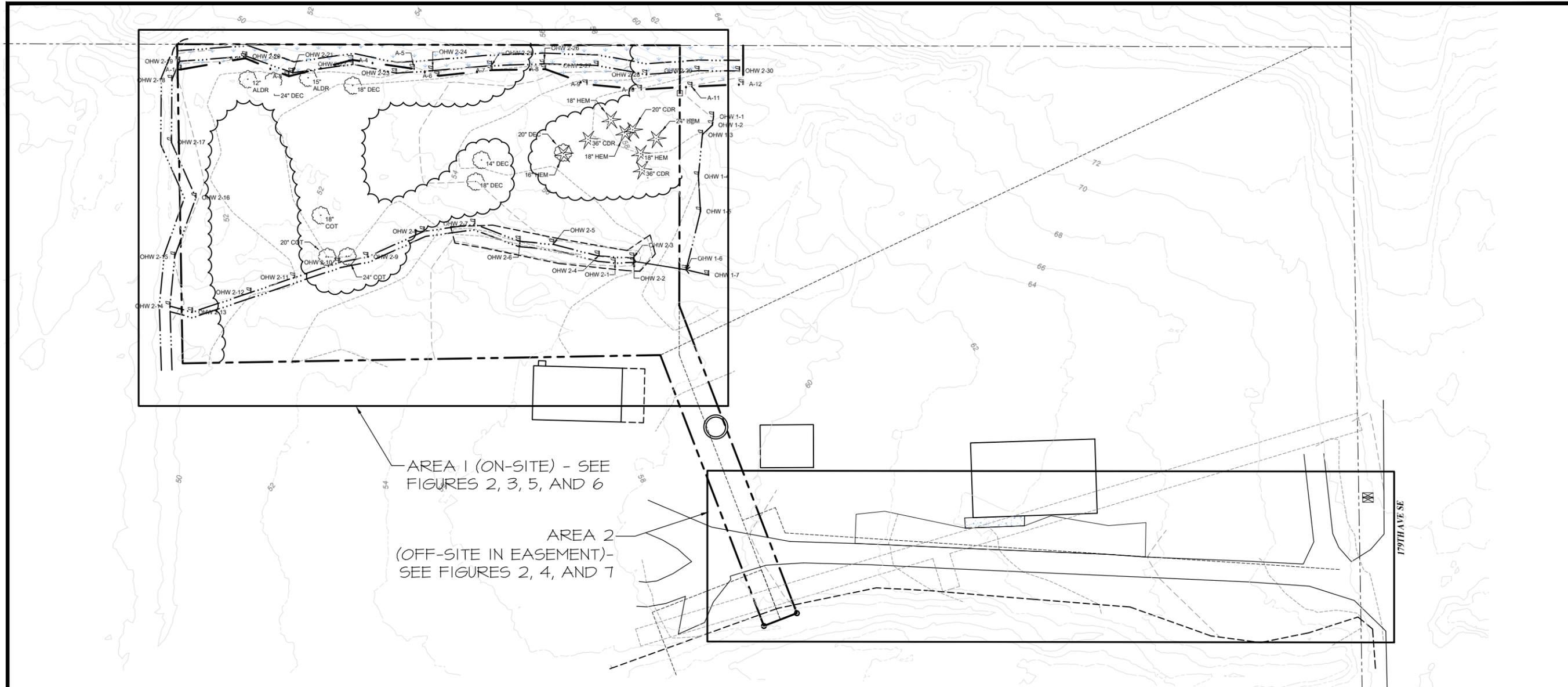


PROJECT  
6747  
DRAWN  
KV  
SCALE  
AS NOTED  
DATE  
6-10-25  
REVISED  
1/10



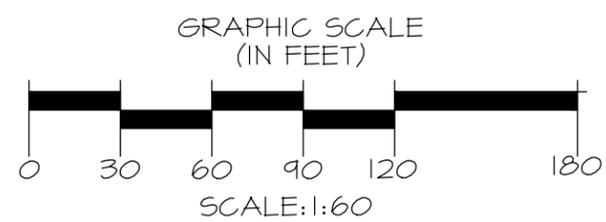
AREA 1 (ON-SITE) - SEE FIGURES 2, 3, 5, AND 6

AREA 2 (OFF-SITE IN EASEMENT)- SEE FIGURES 2, 4, AND 7

**SITE OVERVIEW PLAN**  
SCALE - 1:60

**PLAN LEGEND**

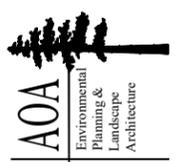
- PROPERTY LINE
- ..... STREAM ORDINARY HIGH WATER
- . - . - . WETLAND BOUNDARY
- TOP OF BANK



