



HYDRO TERRA, LLC

Biological Services

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Arlington, WA. 98223
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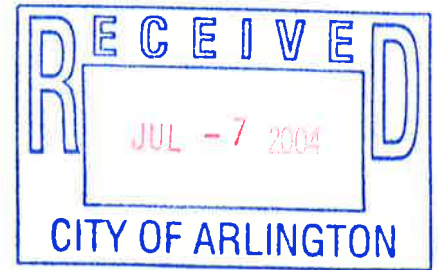
June 25, 2004

Applicant:

THOMCO Construction, Inc.
Mr. Edmund Thomas
13700 44th St. NE
Lake Stevens, WA 98258
[O] 425-377-9130
[Fax] 425-377-9135

Jurisdiction:

City of Arlington
Department of Planning and
Community Development
238 N Olympic Avenue
Arlington, WA 98223
360.403.3421
Attn: Bill Blake,
Environmental Resource Manager



Application No.: City of Arlington PFN
Tax Account No.: 310527-002-001-00
Site Location: 5800 172nd Street, Arlington, WA.
Property Owner: 4-T Development, LLC
Legal Description: Lot 2 of Rev SP 82(74) REC AF No. 8304280231. Situated in a portion of the E1/2, of the NE1/4, of the NW1/4 of T31N, R05E, S27, W.M., Snohomish County, WA.



Utilities Div.

Subject: Critical Area Study, Mitigation Plan and Habitat Management Plan

Introduction

At the request of the Applicant, THOMCO Construction, Inc, Hydro Terra, LLC conducted a reconnaissance for Environmentally Critical Areas (ECAs) onsite and made observations offsite within 100 feet of the subject property for the proposed development application that is subject to the requirements and provisions of the Arlington Municipal Code (AMC) Chapter 20.88. This report addresses the pertinent requirements and provisions of the Parts of Chapter 20.88 on the proposed development application on the subject property.

We conducted our reconnaissance during the last week of March 2004 and the first three weeks of April 2004. Public Resource Information was reviewed for soils, fish and wildlife habitat, wetlands, topography, zoning, and property information. During this time, we took measurements of on and offsite features based on an Engineering Survey for THOMCO, performed an examination of the upland and wetland soils, characterized vegetation communities and made observations of hydrology in the wetland and adjacent upland. We also made observation of hundreds of salmonid fry in the stream adjacent to the southeast corner of the site, on the south side of the constructed stormwater detention ponds east of the subject property.

Critical Area Description

Our evaluation of the site for the presence of Environmentally Critical Areas (ECAs) has determined:

1. There is a Fish and Wildlife Conservation Area (FWCA) AMC 20.88.400 within 100 feet of the southeast corner of the subject property. This FWCA is known locally as Edgecomb Creek, which is a maintained stream/ditch complex that contributes ground water flows to the Middle Fork of the Quilceda Creek, a known habitat for Coho and Chum salmon. The ditched tributary appears in the Washington State Department of Fish and Wildlife, Water Resource Inventory Area (WRIA) 07-060 Snohomish River, Lower Mainstem. Salmonid species are federally protected pursuant to Title 16 U.S.C. Endangered Species Act.

Pursuant to Part IV, Fish and Wildlife Conservation Areas, AMC 20.88.440, a protective buffer is required to be established that extends 150 feet horizontally landward, perpendicular from the stream AMC 20.88.400(a)(1), and in accordance with AMC 20.88.710, the FWCA shall be measured from the Ordinary High Water Mark of the salmonid stream. This FWCA buffer extends onto the subject property encumbering approximately 15,579 Sq. Ft. of which approximately 1,978 Sq. Ft. is overlapping wetland and buffer area. The proposed FWCA area includes area for the 10' wide off-stem public ditch and its mitigation/restoration area southerly of the southeast property corner.

2. A Category 3 Wetland occupies the southern 20 feet of the subject property. The edge of the wetland was determined based on "The Corps of Engineers Wetlands Delineation Manual" (January, 1987, Technical Report Y-87-1, Department of the Army) in accordance with AMC 20.88.810. Additionally, The U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), 2002 "Field Indicators of Hydric Soils in the United States", Version 5.0, G. W Hurt, P. M., Whited, and R. F. Pringle (eds.) USDA, NRCS in cooperation with the National Technical Committee for Hydric Soils, Fort Worth, TX and addenda were utilized as guidance in the determination of hydric/non-hydric soil status.

The wetland identified is narrow approximately 20 feet wide (measured from the existing barbed-wire fence) and linear extending the length of the south property line, 524 feet. It resembles a swale and in all likelihood was installed to control the seasonally high water table for agricultural purposes. The water was directed to the ditch/stream (Edgecomb Creek) maintained for similar agricultural purposes and to abate seasonal, episodic, localized flooding decades ago.

From outward appearances the vegetation community of the wetland onsite resembles the characteristics of a Category 4 Wetland, however the hydric soil and hydrology extend offsite and appear to be contiguous with the salmonid habitat/stream that lies southeast and east of the subject property's southeast corner. It appears the wetland, stream and surrounding area that have an elevation of 122 feet or less will be influenced hydrologically in the upper 12 inches of the soil by the Quilceda aquifer during the winter and early spring months. Because the wetland onsite is not hydrologically isolated, it is classified in accordance with Part VIII, Wetlands Classification AMC 20.88.800(c) as a Category 3 Wetland.

A protective buffer extending 50 feet wide from the edge of the Category 3 wetland is required in accordance with AMC 20.88.830(a), Buffer Requirements. Provisions for the alteration to the buffers is allowed in accordance with AMC 20.88.320, providing the impacts to function of the

wetland and buffers are fully mitigated and compensated for and that there is a direct benefit to the ECA, which we believe will be the case with this project.

3. **Aquifer Recharge Area.** This property and a great proportion of the surrounding area are known to be sitting on top of the large Quilceda Reservoir (Middle Fork 4). See Quilceda–Allen Watershed in **Appendix A**. Groundwater seepage/capillary fringe from the aquifer underlying this site is generally within the upper 7 feet (0.5’-7’) during the winter and early spring months. The soils consist of gravelly sand to sand in the subsoil, with a variation of sandy, silt loam, loamy sands in the upper surface horizons with restrictive layers of silt and ortstein deposits in the upper 18 inches of the soils in many areas.

Engineering considerations to protect structure from and abate contamination to the ground water table is necessary for this project pursuant to Part IX, Aquifer Recharge Areas, AMC 20.88.910. The Applicant had a Geotechnical study done between 1/29/04 and 2/4/04 (Western Geotechnical Consultants, Inc. February 6, 2004) with the purpose to characterize and evaluate subsurface soil and ground water conditions at the site with respect to stormwater control, structural design and geotechnical issues affecting the proposed development.

Site Description

Site Soils

The mapped soil units (SMU) of the site and surrounding vicinity are described in US Department of Agriculture, Natural Resources Conservation Service (NRCS-SCS), “Soil Survey for Snohomish County Area, Washington”, July 1983. The Soil Map Units (SMU) occurring in the vicinity and on the subject property is shown on Sheet 19 in **Appendix B**.

Our observations of the soils for the upland and wetland sample plots are recorded on the Field Data Sheets, in **Appendix C**. The site soils appear to resemble the mapped unit #13-Custer Series, a listed hydric soil in Hydrologic Group C. The Custer series can have non-hydric soil inclusions occurring within this series. The soils in the northern and central area of the site appear to have slow permeability due to the silt loam topsoil. These soils are slightly higher in elevation above the groundwater table than the southern portion of the property, however there is discontinuity in the restrictive fine sandy-silty hardpan (aquatard) layers that can result in moderately slow infiltration. Below the discontinuous aquatard, the permeability is rapid through the sands and gravel, where the upper portion of the water table reaches during November to March. Decades ago these soils were artificially drained to provide a more effective rooting depth.

Topography and Drainage

The site has no remarkable topographic features, is relatively flat, and is not encumbered with critical slopes. Slopes appear to be 0-1% with a southerly descending gradient. High ground on the site is in the northern third, Elv. 127’ AMSL, the middle portion is slightly lower, 125’ AMSL and the southern quarter descends very slightly to the wetland edge that is situated in the southern 20 feet of the property where the elevation is approximately 121’ AMSL. The wetland resembles a swale that was likely installed decades ago to provide a path for water to take in order to control the soils saturation in the effective root zone and to alleviate local flooding due to the seasonal high water table.

Hydrology

The drainage gradient for the site is slight appears to be southerly and easterly. The southern portion, predominantly the Category 3 wetland lying in the swale, is influenced by both precipitation and the seasonally high water associated with the Quilceda aquifer. During the last week of March and the first week of April the water table was within 11 inches of the surface within the wetland (Elv. 121' AMSL) and within 32 inches in the immediate adjacent upland (Elv. 122' AMSL). The southeastern corner of the property is within 100' of Edgecomb Creek. Water from the wetland, charged primarily by the high ground water table, does not appear to have a direct surface water connection to the stream, however it is clear that the hydrology of the stream and wetland is predominantly influenced by the Quilceda aquifer. During high water table periods, seasonal over-bank flooding of Edgecomb Creek and may occur resulting in standing water south of the southeast corner.

Vegetation

The vegetation on the upland portions of the subject property is predominantly pasture grass. Orchard grass (*Dactylis glomerata*) and bent grass (*Agrostis sp.*) are the dominant grass species. The Category 3 wetland at the southern end of the property is likewise dominated by herbaceous grass and grass-like species consisting of a dominance of soft-rush (*Juncus effusus*), bent grass (*Agrostis sp.*) and buttercup (*Ranunculus repens*). Reed canary grass (*Phalaris arundinacea*) is scant. There are no shrub and tree vegetation communities on the subject property.

Proposed Project Impacts to ECAs

At the time of our ECA evaluation, a site architectural plan was made available showing the site development footprint, albeit without the Category 3 wetland and the 50' wide wetland buffer shown on the drawing, although the boundary of the FWCA is shown. Intrusions into the Category 3 wetland and/or buffer by proposed building, dumpster/compactor structure and parking area are apparent. Without changing the locations of the building, dumpster/compactor, and a portion of the parking area, we propose a revision to the site plan that will result in the filling of 4,234 Sq. Ft of low quality Category 3 wetland at the western end and reducing the buffer width of the remaining wetland, to a point it intersects with the FWCA, to 25 feet wide resulting is a reduction of 4,944 Sq. Ft. This allowance will not result in significant adverse impact to the wetland or the FWCA.

No reductions in area to the FWCA are being proposed. We do propose appreciable improvements to the existing FWCA, Category 3 wetland and buffer through restoration planting, enhancing ground structure complexity, and creating additional wetland. These actions will benefit wildlife support by enhancing habitat structure, vegetation density and diversity and water quality functions in the riparian off-stem corridor.

Mitigation Plan Requirements (AMC 20.88.390)

Drawings depicting the areas onsite relative to this Mitigation Plan and a Planting Plan are provide in Appendix E. Below are the required elements of the Mitigation Plan as required in accordance with the AMC 20.88.390.

I. Proposed Mitigation Goals and Objectives (Conceptual)

In accordance with AMC 20.88.390(a), Mitigation Plan Requirements, the following goals and objectives are being proposed to compensate for a reduction of 4,234 Sq. Ft. of Category 3 wetland and a reduction of 25 feet in width of buffer (4,769 Sq. Ft.) for the wetland.

