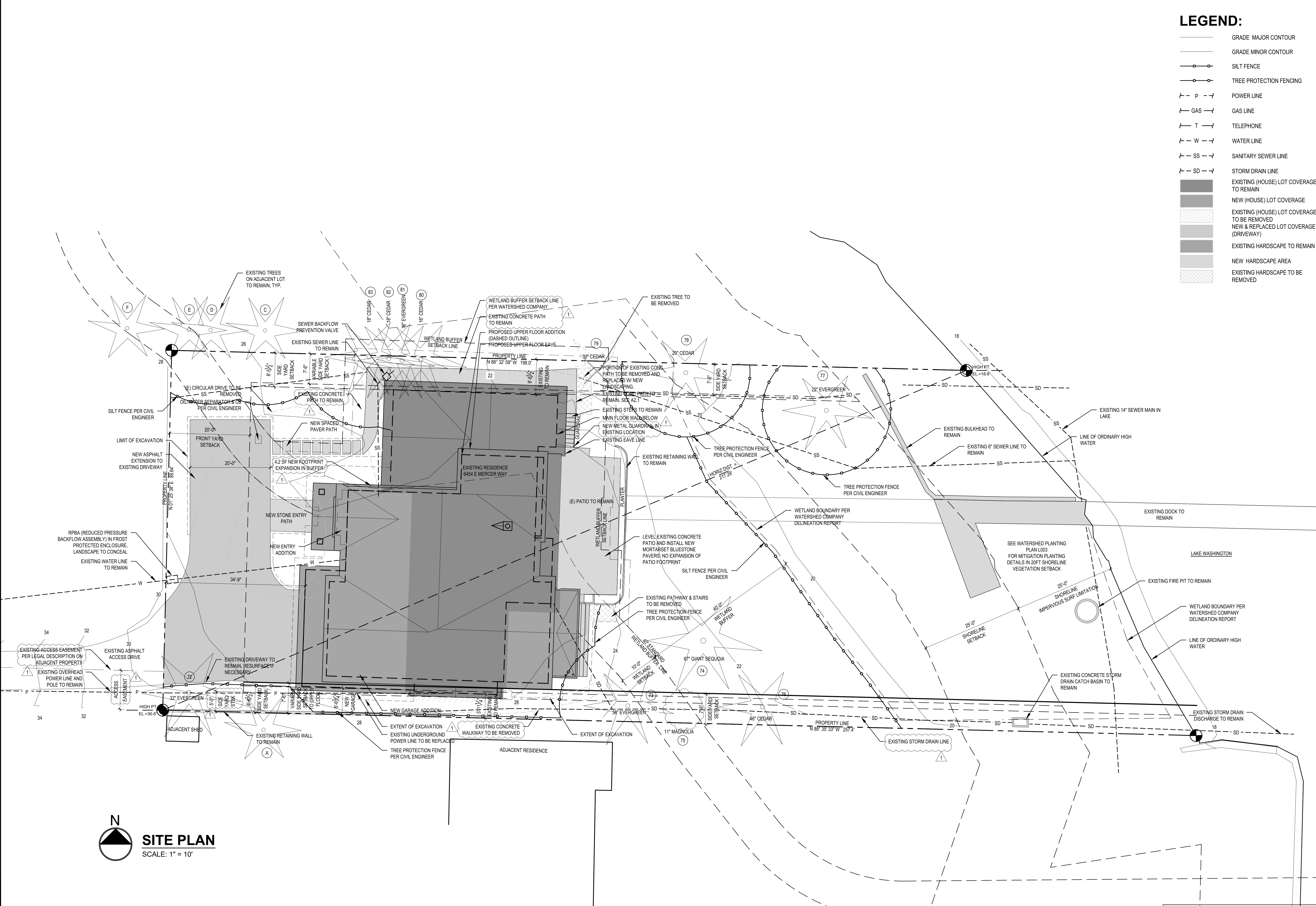




REVISIONS:	11/04/2022	PERMIT CORRECTION
PLOT DATE:	11/7/2022	
DRAWN BY:	LG	
CHECKED BY:	BUS	
SHEET	A1.1	

- LEGEND:**
- GRADE MAJOR CONTOUR
  - GRADE MINOR CONTOUR
  - SILT FENCE
  - TREE PROTECTION FENCING
  - P — POWER LINE
  - GAS — GAS LINE
  - T — TELEPHONE
  - W — WATER LINE
  - SS — SANITARY SEWER LINE
  - SD — STORM DRAIN LINE
  - EXISTING (HOUSE) LOT COVERAGE TO REMAIN
  - NEW (HOUSE) LOT COVERAGE
  - ▨ EXISTING (HOUSE) LOT COVERAGE TO BE REMOVED
  - NEW & REPLACED LOT COVERAGE (DRIVEWAY)
  - EXISTING HARDSCAPE TO REMAIN
  - NEW HARDSCAPE AREA
  - ▨ EXISTING HARDSCAPE TO BE REMOVED



**SITE PLAN**  
 SCALE: 1" = 10'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 PERMIT SET 5/11/22

REVISIONS:	11/04/2022	PERMIT CORRECTION
▲		
▲		
▲		
▲		

PLOT DATE: 11/7/2022

DRAWN BY: LG

CHECKED BY: BJS

SHEET

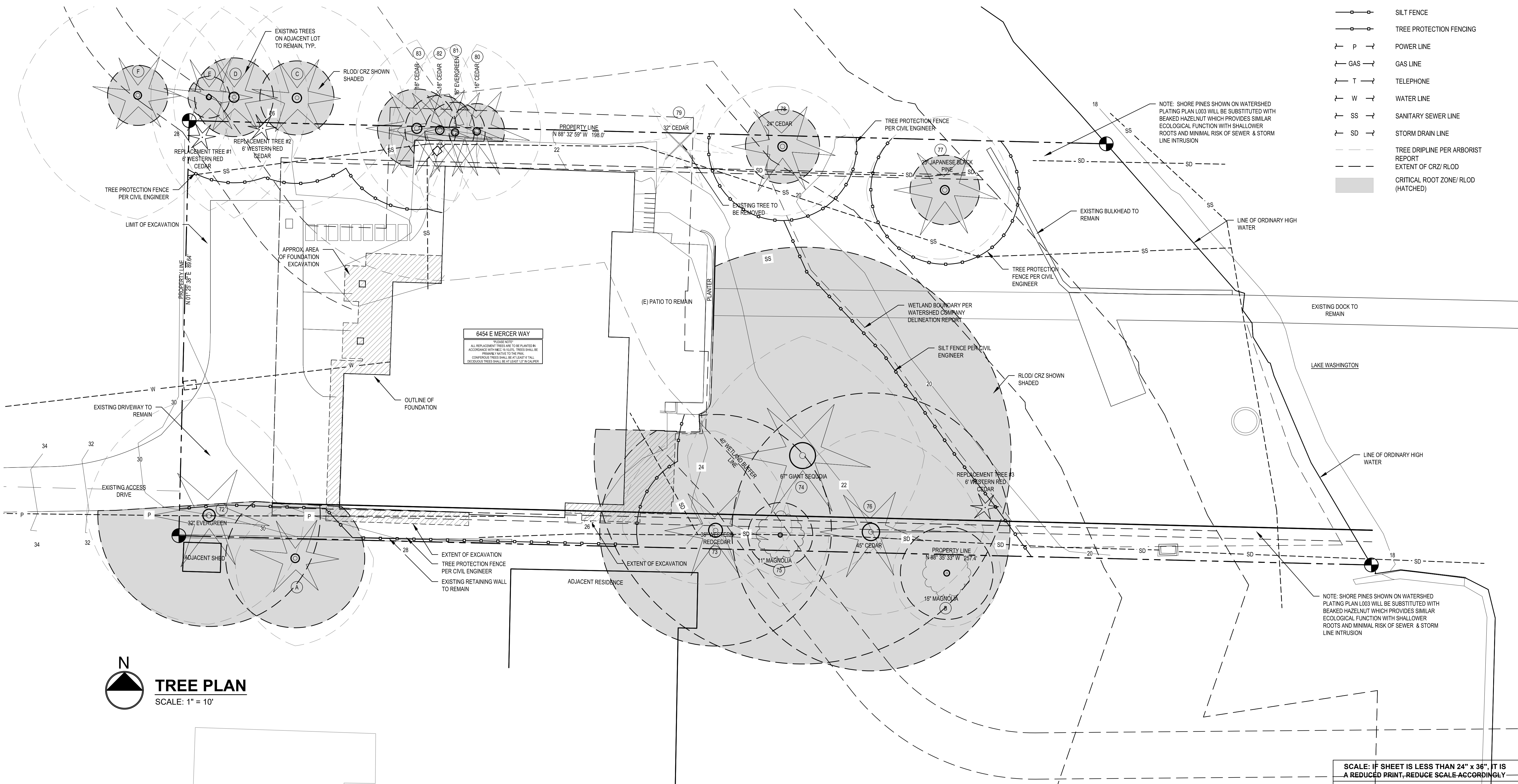
**A1.2**

\*PLEASE NOTE\*  
 SEE ARBORIST REPORT DATED MARCH 14TH, 2022 FOR ADDITIONAL INFORMATION ON EXISTING TREES.

