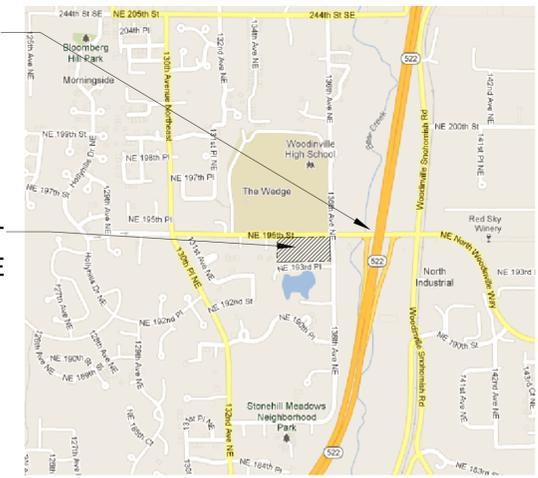


MITIGATION SITE

PROJECT SITE



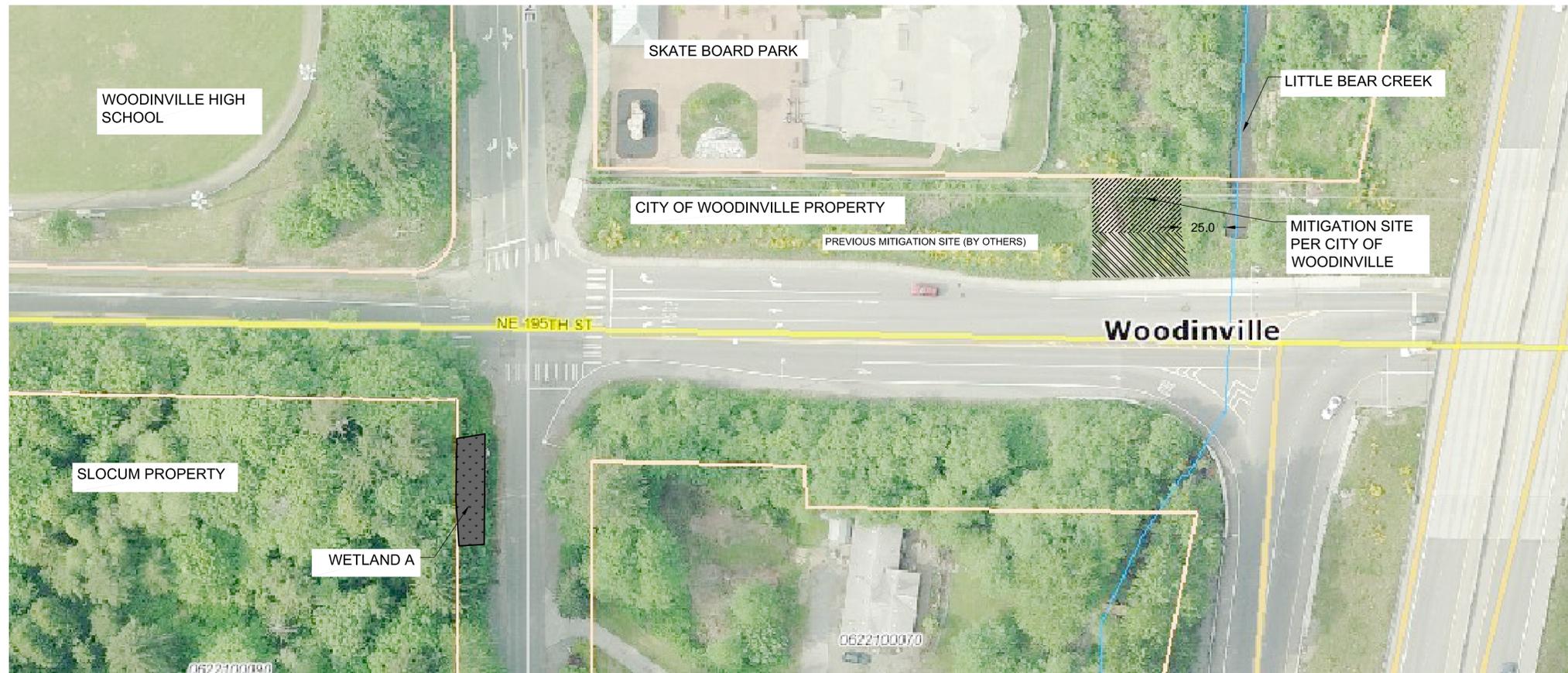
VICINITY MAP

SITE PLAN KEY

	PROJECT BOUNDARY
	EXISTING WETLAND
	EXISTING DITCH
	PROPOSED CONTOURS
	PROPOSED LOT LINES
	WETLAND FILL

SITE PLAN & IMPACTS

SCALE: 1" = 40'



MITIGATION KEY

	WETLAND FILL	966 SF
	WETLAND ENHANCEMENT (1.5:1 RATIO FOR FILL)	1,500 SF
	BUFFER ENHANCEMENT	1,300 SF

PROPOSED MITIGATION SITE

Rev. #	Date	By	Revision Description
1	4/29/13	JAC	SEPA COMMENTS

RAI #	RAI #2011-016
Date:	MARCH 12, 2013
Scale:	AS NOTED
Project:	QUADRANT HOMES
Drawn By:	CW
Checked By:	CW
Approved:	CW
By:	CW

PROPOSED SITE PLAN & MITIGATION
QUADRANT HOMES
SLOCUM PROPERTY
WOODINVILLE, WA

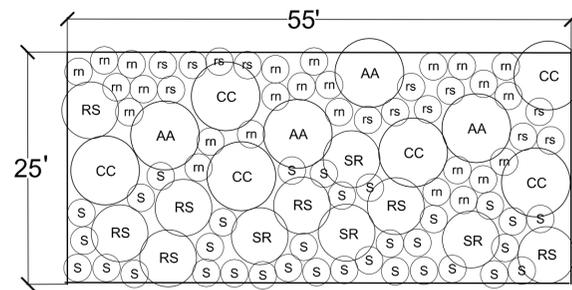
EXHIBIT 3
PAGE 2 OF 13

SHEET
1
OF
3

Survey and Site Plan provided by
Pace Engineers, 11255 Kirkland Way | Suite 300 |
Kirkland, WA 98033 p. 425.827.2014. Survey files
11378 SRV & X11378- SRV. Site Plan files:
X11378GR & X11378-SITE.



Wetland Enhancement Area

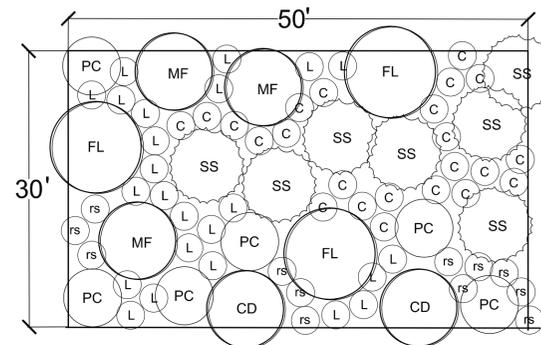


NE 195th St.

BUFFER ENHANCEMENT PLANTING PLAN



Ex. Wetland



Little Bear Cr.

Buffer Enhancement Area

WETLAND ENHANCEMENT PLANTING PLAN



CONSTRUCTION SEQUENCE

1. CONTRACTOR SCHEDULES AND ATTENDS A PRE-CONSTRUCTION MEETING WITH THE PROJECT BIOLOGIST, LANDSCAPE DESIGNER/ ARCHITECT AND CITY OF WOODINVILLE BIOLOGIST.
2. CONTRACTOR WILL FLAG ALL THE LIMITS OF THE ENHANCEMENT AREAS FOR PROJECT BIOLOGIST APPROVAL. CONTRACTOR WILL WALK THE SITE WITH THE PROJECT BIOLOGIST TO CLARIFY LIMITS OF CONSTRUCTION AND THE WORK TO BE PERFORMED.
3. CONTRACTOR WILL INSTALL TEMPORARY EROSION/SEDIMENT CONTROL MEASURES AS REQUIRED FOR PROJECT BIOLOGIST APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR WILL REMOVE ALL GARBAGE, DEBRIS, HARD SURFACE MATERIAL, AND INVASIVE SPECIES FROM WETLAND & BUFFER ENHANCEMENT AREAS AS DIRECTED BY THE PLANS AND PROJECT BIOLOGIST.
5. CONTRACTOR WILL DE-COMPACT SOIL AS NECESSARY AND AMEND EXISTING SOIL WITH COMPOST AS NECESSARY.
6. CONTRACTOR WILL LAY OUT NURSERY-GROWN PLANTS PER PLANS FOR APPROVAL BY THE PROJECT BIOLOGIST. FOLLOWING LAYOUT APPROVAL, CONTRACTOR TO INSTALL PLANTS, SEED AND MULCH AS DIRECTED BY PLANS.
7. THE PROJECT BIOLOGIST WILL APPROVE PLANT INSTALLATION.
8. CONTRACTOR SUBMITS AS-BUILT DRAWING AND COPIES OF INVOICES FOR ALL PLANT, SOIL AMENDMENT, AND MULCH MATERIALS USED TO THE PROJECT BIOLOGIST.
9. PROJECT BIOLOGIST SUBMITS AS-BUILT REPORT TO THE CITY OF WOODINVILLE FOR REVIEW AND APPROVAL.

