

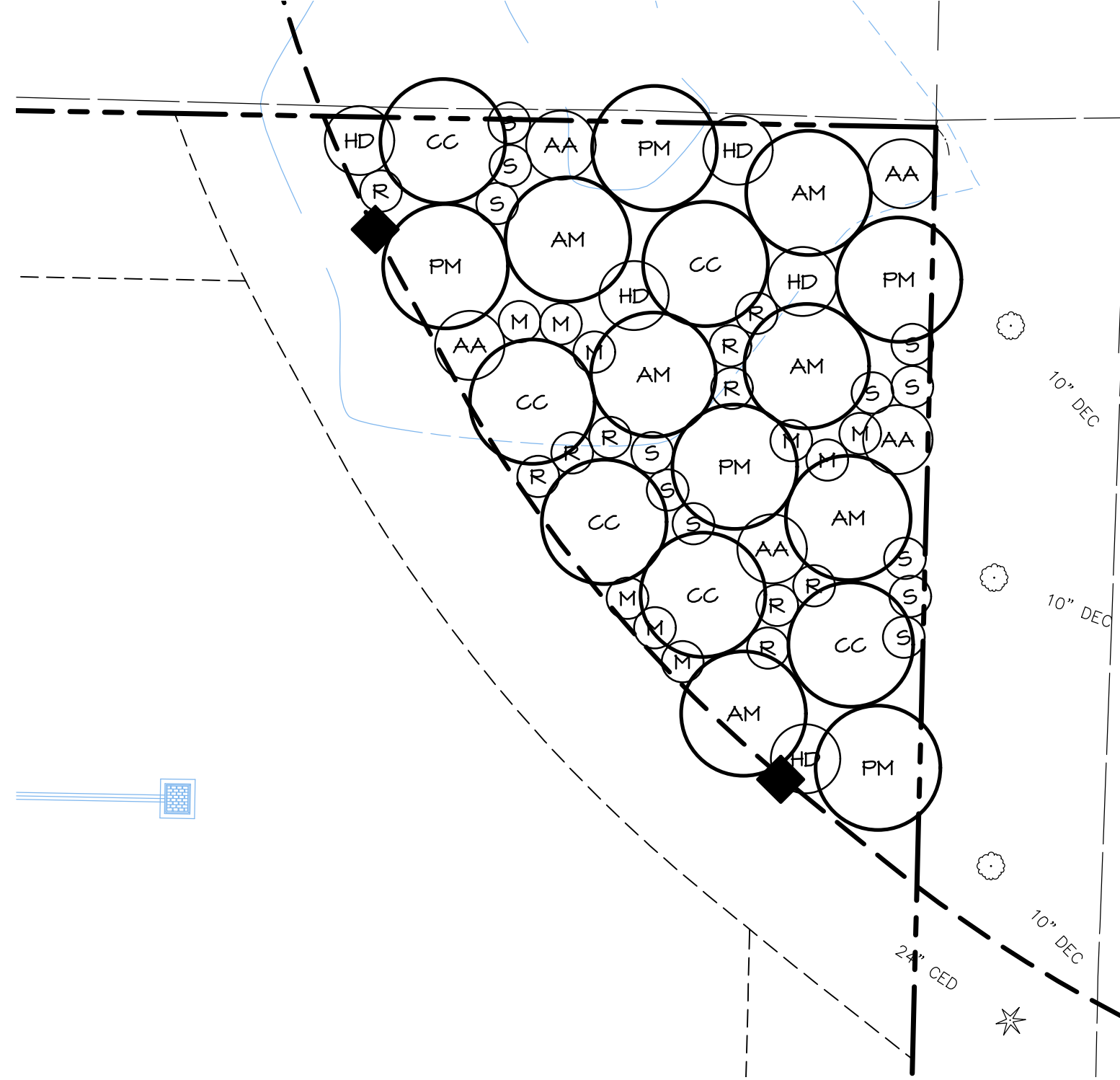
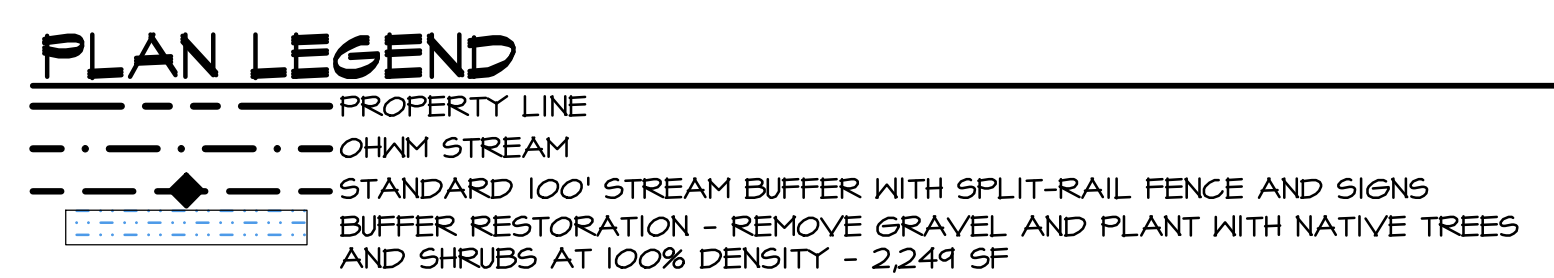
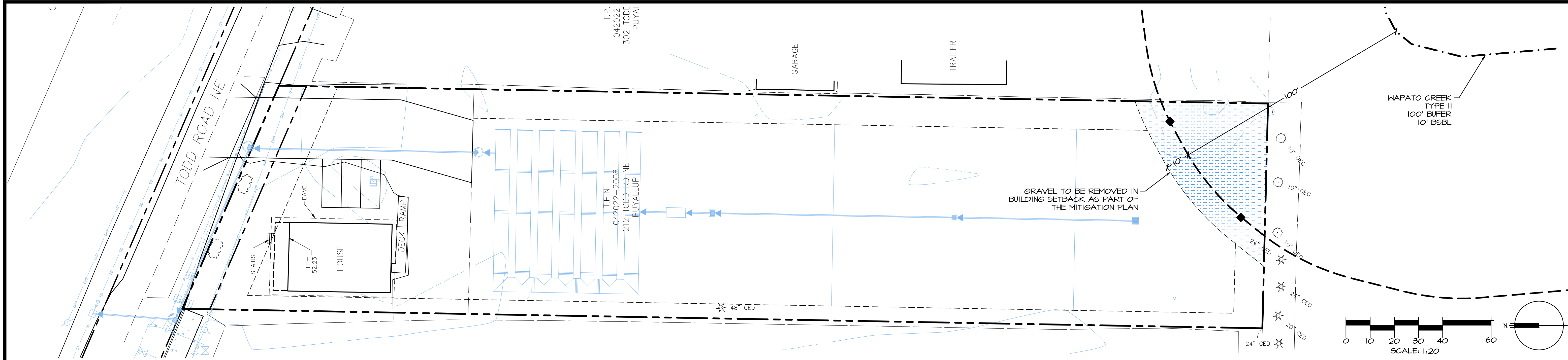
STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
*Simone Oliver*  
SIMONE CATHERINE OLIVER  
CERTIFICATE NO. 144  
EXPIRES 6/25/2023

