

Valentin Mitigation Plan - Impacts and Buffer Mitigation

EAST OF 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

Proposed Impacts and Mitigation

Proposed Residence Footprint 2,636 sf

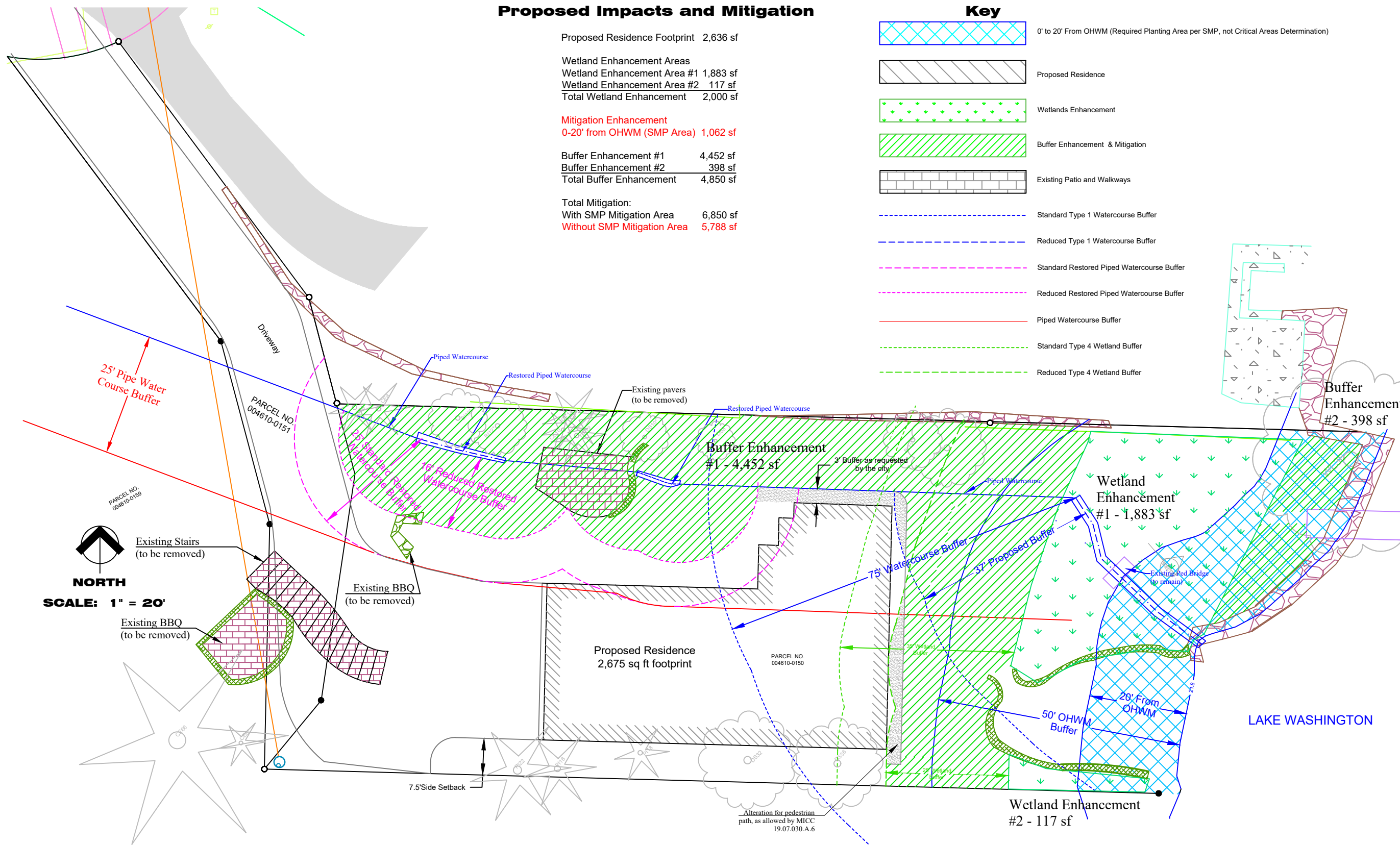
Wetland Enhancement Areas
 Wetland Enhancement Area #1 1,883 sf
 Wetland Enhancement Area #2 117 sf
 Total Wetland Enhancement 2,000 sf

Mitigation Enhancement
 0-20' from OHWM (SMP Area) 1,062 sf

Buffer Enhancement #1 4,452 sf
 Buffer Enhancement #2 398 sf
 Total Buffer Enhancement 4,850 sf

Total Mitigation:
 With SMP Mitigation Area 6,850 sf
 Without SMP Mitigation Area 5,788 sf