PLANT LEGEND

TREES

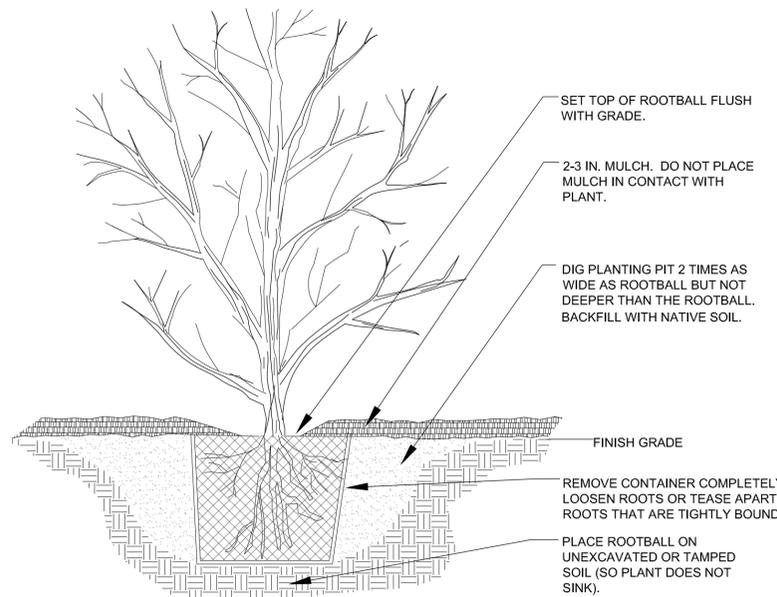
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	WIS STATUS	MIN. SIZE	REMARKS
CD	<i>Crataegus douglasii</i>	Black Hawthorn	2	FAC	4' tall	Strong leader
FL	<i>Fraxinus latifolia</i>	Oregon Ash	3	FACW	4' tall	Strong leader
MF	<i>Malus fusca</i>	Oregon Crabapple	3	FACW	4' tall	Strong leader

SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY.	WIS STATUS	MIN. SIZE (container)	REMARKS
AA	<i>Amelanchier alnifolia</i>	Saskatoon Service-berry	4	FAC	1 gal.	Multi-stemmed
CC	<i>Cornus alba</i>	Red Osier	23	FACW	1 gal.	Multi-stemmed
C	<i>Corylus cornuta</i>	Beaked Hazelnut	6	FACU	1 gal.	Multi-stemmed
L	<i>Lonicera involucrata</i>	Four-line Honeysuckle	24	FAC	1 gal.	Multi-stemmed
PC	<i>Physocarpus capitatus</i>	Pacific Ninebark	6	FACW	1 gal.	Multi-stemmed
RS	<i>Ribes sanguineum</i>	Redflower Currant	7	UPL	1 gal.	Multi-stemmed
m	<i>Rosa nutkana</i>	Nootka Rose	25	FAC	1 gal.	Multi-stemmed
rs	<i>Rubus spectabilis</i>	Salmon Raspberry	25	FAC	1 gal.	Multi-stemmed
SS	<i>Salix sitchensis</i>	Sitka Willow	7	FACW	1 gal.	Multi-stemmed
SR	<i>Sambucus racemos</i>	Red Elder	4	FACU	1 gal.	Multi-stemmed
S	<i>Symphoricarpos albus</i>	Common Snowberry	33	FACU	1 gal.	Multi-stemmed

SEED MIX (all disturbed soil in wetland enhancement area will be seeded.)

SCIENTIFIC NAME	COMMON NAME
<i>Eleocharis palustris</i>	Common spikerush
<i>Glyceria occidentalis</i>	Western mannagrass
<i>Carex obnupta</i>	Slough sedge



1 CONTAINER TREE OR SHRUB PLANTING DETAIL

MITIGATION GOALS, OBJECTIVES AND PERFORMANCE STANDARDS

GOALS AND OBJECTIVES

THE OVERALL CRITERIA FOR THE ENHANCED BUFFER AREA IS TO CREATE A NATIVE PLANT COMMUNITY THAT WILL BUFFER THE WETLAND FROM NE 195TH ST WITH NATIVE PLANTS APPROPRIATE TO THE PROXIMITY OF THE ROAD. THE OVERALL CRITERIA FOR THE ENHANCED WETLAND WOULD BE BASED ON THE SUCCESSFUL ESTABLISHMENT OF DESIRED PLANT COMMUNITIES. EVALUATION CRITERIA FOR SUCCESS OF THE MITIGATION PLAN WOULD NOT BE 100 PERCENT SURVIVAL OF INDIVIDUAL PLANT MATERIALS (EXCEPT AS NOTED BELOW), BUT RATHER THE ESTABLISHMENT OF DESIRABLE PLANT COMMUNITIES WITHIN THE ENHANCED WETLAND. OBJECTIVES OF THE MITIGATION PLAN CONSIST OF THE FOLLOWING:

1. ENHANCE EXISTING WETLAND AND BUFFER FUNCTIONS THROUGH THE INSTALLATION OF NATIVE TREES AND SHRUBS.
2. REMOVE INVASIVE SPECIES IDENTIFIED BY THE PROJECT BIOLOGIST FROM THE AREAS OF ENHANCEMENT.

PERFORMANCE STANDARDS

PERFORMANCE STANDARDS TO BE USED IN THE LONG-TERM MONITORING ARE THE FOLLOWING:

1. 100% SURVIVAL OF ALL PLANTED SHRUBS AND TREES FOR ONE YEAR AFTER PLANTING. ALL PLANTINGS THAT DO NOT SURVIVE THROUGH THE END OF THE FIRST GROWING SEASON WILL BE REPLACED WITH THE SAME OR SIMILAR SPECIES AND SPECIFICATIONS. UPON INSTALLATION OF REPLACEMENT PLANTINGS AT THE CONCLUSION OF THE FIRST YEAR, THE 100% SURVIVAL STANDARD WILL BE CONSIDERED TO BE MET;
2. 85% SURVIVAL OF ALL PLANTED SHRUBS AND TREES AFTER THREE YEARS. SUFFICIENT PLANTINGS WILL BE REPLACED, AS NECESSARY, WITH THE SAME OR SIMILAR SPECIES AND SPECIFICATIONS IN ORDER TO MEET THE 85% SURVIVAL PERFORMANCE STANDARD. UPON INSTALLATION OF REPLACEMENT PLANTINGS AT THE CONCLUSION OF THE THIRD YEAR, THE 85% SURVIVAL STANDARD WILL BE CONSIDERED TO BE MET;
3. TOTAL COVERAGE BY SHRUB AND TREE SPECIES (INCLUDING NATIVE VOLUNTEERS) WITHIN BUFFER AND WETLAND ENHANCEMENT AREA SHALL BE:
 - AT LEAST 5% AFTER ONE YEAR
 - AT LEAST 20% AFTER THREE YEARS
 - AT LEAST 50% AFTER FIVE YEARS;
4. MINIMIZE EROSION AND DISCOURAGE ESTABLISHMENT OF UNDESIRABLE PLANT SPECIES.
5. THERE SHALL BE 0% CUMMULATIVE COVER OF THE FOLLOWING NON-NATIVE, INVASIVE PLANT SPECIES WITHIN THE WETLAND & BUFFER ENHANCEMENT AREA IN THE FIRST THREE YEARS OF MONITORING AND NO MORE THAN 10% AT THE END OF THE FIVE-YEAR MONITORING PERIOD: HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), CUTLEAF BLACKBERRY (RUBUS LACINATUS), ENGLISH LAUREL (PRUNUS LAUROCERASUS), ENGLISH HOLLY (ILEX AQUIFOLIUM), REED CANARYGRASS (PHALARIS ARUNDINACEA), SCOT'S BROOM (CYTISUS SCOPARIUS), OR OTHER SPECIES AS DETERMINED BY THE PROJECT BIOLOGIST.

GENERAL NOTES AND CONDITIONS

1.0 GENERAL CONDITIONS

1.1 GENERAL DESCRIPTION

FURNISH ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR NECESSARY FOR THE COMPLETION OF SITE PREPARATION AND PLANTING, AS INDICATED ON DRAWINGS AND SPECIFIED HEREINAFTER. WORK INCLUDES REMOVAL OF INVASIVE PLANT SPECIES BY HAND METHODS, PLANTING, MULCHING, AND GUARANTEE OF PLANTED AREAS AS SPECIFIED HEREIN.

1.2 CONSTRUCTION OBSERVATION / QUALITY ASSURANCE / GUARANTEE
THE PROJECT BIOLOGIST AND / OR CITY OF WOODINVILLE BIOLOGIST FOR (1) AND (4) SHALL BE INVOLVED DURING THE FOLLOWING PHASES OF CONSTRUCTION: (1) ON-SITE MEETING PRIOR TO COMMENCEMENT OF WORK (PRE-CONSTRUCTION MEETING), (2) APPROVAL OF INVASIVE SPECIES REMOVAL COMPLETION; (3) APPROVAL OF PLANTS, PLANTING LOCATIONS AND TECHNIQUES; AND (4) FINAL INSPECTION. PRIOR NOTICE OF 48 HOURS TO THE PROJECT BIOLOGIST FOR THE ABOVE ACTIVITIES IS REQUIRED.

APPROVAL BY THE PROJECT BIOLOGIST MUST BE RECEIVED PRIOR TO PLANT SUBSTITUTIONS. THESE MAY BE PERMITTED BASED ON PLANT AVAILABILITY.

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE PROJECT BIOLOGIST. ANY DEAD PLANTED MATERIAL OR PLANTED MATERIAL THAT IS NOT IN VIGOROUS CONDITION WITHIN A PERIOD OF ONE YEAR FROM ACCEPTANCE OF THE WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

1.3 SITE CONDITIONS / DAMAGE / CLEANUP

THE PROJECT BIOLOGIST SHALL BE NOTIFIED IMMEDIATELY IF SITE CONDITIONS DIFFER FROM THOSE SHOWN IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT THE WETLAND DURING CONSTRUCTION ACTIVITIES. THE MITIGATION PLANTING AREAS SHALL BE CLEARLY MARKED BY CONTRACTOR AND APPROVED BY THE PROJECT BIOLOGIST PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING PLANTED AREAS FREE OF DEBRIS. UPON COMPLETION OF THE CONTRACT, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIAL, EQUIPMENT, AND DEBRIS FROM THE SITES. ALL PLANTED AREAS SHALL BE RAKE-CLEAN PRIOR TO MULCHING.

1.4 SCHEDULE

PLANTING OF WOODY MATERIAL SHALL OCCUR BETWEEN OCTOBER 1 AND APRIL 1 TO TAKE ADVANTAGE OF SEASONAL RAINS AND GREATER AVAILABILITY OF PLANT MATERIAL. PLANTING DURING ABNORMALLY HOT, DRY, OR FREEZING WEATHER, OR AT TIMES OTHER THAN AS NOTED IS NOT ALLOWED WITHOUT PRIOR AUTHORIZATION BY THE PROJECT BIOLOGIST PRIOR TO IMPLEMENTATION AND MAY REQUIRE PLANT SUBSTITUTIONS AND SUPPLEMENTAL IRRIGATION. SPOT SEEDING SHALL OCCUR IMMEDIATELY FOLLOWING EARTHWORK. IF SEEDING OCCURS BETWEEN OCTOBER 30 AND MARCH 1, STRAW MULCHING SHALL BE REQUIRED IMMEDIATELY AFTER SEED APPLICATION.

