

NORTH



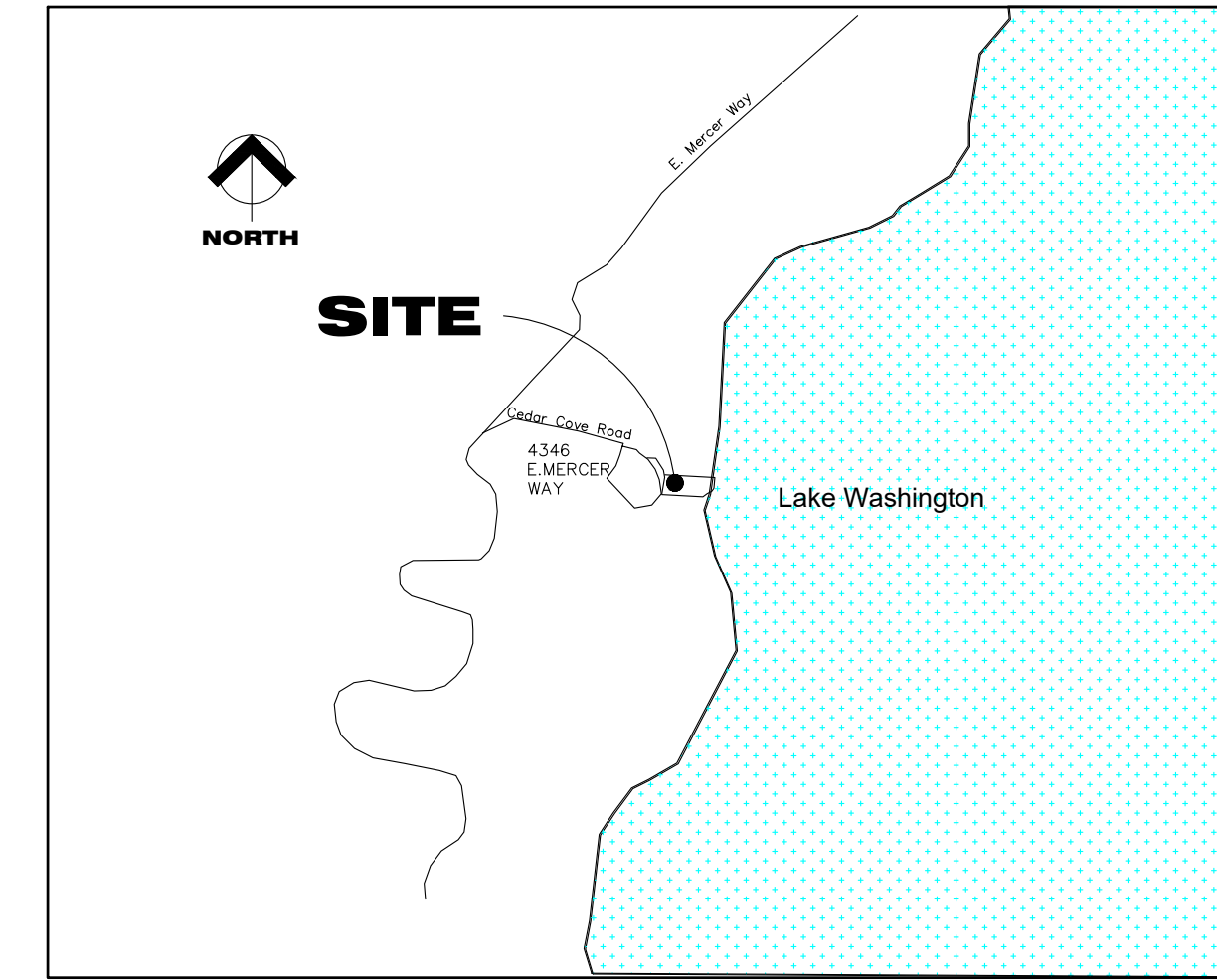
SCALE: 1" = 20'

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.

