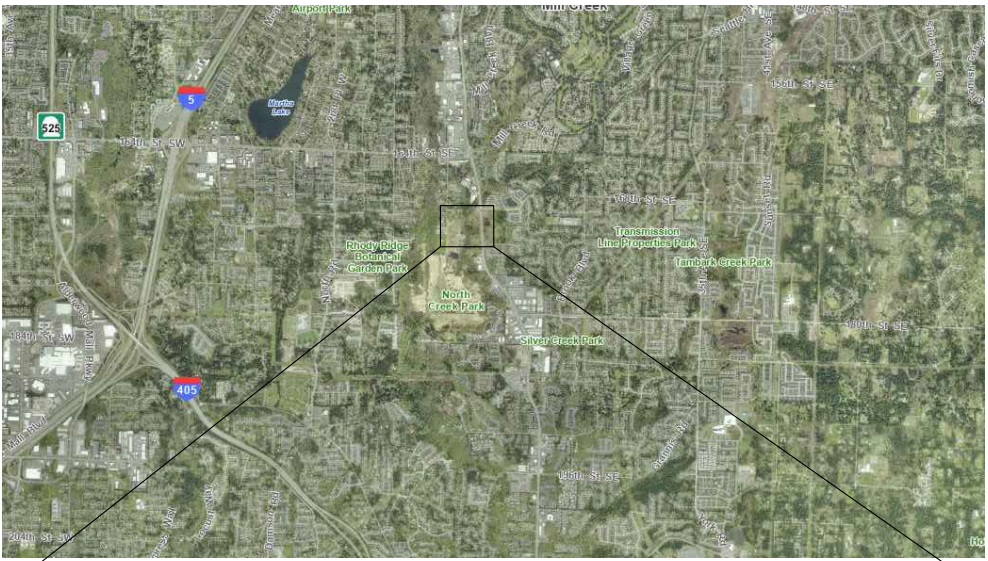


PROJECT LOCATION



VICINITY MAP

LEGEND

- PROPERTY BOUNDARY
- DELINEATED OHWM
- NON-DELINEATED OHWM
- DELINEATED WETLAND BOUNDARY
- NON-DELINEATED WETLAND BOUNDARY
- EXISTING TREES
- TOP OF SLOPE
- 110' WETLAND BUFFER
- 10' BUILDING SETBACK

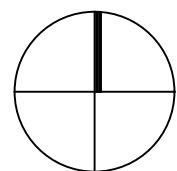
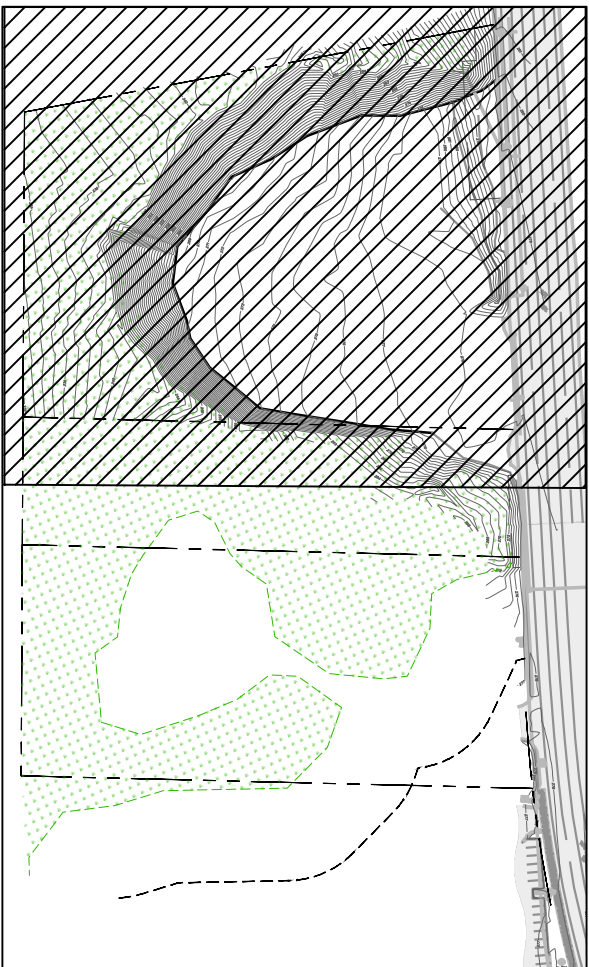
SHEET INDEX

