

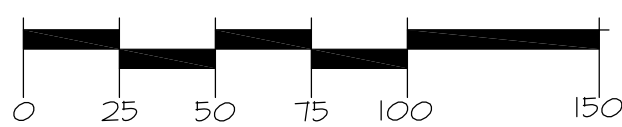
EXISTING VEGETATION LEGEND

	80% NATIVE CANOPY- 95% NATIVE SHRUBS - 5% INVASIVES	23,905 SF
	100% DOUGLAS FIR AND BIG LEAF MAPLE CANOPY - 95% HOLLY & LAUREL - 5% NOOTKA ROSE, OSO PLUM, SWORD FERN & BEAKED HAZEL	2,307 SF
	NO CANOPY - 95% HIMALAYAN BLACK BERRY - 5% OREGON ASH, SPIREA, SWORD FERN & OSOBERY	867 SF
	50% RED ALDER, BLACK COTTONWOOD & BIG LEAF MAPLE - 95% HIMALAYAN BLACKBERRY, LAUREL, HOLLY & IVY - 5% OSOBERY, SWORD FERN, SPIREA	9,875 SF
	100% BIG LEAF MAPLE CANOPY - 90% VINE MAPLE, OSOBERY & SWORD FERN - 10% HOLLY & LAUREL	16,028 SF
	70% BIG LEAF MAPLE & DOUGLAS FIR, 100% OPEN WITH NEIGHBOR'S JUNK	10,931 SF
	100% LAUREL AND HIMALAYAN BLACKBERRY	1,688 SF
	90% NATIVE, REMOVE LAUREL	258 SF
	LARGE ORNAMENTAL TREES AND HIMALAYAN BLACKBERRY	39 SF
	85% HIMALAYAN BLACKBERRY, 15% BIG LEAF MAPLE SAPLINGS	257 SF
	50% NATIVE, 50% HIMALAYAN BLACKBERRY THAT WAS INADVERTENTLY CLEARED	451 SF
	80% NATIVE CANOPY- 95% NATIVE SHRUBS - 5% INVASIVES THAT WAS INADVERTENTLY CLEARED	1,041 SF
	85% HIMALAYAN BLACKBERRY, 15% BIG LEAF MAPLE SAPLINGS THAT WAS INADVERTENTLY CLEARED	3,549 SF
	100% LAUREL AND HIMALAYAN BLACKBERRY THAT WAS INADVERTENTLY CLEARED	285 SF
	90% NATIVE, REMOVE LAUREL THAT WAS INADVERTENTLY CLEARED	1,761 SF
	LARGE ORNAMENTAL TREES AND HIMALAYAN BLACKBERRY THAT WAS INADVERTENTLY CLEARED	689 SF

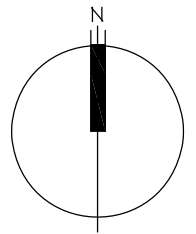
PLAN LEGEND

- PROPERTY LINE
- - - - - WETLAND BOUNDARY
- STANDARD 50' WETLAND BUFFER
- - - 15' BSBL
- - - CLEARING LIMITS
- LAUREL TO BE REMOVED

GRAPHIC SCALE  
(IN FEET)



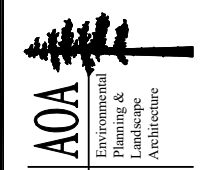
SCALE: 1:50



NOTES

1. BASE INFORMATION PROVIDED BY RICK JONES & ASSOCIATES, 1400 112TH AVE. SE, BELLEVUE, WA 98004, (425) 442-2028.
2. SEPTIC INFORMATION PROVIDED BY DAVIS SEPTIC DESIGN, 11726 CLEARVIEW DR, EDMONDS, WA 98026, (425) 478-7309

FIGURE 1: EXISTING VEGETATION MAP  
BUFFER MITIGATION PLAN  
BABUL RESIDENCE  
13633 171ST AVE. SE  
RENTON, WASHINGTON  
PARCEL 722980-0390



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DRAWN	KV	PROJECT	5152
SCALE	AS NOTED	DATE	5-11-21
REVISION	1/5	REVISED	6-24-25

