

August 2, 2019

Alex Maxim 3836 Greenbrier Lane Mercer Island, WA 98040 (206) 766-0090 sagemaxim@gmail.com

Re: Wetland and Stream Reconnaissance – Parcel #2655500253

The Watershed Company Reference Number: 190725

Dear Alex,

A wetland and stream reconnaissance study was conducted on August 1, 2019 for a parcel located on 3836 Greenbrier Lane on Mercer Island (parcel number 2655500253), by ecologist Sam Payne. Both the reconnaissance field sketch and data forms are enclosed with this letter. In summary, no stream was identified on the subject property but a narrow wetland is located within the center of the ravine.

Existing Conditions

The property is developed with a single family home and associated site improvements such as access, utilities, etc. The landscaped area within the developed property includes lawns and assemblages of ornamental trees, shrubs, and groundcovers. The eastern half of the parcel slopes down to a ravine. Vegetation within the ravine is characterized by primarily non-wetland species including big-leaf maple (*Acer macrophyllum*), western red cedar (*Thuja plicata*), deodar cedar (*Cedrus deodara*), red alder (*Alnus rubra*), cherry laurel (*Prunus laurocerasus*), beaked hazelnut (*Corylus cornuta*), snowberry (*Symphoricarpos albus*), and English ivy (*Hedera helix*).

Streams

The study area was evaluated for watercourses based on the presence or absence of an ordinary high water mark (OHWM) as defined by the Revised Code of Washington (RCW) 90.58.030 and the Washington Administrative Code (WAC) 220-660-030. Accordingly, the presence of an OHWM is determined by examining the bed and bank physical characteristics and vegetation, using guidance references including Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State (Anderson 2016) and A Guide to Ordinate High Water Mark (OHWM)

Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States (Mersel 2016).

The City of Mercer Island maps an unnamed perennial watercourse (Watercourse A) originating on the neighboring property to the south and traversing through the center of the ravine to the northeast toward Lake Washington (Figure 1). However, our investigation found no defined channels, bed and bank characteristics, scour, sorted sediments, drainage patterns or other OHWM indicators that would indicate the presence of a jurisdictional stream/watercourse. The area is characterized by a dense layer of English ivy and other herbaceous vegetation with an established duff layer. Under stream forming conditions in headwater areas, ephemeral or seasonal flows would scour and remove duff layers and form drainage patterns or small channels and rills.

Although there is no stream on the subject parcel, the presence of Stream A downgradient was confirmed. Downslope areas are primarily located on private property, therefore, our study of downgradient areas was limited to public road crossings. At the Southeast 36th Street crossing, Stream A is mapped flowing through a ditch on the Bright Horizons property. No streamflow was observed in this location during the site visit, however, it is unclear if the observed ditch is a continuation of Stream A or a stormwater feature of the development. Further downgradient, Stream A was observed at Southeast 33rd Street. At this location we observed stream channel steady stream flow, likely a perennial watercourse.

Wetlands

The study area was evaluated for wetlands using methodology from the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region Version* 2.0 (U.S. Army Corps of Engineers 2010). Under this methodology, the presence or absence of wetlands is determined on the basis of an examination of vegetation, soils and hydrology. These parameters were sampled at several locations within the subject property. Wetlands were classified using the Department of Ecology's 2014 rating system (Hruby 2014).

Characterization of climatic conditions for precipitation in the Wetland Determination Data Forms were determined using the WETS table methodology (USDA, NRCS 2015). The "Seattle Tacoma International Airport" station from 1981-2010 was used as a source for precipitation data (http://agacis.rcc-acis.org/). The WETS table methodology uses climate data from the three months prior to the site visit month to determine if normal conditions are present in the study area region. The station was determined to have normal precipitation during the site visit based on three months prior.

