Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA
Environmental
Planning &
Landscape
Architecture

March 5, 2024

AOA-7371

Vann Lanz
vann@lnlbuilds.com

SUBJECT: **Wetland and Stream Reconnaissance for 8020 – SE 57th St. Parcel 294890-0082, Mercer Island, WA**

Dear Vann:

On February 29, 2024 I conducted a wetland and stream reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0.*

The site is currently entirely developed with a single-family residence and associated maintained yard with scattered trees. A steeper slope and associated small ravine are located immediately off-site to the northeast. Vegetation on the slope adjacent the subject property was dominated by Himalayan blackberry (*Rubus armeniacus*) and English ivy (*Hedera helix*). No definitive hydrophytic plant communities were observed on or adjacent to the property.

Borings taken on and adjacent to the site revealed higher chroma non-hydric soils and there was no evidence of ponding or prolonged soil saturation anywhere in the vicinity of the property. **Attachment A** contains a data sheet prepared for a representative location in the upland adjacent to the site. This data sheet documents the vegetation, soils, and hydrology information that aided in the no wetland determination for the property vicinity.

Piped Watercourse

Although no wetlands or surface channels were observed within the off-site ravine, one piped watercourse appears to be located beneath the bottom of the off-site ravine. Piped watercourses require a standard 45-foot structure setback from the centerline of the pipe per MIMC 19.07.180.C.6.b.

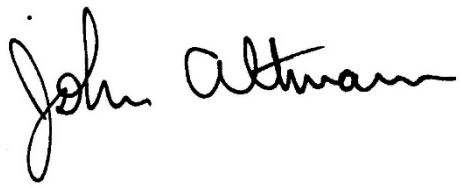
It is my recommendation that the 45-foot standard structure setback from the piped watercourse be added to any future development application drawings.

View of culvert at bottom of ravine. Note no surface channel or flow entering culvert. Running water could be clearly heard beneath the surface within likely piped watercourse.

If you have any questions regarding the reconnaissance, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC



John Altmann
Ecologist

Attachment

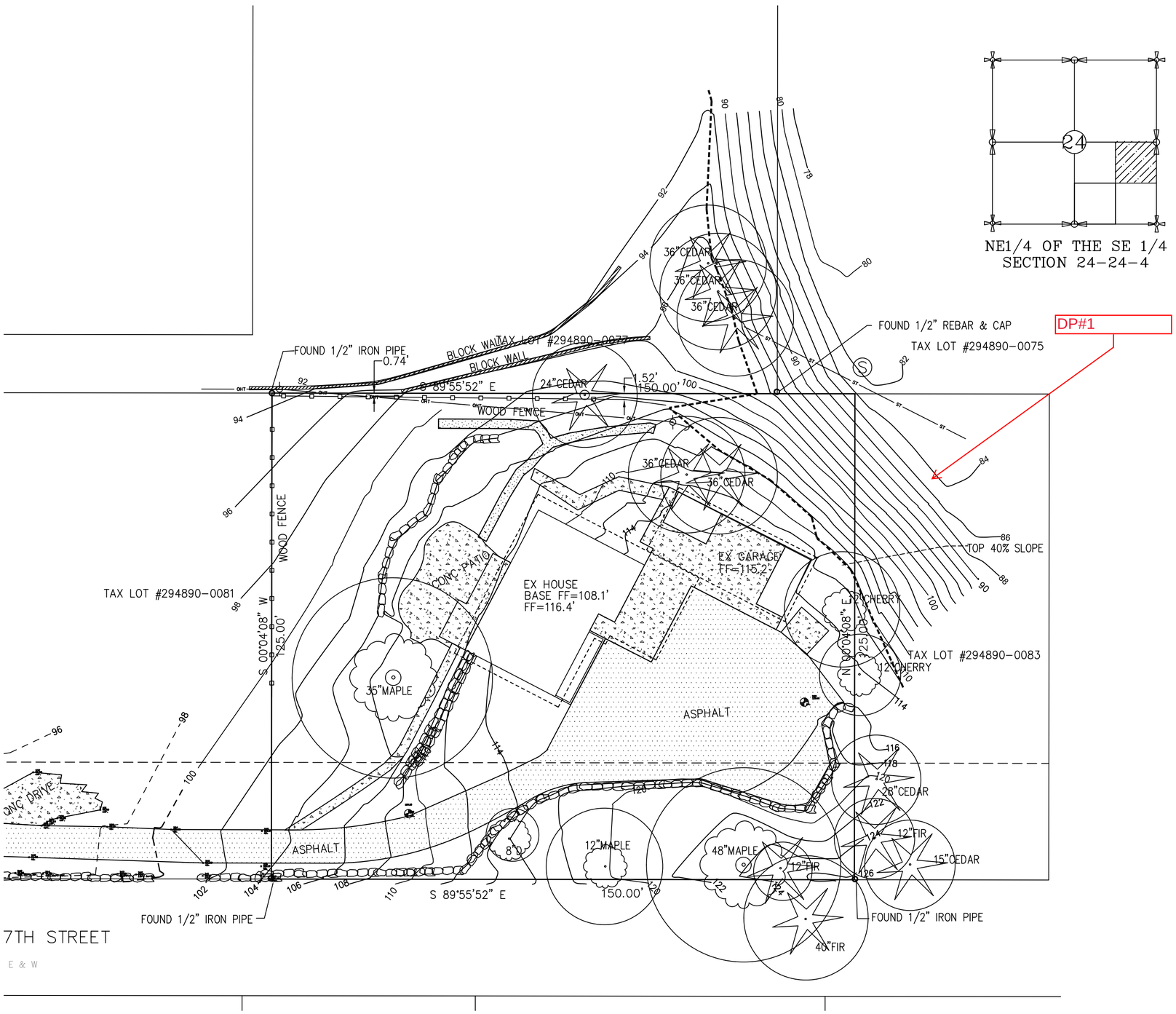
King County iMap

Date: 3/5/2024 Notes:

N

King County

PORTION OF THE NE 1/4, SE 1/4, SECTION 24, TWP. 24 N., RGE. 4 E., W.M.
MERCER ISLAND, WASHINGTON



0' 20' 40'

AREA = 18,750 SQ. FT. OR 0.43 ACRES +/-
BASIS OF BEARINGS IS SOUTH LINE OF PROPERTY
KING COUNTY PARCEL NO. 294890-0082

LEGEND

- CB (TYPE 1)
- STMH (TYPE 11)
- SANITARY SEWER MH
- WATER VALVE
- WATER METER/SERVICE
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- SIGNAL CABINET
- POWER JUNCTION BOX
- LIGHT POLE
- GAS VALVE
- POWER VAULT
- POWER PEDESTAL
- ASPHALT ROAD
- CONCRETE
- STREAM
- TELEPHONE VAULT
- TELEPHONE CABINET
- SIGN
- CONIFER TREE W/ DRIPLINE
- DECIDUOUS TREE W/DRIPLINE
- MONITORING WELL
- MAIL BOX
- PK NAIL
- MON IN CASE/
- EX REBAR / PIPE AS NOTED

LEGAL DESCRIPTION

THE EAST 10 FEET OF LOT 19,AND LOTS 20 THROUGH 22, INCLUSIVE AND THE WEST 20 FEET OF LOT 23, BLOCK 7, GROVELAND PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THE VACATED BENNET STREET THEROF

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL – 294890-0082

ADDRESS
8020 SE 57th STREET
MERCER ISLAND, WA 98040

SURVEYOR'S NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A FOCUS 35 5 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2023, AND SHOWS THE GENERAL CONDITION

BENCH MARK

SITE BENCHMARK
SET PK NAIL IN PARKING LOT OF RESIDANCE
NEAR THE EAST SIDE OF PROPERTY
ELEVATION = 115.67' (NAVD88)

RECORDER'S CERTIFICATE

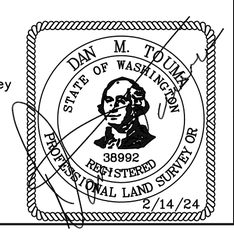
Filed for record this ____ day of _____, 20___ at ___M, in Volume ___ of _____ at page ____ at the request of Dan M. Touma.

_____ _____
County Auditor Deputy

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Vann Lanz in July of 2023.

_____
Daniel M. Touma
Certificate No. 38992



BOUNDARY SURVEY
FOR
TAX LOT 294890-0082
8020 SE 57th STREET, MERCER ISLAND, WA 98040

DWN BY RF	DATE 2/14/24	JOB NO. 1019-008
CHKD BY DMT	SCALE 1" = 20'	SHEET 1 OF 2

TOUMA ENGINEERS AND LAND SURVEYORS,PLLC
330 SW 43rd STREET SUITE K412
RENTON WA 98057
206-304-3567

ATTACHMENT A
DATA SHEETS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: Parcel 294890-0082 City/County: Mercer Island/ Sampling Date: 2-29-24
Applicant/Owner: Lanz State: WA Sampling Point: DP#1
Investigator(s): John Altmann, Dain Altmann Section, Township, Range: S24,T24N,R4E
Landform (hillslope, terrace, etc.): toe of slope Local relief (concave, convex, none): concave Slope (%): ____
Subregion (LRR): A Lat: 47.55179 Long: -122.23127 Datum: ____
Soil Map Unit Name: KpB NWI classification: ____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐	No ☒	**Is the Sampled Area within a Wetland?**	**Yes** ☐	**No** ☒
Hydric Soil Present?	Yes ☐	No ☒			
Wetland Hydrology Present?	Yes ☐	No ☒			

Remarks: Upland plot, see map for location.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 10)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Alnus rubra*	100	yes	FAC
2.			
3.			
4.			
50% = 50, 20% = 20	100	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10)			
1. *Rubus armeniacus*	40	yes	FAC
2.			
3.			
4.			
5.			
50% = 20, 20% = 8	40	= Total Cover	
Herb Stratum (Plot size: 10)			
1. *Polystichum munitum*	10	yes	FACU
2. *Lamiastrum galeobdolon*	10	yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = 10, 20% = 4	20	= Total Cover	
Woody Vine Stratum (Plot size: 10)			
1. *Hedera helix*	40	yes	FACU
2.			
50% = 20, 20% = 8	40	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	____	x1 =	____
FACW species	____	x2 =	____
FAC species	____	x3 =	____
FACU species	____	x4 =	____
UPL species	____	x5 =	____
Column Totals:	____ (A)		____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

☐ 1 – Rapid Test for Hydrophytic Vegetation
☐ 2 - Dominance Test is >50%
☐ 3 - Prevalence Index is ≤3.0[1]
☐ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
☐ 5 - Wetland Non-Vascular Plants[1]
☐ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ☐ **No** ☒

Remarks:

Project Site: Parcel 294890-0082

SOIL Sampling Point: DP#1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR3/2	100					sandy loam	
6-15	10YR4/3	100					sandy loam	

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ☐ 2 cm Muck (A10)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** ☐ **No** ☒

Remarks: no redoximorphic features

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ☐ Salt Crust (B11)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Stunted or Stresses Plants (D1) **(LRR A)**
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)
- ☐ Raised Ant Mounds (D6) **(LRR A)**
- ☐ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches):

Water Table Present? Yes ☐ No ☒ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches):

Wetland Hydrology Present? **Yes** ☐ **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: dry