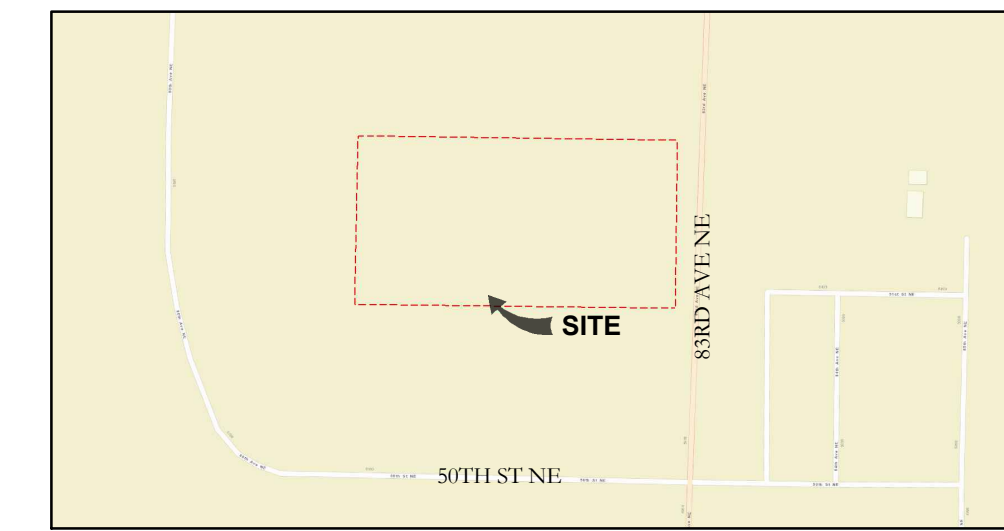


VICINITY MAP



SOURCE: ESRI (ACCESSED 03/18/2022)

LOCATION

THE SE ¼ OF SECTION 35,
TOWNSHIP 30N, RANGE 05E, WM

APPLICANT/OWNER

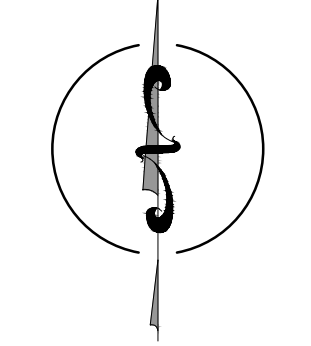
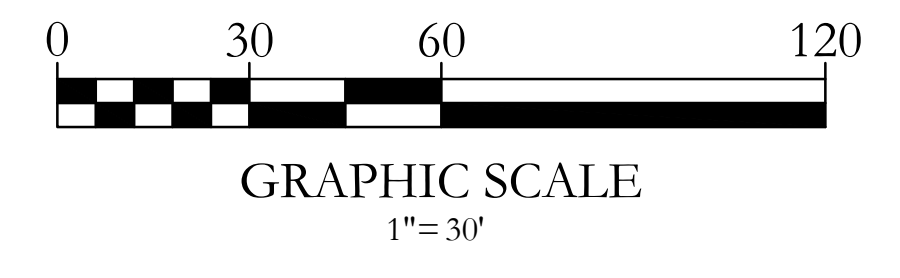
NAME: GROUNDHOG LAND DEVELOPMENT CO.
ADDRESS: 505 106TH AVE NE SUITE 110
BELLEVUE, WA 98004
CONTACT: JOEY FERRICK
PHONE: 425.502.2928
E-MAIL: FERRICKCG@KW.COM

ENVIRONMENTAL CONSULTANT

SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE
GIG HARBOR, WA 98355
(253) 514-8952

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	EXISTING CONDITIONS
2	EXISTING CONDITIONS AERIAL
3	PROPOSED SITE PLAN, IMPACTS & MITIGATION
4	CONCEPTUAL PLANTING PLAN & DETAILS



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- WETLAND BUFFER
- WETLAND FLAG LOCATION
- DATA PLOT LOCATION
- EXISTING CONTOUR
- EXISTING TREES
- CONIFEROUS
- DECIDUOUS

SOURCES:

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PROSPECTOR 6
5110 83RD AVE NE
MARYSVILLE, WA 98270
SNOHOMISH COUNTY
PARCEL NUMBERS:
00590700010500