2.0 PRODUCTS

2.1 ORGANIC COMPOST

A WELL-DECOMPOSED, HUMUS-LIKE MATERIAL DERIVED FROM THE DECOMPOSITION OF GRASS CLIPPINGS LEAVES, BRANCHES, WOOD, AND OTHER ORGANIC MATERIALS. COMPOST SHALL BE PRODUCED AT A PERMITTED SOLID WASTE COMPOSTING FACILITY (HEALTH PERMIT, WDOE STORMWATER PERMIT, PSAPCA FACILITY, AND EQUIPMENT REGISTRATION). COMPOST MUST MEET THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ON-LINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/PROGRAMS/SWFA/FACILITIES/350.HTML) THE SOIL AMENDMENT MUST ALSO MEET THE FOLLOWING SPECIFICATIONS:

- SCREEN SIZE (APPROX. PARTICLE SIZE): 3/4-INCH MAXIMUM
- MATURITY: GREATER THAN 80%
- MATURITY MEASURE (C/N RATIO): 35:1 MAXIMUM
- ORGANIC MATTER CONTENT BY DRY WEIGHT: 35% TO 80%
- MEETS CONTAMINANT STANDARDS FOR GRADE A COMPOST

2.2 PLANT MATERIALS

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN AND BE OF ACCEPTED SITE STANDARDS AS SPECIFIED IN "AMERICAN STANDARD FOR NURSERY STOCK - 2004" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1-2004V). ROOTED PLANTS SHALL BE FIRST QUALITY, WELL-FOLIATED, WITH WELL-DEVELOPED ROOT SYSTEMS, AND NORMAL WELL-SHAPED TRUNKS, LIMBS, STEMS, AND HEADS. THE PROJECT BIOLOGIST/INSPECTOR SHALL INSPECT FOR QUALITY CONFORMANCE. ALL ROOTED PLANT MATERIAL SHALL BE LABELED BY GENUS, SPECIES AND VARIETY. PLANTS DEEMED UNSUITABLE SHALL BE REJECTED BEFORE OR AFTER DELIVERY. ALL PLANT MATERIAL SHALL BE FREE FROM DAMAGE, DISEASE, INSECTS, INSECT EGGS AND LARVAE.

3.0 EXECUTION

3.1 SILT FENCE INSTALLATION

PRIOR TO ANY WORK, INSTALL SILT FENCE ALONG EDGE OF WETAND ENHANCEMENT AREA.

3.2 GARBAGE AND DEBRIS

REMOVE ALL GARBAGE AND OTHER DEBRIS FROM THE WETLAND BUFFER. REMOVE ALL HARD SURFACES SUCH AS GRAVEL, CONCRETE, AND ASPHALT WITHIN THE WETLAND BUFFER. DISPOSE OF ALL DEBRIS OFF-SITE APPROPRIATELY.

3.3 INVASIVE SPECIES REMOVAL

WALK MITIGATION SITE WITH THE PROJECT BIOLOGIST TO IDENTIFY LIMITS OF INVASIVE SPECIES REMOVAL. INVASIVE SPECIES INCLUDE HIMALYAN BLACKBERRY, ENGLISH LAUREL, ENGLISH HOLLY, REED CANARYGRASS, AND OTHER INVASIVE SPECIES IDENTIFIED BY THE PROJECT BIOLOGIST. INVASIVE SPECIES WILL BE REMOVED BY GRUBBING OUT ROOT MASS. ALL NON-NATIVE, INVASIVE SPECIES INCLUDING ALL PLANT PARTS MUST BE REMOVED FROM PROJECT SITE AND DISPOSED APPROPRIATELY.

3.4 SOIL DE-COMPACTION

DE-COMPACT SOILS WITHIN BUFFER ENHANCEMENT AREA IN ALL AREAS WHERE SOIL COMPACTION HAS OCCURRED. AT MINIMUM, DE-COMPACTION MUST OCCUR WHERE HARD SURFACES HAVE BEEN REMOVED. COMPACTION WILL BE ACCOMPLISHED BY SCARIFYING THE SOIL SURFACE WITH A BACKHOE, A BOBCAT OR TRACTOR WITH RIPPING TEETH OR A CULTIVATOR, DISK HARROW OR OTHER PIECE OF AGRICULTURAL MACHINERY AS APPROVED BY THE PROJECT BIOLOGIST. SCARIFY TO A DEPTH OF AT LEAST 12 INCHES SO THAT SOIL IS EASY TO DIG BY HAND.

NO SOIL SCARIFICATION SHALL OCCUR WITHIN 5 FEET OF EXISTING UNDERGROUND UTILITIES OR WITHIN THE DRIP LINE OF VEGETATION TO BE RETAINED UNLESS APPROVED BY THE PROJECT BIOLOGIST.

SOIL DE-COMPACTION IN WET SOILS AT ANY TIME OF THE YEAR OR DURING INCLEMENT WEATHER OR DURING PERIODS PROLONGED DRY OR HOT WEATHER IS NOT ALLOWED WITHOUT APPROVAL BY THE PROJECT BIOLOGIST PRIOR TO EXECUTION IN ORDER THAT SOIL STRUCTURE WILL BE MAINTAINED. SOIL SHOULD BE MOIST ENOUGH THAT DIGGING DOESN'T CREATE DUST, BUT DRY ENOUGH TO DRIVE EQUIPMENT WITHOUT CREATING RUTS.

3.5 COMPOST APPLICATION

APPLY ORGANIC COMPOST EVENLY AND TO A MINIMUM DEPTH OF 6 INCHES THROUGHOUT AREAS WHERE SOIL DE-COMPACTION HAS OCCURRED TO PREVENT SOIL SLUMPING AND TO MAINTAIN PORE SPACE. INCORPORATE COMPOST INTO DE-COMPACTED SOIL BY DISKING, ROTO-TILLING OR OTHER METHOD AS APPROVED BY THE PROJECT BIOLOGIST. APPLY A MINIMUM DEPTH OF 2 INCHES TO THE REMAINING WETLAND & BUFFER ENHANCEMENT AREA PRIOR TO PLANTING IF DEEMED NECESSARY BY PROJECT BIOLOGIST DUE TO POOR SOIL CONDITIONS.

3.6 PLANT INSTALLATION

PLANTING SHALL OCCUR ACCORDING TO PREVIOUSLY DEFINED SCHEDULE. PLANTS SHALL BE INSTALLED IN COMPLIANCE WITH DETAILS IN THE PLANS.

DIG PITS FOR TREES AND SHRUBS 2 TIMES AS WIDE AND ONLY AS DEEP AS THE ROOT MASS OR NATURAL ROOT SPREAD, AND CONSISTENT WITH GOOD HORTICULTURAL PRACTICE. BACKFILL WITH ON-SITE SOIL. SEE DETAILS PROVIDED IN THE PLANS. IF CONTAINER STOCK APPEARS TO BE ROOTBOUND, SLASH ROOTS VERTICALLY WITH A SHARP KNIFE ALONG OUTSIDE OF BALL IN THREE (3) PLACES MINIMUM BEFORE PLANTING. SOAK DRIED ROOTBALLS IMMEDIATELY PRIOR TO AND AFTER PLANTING. CLEANLY PRUNE BROKEN ROOTS ONE-HALF-INCH OR GREATER IN DIAMETER.

PLANTS SHALL BE INSTALLED AT GRADE. PLANTS SHALL BE BACKFILLED AND WATER-SETTLED IF SOIL IS DRY. NO COMPACTION OF BACKFILL IS TO OCCUR AROUND PLANT. ALL PLANTS SHALL BE WATERED THOROUGHLY IMMEDIATELY FOLLOWING INSTALLATION.

PLANTING LOCATIONS INDICATED ON THE PLAN ARE BASED ON ANTICIPATED SITE CONDITIONS. NO TREES OR SHRUBS SHALL BE PLANTED IN STANDING WATER.

3.7 SEEDING

SEEDING SHALL CONSIST OF SEED APPLICATION TO BARE SOIL WITHIN THE WETLAND ENHANCEMENT AREA TO BE CREATED/ENHANCED/RESTORED. SEEDING SHALL BE APPLIED IN A CONTINUOUS, UNIFORM MANNER OVER DESIGNATED AREAS AND KEPT MOIST THROUGH GERMINATION UNTIL FULLY ESTABLISHED.

WETLAND SEED MIX

SCIENTIFIC NAME	COMMON NAME	% by weight
<i>Eleocharis palustris</i>	Common spikerush	80%
<i>Glyceria occidentalis</i>	Western mannagrass	10%
<i>Carex obnupta</i>	Slough sedge	10%

APPLY 8-10 POUNDS PER ACRE

3.8 MULCHING

IMMEDIATELY AFTER COMPLETION OF PLANTING, BARK MULCH SHALL BE SPREAD EVENLY TO A DEPTH OF 2 INCHES WITHIN THE ENTIRETY OF THE BUFFER ENHANCEMENT AREA.

4.0 AS-BUILT DRAWINGS

FOLLOWING INSTALLATION OF ALL FEATURES OF THE WETLAND & BUFFER ENHANCEMENT PLAN BY CONTRACTOR AND APPROVAL OF INSTALLATION BY THE PROJECT BIOLOGIST, CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AND INVOICES FOR ALL PLANT, BARK, AND COMPOST MATERIALS TO THE PROJECT BIOLOGIST. DRAWINGS SHALL ADEQUATELY DESCRIBE THE CHANGES WITH NOTES, SYMBOLS, AND DIMENSIONS. INVOICES FOR PLANT MATERIAL MUST SHOW NURSERY OF ORIGIN AND PROVENANCE OF PLANT MATERIAL. INVOICES FOR SEED MIX, SOIL AMENDMENT, AND BARK MUST INCLUDE SPECIFICATIONS FOR COMPOSITION.