Two wetland data points were collected confirming the presence of a small slope wetland in the center of the ravine (see enclosed Wetland Determination Data Forms). The feature determined to be wetland is a very narrow strip in the center of the ravine landform that contains a high groundwater table and soil saturation within the 12 inches of the soil surface was observed during the site visit. Wetland conditions are marginal, but evident within the narrow area described above. Vegetation is primarily composed of invasive English ivy (Hedera helix), although, lady fern (Athyrium filix-femina) and giant horsetail (Equisetum telmateia) also compose significant portions of the plant community in small localized sections. Other patches of vegetation include snowberry (Symphoricarpos albus), a non-wetland plant in patches of the ravine center. Soil pit data confirms saturated soils in Data Point (DP) 2 during site investigations occurring the seasonal dry period. Saturation was observed in isolated pockets of DP-2 throughout the soil profile. Soils were very moist but not saturated other sampled soil pits. Soils also showed strongly with hydric indicators, including a depleted matrix starting at around 8 inches below ground surface. Due to the variable and patchy nature of the plant communities, the wetland may be smaller than depicted in the reconnaissance sketch or split in to multiple units.

Wetland A is estimated as Category III with a habitat score of 5 points, although formal wetland rating forms and figures were not included within the scope of this study. Wetland ratings are not considered final until formalized in a wetland delineation and approved by the City of Mercer Island.

Local Regulations

Mercer Island recently approved a critical area ordinance update that has not been incorporated into online code viewers at the time of writing. The final approved code is available through a PDF on the City's website and was reviewed for this report (Chapter 19.07 –Environment; AB 5580 Exhibit 1A).

Under the revised code, Category III wetland with a habitat score of 5 points require a standard buffer of 60 feet. Additionally, a 10-foot structure set back extends beyond the wetland buffer.

The City of Mercer Island provides allowances for buffer averaging and buffer reduction of up to 25 percent that can be utilized if the buffer encumbers the proposed development area. Under a buffer modification scenario, a 60-foot wetland buffer could be reduced to a maximum of 45 feet. Opportunity for reduction through enhancement appear to be present on the site, but averaging is unlikely to be feasible. Much of the vegetated habitat within the wetland buffer has been degraded by invasive species and could benefit from the establishment of dense native vegetation.

Disclaimer

Please note: The information contained in this letter is based on the application of technical guidelines currently accepted as the best available science and in conjunction with the manuals and criteria outlined in the methods section. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s), are based upon information available to us at the time the study was conducted. All work was completed in good faith, within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No warranty, expressed or implied, is made.

Should you have any questions or concerns regarding our findings, please feel free to contact me.

Sincerely,

Sam Payne Ecologist

Lan Payre

References

- Anderson, P.S. et al. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. (Publication #16-06-029). Olympia, WA: Shorelands and Environmental Assistance Program, Washington Department of Ecology.
- Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Hruby, T. 2014. Washington State Wetland Rating System for Western Washington: 2014 Update. (Publication #14-06-029). Olympia, WA: Washington Department of Ecology.
- Mersel, M.K. and Lichvar, R.W. 2014. A Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States. ERDC/CRREL TR-14-13.
- U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). ed. J. S. Wakely, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2015. National Engineering Handbook, Part 650 Engineering Field Handbook, Chapter 19 Hydrology Tools for Wetland Identification and Analysis. ed. R. A. Weber. 210-VI-NEH, Amend. 75. Washington, DC.



Figures and Site Photos

Figure 1. Screenshot of Mercer Island GIS Portal watercourse layer. Subject parcel outlined in purple.

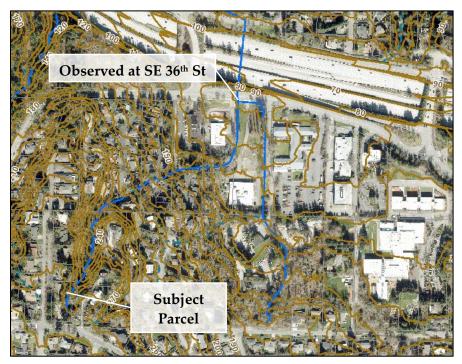


Figure 2. Screenshot of Mercer Island GIS Portal watercourse layer south of I-90.

