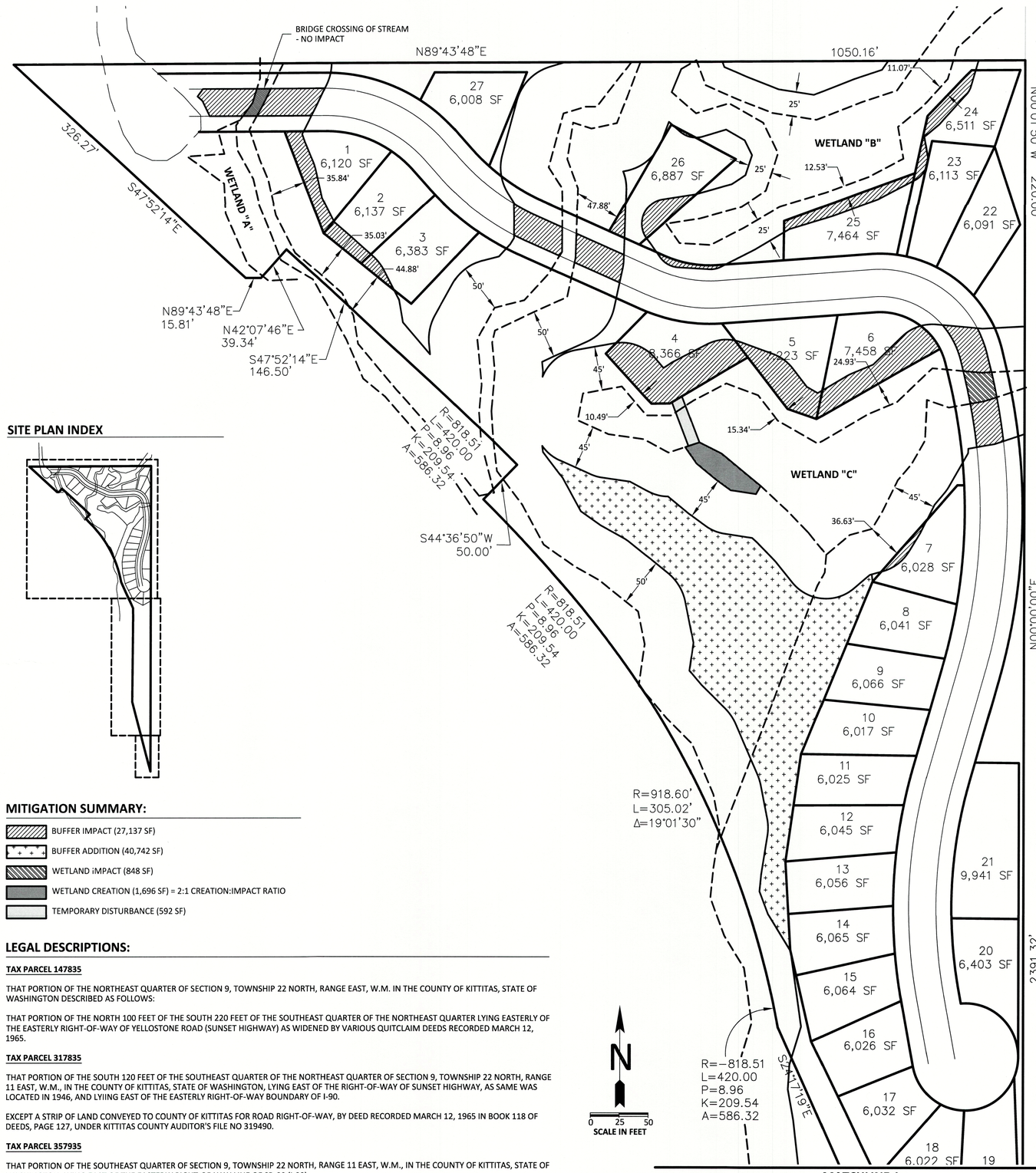

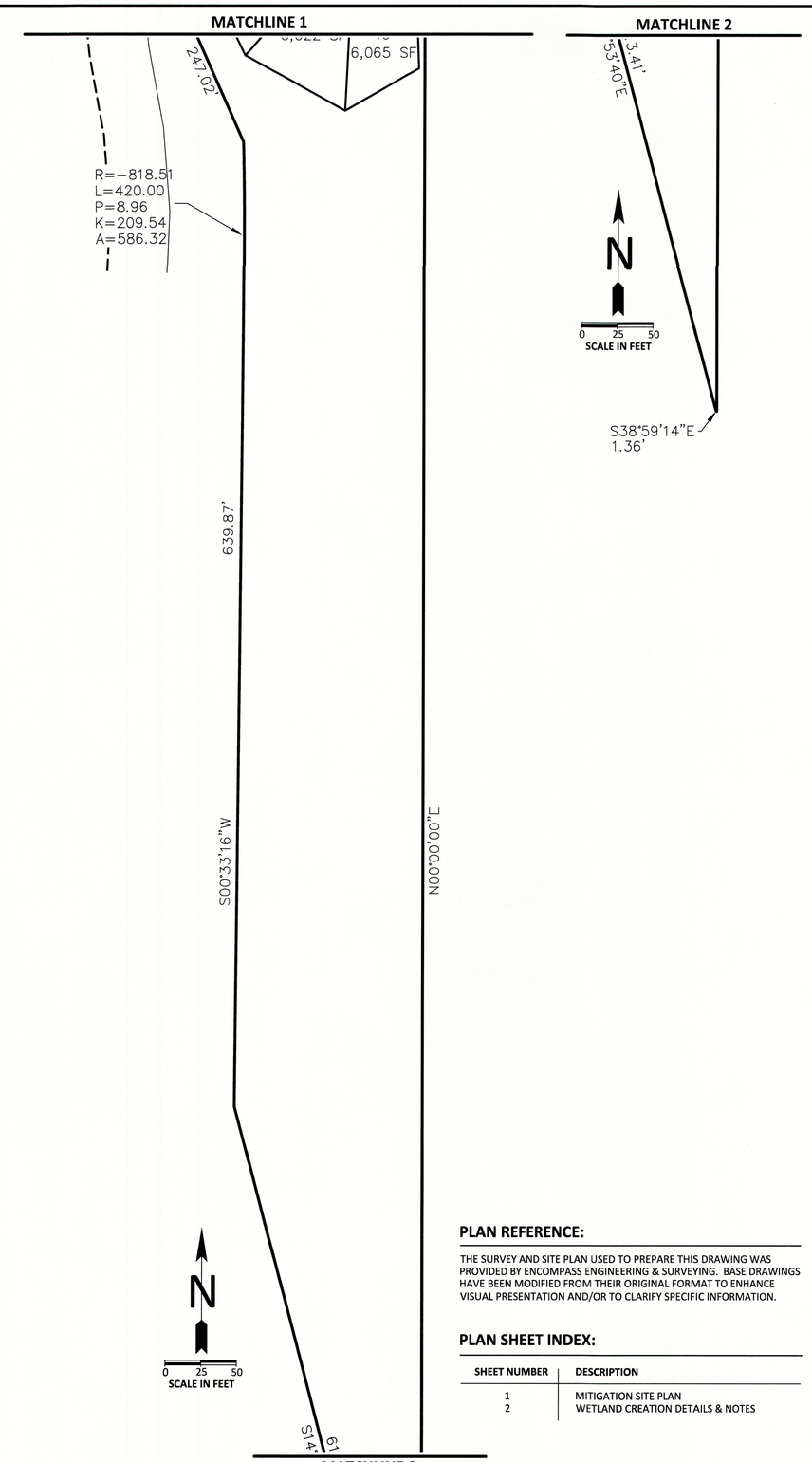

SITE PLAN INDEX

MITIGATION SUMMARY:

- BUFFER IMPACT (27,137 SF)
- BUFFER ADDITION (40,742 SF)
- WETLAND iMPACT (848 SF)
- WETLAND CREATION (1,696 SF) = 2:1 CREATION:IMPACT RATIO
- TEMPORARY DISTURBANCE (592 SF)

LEGAL DESCRIPTIONS:

TAX PARCEL 147835

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 100 FEET OF THE SOUTH 220 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF YELLOSTONE ROAD (SUNSET HIGHWAY) AS WIDENED BY VARIOUS QUITCLAIM DEEDS RECORDED MARCH 12, 1965.

TAX PARCEL 317835

THAT PORTION OF THE SOUTH 120 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING EAST OF THE RIGHT-OF-WAY OF SUNSET HIGHWAY, AS SAME WAS LOCATED IN 1946, AND LYIING EAST OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF I-90.