1. Prior to starting any site grading, the NGPE/FWCA shall be delineated and a construction barrier (erosion control fencing) will be installed to prevent unintentional intrusion, filling or other disturbance to the ECA/FWCA. Although sediment laden run-off is not of significant risk on this relatively level site, **Best Management Practices** will be utilized to abate intrusion into the ECA, contamination to the water and soils, or causing adverse drainage alterations to adjacent private or public property.
2. To mitigate the proposed alterations to ECA wetland and buffer area and its functions from the proposed development plan, we propose restoring all of the remaining 25-foot wide buffer, the Category 3 wetland and proposed FWCA. This Category 3 wetland, its buffer area and the FWCA onsite are presently dominated by grasses in the upland areas and species consisting of greater than 90% dominate invasive and/or non-native in the wetland area. There are no shrubs or trees. Planting a variety of native shrubs and trees will establish vertical structure, diversity and complexity for local species habitat support, add shade and enhance water quality protection.

The proposed restoration planting area is approximately 24,606 Sq. Ft. Approximately 9,312 Sq. Ft. of this area may be within a 60' wide R/W adjacent to the east side of the subject property, although it is not clear that this R/W extends into the FWCA, exists, or if the R/W will be abandoned at the north edge of the FWCA on the subject property to remain contiguous with that FWCA that is to the south.

An increase of 2,238 Sq. Ft. in the area of the FWCA is proposed which includes approximately 1,401 Sq. Ft. onsite and 837 Sq. Ft. within the 60'R/W. Over all, 24,606 Sq. Ft. will be dedicated as Native Growth Protection Easement pursuant to AMC 20.88.290.

3. In addition to the vegetation restoration, we propose creating several micro-depressions in the buffer and FWCA adjacent to the existing Category 3 wetland to enhance the habitat variability and opportunity for a greater variety of wildlife species support that would benefit from restored and enhanced off-stream riparian habitat. The micro-depressions proposed on the landscape will provide wetland characteristics in the upland area where non presently exist. Targeted areas will include the removal of fill material, if any, that was used to provide a temporary trail for dump truck use in filling the Car Pac site to the south and removal of non-native blackberry vines.
4. To enhance ground structure and habitat niche complexity, several pieces of large woody debris (stumps and logs) shall be added to the FWCA after grading the micro-depressions and before installing vegetation.
5. To avoid potential impacts to the existing drainage gradient that is to the west of the SW corner of the property, property that is still in agricultural use, we recommend installing a drainage system to allow water to pass through the filled wetland by capturing water in a drain rock well and leading to a catch basin of sediment settling and piping it to a level spreader at the east side of

the compactor/dumpster structure. This drainage feature will maintain the wetlands hydrology and abate the potential back-up of water at the SW corner and adjacent neighboring property.

6. Due to seasonal requirements for successful vegetation restoration, the fall/winter months following October will be targeted for vegetation plantings. With the approval of the local jurisdiction, construction activities may proceed providing that there is an adequate warranty that the proposed restoration will occur at the earliest time. Release for final occupancy and/or a bond will be required pursuant to AMC 20.88.390(e).

7. A six-foot tall chain link fence (or a barrier as required by the local jurisdiction) will be installed along the project side to the NGPE. The fence will be installed with a three-foot wide gate to provide access for mitigation maintenance tasks and necessary access for public safety and Allowed Activities in accordance with AMC 20.88.820.

8. Following review and approval of this conceptual mitigation plan by jurisdictional agencies pursuant to AMC 20.88.230, Compliance, further details or requirements regarding mitigation project specifics (AMC 20.88.390) shall be addressed, resubmitted and approved prior to allowance of activities.

II. Maintenance Plan

Planting areas shall be maintained in the spring and summer months of each year, for the five year monitoring period (AMC 20.88.390(f)(3)). Maintenance shall include, but not be limited to the removal, mowing, weeding or cutting back competing grasses and non-native invasive species and irrigation of planted species as necessary. Maintenance will be performed to repair damages caused by erosion or other failures of the mitigation project areas.

III. Monitoring Plan

The purpose for monitoring shall be to evaluate the success of the mitigation. The property owner/applicant shall make funding available and grant access to the Native Growth Protection Easement (NGPE) for periodic inspection to monitor the mitigation areas and to conduct necessary maintenance. The mitigation areas shall be monitored for a period of five years to determine if mitigation is successful.

(1) Inspection Schedule

Upon completion of the project, an inspection by a qualified wetland biologist will be made to determine plan compliance. An "As Built" report will be supplied to the City of Arlington Department of Public Works regarding the completeness of the project within thirty days following proposed work. This report will evaluate the condition of plantings and describe any deviations to the plan.

(2) Monitoring Schedule

Monitoring will take place for five years (at the discretion of the jurisdiction agency), conducted a minimum of once during the spring and fall months annually. Monitoring reports will be prepared and sent to the City of Arlington Department of Public Works, for their review and comment once annually during the required monitoring period.

a. Monitoring reports will include the data collected used to monitor the mitigation area and an evaluation of the success of mitigation. Mitigation will be determined successful if the criterion specified for performance standards is met. Monitoring data

may include, but is not limited to, vegetation plots, photograph stations, habitat utilization, hydrology and ecological conditions. A qualified wetland biologist will evaluate the success of targeted mitigation goals and objectives will conduct monitoring of the health and vitality of the plantings and an assessment of the mitigation area(s).

b. Performance Standards for mitigation planting areas will show an approximate 90% survival of planted species within three years. Establishment of a minimum of 50% areal coverage by a combination of existing, volunteer and planted species, not including invasive or exotic non-native species, shall be acceptable for a successful determination of vegetation cover.

IV. Contingency Plan

If during the inspections 20% of the plants are severely stressed, or it appears 20% may not survive, additional plantings of the same or a better suited species shall be added to the planting area. Elements of the Contingency Plan may include, but will not be limited to; more aggressive grass and weed control, replanting with larger plant material, different species, soil amendments, fertilization, or irrigation. If it is determined that performance standards are not being met or a failure of mitigation resulting from lack of maintenance or other forces is identified, a meeting with the property owner, project biologist and the City of Arlington Department of Public Works will be scheduled to determine a course of action to rectify the situation.

V. Project Management and Construction Planning.

These two sections pertain to elements required in both the Mitigation and Planting Plan.

A. Required Permits and Additional Requirements

The City of Arlington, Department of Public Works will require permits for the proposed development activities, and for mitigation and restoration adjacent to or within critical area buffers. Additional Permits, Approvals or Conditions may be required following project review from other applicable local, state or federal agencies. Prior to commencing with any development activity, The City of Arlington, Department of Public Works will approve all proposed work.

B. Site Selection

All mitigation work is to be done on-site. The **Critical Area Drawing** in **Appendix D** shows the location and area of Buffer Impacts, Buffer Reduction, Buffer Additions, and Final Buffer Boundary. The **Mitigation Plan Drawing** and **Planting Plan Drawing** in **Appendix E** shows the areas proposed for enhancing habitat structure and planting.

C. Project Management

The Applicant/Contractor will coordinate management of the project. The Applicant and Contractor will assure that all permitted work is done according to **Best Management Practices** and to specified Engineering Standards. The City will review the project construction and buffer mitigation plantings to verify that specifications are according to approved plans. **Hydro Terra, LLC** will work with and provide the applicant with technical and field supervisory assistance to ensure successful mitigation/restoration.

D. Construction/Restoration Planning

1. Preconstruction Meeting

As a condition of project approval, the City may require a meeting between the construction or landscape contractors, engineers, applicant, regulatory personnel and the project biologist to outline the mitigation plan and construction sequencing as it pertains to the mitigation plan. If requested, the meeting will be held on-site to review the actual construction areas and to ensure that all parties have a clear understanding of the intent and goals of the mitigation plan, and their rolls in implementing the plan. The restoration planting areas shall be marked in the field prior to review. The project biologist will be present on-site to supervise the wetland creation and planting within the restoration area. Minor adjustments to the original plan may be required prior to and during construction and planting.

2. Detailed Construction Plans

As required, these shall outline the Construction Sequence, Project Construction Areas, and Construction Specifications for materials, grading, and excavation, Temporary Erosion and Sediment Control (TESC) features, and the location of N.G.P.E. signs if required.

The Planting Plan Drawing shows the restoration areas identifying the planting zones, plant species, quantities, size and spacing. Plants and Planting General Guidelines specifies source of plant materials, planting guidelines, and other project information pertinent to restoration/mitigation.

3. Construction Timing and Sequence

Activities relating to restoration will proceed after permits are issued. Grading activities are best done during the summer months when soils are dry and danger of erosion from rainfall is minimal. Vegetation plantings is best done during the dormant season when soil moisture conditions are favorable and transplant shock is minimized. Dormant season planting enables the use of bare-root stock, which is usually less expensive and larger in size. If planting is done during the summer months a watering program will be required to warrant vegetation.

4. Critical Area and Buffer Protection

Prior to any grading or construction activity, the Final Buffer Boundary shall be staked and flagged to positively identify its location, to prevent accidental intrusion and disturbance during site construction. See **Mitigation Plan Drawing in Appendix E**

a. Temporary Erosion and Sediment Control

Prior to any site disturbance, construction silt fencing shall be installed at the edge of the project areas which lie adjacent to streams, wetlands and/or their buffers, as a temporary measure to prevent silt laden material, derived from water run-off, from reaching streams and wetlands, and to delineate the construction area boundary.

After the ECA/FWCA boundaries are identified and when the required TESC measure have been installed project tasks and grading can proceed.

5. Construction Sequence

Grading tasks to be completed within the NGPE are:

The creation of micro-depressions in the upland buffer upslope of the wetland, and
The removal of gravel placed within the FWCA for a temporary trail to assess the adjacent property to the south and forming hummocks.

The micro-depression shall be approximately 12 inches deep at final grade, or sufficient to provide shallow areas of standing water during the winter and early spring months. The existing sod shall be removed and replaced after the micro-depressions are installed.

Installation of large and small woody debris and planting in the Restoration Area will follow.

- a. Install temporary markers to delineate the boundary of the restoration area within the buffer as shown on the Restoration Plan.
- b. Install TESC measures (silt fence and straw bales) where indicated on the Mitigation Plan and as indicated on the Engineers drawings for Grading and TESC Plan.
- c. Remove the soils/gravel within the FWCA that was placed for a temporary road within the right of way.
- d. Re-grade with salvaged soils to create hummocks.
- e. Randomly disperse small and large woody debris to enhance ground structure and complexity to benefit habitat and resistance to erosion.
- f. Stake the location for trees.
- g. Plant the restoration area using vegetation specified on Plant List and in accordance with the Planting Plan Drawing.
- h. Cover exposed soils with a 1" thick layer of straw and/or leaf mulch.
- i. As required in accordance with AMC 20.88.290, install NGPE markers at the landward boundary of the FWCA/ECA.
- j. Install a chain link fence with gate as required by the City around the project side of the NGPE/FWCA.

VI. Performance and Maintenance Security

In accordance with AMC 20.88.390(e) (Bonding or Maintenance Security) an assurance device in the form of a Performance Bond or series of Bonds, or an Assignment of Funds, shall be provided to the City of Arlington as required. This is to ensure fulfillment of the restoration/mitigation project, monitoring program, and any contingency measures. Upon any partial or complete revocation of a bond or assignment of funds by the City, in order to provide enforcement of or compliance with

mitigation plan requirements, the City may require additional bonding and/or monitoring. If required, this device shall provide for the cost of vegetation and its installation, construction, monitoring and status reports for a five-year period. The City shall release the performance bond upon a successful determination of restoration and mitigation.

