



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

US Army Corps of Engineers
Regulatory Branch
Post Office Box 3755
Seattle, WA 98124-3755
Telephone: (206) 316-3164
ATTN: Brandon Clinton,
Project Manager

Public Notice Date: October 17, 2018
Expiration Date: November 16, 2018

Reference No.: NWS-2017-920
Name: Yang, Tao

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899, for certain work described below and shown on the enclosed drawings dated October 5, 2017.

APPLICANT: Attention: Mr. Tao Yang
79 Skagit Key
Bellevue, Washington 98006
Telephone: (206) 371-4097

AGENT: Waterfront Construction, Inc.
205 Northeast Northlake Way Suite 230
Seattle, Washington 98105
Attention: Mr. Steve Zuvella
Telephone: (206) 548-9800

LOCATION: In Lake Washington at Bellevue, King County, Washington

WORK: Construct a new 150-foot long residential pier with a 4-foot wide walkway and a 14-foot by 6-foot south-facing ell at the waterward terminus of the pier (667.9 square feet of total overwater cover), and install three, 8-inch steel mooring piles. Pier would be supported by twenty two, 8-inch diameter steel piles and would be completely grouted with 42% open area grating. The three mooring piles would be spaced 30 feet apart, 28.5 feet north of the pier. All material would be mobilized to site by construction barge. All piling would be driven by barge-mounted vibratory hammer. A containment boom would be deployed around the work area prior to commencement of work, and all construction debris would be removed from the site by barge and disposed at an appropriate upland facility.

PURPOSE: Provide safe boat and watercraft moorage and private recreational access to Lake Washington.

ADDITIONAL INFORMATION: The location of the Ordinary High Water Mark shown on the project drawings have not yet been verified by the U.S. Army Corps of Engineers (Corps). If the Corps determines the boundaries of the wetland/waters are substantially inaccurate a new public notice may be published.

COMPENSATORY MITIGATION: The applicant has proposed to install a strip of shoreline plantings within 25 feet of Ordinary High Water (OHW).

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat.

Section 7 ESA consultation has been completed with the NMFS through the *Integrated Restoration and Permitting Program (IRPP)* (WCR-2016-5278), and with the USFWS through the Programmatic Letter of Concurrence (PLOC) for Selected Activities in Lake Washington and Lake Sammamish Basins (13410-2009-I-0386-R001). Consultation can be re-initiated if project impacts change during the permit application review process.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would impact EFH in the project area.

The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will adversely affect designated EFH for federally managed fisheries in Washington waters. The Corps completed EFH consultation with the NMFS through the IRPP.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, Washington Information System for Architectural and Archaeological Records Data and other sources of information. There are no recorded historic properties within the permit area. The permit area has been so extensively disturbed by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property. The Corps invites responses to this public notice from Native American Tribes or Tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION – CORPS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public; Native American Nations or Tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other

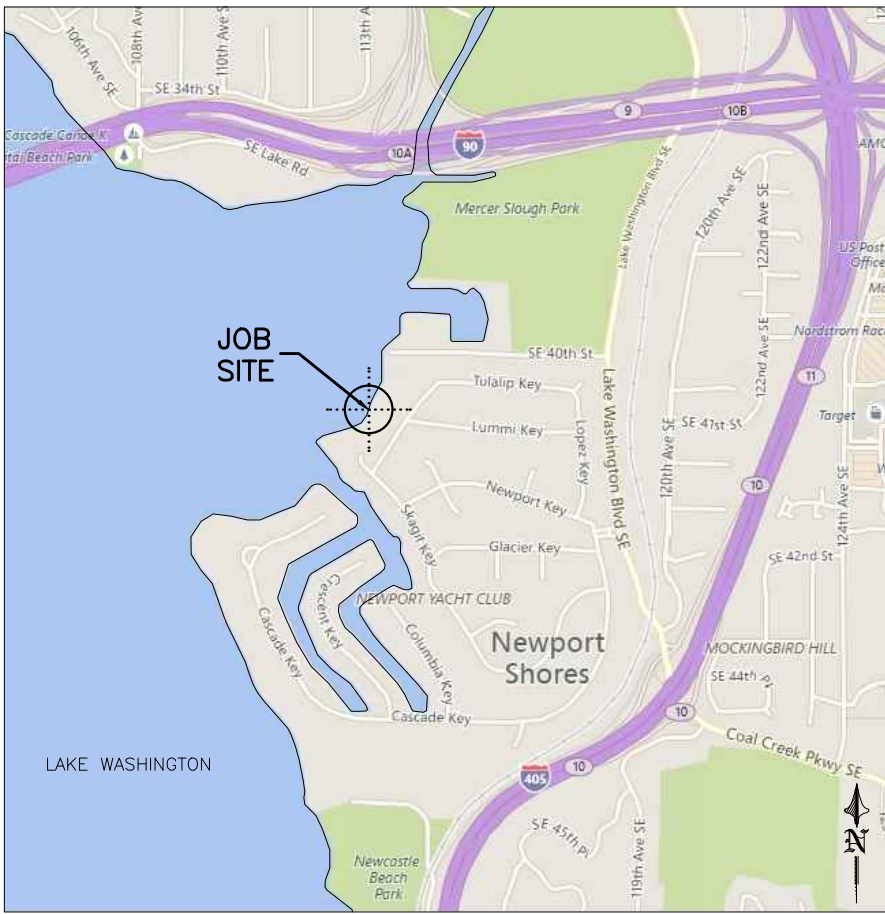
NWS-2017-920; Yang, Tao (Weihao Wu. pier)

public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

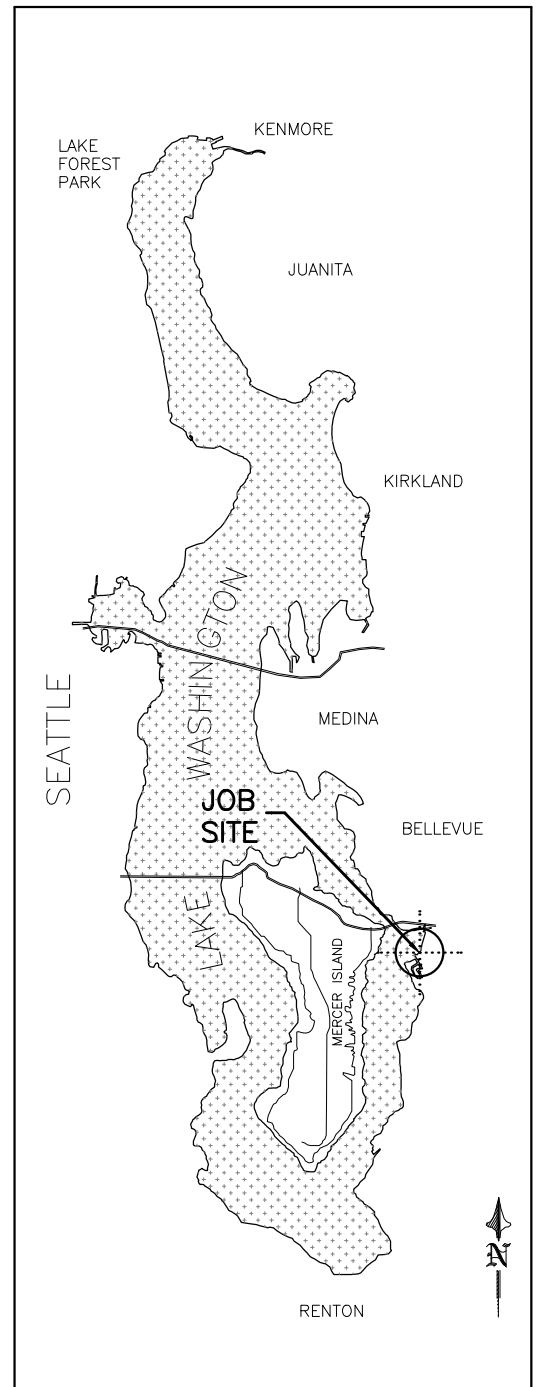
COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether authorizing the work would not be contrary to the public interest. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to brandon.c.clinton@usace.army.mil. Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, Post Office Box 3755, Seattle, Washington, 98124-3755. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commenter's name, address, and phone number. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Yang, Tao; NWS-2017-920

Encl: Project Drawings (7 pages)
Mitigation Plan (6 pages)



VICINITY MAP/NO SCALE



AREA MAP/NO SCALE

LEGAL DESCRIPTION

1/4 SEC: NE-17-24-5 LAT: 47.5738140 (47° 34' 25.73" N)
 TAXLOT #: 6065310430 LONG: -122.1895110 (122° 11' 22.24" W)

NEW PORT DIV # 3
 PLOT Block: 2
 Plat Lot: 17

PROJECT DESIGNED BY:

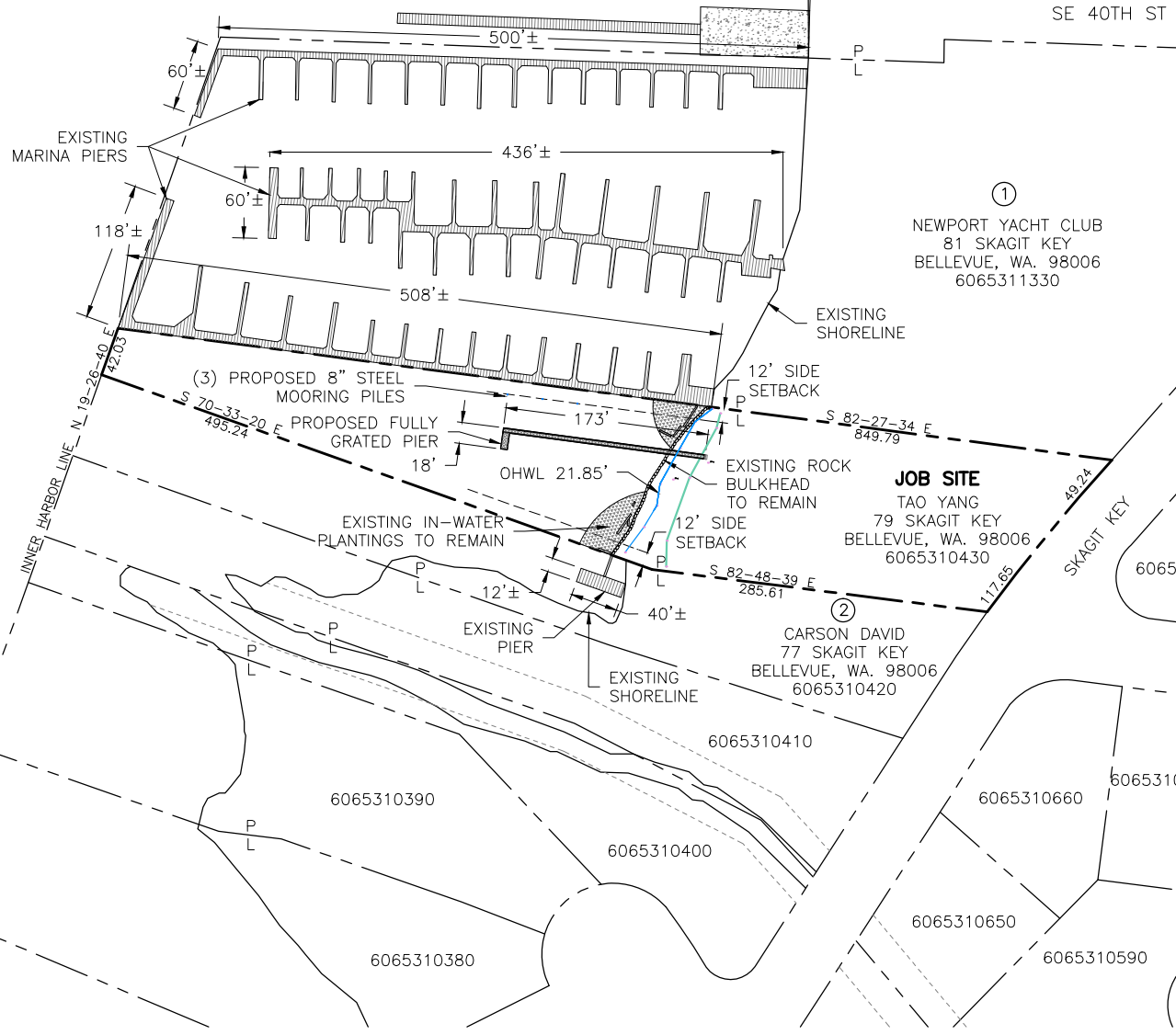
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

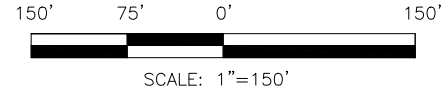
PURPOSE: PROVIDE PRIVATE MOORAGE
DATUM: COE 0.0' EST 1919
ADJACENT OWNERS:
① NEWPORT YACHT CLUB 81 SKAGIT KEY BELLEVUE, WA. 98006
② CARSON DAVID 77 SKAGIT KEY BELLEVUE, WA. 98006

PROJECT NAME: TAO YANG
REFERENCE #: NWS-2017-920
SITE LOCATION ADDRESS: 79 SKAGIT KEY BELLEVUE, WA. 98006
DWG#: 16-37072-A1-1

PROPOSED: INSTALL NEW FULLY GRATED PIER.	
NEAR/AT: BELLEVUE	IN: LAKE WASHINGTON
COUNTY: KING	STATE: WA
APPL BY: TAO YANG	
SHEET: 1	OF: 7
DATE: 10-5-17	



SITE PLAN



REFERENCE #: NWS-2017-920		
APPLICANT: TAO YANG		
PROPOSED: INSTALL NEW FULLY GRATED PIER.		
SHEET: 2	OF: 7	NEAR/AT: BELLEVUE
DATE: 10-5-17	DWG#: 16-37072-A2-1	

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Waterfront Construction Inc.



SE 40TH ST

EXISTING MARINA PIERS

①
NEWPORT YACHT CLUB
81 SKAGIT KEY
BELLEVUE, WA. 98006
6065311330

EXISTING SHORELINE

12' SIDE SETBACK

(3) PROPOSED 8" STEEL MOORING PILES
PROPOSED FULLY GRATED PIER

173'
OHWL 21.85'

EXISTING ROCK BULKHEAD TO REMAIN

EXISTING IN-WATER PLANTINGS TO REMAIN

EXISTING SHORELINE

EXISTING PIER

JOB SITE
TAO YANG
79 SKAGIT KEY
BELLEVUE, WA. 98006
6065310430

②
CARSON DAVID
77 SKAGIT KEY
BELLEVUE, WA. 98006
6065310420

6065310410

6065310390

6065310660

INNER HARBOR LINE N 19-26-40 E 42.03
S 70-33-20 E 495.24

S 82-27-34 E 849.79

S 82-48-39 E 285.61

117.65
49.24
SKAGIT KEY

PLAN VIEW

100' 50' 0' 100'



SCALE: 1"=100'

REFERENCE #: NWS-2017-920

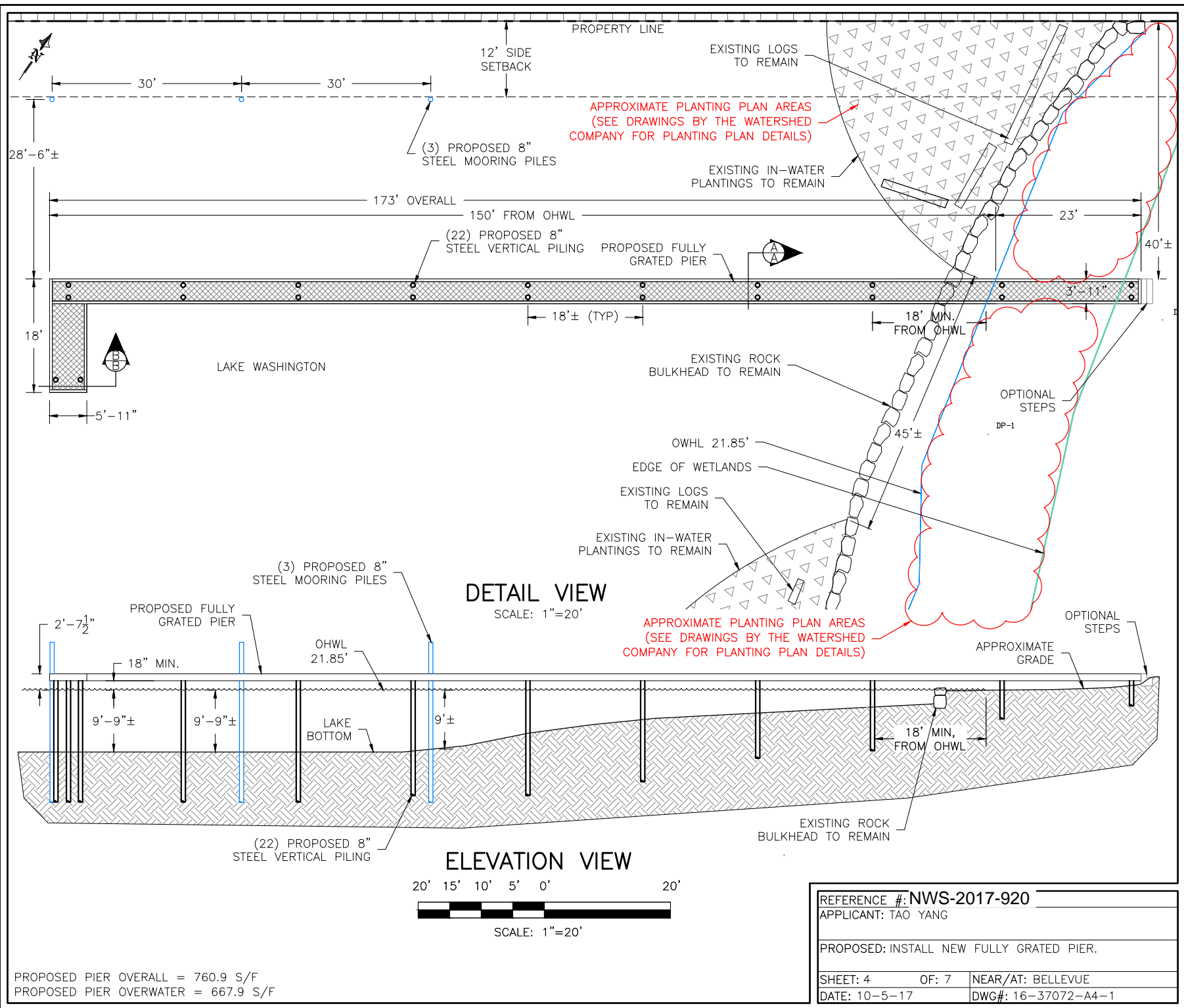
APPLICANT: TAO YANG

PROPOSED: INSTALL NEW FULLY GRATED PIER.