- |             |  |
|-------------|--|
| L001        | EXISTING CRITICAL AREA CONDITIONS PLAN |
| L002        | BUFFER AVERAGING PLAN                  |
| L003 - L004 | SITE IMPACT PLAN                       |
| L005 - L006 | MITIGATION PLANTING PLAN               |
| L007        | PLANT INSTALLATION DETAILS AND NOTES   |
| L008        | TREE REMOVAL AND PROTECTION PLAN       |

NOTES

- 1 CRITICAL AREAS DELINEATED BY DCGWATERSHED (NOW FACET) ON JUN. 15, 2023. SURVEY DATED JUNE 15TH, 2023 AND JUNE 6TH 2024 RECEIVED FROM D.R. DOWNING LAND SURVEYING, INC.

KEY MAP



NO.	DATE	BY	REVISION

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCGWATERSHED CANNOT BE HELD  
LIABLE FOR ACCURACY. CONTRACTORS SHALL FIELD VERIFY GRADES, UTILITIES AND  
ALL OTHER EXISTING FEATURES AND CONDITIONS. IF CONDITIONS ARE NOT AS  
SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT  
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2305.0336.00

**PERMIT PLAN**

EXISTING CRITICAL AREA  
CONDITIONS PLAN

DATE: 10/08/2024  
PLAN NUMBER:  
**L001**  
SHEET 1 OF 8



LEGEND

EXISTING

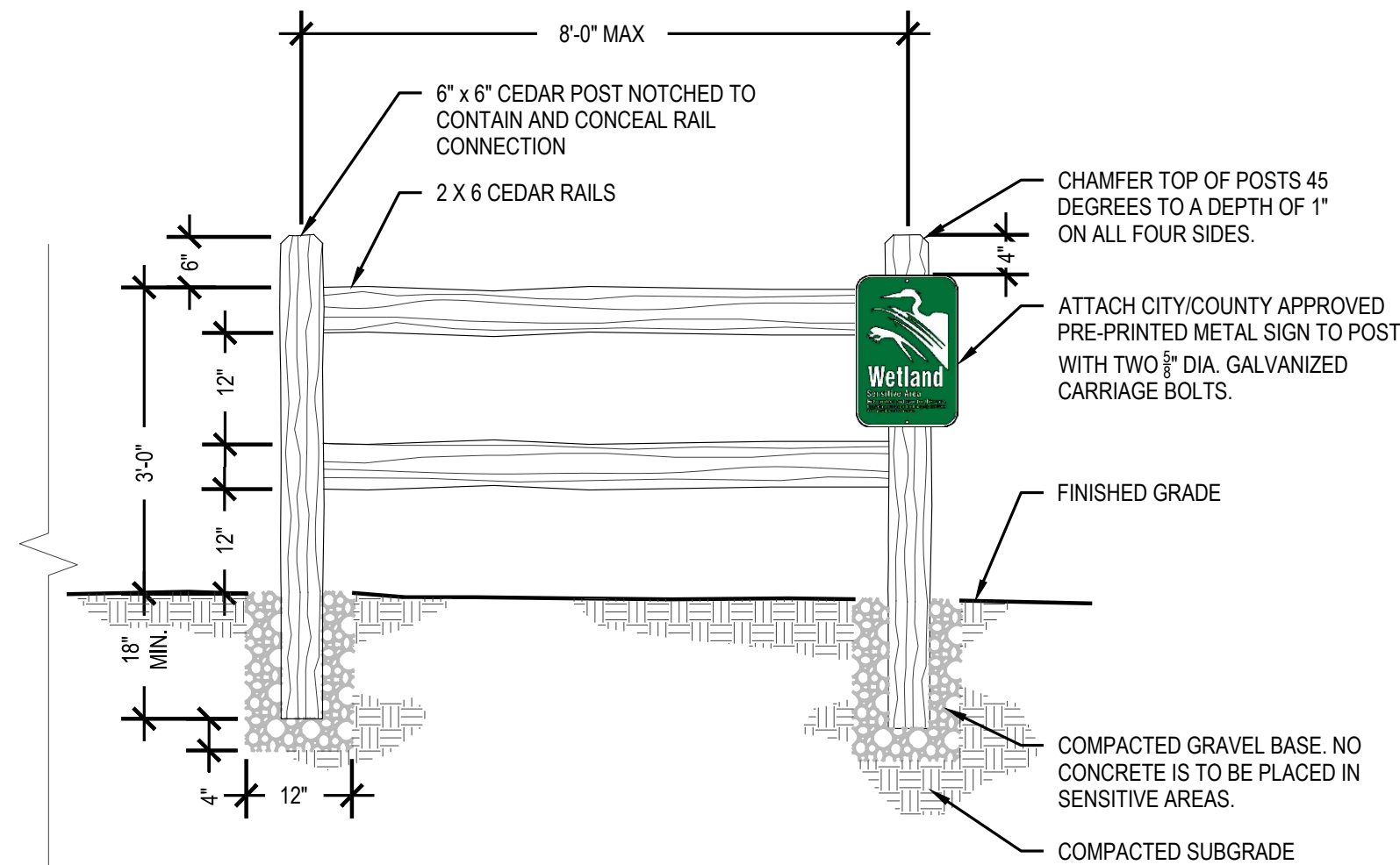
- PROPERTY BOUNDARY
- APPROXIMATE OHWM
- NON-DELINEATED OHWM
- DELINEATED WETLAND BOUNDARY
- NON-DELINEATED WETLAND BOUNDARY
- EXISTING TREES
- TOP OF SLOPE
- 110' WETLAND BUFFER
- 10' BUILDING SETBACK

PROPOSED

- CLEARING AND GRADING LIMITS
- AVERAGED WETLAND BUFFER
- MODIFIED 10' BUILDING SETBACK
- STANDARD WETLAND BUFFER AVERAGING, REDUCTION (534 SF)
- WETLAND BUFFER AVERAGING, ADDITION (619 SF)
- SPLIT RAIL FENCE WITH CRITICAL AREA SIGN (717 LF) SEE DETAIL BELOW