DATE: 5/27/2022

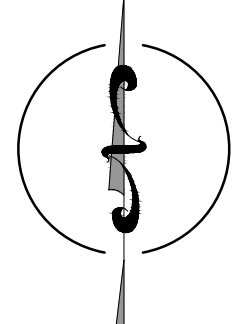
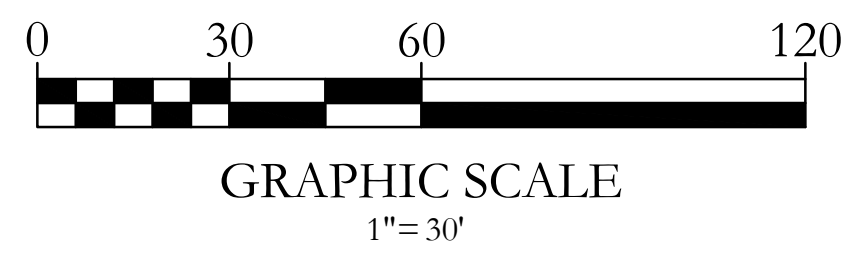
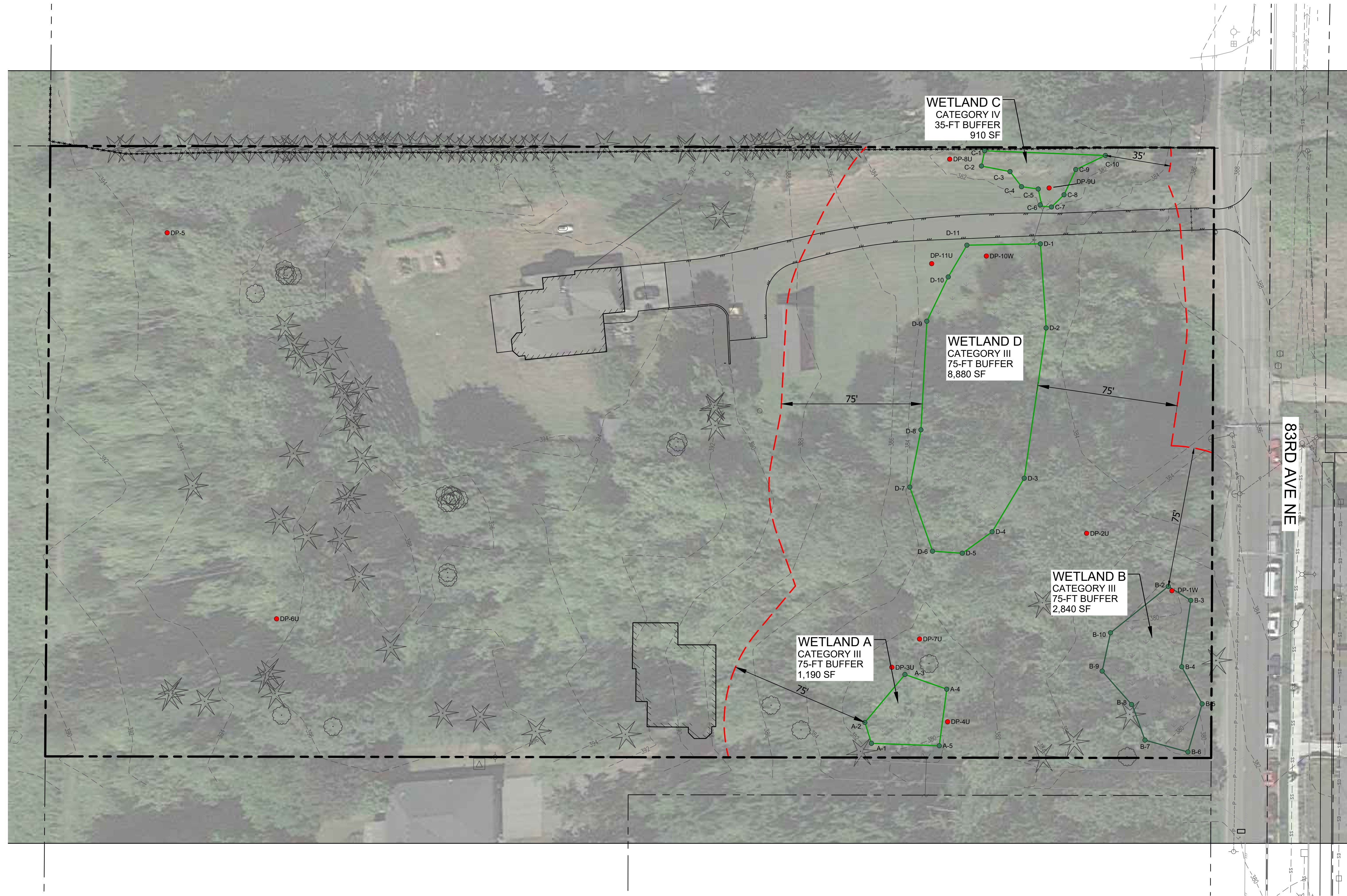
JOB: 1908.0007

