

GENERAL NOTES:
MITIGATION SEQUENCE: PLEASE REFER TO PAGE 19-24 FROM THE WETLAND SITE ASSESSMENT - DATED NOVEMBER 2023 BY COOPER GEOSCIENCES.
BUFFER MITIGATION PLAN:

The proposed garage would encroach 25 feet into the 100-foot critical areas buffer/habitat conservation area for Lake Cavanaugh and 37.5 feet into the 150-foot critical areas buffer for the type F stream. The gazebo would encroach 44 feet into the 100-foot Lake Cavanaugh buffer and 125 feet into the standard 150-foot critical areas buffer for the Type F stream. The proposed mitigations are in addition to those required by WDFW. The lake Cavanaugh buffer and the type F stream buffer will be enhanced by planting native vegetation. Mitigation procedures include approximately 3,200 square feet of mitigation plantings to compensate for buffer encroachments. Native riparian plants, suitable to this shoreline ecosystem, should be planted to compensate for the reduced riparian and shoreline buffer. A shoreline mitigation planting plan is as follows and is designed to be flexible allowing for the substitution of shoreline plants and locations according to their tolerance to the riparian shoreline ecosystem.

Planting Plan

This plan proposes to enroot plants, install plant protective covers, and apply mulch and/or shade cloth, as necessary. Planting should not begin until the mitigation site is prepared in accordance with this mitigation plan and any requirements made by the County or other jurisdictional authority. plants should be installed in areas best suited to promote growth and function of a native habitat area. Plants should be laid out in clusters or "islands" that mimic natural plant distribution. Specific attention should be paid to hydrologic, soil, and shade micro-conditions that can contribute to the survival and proliferation of the plantings. Individual planting locations may vary based on actual site conditions; however, the total number of plants enrooted, and the number of square feet enhanced should not fall below the quantities suggested in TABLE 3.

PLANTING LOCATIONS:

Using the species TABLE A, plants should be installed in areas best suited to promote growth and function of a native habitat area. Plants should be laid out in clusters or "islands" that mimic natural plant distribution. Specific attention should be paid to hydrologic, soil, and shade micro-conditions that can contribute to the survival and proliferation of the plantings. Individual planting locations may vary based on actual site conditions; however, the total number of plants enrooted, and the number of square feet enhanced should not fall below the quantities suggested in TABLE A

Installation of Container and Bare Root Plants

Bare root plants should only be installed from October 15th to December 1st and from February 15th through April 15th. Planting bare root plants outside of this window can substantially reduce survival rates. Furthermore, if bare root plantings are utilized, we recommend increasing the number of plants installed by at least 25% to ensure that performance standards are met during the coming years. To help ensure successful plant survival, we recommend these general guidelines:

- Water all container stock and bare root plants the day before planting.
- Transplant according to the location recommendations provided in this report.
- Follow the appropriate spacing guidelines in Attachment 3.
- Dig holes deep enough and wide enough to allow room for roots to spread.
- Install plantings with downward facing root mass and avoid "J-planting" or horizontal root arrangements.
- Apply water to the hole prior to installing the plant.
- Water plants after installation and tamp down the soil to close any air holes.
- Planted tree and shrub species should have a 100% survival for the first year (Year 1) of the monitoring period, 90% for Year 2, 80% for Years 3 and 4, and 75% by the final year (Year 5).
- If the total native tree and shrub cover meets or exceeds 80%, the mitigation would be considered successful and survival rate criteria for installed plants would be decreased to 50%.