SHEET: 3 OF: 7 NEAR/AT: BELLEVUE

DATE: 10-5-17 DWG#: 16-37072-A3-1

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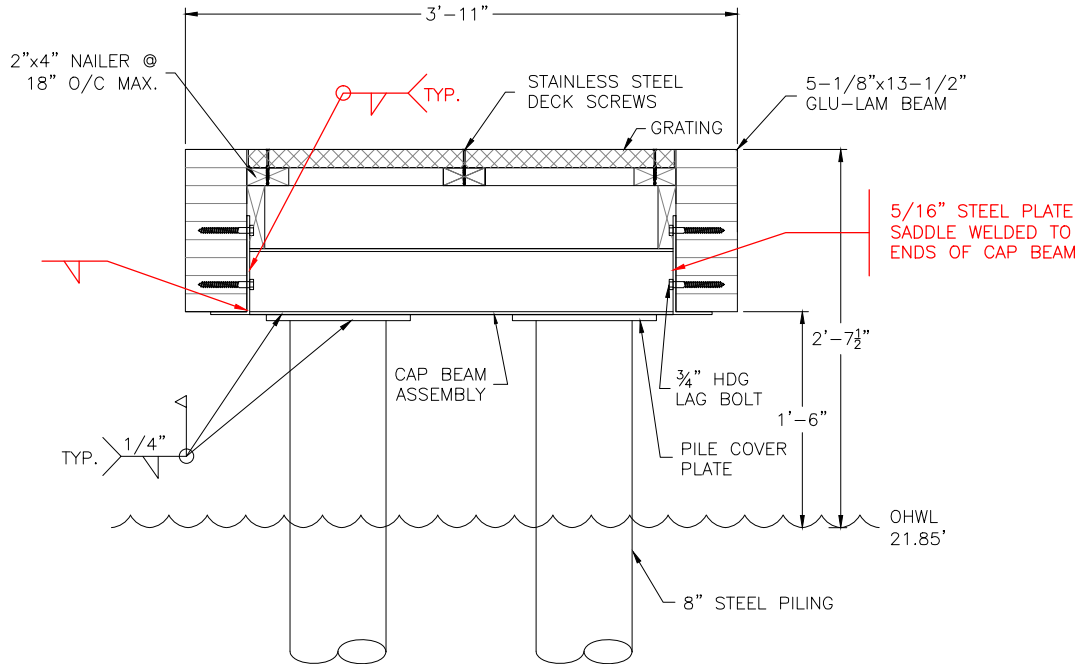
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Waterfront Construction Inc.

PROPOSED PIER OVERALL = 760.9 S/F
 PROPOSED PIER OVERWATER = 667.9 S/F

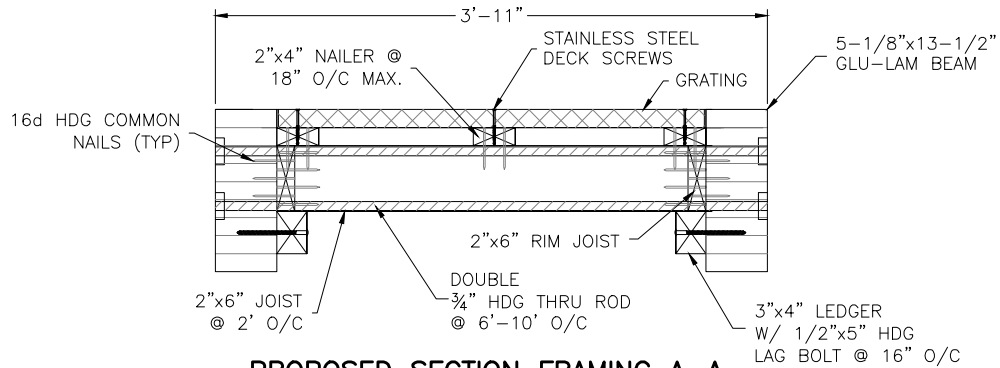
REFERENCE #: NWS-2017-920		
APPLICANT: TAO YANG		
PROPOSED: INSTALL NEW FULLY GRATED PIER.		
SHEET: 4	OF: 7	NEAR/AT: BELLEVUE
DATE: 10-5-17	DWG#: 16-37072-A4-1	

PROJECT DESIGNED BY:
Waterfront Construction Inc.
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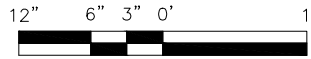


PROPOSED SECTION A-A

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING A-A

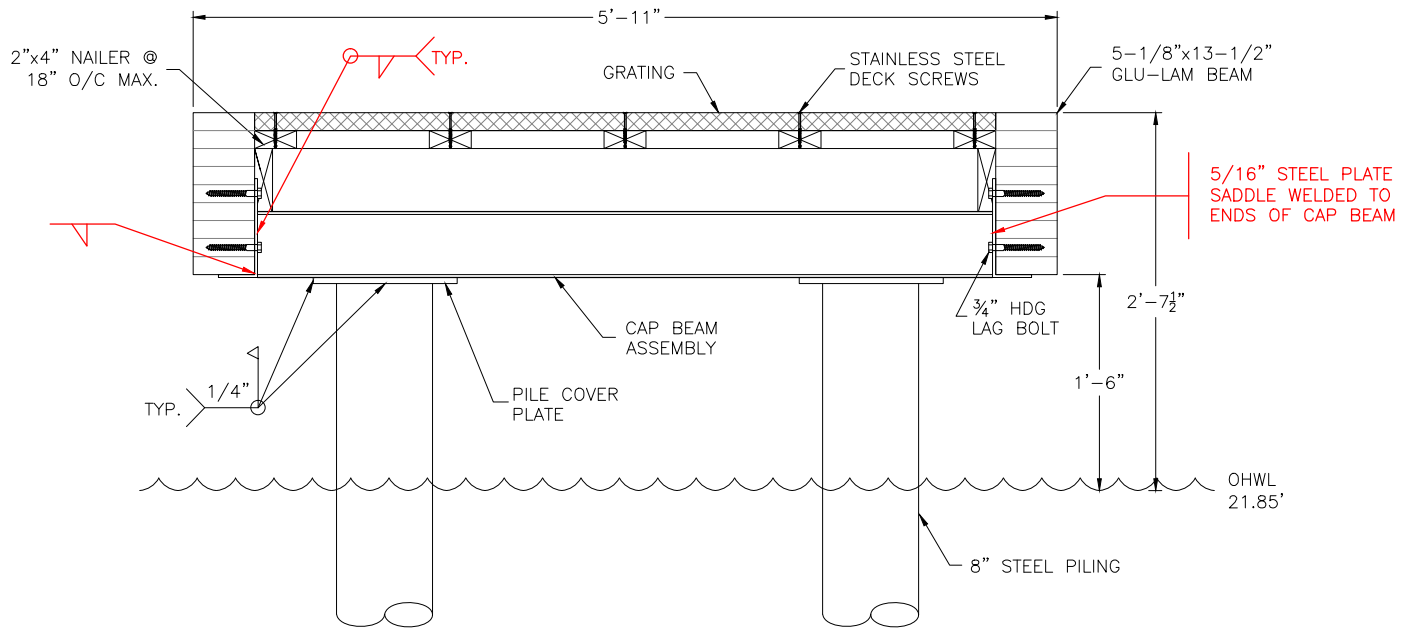


SCALE: 3/4"=1'

MATERIAL LIST

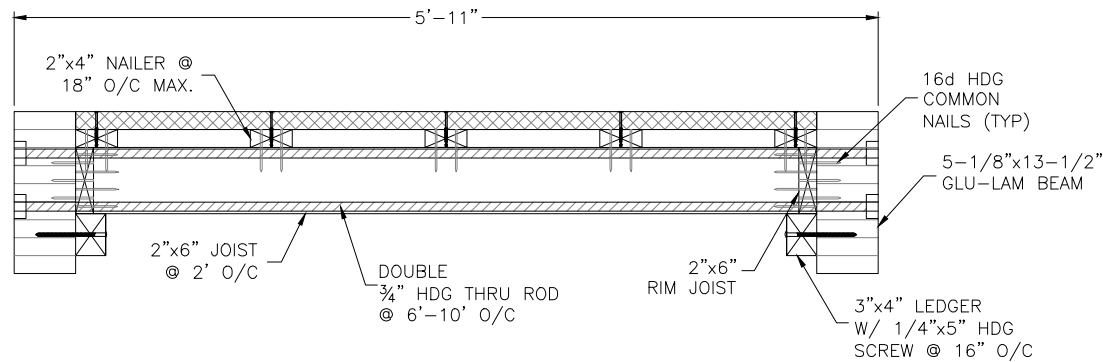
PART	SPECS	TREATMENT
PILING	8" STD WALL	EPOXY COATED
CAPS	W6x15 "H" BEAM	HDG
GLU-LAMS	5 1/8"x13-1/2" DF	ACZA
JOIST	2"x6" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REFERENCE #: NWS-2017-920		
APPLICANT: TAO YANG		
PROPOSED: INSTALL NEW FULLY GRATED PIER.		
SHEET: 5	OF: 7	NEAR/AT: BELLEVUE
DATE: 10-5-17	DWG#: 16-37072-A5-1	

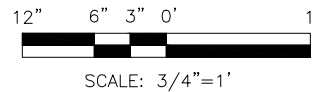


PROPOSED SECTION B-B

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING B-B



MATERIAL LIST

PART	SPECS	TREATMENT
PILING	8" STD WALL	EPOXY COATED
CAPS	W6x15 "H" BEAM	HDG
GLU-LAMS	5 1/8"x13-1/2" DF	ACZA
JOIST	2"x6" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

REFERENCE #: **NWS-2017-920**

APPLICANT: TAO YANG

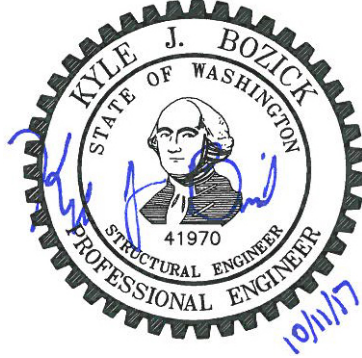
PROPOSED: INSTALL NEW FULLY GRATED PIER.