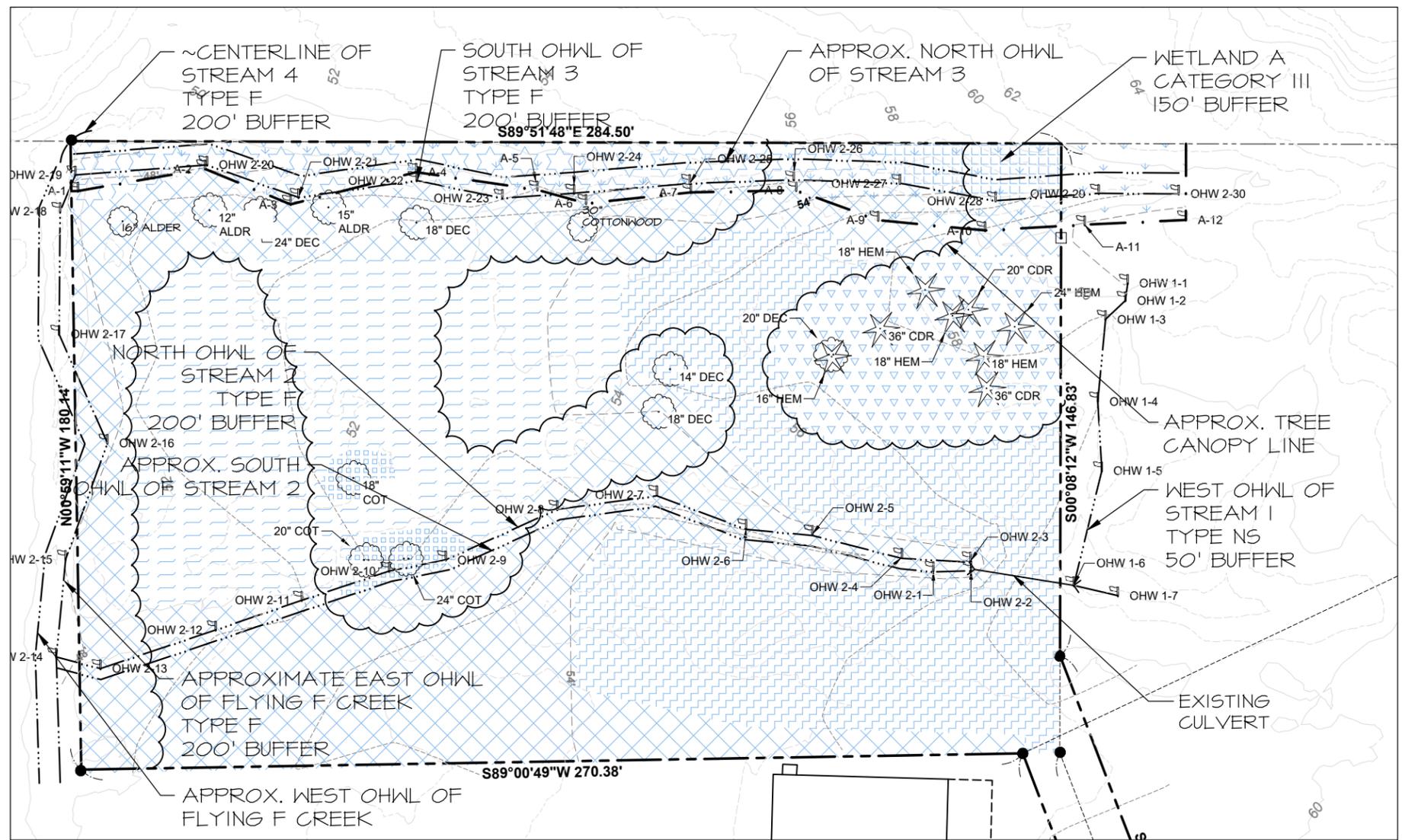
**NOTES**

1. BASE INFORMATION PROVIDED BY ALL LAND SURVEYING, LLC., 1901 VERNON RD, UNIT C, LAKE STEVENS, WA 98258, 360.568.4031.
2. SITE PLAN PROVIDED BY HARMSSEN, LLC, 2822 COLBY AVE., SUITE 300, EVERETT, WA 98201, 360.794.7811.
3. ENTIRE SITE ENCUMBERED BY CRITICAL AREAS AND BUFFERS.

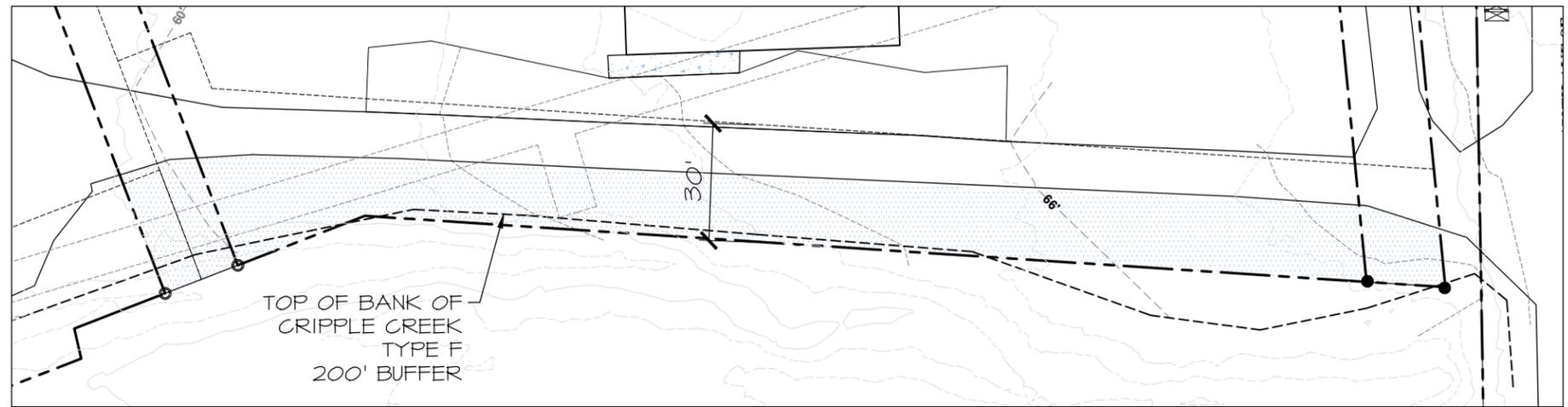
FIGURE 1: SITE OVERVIEW PLAN  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 0071800000300



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Office (425) 333-4338 Fax (425) 333-4399



**CRITICAL AREAS & EXISTING VEGETATION MAP - AREA 1**  
SCALE - 1:40



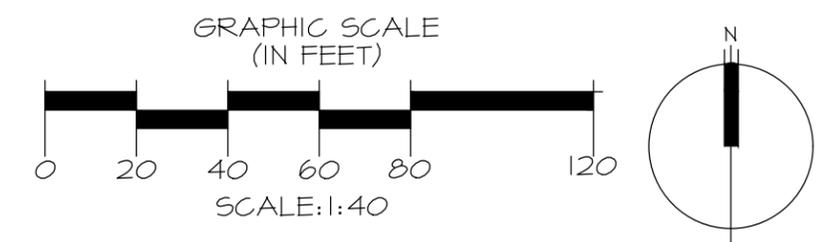
**CRITICAL AREAS & EXISTING VEGETATION MAP - AREA 2**  
SCALE - 1:40

**PLAN LEGEND**

- PROPERTY LINE
- ..... STREAM ORDINARY HIGH WATER
- . - . - WETLAND BOUNDARY
- TOP OF BANK

**EXISTING VEGETATION**

- 100% RED ALDER & BLACK COTTONWOOD, 70% SWORD FERN, VINE MAPLE & SALAL, 30% HIMALAYAN BLACKBERRY & REED CANARY GRASS
- 100% HIMALAYAN BLACKBERRY & STINGING NETTLE
- 100% NATIVE CANOPY, 10% HIMALAYAN BLACKBERRY, 90% OPEN W/ DEBRIS
- 100% HIMALAYAN BLACKBERRY, STINGING NETTLE, REED CANARY GRASS & THISTLE
- 100% REED CANARY GRASS & STINGING NETTLE
- 100% NATIVE CANOPY, 100% SALMONBERRY, SWORD FERN, RED ELDERBERRY, WILLOW & SPIREA
- 100% NATIVE CANOPY, 50% SALMONBERRY, SWORD FERN, LADY FERN & RED ELDERBERRY, 50% HIMALAYAN BLACKBERRY
- 90% OPEN MOWED LAWN, 10% HIMALAYAN BLACKBERRY

