NW 1/4 SECTION 31, TOWNSHIP 28N, RANGE 7E, W.M.

EXISTING CONDITIONS PLAN

GRAPHIC SCALE (IN FEET)
0 30 60 120
SCALE: 1"=60'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- WETLAND BUFFER
- ▲WL-# WETLAND FLAG LOCATION
- ●TP-# SOIL TEST PIT LOCATION
- STREAM CENTERLINE
- STREAM BUFFER
- ⚐OHWM-# STREAM OHWM FLAG LOCATION
- DITCH CENTERLINE
- 316 EXISTING CONTOUR
- EXISTING UTILITY EASEMENT

VICINITY MAP

NTS

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 11/15/2018)

NORTH

CONTACTS

PROPERTY OWNER/APPLICANT

NAME:	GARIBALDI LAKE, LLC.
ADDRESS:	1010 MARKET STREET KIRKLAND WA, 98033
PHONE:	(425) 576-9390
CONTACT:	MELANIE DAVIES

SURVEYOR

NAME:	MEAD GILMAN LAND SURVEYORS
ADDRESS:	P.O. BOX 289, WOODINVILLE, WA 98072 | PHONE:
PHONE:	(425) 486-1252
CONTACT:	CHRISTOPHER SHANE BARNES, PLS

ENGINEER

NAME:	CPH CONSULTANTS, LLC.
ADDRESS:	11431 WILLOWS RD. NE, SUITE 120 REDMOND, WA 98052
PHONE:	(425) 285-2390
CONTACT:	MATT HOUGH, PE

ENVIRONMENTAL CONSULTANT

NAME:	TALASAEA CONSULTANTS, INC.
ADDRESS:	15020 BEAR CREEK RD. NE WOODINVILLE, WA 98077
PHONE:	(425) 861-7550
CONTACT:	ANN OLSEN, SENIOR PROJECT MANAGER JENNIFER MARRIOTT, PWS, SENIOR WETLAND ECOLOGIST

SHEET INDEX

SHEET NUMBER	SHEET TITLE
WI.0	EXISTING CONDITIONS PLAN
WI.1	SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

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

NOTES

1. SURVEY PROVIDED BY MEAD GILMAN LAND SURVEYORS, P.O. BOX 289, WOODINVILLE, WA 98072, (425) 486-1252.
2. SITE PLAN PROVIDED BY CPH CONSULTANTS, 11431 WILLOWS RD. NE, SUITE 120 REDMOND, WA 98052, (425) 285-2390.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN NOVEMBER, 2018.

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast - Woodinville, Washington 98077
Bus (425) 861-7550 - Fax (425) 861-7549

CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
EXISTING CONDITIONS PLAN
GARIBALDI PRD
MONROE, WASHINGTON

Revisions	Date	By

Date 11-28-2018
Scale AS SHOWN
Designed JM
Drawn MM
Checked AO
Approved BS

Project # 1684

Sheet # WI.0

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NW 1/4 SECTION 31, TOWNSHIP 28N, RANGE 7E, W.M.

PROPOSED SITE PLAN, IMPACTS AND MITIGATION OVERVIEW PLAN

GRAPHIC SCALE (IN FEET)
0 30 60 120
SCALE: 1"=60'

NORTH

ACCESS ROAD IMPACTS LEGEND

MMC 20.05.070.H.3

BUFFER REDUCTION

FOR REQUIRED ACCESS ROAD*	18,680 SF
PERMENANT DISPERSION TRENCH AND BUBBLE-UP STRUCTURE IMPACTS	170 SF
AREA OF BUFFER CUT OFF DUE TO REQUIRED ACCESS	11,595 SF
TOTAL BUFFER REDUCTION:	30,308 SF

*EXCEPTIONS TO CRITICAL AREA REGULATIONS ALLOWED FOR LINEAR ALTERATIONS WITH DIRECTOR APPROVAL, ASSUMING SPECIFIED CONDITIONS ARE MET.

BUFFER IMPACTS LEGEND

MMC 20.05.080.F

REDUCED BUFFER

FOR RESIDENTIAL LOTS	6,636 SF

MITIGATION LEGEND

BUFFER CREATION	3,288 SF
BUFFER REESTABLISHMENT	
HORSE PASTURE	30,998 SF
GRADING IMPACTS	6,851 SF
TOTAL BUFFER REESTABLISHMENT:	37,849 SF
BUFFER ENHANCEMENT	38,036 SF

NOTE: MITIGATION CREDITS WILL BE PURCHASES FROM THE SKYKOMISH HABITAT BANK IN ORDER TO OFFSET ANY WETLAND BUFFER HABITAT LOSS.

CANDIDATE PLANT LIST

TREES

SCIENTIFIC NAME	COMMON NAME
ACER CIRCINATUM	VINE MAPLE
CORYLUS CORNUTA	WESTERN HAZELNUT
FRANGULA PURSHIANA	CASCARA
PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SALIX SCOULERIANA	SCOULER'S WILLOW
SORBUS SITCHENSIS	SITKA MOUNTAIN ASH
THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

SCIENTIFIC NAME	COMMON NAME
CORNUS ALBA	RED-OSIER DOGWOOD
LONICERA INVOLUCRATA	BLACK TWINBERRY
OEMLERIA CERASIFORMIS	INDIAN PLUM
ROSA GYMNOCARPA	BALDHIP ROSE
RUBUS PARVIFLORUS	THIMBLEBERRY
RUBUS SPECTABILIS	SALMONBERRY
SAMBUCUS RACEMOSA	RED ELDERBERRY
SYMPHORICARPOS ALBUS	SNOWBERRY

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME
GAULTHERIA SHALLON	SALAL
MAHONIA REPENS	CREEPING MAHONIA
POLYSTICHUM MUNITUM	WESTERN SWORD FERN

EMERGENTS

SCIENTIFIC NAME	COMMON NAME
CAREX OBNUPTA	SLOUGH SEDGE
JUNCUS EFFUSUS	COMMON RUSH
JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- STREAM CENTERLINE
- CRITICAL AREAS BUFFER/2-BOARD FENCE
- CRITICAL AREA TRACT SIGNS
- DITCH CENTERLINE
- EXISTING UTILITY EASEMENT
- GRADING LIMIT LINE

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CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
PROPOSED SITE PLAN, IMPACTS AND MITIGATION OVERVIEW PLAN
GARIBALDI PRD
MONROE, WASHINGTON

Revisions	Date	By

Date 12-4-2018
Scale AS SHOWN
Designed JM
Drawn MW/KM
Checked AO
Approved BS

Project #1684

Sheet # W1.1

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