SHEET: 6 OF: 7 NEAR/AT: BELLEVUE

DATE: 10-5-17 DWG#: 16-37072-A6-1

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Waterfront Construction Inc.



THE ENGINEERING SEAL ON THESE DRAWINGS REPRESENT THE FOLLOWING LIMITED SCOPE OF STRUCTURAL ENGINEERING DESIGN:

- NEW PIER PILES
- PILE CONNECTIONS

OUR SCOPE OF WORK DOES NOT INCLUDE THE ANALYSIS OF THE PIER FRAMING, GRATING, AND THE UPLAND STEPS AND/OR LANDING.

THE PILE DESIGN IS BASED UPON THE DESIGN CRITERIA NOTED IN THE GEOTECHNICAL REPORT PREPARED BY ASSOCIATED EARTH SCIENCES, INC. TITLED “YANG PIER” AND DATED AUGUST 16, 2017.

THE SITE INFORMATION, DIMENSIONS, AND PLAN PAYOUT HAS BEEN PROVIDED TO US BY WATERFRONT CONSTRUCTION, INC.

REFERENCE #: NWS-2017-920		
APPLICANT: TAO YANG		
PROPOSED: INSTALL NEW FULLY GRATED PIER.		
SHEET: 7	OF: 7	NEAR/AT: BELLEVUE
DATE: 10-5-17		DWG#: 16-37072-A7-1

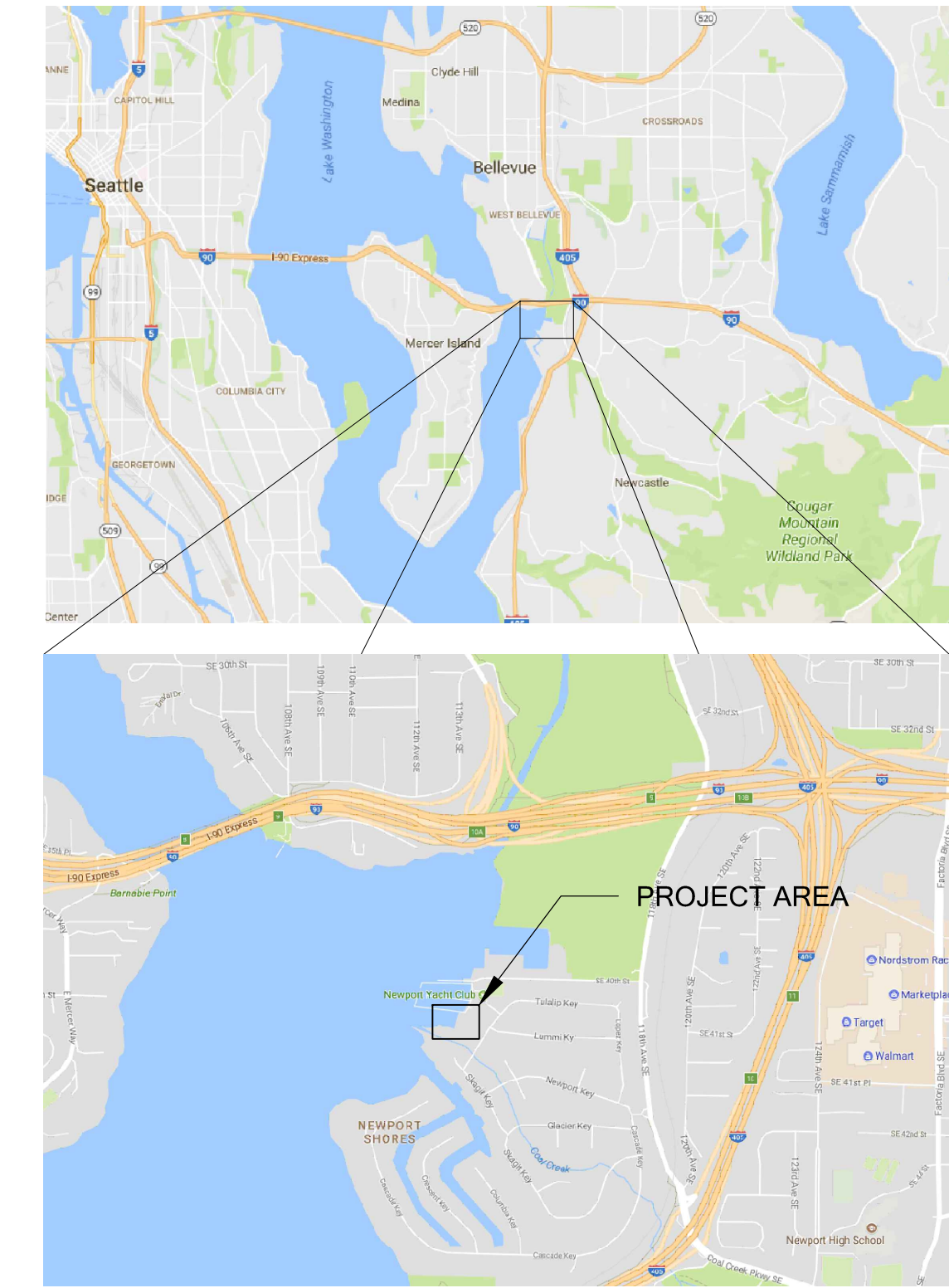
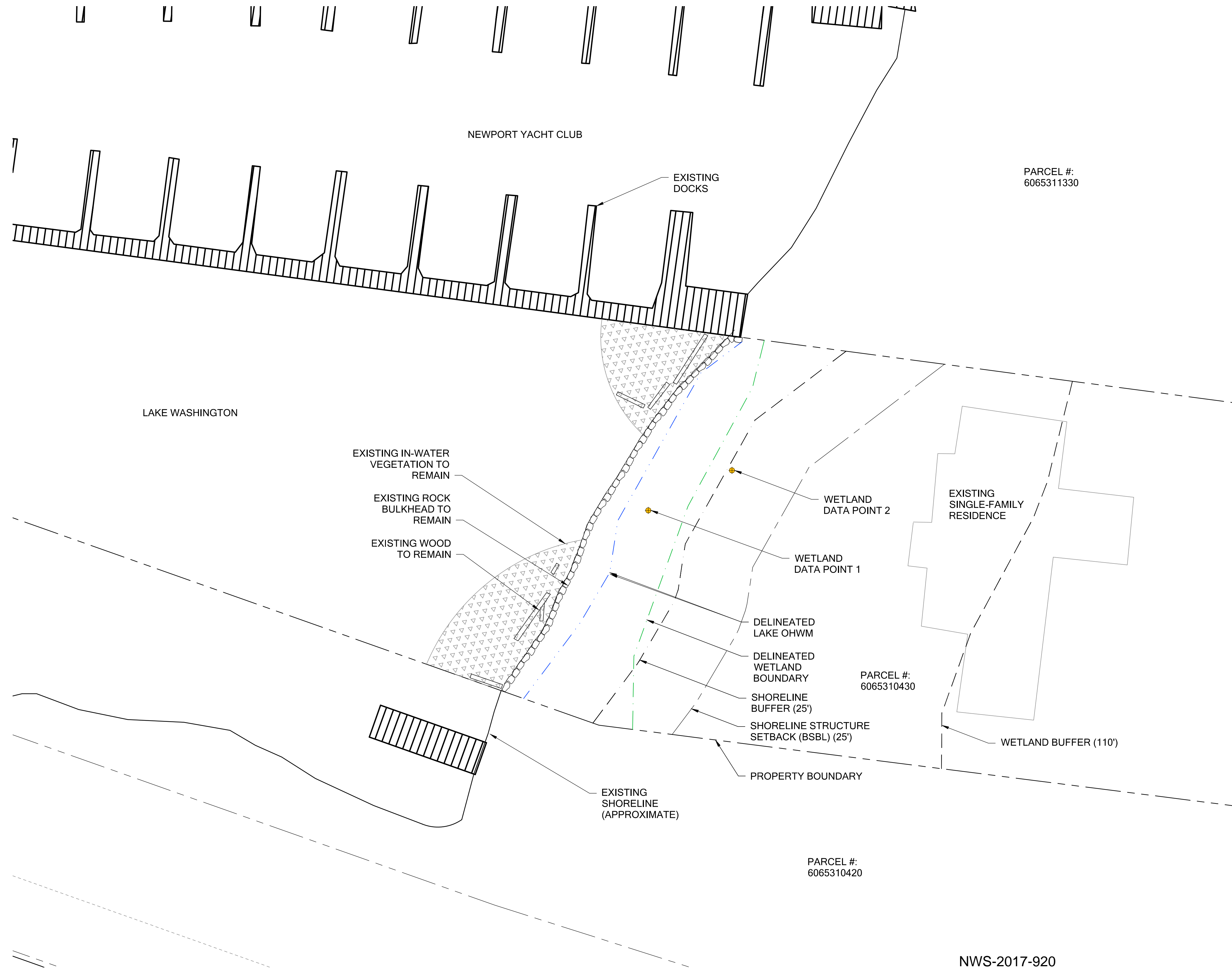
TAO YANG PROPERTY