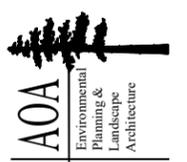


**NOTES**

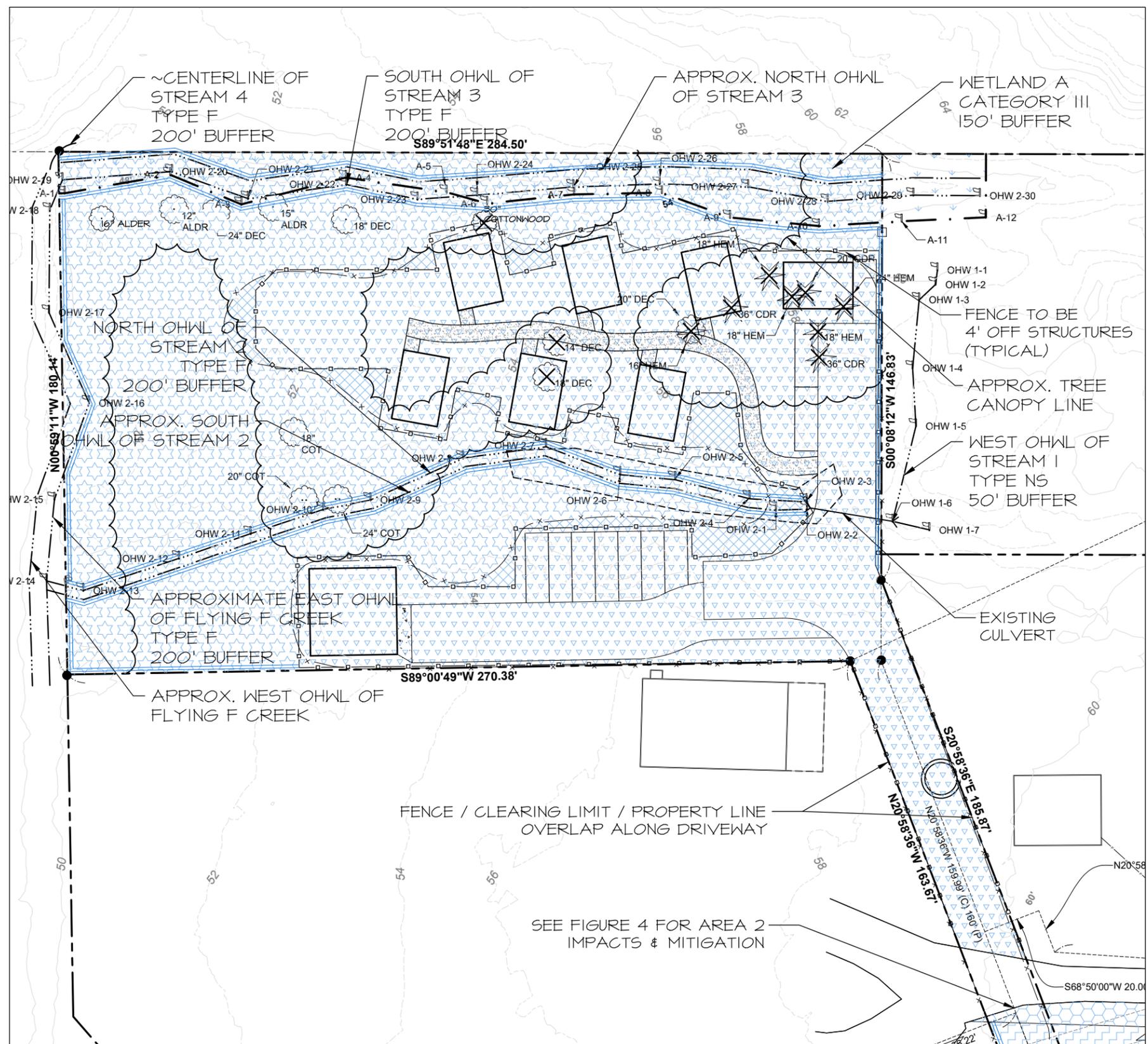
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2. SITE PLAN PROVIDED BY HARMSSEN, LLC, 2822 COLBY AVE., SUITE 300, EVERETT, WA 98201, 360.794.7811.
3. ENTIRE SITE ENCUMBERED BY CRITICAL AREAS AND BUFFERS.

PROJECT 6747  
DRAWN KV  
SCALE AS NOTED  
DATE 6-10-25  
REVISED 2/10

FIGURE 2: CRITICAL AREAS + EXISTING VEGETATION  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 0077800000300



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Carnation, WA 98014  
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**IMPACTS & MITIGATION MAP - AREA 1**  
SCALE - 1:40

**PLAN LEGEND**

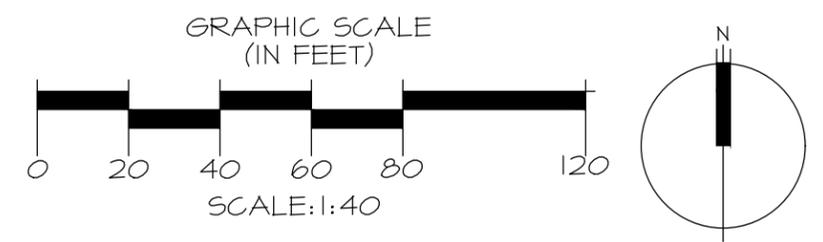
- PROPERTY LINE
  - ..... STREAM ORDINARY HIGH WATER
  - . - . - WETLAND BOUNDARY
  - TOP OF BANK
  - x-x-x-x-x CLEARING LIMITS
  - o-o-o-o- SPLIT RAIL FENCE
  - ===== STRAW WATTLES - 1,942 LF
  - ⊗ ⊛ TREES TO BE REMOVED - 11 TOTAL
- \*ENTIRE SITE IS ENCUMBERED BY BUFFER

**IMPACT LEGEND**

	PERMANENT ON-SITE BUFFER IMPACT - AREA 1	23,759 SF
	PERMANENT OFF-SITE BUFFER IMPACT - AREA 2	2,598 SF
	TEMPORARY ON-SITE BUFFER IMPACT - AREA 1	2,060 SF
<b>TOTAL IMPACT:</b>		<b>28,417 SF</b>

**MITIGATION LEGEND**

	ON-SITE BUFFER ENHANCEMENT AREA - AREA 1	26,478 SF
	OFF-SITE BUFFER ENHANCEMENT AREA - AREA 2	3,777 SF
	ON-SITE BUFFER RESTORATION - AREA 1	2,060 SF
<b>TOTAL MITIGATION:</b>		<b>32,315 SF</b>

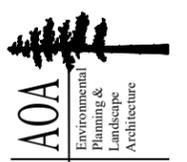


**NOTES**

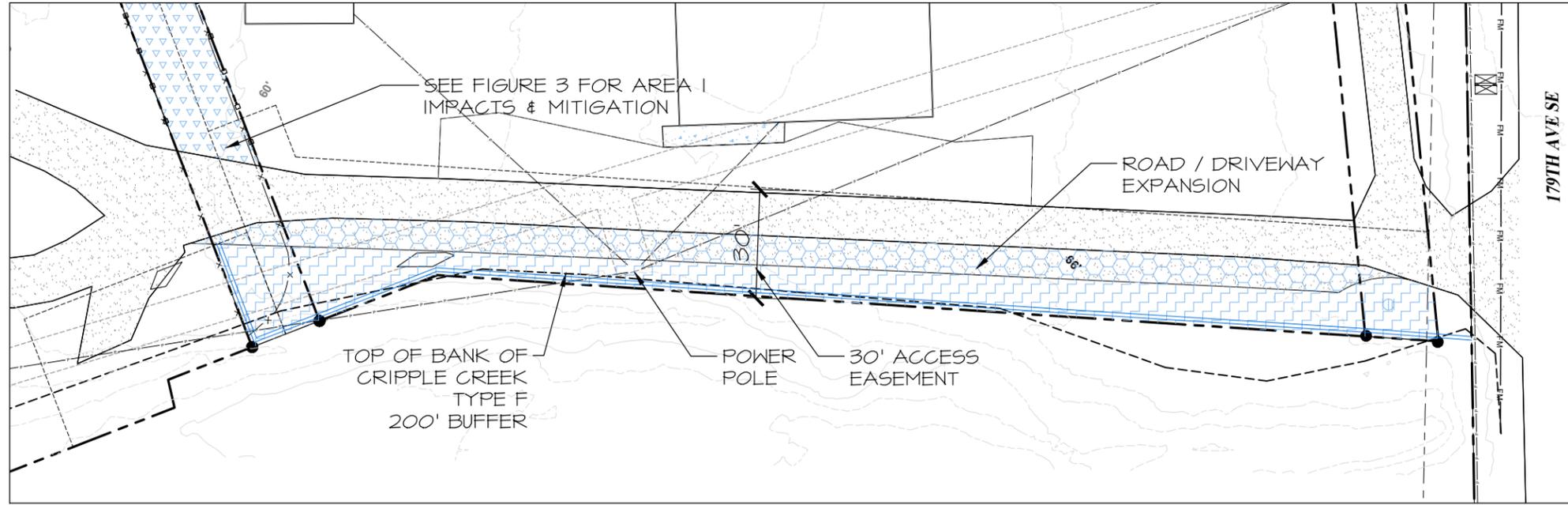
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2. SITE PLAN PROVIDED BY HARMSSEN, LLC, 2822 COLBY AVE., SUITE 300, EVERETT, WA 98201, 360.794.7811.
3. ENTIRE SITE ENCUMBERED BY CRITICAL AREAS AND BUFFERS.

