

King County

Department of Local Services
Permitting Division

Residential Site Plan Template
11" x 17"

For Permitting Use

Received Date _____

Max. Impervious Surface Allowed _____
Max. Bldg. Height Allowed _____
Min. Bldg. setback from Street _____
Min. Garage setback from Street _____
Min. Bldg. setback from Interior _____

Signature _____
Date _____

Building Approval
Signature _____
Date _____

Engineering / Drainage Approval
Signature _____
Date _____

Critical Areas Approval
Signature _____
Date _____

Clearing / Grading Approval
Signature _____
Date _____

Fire Approval
Signature _____
Date _____

PLAN REFERENCES:

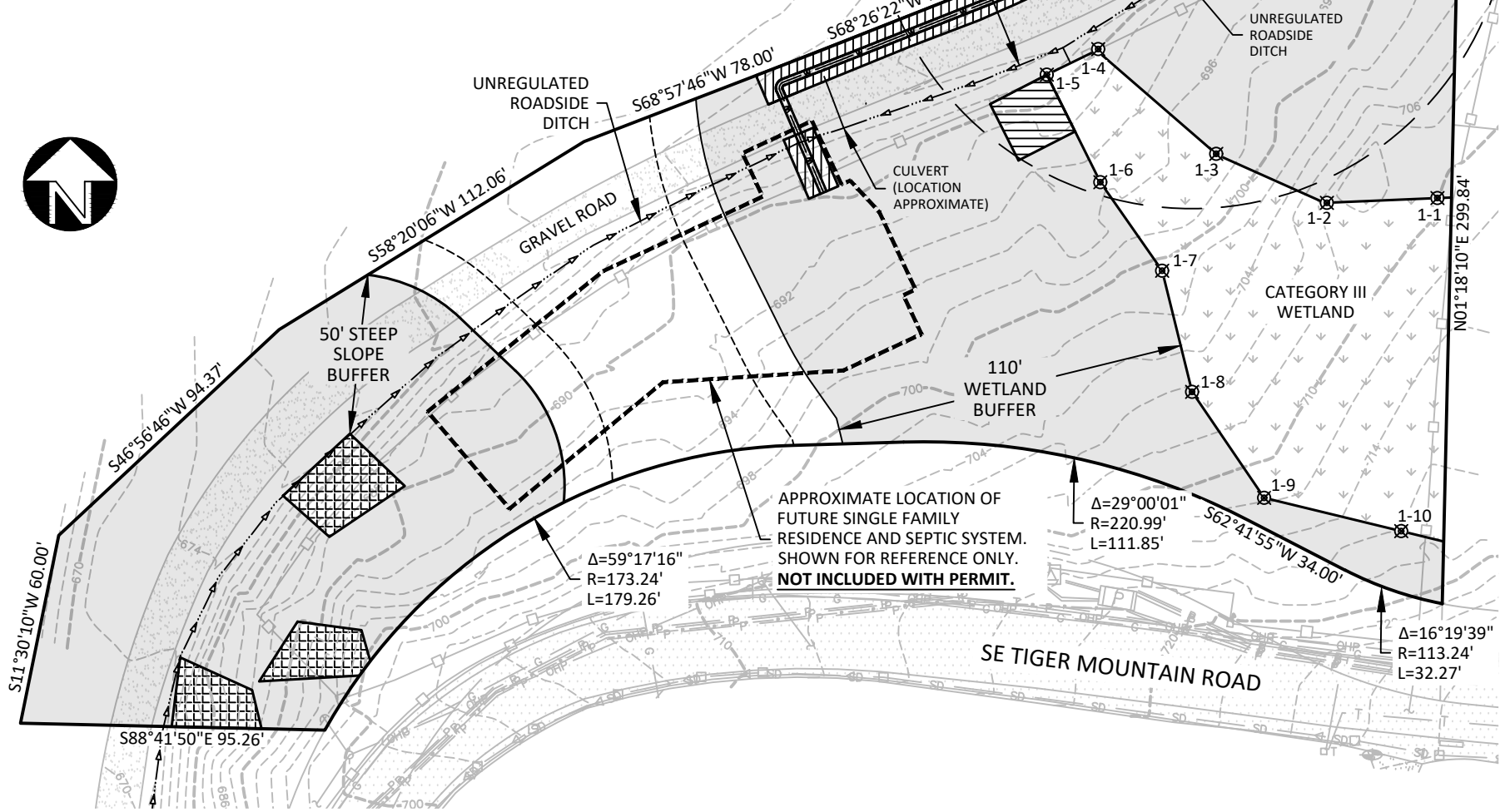
THIS PLAN INCORPORATES THE FOLLOWING INFORMATION PREPARED BY OTHERS. SOURCE INFORMATION MAY HAVE BEEN MODIFIED FROM ITS ORIGINAL FORMAT TO ENHANCE VISUAL PRESENTATION AND/OR TO CLARIFY SPECIFIC INFORMATION. REFER TO ORIGINAL SOURCE INFORMATION FOR CONSTRUCTION. IF DISCREPANCIES EXIST BETWEEN THE WORK SHOWN ON THIS PLAN AND THE SOURCE INFORMATION PREPARED BY OTHERS, THE SOURCE INFORMATION BY OTHERS SHALL PREVAIL.