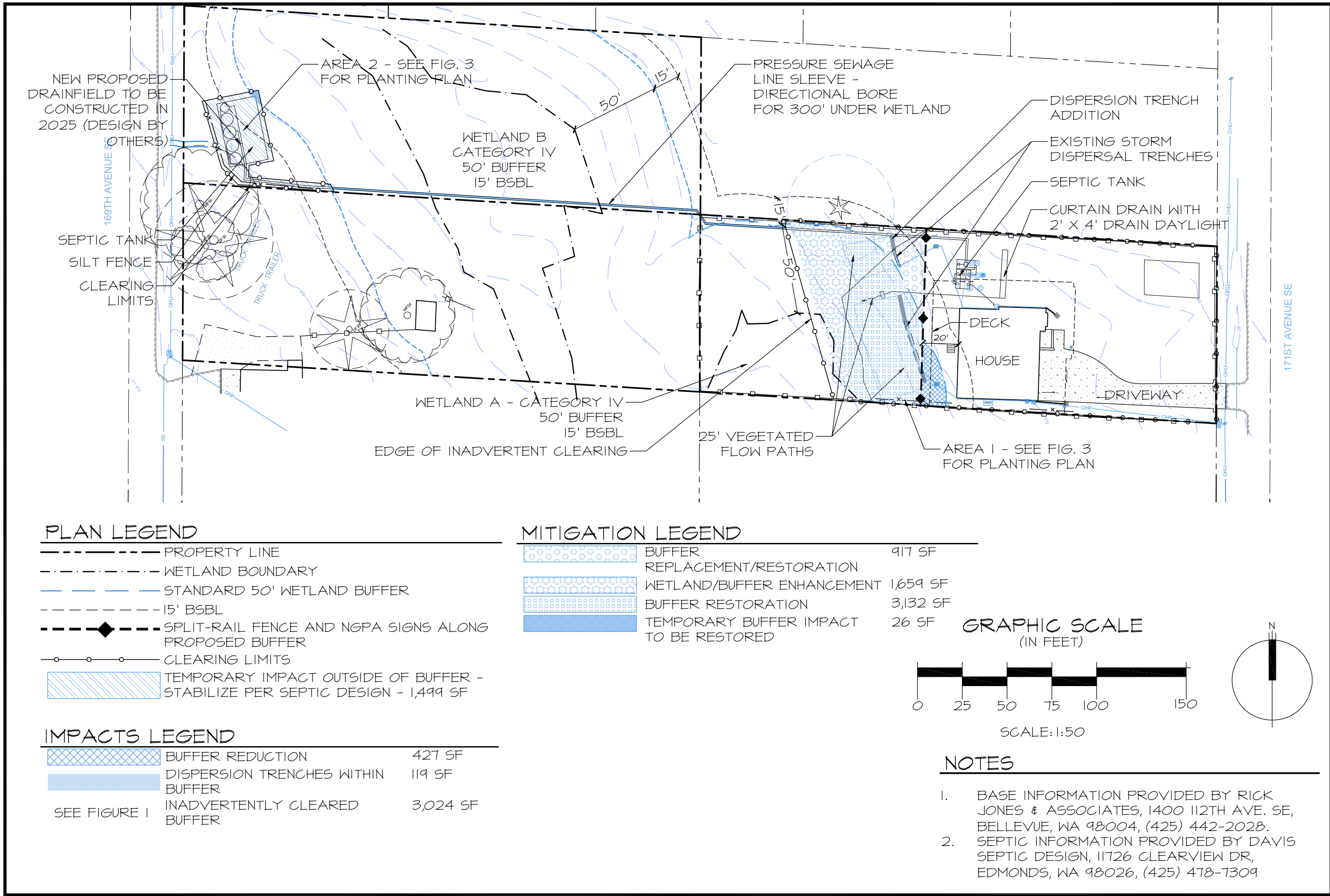


FIGURE 2: IMPACTS & MITIGATION  
BUFFER MITIGATION PLAN  
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DATE