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design



VICINITY MAPS

LEGEND

- DELINEATED LAKE OHWM
- SHORELINE BUFFER SETBACK (BSBL) (25')
- SHORELINE BSBL (25')
- DELINEATED WETLAND BOUNDARY
- WETLAND BUFFER (110')
- PROPERTY BOUNDARY
- EXISTING IN-WATER VEGETATION
- WETLAND DATA POINT

NOTES

1. CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON 07-13-2017. SURVEY RECEIVED FROM WATERFRONT CONSTRUCTION, INC.
2. OHWM AND WETLAND BOUNDARY ARE GPS LOCATED. GPS DATA DISPLAYED ON THIS MAP WAS COLLECTED IN THE FIELD USING A TRIMBLE GEOHX HAND HELD UNIT. THE DATA WAS DIFFERENTIALLY CORRECTED USING TRIMBLE PATHFINDER OFFICE SOFTWARE TO FURTHER INCREASE POSITION ACCURACY. GPS DATA IS BELIEVED RELIABLE FOR GENERAL PLANNING AND MOST REGULATORY PURPOSES. HOWEVER, ACCURACY IS VARIABLE AND SHOULD NOT BE CONSIDERED EQUIVALENT TO A PROFESSIONAL LAND SURVEY. NO WARRANTY IS EXPRESSED OR IMPLIED.

SHEET INDEX

- W1 EXISTING CONDITIONS
- W2 IMPACTS ASSESSMENT & MITIGATION PLAN
- W3 TESC & SITE PREPARATION
- W4 PLANTING PLAN
- W5 PLANT INSTALLATION NOTES & DETAILS
- W6 MITIGATION & MONITORING NOTES

YANG PROPERTY
MITIGATION PLAN
PREPARED FOR: TAO YANG

79 SKAGIT KEY
 BELLEVUE, WA 98006

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	08-11-2017 MITIGATION PLAN
2	01-29-2018 RESPONSE TO COMMENTS

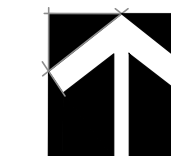
SHEET SIZE:
 ORIGINAL PLAN IS 22" x 34".
 SCALE ACCORDINGLY.

PROJECT MANAGER: KB
 DESIGNED: LM
 DRAFTED: LM
 CHECKED: SS/KB
 JOB NUMBER: 170605
 SHEET NUMBER: **W1 OF 6**

EXISTING CONDITIONS

SCALE 1:20

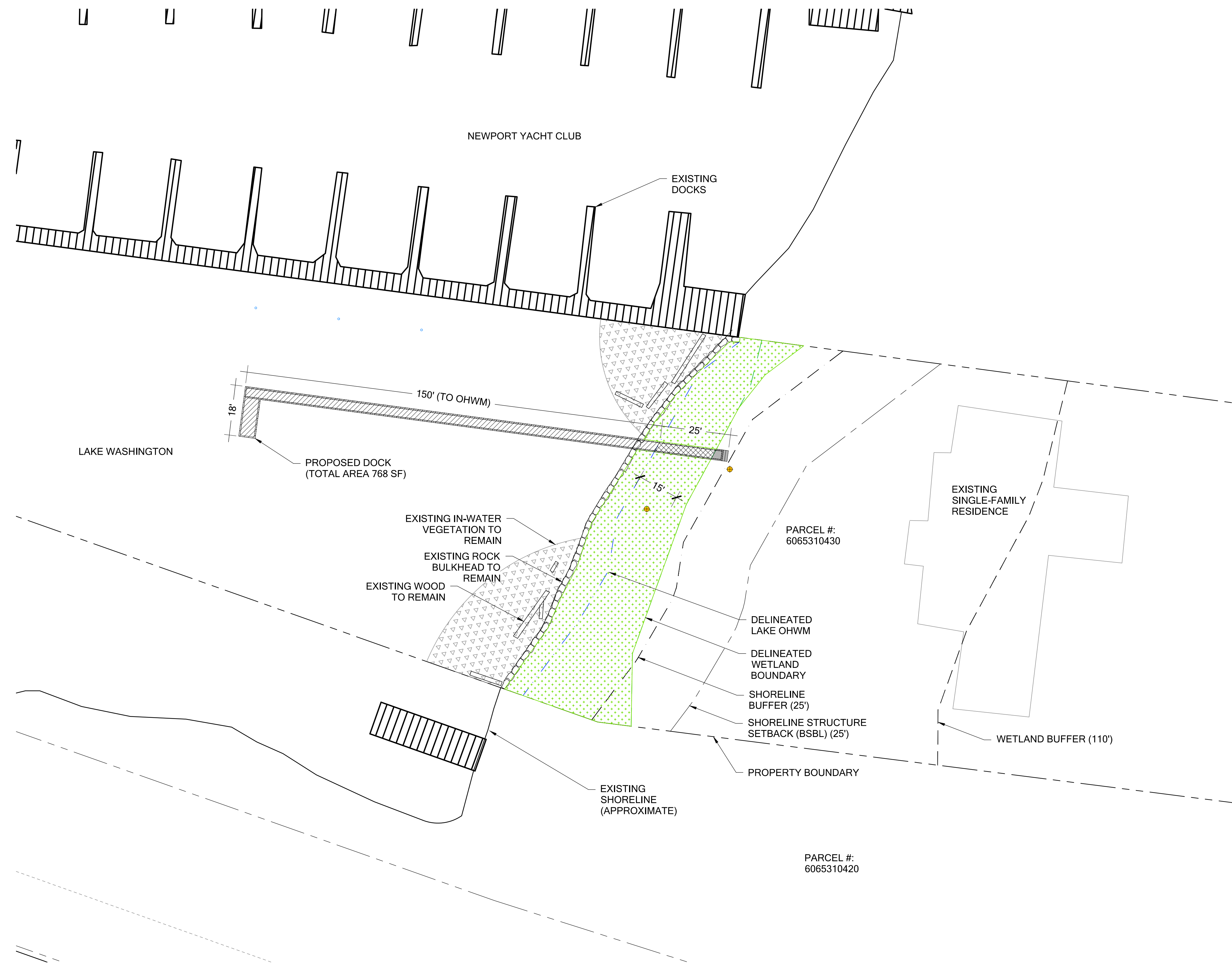
NWS-2017-920



Know what's below.
Call before you dig.

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DATE PRINTED BY FILENAME



LEGEND

- DELINEATED LAKE OHWM
- SHORELINE BUFFER (25')
- SHORELINE BSBL (25')
- DELINEATED WETLAND BOUNDARY
- WETLAND BUFFER (110')
- ▨ ABOVE OHWM (WETLAND) IMPACT (80 SF)
- ▨ SHORELINE BUFFER / WETLAND MITIGATION (4,114 SF)
- ▨ BELOW OHWM (WETLAND / LAKE) IMPACT (668 SF)
- PROPERTY BOUNDARY
- ▽▽▽▽ EXISTING IN-WATER VEGETATION
- WETLAND DATA POINT
- ▨ BUFFER IMPACT (20 SF)

**YANG PROPERTY
MITIGATION PLAN
PREPARED FOR: TAO YANG**

79 SKAGIT KEY
BELLEVUE, WA 98006

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	08-11-2017 MITIGATION PLAN
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SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: LM
DRAFTED: LM
CHECKED: SS/KB
JOB NUMBER: 170605
SHEET NUMBER: W2 OF 6

