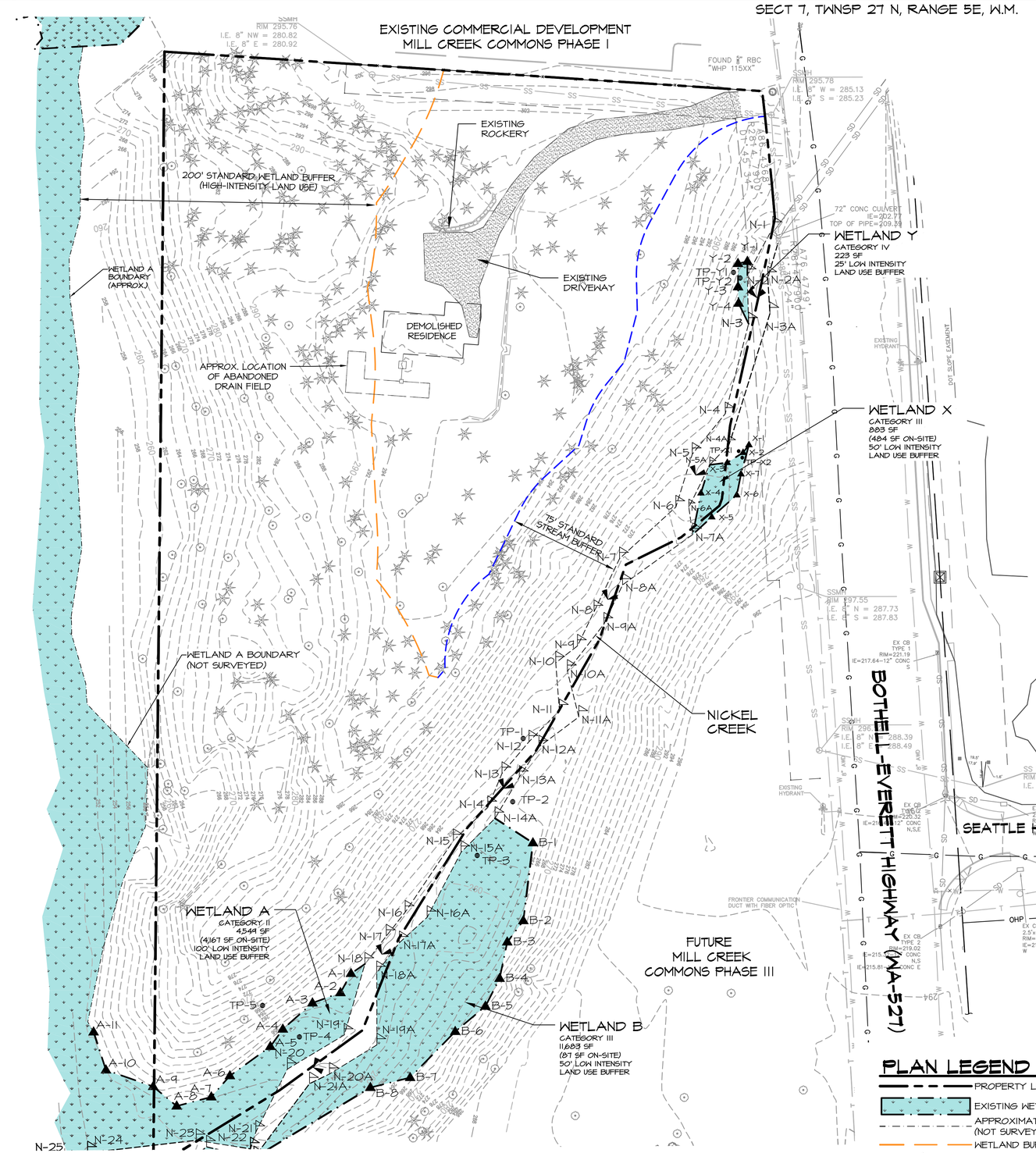
SEPA Copy

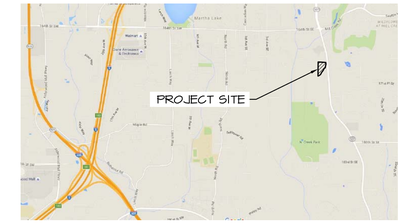


EXISTING CONDITIONS

GRAPHIC SCALE (IN FEET)
0 20 40 80
SCALE: 1"=40'
NORTH

VICINITY MAP

NTS



SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 6/1/2016)