1. TOPOGRAPHIC SURVEY FOR SARA LAVENHAR BY ENCOMPASS ENGINEERING AND SURVEYING, INC. DATED 05/02/2023.










2. LAVENHAR SFR CIVIL PLANS BY OMEGA ENGINEERING, INC. DATED 06/25/2025.

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO DEPICT THE WETLAND BUFFER IMPACTS AND MITIGATION REQUIRED FOR A PROPOSED PRIVATE WATER WELL AND WATERLINE.



DRAWING LEGEND:

- | | | |
|---|--|--|
|  1-1 1-2 DELINEATED WETLAND |  STEEP SLOPES |  PERMANENT BUFFER ALTERATION (394 SF) |
|  APPROXIMATE WETLAND |  CRITICAL AREA BUFFER |  BUFFER ENHANCEMENT (394 SF) |
|  AQUATIC AREA (STREAM) OR ROADSIDE DITCH |  CRITICAL AREA BUILDING SETBACK |  BUFFER RESTORATION (2,240 SF) |

PREPARED BY:

Evergreen Aquatic
Resource Consultants, LLC
Wetland Delineation • Mitigation Design • Compliance Monitoring

PO BOX 1721
ISSAQUAH, WASHINGTON 98027
425-864-3244
WWW.EVERGREENARC.COM



SHEET INDEX:

SHEET 1 - SITE PLAN
SHEET 2 - PLANTING PLAN
SHEET 3 - NOTES AND DETAILS

DATE PREPARED: 06/30/2025

CRITICAL AREA MITIGATION PLAN

BURTON/LAVENHAR WELL AND WATERLINE

SITE PLAN

PROJECT SITE:

ADDRESS: 25XXX SE TIGER MOUNTAIN ROAD
ISSAQUAH, WASHINGTON 98027

PARCEL NUMBER: 142306-9157

LEGAL DESCRIPTION: THE PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1,326.36 FEET EAST OF THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 823.62 FEET;
THENCE SOUTH 233 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 52°00'00" WEST 167.70 FEET;
THENCE SOUTH 67°08'12" WEST 73.17 FEET;
THENCE SOUTH 67°39'36" WEST 78 FEET;
THENCE SOUTH 57°01'56" WEST 112.06 FEET;
THENCE SOUTH 45°38'36" WEST 94.37 FEET;
THENCE SOUTH 10°12'00" WEST 60 FEET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 50 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SOUTHEAST TIGER MOUNTAIN ROAD;
THENCE EASTERLY ALONG THE NORTHWESTERLY AND NORTHERLY LINE OF SAID SOUTHEAST TIGER MOUNTAIN ROAD TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

GENERAL CONSTRUCTION NOTES:


- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL KING COUNTY CODES, ORDINANCES, AND REGULATIONS.
- BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN KING COUNTY, THE OWNER, AND THE PLAN DESIGNER.
- 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.
- 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 TRAVELED RIGHT-OF-WAY SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL KING COUNTY STANDARD

Permit Number GRDE25-044 Parcel Number 142306-9158 Applicant Name BURTON/LAVENHAR