Key	
	0' to 20' From OHWM (Required Planting Area per SMP, not Critical Areas Determination)
	Proposed Residence
	Wetlands Enhancement
	Buffer Enhancement & Mitigation
	Existing Patio and Walkways
	Standard Type 1 Watercourse Buffer
	Reduced Type 1 Watercourse Buffer
	Standard Restored Piped Watercourse Buffer
	Reduced Restored Piped Watercourse Buffer
	Piped Watercourse Buffer
	Standard Type 4 Wetland Buffer
	Reduced Type 4 Wetland Buffer



NORTH
SCALE: 1" = 20'

DESIGNED BY: Jeff Jones		CLIENT: JOHAN & HELENA VALENTIN 4346 E. Mercer Island Way, Mercer Island, WA 98040 1-214-228-0536 Johan.valentin@gmail.com	
DRAWN BY: Jeff Jones		PROJECT: VALENTIN PROPERTY STREAM BUFFER ENHANCEMENT PLAN	
CHECKED BY: Jeff Jones		TAX PARCEL ID NO.: 004610-0150, 004610-0151, & 004610-0159	
APPROVED BY:		DATE: 3/27/18	
SCALE 1"=20'		SHEET 2 of 4	

CONSULTANT:
J. S. Jones and Associates, Inc.
Environmental Consultants
 Wetlands, Streams, and Wildlife
 P.O. BOX 1988 ISSAQUAH, WASHINGTON 98027

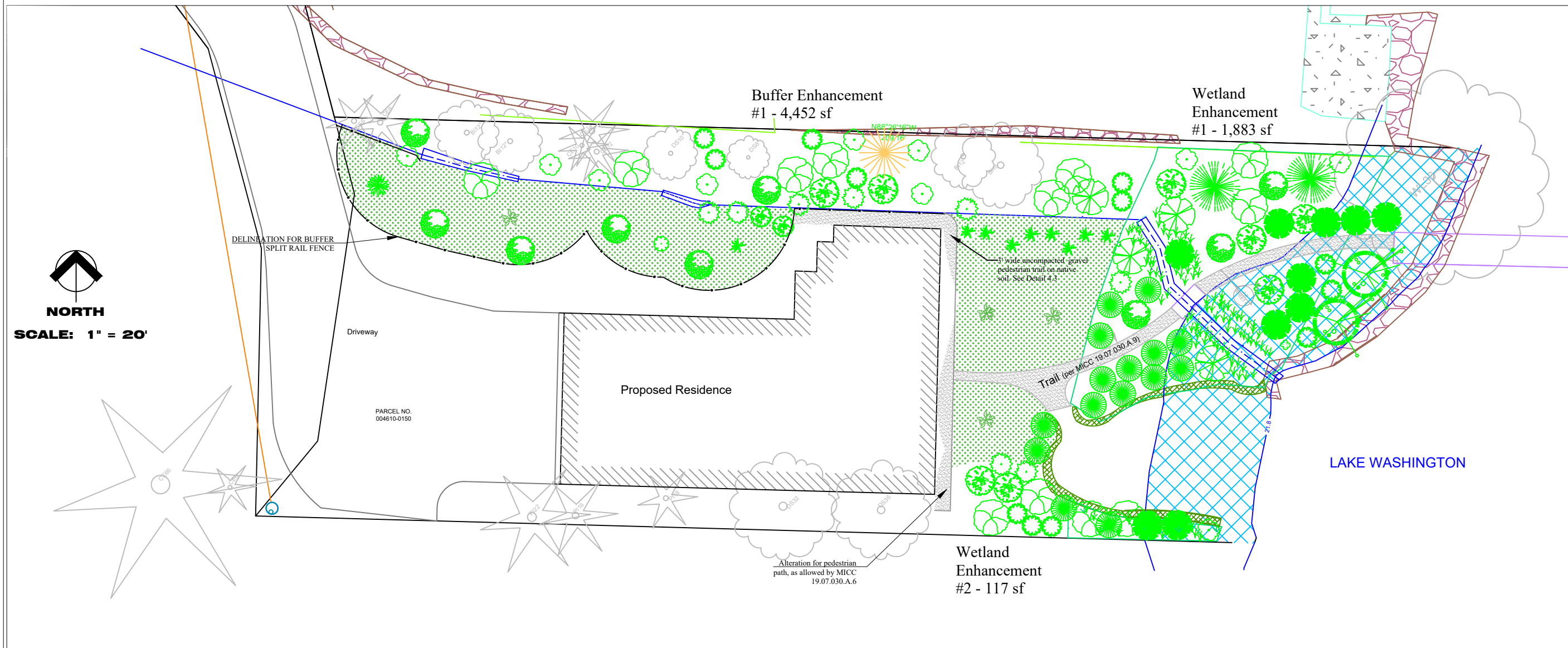
NO.	DATE	BY	REVISION
1	06/07/18	GS	Driveway, trails, building footprint
2	07/20/18	GS	Add Sheet 6 of 6 (Watercourse detail at OHWM)
3	09/04/18	GS	Correctly show restored piped watercourse buffer
4	09/26/18	GS	Additional mitigation species