NORTH

CONTACTS

APPLICANT

NAME:	NW STEEL SYSTEMS, INC.
ADDRESS:	12214 SE 18TH PLACE BELLEVUE, WA 98005
PHONE:	(425) 957-1411
CONTACT:	DAVID LEE

SURVEYOR

NAME:	A.S.P.I. LAND SURVEYING & PLANNING
ADDRESS:	4532-B EVERGREEN WAY EVERETT, WA 98203
PHONE:	(425) 252-1884
CONTACT:	HARLEY C. PAWLEY, P.L.S.

ENGINEER

NAME:	OMEGA ENGINEERING, INC
ADDRESS:	2210 HEWITT AVENUE, SUITE 204 EVERETT, WA 98201
PHONE:	(425) 387-3820
CONTACT:	JOSEPH SMEBY, P.E.

ARCHITECT

NAME:	MOORE DESIGN ASSOCIATES
ADDRESS:	15504 SE 18TH STREET BELLEVUE, WA 98007
PHONE:	(425)-941-1040
CONTACT:	GREG MOORE

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, SENIOR WETLAND ECOLOGIST

SHEET INDEX

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W1.1	IMPACTS, MITIGATION, AND CONCEPTUAL PLANTING OVERVIEW PLAN

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- WETLAND BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- 100 EXISTING CONTOUR
- ▲A-# WETLAND FLAG LOCATION
- •TP-# SOIL TEST PLOT LOCATION

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 OMEGA ENGINEERING, 2210 HEWITT AVENUE, SUITE 204, EVERETT, WA 98201, (425) 387-3820.
2. SITE PLAN PROVIDED BY 15504 SE 18TH STREET BELLEVUE, WA 98007, (425)-941-1040.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THIS PLAN IS AN ATTACHMENT TO THE CONCEPTUAL CRITICAL AREAS REPORT PREPARED BY TALASAEA CONSULTANTS IN JUNE 2016.

APPROVED FOR CONSTRUCTION

BY:

CITY OF MILL CREEK
DEPARTMENT OF PLANNING

DATE:

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

CRITICAL AREAS MITIGATION PLAN
EXISTING CONDITIONS
MILL CREEK COMMONS - PHASE II
MILL CREEK, WASHINGTON

Revisions	Date	By
CITY COMMENTS	7-26-2016	ABS

Date	6/1/2016
Scale	AS SHOWN
Designed	ABS/JM
Drawn	ABS
Checked	AO
Approved	BS

Project # 1197

Sheet # W1.0

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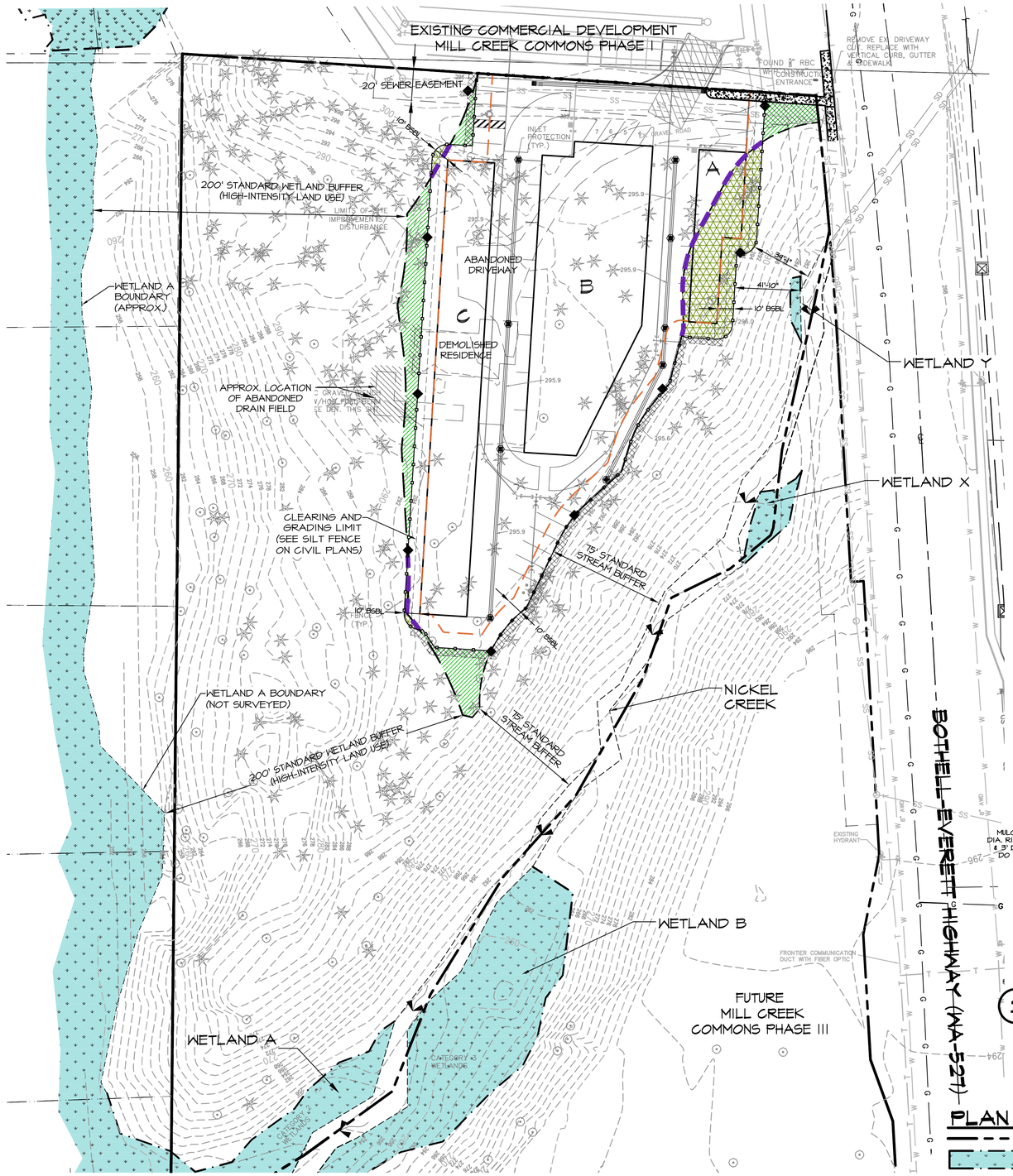
SECT 7, TWNSP 27 N, RANGE 5E, W.M.



IMPACTS AND MITIGATION OVERVIEW PLAN

GRAPHIC SCALE (IN FEET)
0 20 40 80
SCALE: 1"=40'

NORTH

IMPACTS LEGEND

BUFFER AVERAGING

TOTAL BUFFER LENGTH (FOR STREAM AND WETLAND)	903 LF
25% OF BUFFER LENGTH, ALLOWED FOR REDUCTION PER MCC 18.06.430(3)	226 LF
BUFFER LENGTH REDUCED	214 LF
BUFFER REDUCTION AREA	3,743 SF