Site Address 25XXX SE TIGER MOUNTAIN ROAD

Engineering Scale: 1" = 50

Sheet 1 of 3



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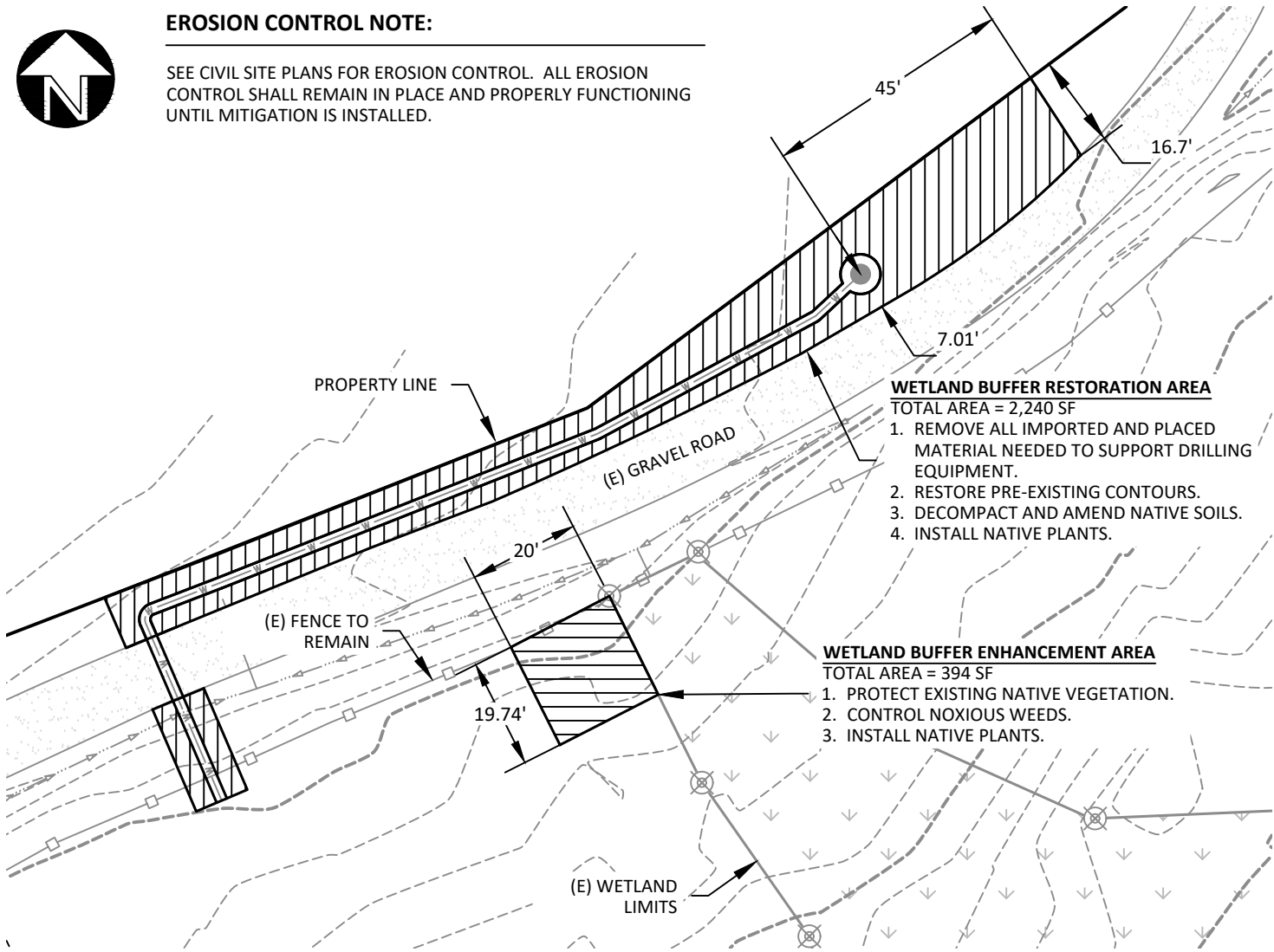
Fire Approval

Signature _____
Date _____



EROSION CONTROL NOTE:

SEE CIVIL SITE PLANS FOR EROSION CONTROL. ALL EROSION CONTROL SHALL REMAIN IN PLACE AND PROPERLY FUNCTIONING UNTIL MITIGATION IS INSTALLED.



WETLAND BUFFER RESTORATION AREA
TOTAL AREA = 2,240 SF

1. REMOVE ALL IMPORTED AND PLACED MATERIAL NEEDED TO SUPPORT DRILLING EQUIPMENT.

2. RESTORE PRE-EXISTING CONTOURS.

3. DECOMPACT AND AMEND NATIVE SOILS.

4. INSTALL NATIVE PLANTS.

WETLAND BUFFER ENHANCEMENT AREA
TOTAL AREA = 394 SF

1. PROTECT EXISTING NATIVE VEGETATION.

2. CONTROL NOXIOUS WEEDS.

3. INSTALL NATIVE PLANTS.

NOXIOUS WEED CONTROL:

PRIOR TO NATIVE PLANT INSTALLATION, CONTROL NOXIOUS WEEDS WITHIN EACH PLANTING AREA. TARGET NOXIOUS WEED SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS (INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS AND "WEEDS OF CONCERN") IDENTIFIED ON THE LATEST KING COUNTY NOXIOUS WEED LIST. DURING NOXIOUS WEED CONTROL WORK, EXISTING NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE. NOXIOUS WEED CONTROL METHODS SHALL CONFORM TO THE INTEGRATED PEST MANAGEMENT (IPM) AND BEST MANAGEMENT PRACTICES (BMP'S) PROSCRIBED BY THE KING COUNTY NOXIOUS WEED CONTROL BOARD. ALL NOXIOUS WEED CONTROL CUTTINGS AND DEBRIS SHALL BE REMOVED FROM THE SITE.

PLANT INSTALLATION NOTES:

1. 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.


2. PLANTS SHALL BE NATIVE TO THE PACIFIC NORTHWEST. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK.

3. 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.

4. 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.

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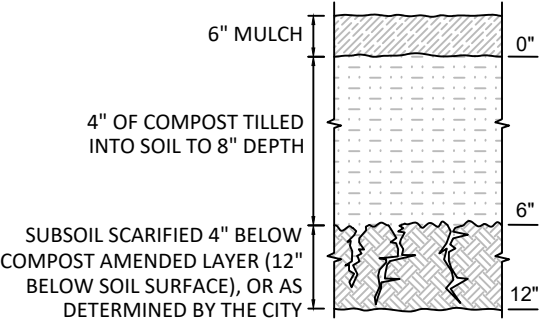


Know what's below.
Call before you dig.

DATE PREPARED: 06/30/2025

SOIL DECOMPACTION AND AMENDMENT SPECIFICATION:

AFTER REMOVAL OF IMPORTED AND PLACED MATERIAL NEED TO SUPPORT DRILLING EQUIPMENT, DECOMPACT AND AMEND NATIVE SOILS. MECHANICALLY DECOMPACT SOIL TO A MINIMUM DEPTH OF 8 INCHES USING AN EXCAVATOR OR BACKHOE BUCKET WITH TEETH, A TOW-BEHIND MECHANICAL RIPPER, A ROTOR-TILLER, OR APPROVED EQUAL. APPLY 4 INCHES OF ORGANIC COMPOST COMPRISING CEDAR GROVE COMPOST (HTTPS://CEDAR-GROVE.COM/STORE/SOIL/COMPOST) OR APPROVED EQUAL TO THE DECOMPACTED AREA. UNIFORMLY TILL IN COMPOST TO ACHIEVE A UNIFORM MIXTURE OF EXISTING SOIL AND COMPOST WITHIN THE DECOMPACTED SOIL. RAKE AND LIGHTLY COMPACT FINAL SURFACE TO PROVIDE A UNIFORM APPEARANCE AND TO CONSOLIDATE SOILS.



6" MULCH

4" OF COMPOST TILLED INTO SOIL TO 8" DEPTH

SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE), OR AS DETERMINED BY THE CITY

TIMING LIMITATIONS:

SOIL DECOMPACTION AND SOIL AMENDMENT WORK SHALL BE LIMITED TO MAY 1 TO OCTOBER 1 UNLESS SURFACE WATER, FLOODING, AND/OR EXCESSIVE SOIL SATURATION IS PRESENT. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THIS DRAWING. FILL REMOVAL. SOIL DECOMPACTION, AND SOIL AMENDMENT, SHALL NOT OCCUR DURING FREEZING WEATHER, WHEN SOIL IS FROZEN OR EXCESSIVELY WET, OR WHEN SURFACE WATER OR FLOODING IS PRESENT