In the event that the City must recover a mitigation bond or assignment of funds in order to bring a project into compliance with approved plans and permits; provisions for access to the mitigation areas must be provided to the City. A Right-of-Entry or other form of access agreement approved by the City shall allow the City access for the period starting with the date of the final inspections, and ending one year following the date of the mitigation maintenance and monitoring period.

The City may enforce compliance by withholding certificates of occupancy or occupancy approval by administrative enforcement action or by any other legal means, pursuant to applicable City Codes.

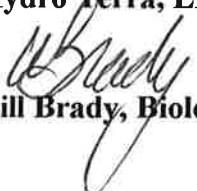
Implementation

The schedule for implementation will be determined following review and issuance of permits by the City of Arlington, Department of Public Works. Grading shall be completed prior to November and after the rainy season, or when the soils can be worked without causing excessive rutting and compaction, erosion, and run-off. Wintertime grading is allowed in certain circumstances upon the approval and under certain conditions required by the City.

This Plan has been prepared to comply with applicable Arlington Municipal Codes and is subject to review in accordance with applicable City of Arlington Codes. Following the review process, the City may request additional information or requirements.

When I can be of further assistance, please feel welcome to call.

Respectfully Submitted,
Hydro Terra, LLC


Bill Brady, Biologist

Attachments: Appendices A, B, C, D, E.

APPENDIX A

Site Vicinity Map

Quilceda-Allen Watershed

WRIA-07 Snohomish River-Lower Mainstem

Fisheries (Coho, Chum) Mapping

Snohomish County

Online Government Information & Services
Washington

* R E A L * Property Information

County links: | [Quick Info](#) [Directory](#) [Departments](#) [Employment](#) [Calendar](#) [Questions](#) [Search](#) [County Home](#)
Common links: | [Assessor Home](#) [Treasurer Home](#) Information on which [Department](#) to contact

Please view [Disclaimer](#) If you have questions, comments or suggestions, please [Contact Us](#).
Date/Time:5/6/2004 2:46:01 AM Answers to [Frequently Asked Questions](#) about Parcel Data (opens as new window)
Return to [Property Information Entry page](#)

Parcel Number **31052700200100** Prev Parcel Reference **27310520010002**

View [Map](#) of this parcel (opens as new window)

Links to property information below

- [General Information](#) Names & Addresses, Property Legal Description
- [Treasurer's Tax Information](#) Total Current Year's Taxes and other information
- [Assessor's Property Values](#) Market Values, Current Use Vales (if any)
- [Assessor's Property Characteristics](#) Tax Code Area, Use Code, Parcel Size
- [Assessor's Structure\(s\) Data](#) Data related to the structures on a parcel
- [Assessor's Property Sales](#) Sales recorded since 7/31/1999
- [Assessor's Mapping Information](#) Traditional and Interactive maps, Neighborhood

General Information

Taxpayer Name || Address (contact the Treasurer if you have questions)

4T DEVELOPMENT LLC || 13700 44TH ST NE - - - LAKE STEVENS, WA 98258

If the above mailing address is incorrect and you want to make a change, see the information on [Name and Address](#)

Changes

Owner Name || Address (contact the Assessor if you have questions)

CORNEHL WANDA L || 5800 172ND ST N E - - - ARLINGTON, WA 98223

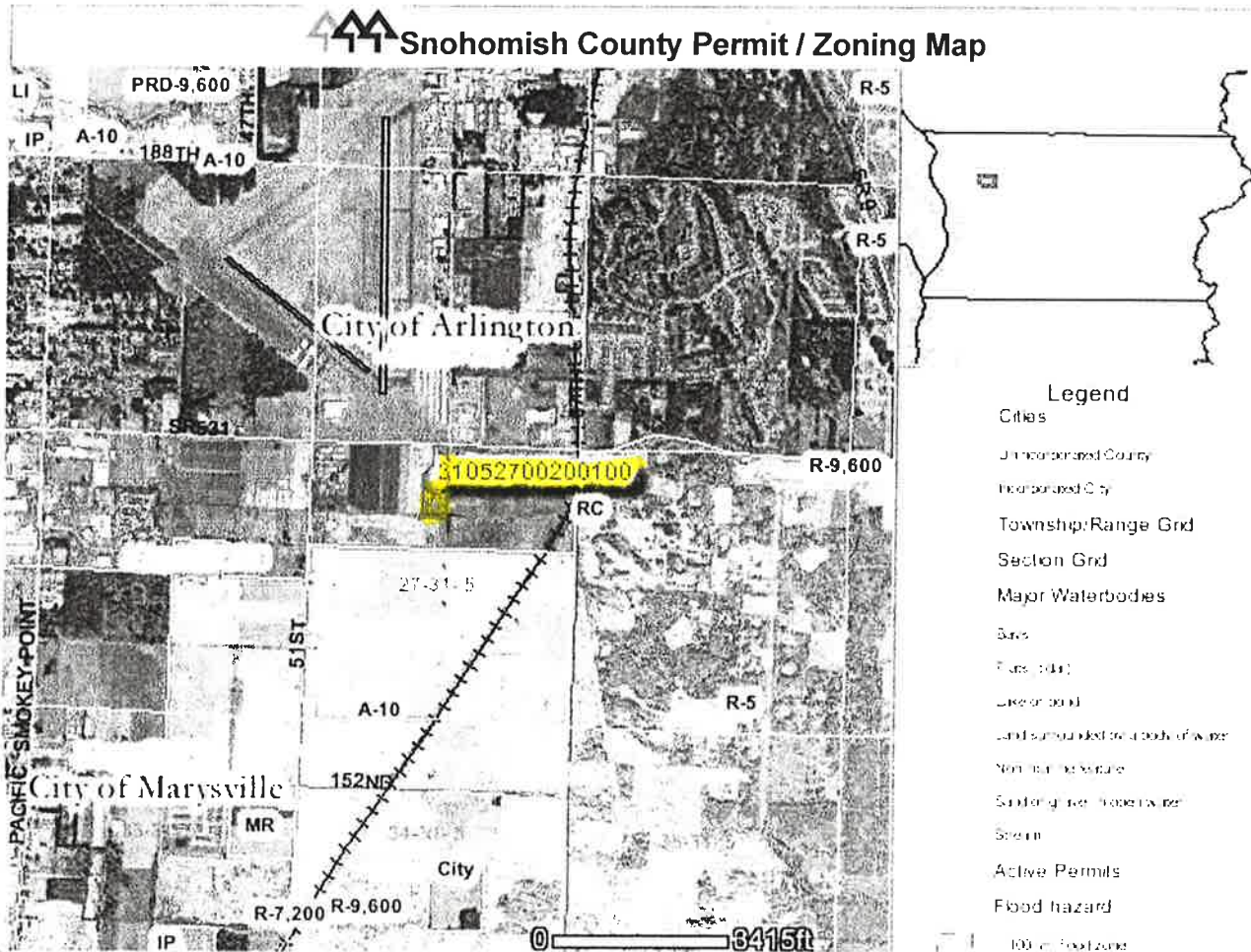
Street (Situs) Address (contact the Assessor if you have questions)

5800 172ND ST NE - - - ARLINGTON, WA 98223

Parcel Legal Description

SEC 27 TWP 31 RGE 05 - TH PTN NE1/4 NW1/4 DAF - CAAP ON S LN SD SUB 804.6FT E OF SW COR THOF TH N PLW W LN SD SUB 645FT TO TPB TH S PLW W LN SD SUB 645FT TO S LN SD SUB TH E ALG SD S LN 530FT M/L TO E LN NE1/4 NW1/4 SD SEC TH N ALG SD E LN TO S R/W MGN OF 172ND NE AS CONVYD TO SNO CO MAY 15, 1974 PER AF NO 2340197 TH W ALG SD S R/W MGN 259FT M/L TAP 530FT E OF E LN OF W 545FT OF SD SUB TH S PLW W LN SD SUB 668FT M/L TAP E OF TPB TH W TO TPB AKA LOT 2 OF REV SP 82(74) REC AF NO 8304280231

[Go to top of page](#)



- Legend**
- Cities
 - Unincorporated County
 - Incorporated City
 - Township/Range Grid
 - Section Grid
 - Major Waterbodies
 - Bays
 - Fresh Water
 - Lake or Pond
 - Land surrounded by a body of water
 - Non-tidal Wetland
 - Soil (aquifer, flood-prone)
 - Stream
 - Active Permits
 - Flood hazard
 - 100 yr. flood zone
 - Counties
 - Airports
 - Railroad tracks
 - Arterial Circulation
 - Freeway
 - Principal Arterial
 - Route
 - Minor Arterial
 - Collector
 - Development Phasing Overlay
 - Planned Residential Development
 - PRD
 - PRD Modification
 - Urban Growth Area
 - Zoning
 - Agriculture 10 Acre
 - Business Park
 - City
 - County Rural Commercial

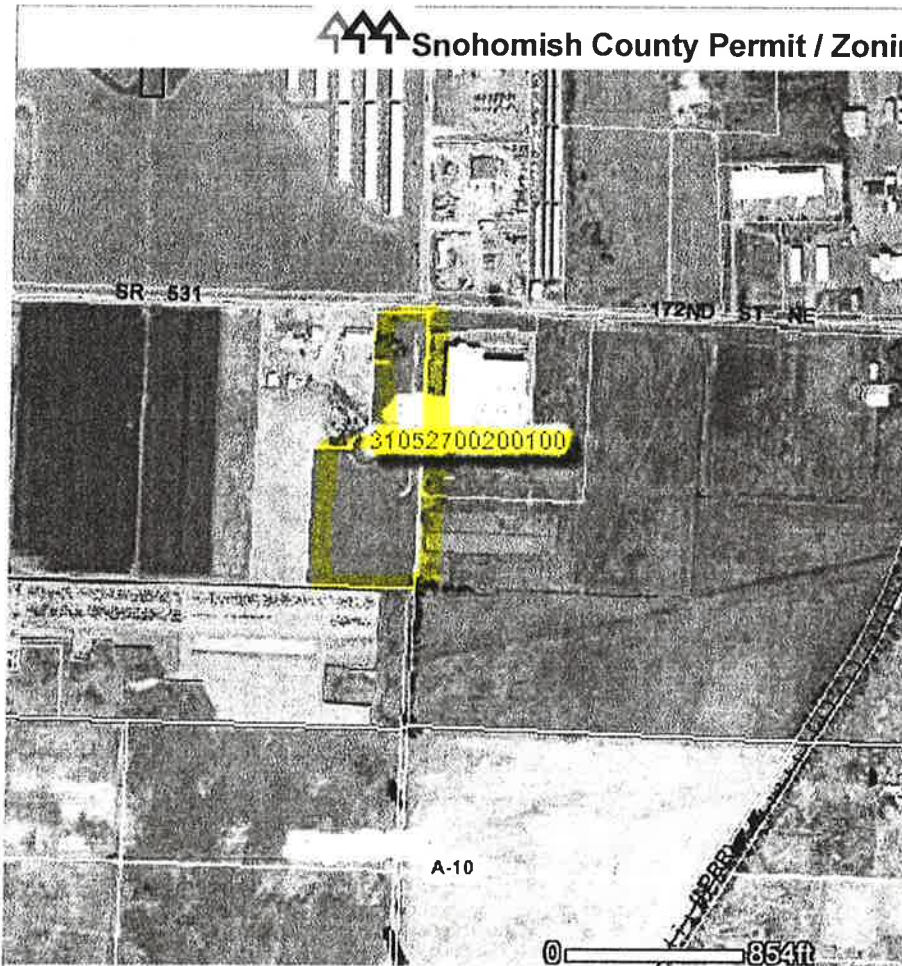
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RCW 42.17.260(9) prohibits the release of lists of individuals requested for commercial purposes, and requestor expressly represents that no such use of any such list will be made by user or its transferee(s) or vendee(s). "Commercial purposes" means contacting or in some way personally affecting the individuals identified on the list with the purpose of facilitating one's commercial activities.

