

**SUPPLEMENTAL MEMORANDUM**

November 2, 2022

To: Mr. David Morse  
Toll Brothers, Inc.  
9720 NE 120th Place, Suite 100  
Kirkland, WA. 98034

From: Kolten Kusters, MS, PWS  
Annamaria Clark, BS, PWS  
Raedeke Associates, Inc.  
2111 N. Northgate Way, Suite 219  
Seattle, WA. 98133

RE: Toll 44<sup>th</sup> Street NE Marysville – Response to City Comments  
(R.A.I. No. 2021-056-101)  
City of Marysville File No. PA22-024

This memorandum has been prepared in response to comments provided by the City of Marysville in a letter dated August 17, 2022 and via email on October 27, 2022 regarding the Wetland Delineation & Buffer Enhancement Plan for the Toll 44<sup>th</sup> Street NE project (Raedeke Associates, Inc. 2022).

**DIRECT BUFFER IMPACTS**

Section 5.1 on page 8 of the report (RAI 2022) states that no direct impacts to wetlands are proposed by the project. However, Section 5.2 describes road frontage improvements along 44<sup>th</sup> Street NE required by the City of Marysville. These road improvements constitute direct impacts to the wetland buffer but are considered indirect impacts to the wetland. The road improvements would permanently impact an estimated 8,800 square feet of buffer area, along with an additional 2,200 square feet of temporary impacts, per calculations provided by D.R. Strong.

In addition, a 10-foot-wide water easement is located within the buffer which has been reviewed and approved by the City of Marysville, per information provided by D.R. Strong. Utility corridors are allowed within wetlands or buffers if specific criteria is met (MMC 22E.010.100.9(a-h)).

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To mitigate for the 8,800 square feet of permanent buffer impact, approximately 26,582 square feet of buffer enhancement is proposed for what is currently degraded buffer. The enhancement area greatly exceeds the area of impacts. Enhancement will include removal of the residential structure, gravel driveway, and invasive species, followed by replanting the degraded areas with native trees and shrubs. The enhancement plan is further described on pages 11 – 16 of the report (RAI 2022).

The buffer enhancement plan has been updated to show the split rail fence and critical area signage around the wetland buffer and along 44<sup>th</sup> Street NE (see Sheet 2 of attached sheets). The split rail fence may need to include openings or gates to allow maintenance access to the buffer enhancement area from 44<sup>th</sup> Street NE and openings where the split rail fence may intersect with any proposed trails.

### **CONCLUSION**

Required 44<sup>th</sup> Street NE frontage improvements will result in approximately 8,800 square feet of permanent buffer impact and 2,200 square feet of temporary buffer impact. Approximately 26,582 square feet of buffer enhancement is proposed as mitigation, as described in further detail in the buffer enhancement plan (RAI 2022).

### **LIMITATIONS**

We have prepared this memorandum for the exclusive use of Toll Brothers, Inc. and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from Toll Brothers, Inc.

We warrant that the work performed conforms to standards generally accepted in our field, and has been prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponent and their consultants, together with information gathered in the course of the study. No other warranty, expressed or implied, is made.

If you have any questions or comments, please contact Kolten Kusters or Annamaria Clark at (206) 525-8122 or at [kkusters@raedeke.com](mailto:kkusters@raedeke.com) or [aclark@raedeke.com](mailto:aclark@raedeke.com).

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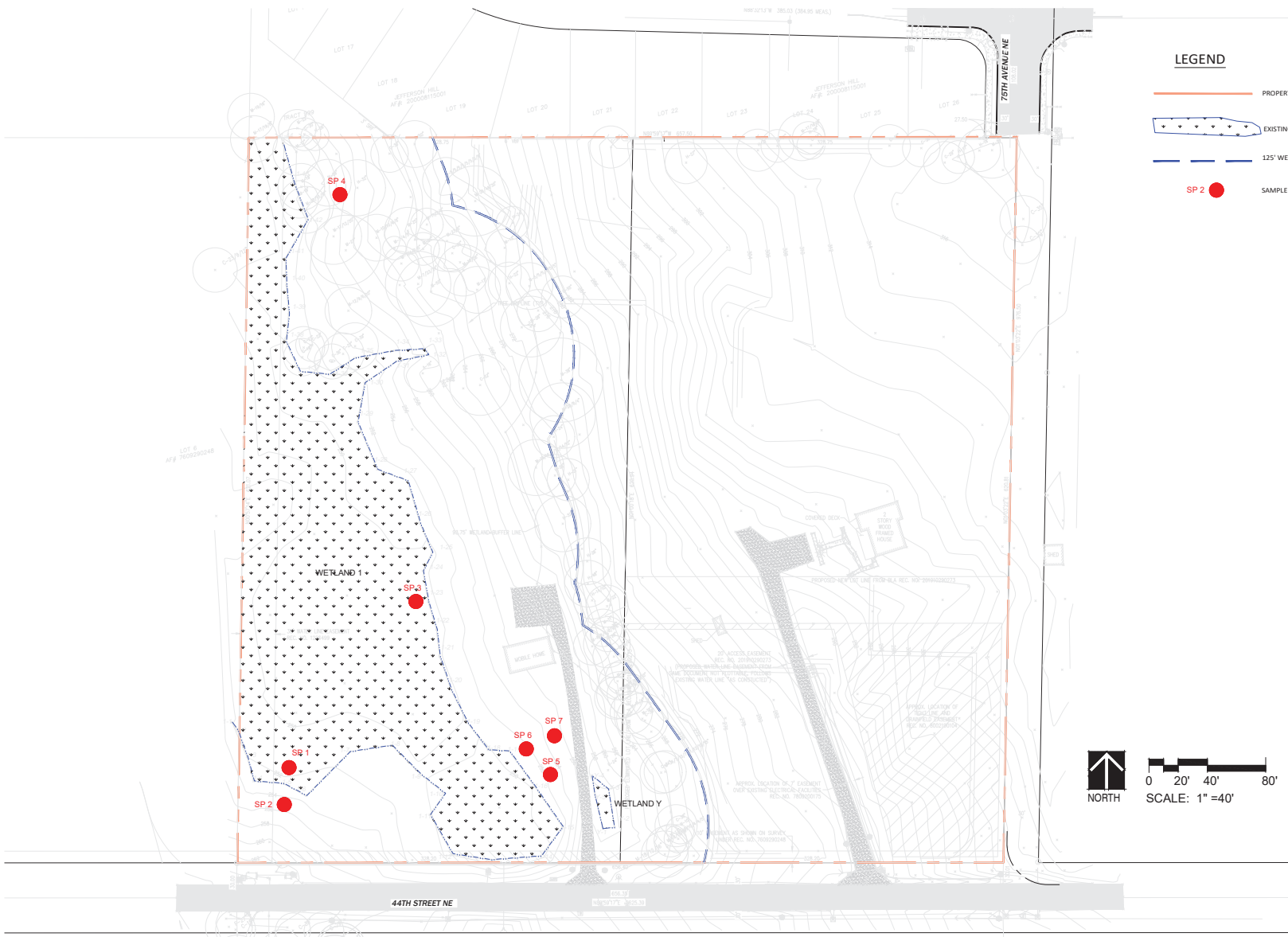
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#### **LITERATURE CITED**

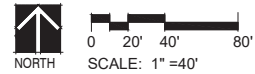
Marysville, City of. 2022. August 17, 2022 letter from Emily Morgan, City of Marysville, to David Morse, Toll Brother, Inc. regarding PA22-024 – Marysville 44<sup>th</sup> PRD – Technical Review 1.