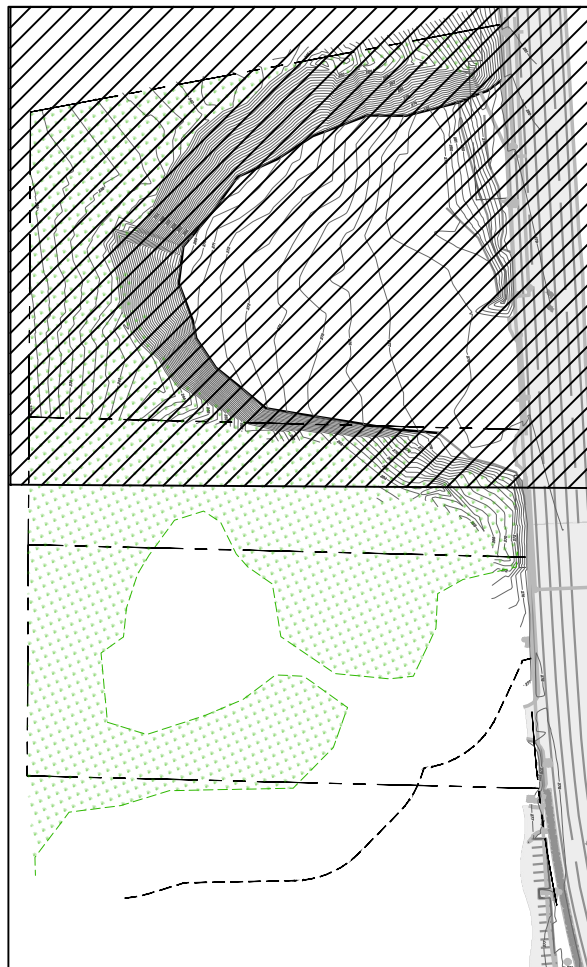
NOTES

- PROPOSED BUFFER REDUCTION LENGTH 133' IS LESS THAN 25% OF TOTAL BUFFER LENGTH 695' IN ACCORDANCE WITH MC 18.06.930(C)(3).
- MINIMUM BUFFER WIDTH AFTER AVERAGING IS 104'.
- GRADING IMPACTS INSIDE BUFFER AREA WILL BE ENHANCED ACCORDING TO THE MITIGATION PLAN.
- SITE PLAN PROVIDED BY EASTSIDE CONSULTANTS ON OCT. 2ND, 2024.

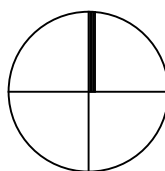


1 SPLIT RAIL FENCE WITH CRITICAL AREA SIGN DETAIL

KEY MAP



30' 15' 0 30' 60'  
SCALE 1" = 30'



PRINCIPAL: KB PROJECT MANAGER: SP DESIGNED BY: HC, BR DRAWN BY: HC CHECKED BY: AS

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PERMIT PLAN

BUFFER AVERAGING PLAN

DATE: 10/08/2024

PLAN NUMBER:

L002

SHEET 2 OF 8

NO.

DATE

BY

REVISION