Printed on: 6/17/2004

Snohomish County Permit / Zoning Map



- Legend**
- Highlighted Feature
 - Street Names
 - Cities
 - Unincorporated County
 - Incorporated City
 - Tax Parcels
 - Township/Range Grid
 - Section Grid
 - Major Waterbodies
 - Bays
 - Canals
 - Lake or pond
 - Land surrounded by a body of water
 - Non marine feature
 - Sand or gravel in open water
 - Stream
 - Active Permits
 - Flood hazard
 - 100 yr Flood zone
 - Airports
 - Railroad tracks
 - Urban Growth Area
 - Zoning
 - 2003 Photo Extent
 - 2003 Aerial Photo

Disclaimer:

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RCW 42.17.260(9) prohibits the release of lists of individuals requested for commercial purposes, and requestor expressly represents that no such use of any such list will be made by user or its transferee(s) or vendee(s). "Commercial purposes" means contacting or in some way personally affecting the individuals identified on the list with the purpose of facilitating one's commercial activities.

Printed on: 6/17/2004

Snohomish County Permit / Zoning Map



- Legend**
- Highlighted Feature
 - Street Names
 - Cities
 - Incorporated County
 - Incorporated City
 - Tax Parcels
 - Township/Range Grid
 - Section Grid
 - Major Waterbodies
 - Bays
 - Fans (delta)
 - Lake or pond
 - Land surrounded by a body of water
 - Non-marine feature
 - Sand or gravel in open water
 - Stream
 - Active Permits
 - Flood hazard
 - 100 yr flood zone
 - Airports
 - Railroad tracks
 - Zoning
 - 2003 Photo Extent
 - 2003 Aerial Photo

Disclaimer:

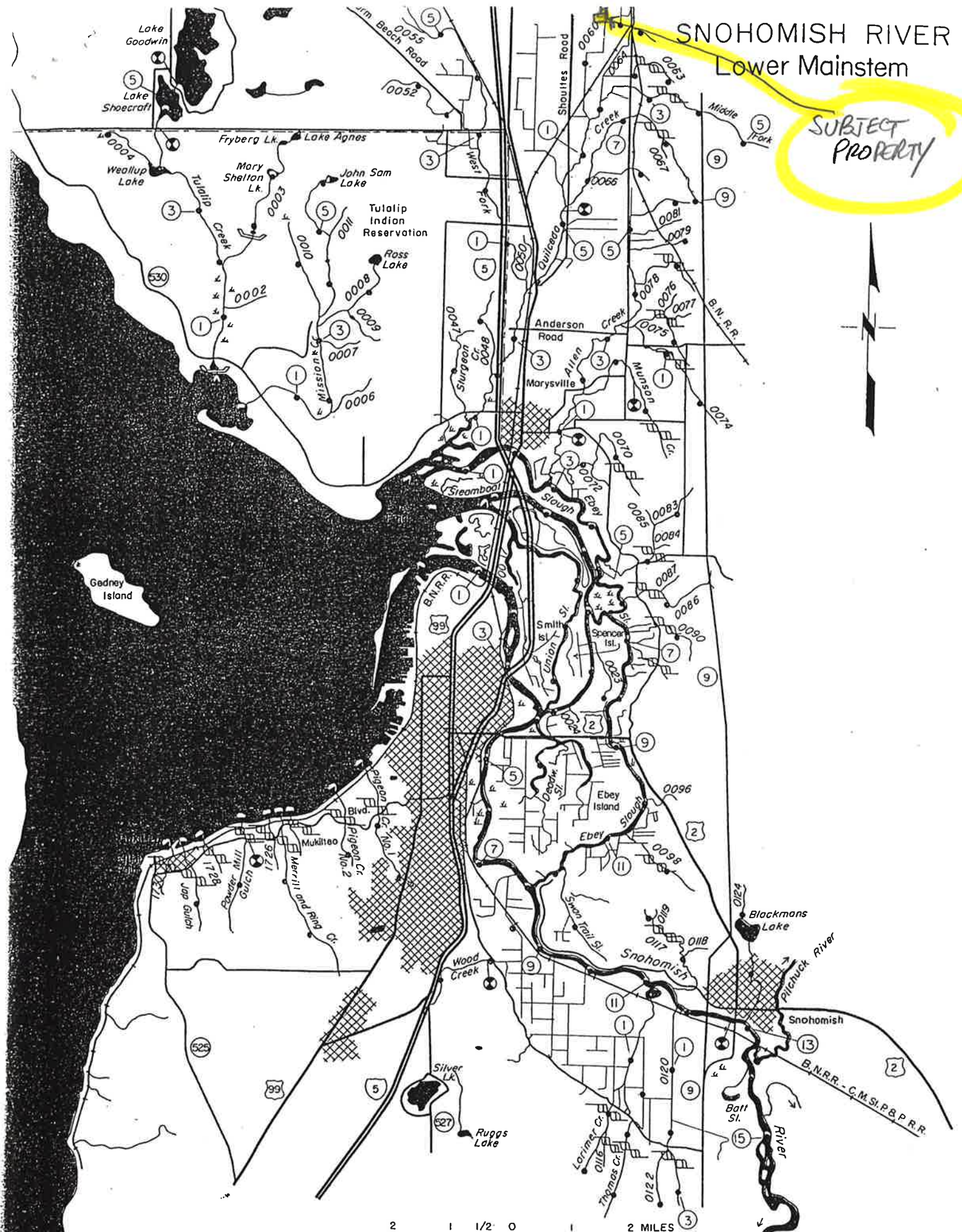
Neither Snohomish County nor the Department of Planning and Development Services warrants the accuracy, reliability or timeliness of any information contained herein and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at his or her own risk. All critical information should be independently verified.