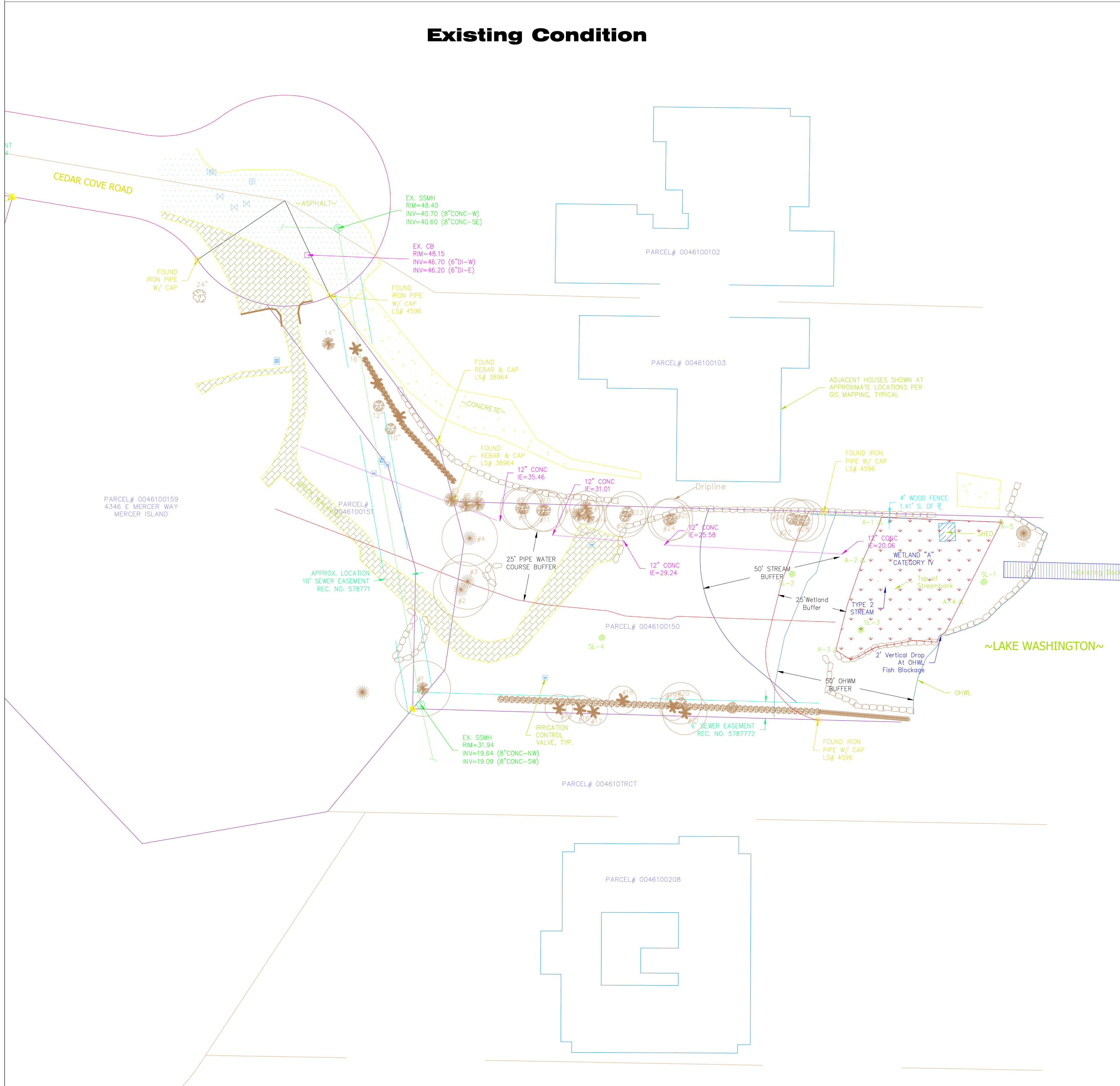
TAX PARCEL ID NUMBERS: 004610-0150, 004610-0151, & 004610-0159



SITE

VICINITY MAP
NOT TO SCALE

Existing Condition



CONTACT INFORMATION

APPLICANT:
JOHAN & HELENA VALENTIN
4227 85TH AVENUE SE
MERCER ISLAND, WASHINGTON 98040
425-213-0358/johan.valentin@gmail.com

