

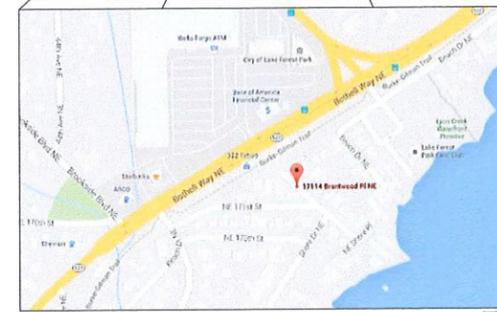
BRENTWOOD BEACH



750 Sixth Street South
Kirkland WA 98033

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Science & Design



VICINITY MAPS



SHEET INDEX

| | |
|---|------------------------------|
| 1 | EXISTING CONDITIONS |
| 2 | BUFFER MODIFICATION PLAN |
| 3 | PROPOSED MITIGATION PLAN |
| 4 | PLANTING PLAN & PLAN DETAILS |
| 5 | MITIGATION PLAN NOTES |

- NOTES**
- LYON CREEK DELINEATED BY THE WATERSHED COMPANY IN NOVEMBER 2013.
 - SURVEY RECEIVED ON 03/16/16 FROM SIGNATURE SURVEYING AND MAPPING PLLC, SHORELINE, WA. (206) 947-4975.

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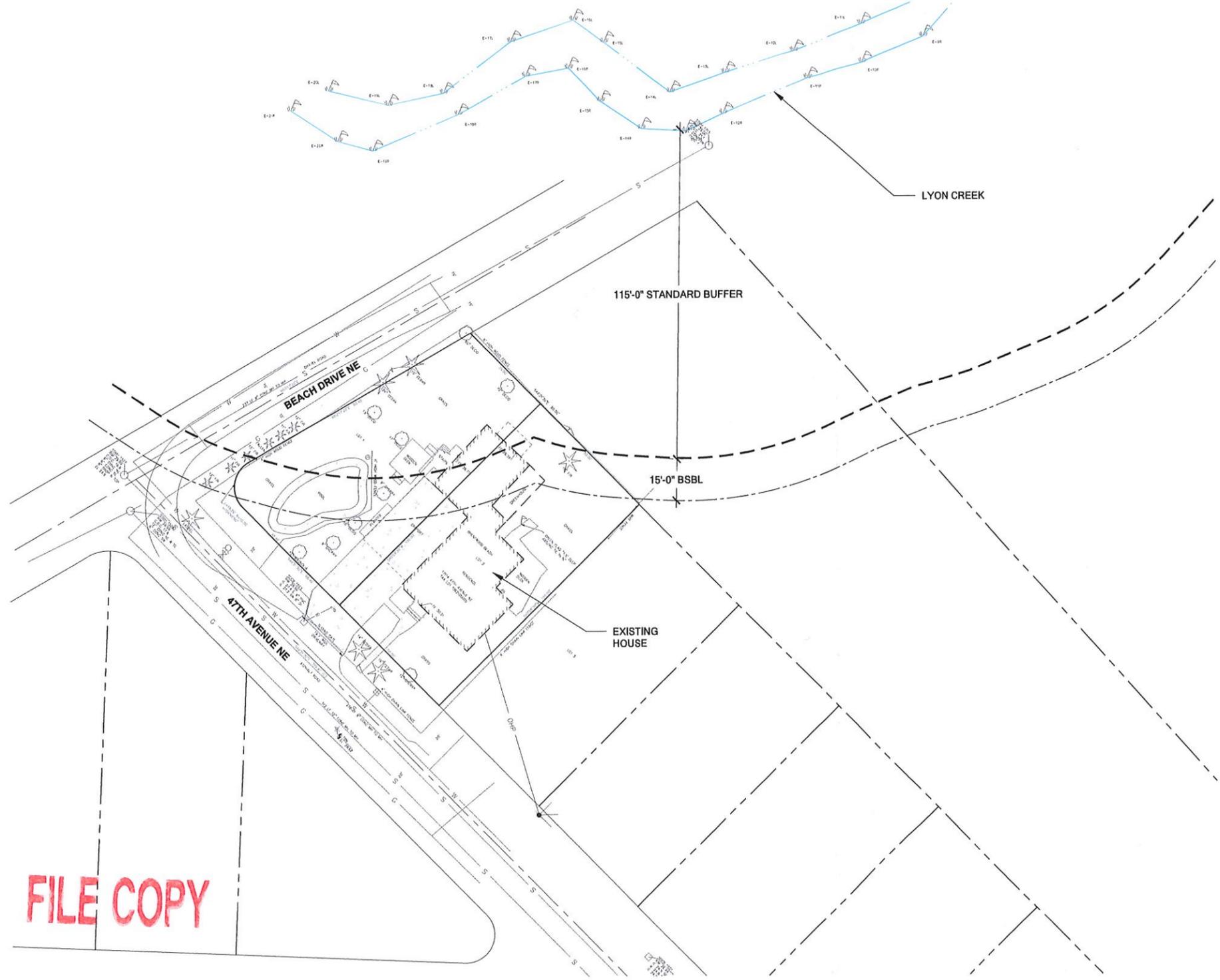
BRENTWOOD BEACH
MITIGATION PLAN
PREPARED FOR
LINDA PRUITT, THE COTTAGE COMPANY
17114 47TH AVENUE NE
LAKE FOREST PARK, WA 98155

