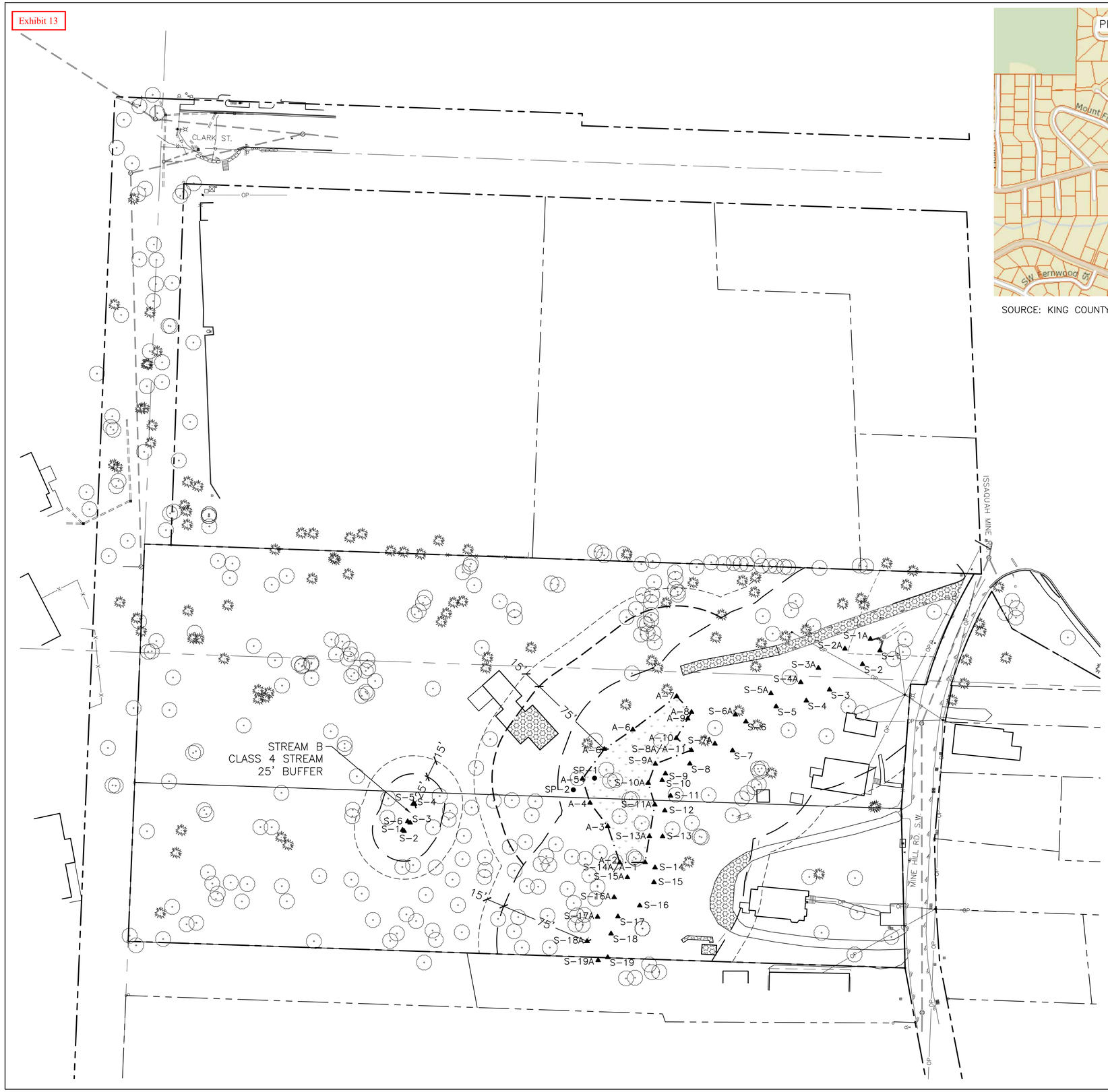
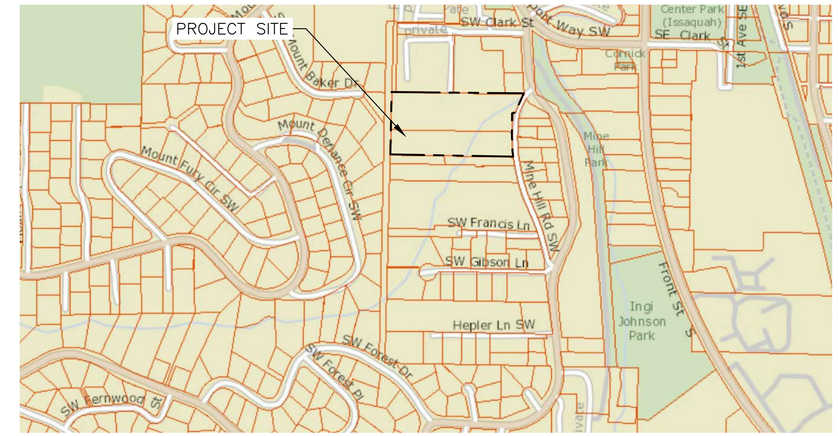
Exhibit 13





