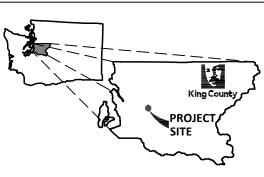


SITE LOCATION AND BASIC INFORMATION:



SITE ADDRESS: 26612 SE 146TH STREET ISSAQUAH, WA 98027

LATITUDE: 47.47182 **LONGITUDE:** -121.985

KING COUNTY TAX PARCEL: 242306-9139

SITE AREA: 217,7002 SF (5.00 ACRES)

KING COUNTY ZONING: RA-5

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 24, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON

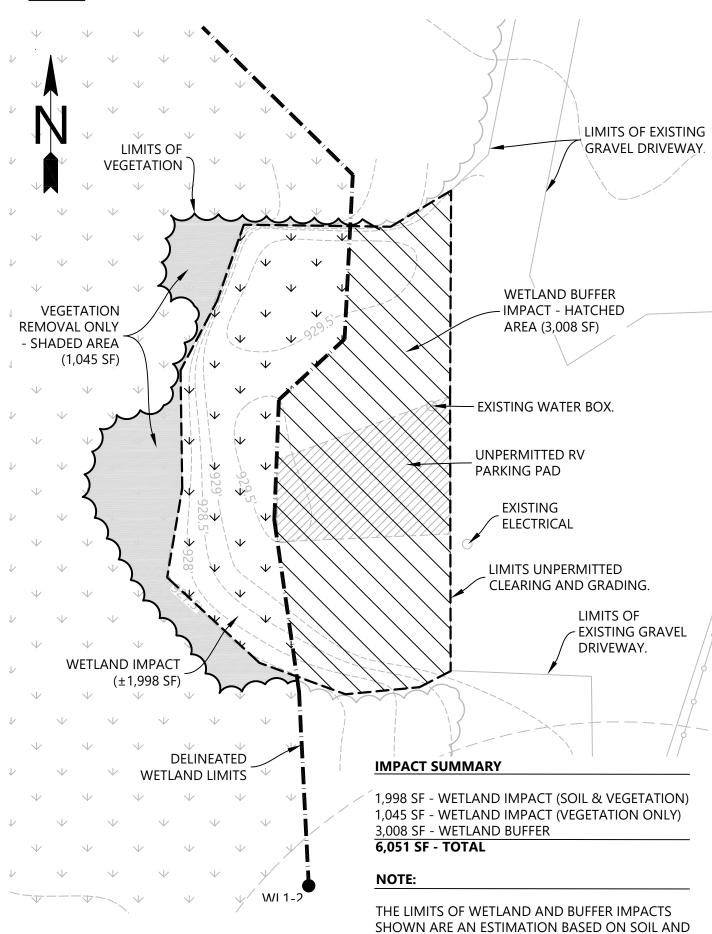
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE WEST ³/₄ OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, AND OVER THAT PORTION OF THE NORTH 30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, LYING EASTERLY OF THE ANDREW REYNOLDS ROAD REVISION.

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, LYING WITHIN THE ARC OF A CIRCLE HAVING A RADIUS OF 40 FEET, THE CENTER OF WHICH IS THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24.

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO 9010080475.

GENERAL NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL KING COUNTY CODES, ORDINANCES, AND REGULATIONS. 2. BEFORE THE START OF ANY WORK, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN KING COUNTY THE OWNER, AND THE PLAN DESIGNER.
- 3. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 4. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. THE CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE WORK SHOWN ON THESE DRAWINGS
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH. AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE TRAFFIC CONTROL IN ACCORDANCE WITH ANY AND ALL KING **COUNTY** STANDARDS.



2020.