PROJECT 6747  
DRAWN KV  
SCALE AS NOTED  
DATE 6-10-25  
REVISED 3/10

FIGURE 3: IMPACTS & MITIGATION - AREA 1  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 00717800000300



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### IMPACTS & MITIGATION MAP - AREA 2

SCALE - 1:40

#### PLAN LEGEND

- PROPERTY LINE
- ..... STREAM ORDINARY HIGH WATER
- x-x-x-x- CLEARING LIMITS
- o-o-o-o- SPLIT RAIL FENCE
- ===== STRAW WATTLES - 1,942 LF

\*ENTIRE SITE IS ENCUMBERED BY BUFFER

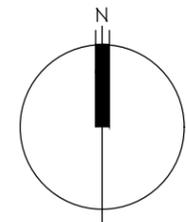
#### IMPACT LEGEND

	PERMANENT ON-SITE BUFFER IMPACT - AREA 1	23,759 SF
	PERMANENT OFF-SITE BUFFER IMPACT - AREA 2	2,598 SF
	TEMPORARY ON-SITE BUFFER IMPACT - AREA 1	2,060 SF
TOTAL IMPACT:		28,417 SF

#### MITIGATION LEGEND

	ON-SITE BUFFER ENHANCEMENT AREA - AREA 1	26,478 SF
	OFF-SITE BUFFER ENHANCEMENT AREA - AREA 2	3,777 SF
	ON-SITE BUFFER RESTORATION - AREA 1	2,060 SF
TOTAL MITIGATION:		32,315 SF

GRAPHIC SCALE  
(IN FEET)



#### NOTES

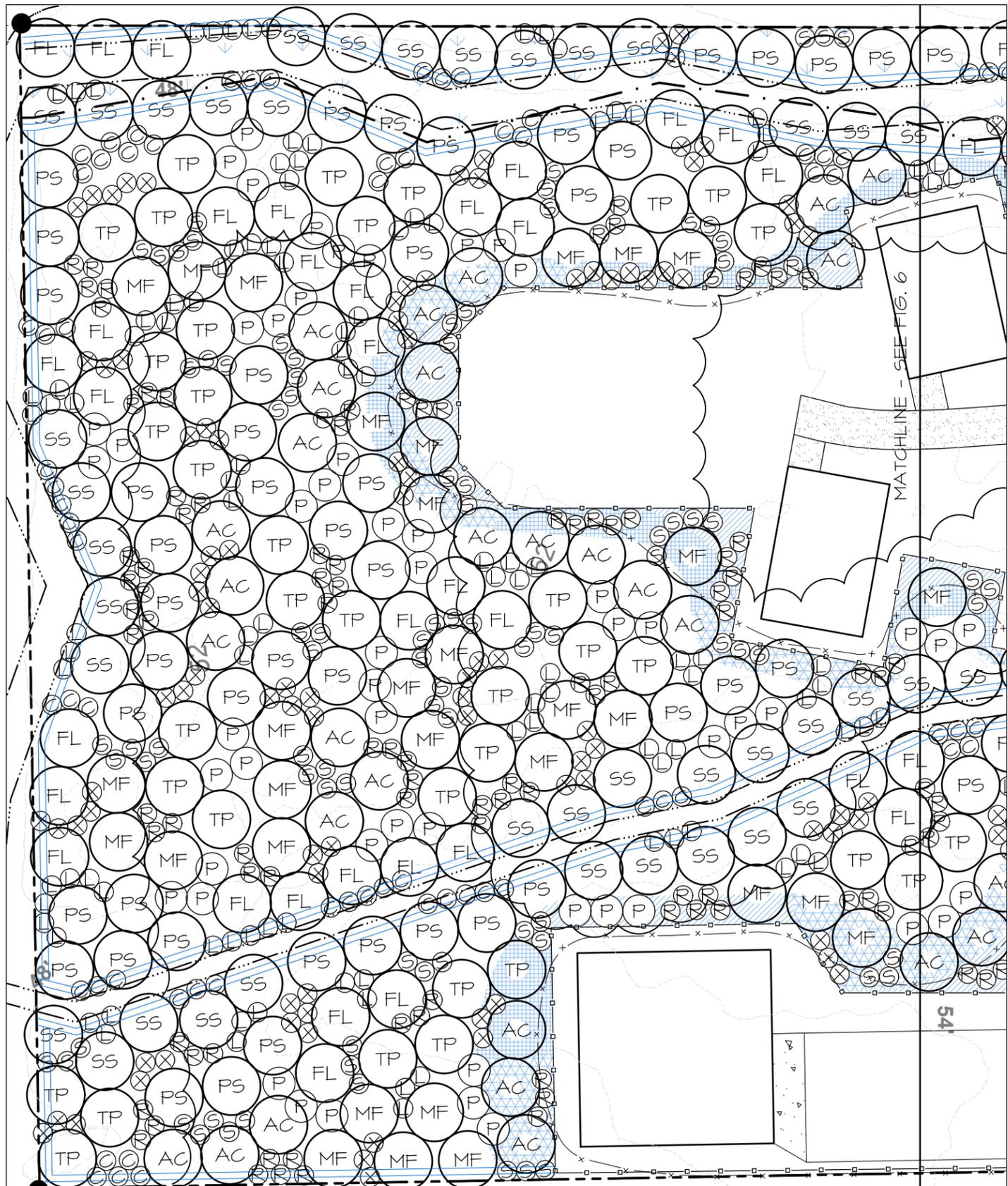
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3. ENTIRE SITE ENCUMBERED BY CRITICAL AREAS AND BUFFERS.

PROJECT	6747
DRAWN	KV
SCALE	AS NOTED
DATE	6-10-25
REVISION	4/10

FIGURE 4: IMPACTS & MITIGATION - AREA 2  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 00771800000300



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**PLANTING PLAN - AREA I - WEST SECTION**  
SCALE - 1:20

**PLAN LEGEND**

- PROPERTY LINE
- STREAM ORDINARY HIGH WATER
- . - . - . WETLAND BOUNDARY
- x-x-x-x- CLEARING LIMITS
- o-o-o-o- SPLIT RAIL FENCE
- ===== STRAW WATTLES - 1,942 LF

\*ENTIRE SITE IS ENCUMBERED BY BUFFER

**PLANT SCHEDULE - AREA I**

**TREES**

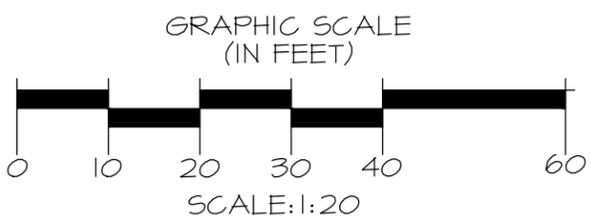
KEY	SCIENTIFIC NAME	COMMON NAME	QTY
AC	ACER CIRCINATUM	VINE MAPLE	40
FL	FRAXINUS LATIFOLIA	OREGON ASH	48
MF	MALUS FUSCA	WESTERN CRABAPPLE	44
PS	PICEA SITCHENSIS	SITKA SPRUCE	59
SS	SCOULER WILLOW	SALIX SCOULERIANA	61
TP	THUJA PLICATA	WESTERN RED CEDAR	39