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SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT  
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LEGEND

EXISTING

PROPERTY BOUNDARY

APPROXIMATE OHWM

NON-DELINEATED OHWM

DELINEATED WETLAND BOUNDARY

NON-DELINEATED WETLAND BOUNDARY

EXISTING TREES

TOP OF SLOPE

PROPOSED

CLEARING AND GRADING LIMITS

AVERAGED WETLAND BUFFER

PLANTING AREA 1: WETLAND BUFFER ENHANCEMENT AREA (5,090 SF)

PLANTING AREA 2: RESTORE IN-PLACE TO NATIVE FOREST (960 SF)

PLANTING AREA 3: RESTORE IN-PLACE TO LAWN (1,702 SF)

NOTES

SEE PLANTING AND SITE PREPARATION DETAILS ON SHEET L007.

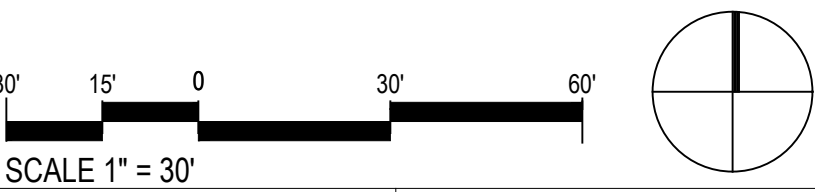
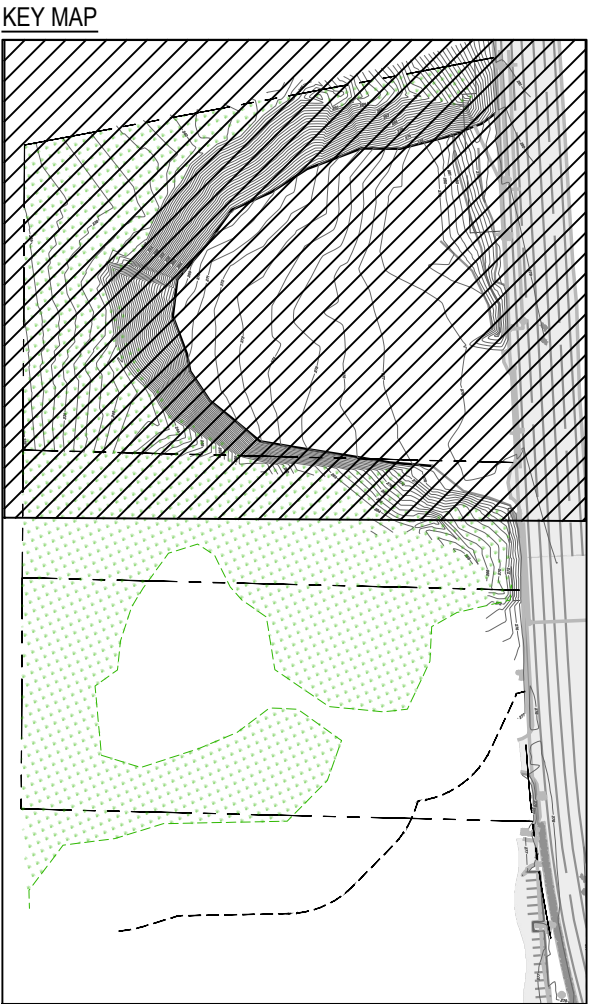
NO SOIL PREPARATION NEEDED FOR NATIVE FOREST RESTORATION AREA.