5-11-21

REVISED

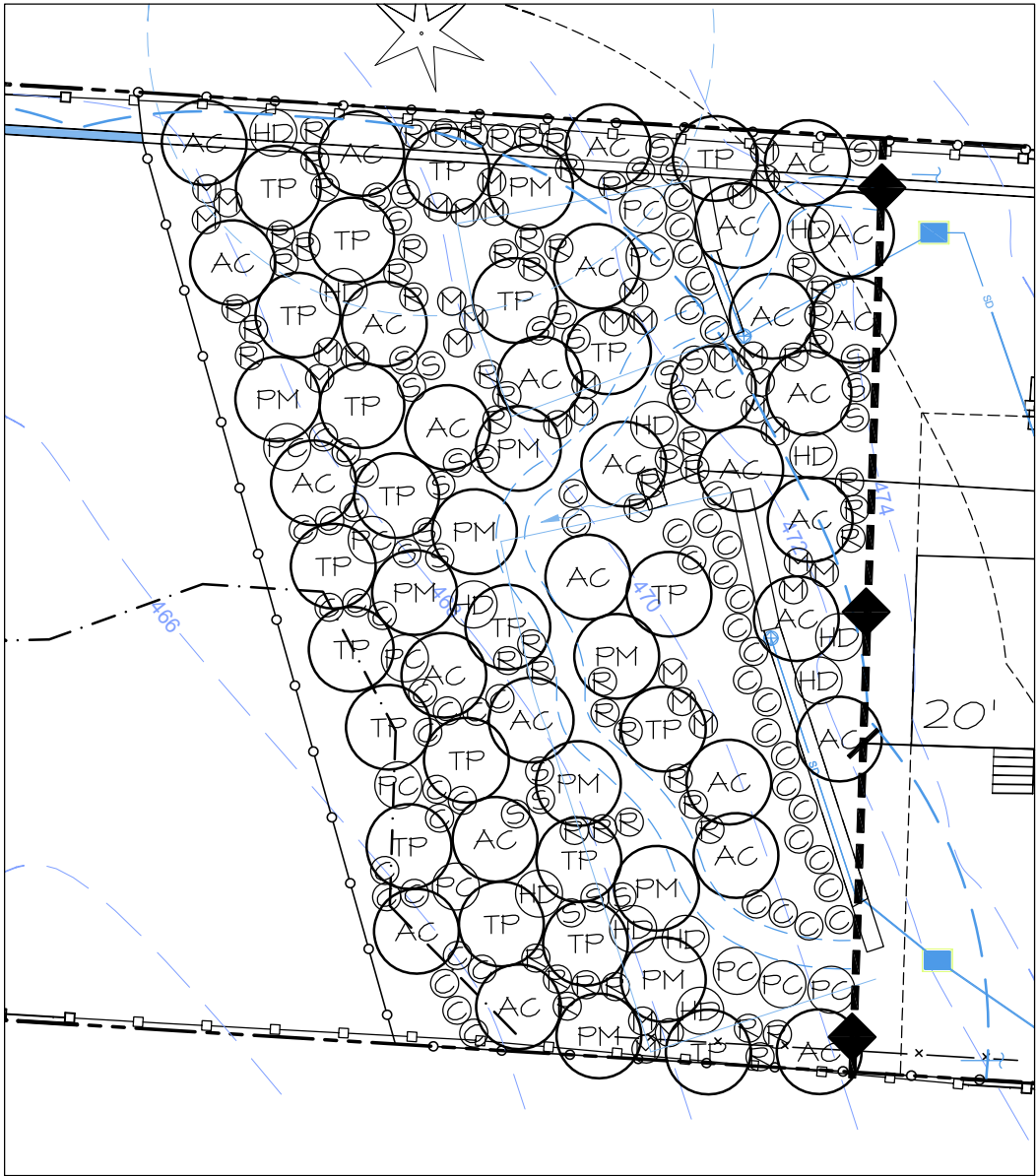
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PLANTING PLAN - AREA 1

