



January 18, 2023

AOA-6656

Jon Tellefson
mt1231@gmail.com

**SUBJECT: Stream Delineation for Forest Creek Lot 2
5214 Forest Ave SE, Parcel 141030-0059, Mercer Island, WA**

Dear Jon:

On January 5, 2023 AOA 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)*. No wetlands were identified on or adjacent to the property during the field investigation. One stream (Stream 1) was observed draining from south to north within the central portion of the site. The ordinary high water (OHW) of the stream was delineated during the field investigation and subsequently surveyed (see survey drawing).

The western portion of the site is currently developed with a single-family residence, detached garage, and associated yard and parking. The area east of the residence slopes down from west to east toward the creek. Vegetation within the riparian corridor of the stream included Douglas fir (*Pseudotsuga menziesii*), big-leaf maple (*Acer macrophyllum*), western hemlock (*Tsuga heterophylla*), salmonberry (*Rubus spectabilis*), red elderberry (*Sambucus racemosa*), and sword fern (*Polystichum munitum*). English ivy (*Hedera helix*) and laurel were also common. No hydrophytic plant communities were observed within the riparian corridor on the property.

Borings taken throughout the site revealed high chroma non-hydric soils and there was no evidence of ponding or prolonged soil saturation anywhere in the vicinity of the property outside of the stream channel.

Stream 1

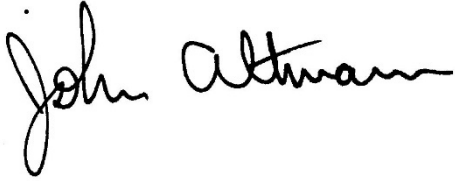
The stream in the central portion of the site is located within a well-defined channel and is considered a Type Np stream by the City of Mercer Island that requires a 60-foot buffer per MIMC 19.07.180.C.1. An additional 10-foot structure setback from the buffer is required per MIMC 19.07.180.C.7.

Jon Tellefson
January 18, 2023
Page 2

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

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive style with a large, looped initial "J" and a long, sweeping underline.

John Altmann
Ecologist

King County iMap



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Date: 1/18/2023

Notes:

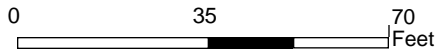


King County



Legend

- 10ft Lidar Contours (2016)
- 2ft Lidar Contours (2016)
- Unpiped Watercourse
 - Type "F" = Fish
 - Type "Np" = Non-Fish
 - Type "Ns" = Non-Fish Seasonal
 - Type "Np" (Unverified)
 - Type "Ns" (Unverified)
- Piped Watercourse
- Address
- Building
- Property Line
- Docks
- Freeway
- Major Street
- Street
- Paved Driveway
- Paved Road
- Paved Parking Area
- Parks
- Lake Washington
- March 2020
- Red: Band_1
- Green: Band_2
- Blue: Band_3

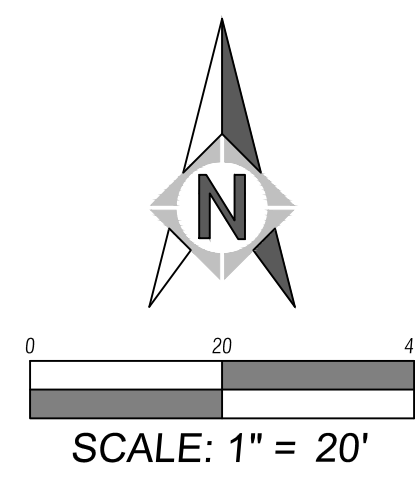
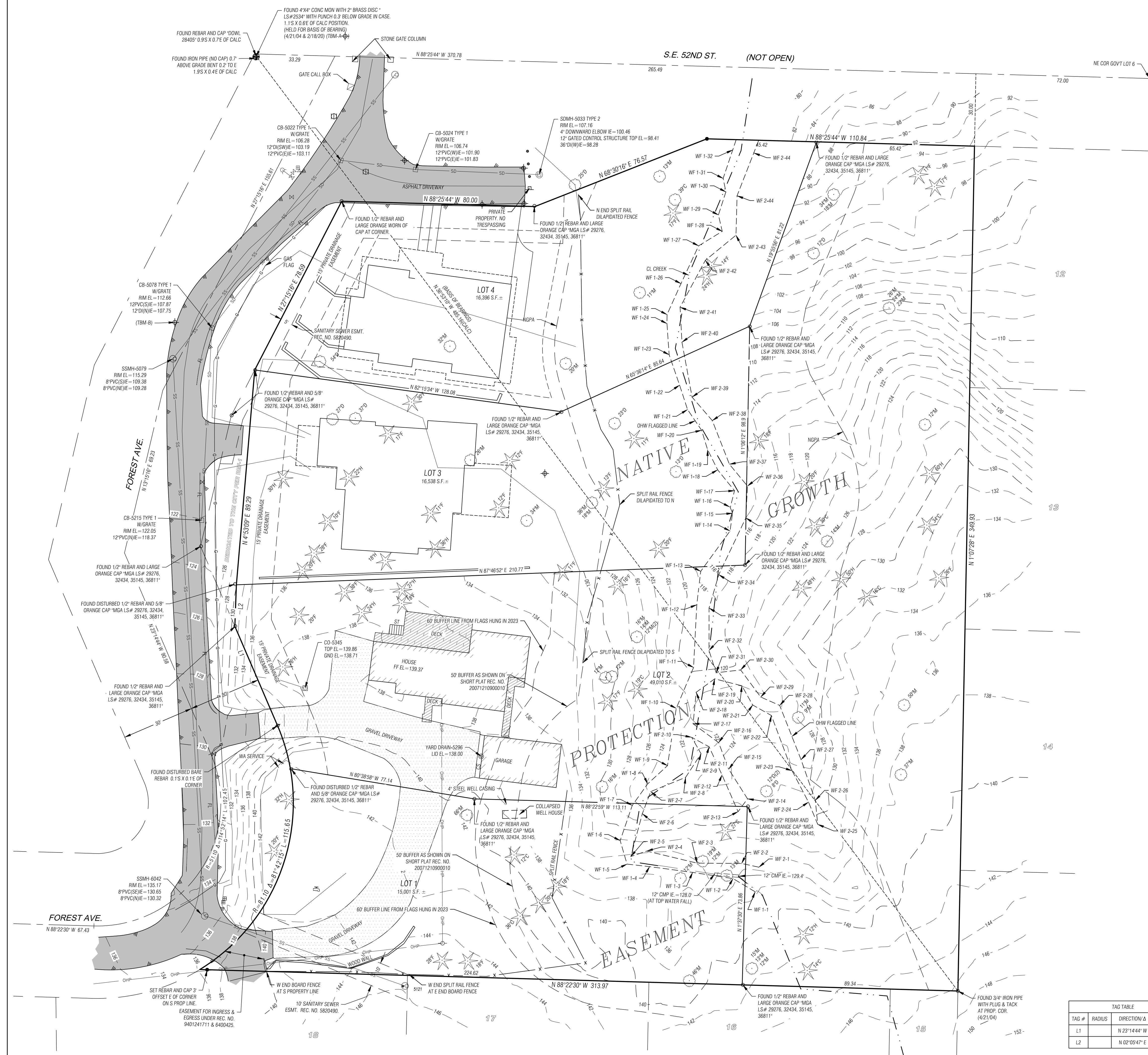


