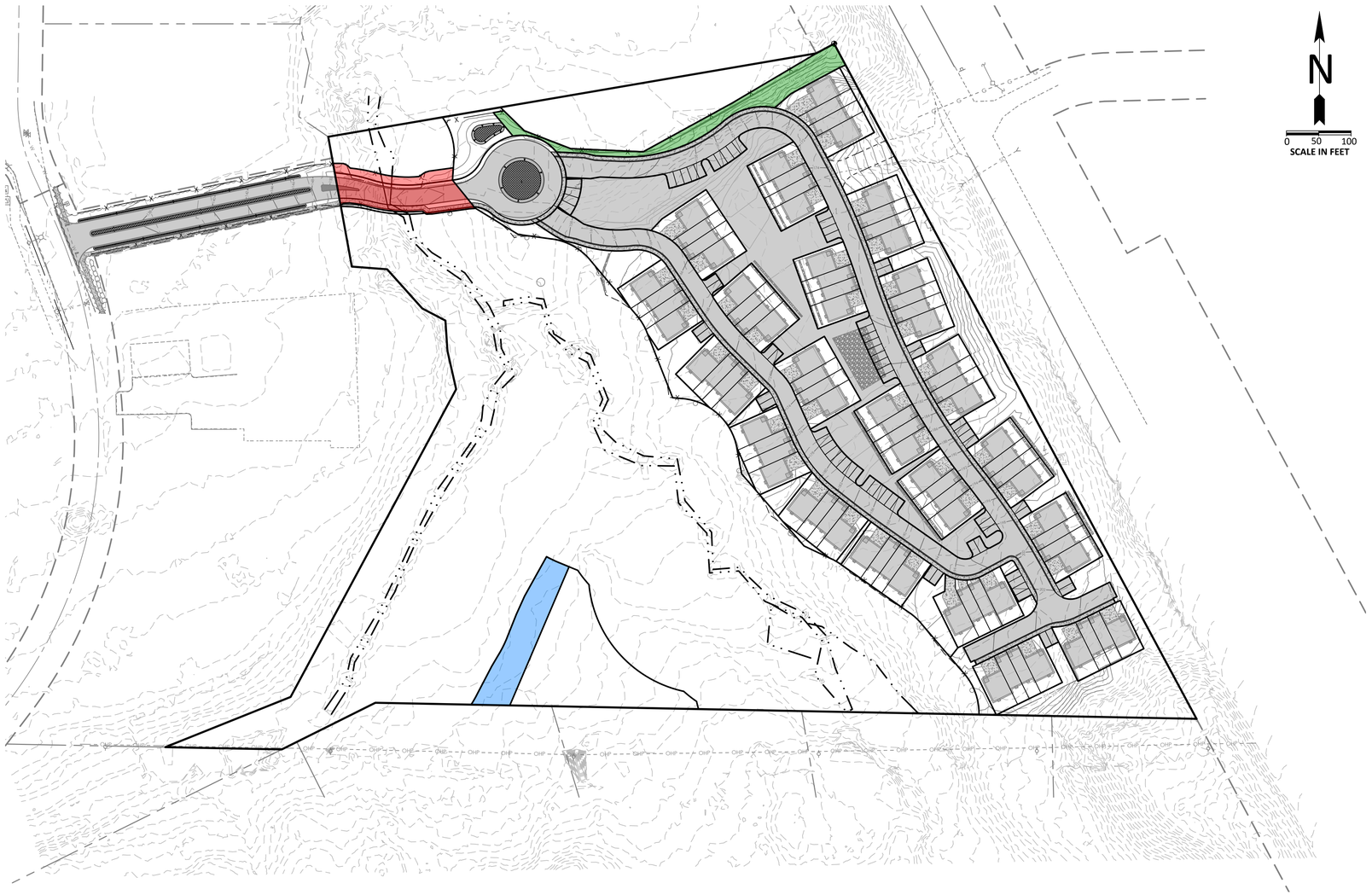


DRAWING LEGEND:

BUFFER REDUCTION (7,215 SF) | BUFFER AVERAGING (7,215 SF) | BUFFER RESTORATION (7,140 SF)

1/1 **MITIGATION SITE PLAN**

MONITORING PLAN:

THE THREE (3) YEAR MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET. THE DEVELOPER IS RESPONSIBLE FOR SUCCESSFUL COMPLETION OF THE WORK DESCRIBED ON THIS PLAN. IF THE PROPERTY IS SOLD OR PROPERTY OWNERSHIP IS OTHERWISE TRANSFERRED, RESPONSIBILITY FOR ANY REMAINING WORK SHALL BE TRANSFERRED TO THE NEW OWNER AND RECORDED WITH THE CITY OF ARLINGTON.

PLAN GOALS, OBJECTIVES, AND PERFORMANCE STANDARDS

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.