IMPACTS ASSESSMENT & MITIGATION PLAN
SCALE 1:20



NWS-2017-920

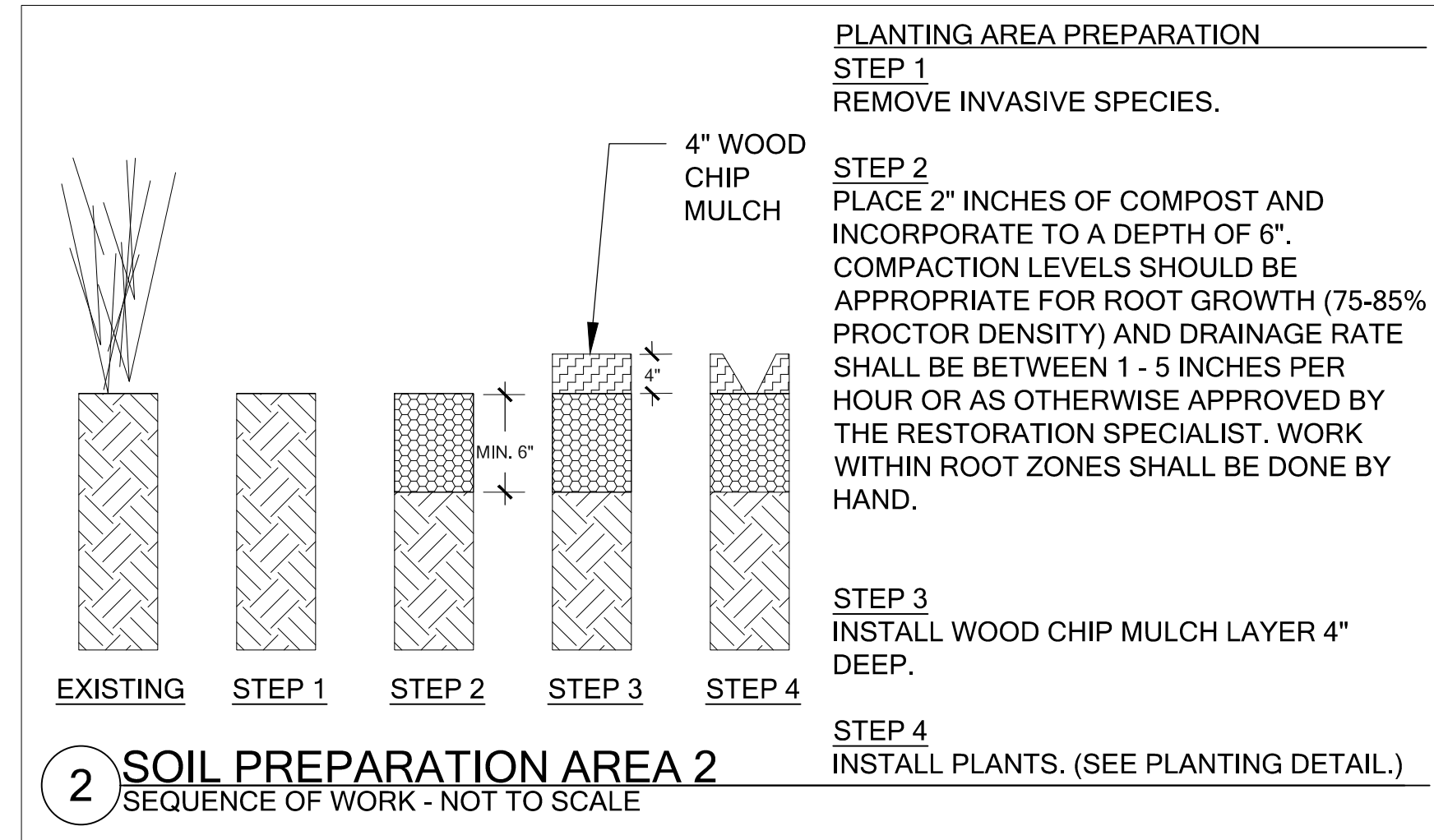


Know what's below.
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YANG PROPERTY
MITIGATION PLAN
PREPARED FOR: TAO YANG
79 SKAGIT KEY
BELLEVUE, WA 98006

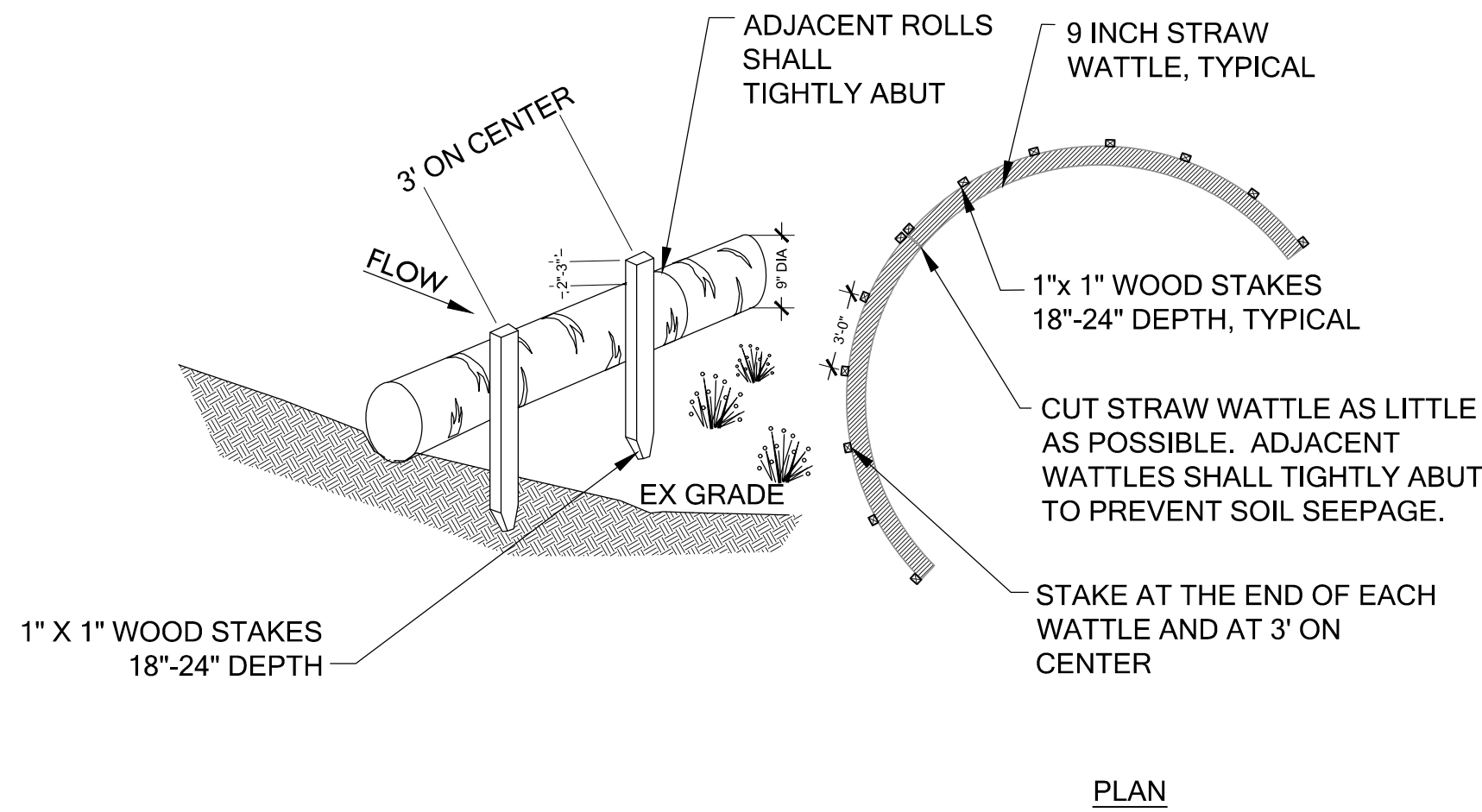
NOTES (SOIL PREP AREA 1)

- PLANTING PREPARATION FOR PIT PLANT AREAS SHALL INCLUDE:
 - REMOVAL OF INVASIVE SPECIES
 - INSTALL PLANTS PER DETAILS W5 - 2
- NO MULCH SHALL BE PLACED BELOW THE OHWM.



LEGEND

- PROPERTY BOUNDARY
- 9" STRAW WATTLE
- SHORELINE BUFFER (25')
- SHORELINE BSBL (25')
- DELINEATED WETLAND BOUNDARY
- WETLAND BUFFER (110')
- EXISTING IN-WATER PLANTINGS
- SOIL PREP 1 (PIT PLANT ONLY, NO MULCH)
- SOIL PREP 2 (SEE W3 - DETAIL 2)