BY: DDS / MW

SCALE: AS SHOWN

SHEET: 1

S:\CURRENT\1908_Ferrick\1908.0007 Prospector 6\Map\GDA\A - CURRENT SW DRAWING\A - Current Base
DWG\1908.0007 (2025-05) base.dwg
Printed: Aug 27, 2025



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- WETLAND BUFFER
- W-# WETLAND FLAG LOCATION
- DP-# DATA PLOT LOCATION
- EXISTING CONTOUR
- EXISTING TREES
- CONIFEROUS
- DECIDUOUS

SOURCES:

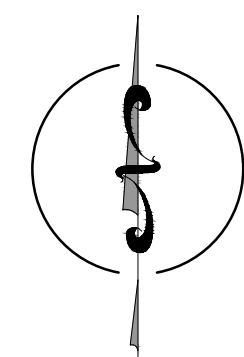
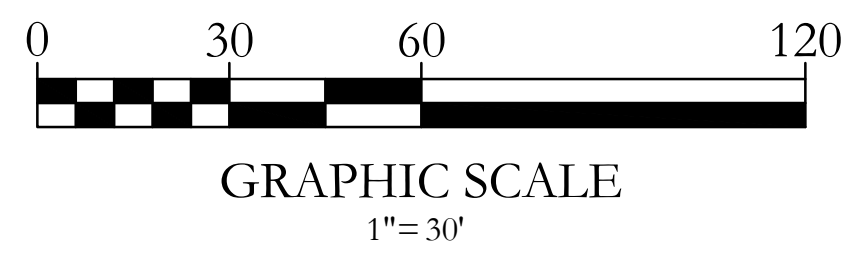
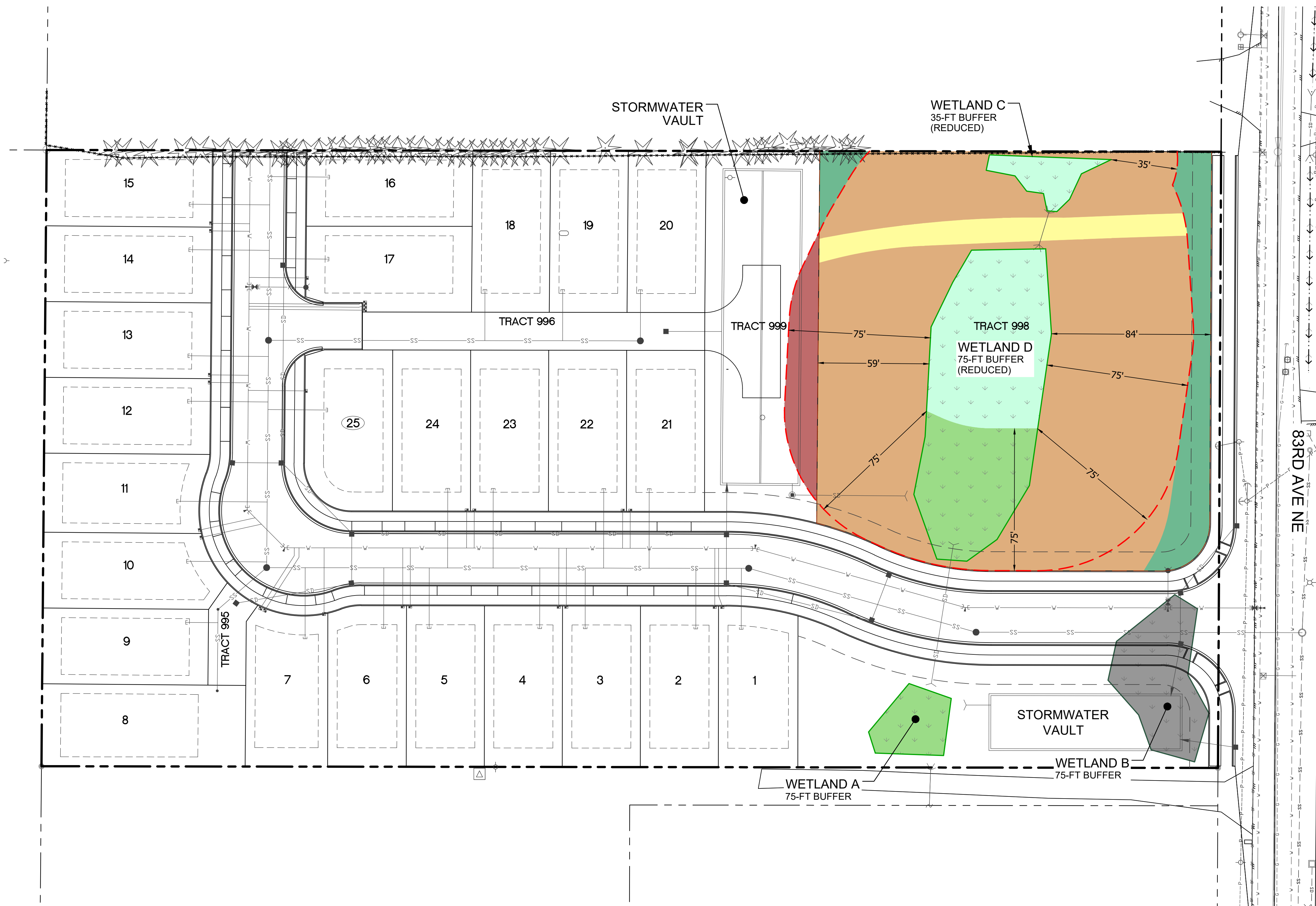
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DATE: 5/27/2022
 JOB: 1908.0007
 BY: DDS / MW
 SCALE: AS SHOWN
 SHEET: 2

