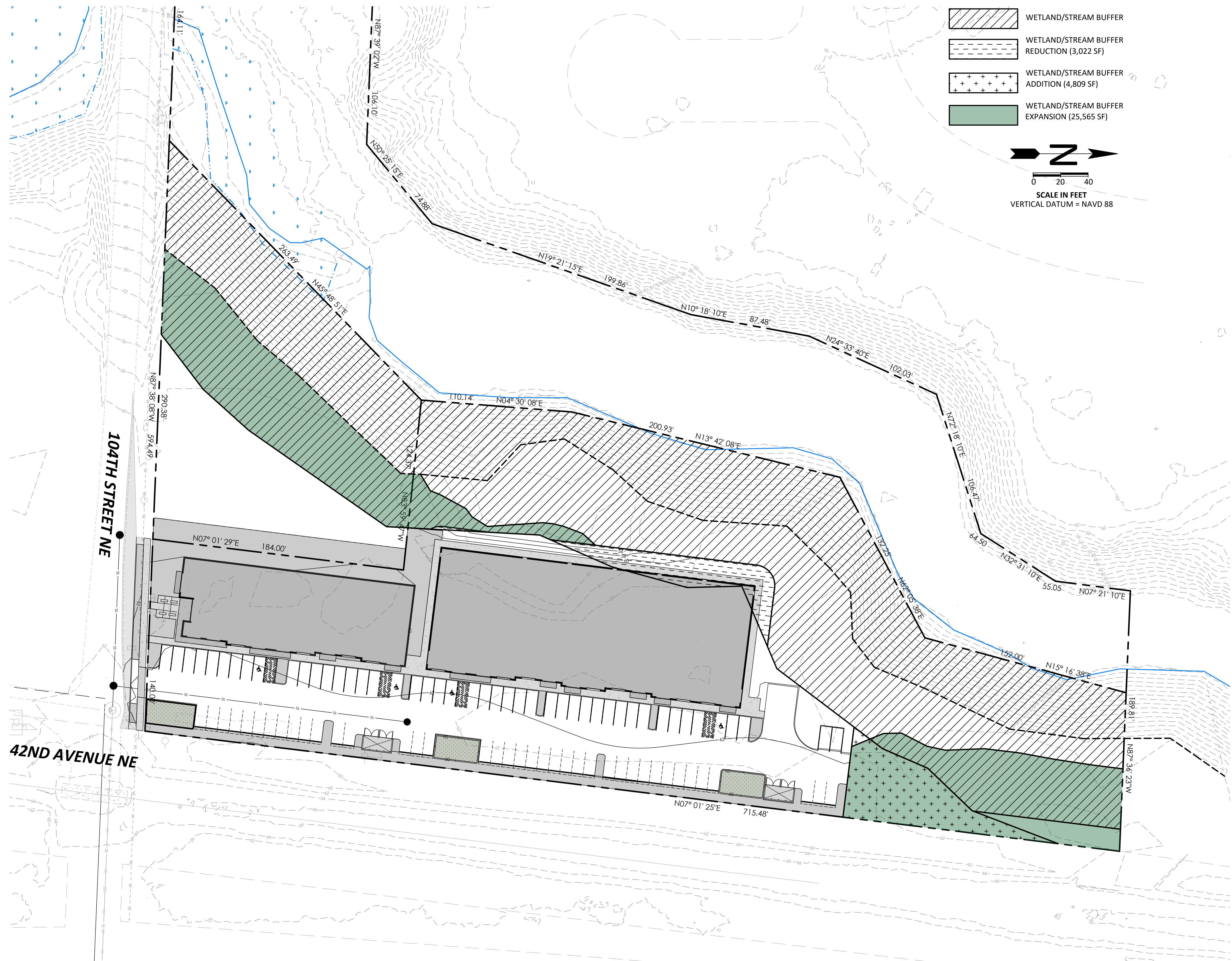
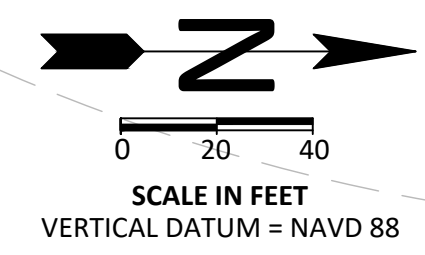


A PORTION OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.