5.0 IRRIGATION

SUPPLEMENTAL WATER FOR ALL PLANTINGS SHALL BE PROVIDED BY CONTRACTOR DURING THE FIRST TWO GROWING SEASON AFTER INSTALLATION TO ENSURE SURVIVAL OF PLANT MATERIAL. IRRIGATION SHALL OCCUR FROM JUNE 1 THROUGH OCTOBER 30 OR OTHER PERIODS DURING HOT, DRY WEATHER. ANY EROSION SHALL BE RECTIFIED IMMEDIATELY.

HAND WATERING OR A TEMPORARY IRRIGATION SYSTEM MAY BE USED. ALL WATERING SHALL SOAK ENTIRE ROOT ZONE WITHOUT CAUSING EROSION. THE MINIMUM WATERING REQUIREMENTS DURING THIS PERIOD SHOULD BE APPROXIMATELY 1 INCH OF WATER PER WEEK, OR 1 TO 3 GALLONS PER WEEK FOR EACH SMALL SHRUB (1 GAL. CONTAINER) AND 3 TO 5 GALLONS PER WEEK FOR EACH TREE AND LARGE SHRUB (2-5 GAL. CONTAINER). THESE MINIMUM REQUIREMENTS ARE GUIDELINES THAT MAY VARY DEPENDING ON PLANT LOCATION, EXPOSURE, SOIL CONDITION, AND PRESENCE OF EXISTING VEGETATION.

MONITORING NOTES

1.0 MONITORING PROGRAM

THIS PLAN INCLUDES A SYSTEMATIC MONITORING PROGRAM OF THE ENHANCED WETLAND & WETLAND BUFFER TO EVALUATE THE SUCCESS OF THE EFFORT. THE RESULTS OF THE MONITORING WILL BE USED TO DEVELOP ANY NEEDED MODIFICATIONS AND/OR ALTERATIONS OF THE SITE IN SUBSEQUENT YEARS.

THE PURPOSES OF THE MONITORING PROGRAM ARE: (1) TO DOCUMENT PHYSICAL AND BIOLOGICAL CHARACTERISTICS OF THE MITIGATION AREA, AND (2) TO ENSURE THAT THE GOALS AND OBJECTIVES COMPLY WITH PERMIT SPECIFICATIONS.

THE MONITORING PROCESS WOULD CONSIST OF THREE DISTINCT PHASES: (1) CONSTRUCTION MONITORING; (2) COMPLIANCE MONITORING; AND (3) LONG-TERM MONITORING. THE "TIME-ZERO" OR BASELINE COMPOSITION, STRUCTURE, AND COVER WOULD BE DOCUMENTED DURING THE COMPLIANCE MONITORING PHASE. THE LONG-TERM MONITORING PROGRAM WOULD DOCUMENT THE SURVIVAL OF PLANTED VEGETATION OVER A FIVE-YEAR PERIOD AFTER INSTALLATION OF THE BUFFER HAS BEEN COMPLETED.

THE FOLLOWING SECTIONS DESCRIBE THE ELEMENTS OF AN EFFECTIVE MONITORING PROGRAM.

1.1 CONSTRUCTION MONITORING

THE LANDSCAPE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PROJECT BIOLOGIST AND THOSE RESPONSIBLE FOR IMPLEMENTATION OF THE MITIGATION PLAN. THE PURPOSE OF THE MEETING WOULD BE TO REVIEW THE INTENT OF THE MITIGATION PLAN, ESTABLISH A PATHWAY OF COMMUNICATION DURING CONSTRUCTION, AGREE UPON THE CONSTRUCTION SEQUENCE, AND ADDRESS AND RESOLVE ANY QUESTIONS.

THE BIOLOGIST WILL BE PRESENT ON-SITE DURING THE VARIOUS STAGES OF THE ENHANCEMENT IMPLEMENTATION. THEIR DUTIES WOULD BE TO: (1) INSPECT THE PLANT MATERIALS AND RECOMMEND THEIR FINAL PLACEMENT BEFORE PLANTING; (2) MAKE ADJUSTMENTS IN PLANTING PLANS, AS NEEDED, IN RESPONSE TO FIELD CONDITIONS; (3) ENSURE THAT CONSTRUCTION ACTIVITIES ARE CONDUCTED PER THE APPROVED PLAN; AND (4) RESOLVE PROBLEMS THAT ARISE DURING IMPLEMENTATION, THUS LESSENING PROBLEMS THAT MIGHT OCCUR LATER DURING THE LONG-TERM MONITORING PHASE.

1.2 COMPLIANCE MONITORING

COMPLIANCE MONITORING CONSISTS OF EVALUATING THE ENHANCEMENT AREAS IMMEDIATELY AFTER ALL FEATURES OF THE MITIGATION PLAN HAVE BEEN INSTALLED BY THE CONTRACTOR. THE OBJECTIVES WOULD BE TO CERTIFY THAT ALL DESIGN FEATURES, AS AGREED TO IN THE PLANTING PLAN, HAVE BEEN CORRECTLY AND FULLY IMPLEMENTED, AND THAT ANY CHANGES MADE IN THE FIELD ARE CONSISTENT WITH THE INTENT OF THE DESIGN. EVALUATION OF THE PLANTING AREAS AFTER IMPLEMENTATION WOULD BE DONE BY THE BIOLOGIST USING THE ACCEPTED PERFORMANCE STANDARDS AND OVERALL MITIGATION GOALS.

THE COMPLIANCE MONITORING PHASE WOULD CONCLUDE WITH THE PREPARATION OF A BRIEF COMPLIANCE MEMORANDUM BY THE BIOLOGIST. THE MEMORANDUM WOULD VERIFY THAT ALL DESIGN FEATURES HAVE BEEN CORRECTLY, FULLY, AND SUCCESSFULLY INCORPORATED.

SUBSTANTIVE CHANGES MADE IN THE PLANTING PLANS WOULD BE NOTED IN THE COMPLIANCE REPORT AND ON THE DRAWINGS FOR USE DURING THE LONG-TERM MONITORING PHASE. DOCUMENTATION OF PLAN CHANGES SHOULD INCLUDE WHAT WAS DONE AND THE RESULT OF THE CHANGE. LOCATIONS OF MONITORING STATIONS ESTABLISHED FOR THE COMPLIANCE MONITORING WOULD BE IDENTIFIED ON THE AS-BUILT PLANS.

THE PLANTING PLANS, WITH THE COMPLIANCE REPORT, WOULD DOCUMENT "AS-BUILT" CONDITIONS AT THE TIME OF CONSTRUCTION COMPLIANCE. A QUANTITATIVE ASSESSMENT OF THE PLANTS ESTABLISHED IN THE ENHANCEMENT AREA WOULD BE RECORDED AT REPRESENTATIVE SAMPLE PLOTS FOR BASELINE DATA. THIS INFORMATION WOULD BE USED TO DOCUMENT "TIME-ZERO" CONDITIONS FROM WHICH THE LONG-TERM MONITORING PERIOD WOULD BEGIN. THE COMPLIANCE REPORT AND AS-BUILT DRAWINGS WOULD BE SUBMITTED TO THE CITY OF WOODINVILLE.

1.3 LONG-TERM MONITORING

LONG-TERM MONITORING WOULD BEGIN ONLY AFTER ACCEPTANCE OF THE COMPLIANCE REPORT AND AS-BUILT DRAWINGS BY THE CITY. LONG-TERM MONITORING WOULD BE CONDUCTED FOR A MINIMUM OF FIVE GROWING SEASONS. MONITORING WOULD EVALUATE THE ESTABLISHMENT AND MAINTENANCE OF THE PLANT COMMUNITIES IN THE ENHANCEMENT AREAS TO DETERMINE THE PROGRESS TOWARD MEETING THE GOALS AND OBJECTIVES OF THE MITIGATION PLAN BY THE END OF THE FIVE-YEAR MONITORING PERIOD.

PHOTOGRAPHS WOULD BE TAKEN FROM LOCATIONS ESTABLISHED DURING THE COMPLIANCE MONITORING AND THEREAFTER DURING EACH YEAR OF THE MONITORING PERIOD FROM THE ESTABLISHED LOCATION POINTS. AT EACH SAMPLE STATION, PLANT SPECIES WOULD BE IDENTIFIED, THE NUMBER OF PLANTS VERIFIED TO DOCUMENT PERCENT SURVIVAL OF PLANTED SPECIES, AND THE PERCENT COVER WOULD BE ESTIMATED FOR EACH SAMPLE PLOT. PLANT IDENTIFICATIONS WOULD BE MADE ACCORDING TO STANDARD TAXONOMIC PROCEDURES AS DESCRIBED IN HITCHCOCK AND CRONQUIST (1976), WITH NOMENCLATURE UPDATED BY USDA NATURAL RESOURCES CONSERVATION SERVICE PLANT DATABASE. THE PLANTINGS WOULD BE EXAMINED TO DOCUMENT THE SURVIVAL RATE OF SPECIES PLANTED; SIGNS OF STRESS, DAMAGE, OR DISEASE. COVERAGE OF INVASIVE PLANTS WILL BE DOCUMENTED.

1.4 MONITORING AND REPORTING SCHEDULE AND CONTENTS
MONITORING WOULD BE CONDUCTED DURING EACH YEAR OF THE FIVE-YEAR MONITORING PERIOD TO ASSESS WHETHER THE SITE IS MEETING SPECIFIC PERFORMANCE STANDARDS FOR THE MONITORING YEAR LISTED ON THE BUFFER ENHANCEMENT PLAN.

MONITORING REPORTS WOULD BE PREPARED BY THE PROJECT BIOLOGIST FOR SUBMITTAL TO THE CITY OF WOODINVILLE DURING EACH YEAR OF THE FIVE-YEAR MONITORING PERIOD FOLLOWING COMPLETION OF THE MONITORING VISIT. MONITORING REPORTS WOULD DOCUMENT SITE CONDITIONS INCLUDING A QUANTITATIVE ASSESSMENT OF PLANT SURVIVAL AND PERCENT COVER BY WOODY VEGETATION IN RELATION TO MEETING THE ENHANCEMENT PLAN PERFORMANCE STANDARDS.