**SHRUBS**

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
C	CORNUS SERICEA	RED-OSIER DOGWOOD	97
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	158
P	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	66
R	ROSA PISOCARPA	CLUSTERED ROSE	131
X	RUBUS SPECTABILIS	SALMONBERRY	138
S	SYMPHORICARPOS ALBUS	SNOWBERRY	137

**GROUND COVER**

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
XXXXXX	ATHYRIUM FILIX-FEMINA	LADY FERN	233
	CAREX OBNUPTA	SLOUGH SEDGE	333
//////	IRIS TENAX	OREGON IRIS	288



PROJECT 6747  
DRAWN KV  
SCALE AS NOTED  
DATE 6-10-25  
REVISED 5/10

FIGURE 5: PLANTING PLAN - AREA I  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 0077800000300



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**PLANTING PLAN - AREA I - EAST SECTION**  
SCALE - 1:20

**PLAN LEGEND**

- PROPERTY LINE
- STREAM ORDINARY HIGH WATER
- . - . - . WETLAND BOUNDARY
- x-x-x-x- CLEARING LIMITS
- o-o-o-o- SPLIT RAIL FENCE
- ==== STRAW WATTLES - 1,942 LF

\*ENTIRE SITE IS ENCUMBERED BY BUFFER

**PLANT SCHEDULE - AREA I**

**TREES**

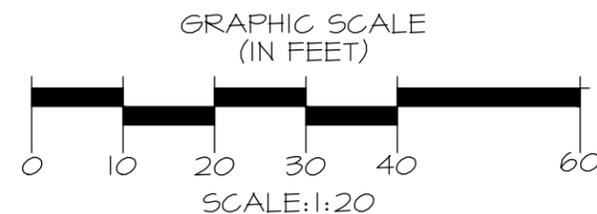
KEY	SCIENTIFIC NAME	COMMON NAME	QTY
AC	ACER CIRCINATUM	VINE MAPLE	40
FL	FRAXINUS LATIFOLIA	OREGON ASH	48
MF	MALUS FUSCA	WESTERN CRABAPPLE	44
PS	PICEA SITCHENSIS	SITKA SPRUCE	59
SS	SCOULER WILLOW	SALIX SCOULERIANA	61
TP	THUJA PLICATA	WESTERN RED CEDAR	39

**SHRUBS**

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
C	CORNUS SERICEA	RED-OSIER DOGWOOD	97
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	158
P	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	66
R	ROSA PISOCARPA	CLUSTERED ROSE	131
X	RUBUS SPECTABILIS	SALMONBERRY	138
S	SYMPHORICARPOS ALBUS	SNOWBERRY	137

**GROUND COVER**

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
XXXXXX	ATHYRIUM FILIX-FEMINA	LADY FERN	233
	CAREX OBNUPTA	SLOUGH SEDGE	333
////	IRIS TENAX	OREGON IRIS	288

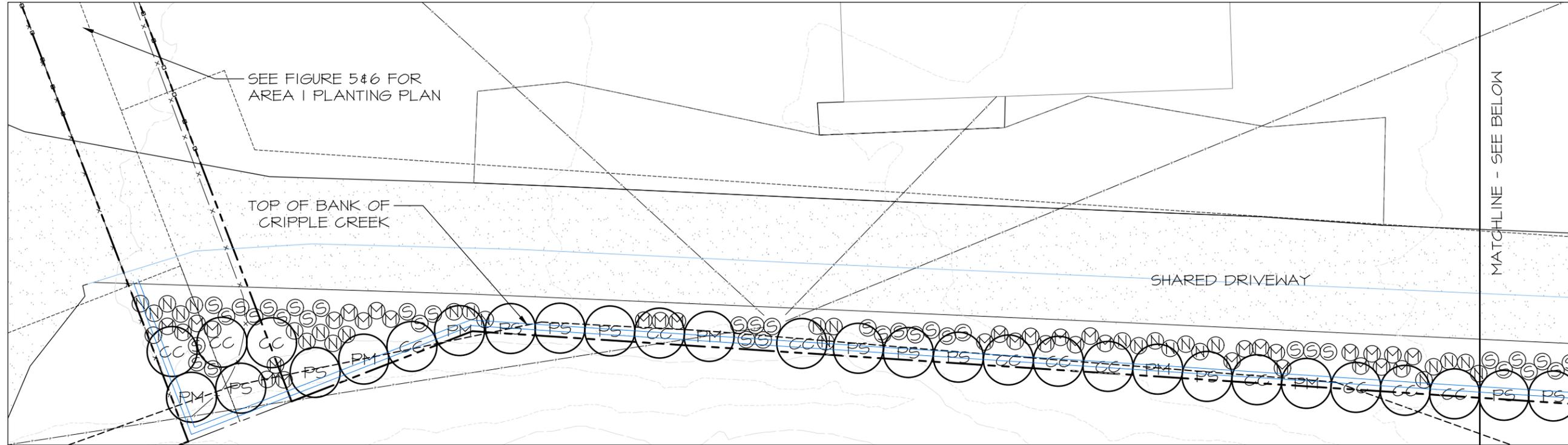


PROJECT 6747  
DRAWN KV  
SCALE AS NOTED  
DATE 6-10-25  
REVISED 6/10

FIGURE 6: PLANTING PLAN - AREA I  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 00717800000300

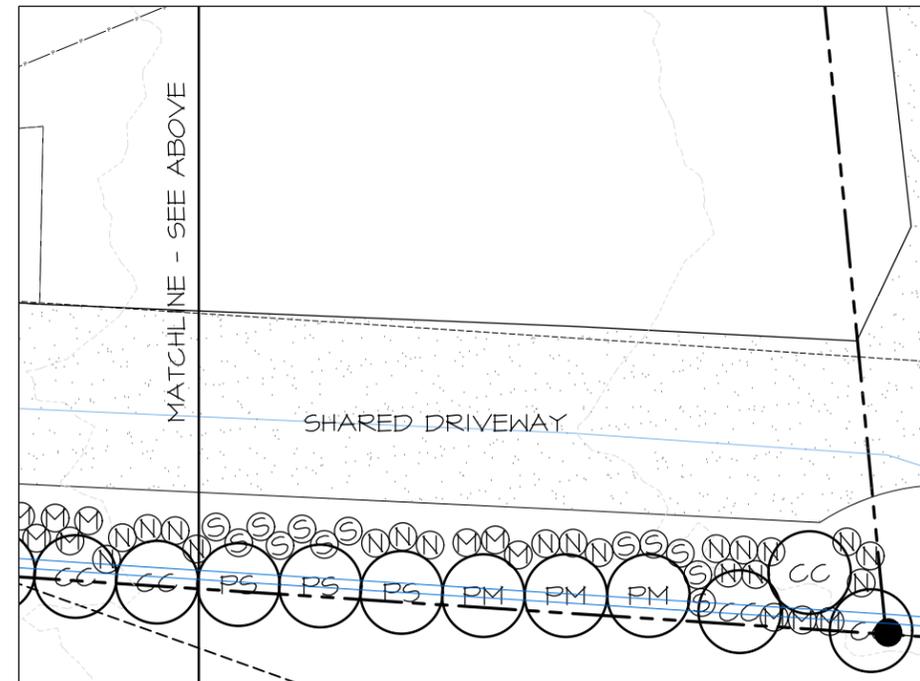


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PO Box 578 - Camanion, WA 98014  
Office (425) 333-4338 Fax (425) 333-4399