11 OF 12 EXISTING TREES ON SITE WILL BE RETAINED.  
 3 REPLACEMENT TREES ARE REQUIRED

**LEGEND:**

- GRADE MAJOR CONTOUR
- - - GRADE MINOR CONTOUR
- SILT FENCE
- TREE PROTECTION FENCING
- P — POWER LINE
- GAS — GAS LINE
- T — TELEPHONE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- - - TREE DRIPLINE PER ARBORIST REPORT
- - - EXTENT OF CRZ/ RLOD
- CRITICAL ROOT ZONE/ RLOD (HATCHED)



**TREE PLAN**  
 SCALE: 1" = 10'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY  
 PERMIT SET 5/11/22

# TOPOGRAPHIC & BOUNDARY SURVEY

measure success

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND ADJOINING SHORE LANDS LYING BETWEEN THE NORTH 498 FEET THEREOF AND THE SOUTH 471 FEET THEREOF LYING EASTERLY OF A LINE WHICH IS 1,645.58 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30; TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A STRIP OF LAND ENCOMPASSING THE EXISTING BLACKTOP ACCESS ROAD, THE APPROXIMATE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 12°5'38" WEST ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 498.00 FEET;

THENCE SOUTH 88°32'59" EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 1,147 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 48°49' WEST 70.0 FEET;

THENCE NORTH 52°13' WEST 18.6 FEET;

THENCE NORTH 42°36' WEST 23.6 FEET;

THENCE NORTH 30°19' WEST 24.7 FEET;

THENCE NORTH 13°37' WEST 26.9 FEET;

THENCE NORTH 34°05' WEST 9 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 365 FEET OF SAID SECTION 30, SAID POINT BEING SOUTH 88°32'59" EAST 1,044 FEET FROM THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE NORTH 27°10' WEST 12.5 FEET;

THENCE NORTH 12°35' WEST 20.5 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF EAST MERCER BOULEVARD; AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1 OF SAID SECTION 30 AND ADJOINING SHORE LANDS IF ANY LYING BETWEEN THE NORTH 498 FEET THEREOF AND THE SOUTH 471 FEET THEREOF DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION (CONTINUED)**

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 30;

THENCE SOUTH 88°32'59" EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 1,133.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°32'59" EAST 304 FEET;

THENCE SOUTH 24°44'07" EAST 89.15 FEET TO THE SOUTH LINE OF THE NORTH 578 FEET OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 89°32'59" WEST 170 FEET TO THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED;

THENCE SOUTH 12°5'38" WEST 9.64 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 88°35'33" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID PROPERTY 176.34 FEET;

THENCE NORTH 24°44'07" WEST 89.12 FEET;

THENCE NORTH 88°35'33" WEST 288.25 FEET, MORE OR LESS, TO A POINT FROM THE TRUE POINT OF BEGINNING BEARS NORTH 41°49' WEST;

THENCE NORTH 88°35'33" WEST 19.75 FEET EAST, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

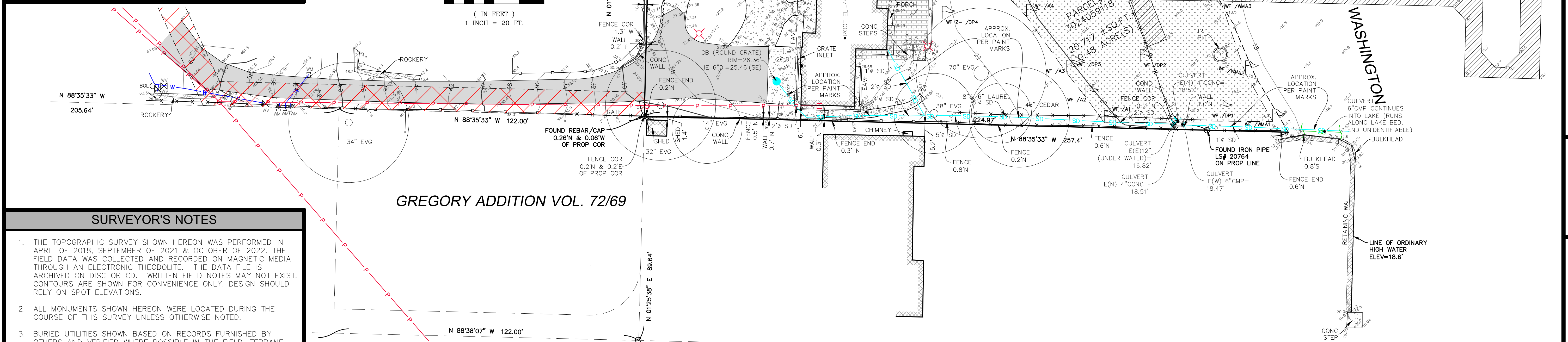
- REFERENCES**
- R1. RECORD OF SURVEY, VOL. 022, PG. 021. RECORDS OF KING COUNTY, WASHINGTON.
  - R2. RECORD OF SURVEY, VOL. 017, PG. 168. RECORDS OF KING COUNTY, WASHINGTON.
  - R3. RECORD OF SURVEY, VOL. 014, PG. 031. RECORDS OF KING COUNTY, WASHINGTON.
  - R4. RECORD OF SURVEY, VOL. 097, PG. 160. RECORDS OF KING COUNTY, WASHINGTON.
  - R5. PLAT OF GREGORY ADDITION, VOL. 72 OF PLATS, PG 66, KING COUNTY WASHINGTON

**LEGEND**

	AREA DRAIN		POWER METER
	ASPHALT SURFACE		POWER (OVERHEAD)
	BRICK SURFACE		POWER (UNDERGROUND)
	BUILDING		POWER POLE
	CENTERLINE ROW		REBAR AS NOTED (FOUND)
	CULVERT PIPE		REBAR & CAP (SET)
	CONCRETE SURFACE		ROCKERY
	RETAINING WALL		SEWER LINE
	DECK		STORM DRAIN LINE
	FENCE LINE (CHAIN LINK)		WATER LINE
	FENCE LINE (WOOD)		WATER METER
	HEDGE FOLIAGE LINE		WATER VALVE
	INLET (TYPE 1)		TREE (AS NOTED)
	YARD LIGHT		WETLAND AREA
	DEPTH OF PIPE (PER LOCATOR)		WETLAND FLAG