PLANT SCHEDULE (PLANTING AREA 1&2)

TREES	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ALNUS RUBRA / RED ALDER	2 GALLON	10' O.C.	24
	POPULUS TREMULOIDES / QUAKING ASPEN	2 GALLON	10' O.C.	24
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	2 GALLON	10' O.C.	24
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ACER CIRCINATUM / VINE MAPLE	1 GALLON	6' O.C.	15
	AMELANCHIER ALNIFOLA / PACIFIC SERVICEBERRY	1 GALLON	6' O.C.	15
	CORYLUS CORNUTA / WESTERN HAZELNUT	1 GALLON	6' O.C.	15
	HOLODISCUS DISCOLOR / OCEANSPRAY	1 GALLON	6' O.C.	15
	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GALLON	6' O.C.	15
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	1 GALLON	6' O.C.	15
	PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	1 GALLON	6' O.C.	15
	RUBUS PARVIFLORUS / THIMBLEBERRY	1 GALLON	6' O.C.	15
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1 GALLON	6' O.C.	15

PLANT SCHEDULE (PLANTING AREA 3)

LAWN	BOTANICAL / COMMON NAME	SIZE	APPLICATION RATE	QTY
	PROTIME PT 400 NATIVE UPLAND MIX OR SIMILAR	SEED MIX	1 LB PER 1000 SQUARE FEET OR 30-40 LBS PER ACRE	1,702 SF



PRINCIPAL: KB PROJECT MANAGER: SP DESIGNED BY: HC BR DRAWN BY: HC CHECKED BY: AS

NO.

DATE

BY

REVISION

1

2

3

4

5

6

7

DATE

10/08/2024

PLAN NUMBER:

L005

SHEET

5

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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 HITCHOCK AND GRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 2018 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 GROWER'S 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