Marysville, City of. 2022. October 27, 2022 email from Emily Morgan, City of Marysville, to Raedeke Associates, Inc. and D.R. Strong regarding Toll 44<sup>th</sup> – Critical Area Comments.

Raedeke Associates, Inc. 2022. Toll 44<sup>th</sup> Street – Wetland Delineation Update and Preliminary Buffer Enhancement Plan. June 10, 2022, report prepared for Toll Brothers, Inc., Kirkland, WA.



- LEGEND**
-  PROPERTY LINE
  -  EXISTING WETLAND
  -  125' WETLAND BUFFER
  -  SAMPLE POINT



Date	By	Revision Description

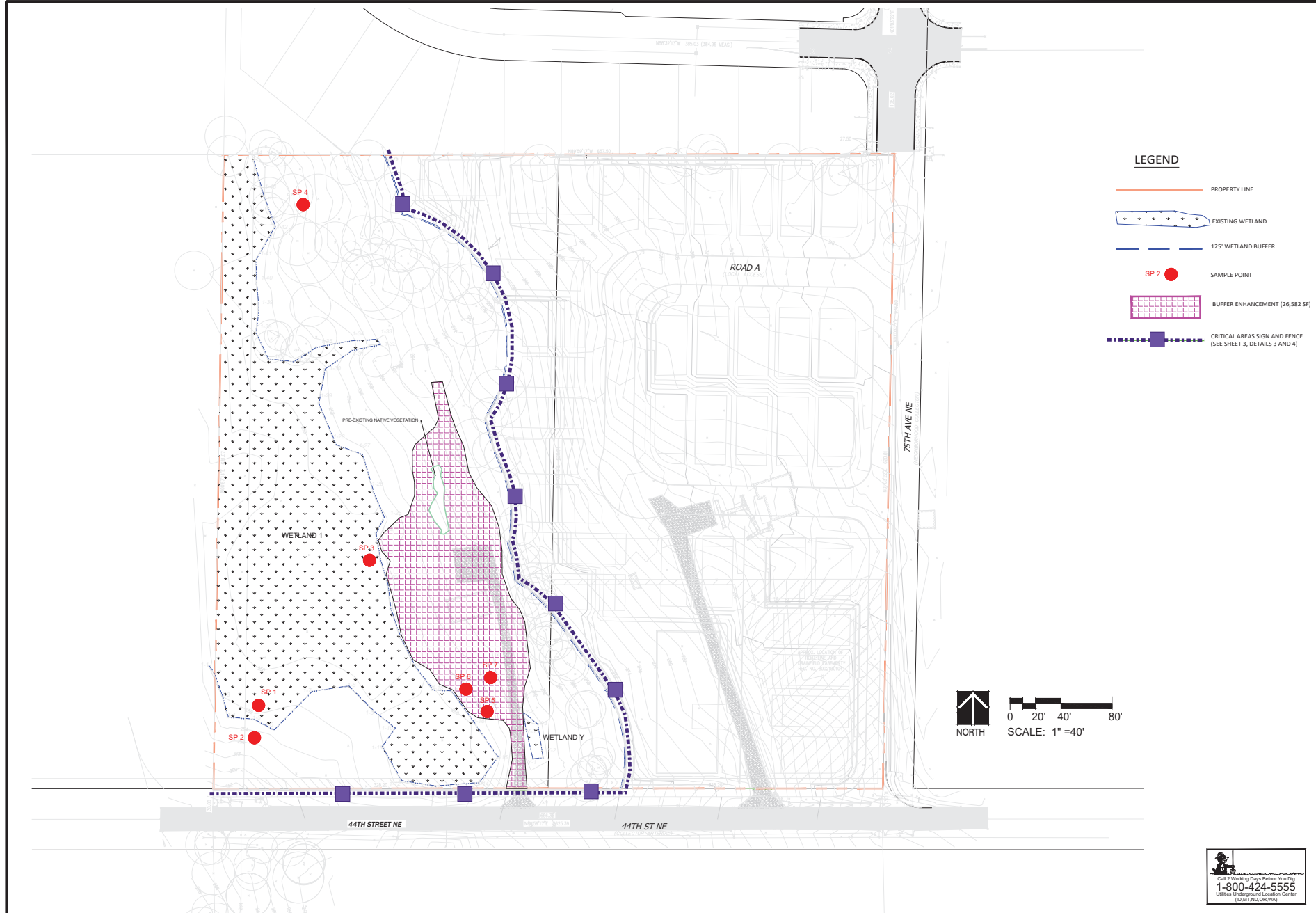
RAE #	021-056
DATE	08/20/22
SCALE	AS SHOWN
PROJECT	TOLL BROTHERS
MANAGER/DES	44TH STREET MARYSVILLE
APPROVED BY	
DATE	

**EXISTING CONDITIONS**  
 TOLL BROTHERS  
 44TH STREET MARYSVILLE  
 MARYSVILLE, WA





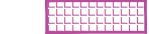

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Call or Working Days Before You Dig  
**1-800-424-5555**  
 Wetland Inventory Location Center  
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**LEGEND**

-  PROPERTY LINE
-  EXISTING WETLAND
-  125' WETLAND BUFFER
-  SAMPLE POINT
-  BUFFER ENHANCEMENT (26,582 SF)
-  CRITICAL AREAS SIGN AND FENCE (SEE SHEET 3, DETAILS 3 AND 4)

Date	By	Revision Description

RAW #	021-1056
DATE	08/20/22
SCALE	AS SHOWN
PROJECT	
MANAGER/DES	
APPROVED BY	

**MITIGATION PLAN**  
**TOLL BROTHERS**  
**44TH STREET MARYSVILLE**  
**MARYSVILLE, WA**

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FILE NAME: C:\2021\2021-056\_Blu\_Fern\_Marysville\2021-056\_44th\_St\_Marysville Mitigation Plan.dwg

**BUFFER RESTORATION TREES**



SCIENTIFIC NAME	COMMON NAME	WIS STATUS	MIN. SIZE	QTY.	SPACING	LOCATION
<i>Malus fusca</i>	Pacific crabapple	FACW	4" tall	44	10' O.C.	SUN
<i>Pinus sitchensis</i>	Sitka spruce	FAC	4" tall	44	10' O.C.	SUN
<i>Pinus contorta</i> var. <i>contorta</i>	Beach pine	FAC	4" tall	44	10' O.C.	SUN
<i>Prunus emarginata</i>	Bittercherry	FACU	2 gal.	44	10' O.C.	SUN
<i>Pseudotsuga menziesii</i>	Douglas fir	FACU	4" tall	44	10' O.C.	SUN
<i>Thuja plicata</i>	Western red arborvitae	FAC	4" tall	44	10' O.C.	SHADE