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Printed on: 6/17/2004

SNOHOMISH RIVER
Lower Mainstem

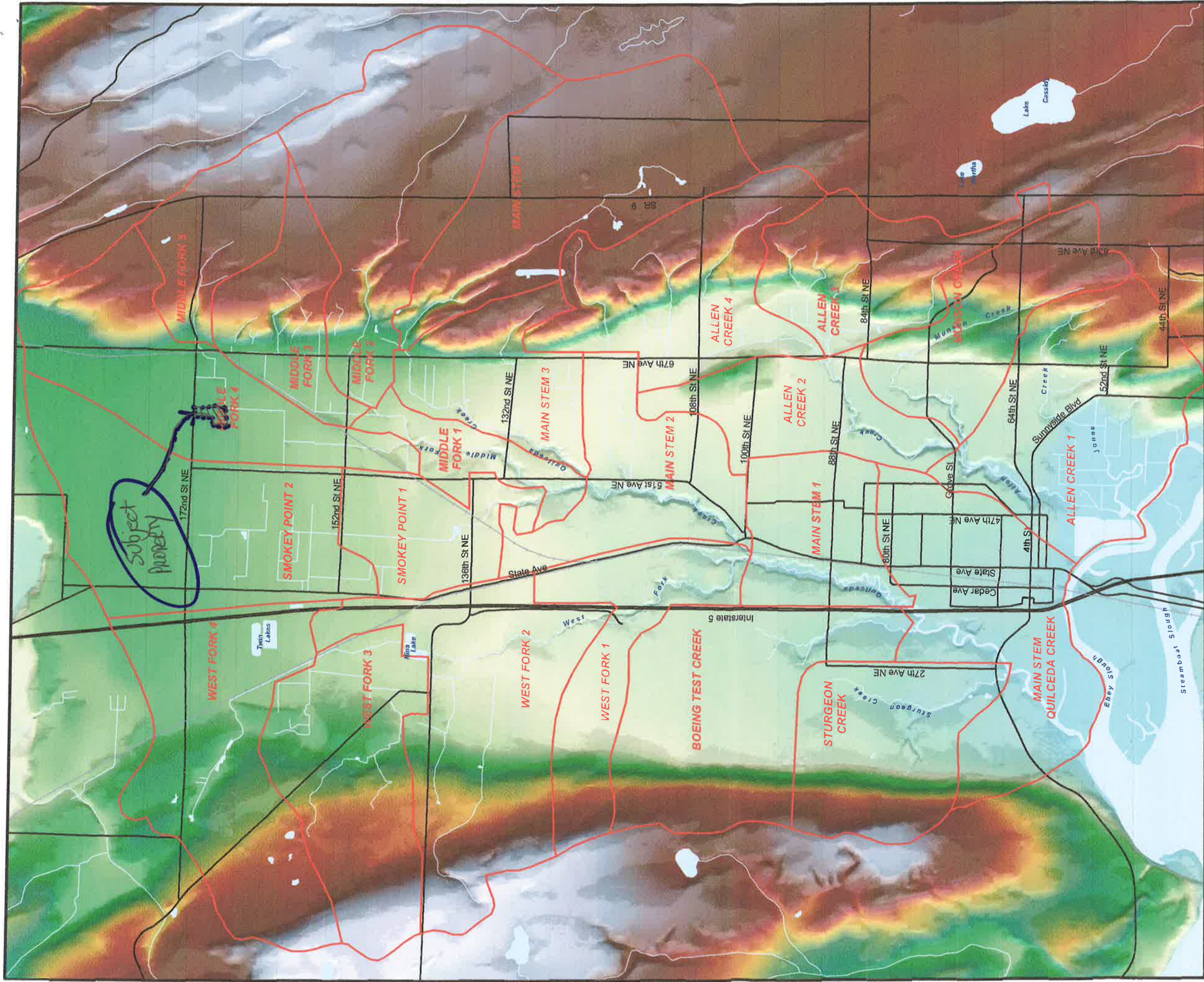
*SUBJECT
PROPERTY*



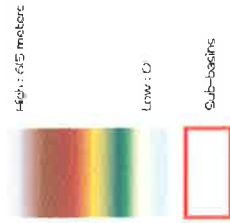
SCALE : 1" = 2 MILES

SNOHOMISH RIVER — LOWER MAINSTEM
Snohomish River Basin — WRIA 07

Stream Number	Stream Name	Location Of Mouth	Length	Drainage Area	Salmon Use
0043	Ebey Slough	RB-8.1	12.4	—	Chin., Coho, Pink, Chum
0044	Quilceda Creek	RB-8.5	9.1	—	(Chin), Coho, Chum
0046	Sturgeon Creek	RB-0.9	1.9	—	(Coho), (Chum)
0048	Unnamed	RB-1.9	1.5	—	(Coho), (Chum)
0049	West Fork	RB-3.7	6.2	—	(Chin), Coho, (Chum)
0051	Drainage Ditch	(LB-2.21	~ 1.1	—	Unknown
0052	Unnamed	RB-2.85	2.7	—	(Coho), (Chum)
0054	Drain. Ditch	LB-0.7	~ 2.1	—	Unknown
0057	Drainage Ditch	LB-4.9	~ 2.0	—	(Coho)
0058	Middle Fork	RB-5.31	5.4	10.7	Coho, (Chum)
0059	Drainage Ditch	RB-0.3	~ 4.0	—	(Coho)
0060	Unnamed	RB-1.6	3.35	—	(Coho)
0061	Drain. Ditch	RB-0.05	~ 1.65	—	Unknown
0063	Unnamed	RB-2.05	2.1	—	(Coho)
0064	Unnamed	RB-0.5	1.3	—	(Coho)
0066	Unnamed	LB-6.0	1.2	—	(Coho)
0068	Allen Creek	RB-2.9	6.3	—	Coho, (Chum)
0069	Drainage Ditch	RB-0.1	~ 1.2	—	Unknown
0070	Unnamed	LB-0.15	2.9	—	(Coho), (Chum)
0073	Munson Creek	LB-1.9	2.8	—	Coho, (Chum)
0074	Unnamed	LB-3.4	2.35	—	(Coho)
0075	Unnamed	RB-0.2	1.6	—	(Coho)
0078	Unnamed	LB-4.16	1.7	—	(Coho)
0079	Unnamed	LB-4.7	1.0	—	(Coho)
0083	Unnamed	RB-4.8	2.5	—	(Coho), (Chum)
0086	Unnamed	RB-6.0	1.95	—	(Coho), (Chum)
	Unnamed Pond	Outlet-1.01	—	—	
0090	Unnamed	RB-6.95	1.5	—	(Coho), (Chum)
0097	Drainage Ditch	RB-10.5	~ 1.0	—	Unknown
0098	Unnamed	RB-10.7	1.6	—	(Coho)
0099	Drainage Ditch	RB-11.05	~ 1.0	—	Unknown
0100	Drainage Ditch	RB-11.3	~ 1.0	—	Unknown
0103	Swan Trail Slough	RB-11.9	1.8	—	(Coho)
0104	Drainage Ditch	LB-0.8	~ 1.0	—	Unknown
0106	Drainage Ditch	LB-9.3	~ 10.0	—	Unknown
0107	Larimer Creek	LB-11.1	3.05	—	(Coho), (Chum)



Legend



Quilceda - Allen Watershed



1:36,000



TIMING OF CHUM FRESHWATER LIFE PHASES

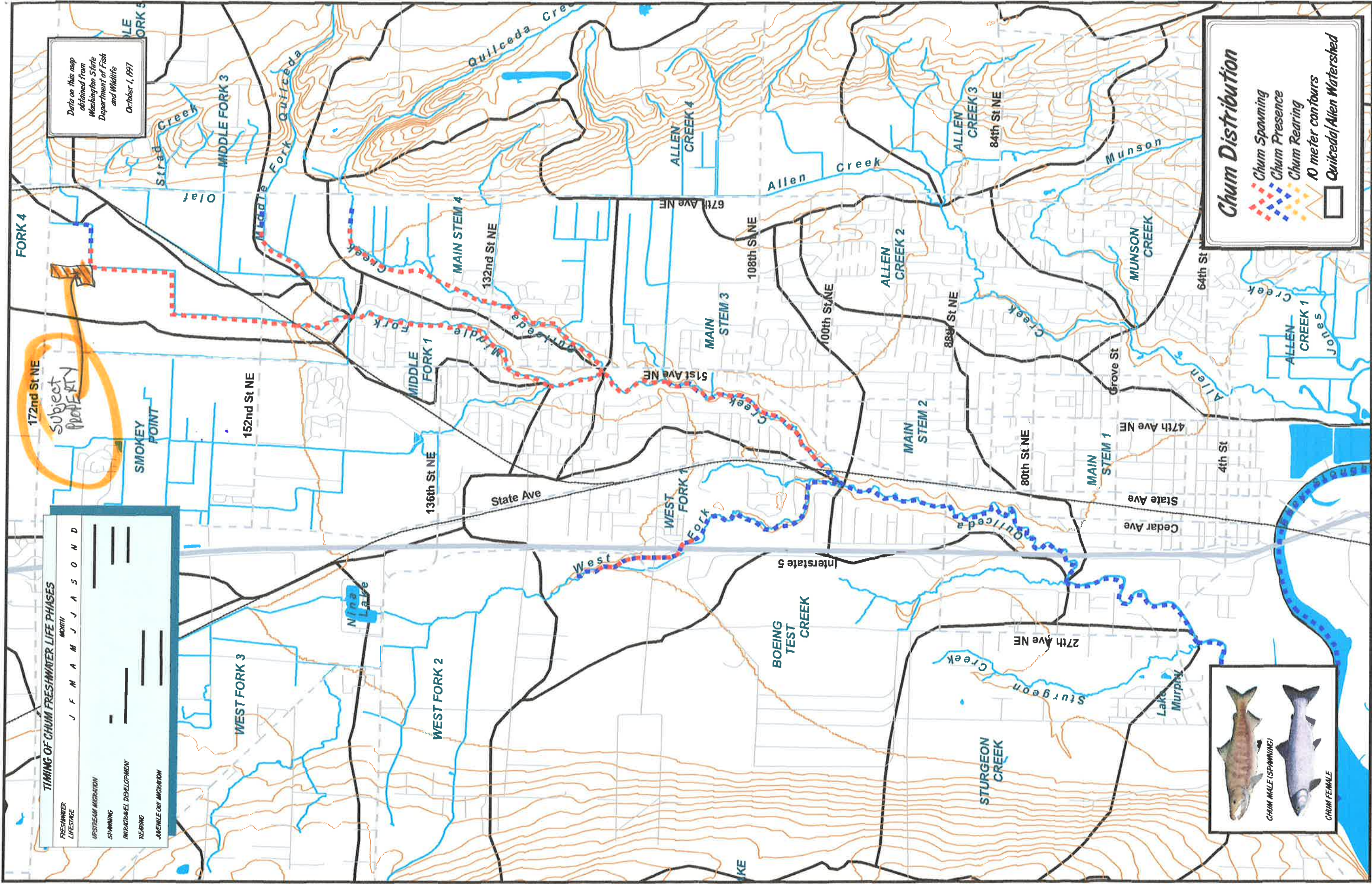
FRESHWATER LIFESTAGE	MONTH
UPSTREAM MIGRATION	J F M A M J J A S O N D
SPAWNING	—
INTRAGRAVEL DEVELOPMENT	—
REARING	—
JUVENILE OUT-MIGRATION	—

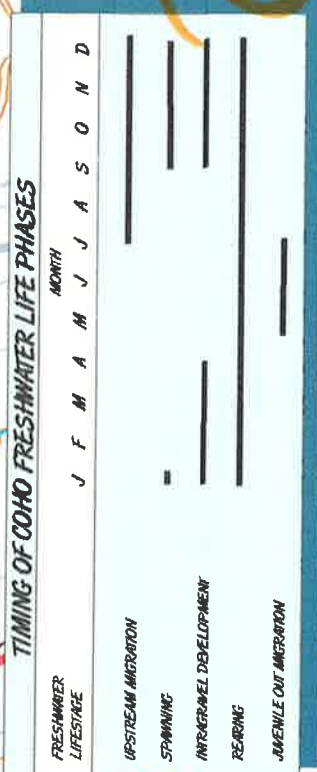
Data on this map obtained from Washington State Department of Fish and Wildlife October 1, 1977



Chum Distribution

- Chum Spawning (Red dots)
- Chum Presence (Blue dots)
- Chum Rearing (Yellow dots)
- 10 meter contours (Orange lines)
- Quilceda/Allen Watershed (Black outline)





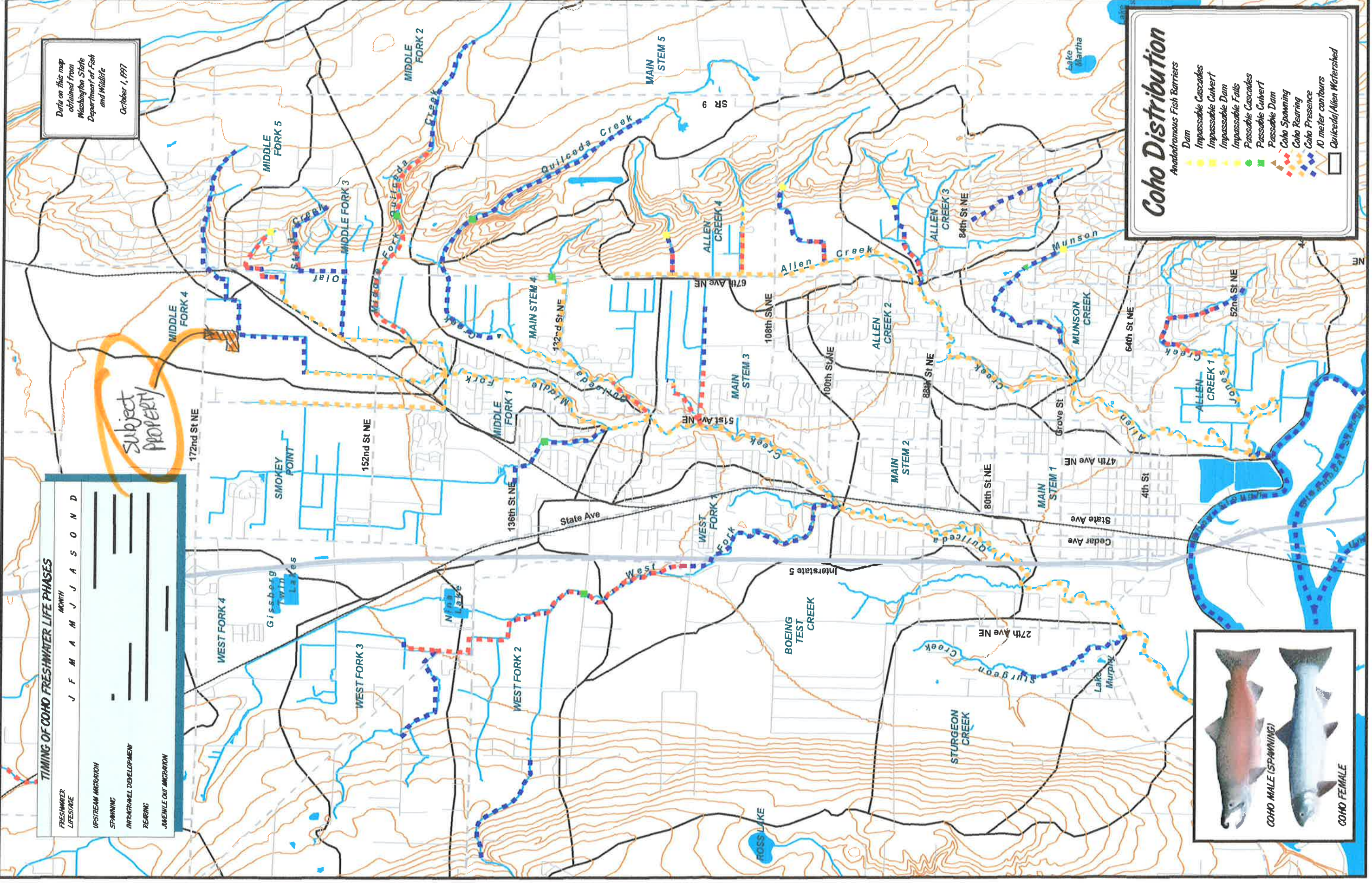
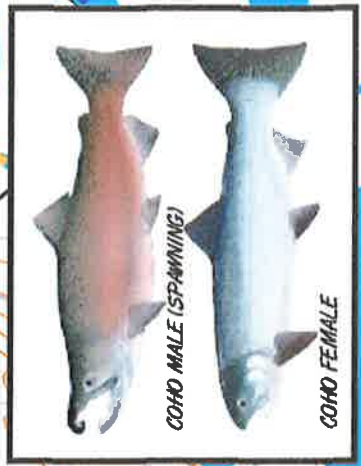
Data on this map obtained from Washington State Department of Fish and Wildlife
October 1, 1997