2.0 CONTINGENCY PLAN

CONTINGENCY PLANS ARE NEEDED IF POST-MITIGATION MONITORING SHOWS THAT OBJECTIVES AND PERFORMANCE STANDARDS HAVE NOT BEEN MET. IT SHOULD BE NOTED, HOWEVER, THAT IT IS NOT POSSIBLE TO DEVELOP A DETAILED CONTINGENCY PLAN UNTIL THE SPECIFIC PROBLEMS THAT NEED TO BE ADDRESSED ARE KNOWN.

COMMON PROBLEMS, BOTH HUMAN AND NATURAL, THAT MIGHT ARISE CAN BE IDENTIFIED AND GENERAL RECOMMENDATIONS FOR REMEDY PROPOSED. FOR EXAMPLE, AFTER THE SECOND YEAR, PLANT COMMUNITIES WITHIN THE ENHANCED AREAS MAY NOT BE ESTABLISHED AT ACCEPTABLE LEVELS. IT MAY BE NECESSARY TO REPLANT WITH NEW OR DIFFERENT STOCK, PROVIDE ADDITIONAL WATERING OR IRRIGATION DURING CRITICAL SEASONS, OR AUGMENT THE SOIL.

THE CONTINGENCY PLAN MAY REQUIRE EXTENSION OF THE MONITORING PHASE OF THE PROJECT, ESPECIALLY IF MAJOR CHANGES IN THE PLAN ARE REQUIRED. IF, AT THE END OF THE LONG-TERM MONITORING PERIOD, PERFORMANCE STANDARDS FOR YEAR FIVE HAVE NOT BEEN MET, IDENTIFIED PROBLEMS WILL BE ADDRESSED, AND ADDITIONAL MONITORING WILL BE CONDUCTED DURING AN ADDITIONAL MONITORING YEAR(S) AS RECOMMENDED BY THE PROJECT BIOLOGIST AND APPROVED BY THE CITY OF WOODINVILLE.

3.0 MAINTENANCE PLAN

DURING THE FIVE-YEAR MONITORING PERIOD, THE MAINTENANCE PROGRAM SHALL INCLUDE WEEDING, SUPPLEMENTAL WATERING, AND OTHER ITEMS NECESSARY TO MAINTAIN PLANTED AREAS IN A HEALTHY CONDITION. THE MAINTENANCE PERIOD SHALL COMMENCE FOLLOWING PROJECT INSTALLATION ACCEPTANCE OF THE AS-BUILT DRAWINGS AND COMPLIANCE MONITORING REPORT BY THE CITY OF WOODINVILLE.

THE OWNER IS RESPONSIBLE FOR ALL MAINTENACE DURING THE FIVE YEARS AFTER ACCEPTANCE OF THE AS-BUILT DRAWINGS AND COMPLIANCE MONITORING REPORT BY THE CITY OF WOODINVILLE. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE THEREAFTER.

SPRAYING OF HERBICIDES OR OTHER CHEMICALS, OR APPLICATION OF FERTILIZER SHALL NOT OCCUR ON SITE UNLESS GIVEN PERMISSION BY THE PROJECT BIOLOGIST. NO PRUNING SHALL OCCUR UNLESS AUTHORIZED BY THE PROJECT BIOLOGIST.

WEEDING SHOULD BE PERFORMED AS NECESSARY, BUT NO LESS THAN TWO TIMES PER GROWING SEASON, AND SHALL OCCUR IN ALL PLANTING AREAS. ALL NON-NATIVE, INVASIVE SPECIES SHALL BE REMOVED.

SUPPLEMENTAL WATER FOR ALL SHRUB PLANTINGS SHALL BE PROVIDED AS NECESSARY TO ENSURE SURVIVAL OF PLANT MATERIAL. HAND WATERING OR A TEMPORARY IRRIGATION SYSTEM RECOMMENDED BY THE CONTRACTOR AND APPROVED BY PROJECT BIOLOGIST MAY BE USED. ALL WATERING SHALL SOAK ENTIRE ROOT ZONE WITHOUT CAUSING EROSION. SUPPLEMENTAL WATERING SHALL PROVIDE A MINIMUM OF 1 INCH OF WATER PER MONTH ACROSS ENTIRE BUFFER RESTORATION PANTING AREA DURING HOT, DRY WEATHER (TYPICALLY JUNE THROUGH OCTOBER). ANY EROSION SHALL BE RECTIFIED IMMEDIATELY.

4.0 PROJECT ACCEPTANCE

AFTER COMPLETION OF THE FIVE-YEAR MONITORING PERIOD AND CONFIRMATION BY THE CITY OF WOODINVILLE THAT THE ENHANCEMENT HAS SUCCESSFULLY MET THE PERFORMANCE STANDARDS, THE CITY OF WOODINVILLE SHALL PROVIDE WRITTEN ACCEPTANCE AND APPROVAL OF THE ENHANCEMENT SITE.



Rev. #	Date	By	Revision Description
1	4/29/13	AC	SEPA COMMENTS

RAI #	2011-016
Date:	MARCH 12, 2013
Scale:	AS NOTED
Manager:	CW
Drawn By:	AC
Approved By:	CW

GENERAL & MONITORING NOTES
 QUADRANT HOMES
SLOCUM PROPERTY
 WOODINVILLE, WA
EXHIBIT 3
PAGE 4 OF 13

SHEET
3
 OF
3

RECORD LEGAL DESCRIPTION:

(PER PACIFIC NORTHWEST TITLE COMPANY ORDER NO. 1156742, DATED APRIL 12, 2011 AT 8:00 AM)
 THE EAST HALF OF TRACT 4, BLOCK 3, BEAR CREEK ADDITION TO DAY CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON

PLOTTABLE EASEMENTS INDICATED WITH A \odot ARE NUMERICALLY KEYED TO SAID REPORT

SCHEDULE B SPECIAL EXCEPTIONS PACIFIC NORTHWEST TITLE COMPANY ORDER NO. 1156742, DATED APRIL 12, AT 8:00AM

- PAYMENT OF REAL ESTATE TAX, IF REQUIRED. THE PROPERTY DESCRIBED HEREIN IS SITUATED WITHIN THE BOUNDARIES OF LOCAL TAXING AUTHORITY OF CITY OF WOODINVILLE.
- TAXES FOR THE YEAR 2011. THE FIRST HALF BECOMES DELINQUENT AFTER APRIL 30TH. THE SECOND HALF BECOMES DELINQUENT AFTER OCTOBER 31ST.
- UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON SAID PROPERTY AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
- TERMS AND CONDITIONS OF THE TRUST UNDER WHICH TITLE IS VESTED. A COPY OF THE INSTRUMENT CREATING THE TRUST, AND ANY AMENDMENTS THERE TO, MUST BE SUBMITTED TO THE COMPANY FOR EXAMINATION.
- MATTERS RELATING TO ALTA EXTENDED POLICY COVERAGE, HOMEOWNERS ENDORSEMENT COVERAGE AND/OR HOMEOWNERS POLICY OF TITLE INSURANCE. THE RESULTS OF OUR INSPECTION WILL BE FURNISHED BY SUPPLEMENTAL REPORT.

(B) EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
 PURPOSE: TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND ENLARGE GUY WIRES AND ANCHORS OVER, ON AND/OR UNDER THE RIGHT OF WAY TOGETHER WITH ALL THE NECESSARY OR CONVENIENT APPURTENANCES THERETO
 AREA AFFECTED: THE EAST 20 FEET OF THE NORTH 20 FEET
 RECORDED: FEBRUARY 28, 1986
 RECORDING NO.: 8602280923

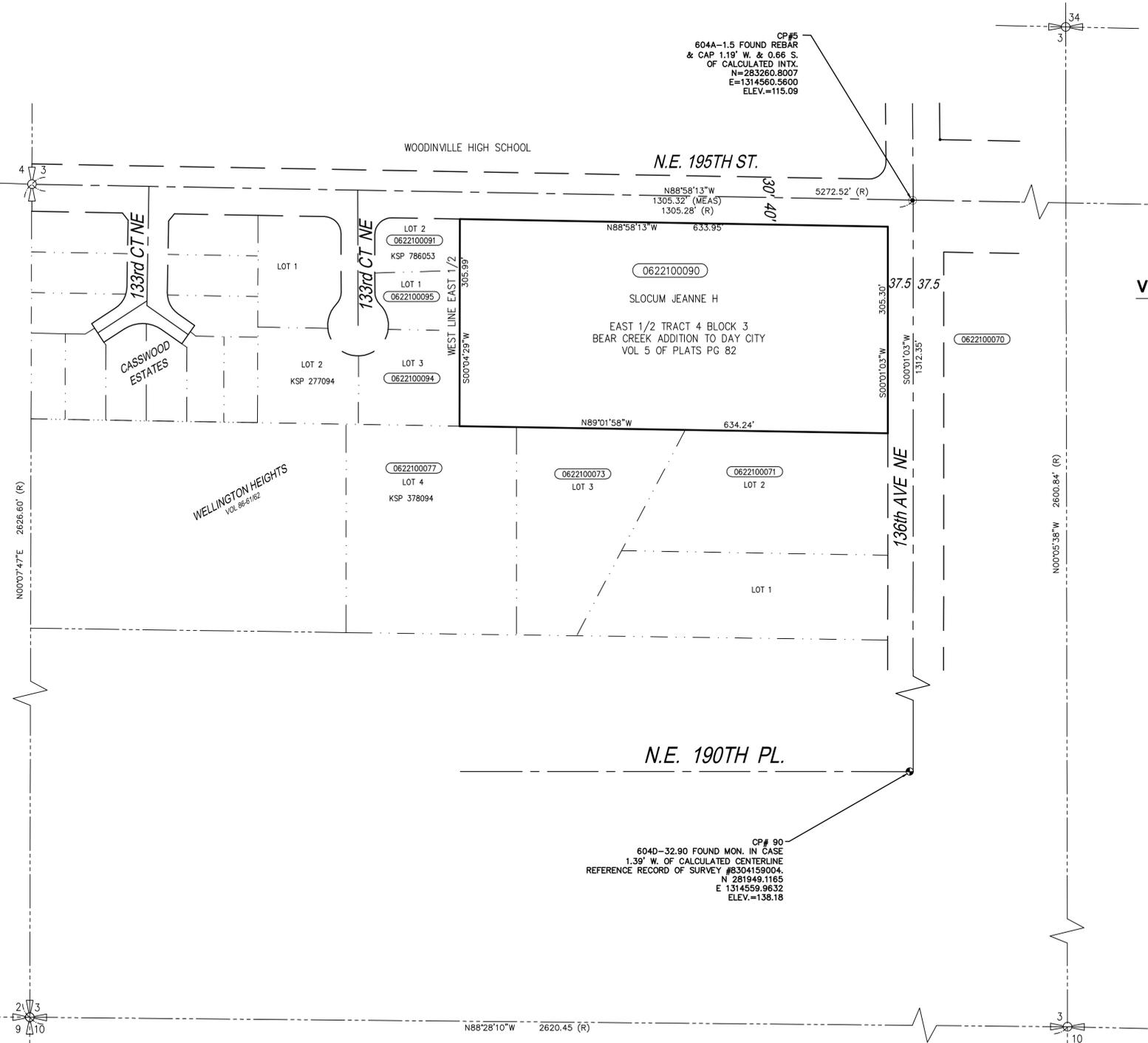
UTILITY PROVIDERS:

CABLE: COMCAST (888) 211-4309
 STORM WATER: CITY OF WOODINVILLE PUBLIC WORKS DEPT. 173010 133RD AVENUE NE WOODINVILLE, WA 98072 (425) 489-2700
 WATER: WOODINVILLE WATER DISTRICT 17238 NE WOODINVILLE DUVAL RD WOODINVILLE, WA 98072-9674 (425) 483-9104
 WSDOT (SIGNAL BRANCH OFFICE): WASHINGTON DEPT. OF TRANSPORTATION NW REGION 15700 DAYTON AVE N. P.O. BOX 330310 SEATTLE, WA 98133-9710 (206) 442-2110
 TELEPHONE: QWEST
 SEWER: WOODINVILLE WATER DISTRICT 17238 NE WOODINVILLE DUVAL RD WOODINVILLE, WA 98072-9674 (425) 483-9104
 ELECTRICAL /GAS: PUGET SOUND ENERGY

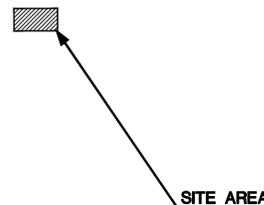
ZONING INFORMATION:

(R-6) RESIDENTIAL-6 UNITS PER ACRE
 SETBACK REQUIREMENTS PER CH. 21.12.030 OF CITY OF WOODINVILLE MUNICIPAL CODE ARE AS FOLLOWS:
 MINIMUM LOT WIDTH= 30'
 MINIMUM STREET SETBACK= 10'
 MINIMUM INTERIOR SET BACK = 10'
 BASE HEIGHT= 35'

FLOOD ZONE: ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) PER F.I.R.M. RATE MAP 53035C00680 - REVISED NOVEMBER 8, 1999.



VICINITY MAP



NOTES:

HORIZONTAL DATUM: KCAS AS MEASURED BETWEEN FOUND MONUMENTS ON NE 195TH STREET.
 VERTICAL DATUM: NAVD 88 BASED ON GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON NETWORK.
 SITE AREA: 193,783 SQ FT ± 4.448 ACRES ±
 ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
 THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN APRIL 2011, UNLESS OTHERWISE INDICATED.
 WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 2" GEODIMETER 600 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.
 THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-425-5555.
 ALL MONUMENTS INDICATED AS FOUND WERE RECOVERED DURING THE COURSE OF THIS SURVEY AT THE DATE SHOWN IN THE SURVEYOR'S CERTIFICATE, UNLESS OTHERWISE NOTED.

REFERENCE DATA:

KCAS SECTION BREAKDOWN THE BEAR CREEK ADDITION TO DAY CITY, VOL. 5 PG. 82 RECORD OF SURVEY REC. #8304159004 RECORD OF SURVEY REC. #20050322900010

LEGEND

- SUBDIVISION LINES
- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- (R) = RECORD

ALTA CERTIFICATION:

TO: THE QUADRANT CORPORATION, A WASHINGTON CORPORATION AND PACIFIC NORTHWEST TITLE COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2011, AND INCLUDES ITEMS 1-5, 8, 11(b), 12-14, 16 AND 18 FROM TALBE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN AFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS DAY OF 200 .
 PLS NO. 32429

Sheet List Table	
Sheet No.	Description
	PRELIMINARY
1	ALTA & ACSM LAND TITLE SURVEY
2	ALTA & ACSM LAND TITLE SURVEY
3	GRADING, DRAINAGE & PAVEMENT PLAN
4	ROAD PROFILE & SECTIONS
5	UTILITY PLAN
6	T.E.S.C. PLAN
7	TREE INVENTORY PLAN
8	LANDSCAPE PLAN
9	SLOPE ANALYSIS

EXHIBIT 3
 PAGE 5 OF 13

PORTION OF: NW 1/4 SW 1/4 SECTION 3, T.26N., R. 5E., W.M.

FILE NAME: F:\PI\1137810 QUADRANT - SLOCOM PROPERTY\OUTPUT\2013-05-01 CAD FILES\11378-SRV.DWG
 DATE PLOTTED: 5/17/2013 4:08:05 PM
 PLOT TIME: 6/17/2013
 USER NAME: NICK JAMES
 PLOT FILES: 6475-SRVRT

CAD/CALC	BH				
DRAWN	DMB	ADDED SECTION BREAKDOWN INFORMATION	4/1/13	WRH	
PLAT CHK	DRF	ADDED PEIZOMETER LOCATION AND ELEVATION AT NE COR. SITE	10/26/12	FW	
	SYM	REVISION	DATE	BY	APP'D

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SLOCUM PROPERTY
TL 062210090
WOODINVILLE, WASHINGTON

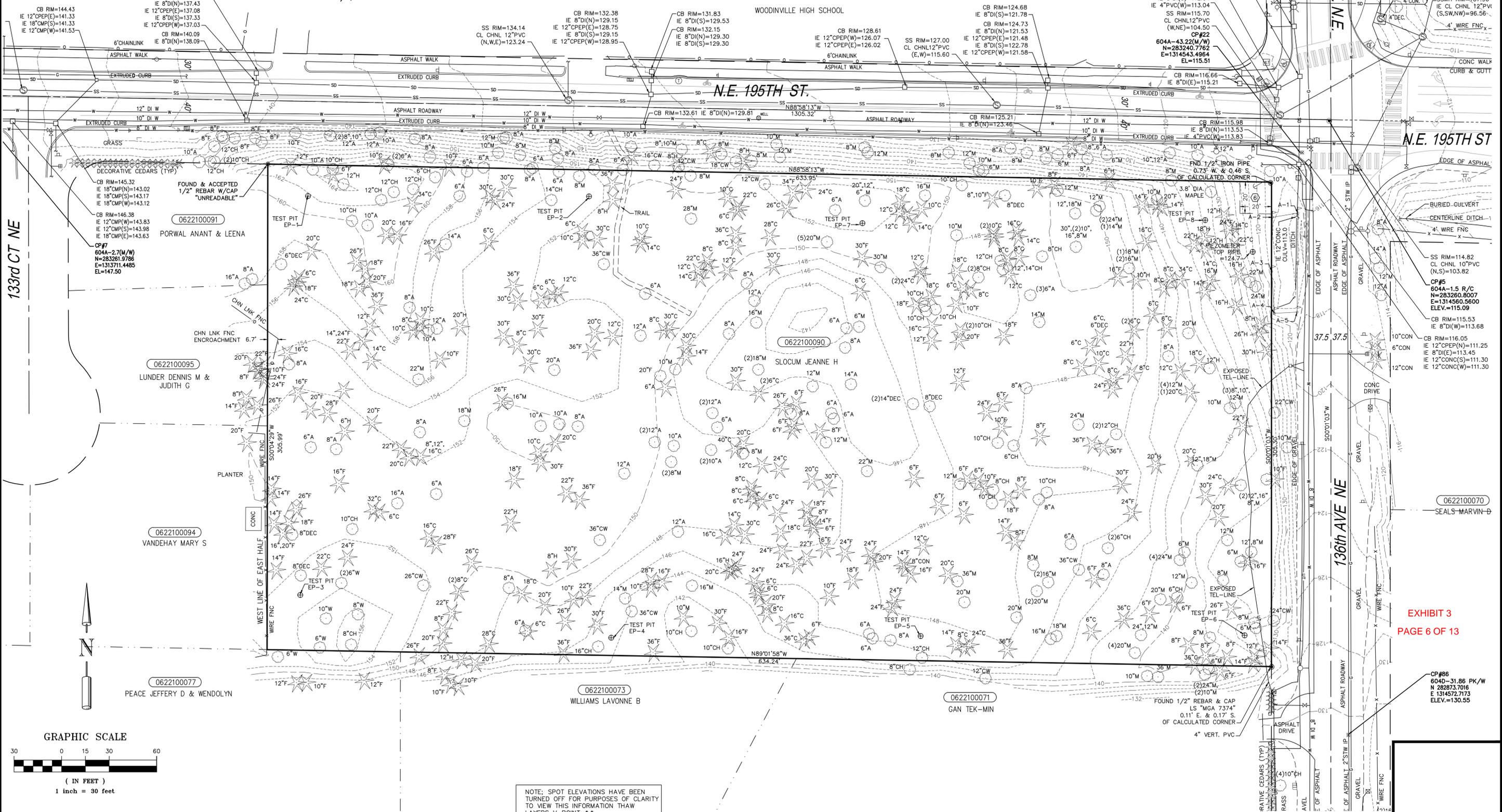
DATE	3-3-11
SCALE	1" = 30'
SURVEY TEAM	RG/DB/BL/PG
FIELD BOOK	604D
DWG FILE	11378-SRV.dwg