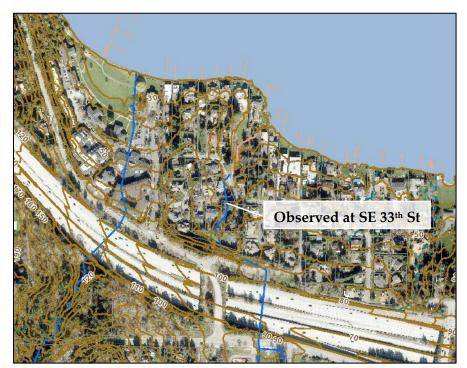


Figure 3. Screenshot of Mercer Island GIS Portal watercourse layer north of I-90.



Figure 4. Photograph of ravine on the site, looking downhill.



Figure 5. Photograph of ravine on the site, looking downhill.



Figure 6. Photograph of Stream A taken from SE $33^{\rm rd}$ Street.



Figure 7. Photograph of soil profile from DP-1.



Figure 8. Photograph of DP-1 soil pit.



Wetland and Stream Reconnaissance Sketch

Site Address: 3836 Green Brier Lane Prepared for: Alex Maxim Parcel Number: 2655500253 TWC Ref. No.: 190725

Site Visit Date: August 1, 2019



Note: Field sketch only. Features depicted are approximate and not to scale. Data points are marked with yellow- and black-striped flags.



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

DP-1

Project/Site: Parcel #2655500253				City/	County: N	Mercer Island / King Samp	oling date:	8/1/2019				
Applicant/Owner: Alex Maxim						State: WA Sa	mpling Point:	DP-1				
Investigator(s): Sam Payne				Section, Township, Range: S07, T24N, R05E								
Landform (hillslope, terrace, etc): hillslope						e, convex, none): concave	Slope	e (%): 20%	%			
Subregion (LRR): A Lat: -			Lor	na: -	•	Datum:						
Soil Map Unit Name: Kitsap silt loam 15 to	30 perce	nt slopes	_		NW	I classification: None						
Are climatic / hydrologic conditions on the site			of vea	r? ⊠ Ye:					_			
Are Vegetation □, Soil □, or Hydrology □ sig			-			cumstances" present on the site	e? ⊠ Yes [□ No				
Are Vegetation \square , Soil \square , or Hydrology \square na	-					in any answers in Remarks.)		20				
SUMMARY OF FINDINGS – Attach s							es, etc.					
Hydrophytic Vegetation Present?	Yes ⊠	No							_			
Hydric Soils Present?	Yes ⊠	No			the Sampl vithin a We	Vac	⊠ No					
Wetland Hydrology Present?	Yes ⊠	No		l w								
Remarks: Wetland determination based of wetland hydrology. VEGETATION – Use scientific names			etation	is proble	matic and w	etland observed during a perior	d when lackin	g indicators				
		Λ In a a l t			la di satan	Dominance Test worksheet						
Tree Stratum (Plot size: 5-m diameter)		Absolute % Cove		ominant species?	Indicator Status	Number of Dominant Species	S 0)				
Alnus rubra (rooted out) Acer macrophyllum (rooted out)		25 15		-	FACU	that are OBL, FACW, or FAC Total Number of Dominant	:	(A)				
3. Prunus emarginata (rooted out)		20		-	FACU	Species Across all Strata:	1	(B)				
4				Tatal Car		Percent of Dominant Species) (4/5	٦١			
		60	=	: Total Co	ver	that are OBL, FACW, or FAC		(A/B	3)			
Sapling/Shrub Stratum (Plot size: 3-m diame 1. Prunus laurocerasus	ter)	40		Υ	NL	Prevalence Index workshee Total % Cover of:	et: Multiply by	<i>/</i> :				
2.						OBL species	x 1 =					
3 4.						FACW species FAC species	_ x 2 = x 3 =					
4 5.						FACU species	_ x 4 =					
		40	=	: Total Co	ver	UPL species	x 5 =					
Herb Stratum (Plot size: 1-m diameter)		100			E4.011	Column Totals:	(A)	(B	3)			
 Hedera helix 		100		Y	FACU	Prevalence Index = B/A =						
3.						Hydrophytic Vegetation						
4.						☐ 1 – Rapid Test for Hydro		ation				
56.						□ 2 – Dominance Test is >□ 3 – Prevalence Index is :						
7.						4 – Morphological Adapt		ide supportine	g			
8.						data in Remarks or o	•	sheet)				
9.						□ 5 – Wetland Non-Vascul⊠ Problematic Hydrophytic		(Evolain)				
10. 11.						¹ Indicators of hydric soil and	0	` ' '	е			
		100	=	: Total Co	ver	present, unless disturbed or p						
Woody Vine Stratum (Plot size: 3-m diameter						Uvdranhvija						
1. 2.						Hydrophytic Vegetation Υε	es 🛛 N	No 🗆				
				: Total Co	ver	Present?	,0 23 1					
% Bare Ground in Herb Stratum: 0												
Remarks: All plants are either invasive Hedera helix is a vine forming hydric soils and wetland hydr	g groundco	over that n	may be	e rooted o	utside of the	e rooted outside of the wetland wetland. Wetland determination	feature. Most on made on a	of the basis of				