Subject Property

Coho Distribution

Andochronous Fish Barriers

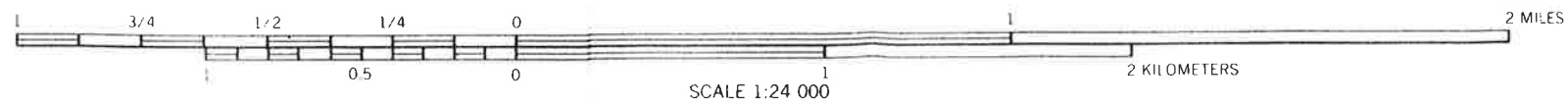
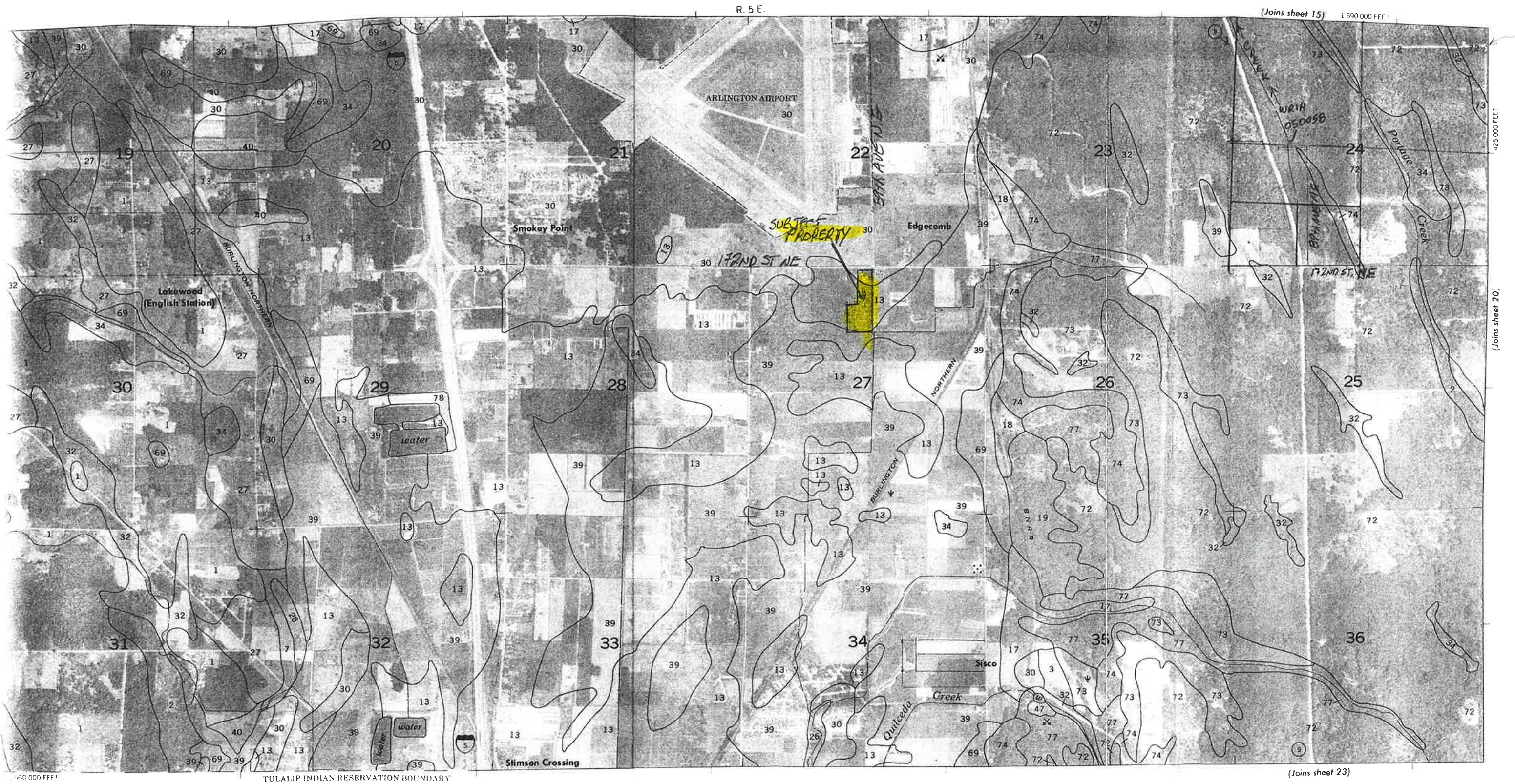
- Dam
- Impassable Cascades
- Impassable Culvert
- Impassable Dam
- Impassable Falls
- Passable Cascades
- Passable Culvert
- Passable Dam
- Coho Spawning
- Coho Rearing
- Coho Presence
- 10 meter contours
- Quilceda/Allen Watershed



APPENDIX B

Sheet 19

Soil Survey of Snohomish County Area, Washington



APPENDIX C

Field Data Sheets

DATA FORM 1

Routine Wetland Determination

(WA State Wetland Delineation Manual, or 1987 U.S. Army Corps Engineers Wetland Delineation Manual)

Project / Site: THOMCO, 59 th Ave and 172 nd Street NE (SR531). Lot 2 of SP (4-74) AFN# 8304280231, In a portion of the E1/2, NE1/4, NW1/4, S27, T31N, R05E WM		Date: March 30, 2004
Applicant/owner: THOMCO Construction, Inc., Mr. Edmund Thomas / 4-T Development, LLC		County/ City: Snohomish/ Arlington
Investigator(s): W. Brady		State: WA
Do Normal Circumstances exist on the site?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Community ID:
Is the site significantly disturbed (Atypical Situation)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Transect ID:
Is the area a potential Problem Area	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Plot ID: SP 1

Location: From Metal fence post, N29W 21.2'

VEGETATION

Dominant Plant Species	Stratum	% Areal Cover	Indicator	Dominant Plant Species	Stratum	% Areal Cover	Indicator
Dactylis glomerata	H	45 *	FACU				
Agrostis sp.	H	50 *	FAC				
Cirsium vulgare	H	<2%	FACU				
Taraxacum officinale	H	<2%	FACU				

HYDROPHYTIC VEGETATION INDICATORS: * Dominant Plant Species = $\geq 20\%$ Areal cover
 % of Dominants OBL, FACW, and FAC: 1:2 50%

Check all indicators that apply & explain below:

Regional knowledge of plant communities	<input checked="" type="checkbox"/>	Wetland plant list (Nat'l or regional)	<input checked="" type="checkbox"/>	Other:
Physiological or reproductive adaptations	<input type="checkbox"/>	Morphological adaptations	<input type="checkbox"/>	
Technical Literature	<input type="checkbox"/>	Wetland Plant Data Base	<input type="checkbox"/>	

Hydrophytic vegetation present? Yes No Rationale for decision/Remarks: $\leq 50\%$

HYDROLOGY

Is it the growing season? Yes No Based on:

Recorded Data (Describe in Remarks)

- Stream, Lake, or tidal gauge
- Aerial photographs
- Other

Field Observations: Water table stabilized at 32" below surface during end of March and first week of April.

Depth of Surface Water: Inches
 Comments:

Depth to Free Water in Pit: 32 Inches
 Comments:

Depth to Saturated Soil : 30 Inches

Wetland hydrology present? Yes No

Wetland Hydrology Indicators

Primary Indicators:

- Inundated
- Saturated in Upper 12 inches
- Water Marks
- Drift Lines
- Sediment Deposits
- Drainage Patterns in Wetlands

Secondary Indicators (2 or more required)

- Oxidized Root Channels in Upper 12 inches
- Water Stained Leaves
- Local Soil Survey Data
- FAC-NEUTRAL Test
- Other (Explain in Remarks)

REMARKS: Seepage into soil pit observed at 38" seeping from the SW side of pit. Water table is below 38 inches during 2nd and third week of April, 2004.

SOILS

SP 1

Map Unit Name: 13 – Custer fine sandy loam
(Series and Phase):

Drainage Class: P: Hydrologic group C, 2B3

Field observations confirm mapped type?
Yes No

Other Taxonomy (Subgroup):

Profile Description:

Depth (Inches)	Layer/ Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-9	1	10YR 2/2			Loam, SBK, medium, slightly sticky, breaks to granular.

Comments: Many fine to 7 inches

9-11	2	7.5YR 3/3 70% and 2.5YR 3/2 30%			Very fine sandy-silt loam, medium, SBK.
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Comments: Common fine roots to 11 inches.

11-21.5	3	10YR 4/2			Very fine sandy, silt loam, medium, SBK, breaks to granular.
---------	---	----------	--	--	--

Distinct and Prominent
5YR 3/3, many 2mm-1cm
2.5YR 4/4, many 2mm-1cm
10YR 5/6, few

Comments: Small pieces of charcoal 2mm-1cm.

21.5-38"	4	2.5Y 5/3-5/2		2.5YR 4/4 many medium-large 1-3cm	Sand, med-fine single grain,
----------	---	--------------	--	-----------------------------------	------------------------------

Comments:

Comments:

Comments:

Comments:

Hydric Soil Indicators:

- | | |
|--|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input type="checkbox"/> Aquic Moisture Regime | <input checked="" type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: This area historically drained by ditching. No hydric soil indicators present in the upper 10 inches of the soil pit examined at the upland edge of the wetland.

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soils Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Is the sample point within a wetland Yes No

Remarks: Wetland hydrology and hydrophytic vegetation do not meet the required criteria. Soils in this location do not meet the required indicators, however they appear consistent with the Custer series. Non-hydric inclusions can be present in the Custer series. No shrubs or trees in this grass pasture.

W. Brady

W. Brady

DATA FORM 1
Routine Wetland Determination

(WA State Wetland Delineation Manual, or 1987 U.S. Army Corps Engineers Wetland Delineation Manual)

Project / Site: THOMCO, 59 th Ave and 172 nd Street NE (SR531). Lot 2 of SP (4-74), AFN# 8304280231. In a portion of the E1/2, NE1/4, NW1/4, S27, T31N, R05E WM		Date: March 30, 2004
Applicant/owner: THOMCO Construction, Inc., Mr. Edmund Thomas / 4-T Development, LLC		County/ City: Snohomish/ Arlington
Investigator(s): W. Brady		State: WA
Do Normal Circumstances exist on the site?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Community ID:
Is the site significantly disturbed (Atypical Situation)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Transect ID:
Is the area a potential Problem Area	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Plot ID: SP 2

Location: From Metal fence post, N34W 7.5'

VEGETATION

Dominant Plant Species	Stratum	% Areal Cover	Indicator	Dominant Plant Species	Stratum	% Areal Cover	Indicator
Juncus effusus	H	25 *	FACW				
Agrostis sp.	H	55*	FAC				
Ranunculus repens	H	15%	FACW				
Rumex crispus	H	<5%	FACW				
Dactylis glomerata	H	≤5%	FACU				

HYDROPHYTIC VEGETATION INDICATORS: * Dominant Plant Species = > 50% Areal cover of FAC and wetter

% of Dominants OBL, FACW, and FAC: 2:2 100%

Check all indicators that apply & explain below:

Regional knowledge of plant communities	<input checked="" type="checkbox"/>	Wetland plant list (Nat'l or regional)	<input checked="" type="checkbox"/>	Other:
Physiological or reproductive adaptations	<input type="checkbox"/>	Morphological adaptations	<input type="checkbox"/>	
Technical Literature	<input type="checkbox"/>	Wetland Plant Data Base	<input type="checkbox"/>	

Hydrophytic vegetation present? Yes No Rationale for decision/Remarks: >50% FAC and wetter species.