SOURCE: KING COUNTY IMAP

NOT TO SCALE

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM ORDINARY HIGH WATER
- STANDARD 75' WETLAND BUFFER
- STANDARD STREAM BUFFER
- 15' BUILDING SETBACK LINE (BSBL)
- ▲A-# ▲S-# WETLAND/STREAM FLAG LOCATION
- ●SP-# SOIL TEST PLOT LOCATION
- EXISTING IMPERVIOUS SURFACES IN BUFFER – 4,223 SF

SEE SHEET W5 FOR SOIL RESTORATION REQUIREMENTS FOR IMPERVIOUS SURFACES TO BE PLANTED.

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

SCALE
40 0 20 40 80
(FEET)
1 INCH = 40 FT

N

NOTES

1. BASE INFORMATION PROVIDED BY D.R. STRONG, 620 7TH AVE., KIRKLAND, WA 98033, (425) 827-3063.

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P.O.BOX 308
DUVALL, WA 98019
T (425) 802-8988

NO.	REVISION	DATE

EXISTING CONDITIONS PLAN
MINE HILL
345 & 375 MINE CREEK ROAD
ISSAQUAH, WASHINGTON
PARCELS 3324069039, -036

DRAWN BY	CHECKED BY
KG	TO
SCALE	DATE
AS NOTED	06.29.20
PROJECT NO.	
15-251	
SHEET NO.	
W1	
SHEET 1 OF 5	

15-251-06-29-20.DWG

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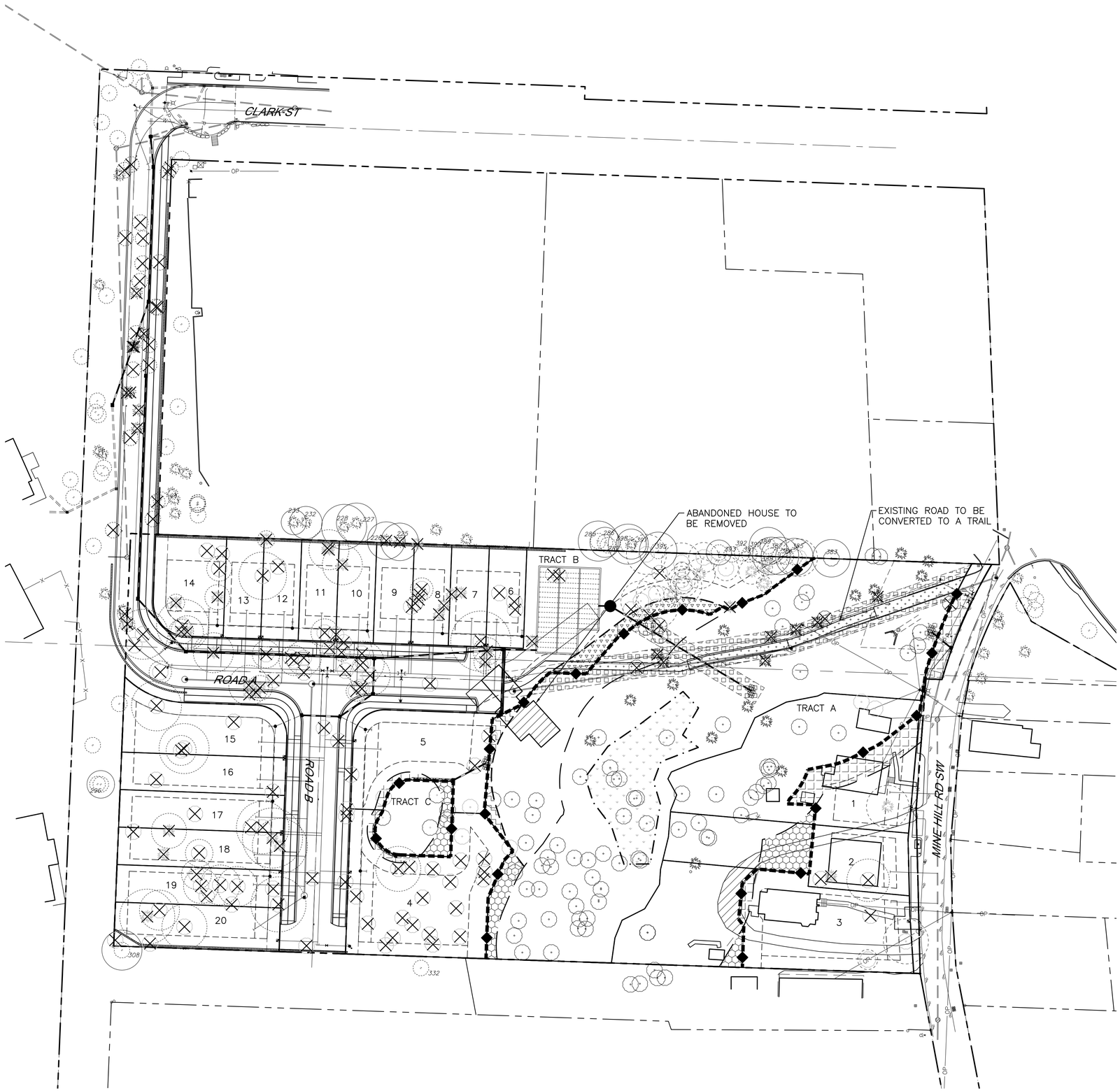