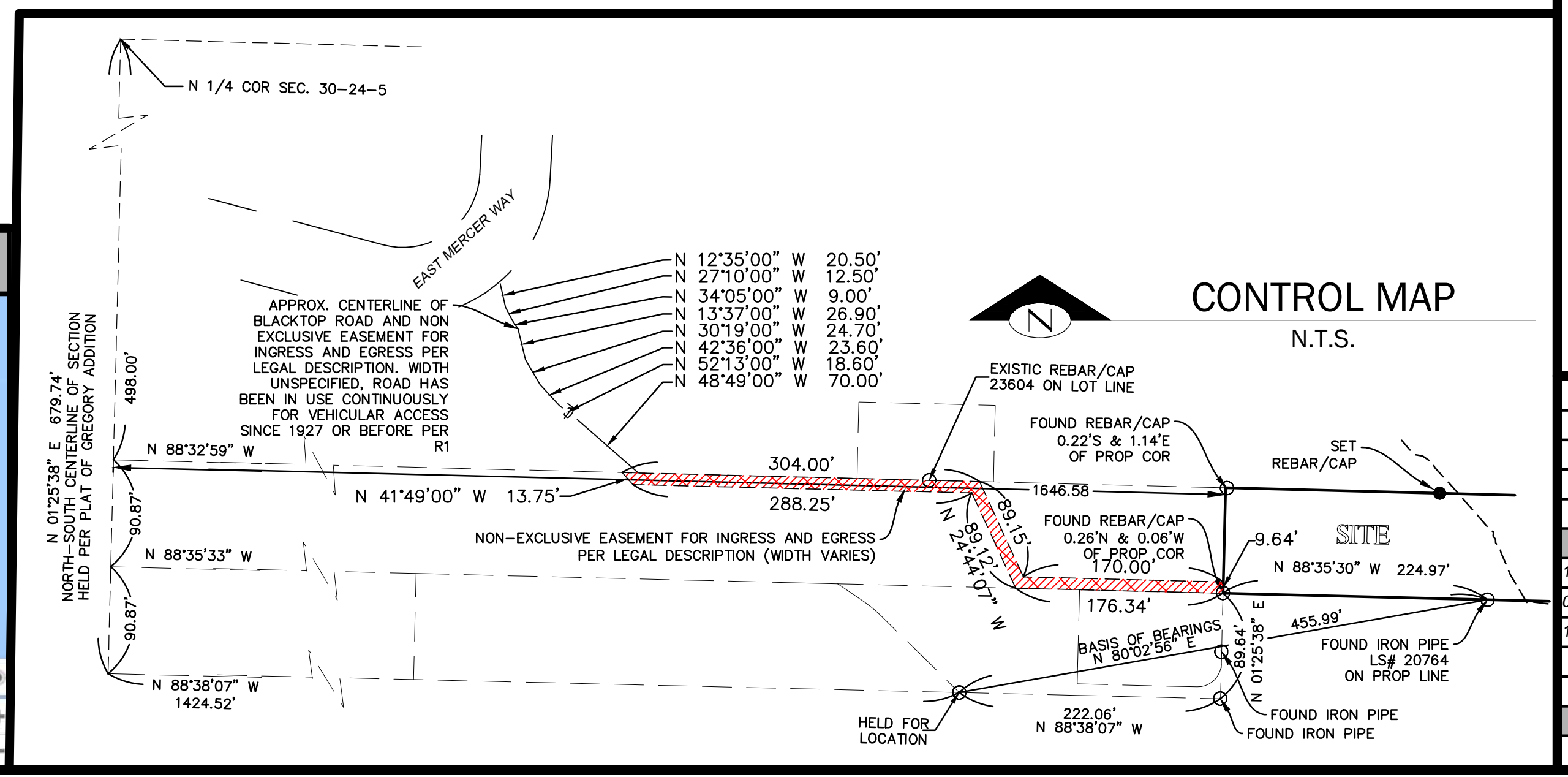
**VERTICAL DATUM**

NAVD88 PER GPS OBSERVATIONS



- SURVEYOR'S NOTES**
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN APRIL OF 2018, SEPTEMBER OF 2021 & OCTOBER OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
  2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
  3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
  4. SUBJECT PROPERTY TAX PARCEL NO. 302405-9118
  5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 20,717 ±S.F. (0.48 ACRES) AS MEASURED ABOVE THE LINE OF ORDINARY HIGH WATER AS SHOWN HEREON. (ELEV=18.6')
  6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0209923-ETU (COMMITMENT-FOURTH), WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
  7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
  8. 9/30/2021 WETLAND INFORMATION ADDED. NO OTHER SITE CONDITIONS VERIFIED.

- SCHEDULE B ITEMS**
1. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: WATER PIPES  
RECORDING DATE: MAY 23, 1927  
RECORDING NO.: 2366301  
AFFECTS: AS DESCRIBED THEREIN (DOES NOT AFFECT SUBJECT PARCEL)
  2. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: SOUND POWER & LIGHT COMPANY  
RECORDING DATE: MARCH 29, 1938  
RECORDING NO.: 2990210  
AFFECTS: AS DESCRIBED THEREIN (AS CONSTRUCTED-NOT PLOTTABLE)
  3. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: SEWER PIPE LINE AND LINES  
RECORDING DATE: SEPTEMBER 17, 1964  
RECORDING NO.: 5787781  
AFFECTS: SECOND CLASS SHORE LANDS (10' IN WIDTH AS CONSTRUCTED-NOT PLOTTABLE)
  6. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:  
RECORDING NO: 20180604900009 (CURRENT CONDITIONS SHOWN HEREON)

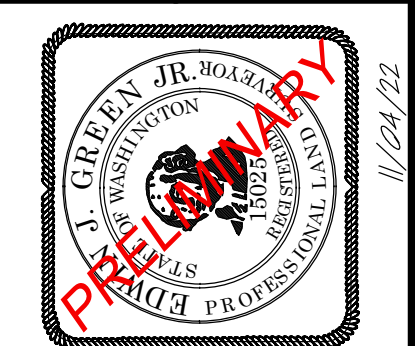


**BASIS OF BEARINGS**

SOUTH LINE OF SUBJECT PROPERTY HELD AT BEARING S 88°35'33" E AS SHOWN HEREON AND AS BASED UPON EXISTING MONUMENTATION FOUND IN THE PLAT OF GREGORY ADDITION AS RECORDED IN VOL. 72 OF PLATS, PG 66.

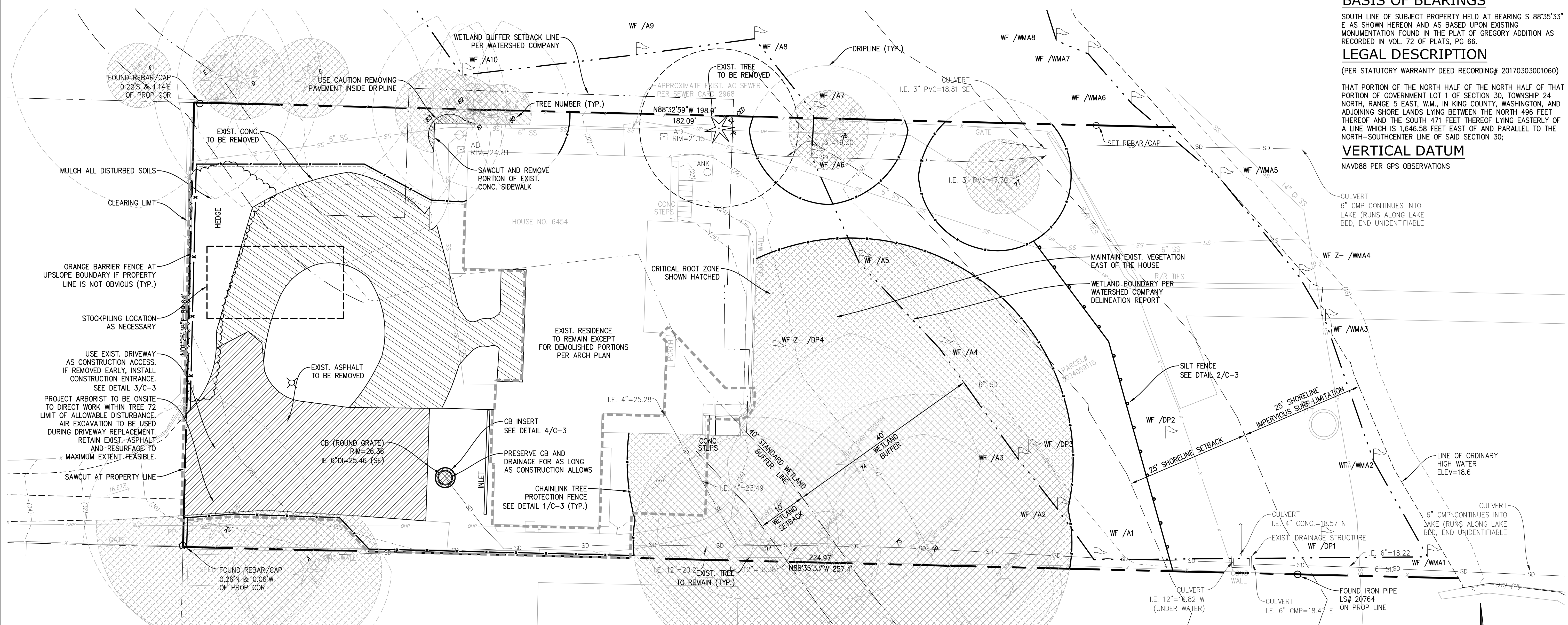
TOPOGRAPHIC & BOUNDARY SURVEY  
NE 1/4 OF NE 1/4 SEC 30, TWP. 24 N., RGE. 05 E., W.M.  
PARCEL NO. 3024059118

WANG RESIDENCE  
6454 E MERCER WAY  
MERCER ISLAND, WA 98040



**Terrane**  
10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net

JOB NUMBER:	180028
DATE:	05/03/18
DRAFTED BY:	IDV-PSC
CHECKED BY:	EJG/TMM
SCALE:	1" = 20'
<b>REVISION HISTORY</b>	
11/20/19	REMOVED 14' CED-SNAG
09/30/21	ADDTL TOPO
11/03/22	ADDTL TOPO
<b>SHEET NUMBER</b>	
1 OF 1	