SITE PLAN DETAIL

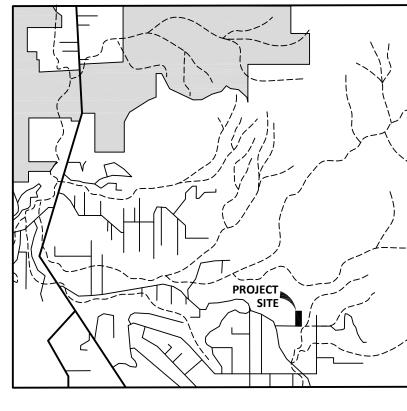
HYDROLOGIC CONDITIONS OBSERVED ON MARCH 26,



TPN 242306-9138

ZONING = RA-5

TPN 242306-9140 ZONING = RA-5



AS-BUILT

FOLLOWING COMPLETION OF THE WORK SHOWN ON THIS PLAN, A QUALIFIED PROFESSIONAL SHALL PREPARE AN AS-BUILT OF THE COMPLETED WORK. THE AS-BUILT SHALL SUMMARIZE THE COMPLETED WORK AS WELL AS ANY DEVIATIONS FROM THE APPROVED VERSION OF THIS PLAN. IN ADDITION TO THE AS-BUILT, BASELINE MONITORING DATA SHALL BE COLLECTED AND PERMANENT PHOTO POINTS SHALL BE ESTABLISHED TO PHOTOGRAPHICALLY DOCUMENT REPRESENTATIVE CONDITIONS WITHIN EACH **RESTORATION AREA**. BASELINE MONITORING DATA COLLECTED AND REPORTED AS PART OF THE AS-BUILT SHALL BE CONSISTENT WITH THAT DESCRIBED FOR "ANNUAL MONITORING" (SEE BELOW). THE AS-BUILT AND BASELINE MONITORING DATA SHALL BE SUBMITTED TO KING COUNTY NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL MONITORING (3 YEARS)

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF THREE (3) YEARS. ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A "ANNUAL" SITE INVESTIGATIONS CONDUCTED IN THE LATE SUMMER OF EACH YEAR WITH REPORTING TO KING COUNTY NO LATER THAN **DECEMBER 1**. THE PURPOSE OF ANNUAL MONITORING IS TO EVALUATE CONDITIONS WITHIN EACH **RESTORATION AREA** PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE PERFORMANCE STANDARDS ESTABLISHED FOR THE PROJECT:

- EXTENT FEASIBLE. TRANSECTS.

GOAL/OBJECTIVE

RESTORE WETLAND AND BU BY INSTALLING DENSE NAT PLANTINGS. MEASUREMEN SUCCESS IS PLANT SURVIV

INCREASE NATIVE PLANT COVERAGE WITHIN RESTOR WETLAND AND BUFFER MEASUREMENT OF SUCCES PERCENT COVERAGE.

INCREASE NATIVE PLANT SPI DIVERSITY WITHIN RESTOR WETLAND AND BUFFER MEASUREMENT OF SUCCES PLANT DIVERSITY.

MAINTAIN LIMITED NOXIO WEED COVERAGE WITHII RESTORED WETLAND AND BL MEASUREMENT OF SUCCES PERCENT COVERAGE.

PERMANENT PRESERVATION PROTECTION OF THE RESTO WETLAND AND BUFFER

MAINTENANCE PLAN:

INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK. GENERAL MAINTENANCE SHALL INCLUDE:

- AND PROPER FORM.

THE INSTALLED PLANTS.

TEMPORARY IRRIGATION:

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

CONTINGENCY PLAN:

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE KING COUNTY TO DEVELOP A CONTINGENCY PLAN TO ADDRESS THE DEFICIENCY(IES). CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIONS: 1) ADDITIONAL PLANT INSTALLATION; 2) ADDITIONAL OR CORRECTIVE EROSION CONTROL; 3) HERBIVORY PROTECTION; 4) MODIFICATION TO THE IRRIGATION REGIME; AND/OR 5) PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION. SUCH CONTINGENCY PLAN SHALL BE SUBMITTED TO KING COUNTY BY DECEMBER 31 OF ANY YEAR WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY KING COUNTY, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, **KING COUNTY** MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.

PLAN SHEET INDEX:

SHEET 1 - EXISTING CONDITIONS MAP & PLAN NOTES SHEET 2 - FILL REMOVAL AND PLANTING PLANS



RESTORATION MONITORING PLAN:

MITIGATION PLAN GOALS, MONITORING SCHEDULE, AND PERFORMANCE STANDARDS ARE OUTLINED BELOW. THE GOALS OF THIS PLAN ARE CONSIDERED ACHIEVED WHEN THE PERFORMANCE STANDARDS ARE SATISFIED.