1 inch =
70.0603513333333
feet



Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes



MERIDIAN
STATE PLANE COORDINATE SYSTEM - NORTH ZONE NAD83 (2011)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

VERTICAL DATUM
NAVD 88 (GEOID 18)
BASED ON RAPID STATIC GPS MEASUREMENTS WITH OPUS SOLUTION.

BENCHMARKS

TBM-A
FOUND 4"x4" CONC MON WITH 2" BRASS DISC *LS#25341 WITH PUNCH 0.3 BELOW GRADE IN CASE GRADE IN CASE 69.6' NW OF NW PROP CORNER.
ELEV. = 104.53'

TBM-B
FOUND 1/2" REBAR AND MGA CONTROL CAP AT W SIDE FOREST DRIVE, 0.5W OF WEST EDGE ASPHALT PAVEMENT AND 15.5W OF CB-5078.
ELEV. = 113.94'

NOTES

- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY 18, 2020, UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.
- THIS MAP DOES NOT INTEND TO SHOW ALL EASEMENTS OF RECORD.
- ALL CONTOUR INFORMATION EAST OF THE NATIVE GROWTH PROTECTION AREA BOUNDARY WAS GENERATED FROM PUBLIC LIDAR DATA.
- FLAGS AT OHW ARE SET BY ALTMANN OLIVER ASSOCIATES, LLC IN JANUARY OF 2023.
- THIS UPDATE TO THE TOPOGRAPHIC SURVEY IS INTENDED TO JUST SHOW THE NEW BUFFER AND ORDINARY HIGH WATER FLAGS. NO ATTEMPT TO UPDATE ANY OTHER ASPECT OF THE MAP HAS BEEN DONE.

LEGAL DESCRIPTION
LOTS 1-4, KNUTSON SHORT PLAT, MERCER ISLAND SHORT PLAT NO SUB07-003 AS RECORDED UNDER REC. NO. 20071210900010.

REFERENCES

- ROS REC. NO. 20071210001864, VOL. 236, PG. 232.
- MERCER ISLAND SHORT PLAT NO SUB07-003, REC. NO. 2007121090001.

- LEGEND**
- SET 1/2" X 2 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MGA 35145 48383"
 - FOUND CORNER
 - FOUND MONUMENT
 - TEMPORARY BENCHMARK
 - GAS VALVE
 - ELECTRICAL JUNCTION BOX
 - UTILITY POLE
 - CATCH BASIN - TYPE I
 - CATCH BASIN - TYPE II
 - STORM CLEANOUT
 - YARD DRAIN
 - SEWER MANHOLE
 - FIRE HYDRANT
 - HOSE BIB
 - WATER METER
 - WATER VALVE
 - BOLLARD
 - SIGN
 - SOIL TEST PIT
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - ASPHALT FENCE LINE
 - OVERHEAD POWER LINES
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - GAS LINE
 - WATER MAIN
 - ASPHALT HATCH
 - CONCRETE HATCH
 - DECK HATCH
 - GRAVEL HATCH

TAG TABLE			
TAG #	RADIUS	DIRECTION/Δ	LENGTH
L1		N 23°14'44" W	44.63
L2		N 02°05'47" E	17.18

- C CEDAR
- D DECIDUOUS
- E ELM
- H HEMLOCK
- M MAPLE
- CS CONC. SLAB
- FF FINISH FLOOR
- FL FLOW LINE/ ASPH THICKENED EDGE
- ST STAIRS
- WF# WETLAND FLAG NUMBER
- OHW FLAGGED OVERHEAD WATER LINE

DATE	REVISION	#

1/12/23

MEAD GILMAN
LAND SURVEYORS

FOREST AVE LOTS
 BOUNDARY & TOPOGRAPHIC SURVEY
SEASCAPE HOMES
 PO BOX 40568
 BELLEVUE WA 98015

DRAWN BY:	LSD
REVIEWED BY:	CSB
DATE:	03-11-2020
JOB NO.	20011
SHEET	1 OF 1