**BASIS OF BEARINGS**

SOUTH LINE OF SUBJECT PROPERTY HELD AT BEARING S 88°35'33\"/>

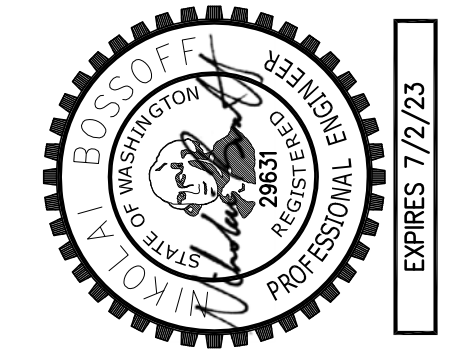
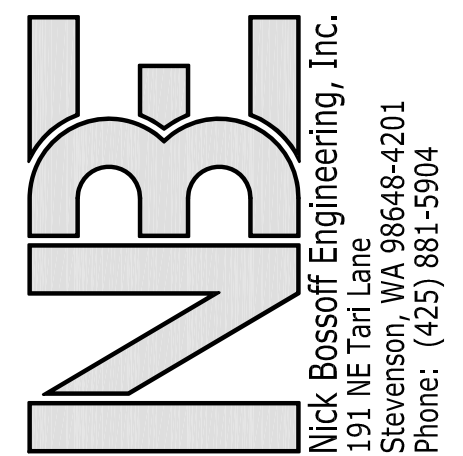
**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING# 20170303001060)

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AND ADJOINING SHORE LANDS LYING BETWEEN THE NORTH 496 FEET THEREOF AND THE SOUTH 471 FEET THEREOF LYING EASTERLY OF A LINE WHICH IS 1,646.58 FEET EAST OF AND PARALLEL TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 30;

**VERTICAL DATUM**

NAVD88 PER GPS OBSERVATIONS



NO.	DATE	REVISION
1	04/08/22	PERMIT SUBMITTAL
2	11/07/22	CITY COMMENTS

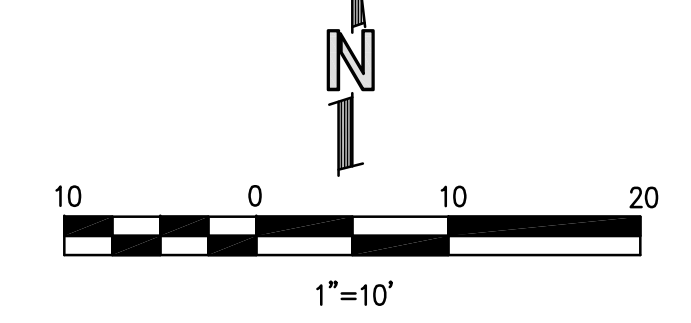
N. BOSSOFF, P.E.	PROJECT MANAGER
NO. 100000000000000	DESIGNED: TKB
	DRAWN: SARC-2201
	JOB NUMBER: SARC-2201.pln.dwg
	FILE NAME: SARC-2201.pln.dwg

**EROSION AND SEDIMENT CONTROL NOTES**

- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDING AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR. THE DDES INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

**POLLUTION PREVENTION AND SPILL CONTROL**

- STORAGE AND HANDLING OF LIQUIDS**
- MINIMIZE AMOUNT OF LIQUIDS STORED ON SITE.
  - STORE AND CONTAIN LIQUID MATERIALS IN SUCH A MANNER THAT IF A VESSEL IS RUPTURED OR LEAKS, THE CONTENTS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR GROUNDWATER. TYPICALLY THIS MEANS INSTALLING SECONDARY CONTAINMENT, SUCH AS A LINED EXCAVATION, LARGER CONTAINER, OR USING A DOUBLE-WALLED TANK OR SIMILAR COMMERCIALY AVAILABLE CONTAINMENT FACILITY.
  - PLACE TIGHT-FITTING LIDS ON ALL CONTAINERS.
  - ENCLOSE OR COVER THE CONTAINERS WHERE THEY ARE STORED TO PROTECT FROM RAIN. THE LOCAL FIRE DISTRICT MUST BE CONSULTED FOR LIMITATIONS ON CLEARANCE OF ROOF COVERS OVER CONTAINERS USED TO STORE FLAMMABLE MATERIALS.
  - RAISE THE CONTAINERS OFF THE GROUND BY USING A SPILL CONTAINMENT PALLET OR SIMILAR METHOD THAT HAS PROVISIONS FOR SPILL CONTROL.
  - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH ALL MOUNTED CONTAINER TAPS, AND AT ALL POTENTIAL DRIP AND SPILL LOCATIONS DURING FILLING AND UNLOADING OF CONTAINERS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
  - STORE AND MAINTAIN ABSORBENT PADS OR APPROPRIATE SPILL CLEANUP MATERIALS NEAR THE CONTAINER STORAGE AREA, IN A LOCATION KNOWN TO ALL. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH THE SITE'S SPILL PLAN AND/OR PROPER SPILL CLEANUP PROCEDURES.
  - CHECK CONTAINERS (AND ANY CONTAINMENT SUMPS) DAILY FOR LEAKS AND SPILLS. REPLACE CONTAINERS THAT ARE LEAKING, CORRODED, OR OTHERWISE DETERIORATING. IF THE LIQUID CHEMICALS ARE CORROSIVE, CONTAINERS MADE OF COMPATIBLE MATERIALS MUST BE USED INSTEAD OF METAL DRUMS. NEW OR SECONDARY CONTAINERS MUST BE LABELED WITH THE PRODUCT NAME AND HAZARDS.
  - PLACE DRIP PANS OR ABSORBENT MATERIALS BENEATH A CONTAINER THAT IS FOUND TO BE LEAKING. REMOVE THE DAMAGED CONTAINER AS SOON AS POSSIBLE. MOP UP THE SPILLED LIQUID WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- FUELING**
- LOCATE THE FUELING OPERATION TO ENSURE LEAKS OR SPILLS WILL NOT DISCHARGE, FLOW, OR BE WASHED INTO THE STORM DRAINAGE SYSTEM, SURFACE WATER, OR GROUNDWATER.
  - USE DRIP PANS OR ABSORBENT PADS TO CAPTURE DRIPS OR SPILLS DURING FUELING OPERATIONS.
  - IF FUELING IS DONE DURING EVENING HOURS, LIGHTING MUST BE PROVIDED.
  - STORE AND MAINTAIN APPROPRIATE SPILL CLEANUP MATERIALS IN THE MOBILE FUELING VEHICLE. ENSURE THAT EMPLOYEES ARE FAMILIAR WITH PROPER SPILL CONTROL AND CLEANUP PROCEDURES.
  - IMMEDIATELY MOP UP ANY SPILLED FUEL WITH ABSORBENT PADS OR RAGS. ANY COLLECTED LIQUIDS OR SOILED ABSORBENT MATERIALS MUST BE REUSED, RECYCLED, OR PROPERLY DISPOSED OF.
- CONCRETE SAW CUTTING, SLURRY, AND WASHWATER DISPOSAL**
- SLURRY FROM SAW CUTTING THE SIDEWALK SHALL BE VACUUMED SO THAT IT DOES NOT ENTER NEARBY STORM DRAINS.
  - CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE.
  - UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
  - HAND TOOLS INCLUDING, BUT NOT LIMITED, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR IMPERMEABLE ASPHALT.
  - EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
  - WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAY SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
  - WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER. CONTAINED CONCRETE SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
  - CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPLACED THE SAME DAY.