**PLANTING PLAN - AREA 2 - WEST SECTION**

SCALE - 1:20



**PLANTING PLAN - AREA 2 - EAST SECTION**

SCALE - 1:20

**PLANT SCHEDULE - AREA 2**

**TREES**

KEY	SCIENTIFIC NAME	COMMON NAME	QTY
CC	CORYLUS CORNUTA	BEAKED HAZELNUT	16
PS	PICEA SITCHENSIS	SITKA SPRUCE	12
PM	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	9

**SHRUBS**

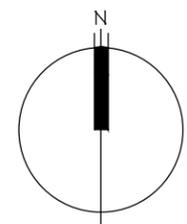
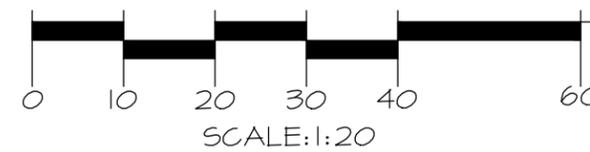
KEY	SCIENTIFIC NAME	COMMON NAME	QTY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	43
N	ROSA NUTKANA	NOOTKA ROSE	42
S	SYMPHORICARPOS ALBUS	SNOWBERRY	42

**PLAN LEGEND**

- PROPERTY LINE
- STREAM ORDINARY HIGH WATER
- x-x-x-x- CLEARING LIMITS
- o-o-o-o- SPLIT RAIL FENCE
- ==== STRAW WATTLES - 1,942 LF

\*ENTIRE SITE IS ENCUMBERED BY BUFFER

GRAPHIC SCALE  
(IN FEET)

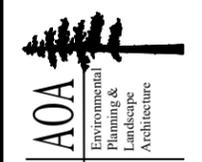


**NOTES**

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3. ENTIRE SITE ENCUMBERED BY CRITICAL AREAS AND BUFFERS.

PROJECT	6747
DRAWN	KV
SCALE	AS NOTED
DATE	6-10-25
REVISION	7/10

FIGURE 7: PLANTING PLAN - AREA 2  
 SAYAH PROPERTY  
 13626 179TH AVE. SE  
 MONROE, WA 98272  
 PARCEL 00771800000300



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 Environmental Planning & Landscape Architecture  
 PO Box 578 - Camas, WA 98014  
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# PLANT SCHEDULE

## TREES

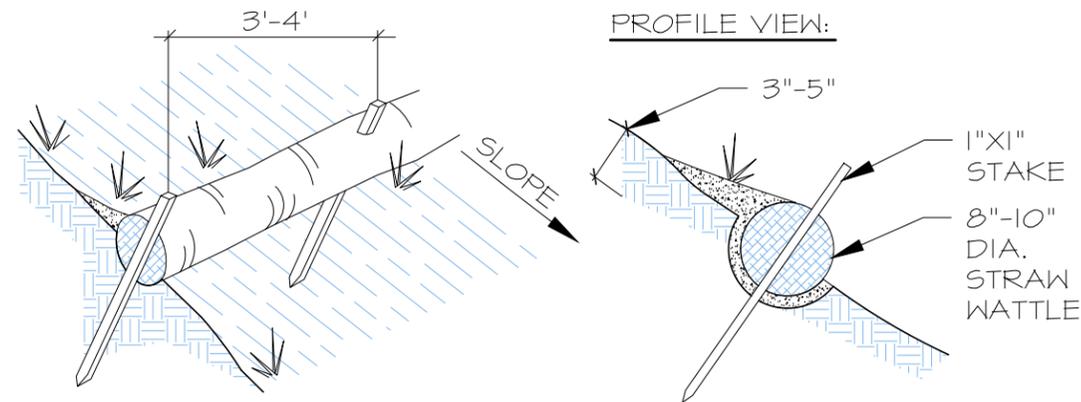
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY - AREA 1	QTY - AREA 2	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	40		2 GAL.	MULTI-TRUNK (3 MIN.)
CC	CORYLUS CORNUTA	BEAKED HAZELNUT	9' O.C.		16	2 GAL.	MULTI-TRUNK (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	48		2 GAL.	SINGLE TRUNK
MF	MALUS FUSCA	WESTERN CRABAPPLE	9' O.C.	44		2 GAL.	SINGLE TRUNK
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	59	12	2 GAL.	FULL & BUSHY
PM	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.		9	2 GAL.	
SS	SCOULER WILLOW	SALIX SCOULERIANA	9' O.C.	61		2 GAL.	MULTI-TRUNK (3 MIN.)
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	39		2 GAL.	FULL & BUSHY

## SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY - AREA 1	QTY - AREA 2	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.C.	97		1 GAL.	MULTI-CANE (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	6' O.C.	158		1 GAL.	FULL & BUSHY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	6' O.C.		43	1 GAL.	
P	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	6' O.C.	66		1 GAL.	MULTI-CANE (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	6' O.C.		42	1 GAL.	
R	ROSA PISOCARPA	CLUSTERED ROSE	6' O.C.	131		1 GAL.	FULL & BUSHY
X	RUBUS SPECTABILIS	SALMONBERRY	6' O.C.	138		1 GAL.	FULL & BUSHY
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.	137	42	1 GAL.	FULL & BUSHY

## GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY - AREA 1	QTY - AREA 2	SIZE (MIN.)	NOTES
	ATHYRIUM FILIX- FEMINA	LADY FERN	2' O.C.	200		1 GAL.	FULL & BUSHY
	CAREX OBNUPTA	SLOUGH SEDGE	2' O.C.	350		CLUMP DIVISIONS	FULL & BUSHY
	IRIS TENAX	OREGON IRIS	2' O.C.	250		1 GAL.	FULL & BUSHY



### NOTES:

- STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" X 5" DEEP DUG ON CONTOUR.
- RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

1 STRAW WATTLE INSTALLATION (TYP.)  
SCALE: NTS

PROJECT	6747
DRAWN	KV
SCALE	AS NOTED
DATE	6-10-25
REVISED	8/10

FIGURE 8: PLANT SCHEDULE & DETAILS  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 00771800000300



Altmann Oliver Associates, LLC  
Environmental Planning & Landscape Architecture  
PO Box 578 Corvallis, WA 97331  
Office (425) 333-4338 Fax (425) 333-4599