EXCEPT A STRIP OF LAND CONVEYED TO COUNTY OF KITTITAS FOR ROAD RIGHT-OF-WAY, BY DEED RECORDED MARCH 12, 1965 IN BOOK 118 OF DEEDS, PAGE 127, UNDER KITTITAS COUNTY AUDITOR'S FILE NO 319490.

TAX PARCEL 357935

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SR-90 (I-90).

PLAN REFERENCE:

THE SURVEY AND SITE PLAN USED TO PREPARE THIS DRAWING WAS PROVIDED BY ENCOMPASS ENGINEERING & SURVEYING. BASE DRAWINGS HAVE BEEN MODIFIED FROM THEIR ORIGINAL FORMAT TO ENHANCE VISUAL PRESENTATION AND/OR TO CLARIFY SPECIFIC INFORMATION.

PLAN SHEET INDEX:

SHEET NUMBER	DESCRIPTION
1	MITIGATION SITE PLAN
2	WETLAND CREATION DETAILS & NOTES

1/1 MITIGATION SITE PLAN

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

PROJECT:

CRITICAL AREA MITIGATION PLAN
- PLAT OF YELLOWSTONE TRAILS ESTATES -

PORTION OF EAST ½ OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

811 Know what's below. Call before you dig.

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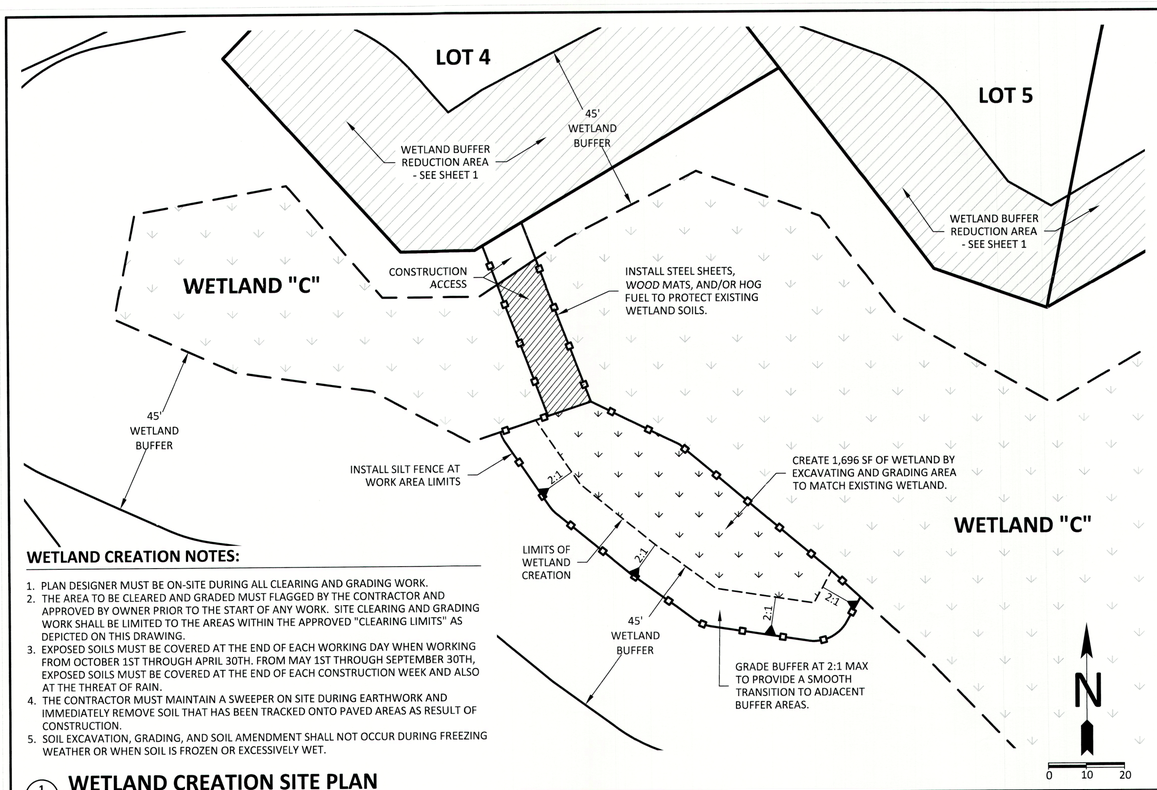
NO.	DATE	NOTES