ENVIRONMENTAL CONSULTANT:
J. S. JONES AND ASSOCIATES, INC.
ATTN: JEFFERY S. JONES, PWS
P.O. BOX 1908, ISSAQUAH, WA 98027
253-905-5736/jeff.sjones@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 48.75 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 TGV UND 1/2 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 MIL 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 262.87 FT MIL 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

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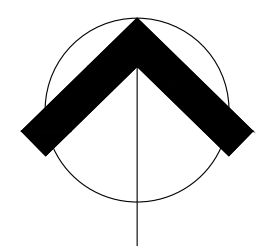
CONSULTANT:
J. S. Jones and Associates, Inc.
Environmental Consultants
Wetlands, Streams, and Wildlife
P.O. BOX 1908 ISSAQUAH, WASHINGTON 98027

CLIENT: **JOHAN & HELENA VALENTIN**
4346 E. Mercer Island Way, Mercer Island, WA 98040
1-214-228-0536 Johan.valentin@gmail.com

PROJECT: **Existing Condition**
STREAM BUFFER ENHANCEMENT PLAN
TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159

DESIGNED BY: Jeff Jones
DRAWN BY: Jeff Jones
CHECKED BY: Jeff Jones
APPROVED BY: Jeff Jones
DATE: 3/3/2017

SCALE: 1"=20'
SHEET 1 of 5



NORTH

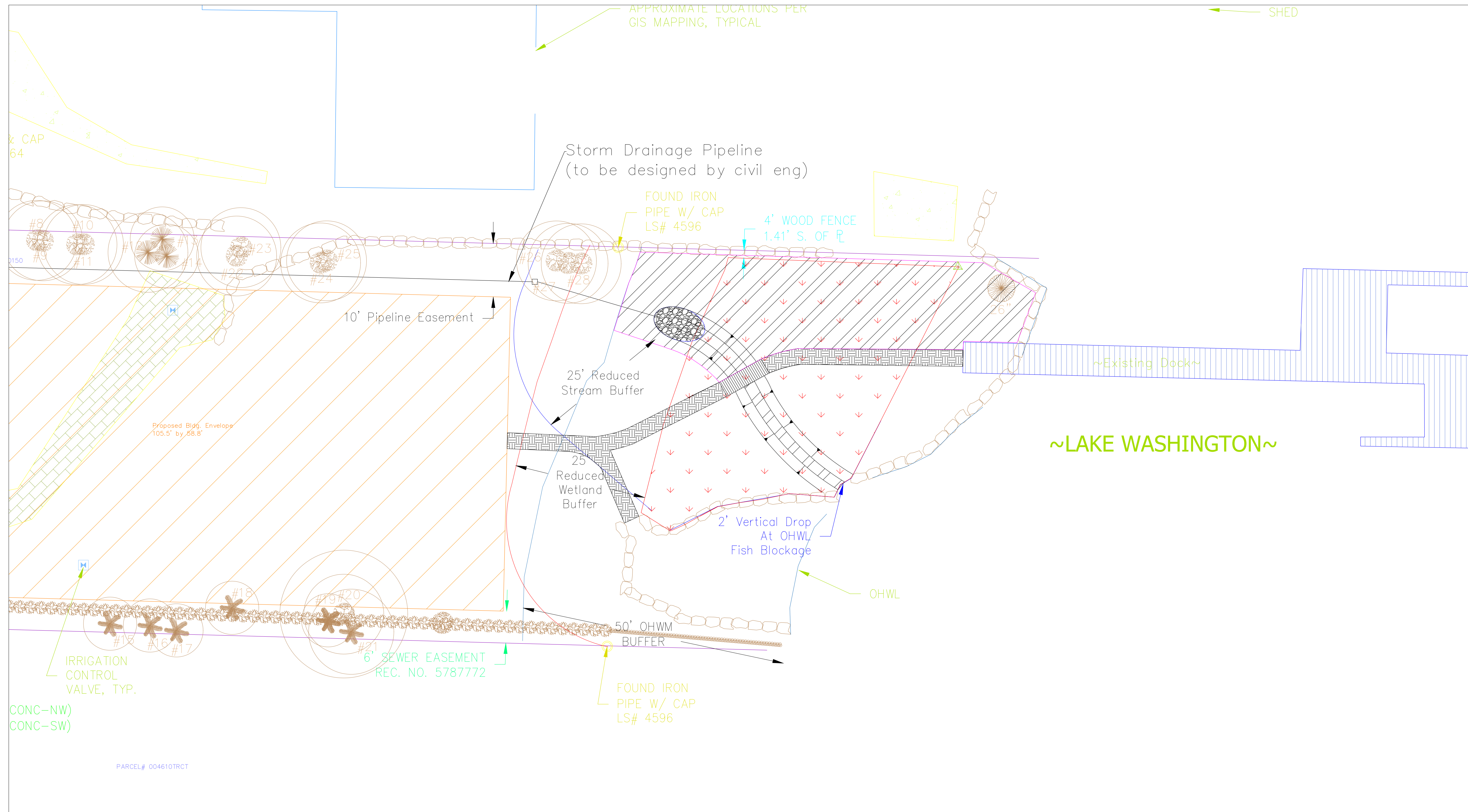
SCALE: 1" = 10'