**SHRUBS**

SCIENTIFIC NAME	COMMON NAME	FAC STATUS	MIN. SIZE (container)	QTY.	SPACING	LOCATION
<i>Acer circinatum</i>	Vine Maple	FAC	1 gal.	106	5' O.C.	SHADE
<i>Cornus alba</i>	Red osier dogwood	FACW	1 gal.	106	5' O.C.	EITHER
<i>Sauthornia shallon</i>	Sale	FACU	1 gal.	106	4' O.C.	SHADE
<i>Rubus spectabilis</i>	Salmonberry	FACU	1 gal.	106	5' O.C.	SUN
<i>Mahonia aquifolium</i>	Hollyleaved oregon grape	FACU	1 gal.	106	5' O.C.	SHADE
<i>Physocarpus capitatus</i>	Pacific ninebark	FAC	1 gal.	106	5' O.C.	SUN
<i>Rosa nutkana</i>	Nootka rose	FAC	1 gal.	106	5' O.C.	SUN
<i>Sambucus racemosa</i>	Red elder	FACU	1 gal.	106	5' O.C.	SUN
<i>Symphoricarpos albus</i>	Common snowberry	FACU	1 gal.	106	5' O.C.	SHADE
<i>Vaccinium ovatum</i>	Evergreen blueberry	FACU	1 gal.	106	5' O.C.	SHADE

**HERBACEOUS**

SCIENTIFIC NAME	COMMON NAME	FAC STATUS	MIN. SIZE (container)	QTY.	SPACING	LOCATION
<i>Polystichum munitum</i>	Pineleaf Swordfern	FACU	1 gal.	831	4' O.C.	SHADE

**CONSTRUCTION SEQUENCE**

- CONTRACTOR SCHEDULES AND ATTENDS A PRE-CONSTRUCTION MEETING WITH THE PROJECT BIOLOGIST, LANDSCAPE DESIGNER/ ARCHITECT AND CITY OF MARYSVILLE BIOLOGIST.
- CONTRACTOR WILL FLAG ALL THE LIMITS OF THE ENHANCEMENT AREAS FOR PROJECT BIOLOGIST APPROVAL. CONTRACTOR WILL WALK THE SITE WITH THE PROJECT BIOLOGIST TO CLARIFY LIMITS OF CONSTRUCTION AND THE WORK TO BE PERFORMED.
- CONTRACTOR WILL INSTALL TEMPORARY EROSION/SEDIMENT CONTROL MEASURES AS REQUIRED FOR PROJECT BIOLOGIST APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR WILL REMOVE ALL GARBAGE, DEBRIS, HARD SURFACE MATERIAL, GRAVEL AND INVASIVE SPECIES FROM BUFFER ENHANCEMENT AREA AS DIRECTED BY THE PLANS AND PROJECT BIOLOGIST.
- CONTRACTOR WILL REMOVE SOD & AMEND EXISTING SOIL WITH COMPOST AS NECESSARY.
- PROJECT BIOLOGIST AND OWNER WILL FIELD LOCATE LARGE WOODY DEBRIS AND CONTRACTOR WILL PLACE LARGE WOODY DEBRIS.
- CONTRACTOR WILL LAY OUT NURSERY-GROWN PLANTS PER PLANS FOR APPROVAL BY THE PROJECT BIOLOGIST. FOLLOWING LAYOUT APPROVAL, CONTRACTOR TO INSTALL PLANTS, SEED AND MULCH AS DIRECTED BY PLANS.
- THE PROJECT BIOLOGIST WILL APPROVE PLANT INSTALLATION.
- CONTRACTOR SUBMITS AS-BUILT DRAWING AND COPIES OF INVOICES FOR ALL PLANT, SOIL AMENDMENT, AND MULCH MATERIALS USED TO THE PROJECT BIOLOGIST.
- PROJECT BIOLOGIST SUBMITS AS-BUILT REPORT TO THE CITY OF MARYSVILLE REVIEW AND APPROVAL.

**GOALS AND OBJECTIVES**

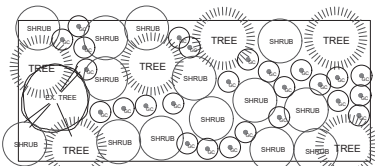
THE OVERALL CRITERIA FOR THE RESTORED BUFFER WOULD BE BASED ON THE SUCCESSFUL ESTABLISHMENT OF DESIRED PLANT SPECIES. OBJECTIVES OF THE BUFFER RESTORATION PLAN CONSIST OF THE FOLLOWING:

- ENHANCE BUFFER FUNCTIONS THROUGH THE INSTALLATION OF NATIVE TREES, SHRUBS, & GROUNDCOVERS.
- REMOVE INVASIVE SPECIES IDENTIFIED BY THE PROJECT BIOLOGIST FROM THE AREAS OF ENHANCEMENT.

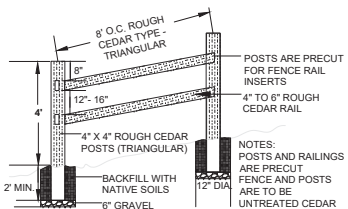
**PERFORMANCE STANDARDS**

SPECIFIC PERFORMANCE STANDARDS TO BE USED IN THE FIVE YEAR LONG-TERM MONITORING ARE THE FOLLOWING:

- 100% SURVIVAL OF ALL INSTALLED SHRUBS, TREES, AND GROUND COVER FOR ONE YEAR AFTER PLANTING AND AT LEAST 85% SURVIVAL AFTER THREE YEARS.
- COVERAGE BY TREES AND SHRUBS (VOLUNTEER AND PLANTED INDIVIDUALS) WOULD BE AT LEAST 20% AFTER TWO YEARS AND 50% AFTER FIVE YEARS.
  - AT LEAST 15% AFTER ONE YEAR
  - AT LEAST 20% AFTER TWO YEARS
  - AT LEAST 30% AFTER THREE YEARS
  - AT LEAST 40% AFTER FOUR YEARS
  - AT LEAST 50% AFTER FIVE YEARS
- ALLOW ESTABLISHMENT OF NOT MORE THAN 10% COVER OF NON-NATIVE INVASIVE PLANT SPECIES WITHIN THE CREATED WETLAND OR ITS BUFFER AT ANY TIME DURING THE 5-YEAR MONITORING PERIOD.

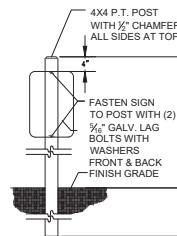


1 BUFFER RESTORATION AREA NATURALISTIC PLANT SPACING. TYP. NTS



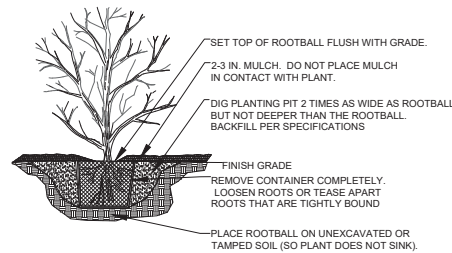
- A PERMANENT SPLIT RAIL, OPEN SLATTED WITH AT LEAST 18 INCHES BETWEEN EACH SLAT, WROUGHT IRON, CHAIN LINK, OR SIMILAR NONSOLID FENCE BETWEEN THREE (3) AND SIX (6) FEET IN HEIGHT MUST BE INSTALLED ALONG THE ENTIRE EDGE OF THE BUFFER.
- SOLID FENCING IS NOT PERMITTED;
- EXCEPT FOR SPLIT RAIL, A GATE IS REQUIRED FOR PEDESTRIAN ACCESS TO THE BUFFER;

2 NCA SPLIT RAIL CEDAR FENCE OR SIMILAR. NTS



- NOTES:
- UPON COMPLETION OF THE PROJECT, PERMANENT SIGNAGE SHALL BE ATTACHED TO THE FENCE STATING THAT THE PROTECTED CRITICAL AREA AND BUFFER MUST NOT BE DISTURBED OTHER THAN NECESSARY FOR MAINTENANCE OF VEGETATION;
  - THE SIGNS MUST BE MAINTAINED AND REMAIN IN PERPETUITY;
  - SIGNAGE SHALL MEET THE ADMINISTRATIVE STANDARDS OF THE PLANNING AND BUILDING DEPARTMENT FOR DESIGN, NUMBER AND LOCATION;
  - THE PLANNING OFFICIAL SHALL INSPECT THE SIGNAGE PRIOR TO FINAL INSPECTION.