SCALE - 1:20

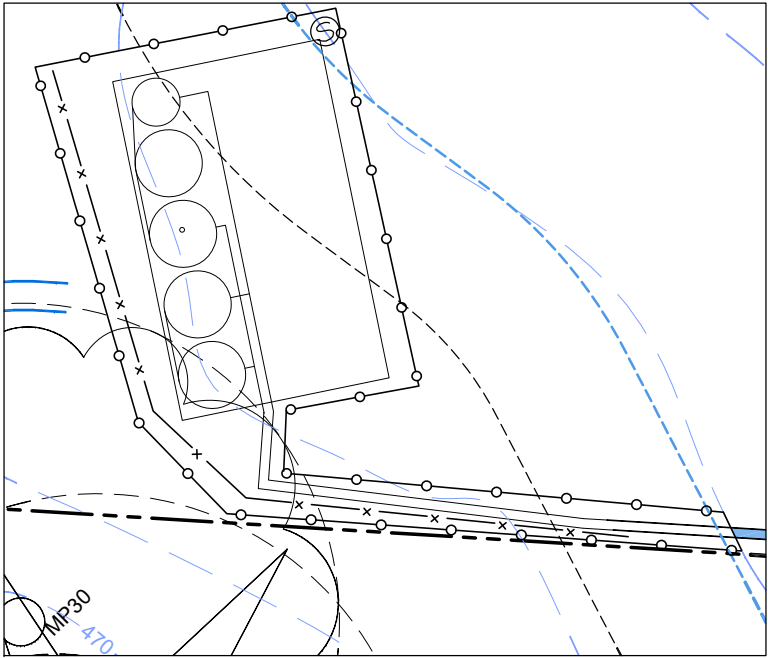
PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	31	2 GAL.	MULTI-STEM (3 MIN.)
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9" O.C.	10	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	21	2 GAL.	FULL & BUSHY

SHRUBS

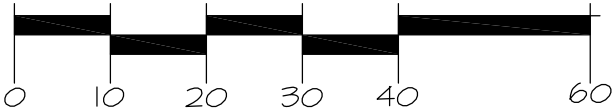
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.C.	55	1 GAL.	MULTI-CANE (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	6' O.C.	12	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	6' O.C.	36	1 GAL.	FULL & BUSHY
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	6' O.C.	10	1 GAL.	MULTI-CANE (3 MIN.)
R	ROSA NUKANA	NOOTKA ROSE	6' O.C.	60	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.	32	1 GAL.	MULTI-CANE (3 MIN.)



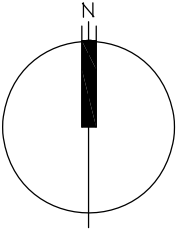
PLANTING PLAN - AREA 2

SCALE - 1:20

GRAPHIC SCALE  
(IN FEET)



SCALE: 1:20



NOTES

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2. SEPTIC INFORMATION PROVIDED BY DAVIS SEPTIC DESIGN, 11726 CLEARVIEW DR,

FIGURE 3: PLANTING PLAN  
BUFFER MITIGATION PLAN  
BABUL RESIDENCE  
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SPECIFICATIONS


- 1. IN GRADED AREAS, PLACE 4" OF IMPORTED CEDAR GROVE COMPOST OVER SUBSOILS AND LIGHTLY TILL INTO THE TOP 6" OF SUBGRADE. IN NON-GRADED AREAS, REMOVE INVASIVES AND LIGHTLY TILL 6" TO LOOSEN SUBGRADE, OUTSIDE OF TREE DRIPLINES.
- 2. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE VEGETATION SHALL BE REMOVED AND GRUBBED FROM ALL ENHANCEMENT AREAS PRIOR TO PLANT INSTALLATION.
- 3. KC NGPA SIGNS SHALL BE INSTALLED PER KC STANDARDS AT 48' SPACING ALONG THE PROPOSED BUFFER BOUNDARY AS DEPICTED ON FIGURE 2.
- 4. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS TEMPORARY IRRIGATION IS PROVIDED AT TIME OF PLANTING.
- 5. PRIOR TO INSTALLATION OF PLANT MATERIAL, THE BEDS WILL BE LAID OUT BASED ON THE PLANTING PLAN AND APPROVED BY AOA PRIOR TO INSTALLATION.
- 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 WOODCHIPS OR COMPOSTED HOG-FUEL PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
- 7. ALL TREES SHALL BE 3' HT, 2-GALLON MIN. ALL SHRUBS SHALL BE 1-GALLON MIN.
- 8. 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.
- 9. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
- 10. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED OR WATERED VIA A TEMPORARY IRRIGATION SYSTEM.
- 11. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- 12. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE.
- 13. ALL PLANTS SHALL BE HAND-WATERED OR 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-SEPTEMBER 30 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.

