



NORTH BEND

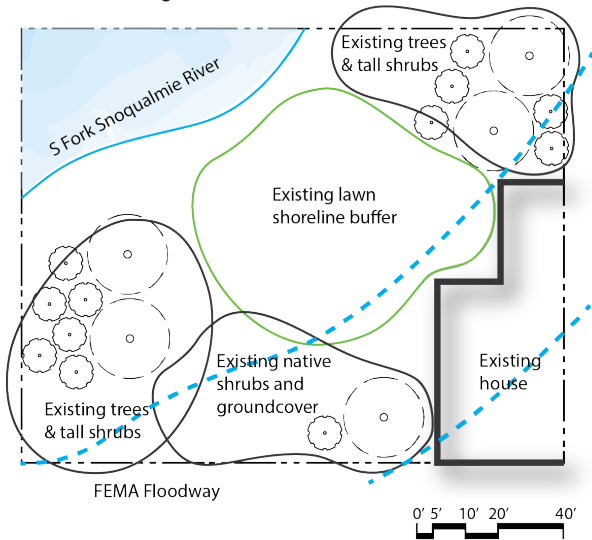
SHORELINE MASTER PROGRAM

Step by Step Example Mitigation Plan

Development within shoreline jurisdiction must meet a no net loss of shoreline ecological functions when vegetation is impacted or removed. This flyer provides a step by step example for a typical mitigation planning scenario.

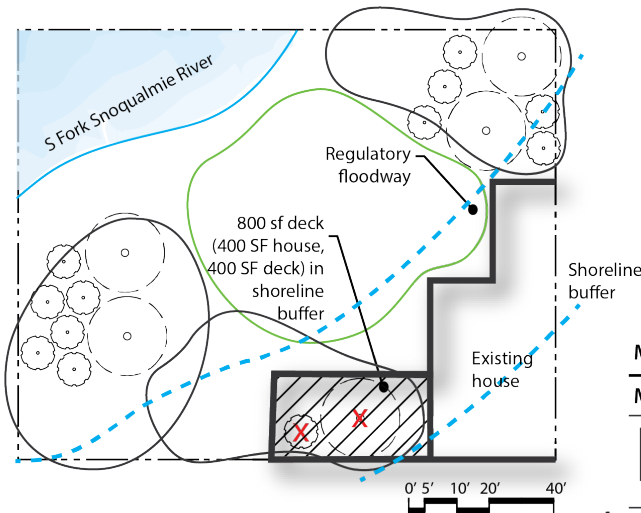
1. Existing Conditions

Sketch out existing land covers.




Note, incidental recreational impacts for single family residences that are temporary in nature, including fire pits and playground equipment do not require mitigation within shoreline jurisdiction. See NBMC 14.20.450 and .460 for more details.

2. Calculate Impacts



Mitigation Impact Table, per NBMC 14.20.290(E), (F) & (G) & 14.20.300 (D)

Mitigation type	Mitigation area
 Native vegetation conversion to added deck	1,000 SF (or larger to address temporal loss of vegetation cleared)



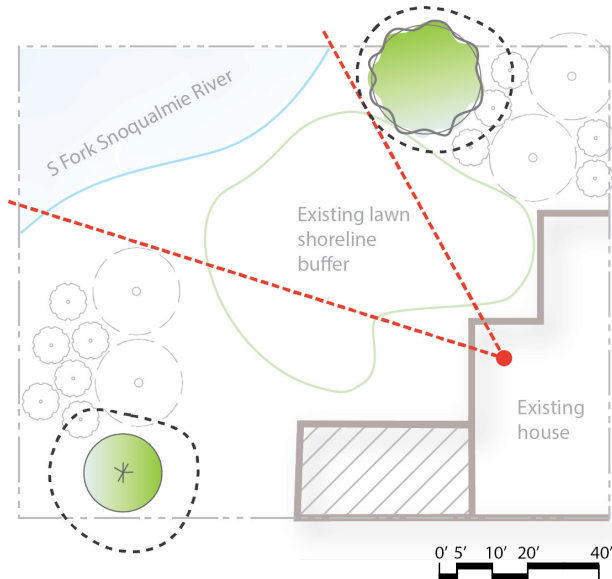


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3. Propose trees

Think of your site limitations and arrange proposed planting groups around them. For example, defining a view corridor from your house helps to avoid incorrect placement of large trees or tall shrubs. Draw the new trees first.³



3. Tree removal may require more than one replacement tree.
See NBMC 19.10.092 for more information.

4. Propose shrubs and groundcover

Fill in the shrubs and groundcover areas. Remember to arrange them as if you are taking a school photo: tall at the back and short at the front. You can infill shrubs or groundcovers underneath tree canopies as well.