SUBMITTALS & REVISIONS

| NO. | DATE | DESCRIPTION | BY |
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| 1 | 08-05-16 | PERMIT SET | KMB |

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

PROJECT MANAGER: KB
DESIGNED: MSF
DRAFTED: MSF
CHECKED: KB
JOB NUMBER: 160313
SHEET NUMBER: W1 OF 5

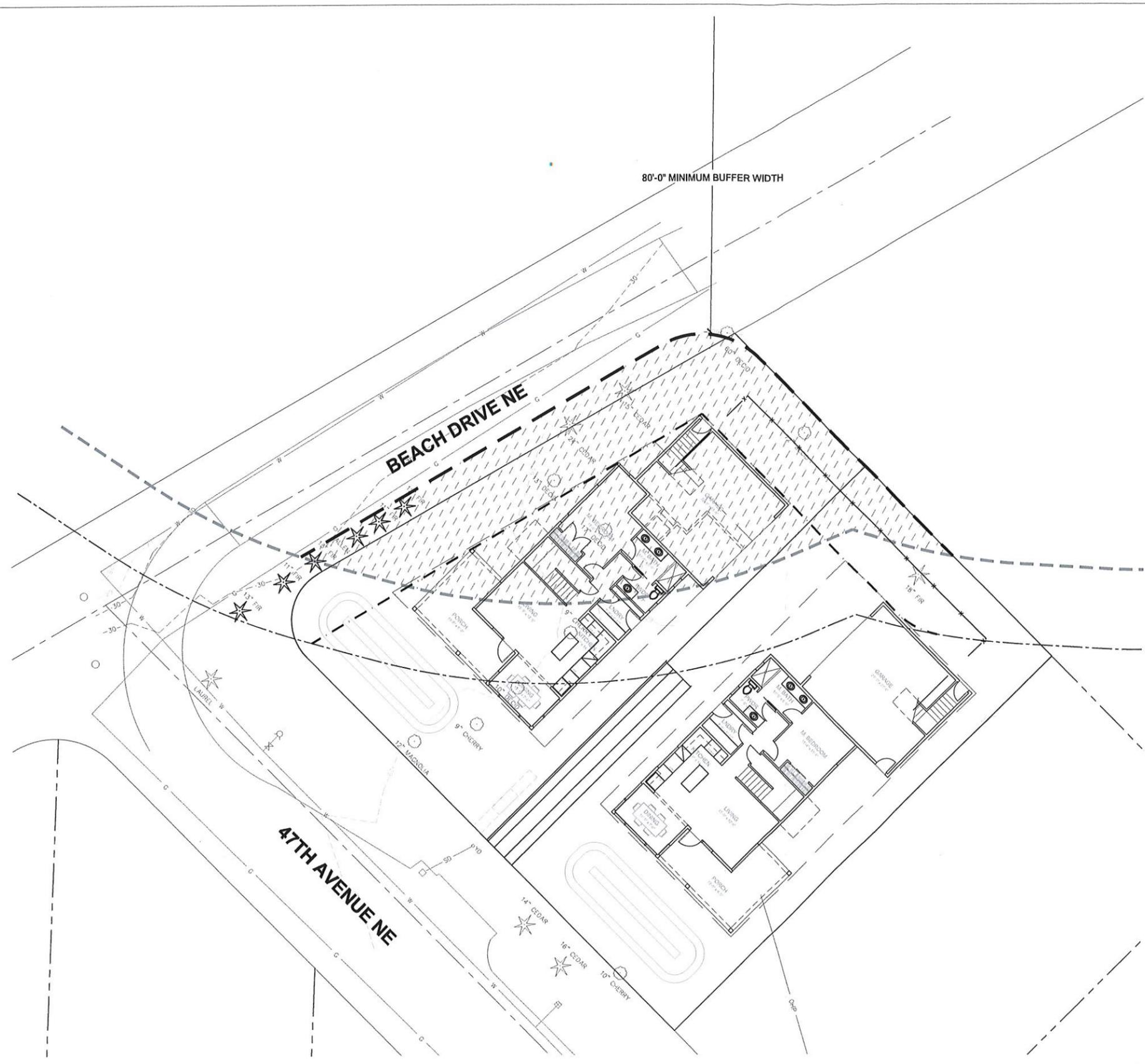


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EXISTING CONDITIONS



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LEGEND