MAINTENANCE & MONITORING

- 1. PERFORMANCE STANDARDS INCLUDE:
  - 1) YEAR 1 - THERE WILL BE 100% SURVIVAL OF ALL PLANTED SPECIES. FOLLOWING YEARS 2-3, THERE WILL BE 80% SURVIVAL RATE OF ALL PLANTED SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES.
  - 2) FOLLOWING THE FIRST YEAR AFTER PLANTING, A COMBINATION OF NATIVE OR NATURALIZED WOODY VEGETATION WILL COVER AT LEAST 10% OF THE MITIGATION AREA. THE AREAL COVERAGE WILL INCREASE TO AT LEAST 20% FOLLOWING THE SECOND YEAR AFTER PLANTING,AND 30% FOLLOWING THE THIRD YEAR AFTER PLANTING.
  - 3) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST 3 YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVERAGE IN ALL PLANTED AREAS. THESE SPECIES INCLUDE BUT ARE NOT LIMITED TO; HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, LAUREL, POISON HEMLOCK, THISTLE, PERIWINKLE, AND CREEPING NIGHTSHADE.
- 2. ANNUAL MONITORING REPORTS WILL BE PREPARED AND SUBMITTED TO KING COUNTY IN THE FALL OF EACH OF THE 3 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.
- 3. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- 4. MAINTENANCE SHALL BE IMPLEMENTED IN MARCH, MAY, JULY AND OCTOBER FOR THE DURATION OF THE MONITORING PERIOD ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE												
MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			
WEED CONTROL												
GENERAL MAINT.												
1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.												