**CRITICAL AREAS MITIGATION PLAN**  
**AMERICAN PRIDE LENDING, LLC**  
**CITY OF FUYALLUP WASHINGTON**  
**PIERCE COUNTY PARCEL 042022-2008**

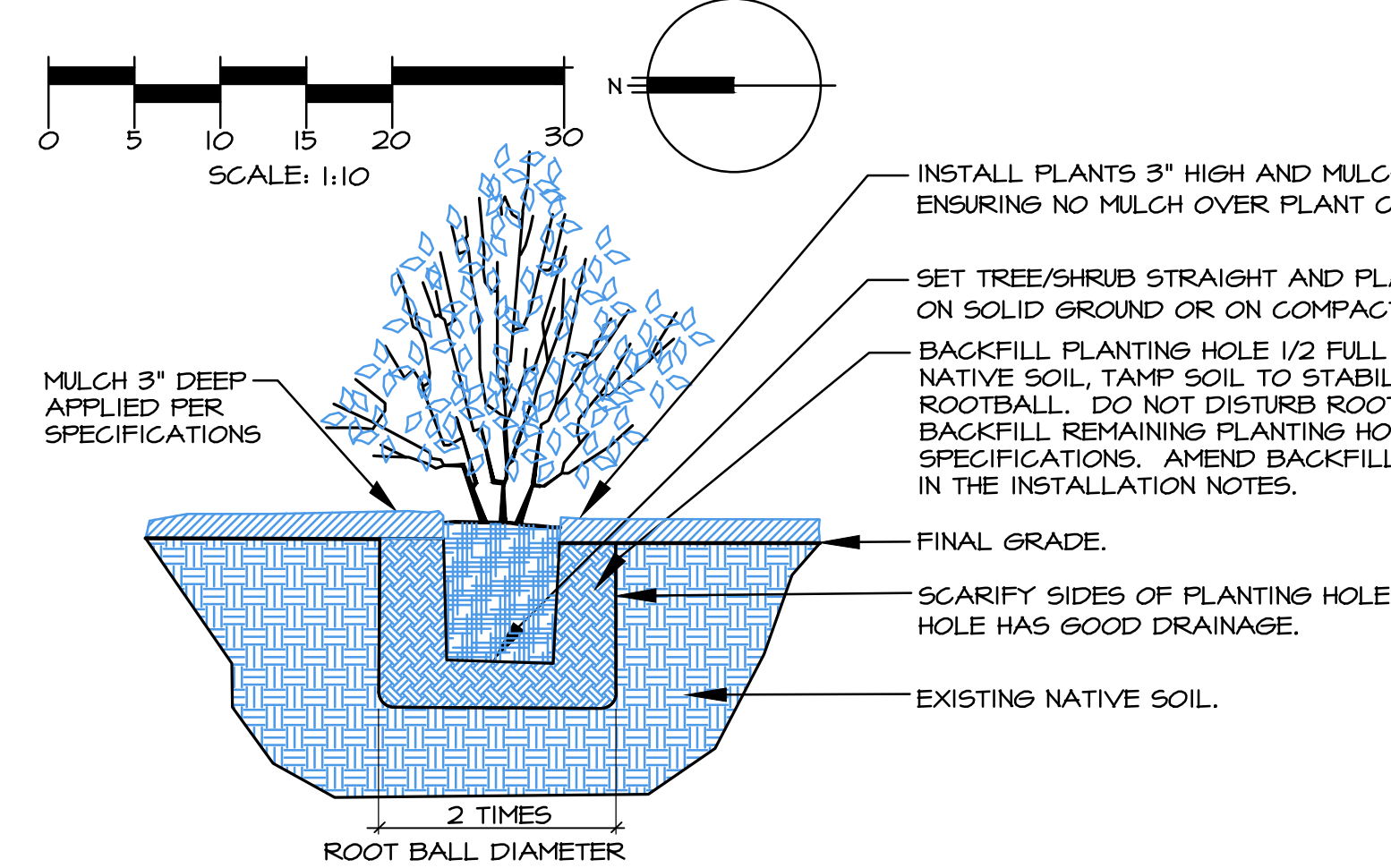
Revisions	Date	By

Date: 12-20-22  
Scale: AS NOTED  
Project#: 6734

Sheet # **W-1**



**PLANTING PLAN**



**PLANT SCHEDULE**

**TREES**

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN)	NOTES
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	1' O.C.	6	2 GAL.	SINGLE TRUNK, WELL BRANCHED
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	1' O.C.	6	2 GAL.	MULTI-STEM (3 MIN.)
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	1' O.C.	5	2 GAL.	FULL & BUSHY

**SHRUBS**

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN)	NOTES
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	6' O.C.	5	1 GAL.	MULTI-STEM (3 MIN.)
HD	HOLIDISCUS DISCOLOR	OCEAN SPRAY	6' O.C.	5	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AGUIFOLIUM	TALL OREGON GRAPE	6' O.C.	4	1 GAL.	FULL & BUSHY
R	ROSA NUTKANA	NOOTKA ROSE	6' O.C.	10	1 GAL.	MULTI-STEM (3 MIN.)
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	6' O.C.	12	1 GAL.	MULTI-STEM (3 MIN.)