3 CRITICAL AREAS SIGN DETAIL. NTS



4 CONTAINER TREE OR SHRUB PLANTING DETAIL. NTS



Revision Description	Date	By

RAE #	0211056
DATE	08/20/22
DATE	08/20/22
DATE	08/20/22
Project	
Manager/DW	
Drawn by	
AD	
Approved	
BY	

**PLANTING PLAN**  
TOLL BROTHERS  
44TH STREET MARYSVILLE  
MARYSVILLE, WA

FILE NAME: C:\2021\2021-056 Blue Fern Marysville\2021-056\_44th St Marysville Mitigation Plan.dwg



GENERAL NOTES AND CONDITIONS

1.0 GENERAL CONDITIONS

1.1 GENERAL DESCRIPTION

FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR NECESSARY FOR THE COMPLETION OF SITE PREPARATION AND PLANTING, AS INDICATED ON DRAWINGS AND SPECIFIED HEREINAFTER. WORK INCLUDES REMOVAL OF INVASIVE PLANT SPECIES BY HAND METHODS, PLANTING, MULCHING, AND GUARANTEE OF PLANTED AREAS AS SPECIFIED HEREIN.

1.2 CONSTRUCTION OBSERVATION / QUALITY ASSURANCE / GUARANTEE

THE PROJECT BIOLOGIST / ARCHITECT SHALL BE INVOLVED DURING THE FOLLOWING PHASES OF CONSTRUCTION (1) ON-SITE MEETING PRIOR TO COMMENCEMENT OF WORK (PRE-CONSTRUCTION MEETING), FLAG CONSTRUCTION LIMITS FOR GARBAGE, DEBRIS, AND HARD SURFACE REMOVAL, (2) APPROVAL OF INVASIVE SPECIES REMOVAL COMPLETION, (3) APPROVAL OF PLANTS, PLANTING LOCATIONS AND TECHNIQUES; AND (4) FINAL INSPECTION. PRIOR NOTICE OF 48 HOURS TO THE PROJECT BIOLOGIST FOR THE ABOVE ACTIVITIES IS REQUIRED. APPROVAL BY THE PROJECT BIOLOGIST MUST BE RECEIVED PRIOR TO PLANT SUBSTITUTIONS. THESE MAY BE PERMITTED BASED ON PLANT AVAILABILITY.

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE PROJECT BIOLOGIST. ANY DEAD PLANTED MATERIAL OR PLANTED MATERIAL THAT IS NOT IN VIGOROUS CONDITION WITHIN A PERIOD OF ONE YEAR FROM ACCEPTANCE OF THE WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL FURNISH CERTIFICATES OF INSPECTION AND COMPLIANCE TO THE PROJECT BIOLOGIST AS REQUIRED BY FEDERAL AND STATE LAWS AND REGULATIONS FOR ALL PLANT MATERIALS AND FERTILIZERS USED IN THE PROJECT.

1.3 SITE CONDITIONS / DAMAGE / CLEANUP

THE PROJECT BIOLOGIST SHALL BE NOTIFIED IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE SHOWN IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT THE WETLAND & UNDISTURBED BUFFER DURING CONSTRUCTION ACTIVITIES. THE MITIGATION PLANTING AREAS SHALL BE CLEARLY MARKED BY CONTRACTOR AND APPROVED BY THE PROJECT BIOLOGIST PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.

ANY ITEMS NOT SHOWN IN THE PLANS, SUCH AS EXISTING BUILDINGS, EQUIPMENT, UNDERGROUND UTILITIES, WALKS, AND/OR ROADS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AND/OR REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER SATISFACTORY TO THE OWNER/CONSTRUCTION SITE SUPERINTENDANT BEFORE FINAL PAYMENT WILL BE MADE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING PLANTED AREAS FREE OF DEBRIS. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL, EQUIPMENT, AND DEBRIS FROM THE SITES. ALL PLANTED AREAS SHALL BE RAKE-CLEAN PRIOR TO MULCHING.

1.4 SCHEDULE

ALL GRADING AND OTHER SOIL DISTURBING ACTIVITIES WITHIN THE MITIGATION AREAS, INCLUDING BUT NOT LIMITED TO REMOVAL OF ASPHALT AND OTHER HARDENED SURFACES OR REMOVAL OF INVASIVE SPECIES, SHALL OCCUR BETWEEN MARCH 1 AND OCTOBER 30 UNLESS OTHERWISE APPROVED BY THE PROJECT BIOLOGIST OR UNLESS OTHERWISE REQUIRED BY STATE OR FEDERAL AGENCIES FOR PERMITS THAT MAY BE REQUIRED FOR PROJECT IMPLEMENTATION. PLANTING OF WOODY MATERIAL SHOULD OCCUR BETWEEN OCTOBER 1 AND MARCH 1 TO TAKE ADVANTAGE OF SEASONAL RAINS AND GREATER AVAILABILITY OF PLANT MATERIAL. PLANTING DURING ABNORMALLY HOT, DRY, OR FREEZING WEATHER, OR AT TIMES OTHER THAN AS NOTED IS NOT ALLOWED WITHOUT PRIOR AUTHORIZATION BY THE PROJECT BIOLOGIST PRIOR TO IMPLEMENTATION AND WILL REQUIRE PLANT SUBSTITUTIONS AND SUPPLEMENTAL IRRIGATION.

2.0 PRODUCTS

2.1 TOPSOIL - IMPORTED OR ONSITE SALVAGE

IMPORTED OR ONSITE SALVAGE TOPSOIL SHALL BE FRILABLE SURFACE SOIL FROM THE A HORIZON AS DETERMINED BY THE US AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY. TOPSOIL SHALL BE FREE FROM MATERIALS TOXIC TO PLANT GROWTH, NOXIOUS WEED SEEDS, RHIZOMES, ROOTS, SUBSOIL, STONES AND OTHER DEBRIS. ALL TOPSOIL SHALL PASS THROUGH A 1" SCREEN. TOPSOIL SHALL CONSIST OF A SANDY CLAY LOAM, SANDY LOAM, LOAM, CLAY LOAM, SILTY LOAM SOIL. MAXIMUM PERCENTAGES ALLOWED IN THE SOIL IS 5% SAND AND/ OR 20% CLAY. TOPSOIL SHALL BE AMENDED WITH COMPOST IF MORE ORGANIC CONTENT IS NEEDED AS DETERMINED BY THE PROJECT BIOLOGIST. CONTRACTOR SHALL PROVIDE THE PROJECT BIOLOGIST WITH A ONE POUND SAMPLE OF TOPSOIL FOR APPROVAL PRIOR TO DELIVERY TO SITE.

