PLANT LIST

TREES		
KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER CIRCINATUM	VINE MAPLE
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
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
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK
RS	RIBES SANGUINEUM	RED CURRENT
N	ROSA NUTKANA	NOOTKA ROSE
S	SYMPHORICARPOS ALBUS	SNOWBERRY
*3 CUTTINGS PER SYMBOL		

GROUNDCOVER		
KEY	SCIENTIFIC NAME	COMMON NAME
	GAULTHERIA SHALLON	SALAL



NOTES

1. SITE PLAN PROVIDED BY D.R. STRONG,
620 - 7TH AVE., KIRKLAND, WA 98033,
(425) 827-3063.

PROJECT
5144

DRAWN
SO

SCALE
AS NOTED

DATE
10-02-19

REVISED
3/4

FIGURE 3: PLANTING PLAN
SEUBERT PROPERTY
PARCEL 242406-9040
KING COUNTY, WASHINGTON

Almann Oliver Associates, LLC

AOA

Environmental
Planning &
Landscape
Architecture

PO Box 578
Carnation, WA 98014
Office (425) 333-4533 Fax (425) 333-4599

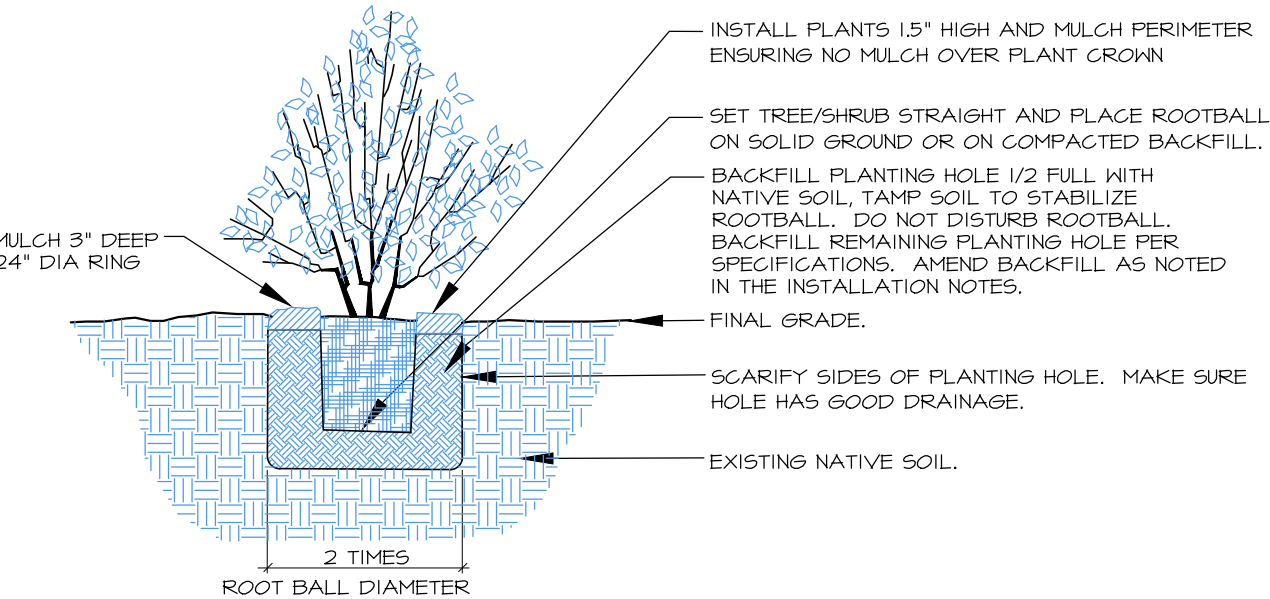
5144-MIT-10-02-19.dwg

PLANT SCHEDULE

TREES						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	11	2 GAL.	MULTI-STEM (3 MIN.)
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	10	2 GAL.	SINGLE TRUNK
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	13	2 GAL.	SINGLE TRUNK
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	13	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	15	2 GAL.	FULL & BUSHY

SHRUBS						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED-OSIER DOGWOOD	3' O.C.	7	1 GAL.	MULTI-STEM (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	6	1 GAL.	MULTI-STEM (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	3' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	32	1 GAL.	FULL & BUSHY
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5' O.C.	9	1 GAL.	MULTI-STEM (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRENT	5' O.C.	6	1 GAL.	MULTI-STEM (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	3' O.C.	35	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	44	1 GAL.	MULTI-STEM (3 MIN.)

GROUND COVER						
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	GAULTHERIA SHALLON	SALAL	2' O.C.	861	4" POTS	FULL & BUSHY



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

SPECIFICATIONS

1. PRIOR TO ANY SITE WORK, THE PROPOSED BUFFER BOUNDARY WILL BE STAKED BY A SURVEYOR OR FIELD LOCATED BY AOA. AOA TO REVIEW STAKING PRIOR TO SITE CLEARING.
2. PRIOR TO ANY WORK WITHIN THE RESTORATION AREA, RESTORATION PLANTING BOUNDARY SHALL BE FLAGGED BY AOA.
3. THE RESTORATION AREA SHALL BE HAND-CLEARED AND GRUBBED OF ANY INVASIVE SPECIES (CANES AND ROOTS) INCLUDING THISTLE, HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, CHERRY LAUREL AND ENGLISH HOLLY. ALL GRUBBED VEGETATION SHALL BE EXPORTED FROM THE SITE.
4. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL WATERING IS PROVIDED IMMEDIATELY FOLLOWING PLANT INSTALLATION.
5. PRIOR TO PLANTING, THE EXISTING WELL ACCESS DIRT ROAD SHALL BE DECONSOLIDATED WITH A SMALL BOBCAT TO A DEPTH OF 9" WORKING AROUND ROOTS OF EXISTING TREES.
6. 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 TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 3" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH HOG-FUEL OR WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT RESTORATION AREA.
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. 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 JULY 1 - OCTOBER 31 FOR THE FIRST TWO YEARS AFTER PLANTING.
10. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.

PROJECT
5144

DRAWN
SO

SCALE
AS NOTED

DATE
10-02-19

REVISED
4/4

FIGURE 4: PLANT SCHEDULE, DETAIL & SPECIFICATIONS
SEUBERT PROPERTY
PARCEL 242406-9040
KING COUNTY, WASHINGTON

Almann Oliver Associates, LLC
Environmental
Planning &
Landscape
Architecture
PO Box 578
Carnation, WA 98014
Office (425) 333-4333 Fax (425) 333-4599

AOA

5144-MT-10-02-19.dwg