DATE: 07/12/2022
JOB NUMBER: A9-155

MITIGATION SITE PLAN

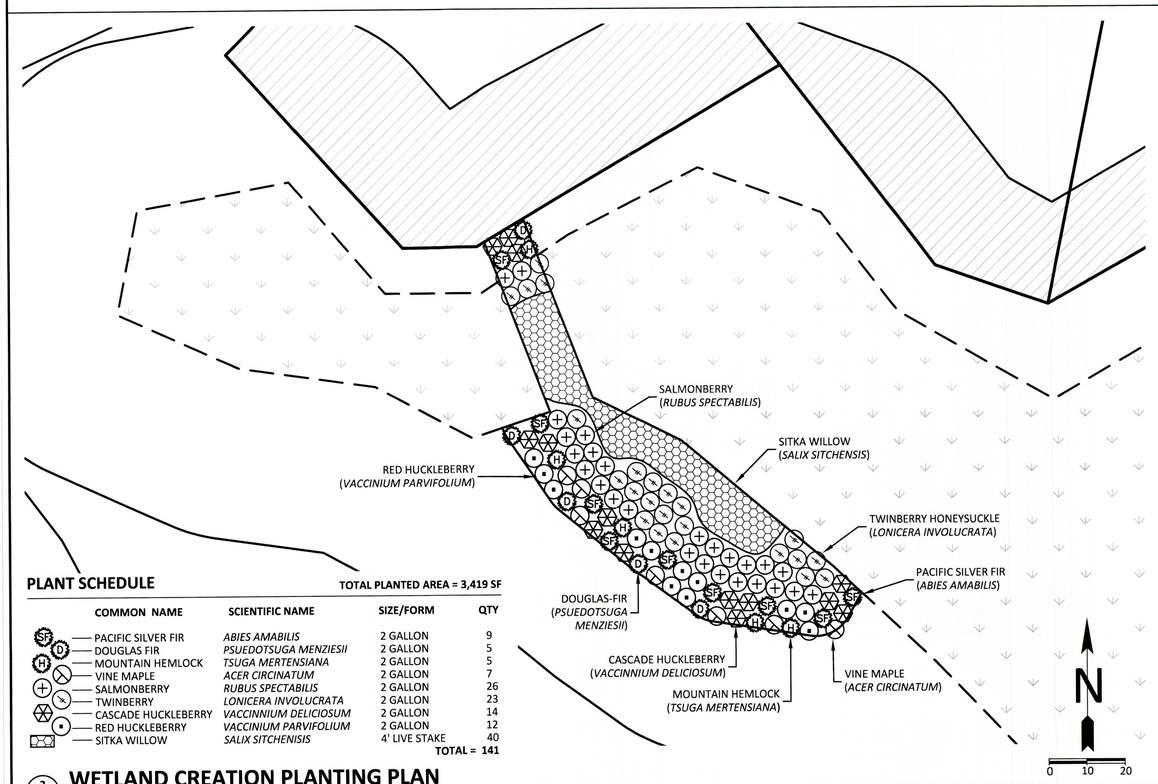
SHEET: 1 OF 2



WETLAND CREATION NOTES:

1. PLAN DESIGNER MUST BE ON-SITE DURING ALL CLEARING AND GRADING WORK.
2. THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY THE CONTRACTOR AND APPROVED BY OWNER PRIOR TO THE START OF ANY WORK. SITE CLEARING AND GRADING WORK SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED "CLEARING LIMITS" AS DEPICTED ON THIS DRAWING.
3. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
4. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
5. SOIL EXCAVATION, GRADING, AND SOIL AMENDMENT SHALL NOT OCCUR DURING FREEZING WEATHER OR WHEN SOIL IS FROZEN OR EXCESSIVELY WET.

1/2 WETLAND CREATION SITE PLAN



PLANT SCHEDULE

TOTAL PLANTED AREA = 3,419 SF

	COMMON NAME	SCIENTIFIC NAME	SIZE/FORM	QTY
SF	PACIFIC SILVER FIR	*ABIES AMABILIS*	2 GALLON	9
D	DOUGLAS FIR	*PSUEDOTSUGA MENZIESII*	2 GALLON	5
H	MOUNTAIN HEMLOCK	*TSUGA MERTENSIANA*	2 GALLON	5
V	VINE MAPLE	*ACER CIRCINATUM*	2 GALLON	7
+	SALMONBERRY	*RUBUS SPECTABILIS*	2 GALLON	26
T	TWINBERRY	*LONICERA INVOLUCRATA*	2 GALLON	23
C	CASCADE HUCKLEBERRY	*VACCINNIUM DELICIOSUM*	2 GALLON	14
R	RED HUCKLEBERRY	*VACCINIUM PARVIFOLIUM*	2 GALLON	12
S	SITKA WILLOW	*SALIX SITCHENISIS*	4' LIVE STAKE	40
			TOTAL =	141

