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ENVIRONMENTAL CONSULTANT: J. S. JONES AND ASSOCIATES, INC. ATTN: JEFFERY S. JONES, PWS P.O. BOX 1908, ISSAQUAH, WA 98027 253-905-5736/jeff.jsjones@comcast.net

FULL LEGAL DESCRIPTIONS 004610-0150

ADAMS LAKE WASHINGTON TRS POR OF N 20 FT OF 3 & S 55 FT OF 2 ELY OF TR OF LAND DESC IN CONT RECD 9/10/49 IN VOL 2873 OF DEEDS PG 423 & 2ND C SH LDS ADJ

004610-0151

ADAMS LAKE WASHINGTON TRS POR WLY OF LN BEG AT NW COR OF 2 TH E 1239.90 FT TH S 80 DEG 14 MIN 00 SEC E 465.90 FT TH S 16 DEG 58 MIN 00 SEC W 15.11 FT TH S 80 DEG 14 MIN 00 SEC E 42.54 FT TH ON CURVE TO RT RAD 36.15 FT DIST OF 31.78 FT TH ON CURVE TO LFT RAD 38 FT DIST OF 53.86 FT WH IS SLY LN OF TURN AROUND TO TPOB TH S 36 DEG 48 MIN 30 SEC E 65.05 FT TH S 14 DEG 51 MIN 30 SEC E 36.77 FT TH S 08 DEG 30 MIN 00 SEC W 46.75 FT TH S 39 DEG 38 MIN 00 SEC W & ELY OF LN BEG AT PT ON SLY MGN OF TURN AROUND S 10 DEG 53 MIN 34 SEC W 38 FT FR CEN OF SD TURN AROUND TH S 36 DEG 52 MIN 13 SEC E 72.74 FT TH S 14 DEG 55 MIN 13 SEC E 38.66 FT TH S 01 DEG 14 MIN 23 SEC W 50.01 FT TO ELY LN FIRST DESC & SLY OF SLY LN OF TURN AROUND

004610-0159

ADAMS LAKE WASHINGTON TRS POR 2-3 BEG AT NW COR OF 2 TH E 1239.90 FT TH S 80 DEG 14 MIN 00 SEC E 465.90 FT TH S 16 DEG 58 MIN 00 SEC W 15.11 FT TO TPOB TH S 16 DEG 48 MIN 00 SEC W 68.39 FT TH S 37 DEG 24 MIN 00 SEC W 67.65 FT TH S 43 DEG 29 MIN 00 SEC E 156.48 FT TH N 80 DEG 15 MIN 30 SEC E 67.75 FT TH N 39 DEG 38 MIN 00 SEC E 66.30 FT TH N 08 DEG 30 MIN 00 SEC E 46.75 FT TH N 14 DEG 51 MIN 30 SEC W 36.77 FT TH N 36 DEG 48 MIN 30 SEC W 65.05 FT TH WLY RAD 38 FT THRU 81 DEG 12 MIN 40 SEC OF ARC 53.86 FT TH ON CURVE TO LFT RAD 36.15 FT DIST OF 31.78 FT TH N 80 DEG 14 MIN 00 SEC W 42.54 FT TO TPOB LESS POR ELY OF LN BEG AT PT ON SLY MGN OF TURN AROUND S 10 DEG 53 MIN 34 SEC W 38 FT FR CENTER SD TURN AROUND TH S 36 DEG 52 MIN 13 SEC E 72.74 FT TH S 14 DEG 55 MIN 13 SEC E 38.66 FT TH S 01 DEG 14 MIN 23 SEC W 50.01 FT TO ELY LN ABOVE DESC TR TGW UND 1/21 INT IN POR OF TRACT 3 OF ADAMS LAKE WASHINGTON TRACTS LY NLY OF A LN DAF -- BEG AT MON ON NORTH LN OF TRACT 2 SD PLAT AAP 1240.00 FT M/L ELY OF NW COR TH S 01-00-16 E 446.31 FT TH S 89-04-24 E 360.80 FT TH N 08-21-11 E 15.13 FT TH S 89-04-24 E 91.66 FT TH ON CRV TO LFT WITH A RAD OF 75.00 AN ARC DIST OF 75.39 FT TO PT OF TANGENCY TH N 33-20-06 E 0.23 FT TO PT "A" & TPOB OF SD LN TH S 89-04-24 E 262.67 FT M/L TO WATER LN OF LAKE WASHINGTON & ELY OF LN BEG A SD PT "A" & TERM OF SD DESC LN -- BEG AT SD PT "A" TH N 33-20-06 E 106.39 FT TH N 88-26-16 W 27.99 FT TH N 80-15-30 E 11.32 FT TH N 39-38-00 E 66.30 FT TH N 08-30-00 E TO NORTH LN OF SD TRACT 3-LESS POR ON NORTH 20.00 FT (AS DESC UNDER VOL 2873 PAGE 423-09/10/1949) - AND LESS BEG AT SD PT "A" TH S 89-04-24 E TO OUTER LIMITS OF SH LDS TH NLY TAP 60.00 FT SOUTH OF NORTH LN SD TRACT 3 PROD EAST TH N 88-26-16 W TAP N 33-20-06 E OF BEG TH S 33-20-06 W TO BEG