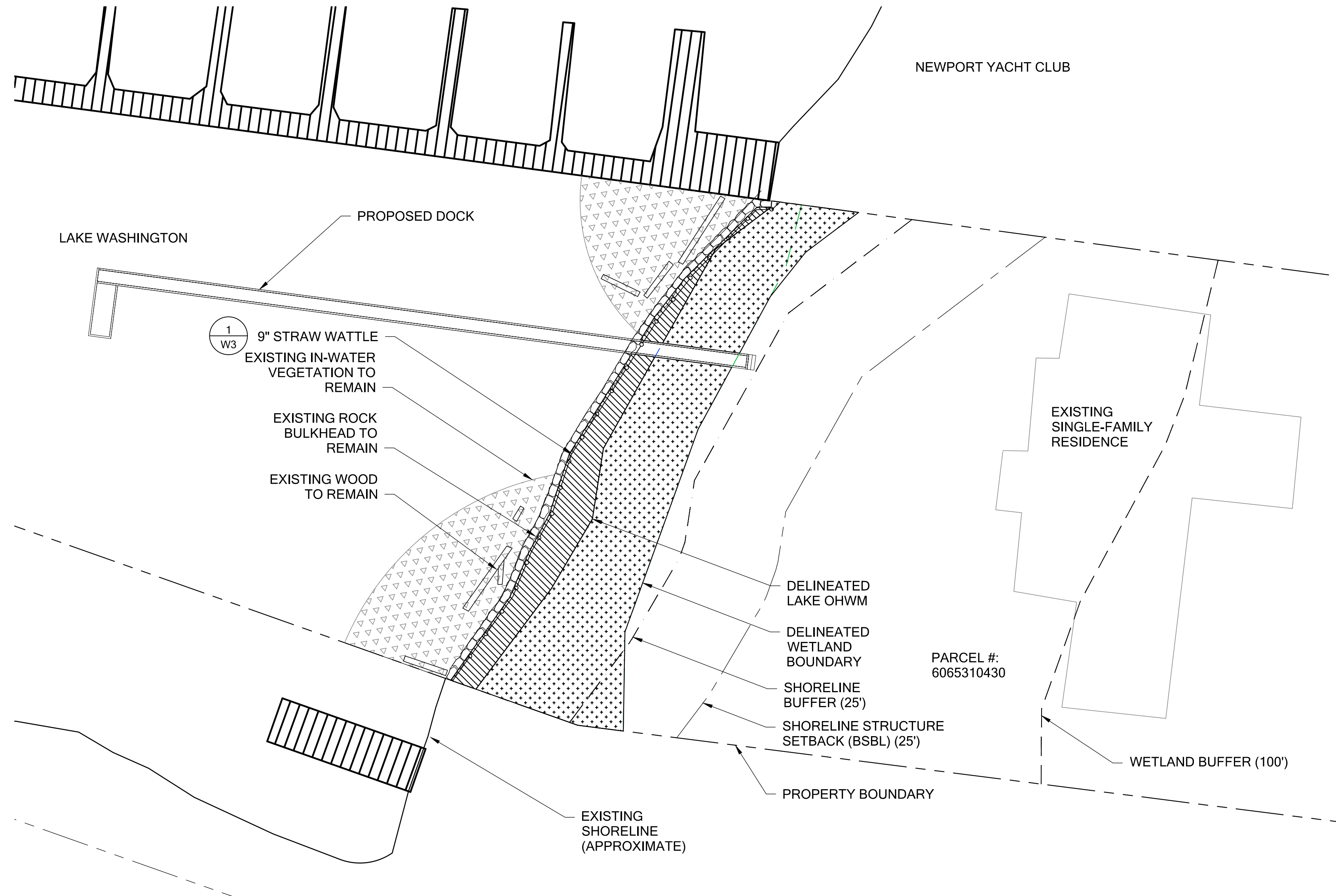


NOTES

- STRAW WATTLE SHALL BE INSTALLED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- STRAW WATTLE SHALL BE 9 INCH IN DIAMETER.
- STAKING: WOODEN STAKES ARE RECOMMENDED TO SECURE THE STRAW WATTLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE STRAW WATTLE: 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL; FOR SOFT LOAMY SOIL USE A 24" STAKE.
- WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND LOG TIGHTLY AGAINST THE FIRST; DO NOT OVERLAP THE ENDS.
- STAKE THE WATTLES AT EACH END AND THREE (3) FEET ON CENTER. STAKES SHOULD BE DRIVEN OUTSIDE THE STRAW WATTLE, BUT CLOSE ENOUGH TO HOLD IT IN PLACE. LEAVE 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE STRAW WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK UP THE STRAW WATTLE AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW.
- WHEN STRAW WATTLE ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING STRAW WATTLE ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE. DRIVE THE FIRST END STAKE OF THE SECOND STRAW WATTLE AT AN ANGLE TOWARD THE FIRST STRAW WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER.

1 STRAW WATTLE

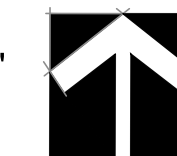
Scale: NTS



TESC & SITE PREPARATION

SCALE 1:20

NWS-2017-920



Know what's below.
Call before you dig.

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	08-11-2017 MITIGATION PLAN
2	01-29-2018 RESPONSE TO COMMENTS

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: LM
DRAFTED: LM
CHECKED: SS/KB

JOB NUMBER: 170605

SHEET NUMBER: W3 OF 6

**YANG PROPERTY
MITIGATION PLAN
PREPARED FOR: TAO YANG**

79 SKAGIT KEY
BELLEVUE, WA 98006

PLANT SCHEDULE

TREES	QTY.	SIZE	SPACE
FRAXINUS LATIFOLIA OREGON ASH	3	2 GAL.	ALL TREES SPACED PER PLAN
THUJA PLICATA WESTERN REDCEDAR	2	2 GAL.	
SALIX LUCIDA PACIFIC WILLOW	3	2 GAL.	

ALL SHRUBS TO BE MULTI-STEMMED AND WELL BRANCHED	QTY.	SIZE	SPACE
CORNUS SERICEA RED OSIER DOGWOOD	14	1 GAL.	ALL SHRUBS SPACED PER PLAN
LONICERA INVOLUCRATA TWINBERRY	15	1 GAL.	
SALIX PIPERI (SYN. S. HOOKERIANA) PIPER'S WILLOW	7	1 GAL.	
SAMBUCUS RACEMOSA RED ELDERBERRY	2	1 GAL.	
PHYSOCARPUS CAPITATUS PACIFIC NINEBARK	19	1 GAL.	
GROUNDCOVERS & PERENNIALS	QTY.	SIZE	SPACE
DESCHAMPسيا CESPITOSA TUFTED HAIRGRASS	650	4" POT	18" O.C.
JUNCUS EFFUSUS COMMON RUSH	650	4" POT	18" O.C.
SCIRPUS ACUTUS HARDSTEM BULRUSH	130	4" POT	18" O.C.
CAREX OBNUPTA SLOUGH SEDGE	130	4" POT	18 O.C.
CAMASSIA QUAMASH SMALL CAMAS	130	4" POT	18" O.C.

(PLANT IN TRIANGULARLY SPACED INTERMITTENT GROUPS OF 3 OR 5)

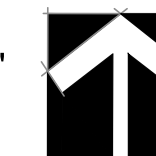
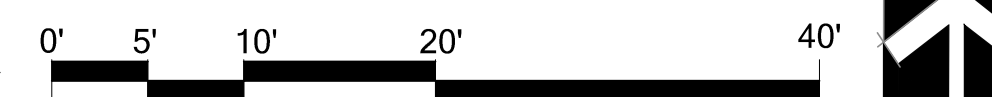


PARCEL #:
6065310430

PLANTING PLAN

SCALE 1:10

NWS-2017-920



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SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
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2	01-29-2018 RESPONSE TO COMMENTS

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: LM
DRAFTED: LM
CHECKED: SS/KB
JOB NUMBER:

170605
SHEET NUMBER:

W4 OF 6

FILENAME
PRINTED BY
DATE

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
- NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.)

SUBMITTALS

PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

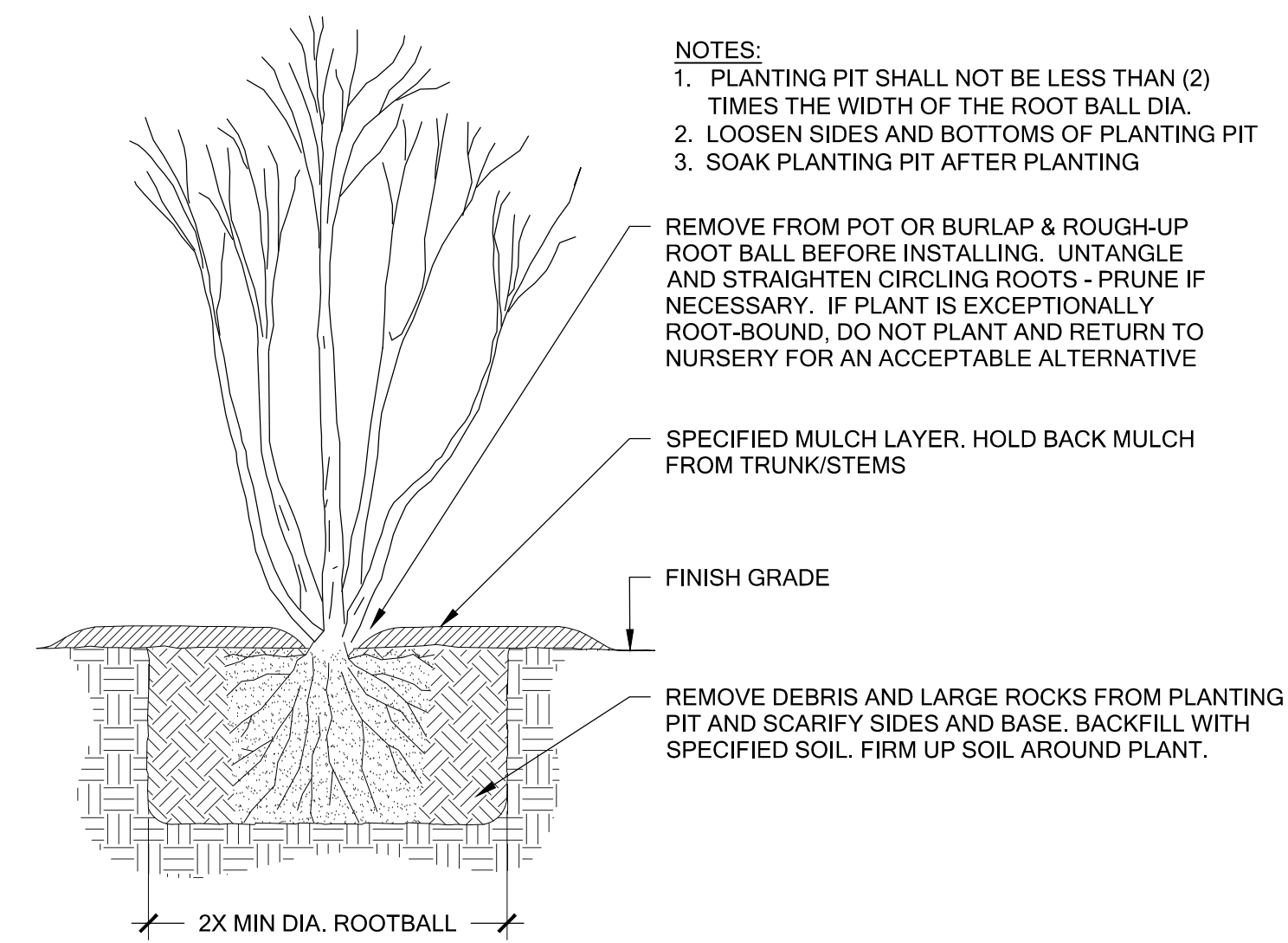
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