LEGEND:

- WETLAND/STREAM BUFFER
- WETLAND/STREAM BUFFER REDUCTION (3,022 SF)
- WETLAND/STREAM BUFFER ADDITION (4,809 SF)
- WETLAND/STREAM BUFFER EXPANSION (25,565 SF)



MITIGATION 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 - ENHANCE WETLAND/STREAM BUFFERS PER CITY OF MARYSVILLE STANDARDS
OBJECTIVE - INSTALL DENSE NATIVE PLANTINGS WITHIN THE BUFFER AREAS SHOWN ON THIS DRAWING.
PERFORMANCE STANDARD -
 YEAR 1 - 100% SURVIVAL
 YEAR 2 THROUGH YEAR 3 - 80% SURVIVAL
 THIS STANDARD CAN BE ACHIEVED THROUGH PLANT ESTABLISHMENT OR THROUGH PLANT REPLACEMENT.

MONITORING PLAN (3 YEARS):

THE 3 YEAR MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET.

MONITORING SCHEDULE

1. AT THE TIME OF CONSTRUCTION (AS-BUILT)
2. THIRTY DAYS AFTER PLANTING
3. EARLY IN THE GROWING SEASON OF THE FIRST YEAR (YEAR 1)
4. END OF THE GROWING SEASON OF THE FIRST YEAR (YEAR 1)
5. TWICE THE SECOND YEAR (YEAR 2)
6. ANNUALLY THE THIRD YEAR (YEAR 3)

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 MARYSVILLE NO LATER THAN 30 DAYS FROM THE DATE THAT THE WORK SHOWN ON THIS PLAN HAS BEEN COMPLETED.

MONITORING (3 YEARS)

ANNUAL MONITORING SHALL BE COMPLETED FOR A PERIOD OF THREE (3) YEARS. UNLESS OTHERWISE ALLOWED BY THE CITY OF MARYSVILLE, ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION AND REPORTING TO THE CITY OF MARYSVILLE. THE PURPOSE OF THE SITE INVESTIGATION IS TO EVALUATE CONDITIONS WITHIN THE PLANTING AREAS PER THE CURRENT YEAR'S PERFORMANCE STANDARDS. 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, 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 MARYSVILLE NO LATER THAN 30 DAYS FOLLOWING EACH SITE INVESTIGATION.

MAINTENANCE PLAN:

INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH. 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 FOR; 3) THE REPLACEMENT OF DEAD, DISTRESS AND/OR DISEASED PLANTS; 4) THE REMOVAL OF UNDESIRABLE VEGETATION; 5) THE REMOVAL OF TRASH, LITTER, AND/OR OTHER NON-DECOMPOSING DEBRIS; 6) REPAIR DAMAGES CAUSED BY EROSION, SETTLING, AND/OR OTHER GEOMORPHIC PROCESSES. 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.

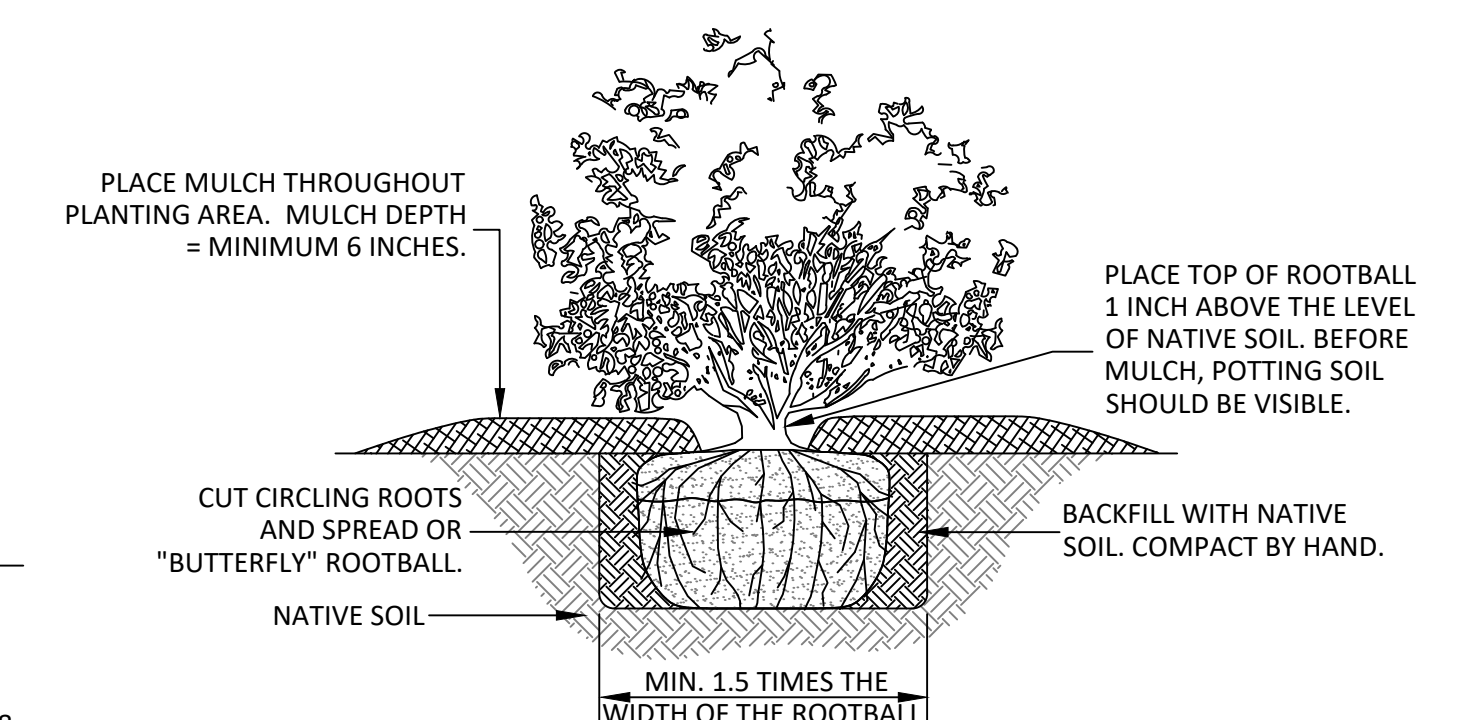
CONTINGENCY PLAN:

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

TEMPORARY IRRIGATION PLAN:

TEMPORARY IRRIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING PLANT INSTALLATION. IRRIGATION 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.

PLANT INSTALLATION DETAIL:



MULCH SHALL BE COMMERCIALY AVAILABLE "MEDIUM 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. SUBJECT TO REVIEW BY THE PLAN DESIGNER, LOCAL ARBORIST AND/OR COMMERCIAL TREE TRIMMING COMPANIES MAY BE ALTERNATIVE ACCEPTABLE MATERIAL SOURCES.

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL CITY OF MARYSVILLE CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN CITY OF MARYSVILLE, 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 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 MARYSVILLE STANDARDS.

PLANT INSTALLATION NOTES:

1. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
2. FOLLOWING PLANT INSTALLATION, PLACE MULCH THROUGHOUT PLANTING AREA.
3. PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS.
4. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS ARE ACCEPTABLE.
5. 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.
6. 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.

PLANT SCHEDULE

BIGLEAF MAPLE	ACER MACROPHYLLUM	2 GAL CONT.	25	15 FT ON-CENTER
DOUGLAS-FIR	PSEUDOTSUGA MENZIESII	2 GAL CONT.	50	15 FT ON-CENTER
WESTERN REDCEDAR	THUJA PLICATA	2 GAL CONT.	40	15 FT ON-CENTER
VINE MAPLE	ACER CIRCINATUM	2 GAL CONT.	50	8 FT ON-CENTER; GROUPS OF 3 TO 8
OCEANSPRAY	HOLIDISCUS DISCOLOR	2 GAL CONT.	60	8 FT ON-CENTER; GROUPS OF 3 TO 8
INDIAN PLUM	OEMLERIA CERASFORMIS	2 GAL CONT.	70	8 FT ON-CENTER; GROUPS OF 3 TO 8
REDFLOWER CURRANT	RIBES SANGUINEUM	2 GAL CONT.	50	8 FT ON-CENTER; GROUPS OF 3 TO 8
BALDHIP ROSE	ROSA GYMNOCARPA	2 GAL CONT.	80	8 FT ON-CENTER; GROUPS OF 3 TO 8
COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	2 GAL CONT.	90	8 FT ON-CENTER; GROUPS OF 3 TO 8
		TOTAL:	515	

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

PROJECT:
BUFFER MITIGATION PLAN
- 104TH REZONE DELL'S NURSERY -

CLIENT:
 DELLS POND II, LLC
 1820 3RD AVENUE NE
 ARLINGTON, WA 98222

SITE ADDRESS:
 4131 104TH STREET NE - MARYSVILLE, WA 98271
 TAX PARCEL NO. 300516-002-001-00 & 300516-002-003-00

811
 Know what's Below.
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UTILITY LOCATIONS AND CHARACTERISTICS SHOWN ON THIS DRAWING, IF ANY, ARE BASED ON THE FIELD LOCATION OR THE APPARENT SURFACE EVIDENCE OF EXISTING STRUCTURES. THE UNDERGROUND HOUSING AND CONDITION OF BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED. ADDITIONAL UTILITY LOCATION AND MAPPING MAY BE REQUIRED. FIELD LOCATE, VERIFY DEPTH, AND ADEQUATELY PROTECT ALL UTILITIES PRIOR TO THE START OF WORK.

NO.	DATE	NOTES

DATE: 04/04/2023
 JOB NUMBER: 20-149

Site Plan, Notes & Details

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