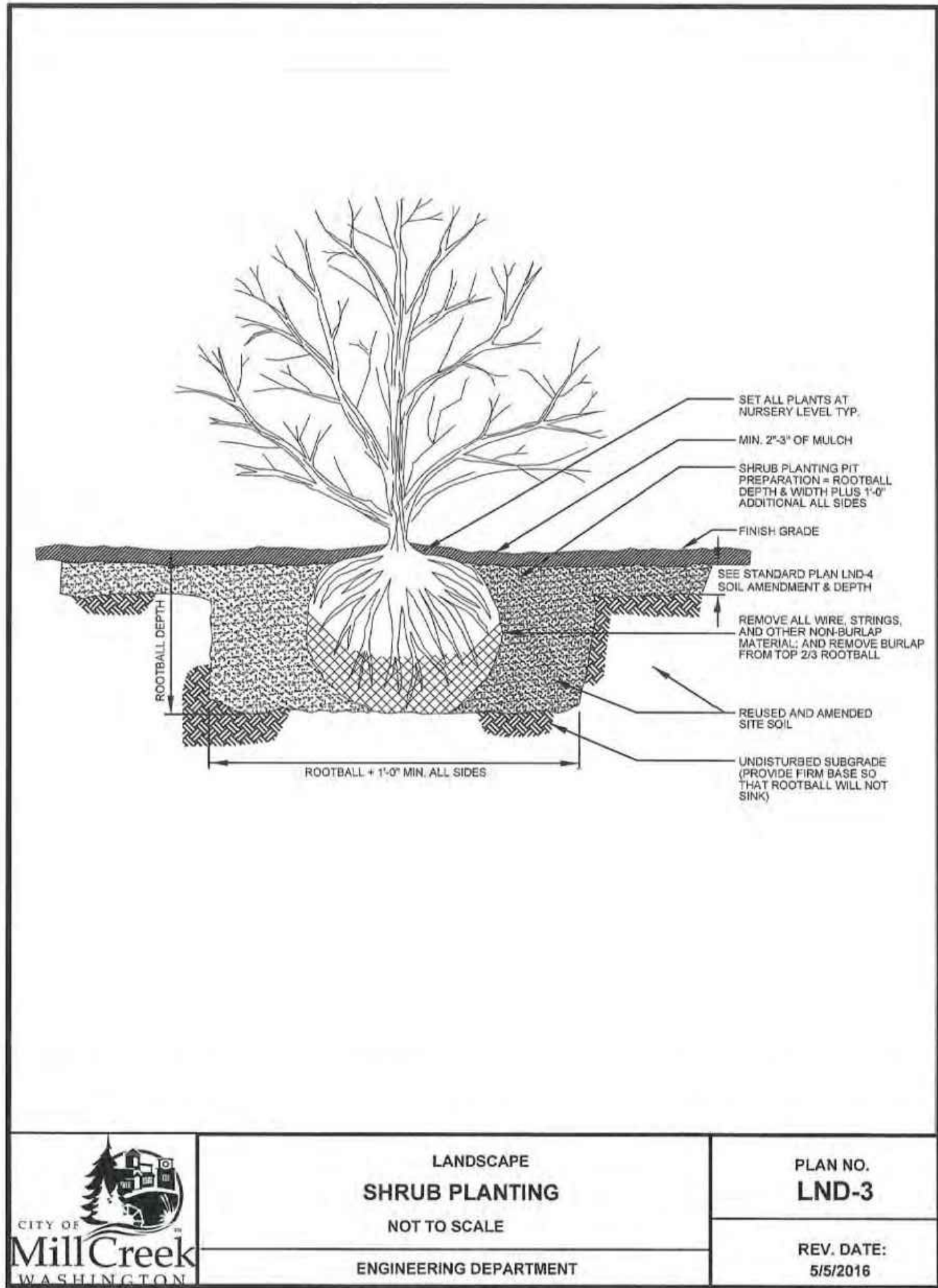
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

