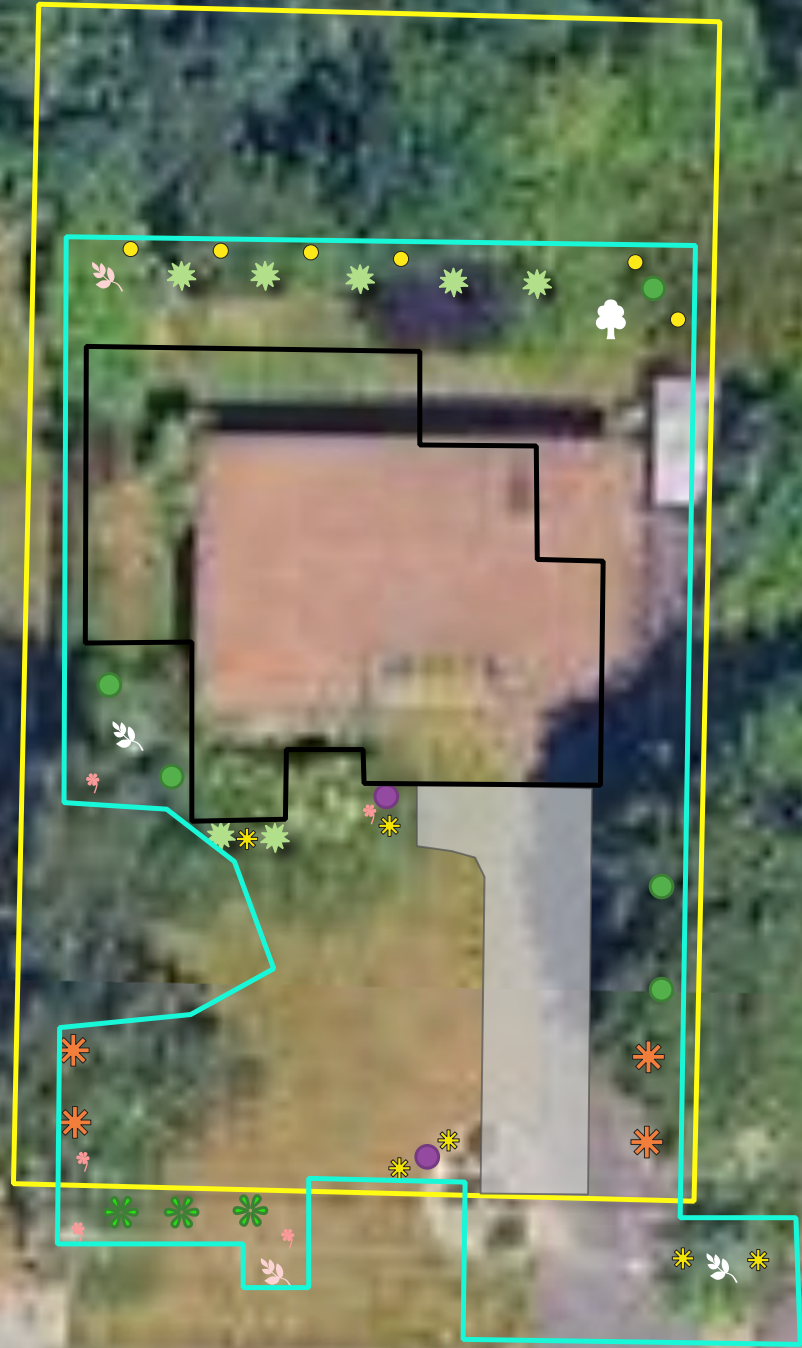
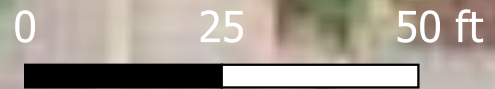


Landscaping Plan



- Parcel No. 2655500176
- Proposed SFR and Deck
- Proposed Driveway
- Clearing Limits
- Bleeding Heart
- Deer Fern
- Douglas' Iris
- Heather
- Kousa Dogwood
- Ocean Spray
- Nandina
- Oregon Grape
- Pacific Wax Myrtle
- Sasanqua Camelia
- Sword Fern



PETERMAN CONSULTING, LLC

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Project # 379
Date: 6/20/2025

Address: 9734 SE 40th St

Plant Materials

Trees

Kousa Dogwood (*Cornus kousa*)



Shrubs

Oceanspray (*Holodiscus discolor*)



Pacific Wax Myrtle (*Morella Californica*)



Sasanqua Camelia (*Camellia sasanqua*)



Nandina (*Nandina domestica*)



Groundcover

Sword fern (*Polystichum munitum*)



Low Oregon Grape (*Mahonia nervosa*)



Douglas's Iris (*Iris Douglasiana*)



Deer fern (*Blechnum spicant*)



Heather (*Calluna vulgaris*)



Bleeding Heart (*Dicentra formosa*)



MITIGATION SEQUENCING

Mitigation sequencing for the proposed project is required under MICC 19.07.100 to demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas, the definition of which includes steep slopes and their buffers. The following section addresses specific actions taken to comply with mitigation sequencing:

1. Avoiding the impact or hazard by not taking a certain action.

The existing single family residence is engulfed by the steep slope designation and their buffers and avoidance of the proposed action is not possible.

2. Minimizing the impact or hazard.

The work will be confined to areas that are already hardscape and/or planted with nonnative, ornamental landscaping. No trees are to be removed.

3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.

The existing landscape shrubs that are to be removed will be replaced with a mix of native and ornamental trees, shrubs, and groundcover. Native species will improve the plant biodiversity and require less maintenance overall.

4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

Maintenance of the planted areas will be the responsibility of the property owners. The property owners will replace all plants lost to vandalism, drought, or disease, as necessary.

5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments.

The cleared area is to be replanted with numerous native and ornamental landscape plants as part of the overall construction of the existing residence.

6. Monitoring the impact, hazard or success of required mitigation and taking remedial action.

Maintenance of the planted areas will be the responsibility of the property owners. The property owners will replace all plants lost to vandalism, drought, or disease, as necessary.