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 Printed: May 27, 2022



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- WETLAND BUFFER
- CONIFEROUS
- DECIDUOUS
- EXISTING TREES

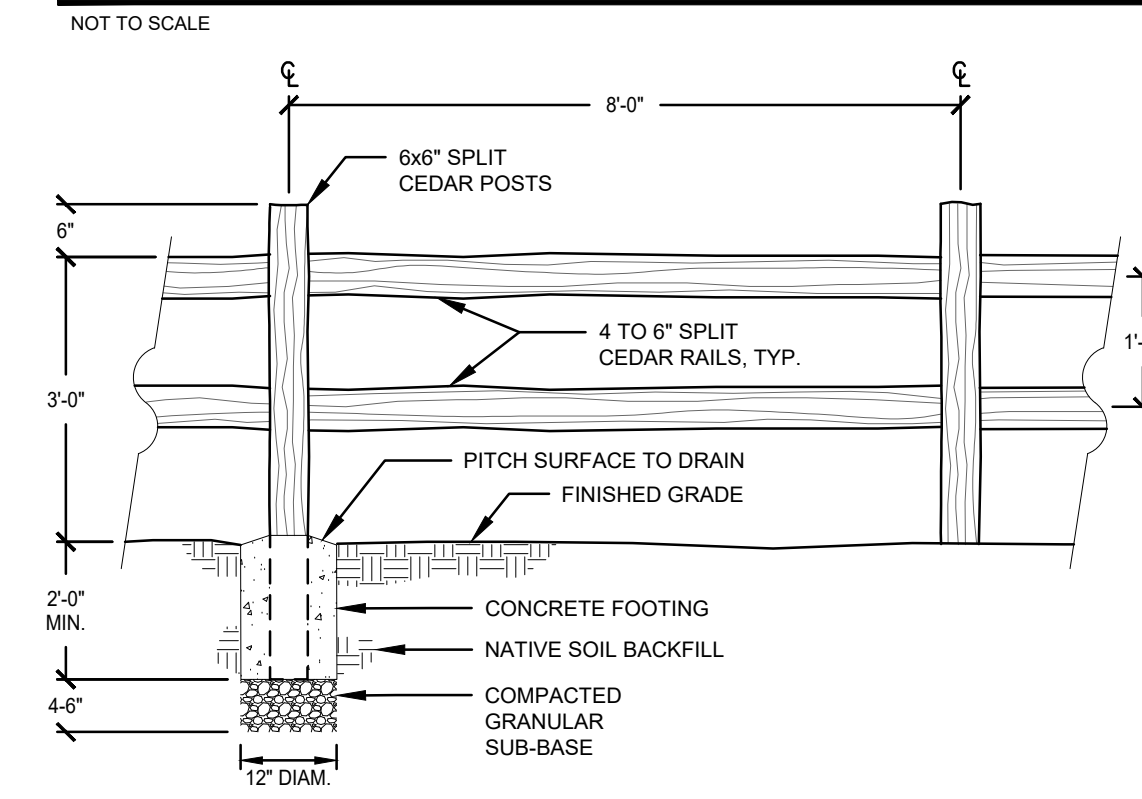
IMPACTS & MITIGATION LEGEND

- IMPACTS**
- INDIRECT IMPACTS TO WETLANDS A & C 4,758 SF
 - WETLAND B FILL 2,843 SF
- MITIGATION**
- WETLANDS BUFFER ENHANCEMENT 28,824 LF
 - WETLAND BUFFER CREATION 2,299 SF

BUFFER AVERAGING LEGEND

- WETLAND D BUFFER DECREASE 1,808 SF
- WETLAND D BUFFER INCREASE (TO BE ENHANCED) 3,915 SF (NET GAIN 2,107 SF)

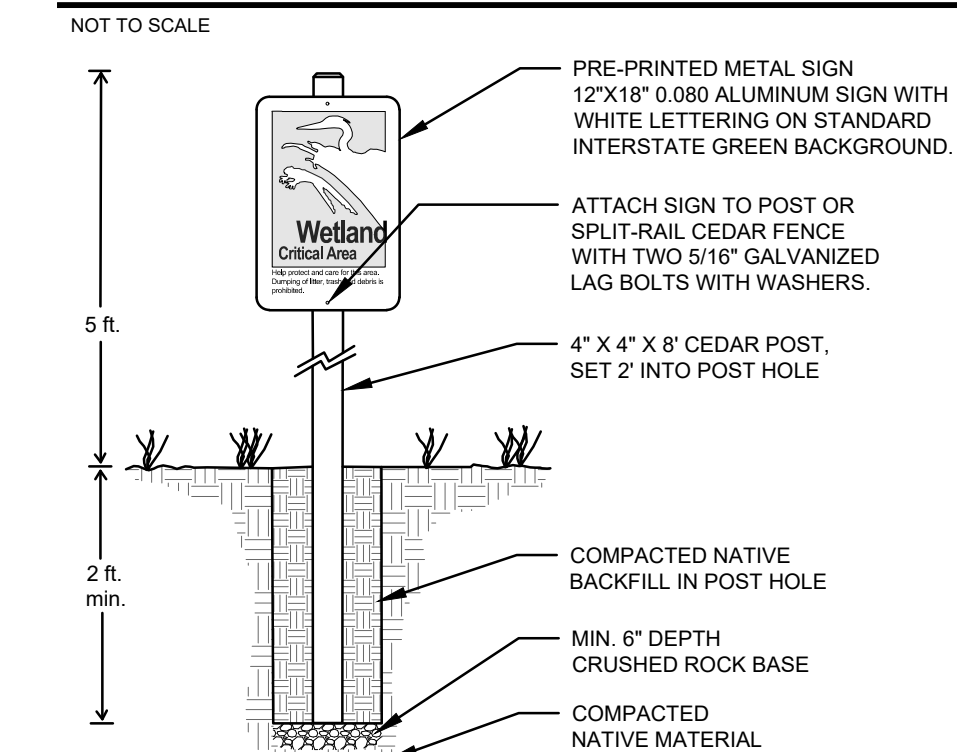
SPLIT RAIL FENCE DETAIL



NOTES:

1. POSTS AND RAILINGS PRE-CUT FOR ASSEMBLY.
2. 3-RAIL DESIGNS ARE PERMITTED.
3. FENCE SHALL BE PLACED AT APPROVED BUFFER EDGE.

CRITICAL AREA SIGN DETAIL



CRITICAL AREA BOUNDARY SIGN NOTES:

1. TWO-RAIL FENCING SHALL BE CONSTRUCTED WITH PRESSURE TREATED POSTS AND RAILS AND CEMENTED INTO THE GROUND WITH EITHER CEDAR OR TREATED RAILS. ALTERNATIVE MATERIALS MAY BE USED SUBJECT TO APPROVAL BY THE CITY.
2. SIGNS DESIGNATING THE PRESENCE OF AN ENVIRONMENTALLY SENSITIVE AREA SHALL BE POSTED ALONG THE BUFFER BOUNDARY. THE SIGNS SHALL BE POSTED AT A MINIMUM RATE OF ONE EVERY 100 LINEAL FEET.
3. PRE-PRINTED METAL SIGN AVAILABLE THROUGH SIGN, AVAILABLE THROUGH: ZUMAR INDUSTRIES. PHONE: 1-800-426-7967. WEBSITE: WWW.ZUMAR.COM