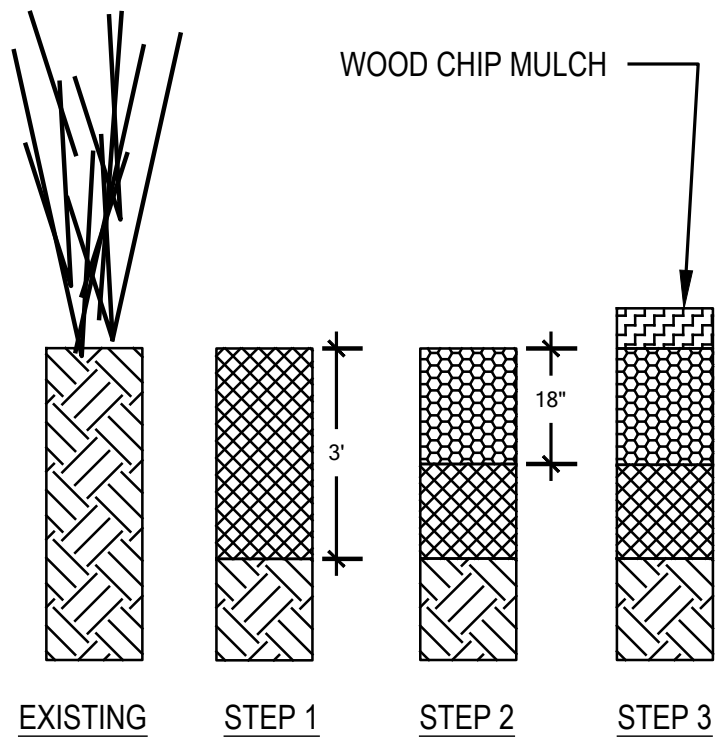
ROOT TREATMENT

- 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.



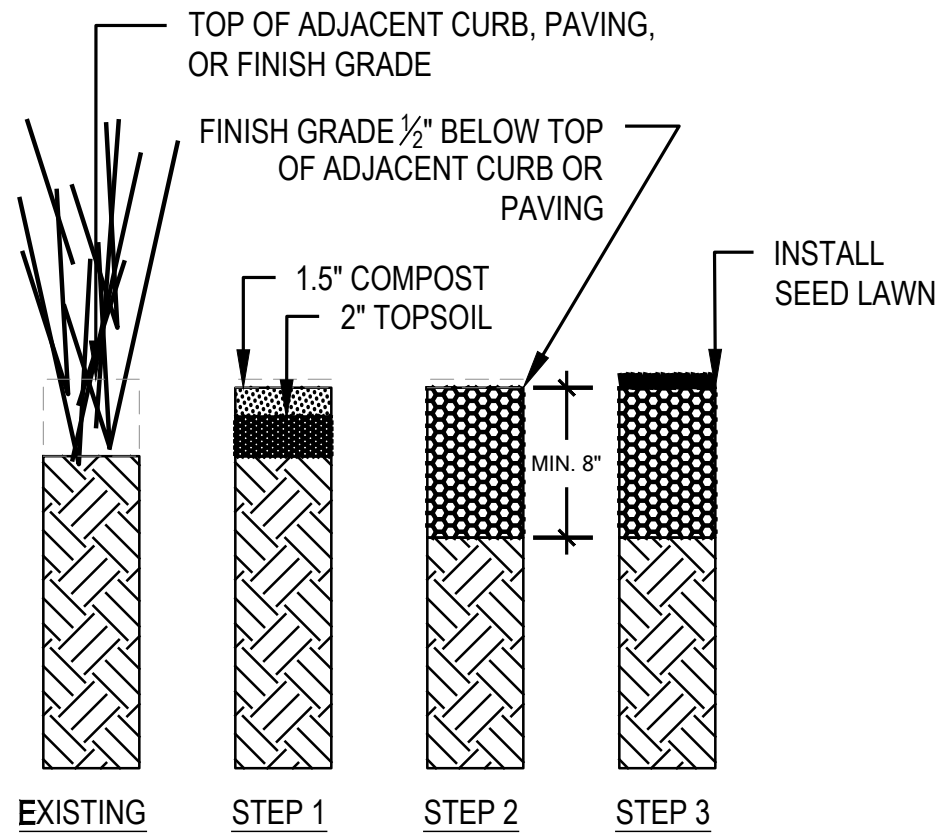
1 SHRUB PLANTING DETAIL

N.T.S.



