

PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN



PLAN LEGEND

	PROPERTY LINE		PROPOSED MAINTENANCE ACCESS (GRASSFAVE?)
	EXISTING WETLANDS		CARBON CREDIT RESTORATION AREA
	ORDINARY HIGH WATER MARK		VOLUNTEER PLANTING RESTORATION AREA
	STREAM BUFFER		WILLOW STAKES 6-12' O.G. (DENSITY VARIES)
	DIRECTION OF FLOW		AREA BEYOND IMPACT SHALL BE PROTECTED AND NOT DISTURBED DURING CONSTRUCTION
	EDGE OF OPEN WATER		
	EXISTING CONTOUR (ODD)		
	POST-CONSTRUCTION BUFFER		
	SPLIT-RAIL FENCE		
	NSPA SIGN		
	EXISTING TREES		

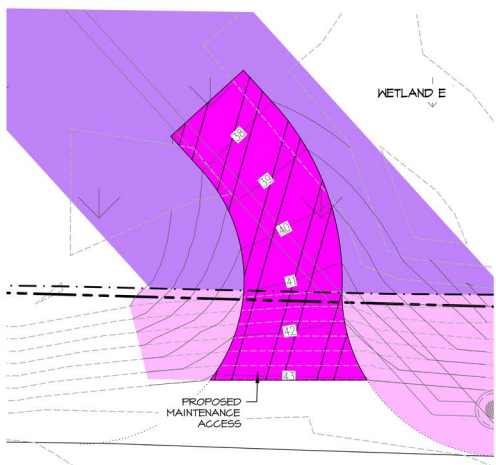
IMPACTS LEGEND

	TEMPORARY CONSTRUCTION IMPACTS - WETLAND E	28,716 SF
	TEMPORARY CONSTRUCTION IMPACTS - WETLAND E BUFFER	13,025 SF
	TIBBETTS CREEK NORTHERN ENHANCEMENT AREA	26,154 SF
	VOLUNTEER RESTORATION AREA DISTURBED BY CONSTRUCTION	8,237 SF
	WETLAND ENHANCEMENT	0,237 SF
TOTAL TEMPORARY CONSTRUCTION IMPACTS	41,801 SF (0.96 AC)	
	PERMANENT WETLAND IMPACTS * (STORMWATER OUTFALL)	805 SF
	PERMANENT WETLAND BUFFER IMPACTS * (MAINTENANCE ACCESS)	244 SF
TOTAL PERMANENT CONSTRUCTION IMPACTS *	1,049 SF (0.02 AC)	

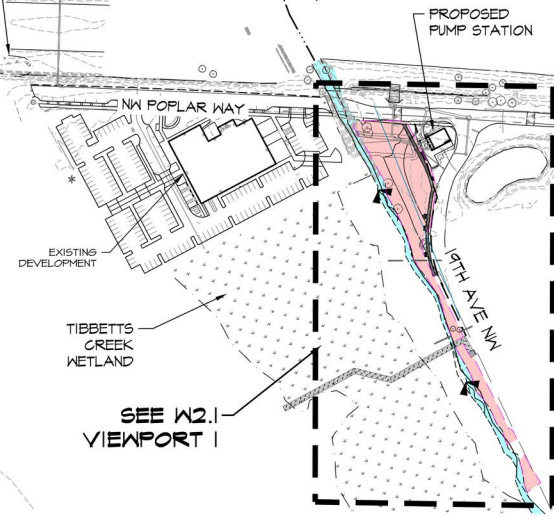
* MITIGATION REQUIRED FOR THE PERMANENT IMPACTS OF WETLAND E AND ITS BUFFER WILL BE PROVIDED BY PURCHASING CREDITS AT KMB USING THE CREDITS PER UNIT IMPACT RATIOS PROVIDED IN THE KMB'S MITIGATION BANKING INSTRUMENT (SEE CRITICAL AREAS REPORT)

MITIGATION LEGEND

	RESTORATION OF TEMPORARY CONSTRUCTION IMPACTS - WETLAND E	28,716 SF
	RESTORATION OF TEMPORARY CONSTRUCTION IMPACTS - WETLAND E BUFFER	13,025 SF
TOTAL RESTORATION OF TEMPORARY CONSTRUCTION IMPACTS	41,801 SF (0.96 AC)	
	TIBBETTS CREEK NORTHERN ENHANCEMENT AREA (PER EXHIBIT I6 Hyla CROSSING MSP/ESP 97-01 NOTED IN APPENDIX J, CRITICAL AREAS, EXHIBIT J-1, DEVELOPER'S AGREEMENT)	26,154 SF (0.6 AC)
	VOLUNTEER RESTORATION AREA DISTURBED BY CONSTRUCTION	8,237 SF
	WETLAND ENHANCEMENT (AREA TO BE ENHANCED BY NUMBER OF WILLOWS DISPLACED BY CONSTRUCTION WITHIN THE VOLUNTEER RESTORATION AREA.) (ESTIMATE: 0,237 SF (CONSTRUCTION) X 0,0271 = 228 X 3 = 684)	0,237 SF



VIEWPORT I
SCALE: 1"=10'



SEE W2.1 VIEWPORT I

NOT FOR CONSTRUCTION
THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE SUBJECT TO REVISION



Know what's below. Call before you dig.

NOTES

1. SURVEY PROVIDED BY BUSH, ROED, & HITCHINGS INC., 2004 MINOR AVE E SEATTLE, WA 98102-3513, (206) 323-4144.
2. SITE PLAN PROVIDED BY KPFF, 1601 5TH AVE SUITE 1600 SEATTLE, WA 98101, (206) 622-9822.
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 MAY, 2021.

DESIGN TEAM	EP, AO
PRINCIPAL	BS
PROJECT MANAGER	EP
PROJECT ARCHITECT	EP
DRAWN BY	FH
CHECKED BY	EP

ASDP/SSDP/SV RESUBMITTAL

REVISIONS		
No.	DATE	DESCRIPTION
1	10/3/2019	30% CD
2	4/1/2020	ASDP
3	4/12/2021	ASDP REVISION #1
4	9/8/2021	ASDP REVISION #2
5	4/12/2022	ASDP/SSDP/SV

SHEET TITLE

SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN

SHEET NUMBER

W2.0

ISSUE DATE
4/12/2021