



MILLS SINGLE FAMILY RESIDENTIAL (SFR)

PROJECT INFORMATION

PROJECT NAME:
MILLS SINGLE FAMILY RESIDENCE

TAX PARCEL NUMBER:
192405-9324

SITE ADDRESS:
5236 WEST MERCER WAY
MERCER ISLAND, WA 98040

SITE AREA:
15,682 SQUARE FEET / 0.36 ACRES

JURISDICTION:
CITY OF MERCER ISLAND

AREA CALCULATIONS:
ONSITE WETLAND AREA = 6,806 SF
ONSITE 35-FOOT WETLAND BUFFER AREA = 11,315 SF
ONSITE 25-FOOT WETLAND BUFFER AREA = 7,911 SF
PROPOSED BUFFER ADDITION = 2,004 SF
PROPOSED BUFFER SUBTRACTION = 601 SF
BUFFER ADDITION > SUBTRACTION

PROPERTY OWNER:
ED MILLS
8430 53RD PL
MERCER ISLAND

APPLICANT:
JOSEPH GREIF
921 NE BOAT STREET
SEATTLE, WA 98105
(206) 465-4201

CIVIL ENGINEER:
PACE ENGINEERS
DAN WESTLEY, P.E.
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
(425) 827-2014

ARCHITECT:
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SURVEYOR:
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11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
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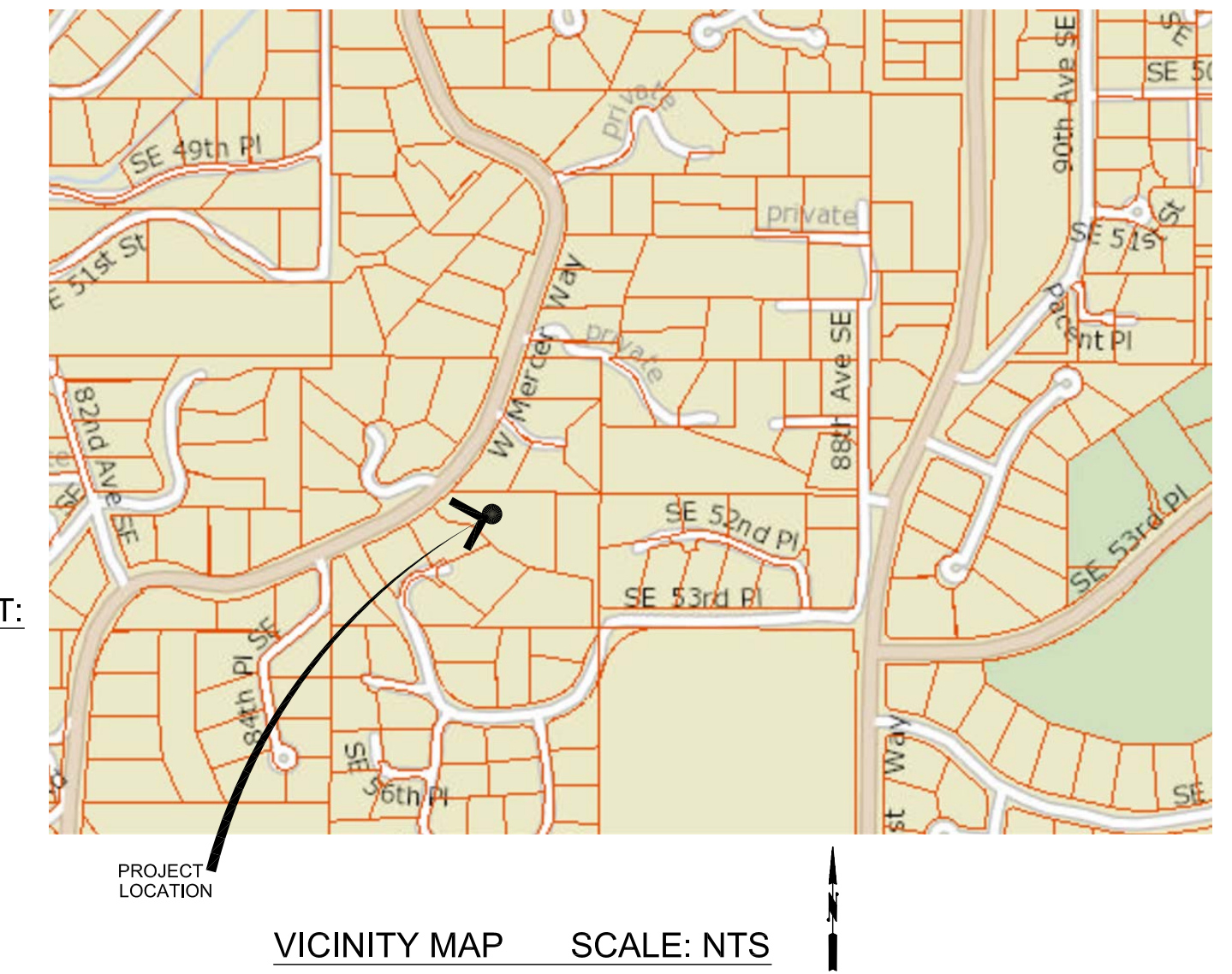
WETLAND BIOLOGISTS:
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MARKRIGOS@HOTMAIL.COM