WASHINGTON

**SIMPSON RESIDENCE**  
**6454 E MERCER WAY**  
 MERCER ISLAND

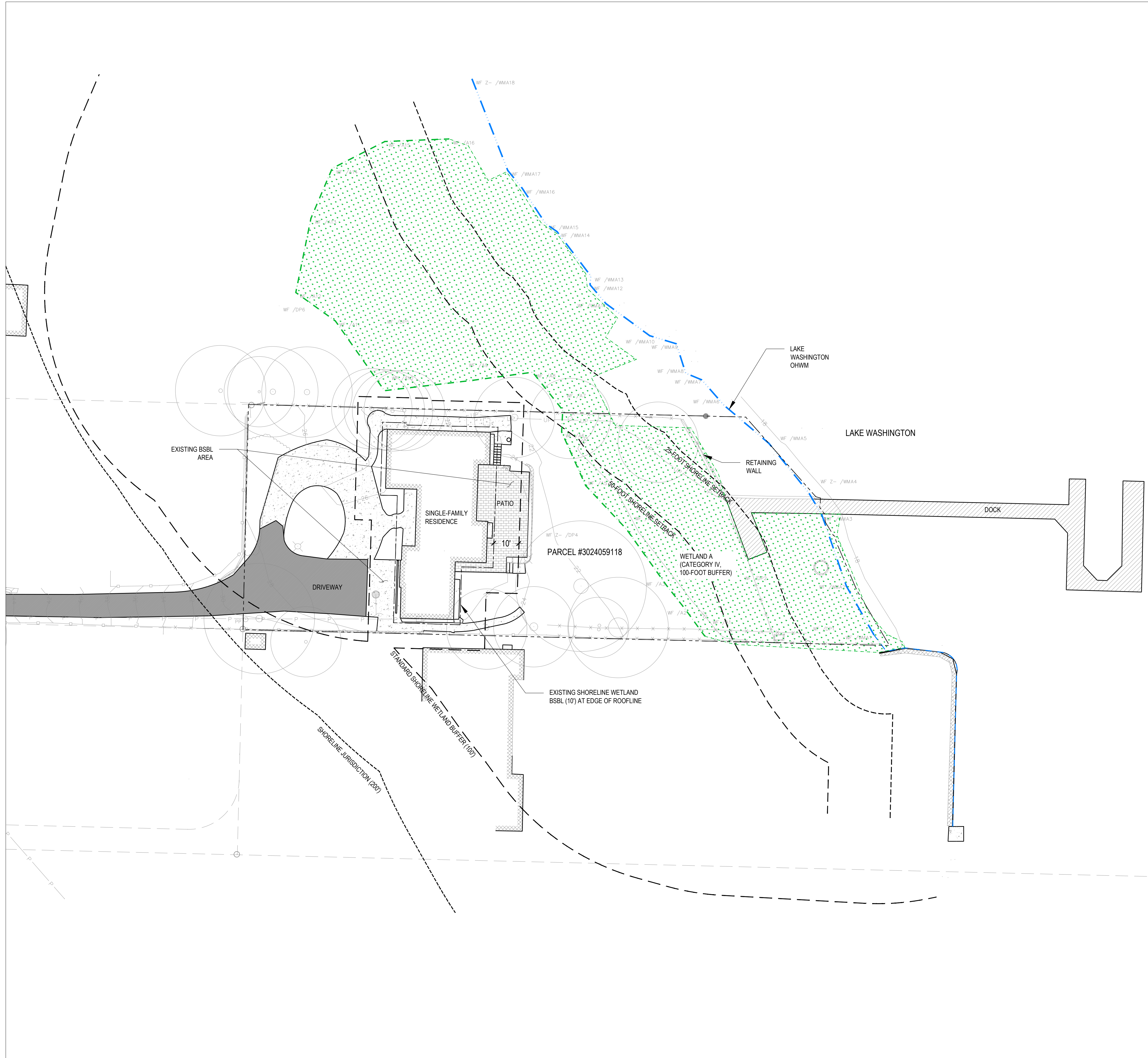
TITLE:  
 T.E.S.C. PLAN

SHEET:  
**C-1**

CALL 48 HOURS BEFORE YOU DIG  
 1-800-424-5555







VICINITY MAP

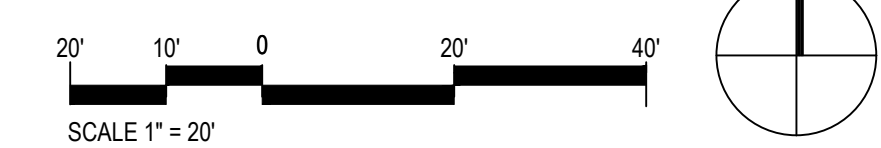
**LEGEND**

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY
- DELINEATED OHWM
- APPROXIMATE OHWM
- STANDARD SHORELINE WETLAND BUFFER (100')
- EXISTING SHORELINE WETLAND BSBL (10')
- SHORELINE JURISDICTION (200')
- SHORELINE SETBACK (25')
- SHORELINE SETBACK (50')

**SHEET INDEX**

L001	EXISTING CONDITIONS
L002	IMPACTS ASSESSMENT
L003	MITIGATION PLANTING PLAN
L004	PLANT SCHEDULE AND INSTALLATION DETAILS
L005	PLANT INSTALLATION SPECIFICATIONS AND MITIGATION NOTES

- NOTES**
- CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON AUGUST 20, 2021 (750 6TH STREET, KIRKLAND, WA 98033; 425-822-5242).
  - SURVEY (DATED MAY 3, 2018) RECEIVED FROM TERRANE (10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004; 425-458-4488).



REVISIONS:

NO.	DESCRIPTION	DATE



REVISIONS:

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

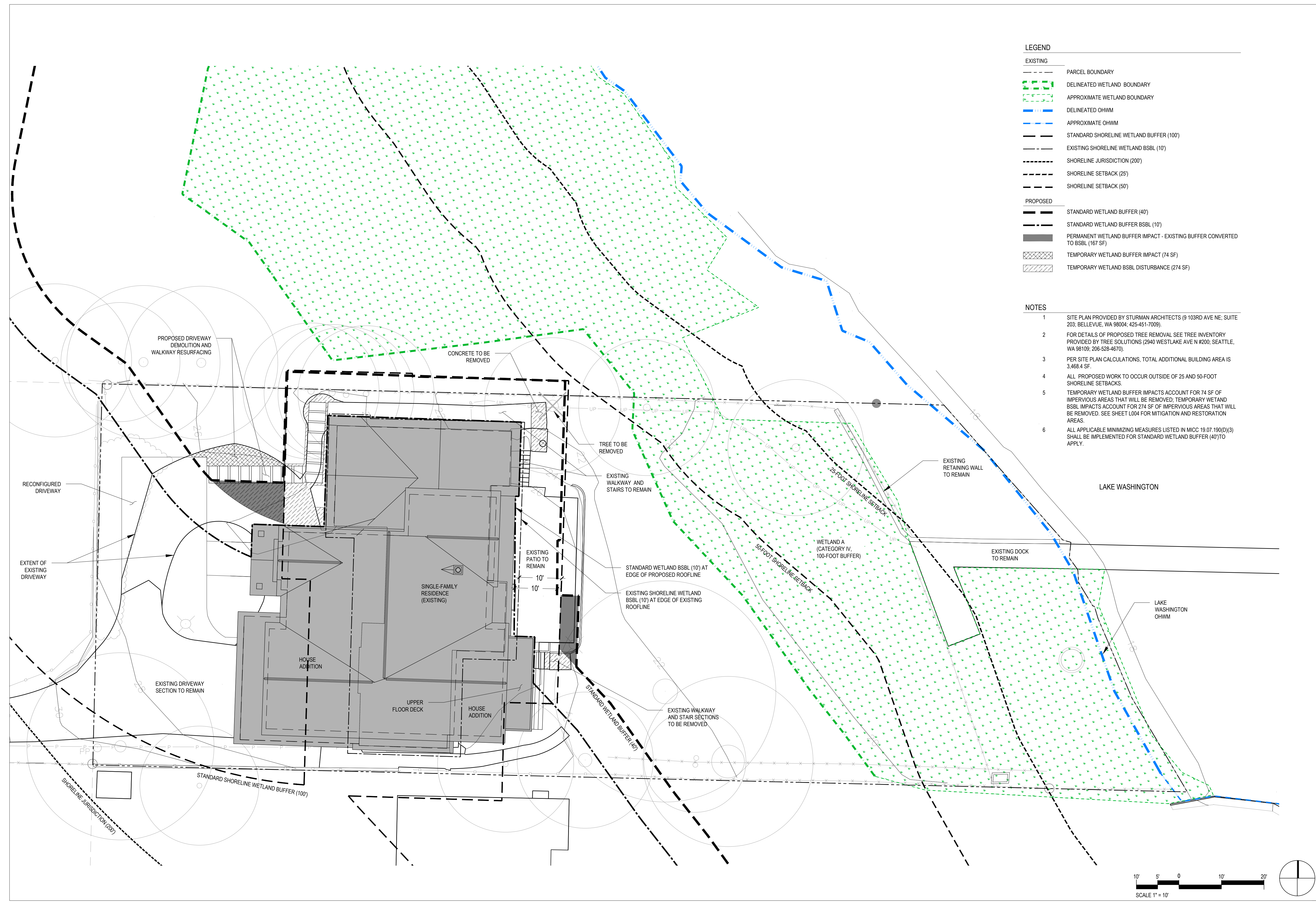
SCHEMATIC DESIGN

05/11/2022

IMPACTS ASSESSMENT

L002

2 OF 5



**LEGEND**

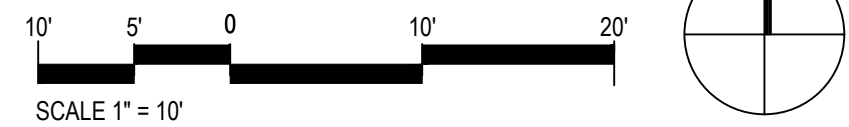
**EXISTING**

- PARCEL BOUNDARY
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE WETLAND BOUNDARY
- DELINEATED OHWM
- APPROXIMATE OHWM
- STANDARD SHORELINE WETLAND BUFFER (100')
- EXISTING SHORELINE WETLAND BSBL (10')
- SHORELINE JURISDICTION (200')
- SHORELINE SETBACK (25')
- SHORELINE SETBACK (50')