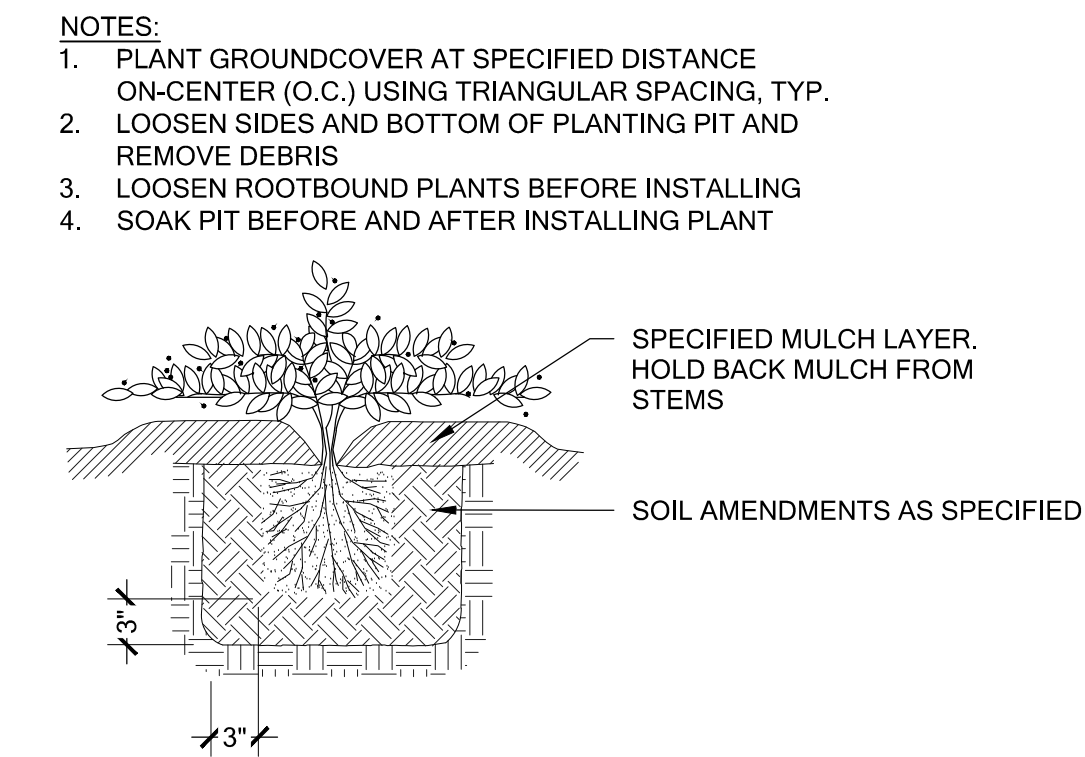
ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



1 TREE AND SHRUB PLANTING

Scale: NTS



2 GROUNDCOVER AND EMERGENT PLANTING

Scale: NTS

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170605
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W5 OF 6



MITIGATION PLAN NOTES

THE PROPOSED RESTORATION PLAN FULFILLS THE REQUIREMENTS OF LUC 20.25H.220(B) AND LUC 20.25E.080(N)(1)(B)(VI)(3). THE PLAN SEEKS TO MITIGATE THE IMPACTS OF THE NEW DOCK THROUGH EXTENSIVE ENHANCEMENT OF THE SHORELINE BUFFER WHICH INCLUDES A DEGRADED SHORELINE WETLAND. THE SHORELINE AREA HAS A HIGH POTENTIAL FOR ENHANCEMENT TO INCREASE SEVERAL IMPORTANT WETLAND FUNCTIONS, AS IT PRESENTLY LACKS NATIVE VEGETATION AND IS DOMINATED BY MOWED LAWN GRASSES.

TO ACHIEVE THE ENHANCEMENT OBJECTIVES, THE PLAN CALLS FOR THE RESTORATION OF 4,114 SQUARE FEET OF THE SITE THROUGH THE PLANTING OF NATIVE TREES, SHRUBS AND GROUND COVER ABOVE AND BELOW THE OHWM.

MAINTENANCE AND MONITORING PLAN

COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW.

GOALS

- 1) WITHIN THE PROPOSED RESTORATION AREA, ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECO-REGION AND SITE.
- 2) INCREASE HABITAT COVER AND REFUGE FOR AMPHIBIANS, SMALL MAMMALS, AND INVERTEBRATES. PROVIDE PERCHING, NESTING AND FORAGING HABITAT FOR NATIVE BIRDS.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF BELLEVUE.

- 1) SURVIVAL: ACHIEVE 100% SURVIVAL OF INSTALLED PLANTS BY THE END OF YEAR 1. THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
- 2) NATIVE TREE AND SHRUB COVER:
 - a. ACHIEVE 40% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - b. ACHIEVE 60% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - c. ACHIEVE 80% UNDERSTORY COVER OF NATIVE SHRUBS AND SAPLING TREES BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- 3) NATIVE PERENNIAL AND GROUND COVER COVER:
 - a. ACHIEVE 50% COVER OF NATIVE PERENNIALS AND GROUND COVER BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - b. ACHIEVE 70% UNDERSTORY COVER OF NATIVE PERENNIALS AND GROUND COVER BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
 - c. ACHIEVE 90% UNDERSTORY COVER OF NATIVE PERENNIALS AND GROUND COVER BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- 4) SPECIES DIVERSITY: ESTABLISH AT LEAST THREE NATIVE SHRUB SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD. ESTABLISH AT LEAST FOUR NATIVE TREE SPECIES OR OTHER SUITABLE NATIVE VOLUNTEER TREE SPECIES BY YEAR 5.
- 5) INVASIVE COVER: AERIAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS INCLUDE BUT ARE NOT LIMITED TO HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), CUT LEAF BLACKBERRY (RUBUS LACINIATUS), KNOTWEEDS (POLYGONUM CUSPIDATUM AND OTHERS), REED CANARYGRASS (PHALARIS ARUNDINACEA), CHERRY (HEDGE) LAUREL (PRUNUS LAUROCERASUS), ENGLISH HOLLY (ILEX AQUIFOLIUM), AND IVY SPECIES (HEDERA SPP.).

MONITORING METHODS

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH IT IS MEETING THE PERFORMANCE STANDARDS OUTLINED IN THE PRECEDING SECTION.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL (THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS) PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

MONITORING WILL TAKE PLACE ONCE ANNUALLY IN THE FALL FOR FIVE YEARS. YEAR-1 MONITORING WILL COMMENCE IN THE FIRST FALL SUBSEQUENT TO INSTALLATION.

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF BELLEVUE:

- 1) VISUAL ASSESSMENT OF THE OVERALL SITE.
- 2) YEAR-1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES. YEAR-2 THROUGH YEAR-5 COUNTS OF ESTABLISHED NATIVE TREES BY SPECIES.
- 3) COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
- 4) ESTIMATE OF NATIVE COVER IN TREE AND SHRUB PLANTED AREAS.
- 5) ESTIMATE OF NATIVE COVER IN PERENNIAL AND GROUND COVER PLANTED AREAS.
- 6) ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER SITE WIDE.
- 7) TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
- 8) PHOTOGRAPHIC DOCUMENTATION FROM AT LEAST THREE FIXED REFERENCE POINTS.
- 9) ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
- 10) RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

CONSTRUCTION NOTES AND SPECIFICATIONS

NOTE: SPECIFICATIONS FOR ITEMS IN BOLD CAN BE FOUND BELOW UNDER "MATERIAL SPECIFICATIONS AND DEFINITIONS."

NOTE: THE WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS, WILL MONITOR:

1. ALL SITE PREPARATION
 - a. SOIL PREPARATION.
 - b. MULCH PLACEMENT.
2. PLANT MATERIAL INSPECTION
 - a. PLANT MATERIAL DELIVERY INSPECTION.
 - b. 100% PLANT INSTALLATION INSPECTION.

GENERAL WORK SEQUENCE

1. ALL PLANT INSTALLATION IS TO TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH - MARCH 1ST), FOR BEST SURVIVAL.
2. PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
3. MULCH THE TREE AND SHRUB PLANTED AREA WITH WOOD MULCH, FOUR INCHES THICK.
4. INSTALL A TEMPORARY, ABOVE GROUND IRRIGATION SYSTEM TO PROVIDE FULL COVERAGE TO ALL PLANTS WITHIN THE RESTORATION AREA.

MATERIAL SPECIFICATIONS AND DEFINITIONS

1. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
2. WOOD MULCH: NON-FERTILE BIODEGRADABLE CELLULOSE FIBER BASED MULCH.

CONTINGENCIES

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT; ADDITIONAL PLANT INSTALLATION; AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.

MAINTENANCE

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION.

- 1) FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT.
- 2) GENERAL WEEDING FOR ALL PLANTED AREAS:
 - a. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY, LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
 - b. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
 - c. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
 - d. SELECTIVE APPLICATIONS OF HERBICIDE MAY BE NEEDED TO CONTROL INVASIVE WEEDS, ESPECIALLY WHEN INTERMIXED WITH NATIVE SPECIES. HERBICIDE APPLICATION, WHEN NECESSARY, SHALL BE CONDUCTED ONLY BY A STATE-LICENSED APPLICATOR.
- 3) APPLY SLOW RELEASE, GRANULAR, PHOSPHORUS-FREE FERTILIZER TO EACH INSTALLED PLANT IF NECESSARY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
- 4) REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS.
- 5) REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1).
- 6) THE HOMEOWNER WILL ENSURE THAT ADEQUATE WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

YANG PROPERTY
MITIGATION PLAN
PREPARED FOR: TAO YANG
 79 SKAGIT KEY
 BELLEVUE, WA 98006

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MITIGATION & MONITORING NOTES