| | |
|--|--|
| | STANDARD 115'-0" STREAM BUFFER |
| | STANDARD 15'-0" BUILDING SETBACK LINE |
| | REDUCED STREAM BUFFER (80'-0" MINIMUM) |
| | MODIFIED 15'-0" BUILDING SETBACK LINE |
| | BUFFER REDUCTION AREA (3,260 SF) |

BUFFER MODIFICATION PLAN



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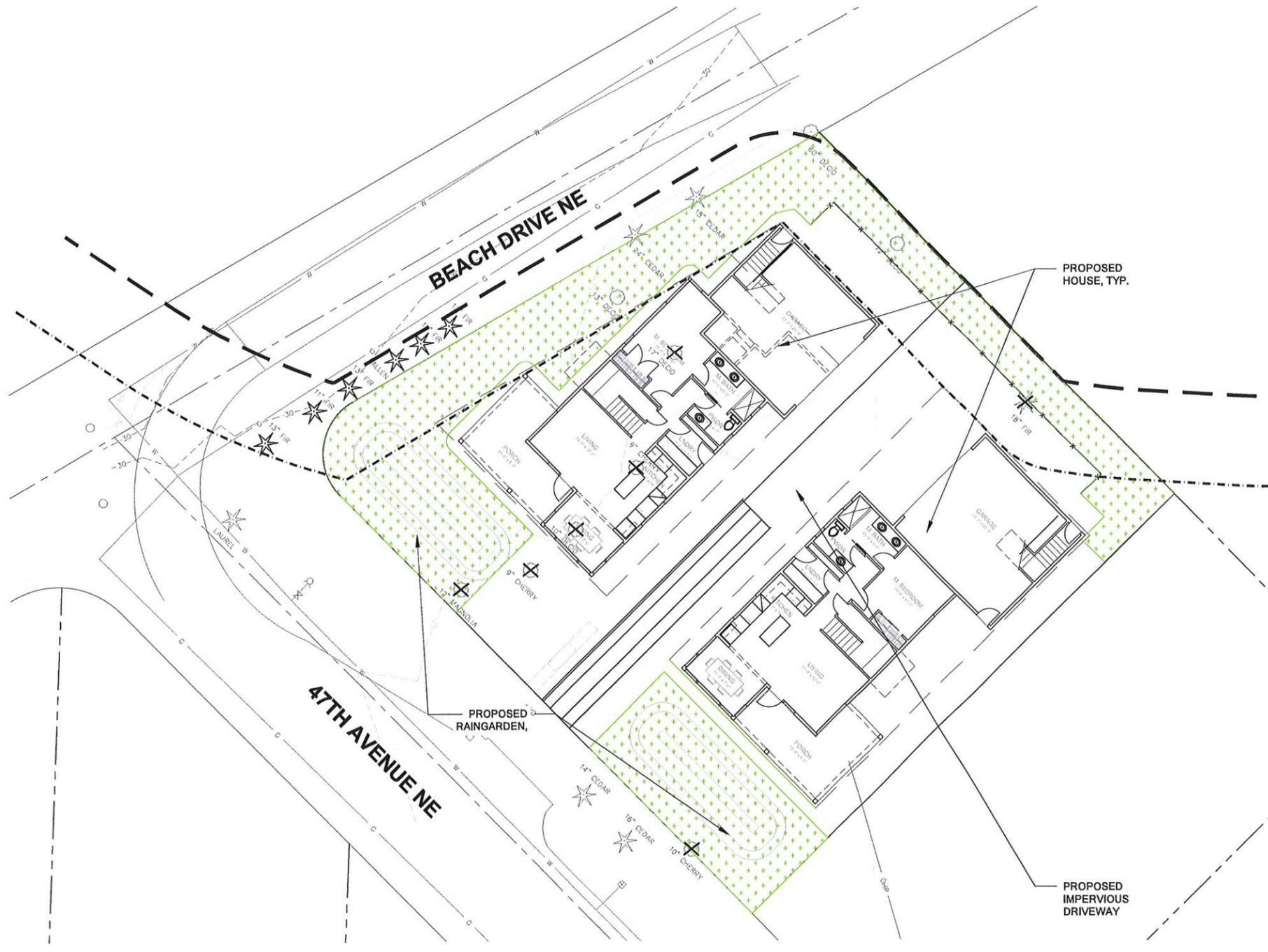
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FILENAME: W2013_BRENTWOODBEACH_MITPLAN.DWG