SHEET INDEX:
W1.0 WETLAND BUFFER MITIGATION PLAN
W2.0 MITIGATION NOTES AND DETAILS

ARBORIST:
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RYAN@ARBOROPTIONS.COM

GEOTECHNICAL ENGINEER:
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JON REHKOFF, P.E.
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PROFESSIONAL WETLAND SCIENTIST:
PACE ENGINEERS, INC.
ROBERT KNABLE
11255 KIRKLAND WAY, SUITE 300
KIRKLAND, WA 98033
(425) 827-2014



SPECIAL NOTES:
1. TREE DATA FOR EXISTING TREES IS SHOWN ON THE TOPOGRAPHICAL AND BOUNDARY SURVEY PROVIDED BY OTHERS.

INVASIVE REMOVAL NOTES:
BEFORE INSTALLING PLANTINGS FOR RESTORATION AREAS, TAKE NOTE OF ANY INVASIVE WEED SPECIES FOUND ON-SITE. CONTROL OF THESE SPECIES IS VERY IMPORTANT IN RESTORATION AREAS IN ORDER TO ALLOW FOR THE SUCCESSFUL ESTABLISHMENT OF PLANTINGS THAT MIGHT OTHERWISE HAVE DIFFICULTY COMPETING WITH THESE AGGRESSIVE PLANTS.

WHERE ENCOUNTERED, INVASIVE WEEDS SHOULD BE REMOVED MANUALLY WITHOUT THE USE OF PESTICIDE (INCLUDES HERBICIDE), EXCEPT IN RARE CASES WHEN APPLIED BY A STATE LICENSED PESTICIDE APPLICATOR. MANUAL REMOVAL CAN BE ACCOMPLISHED BY GRUBBING OUT PLANTS AND ROOTS ENTIRELY (INCLUDING SEED PODS, FRUITS AND LEAVES) WITHOUT SIMULTANEOUSLY SPREADING MORE SEEDS. THE IDEAL TIME FOR REMOVAL IS PRIOR TO FLOWERING IN SPRING OR SUMMER. IF REMOVAL IS TO OCCUR AFTER FLOWERING, IT IS RECOMMENDED THAT FLOWERS BE CUT OFF AND DISPOSED OF PRIOR TO GRUBBING. GRUBBED OUT MATERIALS SHOULD BE DISPOSED OF OFF-SITE IMMEDIATELY, SINCE MANY OF THESE SPECIES ARE STILL CAPABLE OF PROPAGATING POST-REMOVAL. DO NOT USE WEED MATERIALS FOR MULCH AND DO NOT PUT INTO COMPOST OR YARD WASTE BINS.

ONCE THE INVASIVE SPECIES HAVE BEEN REMOVED, YOU CAN ASSESS SITE SOIL QUALITY. CERTAIN INVASIVE SPECIES SUCH AS SCOTCH BROOM DISPERSES THOUSANDS OF SEEDS PER PLANT. IN EXTREME CASES, TOPSOIL REMOVAL MAY BE NECESSARY TO EVACUATE THE INVASIVE SEED BANK. DENSE NATIVE PLANTING IS RECOMMENDED AND HAS PROVEN SUCCESSFUL AT PREVENTING WEEDY AND/OR INVASIVE SPECIES FROM REEMERGING.