CONTACT INFORMATION





Image: State of the state	DRIPLINE SPECIES	20 FEET REDWOOD	20 FEET DOUGLAS FIR	20 FEET DOUGLAS FIR	20 FEET DOUGLAS FIR	5 FEET LEYLAND CYPRESS	5 FEET LEYLAND CYPRESS	5 FEET LEYLAND CYPRESS	15 FEET BIRCH	15 FEET BIRCH	15 FEET BIRCH	15 FEET BIRCH	15 FEET CEDAR	12 FEET CEDAR	12 FEEI CEDAR	10 FT. AVG. PINE 10 FT AVC DINE	10 FT. AVG. PINE	10 FT. AVG. PINE	10 FT. AVG. PINE	15 FEET POPLAR	15 FEET POPLAR	15 FEET FL. PLUM	15 FEET FL. PLUM	15 FEET FLUM	15 FEET FL. PLUM	15 FEET BIRCH	15 FEET BIRCH	15 FEET BIRCH							
Image: Second State Sta	# DIAMETER	20 FEET	26 FEET	26 FEET	30 FEET	6 FEET	6 FEET	e feet	10 FEET	10 FEET		6 FEET	10 FEET	14 FEET	10 FEE	18 FEET 16 FEET	18 FEET	16 FEET	12 FEET	24 FEET	16 FEET	6 FEET	10 FEET	8 FEET	8 FEET	10 FEET	10 FEET	16 FEET					~	1 ←	
KEY TYPE 2 & 3 WATERCOURSE PROPOSED REDUCED STREAM BUFFER MULTURUSUBURGUNAN 98040 1.245 E. MARTIN DACE JAGE MARTIN DACE JAGE MURCHING MARTIN DACE JAGE MURCHING MARTIN DACE JAGE MURCHING MARTIN DACE JAGE MURCHING JAGE MURCHING MARTIN DACE JAGE MURCHING JAGE MUR	TREE		σ	(7)	4	Û	Û		ω	0	10	11	12	13	14	<u>τ</u> τ			0	20	21	22	23	24	25	26	27	28		Innes and Associates Ir		invironmental Consultants	Wetlands. Streams. and Wildlife	P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027	
																													CONSULTANT		2 - -				





VALENTIN PROPERTY - BUFFER REDUCTION MITIGATION PLAN

4346 EAST MERCER WAY, MERCER ISLAND, WASHINGTON 98040 SE 1/4 OF NE 1/4 OF SEC. 18, TWP. 24 N, RGE. 05 E, W.M.

TAX PARCEL ID NUMBERS: 004610-0150, 004610-0151, & 004610-0159











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4346 EAST MERCER WAY, MERCER ISLAND, WASHINGTON 98040

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TAX PARCEL ID NUMBERS: 004610-0150, 004610-0151, & 004610-0159







- BUILDING SITE.