BRENTWOOD BEACH
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LAKE FOREST PARK, WA 98155



LEGEND

- REDUCED STREAM BUFFER (80'-0" MINIMUM)
- MODIFIED 15'-0" BUILDING SETBACK LINE
- MITIGATION AREA 2,850 SF
- TREES TO BE REMOVED
- TREES TO REMAIN
- SPLIT-RAIL FENCE

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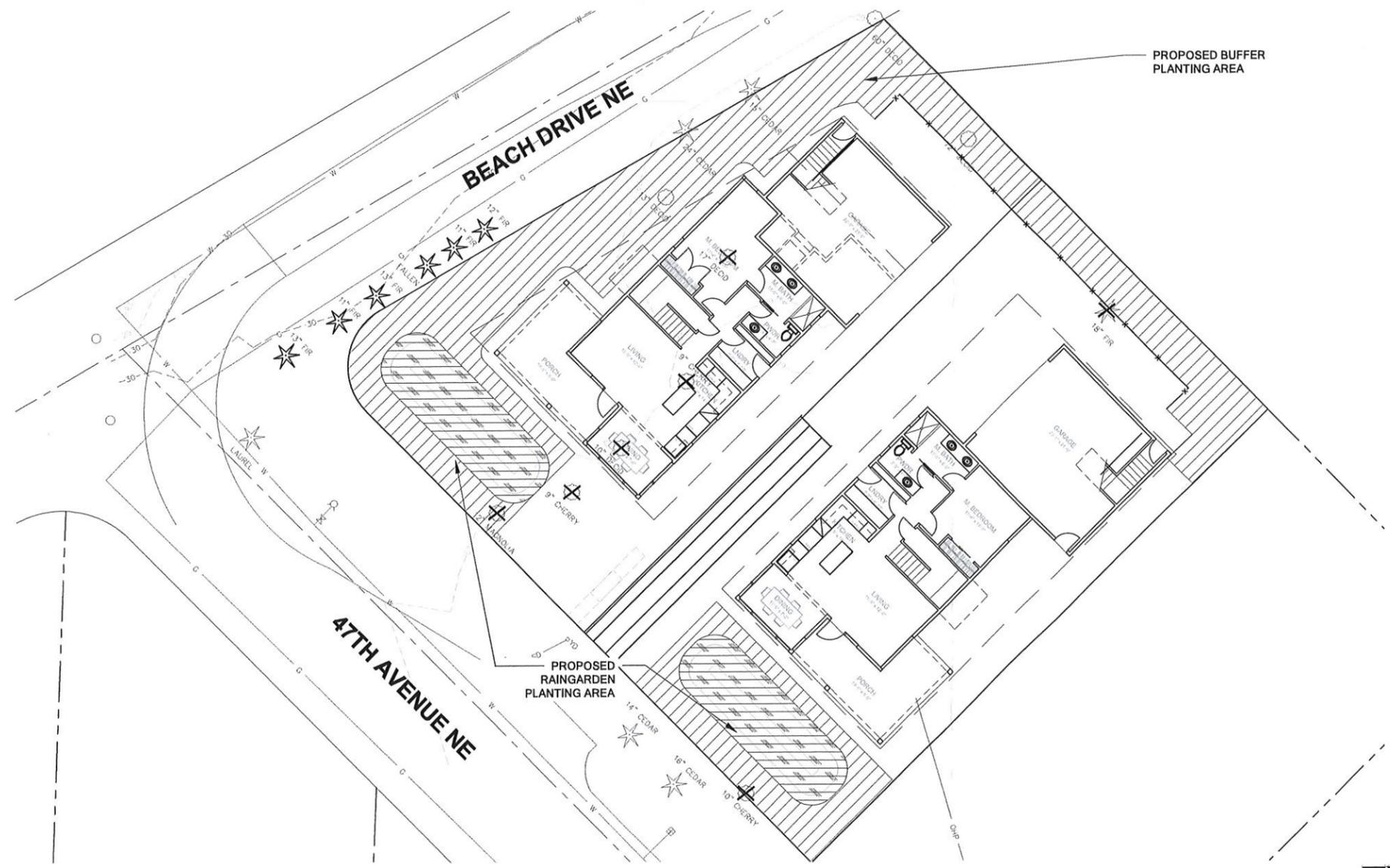
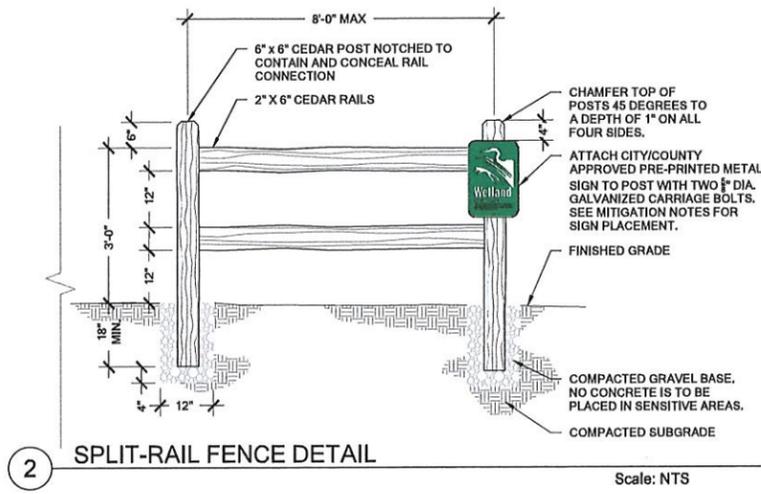
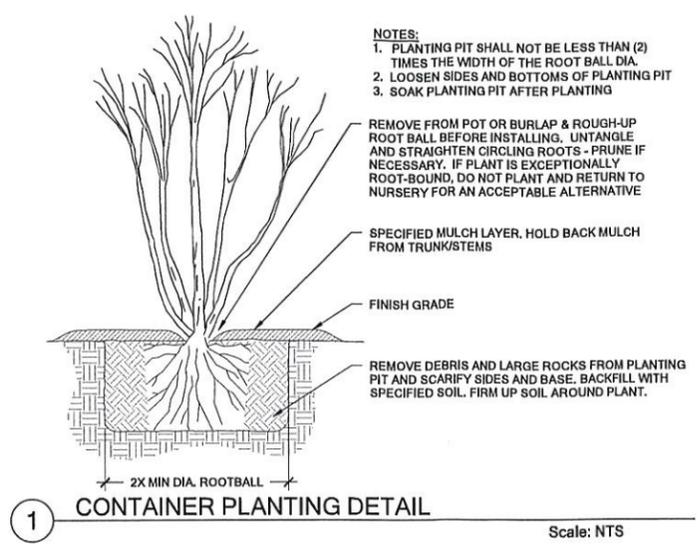
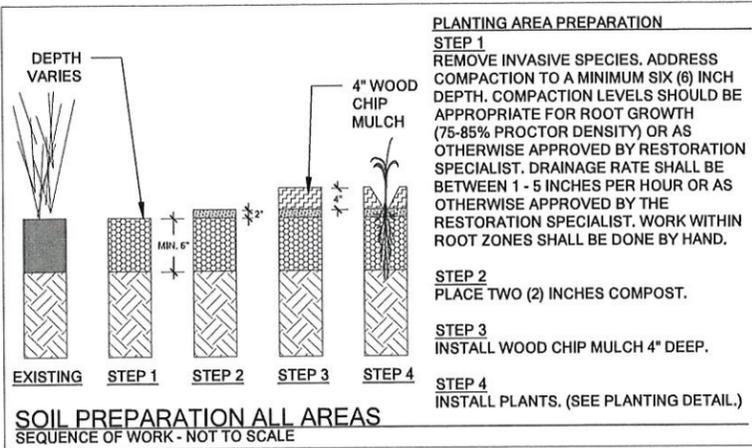
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PROPOSED MITIGATION PLAN



