

THE THREE (3) YEAR MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET. THE PLAN DEVELOPER 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, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE GOALS OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

**PERFORMANCE STANDARD #1 - PLANT SURVIVAL**  
**YEAR 1 - 100% SURVIVAL**  
**YEAR 2 THROUGH YEAR 3 - 85% SURVIVAL.**

THE GOAL/OBJECTIVE OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED. THE PERFORMANCE STANDARDS CAN BE ACHIEVED EITHER THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT.

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. THE AS-BUILT SHALL BE SUBMITTED TO KING COUNTY COUNTY NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF THREE (3) YEARS. 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. MONITORING SHALL INCLUDE A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE EXTENT FEASIBLE. IN ADDITION TO VEGETATION SAMPLING, PHOTOGRAPHS OF THE ENHANCEMENT AREAS SHALL BE TAKEN DURING EACH ANNUAL MONITORING FROM PERMANENT PHOTO POINTS.

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; 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; AND/OR 4) 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.

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 WORK.

Diagram illustrating the correct method for planting a tree, showing the rootball, mulch, and backfill.

- PLACE MULCH AT BASE OF PLANT. MULCH DEPTH = MIN. 6 INCHES.
- PLACE TOP OF ROOTBALL 1 INCH ABOVE THE LEVEL OF NATIVE SOIL. BEFORE MULCH, POTTING SOIL SHOULD BE VISIBLE.
- CUT CIRCLING ROOTS AND SPREAD OR "BUTTERFLY" ROOTBALL.
- BACKFILL WITH NATIVE SOIL. COMPACT BY HAND.
- NATIVE SOIL
- MIN. 1.5 TIMES THE WIDTH OF THE ROOTBALL

	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE/FORM
(VM)	VINE MAPLE	<i>ACER CIRCINATUM</i>	14	2 GALLON CONTAINERIZE
(TB)	TWINBERRY HONEYSUCKLE	<i>LONICERA INVOLUCRATA</i>	6	2 GALLON CONTAINERIZE
(IP)	INDIAN PLUM	<i>OEMLERIA CAESIFORMIS</i>	15	2 GALLON CONTAINERIZE
(RF)	REDFLOWER CURRANT	<i>RIBIS SANGUINEUM</i>	7	2 GALLON CONTAINERIZE
(SB)	SALMONBERRY	<i>RUBUS SPECTABILIS</i>	20	2 GALLON CONTAINERIZE
(SN)	COMMON SNOWBERRY	<i>SYMPHORICARPOS ALBUS</i>	10	2 GALLON CONTAINERIZE

1. PLANTS SHALL BE NATIVE TO THE PACIFIC NORTHWEST. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS ARE ACCEPTABLE.
2. PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE UNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.
3. PLANTS 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.

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 AT THE BASE OF EACH INSTALLED PLANT.

MULCH SHALL BE COMMERCIALY AVAILABLE "MEDIUM MULCH", 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.

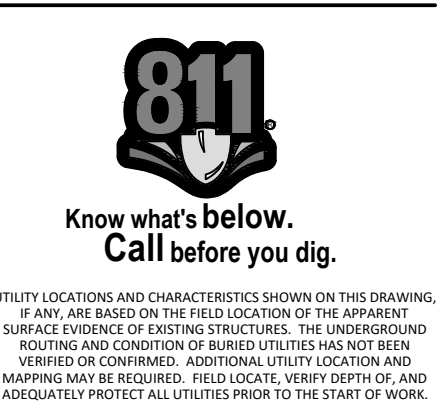
TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES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

**BUFFER MITIGATION PLAN**  
**- HIDDEN HILLS AT WOODBROOK -**

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**PROJECT:**

**ADDRESS:** 28110 48TH AVENUE SOUTH - AUBURN, WASHINGTON  
KING COUNTY TAX PARCELS 154760-0010; -0011, -0150, -0160

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DATE: 01/17/2025  
JOB NUMBER: 20-147

# SITE PLAN, NOTES, & DETAILS

SHEET: **1** OF **1**