CONSTRUCTION SEQUENCE:

- 2. STAKE CLEARING LIMITS
- 6. INSTALL PIPELINE
- 8. INSTALL ROCK SPLASH POOL
- 9. INSTALL PLANT MATERIALS 10. MULCH PLANT MATERIALS
- 30 DAYS

	CHEDULE		
NAME	SCIENTIFIC NAME	SIZE	QTY
RUCE	PICEA SITCHENSIS	2 GAL	1
RCH	BETULA PAPYRIFERA	2 GAL	6
OOGWOOD	CORNUS NUTTALLII	2 GAL	6
ANGE	PHILADELPHUS LEWISII	1 GAL	6
PRAY	HOLODISCUS DISCOLOR	1 GAL	2
ENDRON	RHODODENDRON MACROPHYLUM	1 GAL	2
ROSE	ROSA NUTKANA	1 GAL	6
PLE	ACER CIRCINATUM	1 GAL	6
VED BLUEBERRY	VACCINUM OVALFOLIUM	1 GAL	6
H CRANBERRY	VIBURNUM TRILOBUM	1 GAL	6
	GAULTHERIA SHALLON	1 GAL	36
RUITED BULRUSH	SCIRPUS MICROCARPUS	PLUGS	200
		Total	283

CLEARING AND GRADING

STANDARD NOTES

1. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

2. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO AVOID UTILITIES WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

3. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING & GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE

4. CLEARING WILL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO DURING RAIN.

5. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, BEST MANAGEMENT PRACTICES (BMPS) MUST BE FOLLOWED ACCORDING TO THE TESCP PLAN. 6. ADDITIONAL DISTURBANCE BELOW THE BUILDING ENVELOPE AND OUTSIDE OF THE STREAM AND BUFFER RESTORATION AREAS IS NOT ALLOWED OTHER THAN FOR LANDSCAPE MAINTENANCE PURPOSES.

1. HOLD THE PRE-CONSTRUCTION MEETING INSTALL PERIMETER EROSION CONTROL FENCING 4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S) 5. REMOVE EXISTING PLANT MATERIALS RECONSTRUCT STREAM CHANNEL 11. INSTALL TEMPORARY IRRIGATION SYSTEM

12. STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN

13. UPON COMPLETION OF THE PROJECT, REMOVE BMP'S AS APPRORIATE

					2		VO. DATE BY REVISION
CONSULTANT:		J. S. Jones and Associates, Inc.	Tarrisonatol Concertato	EIIVII UIIIIEIIIAI CUIISUIIAIIIS	Wetlands, Streams, and Wildlife	P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027	
JOHAN & HELENA VALENTIN	4346 E. Mercer Island Way, Mercer Island, WA 98040	1-214-228-0536 Johan.valentin@gmail.com	CT:	VALENTIN PROPERTY	STRFAM BUJFFFR FNHANCFMFNT PI AN	TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159	
DESIGNED BY: CLIEN	DRAWN BY:	Jeff Jones	CHECKED BY: PROJ	Jeff Jones	APPROVED BY:	DATE.	3/3/17
	SCALE	1"=5'			SHEET	4 of 5	

1.0 Executive Summary

The applicant proposes to build a new single-family residence on the subject property. A regulated stream is present on the the subject property. The applicant proposes to reduce the Type 2 section of the stream to 25 feet and Category IV wetland to 25 feet. As a condition of the reduction an 1,300 square feet of the remaining buffer will be enhanced with native vegetation, the stream channel will be constructed to be stable and provide water quality benefits. Native plant species will increase plant diversity, improve wildlife habitat and prevent the establishment of invasive species.

The applicant proposes to replace the existing concrete pipeline and structure with a pipe of adequate capacity for the existing stormwater drainage and construct a single-family residence on parcel 004610-0150. **1.1 Goals and Objectives**

The goal of enhancement is to increase the functions and values of the existing off-site watercourse buffer through enhancement. Currently the stream buffer is ornamental landscaping, existing house, and associated hardscapes. Enhancement will provide a greater protection for the off-site watercourse and habitat diversity. The objectives necessary to meet the above stated goal are as follows:

• Remove ornamental landscaping, structures and hardscapes

- Rebuild the stream channel
- Construct a bark trail and landscape bridge to the existing dock
- Install native vegetation within the stream buffer
- Maintain and monitor the enhancement area for a period of five years or until the site meets the specified performance standards • Record the sensitive area in a "Notice on Title"
- If the enhancement area fails to meet performance standards provide a contingency plan to rectify the situation.