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM ORDINARY HIGH WATER
- STANDARD 75' WETLAND BUFFER
- STANDARD STREAM BUFFER
- 15' BUILDING SETBACK LINE (BSBL)
- PROPOSED WETLAND/STREAM BUFFER / SPLIT–RAIL FENCE
- NGPA SIGNS SPACED 50' O.C.

BUFFER MITIGATION LEGEND

- STREAM BUFFER REDUCTION – 4,529 SF
- STREAM BUFFER REPLACEMENT – 3,457 SF
- IMPERVIOUS SURFACE REMOVAL CREDIT (EAST OF STREAM) – 1,211 SF
- TOTAL STREAM BUFFER +139 SF

- WETLAND BUFFER REDUCTION – 1,548 SF
- WETLAND BUFFER REPLACEMENT – 721 SF
- IMPERVIOUS SURFACE REMOVAL CREDIT (HOUSE – 835 SF
- TOTAL WETLAND BUFFER +8 SF

- NEW TRAIL IMPACTS – 2,062 SF
- IMPERVIOUS SURFACE REMOVAL FOR TRAIL – 1,979 SF
- TOTAL BUFFER AREA +64 SF (AFTER AVERAGING AND IMPERVIOUS SURFACE CREDITS)

- UTILITY IMPACTS TO BE RESTORED – 6,199 SF

Call 2 Working Days Before You Dig
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Utilities Underground Location Center
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N

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NO.	REVISION	DATE

PROPOSED SITE PLAN IMPACTS PLAN
MINE HILL
345 & 375 MINE CREEK ROAD
ISSAQUAH, WASHINGTON
PARCELS 3324069039, –036

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15–251	
SHEET NO.	
W2	
SHEET 2 OF 5	