SOURCES:

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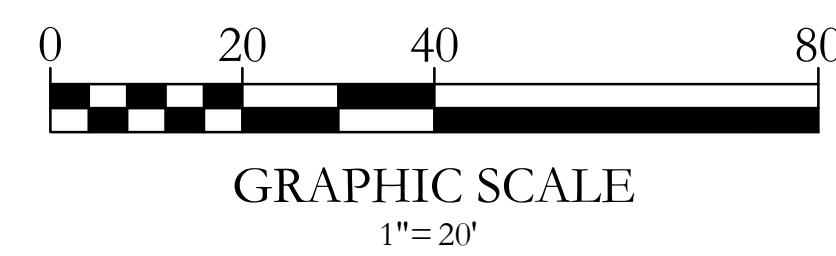
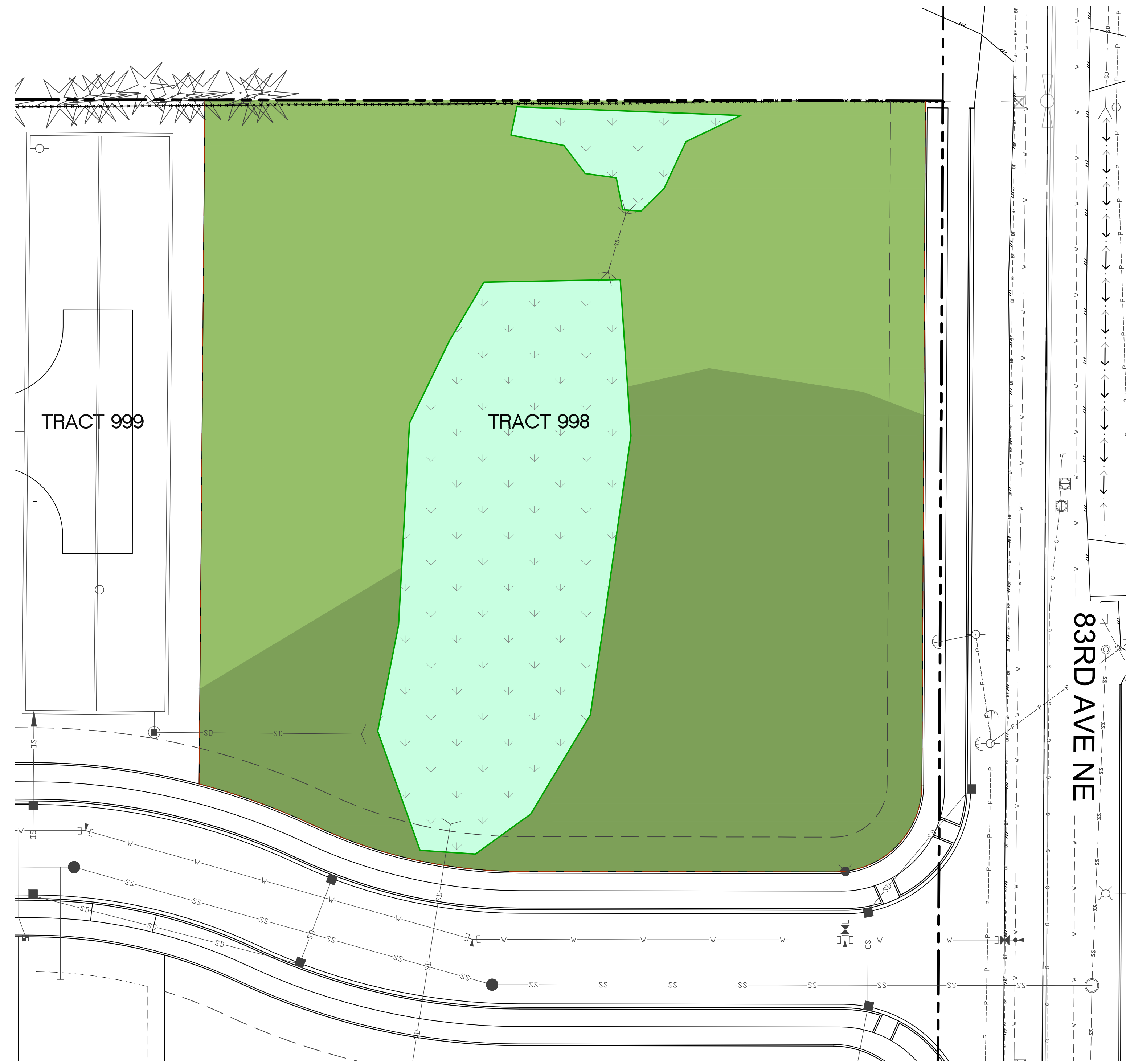
DATE: 5/27/2022