ALTA/ACSM LAND TITLE SURVEY
FOR
THE QUADRANT CORPORATION

PROJECT NO.	11378.10
SHEET	1 OF 9

LEGEND

- | | | | | |
|---|---|--|--|--|
| <ul style="list-style-type: none"> ⊕ WATER VALVE ⊕ HYDRANT ⊕ WATER METER ⊕ MANHOLES (SS/SD) ⊕ CB ⊕ POWER/UTILITY POLE ⊕ GUY ANCHOR ⊕ TELEPHONE/TV RISER | <ul style="list-style-type: none"> ⊕ GAS VALVE ⊕ STREET LIGHT ⊕ LUMINAIRE ⊕ SPOT ELEVATION ⊕ SIGN ⊕ CONIFEROUS TREE (CON) | <ul style="list-style-type: none"> ⊕ DECIDUOUS TREE (DEC) F = DOUGLAS FIR C = CEDAR CH = WILD CHERRY CW = COTTONWOOD W = WILLOW M = MAPLE A = ALDERWOOD H = HEMLOCK ⊕ TEST PIT ⊕ MAILBOX ⊕ SIGN ⊕ ROCKERY ⊕ WETLAND FLAG | <ul style="list-style-type: none"> --- SUBDIVISION LINES --- CENTER LINES --- PROPERTY LINES --- RIGHT-OF-WAY LINES --- LOT LINES --- DITCH LINE --- WETLAND --- WATER LINE --- SANITARY SEWER LINE | <ul style="list-style-type: none"> --- SD STORM DRAIN LINE --- G GAS LINE --- UP UNDERGROUND POWER LINES --- UT UNDERGROUND TELEPHONE LINES --- UTV OVERHEAD CABLE TV LINES --- P DITCH LINE --- P OVERHEAD POWER LINES --- X CHAIN LINK FENCE --- X WIRE FENCE |
|---|---|--|--|--|



NOTE: SPOT ELEVATIONS HAVE BEEN TURNED OFF FOR PURPOSES OF CLARITY TO VIEW THIS INFORMATION THAW LAYERS V-POINT-*

EXHIBIT 3
PAGE 6 OF 13

PORTION OF: NW 1/4 SW 1/4 SECTION 3, T.26N., R. 5E., W.M.

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 PLOT TIME: 6/17/2013
 USER NAME: NICK JAMES
 PLOT FILES: 6425-SDWG1

CAD/CALC	BH				
DRAWN	DMB	ADDED SECTION BREAKDOWN INFORMATION	4/1/13	WRH	
PLAT CHK	DRF	ADDED PEIZOMETER LOCATION AND ELEVATION AT NE COR. SITE	10/26/12	FW	
	SYM	REVISION		APP'D	

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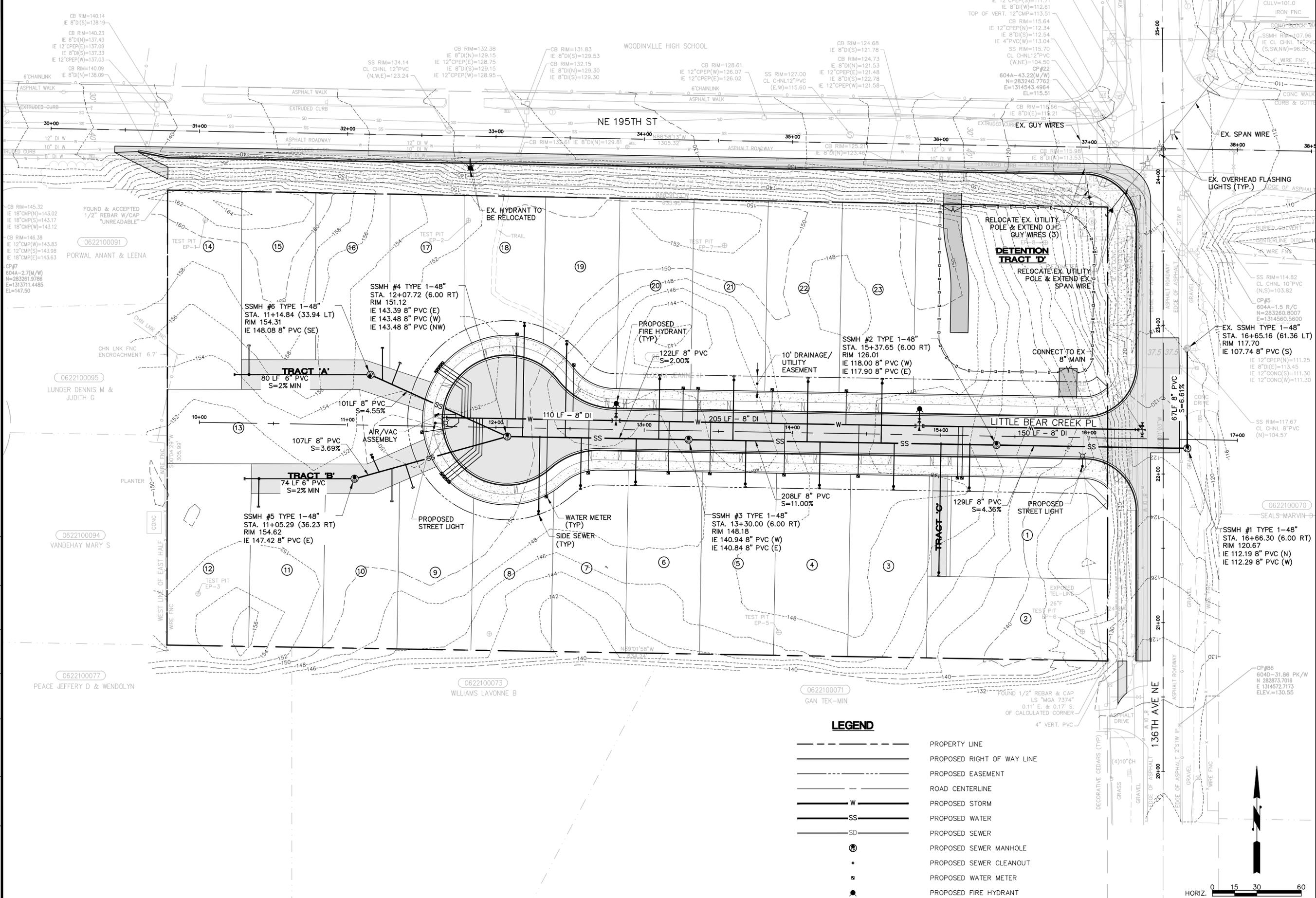
SLOCUM PROPERTY
TL 062210090
WOODINVILLE, WASHINGTON

DATE: 3-3-11
SCALE: 1" = 30'
SURVEY TEAM: RG/DB/BL/PG
FIELD BOOK: 604D
DWG FILE: 11378-SDV.dwg

ALTA/ACSM LAND TITLE SURVEY
FOR
THE QUADRANT CORPORATION

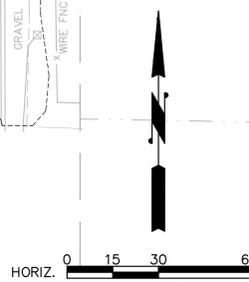
PROJECT NO.	11378.10
SHEET	2 OF 9

PORTION OF SW1/4 NW 1/4 SECTION 3, T.26N, R. 5E., W.M.



LEGEND

---	PROPERTY LINE
---	PROPOSED RIGHT OF WAY LINE
---	PROPOSED EASEMENT
---	ROAD CENTERLINE
W	PROPOSED STORM
SS	PROPOSED WATER
SD	PROPOSED SEWER
⊙	PROPOSED SEWER MANHOLE
•	PROPOSED SEWER CLEANOUT
⊠	PROPOSED WATER METER
⊙	PROPOSED FIRE HYDRANT



FILE NAME: E:\P11378.00 QUADRANT - SLOCUM PROPERTY OUTPUT\2013-05-01 CAD FILES\P11378_UT.DWG
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 PLOT TIME: 8:17:20.3 2:56 PM
 USER NAME: NICK JAMES
 XREF FILES: X11378-SRV, X11378-SITE, X11378-HATCH, X11378-WA, X11378-SD, X11378-SS, X11378-BRD.

<p>QUADRANT WOODVILLE</p> <p>UTILITY PLAN</p>	<p>EXHIBIT 3</p> <p>PAGE 9 OF 13</p>
<p>SCALE: AS SHOWN</p> <p>DATE: 5/1/2013</p> <p>DESIGNED BY: [Blank]</p> <p>CHECKED BY: [Blank]</p>	<p>JOB NUMBER</p> <p style="text-align: center;">11378.00</p> <p>DWG NAME: P11378_UT</p> <p>SHEET 5 OF 9</p>

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PORTION OF SW1/4 NW 1/4 SECTION 3, T.26N., R. 5E., W.M.

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION OR STAGING, SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF WOODINVILLE INSPECTOR.
2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION. VERIFY CROSSINGS WITH PROPOSED UTILITIES PRIOR TO ANY CONSTRUCTION. THE ONE CALL NUMBER IS 1-800-424-5555.
3. FLAG OR FENCE CLEARING LIMITS AS SHOWN WITHIN THE TESC PLANS.
4. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN.
5. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.
6. INSTALL TREE PROTECTION FENCING.
7. CLEAR AND GRUB AREA ON AN "AS NEEDED" BASIS TO REDUCE EROSION POTENTIAL.
8. ROUTE CONSTRUCTION WATER TO T.S.T.'S
9. ROUGH GRADE SITE, CONSTRUCT WALLS AND BUILDING PADS
10. CONSTRUCT ALL UNDERGROUND UTILITIES.
11. FINISH GRADE SITE.
12. FULLY STABILIZE SITE ADEQUATELY FOR WET SEASON PER THE OWNERS REPRESENTATIVES DIRECTION.
13. CONTACT PROJECT REPRESENTATIVE AND CITY INSPECTOR FOR APPROVAL PRIOR TO DEMOBILIZING.