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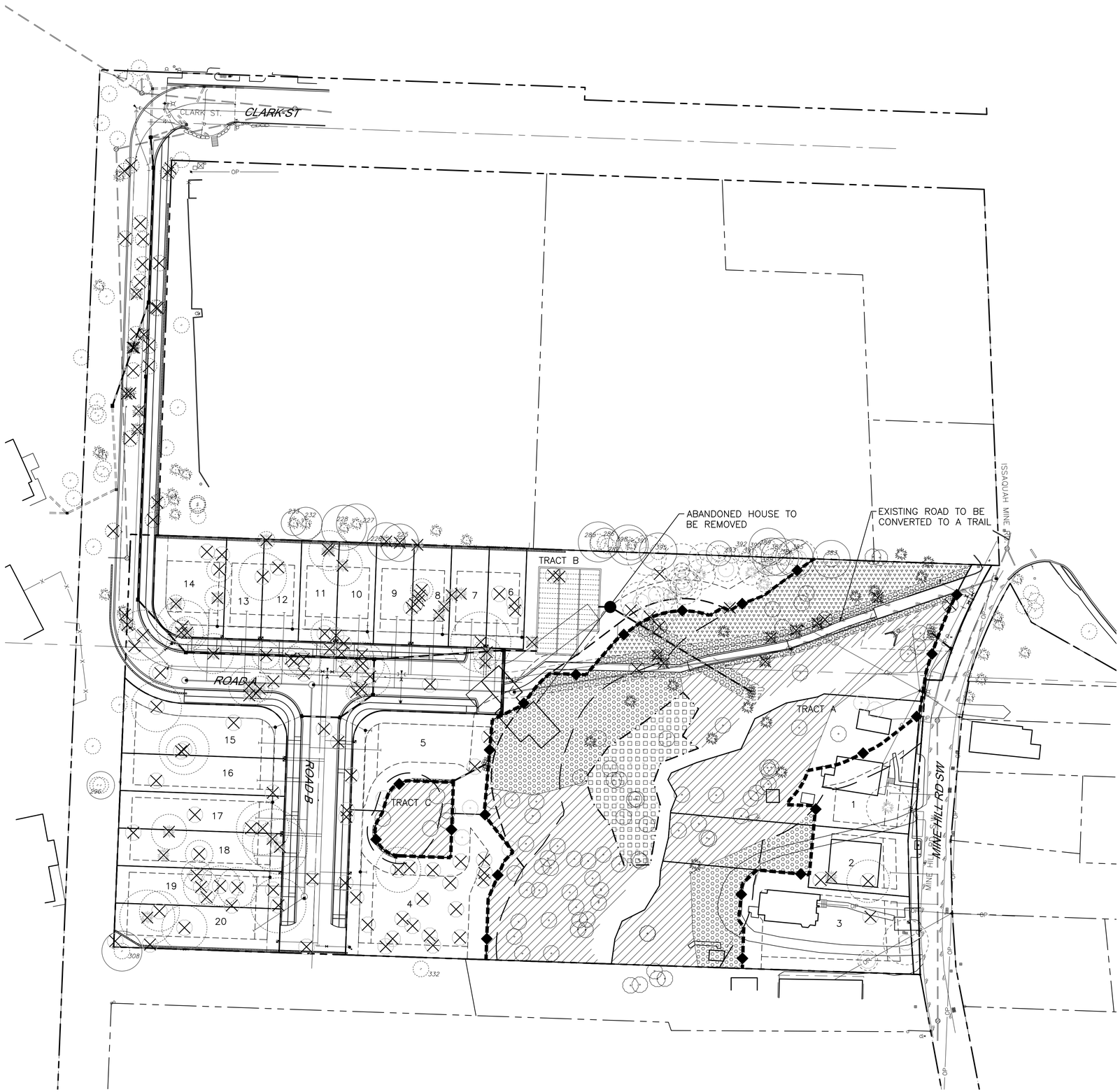

PLAN LEGEND

- PROPERTY LINE
- WETLAND BOUNDARY
- STREAM ORDINARY HIGH WATER
- STANDARD 75' WETLAND BUFFER
- STANDARD STREAM BUFFER
- 15' BUILDING SETBACK LINE (BSBL)
- PROPOSED WETLAND/STREAM BUFFER / SPLIT–RAIL FENCE
- NGPA SIGNS SPACED 50' O.C.

BUFFER MITIGATION LEGEND

- AREA 1: PARTIAL RESTORATION – REMOVE INVASIVES AND REPLACE WITH NATIVE SPECIES – 36,749 SF
- AREA 2: PARTIAL RESTORATION – REMOVE INVASIVES AND REPLACE WITH NATIVE SPECIES – 5,776 SF
- AREA 3: UTILITY RESTORATION – FULL RESTORATION – 5,828 SF
- AREA 4: STORMWATER OUTFALL RESTORATION – FULL RESTORATION – 351 SF
- AREA 5: FULL RESTORATION – 13,760 SF
- AREA 6: PARTIAL ENHANCEMENT – THIN DOG HAIR CONIFERS TO 15' O.C., UNDERPLANT NATIVE SPECIES – 7,177 SF