FIGURE 4: SPECIFICATIONS  
BUFFER MITIGATION PLAN  
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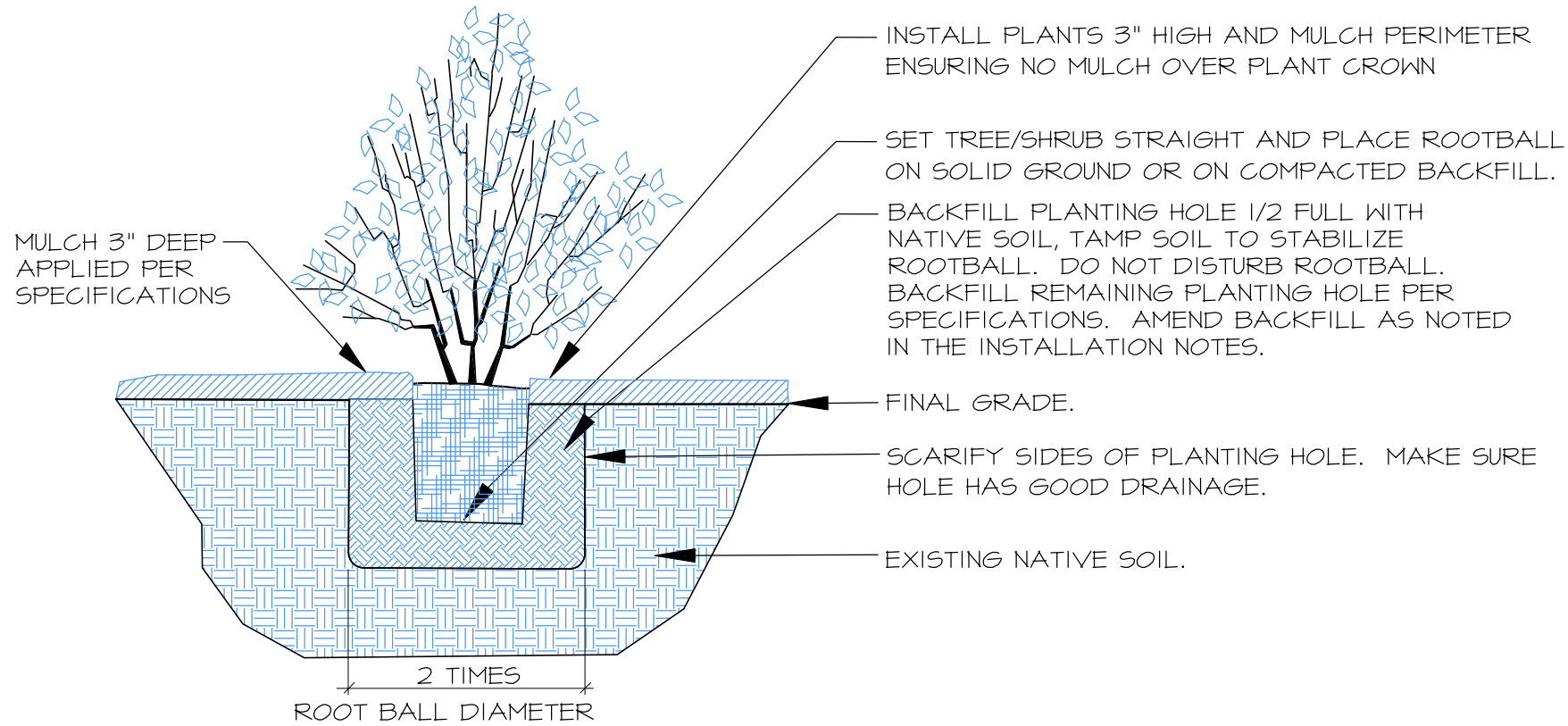
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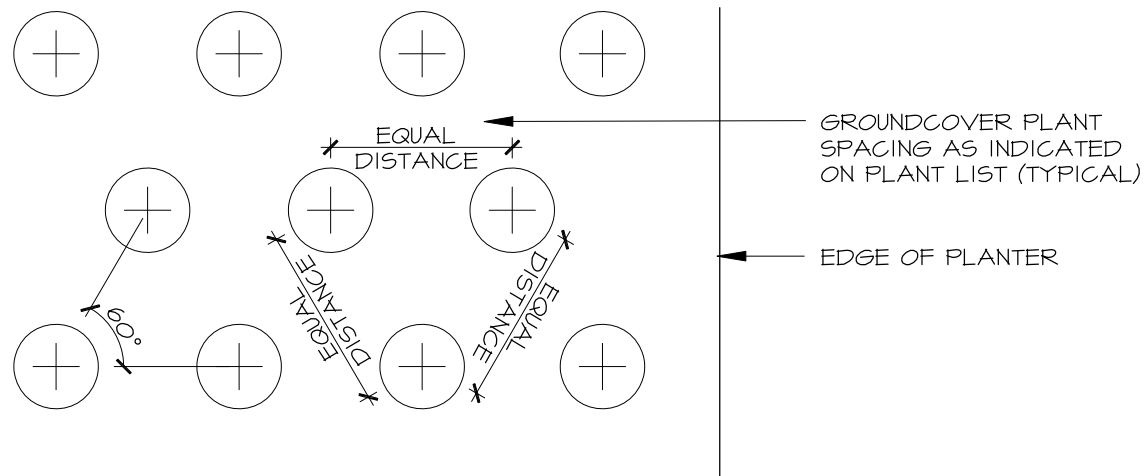
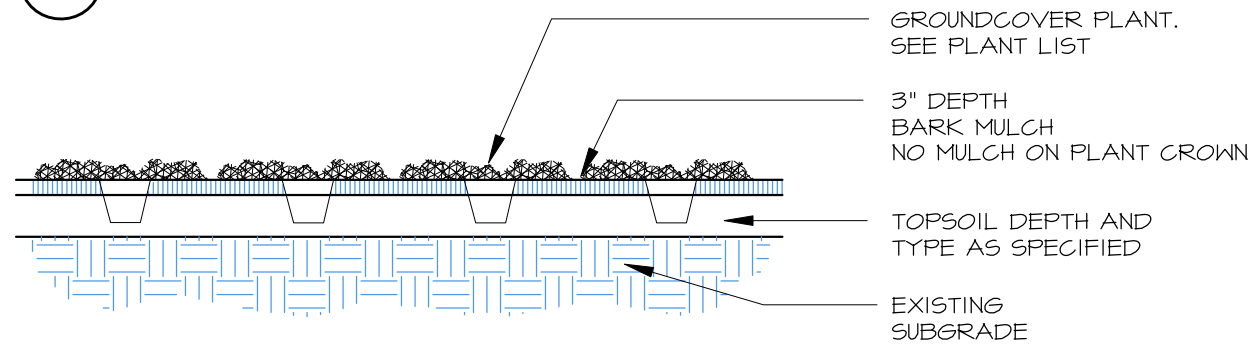