FOR TEMPORARY CONSTRUCTION IMPACTS

PRE-EXISTING IMPACTS OF RESIDENCE	1,598 SF
TEMPORARY CONSTRUCTION IMPACTS DUE TO CLEARING AND GRADING	1,821 SF

MITIGATION LEGEND

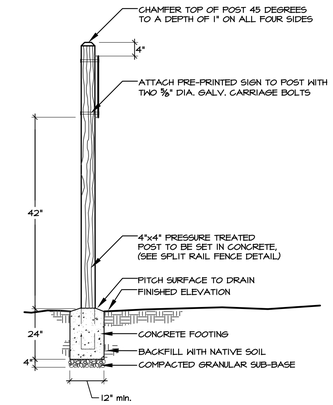
BUFFER AVERAGING

BUFFER REPLACEMENT	3,902 SF

BUFFER RESTORATION

FOR PRE-EXISTING RESIDENCE*	1,730 SF
FOR TEMPORARY CONSTRUCTION IMPACTS OF CLEARING AND GRADING*	1,821 SF

*FOR BUFFER RESTORATION AREAS ONLY, SEE CANDIDATE PLANT LIST BELOW

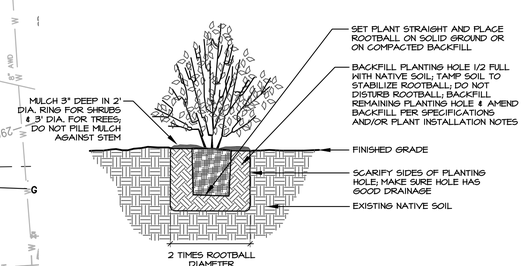


1 NGPA SIGN DETAIL TYP.
N.T.S.

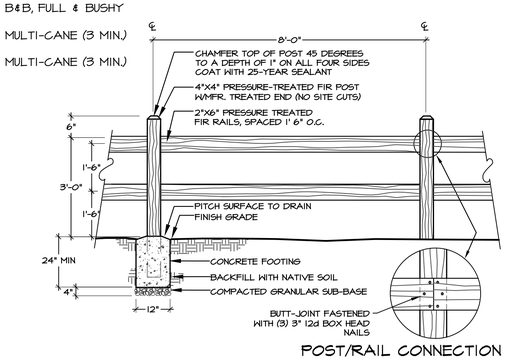
CANDIDATE PLANT LIST

SCIENTIFIC NAME	COMMON NAME	WL STATUS	SIZE (MIN.)	NOTES
ACER CIRCINATUM**	VINE MAPLE	FAC	4' HT.	SINGLE TRUNK, WELL BRANCHED
GAULTHERIA SHALLON	SALAL	FACU	1 GAL.	FULL & BUSHY
POLYSTICHUM MUNITUM	SWORD FERN	FACU	1 GAL.	FULL & BUSHY
PSEUDOTSUGA MENZIESII**	DOUGLAS FIR	FACU	4-5' HT.	B&B, FULL & BUSHY
SAMBUCUS RACEMOSA	RED ELDERBERRY	FACU	24" HT.	MULTI-CANE (3 MIN.)
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	FACU	18" HT.	MULTI-CANE (3 MIN.)

** VEGETATION WILL ONLY BE PLANTED IN PRE-EXISTING IMPACT AREAS



2 CONTAINER STOCK PLANTING DETAIL
N.T.S.



NOTES:
1. RAIL FENCE TO ALIGN WITH LAND GRADIENT.
2. TREAT WITH CLEAR PRESERVATIVE UPON COMPLETION OF INSTALLATION.
3. ALL FASTENERS TO BE GALVANIZED STEEL.

3 OPEN 2-BOARD FENCE DETAIL
N.T.S.

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- APPROXIMATED WETLAND BOUNDARY (NOT SURVEYED)
- WETLAND BUFFER
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- STREAM BUFFER
- STREAM DIRECTION FLOW
- POST CONSTRUCTION BUFFER LIMIT/ SPLIT-RAIL FENCE - SEE DETAIL (3 / W.1)
- NGPA SIGN - SEE DETAIL (1 / W.1)

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DEPARTMENT OF PLANNING

DATE:

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

CRITICAL AREAS MITIGATION PLAN
IMPACTS, MITIGATION AND CONCEPTUAL PLANTING OVERVIEW PLAN
MILL CREEK COMMONS - PHASE II
MILL CREEK, WASHINGTON

Revisions	Date	By
CITY COMMENTS	7-26-2016	ABS

Date	6/1/2016
Scale	AS SHOWN
Designed	ABS/JM
Drawn	ABS
Checked	AO
Approved	BS

Project # 1197

Sheet # W.1

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