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

NOT FOR CONSTRUCTION

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SUBJECT TO REVISION

SCALE
40 0 20 40 80
(FEET)
1 INCH = 40 FT

N

NOTES

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CONCEPTUAL MITIGATION PLAN
MINE HILL
345 & 375 MINE CREEK ROAD
ISSAQUAH, WASHINGTON
PARCELS 3324069039, –036

DRAWN BY KG	CHECKED BY TO
SCALE AS NOTED	DATE 06.29.20
PROJECT NO. 15–251	
SHEET NO. W3	
SHEET 3 OF 5	

15–251–06–29–20.DWG

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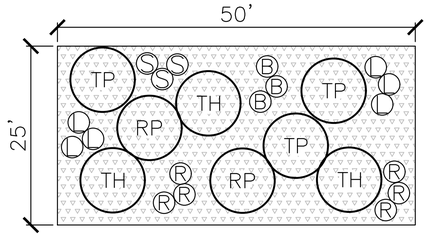


1 AREA 1 PLANTING TYPICAL
SCALE: 1:10

AREA 1 PLANT SCHEDULE

TREES

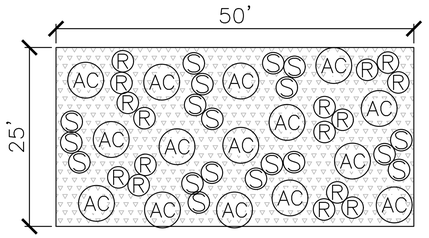
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
RP	RHAMNUS PURSHIANA	CASCARA	2 GAL.	58	AS SHOWN
TP	THUJA PLICATA	WESTERN RED CEDAR	2 GAL.	87	AS SHOWN
TH	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	2 GAL.	87	AS SHOWN

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	1 GAL.	174	3' O.C.
R	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL.	174	3' O.C.
B	RUBUS SPECTABILIS	SALMONBERRY	1 GAL.	87	3' O.C.
S	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	87	3' O.C.

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	1,929	3' O.C.



3 AREA 3 PLANTING TYPICAL
SCALE: 1:10

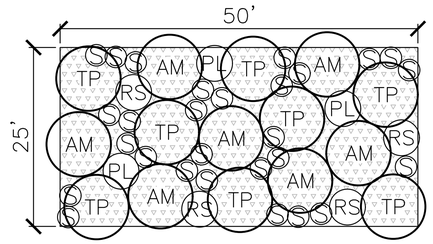
AREA 3 PLANT SCHEDULE

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
AC	ACER CIRCINATUM	VINE MAPLE	1 GAL.	71	5' O.C.
R	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL.	75	3' O.C.
S	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	89	3' O.C.

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	508	3' O.C.



5 AREA 5 PLANTING TYPICAL
SCALE: 1:10

AREA 5 PLANT SCHEDULE

TREES

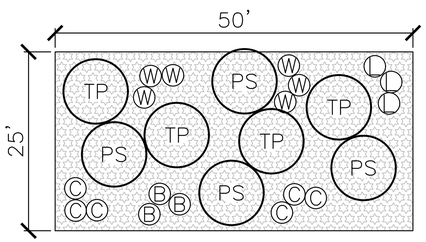
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	2 GAL.	77	AS SHOWN
TP	THUJA PLICATA	WESTERN RED CEDAR	2 GAL.	88	AS SHOWN

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
PL	PHILADELPHUS LEWISII	MOCK ORANGE	1 GAL.	33	5' O.C.
RS	RIBES SANGUINEUM	RED CURRANT	1 GAL.	44	5' O.C.
S	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	308	3' O.C.

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	1,078	3' O.C.



2 AREA 2 PLANTING TYPICAL
SCALE: 1:10

AREA 2 PLANT SCHEDULE

TREES

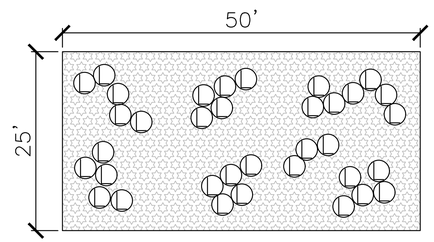
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
PS	PICEA SITCHENSIS	SITKA SPRUCE	2 GAL.	18	AS SHOWN
TP	THUJA PLICATA	WESTERN RED CEDAR	2 GAL.	18	AS SHOWN

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	1 GAL.	14	3' O.C.
C	RIBES BRACTEOSUM	STINK CURRANT	1 GAL.	28	3' O.C.
B	RUBUS SPECTABILIS	SALMONBERRY	1 GAL.	14	3' O.C.
W	SALIX SITCHENSIS	SITKA WILLOW	1 GAL.	28	3' O.C.