GOAL #1 - RESTORE ON-SITE CRITICAL AREA BUFFER

OBJECTIVE #1 - INSTALL NATIVE PLANTINGS WITHIN THE BUFFER AREAS SHOWN ON THIS DRAWING

PERFORMANCE STANDARD #1 - PLANT SURVIVAL

YEAR 1 - 100% SURVIVAL

YEAR 2 THROUGH YEAR 5 - 85% SURVIVAL.

THIS STANDARD CAN BE ACHIEVED THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT.

THE MONITORING PERIOD SHALL END IF THE PERCENT SURVIVAL STANDARD IS MET AT YEAR 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. THE AS-BUILT SHALL BE SUBMITTED TO THE CITY OF ARLINGTON NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

ANNUAL MONITORING (5 YEARS)

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF FIVE (5) YEARS. ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO THE CITY OF ARLINGTON NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING. THE PURPOSE OF THE SITE INVESTIGATION IS TO EVALUATE CONDITIONS WITHIN THE PLANTING AREAS PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. THE FOLLOWING INFORMATION SHALL BE COLLECTED AND ASSESSED RELATIVE TO THE PERFORMANCE STANDARDS ESTABLISHED FOR THE PROJECT:

- PERCENT SURVIVAL. 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 EXTENT FEASIBLE.

IN ADDITION TO THE ABOVE INFORMATION, PHOTOGRAPHS SHALL BE TAKEN FROM THE PERMANENT PHOTO POINTS.

THE RESULTS OF EACH MONITORING ASSESSMENT SHALL BE SUMMARIZED IN A WRITTEN REPORT AND SUBMITTED TO THE CITY OF ARLINGTON NO LATER THAN 30 DAYS FOLLOWING EACH MONITORING.

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: 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 AND PROPER FORM; 3) THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED; AND/OR 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 THE INSTALLED PLANTS.

CONTINGENCY PLAN:

SHOULD ANY MONITORING ASSESSMENT REVEAL THAT THE PERFORMANCE STANDARDS FOR THE RESPECTIVE YEAR ARE NOT SATISFIED, THE PERMITTEE SHALL WORK WITH THE CITY OF ARLINGTON 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) 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 THE CITY OF ARLINGTON WITHIN 30 DAYS OF WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY THE CITY OF ARLINGTON, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, THE CITY OF ARLINGTON MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.

GENERAL CONSTRUCTION NOTES:

1. RESTORATION SHALL CONFORM TO ALL CITY OF ARLINGTON CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY WORK, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN CITY OF ARLINGTON, 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 CONSTRUCTION CONTRACTOR SHALL ACCOMMODATE REALIZED AND ANTICIPATED SITE CONDITIONS WHEN COMPLETING THE RESTORATION WORK SHOWN ON THESE DRAWINGS.
5. THE CONSTRUCTION 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 CITY OF ARLINGTON STANDARDS.

RESTORATION CONSTRUCTION SEQUENCE:

1. FLAG WORK RESTORATION AREA LIMITS.
2. PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WITHIN RESTORATION AREA.
3. CONTROL NOXIOUS WEEDS WITHIN RESTORATION AREA.
4. INSTALL NATIVE PLANTS AND MULCH WITHIN RESTORATION AREA.
5. INSTALL TEMPORARY IRRIGATION SYSTEM WITHIN RESTORATION AREA.
6. CLEAN-UP AND DEMOBILIZE FROM SITE.
7. REQUEST FROM AND ATTEND INSPECTION WITH OWNER.
8. CONTRACTOR TO PROVIDE 1 YEAR OF MAINTENANCE UNDER DIRECTION OF OWNER.
9. OWNER TO COMPLETE 5 YEARS OF MONITORING.

RESTORATION PLANT MATERIAL AND INSTALLATION NOTES:

1. PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WASHINGTON ENVIRONMENTAL CONDITIONS.
2. PLANTS SHALL BE AND PROPAGATED STOCK NATIVE TO THE PACIFIC NORTHWEST.
3. PLANTS SHALL BE NORMAL IN PATTERN OF GROWTH, HEALTHY, WELL-BRANCHED AND HAVE ALL LEADERS AND BUDS INTACT. TREES SHALL NOT HAVE SUNSCALDS, DISFIGURING KNOTS, FRESH CUTS OF LIMBS, DAMAGED LEADERS, AND/OR DEFORMED TRUNKS.
4. CONTAINERIZED PLANT STOCK SHALL BE GROWN IN A CONTAINER LONG ENOUGH TO DEVELOP A ROOT SYSTEM THAT REACHES THE EDGES OF THE CONTAINER IN WHICH IT HAS GROWN. TREES AND SHRUBS SHALL BE WELL ROOTED AND SHALL HAVE SUFFICIENT ROOT MASS TO HOLD TOGETHER THE SOIL, IN WHICH PLANT IS GROWING, WHEN REMOVED FROM THE POT.
5. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
6. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
7. FOLLOWING PLANT INSTALLATION, PLACE MULCH AT THE BASE OF EACH INSTALLED PLANT.