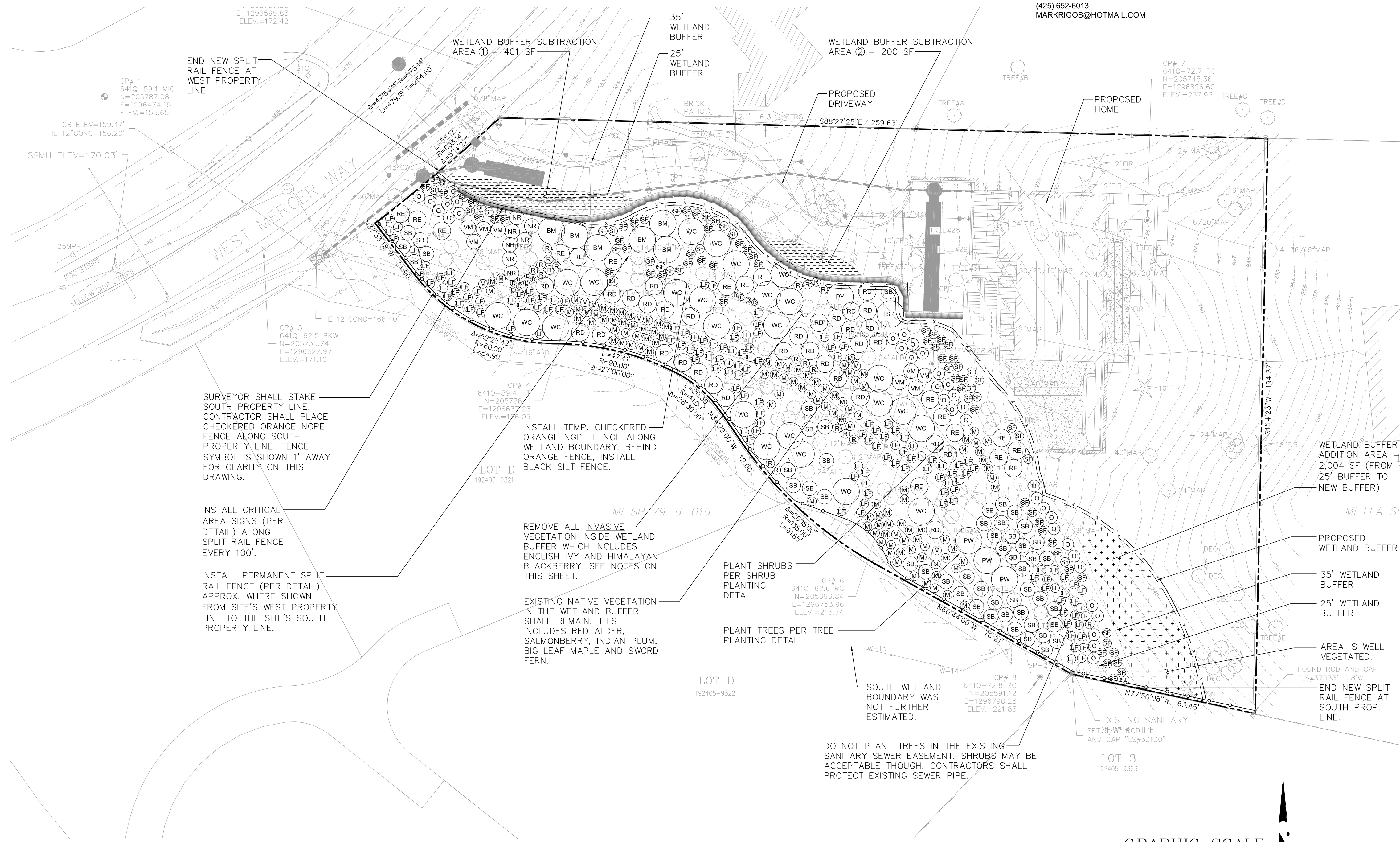
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MILLS SFR
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REV.	DATE:
1	10/09/2017

DATE: 04/16/2018

W1.0



WETLAND BUFFER MITIGATION PLAN