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MITIGATION PLAN
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17114 47TH AVENUE NE
LAKE FOREST PARK, WA 98155



LEGEND

- MITIGATION PLANTING AREA (2,213 SF)
- RAINGARDEN PLANTING AREA (637 SF)
- TREES TO BE REMOVED
- TREES TO REMAIN
- SPLIT-RAIL FENCE

PLANT CANDIDATE LIST

MITIGATION PLANTING AREA
ALL PLANTS SHALL BE 1 GALLON CONTAINERS

TREES (9 FEET ON CENTER)
ACER CIRCINATUM / VINE MAPLE
THUJA PLICATA / WESTERN REDCEDAR

SHRUBS (6 FEET ON CENTER)
AMELANCHIER ALNIFOLIA / SERVICEBERRY
CORNUS SERICEA / RED-OSIER DOGWOOD
HOLODISCUS BICOLOR / OCEANSPRAY
MAHONIA AQUIFOLIUM / TALL OREGON GRAPE
SYMPHORICARPOS ALBUS / SNOWBERRY
VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

GROUND COVER (2 FEET ON CENTER)
ARUNCUS DIOICUS / GOATSBEAR
DICENTRA FORMOSA / WESTERN BLEEDING HEART
MAHONIA NERVOSA / LOW OREGON GRAPE
POLYSTICHUM MUNITUM / SWORD FERN

RAINGARDEN PLANTING AREA
ALL PLANTS SHALL BE 1 GALLON CONTAINERS

SHRUBS (6 FEET ON CENTER)
CORNUS SERICEA / RED-OSIER DOGWOOD
LONICERA INVOLUCRATA / BLACK TWINBERRY
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK
RIBES SANGUINEUM / RED-FLOWERING CURRANT
ROSA PISOCARPA / PEA-FRUITED ROSE

GROUND COVER (2 FEET ON CENTER)
ALLIUM CERNUUM / NODDING ONION
FRAGARIA CHILOENSIS / SAND STRAWBERRY
IRIS TENAX / OREGON IRIS
JUNCUS ACUMINATUS / TAPER-TIPPED RUSH
SISYRINCHIUM CALIFORNICUM / YELLOW-EYED GRASS

SUBMITTALS & REVISIONS

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SHEET NUMBER: W4 OF 5

FILENAME: 160313_BRENTWOODBEACH_MITPLAN.DWG
DATE PRINTED BY: KYLE BRAUN
DATE: 8/2/2016

PROPOSED PLANTING PLAN & PLAN DETAILS



MITIGATION PLAN NOTES

THIS PLAN SEEKS TO RESTORE AND ENHANCE PORTIONS OF THE MODIFIED BUILDING SETBACK ON THE SUBJECT SITE. THE SETBACK HAS A HIGH POTENTIAL FOR RESTORATION TO INCREASE SEVERAL IMPORTANT ADJACENT BUFFER FUNCTIONS AS IT CONTAINS LARGE PATCHES OF DISTURBED AREAS AND NON-NATIVE INVASIVE PLANTS.

AN AREA WITHIN THE MODIFIED BUILDING SETBACK, INCLUDING THE PROPOSED RAINGARDENS, MEASURING 2,850 SQUARE FEET WILL BE RESTORED AND ENHANCED BY REMOVING AND/OR CONTROLLING NON-NATIVE WEEDS, IMPROVING SOIL CONDITIONS, AND REVEGETATING WITH NATIVE PLANT SPECIES. A COMBINATION OF TREES, SHRUBS, AND GROUND COVER IS PROPOSED. TREES SPECIES INCLUDE WESTERN RED CEDAR, AND VINE MAPLE. PROPOSED SHRUBS INCLUDE SERVICE BERRY, RED-OSIER DOGWOOD, OCEANSPRAY, TALL OREGON GRAPE, SNOWBERRY, EVERGREEN HUCKLEBERRY. GROUND COVER SPECIES INCLUDE GOATSBEARD, WESTERN BLEEDING HEART, LOW OREGON GRAPE, AND SWORD FERN. RED-OSIER DOGWOOD, BLACK TWINBERRY, PACIFIC NINEBARK, RED-FLOWERING CURRANT, PEA-FRUITED ROSE, NODDING ONION, SAND STRAWBERRY, OREGON IRIS, TAPER-TIPPED RUSH, AND YELLOW-EYED GRASS WILL BE PLANTED IN THE RAIN GARDEN.