VALENTIN PROPERTY - BUFFER REDUCTION MITIGATION PLAN

EAST OF 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

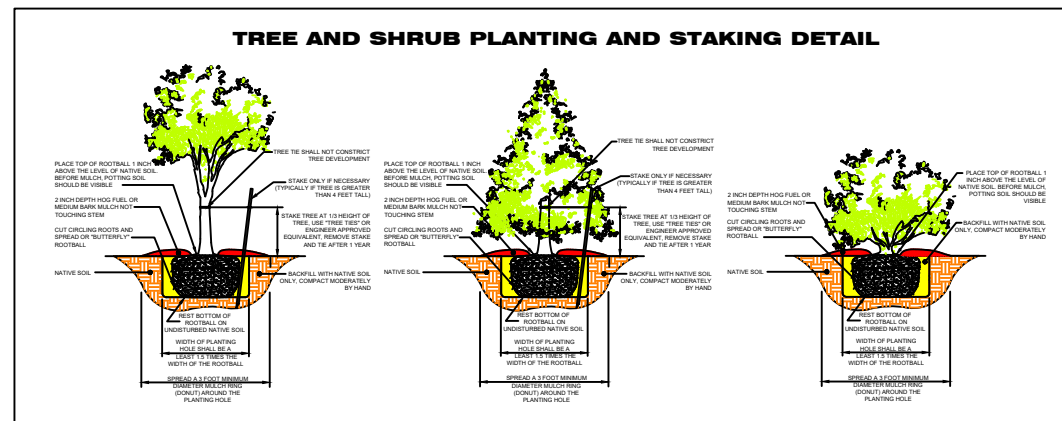


CLEARING AND GRADING STANDARD NOTES

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 EROSION CONTROL FENCE MUST BE INSTALLED IN ACCORDANCE WITH THE TESP PLAN.
4. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, BEST MANAGEMENT PRACTICES (BMPs) MUST BE FOLLOWED ACCORDING TO THE TESP PLAN.

CONSTRUCTION SEQUENCE:

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



PLANT SCHEDULE										
SIGNAL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY	Wetland	Wetland	Wetland	Wetland	Wetland	TOTAL
					Area	Area	Area	Area	Area	
	FRAXINUS LAXIFLORA	FRAXINUS LAXIFLORA	2 GAL	5	0	0	0	0	0	5
	BETULA PAPERIFERA	BETULA PAPERIFERA	2 GAL	3	0	0	0	0	0	3
	CORNUS NUTTALLII	CORNUS NUTTALLII	2 GAL	3	0	0	0	0	0	3
	CORNUS SERICEA	CORNUS SERICEA	2 GAL	5	0	0	1	0	0	1
	CORNUS CORNUTA	CORNUS CORNUTA	2 GAL	6	0	0	7	0	0	7
	POLYSTECHUM MUNITUM	POLYSTECHUM MUNITUM	1 GAL	6	0	0	4	0	0	4
	FRAXINUS VIRGINIANA	FRAXINUS VIRGINIANA	4 INCH	0	0	0	3	0	0	3
	ACER MACROPHYLLUM	ACER MACROPHYLLUM	2 GAL	0	0	0	0	0	0	2
	PIEDMONTISIA MENZIESII	PIEDMONTISIA MENZIESII	2 GAL	0	0	0	1	0	0	1
	PHILADELPHUS LEWISII	PHILADELPHUS LEWISII	1 GAL	2	0	0	0	1	0	1
	HELODENDRON BICOLOR	HELODENDRON BICOLOR	1 GAL	3	2	0	0	0	0	13
	RHOODODENDRON MACROPHYLLUM	RHOODODENDRON MACROPHYLLUM	1 GAL	4	0	0	0	0	0	15
	ROSA NUTKANNA	ROSA NUTKANNA	1 GAL	0	2	0	0	0	0	13
	ACER CIRCINATUM	ACER CIRCINATUM	1 GAL	0	0	0	0	0	0	11
	VIBURNUM TRICORUM	VIBURNUM TRICORUM	1 GAL	12	2	0	0	0	0	15
	ARCTOSTAPHYLOS UVA-URSI	ARCTOSTAPHYLOS UVA-URSI	4 INCH	0	0	126	24	12	0	222
	CAREX OXYSTACHYA	CAREX OXYSTACHYA	PLUGS	25	15	0	0	0	0	52
	LONCHITIS CLAUDIA	LONCHITIS CLAUDIA	4 INCH	5	0	0	0	0	0	5

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:
VALENTIN PROPERTY
 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: 3/21/18

SCALE: 1"=20'
 SHEET: 3 of 4

NO.	DATE	BY	REVISION
4	09/26/18		Additional mitigation species
3	09/04/18		Correctly show restored piped watercourse buffer
2	07/20/18		Add Sheet 6 of 6 (Watercourse detail at OHWM)
1	06/07/18	GS	Driveway, trails, building footprint