Residential Site Plan Template and Environmental Review

Department of Permitting

Ref: KCC 21a.12.030
Max. Impervious Surface Allowed
Max. Blg. Height Allowed
Ref: KCC 21a.12.170
Min. Blg. Setback From Street
Min. Garage Setback From Street
Min. Blg. Setback From Interior

Permit Center validation:
- Zoning
- Site Review Not Applicable

Validated Signature: ___________________________ Date: ____________
Login Initials: ___________________________ Date: ____________

Engineering / Drainage Approval

Signature: ___________________________ Date: ____________

Critical Areas Approval

Signature: ___________________________ Date: ____________

Clearing / Grading Approval

Signature: ___________________________ Date: ____________

Fire Approval

Signature: ___________________________ Date: ____________

EXISTING CONDITIONS LEGEND

PROPERTY LINE

HE bait LAND BOUNDARY

APPROXIMATE HE IAND BOUNDARY

STANDARD 50' BUFFER

REMOVED 50' BUFFER

REMOVED 50' BUFFER

50% HIMALAYAN BLACKBERRY, 50% OPEN ~ 4,341 SF

10% IVY, 30% OPEN ~ 445 SF

40% NATIVE, 5% INVASIVE, 45% OPEN ~ 16,336 SF

EXISTING GRAVEL AREAS

NOTE: INVASIVES OUTSIDE ENHANCEMENT AREAS TO BE REMOVED PRIOR TO COMPLETION OF MITIGATION PLAN IMPLEMENTATION

NOTES:

BASE INFORMATION PROVIDED BY GIS, MAC INC, CIVIL ENGINEERING & SURVEYING, 424 24TH ST STE D, PULLMAN, WA 99163 (509) 848-4282

Scale: 1" = 50

Permit Number: ENFRM-0315
Parcel Number: 262104-4445
Applicant Name: APJHUK
Site Address: TBD

Engineering Scale: 1" = 50
Sheet _ _ of _ _
SPECIFICATIONS

1. PRIOR TO INVASIVE REMOVAL, INJECT KNOOTHED ON THE WHOLE SITE PER KING COUNTY STANDARDS, AFTER FULL ROLL, REMOVE REMAINING PLANT MATERIAL FROM THE SITE THROUGH GRIEBINS, ADD CEDAR GROVE COMPOST OR DELONGS FERTIL-MILCH TO PRE-CLEARED GRADES IN ALL NEED REMOVAL AREAS.

2. PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE VEGETATION SHALL BE REMOVED AND EXPORTED OFF-SITE.

3. EXISTING GRAVEL AREAS AND OTHER COMPACTED AREAS WITHIN THE ENHANCEMENT AREAS SHALL BE CONSOLIDATED AND AMENDED WITH 4" OF CEDAR GROVE COMPOST OR DELONGS FERTIL-MILCH PRIOR TO PLANTING.

4. ALL PLANTS SHALL BE PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30:70 MIX OF STEERGROVE COMPOST TO NATIVE SOIL. PLANTS SHALL BE PLANTED 2" HIGH AND SURFACED MULCH TO A DEPTH OF 3" WITH HOOP CHIPS OR COMPOST.

5. ALL PLANTS SHALL BE PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30:70 MIX OF STEERGROVE COMPOST TO NATIVE SOIL. PLANTS SHALL BE PLANTED 2" HIGH AND SURFACED MULCH TO A DEPTH OF 3" WITH HOOP CHIPS OR COMPOST.

6. ALL TREES SHALL BE 2-GALLON MIN., ALL SHRUBS SHALL BE 1-GALLON MIN.

7. ALL PLANTS SHALL BE NURSERY GROWN IN PL. HA. OR OR. FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELLED-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.

8. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.

9. ALL PLANTING AREAS SHALL BE IRRIGATED WITH A TEMPORARY IRRIGATION SYSTEM AT A RATE OF 1/2" OF FLOW 2 TIMES WEEKLY FROM JUNE 15-30TH. THE SECOND YEAR, FLOW SHOULD BE ADJUSTED TO PROVIDE 1" OF FLOW 1 TIMES WEEKLY FROM JULY 15-SEPTEMBER 30TH.

10. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.

11. PERFORMANCE STANDARDS INCLUDE: 1) FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF 30 MONTHS, THE ORIGINAL RESTORATION AREA WILL CONTAIN AT LEAST 12 NATIVE PLANT SPECIES. FOLLOWING EVERY MONITORING EVENT, THERE WILL BE 10% NATIVE HOODED PLANT SURVIVAL AT YEAR 1, 25% AT YEAR 2, AND 60% AT YEAR 3. 2) NATIVE HOODED PLANTS (PLANTED OR RE-COLONIZED NATIVE SPECIES) SHALL BE 15% AT YEAR 1, 20% AT YEAR 2, AND 30% AT YEAR 3. 3) NATIVE HOODED PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIFE, MORNINGS GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERiwinkle, SCOTs BROOM, THISTLE AND CREEPING NIGHTSHADE.

12. MONITORING WILL OCCUR ON A THREE-YEAR BASIS WITH REPORTS SUBMITTED TO KINGS COUNTY AT THE ANNIVERSARY OF CONSTRUCTION APPROVAL. REPORTS WILL INCLUDE A SUMMARY OF SUCCESSION OF THE RESTORATION AREA IN RELATION TO THE APPROVED PERFORMANCE STANDARDS. REPORTS WILL ALSO INCLUDE PHOTOS TAKEN FROM VARIOUS POINTS AT CONSTRUCTION COMPLETION.

13. A PERFORMANCE BOND WILL BE POSTED PRIOR TO PLAN APPROVAL. SEE KING COUNTY BOND WORSHEET.

14. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASES ACCORDING TO THE SCHEDULE BELOW.

15. UPON COMPLETION OF THE LAST MONITORING REPORT, IF PERFORMANCE STANDARDS ARE MET, AOA WILL PROVIDE A FINAL REPORT TO THE COUNTY REQUESTING BOND RELEASE. UPON FINAL APPROVAL BY THE COUNTY, THE BOND WILL BE RELEASED AND THE PROJECT WILL BE COMPLETE.

ANNUAL MAINTENANCE SCHEDULE

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MAINTENANCE WILL INCLUDE:

1. REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
2. CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
3. REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE AFMID, AS DETERMINED BY AOA IN THE MONITORING REPORT.
4. REPLACEMENT OF PLANTS, AS DETERMINED BY AOA, IF MORTALITY EXCEEDS 20%.
5. THINNING OF RED ALDER AND MOHNS OF TALL GRASSES, AS DETERMINED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.
6. ANY ADDITIONAL ITEMS IDENTIFIED BY AOA DURING THE THREE-YEAR MONITORING PERIOD.