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
	ATHYRIUM FILIX-FEMINA	LADY FERN	1 GAL.	306	3' O.C.



4 AREA 4 PLANTING TYPICAL
SCALE: 1:10

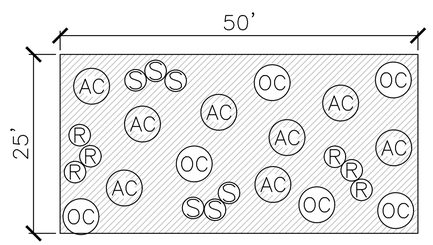
AREA 4 PLANT SCHEDULE

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	1 GAL.	10	3' O.C.

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
	ATHYRIUM FILIX-FEMINA	LADY FERN	1 GAL.	34	3' O.C.



6 AREA 6 PLANTING TYPICAL
SCALE: 1:10

AREA 6 PLANT SCHEDULE

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
AC	ACER CIRCINATUM	VINE MAPLE	1 GAL.	46	5' O.C.
OC	OEMLERIA CERASIFORMIS	OSOBERRY	1 GAL.	34	5' O.C.
R	RUBUS PARVIFLORUS	THIMBLEBERRY	1 GAL.	34	3' O.C.
S	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	34	3' O.C.

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	QTY.	SPACING
	MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL.	88	3' O.C.
	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	263	3' O.C.

75% SWORD FERN AND 25% DULL OREGON GRAPE

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NO.	REVISION	DATE

PLANTING TYPICALS
MINE HILL
345 & 375 MINE CREEK ROAD
ISSAQUAH, WASHINGTON
PARCELS 3324069039, -036

DRAWN BY	CHECKED BY
KG	TO
SCALE: AS NOTED	DATE: 06.29.20
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SHEET NO. W4	
SHEET 4 OF 5	

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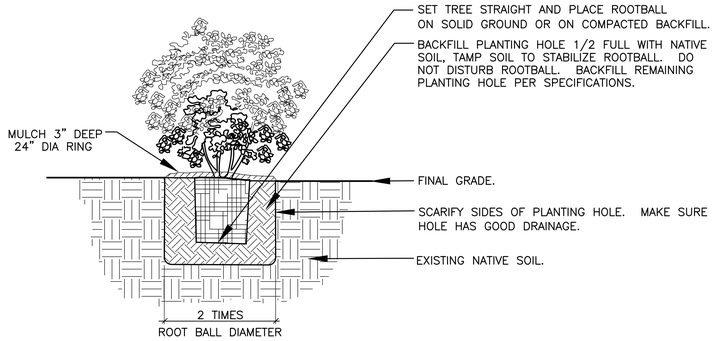
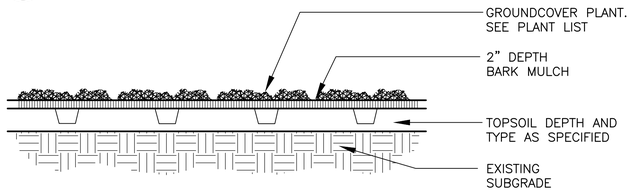
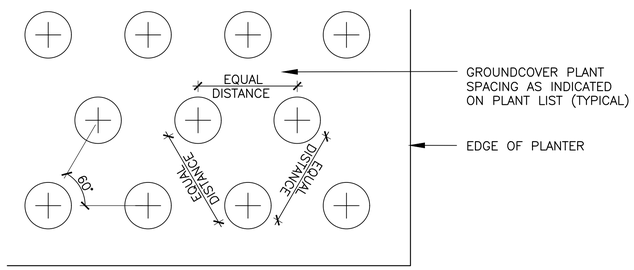