**SPECIFICATIONS**

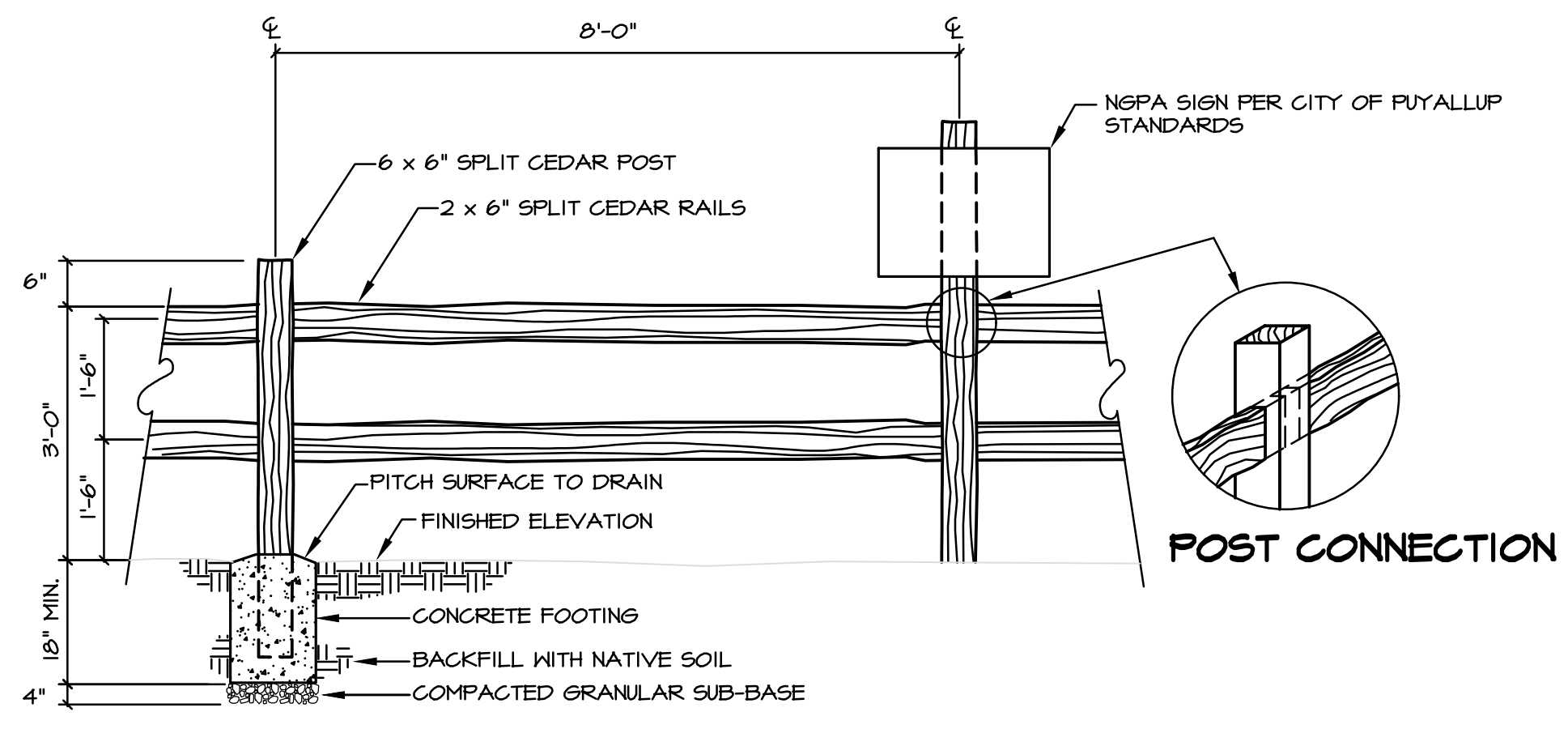
- DURING THE DRY SEASON, PRIOR TO PLANTING, REMOVE GRAVEL TO NATIVE SOIL DEPTH WITHIN THE BUFFER AND BUILDING SETBACK. DECONSOLIDATE TO A DEPTH OF 12 INCHES. AOA TO REVIEW GRAVEL REMOVAL PRIOR TO TILLING TO DETERMINE QUANTITY OF IMPORTED TOPSOIL OR COMPOST.
- PLACE IMPORTED 3-WAY CEDAR GROVE TOPSOIL OR COMPOST (DEPTH AND SPECIFICS TO BE DETERMINED BY AOA) AND LIGHTLY TILL INTO THE TOP 6" OF SUBGRADE, DECONSOLIDATED SOILS.
- MULCH THE WHOLE AREA WITH 3" OF HOG FUEL FROM PACIFIC TOPSOILS.
- PRIOR TO PLANTING, ALL NON-ORGANIC DEBRIS AND NON-NATIVE VEGETATION SHALL BE REMOVED AND EXPORTED OFF SITE.
- IMPORTED CEDAR GROVE 3-WAY TOPSOIL SHALL BE REPLACED IN THE MITIGATION AREA, AS NECESSARY, TO ACHIEVE PRE-DEVELOPMENT GRADES.
- ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND APRIL 30TH.
- ALL 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. PITS SHALL BE AMENDED WITH A HYDRATED SOIL POLYMER (INSTALLED AT RATES PER MANUFACTURER'S SPECIFICATION). PLANTS SHALL BE INSTALLED 2" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH WOOD CHIPS PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
- ALL TREES SHALL BE 2-GALLON MIN. ALL SHRUBS SHALL BE 1-GALLON MIN.
- 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.
- PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
- 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 31 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-OCT 15. THE SYSTEM CAN BE REMOVED AT THE END OF THE 5-YEAR MONITORING PERIOD.
- UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF FUYALLUP WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
- PERFORMANCE STANDARDS INCLUDE: 1) FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, THE OVERALL MITIGATION AREA WILL CONTAIN AT LEAST 7 NATIVE PLANT SPECIES. FOLLOWING EACH MONITORING EVENT, THERE WILL BE 80% SURVIVAL RATE OF ALL PLANTED TREE AND SHRUB SPECIES OR EQUIVALENT REPLACEMENT OF A COMBINATION OF PLANTED AND RE-COLONIZED NATIVE SPECIES. 