2/2 WETLAND CREATION PLANTING PLAN

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL **KITTITAS COUNTY** CODES, ORDINANCES, AND REGULATIONS.
2. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN **KITTITAS COUNTY**, 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 **KITTITAS COUNTY** STANDARDS.
6. 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:

1. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY PLAN DESIGNER OR OWNER PRIOR TO INSTALLATION.
2. PLANT LOCATIONS SHOWN ARE APPROXIMATE. ADJUST PLANT LOCATIONS TO ACCOMMODATE SITE CONDITIONS, TO PRESERVE AND PROTECT EXISTING NATIVE VEGETATION, AND/OR PER PLAN DESIGNER AT TIME OF INSTALLATION.
3. FOLLOWING PLANT INSTALLATION, PLACE MULCH THROUGHOUT PLANTING AREA.

PLANT MATERIAL SPECIFICATIONS:

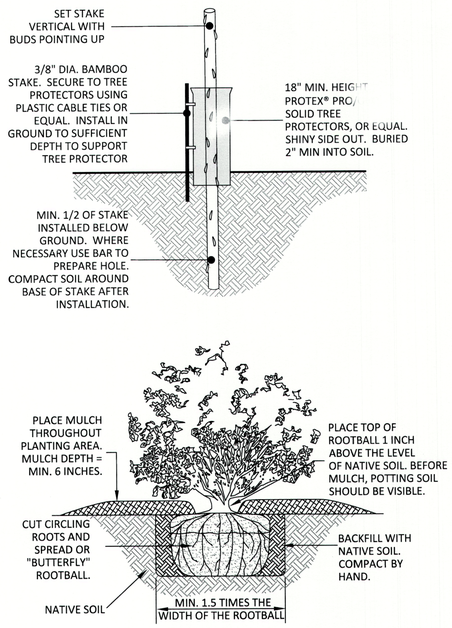
1. PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WASHINGTON ENVIRONMENTAL CONDITIONS,
2. PLANTS SHALL BE NATIVE TO THE PACIFIC NORTHWEST, PREFERABLY THE PUGET SOUND REGION OF WASHINGTON STATE. PLANTS SHALL BE PROPAGATED FROM NATIVE STOCK. SALVAGED PLANTS ARE ACCEPTABLE.
3. PLANTS SHALL BE NORMAL IN 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.

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.

MULCH SPECIFICATION:

MULCH SHALL BE COMMERCIALLY 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.



3/2 PLANT INSTALLATION DETAILS

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:

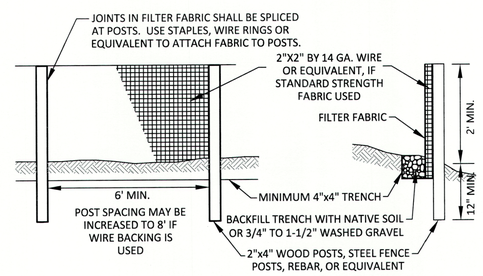
1. RE-APPLYING BARK MULCH TO MAINTAIN A 6" MINIMUM APPLIED THICKNESS - YEAR 1 ONLY.
3. THE PRUNING OF INSTALLED PLANTS TO REMOVE DEAD WOOD AND PROMOTE VIGOROUS PLANT GROWTH AND PROPER FORM.
4. THE REPLACEMENT OF PLANTS THAT APPEAR TO BE IN DISTRESS AND/OR DISEASED.
5. THE REMOVAL OF TRASH, LITTER, AND/OR 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.



NOTES:

1. SILT FENCING SHALL BE INSTALLED BEFORE GROUND COVER IS REMOVED AND SHALL BE INSTALLED ALONG A TOPOGRAPHIC CONTOUR WHENEVER POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.

4/2 SILT FENCE INSTALLATION DETAIL

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

PROJECT:

CRITICAL AREA MITIGATION PLAN - PLAT OF YELLOWSTONE TRAILS ESTATES -

PORTION OF EAST ½ OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.
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NO.	DATE	NOTES

DATE: 07/12/2022
JOB NUMBER: A9-155

WETLAND CREATION DETAILS & NOTES

SHEET: 2 OF 2