



King County
Department of Permitting
and Environmental Review

Residential Site Plan Template

Ref: KCC 21a.12.030

Max. Impervious Surface Allowed _____

Max. Bldg. Height Allowed _____

Ref: KCC 21a.12.170

Min. Blg. Setback From Street _____

Min. Garage Setback From Street _____

Min. Blg. Setback From Interior _____

Permit Center validation:

- ☐ Zoning
- ☐ Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date: _____

Engineering / Drainage Approval

Signature: _____

Date: _____

Critical Areas Approval

Signature: _____

Date: _____

Clearing / Grading Approval

Signature: _____

Date: _____

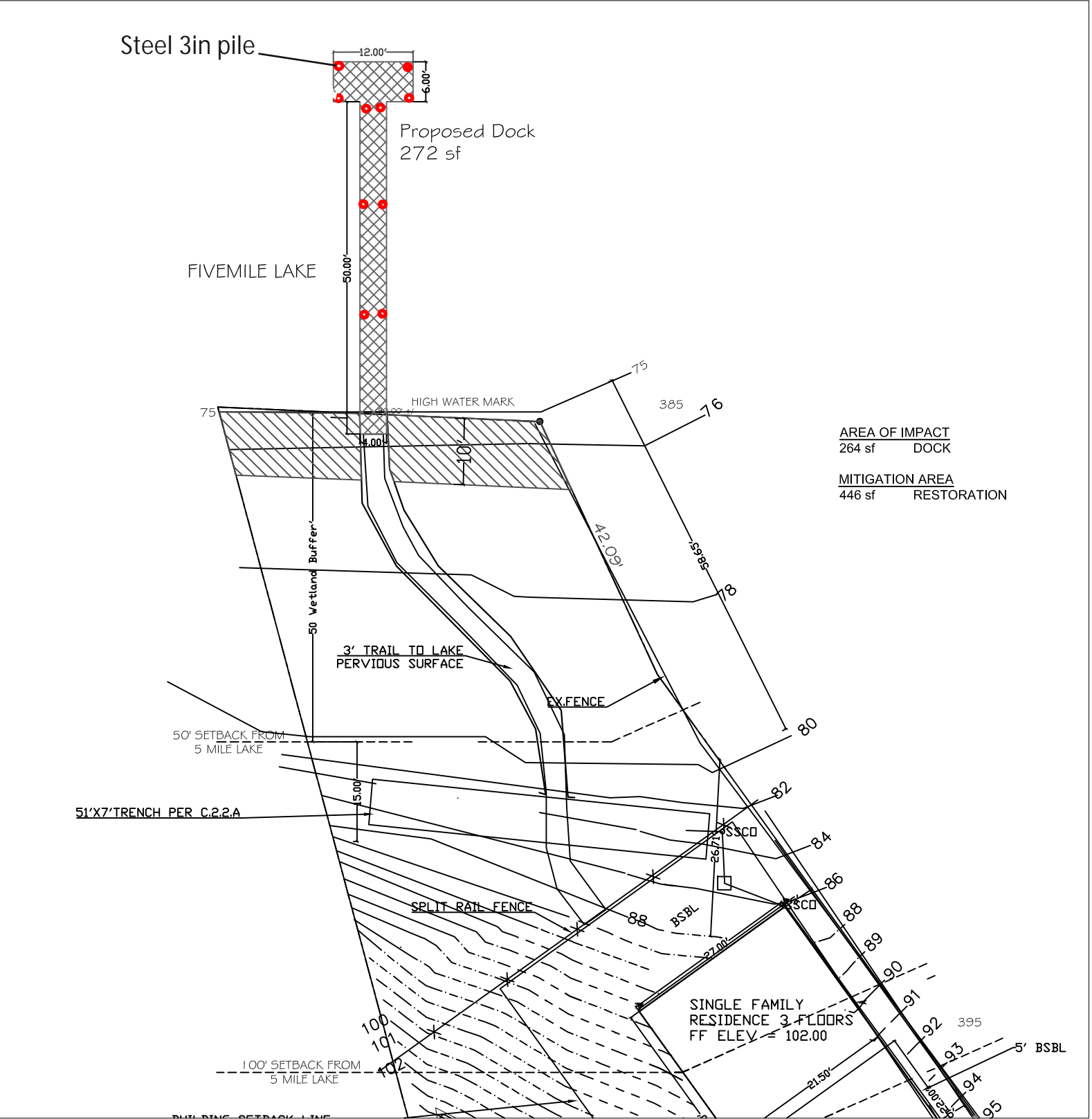
Fire Approval

Signature: _____

Date: _____



Potapchuk Dock Mitlgation Plan



PROJECT TEAM:

OWNER:

ANDREY POTAPCHUK
37035 Military Road S.
Auburn, WA 980001
(253) 326-3632
andrewzz_8@hotmail.com

ENVIRONMENTAL CONSULTANT

JEFFERY JONES
J S JONES AND ASSOCIATES, INC.
PO BOX 1908
ISSAQUAH, WA 98027
(253) 905-5736

PARCEL NUMBER

375060-0987

SITE ADDRESS

37023 MILITARY ROAD S.
AUBURN, WA 98001

LEGAL DESCRIPTION

THE ALG S LN THOF 58.75 FT TO SE
COR SD LOT 16 TH N 50-33-19 E ALG SELY LN
SO LOT 16 54.21 FT TH N 55-45-26 W 117.29
FT TH N 24-56-42 W 42.09 FT TO NE COR LOT
17 TH NWLY ALG N LN SD LOT 17 TO NXN W LN
OF E 50 FT SD LOT 17 TH SELY TO POB LESS
CO RD

LEGEND:

MITIGATION AREA

PROPOSED DOCK

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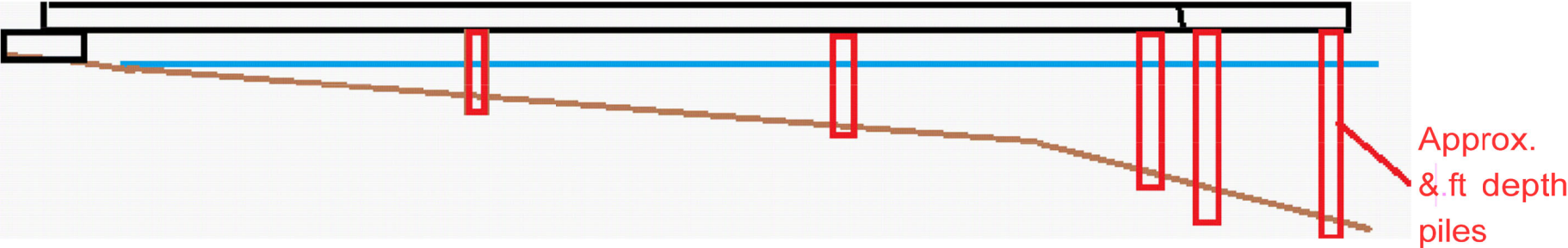
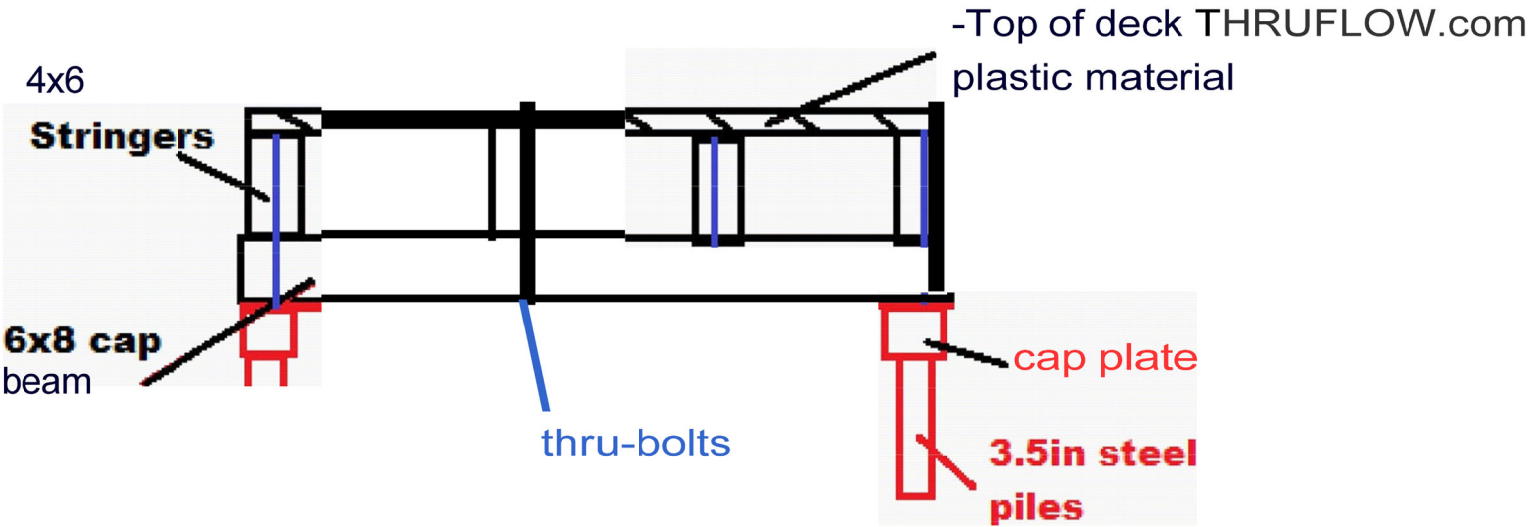
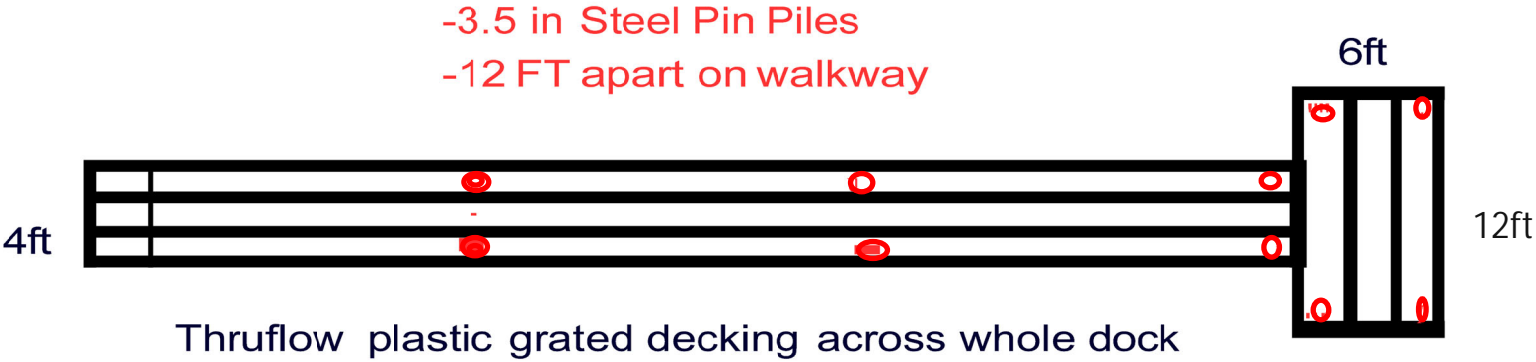
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Potapchuk Dock Mitigation Plan

PLANT MATERIALS

COMMON NAME	SCIENTIFIC NAME	SIZE	AREA
RED ALDER	ALNUS RUBRA	1 GAL	2
TOTAL TREES			
RED-OSIER DOGWOOD	CORNUS STOLONIFERA	1 GAL	6
SALMONBERRY	RUBUS SPECTABILIS	1 GAL	6
SLOUGH SEDGE	CAREX OBNUPTA	1 GAL	24
TOTAL SHRUBS & GROUNDCOVERS			36