2.2 ORGANIC COMPOST

A WELL-DECOMPOSED, HUMUS-LIKE MATERIAL DERIVED FROM THE DECOMPOSITION OF GRASS CLIPPINGS LEAVES, BRANCHES, WOOD, AND OTHER ORGANIC MATERIALS. COMPOST SHALL BE PRODUCED AT A PERMITTED SOLID WASTE COMPOSTING FACILITY HEALTH PERMIT, WOOD STORMWATER PERMIT, PASPCA FACILITY, AND EQUIPMENT REGISTRATION. COMPOST MUST MEET THE DEFINITION OF "COMPOSTED MATERIALS" IN WA 173-350-220. THIS CODE IS AVAILABLE ONLINE AT HTTP://WWW.ECY.WA.GOV/PROGRAMS/SW/FACILITIES/350.HTML

THE SOIL AMENDMENT MUST ALSO MEET THE FOLLOWING SPECIFICATIONS:

- SCREEN SIZE (APPROX. PARTICLE SIZE): 3/4-INCH MAXIMUM
• MATURITY: GREATER THAN 80%
• MATURITY MEASURE (C:N RATIO): 35:1 MAXIMUM
• ORGANIC MATTER CONTENT BY DRY WEIGHT: 35% TO 40%
• MEETS CONTAMINANT STANDARDS FOR GRADE A COMPOST

2.3 PLANT MATERIALS

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN AND BE OF ACCEPTED SIZE STANDARDS AS SPECIFIED IN "AMERICAN STANDARD FOR NURSERY STOCK - 2004" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1-2004V). ROOTED PLANTS SHALL BE FIRST QUALITY, WELL-FOLIATED, WITH WELL-DEVELOPED ROOT SYSTEMS, AND NORMAL WELL-SHAPED TRUNKS, LIMBS, STEMS, AND LEADS. THE PROJECT BIOLOGIST/INSPECTOR SHALL INSPECT FOR QUALITY PERFORMANCE. ALL ROOTED PLANT MATERIAL SHALL BE LABELED BY GENUS AND SPECIES. PLANTS DEEMED UNSUITABLE SHALL BE REJECTED BEFORE OR AFTER DELIVERY. ALL PLANT MATERIAL SHALL BE FREE FROM DAMAGE, DISEASE, INSECTS, INSECT EGGS AND LARVAE. BARE ROOT MATERIAL MAY BE USED IF PLANT MATERIAL IS INSTALLED BETWEEN FEBRUARY-MARCH. CONTACT PROJECT BIOLOGIST FOR PLANTING DETAILS FOR BARE ROOT MATERIAL.

2.5 BARK & STRAW MULCH

BARK MULCH SHALL CONSIST OF GROUND FIRM OR HELMLOCK BARK OF UNIFORM COLOR, FREE FROM WEED SEEDS, SAWDUST, AND SPLINTERS AND SHALL NOT CONTAIN SALTS, OR OTHER COMPONENTS DETRIMENTAL TO PLANT LIFE. SIZE RANGE OF MULCH SHALL BE FROM 1/2" TO 1-1/4" WITH A MAXIMUM OF 20% PASSING A 1/2" SCREEN. STRAW MULCH WILL CONSIST OF STRAW FREE FROM WEED SEEDS. MULCH MAY COME FROM EXISTING ON-SITE CONIFER TREES. DO NOT MULCH THE POPLAR TREES.

2.6 LARGE WOODY DEBRIS

LARGE WOODY DEBRIS SHALL COME FROM THE ON-SITE CONIFERS BEING FELLED. WOODY DEBRIS MUST BE AT LEAST 20 FEET LONG AND HAVE A CALIPER OF 18 INCHES.

3.0 EXECUTION

3.1 SILT FENCE & TREE PROTECTION INSTALLATION

INSTALLATION OF TREE PROTECTION AND A SILT FENCE CONSISTENT WITH BEST MANAGEMENT PRACTICES, AS REQUIRED BY THE JURISDICTION PRIOR TO REMOVAL OF ANY EXISTING NON-CONFORMING STRUCTURES, SITE GRADING, OR REMOVAL OF UNPERMITTED FILL WITHIN THE WETLAND BUFFER/EROSION AREA, WOULD BE PROTECTED AS SHOWN ON THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN.

3.2 GARBAGE, DEBRIS, AND HARD SURFACE REMOVAL

REMOVE ALL GARBAGE AND OTHER DEBRIS FROM THE MITIGATION AREAS. REMOVE ALL HARD SURFACES SUCH AS GRAVEL, CONCRETE, ASPHALT, AND TURF WITHIN THE PROJECT AREA. DISPOSE OF ALL DEBRIS OFF-SITE AT AN APPROVED CITY, COUNTY, OR OTHER WASTE DISPOSAL FACILITY.

3.3 INVASIVE SPECIES REMOVAL

WALK MITIGATION SITE WITH THE PROJECT BIOLOGIST TO IDENTIFY LIMITS OF INVASIVE SPECIES REMOVAL. INVASIVE SPECIES INCLUDE HIMALYAN BLACKBERRY, ENGLISH LAUREL, ENGLISH HOLLY, REED CANARYGRASS, AND OTHER INVASIVE SPECIES IDENTIFIED BY THE PROJECT BIOLOGIST. INVASIVE SPECIES WILL BE REMOVED BY GRUBBING OUT ROOT MASS. ALL NON-NATIVE, INVASIVE SPECIES INCLUDING ALL PLANT PARTS MUST BE REMOVED FROM PROJECT SITE AND DISPOSED AT A FACILITY THAT ACCEPTS YARD WASTE.

3.4 COMPOST AMENDMENT

IN ALL DE-SOODED AREAS, 3 INCHES OF COMPOST SHALL BE SPREAD AND WORKED INTO THE UPPER 12 INCHES OF THE SOIL.

3.5 LARGE WOODY DEBRIS PLACEMENT

PROJECT BIOLOGIST AND OWNER TO FIELD LOCATE LARGE WOODY DEBRIS.

3.6 PLANT STORAGE

PLANTS STORED UNDER TEMPORARY CONDITIONS PRIOR TO INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLANTS STORED ON THE PROJECT SHALL BE PROTECTED AT ALL TIMES FROM EXTREME HEATING CONDITIONS BY INSULATING THE ROOTS, ROOT BALLS, OR CONTAINERS WITH SAWDUST, SOIL, COMPOST, BARK OR WOOD CHIPS, OR OTHER APPROVED MATERIAL AND SHALL BE KEPT MOIST AT ALL TIMES PRIOR TO PLANTING. CUTTINGS SHALL CONTINUALLY BE SHADED AND PROTECTED FROM WIND. CUTTINGS SHALL BE PROTECTED FROM DRYING AT ALL TIMES AND SHALL BE HELEED INTO MOIST SOIL OR OTHER INSULATING MATERIAL OR PLACED IN WATER IF NOT INSTALLED WITHIN 8 HOURS OF CUTTING. CUTTINGS TO BE STORED FOR LATER INSTALLATION SHALL BE BUNDLED LAYED HORIZONTALLY, AND COMPLETELY BURIED UNDER 6 INCHES OF WATER, MOIST SOIL OR PLACED IN COLD STORAGE AT A TEMPERATURE OF 34° AND 90 PERCENT HUMIDITY. CUTTINGS THAT ARE NOT PLANTED WITHIN 24 HOURS OF CUTTING SHALL BE SOAKED IN WATER FOR 24 HOURS PRIOR TO PLANTING. EMERGENT PLANTS SHALL BE STORED IN STANDING WATER, NOT HIGHER THAN THE CONTAINER.