**PROPOSED**

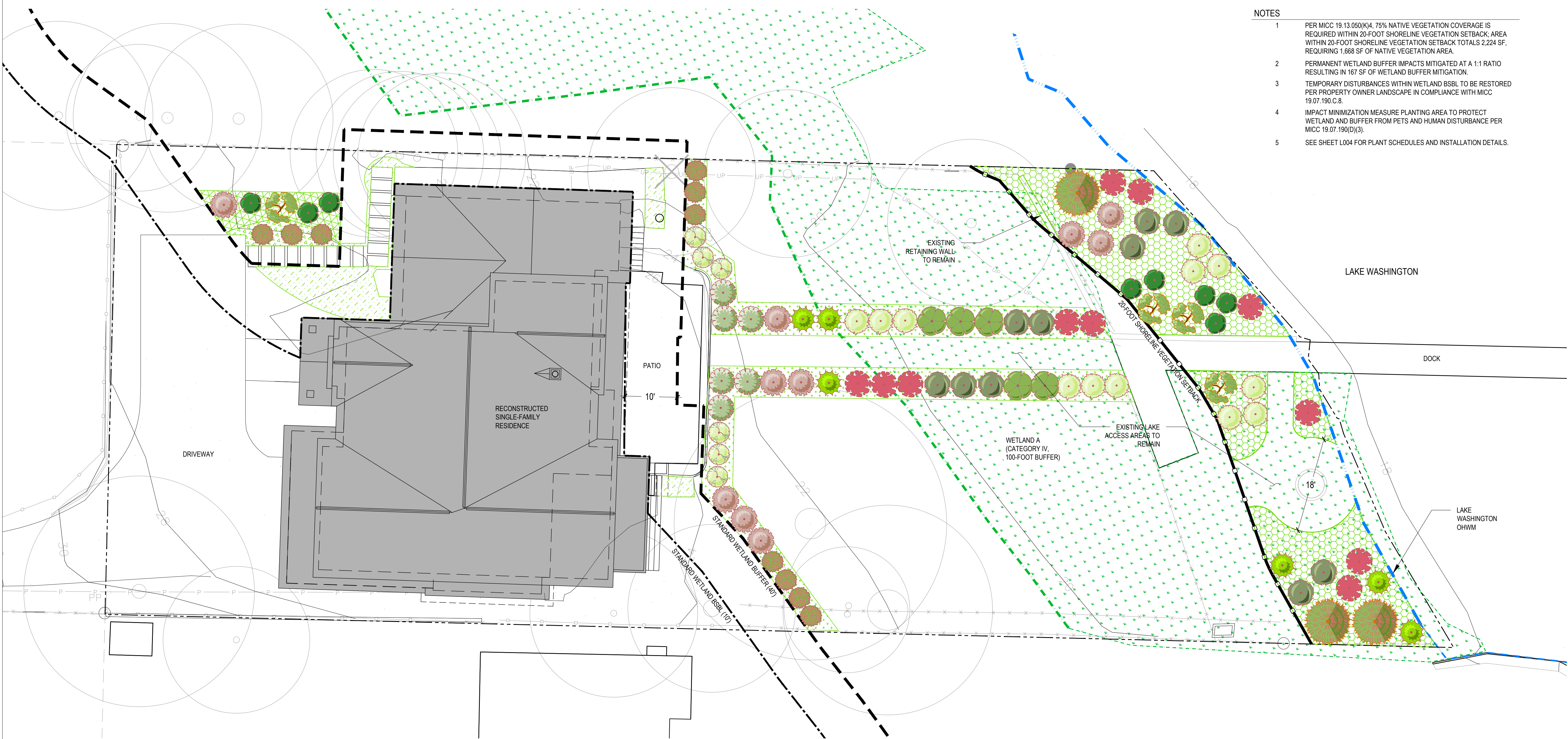
- STANDARD WETLAND BUFFER (40')
- STANDARD WETLAND BUFFER BSBL (10')
- PERMANENT WETLAND BUFFER IMPACT - EXISTING BUFFER CONVERTED TO BSBL (167 SF)
- TEMPORARY WETLAND BUFFER IMPACT (74 SF)
- TEMPORARY WETLAND BSBL DISTURBANCE (274 SF)

- NOTES**
1. SITE PLAN PROVIDED BY STURMAN ARCHITECTS (9 103RD AVE NE; SUITE 203; BELLEVUE, WA 98004; 425-451-7009).
  2. FOR DETAILS OF PROPOSED TREE REMOVAL SEE TREE INVENTORY PROVIDED BY TREE SOLUTIONS (2940 WESTLAKE AVE N #200; SEATTLE, WA 98109; 206-528-4670).
  3. PER SITE PLAN CALCULATIONS, TOTAL ADDITIONAL BUILDING AREA IS 3,468.4 SF.
  4. ALL PROPOSED WORK TO OCCUR OUTSIDE OF 25 AND 50-FOOT SHORELINE SETBACKS.
  5. TEMPORARY WETLAND BUFFER IMPACTS ACCOUNT FOR 74 SF OF IMPERVIOUS AREAS THAT WILL BE REMOVED; TEMPORARY WETLAND BSBL IMPACTS ACCOUNT FOR 274 SF OF IMPERVIOUS AREAS THAT WILL BE REMOVED. SEE SHEET L004 FOR MITIGATION AND RESTORATION AREAS.
  6. ALL APPLICABLE MINIMIZING MEASURES LISTED IN MICC 19.07.190(D)(3) SHALL BE IMPLEMENTED FOR STANDARD WETLAND BUFFER (40') TO APPLY.



- LEGEND**
- EXISTING**
- PARCEL BOUNDARY
  - DELINEATED WETLAND BOUNDARY
  - - - APPROXIMATE WETLAND BOUNDARY
  - DELINEATED OHWM
  - - - APPROXIMATE OHWM
- PROPOSED**
- STANDARD WETLAND BUFFER (40')
  - STANDARD WETLAND BSBL (10')
  - SHORELINE VEGETATION SETBACK (20')
  - SHORELINE VEGETATION AREA (1,668 SF)
  - WETLAND BUFFER MITIGATION AREA (167 SF)
  - WETLAND BUFFER TEMPORARY IMPACT RESTORATION AREA (74 SF)
  - WETLAND BSBL RESTORATION AREA (274 SF)
  - IMPACT MINIMIZATION MEASURE PLANTING AREA (1,323 SF)

- NOTES**
- 1 PER MICC 19.13.050(K)4, 75% NATIVE VEGETATION COVERAGE IS REQUIRED WITHIN 20-FOOT SHORELINE VEGETATION SETBACK; AREA WITHIN 20-FOOT SHORELINE VEGETATION SETBACK TOTALS 2,224 SF, REQUIRING 1,668 SF OF NATIVE VEGETATION AREA.
  - 2 PERMANENT WETLAND BUFFER IMPACTS MITIGATED AT A 1:1 RATIO RESULTING IN 167 SF OF WETLAND BUFFER MITIGATION.
  - 3 TEMPORARY DISTURBANCES WITHIN WETLAND BSBL TO BE RESTORED PER PROPERTY OWNER LANDSCAPE IN COMPLIANCE WITH MICC 19.07.190.C.8.
  - 4 IMPACT MINIMIZATION MEASURE PLANTING AREA TO PROTECT WETLAND AND BUFFER FROM PETS AND HUMAN DISTURBANCE PER MICC 19.07.190(D)(3).
  - 5 SEE SHEET L004 FOR PLANT SCHEDULES AND INSTALLATION DETAILS.