SOIL Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)															
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				40)/D	0/0		1.5				Sandy	•			
8-24	2.5Y 4/2	85)	10YR	3/6	1	15	С		М	loa	-			
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Loc: PL=Pore Lining, M=Matrix. Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) Indicators for Problematic Hydric Soils ³ :															
_	٠.	plicabl	e to all L					ted.)						: Hyar	ic Soils":
	sol (A1) Epipedon (A2)					y Redox ed Matr						`	,	F2)	
	Histic (A3)						` ,	al (F1) (exc	cept MLRA 1)						TF12)
	gen Sulfide (A4)					y Gleye			sopt will to the						,
	ted Below Dark S	Surface	(A11)	\boxtimes		ted Mat		. ,			,			,	
☐ Thick	Dark Surface (A1	12)			Redo	x Dark S	Surface	(F6)		³	ndicators of				
_	y Mucky Mineral (` '				ted Darl									esent, unless
	y Gleyed Matrix (S	S4)			Redo	x Depre	ssions ((F8)	1		disturbed	or prot	olematio	C.	
Restrictive	e Layer (if prese	nt):													
Type:									Hydric s			Yes	\boxtimes	No	
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Борин	(1101100).														
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HYDROL	OGY														
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	dicators (minimun	n or one	requirea	: cnec				/			Secondary I		•		
	ce water (A1) Nater Table (A2)					ter-Stair B) (B9)	1ea Lea	ives (exce	pt MLRA 1, 2,	4A		-Staine & 4B)	a Leav	es (Bs) (MLRA 1,
_	ation (A3)			Г		t Crust (R11)				•	age Pat	terns (R10)	
	Marks (B1)							tes (B13)				eason \			C2)
	nent Deposits (B2	2)						Odor (C1)			•			,	Imagery (C9)
	Deposits (B3)	,			•	•		, ,	Living Roots (C	C3)		orphic			
	Mat or Crust (B4)							ced Iron (C		,	□ Shalld	w Aqui	tard (D	3)	
☐ Iron D	eposits (B5)				Rec	ent Iron	Reduc	tion in Tille	ed Soils (C6)		☐ FAC-I	Neutral	Test (E	05)	
☐ Surfac	ce Soil Cracks (B	6)			Stu	nted or \$	Stresse	d Plants ([01) (LRR A)		□ Raise	d Ant M	1ounds	(D6) (LRR A)
☐ Inunda	ation Visible on A	erial Im	agery (B7	7) 🗵	Oth	er (expl	ain in re	emarks)			☐ Frost-	Heave	Humm	ocks	
☐ Spars	ely Vegetated Co	ncave S	Surface (E	38)											
Field Obse	ervations:														
Surface Wa	ater Present?	Yes	□ No	\boxtimes	Dep	th (in):			Watland L	امدادما	la au				
Water Tabl	le Present?	Yes	□ No	\boxtimes	Dep	th (in):			Wetland F Pres		logy	Υ	es 🗵]	No 🗆
Saturation (includes c	Present? apillary fringe)	Yes	□ No		Dep	th (in):									
	Recorded Data (st	ream da	alide mo	nitorin	n well	aerial ni	hotos n	revious in	snections) if a	vailahl	le·				
Describe K	Coorded Data (St	i cam ya	iug o , IIIO	intorii (y well,	acriai pi	ισισο, μ	ACTIONS III	opoononoj, n d	valiabl					
Remarks:	Soils very mo	ist but n	ot satura	ted du	ring the	e month	of Aug	ust in a dry	y summer clima	ate. G	eomorphic i	osition	selecte	ed due	to location in
									d when hydrolo						
	typically very		on prese	rice of	nyarıc	soils an	u nigh s	soii moistu	re content duri	ng a d	ıry period w	nen nor	ı-wetla	na are	as are



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

DP-2

Project/Site: Parcel #2655500253				City/	County: N	/lercer Island / k	King Sampl	ling date:	8/1/20)19		
Applicant/Owner: Alex Maxim						State	: WA Sar	npling Pc	oint: DP	-2		
Investigator(s): Sam Payne				Section	, Township,	Range: S07,	T24N, R05E					
Landform (hillslope, terrace, etc): hills	lope			Local relief (concave, convex, none): concave Slope (%): 20%								
Subregion (LRR): A Lat: -	•		Lor									
Soil Map Unit Name: Kitsap silt loam				-9· <u> </u>	NW	I classification:	None					
Are climatic / hydrologic conditions on the			of vea	r? ⊠ Ye				-				
Are Vegetation □, Soil □, or Hydrology [-				esent on the site	? ⊠ Yes	□ No			
Are Vegetation \square , Soil \square , or Hydrology [-					ain any answers						
						-						
SUMMARY OF FINDINGS – Atta	ıch site map sl	nowing s	ampl	ing poin	t locations,	transects, imp	portant feature	s, etc.				
Hydrophytic Vegetation Present?	Yes ⊠	No		ls	the Sampl	ed Area		_	_			
Hydric Soils Present?	Yes ⊠	No		Is the Sampled Area Yes ⊠ No ☐ within a Wetland?								
Wetland Hydrology Present?	Yes ⊠	No										
Remarks:												
VEGETATION - Use scientific nar	nes of plants.											
	,	Absolute	, D	ominant	Indicator	Dominance 1	Test worksheet:					
Tree Stratum (Plot size: 5-m diameter)		% Cover		pecies?	Status		minant Species		2			
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3.						Species Acros			3	(B)		
4.							minant Species		67	_ (4 (5)		
	-	30	_ =	Total Co	ver		FACW, or FAC:			(A/B)		
Sapling/Shrub Stratum (Plot size: 3-m d	,					Prevalence II Total % Cove	ndex worksheet r of:	t: Multiply	v bv			
2.						OBL species		x 1 =	,,.			
3.						FACW specie	s	x 2 =		_		
4. 5.						FAC species FACU species	s	x 3 = x 4 =				
		0	=	Total Co	ver	UPL species		x 5 =				
Herb Stratum (Plot size: 1-m diameter) 1. Hedera helix		90		Υ	FACU	Column Total	S:	(A)		(B)		
Athyrium filix-femina		35		Y	FAC	Prevalence In	idex = B/A =					
3. Equisetum telmateia		10		N	FACW		ytic Vegetation					
4. 5.							d Test for Hydrop nance Test is >		getation			
6						_	alence Index is ≤					
7.						☐ 4 – Morp	hological Adapta in Remarks or o	tions¹ (P	rovide sup	porting		
8. 9.							and Non-Vascula		iale sileel)		
10.						-1	atic Hydrophytic	-		,		
11		135		Total Co	vor		hydric soil and was disturbed or p			nust be		
Woody Vine Stratum (Plot size: 3-m dia	meter)	133		Total Co	vei	prosont, unice	oo alotarbea or p	TODICITIAL	10.			
1.						Hydrophytic		_	_	,		
2		0		Total Co	ver	Vegetation Present?	Ye	s 🏻	No 🗆	J		
% Bare Ground in Herb Stratum: 0	<u>-</u>			. o.a. 00								
Remarks:												

SOIL Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.) Depth Matrix Redox Features												
Depth (inches)	Matrix Color (moist)		%	Co	olor (n	noist)		<u>ox reatures</u> % Typ	e ¹ Lo	oc ²	Texture	Remarks
0-9	10YR 2/1	1	00		,	,		, .			Sandy clay loam	
9-20	2.5Y 4/2	7	75		10YR	3/6	2	25 C	N	Л	Sandy clay loam	
¹Type: C=C	Concentration, D=	=Deple	tion, F	RM=R	educe	ed Matri	x, CS=	Covered or Coat	ed Sand Grains.	² Lo	oc: PL=Pore Lining, M=	Matrix.
Hydric Soi	I Indicators: (Ap	plical	ole to	all LF	RRs, ι	ınless	otherw	vise noted.)		Inc	dicators for Problemat	ic Hydric Soils³:
	sol (A1)					Sandy	Redox	(S5)			2cm Muck (A10)	
	Epipedon (A2)							rix (S6)			Red Parent Material (· ,
	Histic (A3)							y Mineral (F1) (ex	cept MLRA 1)		Very Shallow Dark Su	, ,
	gen Sulfide (A4) ted Below Dark S	Surface	- (Δ11	١				ed Matrix (F2) trix (F3)			Other (Explain in Ren	narks)
	Dark Surface (A		<i>,</i> (, ())	,				Surface (F6)		³ In	dicators of hydrophytic	vegetation and
	Mucky Mineral (k Surface (F7)			wetland hydrology mus	st be present, unless
☐ Sandy	Gleyed Matrix (S4)				Redox	Depre	essions (F8)			disturbed or problemat	tic.
Restrictive	Layer (if prese	nt):										
Type:		•							Hydric so		Yes ⊠	No 🗆
1	<i>(</i> '								present?	?	ies 🖂	140
Depth	(inches):											
Remarks:												
HYDROL	OGY											
	ydrology Indica											
	dicators (minimur	n of on	ne requ	uired:	check						econdary Indicators (2 c	<u> </u>
	ce water (A1)							ned Leaves (exce	pt MLRA 1, 2, 4	I A		ves (B9) (MLRA 1,
	Vater Table (A2)						3) (B9)				2, 4A & 4B)	(D40)
	ation (A3) Marks (B1)					Salt		rertebrates (B13)			Drainage PatternsDry-Season Water	
	iviaiks (B1) ient Deposits (B2)						Sulfide Odor (C1)			•	on Aerial Imagery (C9)
	eposits (B3)	-)				-	_	hizospheres along	Living Roots (C3		□ Saturation Visible of the control of the	0, ,
	Mat or Crust (B4)							of Reduced Iron (☐ Shallow Aquitard (I	
	eposits (B5)							n Reduction in Til	,		☐ FAC-Neutral Test (
	ce Soil Cracks (B	6)				Stun	ted or	Stressed Plants (D1) (LRR A)	1	☐ Raised Ant Mound	
☐ Inunda	ation Visible on A	erial Ir	mager	y (B7)) 🗆	Othe	er (expl	ain in remarks)		1	☐ Frost-Heave Humn	nocks
☐ Sparse	ely Vegetated Co	ncave	Surfa	ce (B	8)							
Field Obse	ervations:											
Surface Wa	ater Present?	Yes		No		Deptl	h (in):		Wetland Hy	vdrole	oav -	
Water Tabl	e Present?	Yes		No		Deptl	h (in):		Prese		Yes 2	⊠ No □
Saturation (includes ca	Present? apillary fringe)	Yes		No		Deptl	h (in):	9"				
		ream /	nauro	mon	itorino	ח וובעור	erial n	hotos, previous ir	spections) if avo	ailahla	7.	
DOSCIDE N	.coolucu Dala (Si	cam (gauye	, 111011	٠٠٠١١١٤	, won, a	onal pi	notos, previous II	iopodionaj, ii ava	anabit	,.	
Remarks:	Soils very mo	ist thro	ougho	ut. Isc	olated	pockets	s of soi	il saturation begir	at 9 inches belo	w gro	und surface.	