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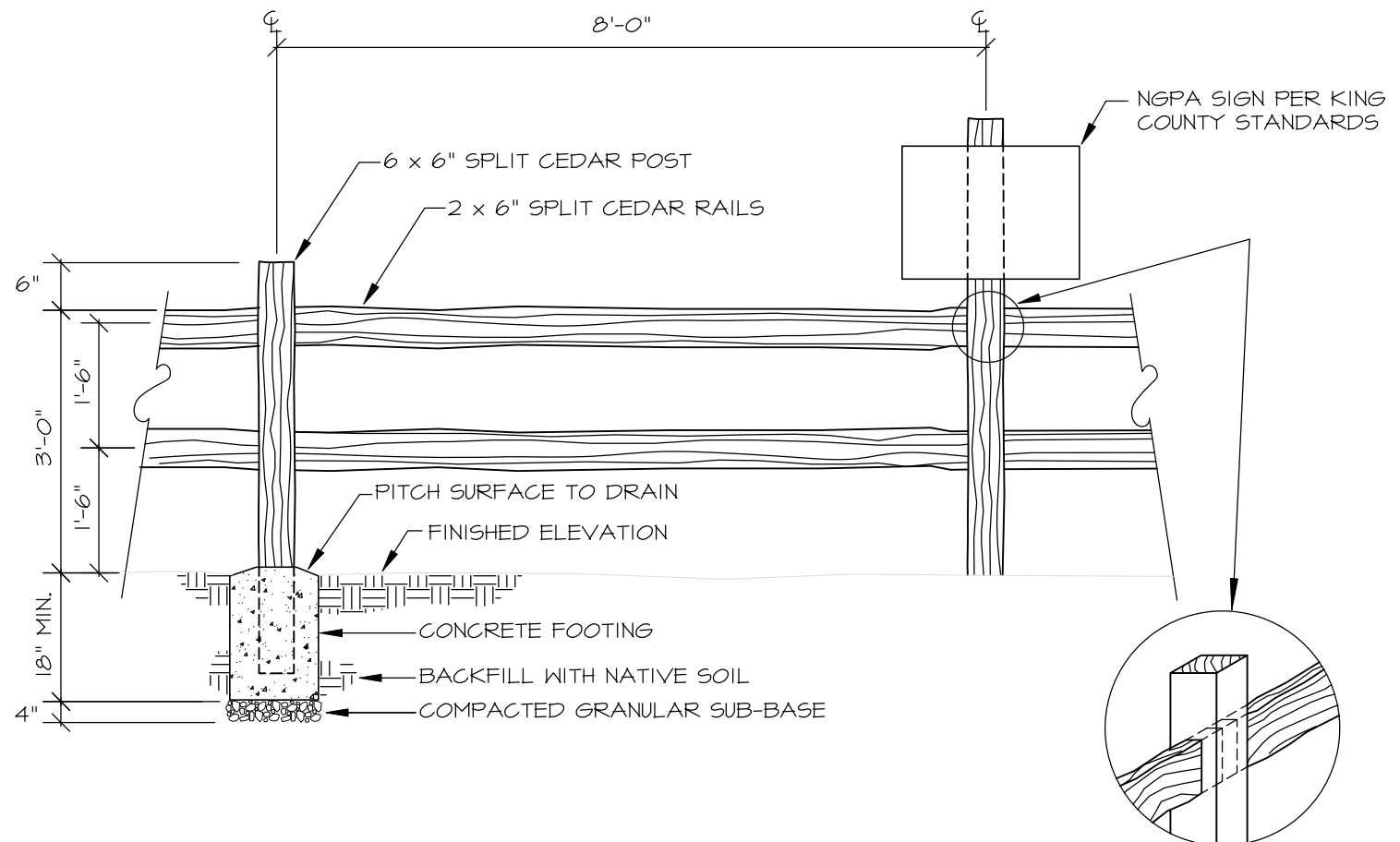
## 1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS



## 2 GROUND COVER PLANTING (TYP.)

SCALE: NTS



## 3 SPLIT-RAIL FENCE WITH NGPA SIGNS

SCALE: NTS

FIGURE 5: CONSTRUCTION DETAILS  
BUFFER MITIGATION PLAN  
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