**SIMPSON RESIDENCE MITIGATION PLAN**  
645 E MERCER WAY, MERCER ISLAND, WA 98040

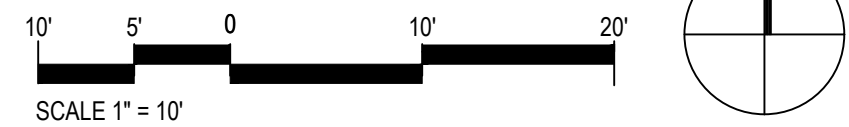
PROJECT:  
PRINCIPAL: LM  
PROJECT MANAGER: RK  
DRAWN BY: RH  
CHECKED BY: GM, RK  
JOB NO.: 219734  
DATE: 05/11/2022

REVISIONS:

NO.	DESCRIPTION	DATE

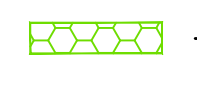

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05/11/2022

**MITIGATION PLANTING PLAN**  
**L003**



# PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	QTY		
	ACER CIRCINATUM / VINE MAPLE	4		
	PINUS CONTORTA / SHORE PINE	3		
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CORNUS SERICEA / RED TWIG DOGWOOD	1 GALLON	60" o.c.	11
	LONICERA INVOLUCRATA / TWINBERRY	1 GALLON	60" o.c.	5
	MORELLA CERIFERA / WAX MYRTLE	1 GALLON	60" o.c.	6
	PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	1 GALLON	60" o.c.	10
	RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GALLON	60" o.c.	10
	ROSA NUTKANA / NOOTKA ROSE	1 GALLON	60" o.c.	6
	RUBUS PARVIFLORUS / THIMBLEBERRY	1 GALLON	48" o.c.	8
	RUBUS SPECTABILIS / SALMONBERRY	1 GALLON	60" o.c.	12
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1 GALLON	48" o.c.	6
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	1 GALLON	36" o.c.	10

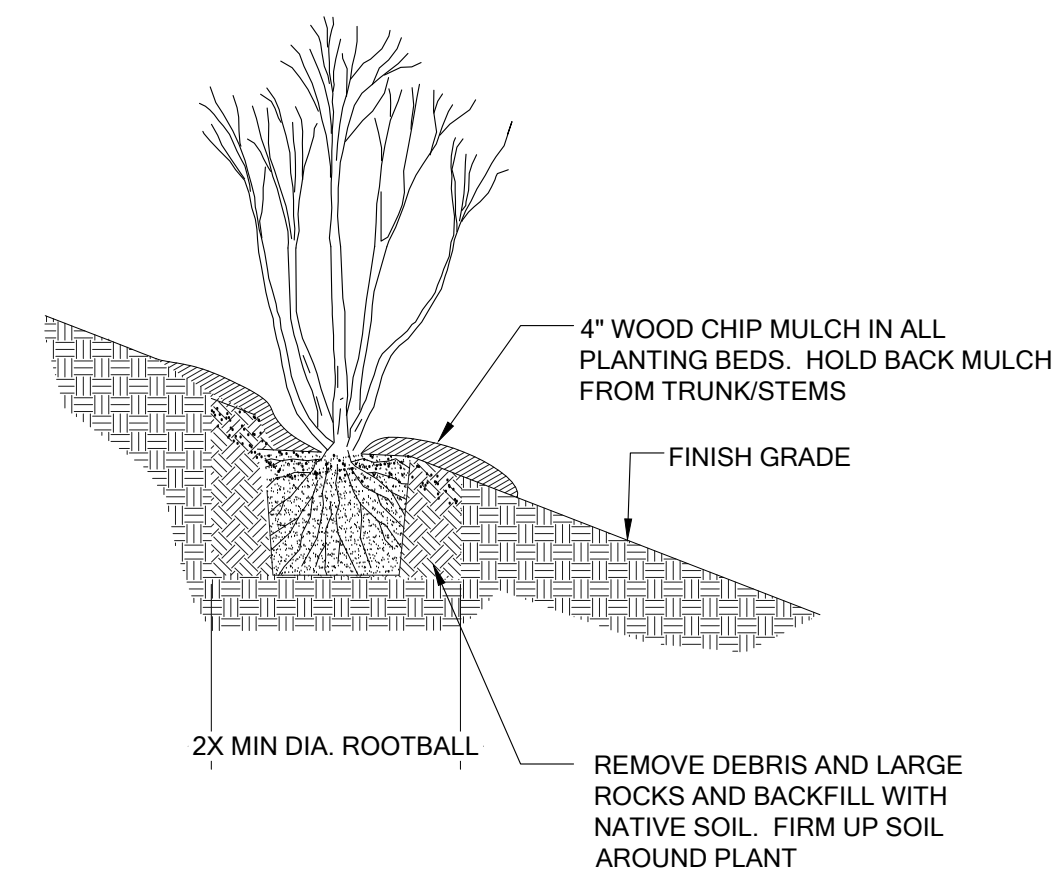
GROUNDCOVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.
	ARCTOSTAPHYLOS LIVA-URSI / KINNIKINNICK	1 GALLON	36" O. C	30
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GALLON	36" O. C	30
	GAULTHERIA SHALLON / SALAL	1 GALLON	36" O. C	30
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GALLON	36" O. C	30
EMERGENTS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.
	ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	1 GALLON	36" O. C	20
	CAREX OBNUPTA / SLOUGH SEDGE	1 GALLON	36" O. C	20
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GALLON	36" O. C	20
	JUNCUS EFFUSUS / COMMON RUSH	1 GALLON	36" O. C	20
	SCIRPUS MICROCARPUS / SMALL-FRUITED BULRUSH	1 GALLON	36" O. C	20

## NOTES

- EMERGENT PLANT SPECIES TO BE PLANTED ONLY WITHIN WETLAND PORTION OF MITIGATION AREA; GROUNDCOVER SPECIES TO BE PLANTED ONLY OUTSIDE OF WETLAND PORTION OF MITIGATION AREA.
- EMERGENT AND GROUNDCOVER PLANTS TO BE SPACED TRIANGULARLY AND ARRANGED BY SPECIES IN GROUPS OF 5-9 PLANTS.
- SEE SHEET L003 FOR MITIGATION PLANTING PLAN.

## NOTES:

- PLANTING PIT SHALL NOT BE LESS THAN (2) TIMES THE WIDTH OF THE ROOT BALL DIA.
- LOOSEN SIDES AND BOTTOM OF PLANT PIT
- REMOVE FROM POT & ROUGH-UP ROOT BALL BEFORE INSTALLING. IF PLANT IS EXCEPTIONALLY ROOT-BOUND OR CONTAINS CIRCLING ROOTS, DO NOT PLANT AND RETURN TO NURSERY FOR AN ACCEPTABLE ALTERNATIVE. IF B&B STOCK, REMOVE ALL TWINE/WIRE, & REMOVE BURLAP FROM TOP 1/3RD OF ROOTBALL PRIOR TO PLANTING (NOTE: CONTAINER STOCK PREFERRED)
- SOAK PLANTING PIT AFTER PLANTING



1 CONTAINER PLANTING DETAIL

Scale: NTS

PROJECT:

PRINCIPAL: LHM  
PROJECT MANAGER: RK  
DRAWN BY: RH  
CHECKED BY: GM, RK  
JOB NO.: 210734  
DATE: 05/11/2022

## REVISIONS:

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

05/11/2022

PLANT SCHEDULE AND INSTALLATION DETAILS

L004

MITIGATION NOTES

THE PROPOSED ADDITION TO A SINGLE FAMILY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS WILL INCREASE IMPERVIOUS SURFACE WITHIN THE 200-FOOT SHORELINE JURISDICTION BY 995 SQUARE FEET. ALL PROPOSED IMPROVEMENTS WILL OCCUR OUTSIDE OF THE 25-FOOT AND 50-FOOR SHORELINE SETBACKS AND COMPLY WITH ALLOWED IMPERVIOUS SURFACE MAXIMUMS IN THESE INNER AND OUTER SHORELINE SETBACKS. PROPOSED SITE IMPROVEMENTS AS CALCULATED BY STURMAN ARCHITECTS WILL INCREASE IMPERVIOUS LOT COVERAGE BY 13,468.4 SQUARE FEET. THEREFORE, 75% OF THE VEGETATION AREA (THE 20-FT SETBACK FROM THE LAKESHORE) WILL BE ENHANCED WITH NATIVE VEGETATION AS REQUIRED BY CITY CODE.

ALL IMPROVEMENTS WILL AVOID DIRECT WETLAND IMPACTS. PERMANENT WETLAND BUFFER IMPACTS RESULTING FROM CONVERTING THE EXITING BUFFER TO BBSL TOTAL 167 SQUARE FEET AND WILL BE MITIGATED FOR AT A ONE-TO-ONE RATIO. TEMPORARY WETLAND BUFFER IMPACTS TOTAL 74 SQUARE FEET, RESULTING FROM THE REMOVAL OF EXISTING IMPERVIOUS AREAS; TEMPORARY WETLAND BUFFER IMPACTS WILL BE RESTORED WITH NATIVE GROUNDCOVERS. ADDITIONALLY, 1,323 SQUARE FEET OF AREA LOCATED ALONG THE WETLAND BUFFER AND LAKE ACCESS PATH WILL BE PLANTED WITH A DENSE HEDGEROW OF NATIVE SHRUBS AS AN IMPACT MINIMIZATION MEASURE TO REDUCE BUFFER DISTURBANCES.

MAINTENANCE AND MONITORING PLAN

THE SITE SHALL BE MAINTAINED AND MONITORED FOR FIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION. COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW.

GOALS

- 1. MAINTAIN NO NET LOSS OF SHORELINE SETBACK FUNCTIONS.
2. RESTORE TEMPORARY DISTURBANCE AREAS TO AN EQUIVALENT OR GREATER CONDITION.
3. INCREASE NATIVE PLANT COVER AND DIVERSITY IN THE SHORELINE.
4. MAINTAIN LOW INVASIVE PLANT COVER IN THE MITIGATION AREAS.