HYDROLOGY

Is it the growing season? Yes No Based on:

<input type="checkbox"/> Recorded Data (Describe in Remarks)	Wetland Hydrology Indicators Primary Indicators: <input type="checkbox"/> Inundated <input checked="" type="checkbox"/> Saturated in Upper 12 inches <input type="checkbox"/> Water Marks <input type="checkbox"/> Drift Lines <input type="checkbox"/> Sediment Deposits <input type="checkbox"/> Drainage Patterns in Wetlands
<input type="checkbox"/> Stream, Lake, or tidal gauge <input type="checkbox"/> Aerial photographs <input type="checkbox"/> Other	
Field Observations: Water table stabilized at 11" below surface in the soil pit after 24 hours during end of March and first week of April.	Secondary Indicators (2 or more required) <input type="checkbox"/> Oxidized Root Channels in Upper 12 inches <input type="checkbox"/> Water Stained Leaves <input checked="" type="checkbox"/> Local Soil Survey Data <input checked="" type="checkbox"/> FAC-NEUTRAL Test: 1:0 <input type="checkbox"/> Other (Explain in Remarks)
Depth of Surface Water: Inches Comments:	
Depth to Free Water in Pit: 14 Inches Comments:	
Depth to Saturated Soil: 11 Inches	
Wetland hydrology present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

REMARKS: Water seepage into soil pit observed at 21" seeping from the SW side of pit. Water table is below 25 inches during 2nd and third week of April 2004. This area is historically drained and has a seasonally high water table. There may be periods of inundation in this swale-like landform along the southern side of property. Evidence of standing water conditions noted from laid down grasses at the east end of this swale.

SOILS

SP 2

Map Unit Name: 13 -- Custer fine sandy loam
(Series and Phase):

Drainage Class: P: Hydrologic group C, 2B3

Field observations confirm mapped type?

Yes No

Other Taxonomy (Subgroup):

Profile Description:

Depth (Inches)	Layer/ Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-6	1	10YR 3/2			Loam, SBK, weak, slightly sticky, breaks to granular.
Comments: Common fine and very fine roots and few small roots to 6 inches.					
6-10	2	10YR 3/2	5YR 3/3, many, distinct, fine to medium 1-3mm, soft masses w/sharp edges.		Silt loam, medium, SBK.
Comments: Common fine roots to 11 inches.					
10-16	3	10YR 4/2	Many Distinct and Prominent soft masses. 5YR 3/2 - 3/3, many 2mm-1cm 10YR 4/4 - 4/6, many		Silt loam with ≤20% very fine sand, firm, SBK, breaks to granular.
Comments: Wavy boundary, few fine roots to 12".					
16-18	4	10YR 3/1	2.5YR 3/4 many, Prominent, fine-coarse 1-8mm, irregular shaped soft masses.		Silt loam w/ ≤ 20% Very fine sand, damp, firm, SBK.
Comments: Clear wavy boundary, no roots.					
18-26"	5	10YR 4/1	10YR 4/4 stained sand grains		Loamy Sand, fine-medium single grain,
Comments: Clear wavy boundary, no roots.					

Comments:

Comments:

Hydric Soil Indicators:

- | | |
|---|---|
| <input type="checkbox"/> Histosol | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Histic Epipedon | <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils |
| <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Organic Streaking in Sandy Soils |
| <input checked="" type="checkbox"/> Aquic Moisture Regime | <input checked="" type="checkbox"/> Listed on Local Hydric Soils List |
| <input type="checkbox"/> Reducing Conditions | <input type="checkbox"/> Listed on National Hydric Soils List |
| <input checked="" type="checkbox"/> Gleyed or Low-Chroma Colors | <input type="checkbox"/> Other (Explain in Remarks) |

Remarks: This surrounding area historically drained by ditching. At this location, on the north side of wire fence along the south edge of property, is a swale-like landform that has indications of being seasonally inundated or saturated to surface. Redox features present, however *alpha, alpha dipyridil* (ADP) test for reduced iron is negative for all horizons tested.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the sample point within a wetland Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Remarks: Wetland hydrology and hydrophytic vegetation meet the required criteria. Soils in this location meet the required field indicators for hydric soil. The soils appear consistent with the Custer series. No shrubs or trees in this grass pasture. This area of wetland is within a shallow, narrow, swale-like depression.

W. Brady

APPENDIX D

Critical Area Drawing

CRITICAL AREA DATA

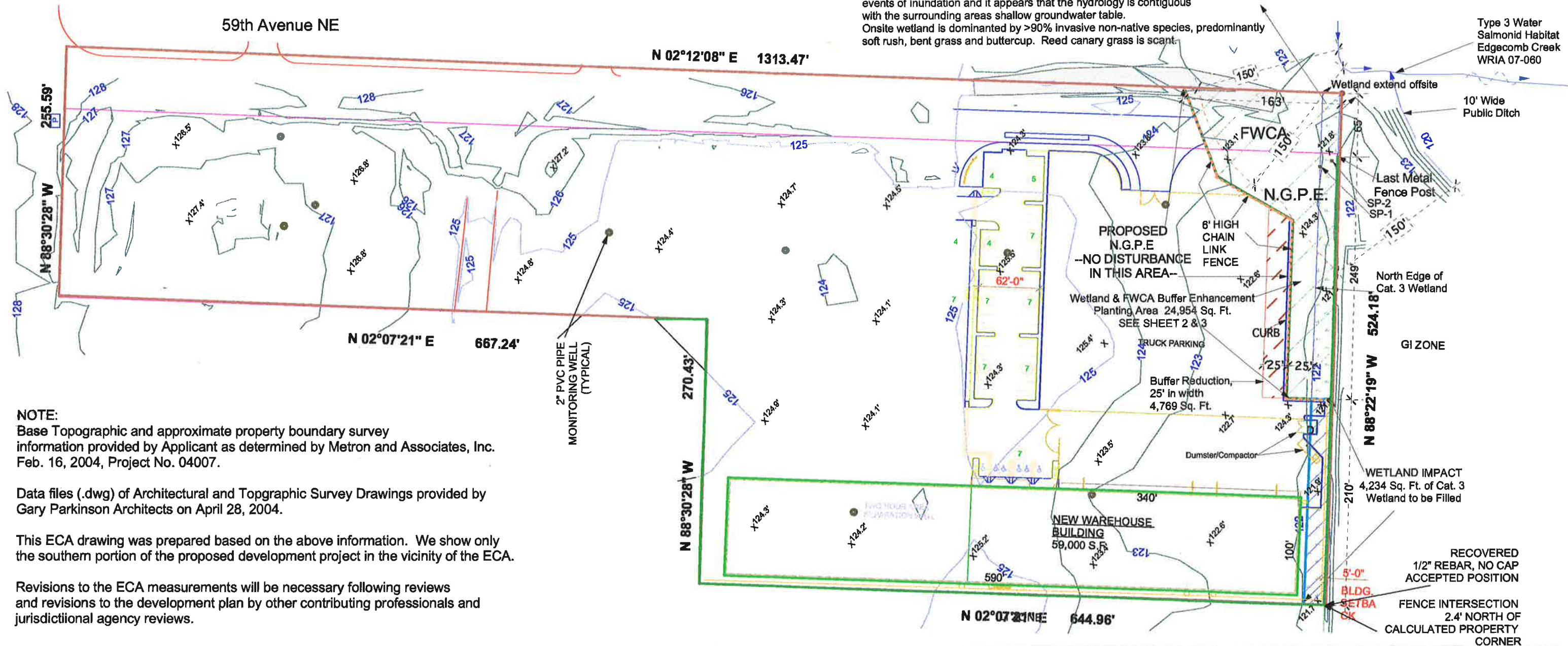
Wetland, Category 3 on-site = 10,100 Sq. Ft.
 Wetland, Category 3 to be filled = 4,234 Sq. Ft.
 Buffer Area Reduction, Category 3 onsite = 4,769 Sq. Ft.
 Wetland, Wetland Buffer, and FWCA Area Restoration and Enhancement, = 24,954 Sq. Ft.

CATEGORY 3 WETLAND

Wetland onsite is not isolated and extends offsite easterly and southerly. Wetland (hydric) soils are contiguous to offsite wetland and to the stream corridor that is a documented Fish and Wildlife Conservation Area adjacent to this site. Wetland hydrology likely has episodic events of inundation and it appears that the hydrology is contiguous with the surrounding areas shallow groundwater table. Onsite wetland is dominated by >90% invasive non-native species, predominantly soft rush, bent grass and buttercup. Reed canary grass is scant.

N.G.P.E.

Native Growth Protection Easement shall be dedicated to the City of Arlington pursuant to AMC 20.88.290

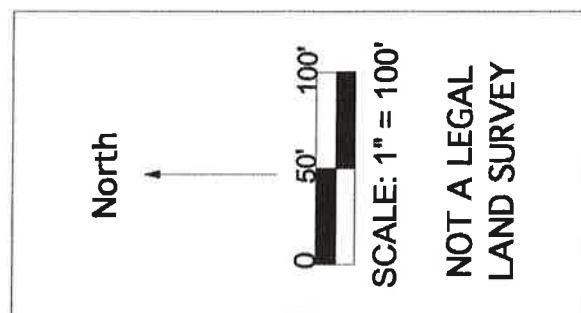


NOTE:
 Base Topographic and approximate property boundary survey information provided by Applicant as determined by Metron and Associates, Inc. Feb. 16, 2004, Project No. 04007.

Data files (.dwg) of Architectural and Topographic Survey Drawings provided by Gary Parkinson Architects on April 28, 2004.

This ECA drawing was prepared based on the above information. We show only the southern portion of the proposed development project in the vicinity of the ECA.

Revisions to the ECA measurements will be necessary following reviews and revisions to the development plan by other contributing professionals and jurisdictional agency reviews.



DRAWN BY WGB	SITE ADDRESS 5800 172nd St. NE Arlington, WA 98223	LEGAL DESCRIPTION Situated in a portion of the E 1/2 of the NE 1/4, of the NW 1/4, of T31N, R05E, S27, WM, Snohmish Co. WA.	TAX ACCOUNT NUMBER 310527-002-001-00	PROPERTY OWNER Comehl, Wanda L. c/o 4T Development, LLC	HYDRO TERRA, LLC Biological Services 3719 168th St. N.E., Unit C Arlington, WA 98223-8499 (O) 360.657.2566 (F) 360.657.1629 (E-mail) bill@hydroterra.net
DATE 06/17/2004			PROJECT FILE City of Arlington Planning and Community Development File #	APPLICANT THOMCO Construction, Inc. Mr. Edmund Thomas 13700 44th St. NE Lake Stevens, WA 98258 (O) 425.377.9130 (F) 425.377.9135	
FILE NAME HT-ECA_Comehl SitePlan4 .mcd					
SHEET 1/3	CRITICAL AREA DRAWING				

APPENDIX E

DRAWINGS:

MITIGATION PLAN

PLANTING PLAN

N 02°12'08" E 1313.47'

Symbol	Qty.	Scientific Name	Common Name
	11	<i>Juniperus communis</i>	Common juniper
	9	<i>Pinus contorta contorta</i>	Shore pine
	12	<i>Taxus brevifolia</i>	Pacific (western) yew
	40	<i>Crataegus phaenopyrum</i> <i>Crataegus suksdorfii</i>	Washington hawthorn Douglas hawthorn
	30	<i>Acer circinatum</i>	Vine maple
	115	<i>Rubus parviflorus</i>	Thimbleberry
	160	<i>Rosa nutkana</i>	Nootka rose
	162	<i>Cornus stolonifera</i> <i>Cornus sericea var. occidentalis</i>	Red-twig dogwood
	116	<i>Rubus spectabilis</i>	Salmonberry
	112	<i>Salix sessilifolia</i>	Soft-leaved willow



Plant Specifications

All plants will be native to the Pacific Northwest, Puget Sound Region. Plants shall be obtained from a native plant nursery or from an approved salvage nurseryman.