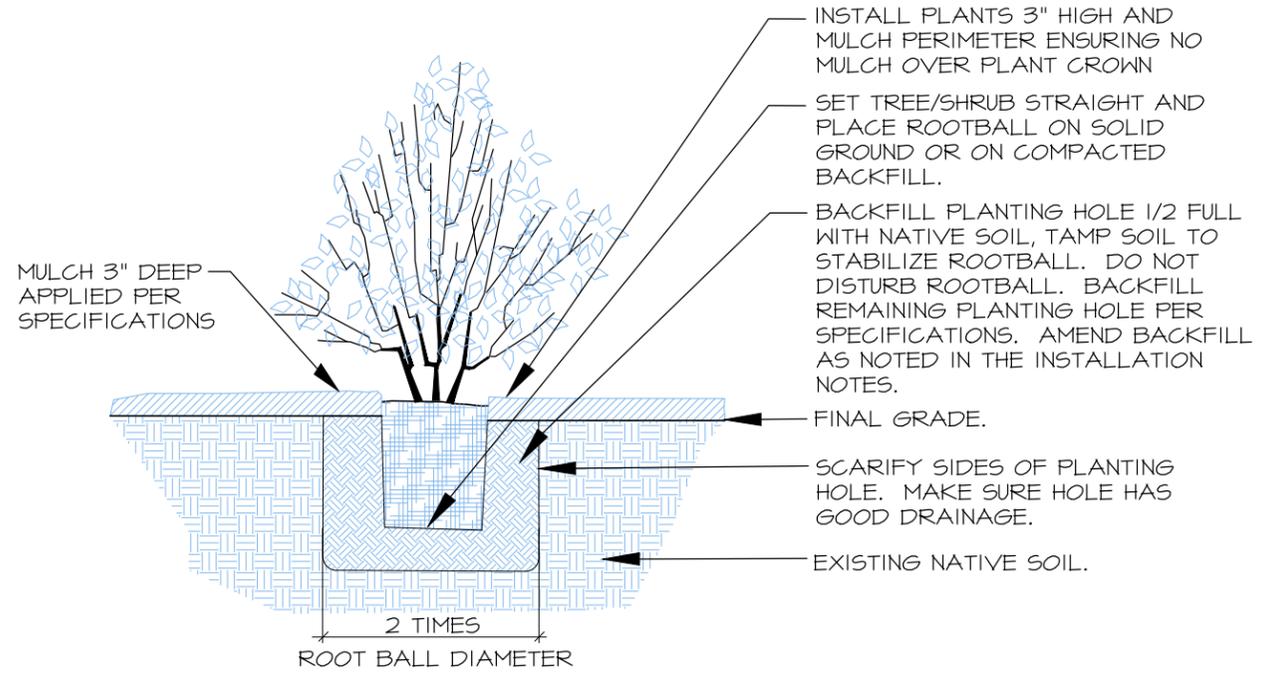
# SPECIFICATIONS

1. WATTLE INSTALLATION AND INVASIVE PLANT REMOVAL SHALL BE COMPLETED IN THE DRY SEASON, AFTER PRE-CONSTRUCTION MEETING WITH THE CITY OF MONROE, AOA AND THE LANDSCAPE CONTRACTOR.
2. UPON COMPLETION OF WEED REMOVAL, AOA TO REVIEW TO DETERMINE EXTENT AND DEPTH OF COMPOST PLACEMENT AND DECONSOLIDATION OF SUBSOILS PRIOR TO MULCHING WITH 3" OF HOG-FUEL IN ALL BARE AREAS.
3. ALL CLEARED STUMPS FROM FELLED TREES AS A PART OF THE DEVELOPMENT, SHALL BE PLACED AS LARGE WOODY DEBRIS IN THE ENHANCEMENT AREAS. AOA TO REVIEW TREES AND PLACEMENTS PRIOR TO WORK.
4. WEED REMOVAL SHALL INCLUDE FULL EXCAVATION, WITH SMALL MACHINE, OF ALL CLASS A-C WA STATE NOXIOUS WEEDS AND REMOVAL FROM SITE TO AN APPROVED DUMPING LOCATION, WITH THE EXCEPTION OF KNOTWEED THAT SHALL BE STEM INJECTED PER KING COUNTY STANDARDS IN LATE JULY PRIOR TO CLEARING.
5. IF AOA DEEMS SOIL AMENDMENTS ARE NECESSARY, IMPORTED TOPSOILS NW COMPOST SHALL BE PLACED PRIOR TO TILLING INTO THE TOP 9" OF SUBGRADE. IF COMPOST IS NOT NECESSARY, DECONSOLIDATE SUBGRADE TO A DEPTH OF 9" PRIOR TO MULCHING.
6. ALL BARE AREAS SHALL BE MULCHED TO A DEPTH OF 3" WITH HOG-FUEL AFTER INVASIVE REMOVAL, COMPOST PLACEMENT AND LARGE WOODY DEBRIS PLACEMENT.
7. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH, UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED AT TIME OF PLANT INSTALLATION.
8. CONTAINER PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL.
9. FOR PLANTING, MULCH SHALL BE PULLED AWAY TO INSTALL PLANTS, THEN REPLACED AFTER PLANTING. PLANTS SHALL BE INSTALLED 3" HIGH AND SURFACED REMULCHED TO A DEPTH OF 3". DO NOT PLACE MULCH ON PLANT CROWNS.
10. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
11. ALL PLANTINGS SHALL BE IRRIGATED WITH AN ABOVE-GROUND, TEMPORARY IRRIGATION SYSTEM, AT A RATE OF 1/2" OF FLOW 2-3 TIMES WEEKLY, FROM JUNE 15-OCT 15 THE FIRST YEAR AFTER PLANTING. THE SECOND YEAR, FLOW SHOULD BE REDUCED TO PROVIDE 1/2" OF FLOW 1-2 TIMES WEEKLY FROM JULY 1-SEPT 30. THE SYSTEM CAN BE REMOVED AT THE END OF THE 3-YEAR MONITORING PERIOD.
12. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
13. UPON APPROVAL OF PLANTING INSTALLATION, THE CITY OF MONROE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL.
14. MAINTENANCE AND MONITORING SHALL BE IMPLEMENTED ON A REGULAR BASIS PER THE APPROVED RESTORATION REPORT.

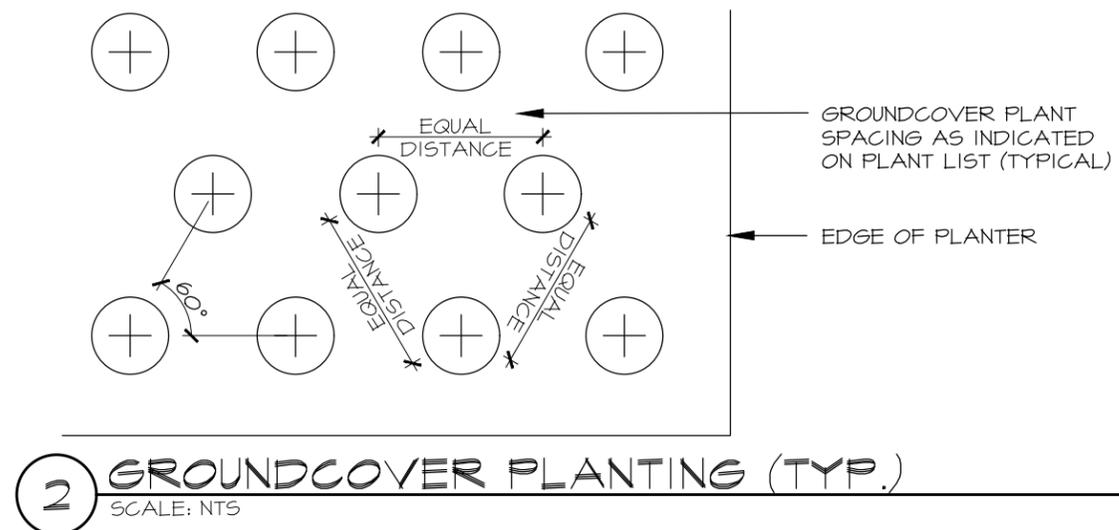
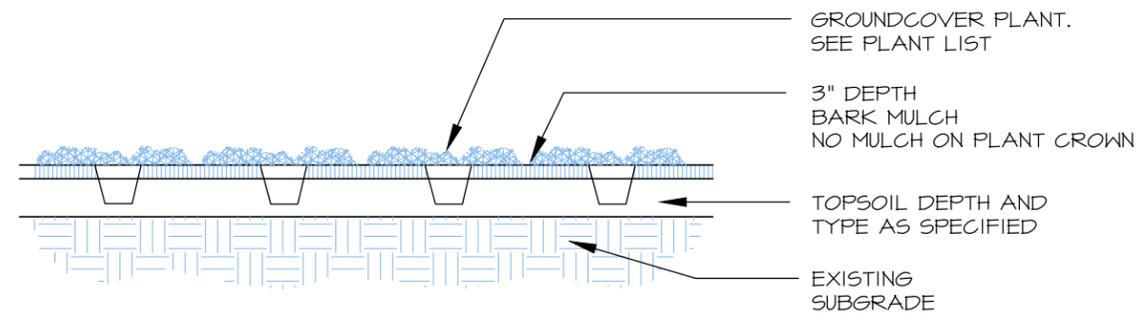
## ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL												
GENERAL MAINT.												
IRRIGATION - YEAR 1						8-12	8-12	8-12	8-12	8-12		
IRRIGATION - YEAR 2							4-8	4-8	4-8			
IRRIGATION - YEAR 3							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.