PERFORMANCE STANDARDS

THE PERFORMANCE OF THE MITIGATION AREA WILL BE GAUCED USING STANDARDS DESIGNED TO MEASURE ITS SUCCESS. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL. THE PERFORMANCE STANDARDS BELOW ONLY APPLY TO PLANTINGS WITHIN THE WETLAND BUFFER MITIGATION AREA AND SHORELINE VEGETATION AREAS.

SURVIVAL:

- 1. ACHIEVE 100% SURVIVAL OF INSTALLED TREES AND SHRUBS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
2. A SURVIVAL STANDARD OF 80% OF NATIVE TREES, SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 5 MAY APPLY IN LIEU OF STANDARD 4, BELOW, IN THE CASE THAT STANDARD 4 IS NOT ACHIEVED.

NATIVE VEGETATION COVER:

- 3. ACHIEVE 60% COVER OF TREES, SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 3.NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
4. ACHIEVE 80% COVER OF NATIVE TREES, SHRUBS, GROUNDCOVER, AND EMERGENT PLANTS BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.

INVASIVE VEGETATION COVER:

- 5. INVASIVE COVER: NO MORE THAN 10% COVER BY INVASIVE WEED SPECIES IN THE WETLAND BUFFER MITIGATION AREA OR SHORELINE VEGETATION AREAS IN ANY MONITORING YEAR.

SPECIES DIVERSITY:

- 6. ESTABLISH AT LEAST TWO SPECIES OF NATIVE TREES, EIGHT SPECIES OF NATIVE SHRUBS, THREE SPECIES OF NATIVE GROUNDCOVER, AND THREE SPECIES OF NATIVE EMERGENT PLANTS WITHIN THE WETLAND BUFFER MITIGATION AREA AND SHORELINE VEGETATION AREAS.

MAINTENANCE AND MONITORING

MONITORING PLAN

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED ELSEWHERE IN THIS DOCUMENT.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION SPECIALIST PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE ACCEPTED MITIGATION PLAN.

MONITORING WILL TAKE PLACE TWICE ANNUALLY FOR FIVE YEARS. DURING EACH YEAR THERE WILL BE A SPRING AND A LATE SUMMER OR FALL VISIT. FIRST-YEAR MONITORING WILL BE PERFORMED IN THE FIRST SPRING SUBSEQUENT TO INSTALLATION. IN YEAR 1, A TOTAL PLANT COUNT WILL BE CONDUCTED. IN YEARS 2 AND 3, REPRESENTATIVE SAMPLES OF THE MITIGATION AREA WILL BE ASSESSED AND PROGRESS TOWARD THE PERFORMANCE STANDARDS MEASURED. VISUAL COVER CLASS ESTIMATES WILL BE USED TO EVALUATE NATIVE COVER. IF 80% COVER BY NATIVE TREES AND SHRUBS IS NOT ACHIEVED IN YEAR 5, A FULL PLANT COUNT WILL BE CONDUCTED TO MEASURE SURVIVAL (SEE PERFORMANCE STANDARD 2.). INVASIVE SPECIES COVER WILL BE VISUALLY ESTIMATED IN EACH YEAR.

THE SPRING MONITORING VISIT WILL RECORD MAINTENANCE ISSUES SUCH AS THE NEED FOR PLANT REPLACEMENT AND INVASIVE SPECIES REMOVAL. FOLLOWING THE SPRING VISIT, THE RESTORATION SPECIALIST WILL NOTIFY THE OWNER AND/OR MAINTENANCE CREWS OF NECESSARY EARLY GROWING SEASON MAINTENANCE NEEDS. THE LATE SUMMER/EARLY FALL MONITORING VISIT WILL INCLUDE PERFORMANCE STANDARD MEASUREMENTS AND A SUBSEQUENT ANNUAL REPORT SUBMITTED TO THE CITY OF MERCER ISLAND. THE REPORT WILL CONTAIN:

- 1. GENERAL SUMMARY OF THE SPRING VISIT.
2. FIRST-YEAR COUNTS OF PLANTS BY SPECIES IN THE PLANTED AREA.
3. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
4. ESTIMATE OF NATIVE SAPLING TREE AND SHRUB COVER USING VISUAL COVER CLASS ESTIMATES.
5. ESTIMATE OF INVASIVE WEEDY COVER USING VISUAL COVER CLASS ESTIMATES.
6. PHOTOGRAPHIC DOCUMENTATION FROM FIXED REFERENCE POINTS.
7. RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

MAINTENANCE PLAN

THE SITE WILL BE MAINTAINED FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION. NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND ABOVE UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

- 1. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING FROST-FREE PERIODS ONLY IN THE UPCOMING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1) FOR THE FIRST MONITORING YEAR. REPLACE PLANTS AS DIRECTED IN MONITORING REPORTS.
2. FOLLOW THE RECOMMENDATIONS NOTED IN THE SPRING MONITORING SITE VISIT.
3. GENERAL WEEDING FOR ALL PLANTED AREAS.
4. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING GRASS AND WEEDS, INCLUDING ROOTS, FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS.
5. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
6. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
7. TO KEEP WEED COVERAGE THROUGHOUT THE PLANTING AREA BELOW THE 10% THRESHOLD.

- 8. APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
9. MULCH THE WEEDED AREAS BENEATH EACH PLANT WITH WOOD CHIPS AS NECESSARY TO MAINTAIN A 4-INCH-THICK WOOD CHIP MULCH LAYER AND KEEP DOWN WEEDS.
10. THE APPLICANT SHALL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 2 INCHES OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR AT LEAST THE FIRST TWO YEARS FOLLOWING INSTALLATION.

MITIGATION AREA WORK SEQUENCE (SEE MATERIALS FOR ITEMS IN BOLD)

A RESTORATION SPECIALIST SHALL MAKE SITE VISITS TO VERIFY THE FOLLOWING PROJECT MILESTONES:

- 1. MARK THE CLEARING LIMITS WITH HIGH VISIBILITY FENCING OR SIMILAR MEANS.
2. INSTALL NATIVE PLANTS PER MITIGATION PLANTING PLAN AND PLANTING SCHEDULE AND INSTALLATION DETAILS ON SHEETS L003 AND L004.
a. NATIVE PLANT INSTALLATION SHALL OCCUR DURING THE DORMANT SEASON (OCTOBER 15TH THROUGH MARCH 1ST) IN FROST-FREE PERIODS ONLY.
b. LAYOUT PLANT MATERIAL PER PLAN FOR INSPECTION BY THE RESTORATION SPECIALIST. PLANT SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE RESTORATION SPECIALIST.
c. INSTALL PLANTS PER PLANTING DETAILS
3. WATER IN EACH PLANT THOROUGHLY TO REMOVE AIR POCKETS.
4. INSTALL A TEMPORARY IRRIGATION SYSTEM CAPABLE OF SUPPLYING AT LEAST 1-INCH OF WATER PER WEEK TO THE ENTIRE PLANTED AREA DURING THE DRY SEASON (JUNE 1ST THROUGH SEPTEMBER 30TH).

MATERIAL SPECIFICATIONS AND DEFINITIONS

- 1. RESTORATION SPECIALIST: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
2. IRRIGATION SYSTEM: A SYSTEM CAPABLE OF DELIVERING AT LEAST TWO INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
3. WOOD CHIP MULCH: 9-14.4(3) BARK OR WOOD CHIPS- WSDOT STANDARD SPEC. BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH.

BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:

Table with 3 columns: SIEVE SIZE, PERCENT PASSING, MINIMUM, MAXIMUM. Rows for 2" and NO. 4.

CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT, ADDITIONAL PLANT INSTALLATION, AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- 1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 2018 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- 1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GROWS.

SUBSTITUTIONS

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- 1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

- 1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES

- 1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- 1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- 1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- 1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

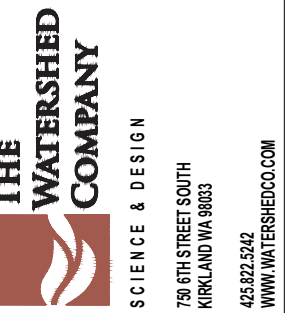
- 1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

- 1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



SIMPSON RESIDENCE MITIGATION PLAN
845 E MERCER WAY, MERCER ISLAND, WA 98040

PROJECT:

PRINCIPAL: LM
PROJECT MANAGER: RK
DRAWN BY: RH
CHECKED BY: GM, RK
JOB NO.: 219734
DATE: 05/11/2022

REVISIONS:

Table with 3 columns: NO., DESCRIPTION, DATE. Multiple empty rows for revisions.

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

05/11/2022

PLANT INSTALLATION SPECIFICATIONS AND MITIGATION NOTES

L005