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AOA

Environmental
Planning &
Landscape
Architecture



June 11, 2021

AOA-6234

Greg Arms
greg@milestonenw.com

**SUBJECT: Interrupted Watercourse Buffer for Milestone Preliminary Short Plat
7621 SE 22nd Street, Mercer Island WA (Parcel 531510-1846)
City File # PRE20-019**

Dear Greg:

On June 10, 2021 I conducted a site review on the subject property. The purpose of the reconnaissance was to assess whether a small portion of the outer 120-foot watercourse buffer that extends into the northeast corner of the site is functionally interrupted by the two paved access roads that separate the site from the off-site watercourse.

Existing Critical Areas

One Type F watercourse is located off-site to the east on King County Waste Water property (Parcel 531510-0945). This watercourse was recently delineated and described as part of the North Mercer Pump Station improvement project (CAO19-020). Type F watercourses in the City of Mercer Island require a standard 120-foot buffer per MIMC 19.07.180.C.1.

The standard 120-foot buffer from the off-site stream extends into the northeast corner of proposed Lot 2 on the subject property. The area of buffer on the site currently consists primarily of old yard area vegetated with ornamental rhododendron, grasses, bracken fern (*Pteridium aquilinum*), dandelion (*Taraxacum officinale*), common horsetail (*Equisetum arvense*), and creeping buttercup (*Ranunculus repens*).

The on-site portion of the watercourse buffer is currently separated from the stream by both the paved access road to the existing pump station facility as well as a second paved access road for the residence located at 7627 SE 22nd Street.



Existing paved access road separating on-site portion of buffer at right from off-site watercourse.



View of existing paved access drive to pump station.

Functional Assessment

Stream buffers in general provide key functions including shade and temperature regulation, flood conveyance, water quality protection and pollutant removal, nutrient cycling, sediment transport, bank stabilization, woody debris recruitment, wildlife habitat, and microclimate control. The remnant portion of the stream buffer on the site, however, is generally not able to provide these functions due to its separation from the watercourse by two paved access roads that interrupts the buffer functions. Furthermore, it is my understanding that a buffer enhancement plan has already been designed for the off-site buffer located on the King County property.

Conclusion and Recommendation

The City of Mercer Island can waive the critical area study requirement for a project per MIMC 19.07.110.C if a development proposal will not have an impact on the critical area or its buffer.

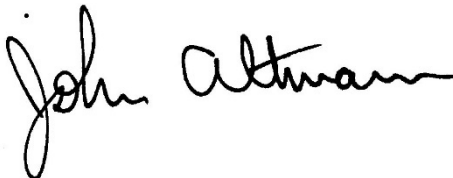
The critical area study requirement may be waived or modified if the applicant demonstrates that the development proposal will not have an impact on the critical area or its buffer in a manner contrary to the purposes and requirements of this chapter.

It is our recommendation that you request a determination from the City that the extent of the functional buffer ends at the east side of the off-site roadway to the east and would therefore not encroach into the subject property since: 1) the small remnant standard buffer located on the subject property is separated from the off-site watercourse by two paved access roads and does not currently provide any significant functional benefit to the stream, and 2) any potential off-site mitigation options have already been prepared for the County property as part of the pump station improvement project.

If you have any questions, 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, flowing style.