1 TREE/SHRUB PLANTING (TYP.)

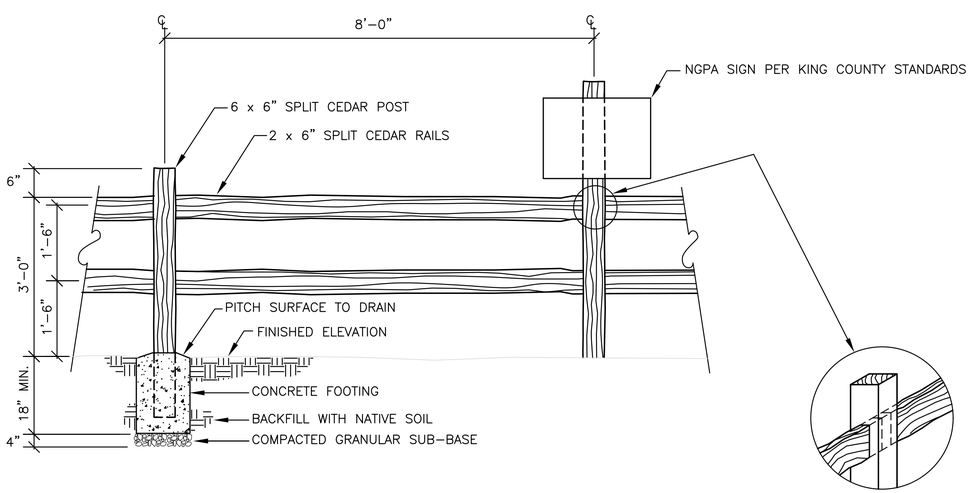
SCALE: NTS





2 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS



3 SPLIT-RAIL FENCE WITH NGPA SIGNS

SCALE: NTS

SPECIFICATIONS

CONSTRUCTION/SPECIFICATIONS

- Prior to construction, the limits of work will be clearly staked at 20-foot intervals and all temporary erosion and sedimentation controls in place.
- Prior to planting, remove invasive weeds in areas to be planted.
- Exact planting locations subject to modification by biologist during installation.
- Place four inches of coarse wood chips in mulch rings around plant material 24 inches in diameter.
- Species substitution shall not be made without approval of wetland biologist.
- Plants shall be locally grown (western Washington or Oregon), of normal health, vigorous, and free of weeds, diseases, insects, insect eggs and larvae.
- Container grown plants shall not be loose in container and shall not be pot-bound.
- Do not prune plants prior to delivery or planting.
- Take all precautions and customary good trade practices in preparing plants for transport. Cover plants transported on open vehicles with a protective covering to prevent wind burn.
- Protect plants from drying out. Bare root and B&B plant material shall have their roots kept moist at all times. Protect from freezing, wind, and sun. If planting is delayed by more than 24 hours, cover roots/root balls with sawdust, compost, or soil. Water plants as necessary.
- Water plants within 24 hours of planting.
- All receipts for labor and materials shall be retained for submittal to the City if requested.
- The bond holder shall replace any plants that die within the first year following approval of installation.

SHRUB AND TREE SOURCES

STORM LAKE GROWERS
MONROE, WA
(360) 794-4842

OXBOW FARMS NATIVE PLANT NURSERY
CARNATION, WA
(425) 788-1134 EXT. 4

FORTH CORNER NURSERY
BELLINGHAM, WA
(360) 592-2250

SOUND NATIVE PLANTS
OLYMPIA, WA
(306) 352-4122

IMPERVIOUS SURFACE RESTORATION

SOILS SHALL BE RESTORED IN ALL AREAS OF IMPERVIOUS SURFACE REMOVAL IN THESE AREAS, 15 INCHES OF THE SURFACE HORIZON SHALL BE REMOVED AND REPLACED WITH QUALITY TOPSOIL. SOIL MAY BE SALVAGED FROM ON-SITE AREAS TO BE DEVELOPED OR IMPORTED. IF IMPORTED, TOPSOIL SHALL CONSIST OF A SANDY LOAM WITH SOIL PARTICLES WITHIN THE FOLLOWING PERCENTAGES: CLAY 0-25, SILT 25-50, SAND 50-75 AND DECOMPOSED ORGANIC MATTER 5-10. THE SOIL SHALL HAVE A SOIL ACIDITY RANGE BETWEEN A PH 5.0-7.0.

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NO.	REVISION	DATE

PLANTING DETAILS AND SPECIFICATIONS
MINE HILL
345 & 375 MINE CREEK ROAD
ISSAQUAH, WASHINGTON
PARCELS 3324069039, -036

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SHEET NO. W5

SHEET 4 OF 5

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