Monitoring Schedule

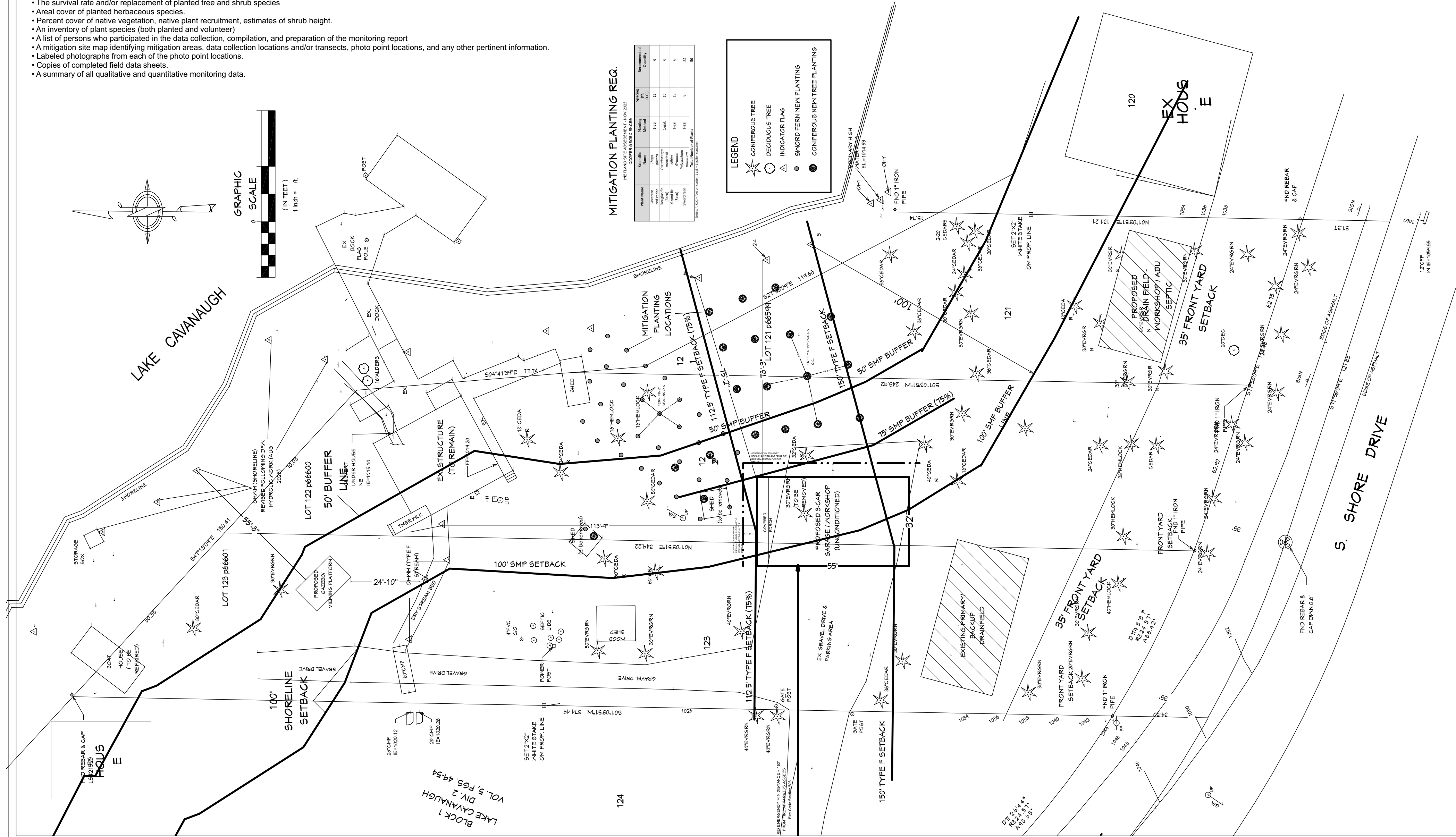
The mitigation site should be maintained and monitored for five years following installation. Monitoring reports should be submitted to the County during years 1, 2, 3, 4, and 5, beginning the year after the County accepts the mitigation As-Built specifications. The monitoring reports should be submitted by December 31 of each monitoring year. The dates and activities that will be conducted during the monitoring period are specified in Table 1.

Monitoring Reports

At the end of each monitoring year (Year 1 through 5), an annual report would be prepared by the applicant and submitted to the County. The specific monitoring schedule would be determined by the date of implementation, the submittal of the mitigation as-built report, and the acquisition of the installation completion letter from the County. The Year 1 monitoring report should be submitted BY December 31 of the first monitoring year, contingent on County approval. Annual monitoring reports should provide an assessment of the mitigation site as it relates to specified performance standards. Monitoring reports should also reflect an evaluation of progress toward completion of the goals and objectives contained in this mitigation plan. Each monitoring report should contain, at a minimum:

- The survival rate and/or replacement of planted tree and shrub species
- Areal cover of planted herbaceous species.
- Percent cover of native vegetation, native plant recruitment, estimates of shrub height.
- An inventory of plant species (both planted and volunteer)
- A list of persons who participated in the data collection, compilation, and preparation of the monitoring report
- A mitigation site map identifying mitigation areas, data collection locations and/or transects, photo point locations, and any other pertinent information.
- Labeled photographs from each of the photo point locations.
- Copies of completed field data sheets.
- A summary of all qualitative and quantitative monitoring data.

BP24-0083
01.19.2024
MG



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
CRITICAL AREA SITE PLANE

PROJECT DESCRIPTION:
33711 S SHORE DRIVE GARAGE ADDITION

DRAWINGS PROVIDED BY:
MARK AND COLLEEN LEVECK - OWNER

DATE:
JAN 2024

SCALE:
1/4" = 6'

SHEET:
A1.3