3.7 PLANT INSTALLATION.

PLANTING SHALL OCCUR ACCORDING TO PREVIOUSLY DEFINED SCHEDULE. PLANTS SHALL BE INSTALLED IN COMPLIANCE WITH DETAILS IN THE PLANS. SEE DETAILS PROVIDED IN THE PLANS.

IF CONTAINER STOCK APPEARS TO BE ROOTBOUND, SLASH ROOTS VERTICALLY WITH A SHARP KNIFE. ALONG OUTSIDE OF BALL IN FIVE (5) PLACES MINIMUM BEFORE PLANTING. SOAK DRIED ROOTBALLS IMMEDIATELY PRIOR TO AND AFTER PLANTING. CLEANLY PRUNE BRADERS ONE-HALF-INCH OR GREATER IN DIAMETER.

PLANTING LOCATIONS INDICATED ON THE PLAN ARE BASED ON ANTICIPATED SITE CONDITIONS. NO TREES OR SHRUBS SHALL BE PLANTED IN STANDING WATER.

3.8 STRAW AND WOOD MULCHING

WITHIN THE BUFFER ENHANCEMENT AREA IMMEDIATELY AFTER COMPLETION OF PLANTING, BARK MULCH SHALL BE SPREAD EVENLY TO A DEPTH OF 3 INCHES WITHIN THE ENTIRETY OF THE PLANTED AREA.

3.9 NGA SIGNS & FENCE

INSTALL NGA SIGNS AND FENCE PER PLAN.

3.10 IRRIGATION

A TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR. THE IRRIGATION SYSTEM SHALL PROVIDE AT LEAST 1" OF WATER PER WEEK TO THE PLANTED MITIGATION AREAS FOR TWO YEARS. WATER WILL BE PROVIDED FROM MAY THROUGH THE END OF SEPTEMBER, OR LONGER IF HOT, DRY WEATHER PERSISTS.

MONITORING NOTES & MAINTENANCE PLAN

1.0 MONITORING PROGRAM

THIS PLAN INCLUDES A SYSTEMATIC MONITORING PROGRAM OF THE RESTORED ENHANCED BUFFER TO EVALUATE THE SUCCESS OF THE MITIGATION EFFORT. THE RESULTS OF THE MONITORING WILL BE USED TO DEVELOP ANY NEEDED MODIFICATIONS AND/OR ALTERATIONS OF THE SITE IN SUBSEQUENT YEARS.

THE PURPOSES OF THE MONITORING PROGRAM ARE: (1) TO DOCUMENT PHYSICAL AND BIOLOGICAL CHARACTERISTICS OF THE MITIGATION AREA, AND (2) TO ENSURE THAT THE GOALS AND OBJECTIVES COMPLY WITH PERMIT SPECIFICATIONS.

THE MONITORING PROCESS WOULD CONSIST OF FIVE DISTINCT PHASES: (1) CONSTRUCTION MONITORING, (2) COMPLIANCE MONITORING, AND (3) LONG-TERM MONITORING. THE "TIME-ZERO" OR BASELINE COMPOSITION, STRUCTURE, AND COVER ABUNDANCE WOULD BE DOCUMENTED DURING THE COMPLIANCE MONITORING PHASE. THE LONG-TERM MONITORING PROGRAM WOULD DOCUMENT THE SURVIVAL OF PLANTED VEGETATION AND RATES OF COLONIZATION BY OTHER PLANTS (I.E., IN PLANTED AREAS) OVER A FIVE-YEAR PERIOD AFTER INSTALLATION OF THE BUFFER RESTORATION HAS BEEN COMPLETED.

THE FOLLOWING SECTIONS DESCRIBE THE ELEMENTS OF AN EFFECTIVE MONITORING PROGRAM.

1.1 CONSTRUCTION MONITORING

THE PROJECT BIOLOGIST WOULD BE PRESENT ON-SITE DURING THE VARIOUS STAGES OF CONSTRUCTION IN ORDER TO: (1) DEMARK THE LIMITS OF THE AREAS TO BE RESTORED; (2) REVIEW THE REMOVAL OF HARD SURFACES AND THE DECOMPACTION OF THOSE AREAS; (3) REVIEW AND APPROVE THE PLANT MATERIALS AND RECOMMEND THEIR FINAL PLACEMENT BEFORE PLANTING; (4) ENSURE THAT CONSTRUCTION ACTIVITIES ARE CONDUCTED PER THE APPROVED PLAN; AND (5) RESOLVE PROBLEMS THAT ARISE DURING CONSTRUCTION, THIS LESSENING PROBLEMS THAT MIGHT OCCUR LATER DURING THE LONG-TERM MONITORING PHASE.

1.2 COMPLIANCE MONITORING

COMPLIANCE MONITORING CONSISTS OF EVALUATING THE RESTORATION AREAS IMMEDIATELY AFTER ALL FEATURES OF THE MITIGATION PLAN HAVE BEEN INSTALLED BY THE CONTRACTOR. THE OBJECTIVES WOULD BE TO CERTIFY THAT ALL DESIGN FEATURES AS AGREED TO IN THE PLANTING PLAN, HAVE BEEN CORRECTLY AND FULLY IMPLEMENTED, AND THAT ANY CHANGES MADE IN THE FIELD ARE CONSISTENT WITH THE INTENT OF THE DESIGN. EVALUATION OF THE PLANTING AREA AFTER IMPLEMENTATION WOULD BE DONE BY THE BIOLOGIST USING EVALUATION STANDARDS AND CRITERIA. GOALS AND OBJECTIVES, AND PERFORMANCE STANDARDS ON PLANTING PLAN, SHEET 3.

THE COMPLIANCE MONITORING PHASE WOULD CONCLUDE WITH THE REPARATION OF A BRIEF COMPLIANCE REPORT BY THE BIOLOGIST AND THE REPORT WOULD VERIFY THAT ALL DESIGN FEATURES HAVE BEEN CORRECTLY, FULLY, AND SUCCESSFULLY INCORPORATED.

SUBSTANTIVE CHANGES MADE IN THE PLANTING PLANS WOULD BE NOTED IN THE COMPLIANCE REPORT AND ON THE DRAWINGS FOR USE DURING THE LONG-TERM MONITORING PHASE. DOCUMENTATION OF PLAN CHANGES SHOULD INCLUDE WHAT WAS DONE, WHERE, WHY, AT WHAT REQUEST, AND THE RESULT OF THE CHANGE. LOCATIONS OF MONITORING STATIONS ESTABLISHED FOR THE COMPLIANCE MONITORING WOULD BE IDENTIFIED ON THE AS-BUILT PLANS.