2.0 Project Location

The property is located below the current address, 4346 East Mercer Way, Mercer Island, Washington.

3.0 Responsible Parties

Applicant

Johan and Helena Valentin 4346 East Mercer Island Way Mercer Island, Washington 98040 1-214-228-0536

Environmental Consultant

J. S. Jones and Associates. Inc Attn: Jeffery S. Jones, PWS P.O. Box 1908, **Issaquah Washington 98027** 253-905-5736

4.0 Standards

All work and materials shall conform to City of Mercer Island standards and specifications, and to the specifications and details shown on these plans.

5.0 City of Mercer Island Contact

Certain actions within this enhancement/restoration plan require inspection or approval by City of Mercer Island staff. Requests for inspection/approval shall be coordinated through City of Mercer Island Development Services -Building & Land, (206) 275-7605

6.0 Contractor Information

When it is available, contact information shall be provided to the City of Mercer Island that includes names, addresses and phone numbers of persons/firms that will be responsible for the enhancement/restoration area, installing required plants, and performing required maintenance and monitoring.

7.0 Contractor's Qualifications

Contractor/Landscape Installer must be experienced in enhancement and restoration work. The Permittee shall provide that there is one person on the site at all times during work and installation who is thoroughly familiar with the type of materials being installed and the best methods for their installation, and who shall direct all work being performed under these specifications. This person shall be experienced in installing plant materials for native enhancement or restoration projects, unless otherwise allowed by the Wetland Biologist and City of Mercer Island staff.

8.0 Site Conditions

The Contractor shall immediately notify the Landscape Designer and Wetland Biologist of drainage or soil conditions likely to be deterimental to the growth or survival of plants. Locations shall be as depicted on the approved plan set. The Wetland Biologist may adjust the locations of plantings shown on plans based on field conditions. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat. Changes should be documented and as-built drawings submitted to the City of Mercer Island upon request for formal construction approval.

9.0 Plants

9.1 Origin: Plant materials shall be Northwest native plants, nursery grown in the Puget Sound region of Washington. Dug plants may only be used upon approval of City of Mercer Island staff.

9.2 Plant Names: Plant names shall comply with those generally accepted in the native plant nursery trade. Any questions regarding plant species or variety shall be referred to the Landscape Designer, Wetland Biologist or City of Mercer Island staff. All plant materials shall be true to species and variety.

9.3 Plant Substitutions: Plant substitutions are not permitted without the permission of the Wetland Biologist and City of Mercer Island staff. Same species substitutions of larger size do not require special permission. However, small plants often experience less transplant shock and adapt more quickly to site conditions, resulting in a higher success rate. As such, smaller plants will be approved as substitutions based on certain site-specific conditions (trees not less than 1 gallon size however).

9.4 Quality and Condition: Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried-out, burned, broken, or defective plants will be rejected.

9.5 Intermediate Inspections: All plants shall be inspected and approved by the Landscape Designer and Wetland Biologist prior to installation. Condition of roots of a random sample of plants will be inspected, as well as all above ground growth on all plants. Roots of any bare root plants, if permitted for use, will be inspected. Plant material may be approved at the source, at the discretion of the Landscape Designer and Wetland Biologist, but all material must be re-inspected and approved on the site prior to installation.

9.6 Handling: Plants shall be handled so as to avoid all damage, including breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation. Bare root plants are subject to the following special requirements, and shall not be used unless planted between November 1 and March 1, and only with the permission of the Landscape Designer and City of Mercer Island staff. Bare root plants must have enough fibrous root to insure plant survival. Roots must be covered at all times with mud and wet straw, moss, or other suitable packing material until time of installation. Plants whose roots have dried out from exposure will not be accepted at installation inspection.

9.7 Damaged Plants: Damaged, dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site.

9.8 Roots: All plants shall be balled and burlapped or containerized, unless explicity authorized by the Wetland Biologist. Root bound plants or B&B plants with damaged, cracked or loose rootballs (major damage) will be rejected. Immediately before installation, plants with minor root damage (some broken and twisted) must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of approximately half and inch in two to four places. Bare root plantings of woody material is allowed only with permission from the Wetland Biologist, and City of Mercer Island staff.