NOXIOUS WEED CONTROL:

PRIOR TO PLANT INSTALLATION, CONTROL NOXIOUS WEEDS WITHIN THE RESTORATION AREA. TARGET NOXIOUS WEED SPECIES SHALL INCLUDE THE FOLLOWING: ALL CLASS "A", "B", AND "C" NOXIOUS WEEDS IDENTIFIED ON THE LATEST SNOHOMISH COUNTY NOXIOUS WEED LIST. DURING NOXIOUS WEED CONTROL WORK, EXISTING NATIVE VEGETATION SHALL BE PROTECTED FROM DAMAGE. ALL NOXIOUS WEED CONTROL CUTTINGS AND DEBRIS SHALL BE REMOVED FROM THE SITE. ACCEPTABLE CONTROL METHODS INCLUDE THE FOLLOWING: REDUCE TOP GROWTH OF NOXIOUS WEEDS. ACCEPTABLE METHODS INCLUDE: 1) A WALK BEHIND OR TRACTOR MOUNTED MOWER, EXCAVATOR WITH BUCKET AND THUMB, POWER SAW, BRUSH HOG, LINE TRIMMER, LOPPERS, CLIPPERS, HAND PULLING, OR APPROVED EQUAL; 2) GRUB OUT LARGE ROOT CROWNS AND MAJOR ROOTS BY HAND USING CLAW MATTOCK, PULASKI, OR APPROVED EQUAL.

RESTORATION PLANT SCHEDULE

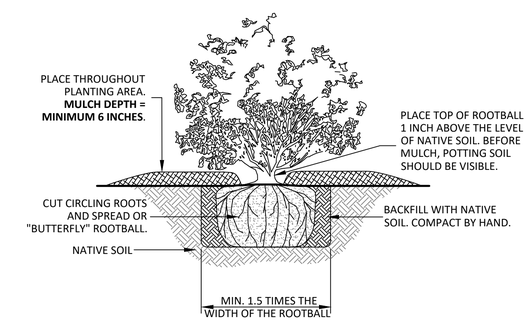
COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	SPACING	QTY
DOUGLAS FIR	*PSEUDOTSUGA MENZIESII*	2 GALLON CONTAINERIZED	9' O.C.	40
WESTERN REDCEDAR	*THUJA PLICATA*	2 GALLON CONTAINERIZED	9' O.C.	46
VINE MAPLE	*ACER CIRCINATUM*	2 GALLON CONTAINERIZED	9' O.C.	40
INDIAN PLUM	*OELMLERIA CERASIFORMIS*	2 GALLON CONTAINERIZED	9' O.C.	60
SALMONBERRY	*RUBUS SPECTABILIS*	2 GALLON CONTAINERIZED	9' O.C.	60
SNOWBERRY	*SYMPHORICARPOS ALBUS*	2 GALLON CONTAINERIZED	9' O.C.	40

RESTORATION MULCH SPECIFICATION:

MULCH SHALL BE COMMERCIALLY AVAILABLE "DOT WOODCHIP MULCH" (WWW.PACIFICTOPSOILS.COM; 425-337-2700), ARBORIST CHIPS, OR APPROVED EQUAL. MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. MULCH SHALL NOT BE DERIVED FROM STUMP GRINDINGS AND SHALL NOT CONTAIN SOIL. HOG FUEL OR EQUAL IS NOT ACCEPTABLE.

TEMPORARY IRRIGATION REQUIREMENTS:

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION SHALL BE PROVIDED BY AN ABOVE GROUND AUTOMATIC SPRINKLER OR AUTOMATIC DRIP IRRIGATION AND SHALL PROVIDE A MINIMUM RAINFALL EQUIVALENT OF 1 INCH PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS. AT THE CONCLUSION OF THE TEMPORARY IRRIGATION TERM, ALL IRRIGATION SYSTEM COMPONENTS SHALL BE REMOVED FROM EACH PLANTING AREA.



2/1 **PLANT INSTALLATION DETAIL**

Sewall Wetland Consulting, Inc.
PO Box 880 - Fall City, Washington 98024 Phone: 253-859-0515

PROJECT: **CRITICAL AREA MITIGATION PLAN**
- AMBER GROVE -

ADDRESS: **ARLINGTON, WASHINGTON**

Know what's below. Call before you dig.

UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OF THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND ROUTING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH OF, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO.	DATE	NOTES

DATE: 03/28/2023
JOB NUMBER: 18-208

SITE PLAN, NOTES, & DETAILS

SHEET: **1** OF **1**