CRITICAL AREA MITIGATION PLAN

BURTON/LAVENHAR WELL AND WATERLINE

PLANTING PLAN

Permit Number GRDE25-044


Parcel Number 142306-9158

Applicant Name BURTON/LAVENHAR

Site Address 25XXX SE TIGER MOUNTAIN ROAD

Engineering Scale: 1" = 30

Sheet 2 of 3



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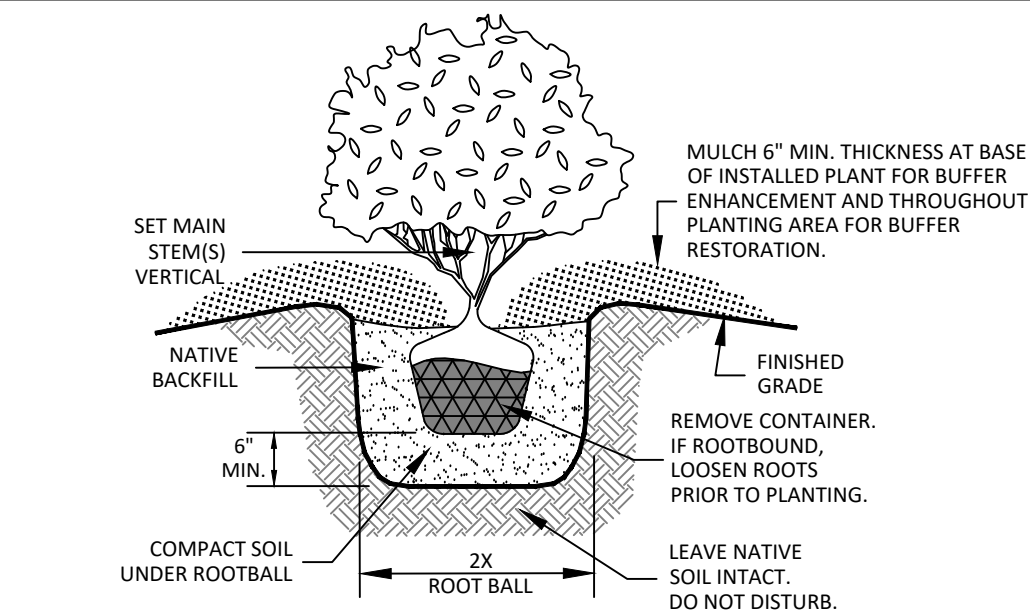
Signature _____

Date _____

Fire Approval

Signature _____

Date _____



MULCH SPECIFICATION:

MULCH SHALL BE COMMERCIALY AVAILABLE "MEDIUM MULCH" (PACIFIC TOPSOILS, INC.; 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.

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CRITICAL AREA MITIGATION PLAN

BURTON/LAVENHAR WELL AND WATERLINE

NOTES AND DETAILS

PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS:

MITIGATION PLAN GOALS, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE BROAD GOAL AND OBJECTIVE OF THIS PLAN IS TO RESTORE CRITICAL AREA ECOLOGICAL FUNCTIONING. THE GOALS AND OBJECTIVES OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

| GOAL/OBJECTIVE | SCHEDULE | PERFORMANCE STANDARDS |
|---|---|--|
| INCREASE OR REPLACE NATIVE PLANT DENSITY. MEASUREMENT OF SUCCESS IS PLANT SURVIVAL. | LATE SUMMER OF YEARS 1, 2, & 3 FOLLOWING PLANT INITIAL INSTALLATION | <ul style="list-style-type: none">100% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON (YEAR 1).85% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE THIRD GROWING SEASON (YEAR 3). |

MONITORING PLAN:

AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED MITIGATION WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN. THE AS-BUILT 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 BY A QUALIFIED PROFESSIONAL. MONITORING SHALL COMPRISE SITE INVESTIGATIONS CONDUCTED IN THE LATE SUMMER OF EACH YEAR WITH REPORTING TO KING COUNTY NO LATER THAN DECEMBER 1. THE PURPOSE OF ANNUAL MONITORING IS TO EVALUATE CONDITIONS WITHIN THE MITIGATION AREA PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. 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. IN ADDITION TO VEGETATION SAMPLING, PHOTOGRAPHS OF THE MITIGATION SHALL BE TAKEN DURING EACH ANNUAL MONITORING FROM PERMANENT PHOTO POINTS.

MAINTENANCE PLAN:

THE MITIGATION OR RESTORATION AREA SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE PLANTS. MAINTENANCE SHALL BE PROVIDED IN A MANNER TO ENSURE PLANTING AREAS ARE PRESERVED IN A NATURAL CONDITION. GENERAL MAINTENANCE SHALL INCLUDE: 1) RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY; 2) THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM; 3) THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED; 4) NOXIOUS WEED CONTROL; 5) THE INSPECTION AND REPAIR OF THE IRRIGATION SYSTEM; AND 6) 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) HERBIVORY PROTECTION; 3) MODIFICATION TO THE IRRIGATION REGIME; 4) PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION. SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO KING COUNTY BY DECEMBER 31 OF ANY YEAR 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 MONITORING PERIOD FOR THE MITIGATION WORK.

Permit Number GRDE25-044

Parcel Number 142306-9158

Applicant Name BURTON/LAVENHAR

Site Address 25XXX SE TIGER MOUNTAIN ROAD

Engineering Scale: 1" = _____

Sheet 3 of 3