

**DRAWING LEGEND:**

- TYPE F STREAM
- PROPOSED BUFFER IMPACT (2,873 SF)
- PROPOSED BUFFER ENHANCEMENT (5,706 SF)

**GENERAL CONSTRUCTION NOTES:**

- CONSTRUCTION SHALL CONFORM TO ALL KITTITAS COUNTY CODES, ORDINANCES, AND REGULATIONS. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN KITTITAS COUNTY, THE OWNER, AND THE PLAN DESIGNER.
- A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 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.
- 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 KITTITAS COUNTY STANDARDS.
- THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES SHOWN ON THESE DRAWINGS, IF ANY, ARE THE MINIMUM REQUIRED. ADJUST, AMEND, AND/OR ADD TO THE TESC MEASURES SHOWN TO ACCOMMODATE SITE AND WEATHER CONDITIONS AND/OR AS OTHERWISE DIRECTED BY OWNER OR PER KITTITAS COUNTY.

**PLANT INSTALLATION NOTES:**

- PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
- ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
- FOLLOWING PLANT INSTALLATION, PLACE MULCH AT THE BASE OF PLANTS.

**PLANT MATERIAL SPECIFICATIONS:**

- PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WASHINGTON ENVIRONMENTAL CONDITIONS.
- PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS ARE ACCEPTABLE.
- 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.
- 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**

COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	SPACING	QTY
BLACK COTTONWOOD	<i>POPULUS BALSAMIFERA</i>	2 GALLON	10' O.C.	57
REDOSIER DOGWOOD	<i>CORNUS SERICEA</i>	4' LIVE STAKE	5' O.C.	140
SITKA WILLOW	<i>SALIX SITCHENSIS</i>	4' LIVE STAKE	5' O.C.	88
				<b>TOTAL = 285</b>

**TEMPORARY IRRIGATION:**

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 JULY 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE APPLIED IN A MANNER THAT MAINTAINS PLANT HEALTH, PREVENTS WILTING, AND PROMOTES DEEP PLANT ROOT SYSTEMS.

**MONITORING PLAN:**

THE 5 YEAR MONITORING PLAN OUTLINED BELOW WILL ENSURE AND DOCUMENT THAT THE PERFORMANCE STANDARDS ESTABLISHED FOR THIS PLAN HAVE BEEN MET. THE LOT OWNER 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 KITTITAS COUNTY.

**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/ENHANCE ON-SITE STREAM 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.

**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 KITTITAS COUNTY 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. UNLESS OTHERWISE ALLOWED BY KITTITAS COUNTY, ANNUAL MONITORING SHALL BE COMPLETED BY A QUALIFIED PROFESSIONAL AND SHALL COMPRISE A SITE INVESTIGATION IN AUGUST OR SEPTEMBER AND REPORTING TO KITTITAS COUNTY 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 ESTABLISHED DURING THE AS-BUILT.

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

**MAINTENANCE PLAN:**

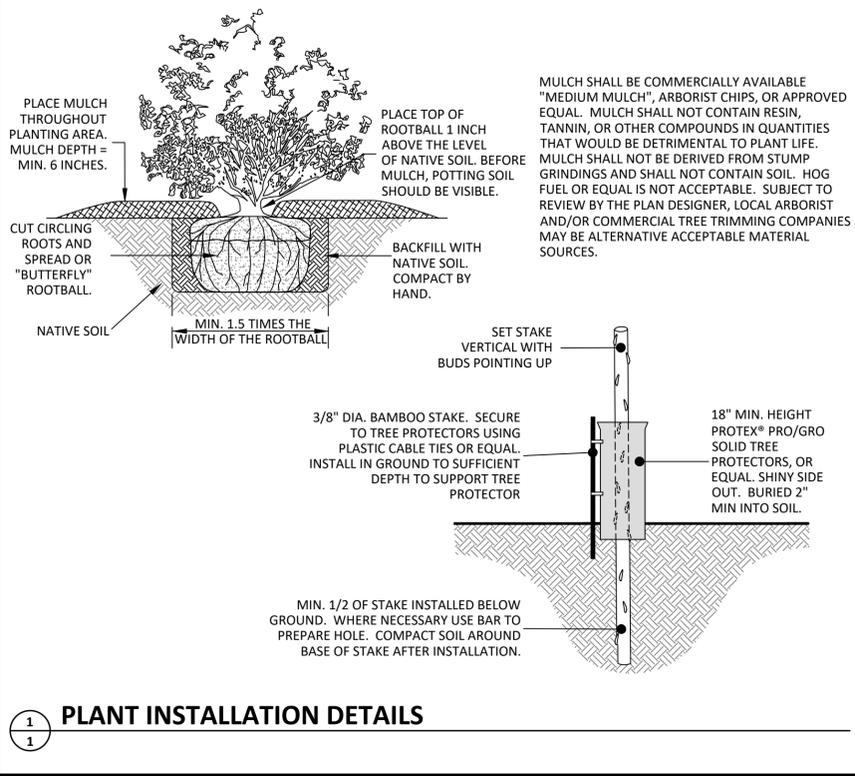
INSTALLED PLANTS SHALL BE MAINTAINED AT REGULAR INTERVALS DURING THE MONITORING PERIOD TO PROMOTE THE SUCCESSFUL ESTABLISHMENT AND VIGOROUS GROWTH OF THE INSTALLED PLANT STOCK. GENERAL MAINTENANCE SHALL INCLUDE:

- RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY.
- THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
- THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
- 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 KITTITAS COUNTY 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 KITTITAS COUNTY WITHIN 30 DAYS OF WHEN DEFICIENCIES ARE DISCOVERED. UNLESS OTHERWISE APPROVED BY KITTITAS COUNTY, ACTIONS SPECIFIED ON AN APPROVED CONTINGENCY PLAN MUST BE COMPLETED WITHIN 60 DAYS. IF THE FAILURE IS SUBSTANTIAL, KITTITAS COUNTY MAY EXTEND THE COMPLIANCE MONITORING PERIOD FOR THE ENHANCEMENT WORK.



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

**CRITICAL AREA MITIGATION PLAN**  
**- PROPOSED IMMER SHOP -**

**101 JAY WAY - SNOQUALMIE PASS, WASHINGTON**  
 KITTITAS COUNTY PARCEL ID 738035

**811**  
 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
1.	01/16/2026	ADDED WETLAND BUFFER

DATE: 11/06/2025  
 JOB NUMBER: 24-175

**MITIGATION SITE PLAN, NOTES, & DETAILS**

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