THE PLANTING PLANS, WITH THE COMPLIANCE REPORT, WOULD MONITOR PHASE OF THE PROJECT, ESPECIALLY IF MAJOR COMPLIANCE. A QUANTITATIVE ASSESSMENT OF THE PLANTS ESTABLISHED IN THE BUFFER RESTORATION AREA WOULD BE RECORDED AT REPRESENTATIVE SAMPLE PLOTS FOR BASELINE DATA. THIS INFORMATION WOULD BE USED TO DOCUMENT "TIME-ZERO" CONDITIONS FROM WHICH THE LONG-TERM MONITORING PERIOD WOULD BEGIN. THE COMPLIANCE REPORT AND AS-BUILT DRAWINGS WOULD BE SUBMITTED TO THE CITY OF Marysville.

1.3 LONG-TERM MONITORING

LONG-TERM MONITORING WOULD BE CONDUCTED OVER FIVE GROWING SEASONS FOLLOWING APPROVAL OF THE COMPLIANCE REPORT AND AS-BUILT PLAN BY THE CITY. LONG-TERM MONITORING WOULD EVALUATE THE ESTABLISHMENT AND MAINTENANCE OF THE PLANT COMMUNITIES IN THE RESTORED WETLAND AND BUFFER TO DETERMINE IF THE GOALS AND OBJECTIVES OF THE MITIGATION PLAN HAVE BEEN MET.

1.4 OPTIONS FOR MONITORING WORK - THE APPLICANT MAY CHOOSE ONE OF THE FOLLOWING METHODS FOR WHO PERFORMS THE MONITORING WORK:

- a. CITY DOES WORK - IF THE CITY WILL OVERSEE THE MAINTENANCE AND MONITORING THROUGH THE CITY'S CONSULTANT, THE MONITORING FEE WILL BE BASED ON AN ACTUAL COST ESTIMATE OF THE WORK. THE APPLICANT SHALL SUBMIT A CASH PREPAYMENT FOR ALL WORK TO THE CITY PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT.
b. APPLICANT'S CONSULTANT DOES WORK

1) IF THE CITY WILL NOT PERFORM THE MONITORING, THE APPLICANT SHALL SUBMIT A SIGNED CONTRACT TO HIRE A QUALIFIED CRITICAL AREA PROFESSIONAL, APPROVED BY THE CITY, TO MONITOR THE MAINTENANCE AND PERFORM THE MONITORING OVER THE LIFE OF THE PROGRAM. THE COST OF THE WORK MUST BE INCLUDED IN THE PERFORMANCE SECURITY UNDER K2C 90.165, AND

2) IN ADDITION, THE APPLICANT SHALL SUBMIT A CASH PREPAYMENT PRIOR TO FINAL INSPECTION OF THE DEVELOPMENT PERMIT FOR THE COST OF THE CITY TO DO PEER REVIEW OF THE MONITORING REPORTS

PLANT SPECIES WOULD BE IDENTIFIED AND PLANT COUNTS WOULD BE TAKEN DURING THE LONG-TERM MONITORING PERIOD IN ORDER TO DOCUMENT THE PERCENT SURVIVAL OF EACH PLANTED SPECIES. PLANT IDENTIFICATIONS WOULD BE MADE ACCORDING TO RESTORED AREAS DURING THE LONG-TERM MONITORING PERIOD AND CROUNQUIST (2016), WITH NOMENCLATURE AS UPDATED BY THE U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST (LICHVAR AND KARTZES 2009). SIGNS OF PLANTING STRESS OR DAMAGE, PRESENCE OF INVASIVE SPECIES, AS WELL AS SIGNS OF VIGOR, AND RATES OF COLONIZATION BY OTHER PLANTS (I.E., IN BARE SOIL AREAS) WOULD BE DOCUMENTED DURING EACH YEAR OF THE LONG-TERM MONITORING.

PHOTOS WOULD BE TAKEN ANNUALLY TO PROVIDE PHYSICAL DOCUMENTATION OF THE CONDITION OF THE MITIGATION AREAS. PHOTOGRAPHS WOULD BE TAKEN FROM ALL LOCATIONS ESTABLISHED DURING THE COMPLIANCE MONITORING SITE VISIT AND EACH YEAR THEREAFTER OF THE MONITORING PERIOD FROM THE ESTABLISHED LOCATION POINTS.

1.4 MONITORING AND REPORTING SCHEDULE AND CONTENTS

FORMAL MONITORING OF THE RESTORED BUFFER WOULD OCCUR AFTER THE SEASONS GROWTH IS VIRTUALLY COMPLETE (RECOMMENDED DURING AUGUST OR SEPTEMBER). IN ADDITION, SPRING SITE CHECKS WOULD BE CONDUCTED DURING EACH YEAR OF THE FIVE-YEAR LONG-TERM MONITORING PERIOD TO ASSESS SITE PROGRESS AND TO DETERMINE WHETHER SITE MAINTENANCE IS NEEDED.

MONITORING REPORTS WOULD BE PREPARED FOLLOWING THE COMPLETION OF THE GROWING SEASON OF EACH YEAR OF THE FIVE-YEAR LONG-TERM MONITORING PERIOD FOR SUBMITTAL TO THE CITY OF Marysville. THE LONG-TERM MONITORING PERIOD WILL COMMENCE FOLLOWING ACCEPTANCE OF THE COMPLIANCE REPORT AND "AS-BUILT" DRAWINGS BY THE CITY OF Marysville.

MONITORING REPORTS WOULD BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF Marysville AS SOON AS POSSIBLE AFTER THE MONITORING HAS BEEN COMPLETED. WITH A TARGET DATE OF DECEMBER 31 OF EACH MONITORING YEAR, THE REPORT WOULD DOCUMENT CONDITIONS WITHIN THE RESTORED AREAS AND MAKE RECOMMENDATIONS FOR CORRECTING ANY PROBLEMS

2.0 CONTINGENCY PLAN

CONTINGENCY PLANS ARE NEEDED IF POST-MITIGATION MONITORING SHOWS THAT OBJECTIVES AND PERFORMANCE STANDARDS HAVE NOT BEEN MET. IT SHOULD BE ESTABLISHED AT ACCEPTABLE LEVELS. IT IS NOT POSSIBLE TO DEVELOP A DETAILED CONTINGENCY PLAN UNTIL THE SPECIFIC PROBLEMS THAT NEED TO BE ADDRESSED ARE KNOWN. IT WOULD BE NECESSARY TO DEVELOP AND IMPLEMENT ALL POSSIBLE PROBLEMS AND THEIR SOLUTIONS AT THIS TIME.

COMMON PROBLEMS, BOTH HUMAN AND NATURAL, THAT MIGHT ARISE CAN BE IDENTIFIED IN GENERAL RECOMMENDATIONS FOR REMEDY PROPOSED. FOR EXAMPLE, AFTER THE SECOND YEAR, PLANT COMMUNITIES WITHIN THE CREATED, RESTORED AND ENHANCED AREAS MAY NOT BE ESTABLISHED AT ACCEPTABLE LEVELS. IT MAY BE NECESSARY TO REPLANT WITH NEW OR DIFFERENT STOCK, PROVIDE ADDITIONAL WATERING OR IRRIGATION DURING CRITICAL SEASONS, OR AUGMENT THE SOIL.