9.9 Sizes: Plant sizes shall be the size indicated in the plant schedule. Larger stock may be acceptable provided that it has not been cut back to size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and under some circumstances perferable based on site-specific conditions. Measurements, caliper, branching and balling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition). **9.10 Form:** Shrubs shall have multiple stems, and be well-branched.

9.11 Planting: Planting shall be done in accordance with illustrated details in the enhancement/restoration plan set and accepted industry standards. Plant locations shall also be inspected and approved prior to planting. 9.12 Timing of Planting: Unless otherwise approved by City of Mercer Island staff, all planting shall occur between September 1 and March 31,

unless irrigation is provided. **9.13 Planting in Pits:** Planting pits shall be circular or square with vertical sides, and shall be 6" larger in diameter than the root ball of the plant. Break

up the sides of the pit in compacted soils. Set plants upright in pits, as illustrated in planting detail. Burlap shall be removed from the planting pit. Backfill shall be worked back into holes such that air pockets are removed without adversely compacting soils.

9.14 Soil Amendments: Unless otherwise specified and approved by City of Mercer Island, native soil will be incorporated into the planting pits. 9.15 Mulch: The entire mitgation area shall receive no less than 1"-4" of medium bark mulch after planting. Mulch shall be kept well away (at least 2") from the trunks and stems of woody plants.

9.16 Fertilizer: Slow release fertilizer may be used if pre-approved by City of Mercer Island staff. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No fertilizers will be placed in planting holes.

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9.17 Water: Plants shall be watered upon completion of backfilling. Plants shall be watered a second time within 24-48 hours after installation. The earthen rim/dam should be leveled prior to the second growing season. **9.18 Weeding:** Existing and exotic vegetation in the enhancement and buffer areas will be hand weeded from around all newly installed plants on routine basis throughout the monitoring period. No chemical control of vegetation on any portion of the site is allowed without the written permission of City of Mercer Island staff.

10.0 Maintenance

Maintenance shall be required in accordance with City of Mercer Island guidelines and approved plans.

10.1 Duration and Extent: In order to achieve performance standards, the Permittee shall have the enhancement/restoration area maintained for the duration of the monitoring period, **5** years. All maintenance shall be directed by the Landscape Designer and Wetland Biologist.

- Maintenance will include:
- watering (see 10.7 for details)
- weeding around base of installed plants
- pruning
- replacement (see 10.5 for details)
- restaking
- removal of all classes of noxious weeds (see Washington State Noxious Weeds List, WAC 16-7150-005) as well as Himalayan blackberry
- any other measures needed to insure plant survival (see 10.6 for details) • general maintenance activities which include the replacement of any vandalized or damaged signs, habitat features, fences or other structural component of the enhancement site.

10.2 Survival: The Permittee shall be responsible for the health of 100% of all newly installed plants for one growing season after installation has been accepted by City of Mercer Island staff (see Performance Standards). A growing season for these purposes is defined as occurring from spring to spring (March 15 to October 15, following year). The Permittee shall replace any plants that are failing, weak, defective in a manner of growth, or dead during this growing season, as directed by the Wetland Biologist, and City of Mercer Island staff.

10.3 Installation Timing for Replacement Plants: Replacement plants shall be installed between September 1 and March 31, unless otherwise determined by the Wetland Biologist, and City of Mercer Island staff.

10.4 Standards for Replacement Plants: Replacement plants shall meet the same standards for size and type as those specified for original installation unless otherwise directed by the Wetland Biologist, and City of Mercer Island staff. Replacement plants shall be inspected as described above for the original installation.

10.5 Replanting: Plants that have settled in their planting pits too deep, too shallow, loose, or crooked shall be replanted as directed by the Wetland Biologist, and City of Mercer Island staff.

10.6 Herbicides/Pesticides: Chemical controls shall not be used in the enhancement/restoration area, sensitive areas or their buffers. However, limited use of herbicides may be approved depending on site specific conditions, only if approved by City of Mercer Island staff.

10.7 Irrigation/Watering: Water may be necessary during the dry season (June 1-October 15) for the first two years after installation to ensure plant survival and establishment. Water should be provided by a temporary above ground or permenant below ground irrigation system. It is the responsibility of the applicant to have the temporary irrigation designed, installed and maintained so that the necessary water amounts are provided. Water should be applied at a rate of 1" of water two times a week for Year 1 and 1" of water one time a week during Year 2.