JOB: 1908.0007

BY: DDS / MW

SCALE: AS SHOWN

SHEET: 3



PLANTING AREA LEGEND		
	FORESTED BUFFER ENHANCEMENT	16,396 SF
	FULL BUFFER ENHANCEMENT / RESTORATION (NON-CONFORMING RESIDENTIAL USES & EXISTING DRIVEWAY)	18,643 SF
	TOTAL PLANTED AREAS:	35,039 SF

PLAN LEGEND	
	PROPERTY LINE
	EXISTING WETLAND BOUNDARY
	POST-CONSTRUCTION WETLAND BUFFER/ CRITICAL AREA FENCE
	EXISTING TREES
	CONIFEROUS
	DECIDUOUS

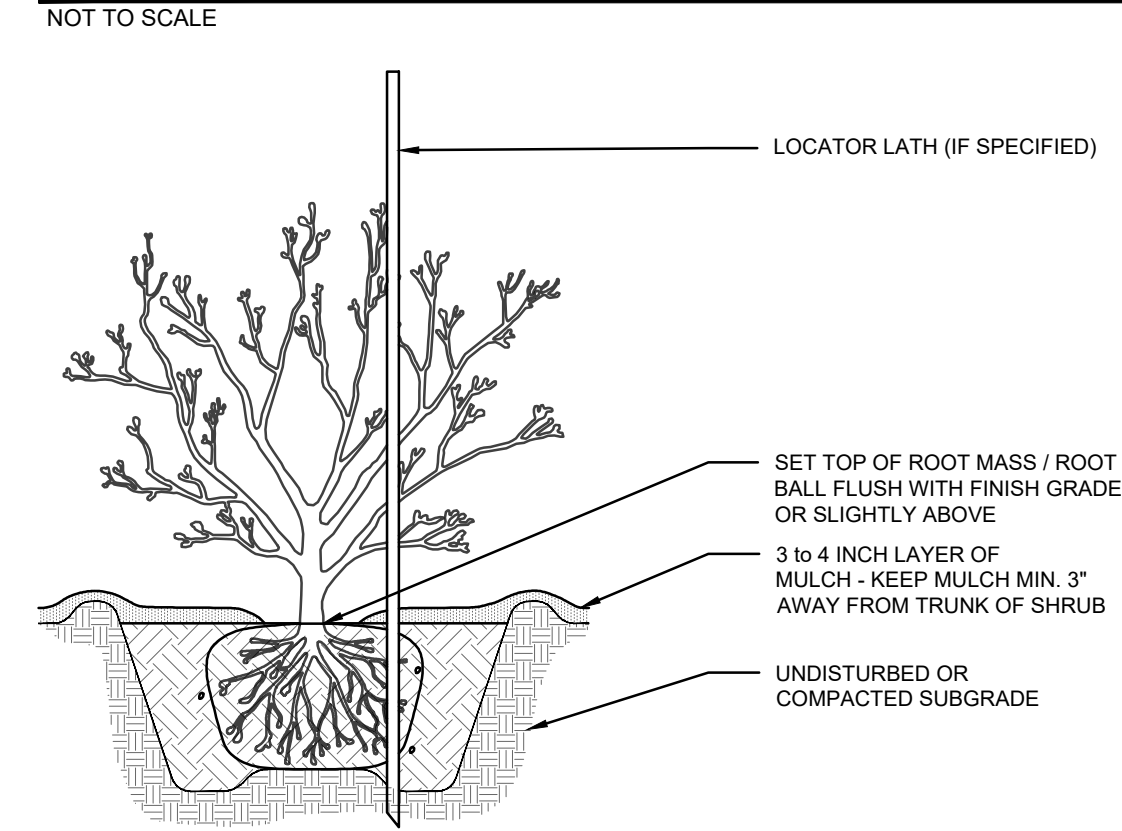
83RD AVENUE

PLANT SCHEDULE

Scientific Name	Common Name	WL Status	Area (sf):			TOTAL	Spacing (min.)	Height (min.)	Size (min.)	Planting Area
			16,396	18,643	35,039					
TREES										
<i>Acer macrophyllum</i>	bigleaf maple	FACU	-	15	15	10 ft	3 ft	2 gal	Dry	
<i>Frangula purshiana (Rhamnus p.)</i>	casacara	FAC	5	10	15	10 ft	3 ft	1 gal	Dry	
<i>Prunus emarginata</i>	bitter cherry	FACU	-	18	18	10 ft	3 ft	2 gal	Dry	
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU	17	40	57	10 ft	3 ft	2 gal	Dry	
<i>Thuja plicata</i>	western redcedar	FAC	15	25	40	10 ft	3 ft	2 gal	Moist - on hummock	
<i>Tsuga heterophylla</i>	western hemlock	FACU	10	-	10	10 ft	3 ft	2 gal	Moist - on hummock	
Total:			47	108	155					
SHRUBS										
<i>Acer circinatum</i>	vine maple	FAC	25	65	90	10 ft	4 ft	2 gal	Dry/Moist	
<i>Corylus cornuta var. californica</i>	western hazelnut	FACU	20	40	60	10 ft	2 ft	2 gal	Moist	
<i>Gaultheria shallon</i>	salal	FACU	38	86	124	4 - 5 ft	1 ft	1 gal	Dry	
<i>Mahonia nervosa</i>	low Oregon grape	FACU	25	-	25	4 - 5 ft	1 ft	1 gal	Dry/Moist	
<i>Oemleria cerasiformis</i>	Indian plum	FACU	23	60	83	5 ft	2 ft	2 gal	Dry	
<i>Polystichum munifolium</i>	western swordfern	FACU	38	86	124	4 - 5 ft	1 ft	1 gal	Dry/Moist	
<i>Rosa gymnocarpa</i>	hald hip rose	FACU	10	22	32	4 ft	2 ft	1 gal	Dry/Moist	
<i>Rubus spectabilis var. spectabilis</i>	salmonberry	FAC	-	60	60	4 ft	2 ft	1 gal	Moist	