GOALS

- WITHIN THE PLANTED AREA OF THE BUILDING SETBACK, ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECOREGION AND SITE.
- WHERE INDICATED ON THE PLAN, AREAS WITHIN THE SETBACK WILL REMAIN SUBSTANTIALLY VEGETATED WITH A PREPONDERANCE OF NATIVE PLANTS AND WILL CONTAIN LITTLE INVASIVE OR NOXIOUS WEED COVER.
- INCREASE HABITAT COVER AND REFUGE FOR AMPHIBIANS, SMALL MAMMALS AND INVERTEBRATES.

PERFORMANCE STANDARDS

THE STANDARDS LISTED BELOW SHALL 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 WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF LAKE FOREST PARK.

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.

NATIVE COVER:

- ACHIEVE 60% UNDERSTORY COVER OF NATIVE SHRUBS BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- ACHIEVE 80% UNDERSTORY COVER OF NATIVE SHRUBS BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- SPECIES DIVERSITY: ESTABLISH AT LEAST THREE NATIVE SHRUB SPECIES, AND TWO NATIVE TREE SPECIES BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
- 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 HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), CUT LEAF BLACKBERRY (RUBUS LACINIATUS), 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 ELSEWHERE IN THIS DOCUMENT.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL (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 SHALL 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.

TRANSECTS: DURING THE AS-BUILT INSPECTION, THE MONITORING RESTORATION PROFESSIONAL SHALL INSTALL MONITORING TRANSECTS. APPROXIMATE TRANSECT LOCATIONS SHALL BE MARKED ON THE AS-BUILT PLAN.

ALL OTHER PLANTED AREAS NOT DIRECTLY COVERED BY TRANSECTS WILL BE VISUALLY ASSESSED AND NOTED AS TO HOW THEY ARE MEETING THE PERFORMANCE STANDARDS.

MONITORING SHALL TAKE PLACE TWICE ANNUALLY FOR FIVE YEARS. DURING EACH YEAR THERE SHALL BE A SPRING AND A LATE SUMMER OR FALL VISIT. YEAR 1 MONITORING SHALL COMMENCE IN THE FIRST SPRING SUBSEQUENT TO INSTALLATION.

THE SPRING MONITORING VISIT WILL RECORD MAINTENANCE NEEDS SUCH AS PLANT REPLACEMENT AND WEEDING NEEDS. FOLLOWING THE SPRING VISIT THE RESTORATION PROFESSIONAL WILL NOTIFY THE OWNER AND/OR MAINTENANCE CREWS OF NECESSARY EARLY GROWING SEASON MAINTENANCE. THE SECOND ANNUAL MONITORING VISIT WILL CONTAIN THE BULK OF THE SITE ASSESSMENT AND WILL TAKE PLACE IN THE LATE SUMMER OR EARLY FALL. THE LATE-SEASON FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF LAKE FOREST PARK:

- GENERAL SUMMARY OF THE SPRING VISIT.

- YEAR 1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES.
- COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
- ESTIMATE OF NATIVE SHRUB COVER USING THE LINE INTERCEPT METHOD ALONG ESTABLISHED TRANSECTS IN PLANTED AREAS.
- ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER USING THE COVER CLASS METHOD SITE-WIDE.
- TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
- PHOTOGRAPHIC DOCUMENTATION FROM FOUR FIXED REFERENCE POINTS.
- ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
- 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, SHALL MONITOR:

- ALL SITE PREPARATION
- SOIL PREPARATION.
- MULCH PLACEMENT.
- PLANT MATERIAL INSPECTION
- PLANT MATERIAL DELIVERY INSPECTION.
- 50% PLANT INSTALLATION INSPECTION.
- 100% PLANT INSTALLATION INSPECTION.