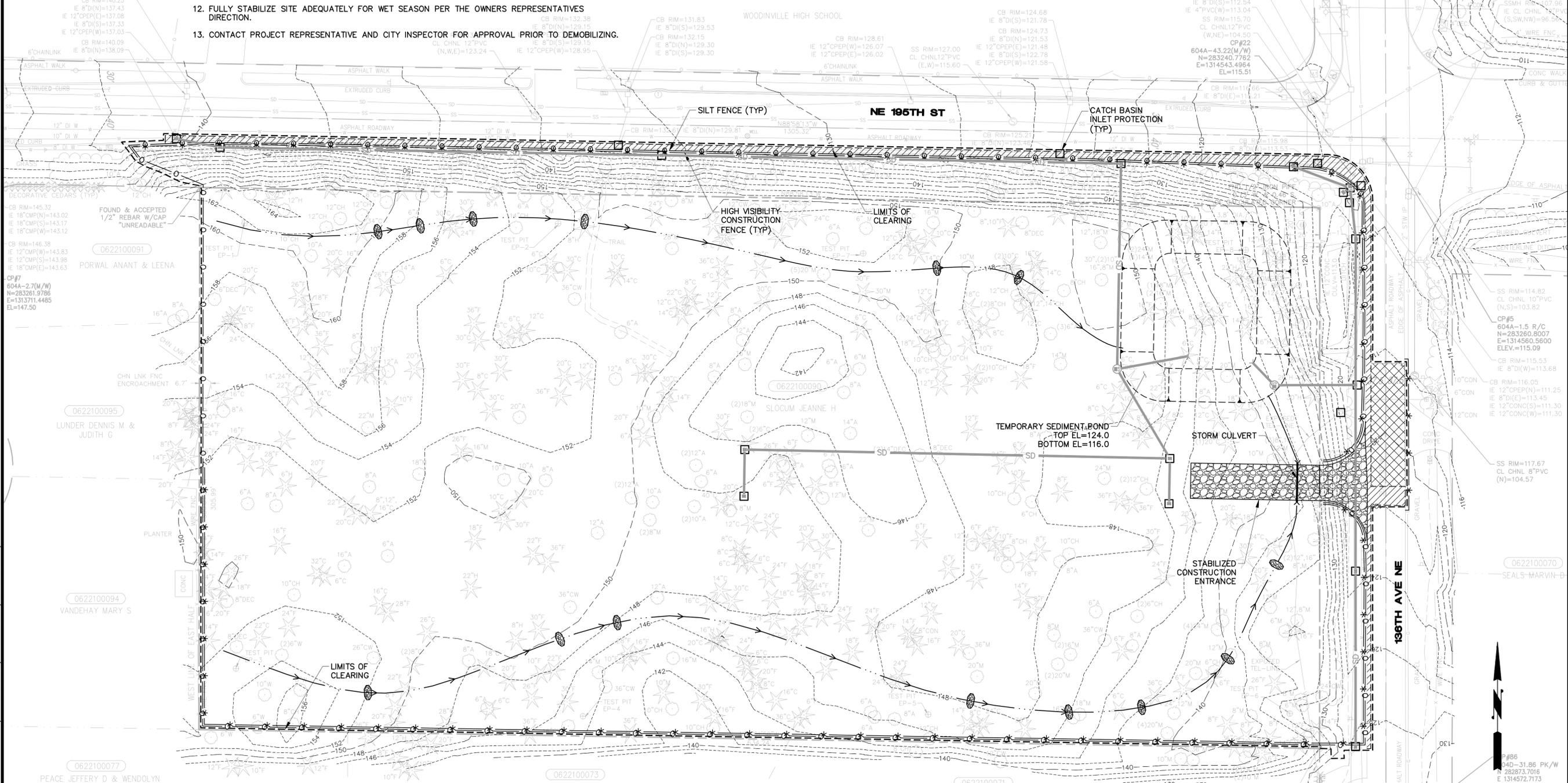
LEGEND

- PROPERTY LINE
- - - EX. RIGHT OF WAY LINE
- - - CLEARING LIMITS
- ○ ○ SILT FENCE, PER C.O.W. STD DTL. 407A
- * * * HIGH VISIBILITY CONSTRUCTION FENCE, PER WSDOT STD PLAN I-10.10-01
- INTERCEPTOR DITCH W/CHECK DAM, PER C.O.W. STD DTL. 405A
- CONSTRUCTION ENTRANCE, PER C.O.W. STD DTL. 404A
- CATCH BASIN INLET PROTECTION, PER C.O.W. STD DTL. 406B

NOTE:

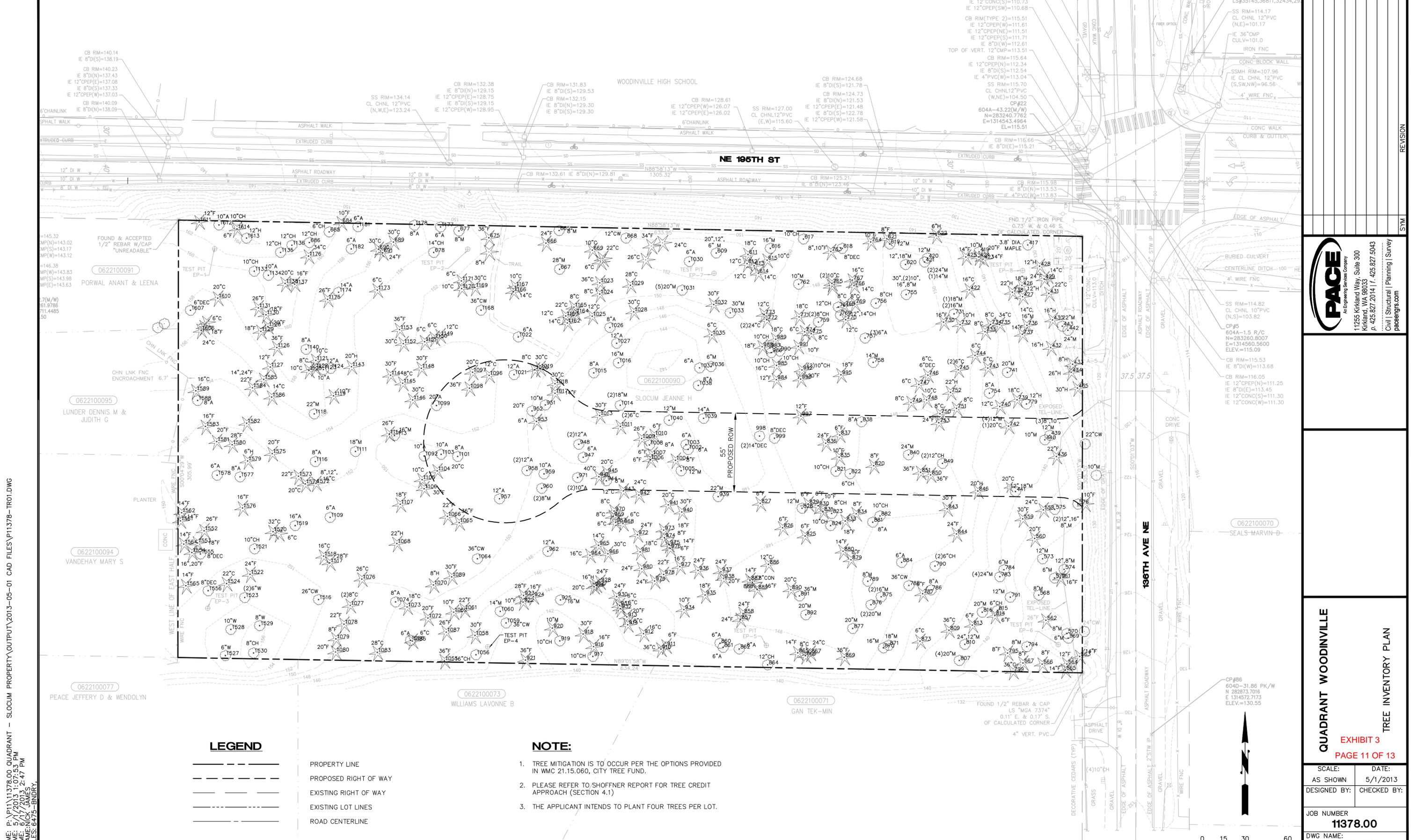
1. ACTUAL FEATURES MAY CHANGE AS SITE CONDITIONS CHANGE.

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 SAVE TIME: 8/17/2013 2:47 PM
 USER NAME: NICK JAMES
 XREF FILES: X11378-HATCH, X11378-SRV, X11378-BRD.



 <p>11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 f. 425.827.5043 Civil Structural Planning Survey paceengr.com</p>	<p>EXHIBIT 3 PAGE 10 OF 13</p>										
<p>QUADRANT WOODINVILLE</p>	<p>T.E.S.C. PLAN</p>										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE: AS SHOWN</td> <td>DATE: 5/1/2013</td> </tr> <tr> <td>DESIGNED BY:</td> <td>CHECKED BY:</td> </tr> </table>	SCALE: AS SHOWN	DATE: 5/1/2013	DESIGNED BY:	CHECKED BY:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>JOB NUMBER</td> <td style="text-align: center;">11378.00</td> </tr> <tr> <td>DWG NAME:</td> <td>P11378_ER</td> </tr> <tr> <td>SHEET</td> <td style="text-align: center;">6 OF 9</td> </tr> </table>	JOB NUMBER	11378.00	DWG NAME:	P11378_ER	SHEET	6 OF 9
SCALE: AS SHOWN	DATE: 5/1/2013										
DESIGNED BY:	CHECKED BY:										
JOB NUMBER	11378.00										
DWG NAME:	P11378_ER										
SHEET	6 OF 9										

PORTION OF SW1/4 NW 1/4 SECTION 3, T.26N, R. 5E., W.M.



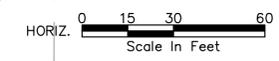
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 PLOT TIME: 8/17/2013 2:47 PM
 USER NAME: NICK JAMES
 XREF FILES: 6475-BNDY.

LEGEND

- PROPERTY LINE
- - - - - PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINES
- ROAD CENTERLINE

NOTE:

1. TREE MITIGATION IS TO OCCUR PER THE OPTIONS PROVIDED IN WMC 21.15.060, CITY TREE FUND.
2. PLEASE REFER TO SHOFFNER REPORT FOR TREE CREDIT APPROACH (SECTION 4.1)
3. THE APPLICANT INTENDS TO PLANT FOUR TREES PER LOT.



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QUADRANT WOODINVILLE
 TREE INVENTORY PLAN
 EXHIBIT 3
 PAGE 11 OF 13

SCALE:	DATE:
AS SHOWN	5/1/2013
DESIGNED BY:	CHECKED BY:
JOB NUMBER	
11378.00	
DWG NAME:	
P11378-TR01	
SHEET 7	OF 9

NO.	DATE	SYMBOL	REVISION