John Altmann
Ecologist

Attachment

MILESTONE PRELIMINARY SHORT PLAT

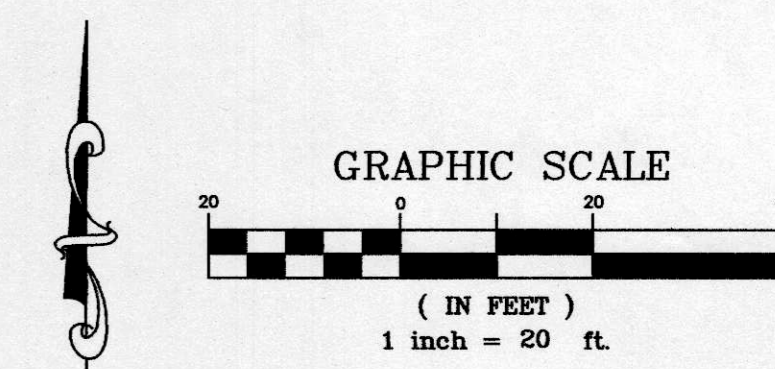
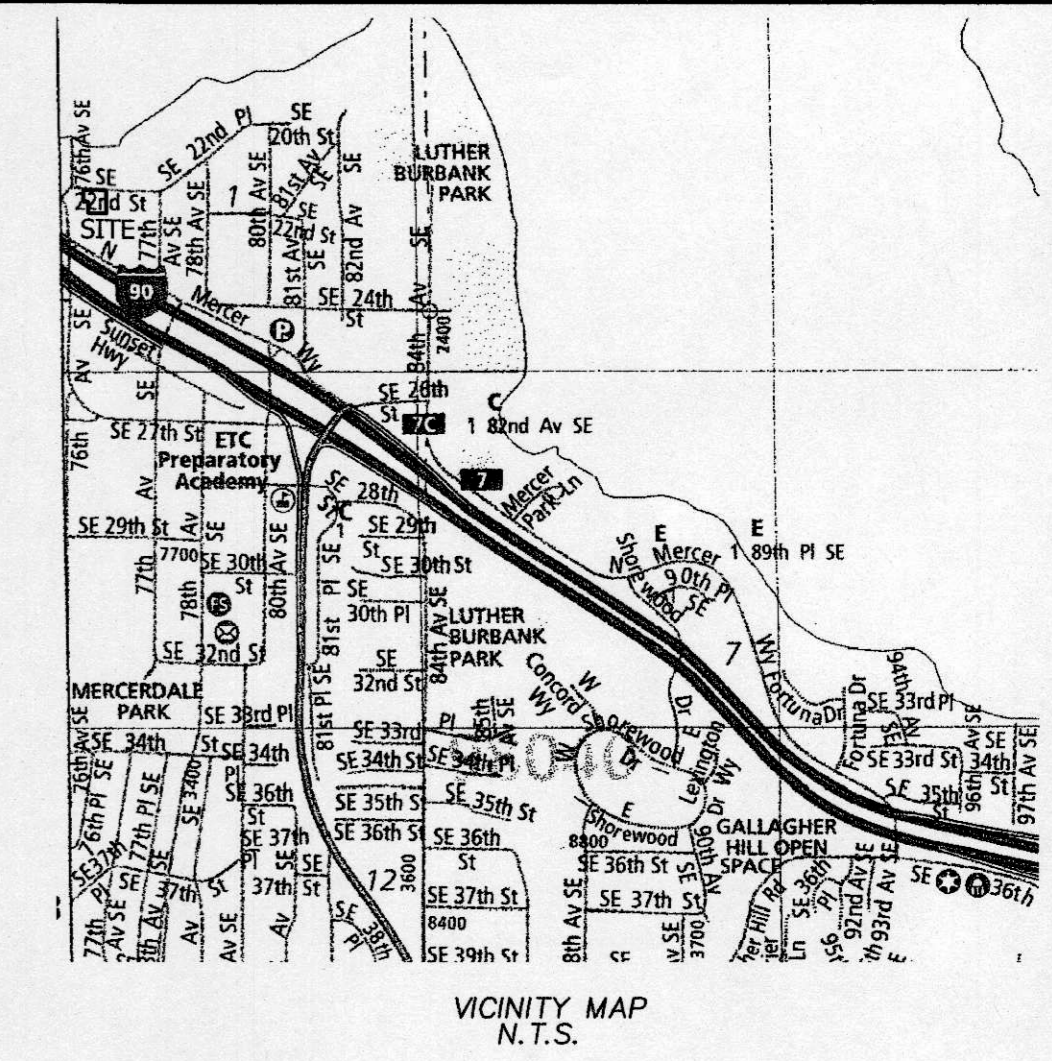
SE 1/4 OF SEC.1, T.24N., R.4E., W.M.

CITY OF MERCER ISLAND, WASHINGTON

OWNERS:
MILESTONE-WCM, LLC
7621 SE 22ND ST.
MERCER ISLAND, WA 98040

SITE ADDRESS:
7621 SE 22ND ST
MERCER ISLAND, WA 98040

PARCEL NO.
531510-1846



LEGAL DESCRIPTION:
THE WEST 158.97 FEET OF THE EAST 178.97 FEET OF LOT 1, AND THE WEST 133.97 FEET OF THE EAST 153.97 FEET OF LOT 2, BLOCK 24, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON.