THE CONTINGENCY PLAN MAY REQUIRE EXTENSION OF THE MONITORING PHASE OF THE PROJECT, ESPECIALLY IF MAJOR CHANGES IN THE PLAN ARE REQUIRED. IF, AT THE END OF THE LONG-TERM MONITORING PERIOD, PERFORMANCE STANDARDS FOR YEAR FIVE HAVE NOT BEEN MET, IDENTIFIED PROBLEMS WILL BE ADDRESSED, AND ADDITIONAL MONITORING WILL BE CONDUCTED DURING AN ADDITIONAL MONITORING YEAR(S) AS RECOMMENDED BY THE PROJECT BIOLOGIST AND APPROVED BY THE CITY OF MARYSVILLE.

3.0 MAINTENANCE

3.1 IRRIGATION SUPPLEMENTAL WATER WILL BE PROVIDED TO ALL TREE AND SHRUB PLANTINGS DURING THE FIRST TWO GROWING SEASONS FOLLOWING INSTALLATION. HAND WATERING OR A TEMPORARY IRRIGATION SYSTEM MAY BE USED. IRRIGATION WILL OCCUR FROM JUNE 1 THROUGH OCTOBER 30 OR OTHER PERIODS OF HOT, DRY WEATHER AND WILL DELIVER APPROXIMATELY 1 INCH OF WATER PER WEEK THROUGHOUT THE RESTORATION AREAS, IF WATERED BY HAND, THEN THE MINIMUM WATERING REQUIREMENTS WILL BE 1 TO 3 GALLONS OF WATER FOR SMALL SHRUBS AND 3 TO 5 GALLONS PER WEEK FOR SAPLING TREES AND LARGE SHRUBS. THESE MINIMUM REQUIREMENTS ARE GUIDELINES THAT MAY VARY DEPENDING ON PLANT LOCATION, EXPOSURE, SOIL CONDITION, AND PRESENCE OF EXISTING VEGETATION.

3.2 SITE MAINTENANCE

THE ENHANCED BUFFER IS DESIGNED TO BE SELF-SUSTAINING. TO ENSURE THE SUCCESS OF THE PLANTINGS, ADDITIONAL REPLANTING AND CONTROL OF UNDESIRABLE PLANT SPECIES MAY BE NECESSARY AFTER INITIAL INSTALLATION. THIS MAINTENANCE PLAN INCLUDES ALL ACTIONS REQUIRED TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE, CONTROL COMPETITION WITH GRASSES AND WEEDS, AND LIMIT DIE-BACK OR MORTALITY DUE TO INADEQUATE SOIL MOISTURE TO MEET PERFORMANCE STANDARDS SPECIFIED ON PREVIOUS SHEET.

UPON COMPLETION OF THE REMOVAL OF ALL NON-CONFORMING STRUCTURES AND UNPERMITTED FILL, AND INSTALLATION OF THE PLANTINGS, MULCH AND ALL OTHER ITEMS SPECIFIED BY THE BUFFER ENHANCEMENT PLAN, ALL SURPLUS MATERIAL, EQUIPMENT, AND DEBRIS SHALL BE REMOVED FROM THE MITIGATION SITE. ALL SILT FENCE WILL BE REMOVED FROM WITHIN THE ENHANCED BUFFER WITHIN THE DESIGNATED HERBICIDE TREATMENT ONE FOOT OR HIGHER OR AS APPROVED BY THE PROJECT BIOLOGIST AND OR THE CITY OF Marysville.

THE SITE MAINTENANCE PROGRAM WOULD COMMENCE UPON APPROVAL OF THE COMPLIANCE REPORT AND AS-BUILT PLAN BY THE CITY. THE SITE WOULD BE REGULARLY MAINTAINED FOR THE DURATION OF THE LONG-TERM MONITORING PERIOD. THE PROJECT BIOLOGIST WOULD INSPECT THE SITE DURING SPRING (MARCH-APRIL) DURING EACH YEAR OF THE LONG-TERM MONITORING PERIOD TO IDENTIFY ANY DEVELOPING PROBLEMS WITHIN THE MITIGATION SITE. ITEMS TO BE EVALUATED WITHIN THE RESTORATION AREAS INCLUDE IRRIGATION SYSTEM OPERABILITY (IF APPLICABLE), PRESENCE OF INVASIVE SPECIES, PLANT HEALTH, ANIMAL DAMAGE TO PLANTINGS, AND PRESENCE OF TRASH.

THE PROJECT BIOLOGIST WOULD SUBMIT A WRITTEN SUMMARY OF HIS/HER FINDINGS ALONG WITH MAINTENANCE RECOMMENDATIONS TO THE PROJECT PROPONENT WITHIN 10 DAYS AFTER COMPLETION OF HIS/HER INSPECTION. MAINTENANCE RECOMMENDATIONS WOULD BE IMPLEMENTED BY THE PROJECT PROPONENT WITHIN 30 DAYS OF RECEIPT FROM THE PROJECT BIOLOGIST.

INVASIVE SPECIES WOULD BE CONTROLLED BY METHODS THAT DO NOT COMPROMISE THE ESTABLISHED VEGETATION OR THE REST OF THE RESTORATION PLANTINGS, UNLESS OTHERWISE AUTHORIZED BY THE PROJECT BIOLOGIST. REMOVAL OF INVASIVE SPECIES WILL BE DONE BY HAND, WITH HAND PULLING OF ALL WEEDS WITHIN THE DRIP RING OF ANY INSTALLED SHRUB OR TREE. NO WEED WHIPPING WITH MECHANIZED LINE TRIMMERS WILL BE ALLOWED BETWEEN WOODY PLANTS WITHIN CLUSTER OR CLUMPED PLANTINGS. NO PESTICIDES OR HERBICIDES SHOULD BE USED WITHIN THE BUFFER AREA WITHOUT PERMISSION FROM THE CITY OF Marysville.

3.3 MAINTENANCE WORK GUARANTEE PRIOR TO FINAL INSPECTION OF THE VEGETATION AND ANY OTHER MITIGATING MEASURES REQUIRED IN THIS CHAPTER, THE APPLICANT SHALL SUBMIT A SIGNED CONTRACT WITH A LANDSCAPE MAINTENANCE COMPANY TO MAINTAIN THE INSTALLED IMPROVEMENTS OVER THE PERIOD OF THE MONITORING PROGRAM THAT INCLUDES THE REQUIRED MAINTENANCE TASKS AND SCHEDULE, EXCEPT FOR THE FOLLOWING:

4.0 PROJECT ACCEPTANCE

AFTER COMPLETION OF THE FIVE-YEAR MONITORING PERIOD AND CONFIRMATION BY THE CITY OF Marysville THAT THE BUFFER ENHANCEMENT PLAN MEETS SUCCESSFUL PERFORMANCE STANDARDS, THE CITY OF Marysville SHALL PROVIDE WRITTEN ACCEPTANCE AND APPROVAL OF THE BUFFER ENHANCEMENT AND RELEASE ALL BONDS IN PLACE AS GUARANTEE OF MITIGATION SITE CONSTRUCTION AND PERFORMANCE.



Table with 4 columns: Date, By, Reason/Description, and Notes. The Notes column contains the text 'TOLL BROTHERS 44TH STREET MARYSVILLE MARYSVILLE, WA' and '4 of 4'.