<i>Sambucus racemosa var. racemosa</i>	red elderberry	FACU	10	22	32	5 ft	2 ft	2 gal	Dry	
Total:			189	441	630					
SEED MIXES (www.riverrefugeseed.com)										
Native Upland Grass Mix #9										
20 lbs/acre										
<i>Elymus glaucus</i>	Blue wildrye	30%								
<i>Bromus carinatus</i>	California brome	25%								
<i>Hordeum brachyantherum</i>	Meadow barley	10%								
<i>Festuca roemerii</i>	Roemer's fescue	10%								
<i>Deschampsia elongata</i>	Slender hairgrass	10%								
<i>Agrostis exarata</i>	Spike bentgrass	5%								
<i>Deschampsia cespitosa</i>	Tufted hairgrass	5%								
<i>Festuca rubra var. rubra</i>	Red fescue	5%								
Total (lbs):		0	9	9						

- 1 - Scientific names and species identification taken from *Flora of the Pacific Northwest, 2nd Edition (Hitchcock and Cronquist, Ed. by Gilpin, Ledger, Zika, and Olmstead, 2018)*.
- 2 - Over-sized container plants are suitable for replacement pending Wetland Scientist approval.
- 3 - Native plant species may be substituted or added with Wetland Scientist approval.
- 4 - All disturbed and bare soil areas in the buffer to be seeded with a native grass seed mix.
- 5 - Tree calculations based upon 10-ft average spacing.
- 6 - Shrub calculations based upon 5-ft average spacing.

TREE AND SHRUB PLANTING DETAIL (TYPICAL)



- NOTES:
1. PLANT SHRUBS OF THE SAME SPECIES IN GROUPS OF 3 TO 9 AS APPROPRIATE, OR AS SHOWN ON PLAN. AVOID INSTALLING PLANTS IN STRAIGHT LINES TO ACHIEVE A NATURAL-LOOKING LAYOUT.
 2. EXCAVATE PIT TO FULL DEPTH OF ROOT MASS AND 2 X ROOT MASS DIAMETER. SPREAD ROOTS TO FULL WIDTH OF CANOPY SCARIFY SIDES OF PIT.
 3. MIDWAY THROUGH PLANTING ADD AGROFORM TABLET AND WATER THOROUGHLY.
 4. BACKFILL TO BE COMPACTED USING WATER ONLY.
 5. WATER IMMEDIATELY AFTER INSTALLATION.

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