- **11.0 Performance Standards Plant Cover and Survival**
- Plant survival and cover standards are established to measure enhancement success as follows:

	Year 1	Year 3	Year 5
Shrub and Herbaceous Cover*	30%	50%	75%
Shrub and Herbaceous Survival	100%	>90%	>80%
*Includes beneficial native plants in recruiting volunteers	n that catego	ory that are	naturally

- Less than 10% invasive vegetation during any monitoring event.
- The establishment of **5** species of native shrubs and **3** species of native groundcovers at the end the 5 years of monitoring.

12.0 Monitoring

Monitoring shall be conducted annually for **five** years in accordance with the approved enhancement/restoration monitoring plan. Monitoring reports shall be submitted to the City of Mercer Island.

12.1 Vegetation Monitoring: Sample plots will be established for vegetation monitoring, and photo-points established from which photos will be taken throughout the monitoring period. Permanent plot location(s) must be identified on enhancement/restoration site plans in the first monitoring report (they may be drawn on approved enhancement/restoration plans by hand). Plots shall detail herb, shrub, and tree aerial cover at radii of 1m, 5m, and 10m respectively, using the Braun-Blanquet releve method or other acceptable field method. Monitoring of vegetation transects shall occur annually between August 1 and October 30 (prior to leaf drop), unless otherwise specified.

12.2 Photopoints: Two permanent photo points will be established within the enhancement/restoration area. Photographs will be taken from these points to visually record the condition of the enhancement/restoration area. Photos shall be taken annually between August 1 and October 30 (prior to leaf drop), unless otherwise specified.

12.3 Reports: Monitioring reports shall be submitted by December 31 of each year during the monitoring period. As applicable, monitoring reports must include description/data for:

- Site plan and location map
- Historic description of project, including date of installation, current year of monitoring, restatement of enhancement/restoration goals, and performance standards
- Plant survival, vigor, and aerial coverage from every plant community (transect data), and explanation of monitoring methodology in the context of assessing performance standards
- Buffer conditions, e.g. surrounding land use, use by humans, wild and domestic creatures
- Observed wildlife, including amphibians, avians and others
- Assessment of nuisance/exotic biota and recommendations for removal
- Receipts for off-site disposal of any dumping, weeds, or invasive plants
- Receipts for any structural repair or replacement • 4"x6" color photograph taken from permanent photo-points as shown on
- Monitoring/Restoration plan. • Summary of maintenance and contingency measures proposed for next season and completed for past season

12.4 Deficiences: Any deficiency discovered during any monitoring or inspection visit must be corrected within 60 days of approval by City of Mercer Island.

12.5 Contingency Plan: Should any monitoring report reveal the enhancement has failed in whole or in part, and should that failure be beyond the scope of routine maintenance, a Contingency Plan will be submitted. The Contingency Plan may range in complexity from a list of plants substituted, to cross-sections of proposed engineered structures. Once approved, it may be installed, and will replace the approved enhancement/restoration plan. If the failure is substantial, the City of Mercer Island may extend the monitoring period for that enhancement.

13.0 Bond

Prior to beginning any work, the Permittee must provide a enhancement/restoration bond or assignment of funds per City of Mercer Island procedures. A bond quantity worksheet has been completed based on all elements of the enhancement/restoration plan. The total cost, plus contingency fees has been determined to be \$ which will be the amount of the enhancement/restoration bond the Permittee is required to provide.

BY REVISION
NO. DATE
CONSULTANT: J. S. Jones and Associates, Inc <i>Environmental Consultants</i> Wetlands, Streams, and Wildlife P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027
CLENT: JOHAN & HELENA VALENTIN JOHAN & HELENA VALENTIN 4346 E. Mercer Island Way, Mercer Island, WA 98040 1-214-228-0536 Johan.valentin@gmail.com neolectr: PROJECT: PROJECT: TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159
DESIGNED BY: Jeff Jones DRAWN BY: Jeff Jones CHECKED BY: Jeff Jones APPROVED BY: DATE: DATE: 3/3/17
SCALE None 5 of 5