Trees shall be containerized, 5 Gal. 4-Foot tall, or B&B 5-6 foot. Shrubs shall be containerized, 5 Gal. 3+ feet tall, or bare root 3'+. For *Salix* and *Cornus* species only, a mix of 40% live stake and 60% 3 Gal. containerized can be intermixed, keeping the live stakes in the wetter areas.

Planting Preparation

The planting area consists of a predominance of grass and grass-like species considered non-native and/or invasive.

To benefit the plants growth, grasses shall be cut/grubbed out for 2 feet around the plantings to minimize competition. Temporary ground cover nursery fabric or biodegradable fiber (CURLEX) shall be used to cover the soils around the plantings to retard the growth of competing invasive, non-native herbaceous species.

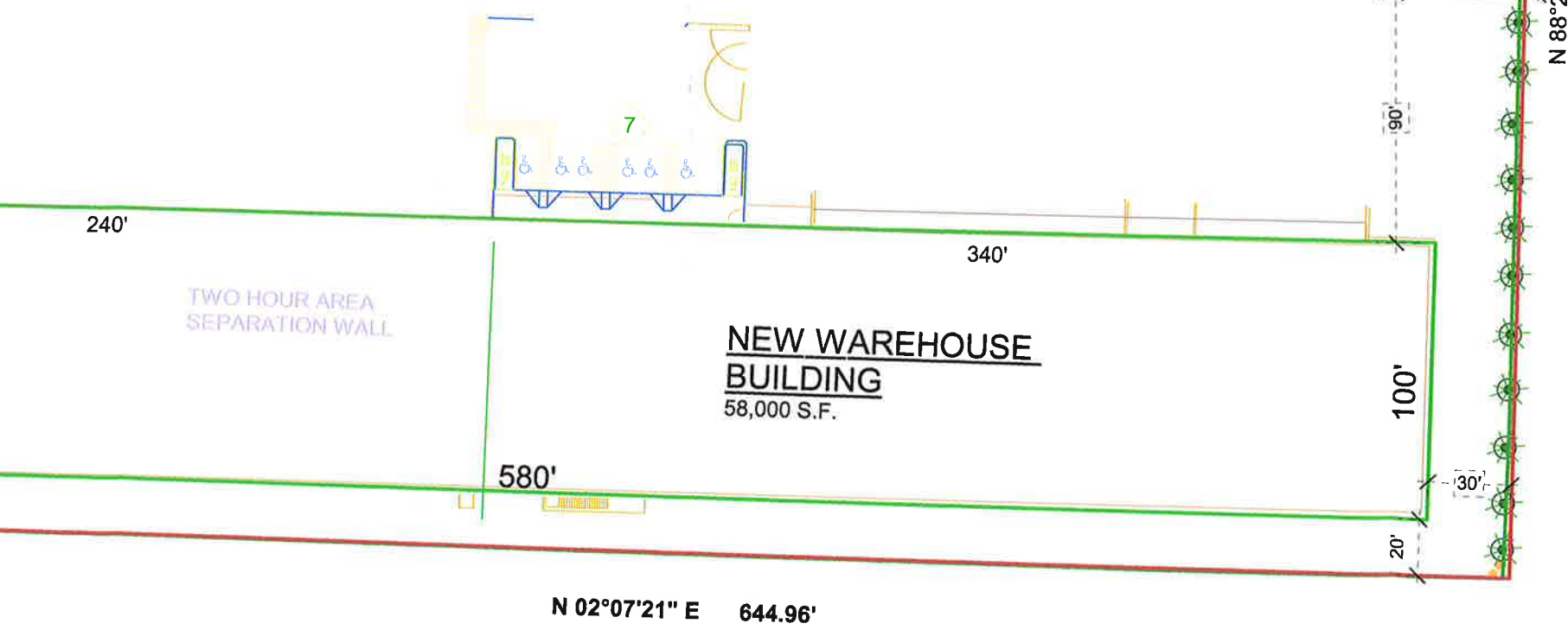
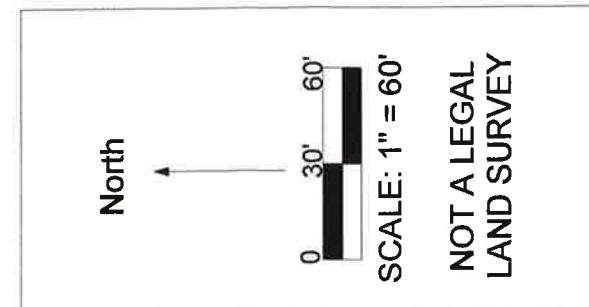
Plants shall be planted after the 1st of November when the species are approaching dormancy and prior to the first of April, at a time when the soils remain damp enough for to prevent root shock.

Plant Size and Spacing

Trees will be spaced no more than 20 feet apart or randomly grouped and dispersed as appropriate to emulate and/or enhance the natural surroundings and to provide a visual screen/cover for wildlife benefit.

Shrubs will be spaced no more than 5 feet apart or randomly grouped and dispersed as appropriate to emulate and/or enhance the natural surroundings and to provide a visual screen/cover for wildlife benefit

Live stakes will be spaced no more than 18 inches apart or will be randomly grouped and dispersed as appropriate to emulate and/or enhance the natural surroundings and to benefit wildlife habitat and/or water quality.



N 02°07'21" E 644.96'

HYDRO TERRA, LLC
 Biological Services
 3719 168th St. N.E., Unit C
 Arlington, WA 98223-8499
 (O) 360.657.2566
 (F) 360.657.1629
 (E-mail) bill@hydroterra.net

PROPERTY OWNER
 4T Development, LLC

APPLICANT
 THOMCO Construction, Inc.
 Mr. Edmund Thomas
 13700 44th St. NE
 Lake Stevens, WA 98258
 (O) 425.377.9130
 (F) 425.377.9135

TAX ACCOUNT NUMBER
 310527-002-001-00

PROJECT FILE
 City of Arlington
 Planning and
 Community Development
 File #

LEGAL DESCRIPTION
 Situated in a portion of the E 1/2 of the
 NE 1/4, of the NW 1/4, of T31N, R05E,
 S27, WM, Snohomish Co. WA.

SITE ADDRESS
 5800 172nd St. NE
 Arlington, WA 98223

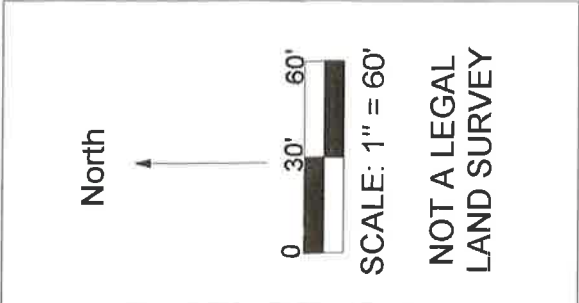
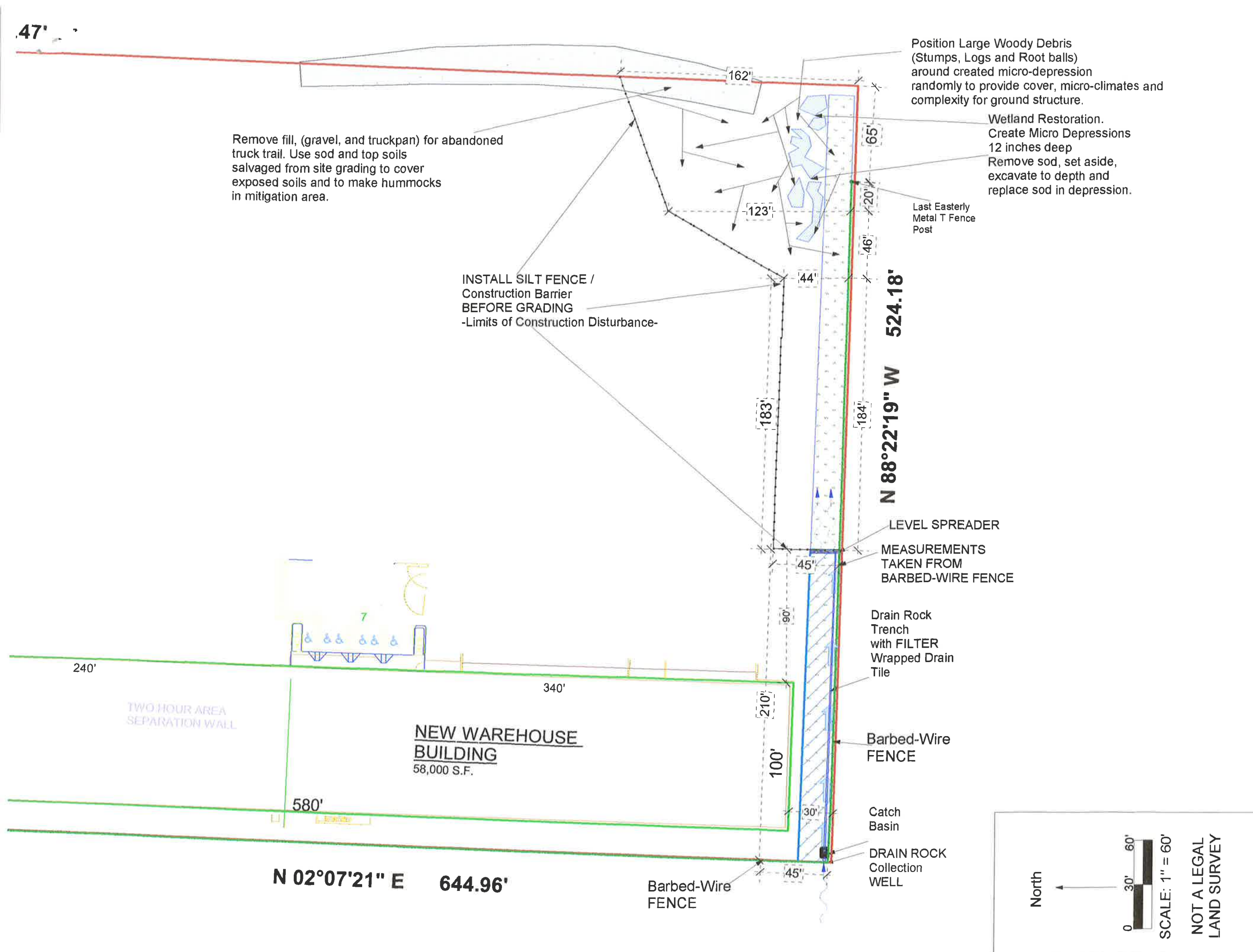
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 WGB

DATE
 06/22/2004

FILE NAME
 HT-ECA_THOMCO
 SitePlan7
 .mxd

SHEET
 3/3

PLANTING PLAN DRAWING



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 Arlington, WA 98223

DRAWN BY WGB	DATE 06/22/2004	FILE NAME HT-ECA_THOMCO SitePlan6 .mxd
SHEET 2/3		

MITIGATION PLAN