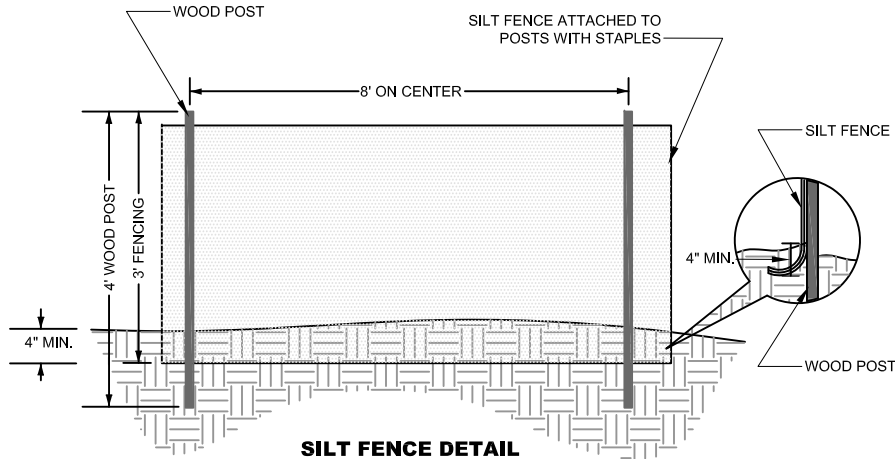
GRASS SEEDING

GRASS NAME	SCIENTIFIC NAME	PERCENTAGE
BLUE WILDRYE	ELYMUS GLAUCUS	60%
MEADOW BARLEY	HORDEUM BRACHYANTHERUM	30%
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	10%

- * APPLICATION RATE: 15 LBS PER ACRE
- * TOTAL BUFFER AREA TO BE SEEDED: 446 SF
- * TOTAL AMOUNT OF SEED NEEDED: 0.15 LBS
- * BROADCAST SEED APPLICATION BY HAND

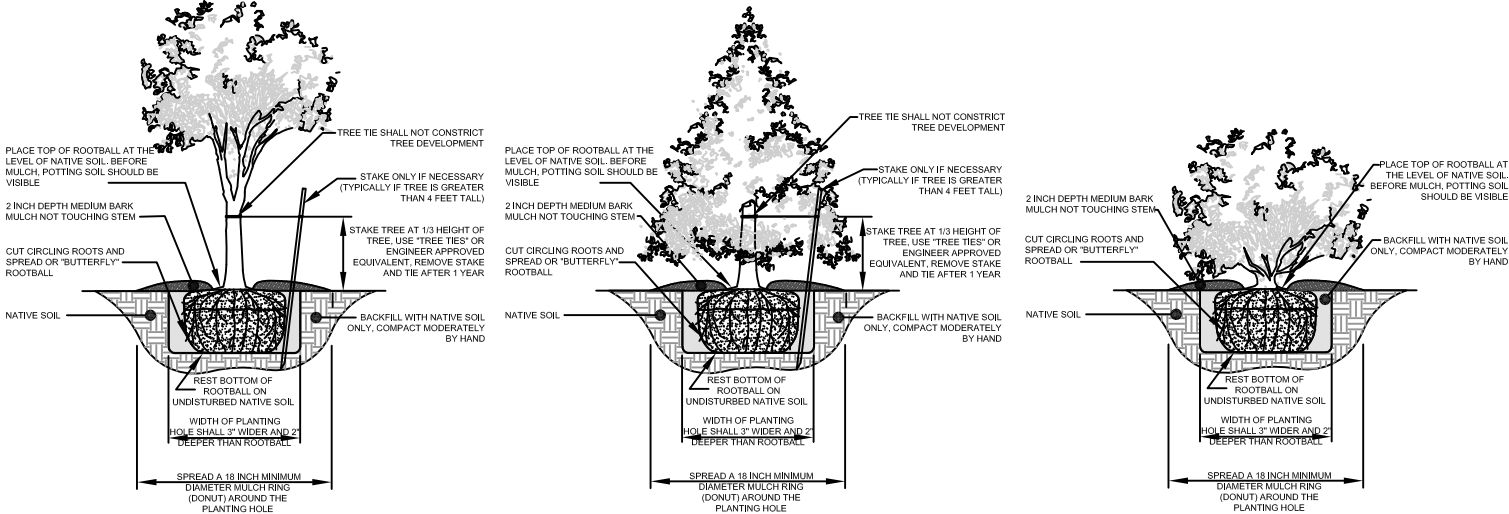
NOTES:

1. INSTALL SILT FENCE ALONG OHWM
2. REMOVE ALL ENGLISH IVY & REED CANARYGRASS
3. RETAIN EXISTING NATIVE TREES AND SHRUBS
4. REMOVE ENGLISH IVY FROM EXISTING TREES
5. PLANTS TO BE RANDOMLY LOCATED ON TRIANGULAR SPACING
6. TREES 10' O.C. AVERAGE SPACING
7. SHRUBS ARE 6' O.C. AVERAGE SPACING
8. INSTALL SLOUGH SEDGE IN ROW ALONG OHWM, 2' O.C.



NOTES; INSTALL SILT FENCE ALONG THE OHWM OF FIVEMILE LAKE

PLANTING DETAILS



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Date:

Potapchuk Dock Mitigation Plan

A. General Information/Background
The applicant has applied for a dock on Fivemile Lake, SHOR23-0023.

Environmental Consultant
J. S. Jones and Associates, Inc.
Attn: Jeffery S. Jones, Wetland Scientist
PO Box 1908
Issaquah, Washington 98027
253-905-5736

B. Summary of Existing Conditions
The mitigation area is heavily dominated by invasive plants. A few plants were installed in the area for the buffer enhancement that was required for the residence.

C. Impact Analysis
The proposed dock impact is 264 square feet . The proposed mitigation is 446 square feed of restoration 10 feet wide along the shoreline. The proposed mitigation is at a 1:1.7 ratio.

- D. Implementation
The goals and objectives of restoration are:
- 1) Remove invasive plants

2) Install plant materials

3) Maintenance throughout the monitoring period

4) Annual monitoring three growing season after installation

5) Contingency measures if performance standards are not met

E. Performance Standards

The performance standards are as follows:.

Performance Standards	Year 1	Year 2	Year 3
Shrub/Sapling Tree Cover	5%	10%	20%
Shrub/Sapling Tree Survival	100%	90%	80%
Groundcover Cover	10%	15%	20%
Groundcover Survival	100%	90%	80%
Invasive Plan Cover	<10%	<10%	<10%

Performance standards include retained and volunteer native plants.

F. Maintenance
Inspect plants for survival, damage, and weeds at least monthly during monitoring period. Removal all weeds from planting areas. Weedeat grass being careful not to damage install plants. Replace all dead plants Year 1 and for plant survival of at least 80% Years 2 and 3.

G. As-Built & Monitoring
Monitoring shall be conducted annually for 3 years.As-built plans to be provided at completion of implementation. A minimum of three photo points will be established in each mitigation and restoration area. Year 1 monitoring count every plant and estimate plant cover for the entire mitigation area. A photo of the mitigation will be taken. The as-built drawing will show the location of all transect and plots and provide baseline data. All monitoring reports will be sent to King County DPER within 60 days of completion of monitoring data collection and by November 30th each year. The monitoring report shall provide plant counts, cover estimate, photos, and discussion of results. Reports will provide information on maintenance activities and use of contingency measures such as plant replacement. If monitoring reveals the project does not meet performance standards than a contingency plan will be provided to King County DPER. Monitoring may be extended until Year 3 performance standards are met.

H. Bond/Financial Guarantee
Prior to beginning any work, the Permittee must provide a mitigation/restoration bond or assignment of funds per King County procedures. Upon approval of the mitigation plan, a bond quantity worksheet will completed based on all elements of the mitigation/restoration plan.

I. As-built Reports
An as-built and baseline monitoring report will be provided to King County DPER within 30 days of the completion of installation of this plan.

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