GENERAL WORK SEQUENCE

- ALL PLANT INSTALLATION IS TO TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 15TH - MARCH 1ST), FOR BEST SURVIVAL.
- PREPARE A PLANTING PIT FOR EACH PLANT AND INSTALL PER THE PLANTING DETAILS.
- MULCH EACH PLANT WITH A CIRCULAR WOOD CHIP MULCH RING, FOUR INCHES THICK AND EXTENDING TO A DISTANCE OF 9 INCHES FROM THE PLANT STEM (18 INCHES IN DIAMETER).
- INSTALL A SPLIT-RAIL FENCE AROUND THE ON-SITE BUFFER AREA PER THE PLAN DETAILS.

MATERIAL SPECIFICATIONS AND DEFINITIONS

1. FERTILIZER: **SLOW RELEASE, GRANULAR** PHOSPHOROUS-FREE FERTILIZER. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION. KEEP FERTILIZER IN A WEATHER-TIGHT CONTAINER WHILE ON SITE. NOTE THAT FERTILIZER IS TO BE APPLIED ONLY IN YEARS TWO, THREE, FOUR AND FIVE AND **NOT** IN THE FIRST YEAR.

2. IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST TWO INCHES OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.

3. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.

4. WOOD CHIP MULCH:

a. WOOD CHIP MULCH SHALL MEET WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION FOR WOOD STRAND MULCH AS DEFINED 9-14.4(4). "WOOD STRAND MULCH SHALL BE A BLEND OF ANGULAR, LOOSE, LONG, THIN WOOD PIECES THAT ARE FRAYED, WITH A HIGH LENGTH-TO-WIDTH RATIO, AND IT SHALL BE DERIVED FROM NATIVE CONIFER OR DECIDUOUS TREES. A MINIMUM OF 95 PERCENT OF THE WOOD STRAND SHALL HAVE LENGTHS BETWEEN 2 AND 10 INCHES. AT LEAST 50 PERCENT OF THE LENGTH OF EACH STRAND SHALL HAVE A WIDTH AND THICKNESS BETWEEN 1/16 AND 1/2 INCH. NO SINGLE STRAND SHALL HAVE A WIDTH OR THICKNESS GREATER THAN 1/2 INCH. THE MULCH SHALL NOT CONTAIN SALT, PRESERVATIVE, GLUE, RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST OR WOOD CHIPS OR SHAVINGS WILL NOT BE ACCEPTABLE. THE CONTRACTOR SHALL PROVIDE MATERIAL SAFETY DATA SHEET (MSDS) THAT DEMONSTRATES THAT THE PRODUCT IS NOT HARMFUL TO PLANT LIFE AND A TEST REPORT PERFORMED IN ACCORDANCE WITH WSDOT TEST METHOD 125 DEMONSTRATING COMPLIANCE TO THE SPECIFICATION PRIOR TO ACCEPTANCE;

b. ALTERNATIVELY, ON-SITE CHIPPED MULCH WILL BE ACCEPTABLE PROVIDE THAT THE MULCH MEETS THE GENERAL DIMENSIONS OF THE SPECIFICATION ABOVE AND LIKEWISE SHALL NOT CONTAIN SALT, PRESERVATIVES, GLUE, RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLAN LIFE. SAWDUST OR WOOD CHIPS OR SHAVINGS WILL NOT BE ACCEPTABLE.

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 FOR FIVE YEARS FOLLOWING COMPLETION OF THE CONSTRUCTION. OPERATE THE TEMPORARY IRRIGATION SYSTEM DURING JUNE THROUGH SEPTEMBER OF YEARS 1 AND 2. THE SYSTEM SHOULD BE SET TO PROVIDE AT LEAST 2 INCHES OF WATER PER WEEK TO ALL PLANTS DURING JUNE, JULY, AUGUST AND SEPTEMBER. LESS WATER IS NEEDED DURING MARCH, APRIL, MAY AND OCTOBER. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING THE UPCOMING FALL DORMANT SEASON (OCTOBER 15 TO MARCH 1).
- FOLLOW THE RECOMMENDATIONS NOTED IN THE SPRING MONITORING SITE VISIT.
- GENERAL WEEDING FOR ALL PLANTED AREAS:
- 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 WILL INCREASE THE LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
- MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
- 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.
- APPLY SLOW RELEASE GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS TWO THROUGH FIVE.
- REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE AND LIMIT WEEDS.
- THE HOMEOWNER SHALL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 2 INCHES OF WATER PROVIDED PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION THROUGH THE OPERATION OF A TEMPORARY IRRIGATION SYSTEM.



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MITIGATION PLAN NOTES