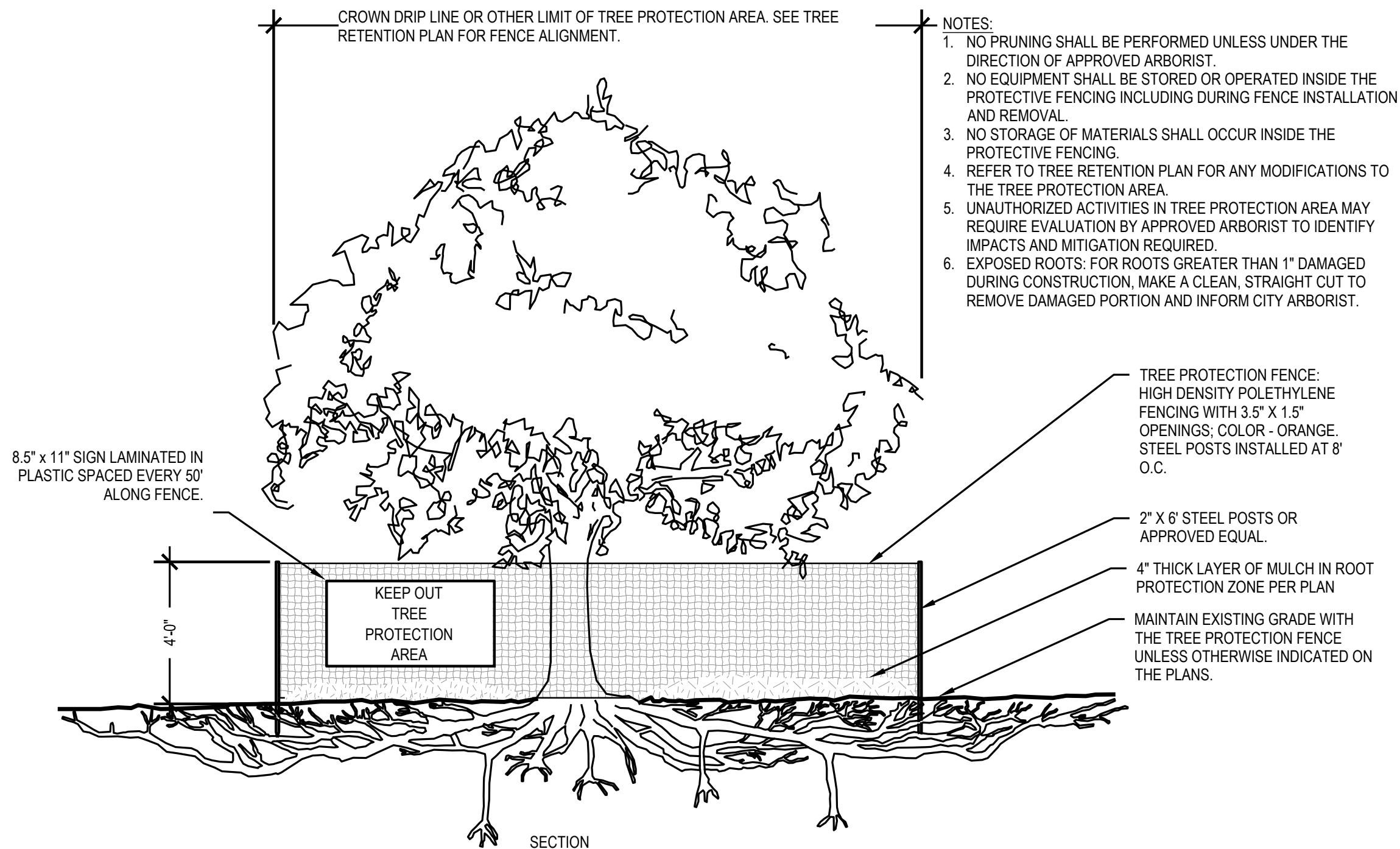
2 SITE PREPARATION DETAIL (PLANTING AREA 1)

N.T.S.



3 SITE PREPARATION DETAIL (PLANTING AREA 3)

N.T.S.



4 TREE PROTECTION FENCE

N.T.S.

NO.	DATE	BY	REVISION

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PERMIT PLAN

PLANT INSTALLATION DETAILS  
AND NOTES

DATE: 10/08/2024

PLAN NUMBER:

L007

SHEET 7 OF 8