2) AFTER CONSTRUCTION AND FOLLOWING EVERY MONITORING EVENT FOR A PERIOD OF AT LEAST FIVE YEARS, EXOTIC AND INVASIVE PLANT SPECIES WILL BE MAINTAINED AT LEVELS BELOW 10% TOTAL COVER IN ALL PLANTED AREAS. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARY GRASS, PURPLE LOOSESTRIFE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, THISTLE, PERIWINKLE, SCOTS BROOM, POISON HEMLOCK, LAUREL, STINKY BOB AND CREEPING NIGHTSHADE. 3) NATIVE WOODY COVERAGE WILL BE 10% AT YEAR 1, 20% AT YEAR 2, 30% AT YEAR 3, 40% AT YEAR 4 AND 50% AT YEAR 5.
- MONITORING WILL OCCUR ON A TWICE YEARLY BASIS WITH REPORTS SUBMITTED TO THE CITY OF FUYALLUP AT THE ANNIVERSARY OF CONSTRUCTION APPROVAL. REPORT WILL INCLUDE A SUMMARY OF SUCCESS OF THE MITIGATION AREA IN RELATION TO THE APPROVED PERFORMANCE STANDARDS. REPORTS WILL ALSO INCLUDE PHOTOS TAKEN FROM VARIOUS POINTS AT CONSTRUCTION COMPLETION.
- A PERFORMANCE BOND WILL BE POSTED, PRIOR TO PLAN APPROVAL.
- MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.
- UPON COMPLETION OF THE LAST MONITORING REPORT, IF PERFORMANCE STANDARDS ARE MET, AOA WILL PROVIDE A FINAL REPORT TO THE CITY REQUESTING BOND RELEASE. UPON FINAL APPROVAL BY THE CITY, THE BOND WILL BE RELEASED AND THE PROJECT WILL BE COMPLETE.

**ANNUAL MAINTENANCE SCHEDULE**

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

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

- MAINTENANCE WILL INCLUDE:**
- REMOVAL OF NON-NATIVE PLANTS, BY HAND, AS LISTED ABOVE.
  - CONTINUED APPLICATION OF IRRIGATION, AS NOTED ABOVE.
  - REMOVAL OF PEST INFESTATIONS, LIKE TENT CATERPILLAR AND SPRUCE APHID, AS DETAILED BY AOA IN THE MONITORING REPORT.
  - REPLACEMENT OF PLANTS, AS DIRECTED BY AOA, IF MORTALITY EXCEEDS 20%.
  - THINNING OF RED ALDER AND MOWING OF TALL GRASSES, AS DIRECTED BY AOA TO ENSURE SURVIVAL OF PLANTED SPECIES.
  - ANY ADDITIONAL ITEMS IDENTIFIED BY AOA DURING THE FIVE-YEAR MONITORING PERIOD.



**NOTES**

- BASE INFORMATION PROVIDED BY ENCOMPASS, 165 NE JUNIPER STREET, SUITE 201, ISSAQUAH, WA 98021, (425) 342-0250.