**1 CONTAINER TREE/SHRUB PLANTING (TYP.)**  
SCALE: NTS



**2 GROUNDCOVER PLANTING (TYP.)**  
SCALE: NTS

PROJECT 6747  
DRAWN KV  
SCALE AS NOTED  
DATE 6-10-25  
REVISED 9/10

FIGURE 9: PLANTING DETAILS  
SAYAH PROPERTY  
13626 179TH AVE. SE  
MONROE, WA 98272  
PARCEL 00771800000300



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# MAINTENANCE & MONITORING PLAN

## CONSTRUCTION MANAGEMENT

1. PRIOR TO COMMENCEMENT OF ANY WORK IN THE CRITICAL AREAS AND BUFFER, ALL EXISTING VEGETATION TO BE SAVED WILL BE CLEARLY MARKED. A PRE-INSTALLATION MEETING WILL BE HELD AT THE SITE TO REVIEW AND DISCUSS ALL ASPECTS OF THE PROJECT WITH THE OWNER AND AOA.
2. A BIOLOGIST WILL SUPERVISE PLAN IMPLEMENTATION DURING CONSTRUCTION TO ENSURE THAT OBJECTIVES AND SPECIFICATIONS OF THE MITIGATION PLAN ARE MET.
3. ANY NECESSARY SIGNIFICANT MODIFICATIONS TO THE DESIGN THAT OCCUR AS A RESULT OF UNFORESEEN SITE CONDITIONS WILL BE JOINTLY APPROVED BY THE CITY OF MONROE AND THE BIOLOGIST PRIOR TO THEIR IMPLEMENTATION.

## MONITORING METHODOLOGY

1. THE MONITORING PROGRAM WILL BE CONDUCTED YEARLY (IN THE END OF THE GROWING SEASON) FOR A PERIOD OF FIVE YEARS, WITH REPORTS SUBMITTED ANNUALLY (AT THE END OF THE GROWING SEASON) TO THE CITY OF MONROE.
2. VEGETATION ESTABLISHMENT WITHIN THE MITIGATION AREAS WILL BE MONITORED DURING EACH FIELD VISIT WITH A RECORD KEPT OF ALL PLANT SPECIES FOUND.
3. PHOTO-POINTS WILL BE ESTABLISHED FROM WHICH PHOTOGRAPHS WILL BE TAKEN THROUGHOUT THE MONITORING PERIOD. THESE PHOTOGRAPHS WILL DOCUMENT GENERAL APPEARANCE AND PROGRESS IN PLANT COMMUNITY ESTABLISHMENT IN THE MITIGATION AREAS. REVIEW OF THE PHOTOS OVER TIME WILL PROVIDE A SEMI-QUANTITATIVE REPRESENTATION OF SUCCESS OF THE MITIGATION PLAN.

## PERFORMANCE STANDARDS

SUCCESS OF PLANT ESTABLISHMENT WITHIN THE MITIGATION AREAS WILL BE EVALUATED ON THE BASIS OF PERCENT SURVIVAL OF PLANTED SPECIES.

1. NATIVE WOODY COVER WILL BE A MINIMUM OF; 10% AT CONSTRUCTION COMPLETION, 15% AT YEAR 1, 20% AT YEAR 2, 30% AT YEAR 3 AND 70% AT YEAR 5.
2. THERE WILL BE 100% SURVIVAL OF ALL WOODY PLANTED SPECIES THROUGHOUT THE MITIGATION PLANTED AREA AT THE END OF THE FIRST YEAR OF PLANTING. FOR YEARS 2-5, SUCCESS WILL BE BASED ON AN 85% SURVIVAL RATE OR SIMILAR NUMBER OF RECOLONIZED NATIVE WOODY PLANTS.
3. ALL CLASS A WA STATE NOXIOUS WEEDS AND OTHER INVASIVE PLANT SPECIES IDENTIFIED BY AOA, WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER. REMOVAL OF THESE SPECIES WILL OCCUR IMMEDIATELY FOLLOWING THE MONITORING EVENT IN WHICH THEY SURPASS THE ABOVE MAXIMUM COVERAGE. REMOVAL WILL OCCUR BY HAND WHENEVER POSSIBLE.

## MAINTENANCE (M) & CONTINGENCY (C)

1. ESTABLISHED PERFORMANCE STANDARDS FOR THE PROJECT WILL BE COMPARED TO THE MONITORING RESULTS IN ORDER TO JUDGE THE SUCCESS OF THE MITIGATION PROJECT.
2. CONTINGENCY WILL INCLUDE MANY OF THE ITEMS LISTED BELOW AND WOULD BE IMPLEMENTED IF THESE PERFORMANCE STANDARDS ARE NOT MET.
3. MAINTENANCE AND REMEDIAL ACTION ON THE SITE WILL BE IMPLEMENTED IMMEDIATELY UPON COMPLETION OF THE MONITORING EVENT, (UNLESS OTHERWISE SPECIFICALLY INDICATED BELOW).

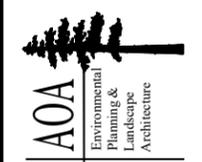
- REPLACE DEAD PLANTS WITH THE SAME SPECIES OR A SUBSTITUTE SPECIES THAT MEET THE GOAL OF THE MITIGATION PLAN (C)
- RE-PLANT AREAS AFTER REASON FOR FAILURE HAS BEEN IDENTIFIED (E.G., MOISTURE REGIME, POOR PLANT STOCK, DISEASE, SHADE/SUN CONDITIONS, WILDLIFE DAMAGE, ETC.) (C)
- IRRIGATE FOLLOWING PLANT INSTALLATION FOR FIVE YEARS (M)

## PERFORMANCE BOND

1. A PERFORMANCE BOND OR OTHER SURETY DEVICE WILL BE POSTED WITH THE CITY OF MONROE BY THE APPLICANT TO COVER THE COSTS OF MITIGATION PLAN IMPLEMENTATION (INCLUDING LABOR, MATERIALS, MAINTENANCE, AND MONITORING).
2. THE BOND OR ASSIGNMENT MAY BE RELEASED IN PARTIAL AMOUNTS IN PROPORTION TO WORK SUCCESSFULLY COMPLETED OVER THE FIVE YEAR MONITORING PERIOD, AS THE APPLICANT DEMONSTRATES PERFORMANCE AND CORRECTIVE MEASURES.

PROJECT	6747
DRAWN	KV
SCALE	AS NOTED
DATE	6-10-25
REVISED	0/10

FIGURE 10: SPECIFICATIONS  
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MONROE, WA 98272  
PARCEL 00771800000300



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