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KEY

	EXISTING WETLAND
	PROPOSED VEGETATIVE ENHANCEMENT AREA
	PROPOSED BUILDING ENVELOPE

NO.	DATE	BY	REVISION
2			
1			

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PROJECT: **VALENTIN PROPERTY**
 STREAM BUFFER ENHANCEMENT PLAN
 TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159

DESIGNED BY: Jeff Jones	DATE: 3/3/17
DRAWN BY: Jeff Jones	
CHECKED BY: Jeff Jones	
APPROVED BY:	

SCALE
1"=10'

SHEET
3 OF 5



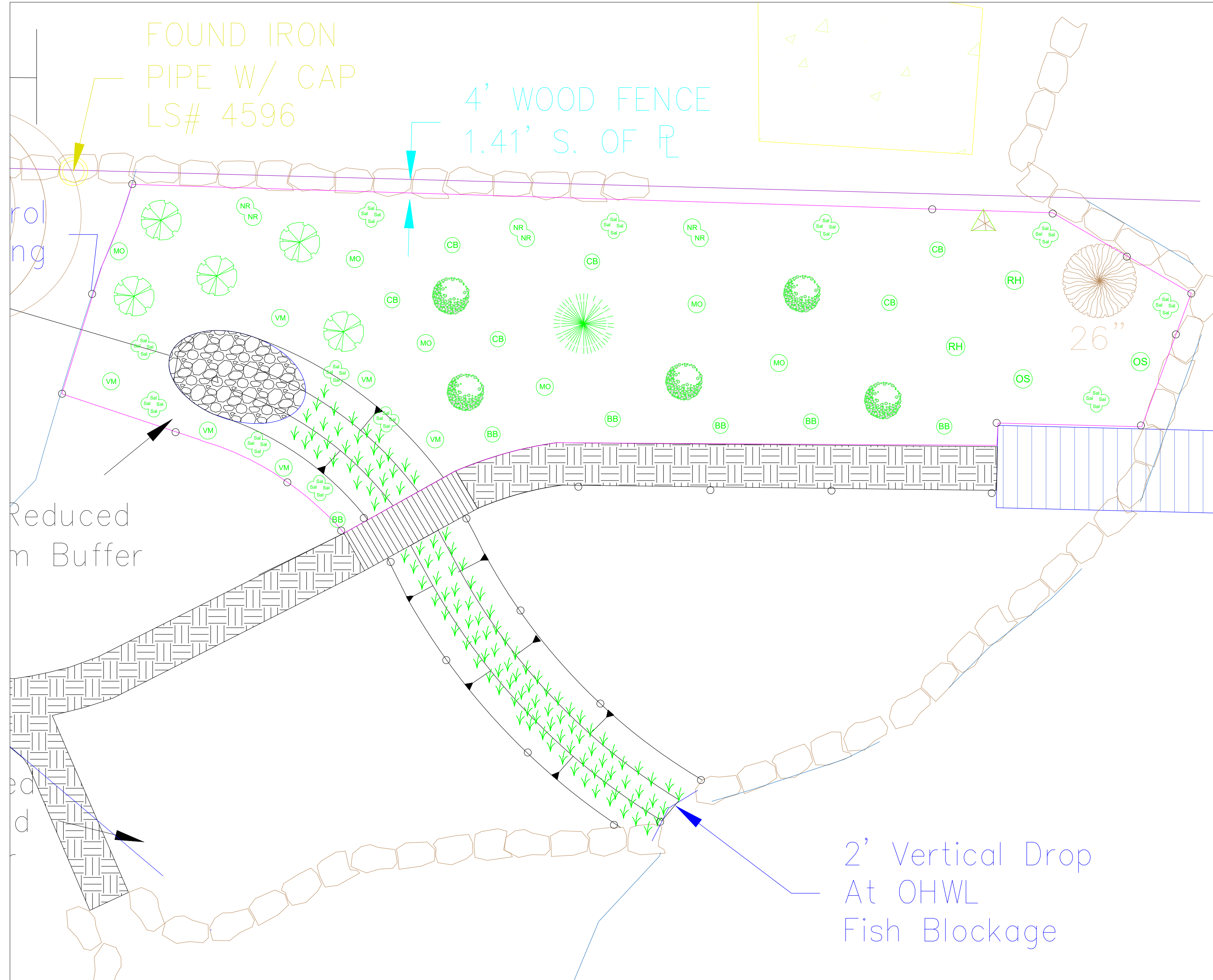
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SCALE: 1" = 5'



PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
	SITKA SPRUCE	PICEA SITCHENSIS	2 GAL	1
	PAPER BIRCH	BETULA Papyrifera	2 GAL	6
	PACIFIC DOGWOOD	CORNUS NUTTALLII	2 GAL	6
	MOCK ORANGE	PHILADELPHUS LEWISII	1 GAL	6
	OCEANSPRAY	HOLODISCUS DISCOLOR	1 GAL	2
	RHODODENDRON	RHODODENDRON MACROPHYLLUM	1 GAL	2
	NOOTKA ROSE	ROSA NUTKANA	1 GAL	6
	VINE MAPLE	ACER CIRCINATUM	1 GAL	6
	OVAL-LEAVED BLUEBERRY	VACCINIUM OVALFOLIUM	1 GAL	6
	HIGHBUSH CRANBERRY	VIBURNUM TRILOBUM	1 GAL	6
	SALAL	GAULTHERIA SHALLON	1 GAL	36
	SMALL-FRUITED BULRUSH	SCIRPUS MICROCARPUS	PLUGS	200
	Total			283

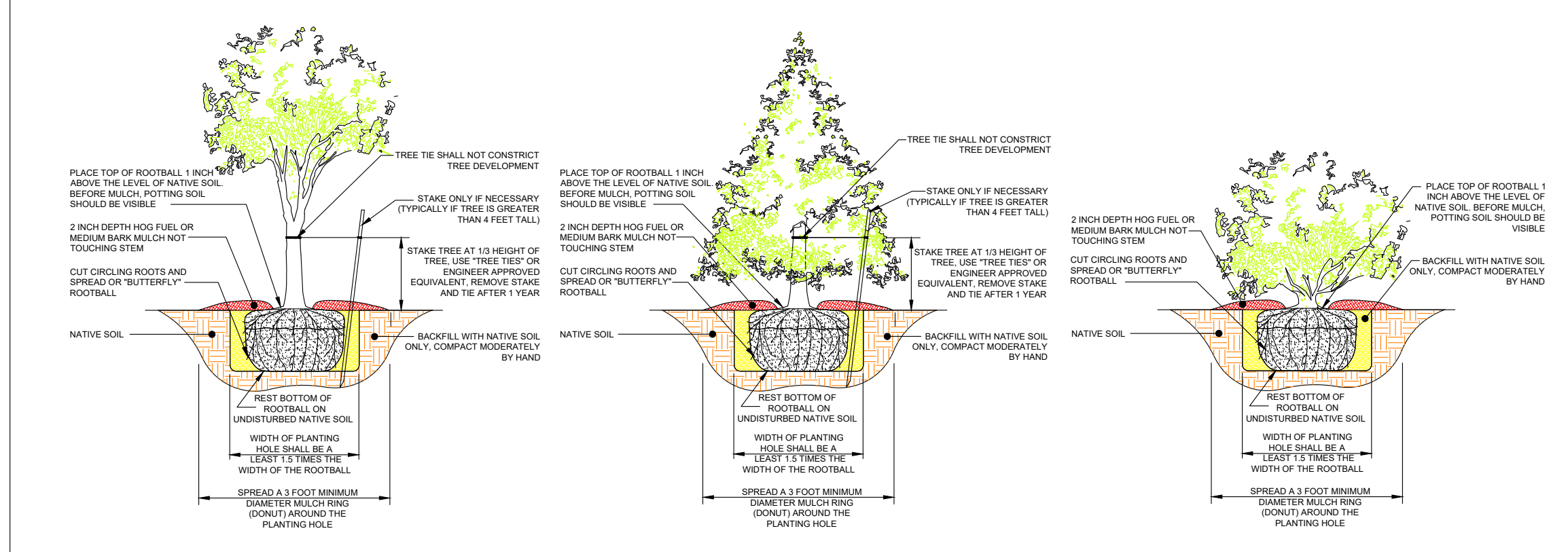
CLEARING AND GRADING STANDARD NOTES

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

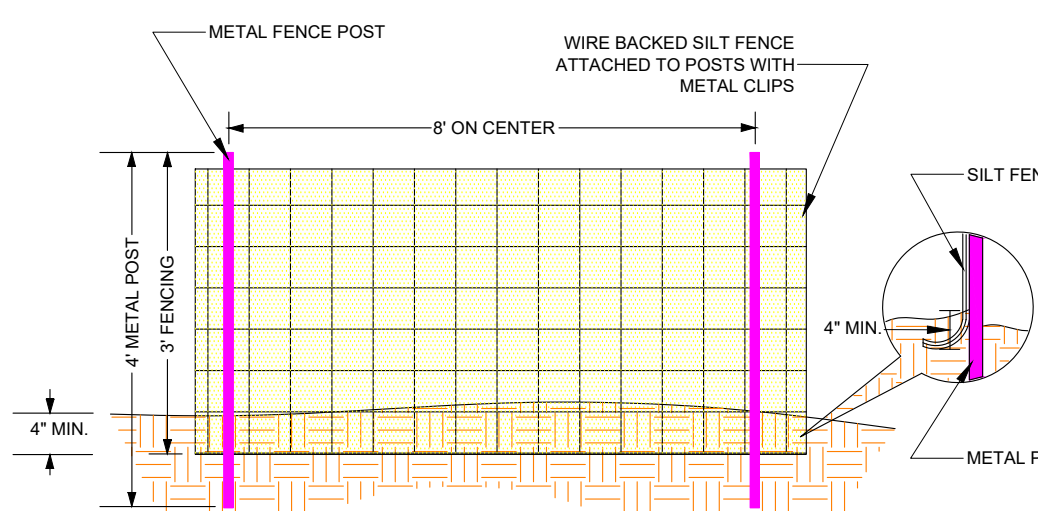
CONSTRUCTION SEQUENCE:

- HOLD THE PRE-CONSTRUCTION MEETING
- STAKE CLEARING LIMITS
- INSTALL PERIMETER EROSION CONTROL FENCING
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S)
- REMOVE EXISTING PLANT MATERIALS
- INSTALL PIPELINE
- RECONSTRUCT STREAM CHANNEL
- INSTALL ROCK SPLASH POOL
- INSTALL PLANT MATERIALS
- MULCH PLANT MATERIALS
- INSTALL TEMPORARY IRRIGATION SYSTEM
- STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS
- UPON COMPLETION OF THE PROJECT, REMOVE BMP'S AS APPROPRIATE

TREE AND SHRUB PLANTING AND STAKING DETAIL



SILT FENCE DETAIL



NO.	DATE	BY	REVISION
2			
1			

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 CHECKED BY: Jeff Jones
 APPROVED BY: Jeff Jones
 DATE: 3/21/17

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 SHEET: 4 of 5