- TOPOGRAPHY SURVEY NOTES:
- BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK WSRN.
 - ELEVATION DATUM IS N.A.V.D. 1988 BASED ON GPS TIES TO THE WSRN.
 - FIELD WORK WAS DONE IN FEBRUARY OF 2020 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
 - THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR CIVIL ENGINEERING DESIGN.
 - THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).
 - PROPERTY LINES SHOWN ARE PER UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974.
 - THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC. AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.
 - THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER STEWART TITLE INSURANCE COMPANY FILE NO. 561990, COMMITMENT DATE: OCTOBER 8, 2019.
 - ARBORIST REPORT PROVIDED BY LAYTON TREE CONSULTING LLC
 - THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...
THE PLAT OF MCGILVRA'S ISLAND ADDITION VOLUME 16, PAGE 58
UNRECORDED SHORT PLAT BY JONES, BASSI & ASSOCIATES DATED 1/16/1974
RECORD OF SURVEY VOLUME 402, PAGE 142

Tree Tag	Species Common	Species Scientific	DBH (inches)	Height (feet)	Direction				Condition	Exceptional yes/no	Comments	Proposal
					N	S	E	W				
1	Douglas fir	<i>Pseudotsuga menziesii</i>	28	113	8	15	10	16	Fair-good	No	topped in past, crook, regenerated top, cambial rupture	TBD
2	Douglas fir	<i>Pseudotsuga menziesii</i>	30	120	12	12	15	12	Fair-good	Yes	topped in past	TBD
3	Deodar cedar	<i>Cedrus deodara</i>	23	96	10	17	20	6	Good	No	asymmetric crown to southeast	TBD
4	Douglas fir	<i>Pseudotsuga menziesii</i>	18	79	7	12	13	0	Fair	No	asymmetric crown, somewhat suppressed	TBD
5	Douglas fir	<i>Pseudotsuga menziesii</i>	40	116	17	16	16	18	Good	Yes	topped in past	TBD
6	Bigleaf maple	<i>Acer macrophyllum</i>	18	30	14	12	0	18	Fair	No	trunk forks at 4 feet, asymmetric crown to west	TBD
7	Scouler willow	<i>Salix scouleriana</i>	9	32	2	11	6	4	Fair-poor	Yes	decay at root crown, suppressed	TBD
8	Douglas fir	<i>Pseudotsuga menziesii</i>	26	93	13	16	17	14	Fair-good	No	large crook, large exposed surface roots, good vigor	TBD
9	Deodar cedar	<i>Cedrus deodara</i>	11	44	12	10	10	10	Good	No	young, no concerns	TBD
10	Deodar cedar	<i>Cedrus deodara</i>	12	45	11	10	10	11	Good	No	young, no concerns	TBD
11	Deodar cedar	<i>Cedrus deodara</i>	12	46	10	10	11	9	Good	No	young, no concerns	TBD
12	Western red cedar	<i>Thuja plicata</i>	29	70	14	14	16	16	Good	No	exposed surface roots, good vigor	TBD
13	Douglas fir	<i>Pseudotsuga menziesii</i>	38	101	16	15	15	13	Fair-good	Yes	topped in past, large cambial rupture, 4 feet to house	TBD
14	Bigleaf maple	<i>Acer macrophyllum</i>	18	60	6	18	8	14	Fair	No	asymmetric crown to south	TBD
15	Douglas fir	<i>Pseudotsuga menziesii</i>	21	95	6	11	6	10	Fair	No	natural lean south, topped in east	TBD
16	Douglas fir	<i>Pseudotsuga menziesii</i>	27	62	7	12	12	5	Fair	No	broken top, small crown	TBD
17	Douglas fir	<i>Pseudotsuga menziesii</i>	26	103	14	8	12	8	Fair	No	topped in past, crook, regenerated top	TBD
18	Bigleaf maple	<i>Acer macrophyllum</i>	9.7 (11)	51	12	8	14	6	Fair	No	poor taper, some dead cambium on 12 inch stem	TBD
19	Horse chestnut	<i>Aesculus hippocastanum</i>	14	47	15	12	8	16	Fair-good	No	decent form	TBD
20	Bigleaf maple	<i>Acer macrophyllum</i>	12.9.8 (17)	61	12	4	18	8	Fair	No	somewhat suppressed	TBD
21	Douglas fir	<i>Pseudotsuga menziesii</i>	19	86	7	7	9	7	Fair	No	narrow crown, large cambial rupture	TBD
22	Douglas fir	<i>Pseudotsuga menziesii</i>	40	94	16	15	16	17	Fair-good	Yes	topped in past, crook, regenerated top	TBD
23	shore pine	<i>Pinus contorta</i>	22	65	10	16	10	11	Fair	Yes	forked tops	TBD
24	Western red cedar	<i>Thuja plicata</i>	10	20	8	12	10	10	Fair	No	suppressed, under pine	TBD
25	Douglas fir	<i>Pseudotsuga menziesii</i>	30	118	10	13	16	12	Fair-good	Yes	topped in past, good vigor	TBD
NEIGHBORING TREES												
101	Western red cedar	<i>Thuja plicata</i>	32	88	2	NA	12	NA	Fair-good	Yes	sparse top foliage, sound	Protect
102	Western red cedar	<i>Thuja plicata</i>	13	45	8	10	10	NA	Good	No	close to fence, good vigor	Protect

FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

FOUND 2" IRON PIPE W/TACK PER ROS 402/141. AT CALCULATED POSITION.

TREES NOT SHOWN ON ARBORIST REPORT

- 442 = 6" DEC. W/12' DRIP
- 449 = 8" HEM. W/12' DRIP
- 461 = 9" MAP. W/10' DRIP
- 552 = 6" HEM. W/9' DRIP
- 553 = 7" DEC. W/13' DRIP
- 728 = 9" MAP. W/12' DRIP

FOUND #4 REBAR W/LS CAP No. 28101. NO RECORD FOUND N33°E 0.2' OF CALCULATED POSITION.

FOUND #4 REBAR W/LS CAP No. 34670. NO RECORD FOUND 8' NORTH OF CALCULATED POSITION.

FOUND #4 REBAR W/LS CAP No. 17663 PER ROS 402/141. 1' NORTH OF CALCULATED POSITION.

SSMH RIM = 31.94'
FLOW LINE = 22.44'
IE (IN) = E, W, S
IE (OUT) = N

KCTP No. 262506-9040

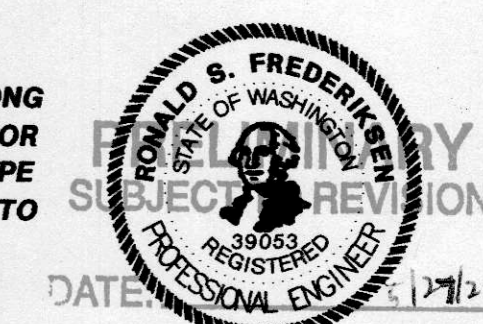
76TH AVE SE (LINCOLN STREET)

SE 22ND STREET (SHERMAN AVE)

SE COR. S.1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.

S. 1/4 S. 1 FOUND 3.5" BRASS CAP W/PUNCH & LS No. 32429 PER ROS 402/141. AT CALCULATED POSITION.

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION



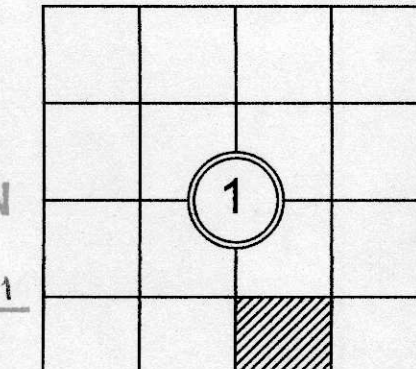
REVISIONS	BY	DATE

CONCEPTUAL ROAD AND DRAINAGE PLAN

MILESTONE NORTHWEST, LLC
12224 NE BEL-RED ROAD, STE 2029
BELLEVUE, WA 98009
CONTACT: GREG ARMS
PHONE: (206) 817-4192

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1830 11TH AVE, SUITE 100
ISSAQUAH, WASHINGTON 98027
PH: (425) 592-5351 FAX: 592-4676

INDEX LOCATION:
SEC. 1 T. 24N. R. 4E. W.M.



JOB NO. 20025
DATE 5/21
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED RSF
APPROVED RSF

SHEET 1 OF 1

Call Before You Dig 811