THE PERCENT SURVIVAL OF INSTALLED PLANT STOCK (YEAR 1 AND YEAR 2). A DIRECT COUNT INVENTORY AND ASSESSMENT OF ALL INSTALLED PLANTS SHALL BE USED TO EVALUATE PERCENT SURVIVAL. THE RATIONALE FOR POOR CONDITIONS, IF PRESENT, WILL BE DETERMINED TO THE

THE PERCENT COVER BY NATIVE PLANT SPECIES (ALL YEARS). INSTALLED PLANT STOCK PERCENT COVERAGE SHALL BE ASSESSED USING APPROPRIATELY SIZED SAMPLE PLOTS OR LINE INTERCEPT

INSTALLED PLANT SPECIES DIVERSITY (ALL YEARS). A TALLY OF ALL INSTALLED PLANT SPECIES PRESENT SHALL BE USED TO EVALUATE PLANT SPECIES DIVERSITY. THE PERCENT COVERAGE BY NON-NATIVE OR NOXIOUS WEED SPECIES (ALL YEARS). NON-NATIVE OR NOXIOUS WEED SPECIES PERCENT COVERAGE SHALL BE ASSESSED USING

APPROPRIATELY SIZED SAMPLE PLOTS OR LINE INTERCEPT TRANSECTS.

IN ADDITION TO VEGETATION SAMPLING, PHOTOGRAPHS OF BUFFER AREAS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS ESTABLISHED DURING THE AS-BUILT.

GOALS, SCHEDULE, & PERFORMANCE STANDARDS:

	SCHEDULE	PERFORMANCE STANDARDS
JFFER TIVE IT OF /AL.	LATE SUMMER OF YEARS 1 & 2 FOLLOWING PLANT INITIAL INSTALLATION	 100% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE FIRST GROWING SEASON (YEAR 1). 85% SURVIVAL BY INSTALLED PLANT STOCK AFTER THE SECOND GROWING SEASON (YEAR 2).
T RED SS IS	LATE SUMMER OF YEARS 1, 2, & 3 FOLLOWING PLANT INITIAL INSTALLATION	 <u>15% COVERAGE</u> AFTER THE FIRST GROWING SEASON (YEAR 1). <u>35% COVERAGE</u> AFTER THE THIRD GROWING SEASON (YEAR 3).
ECIES RED L. SS IS	LATE SUMMER OF YEARS 1, 2, & 3 FOLLOWING PLANT INITIAL INSTALLATION	THE SUCCESSFUL ESTABLISHMENT OF <u>2</u> TREE SPECIES AND <u>5 SHRUB SPECIES</u> WITHIN EACH PLANTING AREA.
DUS N UFFER. SS IS	LATE SUMMER OF YEARS 1, 2, & 3 FOLLOWING PLANT INITIAL INSTALLATION	LESS THAN 10% COVERAGE BY CLASS "A", "B", AND "C" NOXIOUS WEEDS INCLUDING NON-REGULATED "B" AND "C" NOXIOUS WEEDS AND "WEEDS OF CONCERN".
I AND DRED	LATE SUMMER OF YEARS 1, 2, & 3 FOLLOWING PLANT INITIAL INSTALLATION	THE PRESENCE OF CRITICAL AREA FENCING AND SIGNAGE IN GOOD WORKING CONDITION.

1. RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY. 2. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH

3. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED. 4. THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS.

GENERAL MAINTENANCE WORK SHALL OCCUR MONTHLY DURING THE GROWING SEASON AND/OR AT A FREQUENCY OTHERWISE NECESSARY TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF



Wetland Delineation Mitigation Design Mitigation Monitoring

Evergree	n Aa	uatic
Resource Cor	nsultar	nts, LLC

PO BOX 1721 ISSAQUAH, WASHINGTON 98027

TEL - (425) 677-7166 WWW.EVERGREENARC.COM

NO	DATE	DESCRIPTION	



Know what's **below**. Call before you dig.

THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. FIELD LOCATE VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

PERMIT NO:

APPROVED BY

DATE:

PROJECT:

RIFE WETLAND & BUFFER RESTORATION PLAN

KING COUNTY CODE **ENFORCEMENT** CASE # ENFR19-0721

SITE ADDRESS:

26612 SE 146TH STREET ISSAQUAH, WASHINGTON 98027

KING COUNTY TAX PARCEL:

KING COUNTY TAX PARCEL: 242306-9139

PREPARED FOR:

HEATHER RIFE 26612 SE 146TH STREET ISSAQUAH, WASHINGTON 98027

SHEET TITLE:

